

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #1
TUESDAY, JANUARY 21, 2020 AT 5:30 P.M

Present: Mark Brown, President; Art Joyce, Treasurer; Sheila Colwill; Shawn Jackson; Veronica McEllister; Sonia Nicholson; Robert Townsend; and Councillor Karen Harper, Council Liaison (left at 5:55)

Regrets: None

Staff: Megan Squires, Planner (left at 6:00 pm); and Shirley Leggett, Secretary

Guests: Sam Ganong, Curate Developments; and Adam Cooper, Abstract Developments, re 3579 and 3561 Quadra Street; and Bob Faulkner, 901 Lodge Avenue

New members Shawn Jackson and Sonia Nicholson and Council Liaison Karen Harper were welcomed to the Foundation.

Agenda: The President advised that he wanted to change the order of the Agenda to follow Roberts Rules of Order.
MOVED by A. Joyce and Seconded by S. Colwill: "That the agenda be approved as circulated."

CARRIED

Minutes: MOVED by A. Joyce and Seconded by S. Colwill: "That the Minutes of the November 12, 2019, Regular Meeting be adopted as circulated."

CARRIED

3579 AND 3561 QUADRA STREET – (Highfield) - (REGISTERED) - PROPOSED REZONING AND DEVELOPMENT

Mr. S. Ganong, Curate Developments and Mr. A. Cooper, Abstract Developments, were present at the meeting with respect to the rezoning and development proposal for 3579 and 3561 Quadra Street.

Mr. Ganong, who was hired by Abstract Developments, the owner of the property at 3579 Quadra Street, to manage the rezoning of the property, provided an overview of the proposed development and the following was noted:

- The heritage registered dwelling known as Highfield at 3579 Quadra Street, was built in 1911 and is a two-storey with basement, front gabled house that is a good example of an Edwardian Tudor Revival residence, which is closely associated with the Arts and Crafts style.
- Several years ago the dwelling was converted from a single family home to a house with seven (7) rental suites.
- The house is set back from Quadra Street and there is a lot of overgrown foliage fronting the building.
- It is their intention to retain the existing heritage dwelling in its current location and leave a view corridor to the heritage house.
- The proposal is rezone the subject properties and construct a duplex in front of the heritage building and fronting Quadra Street, as well as a four-unit townhouse with a drive aisle fronting Quadra Street with another five-unit townhouse set further back on the property. All of the units will have garages.
- They plan to incorporate some the features of the heritage registered dwelling by cladding the exterior of the townhouses with shingles with shed roofs and porches; there will be also covered patio seating on some of the units. They also want to incorporate some

contemporary elements to make the development look more modern.

In response to questions and comments from Foundation members, Mr. Ganong and Mr. Cooper responded:

- The existing registered dwelling is in fairly good condition and it their intention to retain the rental units in perpetuity and just restore it with a light touch by doing some patching and repainting and replacing the flooring; they do not intend to replace the existing windows or roof.
- They want to add some ceiling height to the lower level unit by supporting the structure and digging down into the foundation in order to add to the existing 6'9" ceiling height.
- They do not want to displace the tenants as some of them have lived there for 20+ years and their rent is substantially lower than current market.
- They do not want to move the registered dwelling as it will cause financial impacts to their proposal and make it less viable.
- The dwelling is well equipped with fire and safety measures although it is not sprinkled; the upgrades done by the previous owner were done to a high standard.
- The Statement of Significance for the property was prepared by Edwards Heritage Consulting.
- If heritage designation of the registered dwelling is considered an amenity and if the community wants it then it could be considered.

Foundation members made the following comments:

- In order to respect the heritage significance of the property, it should not be blocked from view on Quadra Street by constructing a duplex in front of it; the property is significant to the neighbourhood and Saanich.
- The property would not be included on a self-guided walking tour as it would no longer be visible from Quadra Street if it is blocked by the proposed development.
- Perhaps the interior of the existing dwelling could be gutted and hi-end suites be created with some carriage house style units surrounding it.
- The proposal is too dense and creates too much of a barrier around the existing dwelling.
- Perhaps the developer could consider re-designing/re-configuring the proposal so that the house is not blocked from the street.
- The proposed development is too dense and creates too much of a barrier between the street and the heritage dwelling.
- The exterior has been neglected for years and not well maintained; it's an example of demolition by neglect.

Mr. Cooper left the meeting at 6:30 p.m.

901 LODGE AVENUE – (Bell Residence) – (DESIGNATED) – APPLICATION FOR A HERITAGE ALTERATION PERMIT TO REPLACE EXISTING ROOF

Mr. Faulkner, 901 Lodge Avenue stated:

- The existing roof pre-dates their purchase of the property in 2000 but from what they understand, it was already about 10 years old.
- Over the last five years the cedar shakes have noticeably deteriorated and are curling and cracking.
- A roofing contractor fixed some of the shingles a few months ago and they were told at that time, that there are a number of holes in the roof. The contractor placed some temporary

shims over the larger holes but he recommended that the roof be replaced as soon as possible.

- For fire safety reasons, they would like to replace the cedar roof with Malarkey Architectural asphalt shingles in a colour that resembles natural wood with a high profile ridge capping, exposed metal flashings and metal venting similar to the existing roof.
- The wood burning chimney was re-pointed about four or five years ago and there was already a furnace flu inside it. When the roof is replaced the flashings around the chimney will also be replaced.
- They did not apply for a restoration grant; they would like to proceed in the spring and therefore need to confirm with their contractor as soon as possible.

Comments were made about the quality and prohibitive cost of cedar shingles and that other owners of designated properties had been permitted to replace cedar shingles with high-grade asphalt shingles. Members also agreed that a Heritage Alteration Permit was not required.

Moved by S. Colwill and Seconded by V. McEllister: “That the Saanich Heritage Foundation supports the owners of 901 Lodge Avenue replacing their cedar shingle roof with asphalt shingles and that a Heritage Alteration Permit is not required.”

CARRIED

Mr. Faulkner left the meeting at 6:45

2020 HOUSE GRANTS PROGRAM – RESTORATION GRANT SUMMARY AND APPLICATIONS

The owners of the following properties submitted 2020 Restoration Grant Applications for the following projects:

1960 Ernest Avenue – Repair and rebuild front stairs and supporting walls **35% Grant portion based on lowest quote - \$3,840.37**

Cleanline Construction	\$13,177.50
CBL Carpentry Inc.	10,972.50
Twin Oaks Projects Ltd.	14,385.00

3956 Stan Wright Lane – Replacement of window sashes and one stool and sill **35% Grant portion based on lowest quote – \$8,892.47**

Vintage Woodworks	\$26,991.12
Prestige Joinery	25,407.05

It was noted on the grant application for Stan Wright Lane that the owners wish to use Vintage Woodworks for their restoration project even though they are not the lowest estimate, as they have done other window work on the house.

MOVED by S. Colwill and Seconded by V. McEllister: “That the 2020 Restoration Grant Applications be received.”

CARRIED

SAANICH COMMUNITY GRANTS PROGRAM

Correspondence from the Director of Finance dated December 31, 2019 advising that Saanich Council amended its Community Grants Program Policy that recognizes a specific group of long standing grant recipients that “provide a service, operate a facility owned by the municipality or have another formalized arrangement on an on-going basis”, and that Saanich Heritage Foundation is one such organization.

Council has directed that a Contribution Agreement be developed to formalize a multi-year funding model between Saanich and the Heritage Foundation and that staff will be finalizing the terms of the agreement in the next several months.

In the meantime, the Contribution Agreements are not likely to be completed in time for the 2020 budget deliberations so Council has committed to providing a 2020 grant equal to the 2019 grant of \$35,000. Funds will be provided in the same timeframe as previous years, shortly after Financial Plan Bylaw adoption in mid-May. In this transition year the Finance and Governance Committee is requesting a one-pay summary report on the achievement of program goals in 2019 and submit it to Saanich by February 28, 2020.

The Secretary was directed to prepare the necessary report and submit it.

DRAFT SECRETARIAL INVOICE – JULY 1, 2019 TO DECEMBER 31, 2019

Draft invoices in the amounts of \$7,004.54 for Secretarial Services provided from July 1, 2019 to December 31, 2019 and \$281.56 for postal charges, mileage, photocopying, and stationary and overhead costs (totalling \$7,286.10).

MOVED by A. Joyce and Seconded by S. Colwill: “That a cheque be issued from the Operating Account in the amount of \$7,286.10 for Secretarial services and other associated administrative costs for the period of July 1, 2019 to December 31, 2019.”

CARRIED

3579 AND 3561 QUADRA STREET – (Highfield) - (REGISTERED) - PROPOSED REZONING AND DEVELOPMENT

At the direction of the President, the discussion of 3579 and 3561 Quadra Street continued and the following was noted:

- The registered dwelling is important if it can still be seen from the street and not be blocked by the proposed development.
- The proposed townhouses fronting the property will block the registered dwelling so for that fact, the proposal should not be supported the way the proposal has been presented.

Moved by V. McEllister and Seconded by S. Colwill: “That the proposed rezoning and development of 3579 and 3561 Quadra Street as presented by Abstract Developments and Curate Developments not be supported at this time as it does not follow the character-defining elements defined in the Statement of Significance prepared by Edwards Heritage Consulting dated January 2018.”

CARRIED

Mr, Ganong left the meeting at 7:25 p.m.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

V. McEllister stated:

- It appears that when the chimney was rebuilt in December, 2019, the scaffolding was put directly on the ridge of the roof and it's caused some damage; she will contact the company that did the work and see if they will repair it.
- The roof was replaced in 2010 but it looks like it may need to be replaced again in 2020.
- The tenant is asking that the washer and dryer be replaced as they are quite old and not working properly and she's been having to go to the laundromat.
- She's gotten some quotes and would like to have approval to purchase new ones and be reimbursed.

MOVED by V. McEllister and Seconded by S. Colwill: "That the tenant be given approval to purchase a new washer and dryer for 1248 Burnside Road West on behalf of the Heritage Foundation up to a maximum amount of \$2,500 and once the paid invoice and all necessary paperwork have been submitted to the Foundation for their records, the tenant be reimbursed for the appliances."

CARRIED

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- The Laurel hedge was trimmed prior to Christmas which she paid for, and she's submitted the paid receipt in the amount of \$367.50 to the Secretary for reimbursement.
- She is going to be away for the month of February but when she's back she's going to start getting some painting quotes to have the house re-painted at some point.

TREASURER'S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements for the year ended December 31, 2019:

Grant Account:	\$42, 201.74	GIC: \$20,288.68 (due April 4, 2020)
		GIC: \$13,177.17 (due May 7, 2019)
Operating Account:	\$10,335.59	
Hall House Account:	\$ 6,660.56	GIC: \$23,528.58 (due June 12, 2019)
		GIC: \$5,103.01 (due Nov. 2, 2019)
Dodd House Account:	\$37,030.29	GIC: 20,761.28 (due Oct. 2, 2019)
		GIC: 10,206.02 (due Nov. 2, 2019)

MOVED by B. Townsend and Seconded by A. Joyce: "That the Treasurer's Report as of December 31, 2019 be received for information."

CARRIED

LEASE AGREEMENTS FOR SAANICH OWNED HERITAGE MANAGED BUILDINGS

Request from the Land Agent, Legal and Land Services Division, requesting a copy of a lease agreement that the Foundation has in place for one of the buildings they manage as she is currently working on a master Lease precedent for heritage buildings and wants to make sure that the heritage alteration guidelines, etc. are adhered to by tenants.

HERITAGE ACTION PLAN (HAP) – HOW TO PROCEED /NEXT STEPS

Item was tabled so the Planner could be present to address the issue.

PERMISSIVE PROPERTY TAX EXEMPTIONS – 2020

Correspondence from the Director of Finance dated November 28, 2019 for 1248 Burnside Road West (Stranton Lodge) and 4139 Lambrick Way (Dodd House), advising that the two properties will be exempt from property taxation for the 2020 taxation year.

ADJOURNMENT

The meeting adjourned at 7:55 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, February 11, 2019 at 5:30 p.m.** in Committee Room #1.

..... CHAIRPERSON