

MINUTES OF THE
SAANICH HERITAGE FOUNDATION MEETING
HELD AT SAANICH MUNICIPAL HALL
KIRBY ROOM – POLICE ANNEX
TUESDAY, MARCH 13, 2018 AT 5:30 P.M.

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

Regrets: Alvin Lau; and Councillor Sanders

Guests: Wayne and Mary Kelly re: 3905 Hobbs Street; Taylor Love, on behalf of Kasapi Construction re: 1555 Ash Road; Brad Drew and Brett Hudson, Planners, CRD and Tyler Wilson, P. Engineer, Herold Engineering, re Swan Lake and Brett Ave. Trestles

Staff: Jane Evans, Planner; Megan Squires, Planner; Debra Hopkins, Senior Committee Clerk; and Shirley Leggett, Secretary

Minutes: MOVED by A. Joyce and Seconded by S. Colwill: “That the Minutes of the February 13, 2018, Regular Meeting be adopted as circulated.”

CARRIED

SAANICH MUNICIPAL HALL – LOBBY TELEVISION

Memorandum from the Manager, Legislative Services, dated March 7, 2018 regarding mounting a television and speaker in the reception area of the Municipal Hall.

The Senior Committee Clerk was present at the meeting to provide a brief overview and respond to any questions/comments from Foundation members.

The following was noted:

- Mounting a television and speaker in the reception area will allow Saanich Council to use the lobby as an overflow area from the Council Chambers in instances where the person’s capacity has been reached in the Chambers.
- The television will be used to display the webcast of live meetings which will minimize the cost of holding meetings offsite of the municipal campus.
- The contractor has advised that the television and speaker will be anchored by the steel beams in the drop down ceiling above the reception desk.
- She believes the size of the TV is about 48 inches. A trial run was done and the feedback was positive; the acoustics were fine and there were no audio or visual problems.
- There would be logistical and safety issues to deal with if the overflow area was held in one of the annex buildings - the lobby of the Municipal Hall makes the most sense. Maximum number of people will comply with fire department regulations.

The President commented that the structural integrity of the steel beams in the ceiling/bulkhead should be checked.

MOVED BY R. TOWNSEND AND SECONDED BY K. WHITWORTH: “That the Saanich Heritage Foundation approves the request to mount a television and speaker in the lobby of the Saanich Municipal Hall.”

CARRIED

The Senior Committee Clerk left the meeting.

3905 HOBBS STREET (REGISTERED) – PROPOSED SUBDIVISION

The Planner stated:

- The owners have not made an application yet to subdivide the subject property; they are at the meeting to provide some information regarding their plans and get feedback from Foundation members.
- The existing dwelling is registered; the property is currently zoned RS-6 and the standard minimum lot size is 560 square metres.
- The owners are proposing to subdivide the property and create one additional lot which would be 668.46 square metres in size. The lot that the registered dwelling is on would be 745.72 square metres in size.
- When the owners make a formal subdivision application, she will forward any comments from Foundation members to the subdivision coordinator.

Wayne and Mary Kelly, owners, stated:

- They purchased the property in November 2017 and took possession in February.
- The house is a beautiful character type build in 1923 for the Hobbs family and was sold by the estate of the original family now the Maynard family.
- They met with the grandson of the original owners and were able to get some photos – some of which were provided to Foundation members.
- They are hoping to preserve the house with the intention of building a new home on the second lot if the subdivision application is approved. There is lots of updating needed on the house, electrical and plumbing – the existing dormers are not original.
- They are working with Zebra Design to develop plans for the proposed new house that would be in a traditional style so that it would be in keeping with the character of the existing dwelling.

The President explained the benefits of heritage designation and the Restoration Grant Program. Foundation members commented that the registered dwelling is a worthy candidate for heritage designation and that it should be recommended that heritage designation be a condition of subdivision approval.

Mr. and Mrs. Kelly left the meeting.

1555 ASH ROAD – PROPOSED SUBDIVISION

The Planner stated:

- Foundation members were presented with the proposed subdivision plans at their October 2017 meeting. The subdivision application is now going forward.
- The project proposal is to rezone from RS-12 to RS-10 single family zone in order to create three additional lots. Variances for width on each lot are also requested.
- Minimum lot size under the current RS-12 zoning is 930 square metres; the minimum lot size under the proposed RS-10 zoning is 783 square metres.

Mr. Love stated:

- He has provided a sample streetscape for 1555 Ash Road showing the existing heritage registered dwelling and concept schemes for what the other proposed three dwellings could look like.
- Saanich would have control over the proposed building schemes and building elevations as

well as some restrictions on landscaping and colour schemes, such as encouraging using an earth tone palette.

- They have allowed enough room between proposed Lot 4 and the existing dwelling on Lot 3 for a driveway; there is also enough room so that a garage could be constructed at some point behind the heritage house.
- Under the current RS-12 zoning, there is enough space to create three lots, but for economical purposes, they would have to demolish the heritage house and they would prefer not to do that. This is why they are requesting the proposed variances.
- It is their intention to sell the heritage registered dwelling. Currently it is rented and the tenant has been there for the past twenty years. The house itself, is in good shape and just needs some minor exterior work.
- Heritage designation of the dwelling will depend on their rezoning application being approved.

Committee discussion noted:

- The concept plans showing the sample streetscape and what the new houses could look like, appear to overshadow the existing heritage dwelling; perhaps the garages could be located at the rear of the new houses.
- It was suggested at the October meeting to reduce the width of proposed Lot 4 so that Lot 3 with the existing dwelling could be made wider to give more room around the house; Lots 1, 2 and 4 could all be an equal size of 783 square metres.
- Perhaps the house on proposed Lot 4 could have a single car garage instead of a double – this would also reduce the scale of the houses along the street front.
- It would be nice if there was more landscaping between the proposed new houses.

Mr. Love stated:

- The intent is for Arts and Crafts style houses to be constructed on the proposed lots; this will complement the existing heritage dwelling.
- The neighbours would prefer that the existing dwelling be removed and that four new houses be constructed.
- The neighbours do not want the garages for the new dwellings to be located at the rear of the property; that was one of the conditions from the neighbours in them giving approval to the proposed rezoning.
- He will wait to hear what Council thinks about the proposed development; they feel that they are making a goodwill gesture in wanting to save the existing heritage dwelling.

K. Johnson suggested that the proposed subdivision application be supported as presented, with the condition that the heritage dwelling be designated as a condition of subdivision approval.

MOVED by B. Shuya and Seconded by S. Colwill: “That the Saanich Heritage Foundation supports the proposed four-lot subdivision for 1555 Ash Road, if proposed Lot 4 is reduced from 805 square metres to 783 square metres to match the size of proposed Lots 1 and 2 to give more space around the existing heritage dwelling on Lot 3, and that the heritage dwelling be designated as a condition of subdivision approval.”

CARRIED

Mr. Love left the meeting.

SWAN LAKE AND BRETT AVENUE TRESTLES ON THE LOCHSIDE REGIONAL TRAIL

Brad Drew and Brett Hudson, Planners, CRD; and Tyler Wilson, P. Engineer, Herold Engineering, were present at the meeting and provided the following update on the condition of the Swan Lake and Brett Ave. trestles:

- The trestles are considered to be important links in the CRD's regional trail system.
- Condition assessments in 2013 indicated that the structures are approaching the ends of their useful lives without the implementation of a significant renewal program, and therefore confirms the need for major renewal work within the next 5 to 10 years; current user satisfaction is also very low in regards to the smoothness of the deck surfaces.
- In the short-term and based on the condition assessments, they are suggesting using Fibre Reinforced Polymer (FRP) Panels which is an example of composite technology; the general composition is fibre plus resin. The product is widely used on bridges in the US and worldwide as well as in Canada.
- The composite decking is light-weight, corrosion resistant, provides high strength with very high safety factors, has lower life cycle costs, and the prefabricated FRP deck panels can be installed quickly compared to other labour intensive processes.
- The panels can either have a solid anti-slip surface or a checker-plated surface; there are abundant colour choices. They are proposing using the solid surface in a grey colour as it will match the colour of the cedar on the trestles as it ages.

A roundtable discussion ensued and the following was noted:

- Transporting the panels is a factor in determining the size – the panels could be 4 metres wide; there are different sizes of grit that can be imbedded in the surface to prevent slipping - this eliminates the use of salt in the winter time.
- The panels will be applied directly on top of the existing decking; clips are used on the edges of the panels to secure them in place.
- There could be between 5 to 10 years left on the trestle structure itself; they have to look at the capital plan and start building the long-term plan. Using the FRP product is a good choice for the short-term.
- They hope to have the work completed on the trestles by the end of 2018.

MOVED by S. Colwill and Seconded by A. Joyce: "That the Saanich Heritage Foundation supports using the FRP deck panels on the surface of the Swan Lake and Brett Avenue trestles as presented by the CRD and Herold Engineering on March 13, 2018."

CARRIED

Messrs. Drew, Hudson and Wilson left the meeting.

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.

1040 BURNSIDE ROAD WEST – 2018 RESTORATION GRANT APPLICATION FOR FOUNDATION REPAIRS

Revised Restoration Grant Application from the owners of 1040 Burnside Road West for foundation repairs. The owners submitted a revised quote from True Level Concrete in the amount of \$29,950 plus GST which is about \$3,000 more than the original quote; the maximum allowable grant is \$10,000.

Members agreed to give final approval of the grant in May once they have heard back with their grant request to Council.

TREASURER’S REPORT – UPDATE

The Treasurer provided the following Statement of Receipts and Disbursements as of February 28, 2018:

Grant Account:	\$32,718.67	GIC’s: \$32,822.85
Operating Account:	\$ 3,695.48	
Hall House Account:	\$18,058.35	GIC’s: \$28,395.93
Dodd House Account:	\$23,256.57	GIC’s \$30,508.37

MOVED by S. Colwill and Seconded by K. Johnson: “That the Statement of Receipts and Disbursements for the period ending February 28, 2018 be received for information.”

CARRIED

1248 BURNSIDE ROAD WEST (STRANTON LODGE) – UPDATE

The President stated:

- The deposits have been sent to the designer for the kitchen renovation project. Once the cabinets have been measured for they will be fabricated which will take about 6 to 8 weeks.

2018 Quote for Lawn/Garden Services

Quote from Richmond Property Group for yearly lawn/gardening services for 1248 Burnside Road West (Stranton Lodge) in the amount of \$2,928.98 (the same as 2017).

MOVED by A. Joyce and Seconded by M. Brown: “That the quote from Richmond Property Group in the amount of \$2,928.98 for lawn/gardening services for 1248 Burnside Road West be approved for 2018.”

CARRIED

4139 LAMBRICK WAY (DODD HOUSE) – UPDATE

S. Colwill stated:

- The tenants are going to take care of the lawn/garden work again for this year. Last year they were paid two instalments of \$400 each – we may want to think about increasing that amount for this year.
- Once the weather gets nicer, she will walk around the property/house with the tenants to see what work needs to be done this year.

ADJOURNMENT

The meeting adjourned at 7:00 pm.

NEXT MEETING

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, April 10, 2018 at 5:30 p.m.** in Committee Room #2.

..... CHAIRPERSON