



MINUTES
OAK BAY HERITAGE COMMISSION
TUESDAY, MARCH 14, 2017 AT 5:00 PM
DOWNSTAIRS MEETING ROOM, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Heather Cochran
Marion Cumming
Cairine Green
Jane M. Hall
Joan Heagle
Margaret Palmer

Susan Ross
Bronwyn Taylor
Robert Taylor
Monica Walter
Councillor Eric Zhelka

MEMBERS ABSENT

Cora Smith

Councillor Kevin Murdoch

STAFF PRESENT

Deborah Jensen, Manager of Planning
R. Thomassen, Director of Building and Planning

Krista Mitchell, Building / Planning Clerk

OTHERS PRESENT

Members of the Public: 9

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.

3. Adoption of Minutes

It was moved and seconded that the Minutes from February 14, 2017 be adopted as presented.

The motion was carried.
None opposed.

4. Correspondence

5. Chair's Report

C. Green commented the Heritage Annual Report was discussed in the Oak Bay News; and a funding request was received from the Community Association of Oak Bay for a forum with Stuart Stark and Michael Prince, which was referred to the Heritage Foundation.

6. Information Items

- a. Heritage Conservation Area
Update on proposed Prospect Place heritage conservation area.

M. Prince gave an update on the proposed heritage conservation area (HCA). Some of the comments were:

- The Heritage Foundation provided \$2500 to engage Denise Cook, heritage consultant, to produce the statement of significance for the proposed heritage conservation area; a draft statement of significance has been completed and was distributed to the Heritage Commission.
- Approximately 50 homes will be included within the HCA boundaries.
- The HCA encompasses the historical, architectural and ecological aspects of the area.
- The statement of significance includes an implementation section, and area residents can provide a supportive role to Council, staff and the Heritage Commission in an effort to continue moving the process forward.

Commission Comments

Commission members inquired whether the Glenlyon Norfolk School will be included in the HCA, and noted minor changes to the statement of significance. Minor changes included modifying the description of Oak Bay on page 3 and use the Official Community Plan description as an example, and modify the description of the Gibson House on page 9 by removing the rustic wood interior description.

R. Thomassen asked if 2290 Woodlawn Crescent had been considered as part of HCA due to its heritage value.

M. Prince commented a heritage consultant would look at the proposed lines of the map and make adjustments, noting the Woodlawn property was originally in the HCA area and then moved to the current site. He also noted the school is welcome to be included in the HCA, but they are already undergoing substantial renovation and restoration of the site.

M. Prince commented that the residents hope this sets a model and inspires other residents to implement a HCA for their neighbourhood; and further noted that contemporary homes are located in the HCA area, which creates diversity, but there are still a significant number of heritage homes.

Commission members noted the HCA is a positive contribution, but the final outcome may include specifications for how it aligns with other bylaws, what exemptions may be provided, or how specific properties are impacted. They also noted that, as the first HCA, there will be significant attention paid to this HCA.

It was moved and seconded that the Oak Bay Heritage Commission receive and support the draft statement of Significance for the Prospect Heritage Conservation Area, as presented at the March 14, 2017 meeting and that the Statement of Significance be forwarded to Council for their consideration and information.

The motion was carried.
None opposed.

7. New Business

a) DVP00058 – 3125 Uplands Road

To consider renovations to the existing home and construct new detached garage.

R. Collins, applicant, gave a presentation of the proposal. Some of the comments were:

- New owners for the property, and proposed renovations are different from what was previously approved in February 2016.
- Advisory Design Panel recommended approval at their March meeting.
- The previously approved two car garage has been modified to a three car garage, with the overall building lowered by two feet, and garage design modified to be less ornate.
- The front elevation balustrades have been modified to a simpler design reflective of the original railing.
- Addition on side of house is the same shape, but the use has changed.

Commission Comments

Commission members asked for more detailed information for the garage, whether the house will have seismic upgrading, and noted the streetscape will be altered with the addition of a three car garage.

R. Collins advised the garage will be clad in a brick colour shingle, all buildings will be constructed to code, and the main house will be clad in brick. He also noted the garage is appropriate for the size of the property, and that the house is surrounded by hedge and the garage will be difficult to see.

R. Thomassen commented that with the proposed modifications to the balustrades on the front elevation it will trigger a need to put restrictors on the doors that allow access to the deck.

Commission members commented that they acknowledge the garage is a change that was approved previously, however the design is attractive.

It was moved and seconded to recommend to Council to approve the application to undertake renovations at 3125 Uplands Road.

The motion was carried.
M. Walter opposed.

b) HAD00002 – 2390 Oak Bay Avenue

For Review of Addition to the Heritage Register

R. Longe and B. Longe, owners, gave a brief summary of their application. Some of the comments were:

- This is a 1923 Maclure home, and they have applied for a building permit to change windows back to original design.
- The home falls within the proposed heritage conservation area.



Commission Comments

Commission members commended the applicants for adding the property to the heritage register, and noted a minor change to the draft statement of significance.

R. Thomassen noted the building permit for window replacement will not be sent to the Heritage Commission as they are not currently on the Heritage Register.

It was moved and seconded to recommend that Council support the statement of significance and the application to include 2390 Oak Bay Avenue on the Oak Bay Community Heritage Register.

The motion was carried.
None opposed.

8. Old Business

a. Heritage Brochure Update

D. Jensen commented J. Heagle and P. Wilson provided revisions for the brochure, and the new brochure should be available at the next Commission meeting for distribution.

b. Lost Souls Project

D. Jensen advised staff have worked through approximately two thirds of the list, and the majority of the property files do not contain any materials with reference to heritage registration.

9. Reports of Subcommittees / Other

a) Council Liaison

Alternate Councillor E. Zhelka did not provide a report.

b) Education

M. Palmer gave a summary of the education lectures, noting:

- The Heritage Foundation will cosponsor a lecture with the Oak Bay Community Association featuring heritage lecturer Stuart Stark and Michael Prince, to be held at the Oak Bay United Church on April 22, 2017.
- The Heritage Renovation and Green Tips lecture was very informative, and members are going to explore other ways to publicize the lectures.
- Upcoming lectures are organized up to next fall.
- H. Cochran has offered to organize the heritage booth for Wednesday night markets, which will be shared with Archives, and Commission members will be asked to help.
- A heritage banner is in the process of being produced.
- Jean Sparks, former Oak Bay archivist, along with the Oak Bay branch of the Greater Victoria Library will be hosting "Oak Bay – Then and Now", on April 21, 2017 and people can register through the library website.
- The Glenlyon Norfolk junior school is partnering with Archives on a Canada 150 theme. 150 ideas for what makes Oak Bay special can sent to Caroline Duncan at cduncan@oakbay.ca before March 31st.
- The Heritage Hallmark society presents the Summer of Love at the Alix Golden Hall on April 25, 2017, starting at 6:30 pm.

c) Tourism

M. Cumming has ordered the plaque for the cairn on King George Terrace, and is working with Robert Taylor to get century plaques for three buildings on Oak Bay Avenue.

d) Community Register/Designation

See Section 7(b).

e) Planning and Development

C. Green noted that the April meeting for the Heritage Commission will primarily be used as a planning session for the Commission, and will also look at the recommendations from the annual report.

S. Ross will bring the information gathered about the potential to designate the Uplands neighbourhood as a National historic site to the next meeting.

10. Next Meeting

The next regular meeting of the Heritage Commission is scheduled for Tuesday, April 11, 2017 in the Council Chambers of Municipal Hall.

11. Adjournment

The meeting adjourned at 6:25 pm.

