

3. **1306 - 1330 Broad Street / 615 - 625 Johnson Street / parts of 622 and 630 Yates Street
Heritage Alteration Permit with Variances Application No. 00018**

Attendees: Dave Chard, Byron Chard, Jeff Griffiths, Chris Mooi (Chard Development); Charles Kierulf (dHK Architects); Bruce Johnson (RJC Engineers); Donald Luxton (Donald Luxton and Associates); Heather Kerry (UVic Properties)

John O'Reilly provided a brief introduction. Dave Chard, Donald Luxton, Bruce Johnson and Charles Kierulf presented.

Panel Questions and Comments

- What type of structure is the existing Ducks Building? Bruce Johnson: It is heavy timber with masonry wall support. The timber structure will be removed and replaced with new concrete or steel construction.
- It appears that the Ducks Building is the weak point of the composition, with support provided by strong buildings on each side. Bruce Johnson: No, the strong building will be taken all the way through to the façade. There are challenges in retaining the centre portion. Only the front and back façades of the Ducks Building, the rubble wall and some return of the north and south walls will be retained. Donald Luxton: The interior has been changed many times; a recent fire caused damage and the structure has been cut through.
- How will the paint be removed from the old brick? Donald Luxton: The same paint removal process that was tested on City Hall brick will be used. It is a chemical strip with hot water. There is great success with proprietary products that remove paint effectively and keep water out. The sandstone has been painted; this paint will be stripped and the intent is to replace it with a mineral paint. The surface of the brick will remain intact, but will be repointed.
- The architectural composition of masonry cladding with punched windows is conservative. Within the *Old Town Design Guidelines*, there is more leeway for interpretation. Charles Kierulf: There was discussion with staff about the window proportions of the "bookend" buildings and the possibility of moving away from a literal interpretation of heritage into a more contemporary interpretation. This could result in a positive design change.
- Is an existing floor plan ever heritage designated? John O'Reilly: Generally, only the parts of the building that the public can see and appreciate are designated. The trim and finishes of the Ducks Building are gone. Staff is still evaluating the conservation strategy for the overall project and specifically the Ducks Building.
- With this type of project, the Panel would appreciate seeing what is being removed from the interior so that the Panel can support staff in their recommendations.
- Is there any testing or exploration being done to save the side walls of the Ducks Building up to the new storeys? Bruce Johnson: This is difficult as underground parking is planned. It will be located in the centre section, back from the façade.
- Will the building's name and construction date be more prominent? Donald Luxton: Yes. The exact treatment colour is based on their best guess of the original.
- Why do you have setbacks for the second level of the underground parking? Bruce Johnson: This is related to the façade retention.
- What is the proposed number of parking levels? Charles Kierulf: There will be two levels of parking that step in so that the elevation does not protrude too far.
- Will the top of the Ducks Building be accessible? Charles Kierulf: The primary reason for the landscaped roof is to allow for the proposed setbacks so that the upper floor levels will not have to tie into the existing façade. This creates more of a light well than

a courtyard. It will not be accessible to guests. There is a green area planned on the front façade of the Ducks Building that will allow for a kitchen garden for the restaurant.

- The applicants have really done their homework. The design follows the *Old Town Design Guidelines* perhaps too well. The “bookends” disappear and could be more assertive, but still respectful of the Ducks Building design. However, the design is a reasonable and defensible solution to the issues and the guidelines.
- A new downtown hotel is welcome. The following aspects of the proposal are favourable: the scale of the project; the upper floor setbacks; the modulation of three different levels; the corner chamfering; the preservation of the façade (however, it is unfortunate that the original walls will not be retained). There would be greater difference between the old and the new with a more contemporary expression (for example, The Janion which has one brick building and one of glass). The “bookends” could be more transparent, thus making the Ducks Building more apparent. The Ducks Building is representative of the best of design thinking at the time it was built, and this proposal could be the best of design thinking today.
- There could be more distinguishability between the old and the new buildings. The corner building requires tweaking as the half white, half brown look is not favourable.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00018 for 1306-130 Broad Street / 615-625 Johnson Street / Parts of 622 and 630 Yates Street be approved with consideration given to the following comment:

- The Panel supports the general design and direction of the proposal, but would be open to some design development to incorporate more contemporary and assertive architectural expression.

Carried (unanimous)