

*Marilyn Palmer left the meeting at 3:05pm.*

### **3.3 Rezoning Application No. 00699 and Heritage Alteration Permit with Variances Application No. 00018 for 1306-1330 Broad Street / 615-625 Johnson Street / Parts of 622 and 630 Yates Street (Duck's Block)**

The City is considering a Rezoning and Heritage Alteration Permit with Variances Application for the rehabilitation a registered heritage building to be converted into a hotel along with the construction of two, six-storey additions at the north and south ends of the existing building. A rezoning and OCP amendment application is required to increase the density and height in order to facilitate the proposal in addition to the heritage alteration permit.

Applicant meeting attendees:

BYRON CHARD	CHARD DEVELOPMENT
JEFF GRIFFITHS	CHARD DEVELOPMENT
CHARLES KIERULF	DHK ARCHITECTS
SCOTT MURDOCH	MURDOCH DE GREEF
BRUCE JOHNSON	RJC
PETER KURAN	UVIC PROPERTIES

Miko Betanzo provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the relationship between the ground floor and the pedestrian realm on Johnson Street in terms of activating that frontage
- the relationship between the fourth floor cornice line on the new south building addition and the existing entablature on the adjacent heritage building in terms of being complementary to the existing context
- the overall scale of the proposal in relation to the Old Town neighbourhood context and general fit within Broad Street.

Byron Chard provided the Panel with a detailed presentation of the site and context of the proposal and Scott Murdoch provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- what is the rationale for the proposed architecture, particularly along Broad Street?
  - previous iterations were more conservative, almost derivative in their interpretation of the design guidelines
  - there are now some slightly bolder moves proposed
- the interface between the sidewalks and the commercial units appears less friendly to pedestrians; was different articulation considered?
  - the commercial units are not yet fully programmed out with the building operator
  - the corner unit is envisioned as a restaurant, but the slab is not at the same level as Johnson Street
- was the addition of public art considered for the southern façade of the new building?
  - this has been discussed but is not currently proposed

*Sorin Birliga left the meeting at 3:40 pm.*

- is the green roof accessible?
  - no
- what is the view from the upper units' rear windows?
  - these windows have views to the laneway and to the sky above
  - double-height windows open towards the garden
- Alley with rubble wall –is this flush with brick above?
- would the proposed upper wall be flush with the existing rubble wall?
  - a cornice would cap the rubble wall, and the new wall would be set back slightly from the rubble wall
- what would the original surface material have been for the laneway?
  - likely the lane would have been cobbled; however, it is presently stamped concrete
- is a gate proposed for the laneway?
  - no
  - the laneway is currently partially private, but through this application the City will gain the full right-of-way
- can vehicles turn around in the laneway?
  - yes, a small hammerhead space is available to turn around
- how would the use and safety of the laneway be ensured?
  - the laneway provides access to valet parking so hotel staff would have eyes on the street
  - lighting and separate surface treatment for pedestrian walkways are proposed for safety
- would hotel guests also use the laneway?
  - yes
- was the addition of street furniture considered along Broad Street?
  - seating was considered for the restaurant at the corner of Broad and Johnson Streets, but there is not enough room to ensure pedestrian circulation
- will public street parking be used for valet parking?
  - this would not likely be supported; instead, dedicated short-term parking is being considered
- was landscaping along the laneway considered?
  - this has not been considered
  - the laneway is only about 7.3m wide, which leaves limited room for landscaping in addition to separated paths for pedestrians and vehicles
- was an oriel window or hanging bay window considered at the corner of Broad and Johnson Streets?
  - this was considered in earlier iterations, where the corner of the building was chamfered to create a three-storey entry feature
  - a bay window approach is now proposed to wrap around the corner
  - further exploration of the bay window as an architectural feature can be considered
- were inset entries considered for the storefronts along Broad Street?
  - a continuous street frontage is desired.

Panel members discussed:

- the proposal's consistency with the design guidelines
- the proposal's conservative design, and opportunity for a bolder statement

- caution against blending into the context
- the design's success in showcasing the heritage building
- the importance of the material palette and attention to detailing for the new buildings
- no concerns with the proposed height or density
- opportunity for increased height at the corner of Johnson and Broad Streets, to mitigate the effect of one height across the site
- the success of the rooftop addition's setback in mitigating the effect of one height across the site
- the proposed hotel use eliminates earlier concerns for the liveability of suites
- opportunity for a more significant architectural corner feature at Broad and Johnson Streets
- need for a hierarchy of building entrances to visually clarify the hotel entryway
- opportunity to improve the relationship at ground level between the heritage building and the new building
- opportunity for a sidewalk café along Johnson Street to animate the street space and to soften the edge caused by the change in grade
- concern for the narrow sidewalk width along Johnston Street; need to ensure pedestrian flow and activity along the street
- opportunity for soft landscaping features along the laneway
- desire for further planted areas visible from the public realm
- opportunity for greater separation for the cornice from the rubble wall
- concern for the proposed stamped concrete, particularly in relation to the rubble wall
- opportunity to explore the addition of an iconic sign feature
- the restaurant could be relocated down Broad Street to help resolve the ground level design issues caused by the change in grade along Johnson Street

**Motion:**

It was moved by Stefan Schulson, seconded by Jason Niles, that the Advisory Design Panel recommend to Council that Rezoning Application No. 00699 and Heritage Alteration Permit with Variances Application No. 00018 for 1306-1330 Broad Street / 615-625 Johnson Street / Parts of 622 and 630 Yates Street be approved with consideration to the following items:

- consider refining the architectural expression and windows at the corner of Broad and Johnson Streets to increase the building corner's street presence
- increase the visibility of the rooftop landscaping from the public realm, particularly at locations where the building steps back
- add an additional level of detail to the proposed additions to address the relationship at the street level between the storefronts and the public realm
- pay particular attention to the material choices and details to be consistent with the quality and design ethos commensurate with the heritage-designated Duck's Building
- reconsider the paving material in the alleyway and consider integrating soft landscaping.

**Carried**

For: Elizabeth Balderston, Brad Forth, Jason Niles, Jessi-Anne Reeves, Carl-Jan Rupp, Karen Sander, Stefan Schulson

Opposed: Pamela Madoff