

F.2 Bylaw for 1306-1330 Broad Street, 615-625 Johnson Street, and Parts of 622 and 630 Yates Street

Councillor Isitt returned to the meeting at 4:25 p.m.

Moved By Councillor Young
Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**

- Zoning Bylaw 2018, Amendment Bylaw (No. 4), No. 21-075
- Heritage Designation (1314-134 Broad Street) Bylaw, No. 21-077
- Heritage Designation (615-625 Johnson Street) Bylaw, No. 21-078

Council discussed:

- *Design features and retention of heritage elements*

FOR (5): Mayor Helps, Councillor Andrew, Councillor Alto, Councillor Potts, Councillor Young

OPPOSED (4): Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe

CARRIED (5 to 4)



Council Report

For the Meeting of August 5, 2021

To: Council **Date:** July 26, 2021

From: Karen Hoes, Director, Sustainable Planning and Community Development

Subject: **Update Report for Rezoning Application No. 00699, Heritage Alteration Permit with Variances Application No. 00018 and Heritage Designation Application No. 00179 for 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street**

RECOMMENDATION

That the following bylaws be given introductory readings:

1. Zoning Bylaw, 2018 (No. 04) No. 21-075
2. Heritage Designation Bylaws Nos. 21-077 and 21-078.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 21-075. The issue came before Council at a Committee of the Whole meeting on February 6, 2020 and was ratified at a Council meeting on February 13, 2020 where the following resolution was approved:

Rezoning Application No. 00699

1. "That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
 - a. Plan revisions to reflect proposed design changes and a reduction in density from 4.37:1 to 4.0:1 floor space ratio and to correct plan inconsistencies, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. Preparation and execution of legal agreements to secure 2.98 metres of the western portion of 1314 to 1330 Broad Street and 615 to 625 Johnson Street, adjacent to the existing "lane," as a Statutory Right-of-Way, to the satisfaction of the Director of Engineering and Public Works;
 - c. Preparation and execution of a legal agreement securing public realm improvements to

- the "lane" and adjacent streets, including the provision of bicycle parking stalls, to the satisfaction of the Director of Engineering and Public Works;
- d. Preparation and execution of a legal agreement securing interpretive signage that will be displayed both during construction and over the long term, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - e. Preparation and execution of a legal agreement securing the adaptive reuse of building materials, as proposed in the applicant's letter, to the satisfaction of the Director of Sustainable Planning and Community Development; and
 - f. Preparation of bylaws to dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.
2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.
 3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
 - b. anchor-pinning in the City Right-Of-Way."

Heritage Alteration Permit with Variances Application No. 00018

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00699, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00018 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, in accordance with:

1. Plans, date stamped November 6, 2019, the Conservation Plan for the Duck's Carriage Factory at 615-625 Johnson Street, date stamped November 6, 2019, and the Conservation Plan for the Duck's Building at 1314-1324 Broad Street, date stamped November 6, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the number of required parking spaces from 35 to 20
 - b. increase the maximum height from 15m to 18.9m
 - c. reduce the required number of short-term bicycle parking stalls on site from 9 to 0.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The applicant providing further design details of the heritage interpretation program to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Minor plan amendments to address text errors on the plans to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Heritage Alteration Permit lapsing two years from the date of this resolution."

Regarding the pre-conditions that Council set in relation to this application, staff can report that all conditions and agreements have been executed and the application is ready for Council's consideration of introductory readings.

The applicant has entered into a section 219 agreement with the City committing to design a heritage interpretation program, consisting of temporary hoarding signage and permanent signage installed on both the rubble wall and inside the completed lobby of the Duck's Block. The signage is to be designed by a graphic designer working with the applicant's heritage consultant and subject to approval by the Director of Sustainable and Community Planning. The signage would be secured by a letter of credit provided to the City prior to Building Permit issuance for an amount equal to, or greater than \$36,000.

Additionally, the owner has entered into a section 219 agreement committing to salvage certain heritage building materials for re-integration into the new development, to the extent possible considering the unknown condition of some of the materials targeted for reuse. During demolition work, the applicant's heritage consultant will assess and identify materials suitable for reuse and work with staff to reintegrate them in the interior:

- bricks, timber floor joists, subfloors, flooring, roofing purlins, strapping, shiplap, doors, trim work, finish materials from the existing "Madam's Room" (including a small fireplace)
- salvaged brick to use in the reconstruction of interior walls on the ground floor
- salvaged trim and at least one salvaged door within one or more publicly accessible areas of the new development.

At the request of the applicant, this application was paused just prior to advancing to a public hearing in March of 2020, in response to the developing global COVID-19 pandemic.

CONCLUSIONS

The applicant has executed the required legal agreements and provided staff with all outstanding items and the application is now ready to advance to a public hearing.

Respectfully submitted,

Miko Betanzo
Senior Planner – Urban Design
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

John O'Reilly Senior Heritage Planner
Sustainable Planning and Community
Development

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Zoning Bylaw, 2018 (No. 04) No. 21-075
- Attachment B: Heritage Designation Bylaws Nos. 21-077 and 21-078

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Bylaw 2018 to rezone land known as 1306, 1312, 1314, 1316, 1318, 1320, 1322 and 1324 Broad Street, 615, 617, 619, 621, 623 and 625 Johnson Street and Parts of 622 and 630 Yates Street, to add Site Specific Regulations to the Old Town District-1 Zone (OTD-1).

The Council of The Corporation of the City of Victoria enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “ZONING BYLAW 2018, AMENDMENT BYLAW (NO. 04)”.

Definition

- 2 “**Site**” means the lands known as 1306, 1312, 1314, 1316, 1318, 1320, 1322 and 1324 Broad Street, 615, 617, 619, 621, 623 and 625 Johnson Street and Parts of 622 and 630 Yates Street, legally described as:

PID: 004-599-748, Lot 159A, Victoria City, Except the Westerly 10 Feet,
PID: 004-599-772, Lot 160A, Victoria City, Except the Westerly 10 Feet,
PID: 000-748-480, Lot 2, District Lot 161-A, Victoria City, Plan 5500,
PID: 004-115-791, Lot 1, of Lots 161-A and 162-A, Victoria City Plan 5500, and
PID: 001-668-277, Lot “A” of Lots 161-A and 162-A, Victoria City, Plan 3564

and shown hatched on the attached map.

- 3 The Old Town District-1 Zone (OTD-1) is amended to add Site Specific Regulations

Rezoning

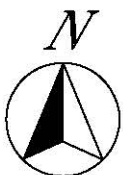
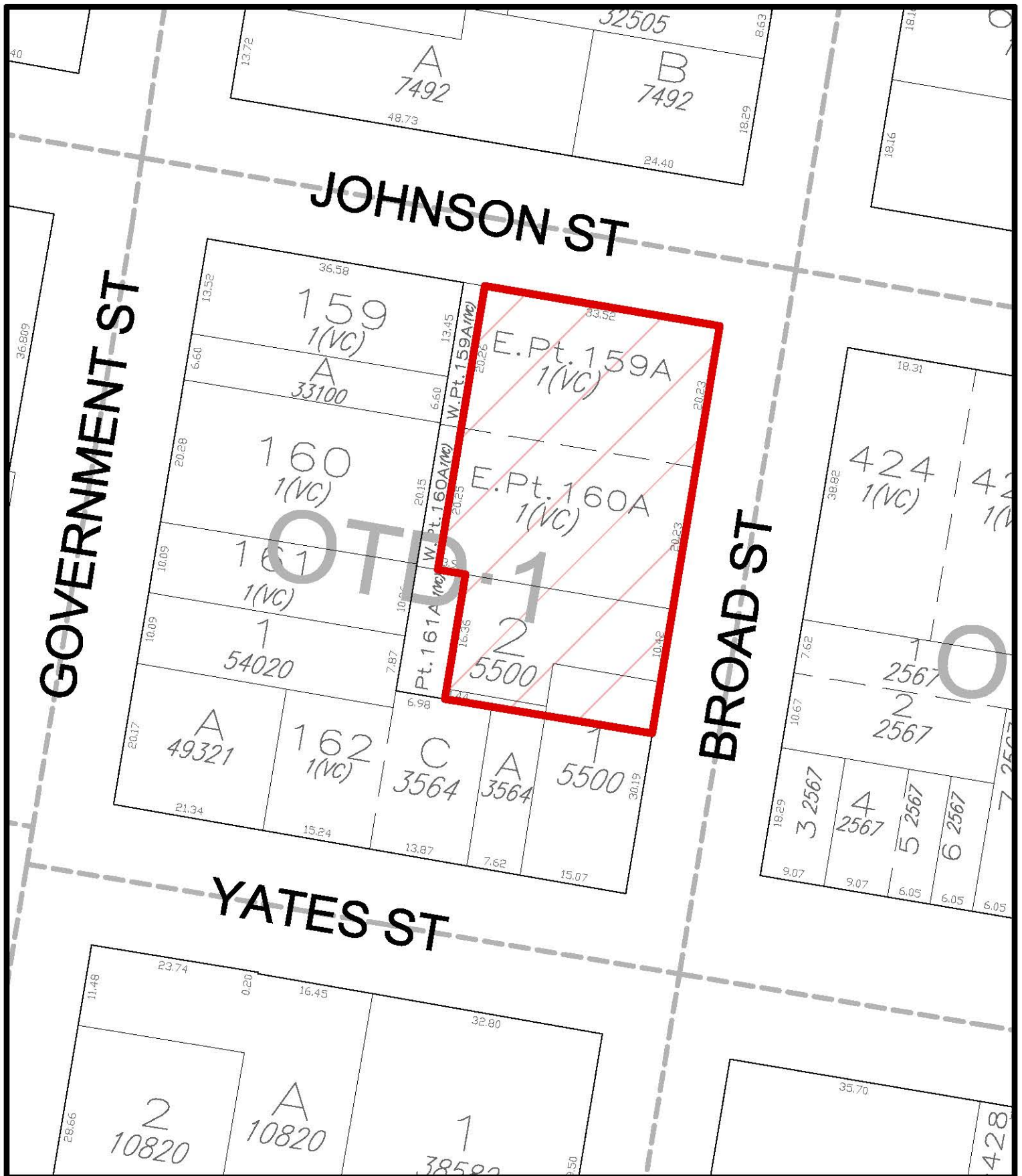
- 4 The Site is rezoned to Old Town District-1 Zone (OTD-1) with Site Specific Regulations.

Amendments

- 5 Bylaw No. 18-072, Zoning Bylaw 2018, is amended:

(a) in Part 4.4, Section 8, by adding the following as the new row 4:

1306-1324 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street Lot 159A, Victoria City, Except the Westerly 10 Feet, Lot 160A, Victoria City, Except the Westerly 10 Feet, Lot 2, District Lot 161-A, Victoria City, Plan 5500 Lot 1, of Lots 161-A and 162-A, Victoria City Plan 5500	a. Bonus Density of Development: 3.98	i. Rehabilitation and retention of the existing east and west Duck’s Building facades and the west rubble wall of the Duck’s Carriage Factory building in accordance with Heritage Designation Bylaws No. 21-077 and 21-078 ii. A public laneway with a width of 3.0m, constructed at the western boundary of the site for a length or 30.5m, and secured by a Statutory Right-of-Way and covenant in favour of the City.
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1306 - 1330 Broad Street / 615 - 625 Johnson
Street & parts of 622 and 630 Yates Street
Rezoning No.00699



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 day of 2021

READ A SECOND TIME the _____ day of _____ 2021

Public Hearing Held on the _____ day of _____ 2021

READ A THIRD TIME the _____ day of _____ 2021

ADOPTED on the _____ day of _____ 2021

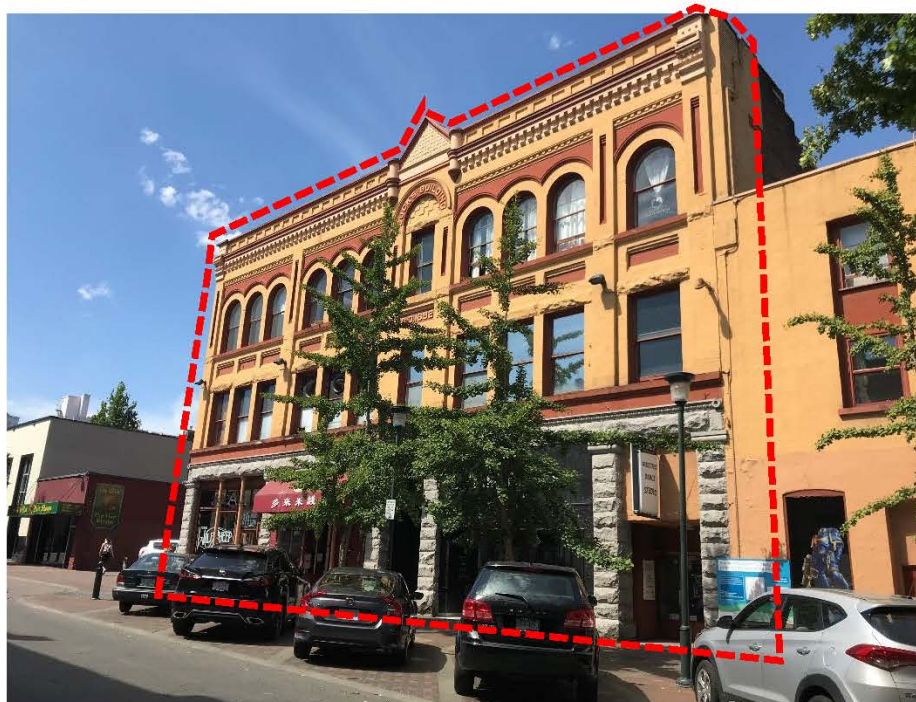
CITY CLERK

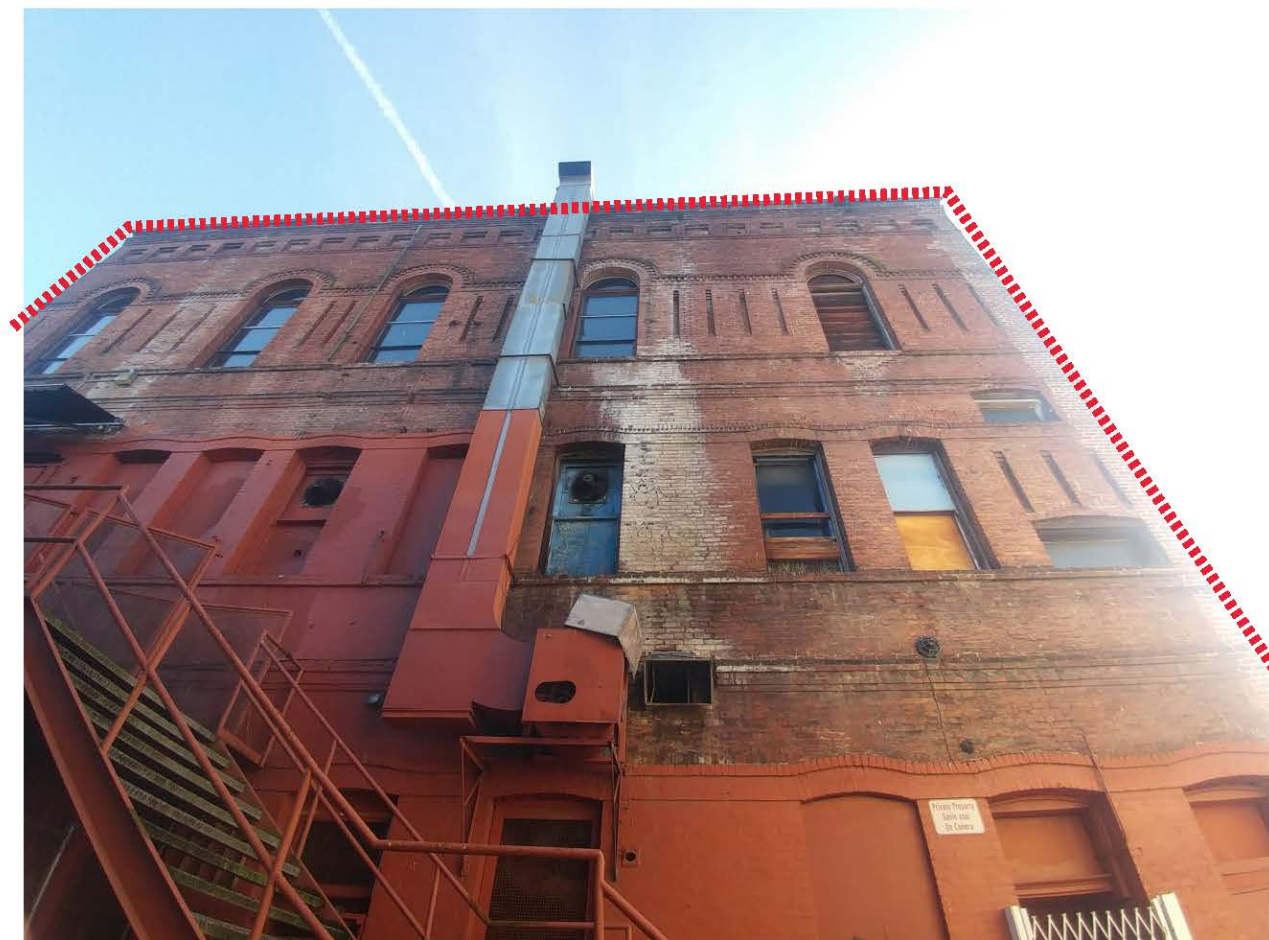
MAYOR

Schedule 'A'



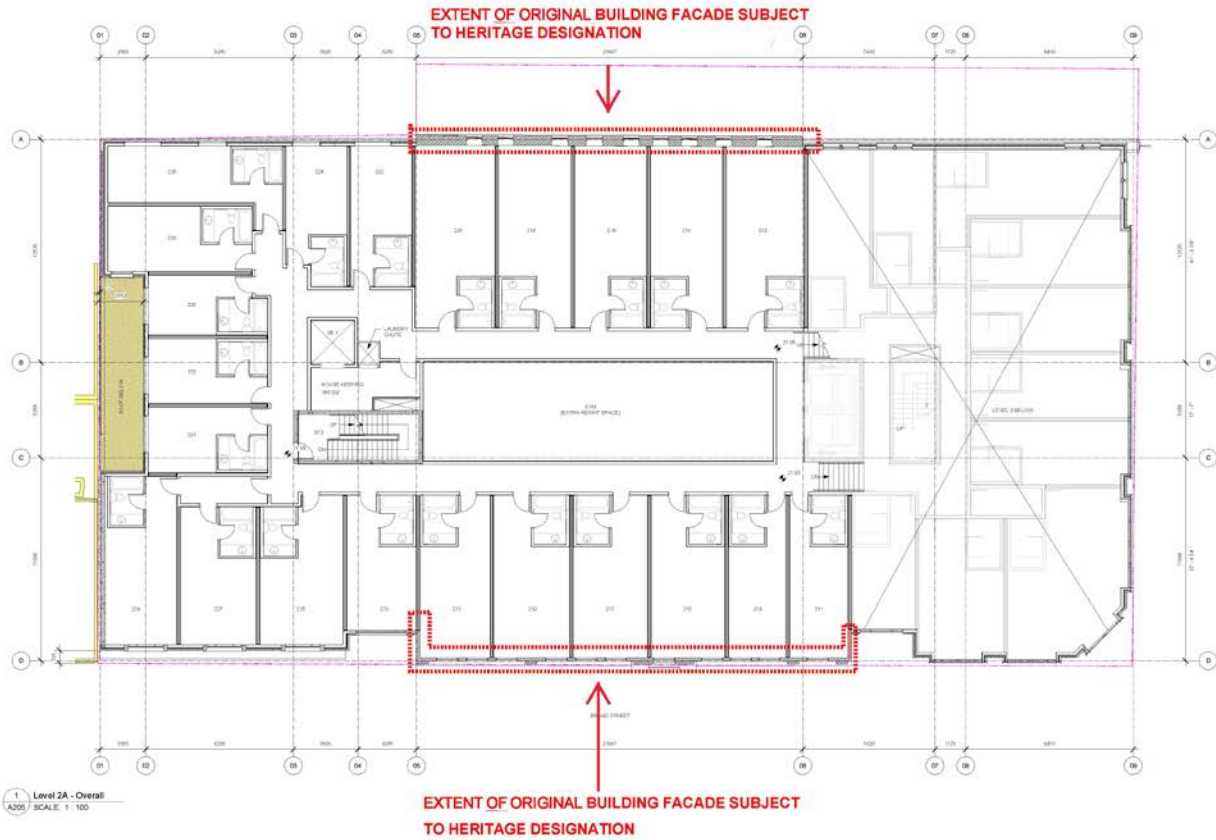
Photographs of Front Elevation Subject to Heritage Designation





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



REVISIONS		DATE	BY	CHKD
1	ISSUED FOR PERMIT	10/10/2023	MM	MM
2	ISSUED FOR PERMIT	10/10/2023	MM	MM
3	ISSUED FOR PERMIT	10/10/2023	MM	MM
4	ISSUED FOR PERMIT	10/10/2023	MM	MM
5	ISSUED FOR PERMIT	10/10/2023	MM	MM
6	ISSUED FOR PERMIT	10/10/2023	MM	MM
7	ISSUED FOR PERMIT	10/10/2023	MM	MM
8	ISSUED FOR PERMIT	10/10/2023	MM	MM
9	ISSUED FOR PERMIT	10/10/2023	MM	MM
10	ISSUED FOR PERMIT	10/10/2023	MM	MM

The Dock's Building	
Level 2A	
A205	
5	



EXTENT OF ORIGINAL BUILDING
STRUCTURE SUBJECT TO HERITAGE
DESIGNATION

CONSERVATION STRATEGY

RECEIVED: JAN. 24, 1987; REVISED: OCT. 13, 1987; ACCEPTED: NOV. 10, 1987.

Journal of Management Education 35(1) 10-11

EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REPAIR, PAINTED WHERE POSSIBLE, AND REPLACED WITH HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NEEDED (see 1).

WORKS CITED TO BE RETAINED (pp. 3)

ORIGINAL DOCUMENT (UNLESS OTHERWISE SHOWN, CLASSIFICATION ELEMENT TO BE PRESERVED ON)

FRONT TO BE ATTACHED FROM EXTERIOR HINGED BY
HINGE AND LOCKING MECHANISM

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Source: *Statistical Abstract of the United States*, 1997, Table 1201.

APPENDIX 2 (cont.)

STEWART & SONS, 20, NEW BROADWAY, LONDON, E.C. 4.

Material Schedule East

- | | |
|----|---|
| 1 | Wick-Mounting Inverse Cladding - Fixed Mount |
| 2 | Wick-Mounting Inverse Cladding - In-Weg |
| 3 | Wick-Panel - L-Form |
| 4 | Wick-Panel - Di-Inlay |
| 5 | Wick-Panel - Blank |
| 6 | Pro-Cell Composite |
| 7 | Curtain Wall Window System - Clear or tinted Aluminum |
| 8 | Polycarbonate Mold Division |
| 9 | Steel Channel |
| 10 | Carbonyl Steel & Glass |
| 11 | Thermoplastic Material Composite Window |
| 12 | Tempered |
| 13 | Decorative Overhead Door |

BRICK AND TILE COLOUR



A. THE TWO-STRAND MODEL



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[illegible]

 <p>duck's dHArchitects</p> <p>10000 HWY 10 Suite 100, Aurora Boulder CO 80502 Tel: 303.440.1417</p>	<p>10000 HWY 10 Suite 100, Aurora Boulder CO 80502 Tel: 303.440.1417</p>	<p>10000 HWY 10 Suite 100, Aurora Boulder CO 80502 Tel: 303.440.1417</p>
<p>The Duck's Building 10000 HWY 10 Suite 100, Aurora Boulder CO 80502</p>		
<p>East Elevation</p>		
<p>10000 HWY 10 Suite 100, Aurora Boulder CO 80502 Tel: 303.440.1417</p>	<p>10000 HWY 10 Suite 100, Aurora Boulder CO 80502 Tel: 303.440.1417</p>	<p>10000 HWY 10 Suite 100, Aurora Boulder CO 80502 Tel: 303.440.1417</p>



ON CHURCH AND NATIONARY DETAILS TO BE PROVIDED (24)

EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED WHERE NECESSARY WITH COMPATIBLE DOUBLE-HUNG WOODEN SASH WINDOWS.

804 COLUMBS TO BE REFARMING 1

WAST TO BE REMOVED PRIOR TO FINAL DISCHARGE WHERE APPLICABLE (S)

NEW ARRIVALS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (see 2)

WOMEN LEAFLET TO BE PROVIDED *Free*

Material Schedule View

19	Shut Masonry Veneer Castings - Formed Drain
20	Shut Masonry Veneer Castings - Above
21	Mable Pallet - 12 Gray
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100	Mable Pallet - 12 Gray

BRICK AND TILE COLOUR

2. ROCK MAJORITY (HEFTY GLACIERS)



8. METAL FRAME (3) GRAY



1. BRICK MASONRY VENEER CLADDING
- FORD (B. 04)



6. METAL FINISHES - CR CARE



Year	2017	2018	2019	2020	2021
Revenue	100	105	110	115	120
Expenses	80	85	90	95	100
Profit	20	20	20	20	20
Assets	50	55	60	65	70
Liabilities	30	35	40	45	50
Equity	20	20	20	20	20

 dHKA projects 1110 Lake Street 1110 Lake Street P.O. Box 1110 P.O. Box 1110 P.O. Box 1110	1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street	1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street
The Duck's Building 1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street	1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street	1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street 1110 Lake Street
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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	day of	2021
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READ A SECOND TIME the	day of	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
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CITY CLERK

MAYOR

Schedule 'A'



Photograph of Visible Portions of the Rubble Wall



EXTENT OF ORIGINAL BUILDING
STRUCTURE SUBJECT TO HERITAGE
DESIGNATION

BROWNLAND NADIM: DETAILS TO BE PREPARED BY J

EXTERIOR BRICK WALLS TO BE PRESERVED (a)

EXISTING DOUBLY-HUNG WOODEN SHUTTERS TO BE REVOLUTED WHERE POSSIBLE, AND REPLACED WITH ALUMINUM, TYPICALLY DOUBLE-PANED, SIZES MATCHING EXISTING (b)

IRON CLIMBERS TO BE REMOVED (c)

ORIGINAL, CORBELLED-CORNER DETAILING OF BRACKETS AND TRIANGULAR PENTMENT TO BE PRESERVED (d)

RAFT TO BE REMOVED FROM EXTERIOR SHUTTERS WHERE APPLICABLE (e)

SUSPECTED NICHES TO BE PRESERVED (f)

NEW EXTERIOR TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (g)

STONE LIFES TO BE PRESERVED (h)

[illegible]

2. **WORK MACHINERY - FIFTEEN CLIPPING SHEET**

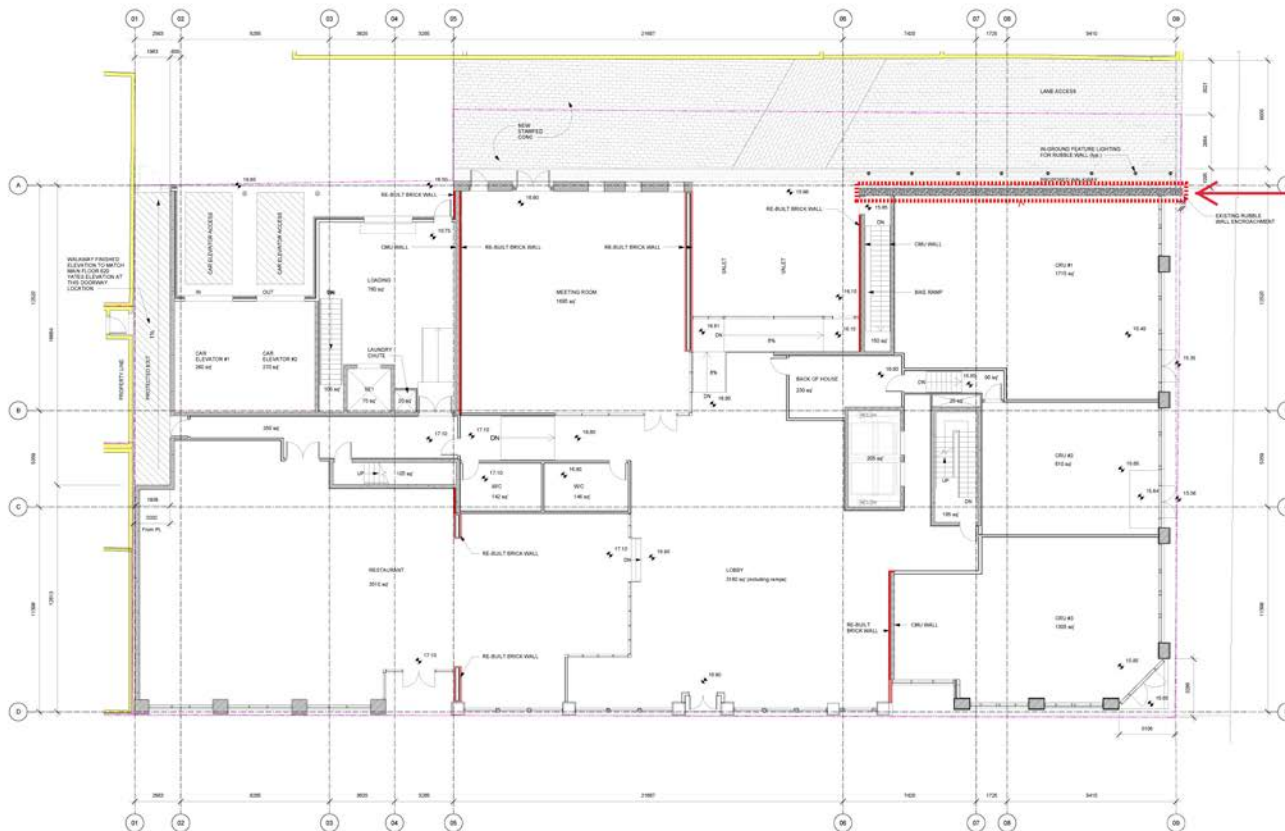
4. BRUSH MACHINE-HATCH GLASSING
-FURST BLIND

8 - METAL FRINGE - LT GREEN

* METAL FINISH - ENAMEL

Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100





EXTENT OF ORIGINAL
BUILDING STRUCTURE
SUBJECT TO HERITAGE
DESIGNATION

NOTE
RE-BUILT BRICK WALL

1 Level 1 - Overall
A203 SCALE 1:100

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	17/01/2023	AK	AK
2	ISSUED FOR PERMIT	17/01/2023	AK	AK
3	ISSUED FOR PERMIT	17/01/2023	AK	AK
4	ISSUED FOR PERMIT	17/01/2023	AK	AK
5	ISSUED FOR PERMIT	17/01/2023	AK	AK

	AK Architects
The Duck's Building 112-114 Kent Street Sydney, NSW 2000	
Level 1	
A203	5