

NO. 21-078

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the western rubble wall of the building located at 615-625 Johnson Street, first constructed in 1874, 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 (615-625 JOHNSON STREET) BYLAW”.
2. The western rubble wall of the building as indicated in the diagram in Schedule A attached to this Bylaw and located at 615-625 Johnson Street, legally described as PID 004-599-772, Lot 160A, Victoria City, except the westerly 10 feet, is designated to be protected heritage property.

|                       |                       |        |               |      |
|-----------------------|-----------------------|--------|---------------|------|
| READ A FIRST TIME the | <b>5<sup>th</sup></b> | day of | <b>August</b> | 2021 |
|-----------------------|-----------------------|--------|---------------|------|

|                        |                       |        |               |      |
|------------------------|-----------------------|--------|---------------|------|
| READ A SECOND TIME the | <b>5<sup>th</sup></b> | day of | <b>August</b> | 2021 |
|------------------------|-----------------------|--------|---------------|------|

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| Public Hearing Held On the |  | day of |  | 2021 |
|----------------------------|--|--------|--|------|

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| READ A THIRD TIME the |  | day of |  | 2021 |
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| ADOPTED on the |  | day of |  | 2021 |
|----------------|--|--------|--|------|

CITY CLERK

MAYOR

**Schedule 'A'**



**Photograph of Visible Portions of the Rubble Wall**



EXTENT OF ORIGINAL BUILDING  
STRUCTURE SUBJECT TO HERITAGE  
DESIGNATION

#### CONSERVATION STRATEGY

- BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (Ss)
- EXISTING BRICK WALLS TO BE PRESERVED (Ss)
- EXISTING DOUBLE-HUNG WOODEN WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED WITH HISTORICALLY CORRESPONDING DOUBLE-HUNG WOODEN WINDOWS WHERE NECESSARY (Ss)
- IRON COLUMNS TO BE RETAINED (Ss)
- ORIGINAL CORBELLED SPACINGS DETAILING WORKSHEETS AND TYPICALS TO BE PRESERVED (Ss)
- PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (Ss)
- REHABILITATED MASONRY PERS TO BE PRESERVED (Ss)
- NEW INTERIORS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (Ss)
- STONE LINTELS TO BE PRESERVED (Ss)

#### Material Schedule West

- 1 Brick Masonry Veneer Cladding - Faced Brick
- 2 Brick Masonry Veneer Cladding - Ribbed
- 3 Metal Panel - LT Grey
- 4 Metal Panel - DK Grey
- 5 Metal Panel - Dark
- 6 Metal Panel - Light
- 7 Polished Concrete
- 8 Cast-in-Place Concrete - Clear Anodized Aluminum
- 9 Polished Concrete
- 10 Steel Channel
- 11 Cast-in-Place Concrete
- 12 Reinforced Concrete
- 13 Reinforced Concrete
- 14 Reinforced Concrete
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#### BRICK AND TILE COLOUR

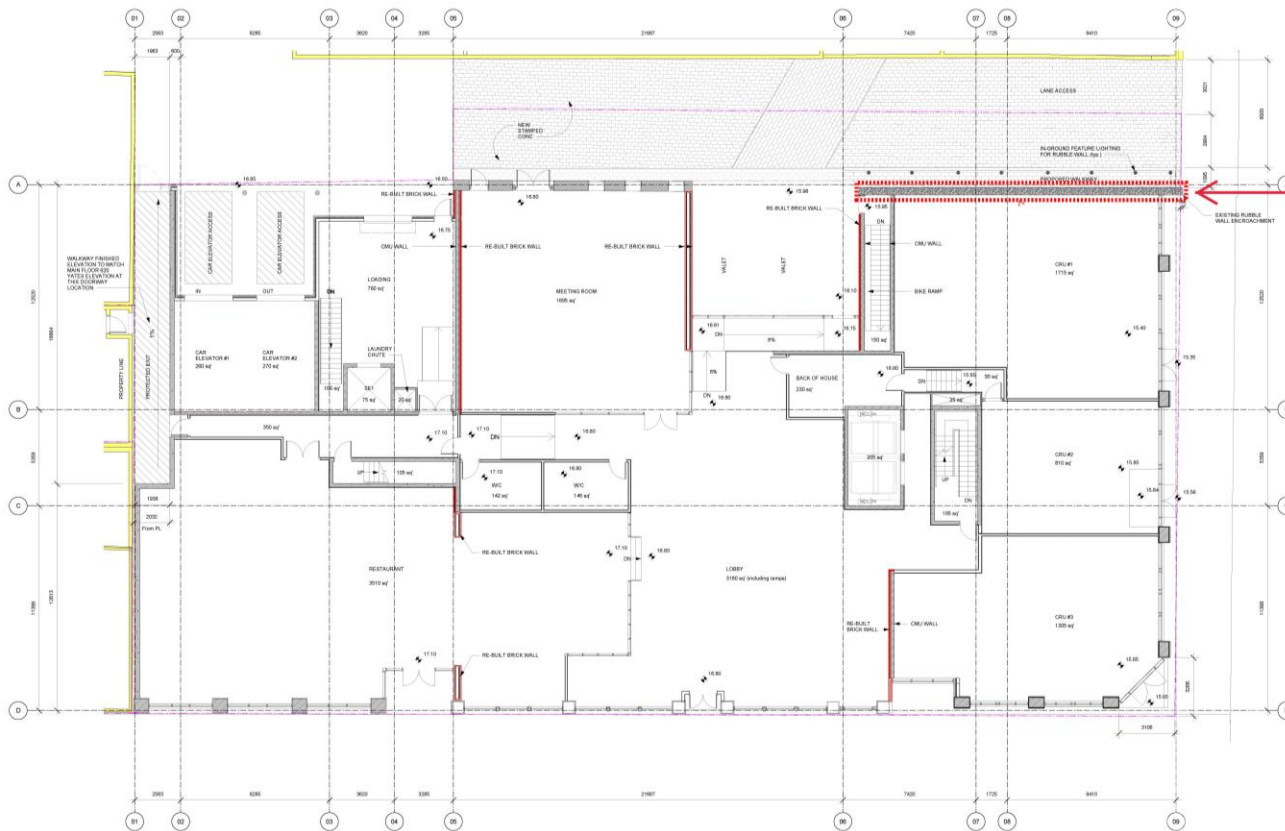
- 1 BRICK MASONRY VENEER CLADDING - FURST BLEND
- 2 BRICK MASONRY VENEER CLADDING - FURST BLEND
- 3 METAL PANEL - LT GREY
- 4 METAL PANEL - DK GREY



| NO. | DESCRIPTION                                      | QTY | UNIT  | PRICE  | TOTAL  |
|-----|--|-----|-------|--------|--------|
| 1   | BRICK MASONRY VENEER CLADDING - FURST BLEND      | 100 | SQ. M | 100.00 | 100.00 |
| 2   | BRICK MASONRY VENEER CLADDING - FURST BLEND      | 100 | SQ. M | 100.00 | 100.00 |
| 3   | METAL PANEL - LT GREY                            | 100 | SQ. M | 100.00 | 100.00 |
| 4   | METAL PANEL - DK GREY                            | 100 | SQ. M | 100.00 | 100.00 |
| 5   | METAL PANEL - DARK                               | 100 | SQ. M | 100.00 | 100.00 |
| 6   | METAL PANEL - LIGHT                              | 100 | SQ. M | 100.00 | 100.00 |
| 7   | POLISHED CONCRETE                                | 100 | SQ. M | 100.00 | 100.00 |
| 8   | CAST-IN-PLACE CONCRETE - CLEAR ANODIZED ALUMINUM | 100 | SQ. M | 100.00 | 100.00 |
| 9   | POLISHED CONCRETE                                | 100 | SQ. M | 100.00 | 100.00 |
| 10  | STEEL CHANNEL                                    | 100 | SQ. M | 100.00 | 100.00 |
| 11  | CAST-IN-PLACE CONCRETE                           | 100 | SQ. M | 100.00 | 100.00 |
| 12  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 13  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 14  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 15  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 20  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 21  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 44  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 45  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 49  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 50  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 51  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 53  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 54  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 57  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 58  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 59  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 60  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 61  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 62  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 63  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 64  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 66  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 68  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 69  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 70  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 71  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 74  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 75  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 81  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 89  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
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| 99  | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |
| 100 | REINFORCED CONCRETE                              | 100 | SQ. M | 100.00 | 100.00 |

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Fax: 206.461.1235  
Email: info@bhkarchitects.com

**The Duck's Building**  
Historic Renovation  
West Elevations  
A304 5



EXTENT OF ORIGINAL  
BUILDING STRUCTURE  
SUBJECT TO HERITAGE  
DESIGNATION

NOTE:  
RE-BUILT BRICK WALL

| NO. | DESCRIPTION             | DATE       | BY        | CHKD.    |
|-----|-------------------------|------------|-----------|----------|
| 1   | ISSUED FOR PERMIT       | 2023-01-10 | ARCHITECT | ENGINEER |
| 2   | ISSUED FOR CONSTRUCTION | 2023-01-10 | ARCHITECT | ENGINEER |
| 3   | ISSUED FOR AS-BUILT     | 2023-01-10 | ARCHITECT | ENGINEER |
| 4   | ISSUED FOR FINAL        | 2023-01-10 | ARCHITECT | ENGINEER |

|         |   |
|---------|---|
|         | <b>The Duck's Building</b><br>1212 1st Street South<br>Victoria, BC V8W 2E1 |
| Level 1 | A203 5  |