

**MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD VIA REMOTE MEETING
TUESDAY, MARCH 9, 2021 AT 5:30 P.M**

Present: Veronica McEllister, President; Sonia Nicholson, Vice President; Art Joyce, Treasurer; Sarah Anderson; Charlotte Clar; Sheila Colwill; David Hughes, Catherine MacKinnon; and James Thomson

Regrets: Councillor Karen Harper, Council Liaison

Guests: None

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

Minutes: MOVED by S. Anderson and Seconded by S. Colwill: "That the Minutes of the February 9, 2021, Regular Meeting be adopted as amended."

CARRIED

APPLICATION TO REZONE FROM RS-6 (RESIDENTIAL, SINGLE FAMILY) ZONE AND C1 (COMMERCIAL) ZONE TO C2-BW ZONE TO CONSTRUCT A MIXED USE, FIVE-STOREY BUILDING WITH 53 RESIDENTIAL UNITS AND 6 COMMERCIAL UNITS (3588, 3580 AND 3572 QUADRA STREET)

The Planner provided the following overview of the proposal:

- The owner of the subject property has applied to rezone the land from RS-6 Zone and C1 Zone to C2-BW Zone in order to construct a mixed use, five-storey building with 53 residential and six commercial units.
- The existing commercial building with identified heritage value is located at 3588 Quadra Street and was built c. 1935.
- In January 2020 staff requested a report prepared by a heritage conservation professional with structural engineering expertise on the condition of the commercial building as well as options to retain the original structure.
- The applicant did not provide the condition assessment report so the current state of the building is not known, and staff were not able to determine which aspects of the building could be restored and rehabilitated. A Statement of Significance (SOS), prepared by John Dam & Associates, was provided.
- The proposed development will result in the demolition of the existing commercial building which has been characterized as one of the longest running commercial buildings in the District and a rare example of the Mission-style architecture with a false-front.

Foundation discussion noted:

- The commercial building is a landmark in a very visible area. It could be retained and used as a storefront or a coffee shop or other use, as part of the proposed redevelopment.
- There are no Mission-style elements such as the articulating false-front parapet and smooth stucco finish in the proposed new building to reflect the original architecture. The applicant should be encouraged to incorporate some of those elements into the design of the new building.
- The proposed scale and massing of the proposed development does not suit the neighbourhood.
- The applicant should be encouraged to retain and designate the building or retain and designate the frontage façade of the building. The Sussex building in downtown Victoria and the Wilkinson Road Jail are examples of where the facades were retained and braced, and the interiors either removed or reconstructed.

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- Additional housing at this location is very significant to the neighbourhood and the proposed bike lanes and wider pedestrian sidewalk at the corner of Tattersall Drive and Quadra Street will help address safety concerns at that corner.

MOVED by S. Colwill and Seconded by D. Hughes: “That the Saanich Heritage Foundation encourages the applicant to retain and rehabilitate the heritage registered commercial building at 3588 Quadra Street, or the buildings’ façade, as part of the proposed redevelopment, and that elements of the Mission-style architecture be reflected in the design of the new building. Further, the Saanich Heritage Foundation supports designation of the buildings’ façade as part of the proposed redevelopment.”

CARRIED

5871 OLD EAST ROAD (REGISTERED) – DRAFT STATEMENT OF SIGNIFICANCE (SOS) – BUILDING PERMIT APPLICATION

The Planner stated:

- At the last Heritage Foundation meeting, members made a number of recommendations with respect to the restoration work being undertaken at 5871 Old East Road.
- As recommended, the owner hired a heritage professional to prepare a Statement of Significance (SOS). He also revised his plans to show new windows on the front of the building that include mullions, and an asphalt roof that will replicate the banding of the original cedar shingle roof.
- The draft SOS was prepared by Edwards Heritage Consulting. The information in the document is very broad and could be more specific with respect to character defining elements.
- The owner is not considering heritage designation at this time.
- She will follow up with Edwards Consulting and ask if the document can be more specific.

POSSIBLE TRANSFER OF PROPERTY MANAGEMENT TO DISTRICT OF SAANICH (DODD HOUSE AND STRANTON LODGE)

Email from the Land Agent, Legal and Land Services Division, District of Saanich, dated February 17, 2021 regarding taking over the property management of Dodd House and Stranton Lodge, as discussed with the past president in 2019.

The Vice President stated:

- She and the President recently met with the Land Agent to follow up on her discussion with the past president with respect to developing a master lease precedent for Saanich owned heritage buildings, in order to ensure that the heritage alteration guidelines are adhered to by tenants.
- The Lands Department is working towards centralizing the ten (10 heritage properties owned by Saanich and wants to take over the management of Dodd House and Stranton Lodge again.
- The Lands Department will continue to seek input from the Foundation with respect to the conservation and maintenance of Dodd House and Stranton Lodge as well as the other Saanich owned properties.
- The Land Agent didn’t realize that the Foundation wasn’t involved with the management of the other heritage properties. She would like to visit all of the properties to assess their condition.

Foundation discussion noted:

- If the Lands Department takes over the management of Dodd House and Stranton Lodge, the rent monies collected over the years should continue to be used for the ongoing maintenance/preservation of the two properties.
- The Lands Department can deal with the legal aspects of the lease agreements for the properties.
- The Foundation could focus more on the advocacy of heritage properties. Each year the Foundation could give the Lands Department a list of restoration projects that need to be done on the heritage properties and it would be up to Lands to hire the contractors and fund the work.

1248 BURNSIDE ROAD WEST (STRANTON LODGE)

The President stated:

- At the meeting with the Land Agent, the possibility of Saanich eventually taking over the gardening/landscaping for Stranton Lodge was mentioned.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She advised Trevor with Arbor Renovations that his quote to repaint the exterior of Dodd House was the successful bid. He will be starting to do the painting prep work.

TREASURER’S REPORT – UPDATE

The Treasurer provided the following balances as of Feb. 28, 2021:

Operating Account:	\$3,246.59		
Grant Account:	\$50,247.14	GIC:	\$20,604.02 (due April 4, 2021)
		GIC:	\$13,381.98 (due May 7, 2021)
Hall House Account:	\$9,248.76	GIC:	\$24,109.37 (due June 12, 2021)
		GIC:	\$ 5,223.97 (due June 12, 2021)
Dodd House Account:	\$47,807.43	GIC:	21,464.44 (due Oct. 3, 2021)
		GIC:	10,467.93 (due Nov. 1, 2021)

MOVED by A. Joyce and Seconded by S. Colwill: “That the Treasurer’s report be received for information.”

CARRIED

SOCIAL MEDIA UPDATES

C. Clar stated:

- She is taking a Digital Communication and Social Media course at UVic this year and has started assisting C. MacKinnon with the Foundation’s social media visibility.
- She has found some good examples to post such as the one for yesterday’s International Women’s Day.

IDEAS FOR SEPTEMBER – PRESIDENT

The President asked Foundation members to think ahead to September and if the Covid-19 restrictions have eased by then, that perhaps members could plan for the group to do some kind of a tour. She suggested that members each bring an idea to the April meeting.

355 GORGE ROAD WEST (HAMILTON RESIDENCE - DESIGNATED) – VICTORIA CANOE AND KAYAK CLUB – PROPOSED WEATHERVANE

The Planner stated:

- As members are aware, the Victoria Canoe and Kayak Club lease the designated property at 355 Gorge Road West and the Parks Department manages the property.
- Parks contacted her regarding the proposed installation of a weathervane that was donated by a Club member.
- They are suggesting that if it can't be mounted on the roof because it's a heritage building, then perhaps it can be mounted on a pole somewhere on the deck or beside the deck, or on top of the dock pole that anchors the dragon boat.
- The Designation Bylaw references the dwelling only and not the landscaping. Adding a weathervane is a feature that can easily be removed.

Foundation discussion noted:

- Mounting the weathervane on a pole on either the deck or the dock location is fine, however, it should be grounded for lightning.

UPDATES FROM THE ARTS, CULTURE AND HERITAGE ADVISORY COMMITTEE (ACH)

The Vice President and liaison to the ACH stated:

- The February 24, 2021 ACH meeting was cancelled so there is no update.
- She visited Saanich Archives and got some photo examples of pictures that could be used for the proposed heritage colouring book.
- The next ACH meeting is March 24, 2021.

ADJOURNMENT

The meeting adjourned at 6:45 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **via remote meeting on Tuesday, April 13, 2021 at 5:30 p.m. with the Annual General Meeting to follow.**

..... CHAIRPERSON