

**MINUTES OF THE  
SAANICH HERITAGE FOUNDATION MEETING  
HELD VIA REMOTE MEETING  
TUESDAY, OCTOBER 11, 2022, AT 5:30 P.M**

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

**Regrets:** None

**Guests:** Abstract Developments: Tavish Rai, Executive Vice President; Nicholas Standeven, Vice President of Development; Trevor Smith, Development Manager; and Bryn Walmsley, Development Coordinator

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

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**Minutes:** MOVED by S. Colwill and Seconded by S. Nicholson: "That the Minutes of the September 13, 2022, Regular Meeting be adopted as circulated."

CARRIED

**3579 QUADRA STREET (REGISTERED) – APPLICATION FOR REMOVAL FROM THE SAANICH HERITAGE REGISTER AND DEMOLITION BUILDING PERMIT**

Mr. Standeven, Vice President of Development, Abstract Developments, provided a slide presentation and the following was noted:

- The subject site is located within walking distance of several retail amenities and parks as well as close to the Lochside Trail and Galloping Goose Trail.
- Saanich's Official Community Plan (OCP) designates the site within the "Four Corners Village" which supports land uses and building types of up to four-storey residential and mixed-use.
- When they submitted their rezoning and development application in 2019 the proposal was for 3579 and 3561 Quadra Street. Since then they have acquired the property at 3589 Quadra Street as well so now they want to develop all three properties.
- Their original proposal was to retain and upgrade the registered dwelling in its current location, leave a view corridor from Quadra Street to the dwelling, and construct townhouses with a landscaped boulevard. This was not endorsed by the Foundation due to lack of maintaining the existing setback and landscape buffer.
- The Foundation made a number of suggestions regarding the proposed redevelopment of the site, however, they are not viable for their purposes.
- The Statement of Significance (SoS) prepared by Edwards Heritage Consulting in 2018 notes a limited number of heritage attributes and refers to it as a modest version of Tudor Style Revival. Its primary focus was familial history, not the architecture/physical nature of the structure.
- The Building Condition Assessment prepared in 2019 outlined the structure as being a "neglected example" of several similar vintage and style dwellings; noted several ventilation and electrical upgrades required for improved livability, as well as significant seismic, structural and life safety upgrades were required.
- Their revised approach for the three properties is to seek Council approval to remove 3579 Quadra Street from the Saanich Heritage Register and propose a multi-family development that aligns with Saanich's vision for its Centres, Corridors and Villages, in order to address the housing shortages identified in the 2020 Housing Needs Report.
- Their proposed approach to acknowledge the heritage aspect of the property would be to install a plaque that commemorates the dwelling's history in a highly viewed area of the future project. The communal interior or exterior spaces could also be named after the registered dwelling to keep the Highfield name going on the property.

- They also propose to reuse materials from the dwelling in a feature element in the future project i.e., a bench, plaque or picture frame, as well as repurpose the structure/material by donating it to a local cause such as Habitat for Humanity or other such organizations.

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

- With the acquisition of 3589 Quadra Street they can expand on the redevelopment of the site and instead of building townhouses, they propose to construct a four to six-storey multi-family development which is an ideal location for this type of development and would help address the housing shortage.
- It is not financially viable to proceed with their original proposal to construct townhouses.
- Construction and material costs have skyrocketed the past couple of years and the dwelling is not up to current building codes and would not meet all core technical and electrical elements. It would add considerably to their cost estimates to renovate it and bring it up to code.
- They do not see a way to retain and incorporate the existing dwelling into a new development, however, they feel their new vision will complement the neighborhood.
- With respect to moving the dwelling off the property, they would have to find someone with a vision and a suitable location and so far, they haven't found anyone who would want to take it on.
- They do not see a way currently to incorporate the façade into the future proposal. With respect to relocating the dwelling to a new location on the property, the topography and grades of the site pose considerable building constraints. There is a significant increase in grade on the east side of the site along Tattersall Avenue.
- They anticipate that along with their future development it may be a requirement to make improvements and upgrades to the pedestrian and cycling community along both frontages of Quadra Street and Tattersall Avenue.

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The representatives from Abstract Developments left the meeting at 6:12 p.m.  
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Foundation discussion noted the following:

- There is a historic schoolhouse originally built in 1911 in Murrayville, Langley that has been retained and transformed into a multi-family residence with six unique dwelling units as part of a larger development. It would be ideal if this registered dwelling could be incorporated into a new development or at least the façade.
- The historic characteristics of the school were preserved and restored, and the century-old row of mature oak trees, originally planted in front of the school at the time the school was built, were also conserved as part of the restoration and development project.
- There is no development proposal yet or concept plans, so it is difficult to envision what the applicants are proposing other than higher density. A new development for the subject site could set the tone for the rest of the neighborhood.
- In 2020 when the applicants presented their proposal for townhouses, the Inspection Report indicated that the registered dwelling was in fairly good condition and listed a number of items that needed further attention. Now the applicants are saying there are too many upgrades required to bring it up to code.
- The only new information the applicants provided is that they have acquired the neighboring property and now want to demolish the registered dwelling.
- A demolition permit cannot be issued until the structure is removed from the Heritage Register.
- The dwelling would lose its tangible connection to the neighborhood if it was moved offsite.

- It would be a huge expense to renovate the building and bring it up to building code standards.
- The building should be retained on the Heritage Register and be incorporated into the proposed new development.

**MOVED BY S. Nicholson and Seconded by S. Colwill: "That the Saanich Heritage Foundation recommend retention of the dwelling at 3579 Quadra Street (Highfield) on the Saanich Heritage Register, and request from the applicant (Abstract Developments), a preliminary concept plan incorporating the dwelling into its proposed development of the site."**

**CARRIED**

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

S. Colwill stated:

- Nothing new to report.

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

S. Colwill stated:

- Nothing new to report.

**TREASURER'S REPORT – UPDATE**

The Treasurer provided the following balances to October 1, 2022:

Operating Account:	\$20,697.05		
Grant Account:	\$56,066.03	GIC:	\$20,893.30 (due April 4, 2023)
		GIC:	\$13,536.25 (due May 7, 2022)
Hall House Account:	\$5,108.07	GIC:	\$24,387.30 (due June 12, 2022)
		GIC:	\$ 5,254.91 (due Nov. 1, 2022)
Dodd House Account:	\$36,573.35	GIC:	\$21,755.99 (due Oct. 4, 2022)
		GIC:	\$10,509.80 (due Nov. 1, 2022)

**MOVED by S. Nicholson and Seconded by S. Colwill: "That the Treasurer's report be received for information."**

**CARRIED**

**MOVED by A. Joyce and Seconded by S. Nicholson: "That the monthly rent for both 1248 Burnside Road West (Stranton Lodge) and 4139 Lambrick Way (Dodd House) be increased effective February 1, 2023, by the maximum allowable amount as set out by the Residential Tenancy Branch."**

**CARRIED**

**SOCIAL MEDIA UPDATES**

The President stated:

- She is trying to do a new post every day.

The Vice President advised that she is giving a two-minute interview on what it's like to be on the Heritage Foundation.

The Planner advised that she is working on an advertisement for a communication team member.

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

The Vice President stated:

- The next ACH meeting is to be determined once the Municipal elections are over in October.

**ADVOCACY AND OUTREACH – UPDATE**

The Vice President stated:

- Nothing new to report.

**CREATING AN APPLICATION FORM TO INITIATE REMOVAL OF A HERITAGE DESIGNATION**

The President stated:

- The comments received back on the Frequently Asked Questions (FAQ) list were mainly on grammar.
- The final draft is being reviewed by the Planner to check for accuracy and then it will be posted on the Saanich website.

The Planner stated:

- Once it's posted on the Saanich website, she'll post it on social media.

**ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

**NEXT MEETING**

The next Regular meeting of the Saanich Heritage Foundation will be held **via remote meeting on Tuesday, November 8, 2022, at 5:30 p.m.**

..... CHAIRPERSON