

#### 4.1.2 Development Permit Application No. 000453 for 727 Johnson Street (Downtown Neighbourhood)

Committee received a report dated May 5, 2016, regarding an application to construct a two-storey addition to the existing building, and convert the office building to ground floor retail and residential above.

**Motion:** It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council consider the following motion after Development Permit Application No. 00453 for 727 Johnson Street is referred to the Heritage Advisory Panel for review and after the Public Hearing for Rezoning Application No. 00502, if it is approved:

"That Council authorize the issuance of Development Permit Application No.00453 for 727 Johnson Street in accordance with:

1. Plans date stamped April 12, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- That all correspondence should be included with the package, when sent to the Heritage Advisory Panel for review.

CARRIED UNANIMOUSLY 16/COTW

**5. Development Permit Application No. 00453 for 727 Johnson Street**

**Motion:**

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council consider the following motion after Development Permit Application No. 00453 for 727 Johnson Street is referred to the Heritage Advisory Panel for review and after the Public Hearing for Rezoning Application No. 00502, if it is approved:

"That Council authorize the issuance of Development Permit Application No.00453 for 727 Johnson Street in accordance with:

1. Plans date stamped April 12, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

**Carried Unanimously**





## BACKGROUND

### Description of Proposal

The Application is to restore the existing building and to add a two-storey addition to the roof. The finishes for the addition are prefinished metal cladding, aluminum windows, and painted concrete block on the side elevation.

The building restoration will include the recreation of the original street façade including concrete with wood frame windows, storefronts and doors. The two-storey addition is stepped back from the front and rear elevations. The finishes for the addition are prefinished metal cladding, aluminum windows, and painted concrete block on the side elevation.

### Sustainability Features

As indicated in the applicant's letter dated November 30, 2015, the applicant proposes the retention of the existing structure on-site.

### Active Transportation Impacts

The Application proposes 34 class 1 bicycle parking stalls which support active transportation:

### Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

## ANALYSIS

The project preserves the scale, massing and proportion of the original structure. The proposed restoration of the front façade is based on the Conservation Plan, dated October, 2015, prepared by Donald Luxton and Associates. The original street façade was concrete with wood frame windows, storefronts and doors, which will be recreated to match the details based on archival photographs and original architectural drawings. The rear elevation will be rehabilitated in a manner sympathetic to the original with new wood windows on the second and third floors inspired by the original design. The ground floor of the rear elevation will be finished with metal cladding as it encloses bicycle storage, electrical room and other service areas and is not visible to the public. The side brick wall on the west side is proposed for repainting.

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 2, Core Business.

Although this property is not a registered or designate heritage site, the aim is that it would achieve heritage designation after completion, therefore, it has also been assessed in accordance with the relevant heritage policies. The *Standards and Guidelines for the Conservation of Historic Places in Canada* includes the following standards applicable to this Application:

11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new

work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* includes the following Guidelines applicable to this application:

#### **4.3.1 Exterior Form**

##### Recommended

6. Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
10. Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.
13. Selecting the location for a new addition that ensures that the heritage value of the place is maintained.

##### Not Recommended

Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.

##### Recommended

14. Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.

##### Not Recommended

Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.

##### Recommended

15. Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

##### Not Recommended

Designing a new addition that has a negative impact on the heritage value of the historic building.

##### Additional Guidelines for Restoration Projects

24. Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.
26. Recreating missing features of the exterior form that existed during the restoration period, based on physical or documentary evidence; for example, duplicating a dormer or restoring a carport that was later enclosed.

The proposed façade restoration is an accurately detailed heritage building project based on the Conservation Plan and will restore an important heritage feature of the south side of the 700 block of Johnson Street. The heritage context includes the heritage-registered 1912 Scott building, 705-711 Johnson Street, the heritage-designated 1908 Mable Carriage Works, 713-715 Johnson Street and William Grimm's Carriage Factory at 731-733 Johnson Street (protected by a Heritage Covenant). The subject building at 727-729 Johnson Street was built in 1910 as a stable for City Livery, with rooms for carriages on the ground floor, horse stables on the second floor and a hayloft on the top floor. As such, this collection of historic structures,



built for similar purposes, forms a unique precinct of heritage buildings to which this restoration will contribute to the completion of the historic character of the streetscape. The proposed work complies with the guidelines noted above.

The proposed two-storey addition is a significant consideration in this Application. The applicant has advised City staff that it is necessary to make the project economically viable. A view analysis showing the impact of the additional storeys from a number of different perspectives on Johnson Street has been included with the application. From the east, the proposed addition has a negligible impact. From the west the addition is visible due to the neighbouring property only having a one-storey building. However, given the development potential of this lot in the future, it will likely be redeveloped with a multi-storey building which would block this view of the upper storeys. The setbacks of the addition from the edge of the roof top, mitigate any negative impact on the heritage façade. The view analysis (attached) demonstrates that the addition would only be minimally visible from across the street.

Previously approved projects involving similar rooftop additions for the Hoy Sun Ning Yung building at 536 Pandora Avenue and the Churchill at 719, 721-725 Yates Street have demonstrated how these types of additions can be successfully incorporated without detracting from the heritage value of the historic place.


## CONCLUSIONS

The project preserves the scale, massing and proportion of the original structure. The Application includes a two-storey addition which is stepped back from the front and rear elevations. The finishes for the addition are prefinished metal cladding, aluminum windows, and painted concrete block on the side elevation. On balance the proposed addition is subordinate to, and compatible with the historic place and meets the Standards and Guidelines as well as the DPA 2, Core Business Guidelines, and staff recommend that Council consider supporting the Application.

## ALTERNATE MOTION

That Council decline DP Application No. 00453 for the property located at 727 Johnson Street.

Respectfully submitted,

  
Mike Wilson  
Senior Planner – Urban Design  
Development Services Division



  
Jonathan Tinner, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 12, 2016

## List of Attachments

- Plans date stamped April 12, 2016

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\DP\DP000453\DP DVP PLUC REPORT TEMPLATE1.DOC

Received  
City of Victoria

APR 12 2016

Planning & Development Department  
Development Services Division

210 - 388 - 1111 (ext)  
210 - 388 - 1111 (ext)  
Tel: 604-734-3362  
Fax: 604-734-1121  
www.victoria.ca  
Former West-Aspen AGC

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architecture inc.



**DRAWING LIST:**

- A0.0 COVER PAGE
- A0.1 PROJECT STATISTICS
- A0.5 SITE PLAN
- A1.1 PROPOSED & EXISTING GROUND FLOOR PLAN
- A1.2 PROPOSED & EXISTING 2nd & 3rd FLOOR PLANS
- A1.3 PROPOSED 4th & 5th FLOOR PLANS
- A2.0 BUILDING ELEVATIONS
- A2.1 SIDE ELEVATIONS & MATERIALS
- A2.2 FRONT FACADE DETAILS
- A3.0 BUILDING SECTION & RENDERINGS

PROPOSED RENOVATION | 727 JOHNSON STREET, VICTORIA, B.C.

RE-ISSUED FOR DEVELOPMENT PERMIT & REZONING

April 7, 2016

**CONSULTANTS:**

Architecture  
**STUDIO ONE ARCHITECTURE INC.**  
240 - 388 West 8th Avenue  
Vancouver, BC V5Y 3P2  
Tommy Wilt  
P: 604 734 3362  
F: 604 734 1121

Heritage  
**DONALD LIXTON & ASSOCIATES INC.**  
1300 - 412 Graham Street  
Vancouver, BC V5C 1V5  
Donald Lixton  
P: 604 686 1216



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APR 12 2016  
  
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Development Services Division



1 CONTEXT PLAN  
N/S

DESIGN RATIONALE

**SITE & EXISTING BUILDING**  
The site is located mid-block along the south side of Johnson Street between Douglas & Blanchard Streets. The site falls under the CA-4 Zone (Central Area Commercial/Office District) of the Victoria Zoning By-law as well as the Core Business Area of the Official Community Plan.

The site faces the Johnson Street Parade across the street to the north and a newly built 12-storey multi-family residential development to the south across a streetline easement. Abutting the site to the east is a 4-storey commercial required-heritage Maynard Court building to the west is a one-storey commercial building.

The existing building was constructed in 1910 as a stable and store for Dr. Garasche with timber construction surrounded by masonry & reinforced concrete walls. The building underwent a renovation in the mid 80s and the front facade was altered with the addition of arched alcove windows and tile to cover the original facade. Along its interior, the ground floor has also served as a bank and a retail mall. Currently, the building is vacant.

**THE PROPOSAL**  
The proposal is for an adaptive reuse of the building by converting the existing office building to a mixed-use building which will integrate the area and provide residential apartments in the downtown core. The proposed development will have retail use on the ground floor, and will look to create unique loft type residential units above.

The owner will designate the building heritage. In order to offset the costs of structural seismic upgrades and restoration of the 1910 heritage facade, the proposal aims to add two stories of residential above the existing building structure. The additional stories will be set back and accessed from the front heritage facade to maintain the existing street wall facade. This will keep the heritage facade as the prominent street wall facade with the addition being subordinate to the main building. This addition will visually differ from the existing facade to accentuate the original and give a more vibrant character to the street.

Balconies & Patios will be provided to the upper floors to give residents access to outdoor space, enhance livability and open up the street.

The ground floor will be renovated to allow for a street front retail space and bring continuity of retail to the street facade and provide a pedestrian experience. New wood storefronts and double signage will be provided for the retail shops and will resemble their historic predecessors. Given the existing building conditions, no car parking will be provided for this development, instead ample off-street bike parking will be accommodated on the ground floor for the residents.

This development will bring life to the street with retail on the ground floor and residential on the upper floors. The residential component to the downtown core will benefit businesses and street life. The new residential provides a response to the changing urban fabric to the work-play within the community.

727 JOHNSON ST BUILDING RENOVATION

PROJECT INFORMATION TABLE

LEGAL ADDRESS:	LOT 33 VICTORIA
ZONING:	CA-4
SITE DIMENSIONS:	60 x 120'
SITE AREA:	7200 SF (330.0m <sup>2</sup> )
FLOOR SPACE RATIO:	4.33
SITE COVERAGE:	100%
OPEN SITE SPACE:	0%
HEIGHT:	16.82m
ALLOWABLE STREET WALL HEIGHT =	16.82m
ALLOWABLE ROOF HEIGHT =	43.0m
EXISTING HEIGHT & STREET WALL =	12.24m (40.167ft)
PROPOSED HEIGHT =	16.82m (55.167ft)
NUMBER OF STOREYS:	5 (3 EXISTING + 2 ADDITIONAL)
PARKING STALLS ON SITE:	0
BICYCLE OFF-STREET PARKING:	34
BUILDING SETBACKS:	
FRONT YARD:	0m
REAR YARD:	0m
SIDE YARD:	0m

ZONING REQ'T & PROPOSED

SITE AREA:	7200 SF (330.0m <sup>2</sup> )	
	CA-4 ZONE STANDARD	PROPOSED
FLOOR SPACE RATIO	3.00	4.33
HEIGHT	43.00m	16.82m (55.167ft)
STREET WALL HEIGHT	16.82m	12.24m (EXISTING HERITAGE FACADE)
PARKING STALLS ON SITE	22	0
BICYCLE OFF-STREET PARKING	32	34
BICYCLE RENT CALCULATION:	32 (80 RES - 30 units / 1) (2 COMM) = 42m <sup>2</sup> / 200-m <sup>2</sup>	

AVERAGE GRADE IS ASSUMED TO BE AT GROUND LEVEL OF THE BUILDING, BASED ON THE ELEVATION DIFFERENCE OF 3" BETWEEN THE EAST & WEST EDGE OF THE FRONT FACADE. THE PROPOSAL IS WELL WITHIN THE HEIGHT LIMIT OF THE GIVEN ZONE.

LEVEL	EXISTING	PROPOSED		TOTAL
		COMM.	RES.	
GROUND FLOOR	5083.4 SF	4588.3 SF	2048.2 SF	6637.5 SF
2nd FLOOR	6781.2 SF	0 SF	6781.2 SF	6781.2 SF
3rd FLOOR	6781.2 SF	0 SF	6781.2 SF	6781.2 SF
4th FLOOR	0 SF	0 SF	1013.6 SF	1013.6 SF
5th FLOOR	0 SF	0 SF	5527.7 SF	5527.7 SF
TOTALS	19165.8 SF	4588.3 SF	26162.9 SF	31151.2 SF
FSR	2.65	0.64	3.69	4.33

19-105 Street Level  
Victoria BC V8W 2Y2  
Tel: 250-731-1055  
Fax: 250-731-1111  
www.studioone.ca  
Rexford Ave. Victoria BC  
  
studioone  
architecture inc.



C APR 05/16 THE SUBMITTED FOR DP & RECORDING  
B NOV 30/15 ISSUED FOR DP & RECORDING  
A JUL 20/15 ISSUED FOR HERITAGE A.P.  
No. Date Description

project title  
727 JOHNSON STREET  
VICTORIA, BC

drawing title  
PROJECT STATISTICS  
CONTEXT & RATIONALE

prepared by: USM  
checked by: EB  
checked by: JM  
date: APR 01, 2016  
scale: AS NOTED

drawing no.  
AO.1



2 EXISTING JOHNSON STREET STREETScape  
N/S

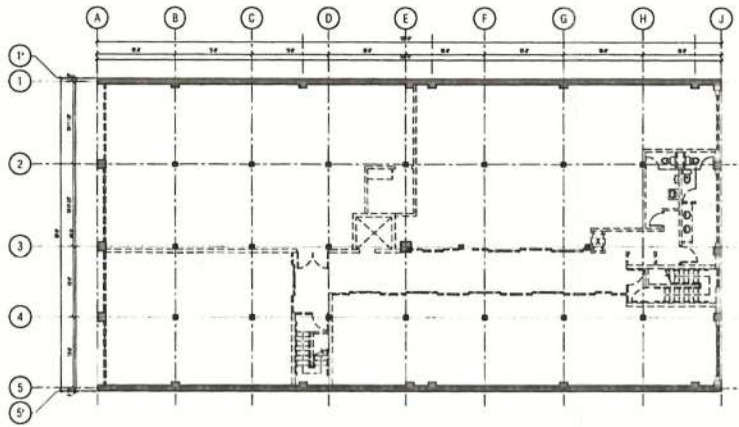
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727 JOHNSON ST  
N/S



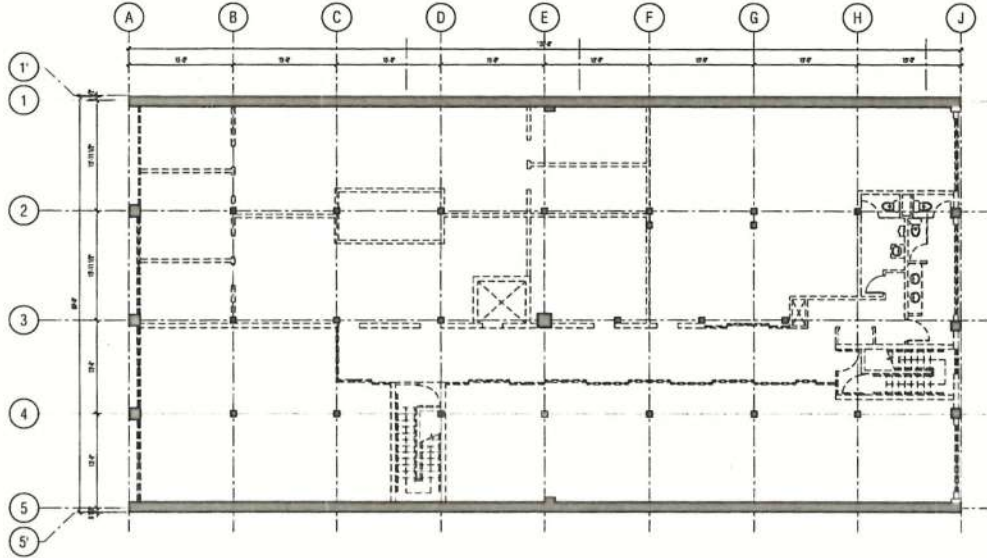




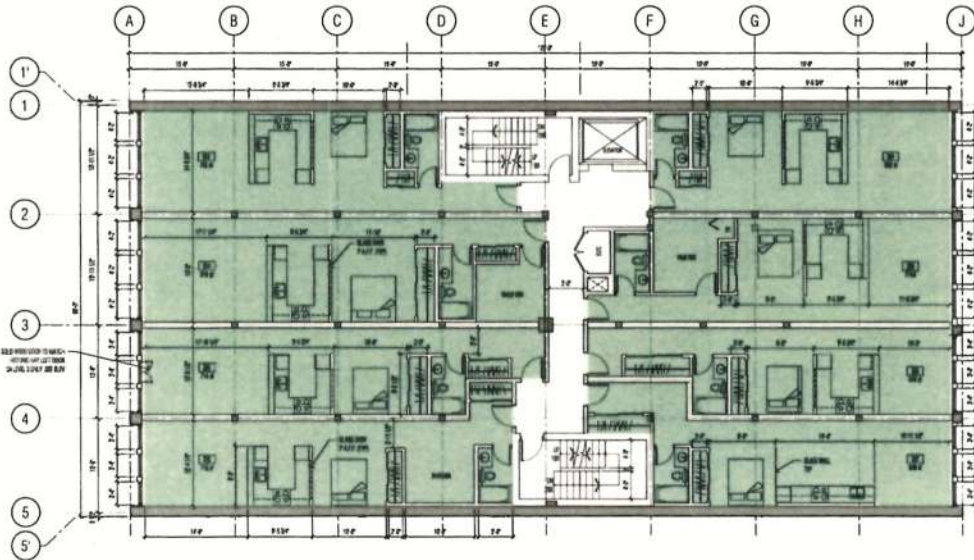




2 EXISTING LEVEL 3 PLAN  
scale: 3/32" = 1'-0"



2 EXISTING LEVEL 2 PLAN  
scale: 1/8" = 1'-0"



1 PROPOSED LEVEL 2 & 3 PLAN  
scale: 1/8" = 1'-0"

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City of Victoria  
  
APR 12 2016  
  
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LEGEND	
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION TO REMAIN
	COMMERCIAL USE
	RESIDENTIAL USE
	OFFICE USE

430 JIB Street  
Victoria, B.C. V8P 2P7  
Tel: 250-734-2225  
Fax: 250-734-2524  
studioone inc.  
100% employee owned

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C. APR. 2016. RE-CHECKED FOR DP & RECORDING  
B. NOV. 2015. CHECKED FOR DP & RECORDING  
A. JUL. 2015. CHECKED FOR REVISIONS A.P.  
re. date. initials

project file:  
727 JOHNSON STREET  
VICTORIA, BC

drawing title:  
PROPOSED & EXISTING  
2nd & 3rd FLOOR PLANS

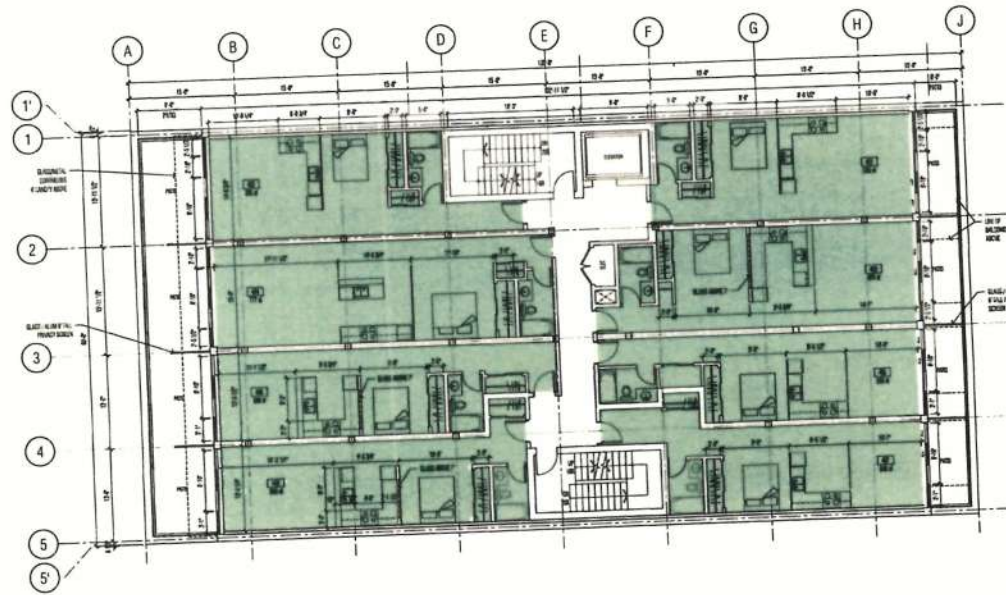
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sheet no. 1A  
checked by JM  
date APR. 07, 2016  
scale AS NOTED

drawing no.  
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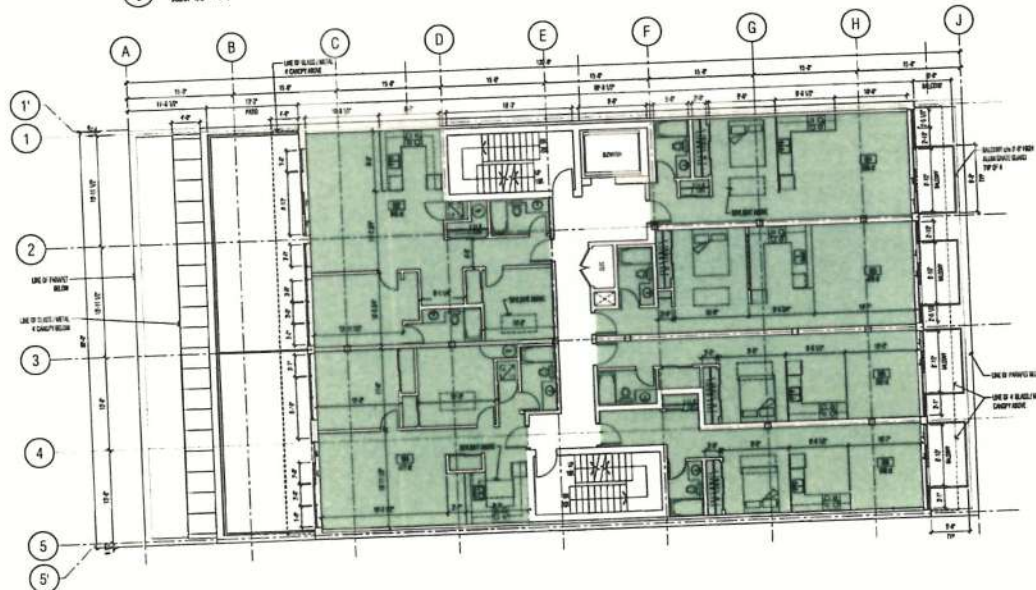
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City of Victoria

APR 12 2016

Planning & Development Department  
Development Services Division



1 PROPOSED LEVEL 4 PLAN  
SCALE: 1/8" = 1'-0"



1 PROPOSED LEVEL 5 PLAN  
SCALE: 1/8" = 1'-0"

LEGEND	
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW CONSTRUCTION
	EXISTING CONSTRUCTION TO REMAIN
	COMMERCIAL USE
	RESIDENTIAL USE
	OFFICE USE

247-333 (Victoria)  
250-733-2922 (London)  
Tel: 800-733-2922  
Fax: 800-733-1111  
www.studioone.ca  
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- C APR 2016 RE-DESIGN FOR 4 & 5 FLOORS
- B NOV 2015 DESIGN FOR 4 & 5 FLOORS
- A JUL 2015 DESIGN FOR EXISTENCE A.P.

Project Site:  
727 JOHNSON STREET  
VICTORIA, BC

Drawing Title:  
PROPOSED  
4th & 5th FLOOR PLANS

Project No: 15001  
Drawn By: EJ  
Checked By: JM  
Date: APR 07, 2016  
Scale: AS NOTED



Drawing No:  
**A1.3**

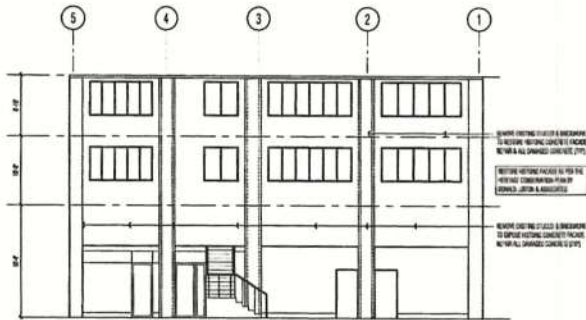




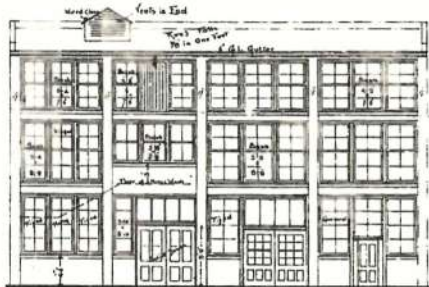
7 HISTORIC PHOTO: FRONT OF BUILDING  
SCALE: NTS



1 HISTORIC PHOTO: FRONT OF BUILDING  
SCALE: NTS



5 EXISTING REAR ELEVATION  
SCALE: 1/8" = 1'-0"



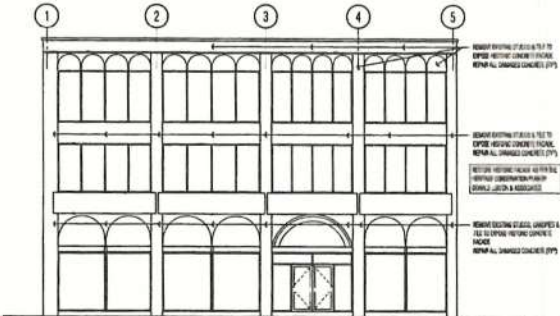
5 HERITAGE (1910) REAR ELEVATION  
SCALE: 1/8" = 1'-0"

- REVISIONS:**
- 1 RESTORE FORMER CONCRETE FINISH TO EXISTING CONCRETE FRAMEWORK
  - 2 ADD FORMER GARAGE DOORWAY TO EXISTING CONCRETE FRAMEWORK
  - 3 ALUMINUM DOOR
  - 4 NEW FORMER GARAGE DOORWAY TO EXISTING CONCRETE FRAMEWORK
  - 5 NEW FORMER GARAGE DOORWAY TO EXISTING CONCRETE FRAMEWORK
  - 6 NEW FORMER GARAGE DOORWAY TO EXISTING CONCRETE FRAMEWORK
  - 7 NEW FORMER GARAGE DOORWAY TO EXISTING CONCRETE FRAMEWORK
  - 8 NEW FORMER GARAGE DOORWAY TO EXISTING CONCRETE FRAMEWORK
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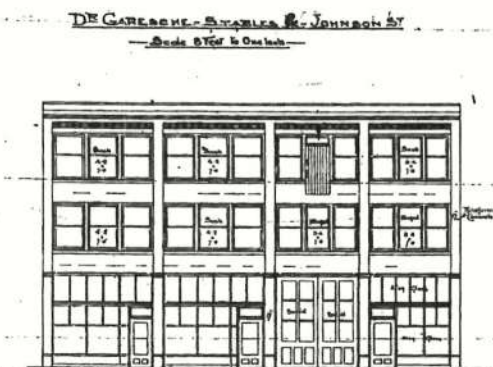
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Development Services Division



1 PROPOSED REAR ELEVATION (RESTORED TO HERITAGE)  
SCALE: 1/8" = 1'-0"



1 EXISTING FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 HERITAGE (1910) FRONT ELEVATION (JOHNSON ST.)  
SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION (RESTORED TO HERITAGE)  
SCALE: 1/8" = 1'-0"

250-388-1111  
1000-1111  
1000-1111  
1000-1111  
1000-1111  
1000-1111

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C APR. 09/16 RE-DESIGNED FOR SP & REPAIRING  
B NOV. 2015 ISSUED FOR SP & REPAIRING  
A JUL. 2015 ISSUED FOR HERITAGE A.P.

project title:  
727 JOHNSON STREET  
VICTORIA, BC

drawing title:  
BUILDING ELEVATION

project no.: 15081  
drawn by: JH  
checked by: JH  
date: APR. 02, 2016  
scale: AS NOTED

drawing no.:  
A2.0

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 City of Victoria  
 APR 12 2016  
 Planning & Development Department  
 Development Services Division

250 - 108 West Hill  
 Victoria BC V8P 2K5  
 Tel: 604-731-3500  
 Fax: 604-731-3121  
 studioone@studioone.ca  
 Studio One Architecture Inc.

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 architecture inc.



1 HISTORIC PHOTO: FRONT OF BUILDING  
 scale: NTS



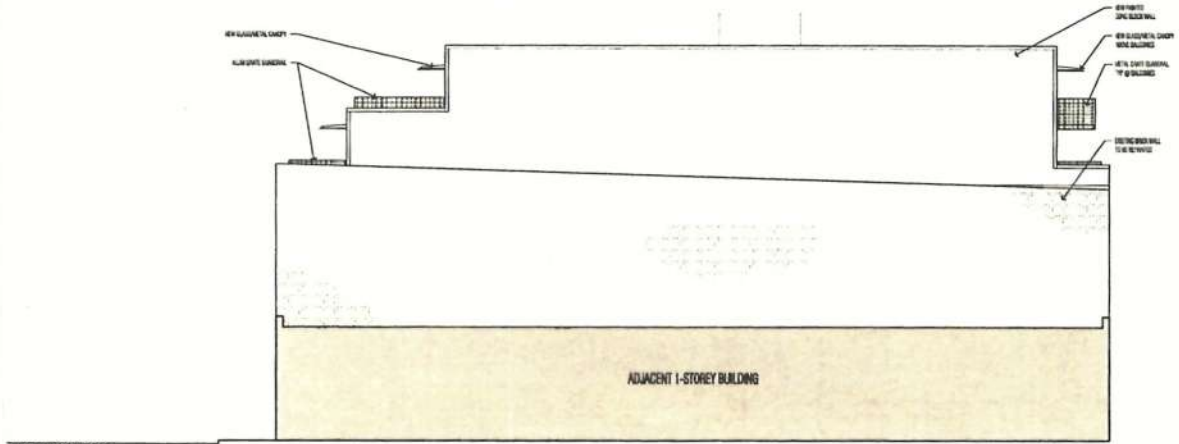
7 EXAMPLE OF BLADE SIGNAGE  
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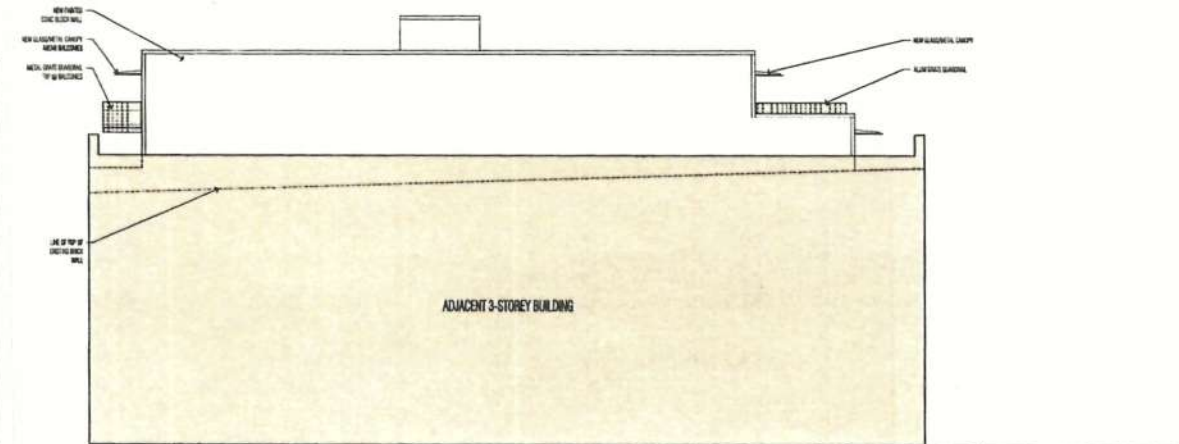
6 EXAMPLE OF METAL GRATE BALCONY  
 scale: NTS



3 MATERIALS BOARD  
 NTS



JOHNSON ST. 1 PROPOSED WEST SIDE ELEVATION  
 scale: 1/8" = 1'-0"



2 PROPOSED EAST SIDE ELEVATION  
 scale: 1/8" = 1'-0"

C APR 2016 RE-DESIGNED FOR UP & REZONING  
 B NOV 2015 DESIGNED FOR UP & REZONING  
 A JUL 2015 DESIGNED FOR HISTORIC A.P.  
 NO DATE DRAWING

project title  
 727 JOHNSON STREET  
 VICTORIA, BC

drawing title  
 SIDE ELEVATIONS  
 & MATERIALS

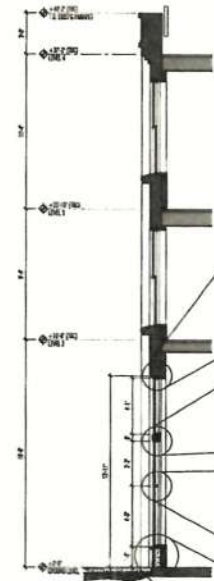
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 drawing no. 03  
 created by JH  
 date APR 07 2016  
 scale AS NOTED

drawing no. A2.1

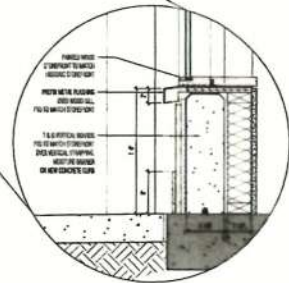
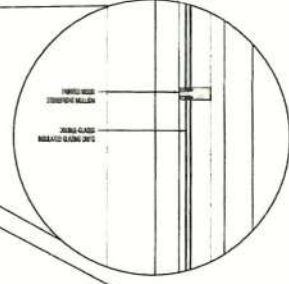
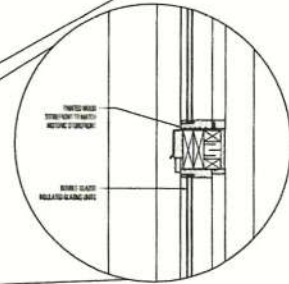
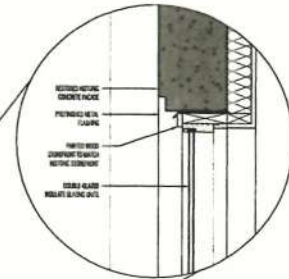




1 ELEVATION: RESTORED FACADE BAY  
scale: 1/4" = 1'-0"



2 WALL SECTION: RESTORED FACADE  
scale: 1/4" = 1'-0"



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407-888-8888  
1000 West 10th Ave  
Victoria BC V8W 2M7  
Tel: 250-721-2000  
Fax: 250-721-1121  
www.studioone.ca  
Formal Name: Studio One Inc.

studio one  
architecture inc.

C APR 12 2016 RE-DESIGNED FOR L.P. & T.C. REPAIRING  
to date description  
revisions

project title:  
727 JOHNSON STREET  
VICTORIA, BC

drawing title:  
FRONT FACADE DETAILS

project no: 15001  
drawn by: EB  
checked by: JM  
date: APR 07 2016  
scale: AS SHOWN

drawing no:  
A2.2

Received  
 City of Victoria  
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245-388 Australia  
 Victoria B.C. V8V 2K4  
 Tel: 438-1111  
 Fax: 438-724-1121  
 1000 West Broadway  
 Toronto, Ontario M5G 1B5

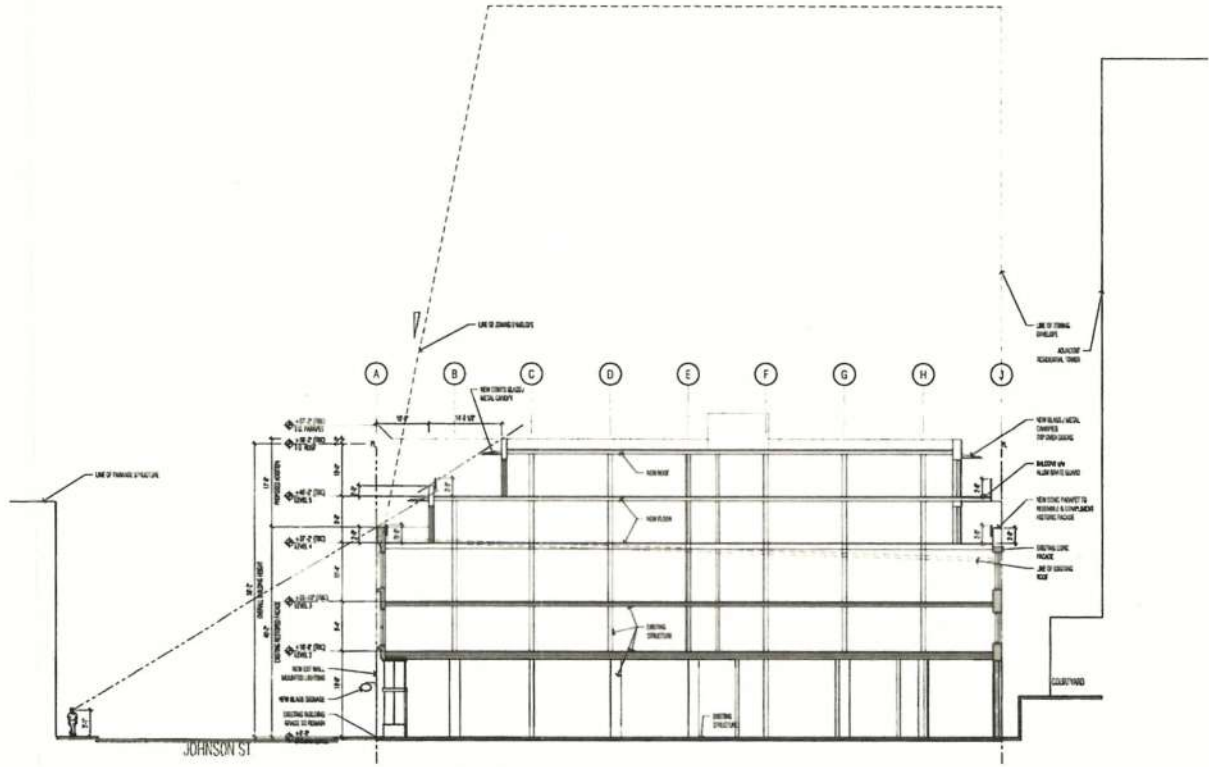
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1 JOHNSON ST LOOKING WEST  
 N/S



2 JOHNSON ST LOOKING EAST  
 N/S



1 BUILDING SECTION  
 scale 3/32" = 1'-0"



2 PROPOSED JOHNSON STREET STREETSCAPE  
 N/S

C. MAY 2016 RE-DESIGNED FOR UP & REZONING  
 B. NOV. 2015. DESIGNED FOR UP & REZONING  
 A. JAN. 2015. DESIGNED FOR HERITAGE A.P.  
 no. date description  
 revisions

project title  
 727 JOHNSON STREET  
 VICTORIA, BC

drawing title  
 BUILDING SECTION  
 & RENDERINGS

project no. 15051  
 drawn by JB  
 checked by JM  
 date MAR. 24. 2016  
 scale AS NOTED

drawing no.  
 A3.0