

**MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD VIA REMOTE MEETING
TUESDAY, JUNE 14, 2022 AT 5:30 P.M**

Present: Veronica McEllister, President; Sonia Nicholson, Vice President; Sarah Anderson; Sheila Colwill; James Thomson; and Councillor Karen Harper

Regrets: Art Joyce, Treasurer

Guests: Donald Luxton, Donald Luxton and Associates Inc; Erica Sangster, D'Ambrosio Architects; Catherine Orr, Landscape Architect, MDI Landscape Design; John Papaloukas and George Papaloukas, owners, Med Grill – 4512 West Saanich Road

Staff: Silvia Exposito, Planner (Community Planning); and Shirley Leggett, Secretary

Minutes: MOVED by S. Colwill and Seconded by J. Thomson: "That the Minutes of the May 10, 2022, Regular Meeting be adopted as circulated."

CARRIED

4512 WEST SAANICH ROAD - MED GRILL (OLD MUNICIPAL HALL) – PROPOSAL TO REZONE FROM C-2 COMMERCIAL ZONE TO SITE SPECIFIC MIXED USE ZONE IN ORDER TO CONSTRUCT A 19-STOREY MIXED USE BUILDING WITH 101 RESIDENTIAL UNITS AND 422 SQ. M of COMMERCIAL SPACE – SLIDE PRESENTATION

Donald Luxton, Heritage Consultant, Donald Luxton and Associates Inc; Erica Sangster, D'Ambrosio Architects; Catherine Orr, Landscape Architect, MDI Landscape Design; John Papaloukas and George Papaloukas, owners, Med Grill – 4512 West Saanich Road, were present at the meeting.

Donald Luxton, Erica Sangster, and Catherine Orr provided a slide presentation on the proposed development for the Med Grill site and the following was noted:

- The Old Saanich Municipal Hall is a designated heritage building built in the Arts and Crafts style that sits on a larger property proposed for redevelopment.
- The portion of the building that is proposed for retention is the original 1911 Hall, which will be restored to its original configuration.
- The original 1911 building has been altered significantly over the years. The bell-cast hipped roof has lost its open, octagonal cupola on the roof ridge.
- The symmetrical, formal front façade originally had a hipped-roof open entrance porch with proportionately large, square, shingled pillars.
- The building's fieldstone foundations are visible only from the parking lot, under a wooden ramp, and its former dark-stained shingles are now painted.
- The proposed conservation will remove the later additions to reveal the 1911 structure; it will be lifted and re-positioned on-site and restored to its original 1911 footprint and appearance; the original character-defining elements will be preserved and it will be rehabilitated for a new, adaptive reuse.
- It's a challenging site with parking constraints and with three road frontages; there is also a 10' change in grade between West Saanich Road and Shawnee Road and a row of designated London Plane trees along the Shawnee frontage.
- The proposed 19-storey tower is a slender contemporary styled building whose colours have been inspired by the colours of the heritage building.
- The sloped random rubblestone foundation walls will be replicated in the landscape walls and there will be a pergola with vines. There will be hedging along with a native plant palette and the colours will change with the seasons. Paving stones will also be in the Arts

and Crafts style.

In response to questions and comments from Foundation members, the following was noted:

- While the original window openings and window frames have been largely retained, the original wood-sash assemblies have been replaced with new assemblies with double-hung lower sashes and fixed upper sashes. Further investigation is required in order to determine the extent of recommended repair or replacement.
- The rear wall of the original building will be reinstated so it has its original footprint.
- They have not been able to find any original floor plans, so the details of the interior features appear to have been lost.
- There will be a public plaza facing the southwest that will have outdoor tables for gathering.
- The original building will be lifted and stored off-site while the parkade is being constructed and then repositioned on-site on a new foundation.
- One of the two brick chimneys which projected high from the perimeter of the Hall appears to have been removed. They are still considering how to deal with the chimneys; however, they will not be operational.
- The original roof structure was largely preserved during both of its major alterations, and the original roofline remains distinguishable from the later additions, which will help facilitate a more accurate restoration.
- If the height of the proposed tower is restricted to a lesser number of storeys, then it will impact the proposed restoration of the heritage building.

The guests left the meeting at 6:05 p.m.

A roundtable discussion ensued, and the following was noted:

- It would be great to have the old municipal hall building restored to its original condition, however, the height of the proposed tower is too extreme for this location.
- This is an area where there is a cluster of heritage buildings with a heritage connection to the past. The proposed development will impact the character of the neighbourhood.
- The proposed tower is better suited to a location like the uptown centre where the housing strategy talks about buildings as high as 24 storeys.
- The corridor of West Saanich Road is eventually going to see taller developments with more storeys; the proposed re-development of the Bird of Paradise location is an example.
- In the future there is going to be towers built everywhere in order to create more housing and this is an opportunity to preserve and restore the old municipal hall to its original state.
- The owners/developers could be asked to create a wall or area that showcases and recognizes the history of the building and the area with historical photos and descriptions.
- The proposed development could set the bar for other projects in the area and its expectations for developers.

The President stated that she will draft a response with respect to the proposed development and send it to members for their review/input before it is forwarded to Planning.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) - UPDATE

S. Colwill stated:

- The irrigation system is up and running and the gardener with Tom's Lawns and Gardens has been and done some yard work.
- The paint for the new windows has been ordered.
- The tenants are doing a good job with the yard and garden work and the Secretary can go

ahead and send them the first of their two payments in the amount of \$600.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She received quotes from Arbor Renovations and Yorkshire Landscapes to remove the existing fence and then construct and paint a new fence.
- The quote from Trevor at Arbor Renovations is less than the Yorkshire quote.
- Trevor built the original fence about 25 years ago so the new one should last just as long.

MOVED BY S. Colwill and Seconded by S. Nicholson: “That the quotes dated May 24, 2022 from Arbor Renovations in the amounts of \$20,979 and \$6,825 respectively to construct and paint a new fence at 4139 Lambrick Way (Dodd House) be approved subject to the Treasurer confirming the balance in the Dodd House account.”

CARRIED

S. Colwill stated:

- She also got quotes from Knights Insulation Ltd. and Island Basement Systems Inc. for the remediation of the insulation and ventilation in the crawlspace.
- The quote from Island Basement is more expensive but their approach provides a better long-term system and includes venting the crawlspace where Knights quote did not.

MOVED BY S. Colwill and Seconded by S. Nicholson: “That the quote dated May 26, 2022 from Island Basement Systems Inc. in the amount of \$11,358.38 for the remediation of the crawlspace at 4139 Lambrick Way (Dodd House) be approved subject to the Treasurer confirming the balance in the Dodd House account.”

CARRIED

TREASURER’S REPORT – UPDATE

The Treasurer was absent from the meeting, however, he had previously provided the following balances to June 1, 2022:

Operating Account:	\$20,697.05		
Grant Account:	\$70,821.59	GIC:	\$20,893.30 (due April 4, 2023)
		GIC:	\$13,536.25 (due May 7, 2022)
Hall House Account:	\$7,539.89	GIC:	\$24,302.24 (due June 12, 2022)
		GIC:	\$ 5,254.91 (due Nov. 1, 2022)
Dodd House Account:	\$43,580.69	GIC:	\$21,604.34 (due Oct. 4, 2022)
		GIC:	\$10,509.80 (due Nov.1, 2022)

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

CARRIED

1040 BURNSIDE ROAD WEST – 2022 GRANT APPLICATION FOR EXTERIOR PAINTING

The Secretary advised that the owner of 1040 Burnside Road West got a revised paint quote dated June 4, 2022 from Low Cost Painters Co. and that it was \$2,095.80 more than the 2021 quote the members approved. He is wondering if there is an opportunity to increase his grant

funding.

Foundation members considered the request and agreed that the amount of the grant funding would remain the same as what they had previously approved as it could set a precedent for future grant applications.

SOCIAL MEDIA UPDATES

The President stated:

- She and the Vice President are going to share the social media role until they can find someone else to take it over. For now she is reposting some of the posts from last year.
- There is an ad on the Uvic summer volunteer page so hopefully another university student will be interested in taking it on.

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

The Vice President and liaison to the ACH stated:

- The ACH gave final approval on the Saanich Heritage Passport.
- The June 29th meeting has been cancelled.

ADVOCACY AND OUTREACH – UPDATE

The Vice President stated:

- There is an Uptown multi-cultural festival being held on July 9th. She isn't sure who is hosting the event; however, she plans to attend and thinks it would be a good opportunity to hand out some copies of the Saanich Heritage Passport.

The Planner stated that she will speak with the Planning Graphic Technician who has been working on the Passport and see if she can provide 100 copies to take to the event.

ADJOURNMENT

The meeting adjourned at 7:45 p.m.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **via remote meeting on Tuesday, September 13, 2022, at 5:30 p.m.**

..... CHAIRPERSON