

MINUTES OF THE  
**SAANICH HERITAGE FOUNDATION MEETING**  
HELD REMOTELY  
**TUESDAY, MAY 12, 2020 AT 5:30 P.M**

Present: Art Joyce, Treasurer; Sheila Colwill; David Hughes; Shawn Jackson; Catherine MacKinnon; Veronica McEllister; Sonia Nicholson; and Councillor Karen Harper, Council Liaison

Regrets: Robert Townsend

Staff: Megan Squires, Planner; and Shirley Leggett, Secretary

Guests: Mark and Julie Kewley, owners, 931 Woodhall Drive; and Danny Carrier, J. E. Anderson & Associates, applicant

---

**931 WOODHALL DRIVE – APPLICATION FOR SUBDIVISION TO CREATE THREE LOTS**

The Planner stated:

- The owners of 931 Woodhall Drive wish to subdivide their property to create one fee simple lots and two bare land strata lots for a total of three lots. One of the lots contains a house that is listed on the Saanich Heritage Register. The applicant on behalf of the owners, is Danny Carrier of J.E. Anderson & Associates.
- The Approving Officer advised the owners to seek input from the Heritage Foundation on the heritage aspect of their property to help their conservation of the existing heritage house (Rogers Residence) which is listed on the Saanich Heritage Register, proposed middle lot (Strata Lot 1), as well as future development of the two vacant lots.

Mr. Kewley, owner, stated:

- Their plan is to retain the exiting heritage house on the largest of the proposed three lots and undertake a complete restoration of the dwelling.
- So far, they have replaced half of the shaker roof, the original windows and chimney have been restored, some of the knob and tube wiring has been replaced, and the invasive plant species have been removed from the property.
- They plan to sell the fee simple lot to help pay for the remainder of the restoration work on the house. The roof and electrical work will be completed, plumbing and insulation will be updated, facia and drain tiles will be repaired, and the exterior of the house will be repainted.
- Houses were constructed in the 1970's and there is no cohesive building scheme. They have spoken with the neighbours regarding their proposed subdivision and feel that it will enhance the neighbourhood.
- They plan to continue to live in the neighbourhood and build a new house for them to live in as they age.

In response to questions and comments from Foundation members, the owners and applicant stated:

- They will consider designating the heritage registered house, however, they want to consider any implications and restrictions that designation may have.
- The proposed new lots will have single family dwellings. They have not yet engaged an architect, but it is their intention that future building designs will complement the existing heritage house.
- The proposed two new houses will be set back on the property and will not impact the site lines from the street or block the view of the heritage house.
- They have a tree preservation plan in place and the project arborist will meet with the

consulting engineer and site contractor to review the tree plan prior to any site work proceeding. There will also be a tree protection covenant in place.

The Planner stated:

- Foundation members may wish to recommend that the owners engage a qualified heritage professional to prepare a Statement of Significance (SoS) for the heritage registered house.
- The character defining elements identified in the SoS would inform restoration work for the existing heritage house, as well as siting and design considerations for new development on the adjacent lots.
- If the owners decide to pursue heritage designation, an SoS would be required. With designation, the owners also have the option to protect certain elements of the interior and landscaping should they wish.
- The owners could also develop design guidelines for the proposed properties that reflect the heritage character as defined in the SoS.

**MOVED by S. Colwill and Seconded by V. McEllister: “That the Saanich Heritage Foundation (SHF):**

- 1. Recommends that the owners engage a qualified heritage professional to prepare a Statement of Significance (SoS) for the heritage registered house. The character defining elements identified in the SoS would inform siting and design considerations for new development on the adjacent lots;**
- 2. Recommends that the owners development design guidelines for the proposed properties that reflect the heritage character, as defined in the SoS; and**
- 3. Recommends that the Approving Officer encourage Heritage Designation at the time of subdivision.”**

**CARRIED**

**2020 HOUSE GRANTS PROGRAM – APPROVAL OF RESTORATION GRANT APPLICATIONS AND ASSIGNMENT OF FOUNDATION LIAISONS**

**MOVED by S. Jackson and Seconded by S. Colwill: “That the following 2020 Grant Applications be approved and Foundation liaisons be assigned:**

**3956 Stan Wright Lane – Replace window sash and one stool and sill – V. McEllister and C. MacKinnon - Liaisons**

**35% Grant portion based on lowest quote - \$8,892.46**  
Prestige Joinery Ltd. \$25,407.05

The Secretary advised that the owners will be using Vintage Woodworks as they have done previous work for them. They are aware that their grant amount will still be based on the lower quote.

---

**1960 Ernest Avenue – Repair/rebuild front stairs and supporting walls** – S. Colwill and D. Hughes - Liaisons

**35% Grant portion based on lowest quote – \$3,840.37**

DBL Carpentry \$10,972.50

**CARRIED**

**ADJOURNMENT**

The meeting adjourned at 6:15 pm.

**NEXT MEETING**

The next Regular meeting of the Saanich Heritage Foundation will be held **Tuesday, June 9, 2020 at 5:30 p.m.** followed by the Annual General Meeting.

..... CHAIRPERSON