

Presentation for Heritage Designation and Tax Incentive Program

City of Victoria Council

February 27, 2020

**MAKING
HEADLINES
IN MIDTOWN**



VICTORIA
PRESS
BUILDING



dHKarchitects Inc.



celebrating the **PAST**



preserving **CHARACTER**



investing in the **FUTURE**

presentation **OUTLINE**



VICTORIA
PRESS
BUILDING

A PLACE FOR CREATIVITY, CULTURE AND COMMERCE

IN EVERY GREAT CITY, THERE IS A NEWSPAPER THAT EXPRESSES THE SOUL OF A PLACE—ITS ARTS, BUSINESS, PEOPLE AND LEGENDS. IN VICTORIA, A HUNDRED YEARS OF HISTORY ARE PRINTED DAILY IN BLACK INK BY THE VAST PRESSES WITHIN THE TIMES COLONIST BUILDING. AS THE NEWSPAPER INDUSTRY CHANGES, SO MUST THE BUILDING THAT WAS BUILT TO TELL THOSE STORIES.



project **OBJECTIVE**



VICTORIA
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Victoria

A Modern City of Old World Charm

First and last port of call for Pacific Northwest shipping, Victoria is a renowned beauty spot . . . and a community of steadily increasing buying power.

RICHEST CITY - PER CAPITA IN THE DOMINION

In an atmosphere of leisured beauty, Victoria boasts brisk commercial activity, with fully up to date public services, modern buildings, excellent theatres and well-equipped stores. A definite building boom is now experienced, with the residential sections expanding rapidly . . . given impetus by the fact that Victoria is headquarters for the Pacific Naval Base, Military District No. 11, and for the Western Air Command.

450,000 TOURISTS BRING \$6,000,000 ANNUALLY TO VICTORIA AND DISTRICT.

The DAILY COLONIST
OLDEST DAILY ON THE PACIFIC COAST
Has Served Victoria for 82 Years

Step by step with the expansion of Victoria, The Colonist has grown, giving consistent coverage to a market of actual and potential wealth, serving the city and its rich trade area.

FIRST . . . with a Circulation 92% Home Delivered

RETURN TO
VICTORIA PRESS
LIBRARY



Trans-Pacific Liner Entering Victoria Harbour



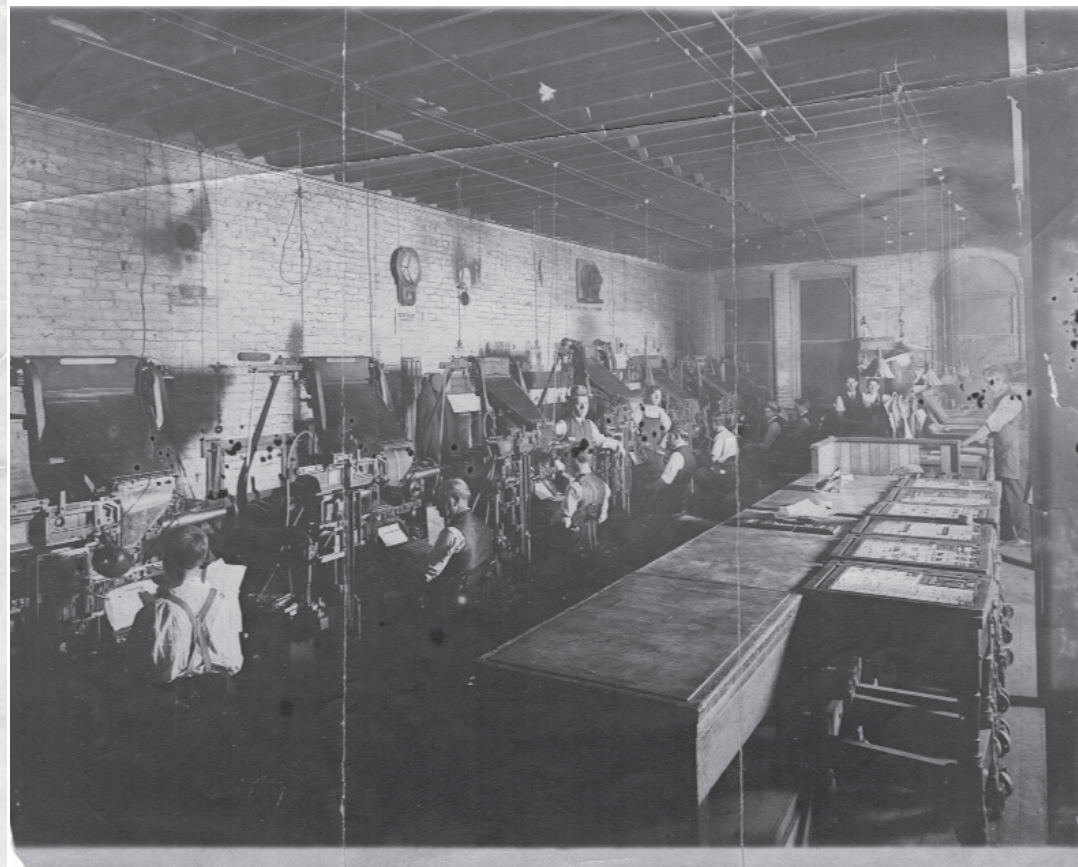
Victoria's Largest Department Store



Up-to-Date Branch of the Dominion Bank



One of Many Busy Intersections



early 1900s

celebrating the **PAST**



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1940s

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1960s

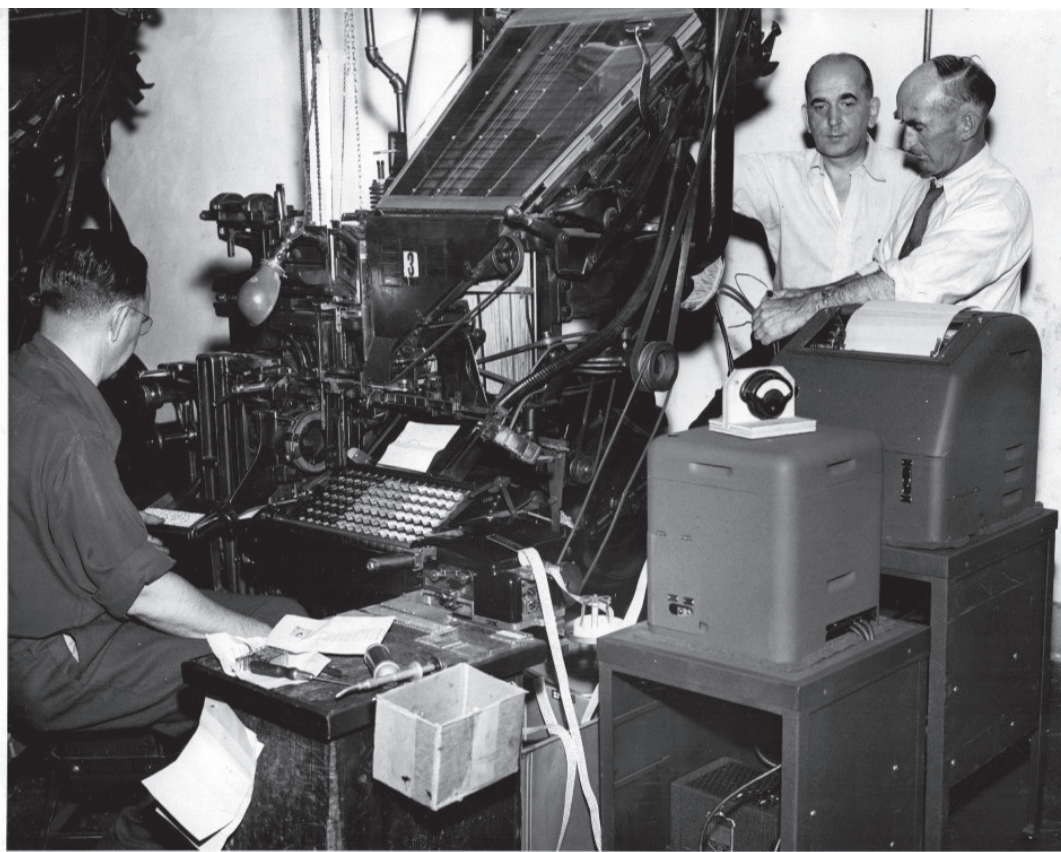
*Kathy - belongs to Colonist
Paper boy Kiah Burnsmaier
(taken on Fort St) owner was in
BENTLEY
his office at corner
store looking*



celebrating the PAST



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1970s

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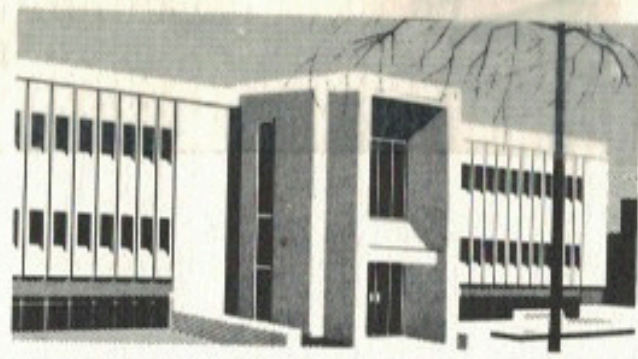


Statement of Significance

- 1. Modernism in a
Victoria context*
- 2. The largest of its kind*
- 3. Heritage values*

*The Victoria Press Building is significant for its direct association with the Times Colonist newspaper, as its purpose built headquarters, as well as the evolving nature of the newspaper industry, in particular during the mid to late twentieth century. Built in 1971, the building is additionally valued for its **eclectic Late Modern architectural style**, as designed by the architectural firm of Moody Moore Duncan Rattray Peters Searle Christie.*





*“The postwar period was one of great experimentation, and systems may be failing in bizarre ways, partly because of **unique marriages of materials such as concrete, steel and glass**. Yet, it’s the way these materials combine that is often what’s ‘character defining’ in a heritage context.”*

Scope of work and character defining elements:

- 1. reinstatement of the Press Hall and introduction of new Kings Road entry*
- 2. renovation of sunken landscape areas accessing Level 1, and new all-accessible entry-way on Douglas Street*
- 3. restoration of Douglas Street facade as representative of massing and scale of post war industrial power*

EXPANSIVE CHARACTER SPACES FOR EVERY PURPOSE



All square footages are
rentable square footages
and approximate

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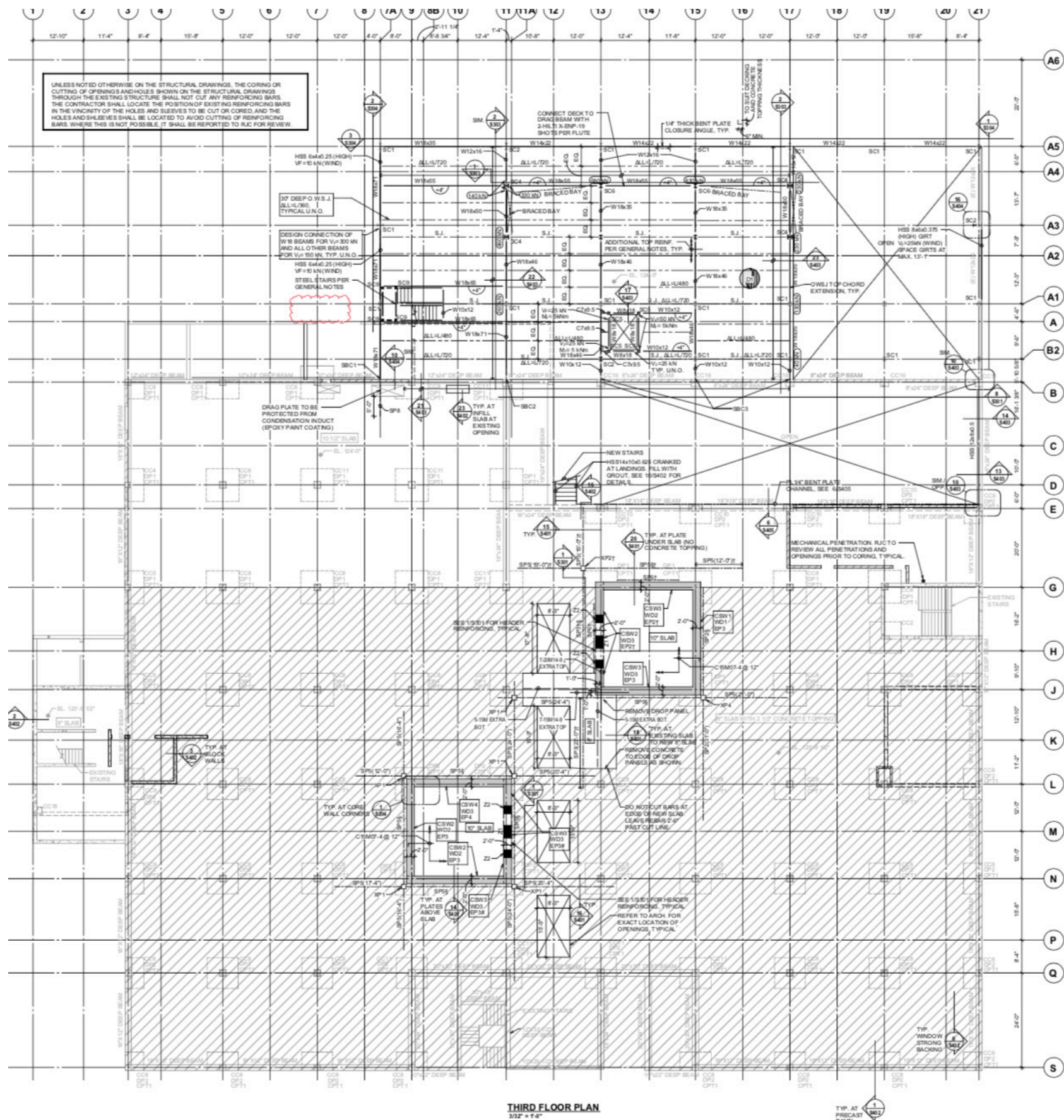
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The development plan will provide **seismic upgrades to the existing building and restraint to the heritage facade** to meet or exceed the 5% in 50 years seismic hazard level as per the 2012 Building Code for seismic and wind force levels.

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Seismic upgrade scope of work:

- 1. Addition of two new concrete cores, consisting of shear walls anchored to rock below;*
- 2. The addition of sufficient diaphragm connections from the new concrete shear walls to the existing concrete slabs to resist both in-plane and out-of-plane seismic forces;*
- 3. Addition of a new ring beam concrete foundation that is capable of transferring the lateral forces from the structure to the surrounding soil;*

Seismic upgrade scope of work:

- 4.** *Restraint of the existing precast panels façade;*
- 5.** *Bracing of unreinforced masonry walls inside the building; and,*
- 6.** *Bracing of the existing building precast concrete parapets.*

*The proposed changes and upgrades are intended to **reinforce the presence and importance of the Victoria Press Building** as a significant architectural icon along Douglas Street while rehabilitating the building to become a major hub of activity and campus-style occupancy that builds upon the history of its original use.*



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