Rezoning Application No. 00666
Development Permit with Variance Application No. 00095
for
952 Johnson Street and 1400 Vancouver Street
Site – Vancouver and Johnson Streets
Site - Johnson Street Looking East
Site - Johnson Street Looking West
Context – West Side on Johnson Street
Context – North Side on Vancouver Street
Context – North Side on Pandora Street
Context – East Across Vancouver Street
Context – South Across Johnson Street
Official Community Plan – Urban Place Designation
Downtown Core Area Plan

MAP 8
Urban Structure Concept

The Urban Structure Concept provides a summary of how existing and future urban structure elements will be organized within the Downtown Core Area.
Site Plan
Official Community Plan
DPA 3 (HC): Core Mixed-Use Residential
Ground Level Plan
Level 2 Plan
Level 3 Plan
South Elevation – Johnson Street
East Elevation – Vancouver Street
West Elevation – Side
North Elevation - Side
Context – Street Elevations
Context – Side Elevations
Landscape Plan – Ground Level
Landscape Plan – Level 3

- Elevated concrete planters with Portuguese laurel hedges and seating
- Barbecues with folded wood harrows, tables, and long bench seating
- Mugho pine in elevated planters with keruing/knacrick planted underneath, showers, and frames outdoor amenities, well established from nursery
- Hipped concrete floors
- Wooden privacy screen with Portuguese laurel hedge planted in front, knacrick border in front of hedge providing further screening
- Mugho pine in elevated planters with keruing/knacrick planted under (typical)
- Arbutus unedo multi-stemmed bush in vertical feature planters with keruing/knacrick groundcover underneath (typical)

Scale: 1:150

Level 3 Landscape Concept

City of Victoria
Renderings
Renderings
Renderings
Renderings
Renderings
Rezoning Application No. 00666 for
952 Johnson Street and 1400 Vancouver Street (McCall’s)

RECOMMENDATION

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00666 for 952 Johnson Street and 1400 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to:

   a. Preparation of a Housing Agreement to secure the tenure of all dwelling units as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.

   b. Registration of legal agreements on the property’s title to secure public realm improvements, to the satisfaction of the Director of Engineering and Public Works.

   c. Heritage designation of the chapel building located at 952 Johnson Street and 1400 Vancouver Street.

2. That Council authorize the street-level projecting canopies over the City Right-of-Way and anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
Development Permit with Variance Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street (McCall’s)

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00666, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00095 for 952 Johnson Street and 1400 Vancouver Street in accordance with:

1. Plans date stamped March 27, 2019
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
   i. increase the building height to 49.8m
3. The Development Permit lapsing two years from the date of this resolution.”
Heritage Designation Application
for
952 Johnson Street
and
1400 Vancouver Street
(McCall’s Floral Chapel)
1400 Vancouver Street

- McCall’s Funeral Home (Formerly the McCall Bros Floral Funeral Chapel)
- located at the northwest corner of Johnson Street and Vancouver Street
1400 Vancouver Street

- one-storey west coast modern style building
- initial funeral home replaced with a 1961 addition to extend administration space
- addition also designed by John Di Castri
- significance of historic building confined to footprint of original 1955 chapel

Designation would apply only to the footprint of the original chapel
1400 Vancouver Street

- McCall Bros. Funeral Directors formed in 1921 attending to the funeral needs of greater Victoria
The Architect…

• John Di Castri was a central influence on west coast modernist architecture with an exceptional talent for modern design

• in 1954, soon after starting his practice, he designed the 1954 “Trend House” in Saanich and the Ballantyne’s Florist, now Rexall Drugs on Douglas Street
Character-Defining Elements

• complex, geometrical and angular massing
• low-sloped folded roof planes with large overhanging eaves
• projecting canopy over the front entry with angled buttresses; concrete block wall assemblies in a splayed saw-tooth pattern
• exposed timber interior with tie rods
Heritage Value and Character

1400 Vancouver Street

Heritage Value

• aesthetic significance for its innovative concept and design
• historical/Cultural significance for its association with John Di Castri

Heritage Character

• innovative, unusual construction
• complex, angular design including low sloped, double pitched roof
• interior exposed timber structure with tie rods
Heritage Thematic Framework:
Theme 5: Cultural Exchange

5.1- Architectural Expression
The transplantation of architectural styles from other countries and the unique local conditions resulted in a variety of different architectural styles and stylistic hybrids.” including “modern architecture exemplified by west coast modern regional architecture.”
Recommendation

1400 Vancouver Street

Staff Recommendation:

That Council approve the designation of the property located at 952 Johnson Street and 1400 Vancouver Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set.