



MINUTES
OAK BAY HERITAGE COMMISSION
TUESDAY, OCTOBER 9, 2018 AT 5:00 PM
DOWNSTAIRS MEETING ROOM, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Heather Cochran	Susan Ross
Marion Cumming	Bronwyn Taylor
Jane Hall	Pat Wilson
Joan Heagle	Councillor Kevin Murdoch

MEMBERS ABSENT

Cora Smith
Robert Taylor
Cairine Green

STAFF PRESENT

Bruce Anderson, Director of Building and Planning
Deborah Jensen, Manager of Planning.

Graeme Buffett, Planning Technician
Krista Mitchell, Building / Planning Clerk

OTHERS PRESENT

Members of the Public: 7

1. Call to Order

The meeting was called to order at 5:00 pm.

2. Adoption of Minutes

It was moved and seconded that the minutes from September 11, 2018 be adopted as amended.

The motion was carried.
None opposed.

3. Approval of Agenda and Late Items

The agenda was approved as amended with the addition of approving lecture expenses (7d).

4. Correspondence

None

5. Information Items

None

6. New Business

- a) HRA00005 – 1416 St. David Street – Heritage Revitalization Agreement
To consider designating the home and allowing three suites within the building.

G. Buffett gave a brief description of the proposal. Some of the comments were:

- Application is to consider permitting an existing third suite on the upper floor of a legal nonconforming duplex.
- Property to be added to the Community Heritage Register and designated by bylaw.
- A heritage conservation plan and statement of significance has been prepared by a heritage consultant.
- Home is listed in “More Than Just Bricks and Boards” by Stuart Stark.

- Home was built in 1911 and converted by permit to a two unit dwelling in 1940.
- Unsympathetic addition that is not of heritage significance will be removed and the overall footprint will be reduced.

R. Collins and D. Yamamoto, applicants, gave a presentation of the proposal. Some of the comments were:

- The owner requested renovations to the duplex, it was discovered that a third illegal suite was present, and the proposed HRA would retain this third suite as a rental unit.
- Non sympathetic addition will be removed, improvements will be made to all floor plans, a deck will be added at the rear of the building, the livability of all the units will be greatly improved, and it provides for affordability.

Commission Comments

Commission members asked for clarification on the proposed changes to the windows.

R. Collins, applicant, advised most windows are in good condition, some windows will be replaced, others will be removed and relocated to another part of the home, and where necessary will be replaced to match existing windows. He also noted storm windows will be added instead of using thermal panes.

J. Heagle arrived at 5:13 pm.

Commission members inquired about fire escapes for the building, asked when the conservation plan had been prepared, and commented that removing the old garage and pavement is positive as the green space is improved.

R. Collins, applicant, advised fire access will utilize existing stairs with floor plans showing proper egress, that the heritage consultant will return to the site for review now that the hazmat has been completed, and noted they are still reviewing landscaping to address parking.

G. Buffett noted that District staff are reviewing fire access and comments will be provided to the applicant.

It was moved and seconded to recommend that Council approve HRA00005, and recommend that no additional paving for parking be added to this plan.

The motion was carried.

None opposed.

7. Reports of the Subcommittees / Other

a) Council Liason

K. Murdoch reported that the application for 2031 Runnymede Avenue will be brought back in the future with the new incoming Council.

b) Heritage Conservation Area Working Group Update

H. Cochran reported that the working group is near a final draft of the guidelines, and will schedule a community input session.

K. Murdoch noted that, within the heritage conservation area, heritage alteration permits would be required for the entire area, excluding the strata property, dependent upon whether a given property is scheduled or unscheduled. He also noted that a heritage revitalization agreement application for 1561 York Place will be reviewed by the Heritage Commission, who need to consider the heritage components of the site, for example, considering the statement of significance and historical context; the proposed heritage conservation area is not yet complete and therefore not directly impactful of that process.

K. Murdoch commented that there needs to be a consistent process for all applications, noting that historically members of the public have been permitted to speak from a heritage perspective.

B. Anderson clarified that a heritage revitalization agreement document is prepared and brought to Council, with recommendation from the Commission as to the heritage value, noting that the role of the Commission is to consider and make a recommendation to Council and not to seek public input at the meeting.

D. Jensen commented that the public can inquire about any development application, through information posted on the sign or speak with planning staff.

c) Community Register / Designation

P. Wilson advised she and G. Buffett attended a site visit at 77 Beach Drive, noting a statement of significance has been prepared by a consultant but the architecture is confusing. P. Wilson noted more information has been obtained regarding the site's social history.

P. Wilson commented the owner of 1590 Beach Drive has hired a heritage consultant to assist with a heritage revitalization agreement application and prepare a statement of significance.

d) Education

S. Ross reported the September lecture was very successful, and the following lectures will be taking place:

- October 17, 2018 is Yvonne Van Ruskenveld speaking on *Women on the Home Front in WW1*.
- November 21, 2018 is Alastair Kerr speaking on *So Why is Heritage Important?*

It was moved and seconded that \$58.77 be reimbursed to Susan Ross for the purchase of refreshments for the September lecture.

The motion carried.
None opposed.

It was moved and seconded that \$85.99 be reimbursed to Robert Taylor for the purchase of a commemorative cake for the 50th lecture event.

The motion carried.
None opposed.

e) Tourism

M. Cumming reported that work will continue next year on the walking tours brochure.

Commission members thanked Councillor Murdoch for his excellent service as Council liaison.

8. Next Meeting

The next regular meeting of the Heritage Commission is scheduled for Tuesday, November 13, 2018 in the Council Chambers of Municipal Hall.

9. Adjournment

The meeting was adjourned at 5:45 pm.

