

COMMUNITY HERITAGE ADVISORY COMMITTEE MINUTES

Wednesday, November 27, 2024
In Person and via MS Teams - 7:00 pm

Present:	Jim Paul (Chair) Anne Savill Jennifer Clay Catherine Rose Mel Montgomery	Rob Olson Mitchell Baker Rob Griesdale (Vice Chair)
Regrets:	Cllr Jim Hanson	
Guests:	Jalil Azizi, Architect, applicant of 4220 Prospect Road Ricky Disini, Heritage Consultant Siamak Rahmanian, Owner of 4220 Prospect Road Mohsen Rahmanian	
Staff:	Isabelle Kim, Community Planner Holly Adams, Community Planner Mary Jukich, Committee Clerk	

1. Call to Order

The Chair called the meeting to order at 7:00 pm.

2. Adoption of Agenda

MOVED by Jim Paul and seconded by Anne Savill
To adopt the amended agenda.

CARRIED

3. Adoption of Minutes

MOVED by Jim Paul and seconded by Mel Montgomery
To adopt the October 23, 2024 minutes.

CARRIED

4. 4220 Prospect Road HRA

Committee members reviewed an application for Heritage Revitalization Agreement (HRA) for the property at 4220 Prospect Road. The architect and heritage consultant provided a presentation on the proposal as follows:

- The house's location on a steeply-sloping, west-facing site, set back on the lot and angled to take advantage of panoramic views, is a character-defining element and will be preserved.
- Preserve expansive landscaped rockery as per its original design.
- As part of the redevelopment rezoning (Heritage Revitalization Agreement) scheme, a new single-family residential structure is intended for the front half of the site (Lot B). The historic house (Lot A) will still retain its views and is set back from the new construction. The original garage exists to the rear of the house, and a new coach house is to be built adjacent to it.

- Install historically-appropriate wood-sash windows to replicate originals.
- Restore the original wood shingle siding and trim.
- The heritage house will be raised to accommodate the rehabilitated basement. The overall roof form will remain unchanged, and the height relative to grade may be raised slightly.
- Build a new coach building structure adjacent to the existing historic garage.
- Preserve and restore existing historic garage as part of the new redevelopment.
- Preserve the historic structure of the house in its original location.

On completion of the presentation and clarifying questions, the applicant left, and the committee members discussed the proposal.

MOVED by Mel Montgomery and seconded by Jennifer Clay

The Community Heritage Advisory Committee supports the general concept subject to the satisfaction of the staff the following items noted by the committee in its review of the project:

1. Restrictive covenants being placed on both properties to preserve the visibility of the heritage structure from the street.
2. The paint colour of the infill building is distinct and subservient to the heritage structures.

CARRIED

5. Reporting to Council Presentation

Committee members will likely be presenting as a delegation at the December 9 Council meeting.

6. Private Insurance of Heritage Homes

A concern was recently raised by a homeowner of a designated heritage home regarding difficulty in purchasing home insurance. The designation bylaw requires the same style and materials be used should the property be destroyed or features need replaced, which can make home insurance relatively more costly.

Staff explained the District is not directly involved with private home insurance; however, brokers can work with an under-writer with experience in heritage homes and larger brokers with more markets may be able to better assist. Committee members raised that the HAC could work on investigating this issue further, with the intent of assisting heritage homeowners, during 2025.

7. 2357 Riverside Drive

Committee members considered the recent request from the homeowner of 2357 Riverside Drive to designate the property as a National Historic Site of Canada.

MOVED by Anne Savill and seconded by Mel Montgomery

The Community Heritage Advisory Committee has received and supports the request from the owner of 2357 Riverside Drive to receive a letter of support from Council for the designation of the property as a National Historic Site of Canada.

CARRIED

8. Staff Updates

(a) Heritage Procedures Bylaw

It is expected that the Heritage Procedure Bylaw will go to Council in January or early in 2025.

9. Education and Engagement with School District

Discussions are underway with other departments regarding capacity as well as developing a workplan for the work that the District will do around the education and engagement initiative, and a further update will be brought to the January meeting.

10. Properties Tracker

Staff provided an update on the following properties:

- 4220 Harold
- 2357 Riverside
- 390 East Kings

11. Heritage Award Nominations

Committee members were informed that the website was updated to include the previous heritage award winners.

In terms of bringing awareness for the heritage award nominations, for this year there will be more advertising and the deadline for submissions extended to the end of January. Electronic notices will be distributed as mailings will not be possible due to the current postal strike.

12. Chair and Vice-Chair

Election for Chair and Vice-Chair of the committee will take place at the January meeting and committee members were invited to consider volunteering for these positions.

13. Recruitment

Two new members will be joining the committee in January.

14. Any Other Business

No other business was presented.

15. Adjournment

The meeting was adjourned at 9:05 pm.

Next Meeting: Wednesday, January 22, 2025