

MINUTES OF THE  
**SAANICH HERITAGE FOUNDATION MEETING**  
HELD AT SAANICH MUNICIPAL HALL  
COMMITTEE ROOM #2  
**TUESDAY, JANUARY 15, 2019 AT 5:30 P.M.**

Present: Brad Shuya, President; Ross O'Connell, Vice President; Art Joyce, Treasurer; Mark Brown; Robert Townsend; Katherine Whitworth; and Councillor Ned Taylor, Council Liaison

Regrets: Sheila Colwil

Guests: Heidi Jacob, owner, 3927 Cadboro Bay Road; and Vicki Sanders

Staff: Megan Squires, Planner; Shirley Leggett, Secretary

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Minutes: MOVED by M. Brown and Seconded by R. O'Connell: "That the Minutes of the November 13, 2018, Regular Meeting be adopted as circulated."

CARRIED

Foundation members welcomed Councillor Ned Taylor as the new Foundation Council liaison.

**3927 CADBORO BAY ROAD – (REGISTERED) – PROPOSED DEMOLITION OF SINGLE FAMILY DWELLING AND ACCESSORY BUILDING**

Overview of 3927 Cadboro Bay Road, prepared by the Planner and dated January 2019.

The Planner stated:

- The owners applied for a demolition permit in November 2018 to demolish the existing single family dwelling and accessory building in order to construct a new single family dwelling.
- The main building is listed as Registered on the Saanich Heritage Register and the property is currently zoned RS-10.
- The applicants met with some of the members of the Heritage Foundation in December and it was noted that its heritage value is tied, in part, to it being a cottage on the beach. Members expressed an interest in exploring options to retain the building on site, perhaps incorporating it into the plans for the house and site. The also requested additional information prepared by a professional with expertise in engineering and/or heritage conservation.
- The District may be willing to consider a Heritage Revitalization Agreement (HRA) that could allow for additional density (up to two additional dwelling units) and/or other variances to the current RS-10 zoning.

In response to questions from members, the Planner stated:

- Over the years the cottage was added to.
- The single family house currently sits on the rear property line and is non-conforming; it can't be added to without approval from Council.

Ms. Heidi Jacob, owner and applicant, 3927 Cadboro Bay Road, stated:

- They purchased the property with the intention of building a new family home, and given the extremely poor condition of the existing structure and because it doesn't fit with the vision for their waterfront property, they applied for a demolition permit.
- They explored relocating the cottage to another property, but because there is no foundation, they were advised by Nickel Bros. that the building could not be moved or given away even if they paid the moving expenses.
- The owner provided a structural assessment condition report from Skyline Engineering Ltd.

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It noted significant structural concerns with the structure. In their opinion, the remedial work required to bring the structure up to date with the requirements of the current Building Code is likely impractical and would exceed the cost of new construction.

The President stated:

- If a building is designated it doesn't have to be brought up to full Building Code.
- Perhaps the building could be moved to a park in Saanich.

Ms. Jacob stated:

- They would be willing to donate the building and would consider helping out with the cost to move it.
- They don't have the proposed new house planned out yet. They realize that it could take a few months to have it removed from the Heritage Register as it has to go Council.

The President thanked Ms. Jacob for attending the meeting and advised that staff/Foundation would get back to her once they had a chance to explore options.

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Ms. Jacob left the meeting at 6:50 p.m.

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The President stated:

- He is concerned that the Engineering Report supports plans to demolish the cottage and doesn't mention the fact that there are salvageable materials. The owners should have engaged a professional with expertise in heritage conservation.
- The cottage could be moved to one of the parks nearby. There are other house moving companies besides Nickel Bros.
- The cottage has heritage value because it's one of the last remaining beach cabins on Cadboro Bay beach.

The Treasurer replied that he wasn't prepared to discount the Engineering report as it was prepared by professionals.

Committee discussion noted:

- The report states that they did not examine the attic or the crawlspace.
- Perhaps the cottage could be moved to Gyro Beach or to the sailing club to be used as a field house or storage facility.
- To retain its heritage value the cottage should be located close to the beach.
- The owners do not have to preserve the building. They have the choice to request that Council remove it from the Heritage Register.
- The Planner could check with Parks to see if there would be any interest in having the cottage moved to a park. She could also see if the sailing club is interested.

The Planner stated that the Local Area Plan for Cadboro Bay is underway and Gyro Park is part of the talks.

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## **2019 HOUSE GRANTS PROGRAM – RESTORATION GRANT SUMMARY AND GRANT APPLICATIONS**

The owners of the following properties submitted 2019 Restoration Grant Applications for the following projects:

### **1955 Saltair Cres. – Rebuild two chimneys** **35% Grant portion based on lowest quote - \$6,146.43**

Vista Masonry	\$17,561.25
Flintstones Masonry	19,063.80

### **3710 Craigmillar Ave. – Porch and stair replacement/restoration** **35% Grant portion based on lowest quote – \$5,791.80**

Heritage Green Carpentry	\$18,112.50
Sean Novak Carpentry	16,548.00

### **3844 Holland Ave. – Replace roof** **35% Grant portion based on lowest quote – \$4,360.50 to \$5556.95**

Parker Johnson Industries	\$15,219.00 to \$15,990.00
Top Pair Roofing	13,230.00 to \$15,877.00

### **3261 Harriet Road – Exterior paint** **35% Grant portion based on lowest quote - \$4,900.00**

Done Exactly Right	\$14,000.00
Chic Advance Coating	21,000.00
Top Quality Painting	23,000.00

The Secretary advised that the application for 3261 Harriet Road was incomplete and did not have the required paperwork or photos as outlined in the Restoration Guidelines. It was noted that this has been the case with previous applications as well. The applicant was asked to provide the documents prior to the meeting but had not done so.

Foundation members **agreed to not accept** the 2019 grant application for 3261 Harriet Road.

**MOVED by A. Joyce and Seconded by R. O’Connell: “That the 2019 Restoration Grant Applications be received.”**

**CARRIED**

## **2019 GRANT APPLICATION TO COUNCIL – DEADLINE IS FEBRUARY 1, 2019**

The three (3) approved grant applications for 2019 total \$48,109.25 in work with an estimated \$17,495.18 to be given as grants based on 35% of the lowest quotes. The grant from Council should also cover secretarial/administrative costs, continuing education for members, and public awareness of the benefits of heritage designation.

Members agreed to submit a 2019 grant application to Council in the amount of \$35,000.00.

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The Secretary was asked to check the status of 1955 Saltair Crescent. As of 2017 there is a \$20,000 grant limit over a 10-year period for a property and they have undertaken significant restoration work over the past few years.

**INVOICES FOR SECRETARIAL SERVICES AND ADMINISTRATIVE COSTS - JULY 1 TO DECEMBER 31, 2018**

Draft invoices in the amounts of \$6,983.75 for Secretarial Services provided from July 1, 2018 to December 31, 2018 and \$380.00 for postal charges, mileage, photocopying, and stationary and overhead costs (totalling \$7,364.35).

**MOVED by K. Whitworth and Seconded by M. Brown: "That a cheque be issued from the Operating Account in the amount of \$7,364.35 for Secretarial services and other associated administrative costs for the period of July 1, 2018 to December 31, 2018."**

**CARRIED**

**3905 HOBBS STREET (REGISTERED) – APPLICATION FOR SUBDIVISION**

Overview of 3905 Hobbs Street, prepared by the Planner and dated January 2019.

The Planner stated:

- The Heritage Foundation discussed the proposed subdivision for 3905 Hobbs Street in March 2018 prior to an application for subdivision being made; members recommended that heritage designation should be a condition of subdivision approval. Members also reviewed and recommended approval of the building permit application for renovations to the existing house on Lot 1 at their meeting in October 2018.
- There are three applications currently in progress for this property: rezoning - to rezone the property from RS-10 to RS-6 to facilitate a two-lot subdivision; subdivision – to subdivide the property to create two RS-6 zoned lots; and Development Variance Permit – to vary the required lot width for one property.

Committee discussion noted:

- There should be more clearance between the existing registered dwelling and the proposed new house so the original house retains its own street presence and not look crowded by the new house.
- Perhaps the proposed new house could be moved back in line with the drop line of the existing tree, as shown on the plans. They also suggested that the house could be moved closer to the west property line to allow more space on the east side of the building for the heritage building.

**MOVED by M. Brown and Seconded by Ro. Townsend: "That it be recommended that the plans be changed to show the new house located further back on the property and closer to the west property line. These changes will ensure that the existing heritage house has sufficient space and street presence."**

**CARRIED**

**1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE**

The President asked the Secretary to check and see if the gutters had been cleaned at both Stranton Lodge and Dodd House.

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**4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**

S. Colwill was not present to provide an update.

**TREASURER’S REPORT – UPDATE**

The Treasurer provided the following Statement of Receipts and Disbursements as of December 31, 2018:

Grant Account:	\$42,451.50	GIC’s: \$33,069.02
Operating Account:	\$10,369.45	
Hall House Account:	\$ 1,401.89	GIC’s: \$28,631.59
Dodd House Account:	\$29,612.25	GIC’s \$30,967.30

**MOVED by A. Joyce and Seconded by M. Brown: “That the Statement of Receipts and Disbursements for the period ending December 31, 2018 be received for information.”**

**CARRIED**

**PROPOSED INSTALLATION OF A FIRST NATIONS ART PIECE IN THE SAANICH COUNCIL CHAMBERS**

K. Whitworth stated:

- At the January 7, 2019 Council meeting, there was a Notice of Motion from the December 17, 2018 Special Council meeting from Councillor Chambers, requesting Council direct staff to include funds in the 2019 budget for the installation of a First Nations art piece in the Council Chambers.
- The Council Chambers are designated heritage and there is an arts policy regarding what can be displayed and where it can be displayed in the Municipal Hall.
- Councillor de Vries responded to the proposed motion via Facebook and other people commented as well.
- Staff were directed to write a report as a result of the motion made at last night’s Council meeting.
- There is no understanding of what the proposed art piece could be or the cost of it; there is not enough information at this time.

**ADJOURNMENT**

The meeting adjourned at 7:20 pm.

**NEXT MEETING**

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, February 12, 2019 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON