

DISTRICT OF
OAK BAY

REPORT TO: Heritage Commission
FROM: Graeme Buffett, Planner
MEETING DATE: March 10, 2020
RE: Heritage Alteration Permit – HAP00015
Lot E, Section 47, Victoria District, Plan 9191
2031 Runnymede Avenue

OVERVIEW

The purpose of this report is to seek a recommendation from the Heritage Commission regarding a heritage alteration permit application for work proposed at 2031 Runnymede Avenue. The proposed works include the construction of an accessory building north of the home.

The property was heritage designated by Bylaw No. 3343 on November 10, 1980 and is on the Oak Bay Community Heritage Register.

BACKGROUND / HISTORIC CONTEXT

The subject property is located on the Oak Bay Community Heritage Register, and both the lands and the heritage home were designated a municipal heritage site by bylaw on November 10, 1980.

Site Characteristics

Address	2031 Runnymede Avenue
Location	Intersection of Runnymede Avenue and Runnymede Place
Year Built	1916
Lot Size	5090 m ² (54,788 ft ²)
Proposed Work	Construct Accessory Building (Detached Garage)
Zoning	RS4, One Family Residential Use
OCP Land Use Designation	Established Neighbourhoods
Variances	Minimum Setback – Front Lot Line

The applicant is proposing to construct an accessory building, a detached two car garage, to the north of the home, the principal building. A heritage alteration permit is required as the new construction is sited on heritage designated lands. No new works are proposed for the home itself.

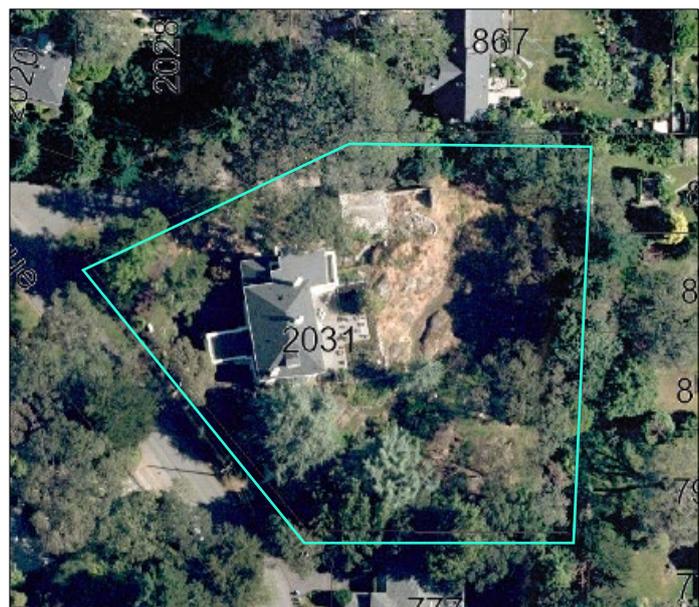
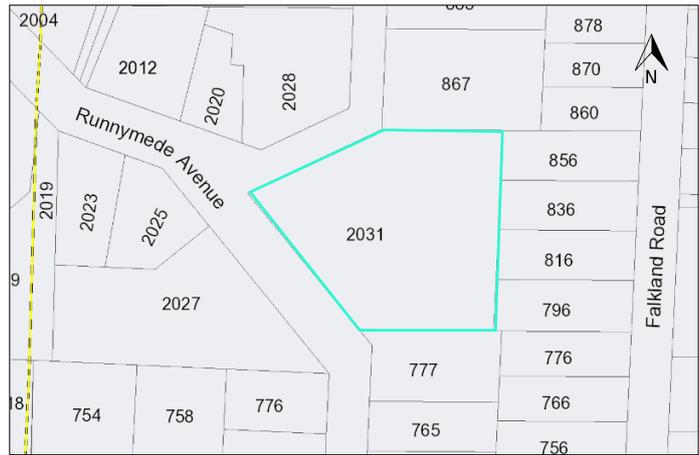
Variances Requested

The heritage alteration permit, as requested, would vary the following section(s) of the *Zoning Bylaw*:

Zoning Bylaw Section(s)	Required	Requested	Variance
6.4.4.(2)(a) Minimum Setback Front Lot Line	7.62 m (25 ft)	3.99 m (13 ft)	3.63 m (12 ft)

The home, known as Blair Gowie, was designed and constructed by Samuel Maclure in an Italian Renaissance revival style, and is valued for its association with the prominent Ross and Butchart families. Some of the character defining elements of the site and the home include:

1. Location on corner lot with prominent street frontage terminating at Runnymede Avenue and Mountjoy Avenue, with expansive views across south Oak Bay to Mount Baker.
2. Associated landscape features such as mature coniferous and deciduous trees, including a specimen *Cedrus atlantica* 'Glauca', and a number of *Quercus garryana*.
3. Masonry elements such as roughcast stucco cladding.
4. Italian Renaissance Revival Style details such as elaborate door and window mouldings, wooden shutters, and low pitched hipped roof with boxed overhangs.
5. Irregular fenestration consisting of wooden sash windows such as multi paned and multiple assembly double hung sashes, Palladian window on main façade, casement windows, panelled wooden front door with multi paned sidelights, and multi paned French doors.



DISCUSSION

The applicant wishes to undertake works for construction of an accessory building that would require issuance of a heritage alteration permit as it is located on heritage designated lands.

Heritage Register. The Oak Bay Community Heritage Register is an official listing of properties that have been identified in the community as having heritage value. The Register is valuable in identifying those properties that have heritage value, particularly when considering properties for possible future protection, but it does not provide any permanent form of heritage protection.

Heritage Designation. When a property owner wishes to preserve their heritage property, a designation bylaw is the primary tool that can provide long term protection. The bylaw would describe which features of a building or property are to be protected, and any proposal to alter these would require a heritage alteration permit.

Heritage Alteration Permit. A heritage alteration permit (HAP) is a permit authorized by the municipality that allows certain kinds of changes to be made to protected heritage property, for example, a single family home. A HAP is used for properties that are heritage designated, that are within a heritage conservation area, or that have been protected by a heritage revitalization agreement. A HAP cannot prohibit the legitimate development of property.

The proposal includes the construction of a detached two car garage. The garage design will be complimentary with the architecture of the heritage home and reference key character defining elements:

- Elevations. The garage will utilize rough cast stucco to match the house. Wooden garage doors and window trim are also reflective of the window mouldings found on the heritage home.
- Roof. The roof pitch has been designed to reflect that of the home, and fiberglass shingles, matching the home, will be used.
- Location. The garage is sited to the north of the principal building, adjacent to an existing driveway. The proposed location is a low point of the property and will not compete with grand home. The principal views of the front elevation from Runnymede Avenue and the view from the intersection of Runnymede Avenue and Runnymede Place will not be disrupted. The rocky terrain and mature vegetation on other portions of the property would make alternate siting options difficult and potentially more disruptive to the landscape.

One grand fir tree, which has some decay, is in close proximity to the proposed building footprint and is proposed for removal to accommodate construction of the garage. Two replacement trees will be required.

TIMELINE / PROCESS / NEXT STEPS

The following timeline is subject to change.

April 20, 2020	Committee of the Whole Consideration
April 27, 2020	Council Consideration

OPTIONS

1. That the Heritage Commission recommends that Council support Heritage Alteration Permit Application HAP00015 for 2031 Runnymede Avenue.
2. That the Heritage Commission recommends Council not support Heritage Alteration Permit Application HAP00015 for 2031 Runnymede.
3. Another recommendation.

Respectfully submitted,



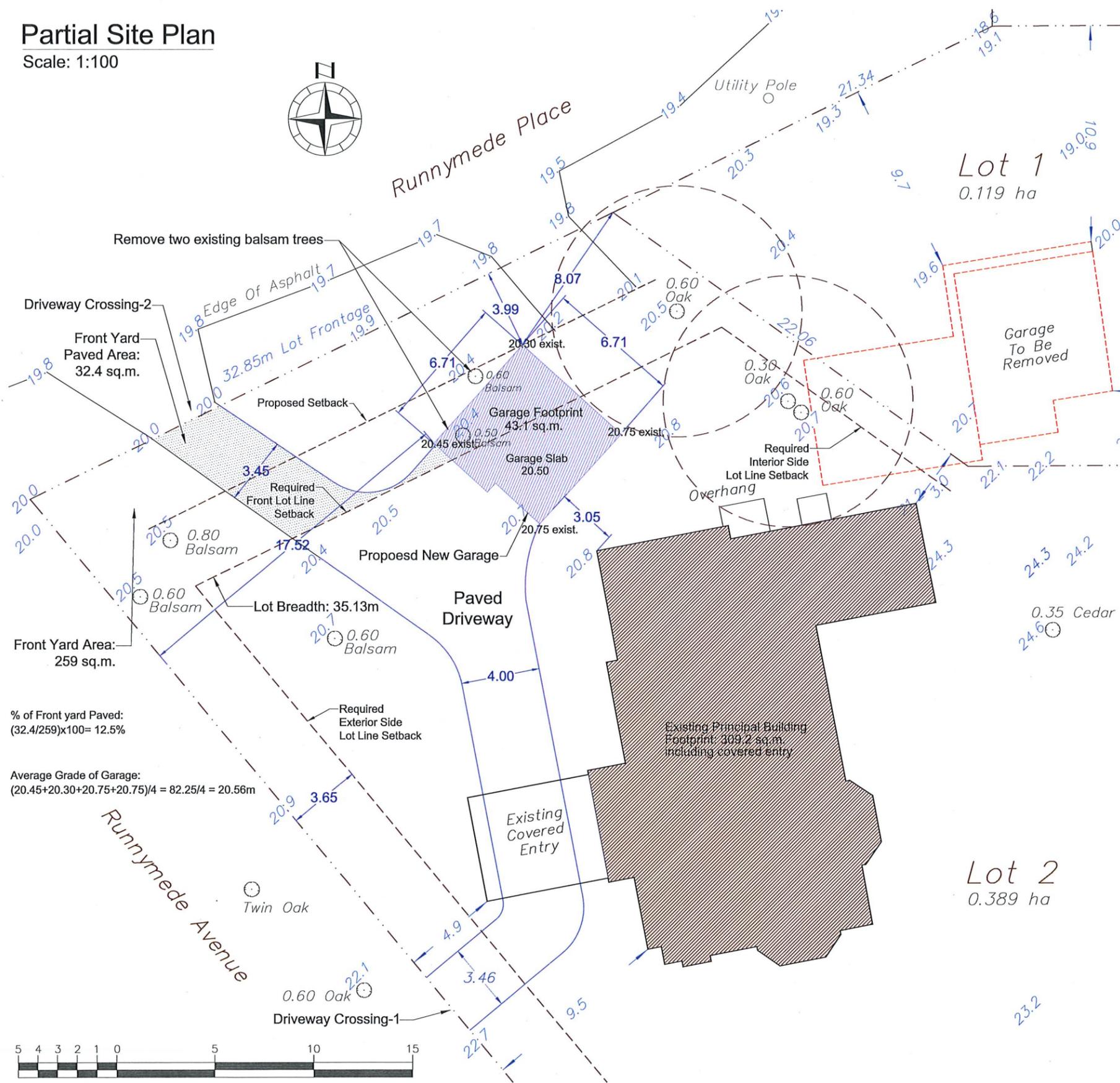
Graeme Buffett
Planner

ATTACHMENT(S):

Attach 1 – Statement of Significance
Attach 2 – Plans and Drawings

Partial Site Plan

Scale: 1:100



Aerial Site Plan

SITE DATA

Civic Address: 2031 Runnymede Avenue, Oak Bay
 Legal Description: Lot 2, Section 47, Victoria District, Plan 9191

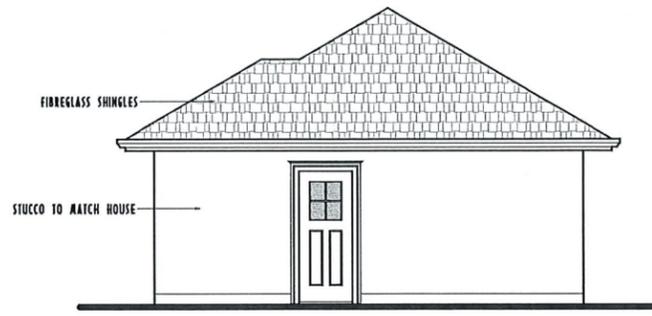
LOT INFORMATION	REQUIRED	EXISTING	PROPOSED
Zone:	RS-4	RS-4	RS-4
Lot Area:	-	3,890 sq.m.	3,890 sq.m.
Lot Frontage:	-	32.85m	32.85m
Lot Breadth:	-	35.13m	35.13m
Lot Depth:	-	-	-
Front Yard Setback:			
paved area (sq.m. and %)	25%	n/a	12.5%
Rear Yard Setback:			
paved area (sq.m. and %)	25%	0%	0%
Garage Setbacks			
Front Lot Line:	7.62m	n/a	3.99m
Interior Side Lot Lines:	1.52m	n/a	8.07m
Exterior Side Lot Lines:	3.65m	n/a	17.52m
Rear Lot Line:	0.61m	n/a	62.22m
Between Building & Structures:	3.00m	n/a	3.05m
Accessory Building Heights			
Average Grade of Garage:	4.600m	n/a	20.56m
Roof Height of Garage:	3.000m	n/a	4.558m
Building Height of Garage:	0.250m	n/a	2.548m
Occupiable Height of Garage:	-	n/a	0.110m
Gross Floor Areas			
Main Floor:	-	276 sq.m.	n/a
Upper Floors:	-	276 sq.m.	n/a
Basement:	-	276 sq.m.	n/a
Accessory Buildings:	-	to be demolished	43.1 sq.m.
Exemptions:	garage	-	n/a.
Minimum Total Floor Area:	110 sq.m.	-	-
Maximum Total Floor Area:	480 sq.m.	828 sq.m.	870.88 sq.m.
Maximum Non-Basement Floor Area:	360 sq.m.	828 sq.m.	n/a
Floor Area Ratio:	0.4:1	0.21:1	0.22:1
Principal Building Lot Coverage:	23%	N/A	9% = (43.1+309.2)/3,890
Accessory Building Lot Coverage:	7%	to be demolished	1.10%
Parking (# of spaces, covered)	2,1	2,1	2,2

PROPOSED VARIANCES		
Front Lot Line on Runnymede Place	7.62m	3.99m

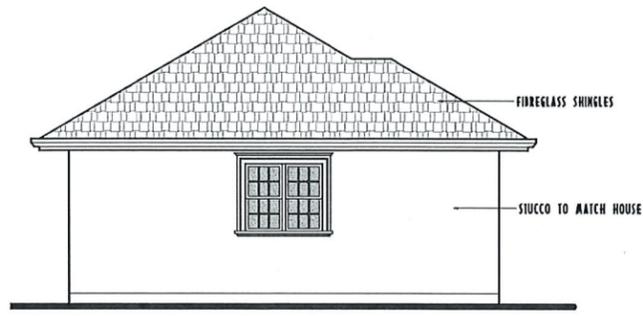
Proposed Garage - 2031 Runnymede Avenue

SITE PLANS

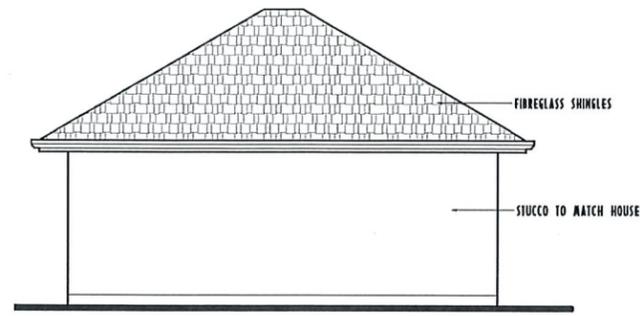
Issued February 25th, 2020



SOUTH-EAST ELEVATION scale: 1:50



NORTH-WEST ELEVATION scale: 1:50



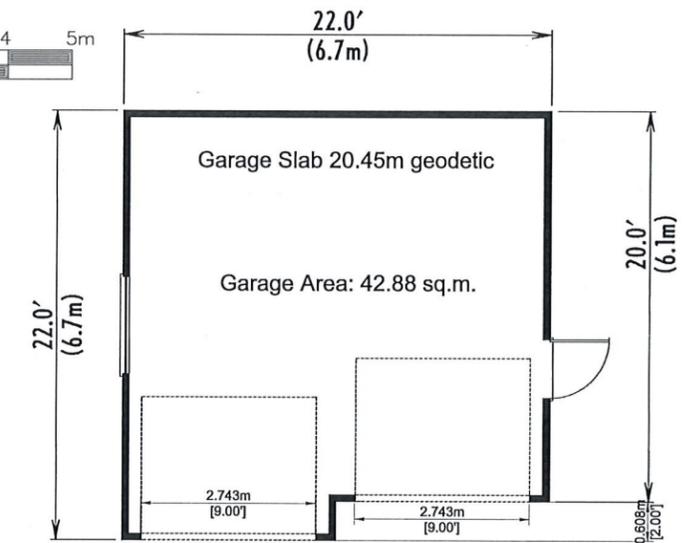
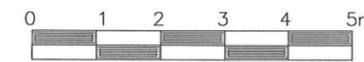
NORTH-EAST ELEVATION scale: 1:50



SOUTH-WEST ELEVATION scale: 1:50



Garage trim to match existing trim as shown above



GARAGE FLOOR PLAN scale: 1:50



View of existing garage & carport to be removed



View from Runnymede Place

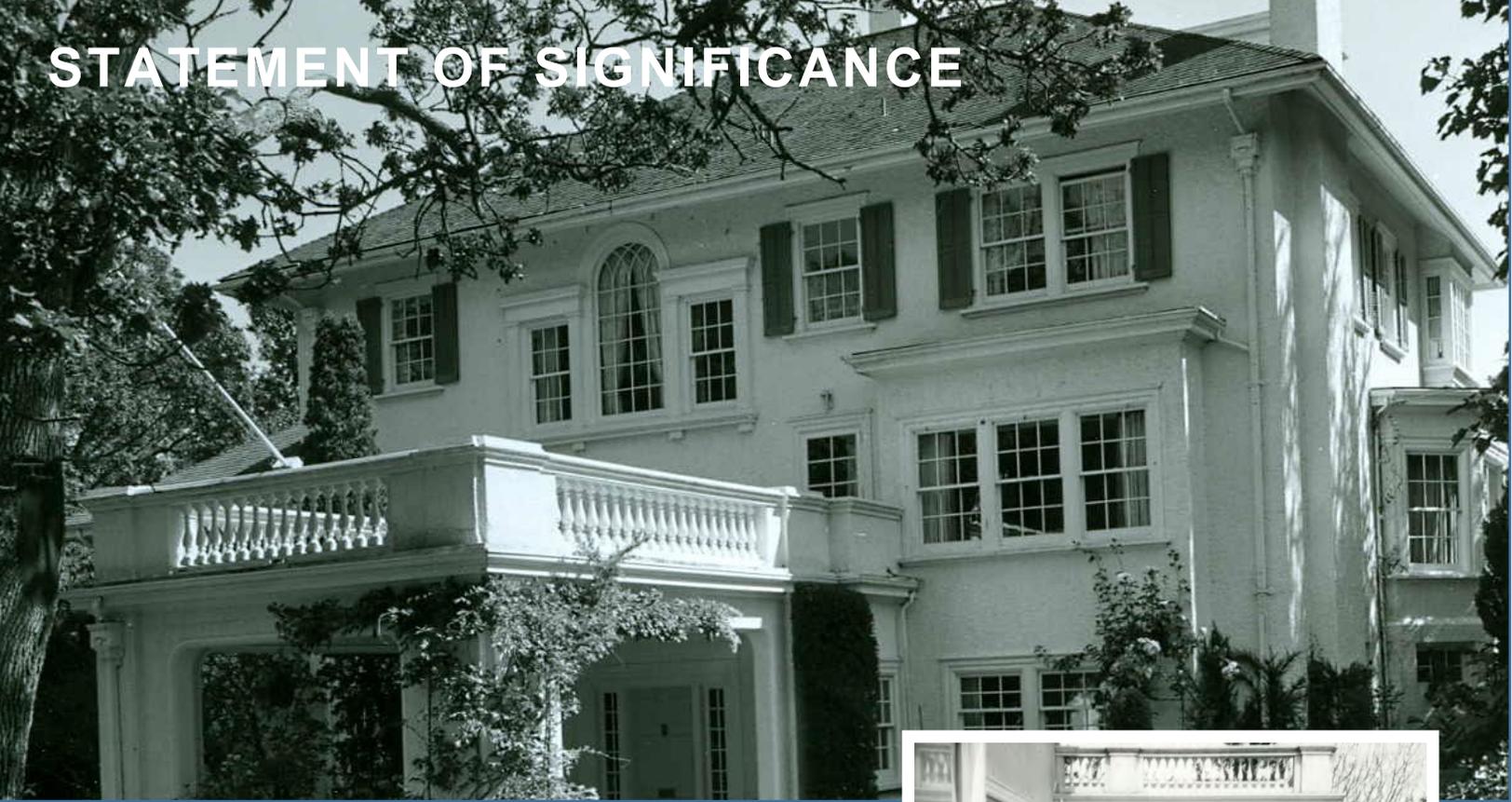


View from the corner of Runnymede Pl. and Runnymede Ave.



View from Runnymede Avenue

STATEMENT OF SIGNIFICANCE



Blair Gowie, Harry A Ross House

LOCATION

2031 Runnymede Avenue District of Oak Bay
PID 005 567 769

DESCRIPTION

Situated prominently at the junction of Mount Joy Avenue and Runnymede Place, Blair Gowie is a grand three storey, wood frame Italian Renaissance revival style dwelling with a hipped roof. Noteworthy features of this landmark residence include roughcast stucco cladding, a porte-cochere with decorative balustrades, a large Palladian window, and irregular fenestration interspersed with wooden shutters. A mature landscape of coniferous and deciduous trees, and rocky outcrops, surrounds the historic residence.



HERITAGE VALUE

Blair Gowie is of heritage value for its association with the renowned Ross and Butchart families. Robert Pim Butchart, a successful entrepreneur in the manufacturing of Portland cement, first opened a limestone quarry at Tod Inlet in 1904. Robert's wife, Jennie, transformed the worked out quarry into a sunken garden that is now world renowned as the Butchart Gardens. In 1917, Jennie Butchart (1885 – 1971), the oldest of the Butcharts' two daughters, married Harry A Ross (1878 – 1930). Ross, who was originally from Ontario, was treasurer of the Vancouver Portland Cement Company Ltd. Architect Samuel Maclure was commissioned to design this house for the newlyweds. While residing at Blair Gowie, Harry and Jennie had a son, Ian, in 1918, who would later inherit Butchart Gardens.

Constructed in 1916, Blair Gowie has significant value for its connection with architect Samuel Maclure (1860 – 1929), who designed the house in 1916, and



Character Defining Elements

The character defining elements of 2031 Runnymede Avenue include:

- + Location on a corner lot with prominent street frontage terminating at Runnymede Avenue and Mountjoy Avenue, with expansive views across south Oak Bay to Mount Baker
- + Residential form, scale and massing as expressed by its rectangular plan, hipped roof and three storey height, with the lower level partially sunk into the native rock
- + Wood frame construction with concrete foundation
- + Masonry elements such as roughcast stucco cladding, two external and one internal tall stuccoed brick chimneys
- + Italian Renaissance Revival style details such as prominent porte-cochere with balcony and decorative balustrades, elaborate door and window mouldings, double height bay, Palladian window in stairwell, wooden shutters, and low pitched hipped roof with boxed overhangs
- + Irregular fenestration consisting of wooden sash windows such as multi paned and multiple assembly double hung sashes, Palladian window on main façade, casement windows, panelled wooden front door with multi paned sidelights, and multi paned French doors
- + Associated landscape features such as mature coniferous and deciduous trees, including a specimen *Cedrus atlantica* 'Glauca', and a number of *Quercus garryana*

its subsequent alterations a decade later. Maclure was one of Victoria's most prominent and noted architects, had a profound influence on the development of BC architecture, and was a leader in establishing a sophisticated local variation of Arts and Crafts residential design. Maclure's reputation for designing exceptionally beautiful homes led to his largest commission, Hatley Park, in nearby Colwood – considered at the time perhaps the finest home in Canada. He gained international recognition during his forty year career, with close to 500 commissions. Maclure utilized many stylistic influences and was able to adapt his use of indigenous materials with versatility. Blair Gowie is an example of Maclure's exceptional craftsmanship, complete with a beautiful and functional interior, and is considered an important component of cultural heritage of both Oak Bay and British Columbia.

Blair Gowie is unique in that it is a departure from Maclure's signature style of Tudor Revival and Arts and Crafts designs. Blair Gowie displays an unusual architectural idiom of the Italian Renaissance revival style, illustrated by its grand porte-cochere, low pitched hipped roof with wide overhangs, and prominent Palladian window. This architectural style is uncommon, both in Oak Bay and in Maclure's repertoire, adding to the heritage value of Blair Gowie within the municipality. This residence remains an important component of the Runnymede heritage cluster of architect designed single family dwellings.

CONTRIBUTING RESOURCES

- 1 Building – Single Dwelling
- 1 Landscape Feature

ARCHITECT OR BUILDER

Name	Type
Samuel Maclure	Architect
Jennie Butchart	Person
Harry Ross	Person

FORMAL RECOGNITION

Type	Bylaw
Heritage Register	Council Resolution
Heritage Designation	Bylaw No. 3343
Owner Response	n/a

CATEGORY OF PROPERTY

Private

ASSOCIATED DATES

Type	From
Construction	1916

Date	File
February 26, 2007	PLP00004
November 10, 1980	

AUTHOR

Donald Luxton & Associates