

Rezoning and Heritage Alteration Application with Variances

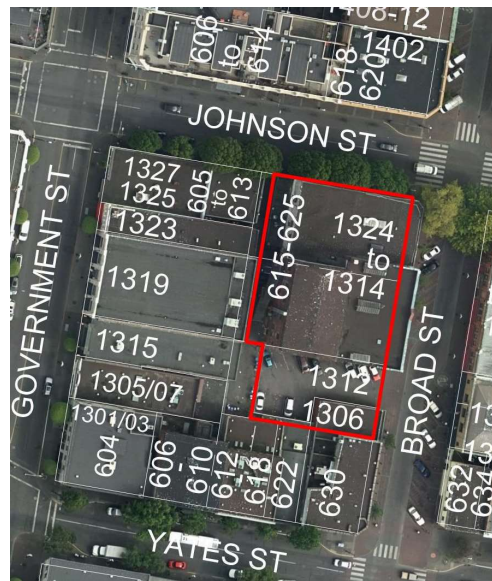
for

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



1

Aerial Image



2

Ground Floor Plan



3

Ground Floor Plan



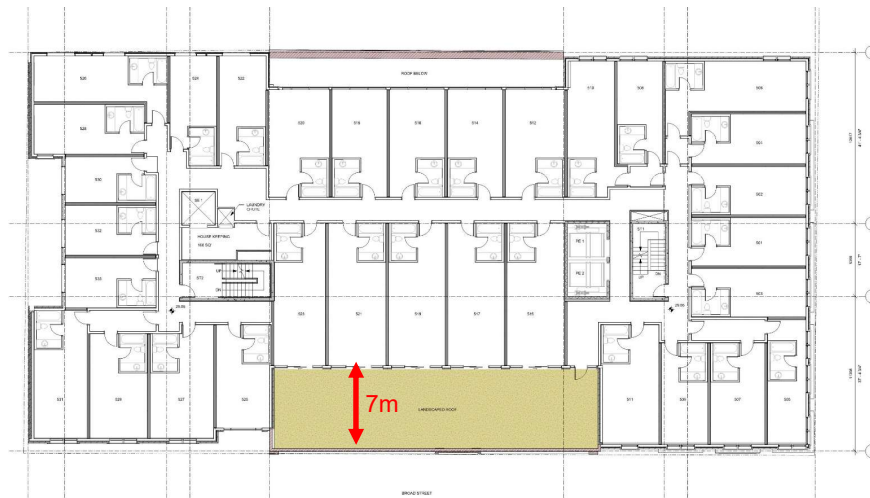
4

Ground Floor Plan



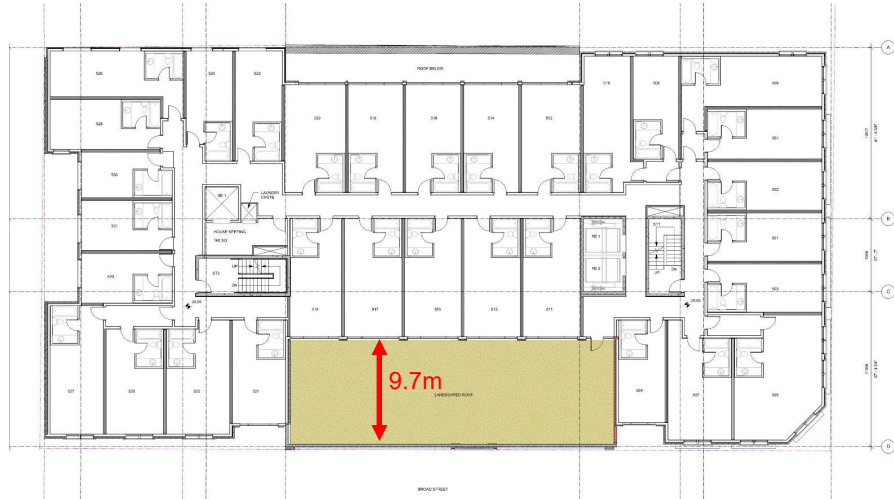
5

Level 4/5



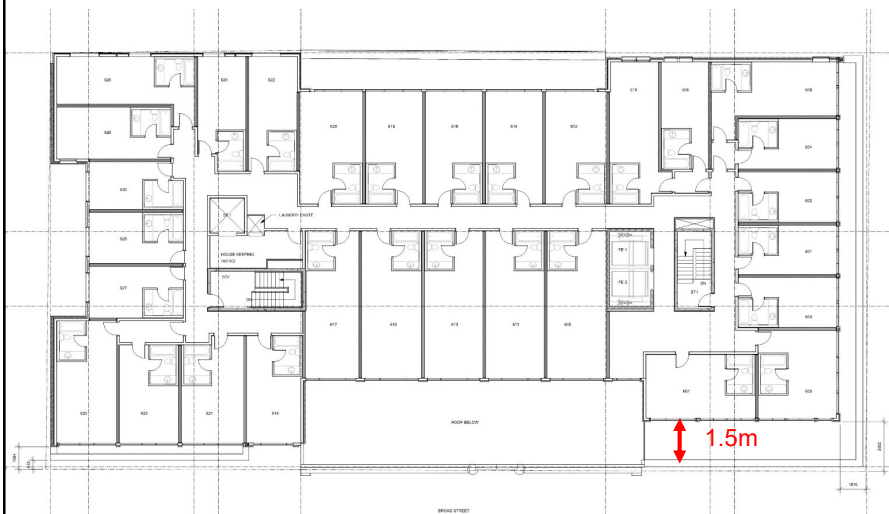
6

Level 4/5



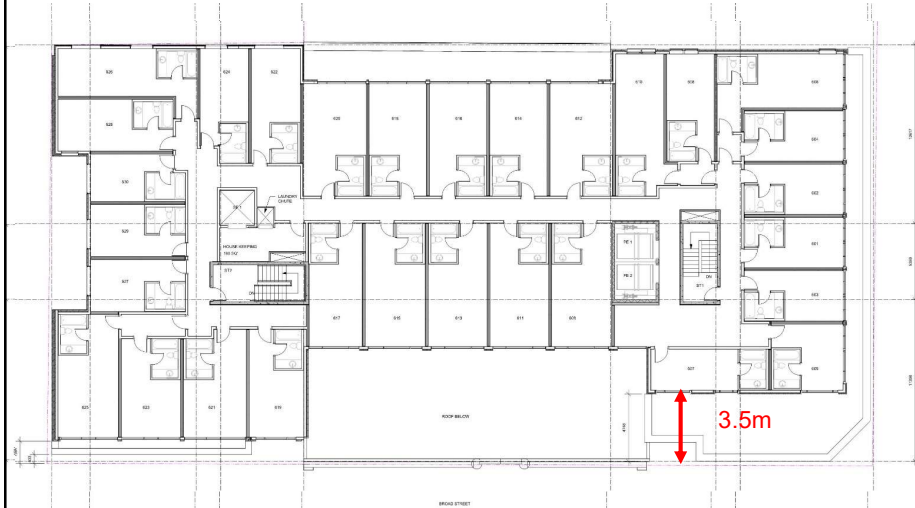
7

Level 5/6



8

Level 5/6



9

Broad St. Elevation (East)



10

Render



Previous



Revised

11

End

12

Rear Elevation (West)



13

South Elevation



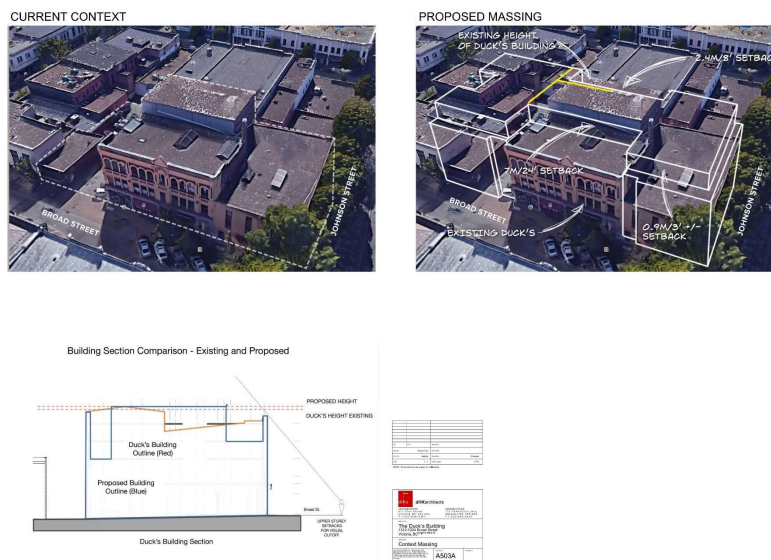
14

North Elevation



15

Massing

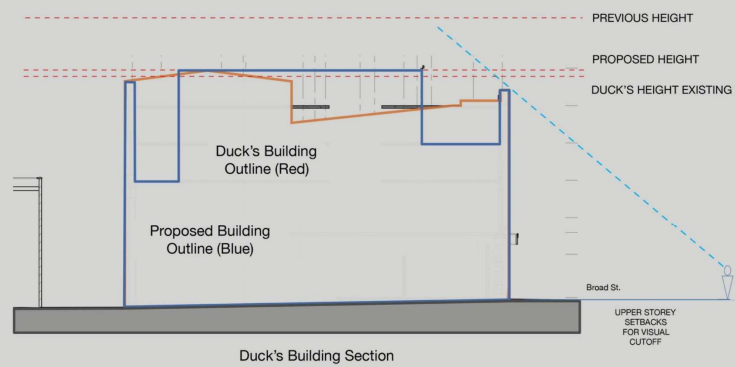


16

Massing

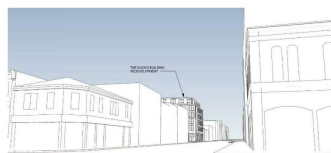
BUILDING SECTION

Building Section Comparison - Existing and Proposed

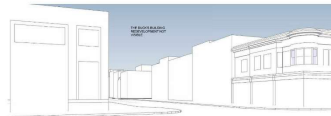


17

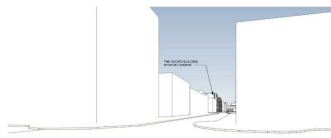
View Study



Douglas & Johnson



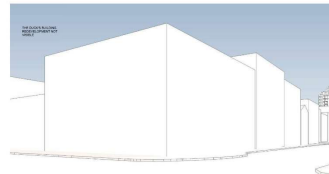
Douglas & Yates



Broad & View



Government & Johnson



Government & Yates

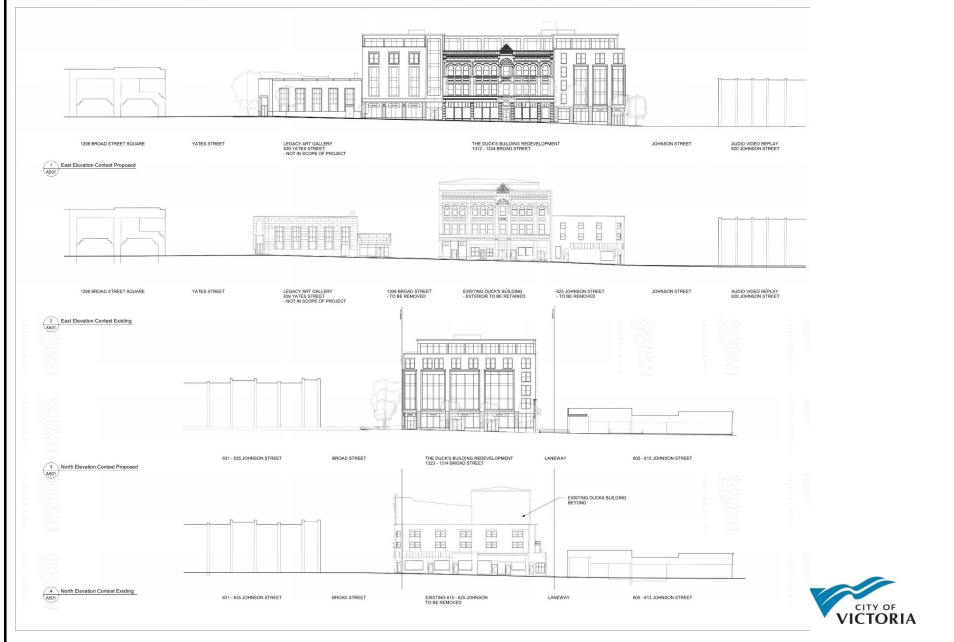


Broad & Yates



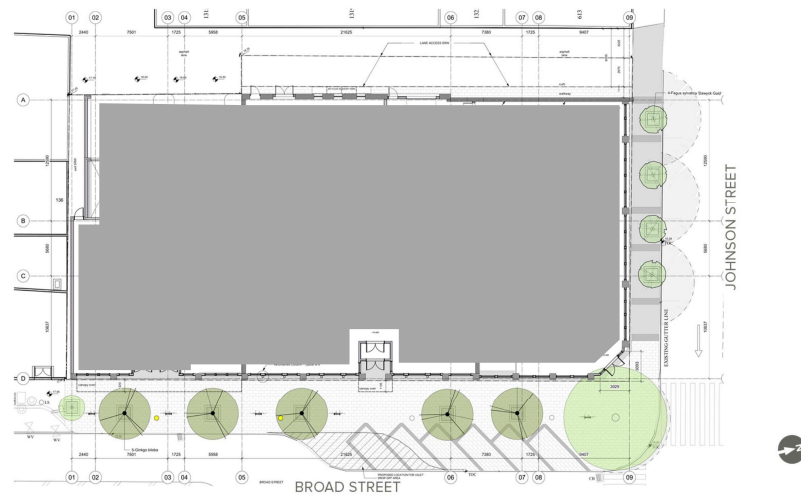
18

Street Context



19

Landscape plan



20

Render



21

Heritage Alteration Application with Variances

for

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



22

Removals- 1306 Broad Street



23

Removals- 1324 Broad Street



24

Removals- 1324 Broad Street



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

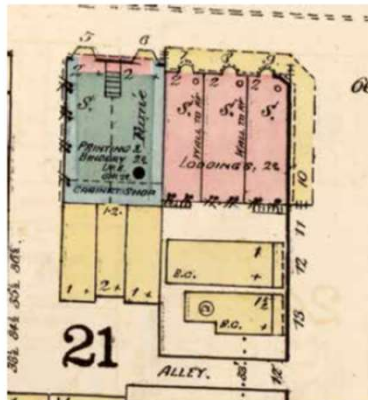
- Scale altered
- Stucco cladding covers original finishes, which may or may not exist underneath
- Storefronts altered and reconfigured
- Cornices removed
- Restoration would require substantial interior/exterior reconstruction based on guesswork and partial photographs



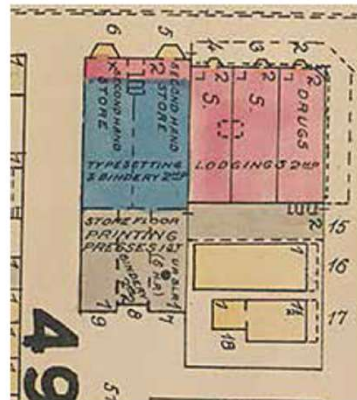
CITY OF
VICTORIA

25

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.

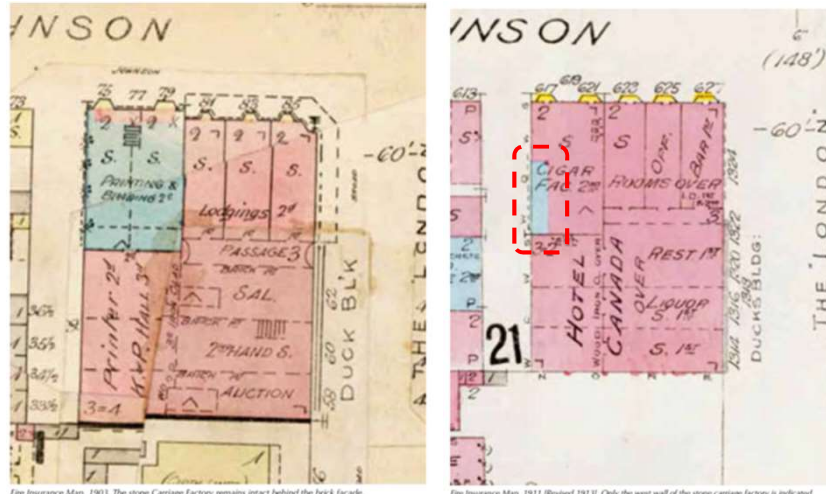


Fire Insurance Map, 1887

CITY OF
VICTORIA

26

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



27

Removals



28

Existing Site



29

Conservation- the Rubble Wall



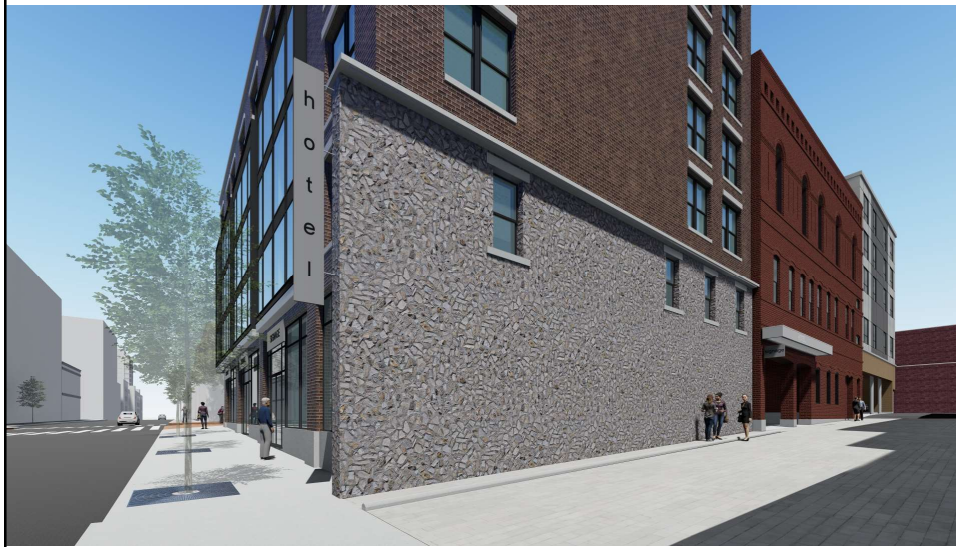
Windows rehabilitated
and openings retained

Mortar repointing and
stone repair



30

Render (rear laneway)



31

Render (looking south west)



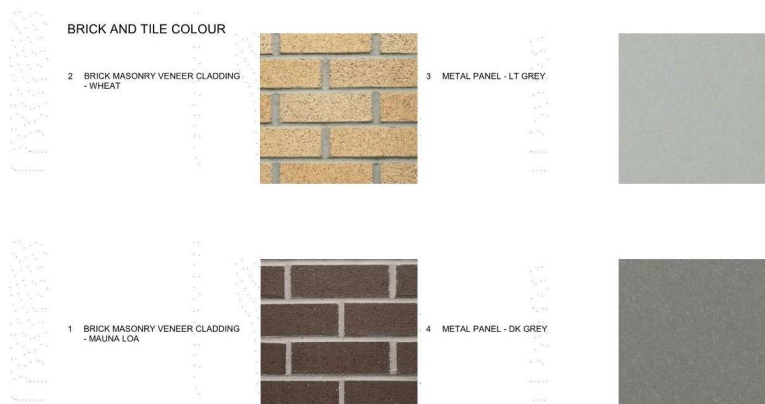
32

Render (looking north west)



33

Materials



34

Massing

CONTEXT RENDERING



35

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, and associations



36

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



37

Photographs



Paint hides different materials

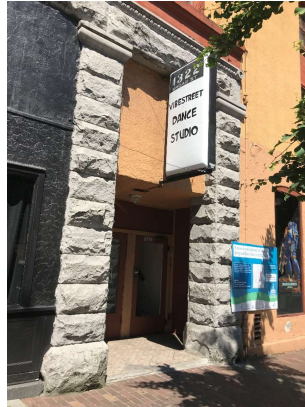


Blocked windows



38

Photographs

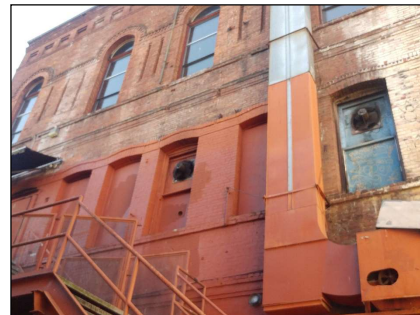
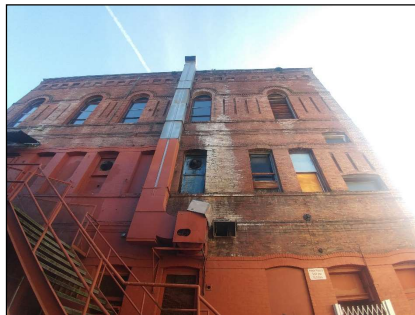


Retail unit frontages are inconsistent and not historically accurate



39

Photographs



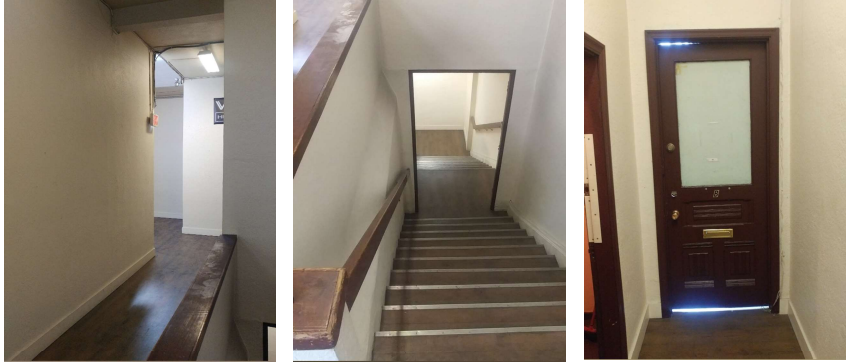
Rear (west) elevation of the Duck's Building

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



40

Photographs



Interior Photographs

Alterations over time have hidden or removed most original finishes



41

Photographs



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



42

Photographs

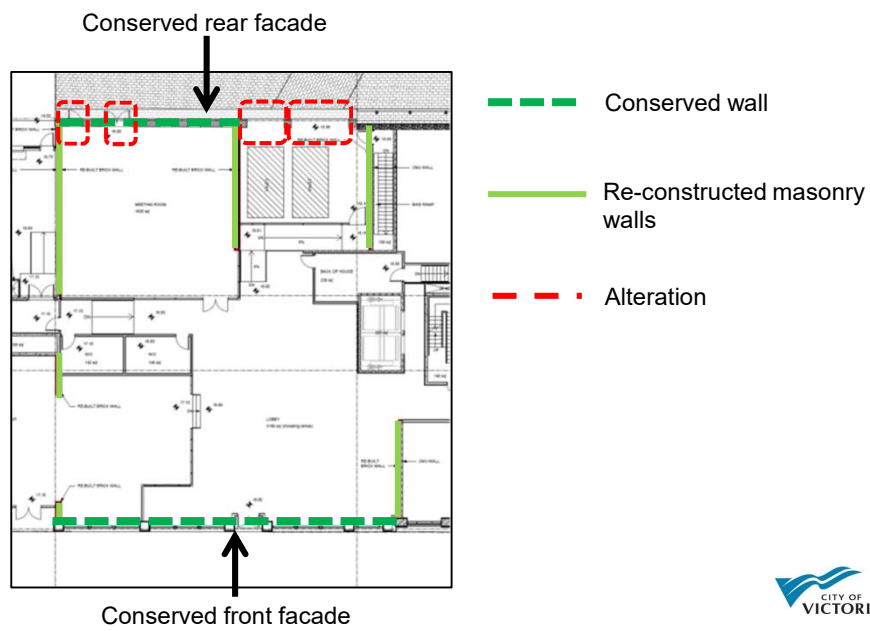


Historic Interior Photo- Former brothel at second storey



43

Proposal Ground Floor Plan



44

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

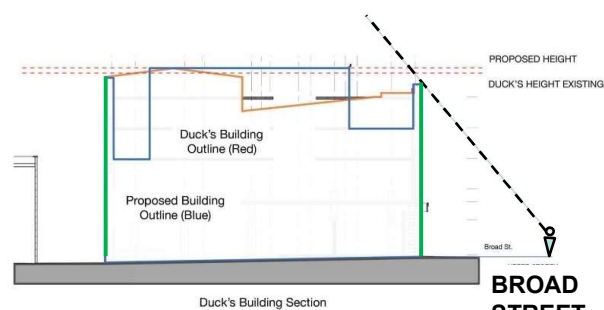
Entire façade braced and restrained, with new construction behind ensuring a life safety standard under upcoming 2022 building code



45

Cross Section Illustrating Setbacks

Building Section Comparison - Existing and Proposed



Setback makes addition invisible from Broad Street

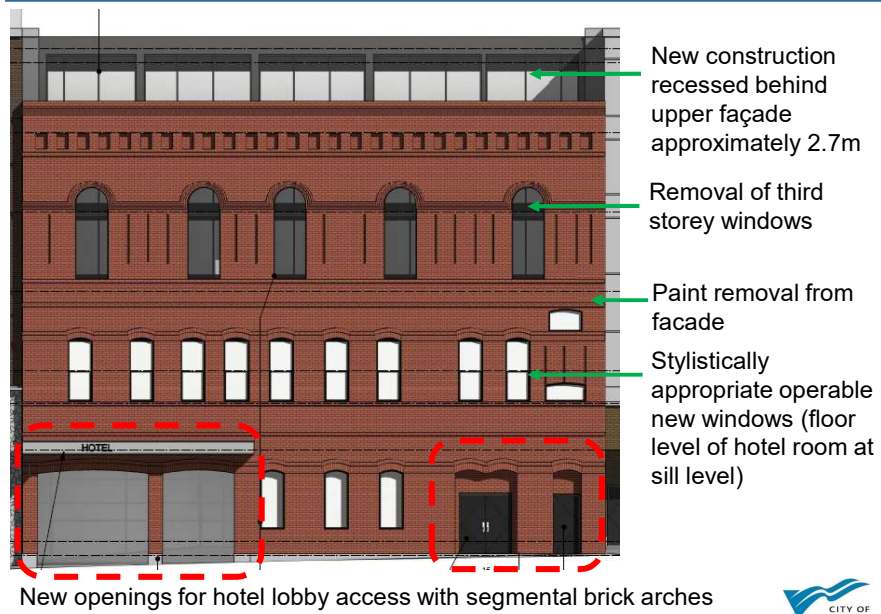
| Item | Description | Quantity | Unit |
|------|-------------|----------|------|
| 1 | Excavation | 100 | m³ |
| 2 | Foundation | 100 | m³ |
| 3 | Concrete | 100 | m³ |
| 4 | Brickwork | 100 | m³ |
| 5 | Roofing | 100 | m² |
| 6 | Windows | 100 | m² |
| 7 | Doors | 100 | m² |
| 8 | Paint | 100 | m² |
| 9 | Plumbing | 100 | m² |
| 10 | Electrical | 100 | m² |

| | |
|----------------------------|-----------------------------------|
| gH Architects | Architects |
| The Duck's Building | 1010 Broad Street, Victoria, 3180 |
| Context Mapping | A503A |



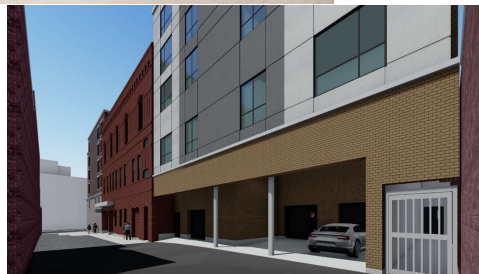
46

Proposal Ground Floor Plan



47

Render (laneway)



48

Existing Site



49

Existing Site



50

Existing Site



51

Existing Site



52

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-storesy...'

