



Saanich Heritage Foundation

**AGENDA
SAANICH HERITAGE FOUNDATION
VIA REMOTE MEETING
TUESDAY, OCTOBER 11, 2022 @ 5:30 P.M.**

Adoption of the September 13, 2022 Regular Meeting Minutes

NEW BUSINESS

1. **3579 QUADRA STREET (REGISTERED) – APPLICATION FOR REMOVAL FROM THE SAANICH HERITAGE REGISTER AND DEMOLITION BUILDING PERMIT** (The applicants will be making a presentation at the meeting)
 - Memo dated September 28, 2022 from the Heritage Planner
 - Excerpt from the Saanich Heritage Register
 - Excerpt from the January 21, 2020 Saanich Heritage Foundation Meeting Minutes
 - Copy of correspondence dated July 26, 2022 from Abstract Developments to Building, Bylaw, Licensing and Legal Services regarding a Demolition Permit Application
 - Statement of Significance (SoS) - Prepared by Edwards Heritage Consulting, January 2018
 - Condition Assessment Report – Prepared by InspecTech Inc. in 2019
 - Excerpt from the Official Community Plan (2008) and Heritage Management Plan (1999)
 - Excerpt from the Local Government Act (Part 15 – Heritage Conservation)
2. **1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE**
3. **4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**
4. **TREASURER’S REPORT - UPDATE**
 - Attached
5. **SOCIAL MEDIA – UPDATE**
6. **ADVOCACY AND OUTREACH – UPDATE**
7. **FREQUENTLY ASKED QUESTIONS (FAQ’S) REGARDING HERITAGE (updated)**
 - Prepared by the Vice President and President

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

- Next ACH Meeting is October 26, 2022 (TBD)

To ensure there is a quorum, please contact Shirley at (250) 475-1775, extension 3513 or email at shirley.leggett@saanich.ca if you cannot attend the meeting.

☪ ☪ Adjournment ☪ ☪

Next Regular Meeting: November 8, 2022 at 5:30 via remote meeting

**MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD VIA REMOTE MEETING
TUESDAY, SEPTEMBER 13, 2022, AT 5:30 P.M**

Present: Veronica McEllister, President; Sonia Nicholson, Vice President; and Sheila Colwill
Regrets: Art Joyce, Treasurer, Sarah Anderson; James Thomson; and Councillor Karen Harper
Guests: None
Staff: Silvia Exposito, Planner (Community Planning); and Shirley Leggett, Secretary

Minutes: **MOVED** by S. Colwill and **Seconded** by S. Nicholson: "That the Minutes of the June 14, 2022, Regular Meeting be adopted as circulated."

CARRIED

931 WOODHALL DRIVE – APPLICATION FOR HERITAGE DESIGNATION

Members may recall that in 2020 the owners of 931 Woodhall subdivided their property to create three lots in total with the existing heritage registered dwelling being retained on one of the lots. Members recommended that they engage a qualified heritage consultant to prepare a Statement of Significance (SoS) and consider heritage designation at the time of subdivision.

MOVED BY S. Colwill and Seconded by S. Nicholson: "That the Application for Heritage Designation for 931 Woodhall Drive be approved."

CARRIED

4092 TUXEDO DRIVE – APPLICATION FOR HERITAGE DESIGNATION

Member discussion noted the following:

- There needs to be additional research information to support the application.
- The owners should be encouraged to engage a qualified heritage consultant to prepare a Statement of Significance (SoS) which will aid in verifying the information in their application.
- This a good candidate to add to the Heritage Register, however, there has to be an SoS to support the entry.

MOVED BY S. Nicholson and Seconded by S. Colwill: "That the Application for Heritage Designation for 4092 Tuxedo Drive be approved, pending completion of a Statement of Significance (SoS) by a qualified heritage consultant."

CARRIED

DRAFT INVOICE FOR SECRETARIAL SERVICES AND ASSOCIATED ADMINISTRATIVE COSTS – JANUARY 1, 2022 TO JUNE 30, 2022

Draft invoice in the amount of \$8,607.95 for Secretarial Services provided from January 1, 2022 to June 30, 2022 and \$141.75 for postal charges, Annual Report filing fee, and Heritage BC Annual Membership (total of \$8,749.70).

MOVED by S. Colwill and Seconded by S. Nicholson: "That a cheque be issued from the Operating Account in the amount of \$8,749.70 for Secretarial services and other associated administrative costs for the period of January 1, 2022 to June 30, 2022."

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) - UPDATE

S. Colwill stated:

- The gardener with Tom's Lawns and Gardens is working out well.
- The window restoration work has been completed and they look beautiful. She will forward a photo to members.
- It would be a good idea to have the exterior stucco redone next year. The tenants are doing a good job filling any cracks with caulking for the time being.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- Construction of the new fence is on hold until next year as Trevor from Arbor Renovations fell and is not able to work right now. He has a co-worker who may be able to take care of cleaning the gutters at both Dodd House and Stranton Lodge.
- The remediation of the insulation and ventilation in the crawlspace has been completed. An electrician installed a timer which opens and closes the vents throughout the day.
- The fireplace had its annual servicing and all four smoke alarms had their batteries changed. The batteries are supposed to last for up to five years but the same smoke alarm outside the bedroom started beeping like it did last year and with the 12-foot-high ceilings, the tenants can't reach them to change the battery themselves.
- She is going to have all the batteries changed out annually and will also check with the tenants at Stranton Lodge to make sure they are checking their smoke alarms and changing the batteries.

TREASURER'S REPORT – UPDATE

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

Operating Account:	\$20,697.05		
Grant Account:	\$68,616.59	GIC:	\$20,893.30 (due April 4, 2023)
		GIC:	\$13,536.25 (due May 7, 2022)
Hall House Account:	\$4,105.25	GIC:	\$24,387.30 (due June 12, 2022)
		GIC:	\$ 5,254.91 (due Nov. 1, 2022)
Dodd House Account:	\$35,858.63	GIC:	\$21,604.34 (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

SOCIAL MEDIA UPDATES

The Vice President stated:

- She has posted a few posts over the summer, however, she hasn't had the time to do it systematically.
- There hasn't been any response to the ad on the Uvic summer volunteer page. Perhaps there could be something that ties in with the ad that goes out in October for new committee

and board members.

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

The Vice President stated:

- The Arts, Culture and Heritage (ACH) awards were presented in August. The recipients were very appreciative, and it was a very positive event.
- The next ACH meeting is to be determined once the Municipal elections are over in October.

ADVOCACY AND OUTREACH – UPDATE

The Vice President stated:

- She attended the Uptown multi-cultural festival in July and handed out copies of the Saanich Heritage Passport which was well received.
- We should post a reminder on social media for people to hand in their completed passports to the Municipal Hall so their names can be entered into the draw for a prize.
- The Parks Department is starting to compile a list of all the artwork displayed throughout Saanich. Perhaps a public art walking tour could be created for next year.

CREATING AN APPLICATION FORM TO INITIATE REMOVAL OF A HERITAGE DESIGNATION

The Vice President stated:

- She put together an initial Frequently Asked Questions (FAQ) list that could potentially be added to the Saanich website. For example: “Can I renovate...”; “Is there any financial support available.....”; “How do I de-designate”; etc.
- We need to keep the onus on the applicant.
- Under the questions/answers that mention an application form and required supporting documentation, a bullet-point list of those documents could be added.
- Adding a timeline/timeframe may be a good idea as well so people have an idea of long these types of processes may take.

The Planner stated:

- There is a process of what planning staff can do and what they need to do.
- The onus of justifying removal of a heritage designation rests on the owner and not the Planning Department. The owners need to prove that de-designation is the logical outcome.
- An application for the purpose of a demolition permit should include things like a condition report, structural report, heritage report, how the owners plan to integrate, salvage, repurpose materials, etc.
- Once we determine what information we want on the FAQ we can update the Saanich website.

The President stated:

- She looked at other municipal websites to see if they had any forms or applications pertaining to removal of a heritage designation, but she didn't find anything.
- The draft initiated by the Vice President is good start and she will work on an updated version and send it to everyone.

ADJOURNMENT

The meeting adjourned at 6:35 p.m.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **via remote meeting on Tuesday, October 11, 2022 at 5:30 p.m.**

..... CHAIRPERSON

DRAFT

Memo

To: Saanich Heritage Foundation
From: Silvia Exposito, Heritage Planner
Date: September 28, 2022
Subject: 3579 Quadra Street • Application for removal from Heritage Register and demolition building permit

An application has been made by Abstract Developments for a Building Permit to demolish the Heritage Registered house on the property at 3579 Quadra Street. Demolition of a building that is on the Heritage Register requires approval from Council to remove the building from the Register. Recommendations and comments from the Heritage Foundation regarding the Heritage Registered buildings are considered by Council at that time.

The request for removal from the Heritage Register and demolition is presented to the Saanich Heritage Foundation for their review, comment and recommendation. The owner / applicant will be invited to the next Regular SHF meeting to make a presentation.

Applicable policies from the Saanich Heritage Management Plan and Legislation from the Local Government Act that pertain to demolition of Heritage Registered buildings are attached.

Silvia Exposito
Heritage Planner
Planning Department
District of Saanich
250-475-5494 (ext. 3404)



HIGHFIELD
3579 Quadra Street Jasmine Avenue
Catherine Egerton, Owner; 1911

(See p. 107 Saanich Heritage Register)



ROCKSIDE

1141 Palmer Road

Richard & Edith Palmer, Owners; circa 1896; addition in 1909

Rockside has an eclectic stylistic composition that exemplifies the sometimes-casual nature of early house construction and evolution, with substantial additions being built as families grew and funds allowed. It retains much of its character and architectural detailing, marking it as a fine example of early residential architecture in Saanich. The front portion of the house was built circa 1896, and reflects an eclectic response to the popular architectural styles of the time. The square, hipped roof massing demonstrates the influence of the Italianate style, while additional features such as the wraparound verandah, that may have been added later, display Queen Anne Revival details. The foundation is masonry and the cladding is drop siding. The 1909 addition to the south features sophisticated Queen Anne Revival detailing, and bears little relation to the original house; it was likely a separate dwelling moved to this location and attached to the circa 1896 house. When the ceilings were lowered about 1960, the tall Victorian windows facing the verandah were replaced with multi-paned horizontal windows, and shutters were added to the windows.

First owner Richard Mason Palmer (1859-1940) emigrated from Norfolk,

England in 1881, with his wife Edith Mary Palmer (1863-1900) lived in Manitoba where their children were born, and came to B.C. about 1891. The Palmers purchased ten acres of land here in 1896 and established an orchard. A noted horticulturist and gladiola grower, Richard was the first horticulturist employed with the British Columbia provincial government and was provincial Deputy Minister of Agriculture from 1909-11. The Palmer family lived here until about 1911, at which time they moved to Kamloops so that Palmer could pursue private work on irrigation development; he became managing director of British Columbia Fruit Lands, Limited. Palmer moved back to Cowichan Bay in 1914 where he established a private arboretum that displayed an exotic array of trees. Richard with second wife Gertrude Annie Palmer (1872-1957) became known as British Columbia's 'first family in agriculture.' Palmer's children followed their father's footsteps and also became noted horticulturists. Two sons became directors of Dominion Experimental Stations: Dr. Richard Claxton Palmer in Summerland, and Dr. E. Frank Palmer in Ontario. His daughter Beatrice became a hybridizer and worked on the Cowichan Bay estate. Daughter Mary married Roy Winslow, who was a government civil servant and was involved in the horticulture industry. The Palmer family retained ownership of 'Rockside' until 1944.

Quadra Street would have provided the original access to the property. Although the house remains on its original site, the remainder of the property has been subdivided for residential lots, and the access road is named after Palmer. The early landscape features that remain associated with the house include an early, wood-frame garage, a rear retaining wall and mature specimen trees including two significant Incense cedars and an elm.



HIGHFIELD

3579 Quadra Street

Catherine Egerton, Owner; 1911

Catherine Egerton (née Cochrane, 1840-1919), widow of William George Henry Egerton, lived in this large house with her two sons and four daughters. Her son George Egerton (1881-1943) married Agnes Christopherson (1878-1968) in 1913; her second son moved to California.

Catherine's unmarried daughters Ruth (1880-1937), Marion (1876-1952), Isabel Jane (1872-1957), and Kate Barbara Cavendish (1868-1957) lived in the house until 1944.

Highfield is a two-and-one-half-storey, front-gabled house influenced by Arts and Crafts design. British precedents are seen in the half-timbering in the gables, and the use of multi-paned windows. There is a shed-roofed dormer on the south side and a hipped-roof bay window on the front. Wide banding boards divides the shingle siding between floors. The side entrance has a hipped roof porch with shingled balustrade and siding. *Highfield* is a landmark structure in the Quadra-Tattersall area.

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.



ABSTRACT
developments

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July 26, 2022

Building Bylaw Licensing & Legal Services
(or) Sylvia Exposito, Heritage Planner
District of Saanich
777 Vernon Avenue
Victoria BC V8X 2W7

Re: 3579 Quadra Street – Demolition Permit Application

Dear Building Bylaw Licensing & Legal Services

Through the enclosed application, we respectfully request approval for the deconstruction of the existing structure located at 3579 Quadra Street which is currently included on the District of Saanich's Community Heritage Register and is identified as the 'Highfield Residence'.

In 2019, Abstract Developments submitted a Rezoning and Development Permit application that included the retention and rehabilitation of the existing structure at 3579 Quadra Street. At that time, we believed that we could find a solution for the property that would retain the existing character home and provide new 'Missing Middle' housing options in proximity to the Four Corners Village and along a major corridor (Quadra St.) which provides frequent transit service. Unfortunately, through the development review process it has become clear that this approach will not be viable.

Upon acquiring the site in 2017, Abstract Developments engaged Edwards Heritage Consulting to undertake a Statement of Significance (SOS) for 3579 Quadra. The Statement of Significance notes that the existing structure is a modest version of the Tudor Revival style and identifies a limited number of heritage attributes. The primary focus of the SOS is on the context and familial history of the home rather than the architectural and physical nature of the structure itself. For example, one of the main defining elements is the "setback from Quadra Street with landscaping in front," which demonstrates how the structure fails to interact with and contribute to the streetscape experience in this important village area. Given that the main elements of heritage value identified in the SOS are related to the property and not the physical characteristics of the home, we believe there are opportunities to memorialize, acknowledge and describe the heritage elements on site separate from the existing structure. We will elaborate more on this later in this rationale letter, but first we will describe some of the other professional reports that demonstrate that the retention of the existing structure is not feasible.

In addition to the Statement of Significance, we commissioned a Building Condition inspection when we originally purchased the property. The inspection report outlines the structure as being "a neglected example of several similar vintage and style dwellings" and recommends that several ventilation and electrical upgrades be completed to improve the condition and livability of the structure. The structure also contains a substantial number of hazardous materials, and would require significant seismic, structural, and life safety upgrades were it to be included in a redevelopment plan. We find it hard to justify the work required to bring the structure to modern standards, particularly

RE-REFERRAL



ABSTRACT
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when the structure itself is only a modest example of homes from this era and that many of heritage features are related to the property and not the structure.

The previous development proposal maintained the existing structure, included a new boulevard with street trees, on site landscaping and incorporated appropriately scaled and detailed townhomes. This approach was not supported by Saanich's Heritage Committee. While the official minutes from the Heritage Committee do not appear to be available online, the Advisory Design Panel meeting minutes from February 3, 2021, confirm that the Saanich Heritage Foundation motion was, "that the proposed rezoning by Abstract Developments not be supported." The main reason that the proposal did not receive support was because the proposal required setback from the road with landscaping in front of the home to be eliminated. As a possible development site in a location appropriate for multi-family housing, it is unfeasible for us to maintain the existing generous setback, update the home for livability and safety and provide new ground-oriented homes.

If successful in removing the property from the Heritage Register, any future application for this site will include an acknowledgement of the property's past and a recognition of the Egerton family and the Highfield Manor. This could be done through project naming, signage, a plaque or other techniques to ensure the history of the property is made clear to the public and the story of the property is not lost to time.

Given the property and site investigations we have undertaken, the professional reports commissioned and the constraints that have been identified since acquiring the property, we have determined that we will not pursue a heritage designation for this property. We believe that the best course of action is to remove the structure to allow for an appropriate redevelopment to occur while respecting and honouring the historical significance of the site and the home in a manner that does not preclude redevelopment of the property.

We recognize that others in the community may wish to see the existing structure at 3579 Quadra retained and as such we are very happy to work with any interested party to donate the structure with the hope that it could be moved and preserved. If that is not possible, we are also happy to deconstruct the structure and donate the materials from the home to a local group such as Habitat for Humanity's Restore.

We look forward to working with Saanich Staff on this application.

Kind regards,

Trevor Smith
Assistant Development Manager
Abstract Developments

Statement of Significance – *Highfield* - 3579 Quadra Street

Description:

Highfield is a two-storey with basement residence. Early directories show it located at Quadra and Blenkinsop (now Tattersall). Built in 1911, it is a modest version of the Tudor Revival style with half-timbering in the front upper gables and moderate trim elements.

Heritage Value:

Highfield is valued as a good example of an Edwardian Tudor Revival residence. Revivals of previous architectural styles were prominent in the early twentieth-century as property owners sought to allude to the stability and glory of a former age. In Victoria, this style can be seen on residential buildings ranging from small cottages to large opulent houses. Characterized by half-timbering, strong foundations, and tall chimneys, the Tudor Revival style is closely associated with the Victorian, Edwardian, and Arts & Crafts styles. The half-timbering found on this type of house is derived from Elizabethan England, where heavy timber structural frames were infilled with masonry panels. This building type became popular in Vancouver and Victoria between 1900 and the 1930s, particularly because of political and cultural ties to Britain. Houses were often set in gardens that formed part of the living space.

3579 Quadra Street has value due to its original owner and her family's connection to early Saanich. Mrs. Catherine Egerton came to Canada in 1911 with her six children. She was born Catherine Cochrane on December 4, 1840, in England and married William George Henry Egerton on January 22, 1866, at Everton, Lancashire, England. The couple had six children: Kate Barbara (1868-1957), Isabel Jane (1872-1957), Ruth (1874-1937), Marion (1876-1952), William (1880-1961) and George (1881-1943). When her husband died in 1892, Catherine was left with six children to raise. The family emigrated to Canada around 1910. Members of the family lived in this house for thirty-three years. Catherine died in 1919; her son William moved to California while George married and moved to Gladstone Avenue in Victoria. The three daughters continued to live in the house until they moved to 118 Beechwood Avenue in Victoria in 1944. The Egerton sisters were active in their community, being part of fundraising for war efforts and petitioning for bus service to their location.

Character-defining elements:

The heritage character of 3579 Quadra Street is defined by the following elements:

- location on Quadra Street
- characteristics of the Tudor Revival Style including wood frame, half-timbering, and heavy brackets.
- setback from Quadra Street with landscaping in front.
- form and pattern of fenestration including multi-pane double-hung sash.
- connection with the Egerton family.



3579 Quadra Street – front: from the west



3579 Quadra Street: rear elevation



3579 Quadra Street – from the southwest, showing half-timbering and brackets

Sources

Archives:

- Saanich Archives.
- Hallmark Heritage Society Archives.
- Royal British Columbia Museum and Archives vital statistics records.

Online sources:

- Family trees available at <https://www.ancestry.ca/>
- Victoria City Directories available at <http://bccd.vpl.ca/>



INSPECTECH

Inc.



3579 Quadra Street

KE-REFERRAL

RECEIVED
JUL 26 2022
INSPECTION SERVICES DIVISION
CORP. OF SAANICH



INSPECTECH

Inc.

South Island Inspectech Building Inspections Inc.
816 Dalewood Lane, Victoria, B.C. V8X 5G6
Tel: 250-920-8324

Building Inspection - 3579 Quadra Street

This report will document the summary verbal briefing delivered after our inspection conducted December 5, 2019 at the above referenced address. It is emphasized this inspection and report are intended to be general in nature and have not been conducted and prepared by engineers. A real estate building inspection is "opinion only" and not to be confused with an engineering or specialist examination. Although reasonable means are effected to assess the status of the dwelling in accordance with industry standards, it must be understood that the inspection is topical and noninvasive and therefore must be considered as incomplete. The inspection and inspection report cannot be relied upon as a true and comprehensive representation of the actual condition of any element of the property or building examined. No guarantee or warranty of any kind is connected to the inspection or inspection report. Further analysis of the items examined in this report must be obtained from a specialist in the area of concern. It is emphasized that the principle of Caveat Emptor - "Let the Buyer Beware" - applies to all real estate building inspections.

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1. LANDSCAPE AND SITE DRAINAGE

The subject residence is a three level wood frame character conversion dwelling constructed on a concrete foundation. The lot is elevated and rocky with a relatively flat building site and a gradual slope to the front. For purposes of orientation, the front wall of the home nearest the road is deemed to face west. The building has been configured into seven rental apartments.

Landscaping, lot topography and site conditions are examined during a residential building inspection as they can have a significant impact on the building structure. The property appears well planted with no obvious indication of erosion or instability. Grounds keeping was generally neglected and overgrown. Clutter and debris were scattered about the grounds and building. It is important that tree branches are not permitted to overhang the roof. All landscaping should be kept well pruned and not permitted to grow up against any part of the building. Trash, clutter and refuse should be hauled away or stored in a suitable location provided for the purpose. This will help prevent the development of pest and insect problems.

It is stated that engineering considerations such as geo-technical stability fall outside the scope of a real estate building inspection. Inquiry is directed to the local municipal authority and engineering department to confirm the status and history of local geography and any pertinent engineering or environmental considerations.

Surface drainage is provided by what appears to be at least a partially upgraded 4-inch PVC perforated plastic piping system that is routed around the perimeter of the building. The visible sections of the system were examined. As the system is buried, it is not possible during a visual inspection to confirm that the system is installed correctly in every detail. It is assumed but not confirmed that the piping runs continuously around the perimeter of the building, is sloped correctly and placed at sufficient depth. A downspout was removed from a drain tile riser and a flashlight shined down into the piping. Minimal accumulations of silt and debris were noted and the system appears to be functioning as intended.

Inquiry should be made to confirm the perimeter drain system maintenance/upgrade history and contractor ID. If no documented history is available, servicing and further investigation of the system is recommended to confirm actual system condition, maintenance recommendations and related costs.

The sidewalks, patio areas and driveway are concrete and asphalt with minor deterioration, surface erosion, settlement and cracking observed. The finish for this work is considered to be fair to satisfactory and appears to have been placed by skilled personnel. If improvement is desired, the reader is referred to the attention of a licensed and reputable contractor for repair recommendations and cost estimate.

Retaining walls have been constructed where changes in the elevation of the exterior grades require reinforcement to maintain soil stability. This work was examined and appears in satisfactory condition with some typical settlement cracking noted. No unusual damage, heaving or other obvious evidence of significant instability was noted and the structures appear to be functioning in the manner intended.

2. WALLS, DOORS AND WINDOWS

The exterior wall surface is conventional wood shingle siding. The eave underside (soffit) is wood frame material with no intake venting.

The shell of the building is comprised of a number of architectural details where various building features intersect adjacent materials and surfaces. A representative sampling of exterior building details such as eaves, fascias, trim, flashings, wall intersections, door and window penetrations and the various materials in place to prevent moisture penetration were examined. Minimal cracking was noted in the work and is considered to be typical material shrinkage and settlement.

Limited areas of the exterior finishes were showing decayed wood, weathered paint, wear and tear and caulking deterioration. Small voids exist at building details and may permit water or pest entry. Special care should be taken

with respect to these items. It is important that building intersections and details are kept well sealed with a good polyurethane caulking to protect against damp and weather penetration. No obvious indications of major leakage or deterioration to these details were observed at the time of inspection. Finish restoration/maintenance of affected components is recommended to ensure necessary protection of weather exposed materials.



The windows are wood sash single glazed units. A newer vinyl window has been installed in a lower level bedroom near the NW corner. The windows were examined and operated. The window installations appear generally satisfactory and functioning in the manner intended. A few of the units are painted shut, do not latch securely and/or bind against their frames. Window locks were marginally secure and upgrade should be considered.



The exterior trim, sash and sill materials show limited finish deterioration, cracked putty, wood decay and cosmetic damage. The main exterior entry and exit doors were examined and appear operational. Jamb material, latches and locks appear in fair to satisfactory condition and functioning in the manner intended. Functioning dead bolts were not installed on all main entry/exit doors. Air leakage is a significant factor in the insulative and energy efficient properties of buildings. Weather stripping installed on the doors and windows is in poor to fair condition. The original wood windows have no weatherstripping. It is a standard recommendation that all doors and windows are well adjusted and fitted with the appropriate, good quality weather stripping products.

The residence has an attached wood frame sundeck, entry/exit porch and related stair sets. A steel fire escape ladder is located at the rear sundeck and provides emergency egress from the upper floor suite (#5). The work appears constructed of satisfactory materials.



The support structure is comprised of 2 by 8 joists attached to a ledger at the building and resting on 2-ply 2 by 8 beams bearing on wood posts and concrete footings at the perimeter. The railing assemblies appear of sufficient height and are secured. The deck surface is painted wood planking. No severe deterioration or unusual wear and tear was observed. Two rear sundeck stair treads were decayed and require replacement for improved safety.

3. ROOF, FLASHINGS AND CHIMNEYS

The roof was accessed by ladder and walked upon during the examination. The roof material is fiberglass laminate shingles of good quality and appearing in excellent condition. No irregularity was visible in the material placement or flashing details and it appears that the roof was professionally installed. No indications of surface failure such as unusual erosion of the silica coating, raised ridges, cracked, brittle or missing shingles were evident at the time of inspection.



Accumulations of moss and lichen were noted on portions of the roof surface and should be gently cleaned away.

Roof flashings are installed at the chimneys, skylights, valleys, wall intersections and pipe penetrations. The flashing material is vinyl and sheet metal and appears in an aging but satisfactory condition. Shingle material of this quality in this location would be expected to have a remaining service life of 15 + years.

Roof drainage is provided by aluminum eavestroughs and dedicated down spout piping. The work was examined and appears to be secured and sloped generally toward drain outlets. The downspouts were noted to discharge into the perimeter drain system. A quantity of debris had accumulated in the eaves troughs at the time of inspection. No obvious major defects were observed and this installation is believed to be in satisfactory condition and functioning in the manner intended.

The home has two original unlined masonry chimneys serving three fireplaces and a now removed oil furnace. The chimneys appear adequately flashed where they penetrate the roof. The flues have a minimal build up of residue. Chimney sweeping is normally recommended on an annual basis subject to usage. The device and components appear to have been placed with adequate clearance to combustibles.



The interior suite fireplaces have been sealed over and are not in service. Typical for the era of construction, the fireplaces do not have dampers. It is believed that the fireplaces are eligible for upgrade to a wood or gas burning insert.

Deterioration of the chimney mortar joints and concrete caps was noted above the roofline and repair is recommended. Further review is referred to the attention of a licensed and reputable masonry contractor for full assessment, recommendations and cost estimate.

4. STRUCTURE

The foundation is poured concrete with typical 8-inch thick walls in a pier and wall configuration. Building blueprints and engineering drawings were not available for review. Much of the structure is concealed behind finished surfaces and cannot be examined. The visible components of the framing and foundation were examined. Minimal settlement cracks were visible at the time of inspection.

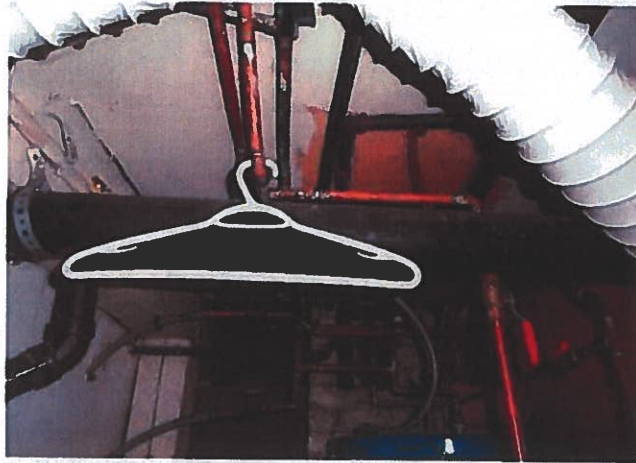
The superstructure is conventional wood frame construction with stud perimeter and partition walls. Floor framing where examined was 2 by 8 floor joists sheathed with shiplap. Wall framing where examined was 2 by 4 stud framing sheathed with shiplap. Attic and roof framing were not available for examination as the upper floor attic has been converted to finished interior space. A side wall attic in suite #4 was sealed over and could not be opened for interior examination.

Typical minor irregularity was visible in the rooflines and floor levels. As with many older homes, a range of building design and assembly styles were employed. Some homes predate the Municipal and Provincial Building Codes. The framing design and assembly of this building, although typical for its vintage, does not conform strictly to currently accepted guidelines. It appears and is assumed but not confirmed that concrete footings are placed at sufficient depth and rest upon adequate bearing. It appears and is assumed but not confirmed that framing members are correctly sized and placed at correct spacing. While no obvious evidence of major structural decay or failure is believed to exist, a comprehensive structural analysis exceeds the scope of a standard residential building inspection. If structural certification is desired, examination of the building is referred to the services of a recognized consulting structural engineer.

An examination for the presence of wood boring insects and pests was conducted. Areas surveyed included exposed portions of the building exterior, foundation and accessible attic spaces. Visibility was limited in some areas by a quantity of clutter and stored items. In any such examination it must be understood that no part of the building is disassembled. A number of other building components such as the interior of wall and floor assemblies cannot be viewed. Evidence of pest activity was found in the basement (rodents). Preconditions that would tend to foster infestation were observed where a pair of poorly fitted panel doors on the lower north wall will permit pest entry to the building. Concern for wood boring insect or pest activity and related damage should always be further investigated by specialists. Rodents and other pests can damage a number of building components including the building structure, wiring, water piping, insulation and heating ducts. The active presence of pest organisms is suspected. The extent of related damage is not confirmed and should be fully investigated by specialist contractors. The reader is encouraged to seek out consultation with pest specialists and repair contractors for full review of this issue and specifically examine for rot and other damage to the building.

5. PLUMBING

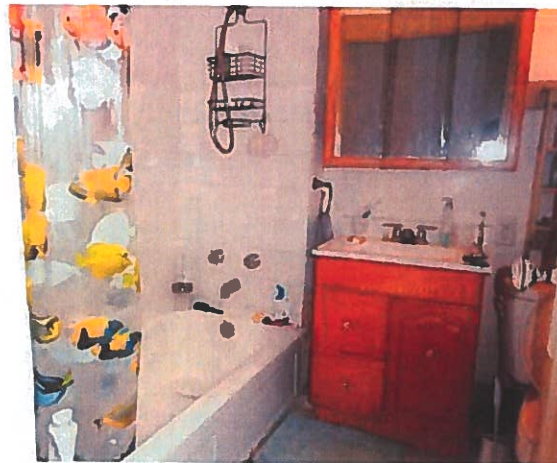
The plumbing system is assumed connected to the municipal supply and waste system. Most of the supply and drainage piping is concealed behind finished wall and floor surfaces. The visible sections of drainage and supply piping were examined and their condition observed. The work appears functional. Service piping to the home is unconfirmed with 1/2 and 3/4-inch copper and polybutylene plastic branch piping inside the building. The main shut off was not located.



The flow pressure is normal for the area and considered adequate.

Drain, waste and vent piping is ABS plastic, galvanized steel, copper and cast steel. Cast waste piping has been the traditional industry standard in residential house construction and has a typical service life of 50+ years. It is suggested that periodic maintenance will be necessary from time to time and may include replacement of piping sections. The work appears functional.

The plumbing fixtures are conventional glazed steel and ceramic units. There are 7 bathrooms, 7 kitchens and 1 laundry area in the home. The devices and fixtures were examined and operated. Tap sets and fixtures are original to the home and have been updated and show minor wear and tear to the finishes. The installations appear operational with no indications of severe deterioration, damage or failure noted.



The suite #1 toilet moved on its mounting and requires reinstallation. Slightly elevated moisture content was measured in flooring at the base of the #1B bathroom toilet. Replacement of the wax seal is recommended. The kitchen faucet in suite #1B was loose and also requires reinstallation. The kitchen sink and cabinet in suite #3 were deteriorated. Repair is not considered feasible and replacement of the installation is recommended.

The shower areas are protected by walled vinyl and Formica panel tub surrounds and ceramic tile. The shower areas and fixtures were examined for leaks, damage or deterioration. No obvious indications of leakage or deterioration were observed in the installations. Elevated moisture content was measured behind wall tile in the suite #2 bathroom shower. Further review is referred to the attention of a licensed and reputable ceramic tile contractor for full assessment, repair recommendations and cost estimate.



The hot water heaters are located in the basement laundry room. The equipment is described as two electric fired hot water heaters manufactured by Rheem and John Wood with a 40 and a 60-gallon capacity. The main electrical shut offs a pair of double pole breakers in the main house breaker panel. The main water shut off for the tanks is located in the water piping adjacent to the units. The tanks are of good quality and show manufacture dates of 2007 and 2011. It is noted that the tanks have been fitted with a main shut off, TPR valve and discharge tube as recommended. The main elements and terminal bases were examined and show corrosion consistent with the age of the older 2007 tank. Typical service life for hot water tanks of this type and quality is 8 - 12 years. The 2007 40-gallon Rheem tank is considered to be at the end of its reliable service life and requires replacement.

6. ELECTRICAL

The main electrical installation is located in the basement utility room. The equipment is described as a 120/240-Volt 400-Amp system manufactured by Westinghouse and configured into 7 independently metered 100-Amp electrical services. The main service conductors are routed overhead and connected to a wall mounted meter service mast and weatherhead at the front left corner of the building. The service ground conductor is assumed connected to a buried grounding rod system. The main shut off is a 400-Amp fusible switch. The distribution wiring is conventional copper Lumex cabling.



The service appears to be grounded with room for future upgrades. A representative number of controls, switches, electrical outlets, lighting fixtures, exhaust fans, cable installations, polarity and grounding, breaker panel and sub panel installations were examined. Devices are tested using the normal user controls typically accessible to the homeowner or resident. Circuit breakers are not switched on or off during the examination. No obvious evidence of active knob and tube wiring was found in the residence.

It appears the entire system was updated and the building rewired in the mid to late 1980's. Operational smoke detectors were found in the residence. It is noted that a GFCI protected receptacle is installed in the bathrooms. It does not appear that handymen or other unqualified individuals have performed wiring alterations. No obvious or pronounced major irregularities were evident at the time of inspection. Repair is recommended:

- a) suite #1 bedroom outlet is incorrectly wired
- b) suite #1B closet has a bare bulb lamp base light fixture (protected bulb type required in closets)
- c) suite #4 requires a smoke detector
- d) suite #4 kitchen counter outlet beside sink has no power
- e) suite #4 entry hall dimmer switch is defective and requires replacement

Further review is referred to the attention of a licensed and reputable electrical contractor for full assessment, recommendations and cost estimate.

7. HEATING and VENTILATION

The building interior and suites are heated by electric baseboards located throughout the residences. The accessible devices were examined and appear operational and wired with the correct over current protection.

An examination for evidence indicating the presence of an under ground oil storage tank was conducted. No obvious indications of a buried tank presence or related leakage were observed at the time of inspection. While the active presence of such a tank on the property is not suspected, neither is the absence confirmed. Inquiry of the municipal authority and/or a buried tank location service is recommended to determine the approval status of this issue.

Minor indications of elevated humidity levels were noted inside suite #2. The bathroom exhaust fan was operational and appears to be vented to the outside. It is noted that all bathrooms have exhaust fan but none of the kitchens have exhaust fans. Suite #3 and suite #5 have minimal clearance to combustibles over the range cook top areas and fire hazard is increased in these areas. It is recommended that good quality exhaust fans are provided for all kitchens and bathrooms. It is further recommended that all kitchen, bathroom and laundry installation ducting is comprised of the correct material and properly vented to the outside.

8. INSULATION

Several wall cavities were scanned and intermittently found to contain insulation estimated at R-12. It is not confirmed that all wall cavities are adequately insulated. The home has no accessible attic space. The ceiling insulation is estimated at R-28 but could not be confirmed.

9. INTERIOR

The interior wall and ceiling surfaces are conventional gyproc panels and lath and plaster in fair condition generally. A number of surface irregularities, blemishes, cracks, etc. were observed at the time of inspection and require cosmetic repair.

The flooring is carpeting and prefinished laminate in the main areas. Kitchen and bathroom floors are surfaced with sheet vinyl, ceramic tile and prefinished laminate. Neglect and wear and tear were noted and the flooring appears in poor to fair condition.

Concern is noted that sufficient guardrail and stair handrail are not in place at the stairwell in suite #5. An unprotected fall into the stairwell may cause serious injury. Installation of a suitable railing material should be completed without delay.



The cabinets are European and face frame style units. Countertops are Formica. Wear and tear were noted. A representative number of doors, drawers and attached devices were operated at the time of inspection and appear to be functioning in the manner intended.

10. SUMMARY

In summary, the residence is considered to be a neglected example of a number of similar vintage and style dwellings. The dwelling appears to have functioning electrical, plumbing and heating systems and is insulated. The actual scope of work and cost of corrections/repairs should be confirmed through full investigation by specialist contractors prior to proceeding with the home purchase. Further attention is directed to the items listed below and a typical number of maintenance items.

Further attention is directed to:

- 1) confirm buried oil tank status
- 2) confirm perimeter drain system history/schedule servicing & investigation
- 3) cut back overgrown vegetation
- 4) pest and damage investigation and treatment
- 5) seal exterior panel doors at NE corner
- 6) exterior sealing and finish maintenance/restoration
- 7) sundeck repair and maintenance
- 8) clean roof moss
- 9) gutter/downspout cleaning
- 10) repair/rebuild decaying chimneys
- 11) adjust/repair window operation

- 12) Plumbing maintenance repairs:
 - a) investigate and correct plumbing leak in laundry
 - b) replace aging 40-gallon Rheem hot water tank
 - c) reinstall loose toilet in suite #1
 - d) repair leaking toilet in suite #1B
 - e) secure loose kitchen faucet in suite #1B
 - f) investigate and repair leaking shower tiles in suite #2
 - g) replace kitchen cabinet, sink and faucet in suite #3

- 13) Electrical maintenance repairs:
 - a) repair incorrectly wired bedroom outlet in suite #1
 - b) suite #1B closet has a bare bulb lamp base light fixture (protected bulb type fixture required in closets)
 - c) suite #4 requires a smoke detector
 - d) suite #4 kitchen counter outlet beside sink has no power
 - e) suite #4 entry hall dimmer switch is defective and requires replacement

- 14) consider upgrade kitchen ventilation
- 15) range hood or fire protection needed at suite #3 & #5 kitchen ranges
- 16) install additional stair hand and guardrails where missing at suite #5

It is emphasized that South Island InspecTech Building Inspections Inc. is a lawfully incorporated entity and that no liability is personally assumed by the inspector. It is further emphasized that this building inspection is opinion only and that no warranty or guarantee of any kind whatsoever is attached to the building inspection or building inspection report.

Trusting this is sufficient,

S. I. InspecTech Building Inspections Inc.



Per
Kerry D. Smith NCH AHI (HIABC)
BC Inspector License #47674

Official Community Plan (2008)

5.2.4 Heritage

4. "Consider incentives to encourage preservation and designation of privately owned heritage buildings."

Heritage Management Plan (1999)

Policy 4.1.3 Building Permits

"Where a building permit is issued to demolish a heritage building or structure, the owner should be encouraged to:

- a) Provide the Municipal Archives with a photographic record of the building or structure, including interior details, prior to demolition;
- b) Salvage materials, windows, and features of architectural or historical significance."

Local Government Act (Part 15 – Heritage Conservation)

Community Heritage Register

598 “(1)A local government may, by resolution, establish a community heritage register that identifies real property that is considered by the local government to be heritage property.”

Withholding of approvals

604 “(1)A local government may, by bylaw, direct or authorize the officers or employees of the local government who issue approvals to withhold the issuance of any approval for an action that, in the opinion of the person responsible for issuing the approval, would alter or cause an alteration to any of the following:

- (a) protected heritage property;
- (b) property subject to temporary heritage protection under another section of this Part;
- (c) property identified as heritage property in a community heritage register.”

Heritage designation protection

611 “(1) A local government may, by bylaw, on terms and conditions it considers appropriate, designate real property in whole or in part as protected under this section if the local government considers that

- (a) the property has heritage value or heritage character, or
- (b) designation of the property is necessary or desirable for the conservation of a protected heritage property.

Compensation for heritage designation

613 “(1) If a designation by a heritage designation bylaw causes, or will cause at the time of designation, a reduction in the market value of the designated property, the local government must compensate an owner of the designated property who makes an application under subsection (2),

- (a) in an amount or in a form the local government and the owner agree on, or
- (b) failing an agreement, in an amount or in a form determined by binding arbitration under subsection (4).

(2) The owner of a designated property may apply to the local government for compensation for the reduction in the market value of the designated property.

(3) An application under subsection (2)

- (a) must be made, in order for the owner to be entitled to compensation under this section, no later than one year after the heritage designation bylaw is adopted, and
- (b) may be made before the heritage designation bylaw is adopted.

(4) If the local government and an owner are unable to agree

- (a) that the owner is entitled to compensation, or
- (b) on the amount or form of compensation, then either the local government or the owner may require the matter to be determined by binding arbitration under the Arbitration Act.”

The following Saanich policy is applicable to the subject property:

SAANICH HERITAGE FOUNDATION
(Incorporated under the Society Act of B.C.)

STATEMENT OF RECEIPTS AND DISBURSEMENTS FOR THE YEAR ENDED DECEMBER 31, 2022

	OPERATING ACCOUNT		GRANT ACCOUNT		HALL HOUSE		DODD HOUSE	
	2022	2021	2022	2021	2022	2021	2022	2021
	to Sept 1 22		to Sept 1 22		to Sept 1 22		to Sept 1 22	
RECEIPTS								
Dist. of Saanich grant	17,000.00	17,000.00	18,000.00	18,000.00	10,028.20	11,856.00	14,494.20	17,136.00
Rental income	-	-	-	-	-	-	-	-
Interest on account	-	-	130.45	313.10	85.06	213.81	151.65	181.77
Interest on G.I.C.'s	17,000.00	17,000.00	18,130.45	18,313.10	10,113.26	12,069.81	14,645.85	17,317.77
DISBURSEMENTS								
Grants paid to homeowners	6,772.15	17,066.30	23,319.38	11,471.44	-	-	-	-
Office & Secretarial costs	-	765.00	-	-	1,470.00	7,875.00	1,470.00	8,489.25
Insurance fees	-	-	-	-	8,829.85	9,506.04	13,572.92	20,061.77
Building Condition Reports	-	-	-	-	10,299.85	17,381.04	15,042.92	28,551.02
Maintenance expenses	6,772.15	17,831.30	23,319.38	11,471.44	10,299.85	17,381.04	15,042.92	28,551.02
EXCESS (DEFICIENCY) OF RECEIPTS OVER DISBURSEMENTS	10,227.85	(831.30)	(5,188.93)	6,841.66	(186.59)	(5,311.23)	(397.07)	(11,233.25)
BANK & G.I.C.'s - BEGINNING OF YEAR								
BANK BALANCE	10,469.20	11,300.50	61,385.41	54,856.85	5,379.72	10,904.76	37,122.07	48,537.09
G.I.C.'s	10,469.20	11,300.50	34,299.10	33,986.00	29,557.15	29,343.34	32,114.14	31,932.37
			95,684.51	88,842.85	34,936.87	40,248.10	69,236.21	80,469.46
BANK & G.I.C.'s - END OF PERIOD/YEAR	20,697.05	11,300.50	56,066.03	61,385.41	5,108.07	5,379.72	36,573.35	37,122.07
BANK BALANCES								
Due April 4 22 @ 0.40% 1 year			-	20,810.06				
Due April 4 23 @ 0.50% 1 year			20,893.30					
Due May 7 22 @ 0.350% 1 year			13,536.25	13,489.04				
Due June 12 22 @ 0.350% 1 year								
Due June 12 22 @ 0.1.85% 1 year					24,387.30	24,302.24		
Due Oct 4 22 @ 0.70% 1 year								21,604.34
Due Nov 1 22 @ 0.350% 1 year								10,509.80
Due Oct 4 23 @ 2.90% 1 year								21,755.99
	20,697.05	11,300.50	90,495.58	95,684.51	34,750.28	34,936.87	68,839.14	69,236.21
2021 GRANTS UNPAID & 2022 PROPOSED			22,819.31					
			67,676.27	Net Available				
								21,604.34
								10,509.80
								21,755.99
								69,236.21
								v. Oct 5 22

Heritage - Frequently Asked Questions (updated)

Do you have questions about heritage buildings in Saanich? Do you own one, or are you thinking about buying one? Curious about designation and the processes involved? We've put together this handy guide to get you started.

How old does a house have to be to be considered "heritage"?

Age is only one factor in determining heritage. The history, use, architect, owners, architectural features and uniqueness are also considered.

What is the difference between "heritage designated" and "heritage registered"?

"Heritage designated" carries a higher level of protection and recognition, and is approved by Saanich Council. Designation generally applies to the exterior only, though interiors can be included.

"Heritage registered" means that a house has documented historical value, but has not been designated.

To receive a House Grant for any restoration to your home, it must be designated not registered.

The Saanich Heritage Register book includes both types of recognition, and hundreds of properties. [link]
There are heritage registered and designated properties in all of the Local Areas of Saanich!

What is the process to have my house designated or registered?

To have your house added to the Heritage Registry, please contact the Saanich Planning Department [link].

To have it designated, start by filling out the Saanich Heritage Application for Heritage Designation [link]. Return the form, along with the required supporting documentation, to the Saanich Planning Department. [link] For assistance with historical information, contact Saanich Archives [link] or the Saanich Heritage Foundation. [link]

You may want to hire a Heritage Consultant to prepare a Statement of Significance. This will speed up the process for designation.

What is a Statement of Significance (SOS)?

A SOS is a succinct way of expressing heritage value for the property.

There are three parts of an SOS:

- A description of the historic place
- An identification of the key heritage values assigned to the historic place
- A list of its principal character-defining elements

I own a heritage house. Is there any financial support available?

Yes! The Saanich Heritage Foundation administers a house grant program for restoration and upkeep work. Owners of designated properties are eligible to apply.

Grants are based on up to 35% of project costs on approved work, to a maximum of \$10,000 per year per house. Applications are due by December 31 each year. [link]

Please refer to our Restoration guideline for House Grants. [link]

Can I renovate my heritage house? Are there any restrictions to what I am allowed to do?

Designation generally applies to the exterior of the house, so interior renovations don't require permission (unless the interior is also designated). We encourage homeowners to retain original features, though!

Owners may not alter the exterior of a building, make a structural change, or construct an addition to a building, without a Heritage Alteration Permit similar to a Building Permit. [link] The first step is to apply for a Building Permit.

Similarly, demolition also requires an application as well as required supporting documentation.

In both cases, the application will come to the Saanich Heritage Foundation for comment and recommendations, which will be forwarded on to Saanich Council and considered as part of the decision-making process. We encourage you to contact us at the start, or even before, the process to start a dialogue.

How do I have my heritage house de-registered or de-designated?

We urge you to consider keeping your house on the register or designated list — it's an important part of our local history. If you would like to know more about its story, please contact the Saanich Heritage Foundation or Saanich Archives.

When your house was designated, a by-law regarding that designation was put into place, therefore it can take some time to have that by-law removed. It was designated as a Municipal Heritage Site under Sections 967, 968 and 969 of the B.C. Local Government Act.

If you would like to de-register or de-designate your home you will have to prepare your case to be reviewed by Council. You may want to hire a Heritage Consultant and prepare a building condition assessment to organize your case for de-designation.

The application will come to the Saanich Heritage Foundation for comment and recommendations, which will be forwarded on to Saanich Council and considered as part of the decision-making process. We encourage you to contact us at the start, or even before, the process to start a dialogue.

If you don't see your question here, send it our way! [insert Shirley's email] We're happy to be a resource for heritage in Saanich.