

Public Hearing Binder

The general purpose of proposed “HERITAGE DESIGNATION BYLAW No. 2043 (PENDRAY HOUSE), 2024. PROPOSED DESIGNATION OF HERITAGE STRUCTURE AT 3221 HEATHERBELL ROAD” to designate the existing dwelling on Lot Rem 1, Section 33, Esquimalt District, Plan EPP71688 (3221 HEATHERBELL RD) as a municipal heritage property protected under section 611 of the Local Government Act. For the purpose of section 611(2)(c), this bylaw also applies to the following:

- Pendray House’s exterior staircase located on the east elevation including the inset fountain,
- the historic interior finishes including the tiled fireplace mantel in the living room,
- the entrance panelling,
- staircase and railings,
- and the inlaid wood and terra cotta tile flooring.

Within the electronic binder, please find a copy of:

1. Staff Report to Council (July 9, 2018)
2. Council Meeting Minutes Excerpt – Report Recommendation Carried (July 9, 2018)
3. Correspondence Requiring Council Direction - Letter from Randy Royer – Pacific Landing (July 9, 2018)
4. Council Meeting Minutes Excerpt – Correspondence Requiring Council Direction Carried (July 9, 2018)
5. Council Meeting Minutes Excerpt – Release of In-Camera Resolution (June 24, 2019)
6. Staff Report to the Heritage Commission (November 14, 2024)
7. Statement of Significance for Pendray House prepared by John Dam and Associated, dated November 25, 2019.
8. Draft Bylaw – “Pendray House Heritage Designation Bylaw No 2043, 2024”.
9. Presentation deck presented at the Heritage Commission (November 14, 2024)
10. Council Meeting Minutes Excerpt – First and Second Readings Carried (November 25, 2024)
11. Notice of Public Hearing

Minutes and videos of Council are publicly available and can be accessed through the following link: City of Colwood - Home (civicweb.net) [City of Colwood - Home](http://civicweb.net)



City of Colwood REPORT

File: 3220-20-HEA-19971
Date: July 3, 2018

To: Director of Planning
From: Planning Technician

To: Mayor and Council
Date: July 9, 2018

RE: Heritage Preservation of the Pendray House

1. SUMMARY

Staff are seeking a Council direction regarding the preservation of heritage values of the Pendray House located on the property at 3221 Heatherbell Road known as the “Pacific Landing” development.

1.1 Purpose

The current owner has expressed support towards the preservation of the Pendray House within the Pacific Landing development; however, they have also advertised it for sale. Currently there are no legal protections in place to protect the historic character of the site. Therefore, staff are seeking direction to take advantage of options available to the City to protect the Pendray House as opportunities arise, which may be through either the subdivision processes or through a Council consideration in regards to Strata Title Conversion.

2. OVERVIEW

Location: 3221 Heatherbell Road.
Legal: Lot 1, Section 33, Esquimalt Plan EPP71688 Except Plan EPS4233
Zoning: Comprehensive Development 15 (CD15)

2.1 Background

The subject property was rezoned to the Comprehensive Development 15 (CD15) Zone in November 2009 to permit the construction of a mixed-use residential and commercial development. A zoning amendment was also made in 2015. This project is currently in its second phase of development, and features the 1925 Pendray House. This property was identified in Colwood’s 1988 Heritage Inventory, the 1982 Capital Regional District ‘*Inventory of Older Buildings*’ (please see Appendix ‘A’) and described in the 2013 Colwood Chronicles.

The existing zone allows for the following uses in the Pendray House's location:

- Arts and cultural facilities;
- Brewhouse;
- Gift Shops;
- Restaurant; and,
- Accessory buildings & structures, including recreation and amenity facilities.

2.2 Staff Comments

Staff recommend that Council direct staff to utilize any options available through either the Subdivision processes or potential Strata Title Conversion as anticipated for this structure (whichever is more appropriate) to protect the Pendray House. This option does not provide immediate protection of the Pendray House, and would simply rely on future applications and staff consideration to protect the structure.

Council could direct staff to draft a bylaw a bylaw designating the Pendray House as a "Protected Heritage Property" as per Part 15 (Heritage Conservation) of the Local Government Act. This provides local governments with the authority to protect sites and buildings that have heritage value or heritage character. Invoking this option would provide immediate protection for the Pendray House in advance of future subdivision. If Council chooses this option, staff would prepare a report outlining potential financial implications, including potential compensation to the owner to compensate for lost development potential.

3. OPTIONS

In regards to the request for a resolution of Council regarding the heritage preservation of the Pendray house, Council may:

- a) Direct staff to utilize any options available through subdivision processes to protect the heritage value of the Pendray House; **AND/OR**
- b) Direct staff to draft a bylaw as per Part 15 (Heritage Conservation) of the Local Government Act to ensure the long-term preservation of the Pendray House; **OR,**
- c) Take no action.

4. FINANCIAL IMPLICATIONS

No financial implications have been identified by staff with regards to the above option "a". As stated above, if Council decided to follow staff's recommendation to proceed with drafting a bylaw (option "b") an accompanying report would outline potential cost implications of proceeding to adoption.

5. COMMUNICATION

Staff has not sent out notification regarding this request.

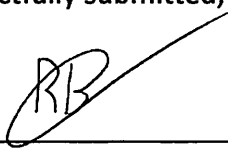
6. RECOMMENDATION

The following recommendation is offered for consideration:

That Council:

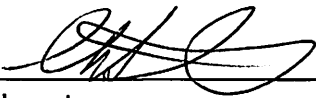
- a) Direct staff to utilize any options available through subdivision processes to protect the heritage value of the Pendray House; **AND**
- b) Resolve that the Pendray House is of significant heritage value and of public interest.

Respectfully submitted,



Richard Buchan
Planning Technician

Reviewed By:



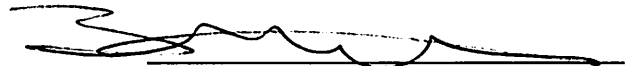
Ian Howat
Chief Administrative Officer



Iain Bourhill, MCIP, RPP
Director of Planning



Christopher Paine, CPA, CGA
Director of Finance

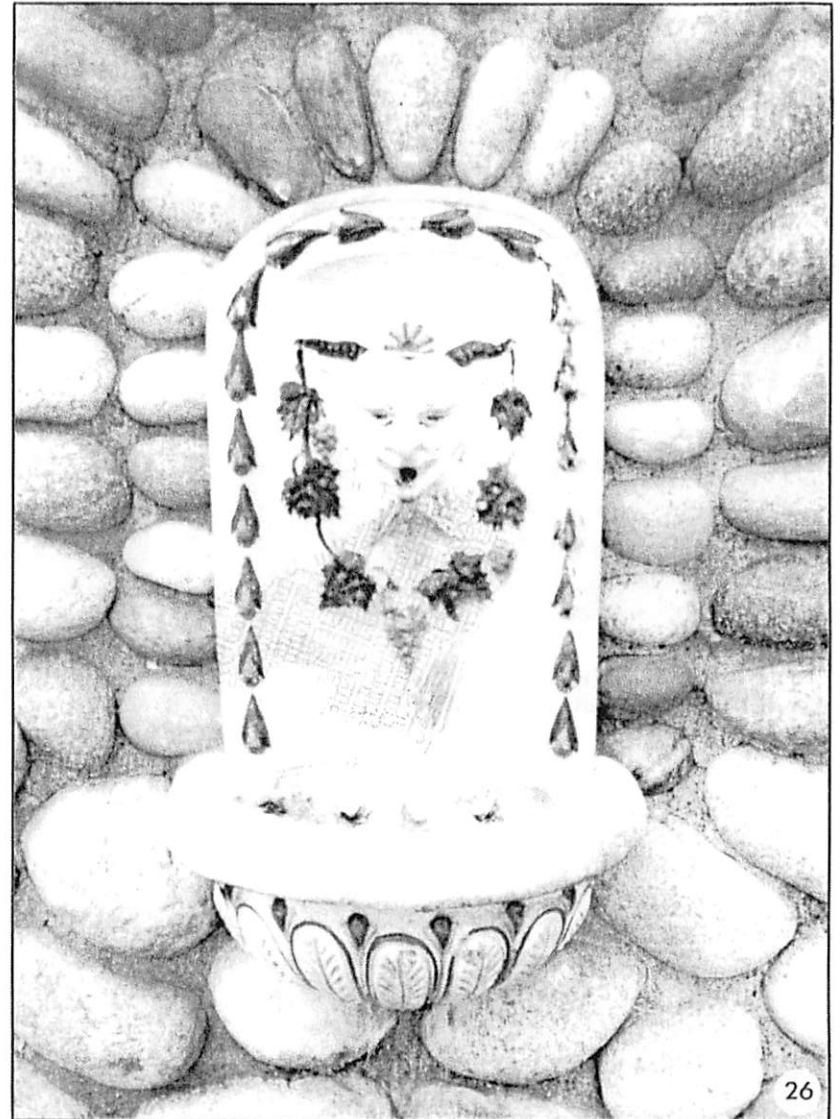
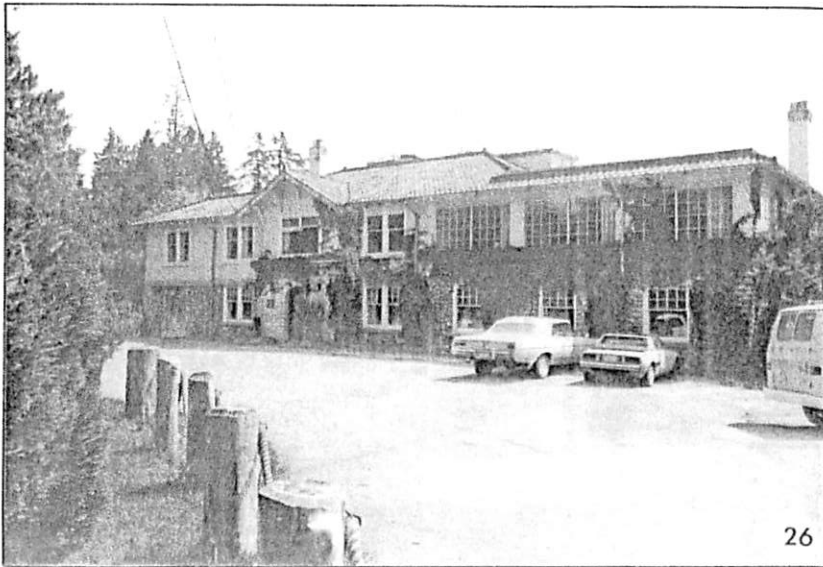


Brent Molnar, ASCT
Manager of Development Services

26 PENDRAY ESTATE 3221 HEATHERBELL ROAD

Originally named "Havenwood", the estate was an 80 acre piece of property adjoining what is now Royal Roads. The main house was built in 1924 for Herbert J. Pendray of the Bapco Paint Company. The house is constructed of local rock, cut stone and wood, and features lavish use of leaded glass and wood panelling. Used today by the Pacific Centre for Human Development, the estate comprises only 12 of the original 80 acres.

Information Sources: Pacific Centre for Human Development Brochure and Centre Staff



Detail of fountain at top of front steps facing Esquimalt Lagoon.

Council questioned whether this is the most economically efficient design and will be easy to maintain and were advised that this concept was adopted by Council as part of the 2017 rezoning. Staff explained there has been discussion with staff around the expectations of maintenance and it is felt that it is something that we can maintain.

Nikii Hoglund, Director of Engineering and Public Works, explained that the dollar values that were put forward were associated with the levels of maintenance that has been outlined in the covenant. She noted that this ties into levels of services and that Staff will be bringing forward parks service levels to Council, as higher services bring higher costs.

MOVED BY: COUNCILLOR LOGAN
SECONDED: COUNCILLOR NAULT

That Council approve the Latoria North Park Plan prepared by LADR Landscape Architects and CALID Services dated April 13, 2018 attached as appendices to the Director of Planning's staff report dated July 3, 2018.

CARRIED.

6.1.2. Report - Director of Planning

Re: Heritage Preservation of the Pendray House
3220-20-HEA-19971

Iain Bourhill, Director of Planning, provided an overview of the July 3, 2018 Staff report regarding the Heritage Preservation of the Pendray House. He advised Council that the report was precipitated from news that was received regarding sale of the parcel of land where the Pendray House is located. He also advised that there is no legal preservation of the heritage value of the Pendray House that the City could invoke that would prevent it from being altered. The Director explained that there is the opportunity for Council to direct staff to consider opportunities at the time of strata title conversion or subdivision that would allow the Approving Officer to invoke public interest as a means to protect the heritage value through a covenant. Another option for Council to consider would be to designate the Pendray House as a heritage site under Provincial legislation, which would provide for immediate protection; however, there would be cost implications for the City. If Council were to direct staff in this way they would be responding with a staff report outlining the cost implications. Mr. Bourhill indicated that the owner is interested in protecting the heritage values of the structure and supports staff's recommendations for Council to direct staff to take opportunities through the subdivision or strata title process.

Council indicated that it is important to preserve heritage assets in the City of Colwood, suggesting that the Pendray House might be able to be protected through a bylaw with amendments as necessary for future uses. Council asked if staff had investigated the land around the Pendray House and whether the building would survive environmental changes such as a rise of sea level. Staff advised that it would be an important consideration and that if directed by Council, staff

would take into consideration the cost benefit and potential impact of sea level rise as part of the analysis.

Council asked staff for clarification of the types of expenses that would be incurred and Mr. Bourhill advised that the expenses would be to compensate the owner for potential loss of use and cost of assessing the structure.

MOVED BY: COUNCILLOR NAULT
SECONDED: COUNCILLOR LOGAN

That Council:

- a. Direct staff to utilize any options available through subdivision processes to protect the heritage value of Pendray House; AND
- b. Resolve that the Pendray House is of significant heritage value and of public interest.

CARRIED.

6.1.3. Status Report - Director of Planning

Re: Planning and Land Development Status Report
6970-20-PLA-21282

Iain Bourhill, Director of Planning, presented a quarterly status report from Planning and Land Development. He noted that Staff have seen a drop in rezoning applications and that there is an increase in work associated with implementing plans. He highlighted some exciting projects, such as the Greater Victoria Housing Society's housing project at and the Galaxy Motors showroom and maintenance facility at 1764 Island Highway.

Council noted that Olympic View was not included in the report. Mr. Bourhill explained that it was an omission and that it is an evolving report and the next version will capture more applications, including the Olympic View Environmental Development Permit.

Staff confirmed for Council that the Wishart Gardens items noted in the report are Phase 1 of the project and that Phase 2 of the project has not started yet.

MOVED BY: COUNCILLOR LOGAN
SECONDED: COUNCILLOR CHONG

That Council receive the January – June 2018 Planning and Land Development Status Report for information purposes only.

CARRIED.

6.2. TRANSPORTATION AND PUBLIC INFRASTRUCTURE

Iain Bourhill

City of Colwood

Re: the Pendray House

We are currently in the process of finding business partners to help us fulfill the original vision of the Pacific Landing project at Havenwood. We are actively seeking someone to create a destination food and beverage facility in the Pendray House. This objective is in line with the original discussions that we had with the city and city council at the time of zoning in 2007-8. We believe that it is also in line with the preferences of the community around the project.


It has been our understanding that once we have determined an eligible candidate for the project that we would go to the city to review the proposed plans for the purposes of getting approval to convert the use of this building through Strata Title Conversion, and that the lands would form part of the building Strata being realized at Pacific Landing. This is detailed in our Form P".

Further, it has been our understanding from the Form P process that due to the historic nature of the building we would need to hire a consultant to review the historic considerations. The consultant would delineate proposed actions to meet safety requirements but to also propose code adaptations to maintain the historic nature of the building.

Once this is worked out we would support putting some sort of designation on the building that would maintain the heritage nature of the building. This is important to us because the project concept and the site architecture is defined largely by the Pendray House.

The Pendray House is an irreplaceable asset for the project, the community in and around Pacific Landing and Colwood in general. It is our intention to keep it and improve it.

Sincerely



Randy Royer

Pacific Landing

4. ADOPTION OF THE MINUTES

4.1 Adopt:

MOVED BY: COUNCILLOR LOGAN

SECONDED: COUNCILLOR TRACE

That the following minutes be adopted as presented:

4.1.1 Regular Meeting of Council – June 25, 2018

CARRIED.

4.2 Receive:

MOVED BY: COUNCILLOR DAY

SECONDED: COUNCILLOR NAULT

That the following minutes be received as presented:

4.2.1 Board of Variance Meeting – May 22, 2018

CARRIED.

5. CORRESPONDENCE REQUIRING COUNCIL DIRECTION

5.1 Letter – Randy Royer – Pacific Landing

Re: Pendray House

3220-20-HEA-19971

Mayor Hamilton gave a brief overview of the letter received from Randy Royer from the Pacific Landing Project.

Iain Bourhill, Director of Planning, gave context to the item as it relates to an item under 6.1.2 of the agenda. The letter acknowledges that staff are working in cooperation with the property owner, being in alignment in terms of the Pendray House.

MOVED BY: COUNCILLOR LOGAN

SECONDED: COUNCILLOR DAY

That Council receive the correspondence received from Randy Royer, Pacific Landing, regarding Pendray House.

CARRIED.

RELEASE OF IN-CAMERA RESOLUTIONS

Mayor Martin advised the following June 24, 2019 In-Camera Council Resolution was released from its In-Camera classification:

Heritage Designation Process

MOVED BY: COUNCILLOR JANTZEN
SECONDED: COUNCILLOR KOBAYASHI

R2019-298 THAT staff be directed to engage with the owners of the Colwood Dairy and Cheese House and the Pendray House prior to introduction of draft heritage preservation bylaws and before initiation of temporary protection under section 15(607)(2) of the *Local Government Act*.

CARRIED

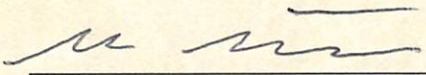
OPPOSED: COUNCILLOR DAY

ADJOURNMENT

MOVED BY: COUNCILLOR LOGAN

R2019-299 THAT the meeting adjourn at 7:55 p.m.

CARRIED



APPROVED AND CONFIRMED



CERTIFIED CORRECT

To: Heritage Commission
Date: November 14, 2024
From: Iain Bourhill, Director of Community Planning
RE: Heritage Preservation of the Pendray House
 3220-20-HEA-19971

RECOMMENDATION

THAT the Heritage Commission recommend to Council that Heritage Designation Bylaw No. 2043 (Pendray House), 2024 be given First and Second Readings.

SUMMARY AND PURPOSE

In 2019, Colwood Council directed staff to engage with the owners of the Pendray House prior to drafting a heritage designation bylaw for the subject property. Subsequent discussions between staff and the owner focussed on how the owners plans to repurpose the Pendray house as a restaurant could be accomplished while retaining its heritage defining architectural elements. These plans have not yet been advanced, and the property is now in receivership and subject to a Court Ordered Sale. Therefore, staff are now recommending that a heritage preservation bylaw be adopted to protect the Pendray House.



Figure 1 -View of the east façade of the Pendray House (source: CBRE)

STRATEGIC PLAN AND RELATED POLICIES

The Official Community Plan encourages protection of historic built assets (Objective 13.2.2) and protection of heritage resources. It highlights the role of heritage as an integral role in creating a sense of place, identity and contributor to social capital and well-being.

Municipal heritage designation of the Pendray House support Council’s strategic priorities of “Well-being: Colwood Supports Residents Well-Being” by enhancing the vibrancy of the community and sense of place.

OVERVIEW

Location: 3221 Heatherbell Road.
 Legal: Lot 1, Section 33, Esquimalt Plan EPP71688 Except Plan EPS4233
 Zoning: Comprehensive Development 15 (CD15)
 Owner: Heather Bell Lands Corp

BACKGROUND

Provincial legislation requires this report include information respecting the following areas: heritage value; compatibility of conservation with the OCP, zoning, and adjacent uses; condition and economic viability; and financial (or other) conservation support.

Previous Council Resolutions

At their Regular Meeting held on July 9, 2018 Council made the following resolution:

- That Council:*
- a. Direct staff to utilize any options available through subdivision processes to protect the heritage value of Pendray House; AND*
 - b. Resolve that the Pendray House is of significant heritage value and of public interest.*

At their Special In-Camera Meeting of June 24, 2019 Council made the following resolution (Released from In-Camera on June 24, 2019):

THAT staff be directed to engage with the owners of the Colwood Dairy and Cheese House and the Pendray House prior to introduction of draft heritage preservation bylaws and before initiation of temporary protection under section 15(607)(2) of the Local Government Act.

Pacific Landing Development Site

The Pendray House is located at the site of partially completed Pacific Landing development. Four residential condominium buildings have been in the first two phases of the development and a third phase comprising of an additional 4-storey condominium building has been granted a development permit but has not yet progressed past initial site preparations. Previous and current owners of the site have expressed support for preserving the heritage value of the Pendray House.

Previous Engagement with the Owner

Discussions between staff and the current owner stemming from the 2019 Council resolution focussed on how plans to repurpose the Pendray house as a restaurant could be accomplished while retaining its heritage defining architectural elements. The owner provided a statement of significance for Pendray House prepared by John Dam and Associates heritage conservation consultants dated November 25, 2019 (see Appendix A). Conceptual illustrative plans showing how the Pendray House could be modified to accommodate a restaurant were shared with staff and the Colwood Heritage Commission. However, the next step of finalizing plans and collaborating with the owner on the text of a draft heritage preservation bylaw has not yet occurred and it is staff's position that Council should now consider adopting a heritage preservation bylaw to provide long-term legal protection of the Pendray House. Once a such a bylaw was in place, the owners of the Pendray House



Figure 2 -View looking west at the Pacific Landing development and Pendray House (source: CRBE)

could apply to Council for a heritage alteration permit if future repurposing plans contemplated alterations to protected heritage features.

Zoning Considerations

The current "CD15" Zone specifies the following permitted uses in "Area 5" where the Pendray House is located:

- Arts and cultural facilities;
- Brewhouse;
- Gift Shops;
- Restaurant; and
- Accessory buildings & structures, including recreation and amenity facilities.

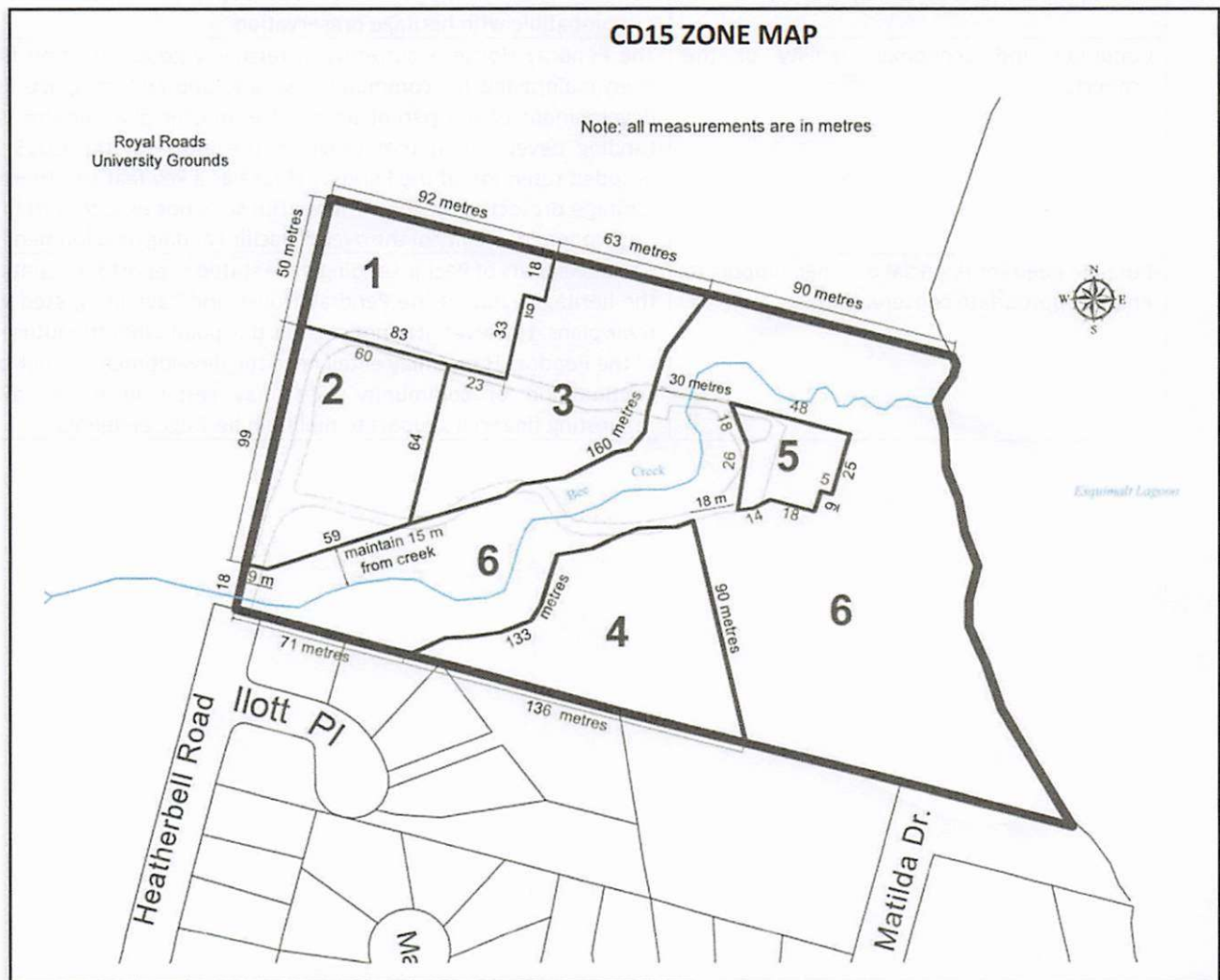


Figure 3 CD15 Zone Map excerpted from page 255 of the Colwood Land Use Bylaw No. 151 (Pendray House is located in Area "5")

Heritage Designation Bylaw

Heritage designation bylaws are a means for local governments to protect key heritage features as authorized by Section 611 of the *Local Government Act*. A heritage designation bylaw can apply to a building's exterior, interior, and/or associated landscape features. It can identify components of heritage value based on a

Statement of Significance and can prevent demolition or alteration without Council approval. Enactment of a heritage designation bylaw has Provincial reporting requirements, (summarised below in Table 1), and requires a public hearing. A temporary protection period takes effect at First Reading lasting 60 days or until the bylaw is adopted.

Table 1. Local Government Section 612(5) Reporting Requirements

<i>Requirements</i>	<i>Information</i>
Heritage value or heritage character of the property	Demonstrated by Statement of Significance (Appendix 1)
Compatibility of conservation with the Official Community Plan	OCP objective 13.2.2 encourages protection of historic built assets ...
Compatibility of conservation with lawful uses of the property and adjoining lands	The CD15 Zone was drafted with the intention of maintaining the Pendray House in its current location and permitting uses that would be compatible with heritage preservation.
Condition and economic viability of the property	The Pendray House is currently in relatively good condition having been maintained for community use arts and culture space during development of the parent parcel. The master plan for the Pacific Landing development that provided the basis for the CD15 Zone included retention of the Pendray House as a key feature. Therefore, heritage protection of the Pendray House is not expected to impact the economic viability of the overall Pacific Landing development plan.
Possible need for financial or other support to enable appropriate conservation.	The developers of Pacific Landing have stated support for maintaining the heritage value of the Pendray House and have integrated it into their plans. However, it is not clear at this point what the future uses of the Pendray House may entail once the development is built-out. A continuation of community uses may result in future owners requesting financial support to maintain heritage elements.



Figure 4 CD15 Zone Map excerpted from page 255 of the Colwood Land Use Bylaw No. 151 (Pendray House is located in Area "5")

OPTIONS / ALTERNATIVES

The following options are offered to the Heritage Commission for consideration:

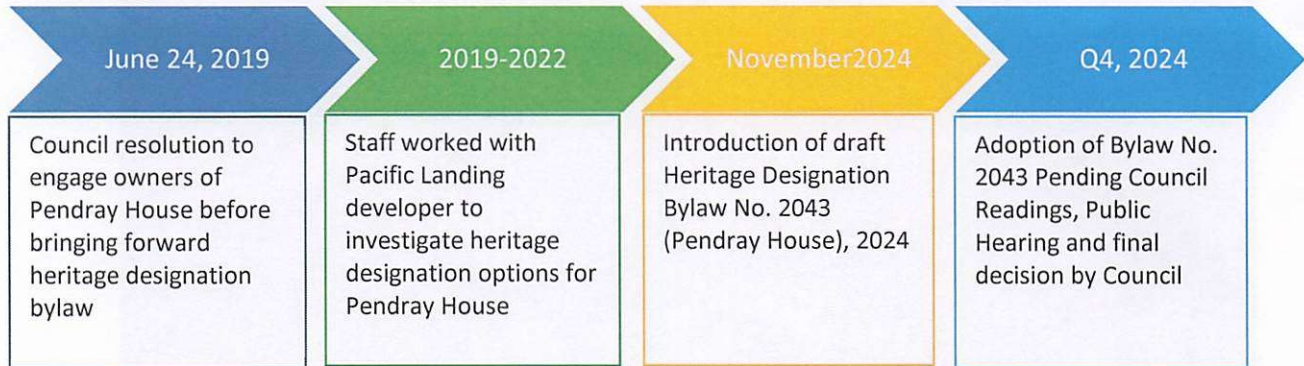
- a. Recommend that Council give First and Second Reading to Heritage Designation Bylaw No. 2043 (Pendray House), 2024" **(Recommended); OR**
- b. Recommend that Council direct staff to make specific amendments to the draft Heritage Designation Bylaw No. 2043 (Pendray House), 2024 prior to giving it First and Second Reading; OR
- c. Defer decision and recommend to Council that staff be directed to provide more information; **OR**
- d. Recommend that Council take no action.

COMMUNICATIONS

This report is publicly available on the City's website as part of the agenda. Mention will be made in the public Council highlights. Minutes will be posted online and sent to subscribers by email. Staff will ensure that communications commensurate with Council's direction will be undertaken.

Following First and Second reading a public hearing will be scheduled as per legislative requirements.

TIMELINES



CLIMATE CONSIDERATIONS

Staff have not identified any significant climate implications related to the proposed adoption Heritage Designation Bylaw No. 2043 (Pendray House), 2024. However, the site of the Pendray House is located within an area identified as having significant coastal flood risk. The risk of flooding along low-lying areas of Colwood’s coastline are projected to increase as climate warming related sea-level rise is expected to continue.

FINANCIAL CONSIDERATION

The property owner has one year from the date of bylaw adoption to apply for compensation but only if there is a reduction in the market value of property resulting from heritage designation. Staff anticipate heritage designation would likely not have a significant impact on market value, as the existing CD15 Zone was designed to facilitate retention of the Pendray House. The CD15 Zone’s land uses were also aligned with the intention of preserving the Pendray House’s key heritage elements.

Respectfully submitted,

Iain Bourhill, RPP, MCIP, Director of Community Planning

ADMINISTRATORS COMMENTS:

I have read the report and endorse the recommendation

Robert Earl
Chief Administrative Officer

Attachments:

APPENDIX 1: Statement of Significance for Pendray House prepared by John Dam and Associates, dated November 25, 2019 (see Appendix A).

Statement of Significance

Pendray House - Colwood

Description

Located on the Esquimalt lagoon in the setting of a wildlife bird sanctuary, Pendray House is a fine example of a west coast Mediterranean style villa. The broad massing of the two-storey building, set on a river rock base and protected beneath a multi-faceted hipped roof, is punctuated with an expanse of characteristic glazing.

Heritage Value

The house was built for Herbert and Charlotte Pendray, both avid travellers as reflected with the design and detailing of their home. Herbert Jeffree, the 3rd son of William and Amelia Pendray, was born in November 1883 and spent much of his youth living in the Gatsby Mansion in James Bay. In 1910, he married Charlotte Emma Geraldine Warwicker in the Metropolitan Methodist Church in Victoria. Following his fathers' footsteps, Herbert eventually became the vice-president of the British-American Paint Company (Bapco); his brother Carl, mayor of Victoria from 1924-28, was president. Herbert spent time as a master mason member of the Vancouver Island St. Andrew's Lodge. Having no children, the Pendray's bequeathed a gift to the Methodist church towards the construction of the Pendray Hall. In 1955, Charlotte passed away with Herbert passing away the following year. Both are buried in the Royal Oak Burial Park cemetery.

Pendray House is valued for its massing and setting on the shore of the Esquimalt lagoon. This two and one-half storey building is set with ample windows, some characteristic to its style. Multi-pane conservatory glazing contains the second floor of the southwest corner while arched windows dominate the south-east corner, a Venetian example on the south elevation. The northeast corner porch is protected with a glass enclosure. Supporting the building is a river stone foundation through which a grand staircase descends from the porch to the spreading grassland and lagoon to the east. An articulated hipped roof, with gable peaks delineating the east-west axis, protects the building.

Following its construction from 1925 - 27 and its occupancy by the Pendray family for the next three decades, the Pendray House became a community centre for a number of organizations. Its first public commission as a health spa and country club in the late 1950's was soon after followed by its conversion in the late 1960's to a rest home named Heatherbell Gardens. In 1968, the estate became a residential school known as the Island Child Development and Research Centre. Shortly after, its name was changed to Pacific Centre for Human Development and it became a home for children with development difficulties. In 2008, the Coast Collective arts group developed the area and house into a popular art and cultural centre.

Character Defining Elements

The key elements that define the heritage character of the Pendray House and support its heritage values are:

- Architectural style and scale
- The two and one-half storey massing
- Expanse and style of the architectural glazing, most notably the multi-lite conservatory glazing and the arched windows.
- The river rock foundation
- The exterior staircase on the east elevation including the inset fountain
- The glazed porch
- The historic interior finishes dating to the time of original construction; most notably the tiled fireplace mantel in the living room, the entrance panelling, staircase and railings, and the inlaid wood and terra cotta tile flooring.



CITY OF COLWOOD

Bylaw No. 2043

A Bylaw to Designate the Pendray House as Protected Heritage Property

The Council of the City of Colwood, in an open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as “Pendray House Heritage Designation Bylaw No 2043, 2024”.

Interpretation

2. In this Bylaw, the term “Pendray House” means the two-storey west coast Mediterranean style villa located on land legally described as Lot 1, Plan EPP71688, Section 33, Esquimalt Land District, Except Plan EPS4233 PH 1&2 (PID: 030-287-944).

Designation

3. The Pendray House is hereby designated as protected under section 611 of the *Local Government Act*, and for the purpose of section 611(2)(c), this bylaw also applies to the Pendray House’s exterior staircase located on the east elevation including the inset fountain, the historic interior finishes including the tiled fireplace mantel in the living room, the entrance panelling, staircase and railings, and the inlaid wood and terra cotta tile flooring.

Maintenance

4. The Pendray House shall be maintained in good order so as to reasonably prevent damage and deterioration of the building, including without limitation its hipped roof, masonry walls, windows and doors, exterior finishes and trim, all structural elements and the historic interior finishes including the tiled fireplace mantel in the living room, the entrance panelling, staircase and railings, and the inlaid wood and terra cotta tile flooring

READ A FIRST TIME on this the _____TH day of _____, 2024

READ A SECOND TIME on this the _____TH day of _____, 2024

PUBLIC HEARING held on the _____TH day of _____, 2024

READ A THIRD TIME on this the _____TH day of _____, 2024

ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF COLWOOD on this the _____TH day of _____, 2024

Doug Kobayashi, Mayor

Marcy Lalande, Corporate Officer

Pendray House Heritage Designation November 14, 2024



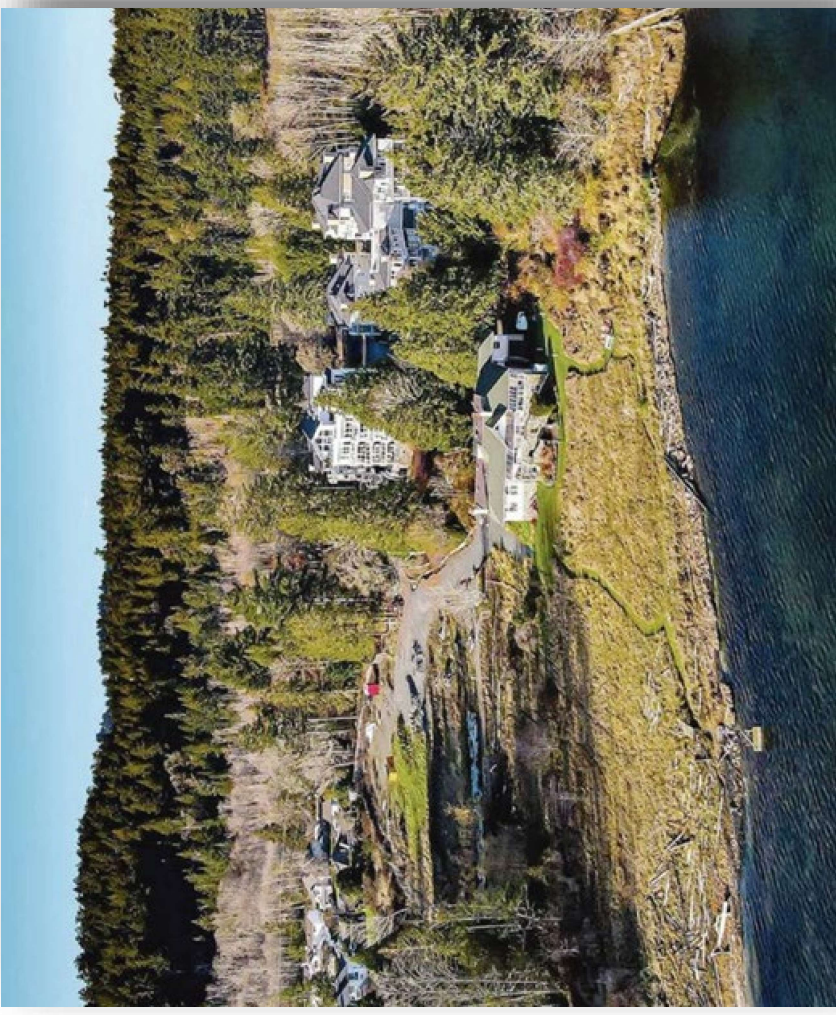
Pendray House

July 9, 2018 Council resolution:

- a. Direct staff to utilize any options available through subdivision processes to protect the heritage value of Pendray House; AND*
- b. Resolve that the Pendray House is of significant heritage value and of public interest.*

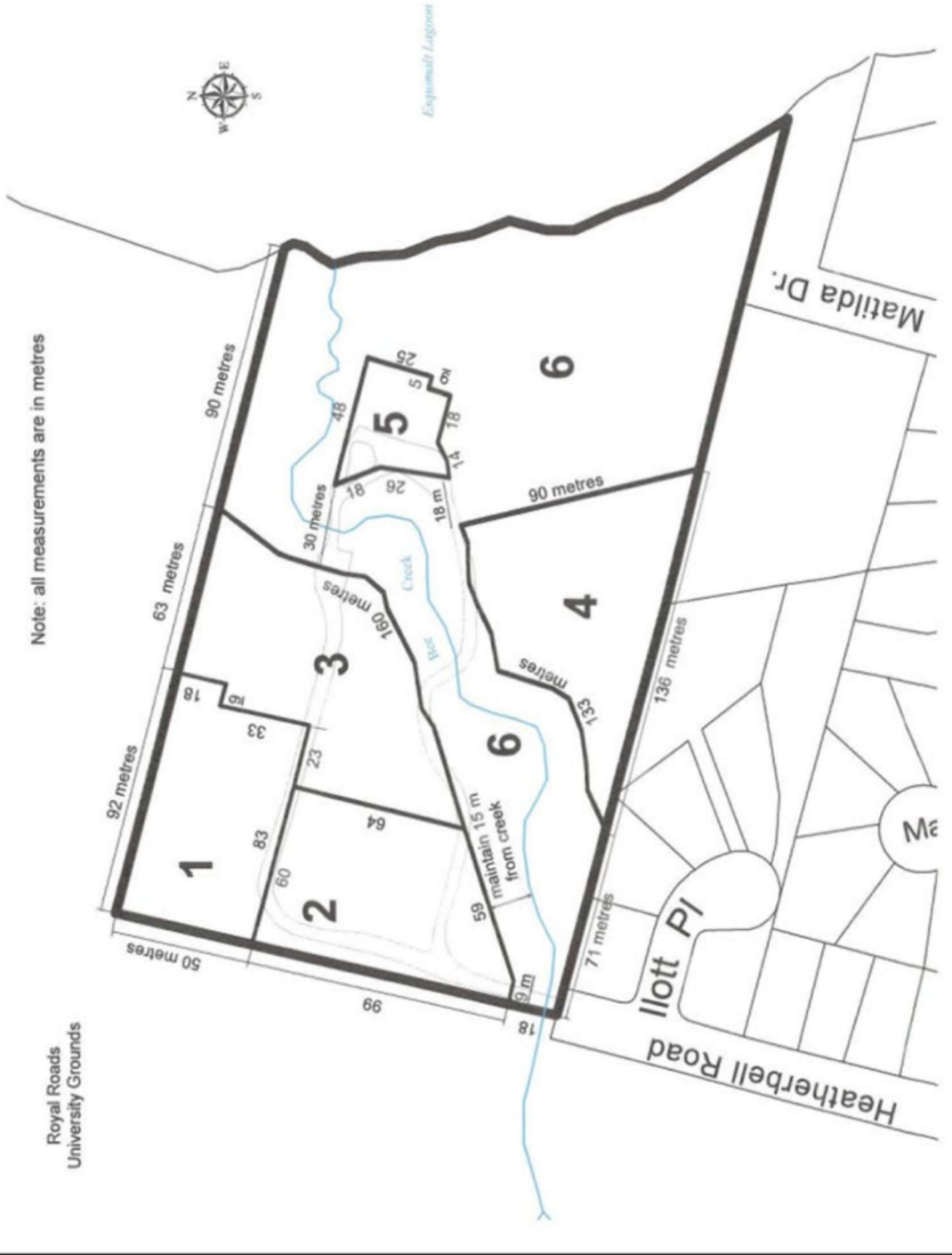
June 24, 2019 Council resolution:

THAT staff be directed to engage with the owners of the Colwood Dairy and Cheese House and the Pendray House prior to introduction of draft heritage preservation bylaws and before initiation of temporary protection under section 15(607)(2) of the Local Government Act.



CD15 ZONE MAP

Note: all measurements are in metres





Statement of Significance & Draft Bylaw

Appendix 1

John Dam & Associates
Building Conservation Engineering
750-676-4771
jdam@jdamc.ca

Statement of Significance

Pendray House - Colwood

Description

Located on the Esquimalt lagoon in the setting of a wildlife bird sanctuary, Pendray House is a fine example of a west coast Mediterranean style villa. The broad massing of the two-storey building, set on a river rock base and protected beneath a multi-faceted hipped roof, is punctuated with an expanse of characteristic glazing.

Heritage Value

The house was built for Herbert and Charlotte Pendray, both avid travellers as reflected with the design and detailing of their home. Herbert Jeffrey, the 3rd son of William and Annella Pendray, was born in November 1883 and spent much of his youth living in the Gatsby mansion in James Bay. In 1910, he married Charlotte Emma Geraldine Warwick in the Metropolitan Methodist Church in Victoria. Following his fathers' footsteps, Herbert eventually became the vice-president of the British-American Paint Company (Bajcol); his brother Carl, mayor of Victoria from 1924-28, was president. Herbert spent time as a master mason member of the Vancouver Island St. Andrew's Lodge. Having no children, Pendray's bequeathed a gift to the Methodist church towards the construction of the Pendray Hall. In 1955, Charlotte passed away with Herbert passing away the following year. Both are buried in the Royal Oak Burial Park cemetery.

Pendray House is valued for its massing and setting on the shore of the Esquimalt lagoon. This two and one-half storey building is set with ample windows, some characteristic to its style. Multi-pane conservatory glazing contains the second floor of the southwest corner while arched windows dominate the south-east corner, a Venetian example on the south elevation. The northeast corner porch is protected with a glass enclosure. Supporting the building is a river stone foundation through which a grand staircase descends from the porch to the spreading grassland and lagoon to the east. An articulated hipped roof, with gable peaks delineating the east-west axis, protects the building. Following its construction from 1925 -27 and its occupancy by the Pendray family for the next three decades, the Pendray House became a community centre for a number of organizations. Its first public commission as a health spa and country club in the late 1950's was soon after followed by its conversion in the late 1960's to a rest home named Heatherbell Garden. In 1988, the estate became a residential school known as the Island Child Development and Research Centre. Shortly after, its name was changed to Pacific Centre for Human Development and it became a home for children with developmental difficulties. In 2008, the Coast Collective arts group developed the area and house into a popular art and cultural centre.

CITY OF COLWOOD

Bylaw No. 2043

A Bylaw to Designate the Pendray House as Protected Heritage Property

The Council of the City of Colwood, in an open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as "Pendray House Heritage Designation Bylaw No 2043, 2024".

Interpretation

2. In this Bylaw, the term "Pendray House" means the two-storey west coast Mediterranean style villa located on land legally described as Lot 1, Plan EPP71688, Section 33, Esquimalt Land District, Except Plan EP54233 PH 1&2 (PID: 030-287-944).

Designation

3. The Pendray House is hereby designated as protected under section 611 of the *Local Government Act*, and for the purpose of section 611(2)(c), this bylaw also applies to the Pendray House's exterior staircase located on the east elevation including the inset fountain, the historic interior finishes including the tiled fireplace mantel in the living room, the entrance panelling, staircase and railings, and the inlaid wood and terra cotta tile flooring.

Maintenance

4. The Pendray House shall be maintained in good order so as to reasonably prevent damage and deterioration of the building, including without limitation its hipped roof, masonry walls, windows and doors, exterior finishes and trim, all structural elements and the historic interior finishes including the tiled fireplace mantel in the living room, the entrance panelling, staircase and railings, and the inlaid wood and terra cotta tile flooring

READ A FIRST TIME on this the	1 st day of	, 2024
READ A SECOND TIME on this the	1 st day of	2024
PUBLIC HEARING held on the	1 st day of	, 2024
READ A THIRD TIME on this the	1 st day of	, 2024
ADOPTED BY THE MUNICIPAL COUNCIL OF THE CITY OF COLWOOD on this the	1 st day of	, 2024

Doug Kobayashi, Mayor

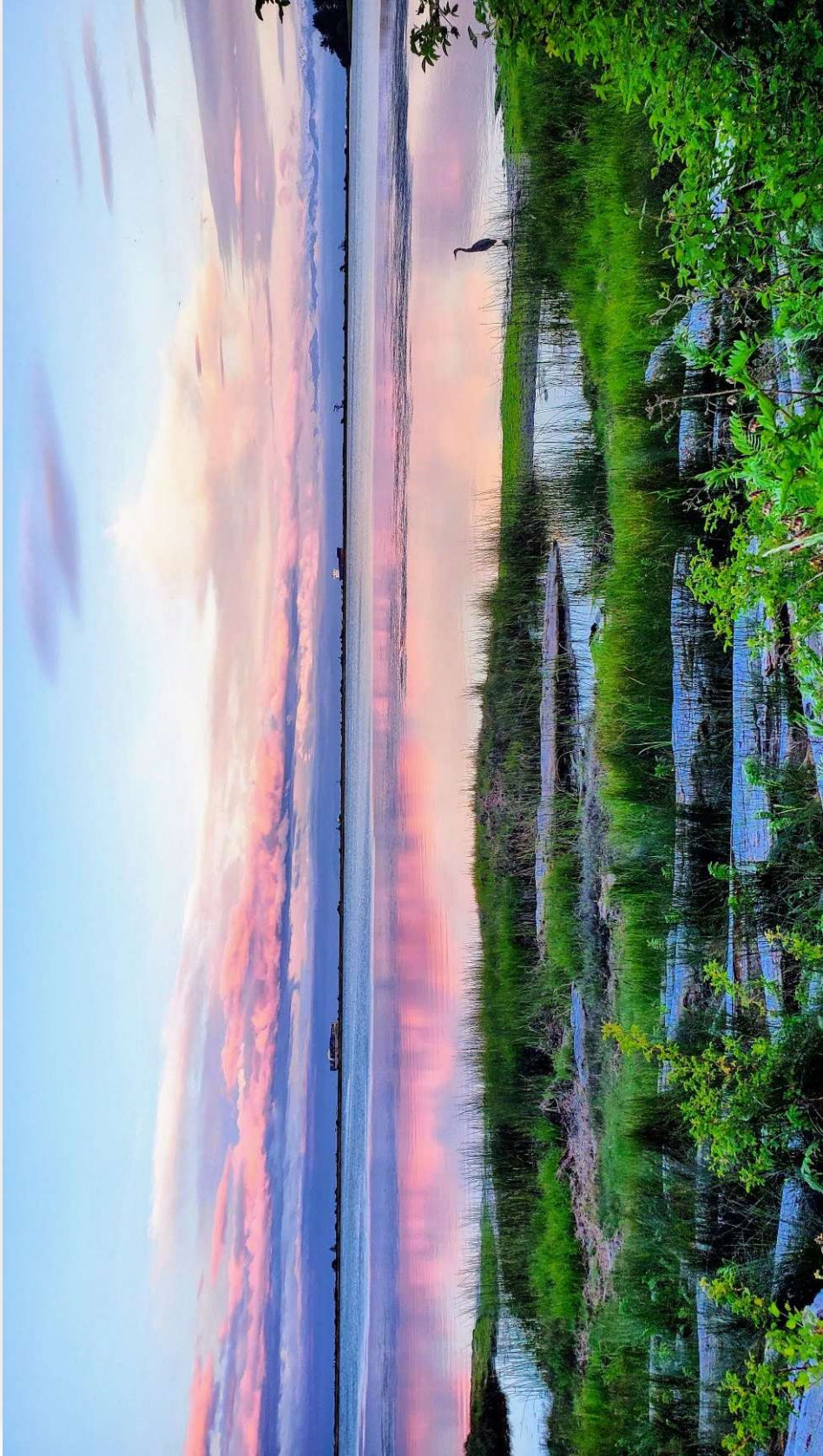
Marcy Lalonde, Corporate Officer



Recommendation

THAT the Heritage Commission recommend to Council that Heritage Designation Bylaw No. 2043 (Pendray House), 2024 be given First and Second Readings.

Thank You



- a. The design and siting for a proposed building must respond to and be compatible with the existing neighborhood;
- b. Exterior building design cannot be repeated within three lots on the same street frontage; and
- c. Proposed colour schemes should harmonize with the natural setting and complement surrounding buildings.

CARRIED

8. BYLAWS

8.1 Bylaw No. 2043 Pendray House Heritage Designation - First and Second Reading

MOVED BY: COUNCILLOR JANTZEN
SECONDED: COUNCILLOR DAY

R2024-316 THAT " Bylaw No. 2043 Pendray House Heritage Designation Bylaw No. 2043, 2024" be given First and Second Reading.

CARRIED

8.2 Bylaw No. 1700-13 Colwood Official Community Plan Bylaw No. 1700-13 (3698 Metchosin Road - City Lands) - First and Second Reading

MOVED BY: COUNCILLOR JANTZEN
SECONDED: COUNCILLOR WARD

R2024-317 THAT "Colwood Official Community Plan Bylaw No. 1700-13 (3698 Metchosin Road City-Lands), 2018" be given First and Second Reading.

CARRIED

OPPOSED: COUNCILLOR DAY

8.3 Bylaw No. 2036 Land Use Bylaw No. 151, 1989 Amendment No. 215 (3698 Metchosin Road) - First and Second Reading

MOVED BY: COUNCILLOR GROVE
SECONDED: COUNCILLOR JORDISON

R2024-318 THAT "Colwood Land Use Bylaw No. 151, 1989, Amendment No. 215 (3698 Metchosin Road), Bylaw No. 2036, 2024" be given First and Second Reading.

CARRIED

OPPOSED: COUNCILLOR DAY

NOTICE OF PUBLIC HEARING

City of Colwood
3300 Wishart Road
Colwood, BC V9C 1R1

MEETING DATE:

March 27th, 2025

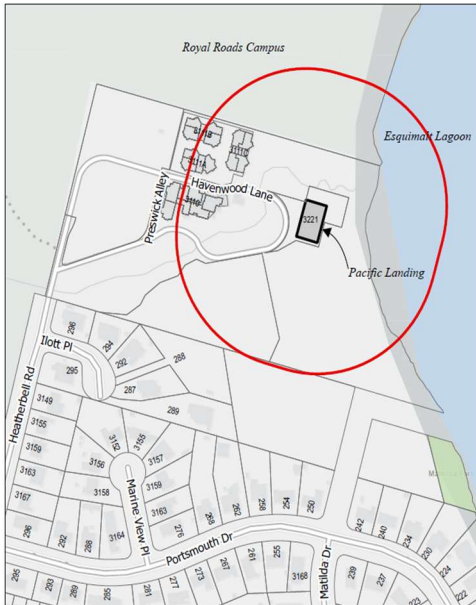
TIME:

6:30PM

LOCATION:

Council Chambers, 3300 Wishart Rd

NOTICE IS GIVEN that a PUBLIC HEARING will be held on March 27th at 6:30PM in relation to the following proposed



SUBJECT PROPERTY: PENDRAY HOUSE - 3221 HEATHERBELL RD.

PURPOSE: The intent of this proposed Bylaw No. 2043 is to designate the existing dwelling on Lot Rem 1, Section 33, Esquimalt District, Plan EPP71688 (3221 HEATHERBELL RD) as a municipal heritage property protected under section 611 of the Local Government Act, and for the purpose of section 611(2)(c), this bylaw also applies to Pendray House's exterior staircase located on the east elevation including the inset fountain, the historic interior finishes including the tiled fireplace mantel in the living room, the entrance panelling, staircase and railings, and the inlaid wood and terra cotta tile flooring.

VIEW RELATED MATERIALS:

Online: www.colwood.ca/news

In Person: Colwood City Hall from, between 8:30 am and 4:30 pm Mon to Fri excluding statutory holidays.

NEED MORE INFORMATION?

Contact Community Planning at communityplanning@colwood.ca

Comments

In Writing: The deadline for written submissions is 12:00 pm on the day of the meeting and must include your name and civic address.

- Email publichearing@colwood.ca
- Mail/Drop-off: City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1

Please note the full content of all submissions will be published, including name and address. For more information about Freedom of Information and Protection of Privacy, go to www.colwood.ca/FOIPPA

Speak to Council

In Person: The public will be permitted in the Council Chambers on a first come, first served basis until capacity is met.

Electronically: To pre-register to speak please contact publichearing@colwood.ca up until noon on the day of the meeting. Dial-in by phone 1-855-703-8985 (toll free) or 1-778-907-2071 or login to Zoom.us or the Zoom app. For both options use ID Number: 894 7799 0453

Watch the Meeting

www.colwood.ca/Meetings