



**Council Report**  
**For the Meeting of July 17, 2025**

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**To:** Council **Date:** June 30, 2025  
**From:** Curt Kingsley, City Clerk  
**Subject:** 1312 - 1324 Broad Street and 615 - 625 Johnson Street: Rezoning  
Application No. 00882 and Heritage Alteration Permit with Variances  
Application No. 00037

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**RECOMMENDATION**

That the following bylaw be given first, second, and third readings:

1. Zoning Bylaw 2018, Amendment Bylaw (No. 18), No. 25-039

**BACKGROUND**

Attached for Council's consideration is a copy of the proposed Bylaw No. 25-039.

The issue came before Council on April 24, 2025 where the following resolution was approved:

***1312 - 1324 Broad Street and 615 - 625 Johnson Street (Duck's Block): Rezoning Application No. 00882 and Heritage Alteration Permit with Variances Application No. 00037 (Downtown)***

***Rezoning with Public Hearing***

1. *That Council instruct the Director of Planning and Development to prepare the necessary Zoning Bylaw 2018 amendment that would authorize the proposed development outlined in the staff report dated March 27, 2025 for 1314 Broad Street.*
2. *That, pursuant to section 30 of the Land Use Procedures Bylaw, Council waives the requirement for the holding of a public hearing.*
3. *That after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning bylaw amendment be considered by Council once the following conditions are met:*
  - a. *Plan revisions to set back the seventh and eighth storeys approximately 2.3 metres on the north (Johnson Street) elevation.*
4. *That subject to third reading of the zoning amendment bylaw, the applicant complete the following prior to adoption of the bylaw:*
  - a. *Prepare and execute legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor, to secure:*
    - i. *a \$50,000 contribution toward purchasing local art for the hotel interior*
    - ii. *an \$80,000 contribution to the Victoria Housing Reserve Fund*
    - iii. *provision of interior meeting room space of no less than 80m<sup>2</sup> for the free use of local not-for-profit artist organizations for a minimum period of 10 years*

- iv. *heritage retention and rehabilitation of the existing east and west Duck's Building facades and the west rubble wall of the Duck's Carriage Factory building*
- v. *public realm improvements including catenary lighting across Broad Street for the length of the site's frontage.*
- b. *Prepare and execute legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor, to secure:*
  - i. *a BC Transit EcoPass fund with a minimum value of \$83,400 to be used by any staff working at the property for discounted public transit use for a minimum of a five-year term or until the fund is depleted.*
- 5. *That adoption of the bylaw amendment will not take place until:*
  - a. *All of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.*
- 6. *That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.*

*Heritage Alteration Permit with Variance Application*

*That Council, after giving notice, and after adoption of the necessary zoning bylaw amendment, if it is adopted, consider the following motion:*

- 1. *"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00037 for 1314 Broad Street in accordance with plans submitted to the Planning department and date stamped by Planning on February 4, 2025 (the "Plans"), subject to:*
  - a. *Proposed development meeting all City zoning bylaw requirements, except for the following variances:*
    - increase height from 18.9 metres to 26.25 metres*
    - reduce the roof area coverage maximum from 20% to 29%*
    - reduce the roof structure setback from 3 metres to 0.78 metres at the east and 1.4 metres at the west*
    - reduce the required number of vehicle parking spaces from 44 to 18*
    - reduce the required number of short-term bicycle parking spaces from nine to zero.*
  - b. *Final plans to be generally in accordance with the Plans, to the satisfaction of the Assistant Director, Development Services Division, Planning and Development.*
- 2. *That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution."*

Respectfully submitted,

Curt Kingsley  
City Clerk

**Report accepted and recommended by the City Manager**

**List of Attachments:**

- Bylaw No. 25-039