
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



2019 Google

Context – East Across Vancouver Street

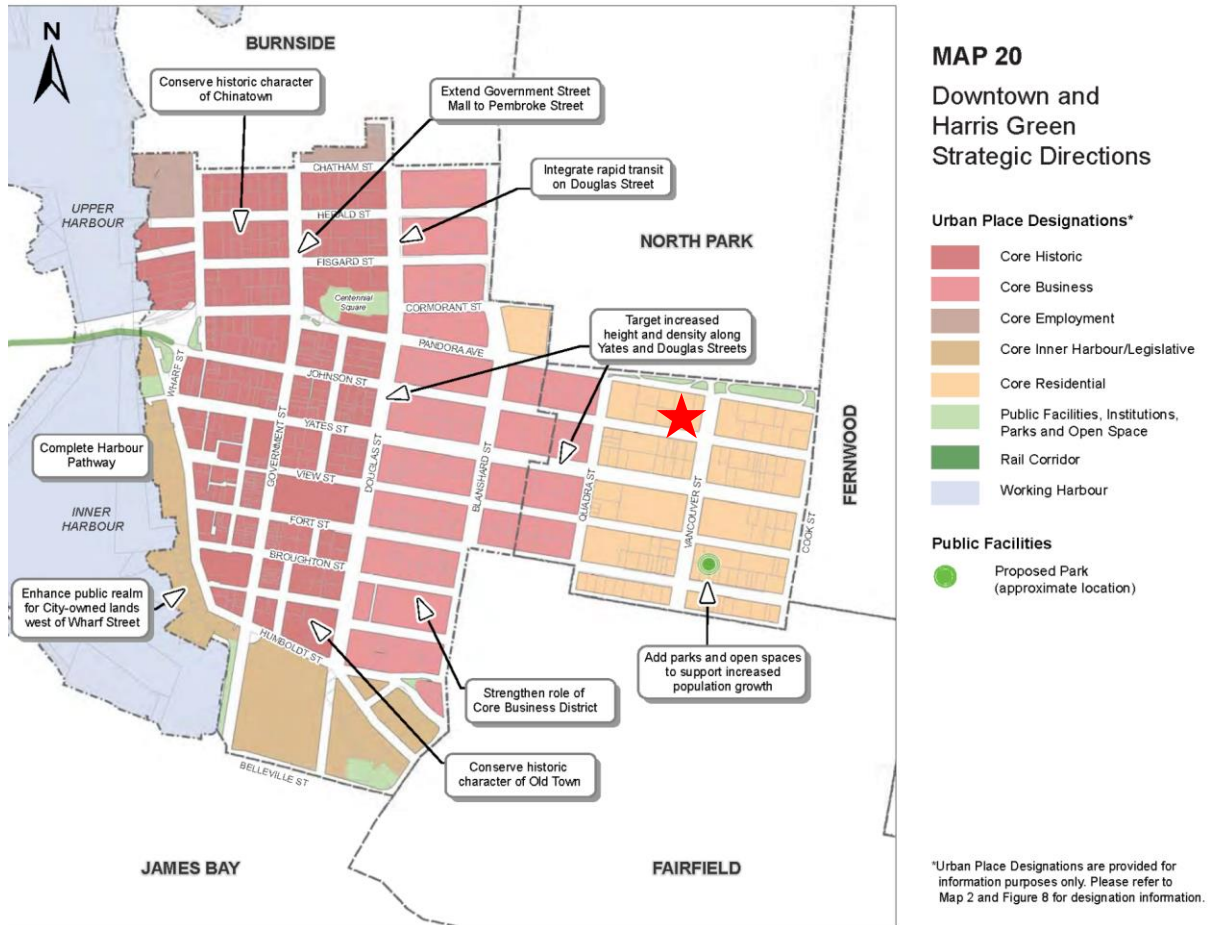


2019 Google

Context – South Across Johnson Street

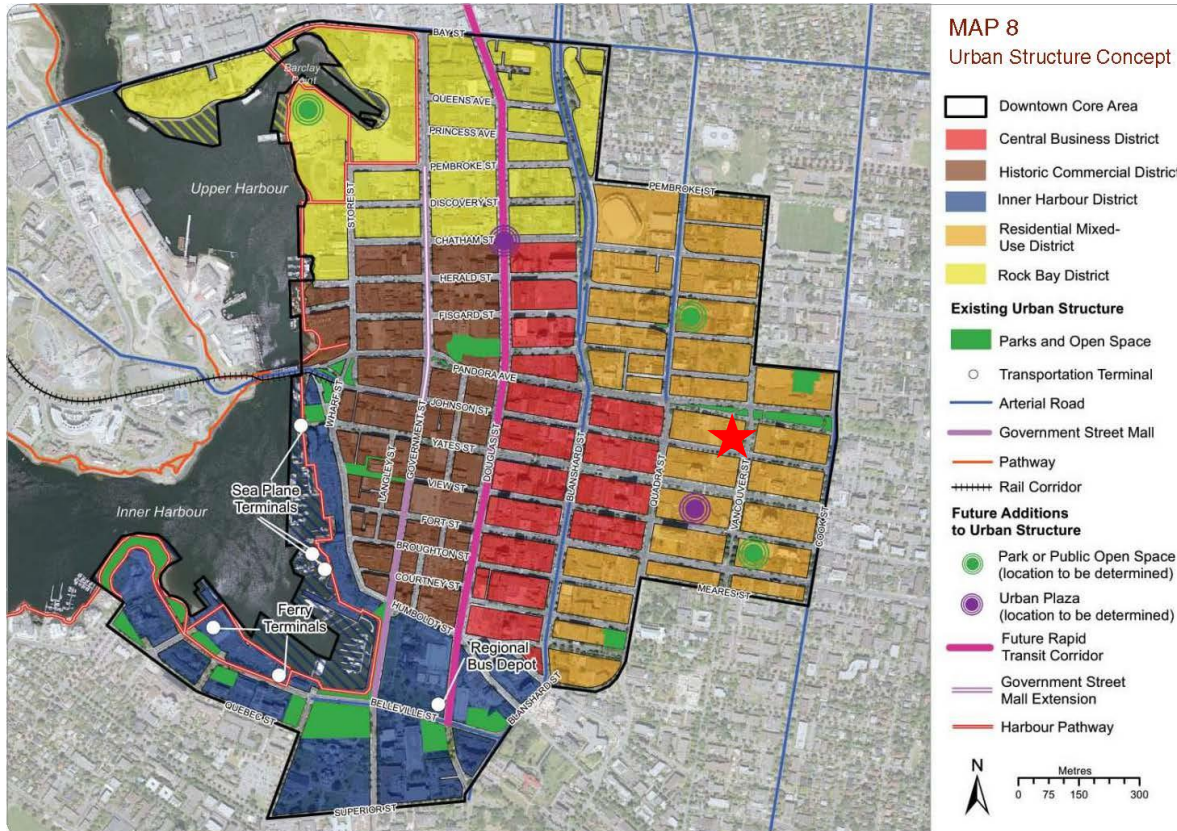


Official Community Plan – Urban Place Designation



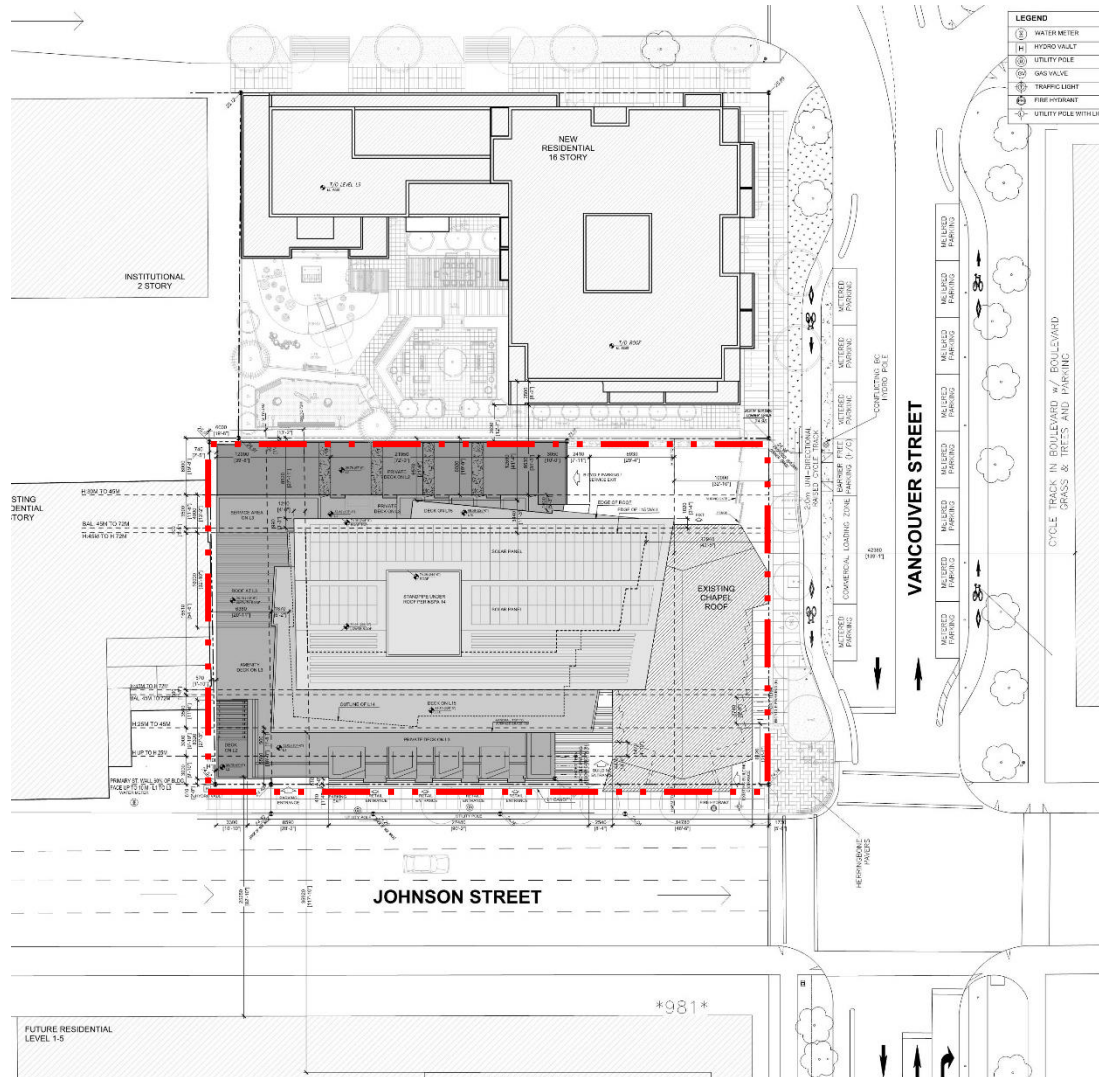
Downtown Core Area Plan

SECTION TWO: URBAN STRUCTURE



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

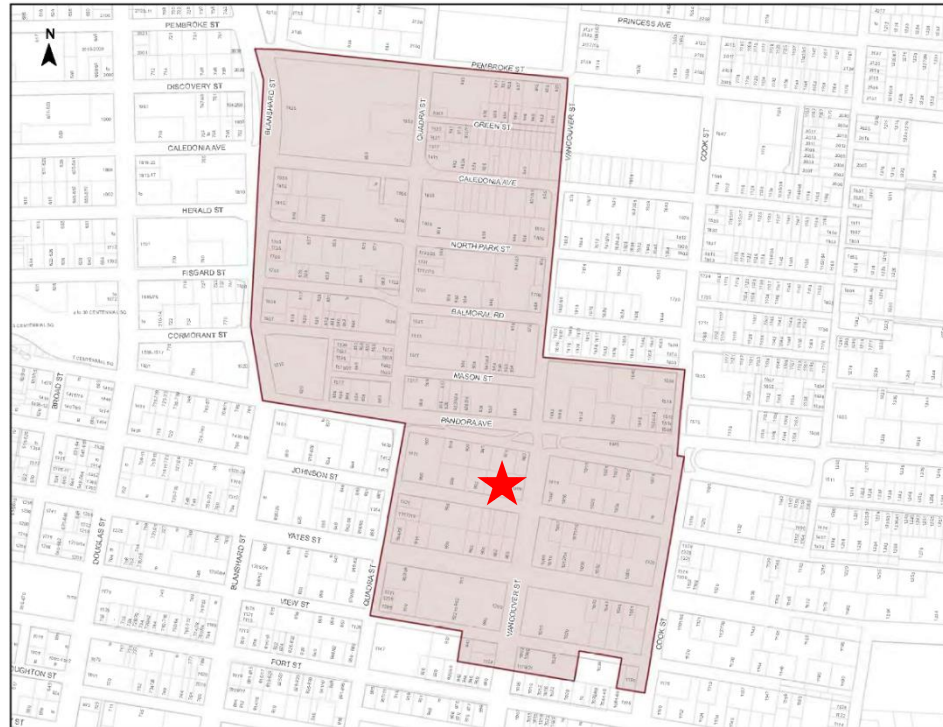


Official Community Plan

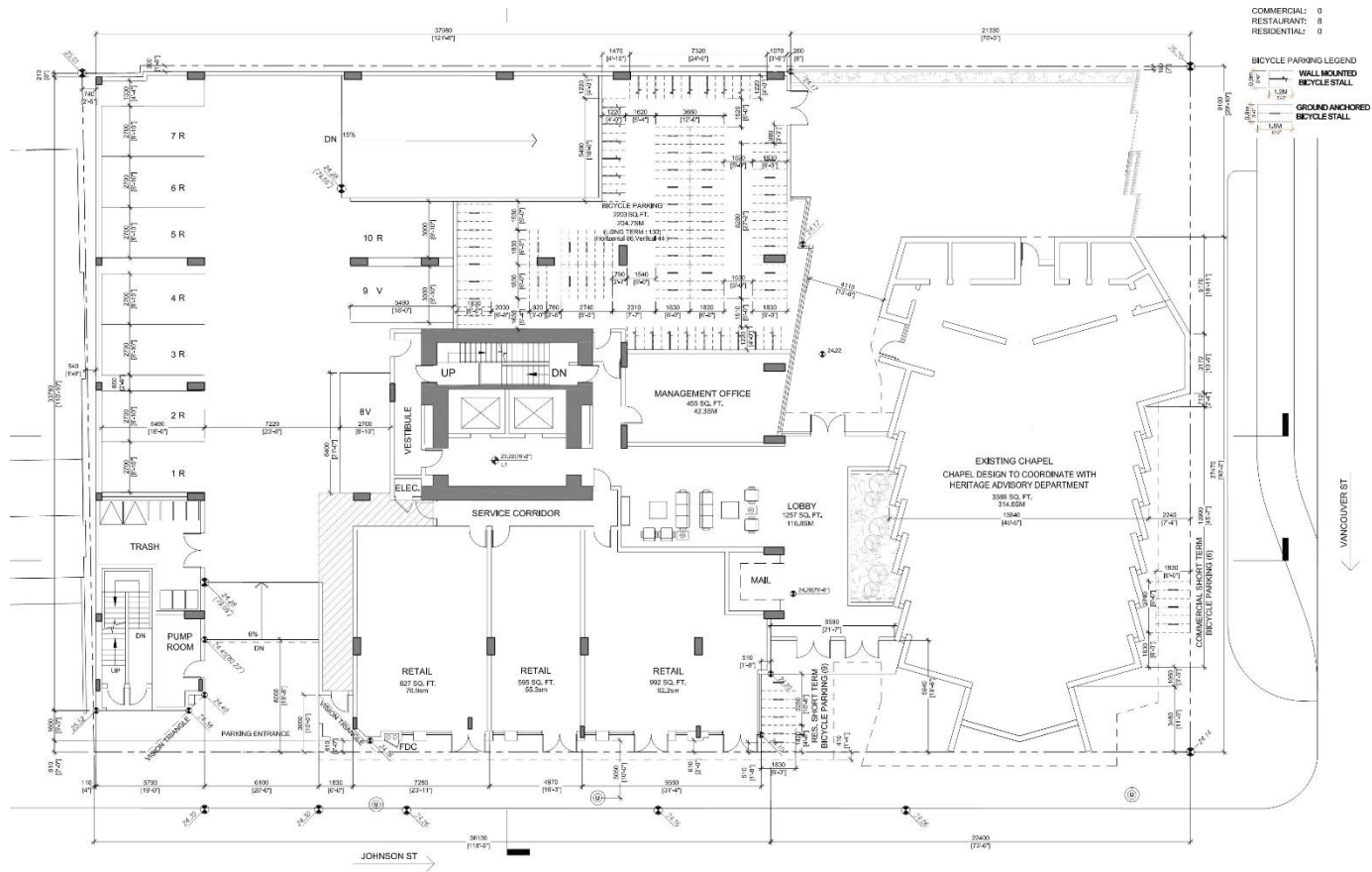
DPA 3 (HC): Core Mixed-Use Residential

APPENDIX A: DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

Map 35: DPA 3 (HC): Core Mixed-Use Residential



Ground Level Plan

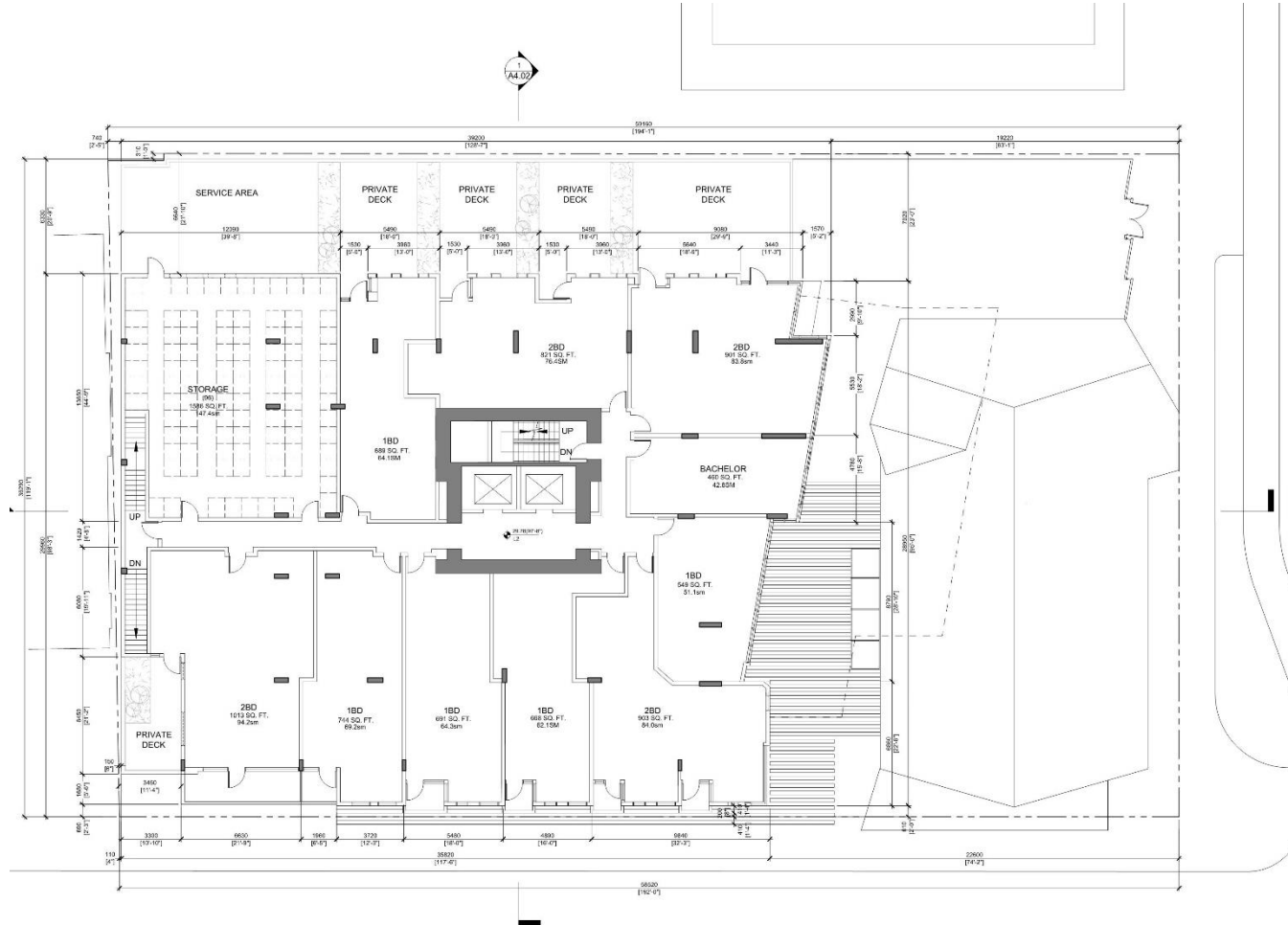


COMMERCIAL: 0
 RESTAURANT: 0
 RESIDENTIAL: 0

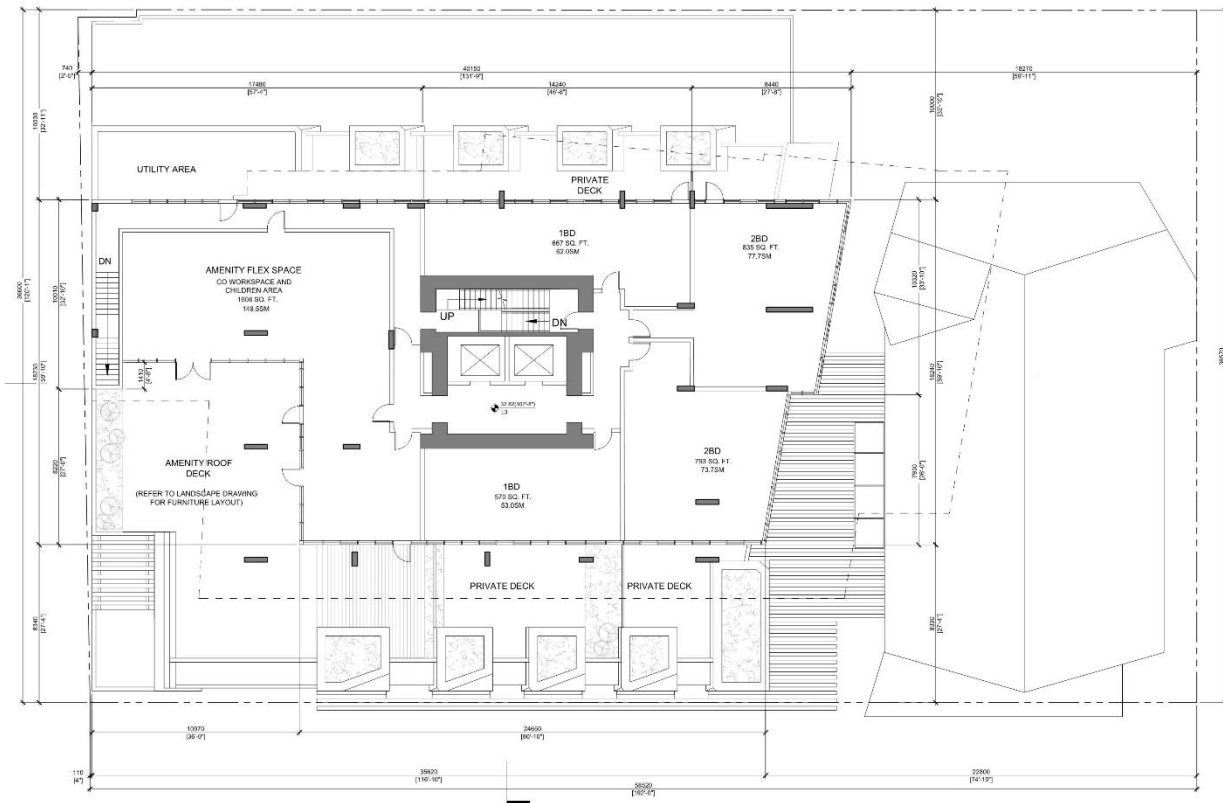
BICYCLE PARKING LEGEND
 WALL MOUNTED BICYCLE STALL
 GROUND ANCHORED BICYCLE STALL



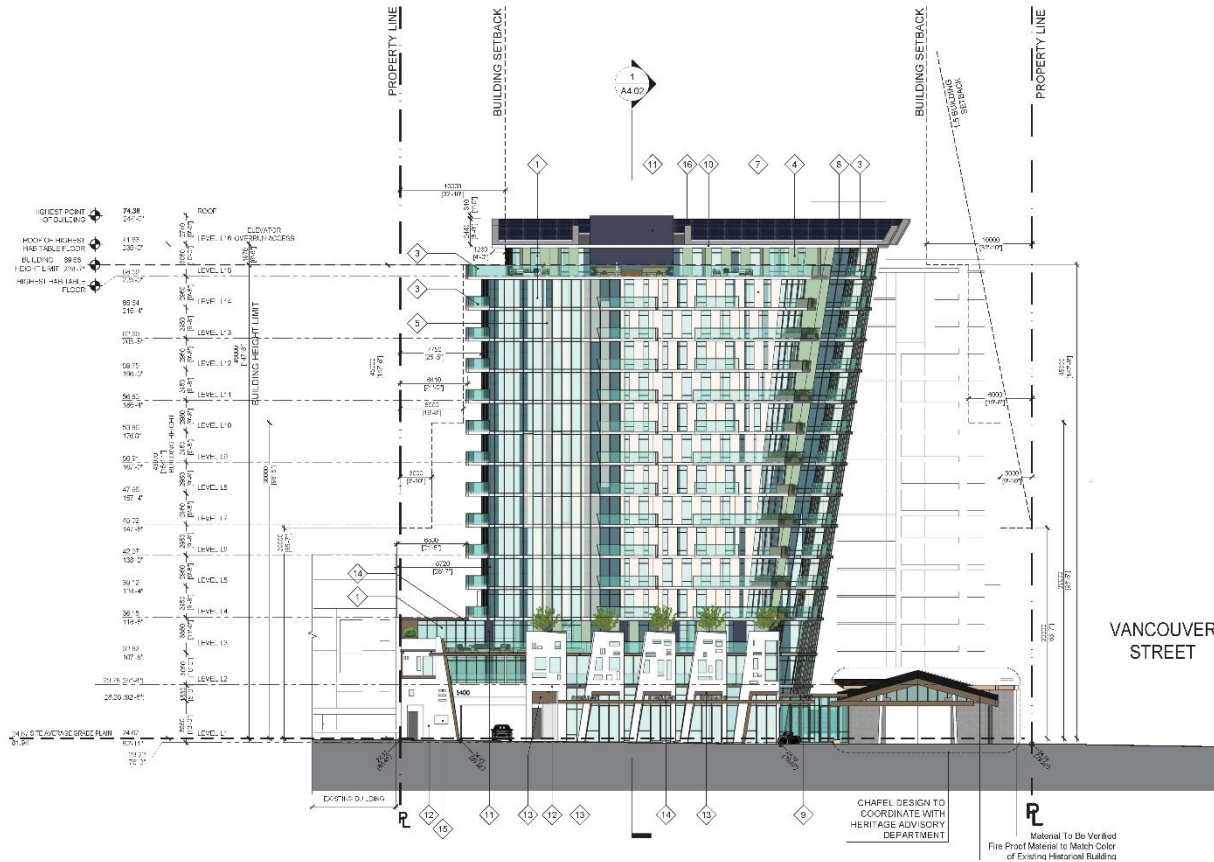
Level 2 Plan



Level 3 Plan



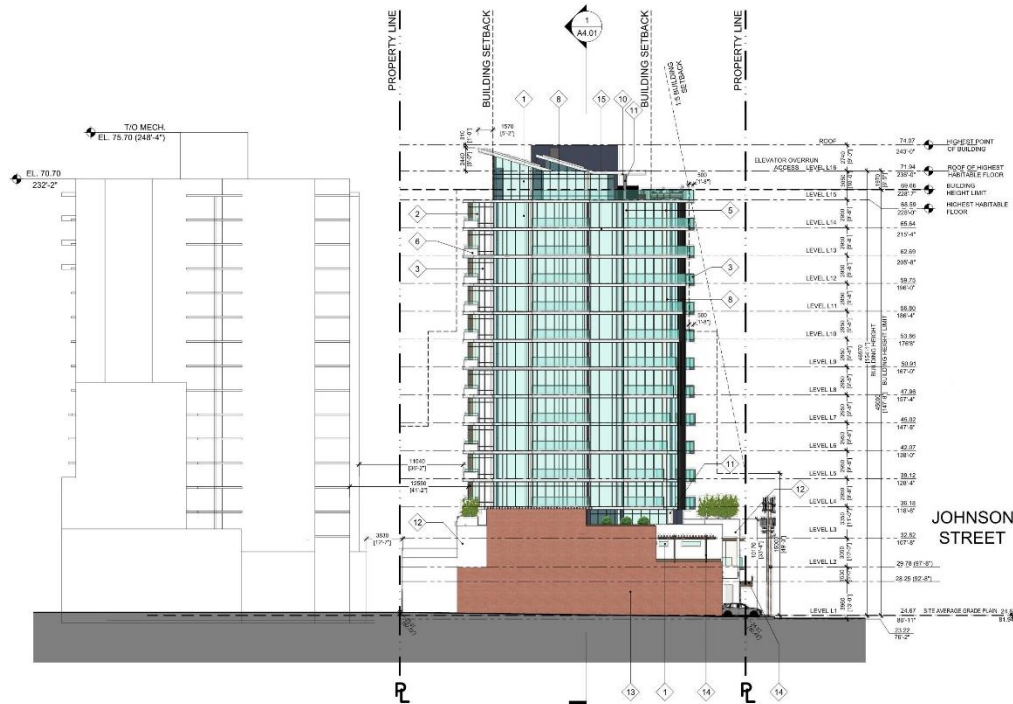
South Elevation – Johnson Street



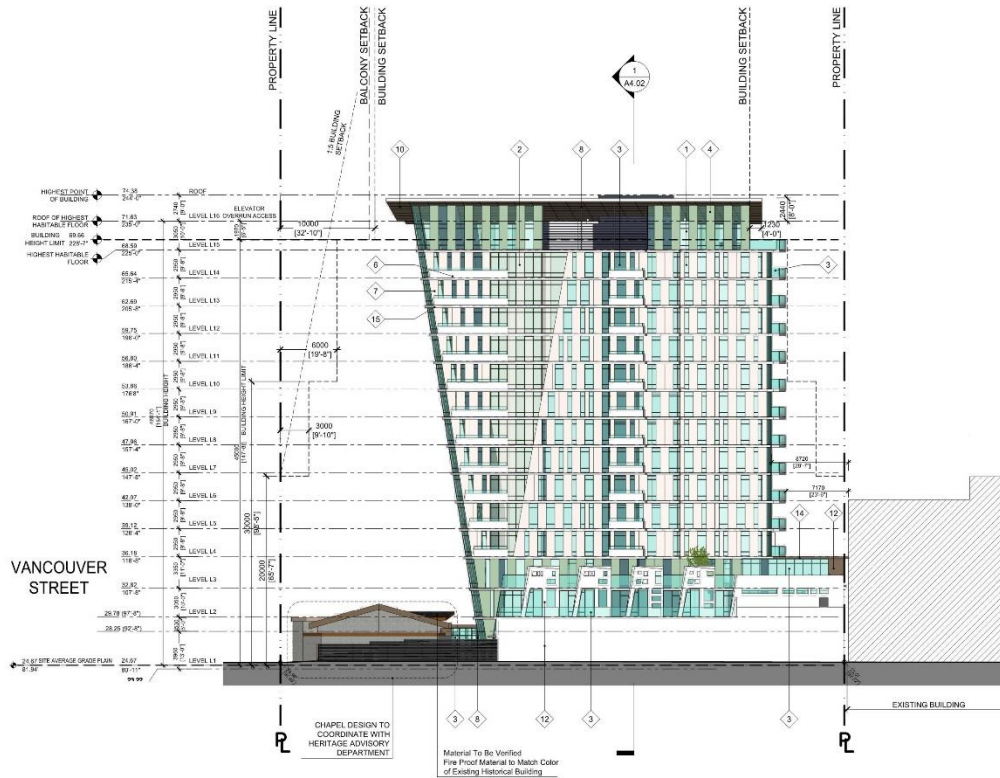
East Elevation – Vancouver Street



West Elevation – Side



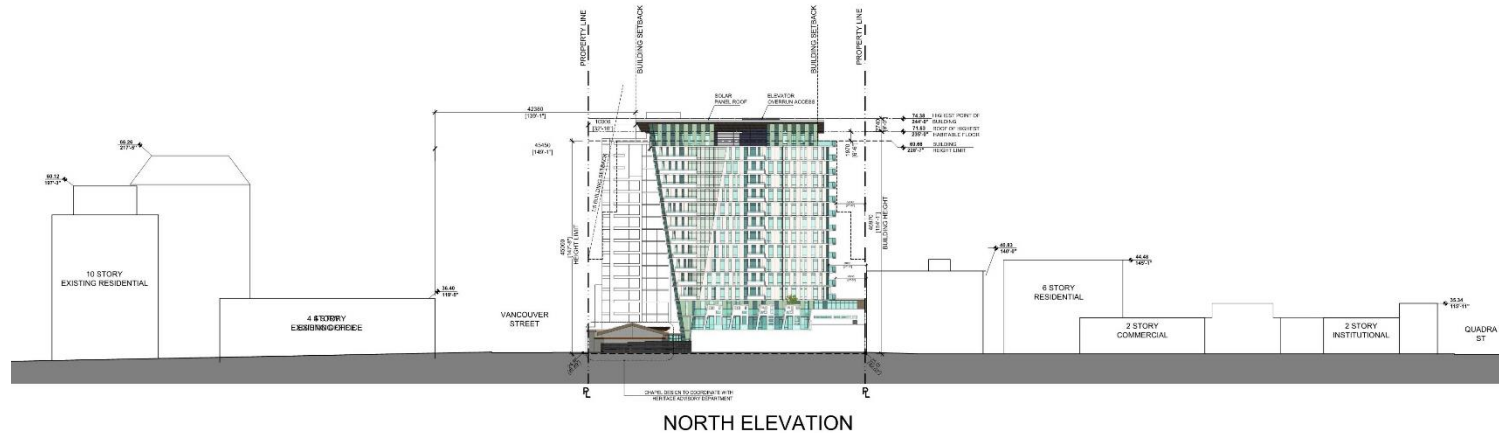
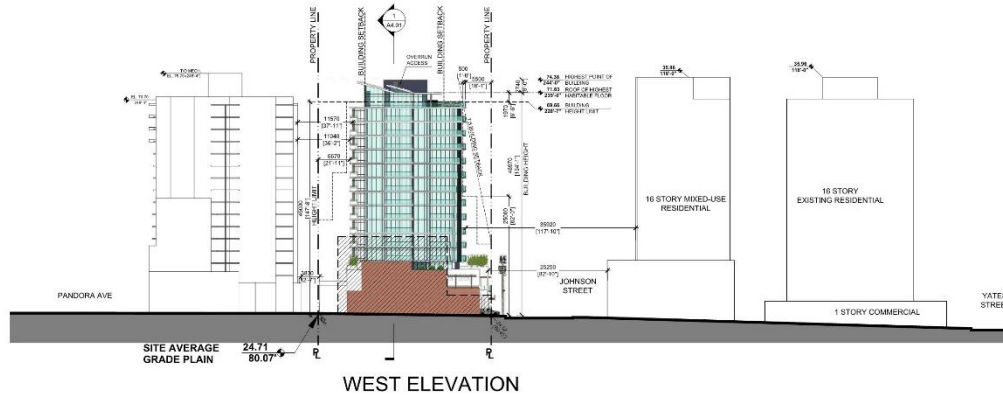
North Elevation - Side



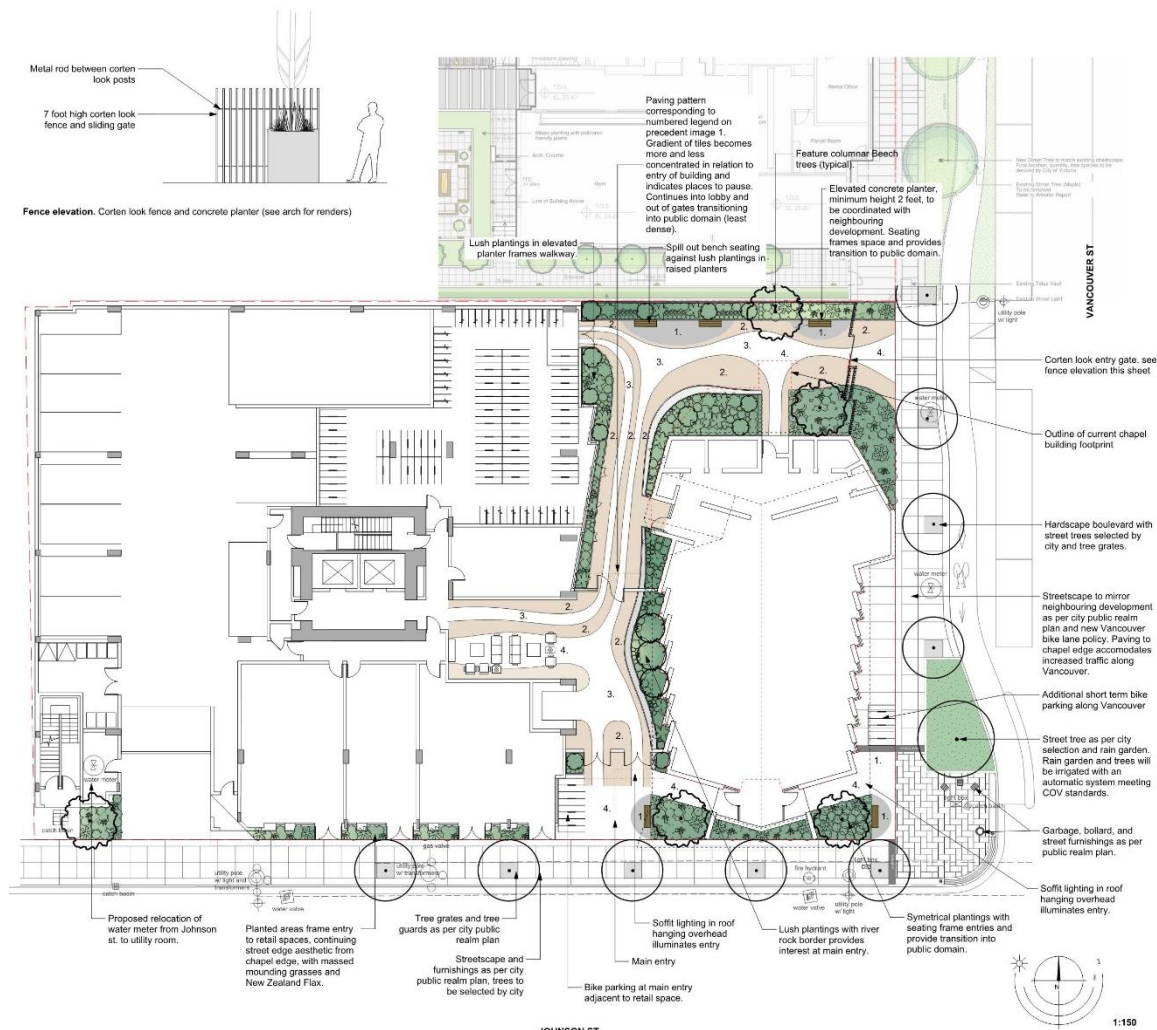
Context – Street Elevations



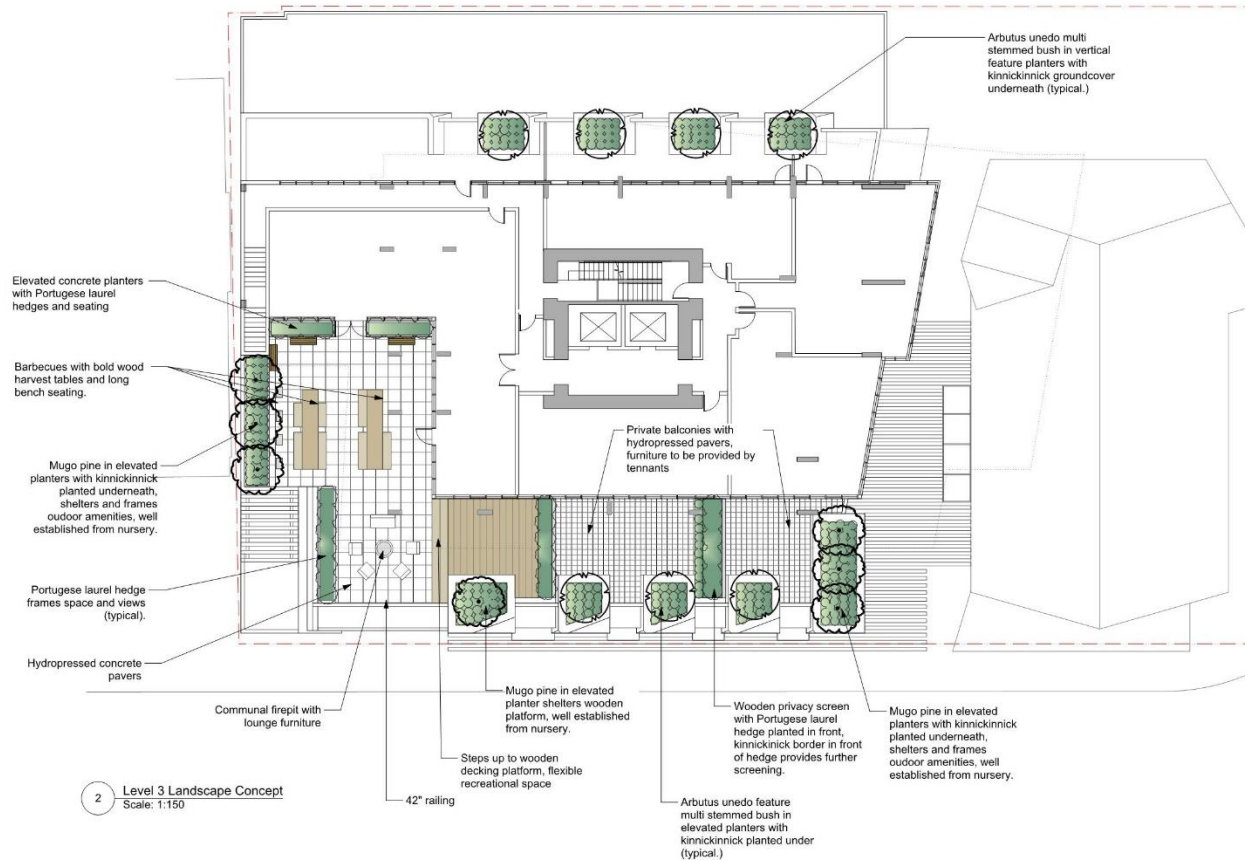
Context – Side Elevations



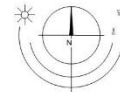
Landscape Plan – Ground Level



Landscape Plan – Level 3



2 Level 3 Landscape Concept
Scale: 1:150



Renderings



Renderings



Renderings

CITY LEVEL



Renderings



Renderings



VANCOUVER STREET ENTRANCE



COURTYARD ENTRY

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)

Location | 1400 Vancouver Street – Harris Green Neighbourhood

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



Location | 1400 Vancouver Street – Harris Green Neighbourhood

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

Location | 1400 Vancouver Street – Harris Green Neighbourhood

1400 Vancouver Street

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



The Architect | John Di Castri



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



The Architect | John Di Castri

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

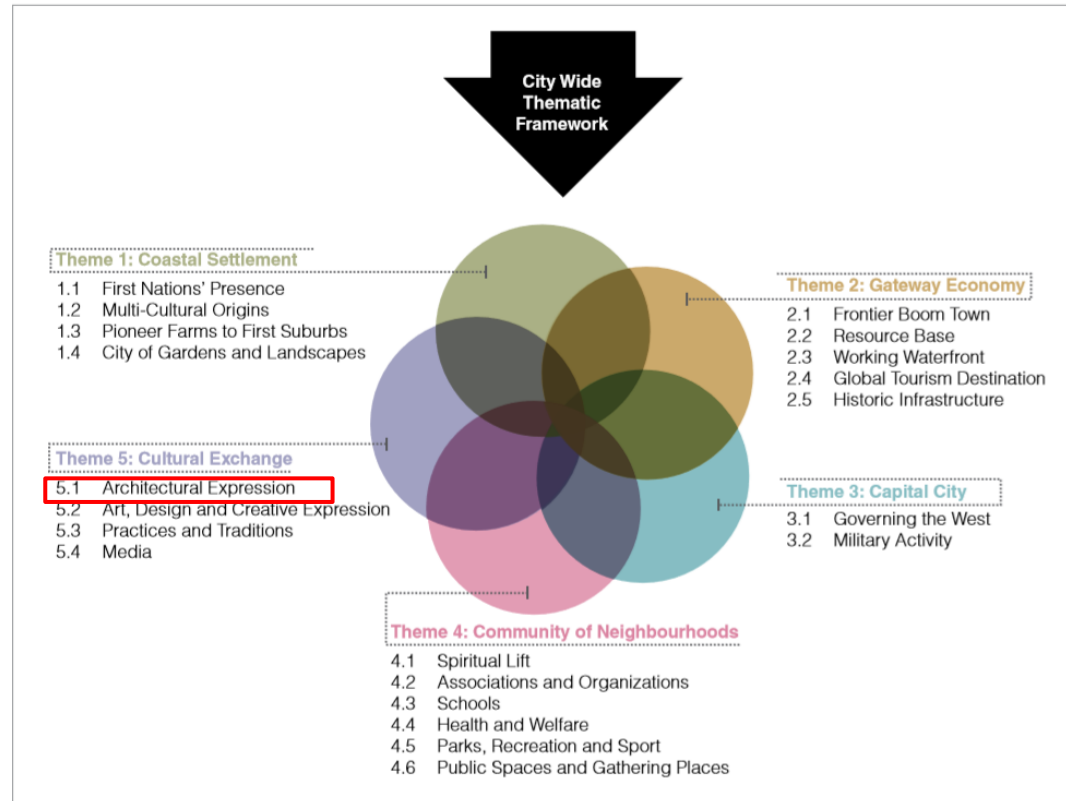
1400 Vancouver Street

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.

