

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #1
TUESDAY, OCTOBER 17, 2017 AT 5:30 P.M.

Present: Brad Shuya, President; Art Joyce, Treasurer; Sheila Colwill; Ken Johnson; and Councillor Sanders
Regrets: Ross O'Connell, Vice President; Kelsey Dupuis; Alvin Lau; Andrew Rushforth; and Robert Townsend
Guests: Taylor Love, re 1555 Ash Road
Staff: Jane Evans, Planner; and Shirley Leggett, Secretary

Minutes: As there was no quorum, members present agreed that there were no errors or omissions in the Minutes of the September 12, 2017 Regular Meeting.

1555 ASH ROAD – PROPOSED SUBDIVISION

Mr. Taylor Love, on behalf of Kasapi Construction, was present at the meeting to present a proposed subdivision plan for 1555 Ash Road.

Mr. Love stated:

- The site at 1555 Ash Road is quite large and under current RS-12 zoning, would allow for subdivision into three lots, however, it would require demolishing the existing heritage registered dwelling which they would prefer not to do.
- If the property is rezoned to RS-10, they could apply to subdivide into four lots. In this scenario they would propose to retain the dwelling and designate it as a condition of the approval of their subdivision application.
- The dwelling is a modest sized house in good shape with a brick façade. They would repaint the exterior trim and patch and repair some minor exterior aging to the brick and concrete.
- They have done some community consultation with neighbours within 90 metres of the subject property and they will be having another meeting next week. The comments from those meetings will help form the design plan.
- The properties located directly behind 1555 Ash Road and fronting on Freemont Road are zoned RS-6 and their lot lines would mirror the proposed lot lines if they rezone to RS-10. They would still meet the minimum lot size however the lots would just be narrower.

A roundtable discussion ensued and the following was noted:

- If one less lot was created then there could be more land around the heritage house and a garage could be added.
- The hand rails may need to be refinished. The condition of the windows should be assessed – they should be retained and could have storm windows installed if necessary.
- It would be ideal if there was some flexibility of the property to accommodate a driveway and garage; it would be more attractive to potential buyers.
- It was suggested that instead of making proposed lots 1 and 2 - 17.15 metres wide and lots 3 (where the existing dwelling is located) and 4 - 17.62 metres wide, changing lot 4 to 17.5 wide so that the lot with the existing dwelling can be made wider to about 18.09 metres. This would create more land around the house and make a driveway and garage along the side between lots 3 and 4 possible.
- It would be ideal if the proposed new dwellings had some features that were sympathetic to the design and character of the existing heritage dwelling.

Mr. Love stated:

- It may be possible to add some features to the proposed new dwellings such as using similar trim and roofing details as the existing heritage dwelling.
- The property is connected to the Saanich storm drain system.
- The building scheme will be part of the rezoning and subdivision proposal. Once he has the design details he will come back to the Heritage Foundation.

Mr. Love left the meeting at 6:15 p.m.

3956 STAN WRIGHT LANE – APPLICATION FOR HERITAGE DESIGNATION

Application for heritage designation for 3956 Stan Wright Lane from applicants Vicki and William Sanders.

Councillor Sanders stated:

- She has been considering heritage designation for 3956 Stan Wright Lane for some time now.
- It seems appropriate to have the dwelling designated in 2017 as it will mark 80 years since the house was constructed and its Canada's 150th Anniversary.

Councillor Sanders left the meeting so there would not be a conflict of interest.

A brief discussion ensued and because there was no quorum present, the Chair phoned the Vice President to ask him if he supported the heritage designation application. The members present also supported the application.

MOVED by S. Colwill and Seconded by A. Joyce: "That the Saanich Heritage Foundation supports the application for heritage designation for 3956 Stan Wright Lane."

CARRIED

Councillor Sanders returned to the meeting.

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

Email from the tenant at 1248 Burnside Road West to the Secretary regarding annual rent increases and condition of the kitchen sink and counters.

The President stated:

- The hot water tank had to be replaced at a cost of \$1,700.

A roundtable discussion ensued regarding the email from the tenant and the following was noted:

- The current rent is \$926 which is below market value. There have been annual rent increases for the past few years now.
- The tenant mentioned in her email that according to SHF minutes from about seven years ago, the issue of kitchen improvements was discussed but it was decided not to pursue it

- until the tenant moves out because of the disruption it would cause.
- The President stated that he will contact a designer to come and take a look at the kitchen and come up with design options and proposed costs. He also suggested that perhaps it's a project that can be done during the summer next year so that it will cause less disruption for the tenant if she's away on vacation.
 - Members agreed that up to \$2,500 could be allocated for the designer to develop a proposal with project costs.
 - Members also agreed to continue with annual rent increases.

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She arranged for a service call for the propane fireplace; the contractor couldn't test the fireplace once he was finished as the propane tank was empty. A thermal coupler had to be replaced which she paid for. She submitted the two invoices for reimbursement in the amount of \$210.70.
- The property is being kept tidy.
- The smoke alarms will be checked in the next couple of weeks.
- Trevor from Arbor Renovations will be checking the gutters.

Councillor Sanders left the meeting at 6:55 p.m.

TREASURER'S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements as of October 15, 2017:

Grant Account:	\$36,153.68	GIC's: \$32,819.85
Operating Account:	\$18,678.67	
Hall House Account:	\$18,678.96	GIC's: \$28,353.43
Dodd House Account:	\$18,223.20	GIC's \$30,423.37

PROPOSED NEW PLANTERS FOR MIDDLETON PLAZA

The Planner stated:

- In an email from the Parks Division, it states that the existing planters in Middleton Plaza while still functional, are getting pretty tired looking with the wood starting to rot and the internal framework in questionable as well.
- Parks is considering installing new planters and they have placed a sample planter in the Plaza that is currently holding the recently planted Peace Tree.
- The planter is square shaped in a Sandstone colour; they have a built-in water reservoir and would not need to be connected to the irrigation system. According to the company's website there are a number of styles and colours to choose from.

Committee discussion noted:

- The sample planter is not very attractive as it looks like a plastic material. Perhaps they could be refaced with a wood surround to emulate the existing planters.
- The square shape would work well if it had a metal frame with slats that could be placed over top of the actual planter itself.

GLENDENNING ROAD – APPLICATION FOR HERITAGE ROAD DESIGNATION - UPDATE

The Planner stated:

- As a follow-up to the presentation from Barry Loucks at the September Heritage Foundation meeting, on behalf of the Glendenning residents requesting heritage designation for the Glendenning Road, she sent Mr. Loucks an email.
- The email suggested various options on how to proceed such as requesting Council amend the Saanich Heritage Register to include an entry describing the scenic and heritage value of Glendenning road right-of-way.
- Review options to address the protection of the scenic and historic value of Glendenning Road through the planning process to update the Gordon Head Local Area Plan in 2019.
- Request that Saanich Parks consider designation of specific trees that may warrant designation as “Significant Trees” under the Tree Protection Bylaw.

K. Johnson stated:

- In his opinion, he does not think that there is any heritage value to Glendenning Road or that there is anything charming about it; every street has history associated with it.
- He thinks that it’s just a way for the residents to control parking along the road.

ADJOURNMENT

The meeting adjourned at 7:15 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, November 14, 2017 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON