Rezoning and Heritage Alteration Application with Variances for
1306-1331 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street

Aerial Image
Existing Site

Existing Site
Existing Site

Existing Site
Existing Site

Context
Context

SURROUNDING CONTEXT

OCP Map

SUBJECT SITE - LAND USE

Subject site is located in the core historic area.

CURRENT ZONING
- OTD-1

OCP ALLOWED
- Density - 3.0 FSR
- Height - 15 metres
- "approximately 5-storeys..."
Massing

Building Section Comparison - Existing and Proposed

Duck's Building Outline (Red)
Proposed Building Outline (Blue)

PREVIOUS HEIGHT
PROPOSED HEIGHT
DUCK'S HEIGHT EXISTING

Duck's Building Section
View Study

Street Context
Landscape plan

Render
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Removals - 1306 Broad Street

To be Removed

Old Hat Hair Shoppe

To be Removed

City of Victoria

31

32
Removals- 1324 Broad Street

1324 Broad Street (the "Canada Hotel)-
Heritage Register status
• Scale altered
• Stucco cladding covers original finishes, which may or may not exist underneath
• Storefronts altered and reconfigured
• Cornices removed
• Restoration would require substantial interior/exterior reconstruction based on guesswork and partial photographs
Removals- 1324 Broad Street

Storefront reconfigured between 1903 and 1911, eliminating setback between two originally separate buildings. Only a portion of the stone carriage factory remains.
Removals

To be Removed to reveal rubble wall

Existing Site

Removed

To be Removed to reveal rubble wall
Conservation - the Rubble Wall

Windows rehabilitated and openings retained
Mortar repointing and stone repair

Render (rear laneway)
**Render** (looking south west)

![Building Rendering (looking south west)](image)

**Render** (looking north west)

![Building Rendering (looking north west)](image)
Materials

Massing
Heritage Significance- Duck’s building

- Heritage register status
- Built in 1892 for Simeon Duck, an entrepreneur, MLA and former Minister of Finance for BC
- Heritage value for aesthetic qualities including bold decoration and detailing and dominant presence on Broad Street’s narrow streetscape

Photographs

Front (east) and side (south) elevations of the Duck’s Building

Building has been unsympathetically painted, concealing contrasts between materials such as the rusticated stone lintels against the brickwork
Photographs

Paint hides different materials

Blocked windows

Photographs

Retail unit frontages are inconsistent and not historically accurate
Photographs

Rear (west) elevation of the Duck’s Building

Windows filled in or removed at the first and second storeys, conspicuous exhaust ducting, paint and efflorescence on the brickwork

Photographs

Interior Photographs

Alterations over time have hidden or removed most original finishes
Photographs

Historic Interior Photo (c. 1907)- Maynard and Sons Auctioneers

Photographs

Historic Interior Photo- Former brothel at second storey
Conserved rear facade

Conserved front facade

Conserved wall

Re-constructed masonry walls

Alteration

Proposal Ground Floor Plan

Addition set back 7m, making it invisible from Broad Street

Paint removal from facade

Rehabilitation of wood windows

Rehabilitation of storefront in wood, reintroduction of transom windows

Entire façade braced and restrained, with new construction behind ensuring a life safety standard under upcoming 2022 building code
Cross Section Illustrating Setbacks

Setback makes addition invisible from Broad Street

Proposal Ground Floor Plan

New construction recessed behind upper façade approximately 2.7m

Removal of third storey windows

Paint removal from facade

Stylistically appropriate operable new windows (floor level of hotel room at sill level)

New openings for hotel lobby access with segmental brick arches
Render (laneway)