

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, JUNE 12, 2018 AT 5:30 P.M.

Present: Brad Shuya, President; Ross O'Connell, Vice President; Mark Brown; Sheila Colwill; Ken Johnson; Robert Townsend; Katherine Whitworth

Regrets: Art Joyce, Treasurer; Alvin Lau; and Councillor Sanders

Staff: Megan Squires, Planner; Shirley Leggett, Secretary

Minutes: MOVED by K. Johnson and Seconded by M. Brown: "That the Minutes of the May 8, 2018, Regular Meeting be adopted as circulated."

CARRIED

998 GORGE ROAD WEST (BROOKMAN'S CORNER) – INTERPRETIVE SIGNAGE

The Planner stated:

- As stipulated in the Heritage Revitalization Agreement (HRA) for Brookman's Corner at 998 Gorge Road West, the free-standing pedestal interpretive signage is in the process of being fabricated and will be installed in the courtyard area by the new coffee shop.

Committee discussion noted:

- When the applicant presented their proposal to the Foundation a few years ago to rezone the property and construct an independent senior's residence and community care facility on the site, it was their intent to rehabilitate the Brookman's Grocery building and move it closer to the corner of Admirals Road and Gorge Road West.
- They also stated that if the structure was found to be structurally unsound to the extent that it couldn't be moved without risking significant damage or destruction, the building would be replicated. It is likely the case here.
- A similar situation happened a few years ago with the Beaver Lake Store on West Saanich Road. The façade was supposed to be saved and used for the new building, however, the entire building was demolished and the Foundation wasn't notified until after the fact.
- As part of a HRA for any property, it should be stipulated that as part of the process, if a building cannot be saved as originally intended, then the applicants should notify the Heritage Foundation for further discussion on alternative solutions before any further steps are taken.

286 BURNSIDE ROAD EAST – APPLICATION FOR HERITAGE DESIGNATION (ON HOLD)

The Heritage Designation application from the owners of 286 Burnside Road East was deferred from the May meeting. The Planner advised that the application for heritage designation is on hold for the time being and the Planning Department is looking at options for the property. The application may come back sometime in the fall.

TREASURER'S REPORT – UPDATE

The Treasurer was not present at the meeting but provided the following Statement of Receipts and Disbursements as of May 30, 2018 via email to the Secretary:

Grant Account:	\$32,720.03	GIC's: \$33,069.02
Operating Account:	\$ 3,695.57	
Hall House Account:	\$12,235.32	GIC's: \$28,395.93
Dodd House Account:	\$27,275.12	GIC's \$30,508.37

MOVED by K. Johnson and Seconded by S. Colwill: "That the Statement of Receipts and Disbursements for the period ending May 30, 2018 be received for information."

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- The kitchen renovation is completed. The project came in pretty much on budget at \$20,628.19.
- There was no rot in the wall, studs or floor at the sink area, only rot at the cabinet cavity that was holding the sink.
- However, there was extensive rot at the vent area that was revealed in the wall when the upper cabinets to the right of the sink and lathe and plaster were removed. Apparently it had been happening over time and coming in from the outside due to a bad gutter detail.
- Most of the sheathing was rotted and rot went down into the bottom plate and the sheathing that was holding the stucco up was rotted so the contractor had to make repairs.
- Re-painting the kitchen wasn't included in the overall budget but rather than try to match one of the existing green colours he decided to go ahead and have it repainted.
- The designer chose a neutral colour and all of the materials and finishes were chosen in keeping with the charm of the cottage while incorporating modern day functionality into it.
- Backsplash tile was chosen for its uneven hand-made look without the expense and a vintage schoolhouse ceiling light fixture was installed reflecting the style of the original fixture in the adjacent eating nook.
- The tenant decided to live in the house while the renovation was under way and a plastic barrier was installed blocking off the kitchen so she couldn't use it. She decided to wait until it was totally completed before seeing it and she was thrilled with the finished result.

Rent Increase

The Secretary advised that the current monthly rent of \$926 could be raised October 1, 2018 by up to \$37.04 as per the Residential Tenancy Branch, with the Notice of Rent Increase going to the tenant by registered mail by June 25, 2018. The new rent effective October 1, 2018 would be \$963.00.

MOVED by M. Brown and Seconded by R. Townsend: "That the current monthly rent for 1248 Burnside Road West (Stranton Lodge) be increased from \$926 to \$963 effective October 1, 2018."

CARRIED

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She got two quotes from Oakridge Windows and Doors to replace the windows above the kitchen sink in the lean-to area with opening windows.
- The price of a fir window with fir muntin bars is \$10,366.69 including tax. With faux muntin bars the cost is \$8,014.44 with tax.

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- She will see about getting other quotes from Prestige Windows or Vintage Woodworks for the September meeting.
 - David McMinn replaced the pins on two windows that weren't functioning with two new old pins; he will be sending a bill.
 - She gave Trevor a list of things that need to be fixed or replaced and he will take care of it when he gets a chance.

Rent Increase

The Secretary advised that the current monthly rent of \$1339.00 could be raised October 1, 2018 by up to \$53.00 as per the Residential Tenancy Branch, with the Notice of Rent Increase going to the tenant by registered mail by June 25, 2018. The new rent effective October 1, 2018 would be \$1392.00.

MOVED by K. Johnson and Seconded by K. Whitworth: "That the current monthly rent for 4139 Lambrick Way (Dodd House) be increased from \$1339.00 to \$1392.00 effective October 1, 2018."

CARRIED

RESTORATION GUIDELINES – GRANT APPLICATION ELIGIBILITY

Excerpt from the Restoration Guidelines pertaining to homeowner eligibility to receive grants.

The President stated:

- The Guidelines do not address whether or not an owner should have to live in the dwelling in order to receive restoration grant funding.
- Some of the heritage designated properties have renters and the owners live elsewhere. He is wondering if the Guidelines should be amended to state that in order to qualify for grant funding, the owner must live in the house.

Committee discussion noted:

- The Victoria Heritage Guidelines are silent as to whether or not an owner must live in the house in order to receive grant funding.
- The owners have to follow the Restoration Guidelines if they want to qualify for grant funding.
- It wouldn't be a good idea to get involved with who lives in the house.

SAANICH NEWS

R. O'Connell stated that he was speaking with the editor of the Saanich News and he's interested in doing some articles on heritage buildings in Saanich. He thought it would be a good idea to give him a copy of our Saanich Heritage Structures to give him some background information on the heritage properties in Saanich such as churches and other institutional properties.

ADJOURNMENT

The meeting adjourned at 6:30 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, September 11, 2018 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON