



AGENDA
SAANICH HERITAGE FOUNDATION
COMMITTEE ROOM 2
TUESDAY, SEPTEMBER 11, 2018 @ 5:30 P.M.

Adoption of the June 12, 2018 Regular Meeting Minutes

NEW BUSINESS

1. **SECRETARIAL INVOICE – JANUARY 1, 2018 TO JUNE 30, 2018**

BUSINESS ARISING

2. **HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW, 2014, NO. 9260 –**
(Discussed at the June 12th meeting in relation to 994 and 998 Gorge Road West (Brookman's Corner)
 - Verbal update from the Planner on the Brookman's Corner building
3. **1744 KISBER AVENUE – 2018 GRANT APPLICATION FOR UNDERPINNING FOUNDATION AND PERIMETER DRAINS - CONTRACTOR CLARIFICATION** (Owner acted as the contractor)
 - Excerpt from the Restoration Guidelines
 - Declaration of Completion and summary of expenses
 - Copy of revised grant application – quote from Built-Rite Structural Services
 - Emails pertaining to restoration project
4. **DECLARATION OF COMPLETION – 1955 SALTAIR CRESCENT**
 - Copies of final invoice, paid cheques, and application form
5. **TREASURER'S REPORT – UPDATE**
6. **1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE**
 - Annual rent increase effective October 1, 2018
7. **4139 LAMBRICK WAY (DODD HOUSE) – UPDATE**
 - Arbor Renovations – Copy of paid invoice and list of maintenance work done over the summer
 - Window quotes – Oakridge Windows
 - Annual rent increase effective October 1, 2018

FOR INFORMATION

8. **6187 HUNT ROAD – HERITAGE DESIGNATION BYLAW, 2018, NO. 9505**
 - Copy of correspondence sent to the BC Heritage Branch and to the owner

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

☪ ☪ Adjournment ☪ ☪

Next Regular Meeting: October 9, 2018

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
COMMITTEE ROOM #2
TUESDAY, JUNE 12, 2018 AT 5:30 P.M.

DRAFT

Present: Brad Shuya, President; Ross O'Connell, Vice President; Mark Brown; Sheila Colwill; Ken Johnson; Robert Townsend; Katherine Whitworth

Regrets: Art Joyce, Treasurer; Alvin Lau; and Councillor Sanders

Staff: Megan Squires, Planner; Shirley Leggett, Secretary

Minutes: MOVED by K. Johnson and Seconded by M. Brown: "That the Minutes of the May 8, 2018, Regular Meeting be adopted as circulated."

CARRIED

998 GORGE ROAD WEST (BROOKMAN'S CORNER) – INTERPRETIVE SIGNAGE

The Planner stated:

- As stipulated in the Heritage Revitalization Agreement (HRA) for Brookman's Corner at 998 Gorge Road West, the free-standing pedestal interpretive signage is in the process of being fabricated and will be installed in the courtyard area by the new coffee shop.

Committee discussion noted:

- When the applicant presented their proposal to the Foundation a few years ago to rezone the property and construct an independent senior's residence and community care facility on the site, it was their intent to rehabilitate the Brookman's Grocery building and move it closer to the corner of Admirals Road and Gorge Road West.
- They also stated that if the structure was found to be structurally unsound to the extent that it couldn't be moved without risking significant damage or destruction, the building would be replicated. It is likely the case here.
- A similar situation happened a few years ago with the Beaver Lake Store on West Saanich Road. The façade was supposed to be saved and used for the new building, however, the entire building was demolished and the Foundation wasn't notified until after the fact.
- As part of a HRA for any property, it should be stipulated that as part of the process, if a building cannot be saved as originally intended, then the applicants should notify the Heritage Foundation for further discussion on alternative solutions before any further steps are taken.

286 BURNSIDE ROAD EAST – APPLICATION FOR HERITAGE DESIGNATION (ON HOLD)

The Heritage Designation application from the owners of 286 Burnside Road East was deferred from the May meeting. The Planner advised that the application for heritage designation is on hold for the time being and the Planning Department is looking at options for the property. The application may come back sometime in the fall.

TREASURER'S REPORT – UPDATE

The Treasurer was not present at the meeting but provided the following Statement of Receipts and Disbursements as of May 30, 2018 via email to the Secretary:

Grant Account:	\$32,720.03	GIC's: \$33,069.02
Operating Account:	\$ 3,695.57	
Hall House Account:	\$12,235.32	GIC's: \$28,395.93
Dodd House Account:	\$27,275.12	GIC's \$30,508.37

MOVED by K. Johnson and Seconded by S. Colwill: "That the Statement of Receipts and Disbursements for the period ending May 30, 2018 be received for information."

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- The kitchen renovation is completed. The project came in pretty much on budget at \$20,628.19.
- There was no rot in the wall, studs or floor at the sink area, only rot at the cabinet cavity that was holding the sink.
- However, there was extensive rot at the vent area that was revealed in the wall when the upper cabinets to the right of the sink and lathe and plaster were removed. Apparently it had been happening over time and coming in from the outside due to a bad gutter detail.
- Most of the sheathing was rotted and rot went down into the bottom plate and the sheathing that was holding the stucco up was rotted so the contractor had to make repairs.
- Re-painting the kitchen wasn't included in the overall budget but rather than try to match one of the existing green colours he decided to go ahead and have it repainted.
- The designer chose a neutral colour and all of the materials and finishes were chosen in keeping with the charm of the cottage while incorporating modern day functionality into it.
- Backsplash tile was chosen for its uneven hand-made look without the expense and a vintage schoolhouse ceiling light fixture was installed reflecting the style of the original fixture in the adjacent eating nook.
- The tenant decided to live in the house while the renovation was under way and a plastic barrier was installed blocking off the kitchen so she couldn't use it. She decided to wait until it was totally completed before seeing it and she was thrilled with the finished result.

Rent Increase

The Secretary advised that the current monthly rent of \$926 could be raised October 1, 2018 by up to \$37.04 as per the Residential Tenancy Branch, with the Notice of Rent Increase going to the tenant by registered mail by June 25, 2018. The new rent effective October 1, 2018 would be \$963.00.

MOVED by M. Brown and Seconded by R. Townsend: "That the current monthly rent for 1248 Burnside Road West (Stranton Lodge) be increased from \$926 to \$963 effective October 1, 2018."

CARRIED

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- She got two quotes from Oakridge Windows and Doors to replace the windows above the kitchen sink in the lean-to area with opening windows.
- The price of a fir window with fir muntin bars is \$10,366.69 including tax. With faux muntin bars the cost is \$8,014.44 with tax.

- She will see about getting other quotes from Prestige Windows or Vintage Woodworks for the September meeting.
- David McMinn replaced the pins on two windows that weren't functioning with two new old pins; he will be sending a bill.
- She gave Trevor a list of things that need to be fixed or replaced and he will take care of it when he gets a chance.

Rent Increase

The Secretary advised that the current monthly rent of \$1339.00 could be raised October 1, 2018 by up to \$53.00 as per the Residential Tenancy Branch, with the Notice of Rent Increase going to the tenant by registered mail by June 25, 2018. The new rent effective October 1, 2018 would be \$1392.00.

MOVED by K. Johnson and Seconded by K. Whitworth: "That the current monthly rent for 4139 Lambrick Way (Dodd House) be increased from \$1339.00 to \$1392.00 effective October 1, 2018."

CARRIED

RESTORATION GUIDELINES – GRANT APPLICATION ELIGIBILITY

Excerpt from the Restoration Guidelines pertaining to homeowner eligibility to receive grants.

The President stated:

- The Guidelines do not address whether or not an owner should have to live in the dwelling in order to receive restoration grant funding.
- Some of the heritage designated properties have renters and the owners live elsewhere. He is wondering if the Guidelines should be amended to state that in order to qualify for grant funding, the owner must live in the house.

Committee discussion noted:

- The Victoria Heritage Guidelines are silent as to whether or not an owner must live in the house in order to receive grant funding.
- The owners have to follow the Restoration Guidelines if they want to qualify for grant funding.
- It wouldn't be a good idea to get involved with who lives in the house.

SAANICH NEWS

R. O'Connell stated that he was speaking with the editor of the Saanich News and he's interested in doing some articles on heritage buildings in Saanich. He thought it would be a good idea to give him a copy of our Saanich Heritage Structures to give him some background information on the heritage properties in Saanich such as churches and other institutional properties.

ADJOURNMENT

The meeting adjourned at 6:30 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, June 12, 2018 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON



LEGISLATIVE SERVICES

Memo

File: 1180-20 - SHF

To: Paul Arslan, Manager of Financial Services
From: Shirley Leggett, Secretary, Saanich Heritage Foundation
Date: September , 2018
Subject: Secretarial Services for Saanich Heritage Foundation – Jan. 1, 2018 to June 30, 2018

Please invoice the Saanich Heritage Foundation (care of Legislative Services) for Secretarial services provided from January 1, 2018 to June 30, 2018, in the amount of \$9,051.87

Also, bill the Foundation separately for \$38.00 for postal charges and \$68.60 for mileage (for a total of \$106.60).

Please credit to account number 2080.3772.

Thank you.

Shirley Leggett
Secretary, Saanich Heritage Foundation

/sl
Attachments

**JANUARY 1, 2018 TO JUNE 30, 2018 INVOICING TO SAANICH HERITAGE
FOUNDATION FOR OFFICE WORK, BANKING, MEETING ATTENDANCE
AND AGENDA/MINUTE PREPARATION**

January	45.00 hours at \$41.57	\$1,870.65
February	33.00 hours at \$41.57	\$1,371.81
March	40.75 hours at \$41.57	\$1,693.98
April	32.00 hours at \$41.57	\$1,330.24
May	32.50 hours at \$41.57	\$1,351.02
June	34.50 hours at \$41.57	\$1,434.16
	<hr/>	
	217.75 hours at \$41.57	\$9,051.87
TOTAL	217.75 hours at \$41.57	<u>\$9,051.87</u>

JANUARY 1, 2018 TO JUNE 30, 2018 POSTAGE AND MILEAGE

Misc. postage for invoices, etc.	20 x .85	17.00
Two registered letters (rent increases)		21.00
Mileage		68.60
	TOTAL	<u>\$106.60</u>



The Corporation of the District of Saanich | Legislative Services

770 Vernon Avenue Victoria BC V8X 2W7 | T 250-475-1775 | F 250-475-5440 | www.saanich.ca

File: 2870-30 (Gorge Road West)

May 30, 2014

Ms. Christine Lintott
Christine Lintott Architect
22 – 532 Herald Street
Victoria, BC V8W 1S6

Dear Ms. Lintott:

“HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW, 2014, NO. 9260”

This letter will confirm that Council, at their meeting on May 26, 2014, gave final reading and adoption to “Heritage Revitalization Agreement Authorization Bylaw, 2014, No. 9260” to authorize an agreement with the owners of the property at 994 and 998 Gorge Road West for rehabilitation of the Craigflower Bridge Store and its relocation on the 998 Gorge Road West site. Enclosed is a copy of Bylaw 9260 and a fully executed copy of the agreement for your records.

Our Legal Department will now register the Agreement in the Land Title Office pursuant to section 966 of the *Local Government Act*. *Bylaw 9260 has also been sent to the Registrar of Historic Place – Heritage Branch, Ministry of Forests, Lands and Natural Resource Operations as required under Section 977 of the Local Government Act.*

Once confirmation has been received that the required covenant as outlined in my January 23, 2014 letter has been registered, the Zoning Bylaw amendments and Development Permit will be scheduled to Council for final adoption and approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna Dupas'.

Donna Dupas,
Legislative Manager

cw

Enclosures

cc: Carrie MacPhee, Director of Legislative Services
Sharon Hvozdzanski, Director of Planning
Graham Barbour, Manager of Inspection Services
J. Kuharchuk, Saanich Senior Living Inc.

HERITAGE REVITALIZATION AGREEMENT

This Agreement dated the 30th day of May, 2014.

BETWEEN:

SAANICH SENIOR LIVING INC.
Incorporation No. BC0875553
1055 West Georgia Street #2620
Vancouver BC V6E 3R5

("the Owner")

OF THE FIRST PART

AND:

**THE CORPORATION OF THE
DISTRICT OF SAANICH**
770 Vernon Avenue
Victoria BC V8X 2W7

("the Municipality")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the owner of all and singular those certain parcels or tracts of land and premises situate in the Municipality of Saanich, legally described as:

Parcel Identifier: 005-996-686
Lot 1, Section 21, Victoria District, Plan 4774

and

Parcel Identifier: 000-207-942
Lot 2, Section 21, Victoria District, Plan 39718

(collectively "the Lands").

- B. Pursuant to Rezoning Application REZ00494 and Development Permit Application DPR00507 the Craigflower Bridge Store (later Brookman's Grocery & Flowers) at 998 Gorge Road West ("the Heritage Building") is to be rehabilitated and relocated elsewhere on the Lands, and the commercial building at 2803 Admirals Road is to be dismantled and its usable timber repurposed for feature finishes, benches and/or garden structure(s) on the Lands ("the Donor Building").



- C. By virtue of Section 966 of the *Local Government Act*, a local government may enter into a Heritage Revitalization Agreement with the owner of a heritage property.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of Ten Dollars (\$10.00) now paid by the Municipality to the Owner and for other good and valuable consideration (the receipt and sufficiency of which the Owner hereby acknowledges) the Owner and the Municipality each covenant with the other pursuant to Section 966 of the *Local Government Act* as follows:

1. The Owner shall, by no later than two years after the date of issuance of a building permit to construct an independent supportive living seniors' residence and community care facility on the lands ("the Residence"), carry out the following in regard to the Heritage Building and the Donor Building:

The Heritage Building

- Remove the additions made to the original structure, as shown on attached Appendix 1.
- Relocate the original structure onto new foundations at the location indicated on the drawings received on March 22, 2012, October 23, 2012, March 19, 2013, October 24, 2013 and January 29, 2013 forming part of Development Permit DPR00507.
- Rehabilitate the original structure to the extent necessary so that it can be legally occupied for the intended purpose established on the drawings received on March 22, 2012, October 23, 2012, March 19, 2013, October 24, 2013 and January 29, 2013 forming part of Development Permit DPR00507.
- Retain and restore the existing second storey windows.
- New window and door details to reflect the existing second storey windows and door mullions, trim and sill width; including wood for all window materials.
- New fascia details to replicate existing historical details (e.g. end fascia/rafters extend out beyond the roof edge).
- A colour pallet of light coloured siding, darker coloured fascia/rafters and trim as per the historical photos available at Saanich Archives (attached).
- Install interpretive signage either on the Heritage Building or immediately adjacent to it on the Residence to commemorate the Brookman's legacy and the contribution of the Wong family to the neighbourhood.

The Donor Building

- Dismantle the existing Panabode structure(s) and reuse the salvaged timber for feature finishes, benches and/or garden structures in the Residence where practically feasible as determined by the property owner.
 - Install interpretive signage in the Residence where the salvaged timber is used acknowledging its historical value.
2. In the event it is determined that the Heritage Building is structurally unsound to the extent that it cannot be moved without risking significant damage or destruction, the Owner will replicate it in consultation with the District.
 3. The Owner will advise the District should it be determined that the salvaged timber from the Donor Building is unusable due to rot or damage from pests.
 4. Prior to the date of issuance of a building permit to the Residence, the Owner shall provide a \$150,000 security bond to the Municipality. In the event the works have not been completed within two years of the date of issuance of the building permit to construct an independent

supportive living senior's residence and community care facility on the lands, the Municipality shall complete the works and return any remaining funds to the Owner.

5. The Owner shall preserve and protect the Heritage Building and shall keep the Heritage Building in good appearance and in good repair.
6. If the Heritage Building is damaged or destroyed it shall be replicated. If the replication of the Heritage Building is damaged or destroyed, it shall be replicated yet again, whenever and as often as damage or destruction shall occur. The Owner shall insure the Heritage Building to its full replacement value against all perils including damage or destruction by earthquake.

This Agreement shall ensure to the benefit of and shall be binding upon the Owner and his or her executors and trustees and this Agreement shall ensure to the benefit of and be binding upon the Municipality and its successors and assigns and this Agreement shall charge and run with the Lands and ensure to the benefit of and be binding upon the Owners from time to time of the Lands.

IN WITNESS WHEREOF the parties hereto have caused these presents to be executed the day and year first above written.

THE CORPORATION OF THE)
DISTRICT OF SAANICH by its)
Authorized Signatory)

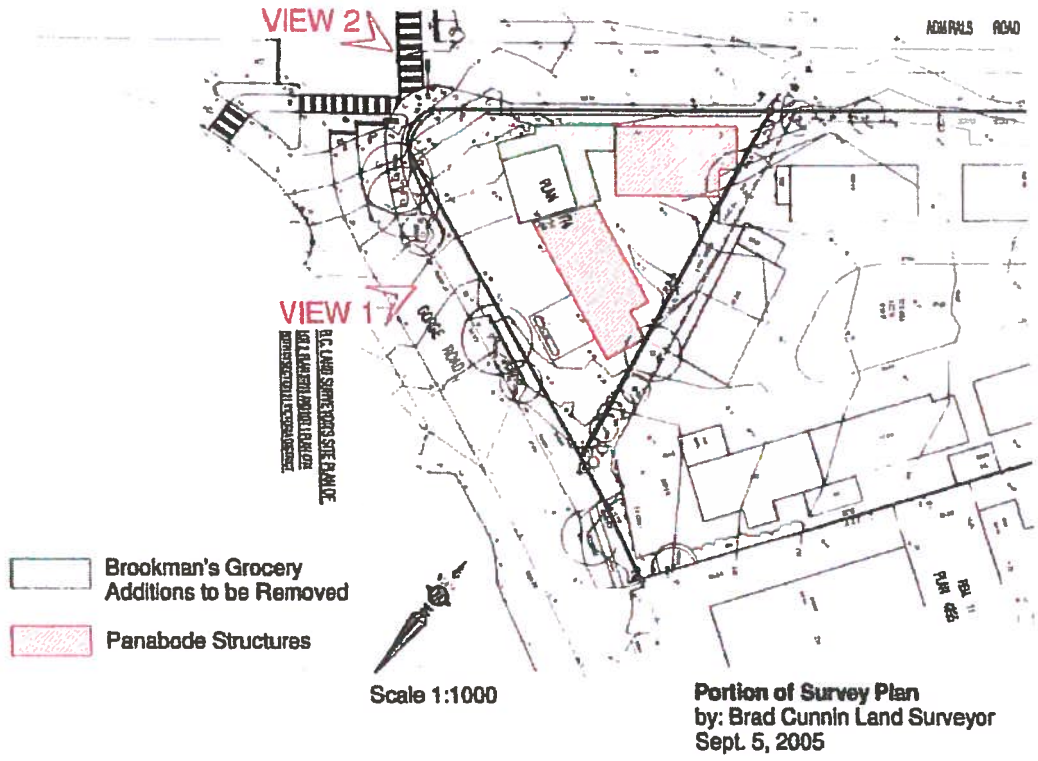


Donna Dupas
Municipal Clerk

SAANICH SENIOR LIVING INC.)
by its Authorized Signatory)



Douglas W. Regelous



VIEW 1

- Entry canopy.
- Connecting structure between Brookman's Grocery & panabode structure.



VIEW 2

- Entry canopy.
- West additions & connecting structure.

*Note: Rear additions are inaccessible to photography.

RESTORATION GUIDELINES

- **As of May 10, 2016, homeowners will no longer be permitted to do their own restoration work and be reimbursed for materials under the grant process.**
- No work should commence before being **notified in writing** that your grant has been approved. If you wish to proceed ahead of such approval, it must be after the SHF has reviewed and discussed the proposed project along with your volunteer committee member. **If you proceed with the work it is at your own risk, as the grant may not be funded.**
- **Please note:** Once projects are approved, unauthorized changes are neither accepted nor funded.

DECLARATION OF PROJECT COMPLETION FORM

I, Stephen Burns / Diane Uitz, of 1744 Kisber Ave,
(Name) (Address)

Hereby declare that the following work relating to my Application for a Grant to the Saanich Heritage Foundation, dated 1744 Kisber Ave, has now been completed.

I, Brad Shuya, SHF Grant Committee member assigned to this project, hereby
(Name)

declare that the requirements of the Grant Application process have been satisfactorily complied with,

and a final site review was completed on June 28/18.
(Date)

DETAILS OF WORK COMPLETED (POINT FORM)

- Underpin 44 ft. foundation
- Perimeter drain new
- rain leaders
- Water seal concrete with dimple board + sealant
- back fill

(continue on back if necessary)

MUST ACCOMPANY FORM:

- **COPIES** of any permits required for all work and copies of a final inspection by the Saanich inspector;
- **INVOICES** marked paid **PLUS SHOW RECEIPTS ADDED TO VERIFY PROJECT TOTAL COST**; and
- **PHOTOGRAPHS** of completed project

Dated this 14 day of June, 2018

Signed by original Applicant:

[Signature] / Diane L. Uitz

The information on this form is collected under the authority of the Heritage Conservation Act. The information provided will be used to assess the criteria for restoring the exterior of a heritage building. If you have any questions about the collection and use of this information, please contact the Municipal Clerk, 770 Vernon Avenue, Victoria, BC V8X 2W7, Telephone (250) 475-1775.

770 Vernon Avenue, Victoria BC V8X 2W7 Phone (250) 475-1775 Fax (250) 475-5440
<http://www.saanich.ca/visitor/heritage.html>

1744 Kisber Avenue Foundation Underpin and Perimeter Drain Project Total Cost

Wages	\$9,385.00 ✓
Materials	\$5,821.64 ✓
Tool Rentals	\$2,895.95 ✓
Expenses	\$7,693.00 ✓

Total Cost \$25,795.59 ✓

~~100 permits~~
\$25,645.59

1744 Kisber Ave.

Wages

Total Wages

\$9,385.00 ✓

Steve/Dan	Sun	160
Allan	"	50
Steve/Dan	Mon	180
Allan	"	90
Steve/Dan	Tues	160
Allan	"	80
Steve/Dan	Wed	160
Allan	"	100
Allan	Apr10	200
Quentin	Apr3	70
Peter	Apr10	120
Quentin	Apr12	70
Steve/Dan	Apr14 Sat	160
Allan	"	320
Allan	Apr15	180
Steve/Dan	Apr17	120
Allan	Apr17	70
Vince	Apr21	100
Vince	Apr22	80
Tom	Apr22	65
Vince/Bruce	Apr23	400
Vince/Bruce	Apr25	360
Vince/Bruce	Apr26	400
Vince/Bruce	Apr27	220
Vince/Bruce	Apr30	620
Vince/Bruce	May1/2/3	640
Vince/Bruce	May4/5	900
Vince/Bruce	May6	950
Vince/Bruce	May9/10/11	740
Vince/Bruce	May14/15	780
Vince/Bruce	May17/18	840

1744 Kisber Ave Underpinning Foundation/Perimeter Drain Supplies

Home Depot

Mar25	15.18
Apr22	499.93
Apr23	151.09
Apr22	23.15
Apr25	37.86
Apr26	23.86
Apr26	96.28
Mar26	47.38
Mar28	101.48
Mar28	96.28
Jan2	31.88
Mar25	4.34
Mar25	132.52
Mar26	122.87
Feb12	12.91
Mar27	175.19
Mar12	304.23
Jan27	80.44
Jan29	30.54
Feb11	100.09
Jan17	74.83
Apr14	5.12
Apr15	47.00
Apr15	4.57
Apr15	12.47
Apr14	7.81
Apr14	31.27
Mar26	27.67
Mar25	263.97
Mar26	217.23
Jan14	30.17

Materials Total

\$5,821.64

RONA

Mar16

6.18

①

Materials

Mar18 155.42
Mar16 3.34
Mar19 4.50

AERO
Apr13 54.34
Mar20 82.33
Mar19 82.33
Apr19 115.25

Lumberworld
Mar27 217.32
Mar24 507.15
Mar28 60.71
Mar27 209.44
Apr27 1009.15
Apr14 504.57

1744 Kisber Ave. Rentals

Home Depot Tool Rental Demolition Hammer

Tool Rental Total
\$2,895.95 ✓

"	Apr 12, 2018	50
"	Mar26	215.60
"	Mar24	50
"	Apr18	50
"	Apr21	50
"	Apr26	168.91
"	Apr27	23.65
"	Apr19	81.31
"	Apr10	50
"	Apr23	261.67
"	Apr25	100.19
concrete wheel barrow	Mar28	25
	Jan15	138.88
	Mar25	54.46
	Mar28	24.64
	Feb2	22.18
	Feb12	75

Mech earth drill
demo hammer
Saanch Rentals Concrete Vibe

"	May1	150
"	Apr15	272.52
"	Mar29	39.20
"	Apr26	39.20
"	Apr23	39.20
"	Apr17	39.20
rebar cutter	Apr14	67.20
	Apr21	67.20
	Mar26	69.44
	Jan15	52.64
	Feb10	49.28

GW/G	backhoe	May3	452.9
	rebar cutter	Apr20	116.48

1744 Kisber Ave Supplies

Expense Total

\$7,693.00 ✓

~~\$ 9543.00~~

Concrete Ocean	Apr26	686.88
	Apr23	770.56
	Apr17	887.94
	Mar28	928.70
Butler Bros	May10	694.70
Active Bobcat	Mar28	562.93
MacNutt Gravel	Jan19	182.22
HOEL Engineering	Apr27	760.94
	Feb15	1018.13
ROMAX Masonry	Apr18	1050

Dist. of Saanich Permits

Feb18

150

Shirley Leggett - Fwd: 1744 kisber Contractor Clarification

From: Brad Shuya <brad@bradleyshuyaarchitect.com>
To: stephen burns <srb1966@me.com>
Date: 7/5/2018 10:18 AM
Subject: Fwd: 1744 kisber Contractor Clarification
CC: Shirley Leggett <Shirley.Leggett@saanich.ca>

Hi Steve,

As discussed, please provide a written rational outlining your reasons (and circumstances) for the approach you used.

I will circulate to the Saanich Heritage Foundation membership over the summer to see if we can come up with a consensus before our Sept. SHF meeting.

Best Regards,
Brad

Bradley W. Shuya
Architect AIBC, MRAIC, Assoc. AIA
M. Arch., B. Arch. | President - *Project Architect*



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brad@bradleyshuyaarchitect.com

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Begin forwarded message:

From: Brad Shuya <brad@bradleyshuyaarchitect.com>
Subject: Re: 1744 kisber

Shirley Leggett - Re: 1744 Kisber Ave

From: Brad Shuya <brad@bradleyshuyaarchitect.com>
To: stephen burns <srb1966@me.com>
Date: 7/5/2018 7:00 AM
Subject: Re: 1744 Kisber Ave
CC: Shirley Leggett <Shirley.Leggett@saanich.ca>

Morning Steve,

I informed you in the past that Owner own forces projects were not supported by the the SHF. When you said you could only obtain one bid then I confirmed that would be acceptable and formed the basis of you grant application.

Give me a call to discuss further around 9:00am. Please send me copies of your engineering field reports in the meantime.

Thanks

Brad

Brad Shuya, Architect AIBC
Bradley Shuya Architect Inc.
Sent from Brad's iPhone

On Jul 4, 2018, at 10:47 PM, stephen burns <srb1966@me.com> wrote:

Yes as per the previous emails I preformed the job mostly my self hiring day labor for digging and other assistance as needed

All work was inspected photographed and passed by structural engineer Richie Smith of HOEL engineering as well a Saanich building inspectors

If there is any questions about the quality or integrity of the work please contact the site engineer Richie Smith and review inspection reports

It was a rather difficult job but was completed far exceeding all minimal structural requirements

As previously communicated I was only able to obtain 1 quote for the the under pinning which exceeded 60000\$

I was able to preform the same job for less than half the built rite quote

I of course do not expect compensation for my time on the project and have not included such in my submission to SHF

As I indicated before I have extensive structural concrete experience I was not about to over spend by 35000\$

I hope SHF will support responsible home owners working to preserve heritage homes

The situation at Kisber was urgent do the structural concerns as such I proceeded with urgency to ensure stability of the house.

Thanks Steve

Sent from my iPhone

On Jul 4, 2018, at 8:06 PM, Brad Shuya <brad@bradleyshuyaarchitect.com> wrote:

Good Evening Steve & Diane,

I did drop by your property last week for a final review of the work (nobody was home). The work is completed as you said, and I forwarded my signed Grant Completion form to the SHF Secretary.

The secretary has noted that the paperwork which you submitted does not appear to contain any invoices from the company listed on your grant application (Built-Rite).

I'm guessing that you may have elected to perform this work yourself or by another company. If this is the case you may have jeopardized your grant eligibility by not informing the SHF in advance of starting with the work with this change of contractor.

Please confirm who performed the work on site, and give me a call tomorrow at my office (number below) to discuss this matter further.

Kind Regards,
Brad

Bradley W. Shuya, Architect AIBC, MRAIC, Assoc. AIA
M. Arch., B. Arch. | President - *Project Architect*

<logo_signature.jpg>

Bradley Shuya Architect Inc.
762 Ralph St.
Victoria, B.C. V8X 3C9
Tel: 250-727-0605 Fax: 250-727-0636
<http://www.bradleyshuyaarchitect.com/>
mail to: brad@bradleyshuyaarchitect.com

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----- Forwarded message -----
From: stephen burns <srb1966@me.com>
Date: Sat, Jul 7, 2018 at 1:56 PM
Subject: 1744 Kisber AVE
To: Spencer Burns <spencer.jburns@gmail.com>

Dear Brad

Thank you for the enquires regarding the underpinning, foundation waterproofing , perimeter drain and rain water leader system at 1744 Kisber Ave

Indications -restoration work required

Jan 1 2018 water intrusion south west corner of basement

below grade excavation reveals there is no foundation or footing supporting the walls there is just
14 inches of rock below grade

engineering opinions obtained currently house is unstable no foundation , continuous water saturation of soil has reduced load bearing capacity

inspection of exterior stone work reveals cracks opening up again that were repaired just 3 years previous

inspection inside basement reveals at some point after original house construction the basement depth has been increased by excavating floor and pouring a curb wall against dirt -this faulty construction method has resulted in further instability no permit at Saanich was taken for this work

inspection of perimeter drain indicates incorrect installation the drain pipe is well above basement floor level

Scope of restoration project

west side of house and portions of north and south sides require support to stabilize house followed by waterproofing and appropriate drainage system

structural engineer Richie Smith advises the house can be stabilized by two methods

a. engineered concrete wall adjacent to current exterior wall leaving dirt between curb wall inside basement and new exterior wall - this would have been a cheaper but not as structural strong as underpinning as there is still no footing under load bearing wall

b. underpinning existing exterior load bearing stone walls with engineered concrete foundation - more difficult, expensive and the best possible structural support

Project put to tender

numerous contractors were approached to bid on the project once the engineered drawings were complete

1. Flintstones
2. Island basement systems
3. Built Rite construction
4. Canadian basement repair
5. True level concrete

inquires were made with multiple other contractors however only those listed above were willing to review the drawings and consider the project

only Built Rite construction bid on the project - 60000\$ plus

Review of project and Built Rite bid

unfortunately only one bid was obtained which had several exclusions- likely leading to major project cost over runs

the Built rite bid was excessive given the industry standard cost of underpinning which are \$500-750 per lineal foot { up to 1000\$ foot for deep excavations where shoring required - not the case at Kisber}

Plan to proceed with project

decision not to use Built Rite -cost excessive and bid exclusions
no other option for contractors to preform work available
project requires urgent completion

after review of scope of project and materials required I proceeded with

the project using Hoel engineering Richie Smith structural engineer for drawings and field inspections and myself performing the majority of the skilled work on site with the assistance of day labour for digging and wheelbarrowing concrete

I estimated the job at 24000-30000 \$ variables being field conditions such as soil condition and amount of precipitation these factors can cause variation in excavation and placement of forms and concrete

Questions regarding my experience/ability to successfully complete the project

I have over 10 years experience with the following

- housing construction including foundation and concrete work
- concrete repair and placement at heavy industry site such as oil refineries and chemical refineries
- construction of concrete and steel bridges and tunnels
- precast concrete erection -construction
- work at precast concrete plant
- construction and site preparations of highways
- site preparation of subdivisions
- water drain systems sewer system installations in subdivisions
- methods of compacting various rock and soil types for placement of commercial structures
- methods of assessment of soil compaction
- surveying for highway placement including overpass/underpass construction
- construction of forms for concrete residential and commercial
- multiunit housing construction
- high rise construction

-recent experience related to construction site selection and drawings for Medical clinic over seas

although I have a different career now still can recall the knowledge and skills required for construction and concrete work

Project methods

- survey and establishment of correct grade depth placement of footing and perimeter drain
- hand excavation and undermining of load bearing walls in 3-4 slots as prescribed by structural engineer
- cleaning all rock to concrete interfaces to assure best possible bond
- placement of heavy timber forms to ensure no wood remaining in concrete resulting in weakness of structure
- *construction of toe footing and use of rebar splice clamps 40000 lb rating to prevent settling of house this far exceeded minimal structural requirements however due to soil conditions I wanted to be assured as best as possible this stone house would have a solid foundation *

- placement of rebar as per engineers diagram
- placement of concrete * using 30-50 MPA* when only 25 MPA required
- all excavation form construction rebar and concrete placement was inspected and passed by engineering -total four site inspections
- passed by Saanich building inspectors
- water proofing new foundation with liquid product and dimple board
- perimeter drain- drain rock placement and rain water leaders
- Saanich building inspector passed -water proofing drainage system and drain rock
- followed by back fill

Project Results

project complete
project was a success
passed and exceeded all structural engineering requirements
passed by Saanich building inspectors
project on budget

I would like to thank the volunteers with the Sannich Heritage Foundation for their work. I believe that unique heritage buildings should be preserved their value as history and architectural work is immeasurable.

There are extreme challenges to preserve heritage buildings for the future -ensuring they are desirable to own/live in and possible to maitain is key to preservation.

I hope the Sannich Heritage Foundation will recognize the success of th structural restoration of 1744 Klsber . I have not been involved in a project were anyone was displeased to see a project completed with out injury ,under budget, on time and exceeding requirements .If preservation of heritage buildings is a goal it only be possible if financially feasible

Thank you for your consideration

Stephen Burns

**1744 KISBER AVENUE – 2018 GRANT APPLICATION – FOUNDATION REPAIR -
UNDERPINNING**

The President stated:

- The owners have started the work on the underpinning of a portion of the foundation and have sent some pictures of the work underway. He checked to see that they had a building permit.
- The grant application hasn't received final approval yet but the owners have to get the work done while the weather is nice.
- The total cost of the work far exceeds the maximum grant amount of \$10,000.

Members did not have an issue with the restoration work being started before final approval of the grant.

1744 KISBER AVENUE – 2018 REVISED RESTORATION GRANT APPLICATION RE PERIMETER DRAIN REPLACEMENT

Revised Restoration Grant Application from the owners of 1744 Kisber Avenue for foundation repairs and perimeter drain replacement.

The President stated:

- Originally the owners thought they just had to have work done on the perimeters drains however, the scope of work has changed significantly.
- It involves exterior underpinning from the front entry projection and wrapping around the east side of the house ending at the sanitary stack on the rear wall.
- The owners were only able to secure one quote from Built-Rite Structural Services Ltd. which is \$59,892.00; the maximum allowable grant is \$10,000.
- An engineer has been involved and they have applied for the necessary permits.

Members agreed to include the revised Grant Application as part of the 2018 Restoration Grant Program with final approval of the grants given in May once they have heard back with their grant request to Council.



Saanich Heritage Foundation

HOUSE GRANTS PROGRAM

APPLICATION FORM

This application form and all supporting documents must be received by the Saanich Heritage Foundation (SHF) no later than **December 31st** to be considered for a grant.

DESIGNATED PROPERTY:		DATE: 5 March 2018
Address: 1744 Kisher Ave.		Postal Code: V8P 2W7
OWNER(S):		
Name 1: Stephen Burns		Name 2: Spencer Burns, Diane Uitz
Address of Owners (if different): 3150 Bradford Rd Powell River		
City: Powell River	Prov/State: BC	Postal Code: V8A 0R8
Home Phone: 604 485 2000	Work Phone: 604 483 6736	Email: burnsutz@shaw.ca
AUTHORIZED AGENT (if applicable):		
Name:		
Address:		
Prov/State:		
Postal Code:		
Home Phone:		
Work Phone:		
Email:		

5161906@shf.ca

DETAILS OF PROPOSED WORK:

PLEASE NOTE: DOING THIS TAKES MUCH LONGER THAN YOU THINK. START EARLY AS BUSY CONTRACTORS CAN TAKE MONTHS TO PROVIDE ESTIMATES.

- > Confirm that house is designated.
- > Confirm the eligibility of your project.
- > If more than two (2) projects, list them individually on a separate sheet of paper.
- > Enclose at least two (2) estimates for each project.
- > Enclose photos of all proposed work and all four (4) side of the house if not on file.
- > If requesting paint, enclose color scheme and paint chips (See Guidelines).
- > Add the GST and PST into the estimate if you want to be paid for it.

PROJECT NO. 1		
Foundation Repair + Perimeter Drain Replacement		
Building Permit Pending		
Estimated start date: unknown Spring 2018	Estimated completion date: Summer 2018	
Contractors:	Estimates: (include GST and PST)	
1	Built-Rite Structural Services Ltd	49,150.00
2		1,900.00
3		5,990.00

57,040.00
 + 2,852.00

 59,892.00

Estimated start date:

Estimated completion date:

Contractors:		Estimates: (include GST and PST)
1		\$
2		\$
3		\$
CONSULTANT OR SPECIALIST (if applicable)		
Name:		Company:
Address:		Postal Code:
Phone:		
Project:		\$
TOTAL VALUE OF PROJECT(S):		\$

As the owner(s) or authorized agent for the above named property, I/we hereby agree that:

 Check to confirm

- I/we have read, understood and will comply with the current *Application Requirements*.
- I/we have read, understood and will adhere to the applicable SHF *Rehabilitation Do's and Don'ts*.
- Taxes on the above property are not in arrears and the property is covered by current comprehensive home and fire insurance.
- I/we are not involved in any ongoing or pending zoning or bylaw enforcement disputes with the Municipality of Saanich.
- All necessary authorizations and permits of the Municipality of Saanich will be obtained before work commences.
- I/we shall not commence work without a written letter of approval from the Saanich Heritage Foundation (SHF) acknowledging that to do so will jeopardize the awarding of the grant.
- I/we shall not involve the SHF in any action between myself/ourselves and any contractors, estimators, employees, workers or agents, rising from the work on the heritage building.
- Photographs and documents submitted to the SHF may be used for educational purposes and for fundraising.
- The project(s) will be commenced in the year of application.

*****INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED*****

Signature of Owner(s) *Carine Witt*Signature of Authorized Agent (if applicable) *[Signature]*Date 5 March 2013

The information on this form is collected under the authority of the Heritage Conservation Act. The information provided will be used to assess the criteria for restoring the exterior of a heritage building. If you have any questions about the collection and use of this information, please contact the Municipal Clerk, 770 Vernon Avenue, Victoria, BC, V8X 2W7, Telephone (250) 475-1775.

Saanich Heritage Foundation, c/o Saanich Municipal Hall, 770 Vernon Avenue, Victoria BC V8X 2W7

Phone (250) 475-1775 Extension 3513; Fax (250) 475-5440

<http://www.saanich.ca/visitor/heritage.html>

Shirley Leggett - Fwd: Bids: Underpinning & Drainage- 1744 Kisber Ave

From: STEPHEN BURNS <burnsuitz@shaw.ca>
To: shirley leggett <shirley.leggett@saanich.ca>
Date: 3/5/2018 9:45 PM
Subject: Fwd: Bids: Underpinning & Drainage- 1744 Kisber Ave
CC: brad <brad@bradleyshuyaarchitect.com>
Attachments: 001 PROJECT HISTORY & REFERENCES Built Rite & Level Lift.xls

Below, please find quote from Built-Rite Structural Services for foundation repair and perimeter drain replacement.

Thank you,
Stephen Burns
Diane Uitz

From: "srb1966" <srb1966@me.com>
To: "burnsuitz" <burnsuitz@shaw.ca>
Sent: Monday, March 5, 2018 9:16:26 PM
Subject: Fwd: Bids: Underpinning & Drainage

Begin forwarded message:

From: Built-Rite Structural Services Ltd <builrite@shaw.ca>
Subject: Bids: Underpinning & Drainage
Date: January 28, 2018 at 3:32:14 PM PST
To: stephen burns <srb1966@me.com>

Hi Stephen,

It was nice to meet you and your son last week. I hope you are well.

Our Guaranteed Price Bids would be as follows:

Exterior Underpinning (East Portion):

- Extent of work: From the front entry projection, wrap around the east side of the house, end at the sanitary stack on the rear wall.
 - Sequential underpinning as per Structural Engineer's design.
 - Backfilling with excavated material.
 - Assumes underpinning are not required to extend more than 30" below grade at any given location.
- \$ 49,150.00 + GST

Assumes:

- No special chimney underpinning is required.
- No interior work would be required.
- Drawings, Engineering, Hazmat assessment, and permits not included.
- No Hazmats.

Rear Chimney:

We could demolish and haul away the rear external chimney.
We would haul it away and pay the recycling fees.

Assumes no HazMats (Chimney mortar?).
"Making good" at roof and wall by others.
\$ 1,900.00 + GST

Drainage:

- Same location as underpinning.
 - Excavate and backfill with excavated material.
 - Pull up asphalt where required and dispose.
 - Damp-proofing to new underpinning.
 - Delta drain (drain board).
 - 4" perforated PVC footing drain.
 - Drain rock.
 - Filter cloth.
 - 4" solid PVC roof rain water pipe if the location of the underpinning has an existing roof rain water drain pipe.
 - New 4" solid pipe across the front yard to a City Storm Connection under the driveway. Driveway box and new asphalt not included.
 - Assumes that no pumps or chambers are required.
 - Landscape repair by others.
- \$ 5,990.00 + GST

Quote:

This quote is open for acceptance for 21 days.
This quote assumes construction in the spring of 2018. Our costs increase after that.

Procedure:

If you would like to proceed to the next stage:

- For a deposit of \$100 we will write up a multi-page, detailed specification of the work for your review.
- If the detailed specification is acceptable to you, we will send you our standard underpinning contract.
- WorkSafe BC will also provide a Clearance Letter for our firm in your name.

Construction:

Like all of our projects since 1994, we require a signed contract and a non-refundable 15% scheduling deposit to hold time, equipment and crew for your project.

References:

Attached below is a list of our 400 most recent structural projects. Please call as many of our Customers as you would like for a reference.

Cheers,

Tom

Tom Forest
BUILT-RITE STRUCTURAL SERVICES LTD.

WEBSITE:
builtrite.ca

Date: February 27, 2018 9:38:40 AM PST
To: stephen burns <srb1966@me.com>
Cc: Shirley Leggett <Shirley.Leggett@saanich.ca>, Ross O'Connell <lkbakken@telus.net>

Good Morning Steve,

Sorry to hear you are having difficulty obtaining a second quote, but in this frantic marketplace I'm not surprised. I suggest you go ahead and submit your formal grant application (via email) for the foundation repairs with the one price, and we will formally review at the next SHF meeting coming up March 13, 2018.

With regard to Owner contractors, the SHF does not support this arrangement especially when structural work is concerned. We have had some negative experiences in the past with owners not completing the work properly, or not to a professional level that the SHF expects.

No disrespect intended with regard to your skills and background, but we are also trying to avoid setting precedents for future grant applications. The SHF requires licensed contractors who have past similar project experience, liability insurance, and WCB coverage in place to perform the work proposed.

Please forward your grant application and quote to Shirley's attention, and she will add your project to our next SHF agenda.

Best Regards,
Brad

Bradley W. Shuya
Architect AIBC, MRAIC, Assoc. AIA
M. Arch., B. Arch. | President - *Project Architect*



762 Ralph St.
Victoria, B.C.
V8X 3C9
p. 250.727.0605
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brad@bradleyshuyaarchitect.com

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confidential, personal, and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this information and do not copy, distribute, or take action relying on it. Any communication received in error should be deleted or destroyed.

On 2018-02-26, at 7:11 PM, stephen burns wrote:

Hi Brad

just an update on Kisber

I have not been able to obtain a second quote for the Kisber Job as of yet, one contractor is still thinking about it
I have worked constructing concrete foundations, bridges and tunnels in the past the \$63000 quote seems excessive for the amount of work required

I costed out the job with hiring a couple of guys to do most of the digging and assisting with concrete placement and putting in a sump if necessary and \$ 35000 appears to be a generous budget

If I can not obtain some more quotes I will most likely act as the contractor and get the job done according to the engineering specifications

thanks Steve

DECLARATION OF PROJECT COMPLETION FORM

I, KEVIN JAMES GREENARD of 1955 SALT AIR CRESCENT,
(Name) (Address)

Hereby declare that the following work relating to my Application for a Grant to the Saanich Heritage Foundation, dated DECEMBER 28, 2017, has now been completed.

I, ROSS O'CONNELL, SHF Grant Committee member assigned to this project, hereby
(Name)

declare that the requirements of the Grant Application process have been satisfactorily complied with,

and a final site review was completed on AUGUST 21, 2018.
(Date)

DETAILS OF WORK COMPLETED (POINT FORM)

- Remove mildew, and thoroughly scrape and sand all loose and peeling paint
- Caulk cracks/splits, reglaze windows, spot prime bare wood
- Apply two coats of paint to the entire body and soffits of home, trim, doors, stairs
- Complete paint job preparation and clean up

(continue on back if necessary)

MUST ACCOMPANY FORM:

- **COPIES** of any permits required for all work and copies of a final inspection by the Saanich inspector;
- **INVOICES** marked paid **PLUS SHOW RECEIPTS ADDED TO VERIFY PROJECT TOTAL COST**; and
- **PHOTOGRAPHS** of completed project

Dated this 21ST day of AUGUST, 2018

Signed by original Applicant:

Kevin

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770 Vernon Avenue, Victoria BC V8X 2W7 Phone (250) 475-1775 Fax (250) 475-5440
<http://www.saanich.ca/visitor/heritage.html>

Ross O'Connell

INVOICE

№ 3648

Kevin Leonard
 1955 Saltair Cr
 250-888-3776

DATE: Aug 10/18


IN ACCOUNT WITH



BRAD McDONNELL - PAINTING & DECORATING

www.paintingvictoria.com

100 RICHIE RD, ROBERTSON VIC 3106 • OFFICE (250) 744-1400 • CELL (250) 361-6489

Description of Work Performed	AMOUNT
<p>To Prep + Paint your home exterior as quoted</p> <p>Thank-you</p> 	

Work Completed	TOTAL	\$ 12,765.00
Gross Total	GST	638.25
Signature	LESS DEPOSIT	+ 6000.00
PAYMENT TO BE PAID IN FULL UPON COMPLETION	TOTAL COST	\$ 7403.25

541

KEVIN J GREENARD
1955 SALT AIR CRES
VICTORIA BRITISH COLUMBIA V8N2X6

DATE 2018-08-02
Y Y Y Y M M D D

PAY TO THE ORDER OF Brad McDonnell \$ 6,000.00

— six thousand — 00/100 DOLLARS  Security features included. Details on back.

STYLE 133

THE BANK OF NOVA SCOTIA
www.scotiabank.com 1-800-4-SCOTIA
702 YATES STREET
VICTORIA, B.C. V8W 1L4

80010

Kevin

MEMO Partial Payment
1955 Saltair Crescent

⑈541⑈ ⑆80010⑈002⑆ 03463⑈81⑈

KEVIN J GREENARD
1955 SALT AIR CRES
VICTORIA BRITISH COLUMBIA V8N2X6

543

DATE 20 18-08-20
Y Y Y Y M M D D

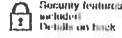
PAY TO THE
ORDER OF

Brad McDonnell

\$ 6,062.92

- six thousand + sixty-two — 92

100 DOLLARS



THE BANK OF NOVA SCOTIA
www.scotiabank.com 1-800-4-SCOTIA
702 YATES STREET
VICTORIA, B.C. V8W 1L4

80010

BAI MO

2nd part

Kevin

MP

⑈ 543 ⑈ ⑆ 800 10 00 21 ⑆ 03463 ⑈ 8 1 ⑈

KEVIN J GREENARD
1955 SALT AIR CRES
VICTORIA BRITISH COLUMBIA V8N2X6

545

DATE 20^K08-08-20
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Brad McDannell

\$ 1,340.33

- one thousand three hundred & forty - 33

TWO DOLLARS  Security features
included
Details on bank

THE BANK OF NOVA SCOTIA
www.scotiabank.com 1-800-4-SCOTIA
702 YATES STREET
VICTORIA, B.C. V8W 1L4

80010

MEMO

3rd (and final) pymt

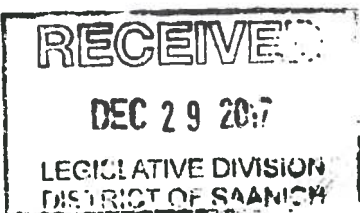
Kevin

Invoice # 3648

⑈545⑈ ⑆80010⑈002⑈ 03463⑈81⑈



Saanich Heritage Foundation ^{Dec. 28/17.}



HOUSE GRANTS PROGRAM APPLICATION FORM

This application form and all supporting documents must be received by the Saanich Heritage Foundation (SHF) no later than **December 31st** to be considered for a grant.

DESIGNATED PROPERTY:		DATE: DECEMBER 28/2017
Address: 1955 SALT AIR CRESCENT		Postal Code: V8N 2X6
OWNER(S):		
Name 1: KEVIN GREENARD		Name 2:
Address of Owners (if different):		
City: (SAME)	Prov/State:	Postal Code:
Home Phone:	Work Phone:	Email:
AUTHORIZED AGENT (if applicable):		
Name:		
Address:		Postal Code:
Home Phone:	Work Phone:	Email:

DETAILS OF PROPOSED WORK:

PLEASE NOTE: DOING THIS TAKES MUCH LONGER THAN YOU THINK. START EARLY AS BUSY CONTRACTORS CAN TAKE MONTHS TO PROVIDE ESTIMATES.

- Confirm that house is designated.
- Confirm the eligibility of your project.
- If more than two (2) projects, list them individually on a separate sheet of paper.
- Enclose at least two (2) estimates for each project.
- Enclose photos of all proposed work and all four (4) side of the house if not on file.
- If requesting paint, enclose color scheme and paint chips (See Guidelines).
- Add the HST into the estimate if you want to be paid for it.

(excludes new deck and garage)

PROJECT NO. 4		
- Remove mildew, and thoroughly scrape and sand all loose and peeling paint		
- Caulk cracks/splits, reglaze windows, spot prime bare wood		
- Apply two coats of paint to the entire body and soffits of home, trim, doors, stairs		
- Complete paint job preparation and clean up		
Estimated start date: July or August		Estimated completion date: July or August
Contractors:		Estimates: (include HST)
1	OAK BAY PAINTERS (JON GRAY)	\$18,165.00
2	BRAD McDONNELL PAINTING & DECORATING	\$13,403.25
3	ZEN PAINTING INC (BODHI BROWN)	\$19,993.05

Brad McDonnell

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CONTRACT PROPOSAL

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FREE ESTIMATES

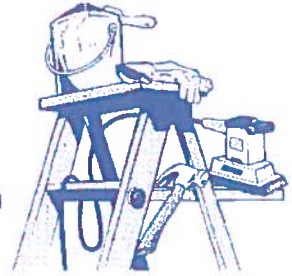
All men covered by WCB

Bus. 361-5459

www.paintingvictoria.com

FULLY INSURED

Uncompromising Attention to Detail



To: Kevin Greenard
1955 Saltair Crescent
250-389-2138

Date: December 6/2017

The undersigned proposes to furnish all materials and perform all labour necessary to complete all the work described below:

To gently wash your entire house free of dirt and mildew, using bleach and t.s.p on the mildew areas.
To let the wood dry out completely and test wood for moisture content using an electronic moisture meter prior to prep and painting. Moisture content should be below 13% for a successful long lasting paint job.

To fully protect grounds and plants using light weight drop cloths on the plants.

To remove and replace the storm windows and downspouts.

To thoroughly scrape and sand all of the loose and peeling paint and caulk any cracks and splits.

To re-glaze any loose or missing window putty and spot prime all of the bare wood using oil primer.

To apply two full coats of 100% acrylic paint to the entire body and soffits of your home.

To apply two full coats of 100% acrylic paint to all of the trim.

To apply two coats of a waterborne enamel to all of the previously painted doors.

To apply two coats of porch and floor paint to all of the previously painted front decks and stairs.

The new deck/stairs and garage are not included.

All materials are to be of top quality from Cloverdale Paint

To thoroughly clean up and haul all garbage away during and after painting of your home.

Check us out on our website- www.paintingvictoria.com

All of the above work to be completed in a good workmanlike manner for the sum of

Twelve thousand seven hundred and sixty five dollars (\$ 12,765.00) + GST

Payments to be made as follows:

No deposit is required. Half payment upon half completion of the job is appreciated.

Any changes in the work and the price to be charged for the same shall be made in writing.

This proposal is made on the basis of current material and labour costs. A delay in acceptance of more than 180 days will require a review of the proposal and re-dating before the agreement becomes binding.

Respectfully submitted,

Brad McDonnell - Painting & Decorating

ACCEPTANCE

You are hereby authorized to furnish all materials and labour to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal, and according to the terms thereof.

Date: _____ Signature _____

ARBOR RENOVATIONS

Construction, Maintenance & Repairs

Victoria, BC. 250- 882-8080

Customer: Saanich Heritage Foundation

Address: Dodd House

Phone:

Date: August 15, 2018

Municipality: Gordon Head

Postal Code:

Dear Clients: The undersigned proposes to perform all labor and furnish materials as is described below. Company warranties will only apply to labor performed and not on material breakdown or defect.

Invoice

Maintenance Work / Dodd House

- Interior and exterior work completed. (Sheila has a list of completed items).

Please send payment via E transfer to arborrenos@shaw.ca code word doddhouse

OR

Please mail cheque to 579 warren place Victoria, BC V8Z 6E1

*pd.
Aug. 29/18*

Contract Price: \$ 450.00

G.S.T. \$ 22.50

Total Price: \$ 472.50

GST # 89327 5602

Deposit: \$ n/a

Draw: \$ n/a

Balance: \$ 472.50

on completion

From: Sheila Colwill <sheshe1@telus.net>
To: Shirley Leggett <Shirley.Leggett@saanich.ca>
Date: 7/26/2018 4:41 PM
Subject: Hi from sheila

Hi Shirley Just to let you know Trevor (Arbor Renovations) spent a day at Dodd house with me completing several maintenance jobs and will be submitting a bill for his hours.. I will submit my bills in Sept for items I purchased

The work done...1) replacement of faulty front door deadbolt
2) readjusted and tightened front door hinges
3) fixed inner entry door handle
4) tested smoke alarms..OK
5) fixed end of baseboard heater....we also gave the renter safety direction re cleaning and staying clear of baseboards with furnishing
6) fixed kitchen drawer
7) primed and painted with 2 coats one damaged cupboard door
8) replaced toilet seat
9) fresh caulking to bathroom fixtures
10) replaced 1 damaged floor tile in front of sink
11) cleaned and vacuumed dryer vent ducting
12) cleaned gutters
13) swept debris from kitchen roof and from shed roof

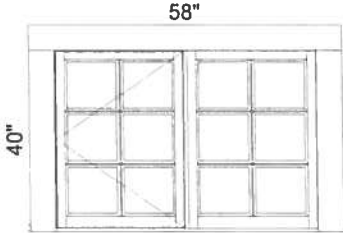
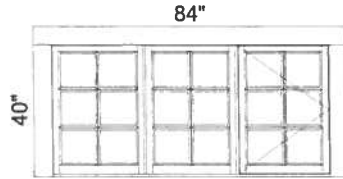
Hope you're having a good summer . See you in Sept
Sheila

Sheila Colwill
 4139 Lambrick Way

QUOTATION

Reference 2471
 Quotation Number
 Date of Quotation 29 May 2018
 Validity 14 days

Thank you for your inquiry

Item (sizes)	Description	Qty
Window Frame CASEMENT Timber Type: K.D. Douglas Fir 123.24 lbs	Sash TRUTH ENCORE SYSTEM - WHITE Timber Type: K.D. Douglas Fir SOLARBAN 60 3-1/2-3-SUPERSPACER (Argon)	1
		
Window Frame CASEMENT Timber Type: K.D. Douglas Fir 172.82 lbs	Sash TRUTH ENCORE SYSTEM - WHITE Timber Type: K.D. Douglas Fir SOLARBAN 60 3-1/2-3-SUPERSPACER (Argon)	1
		

Primed & Painted White

Item (sizes)	Description	Qty
	Installation (Approx)	
		<u>\$9,873.04</u>
	GST @ 5%	<u>\$493.65</u>
	Total	<u><u>\$10,366.69</u></u>

Total Weight 296.06 lbs

NOTES:

Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect size. Other diagrams are showing a section through or a generic view.

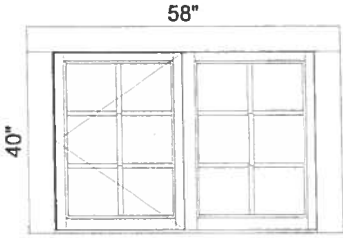
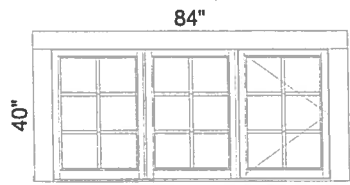
Yours sincerely,
Kevin McConnell

Sheila Colwill
 4139 Lambrick Way

QUOTATION

Reference 2471
 Quotation Number
 Date of Quotation 29 May 2018
 Validity 14 days

Thank you for your inquiry

Item (sizes)	Description	Qty
Window Frame CASEMENT Timber Type: K.D. Douglas Fir SOLARBAN 60 3-1/2-3-SUPERSPACER (Argon) 123.54 lbs	Sash TRUTH ENCORE SYSTEM - WHITE Timber Type: K.D. Douglas Fir	1
		
Window Frame CASEMENT Timber Type: K.D. Douglas Fir SOLARBAN 60 3-1/2-3-SUPERSPACER (Argon) 173.26 lbs	Sash TRUTH ENCORE SYSTEM - WHITE Timber Type: K.D. Douglas Fir	1
		

Primed & Painted White

Item (sizes)	Description	Qty
	Installation (Approx)	
		<u>\$7,632.80</u>
	GST @ 5%	<u>\$381.64</u>
	Total	<u><u>\$8,014.44</u></u>

Total Weight 296.79 lbs

NOTES:

Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect size. Other diagrams are showing a section through or a generic view.

Yours sincerely,
Kevin McConnell



**PRESTIGE
JOINERY LTD.**

CUSTOM WOOD WINDOWS & DOORS SINCE 1986

434 WILLIAM STREET
VICTORIA BC V9A 3Y9

PH 250-384-0406
FX 250-384-0456

INFO@PRESTIGEJOINERY.CA
WWW.PRESTIGEJOINERY.CA

Sheila
Victoria
BC
Canada

QUOTATION

Reference	4139 Lambrick Way
Quotation Number	
Date of Quotation	21 June 2018
Validity	30 days

Thank you for your valued enquiry, below is a detailed specification for your project.
Should you agree with the details please sign and return a copy of this Quotation with deposit.
Should you require any changes please contact me when convenient to yourself.

This quote includes:

- Windows & doors as described.
- Onsite measuring to ensure proper fit & detailing.
- Traditional mortice & tenon edge grain fir sash with 3" tenons.
- Traditional sill with 2 1/4" projection & 1 3/4" thickness.
- Traditional stool with 2 1/4" projection & 1 1/4" thickness.
- Tempered soft coat low e thermal safety glass with 3/4" SDL bars.
- Rotogear window operators with multipoint locks.
- Openers include window screens.
- Windows finished with premium ICA wood window & door finish (white)
- Windows include 5" x 3/4" fir exterior trim.

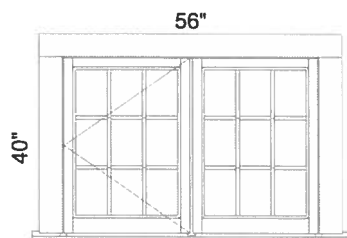
Not included in this quote:

- Installation.
- Delivery.

Options for this quote:

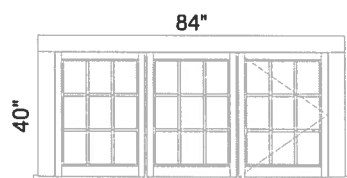
- Delivery Add \$175.00 + Tax.
- Installation - Expect a budget of \$1,200 - \$1,500.00 + Tax depending on scope of work, materials and conditions on site that are currently unknown.

Item (sizes)	Description	Qty
Window Frame - (W1)		1
	Traditional window with exterior sill & interior stool. Traditional Sill and Stool Flat Sawn Fir Soft Coat LowE temp on Clear temp - 1/2" Air Space with Mill Finish Bar and SDL ICA Small Batch Base & Coloured Top Coat, Same colour In & Out	



Sash
Sash 1 3/4" thick
Roto style opener with Multi-point locks and White handles and covers
Vertical Grain Fir
ICA Small Batch Base & Coloured Top Coat, Same colour In & Out

Window Frame - (W2)		1
	Traditional window with exterior sill & interior stool. Traditional Sill and Stool Flat Sawn Fir Soft Coat LowE temp on Clear temp - 1/2" Air Space with Mill Finish Bar and SDL ICA Small Batch Base & Coloured Top Coat, Same colour In & Out	



Sash
Sash 1 3/4" thick
Roto style opener with Multi-point locks and White handles and covers
Vertical Grain Fir
ICA Small Batch Base & Coloured Top Coat, Same colour In & Out

\$6,472.99

GST @ 5% \$323.65

PST @ 7% \$453.11

Total \$7,249.75

Required to enter the production queue.

Deposit @ 50% \$3,624.88

NOTES:

*Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect size.

*Pitch Bleed, resin that is drawn to the surface of an otherwise clear timber, is a common issue when using local softwoods and is not considered a defect.

Best Regards,
Daryl Wootton

Terms:
Deposit required to confirm order.
Balance due at delivery or pick-up.

I confirm the information above is correct. please proceed with this order.

Signature: X

Name:..... Date:.....

****ITEMS NOT INCLUDED IN EXTENDED JOB TOTAL****

Delivery:
Not Included

Here are a few things to remember if picking up.

- You may pick up your order during our business hours: (Please call ahead first)
- o Monday to Thursday: 8.30 am – 4.30 pm
- o Friday: 8.30 am – 2 pm
- Prestige Joinery will inspect your order to have it ready to go.
- Goods will not be released without payment – we accept cash or cheque only.
- Bring help if your order is large and heavy! We will not have staff to help load goods.
- Remember to bring tie downs, tarps, ropes, blankets, etc...we do not provide these items.
- Prestige Joinery will inspect for any damage and document the process before handing over of goods. We are not liable for any damage after the order is picked up.

Trim:
Not Included

Installation:
Not Included

Notes:
When an installation budget has been given please be aware that this budget includes hours for mobilization (loading of products and tools, travel time to and from the job site and time for returning tools to the shop at jobs completion) and is not a budget solely based on the actual hours a Prestige tradesperson will be on the job site.

District of Saanich
Legislative Services
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-1775
f. 250-475-5440
saanich.ca



LEGISLATIVE SERVICES

File: 2130-40 Hunt Road

August 28, 2018

Susan J. Green, Registrar
BC Register of Historic Places
BC Heritage Branch
Ministry of Forests, Lands and Natural Resource Operations
PO Box 9818
STN PROV GOVT
Victoria BC V8W 9W3

Dear Ms. Green:

Heritage Designation Bylaw, 2018, (6187 Hunt Road), No. 9505

In accordance with Section 595 of the *Local Government Act*, this is to advise the Minister responsible that the Council of the Corporation of the District of Saanich, at its meeting of July 9, 2018, gave final reading and adoption to the above referenced bylaw. The effect of this bylaw is to designate the building exterior at 6187 Hunt Road as heritage.

A copy of Bylaw No. 9505 and the report of the Director of Planning dated April 5, 2018 are attached for your information.

Sincerely,

Angila Bains, B.A., CMC
Manager, Legislative Services

/sl

Attachments

cc: Sharon Hvozdzanski, Director of Planning
Shirley Leggett, Secretary, Saanich Heritage Foundation

District of Saanich
Legislative Services
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-1775
f. 250-475-5440
saanich.ca



File: 2130-40 Hunt Road

August 28, 2018

Genevieve Fatt
6187 Hunt Road
Victoria BC V8Y 3H7

Dear Genevieve Fatt:

Re: Heritage Designation Bylaw, 2018, No. 9505 – 6187 Hunt Road

I am pleased to confirm that Council, at their meeting held July 9, 2018, gave final reading and adoption to the above referenced bylaw which designates the dwelling at 6187 Hunt Road as municipal heritage property. A copy of Bylaw 9505 is attached for your information.

Except as authorized by a heritage alteration permit or allowed under subsection (2) (f) of Section 611 of the *Local Government Act*, a person must not do any of the following to a designated heritage site:

- (a) alter the exterior of a building or structure protected under this section;
- (b) make a structural change to a building or other structure protected under this section;
- (c) move a building or other structure protected under this section;
- (d) alter, remove or take an action that would damage an interior feature or fixture that is identified under subsection (2) (c);
- (e) alter, remove or take an action that would damage a landscape feature that is identified under subsection (2)(d);
- (f) alter, excavate or build on land protected under this section.

As the owner of a heritage designated residence in the Municipality of Saanich, you may be eligible for assistance with the cost of restoring the exterior of your heritage house through the House Grants Program. If you have any further questions regarding the Program or Guidelines, please contact Shirley Leggett, Secretary of the Saanich Heritage Foundation, at 250-475-1775, extension 3513.

Sincerely,

A handwritten signature in black ink, appearing to read "Angila Bains", is written over a light blue horizontal line.

Angila Bains, B.A., CMC
Manager, Legislative Services

/sl

Enclosure

cc: Sharon Hvozdzanski, Director of Planning
Graham Barbour, Manager of Inspection Services
Shirley Leggett, Secretary, Saanich Heritage Foundation