

**MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD VIA REMOTE MEETING
FOLLOWING THE ANNUAL GENERAL MEETING
TUESDAY, JUNE 24, 2020 AT 5:30 P.M**

Present: Veronica McEllister, President; Sonia Nicholson, Vice President; Art Joyce, Treasurer; Sheila Colwill; David Hughes; Shawn Jackson; Catherine MacKinnon; and Robert Townsend

Regrets: Councillor Karen Harper, Council Liaison

Guests: Ellen Tarshis, Executive Director and Mike Jensen, Program Director, Community Living Victoria (Owner); Joe Newell of Joe Newell, Architect Inc. (Applicant); Olivia McMahan and Kirby Delaney, Project Team, M'Akola Development Services

Staff: Megan Squires, Planner; and Shirley Leggett, Secretary

Minutes: MOVED by S. Colwill and Seconded by S. Jackson: "That the Minutes of the March 10, 2020, and May 12, 2020 Regular Meetings be adopted as circulated."

CARRIED

3851 CEDAR HILL X ROAD – APPLICATION TO REZONE FROM P-1 (ASSEMBLY ZONE) TO A CD (COMPREHENSIVE DEVELOPMENT) ZONE TO CONSTRUCT A MIXED USE DEVELOPMENT WITH 41 RESIDENTIAL UNITS, ADMINISTRATIVE OFFICES AND SPACE FOR DAY-USE PROGRAMS

Memorandum from the Planner, providing the following overview of the proposed rezoning application:

- There are two heritage structures on the subject property: Cedar Hill School - (Braefoot Annex (Designated) and Cedar Hill School (Saanich Heritage Register). These buildings currently provide programming space for the Association for Community Living.
- The Braefoot Annex would not be disturbed through the redevelopment of the site.
- The school would be moved from its current location to the south side of the property fronting Cedar Hill X Road.
- An underground parking garage is proposed to be constructed below the school (connecting to the garage below the new building) and the lower portion of the school building would be rebuilt to increase ceiling height, create access to the parking garage, and allow for usable programming and administrative space.
- Planning staff met with the development team for the proposal in September 2019 and at that time, they were encouraged to retain the services of a qualified heritage professional to assist with the heritage aspects of their project, and to submit an application to designate Cedar Hill School as a Municipal Heritage building. The development team has indicated that they are not seeking designation for the school at this time.
- The applicant has indicated a desire to respect the heritage character of the existing school by incorporating aspects of its form and character into the new development.
- They are proposing to restore the west elevation of the school by removing an addition that was built in the 1980's. The appearance of the upper storey would be maintained and the lower level of the school would be rebuilt to allow access for underground parking and improve functionality for office and programming spaces.
- A new covered area is proposed on the northeast and north elevations. The roof would attach the school to the new building.

Ellen Tarshis, Executive Director, Community Living Victoria (CLV), on behalf of the owner, the Association for Community Living, provided the following overview:

- In 1955 a group of dedicated parents founded what is now called Community Living Victoria (CLV).
- As the largest non-profit community living service provider on Vancouver Island, CLV provides a range of support services to children, youth and adults with intellectual disabilities and their families.
- Their work is guided by their values, experience and history and draws from strong roots in the community.
- CLV recognizes the rights of everyone to have a full range of life choices, including access to education, affordable and appropriate housing, leisure option, gainful employment and participation in the community.

Mike Jensen, Program Director, CLV, stated:

- Through their various Community Inclusion Programs, they help over 70 individuals' access the community and participate in activities based on their interest and energy levels.
- They facilitate volunteer opportunities such as delivering books for the visiting library service, helping with the school lunch program, sorting library books in elementary schools, sorting clothes in local thrift stores, and spending time with seniors in long-term care facilities.
- A number of individuals also participate in a variety of recreational activities in their community.
- They also help individuals find decent and affordable housing and have a home share program that enables them to live with families.

Olivia McMahon, Project Manager, and Kirby Delaney, M'Akola Development Services, provided a slide show and the following was noted:

- The purpose of the proposed development is to serve the clients of Community Living Victoria through the provision of affordable housing options with a mix of unit types and rents, provide programming and office space, provide adequate parking for CLV staff, clients and housing tenants, and maximize greenspace.
- The proposed changes for the Cedar Hill School property include relocation of the building towards the Merriman Drive side of the property which will allow the largest Garry Oak Meadow space to continue functioning as a green space. It also maintains useable space and makes it more accessible for clients.
- During the initial planning, the feasibility of moving the entire building was discussed. The upper floor was deemed salvageable, however, the lower floor, constructed with a mixture of materials including concrete slab and stone, is not in a state to be moved.
- The current plan is to lift and move the original building and remove the 1980's addition on the west elevation. The building will be positioned over a recreated and heightened first storey and will be aligned to showcase the familiar south façade along Cedar Hill X Road.
- The lower floor will be designed to reflect the upstairs, mirroring the current building.
- New stairs and entrances will be in the original location, but designed to character match while also creating an attractive, accessible connection. New windows will match the original ones and be in the same location to align with the existing windows.
- There will be 51 underground parking stalls and an additional 25 parking stalls in the parking lot along the north property line.
- Research is being conducted on the west façade to ensure that restoration will match the original pre-1980's façade.
- Details and woodwork, interior doors and features, will be retained and refurbished where they are original to the building. The surrounding buildings have been designed to match

the original buildings key features.

Comments and questions from Foundation members:

- It appears that the west side of property is a higher elevation – the proposed new location of the school could make it look like it's perched on the property and not blending in with its surroundings.
- The proposed apartment building is designed to be four storeys. Perhaps if it was re-configured to 5 storeys on the north end and 3 on the road side then it may not appear to loom over the school.
- It's an important historical site and siting is extremely important.
- Who will be moving the structure so it doesn't get damaged? What is the exterior cladding for the buildings?
- According to the Heritage Register, the original colour of the exterior was a dark coloured siding with lighter coloured trim around windows.
- During the redevelopment plan, the school structure should be documented before and after it's moved so there is a record for the Archives. It is worthy of designation.
- Interpretive signage is important for the site; it should provide a narrative of the history and historical importance before and after.

The following responses were noted:

- When the school is repositioned it will be landscaped and incorporated into the new site so it doesn't loom.
- With respect to massing – the south and north ends of the proposed apartment building has a setback to give a staggered roofline.
- They contacted Nickell Bros. and they were the ones who said only the top floor could be moved. They will be contacting other movers to get their expert advice.
- The exterior materials on the new building will be fibre cement horizontal siding and shingles; it has a 15 year warranty. The school will have cedar cladding.
- The two buildings will look similar. They will be taking colour samples from the existing heritage building to match and also using 1 or 2 different accent colours.
- The end of the new building on the south side has a canopy cover that connects the two buildings and will provide a covered entrance for people coming and going. There will also be seating and landscaping.
- Heritage designation of the school is not their first priority at this time; their focus is on creating affordable housing.
- Archiving the materials history of the site is important in their process as it is valuable to the community.

MOVED by S. Colwill and Seconded by S. Jackson: "That the Saanich Heritage Foundation supports the application to rezone 3851 Cedar Hill X Road from P-1 (Assembly Zone) to a CD (Comprehensive Development) Zone to construct a mixed use development with 41 residential units, administrative offices and space for day-use programs subject to the following conditions and recommendations:

- 1. That the Owner (Victoria Association for Community Living) protect Cedar Hill School through Heritage Designation at the time of rezoning;**
- 2. That the Owner engage a qualified heritage professional to advise the development team on the proposed redevelopment plans, in particular the plans for the rebuild of the lower level of Cedar Hill School. All plans should follow the *Standards and Guidelines for the Conservation of Historic Places in Canada*;**

3. That Cedar Hill School be documented by a qualified heritage professional prior to, and after relocation of the building, to capture elements of the original structure, as well as any interventions that have occurred. The documentation shall be provided to the Saanich Archives for future reference;
4. That the owner develop building maintenance plans, for both the Braefoot Annex and Cedar Hill School, so as to insure protection of these heritage assets into the future; and
5. That the owner research, fabricate and install interpretive signage for both the Cedar Hill School and the Braefoot Annex along Cedar Hill X Road.”

CARRIED

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She was at Dodd House when Trevor from Arbor Renovations was there to do the gutter, roof, and house shingle cleaning and mold removal.
- The mold was particularly bad on the north side and it was apparent that further work is required over the summer.
- There is also wood rot, scraping loose paint and priming, and cleaning the picket fence and repairing areas that are damaged that need to be dealt with.
- She would like to request an additional \$1,500 on the top of the \$1,000 discretionary funds already in place to address the work that needs to be done.

MOVED by S. Jackson and Seconded by A. Joyce: “That up to an additional \$1,500 be approved from the Dodd House Account (for a total of \$2,500) in order to undertake the necessary restoration work required on Dodd House over the summer.”

CARRIED

ADJOURNMENT

The meeting adjourned at 6:40 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, September 8, 2020 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON