



MINUTES
OAK BAY HERITAGE COMMISSION
TUESDAY, JULY 18, 2017 AT 5:00 PM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Marion Cumming
Cairine Green
Jane Hall
Joan Heagle
Marg Palmer

Cora Smith
Bronwyn Taylor
Robert Taylor
Councillor Kevin Murdoch

MEMBERS ABSENT

Heather Cochran
Susan Ross

Monica Walter

STAFF PRESENT

Deborah Jensen, Acting Director of Building and Planning
Graeme Buffett, Planning Technician
Krista Mitchell, Building / Planning Clerk

OTHERS PRESENT

Members of the Public: 2

1. Call to Order

The meeting was called to order at 5:01 pm.

2. Approval of Agenda and Late Items

The agenda was approved as presented.

3. Correspondence

C. Green advised some Commission members submitted comments on process and points about decision making that may be used in the Fall planning session.

4. Old Business

a) HRA00003 – 960 Foul Bay Road

To consider heritage designation of the existing home and single family development.

Commission members reported the site visit at 960 Foul Bay Rd was very useful, noting:

- Large piece of property, but proposal has too many homes.
- Prefer the home not be relocated on the site, it will be a large house on a small lot.
- Mistake to move the house as the siting is perfectly suited.
- More greenspace is preferable for heritage home, increase space for the rear garden.
- Home worthy of being kept, moving the house is an improvement.
- The Maclure home and garden are very integrated.
- Development should follow a sympathetic design such as the Maclure home at Foul Bay Road and Chandler Avenue.

Commission members commented that their role and mandate is to preserve and protect heritage valued properties that otherwise would not be economically viable and therefore be lost. They also noted that an application for heritage designation would certainly be approved as it is a very valuable house, that moving the house is better than demolition, and that this is a chance to save a prominent heritage landmark and not approving the heritage revitalization agreement could send a wrong message.

K. Murdoch commented that a recommendation by the majority of the Commission would be required to salvage the garage.

D. Jensen noted that a 60 day protection order has been used for homes that are on the Community Heritage Register, and that Council has had a policy where it does not force a heritage designation on a property.

Commission members commented that the neighbourhood could be improved if the house is brought forward and lightened up the overgrown pine trees, but noted concern that if the two basement suites are put in there would be a lack of green space. They also noted the Commission has always supported heritage conversions as it is a good way to densify without destroying the streetscape and greenspace.

S. Dewhurst, owner, noted the Engineering Department will require a sidewalk with curb and gutter as well as boulevard landscaping. He also suggested the municipality install lighting at the recently constructed crosswalk adjacent to the site.

D. Jensen clarified that the heritage revitalization agreement is similar to a zoning application with the amenity being the heritage designation of the home, that the siting and impact to the home is important, that the Engineering Department has not indicated a requirement for a lighted crosswalk, and clarified that the Commission could comment on new homes to reflect the character of the existing home.

Commission members asked about the possibility of converting the home into suites, of providing additional green space for the Maclure home, and whether the project would be viable if more green space was provided and new homes made smaller.

S. Dewhurst, owner, advised the house floor plan does not lend itself to conversion and is better suited as a single family home with two basement suites. He noted the heritage designated home would not include the interior, and that the proposed layout and heritage revitalization agreement would allow the home to be saved in exchange for normal density.

It was moved that the Heritage Commission recommend that Council accept the proposal with the proviso that the corner lot siting of the Maclure home back garden be enlarged to create the appropriate amenity for back garden space and the adjacent lots be appropriately diminished in size.

The motion failed.

D. Jensen read out comments provided from Commission member H. Cochran.

It was moved and seconded to recommend that Council support the heritage designation of the property at 960 Foul Bay Road as part of a Heritage Revitalization Agreement.

The motion was carried.
None opposed.

5. Next Meeting

The next meeting regular meeting of the Heritage Commission is scheduled for Tuesday, September 12, 2017.

6. Adjournment

The meeting adjourned at 6:14 pm.