

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, MAY 9, 2017 AT 5:30 P.M.

Present: Brad Shuya, President; Art Joyce, Treasurer; Sheila Colwill; Ken Johnson; Alvin Lau; Robert Townsend; and Councillor Sanders

Regrets: Kelsey Dupuis; Ross O'Connell, Vice President; and Andrew Rushforth

Staff: Shane Laye, Manager of Facility Operations; Jane Evans, Planner; and Shirley Leggett, Secretary

Guests: Denise Kors, Kors Development and Jane Butler-McGregor, owner, re 2254 Arbutus Road

Minutes: Moved by S. Colwill and Seconded by A. Joyce: "That the Minutes of the April 11, 2017 Regular Meeting be adopted as circulated."

CARRIED

2254 ARBUTUS ROAD – (JUPP ESTATE – REGISTERED) – PROPOSED REZONING, DEVELOPMENT VARIANCE PERMIT AND SUBDIVISION

Memorandum from the Subdivision Coordinator dated March 27, 2017 advising that the Planning Department received a subdivision plan to rezone and subdivide 2254 Arbutus Road in order to create two additional lots; the existing heritage home is to be retained on one of the lots and the accessory structures are to be removed.

The Planner stated that the subject property is split-zoned – RS-14 and RS-16 and falls within the Gordon Head Local Area Plan.

The applicant, Denise Kors, Kors Development stated:

- In order to make the proposed waterfront panhandle lot meet the minimum size requirement the property has to be rezoned; they were told that a Heritage Revitalization Agreement was not feasible.
- Under the current Official Community Plan (OCP) the proposed three-lot subdivision is permitted.
- It is possible to retain the small house/cottage (milk house) that was moved from the Finnerty Farm and reconstructed on the property in the 1980's, however, the original house has no foundation and is sitting on the ground; there are structural issues and moving it would likely damage it further and break the windows.
- It has been one year since they applied for the rezoning and they are really disappointed in all of the delays; the owner has spent \$10,000 preparing the application.
- They were told they need a geotechnical assessment and then staff told them they had to move the location of the proposed driveway and then had to move it again back to its original location.
- They have spoken with the neighbours about the proposed rezoning/subdivision and they have been expecting something to happen with that property.

The owner stated:

- She lives in the main house (c. 1941) which about 1,000 square feet in size; there haven't been any upgrades done to the house – it's heated by oil and there is asbestos wrapped around the pipes.
- There is still knob and tube wiring so there is no capacity to upgrade and install an electric furnace; the windows are single pane and there is a basement.
- She is willing to retain the main house, however, once the property is subdivided and the

lots sold, the new owner could decide not to keep the house and have it removed.

The Planner stated:

- A rezoning and an HRA basically achieve the same end result. The applicant did not submit an application for a Heritage Alteration Permit.

A roundtable discussion ensued and the following was noted:

- Three existing buildings on the property are on the Saanich Heritage Register and are considered to have significant heritage value to the community. It would be best to retain these three structures that are identified in the Register.
- If there was flexible zoning in place, it would be possible to move the main house, restore and add on to it.
- If there is Heritage Revitalization Agreement (HRA) in place on a property then it becomes part of the record that it was done to protect a heritage structure and it wasn't just a rezoning.
- They would support a HRA that would retain all three buildings on one lot with them being given heritage designation.

K. Johnson stated:

- The small house (milk house) does not have any heritage significance to the site as it was moved there; there's no foundation or plumbing or electrical to the building.
- He does not support saving the milk house.

The Treasurer left the meeting at 6:15 pm.

The applicant stated:

- The owner would consider a HRA that retains all three buildings on one lot but she would want the flexibility to create four (4) lots instead of the proposed three (3) because of the cost of moving the buildings.
- It is possible that all of the proposed lots could share the same driveway; there are lots of existing Arbutus trees along the road frontage that are almost dead and would need to be removed.

MOVED by R. Townsend and Seconded by A. Joyce: "That:

- 1. The Saanich Heritage Foundation (SHF) does not support the proposed rezoning and subdivision application for 2254 Arbutus Road as presented;**
- 2. The SHF would support a Heritage Revitalization Agreement (HRA) that retains and designates the three (3) heritage buildings on the subject property;**
- 3. The SHF supports a fourth lot at the Arbutus Road frontage as part of the HRA application;**
- 4. HRA's are flexible and owners can make alterations and additions to heritage buildings if they are sympathetic to the heritage character; and**
- 5. The SHF feels the three (3) heritage buildings on the property are important to the heritage value of the community."**

CARRIED,

with K. Johnson voting against.

The owner and applicant left the meeting at 6:30 pm.

PROPOSED MUNICIPAL HALL LIGHTING UPGRADES

The Manager of Facility Operations was in attendance to provide an update on the proposed Municipal Hall lighting upgrades and stated:

- The Sustainability Coordinator who previously met with Foundation members last year did a great job getting the proposed lighting upgrade proposal up and running.
- Foundation members had commented that the proposed lighting upgrades should be sympathetic to the original architecture of the building and that is what they are working towards.
- Saanich is working with BC Hydro to leverage some funding through a rebate program.
- They installed two custom retrofits in the Planning Department; the woodgrain framework was retained, only the inside lens was changed. There will be no visible changes to the appearance of the light fixtures once the upgrades are completed – only the lens will be different. There should be a 50-60% energy savings.
- The lighting upgrades to the Council Chambers has been completed.
- They are working with a company called Acuity on the lighting technology.

Committee discussion noted:

- The retrofit lights around the reception area on the main floor are not part of the original design and do not match the heritage character as outlined in the interior designation of the Municipal Hall.
- The Foundation is supportive of the proposed lighting upgrades to the Municipal Hall with the exception of the reception area; hopefully a solution can be found that still keeps the heritage character while making it more energy efficient.

The Manager of Facility Operations left at 6:40 pm.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

2017 Lawn/Garden Maintenance Proposal from Richmond Property Group

Monthly maintenance contract for the period April to October 2017 in the amount of \$2,928.98 (same as 2016) for 1248 Burnside Road West (Stranton Lodge).

MOVED by S. Colwill and Seconded by K. Johnson: “That the 2017 Lawn/Garden Maintenance Proposal from Richmond Group in the amount of \$2,928.98 for 1248 Burnside Road West (Stranton Lodge) be approved.”

CARRIED

In response to a question from the President, S. Colwill stated that she will get Trevor from Arbor Renovations to refinish the back door and do a light power wash on the stucco to see if any of the paint is starting to fail.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- The tenants are doing a good job on the yard/garden maintenance so far; she will email the Secretary at the end of May a reminder to pay the first instalment of \$400.
- Trevor from Arbor Renovations did a gentle power wash on the exterior of the house and

fence; there is lots of paint coming off the fence and some areas on the house. Trevor will prime and repaint the fence and she will get quotes to repaint the house next year.

- The quote from Suburban Roofing to replace the roof is up an additional \$700 from last year for a total of \$7,560 plus tax; they require a \$4,000 deposit. They expect to be able to start right away and have the job completed in 3 weeks.

MOVED by R. Townsend and Seconded by A. Lau: "That the quote from Suburban Roofing in the amount of \$7,560 plus tax to replace the roof at 4139 Lambrick Way (Dodd House) be approved."

CARRIED

TREASURER'S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements as of May 8, 2017:

| | | |
|---------------------|-------------|--------------------|
| Grant Account: | \$33,210.28 | GIC's: \$32,819.85 |
| Operating Account: | \$ 2,414.85 | |
| Hall House Account: | \$15,404.58 | GIC's: \$28,156.60 |
| Dodd House Account: | \$24,176.62 | GIC's \$30,210.58 |

MOVED by S. Colwill and Seconded by K. Johnson: "That the Statement of Receipts and Disbursements as provided by the Treasurer be received for information."

CARRIED

1542 MOUNT DOUGLAS CROSS ROAD – DEVELOPMENT VARIANCE PERMIT AND REQUEST TO REMOVE FROM THE SAANICH HERITAGE REGISTER – MAY 1, 2017 COUNCIL MEETING

S. Colwill and K. Johnson attended the Council meeting. S. Colwill drafted a letter that was sent to Mayor and Council and was included in their agenda package.

The Planner stated:

- At the May 1, 2017 Council meeting, Council passed a motion to order a temporary protection for 60 days and requested that staff further discuss possible options with the applicant/owner for the future development of the site that includes the retention, restoration and protection of the heritage dwelling.
- May 1 to July 1, 2017 is the protection period.

Foundation members agreed to hold a special Foundation meeting and invite the owner and applicant to attend and discuss possible options with respect to the subject property and a more sympathetic proposal to suit the property and neighbourhood.

The President advised that he will contact the applicant/owner and invite them to a special Foundation meeting in the next week or two.

1955 SALTAIR CRESCENT – BUILDING PERMIT - PROPOSED RESTORATION WORK

The Planner stated:

- At the April meeting Foundation members reviewed the proposed restoration work the

owner is planning for 1955 Saltair Crescent and stated that they considered the proposed alterations were significant and required a Heritage Alteration Permit (HAP).

- She has to prepare a report and needs comments from the Foundation to include in the report.

Committee discussion noted:

- Moving windows and doors is not a "minor" alteration; the original fabric of the dwelling is being changed.
- The size of the existing original porch is being doubled and is a significant change in scale.
- The dwelling is on the corner of Saltair Crescent and the rear of the house is quite visible from the street as you turn the corner.

MOVED by R. Townsend and Seconded by K. Johnson: "That the Saanich Heritage Foundation supports the proposed alterations to 1955 Saltair Crescent and recommends that Council approve a Heritage Alteration Permit based on the drawings submitted by the owner dated December 2015."

CARRIED

2017 HOUSE GRANTS PROGRAM – APPROVAL OF RESTORATION GRANT APPLICATIONS AND ASSIGNMENT OF FOUNDATION LIAISONS

MOVED by R. Townsend and Seconded by K. Johnson: "That the following 2017 Grant Applications be approved and Foundation liaisons be assigned:

1911 Woodley Road – Replace Roof on House and Garage

35% Grant portion based on lowest quote - \$10,000 (Maximum allowed) - B. Shuya inspector

Brokop Roofing \$47,250.00

4366 Blenkinsop Road – Replace Roof

35% Grant portion based on lowest quote – \$3,722.77 – S. Colwill inspector

A. Mackenzie 10,636.50

762 Ralph Street – 15 Storm Windows

35% Grant portion based on lowest quote – \$3,438.66 – K. Johnson inspector

Prestige Joinery \$9,824.77

1040 Burnside Road West – Repair Foundation

35% Grant portion based on lowest quote – \$7,074.37 – R. Townsend inspector

Built-Rite Construction \$20,212.50

1996 Ferndale Road – Replace Twelve (12) windows

35% Grant portion based on lowest quote - \$899.00 – B. Shuya inspector

PNR Screens \$2,568.60

702 Gorge Road West – Replace Roof

35% Grant portion based on lowest quote - \$5,090.25 – A. Lau inspector

Aerial Roofing

14,543.55

CARRIED

CANADA 150: GRANT SUBMISSION TO UPDATE THE HERITAGE REGISTER

Letter from the BC Museums Association dated April 3, 2017 advising the SHF grant application to update the Saanich Heritage Register was not successful.

ADJOURNMENT

The meeting adjourned at 7:45 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, June 13, 2017 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON