



Planning and Land Use Committee Report

For the Meeting of October 15, 2015

To: Planning and Land Use Committee **Date:** October 1, 2015

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Heritage Alteration Permit Application No. 00207 for 138 Dallas Road

RECOMMENDATION

That Committee forward this report to Council and that Council consider the following motion:

“That Council authorize the issuance of the Heritage Alteration Permit Application No. 00207 for 138 Dallas Road in accordance with:

1. Revised Plans dated September 1, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Heritage Alteration Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with plans identified above as amended to the satisfaction of the Director of Sustainable Planning and Community Development.”

LEGISLATIVE AUTHORITY

In accordance with Sections 972 and 973 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a heritage alteration permit application to authorize the construction of a rear addition to the heritage-designated property located at 138 Dallas Road. The current application is essentially the same as the previous heritage alteration permit approved by Council on March 24, 2011; however, the previous permit expired two years after the date of Council's resolution.

The following points were considered in assessing this application:

- consistency with OCP
- consistency with the James Bay Neighbourhood Plan
- consistency with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Staff recommend that Council consider authorizing Heritage Alteration Permit Application No. 00207 for 138 Dallas Road.

BACKGROUND

On March 24, 2011, Council authorized the issuance of Heritage Alteration Permit No. 00133 for 138 Dallas Road, which was effective for a two year period. The applicant has advised that due to funding difficulties, the project was delayed. Since the heritage alteration permit was approved, Council adopted the *Official Community Plan*. The application was previously reviewed by the Heritage Advisory Committee at its meeting on December 14, 2010, and was recommended for approval.

Description of Proposal

The proposal is to construct an addition to the existing heritage-designated building. The addition represents 176 m² of floor area distributed over two storeys plus a basement. Since there will be no increase in the number of tenants with this application, the additional floor area will facilitate the relocation of basement units and allow each tenant to have their own room instead of shared-room accommodation, resulting in improved liveability. The proposed work will include upgrading the existing 1907 heritage-designated building, including the introduction of a sprinkler system and improving its thermal efficiency.

The scope of the proposed work outlined in Heritage Alteration Permit No. 00207 is more particularly described in the revised plans prepared by Keay Cecco Architecture Ltd., dated September 1, 2015, and in the applicant's letter, dated July 25, 2015.

Public Realm Improvements

No public realm improvements are proposed in association with this application.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The proposed development outlined in the application is consistent with the OCP because it contributes to the goal of protecting and celebrating Victoria's cultural and natural heritage resources. In addition, a key strategic direction of James Bay would be met by the proposed development where it enables the adaptation and renewal of existing building stock.

James Bay Neighbourhood Plan

The proposed development is consistent with the goals and objectives of the *James Bay Neighbourhood Plan* in relation to Housing, where it encourages the retention of significant buildings in the neighbourhood and in relation to Heritage Preservation, where it encourages the conservation and rehabilitation of buildings, lands and structures of heritage significance, which contribute to the neighbourhood's attractive character.

Standards and Guidelines for the Conservation of Historic Places in Canada

Exterior Form

The proposed addition is considered sympathetic in scale to the existing building and the design references key features of the existing structure. Materials of the addition are contemporary, helping to differentiate the new construction from the existing building. It was, however, previously noted that a higher quality material such as wood or metal, rather than painted stucco, would be preferable for the horizontal bands.

The proposed addition references the original building through its window design, which is similar to the original in size, proportion, and glazing configurations. An inset glazed link separates the main house from the mass of the addition and the roofline of the two-storey addition is slightly lower in height than the original flat roofline of the main house. The proposed interventions will conserve the building's exterior form and are therefore consistent with the Standards and Guidelines where it recommends:

- a. that new additions retain as much of the historic material as possible and ensure that character-defining features are not obscured, damaged, or destroyed;
- b. that new additions be compatible in terms of mass, materials, relationship of solids to voids, and colour; and
- c. that new additions be placed on a non-character-defining portion of the building and limit their size and scale in relationship to the historic place.

CONCLUSIONS

The proposed rear yard infill development is small scale and sympathetic to the existing heritage structure. The uniquely large size of the lot results in a relatively low density as compared to surrounding properties. The addition is largely unseen from the public realm and is sited in a sensitive manner in the rear yard. It is located away from the existing units at 30 Montreal Street, which overlook the rear yard of 138 Dallas Road.

Given the modest nature of the proposal, the sensitive siting and design of the proposed addition, the enhancement to the health of the existing heritage-designated building, and that the design of the addition meets the Standards and Guidelines, staff recommend that Council consider authorizing Heritage Alteration Permit No. 00207.

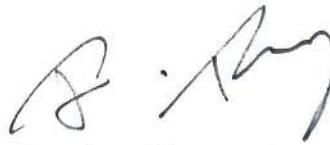
ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00207 for the property located at 138 Dallas Road.

Respectfully submitted,



Murray G. Miller
Senior Heritage Planner
Community Planning



Jonathan Tinney
Director
Sustainable Planning and Community Development

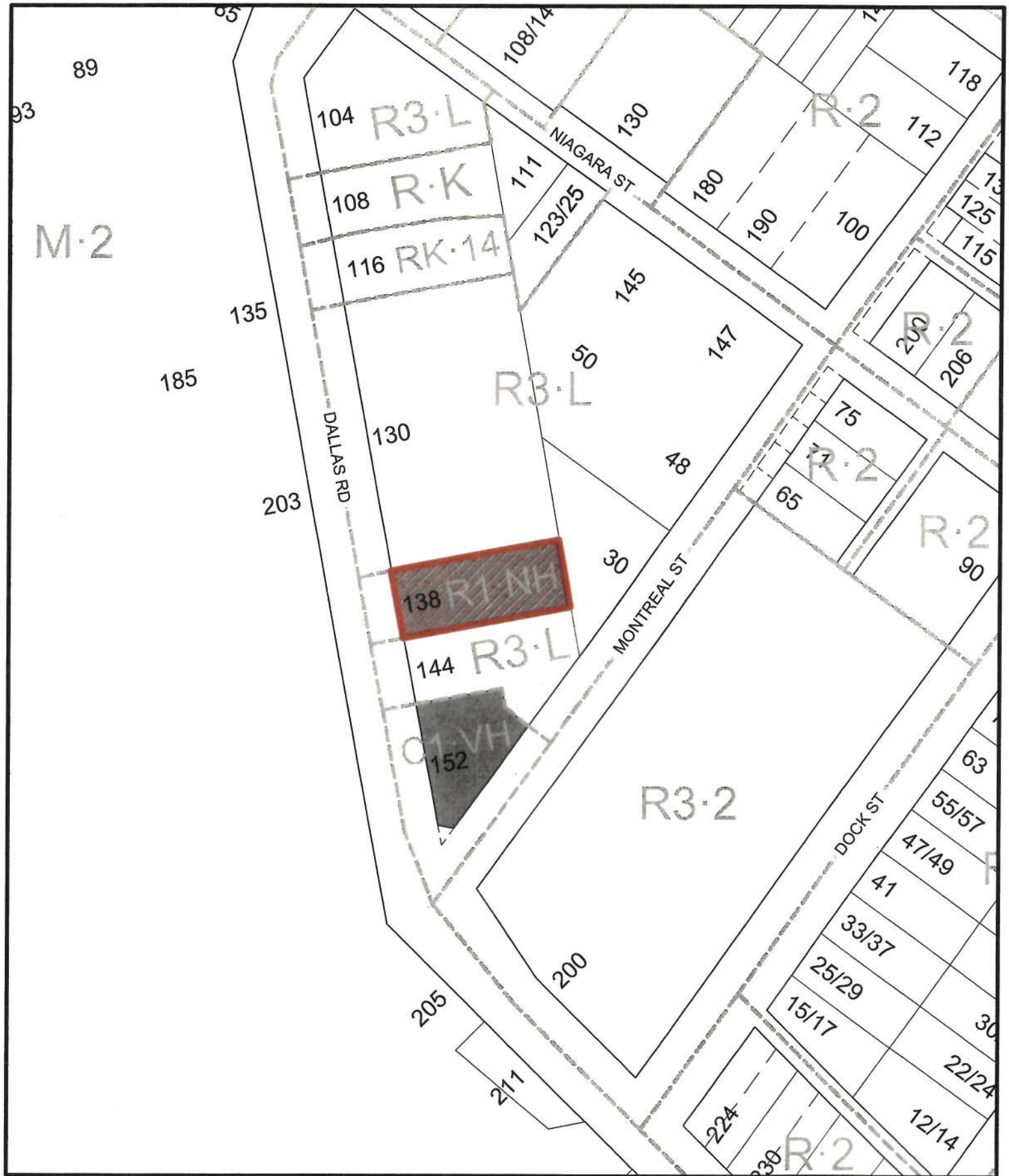
Report accepted and recommended by the City Manager:



Date: October 7, 2015

List of Attachments

- Subject map
- Aerial photograph
- Revised plans dated September 1, 2015
- Letter from applicant dated July 25, 2015
- Statement of Significance.



138 Dallas Road

Heritage Alteration Permit #00207



Designated



Registered





138 Dallas Road

Heritage Alteration Permit #00207



**BC Land Surveyors Site Plan of
No. 138 Dallas Road**

Legal - Lot 5, Section 27, Beckley Farm, Victoria City, Plan 71

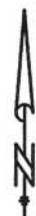
Scale - 1:200

5 0 5 10

All distances are in shown metres.

Geodetic elevations shown + N.M. (in METRES)

Site Area = 1,016 m²



Dallas Road

April 9/08

File: 10_361site.q (7)
POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4M4
phone (250) 382-8655

Plan A
27735

No. 130
peak = 15.37

Strata
Plan 750

No. 30
peak = 15.87

Plan 71

No. 144
peak = 15.64

Plan 1
28315

PLANNING SUBMISSION CHECKLIST

1. OWNER: LAREN HOUSE SOCIETY
2. LEGAL: LOT 5, SEC 27, BECKLEY FARM, VICTORIA, PLAN 71, PID 009 322 302
3. 138 DALLAS ROAD
4. JOHN KEAY, KEAY & ASSOC, ARCHITECTURE LTD 382 3823 FAX 382 0413
5. ZONING: R2 DESIGNATED
6. SITE AREA: 10890 SQ.FT. 1012 SQM
7. SITE COVERAGE:
EXISTING: 14%
PROPOSED: 24%
8. TOTAL FLOOR AREA:
EXISTING: 2500 SQ.FT. (232 SQM)
PROPOSED: 4510 SQ.FT. (419 SQM)
(EX BASEMENT)
9. FLOOR SPACE RATIO:
EXISTING: .23
PROPOSED: .41
10. GRADE: PER EXISTING
11. HEIGHT: 8.5 M (27.9') PER EXISTING
12. NUMBER OF STOREYS: TWO + BASEMENT
13. SETBACKS
FRONT YARD: 13.3M (43.6')
EAST SIDE YARD: 4.4 M (14.4')
WEST SIDE YARD: 4.1 M (13.5')
REAR YARD: 10.8 M (34.8') (TO BLDG)
14. OPEN SPACE: 70%
15. FLOOR PLANS: PROVIDED
16. SITE PLAN: PROVIDED
17. ELEVATIONS: PROVIDED
18. EXTERIOR FINISHES: PROVIDED
19. LANDSCAPE PLAN: N/A
20. SECTIONS: PROVIDED
21. PARKING: N/A
22. ROOF PLAN: PROVIDED

SITE PLAN

**ALTERATIONS TO
138 DALLAS ROAD,
VICTORIA,
FOR THE LAREN SOCIETY**

SCALE 1/4" = 10' UNO
DATE: OCTOBER 21, 2008
REVISED: DEC 28, 2008
ELEVATIONS: FEB 6, 2009
ISSUED FOR REVIEW: APRIL 2, 2009
SUBMITTED FOR REZONING: JULY 9, 2009
REVISED SETBACK: JAN 15, 2010
REVISED CONNECTING LINK: MARCH 12, 2010
REVISED SETBACK: JUNE 15, 2010
HAP: OCT 20, 2010
REISSUED FOR NEW HAP: JULY 25, 2015

KEAY & ASSOCIATE, ARCHITECTURE LTD
1124 FORT STREET, VICTORIA, V8V 3K8
250 382 3823
FAX 250 382 0413
email: john@keayarchitecture.com

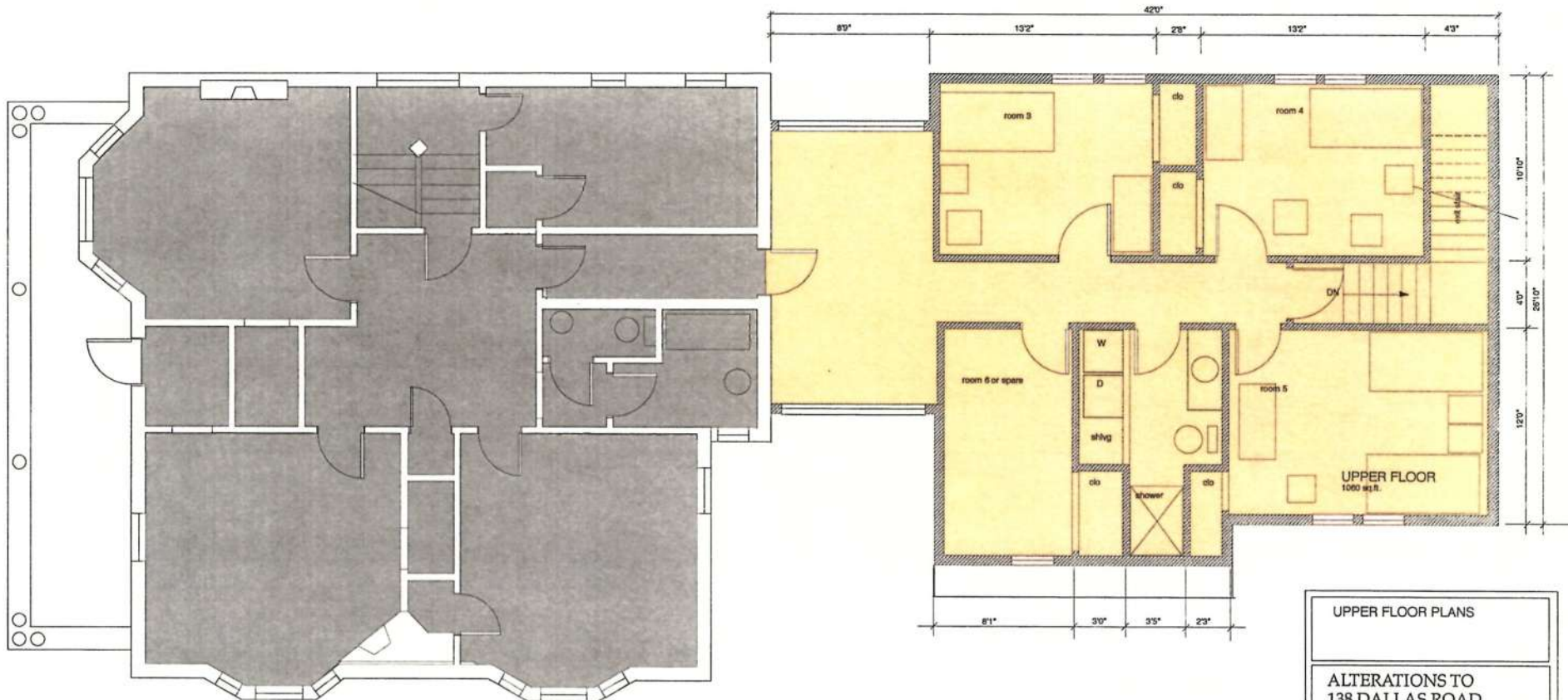
PLOT: JULY 25, 2015

A-01

Received
City of Victoria

SEP 01 2015

Planning & Development Department
Development Services Division



LEGEND

- existing partitions
- new partitions
- new rated walls
- walls removed

NOTE:
 1. revise existing sprinkler system to accommodate wall and ceiling modifications. Work to be done by licensed sprinkler contractor
 2. install exterior security lighting to Makola requirements
 3. confirm and upgrade as necessary interconnected smoke alarms, exit signage, and emergency lighting

UPPER FLOOR PLANS

ALTERATIONS TO 138 DALLAS ROAD, VICTORIA, FOR THE LAREN SOCIETY

SCALE 1/4" = 1'-0" UNO
 DATE: OCTOBER 21, 2008
 REVISED: DEC 28, 2008
 ELEVATIONS: FEB 6, 2009
 ISSUED FOR REVIEW: APRIL 2, 2009
 SUBMITTED FOR REZONING: JULY 9, 2009
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 email: john@keyarchitecture.com

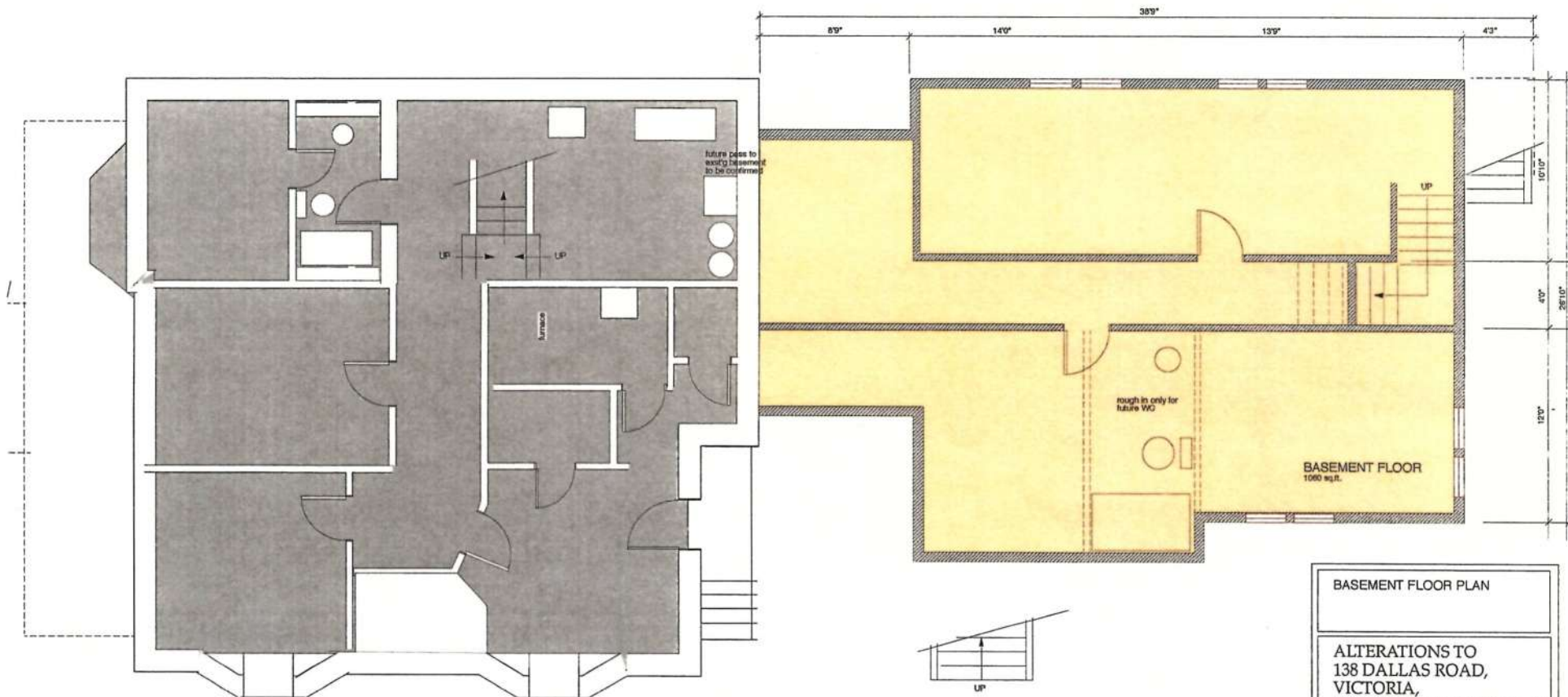
PLOT: JULY 25, 2015

A-04

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SEP 01 2015

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 Development Services Division



BASEMENT FLOOR PLAN

ALTERATIONS TO 138 DALLAS ROAD, VICTORIA, FOR THE LAREN SOCIETY

SCALE 1/4" = 1'0" UNO
DATE: OCTOBER 21, 2008
REVISED: DEC 28, 2008
ELEVATIONS: FEB 8, 2009
ISSUED FOR REVIEW: APRIL 2, 2009
SUBMITTED FOR REZONING: JULY 9, 2009
REVISED SETBACK: JAN 15, 2010
REVISED CONNECTING LINE: MARCH 12, 2010
REVISED SETBACK: JUNE 15, 2010
HAP: OCT 20, 2010
REISSUED FOR NEW HAP: JULY 25, 2015

KEY & ASSOCIATE, ARCHITECTURE LTD
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PLOT: JULY 25, 2015

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Development Services Division



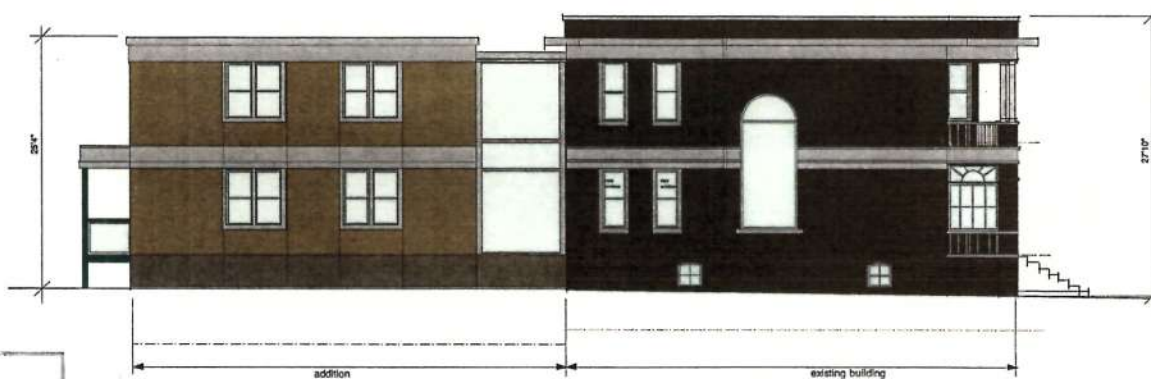
REAR ELEVATION



FRONT (DALLAS ROAD) ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

FINISH SCHEDULE

- ① ANODIZED ALUMINUM GLAZING SYSTEM
- ② TYPICAL GLAZED EXTERIOR DOOR
(INSULATED STEEL - PAINTED
(BM2139-20 - DAKOTA WOODS GREEN)
- ③ EXTERIOR WALL - PAINTED ACRYLIC STUCCO
(BM2091-10 - TEA)
- ④ TRIM BANDS - PAINTED ACRYLIC STUCCO
(BM2121-50 - ICED CUBE SILVER)
- ⑤ PREPAINTED METAL FLASHING
(QC 316 - SURF WHITE)
- ⑥ WOOD FRAME WINDOWS
(WHITE TO MATCH EXISTING)
- ⑦ BASE - CONCRETE
- ⑧ WOOD DECK - PAINTED
(BM2139-20 - DAKOTA WOODS GREEN)

ELEVATIONS

ALTERATIONS TO 138 DALLAS ROAD, VICTORIA, FOR THE LAREN SOCIETY

SCALE 1/4" = 1'0" UNO
DATE: OCTOBER 21, 2008
REVISED: DEC 28, 2008
ELEVATIONS: FEB 6, 2009
ISSUED FOR REVIEW: APRIL 2, 2009
SUBMITTED FOR REZONING: JULY 9, 2009
REVISED SETBACK: JAN 15, 2010
REVISED CONNECTING LINE: MARCH 12, 2010
REVISED SETBACK: JUNE 15, 2010
HAP: OCT 29, 2010
REISSUED FOR NEW HAP: JULY 25, 2015
FINISH SCHEDULE ADDED: AUG 28, 2015

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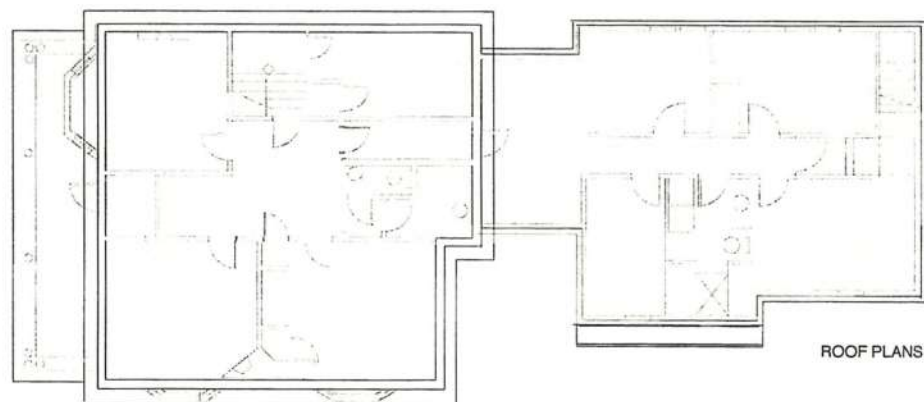
PLOT: AUGUST 28, 2015

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City of Victoria

SEP 01 2015

Planning & Development Department
Development Services Division



SECTIONS, ROOF PLAN

ALTERATIONS TO
138 DALLAS ROAD,
VICTORIA,
FOR THE LAREN SOCIETY

SCALE 1/4" = 10' UNO
DATE: OCTOBER 21, 2008
REVISED: DEC 28, 2009
ELEVATIONS: FEB 6, 2009
ISSUED FOR REVIEW: APRIL 2, 2009
SUBMITTED FOR SETBACK: JULY 9, 2009
REVISED SETBACK: JAN 15, 2010
REVISED CONNECTING LINK: MARCH 12, 2010
REVISED SETBACK: JUNE 15, 2010
HAP: OCT 20, 2010
REISSUED FOR NEWHAP: JULY 25, 2015

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FAX 250 382 0413
email: john@keyarchitecture.com

PLOT: JULY 25, 2015

A-07

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City of Victoria

SEP 01 2015

Planning & Development Department
Development Services Division

KEAY CECCO ARCHITECTURE LTD

JOHN KEAY, ARCHITECT AIBC
LARRY CECCO, IA, AIBC, RAIC
1124 FORT STREET,
VICTORIA, V8V 3K8



July 25, 2015

Mayor and Council
City of Victoria
1, Centennial Square, Victoria

Your Worship and Council
re: 138 Dallas Road, Heritage Alteration Permit

This is an application for a Heritage Alteration Permit for the above address, to permit construction of a rear addition to this significant Heritage Building. A Permit was previously issued, in December 2010, however it has expired. The delay was the result of funding difficulties occasioned by the Laren Society, the non-profit society which owns and manages the property.

Drawings and a digital file are enclosed, these are the same in all respects as those submitted for the previous approved application, per the PLUSC report of December 10, 2010. These drawings incorporate some minor changes which were done at the request of the City, as outlined in my letter of August 11, 2010

In that there are no changes, the Society would really appreciate an expedited process of approval if possible, so that advantage can be taken of the dry construction season. Please contact me with any questions, and we look forward to getting started with this much needed addition to the facility.

Yours truly

A handwritten signature in black ink, consisting of a stylized 'J' and 'K' followed by a horizontal line.

John Keay, Architect

cc: Laren House Society

Tel: 250 382 3823
Email: john@kcarchitecture.ca

Statement of Significance

138 Dallas Road

Description of Historic Place

138 Dallas Road is a symmetric, two-storey, flat-roofed, brick building set well back from the road and overlooking the Ogden Point shipping piers and Victoria Harbour. It is situated in the southwestern part of the James Bay neighbourhood, a peninsula southwest of Victoria's Inner Harbour and downtown core.

Heritage Value

138 Dallas Road, built in 1908, is valued as an outstanding and unique example of the Classical Revival style that was popular with Victoria homeowners at the turn of the twentieth century. The style was fashionable in the United States and frequently manifested itself in Victoria at the time simply in isolated architectural elements evoking the values of classical culture (such as columns, dentils, or pediments) being added to a house with a different dominant style. This house is also important because it was designed by William Ridgway Wilson, an architect who made notable contributions to the commercial and domestic structures of Victoria. Many of Wilson's houses (such as this one) appealed to the large Anglophile upper-middle-class public in Victoria because they were based on distinctive English examples. This house is unique in Victoria because its front façade echoes the classically-inspired architecture of the seventeenth, eighteenth and nineteenth century English colonies, most notably India, Hong Kong and the southern United States

This house is valued because it was built for the widowed Charles Frederick Newcombe, an amateur naturalist and British Columbia's first psychiatrist. British-born Newcombe is best known as a controversial collector of First Nations totem poles and artifacts for foreign museums and for what would eventually become the Royal British Columbia Museum. It is valued as well as the residence of his reclusive bachelor son, William Newcombe, who was a close friend and early supporter through his purchase of her works of artist Emily Carr.

Character-Defining Elements

The character-defining elements of 138 Dallas Road include its:

- position set back from the street, overlooking Ogden Point and Victoria Harbour
- unimpeded view of the ocean and the Olympic Mountains
- brickwork
- full-width double loggia on the front façade
- Classical Revival architectural features, such as the balustrades on the roof and first and second floors with their engaged balusters, and the square brick piers on the first floor and the Tuscan columns on the second
- strongly horizontal features, such as the belt course and its wide eaves and frieze
- two-storey angled bay windows, one on the front and two on the south side.