

# Heritage Alteration Permit Application

for

645-651 Johnson Street

and

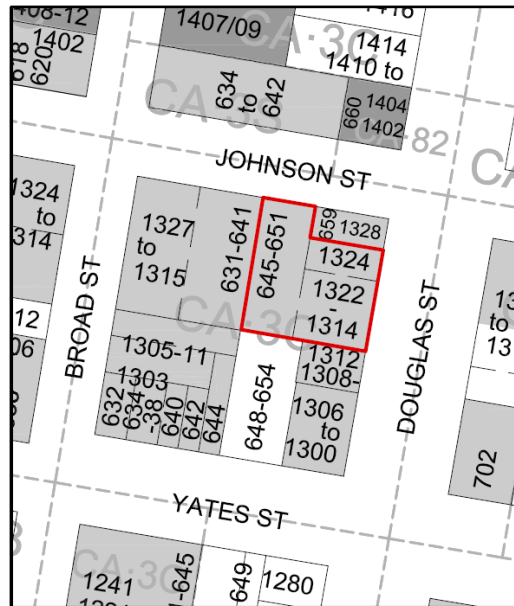
1314-1324 Douglas Street



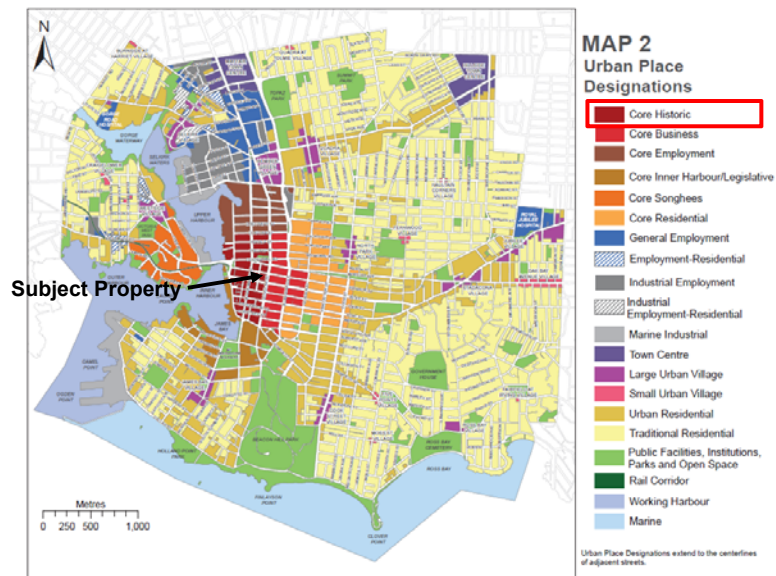
**Location** | 645-651 Johnson Street & 1314-1325 Douglas Street



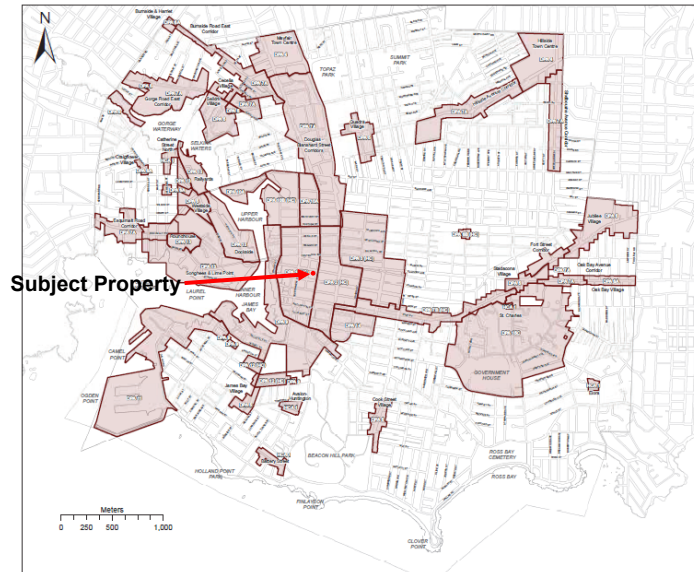
## Location | 645-651 Johnson Street & 1314-1325 Douglas Street



## Core Historic



## DPA 1 (HC): Core Historic



**MAP 32**

**COMPOSITE MAP OF  
DEVELOPMENT PERMIT  
AREAS AND HERITAGE  
CONSERVATION AREAS**

- DPA 1 (HC): Core Historic**
  - DPA 2 (HC): Core Business
  - DPA 3 (HC): Core Mixed-Use Residential
  - DPA 4: Urban Centres
  - DPA 5: Large Urban Villages
  - DPA 6A: Small Urban Villages
  - DPA 6B (HC): Small Urban Villages Heritage
  - DPA 7A: Corridors
  - DPA 7B (HC): Corridors Heritage
  - DPA 8: Victoria Arm Gorge Waterway
  - DPA 9 (HC): Inner Harbour
  - DPA 10A: Rock Bay
  - DPA 10B (HC): Rock Bay Heritage
  - DPA 11: James Bay and Outer Harbour
  - DPA 12 (HC): Legislative Precinct
  - DPA 13: Core Shopping
  - DPA 14: Cathedral Hill Precinct
  - HCA 1: Traditional Residential
  - DPA 15C: Intensive Residential Rockland
- See Map 32A for the following Intensive Residential Development Permit Areas:
- DPA 15P: Intensive Residential - Attached Residential Development
- The following designations apply to all areas within the City of Victoria and are not shown on this map:
- DPA 15A: Intensive Residential Small Lot
  - DPA 15B: Intensive Residential Panhandle Lot
  - DPA 15D: Intensive Residential Duplex
  - DPA 15E: Intensive Residential Garden Duties
  - DPA 16: General Form and Character

This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.



## Proposal



Morgan Block – 1891  
1314-1324 Douglas Street

Watson & McGregor Building – 1909  
645-651 Johnson Street



## Context



## Context





## Context



Thomas Nicholson Grocery



J.K. Wilson Building



London Block



## Restoration



## Restoration

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## Restoration

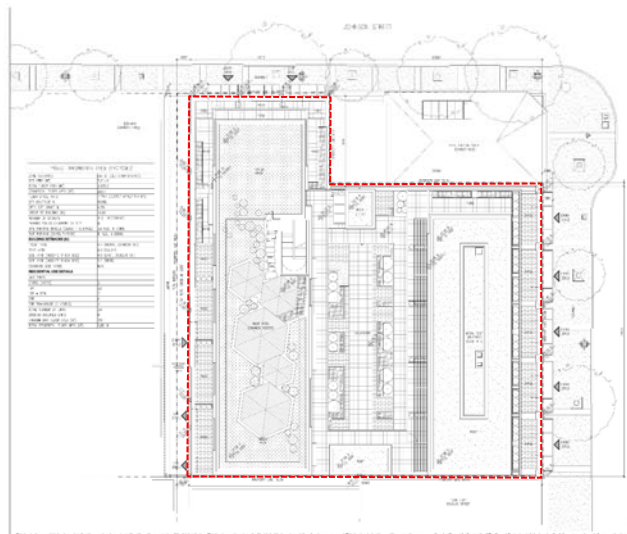
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## Two-Storey Addition



## Site Plan



**MERRICK  
ARCHITECTURE**  
ARCHITECTS INC. 1000 WEST 10TH AVENUE SUITE 100  
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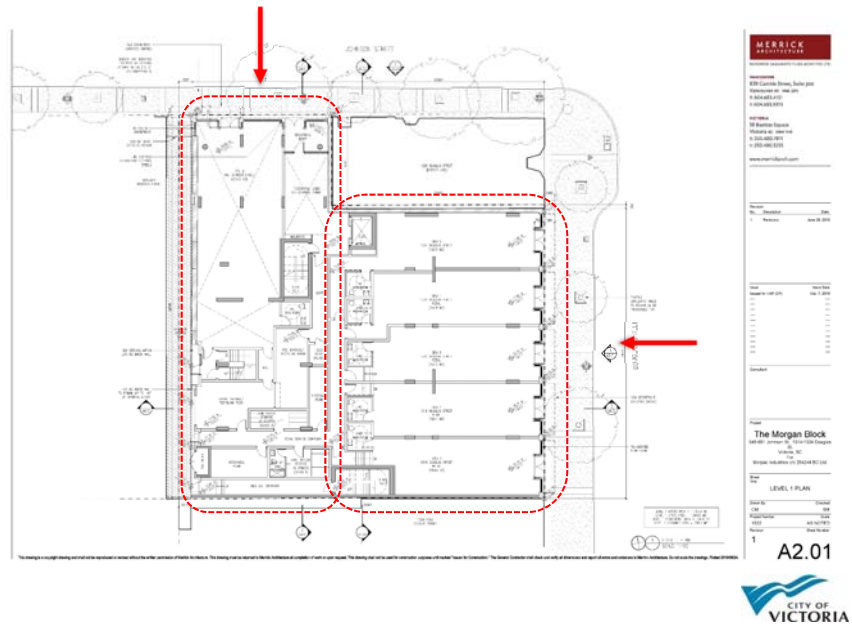
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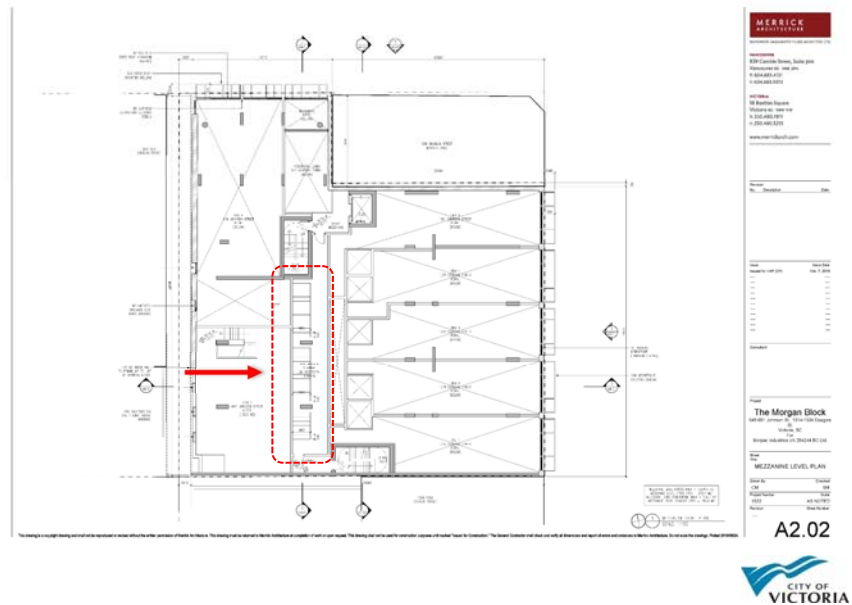
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## Main Level

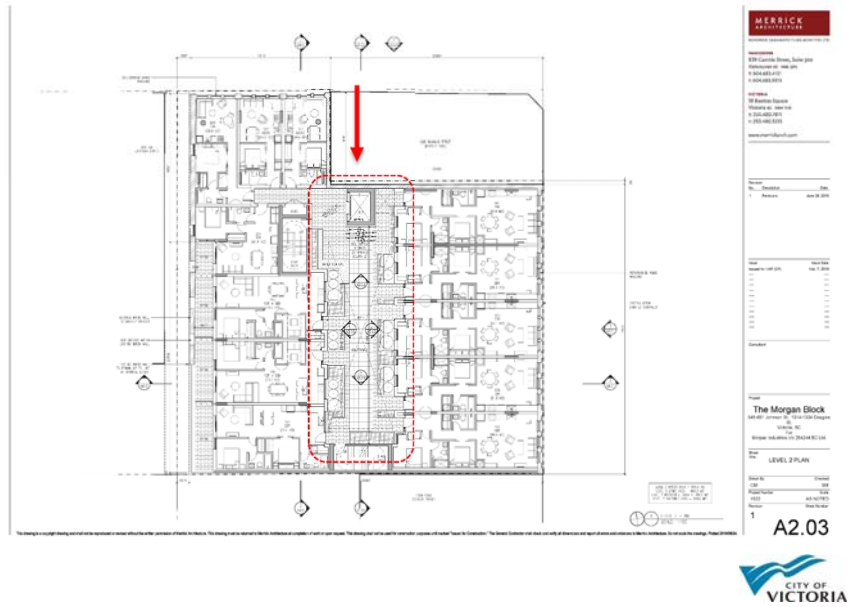


## Mezzanine Level

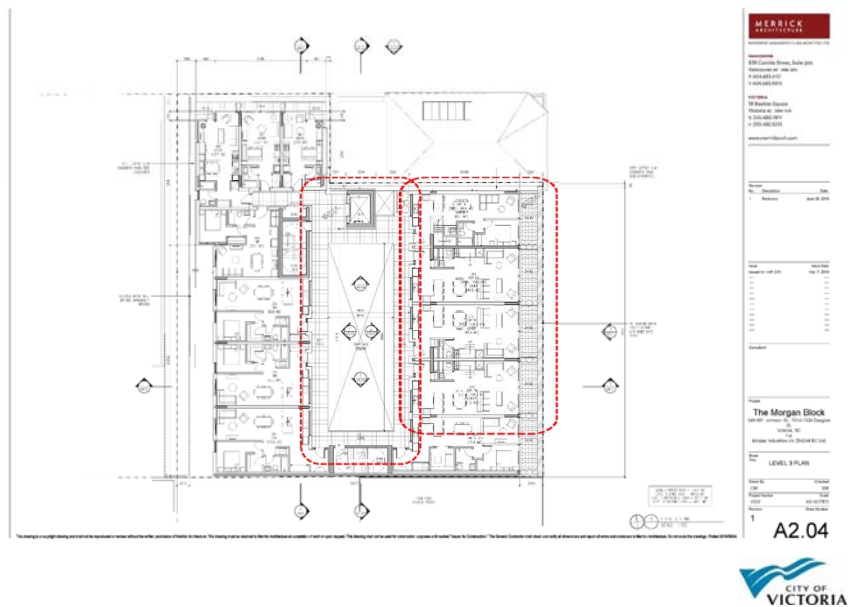




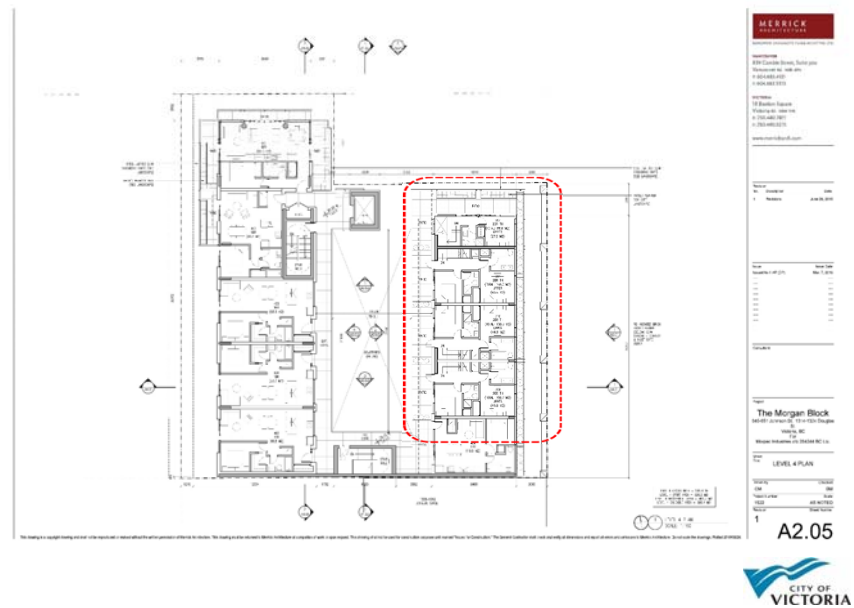
## Level 2



## Level 3



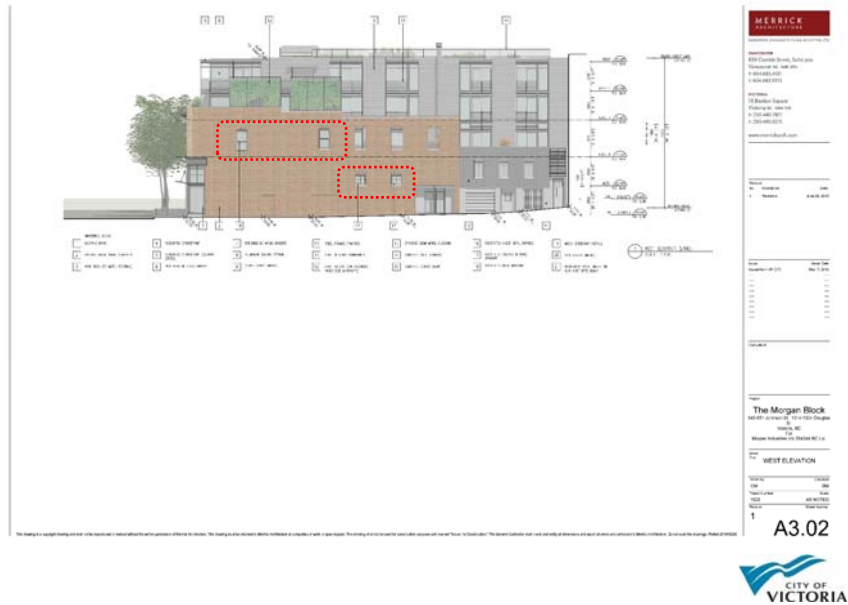
## Level 4



## Elevations



## Elevations

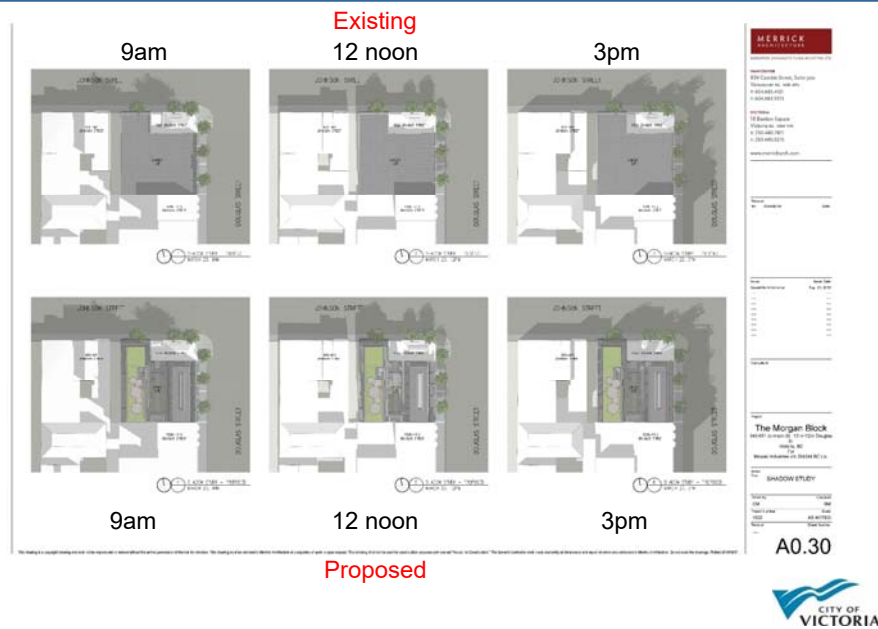


## Inner Courtyard – Level 3





## Shadow Study



## View looking south along Douglas Street





View looking south along Douglas Street



View looking north along Douglas Street



View looking north along Douglas Street



View looking southwest



View looking southwest



View east along Johnson Street



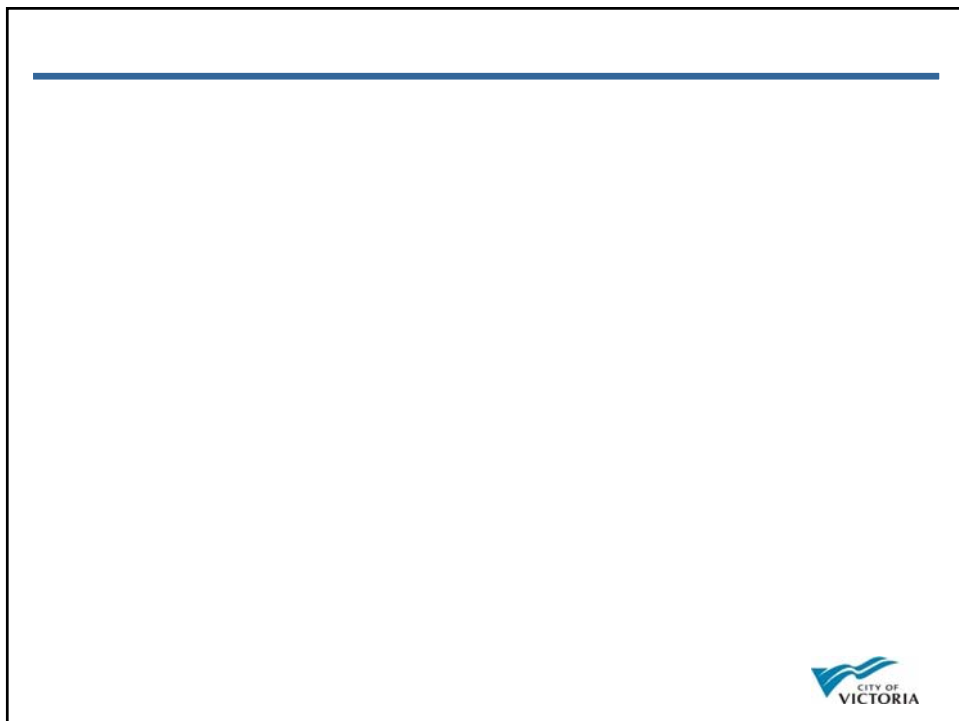
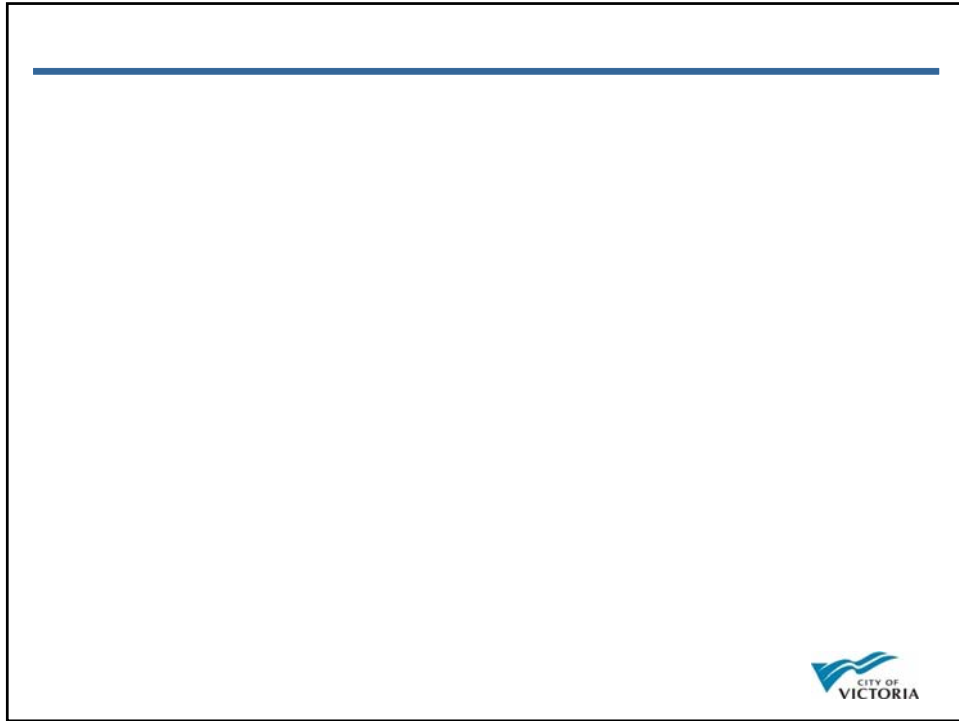


## View east along Johnson Street



## Recommendation







**Morgan Block** | 1314-1325 Douglas Street



**Watson & McGregor Building** | 645-651 Johnson Street



## Context

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