



MINUTES
OAK BAY HERITAGE COMMISSION
TUESDAY, JULY 12, 2016 AT 5:00 PM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Cairine Green
Marion Cumming
Joan Heagle
Jan Mears

Margaret Palmer
Monica Walter
Pat Wilson
Councillor Kevin Murdoch

MEMBERS ABSENT

Richard Collier
Susan Ross
Robert Taylor

STAFF PRESENT

Deborah Jensen, Planner
Roy Thomassen, Director of Building

Krista Mitchell, Building / Planning Clerk

OTHERS PRESENT

Members of the Public: 15

Councillor T. Ney
Councillor E. Zhelka

1. Call to Order

The meeting was called to order at 5:05 pm.

2. Approval of Agenda and Late Items

The agenda was approved as presented with consideration of the Housing Retention Report deferred.

3. Adoption of Minutes

It was moved and seconded that the Minutes from May 10, 2016 adopted as presented.

The motion was carried.
None opposed.

4. Correspondence

C. Green a spreadsheet has been provided indicating the Commission members membership terms.

5. Chair's Report

None.

6. Old Business

None

7. New Business

a. BP009158 – 210 Denison Road – Building Permit Application

To replace exterior cladding and windows in addition to interior renovations.

Commission members inquired about the proposed change in window style, noting that windows should complement the original home. Commission members suggested the applicant consider casement windows, that a band of windows preserves the original design of the home, and consult the building code to determine other materials on the market that may suit the home.

M. Pine, applicant, presented the proposal. Some of the comments were:

- Window selection is limited unless a large expense is incurred.
- Proposed windows, which are larger and can be opened, do not affect the streetscape as they are on the north side of the home.
- Most windows had been previously replaced and by previous owners, so they were so were not the original windows.
- Choose windows that were larger and open able.

R. Thomassen noted that building code requirements would have to be met for seismic activity if the applicant utilized corner windows.

Commission members noted the applicant should give consideration to utilizing a more streamlined style of window.

It was moved and seconded to recommend that Council approve BP009158 for an exterior renovation at 210 Denison Road.

The motion was carried.
None opposed.

b. BP009161 – 235 Denison Road – Building Permit Application

To construct an addition to the main and upper floor of an existing home.

Commission members commented on the unusual home with its shiplap siding, and that the proposed renovation was relatively simple. The materials and colours proposed for the garage will be the same as the home and existing windows will be maintained.

B. Dickson, applicant, stated the intent was to honour the architectural era of the home and retain as many trees as possible.

D. Jensen noted the municipal arborist will require special consideration to the trees around the driveway.

R. Thomassen reported the tree protection plan, provided by the owners will be part of the building permit.

It was moved and seconded to recommend that Council approve BP009161.

The motion was carried.
None opposed.

- c. HAP00004 – 2414 San Carlos Place – Heritage Alteration Permit
To construct a detached garage in the front yard.

B. Patterson, applicant, gave a brief presentation. Some of the comments were:

- Owner needs garage, which will be constructed with same character as home.
- Proposed garage does not hinder view from the other homes.
- The three affected neighbours have been contacted and none are in opposition.
- Applicant would extend fence along the property for the neighbouring strata property.

Commission members confirmed the proposed variances, and noted this is a reasonable request.

R. Thomassen confirmed variances are required due to garage siting in the front yard.

It was moved and seconded to recommend that Council approve HAP00004.

The motion was carried.
None opposed.

- d. HAP00007 – 1052 Newport Avenue – Heritage Alteration Permit
To replace the front stairs and landing at the Oak Bay Guest House.

R. Thomassen commented that the front stairs are rotting and the proposed design is very similar to what is currently in place. The applicants will keep the canopy roof and replace the landing and stairs.

A Commission member requested the applicant be made aware they can apply for a heritage grant for the proposed work.

It was moved and seconded to recommend that Council approve HAP00007.

The motion was carried.
None opposed.

- e. HAP00008 – 2470 Bowker Avenue – Heritage Alteration Permit
To repair exterior cladding of an existing home.

R. Thomassen noted application is for stucco removal over the original shingle cladding, restoring the cladding, and making any repairs necessary from removal of the stucco.

B. Eadie, applicant, commented the entire house is clad in a cement stucco product and all vertical walls and the two dormers will have stucco removed. She noted windows will remain, some trim will need replacing, and house will be restored to original colour with trim cream or white.

A Commission member noted this was a good project in restoring the house and bringing it back to its original form.

It was moved and seconded to recommend that Council approve HAP00008.

The motion was carried.
None opposed.

- f. HRA00002/HAP00006 – 2031 Runnymede Avenue – Heritage Revitalization Agreement To allow for a two lot subdivision and continued upgrades to the existing home.

Commission members noted the Statement of Significance seems to differ from that originally registered as the rock gardens are not included.

P. Robertson, heritage consultant, commented the rock wall and gardens are part of the land and not the house.

A. Hillyer, applicant, indicated the yard and gardens were overgrown when the conservation plan was completed, but are willing to include the rock gardens and stone patio in the Statement of Significance.

R. Thomassen noted the new Statement of Significance would take precedence, but would consistent with the Heritage Plan.

Commission members commented on setting precedents for subdivision on designated properties, inquired about location for the proposed garage, proposed colours for the home, and suggested the new structure should also be included as heritage to protect the property.

A Hillyer, applicant advised the survey showed neighbouring properties are encroaching on a portion of their property, and some neighbours may want to purchase that portion.

R. Thomassen stated this would involve a lot line adjustment.

B. Wilkin, applicant, explained a double garage would be built off the circular driveway, and that white would be used for the home.

P. Robertson stated the conservation plan and heritage revitalization agreement bind the owner to ongoing maintenance.

B. Wilkin, applicant, stated the proposed subdivision layout was to protect the Garry oak meadow.

A Commission member inquired about placing a covenant on the property for no further subdivision.

R. Thomassen advised other heritage revitalization agreements have included a no further subdivision clause, but future councils could overturn this clause.

A Commission member complimented the applicants on their restoration work of the home and they were supportive of the subdivision as there is a need for livable homes that fit with the community. Also the member stated that it was a great practical proposal and this is a model to the community of what is possible in the future.

Commission member inquired about neighbourhood input, and noted the heritage streetscape must be protected.

A. Hillyer advised on neighbour is in opposition, another is in support, and another has not expressed any objections.

B. Wilkin advised design drawings were submitted for the proposed lot, which were shared with the neighbours, such that a home would be constructed that is sensitive to the style and scale of the existing heritage home.

K. Murdoch advised house plans are attached to the site and if there was significant departure from the plans, the application would be referred to Advisory Design Panel.

Commission members noted there is a lot of change going on within the community but this proposal is reasonable for the property, but there was still concern over precedent being set, and the streetscape should be protected, the statement of significance should include rock walls, and a no subdivision clause should be included.

R. Thomassen noted additional information would be required for the suite located on the lower floor.

B. Wilkin confirmed the previous owner had constructed a suite and they would like to continue that use.

R. Thomassen confirmed a heritage revitalization agreement will require ongoing maintenance of the building.

A Commission member noted a heritage revitalization agreement did not include maintenance of the land, only the home.

B. Wilkin commented they had done extensive work with the trees, which are now in better condition.

It was moved and seconded to recommend that Council approve HRA00002 and HAP00006. The Commission stated the proposal should be subject to including the rock wall and land features in the Statement of Significance and the heritage revitalization agreement, and a no future subdivision clause to also be included in the heritage revitalization agreement.

The motion was carried.

M. Walter opposed.

- g. CIP04200 – 960 Foul Bay Road – Preliminary Review
To consider the addition of the property to the Heritage Register.

S. Dewhurst, prospective purchaser of the subject property, gave a presentation about potential redevelopment of the property. Some of the comments were:

- Home was built in 1912 by Samuel Maclure and sits on 0.85 acres, the home is in poor condition.
- Proposing two lots accessed from Brighton, and two lots accessed from Foul Bay Road. The existing home would be moved to the corner lot.
- There is potential to put suites in the home. Some possible ideas include a strata conversion into 3 to 5 condos.

Commission members indicated the existing home as a social and architectural history, that this is a good opportunity for modest infill even though the proposal is ahead of the Residential Infill Strategy, and the house would be good for converting to suites and minimizing density around the house. Commission members suggested a tour of the site would be welcomed.

h. Housing Retention Report

Deferred to September 2016.

8. Information Items

A Commission member would like to plan a working session to discuss action items for the Heritage Plan.

9. Next Meeting

The next regular meeting of the Heritage Commission is scheduled for Tuesday, September 13, 2016.

10. Adjournment

The meeting adjourned at 6:55 pm.