

NO. 21-077

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the front and rear elevations and conserved portions of the side walls of the building located at 1314-1324 Broad Street, first constructed in 1892, to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the “HERITAGE DESIGNATION (1314-1324 BROAD STREET) BYLAW”.
2. The exterior portions of the building as indicated in the diagram in Schedule A attached to this Bylaw and located at 1314-1324 Broad Street, legally described as PID 004-599-748, Lot 159A, Victoria City, except the westerly 10 feet, are designated to be protected heritage property.

READ A FIRST TIME the        **5<sup>th</sup>**        day of        **August**        2021

READ A SECOND TIME the    **5<sup>th</sup>**        day of        **August**        2021

Public Hearing Held on the        day of        2021

READ A THIRD TIME the        day of        2021

ADOPTED on the        day of        2021

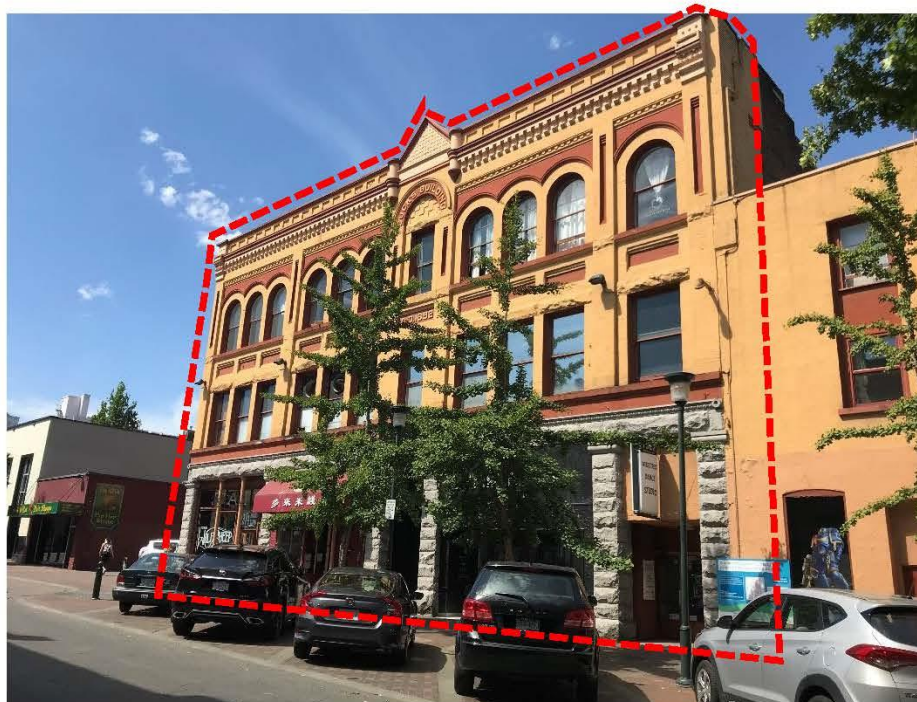
CITY CLERK

MAYOR

## Schedule 'A'



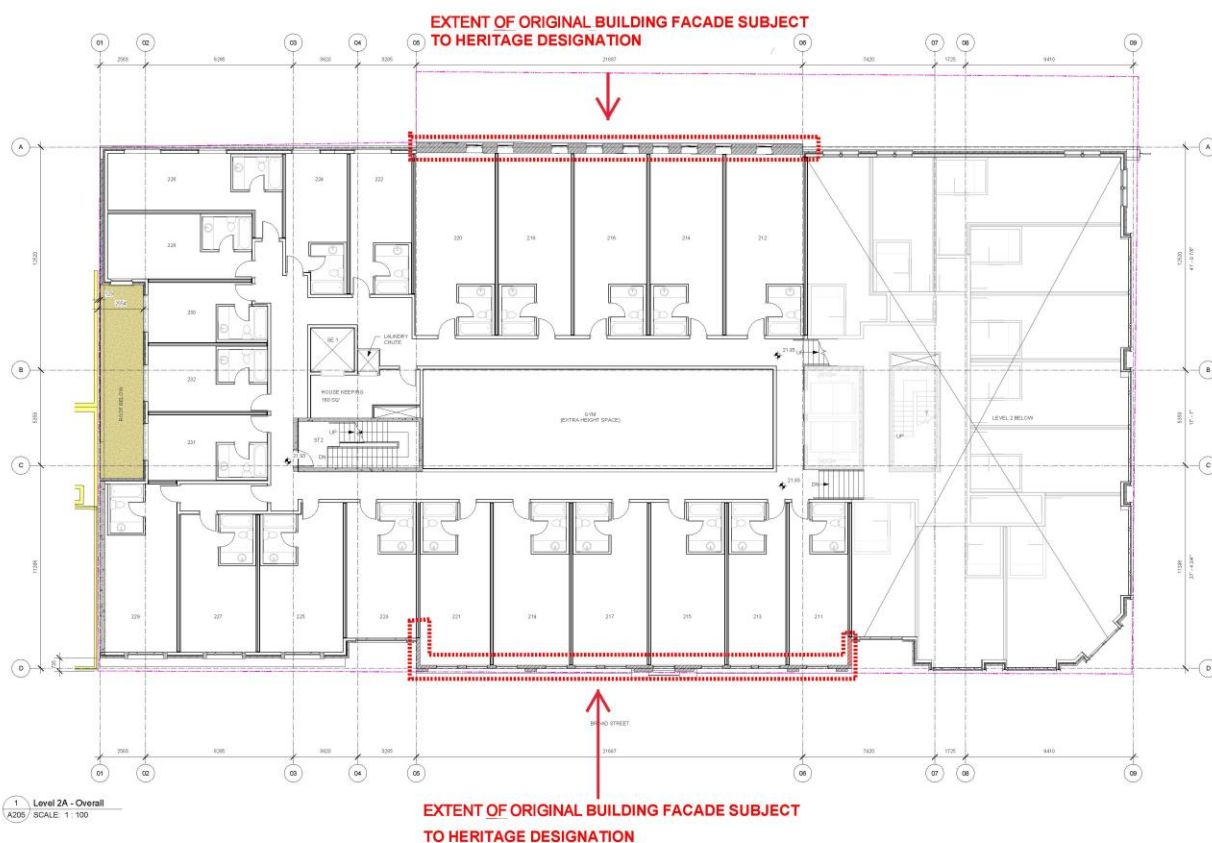
Photographs of Front Elevation Subject to Heritage Designation





**Photograph of Rear Elevation Subject to Heritage Designation**

**Note:** The metal vent, steel exterior stairs and other mechanical equipment are not included in the designation



S	Falsch	(0,0)			
G	Falsch	(0,0)			
Z	Falsch	(0,0)			
Aus	0	100	Falsch-GG-ZG	Verwerfen	Wahrheit
Ergebn			Interne Ende	Interne W	
Streu-Nr.			Auffahrt	Ankunft	Checkin
Vorteil			T = 100	Interpretation	100

 <p><b>dHKAarchitects</b></p> <p>13/124 BROAD STREET VIC 3124 TEL: 03 9593 3367 WWW.DHKA.COM.AU</p>	<p>CONCEPT DESIGN 13/124 BROAD STREET VIC 3124 TEL: 03 9593 3367 WWW.DHKA.COM.AU</p>	<p>CONCEPT DESIGN 13/124 BROAD STREET VIC 3124 TEL: 03 9593 3367 WWW.DHKA.COM.AU</p>
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#### CONSERVATION STRATEGY

BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (a)  
EXTERIOR BRICK WALLS TO BE PRESERVED (a)  
EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE FUNCTIONAL AND WELL-MAINTAINED; COMPATIBLE DOUBLE-HUNG WOODEN SHUTTERS WHERE NEEDED (a)  
IRON COLUMNS TO BE RETAINED (a)  
ORIGINAL CORBELLED CORNICE DETAILING WITH BRACKETS AND TRIANGULAR FINESTUCCO TO BE PRESERVED (a)  
PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (a)  
RUSTICATIONS/MASONRY PIER TO BE PRESERVED (a)  
NEW ENTRYWAYS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (a)  
STONE LINTELS TO BE PRESERVED (a)

## Material Schedule East

- 1 Brick Masonry/Veneer Cladding - Flared Blend
- 2 Brick Masonry/Veneer Cladding - Wheel
- 3 Metal Panel - Lt Grey
- 4 Metal Panel - Dr Grey
- 5 Metal Panel - Black
- 6 Pre-Cast Concrete
- 7 Custom-Vit Window System - Clear Anodized Aluminum
- 8 Horizontal-Slit Window
- 9 Steel Channel
- 10 Canvas - Steel & Glass
- 11 Extruded/Insulationally Compatible Window
- 12 Signage
- 13 Sectional Overhead Door
- 14 Hollow Metal Door

## BRICK AND TILE COLOUR

2. BRICK MASONRY VENEER CLAZZ  
- 100% COLLOID



3. METRIC PANEL - LT GREY



1. BRICK MASONRY VENEER CLADDING



4. METAL PANEL - CR GRID

[illegible]

 <p><b>dHkArchitects</b></p> <p>1000 MAIN STREET 1000 MAIN STREET VICTORIA BC V8W 2K2 TEL: 250-380-3367</p>	<p><b>THE DUCK'S BUILDING</b> 1312-1324 BROAD STREET VICTORIA, BC V8P 1P1</p>	<p><b>PROJECT NO.</b> 1312-1324 BROAD ST VICTORIA BC V8P 1P1 TEL: 250-380-3367</p>
<p><b>East Elevation</b></p>	<p><b>A303</b></p>	<p><b>5</b></p>

