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**Rezoning and Heritage  
Alteration Application with  
Variances**

**for**



**1306-1331 Broad Street, 615-625  
Johnson Street and parts of 622 and  
630 Yates Street**



1

**Aerial Image**

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2

### Existing Site



3

### Existing Site



4

## Existing Site



5

## Existing Site



6



## Existing Site



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## Context



JOHNSON STREET

LONDON FLATS  
1013 BROAD STREET

ROBINS & CO. OUTDOOR STORE  
1027 STREET

MELITA YOGA  
1033 BROAD STREET

YATES STREET

1800/



606-614 JOHNSON STREET

AUDIO VIDEO REPLAY  
620 JOHNSON STREET

BROAD STREET



BEST WESTERN  
636 JOHNSON STREET

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# Context

## SURROUNDING CONTEXT



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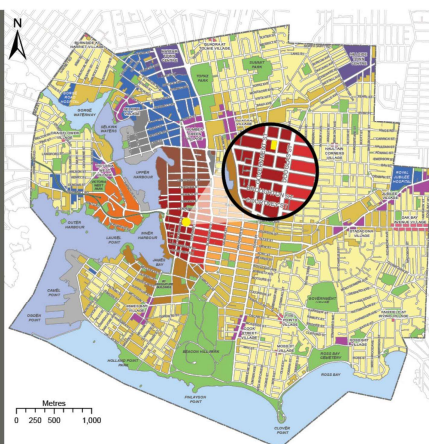
# OCP Map

## 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-storays..."



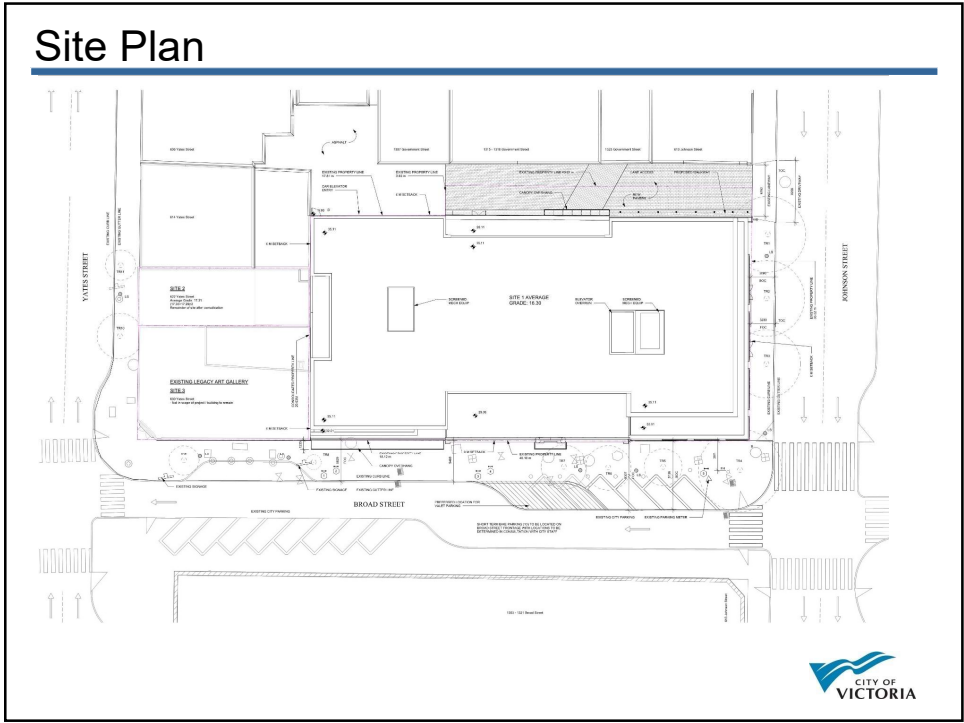
**MAP 2**  
Urban Place Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

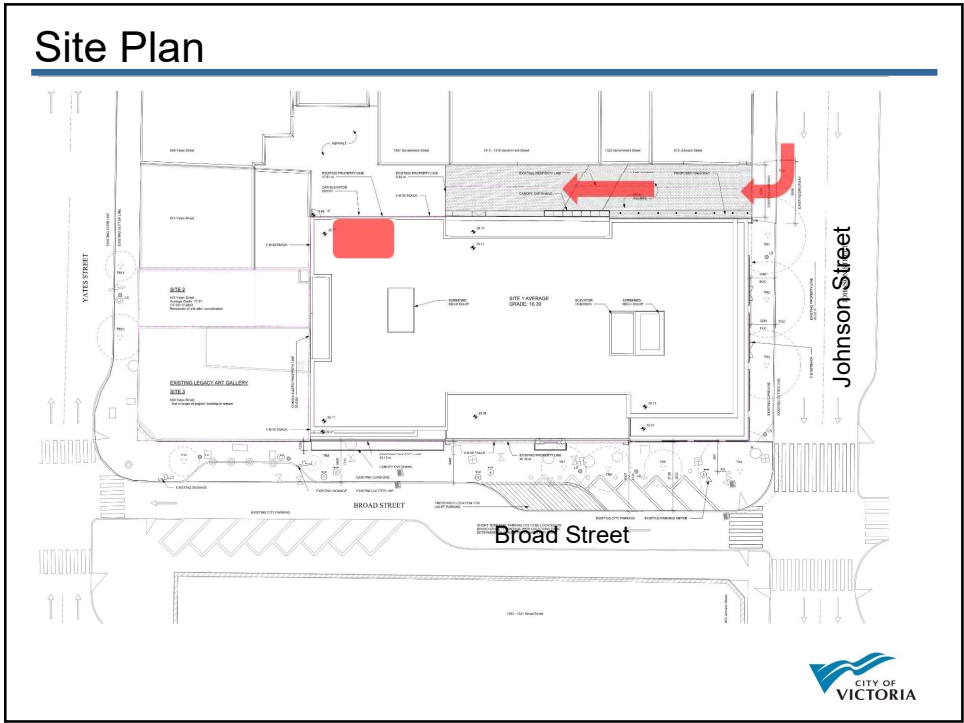
Urban Place Designations extend to the centerlines of adjacent streets.



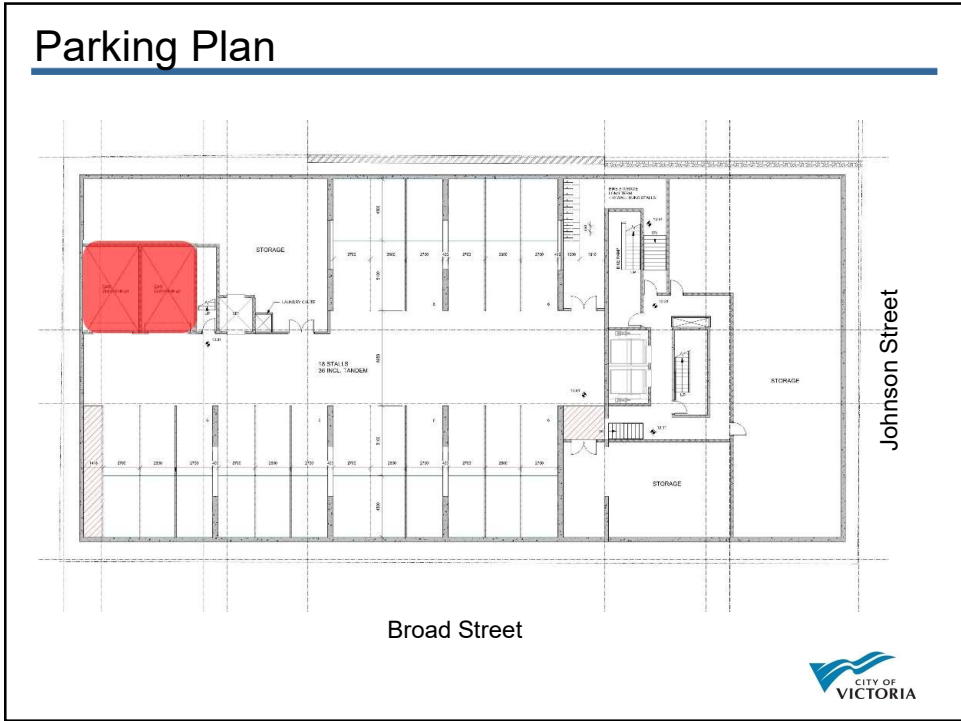
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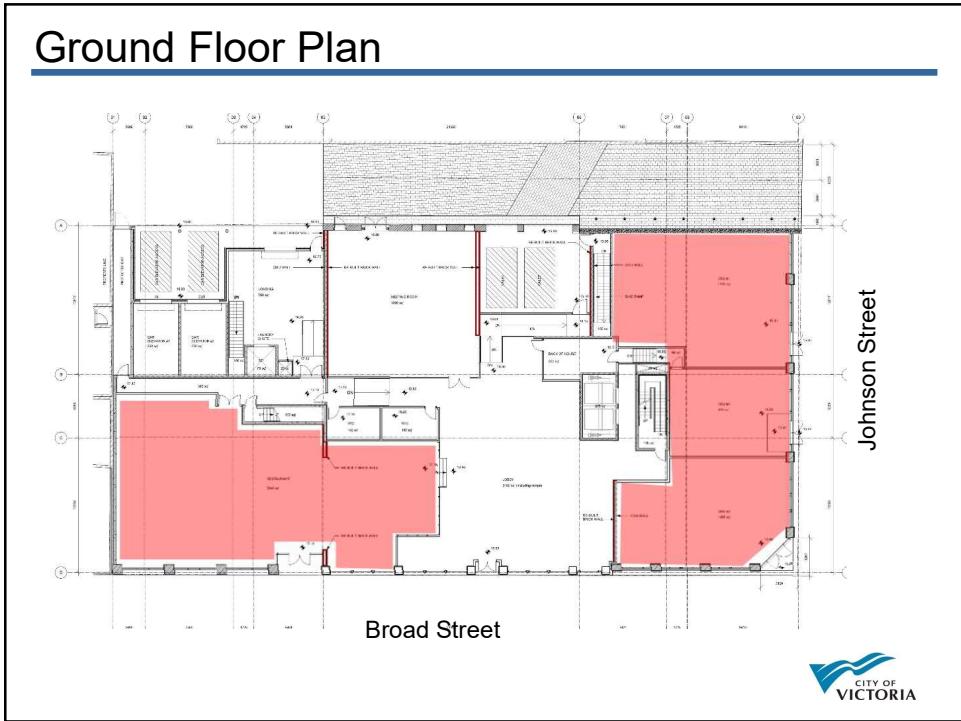
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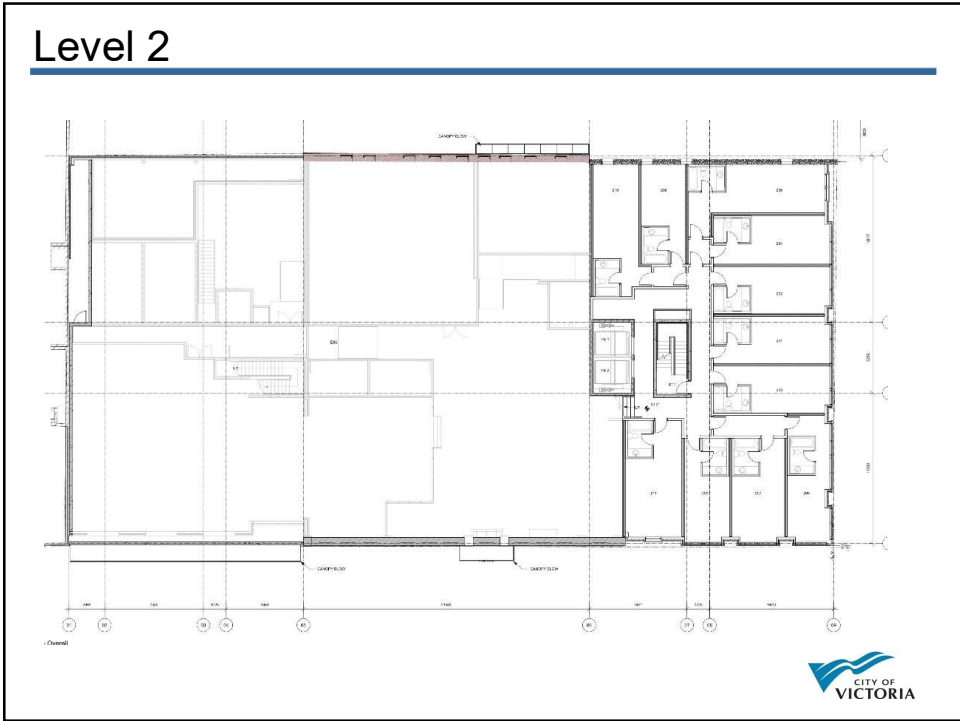


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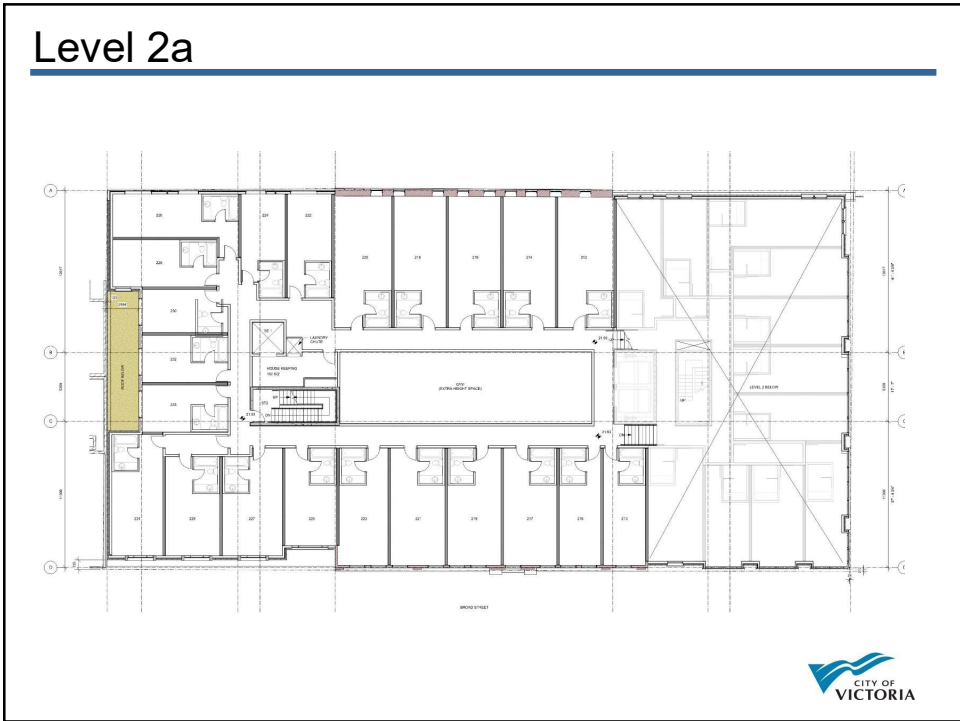


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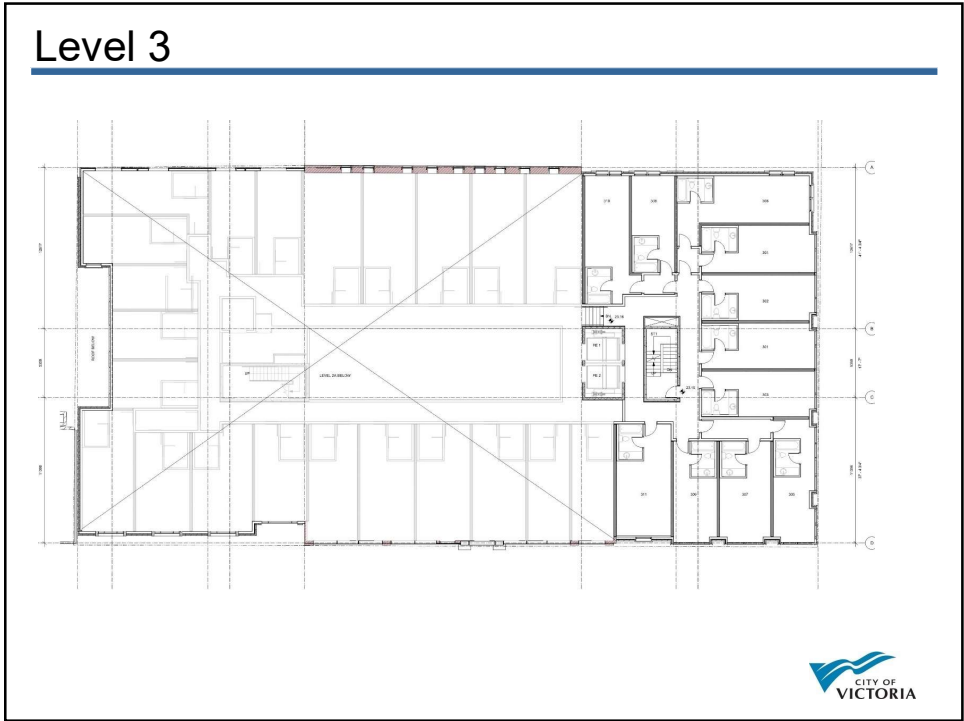




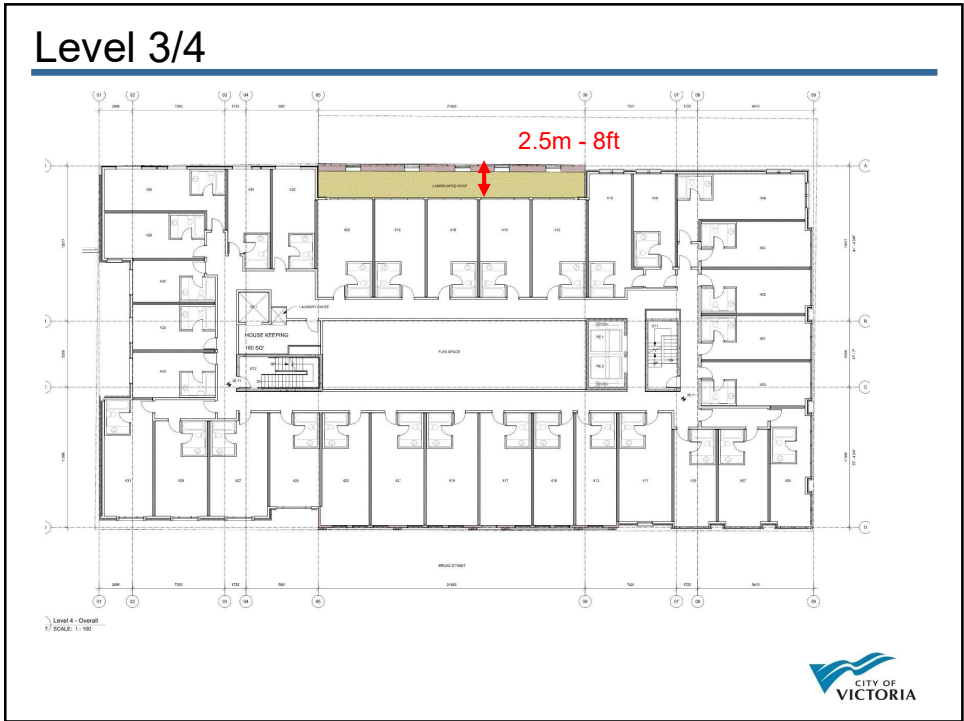
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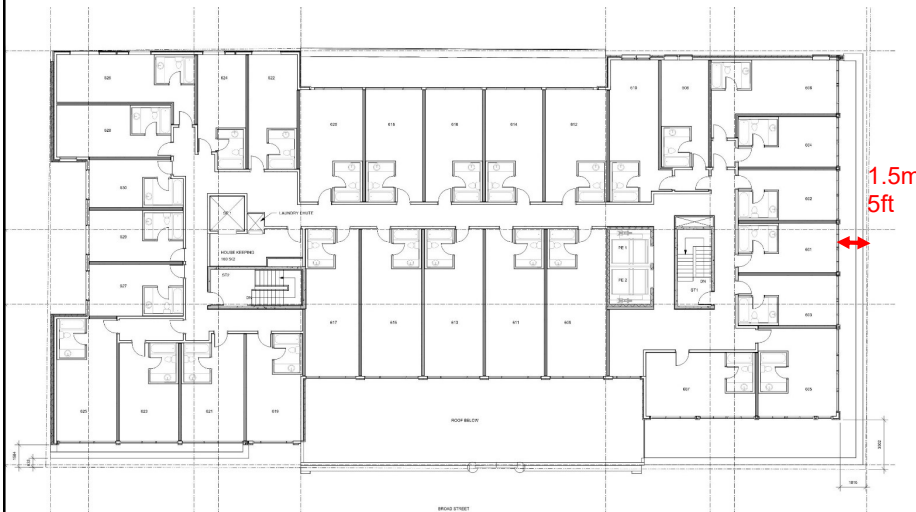
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### Level 4/5



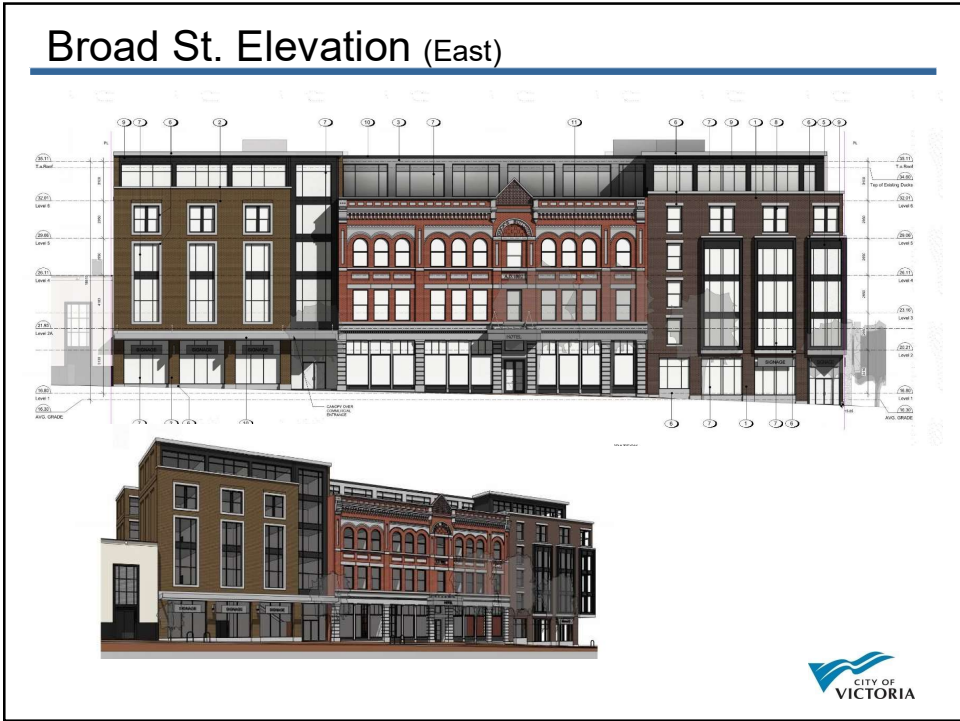
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### Level 5/6

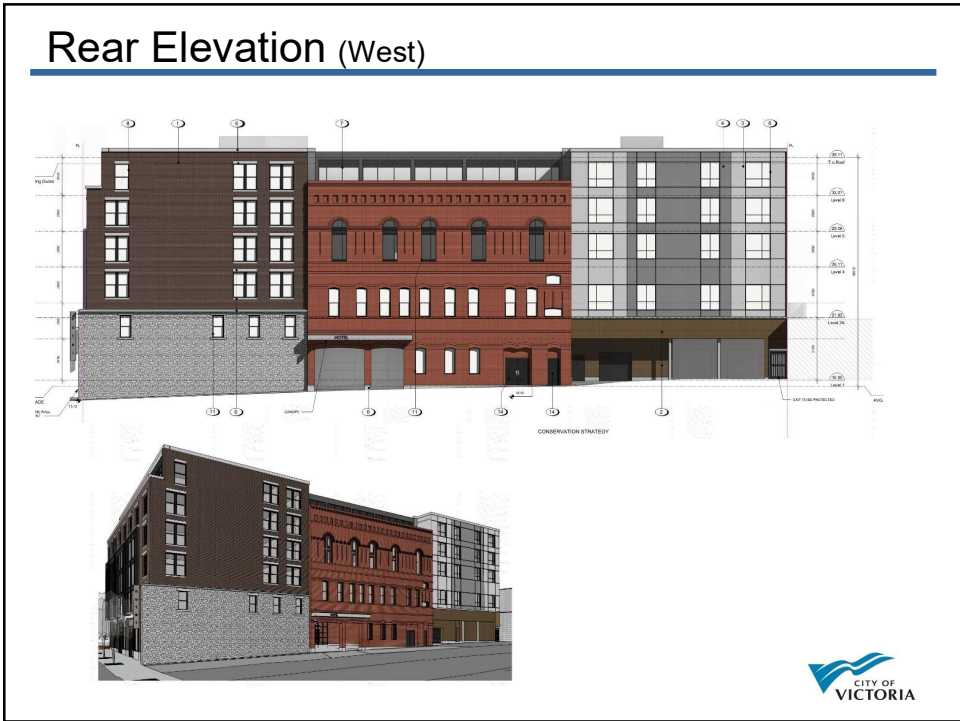


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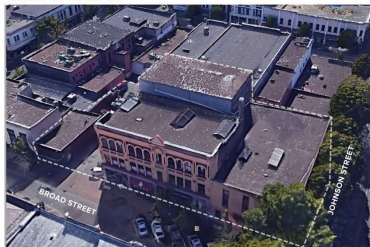


22

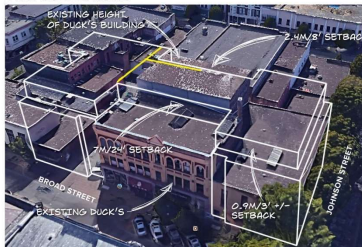


# Massing

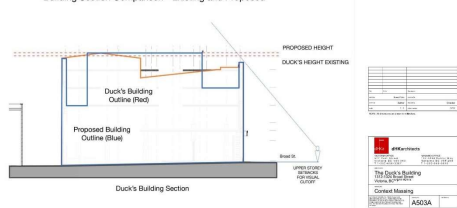
CURRENT CONTEXT



PROPOSED MASSING



Building Section Comparison - Existing and Proposed

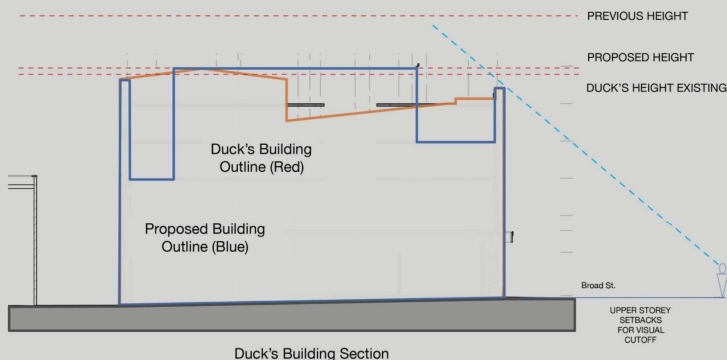


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# Massing

## BUILDING SECTION

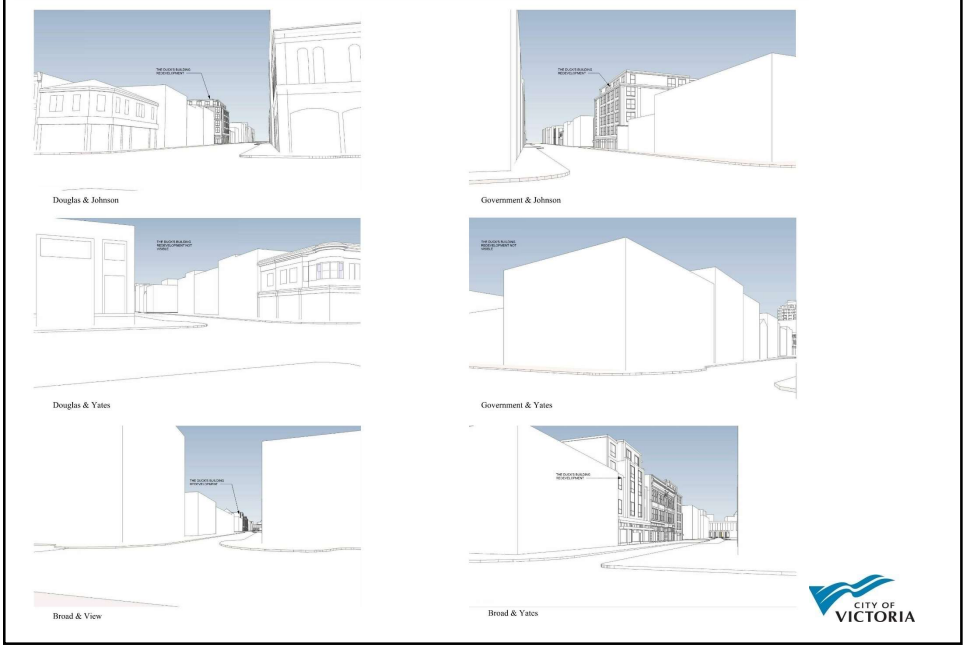
Building Section Comparison - Existing and Proposed



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# View Study



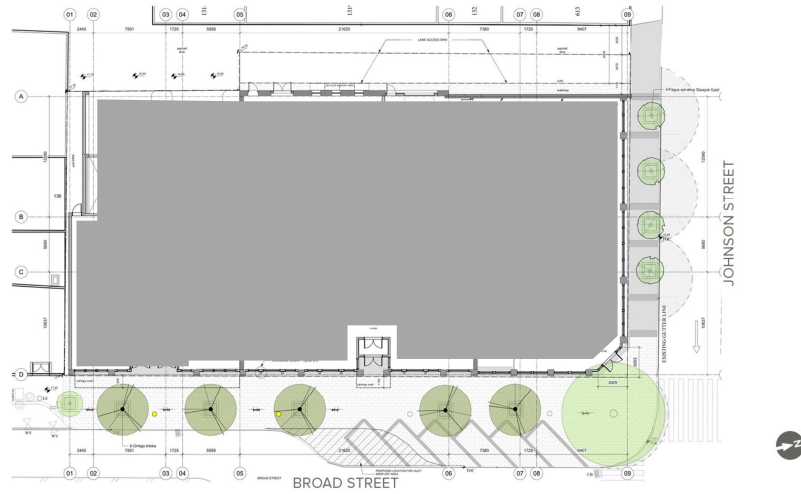
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# Street Context



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## Landscape plan



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## Render



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## Heritage Alteration Application with Variances

for

1306-1331 Broad Street, 615-625  
Johnson Street and parts of 622 and  
630 Yates Street



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### Removals- 1306 Broad Street

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## Removals- 1324 Broad Street



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## Removals- 1324 Broad Street



1324 Broad Street (the "Canada Hotel")-  
Heritage Register status

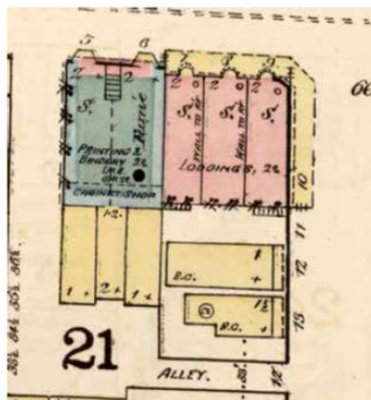
- Scale altered
- Stucco cladding covers original finishes, which may or may not exist underneath
- Storefronts altered and reconfigured
- Cornices removed
- Restoration would require substantial interior/exterior reconstruction based on guesswork and partial photographs



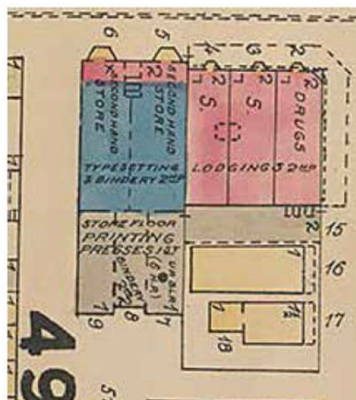
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## Removals- 1324 Broad Street



Fire Insurance Map, 1885. The Duck's Carriage Factory (in blue) is now a Printing & Bindery shop; the front of the building has been changed to brick, and has bay windows. Note the wooden arcade on the First Duck's Carriage Factory at the corner of Johnson and Broad Streets.

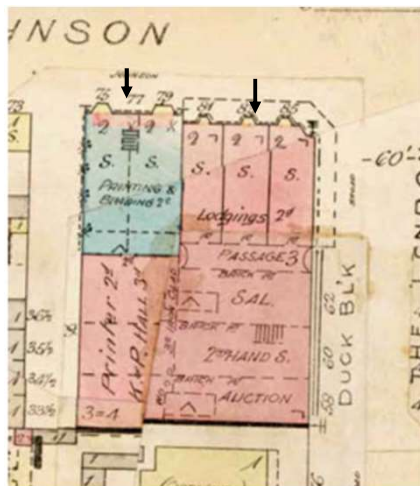


Fire Insurance Map, 1887

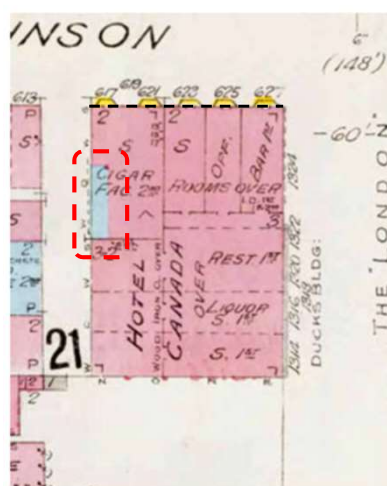


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## Removals- 1324 Broad Street



Fire Insurance Map, 1903. The stone Carriage Factory remains intact behind the brick facade.



Fire Insurance Map, 1911 (Revised 1913). Only the west wall of the stone carriage factory is indicated.

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



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## Removals



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## Existing Site



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## Conservation- the Rubble Wall



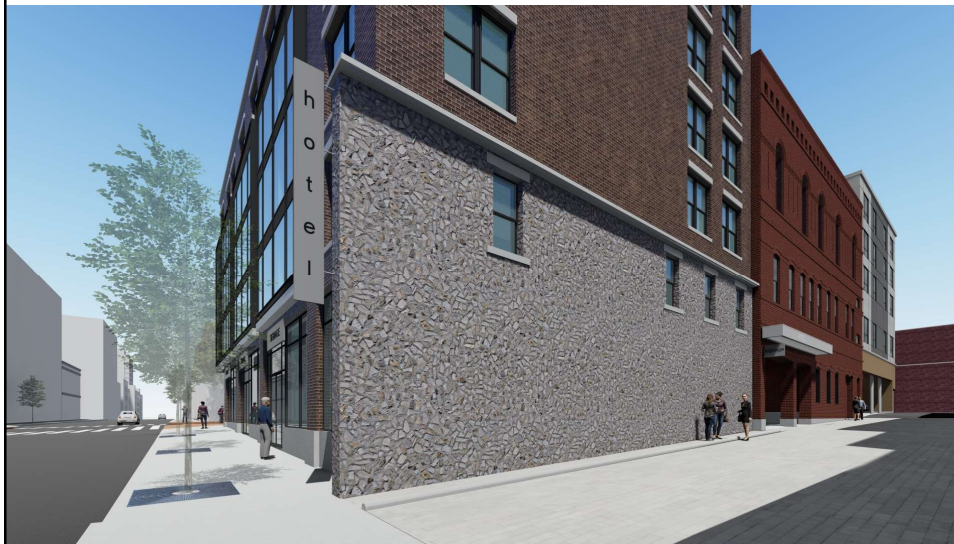
Windows rehabilitated and openings retained

Mortar repointing and stone repair



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## Render (rear laneway)



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### Render (looking south west)

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### Render (looking north west)

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# Materials


BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - WHEAT


3 METAL PANEL - LT GREY

1 BRICK MASONRY VENEER CLADDING - MAUNA LOA

4 METAL PANEL - DK GREY



The image displays four material samples arranged in a 2x2 grid. The top-left sample is a brick masonry veneer cladding in a wheat color. The top-right sample is a light grey metal panel. The bottom-left sample is a brick masonry veneer cladding in a Mauna Loa color. The bottom-right sample is a dark grey metal panel. Each sample is accompanied by a vertical strip of small, illegible text on its left side.




CITY OF VICTORIA


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# Massing

CONTEXT RENDERING



An aerial photograph of a city street scene, showing a dense urban environment with various building heights, colors, and textures. The scene includes a mix of residential and commercial buildings, streets, and green spaces. The text 'CONTEXT RENDERING' is overlaid on the top left of the image.



CITY OF VICTORIA

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## 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



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## 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



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## Photographs



Paint hides different materials

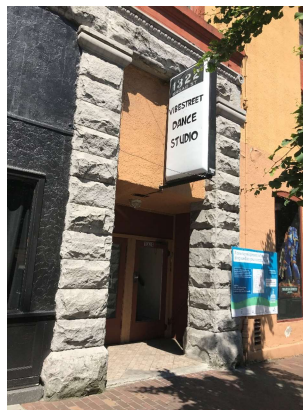


Blocked windows



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## Photographs



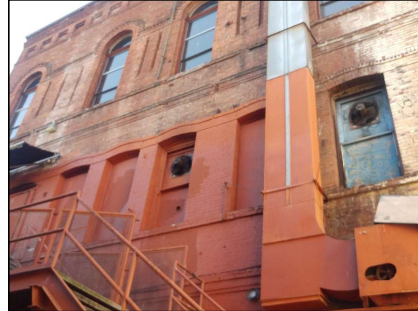
Retail unit frontages are inconsistent and not historically accurate



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## Photographs



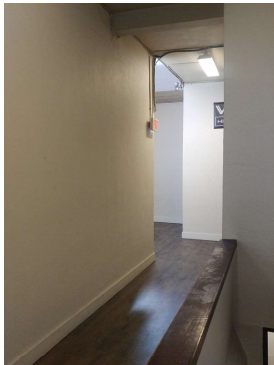
Rear (west) elevation of the Duck's Building

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



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## Photographs



Interior Photographs

Alterations over time have hidden or removed most original finishes



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## Photographs



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



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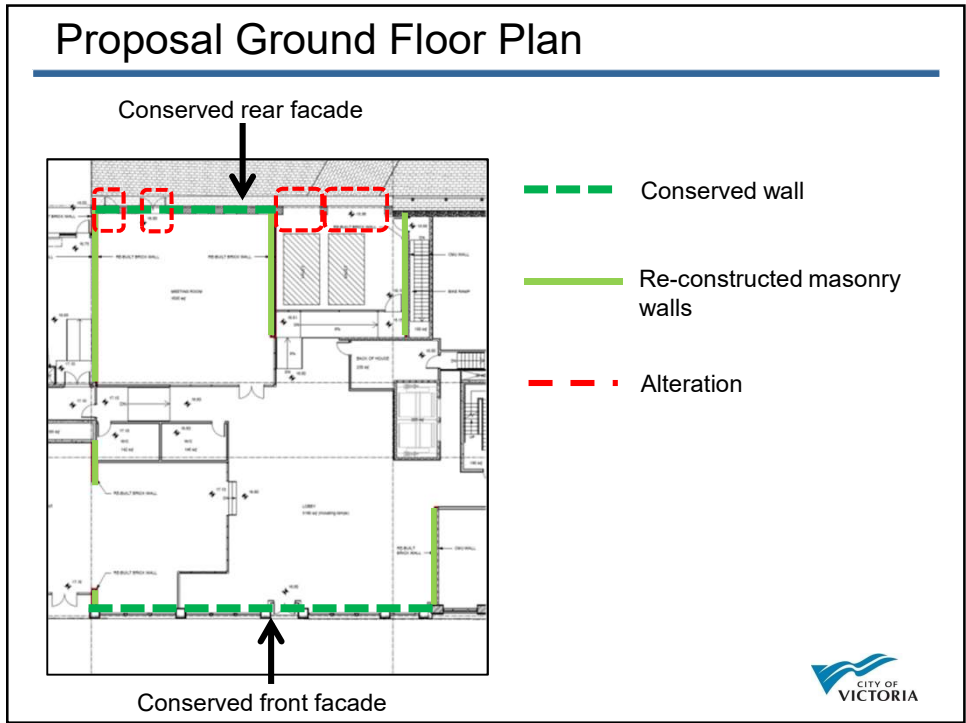
## Photographs



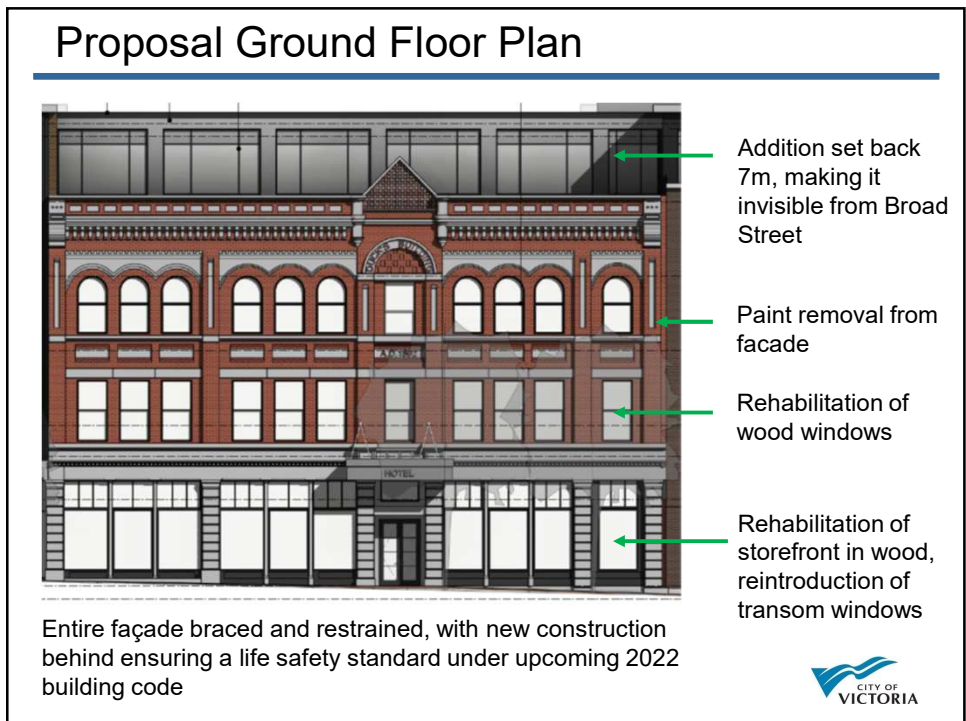
Historic Interior Photo- Former brothel at second storey



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## Cross Section Illustrating Setbacks

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Building Section Comparison - Existing and Proposed

Setback makes addition invisible from Broad Street

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## Proposal Ground Floor Plan

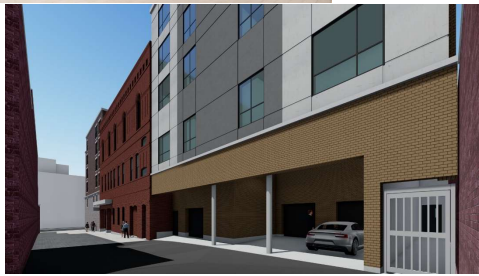
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- ← New construction recessed behind upper façade approximately 2.7m
- ← Removal of third storey windows
- ← Paint removal from facade
- ← Stylistically appropriate operable new windows (floor level of hotel room at sill level)

New openings for hotel lobby access with segmental brick arches

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## Render (laneway)



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