

REPORTS OF THE COMMITTEES

8. Planning and Land Use Committee – April 30, 2015

8. Heritage Alteration Permit Application with Variance No. 00192 for 816 Government Street (Customs House)

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman,

1. That Council consider referring Heritage Alteration Permit Application No. 00192 for 816 Government Street to the Heritage Advisory Panel and Advisory Design Panel for the meetings of May 12, 2015 and May 27, 2015, respectively, for feedback on the following:
 - a. The appropriateness of the proposed height of the new addition in relation to the Heritage-Registered Customs House and Old Town.
 - b. The appropriateness of the set back of the proposed rooftop addition.
 - c. The historic masonry Condition Assessment.
 - d. The proposed exterior alterations and additions to the 1914 Customs House, having special regard to the scope of work anticipated by rehabilitation in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
 - e. The design of the seven-storey building addition in relation to the existing Heritage-Registered building and to its wider context, including Old Town and the Inner Harbour.
 - f. The contribution that the proposed building makes as an appropriately scaled building enclosure around the Inner Harbour.
 - g. The appropriateness of the proposed height and massing in relation to Public External View Guidelines: Views 1 and 2 and Urban Amphitheatre Concept as described in the *Downtown Core Area Plan*.
 - h. The appropriateness of the proposed finishing materials.
 - i. The size of the mechanical penthouse.
 - j. The proposed recessed building entrance to the office uses on Government Street.
 - k. The proposed design of the building entrance to the residential uses on Courtney Street."
2. That Council consider instructing staff to work with the property owner to negotiate a Heritage Revitalization Agreement that protects the exterior façades of the 1914 Customs House and that the approved plans and specifications form part of the Heritage Revitalization Agreement to the satisfaction of the City Solicitor and the Assistant Director, Community Planning Division, prior to consideration at a Public Hearing.
3. That Council consider giving first and second reading to the *Heritage Revitalization Agreement Bylaw (the "HRA Bylaw")*.
4. That Council consider referring the *HRA Bylaw* for consideration at a Public Hearing.
5. Following consideration of the *Zoning Amendment Bylaw* and the *HRA Bylaw* pertaining to Rezoning Application No. 00461 for 816 Government Street that Council consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit Application No. 00192 for 816 Government Street, subject to the completion of the following prior to the Public Hearing and in accordance with:

 1. Plans titled "Revised Drawings", date stamped March 13, 2015.
 2. Additional set back of the upper two storeys to the satisfaction of the Assistant Director, Community Planning.
 3. Heritage Building Proposed Interventions, date stamped April 7, 2015.
 4. Reinstatement of all existing stone ball finials following a condition assessment.
 5. Provision of a temporary protection plan to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department.
 6. The provision of as-found elevation details and sections of all existing openings and surrounding stonework to be altered in accordance with guidance contained in *Recording, Documentation, and Information Management for the Conservation of Heritage Places*, to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department
 7. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to the

height permitted in the proposed new zone as recommended in Rezoning Application No. 00461 for 816 Government Street from 17.7m to 30.3m.

8. Final plans to be generally in accordance with plans identified above as amended to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department.” Carried Unanimously

5.7 Heritage Alteration Permit Application No. 00192 with Variance for 816 Government Street

Committee received a report regarding a heritage alteration permit for 816 Government Street. The proposal is to demolish the existing four-storey 1957 addition, alter the existing 1914 Customs House to allow for the construction of a multi-level underground parking structure, and adapt the 1914 Customs House for a mixed-use development that links into the construction of a seven-storey building on the same footprint as the existing 1957 addition. The application proposes variances to the height, setback and massing.

Action: It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas,

1. That Council consider referring Heritage Alteration Permit Application No. 00192 for 816 Government Street to the Heritage Advisory Panel and Advisory Design Panel for the meetings of May 12, 2015 and May 27, 2015, respectively, for feedback on the following:
 - a. The appropriateness of the proposed height of the new addition in relation to the Heritage-Registered Customs House and Old Town.
 - b. The appropriateness of the set back of the proposed rooftop addition.
 - c. The historic masonry Condition Assessment.
 - d. The proposed exterior alterations and additions to the 1914 Customs House, having special regard to the scope of work anticipated by rehabilitation in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
 - e. The design of the seven-storey building addition in relation to the existing Heritage-Registered building and to its wider context, including Old Town and the Inner Harbour.
 - f. The contribution that the proposed building makes as an appropriately scaled building enclosure around the Inner Harbour.
 - g. The appropriateness of the proposed height and massing in relation to Public External View Guidelines: Views 1 and 2 and Urban Amphitheatre Concept as described in the *Downtown Core Area Plan*.
 - h. The appropriateness of the proposed finishing materials.
 - i. The size of the mechanical penthouse.
 - j. The proposed recessed building entrance to the office uses on Government Street.
 - k. The proposed design of the building entrance to the residential uses on Courtney Street."
2. That Council consider instructing staff to work with the property owner to negotiate a Heritage Revitalization Agreement that protects the exterior façades of the 1914 Customs House and that the approved plans and specifications form part of the Heritage Revitalization Agreement to the satisfaction of the City Solicitor and the Assistant Director, Community Planning Division, prior to consideration at a Public Hearing.
3. That Council consider giving first and second reading to the *Heritage Revitalization Agreement Bylaw (the "HRA Bylaw")*.
4. That Council consider referring the *HRA Bylaw* for consideration at a Public Hearing.
5. Following consideration of the *Zoning Amendment Bylaw* and the *HRA*

Bylaw pertaining to Rezoning Application No. 00461 for 816 Government Street that Council consider the following motion:

"That Council authorize the issuance of the Heritage Alteration Permit Application No. 00192 for 816 Government Street, subject to the completion of the following prior to the Public Hearing and in accordance with:

1. Plans titled "Revised Drawings", date stamped March 13, 2015.
2. Additional set back of the upper two storeys to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department.
3. Heritage Building Proposed Interventions, date stamped April 7, 2015.
4. Reinstatement of all existing stone ball finials following a condition assessment.
5. Provision of a temporary protection plan to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department.
6. The provision of as-found elevation details and sections of all existing openings and surrounding stonework to be altered in accordance with guidance contained in *Recording, Documentation, and Information Management for the Conservation of Heritage Places*, to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department
7. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to the height permitted in the proposed new zone as recommended in Rezoning Application No. 00461 for 816 Government Street from 17.7m to 30.3m.
8. Final plans to be generally in accordance with plans identified above as amended to the satisfaction of the Assistant Director, Community Planning Division, Sustainable Planning and Community Development Department."

Committee discussed:

- Concerns that the height of the new building appears to be higher compared to the existing building across the street.
 - The top floor of new building is lower but includes mechanical equipment on the roof which will make it higher. The applicant has been asked to reduce the scale of mechanical penthouse.
- If the number of storeys is appropriate in Old Town.
 - The average height in Old Town is typically 1-5 storeys and this building would be higher, however, by setting back the upper levels it will make it feel more like a 5 storey building.
- If there is a way to ensure the heritage work in exchange for the bonus density is completed in a timely manner.
 - The applicant has provided a report including a breakdown with all proposed work.
- The importance of maintaining the character-defining elements of Old Town such as the height of the buildings and the need to have upper stories inconspicuous to pedestrians.

CARRIED UNANIMOUSLY 15/PLUC119



Planning and Land Use Committee Report For the Meeting April 30, 2015

To: Planning and Land Use Committee **Date:** April 16, 2015

From: Murray G. Miller, Senior Heritage Planner, Community Planning

Subject: **Heritage Alteration Permit Application with Variance No. 00192 for 816 Government Street (Victoria Customs House)**

RECOMMENDATIONS

Staff recommend that the Committee forward this report to Council and that Council consider the following motions:

1. "That Council consider referring Heritage Alteration Permit Application No. 00192 for 816 Government Street to the Heritage Advisory Panel and Advisory Design Panel for the meetings of May 12, 2015 and May 27, 2015, respectively, for feedback on the following:
 - a. the appropriateness of the proposed height of the new addition in relation to the Heritage-Registered Customs House and Old Town
 - b. the appropriateness of the set back of the proposed rooftop addition
 - c. the historic masonry Condition Assessment
 - d. the proposed exterior alterations and additions to the 1914 Customs House, having special regard to the scope of work anticipated by rehabilitation in the *Standards and Guidelines for the Conservation of Historic Places in Canada*
 - e. the design of the seven-storey building addition in relation to the existing Heritage-Registered building and to its wider context, including Old Town and the Inner Harbour
 - f. the contribution that the proposed building makes as an appropriately scaled building enclosure around the Inner Harbour
 - g. the appropriateness of the proposed height and massing in relation to Public External View Guidelines: Views 1 and 2 and Urban Amphitheatre Concept as described in the *Downtown Core Area Plan*
 - h. the appropriateness of the proposed finishing materials
 - i. the size of the mechanical penthouse
 - j. the proposed recessed building entrance to the office uses on Government Street
 - k. the proposed design of the building entrance to the residential uses on Courtney Street."
2. "That Council consider instructing staff to work with the property owner to negotiate a Heritage Revitalization Agreement that protects the exterior façades of the 1914 Customs House and that the approved plans and specifications form part of the Heritage Revitalization Agreement to the satisfaction of the City Solicitor and the Assistant Director, Community Planning Division, prior to consideration at a Public Hearing."

3. "That Council consider giving first and second reading to the Heritage Revitalization Agreement Bylaw (the "HRA Bylaw")."
4. "That Council consider referring the HRA Bylaw for consideration at a Public Hearing."

Following consideration of the Zoning Amendment Bylaw and the HRA Bylaw pertaining to Rezoning Application No. 00461 for 816 Government Street:

"That Council authorize the issuance of the Heritage Alteration Permit Application No. 00192 for 816 Government Street, subject to the completion of the following prior to the Public Hearing and in accordance with:

1. Plans titled "Revised Drawings", date stamped March 13, 2015.
2. Additional set back of the upper two storeys to the satisfaction of the Assistant Director, Community Planning.
3. Heritage Building Proposed Interventions, date stamped April 7, 2015.
4. Reinstatement of all existing stone ball finials following a condition assessment.
5. Provision of a temporary protection plan to the satisfaction of the Assistant Director, Community Planning.
6. The provision of as-found elevation details and sections of all existing openings and surrounding stonework to be altered in accordance with guidance contained in *Recording, Documentation, and Information Management for the Conservation of Heritage Places*, to the satisfaction of the Assistant Director, Community Planning.
7. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to the height permitted in the proposed new zone as recommended Rezoning application No. 00461 for 816 Government Street from 17.70m to 30.30m.
8. Final plans to be generally in accordance with plans identified above as amended to the satisfaction of the Assistant Director, Community Planning."

LEGISLATIVE AUTHORITY

For HAP with Variances

In accordance with sections 972 and 973 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

For Heritage Revitalization Agreement

In accordance with section 966 of the *Local Government Act*, Council may, by bylaw, enter into a heritage revitalization agreement with the owner of the heritage property for the purpose of (i) including provisions regarding the phasing and timing of the commencement and completion of actions required by the agreement, (ii) vary or supplement provisions of a bylaw under Division 7, 10, or 11 of Part 26; vary a permit under Division 9 of Part 26; or vary a bylaw or heritage alteration permit under Part 27, and (iii) include other terms and conditions that may be agreed upon by the local government and the owner.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Heritage Alteration Permit Application for the property located at 816 Government Street (former Post Office and Customs House; hereafter referred to as the "1914 Customs House"). The proposal is to demolish the existing four-storey 1957 addition; alter the existing 1914 Customs House to allow for the construction of a multi-level underground parking structure; and adapt the 1914 Customs House for a mixed-use development that links into the construction of a seven-storey building on the same footprint as the existing 1957 addition.

The following points were considered in assessing this Application:

- consistency with the *Official Community Plan (OCP)*
- consistency with the *Advisory Design Guidelines for Buildings, Signs and Awnings*
- consistency with the *Downtown Core Area Plan (DCAP)*
- consistency with the *Zoning Regulation Bylaw*
- consistency with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Staff recommend that this Application be referred to the Heritage Advisory Panel and Advisory Design Panel for feedback on the matters identified in this report and that Council support this Application subject to the recommendations outlined in this report.

BACKGROUND

Description of Proposal

The subject property abuts three separate frontages on Government Street, Wharf Street and Courtney Street. The existing interconnected buildings on the site occupy an area of 84.27% of the site and are currently vacant. The proposal is to demolish the four-storey 1957 addition, which is not on the City's Register of Heritage Properties; alter the 1914 Heritage-Registered Customs House to allow for the construction of a single-level underground parking structure; and adapt the 1914 Customs House for a mixed-use development that links into the construction of a seven-storey building on the same footprint as the existing 1957 addition.

Sustainability Features

The applicant has identified a number of sustainability features in the proposed development for this property:

- the applicant is targeting a LEED Gold standard (certification is not proposed)
- conservation of an existing building
- water efficient landscaping and interior fixtures
- energy efficient building systems
- energy efficient glazing
- construction waste management.

Active Transportation Impacts

- the applicant proposes 55 Class 1 bicycle parking stalls and 24 Class 2 bicycle parking spaces
- new curb, gutter and sidewalks will be provided for Government Street, Wharf Street and Courtney Street.

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies, regulations and guidelines.

Official Community Plan (OCP)

The proposed seven-storey addition is consistent with OCP policies that encourage buildings to maximize shop windows and entrances at ground level and are responsive to human scale building design objectives where the form, proportion, pattern, detailing, particularly along the Government Street level, is expressed.

Development Permit Area 1 (HC): Core Historic

The proposed development is consistent with the objectives of the Heritage Conservation Area where it aims to revitalize an area of commercial use through infill and building additions. The guidelines to be considered in assessing the proposal are the Downtown Core Area Plan, 2011, the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the "Standards and Guidelines"). A summary of the Application's consistency with those guidelines is provided below.

Advisory Design Guidelines for Buildings, Signs and Awnings

The proposed development addresses the Advisory Design Guidelines where it emphasizes consideration of a comprehensive design, street relationship, fenestration, textures and colour. In relation to context and massing, the proposed addition to the 1914 Customs House in this particular location of Old Town is considered prominent. An important consideration in this regard is the effect of the additional height on the setting of Old Town. The Advisory Design Guidelines identify the impression of mass as a key matter to be considered when evaluating development proposals. Staff have identified potential effects and mitigating measures that would reduce the visual impact of the additional height on the predominant character of Old Town.

Downtown Core Area Plan (DCAP)

The subject property is within the "Historic Commercial District" of the DCAP. The DCAP provides more specific direction regarding built form and design of the public realm. At a high level, some key policies that relate to this site are:

- developing an "urban amphitheatre" with lower scale buildings located nearer the waterfront
- protecting key public views
- respecting the historic integrity of the harbour and surrounding buildings
- appropriately scaled building enclosure around the Inner Harbour basin
- rooflines should not detract or diminish the visual prominence of the Parliament Building or Empress Hotel rooflines
- enhancing Government Street and Humboldt Street as key pedestrian streets through the provision of ample sidewalks and active commercial street fronts.

To this end, staff have worked with the applicant on several significant design revisions pertaining to the building addition. The applicant made the following revisions:

- reduced the height of the building addition in order to respect the historic prominence of the Belmont Building and indicate a transition in building height toward the water
- revised the proposed roof form from a pavilion roof form to a flat roof in order to respect the historic significance and character of the Empress Hotel and to provide a better contextual fit with the existing Heritage-Registered building.

The DCAP describes the "urban amphitheatre concept" which provides direction for building heights to gradually rise away from the Harbour. The applicant proposes a 3½-storey increase in height from the Heritage-Registered building to the proposed new addition. The proposal's top storey (eighth storey) is lower than the Belmont Building to the east; however, the mechanical penthouse is approximately 1.5 m taller than the Belmont Building. Staff recommend that Council seek input from the Advisory Design Panel on the appropriateness of the proposed height and massing of the building addition in relation to Public External View Guidelines: Views 1 and 2 and Urban Amphitheatre Concept as described in the *Downtown Core Area Plan*.

The proposed building addition must also be considered in the context of the Inner Harbour. The DCAP identifies the Inner Harbour as Special Urban Design Area. New buildings within this area should not detract from prominent buildings such as the Parliament Building, Empress Hotel and CPR Steamship Building. Staff recommend that Council seek feedback from the ADP with regard to the proposed new addition's contribution to the ensemble of buildings around the Inner Harbour.

The applicant has provided view analysis of the proposed development as experienced from External Views 1 and 2 as described in the DCAP. As noted the mechanical penthouse is taller than the Belmont Building to the east. As a result, a portion of the Belmont Building will be obscured by the proposed development. Staff recommend that Council direct the applicant to minimize, to the greatest extent practical, the size of the mechanical penthouse.

Zoning Regulation Bylaw

In accordance with Rezoning Application No. 00461, staff recommend that Council consider a site specific zone to accommodate the proposed development. The applicant proposes a building height of 30.23m. Given the prominence of this site on the Inner Harbour, staff are recommending that Council consider a lower height limit of 17.7m to be included in the new zone. This would bring the existing building into compliance with the *Zoning Regulation Bylaw*. Staff recommend that Council consider issuing a variance for building height in accordance with this Application in order to increase the permitted height to 30.23m. In the event that the proposed development is not constructed, this would provide Council with the ability to re-evaluate additional building height on this site through a future Heritage Alteration Permit with Variance Application.

Standards and Guidelines for the Conservation of Historic Places in Canada

One of the most important objectives in heritage conservation is that heritage buildings be used. The Customs House has been vacant for over four years; character-defining elements have been previously removed from the building; and technical issues involving the deterioration of the exterior masonry has presented and continues to present significant conservation challenges to the physical integrity of the building. While a compatible use that requires minimal or no change to its character-defining elements is a key Standard, a viable use that includes

important conservation work offers the best prospect of slowing down its deterioration and in assuring that the Customs House will continue to make a significant contribution to Old Town and the Inner Harbour Districts for future generations.

Slowing the deterioration of the exterior, along with seismically strengthening the retained façades and attracting a viable long-term use for the building are matters of high importance. Nevertheless, there are aspects of the proposed development that are approached differently than that which is recommended in the Standards and Guidelines. Given the fortress-like design characteristics of the 1914 Customs House, including its massive granite foundations, the interventions required to achieve a significant degree of transparency at ground level in order to support the new use results in the most challenges for achieving compliance with the Standards and Guidelines.

Removal of 1957 Addition

The 1957 addition does not have heritage value, therefore; its removal is not expected to adversely affect the heritage values of the 1914 Customs House. It is, however, recommended that construction activity, which is located proximate to a heritage building, be planned and executed with particular attention to the historic building that is to be retained and conserved. In relation to construction activity that is proximate to existing heritage buildings, the Standards and Guidelines recommend that character-defining elements be protected from accidental damage. Staff therefore recommend that a temporary protection plan be undertaken.

Seven-storey Addition

The three-story plus basement height of the 1914 Customs House is a character-defining element identified in the Statement of Significance. The proposed seven-storey addition that would replace the existing 1957 structure requires the consideration of those Standards that recommend that new work be physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposed addition is physically compatible with the 1914 Customs House in terms of the selection of materials and the relationship between the five-storey section of the new addition and the 1914 Customs House. The difference in height between the proposed seven-storey structure and the three-storey plus basement 1914 Customs House (west elevation - Wharf Street) is considerable. In this regard, the proposal differs from the approach outlined in the Standards and Guidelines where it recommends that a new addition be subordinate to the heritage property.

In terms of compatibility, a common guideline for new development is that the height of new buildings should be compatible with the massing and setting of the historic building. Staff acknowledge that there are examples where the variance in height between adjacent buildings within Old Town is multiple storeys. Nevertheless, the predominant character of Old Town is the built form that ranges in height from one to five storeys and in order for the proposed seven-storey building to feel more like a five-storey building, the 6th and 7th storeys would need to be set back in accordance with the same principle that is recommended for the rooftop addition above the 1914 Customs House (described below).

The proposed development is visually compatible with the 1914 Customs House in terms of the rhythm of doors and windows of the five-storey portion of the Courtney Street elevation and the articulation of the base, mid-section and top of the new addition. The proposal is distinguishable from the 1914 Customs House in the treatment of the storefront design,

selection of materials, rooftop addition and the modulation and treatment of the 6th and 7th storeys.

In addition, the Standards and Guidelines recommend designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting. In relation to this Guideline, staff consider that the proposed materials are compatible with the 1914 Customs House owing largely to its use of granite split face at the base and limestone cladding for the mid-section of the building.

On balance, staff are supportive of the additional height being requested, but recommend that the applicant consider setting back the 6th and 7th storeys to mitigate the perception of the height on Old Town.

Rooftop Addition

It is proposed that a single-storey addition be constructed on top of the existing 1914 Customs House. In terms of the placement of rooftop additions above heritage buildings, the Standards and Guidelines recommend that additions to roofs be inconspicuous from the public right-of-way. The proposed roof top addition should be set back further from the roof edge along the Courtney and Wharf Street elevations.

Windows, Doors and Storefronts

Reinstating Heritage Value - Openings

The proposed development includes alterations that significantly improve existing conditions by removing previous work and reinstating heritage values.

Reinstating Heritage Value - Stone Ball Finials

On July 8, 1999, City Council authorized the issuance of Heritage Alteration Permit #54 to allow the temporary removal of stone ball finials. One of the conditions of approval was the requirement for a letter of commitment from the Government of Canada to indicate their willingness to repair and restore the original stone elements.

On September 23, 1999, Council removed the condition from the Heritage Alteration Permit, but reiterated their desire to see the stone elements preserved. Public Works and Government Services Canada assured the City that the removed elements would be put into proper storage until a final solution was determined.

The reinstatement of the stone ball finials would be consistent with the Standards, which recommends maintaining character-defining elements on an ongoing basis; repairing character-defining elements by reinforcing their materials using recognized conservation methods; and replacing in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving examples.

Alteration of Existing Openings

Staff have worked with the applicant, particularly in relation to the extent of alterations proposed to the exterior of the Customs House. Considerable design revisions have evolved in relation to both the approach to altering an existing opening as well as the number of alterations deemed necessary by the applicant.

In relation to the proposed alterations to the original granite and sandstone foundations, the Standards and Guidelines recommend adopting an approach involving minimal intervention. Staff consider that while the proposed interventions to openings differ from the recommended approach in the Standards and Guidelines, the proposal to maintain the existing opening width, stone jambs, centre mullion, sills and moulded window heads within the original foundation is considered an important and beneficial measure.

HERITAGE REVITALIZATION AGREEMENT (HRA)

Given the complexities associated with this development proposal, staff consider that it will be important for the City to enter into an HRA with the owner for the purpose of ensuring agreement regarding any change to the exterior of the 1914 Customs House; provisions for temporary and long-term protection of the retained façades; and the particulars regarding any height variances that may be considered by Council. The owner has advised that they are agreeable to entering such negotiations.

CONCLUSIONS

The proposed seven-storey addition exceeds the predominant height of buildings within Old Town and while not subordinate to the 1914 Customs House as recommended in the Standards and Guidelines, staff support the additional height provided that the effects (perception and experience) of the additional height is mitigated by setting back the 6th and 7th storeys so that they are inconspicuous when viewed from the public right-of-way across adjacent streets.

Staff consider that if the size of the rooftop addition were reduced in two key areas, it could satisfy the Standard that recommends that rooftop additions be inconspicuous when viewed from the public right-of-way across adjacent streets.

The impact on the exterior façades of the 1914 Customs House that would result from the proposed changes is considerable. Staff consider that while the proposal would not sufficiently satisfy the Standards and Guidelines in relation to the extent of proposed alterations to the exterior façades of the Customs House, that the proposal does meet other OCP objectives and policies.

Staff are supportive of the proposed seismic strengthening of the façades; stone conservation; and the reinstatement of heritage values that would result from the replacement of the existing aluminium windows with wood windows on the upper floors.

Staff therefore recommend that Council consider referring the HAP to the Heritage Advisory and Advisory Design Panels; instruct staff to work with the property owner to negotiate a Heritage Revitalization Agreement; give first and second reading to the HRA Bylaw; refer the HRA Bylaw for consideration at a Public Hearing; and authorize the issuance of HAP Application No. 00192 for 816 Government Street, subject to approval of the Zoning Amendment Bylaw and the recommendations outlined in this report.

ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application No. 00192 for the property located at 816 Government Street

Respectfully submitted,



Murray G. Miller
Senior Heritage Planner
Community Planning Division



Andrea Hudson
Assistant Director, Community Planning
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

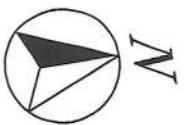
April 24, 2015

MGM/ljm

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List of Attachments

- Subject map
- Aerial map
- Revised drawings, date stamped March 13, 2015
- Heritage Building Proposed Interventions, date stamped April 7, 2015.



816 Government Street
Heritage Alteration Permit #00192

■ Designated ■ Registered





816 Government Street
Heritage Alteration Permit #00192





816 GOVERNMENT STREET, VICTORIA, B.C.

ISSUED FOR DP REVISION 2

MARCH 09, 2015

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City of Victoria

MAR 13 2015

Planning & Development Department
Development Services Division

An aerial photograph of a city grid, likely New York City, showing a dense network of streets. A prominent red line is overlaid on the grid, indicating a proposed transit route. The route starts in the upper left, runs horizontally, then turns vertically, and finally curves to follow the edge of a large body of water (likely the Hudson River) on the right side of the image.

An aerial photograph of a city area, likely Seattle, showing a waterfront with a marina, a highway, and various urban buildings. A red rectangle highlights a specific building complex, which is the subject of the document. The highlighted area is located near the waterfront and a major highway. The surrounding area includes a large parking lot, a marina with several boats, and a dense urban environment with various buildings and streets.

A0-1	ARCHITECTURAL DRAWINGS
A2.0	COVER SHEET
A2.1	LOCATION PLAN / DRAWING LIST
A2.2	CONCEPT PICTURES
A2.3	EXISTING SITE PLAN, PROJECTS STRATEGY
A2.4	PROPOSED SITE PLAN
A2.5	SHADOW ANALYSIS
A2.6	WINDWALL LEVEL 5, LEVEL 2
A1.1	10 FISHING LEVEL 1
A1.2	GROUND FLOOR PLAN (NEEDLEMAN LEVEL)
A1.3	2ND FLOOR PLAN
A1.4	3RD FLOOR PLAN
A1.5	4TH FLOOR PLAN
A1.6	5TH FLOOR PLAN
A1.7	6TH FLOOR PLAN
A1.8	7TH FLOOR PLAN WITH FLOOR PLAN - STAIR
A1.9	ROOF PLAN
A2.0	SECTIONS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	ELEVATIONS / PORCHES
A3.3	ELEVATIONS / PORCHES
A3.4	PROPOSED STREET SCAPE
A4.0	3D VIEWS
A4.1	3D VIEWS
A4.2	3D VIEWS
A4.3	3D VIEWS
A4.4	3D VIEWS
A4.5	3D VIEWS
A4.6	3D VIEWS
A4.7	3D VIEWS
A4.8	3D VIEWS
A3.0	WINDWALL AND LIGHTING DETAILS
A3.1	ENTRY CANOPY DETAILS

L 1.1	LANDSCAPE DRAWINGS
L 1.2	LANDSCAPE DRAWINGS
L 1.3	LANDSCAPE DRAWINGS

40 30 20 10 0

4	2015.03.09	DP Revision 2
3	2014.12.22	DP Revision
2	2014.09.03	Issued for HAP
1	2014.06.14	Issued for DP

no	date	description
1	1990-01-01	initialization

printed title

816 GOVERNMENT ST.
VICTORIA, B.C.

**LOCATION PLAN
DRAWING LIST**

plotted on 13029
 drawn by TC/ps
 checked by JW
 date FEB 19 2015
 scale AS NOTED



drawing on

AO.1

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Rev. Date Description

project title
816 GOVERNMENT ST.
VICTORIA, B.C.
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project no. 13029
drawn by TCG/ST
checked by JH
date 19.10.2015
scale AS NOTED
drawing no.

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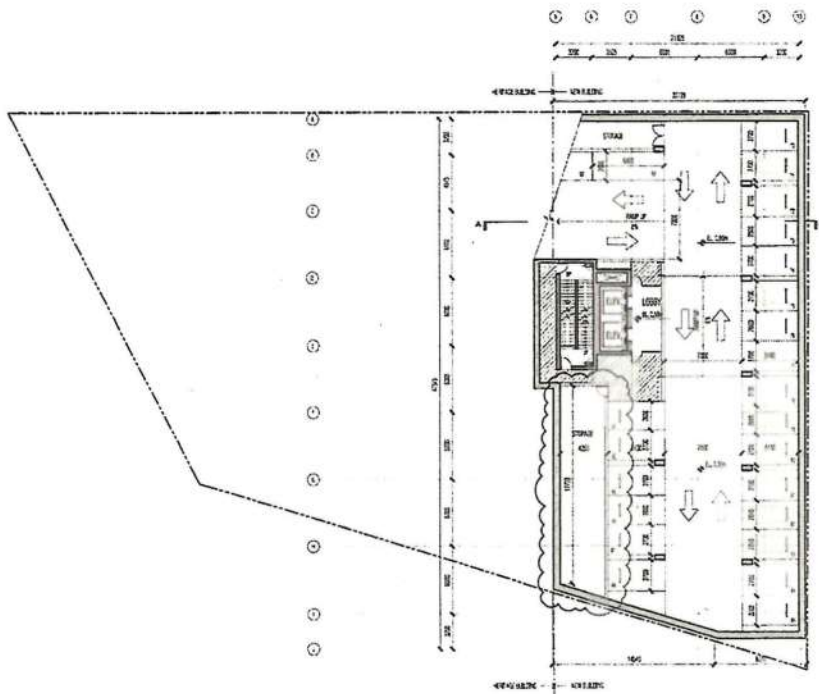
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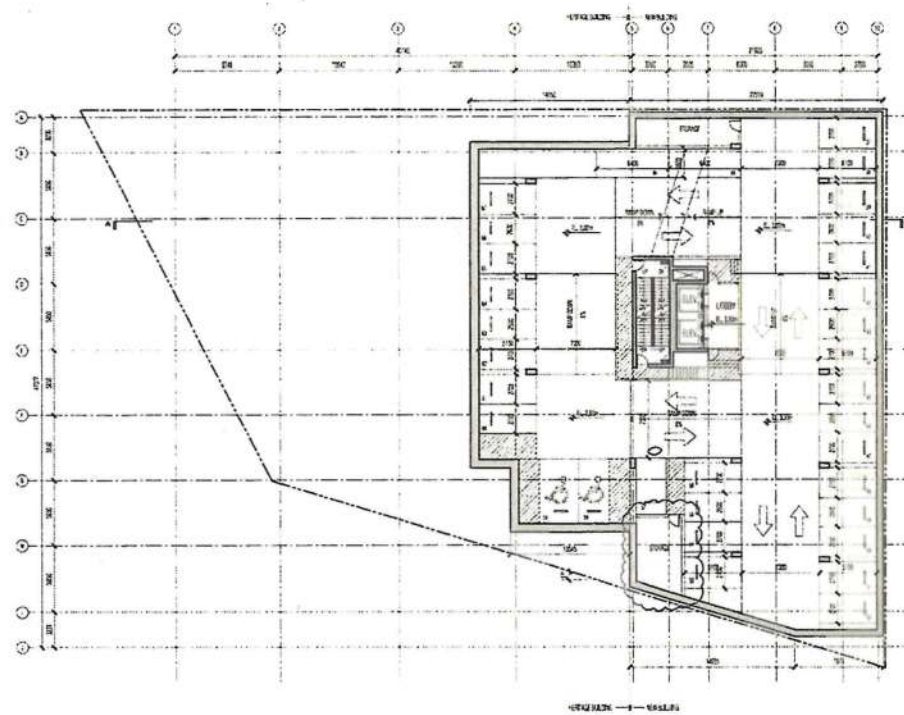
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UNDERGROUND PARKING - P3
SCALE : 1:200



UNDERGROUND PARKING - P2
SCALE : 1:200


4	2015.03.09	DP Revision 2
3	2014.12.22	3 rd Revision
2	2014.09.03	Issued for H&P
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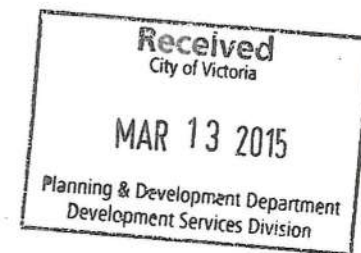
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VICTORIA, B.C.

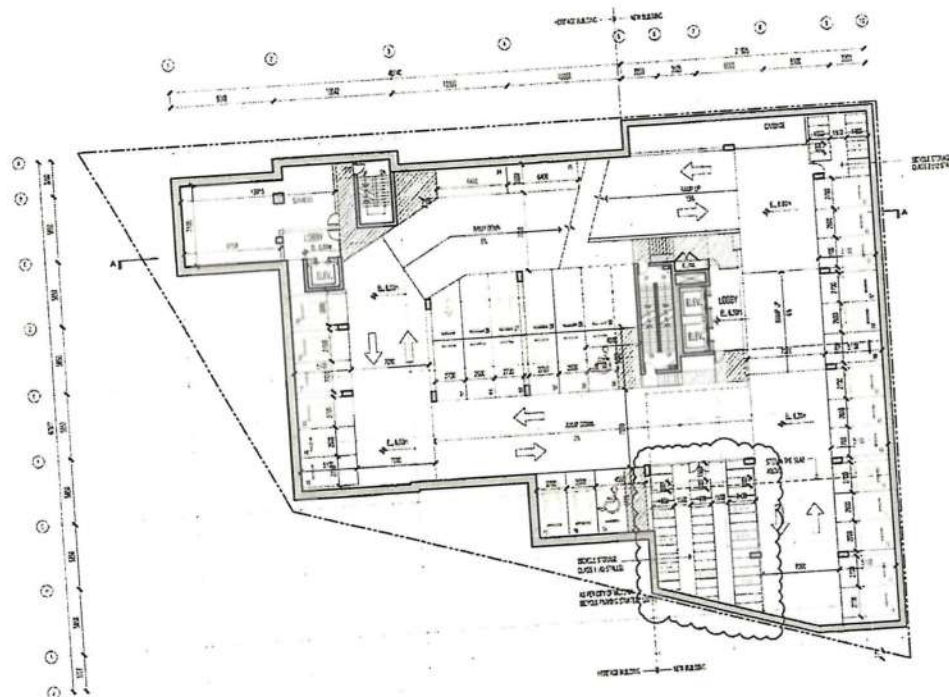
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& P2

project no: 13C29
drawn by: TC/BJ
checked by: JW
date: FEB 19 2015
scale: AS NOTED



A1.0





U/G PARKING P1
SCALE: 1:200

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1	2014.06.14	Issued for DP

NO. CDR description
1/1/2014

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VICTORIA, B.C.

PARKING P1

project no. 13209
client no. 12/201
checked by JH
date 11.10.2015
scale AS NOTED

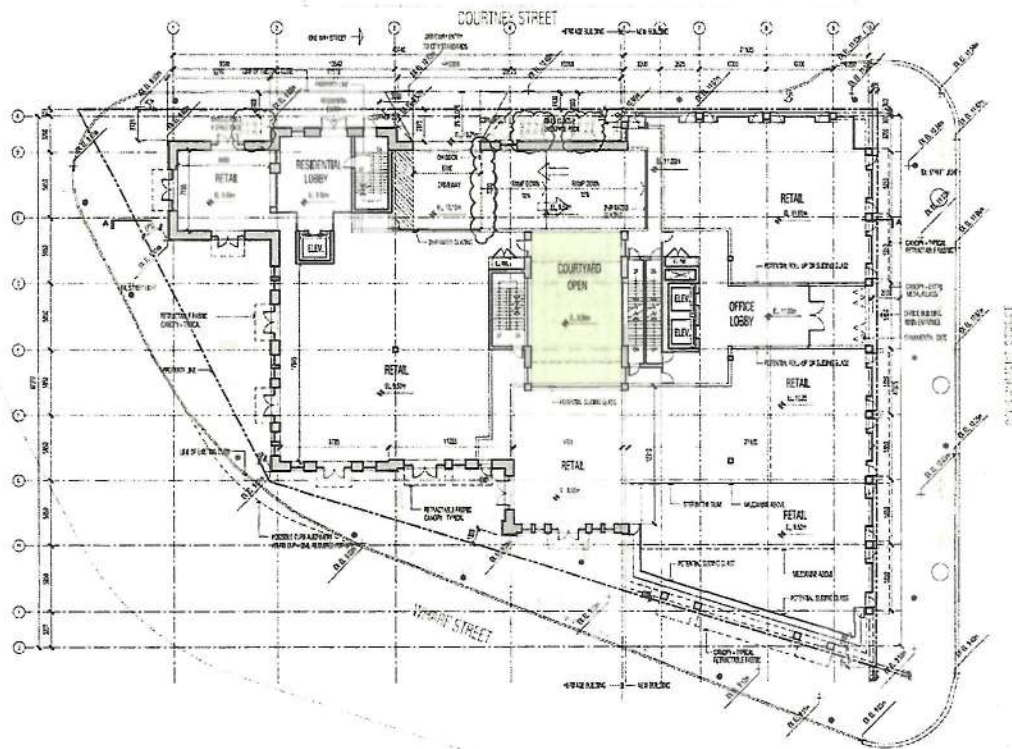


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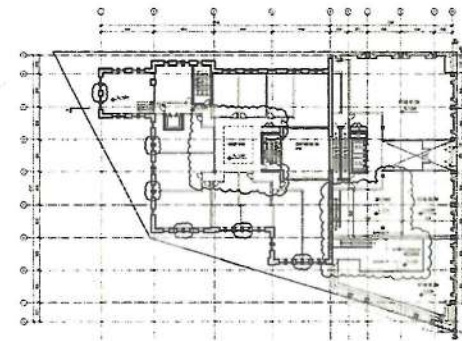
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GROUND FLOOR PLAN
SCALE: 1:200



MEZZANINE LEVEL
SCALE: 1:400

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2	2014.08.03	Issued for HAP
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no. date description
1/1/15

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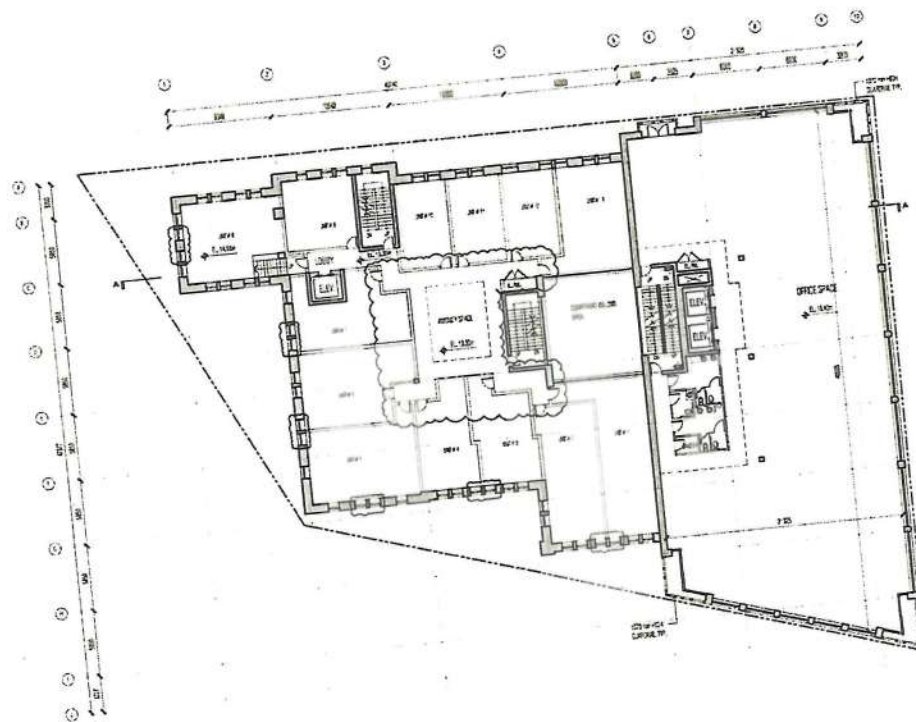
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MEZZANINE LEVEL

project no. 13029
drawn by JG/CJG
checked by JG
date 11.18.15
scale AS NOTED

drawing no.

A1.2





2ND FLOOR PLAN
SCALE: 1:200

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815 GOVERNMENT ST.
VICTORIA, B.C.

document title
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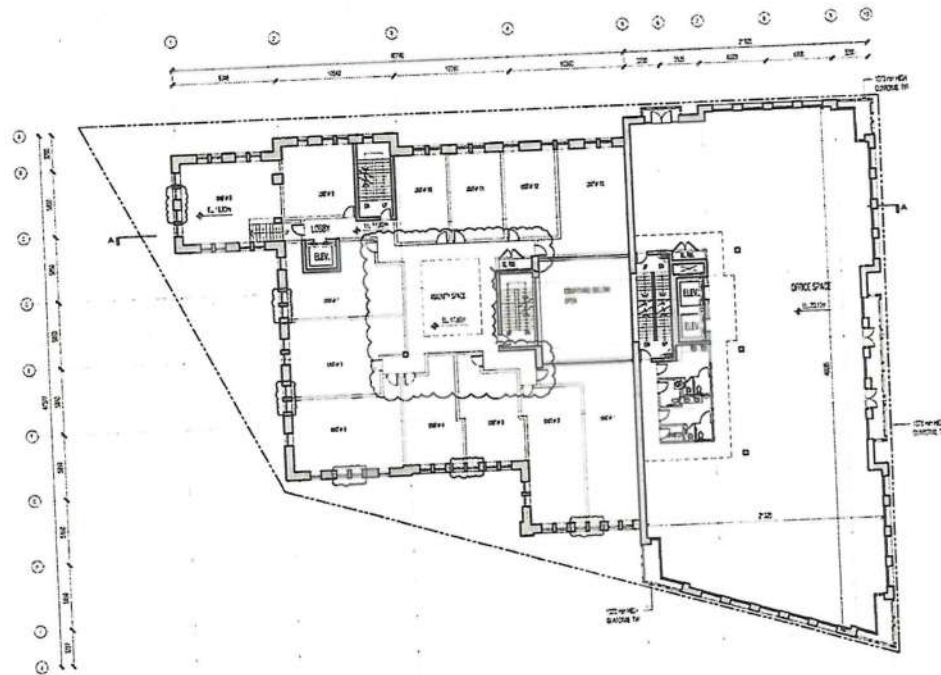
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checked by JH
date 11/11/14
notes AS NOTED

drawing no.
A1.3

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3RD FLOOR PLAN
SCALE: 1:200

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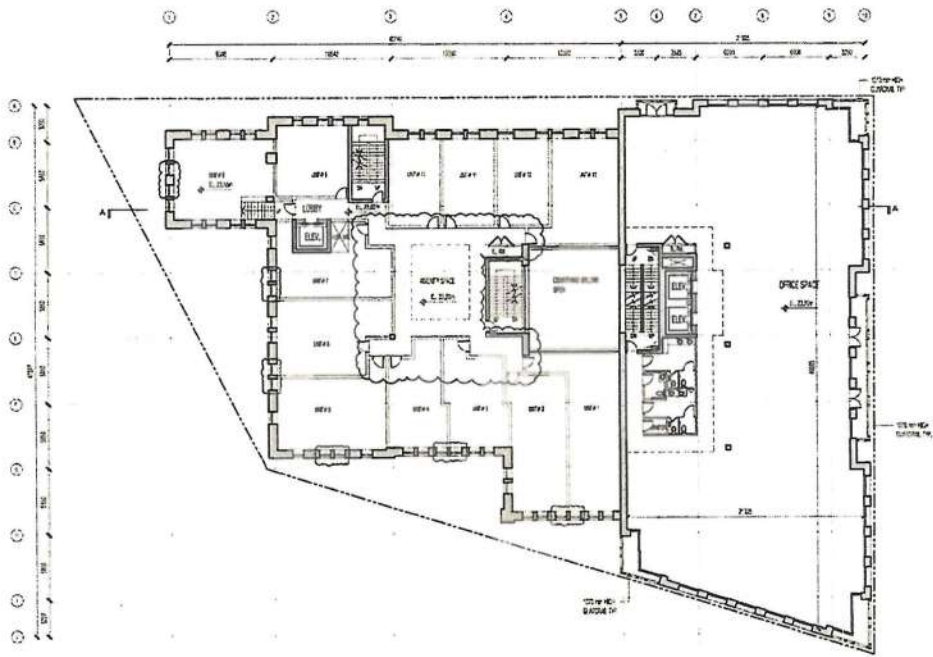
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checked by JR
date 11.10.2015
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4TH FLOOR PLAN
SCALE: 1:200

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3	2014.12.22	DP Revision
2	2014.07.03	Issued for MAP
1	2014.06.14	Issued by DP

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PROJECT NAME
816 GOVERNMENT ST.
VICTORIA, B.C.

DRAWING TITLE
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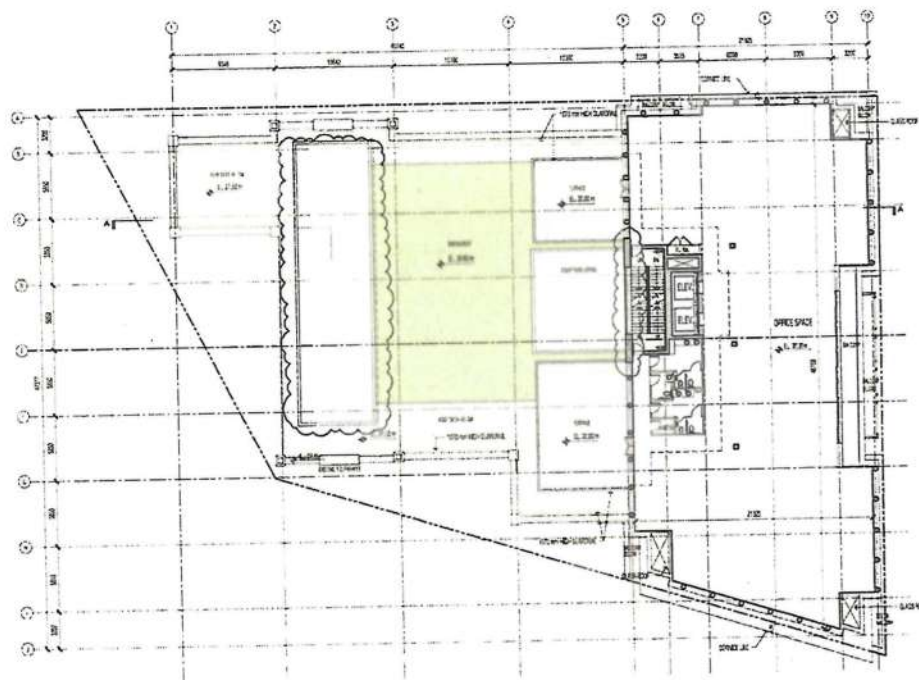
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CHECKED BY	JN	
DATE	11.08.2013	
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DRAWING NO.
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drawing no **A1.6**

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6TH FLOOR PLAN
SCALE: 1/200

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1	2014.08.14	Issued by DP

NO. DATE DESCRIPTION

Project Title

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Drawing Title

6TH FLOOR PLAN

Project No. 12013
Drawn by JGJG
Checked by JH
Date: 11/19/2013
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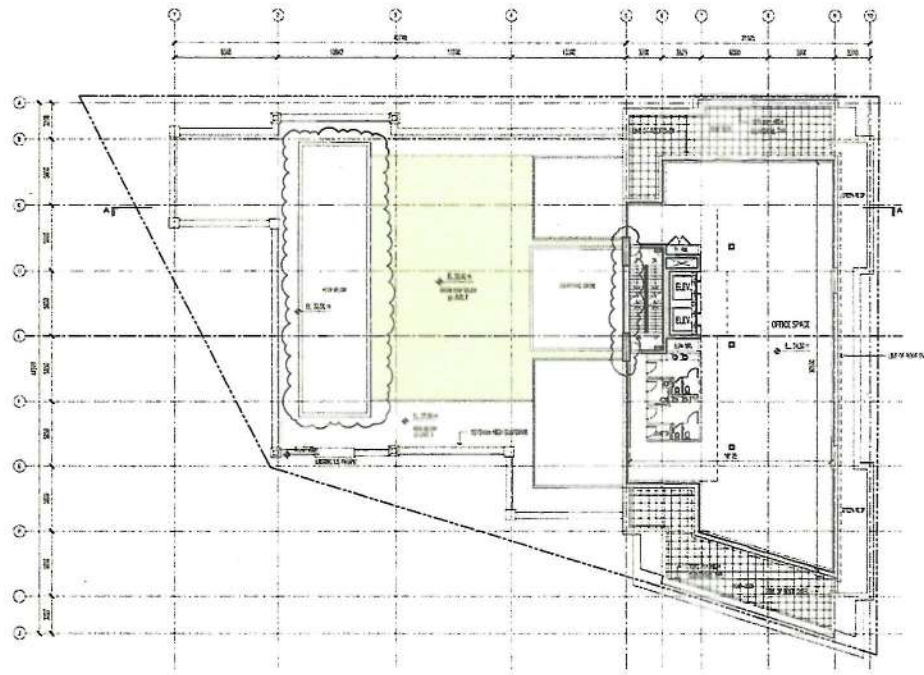
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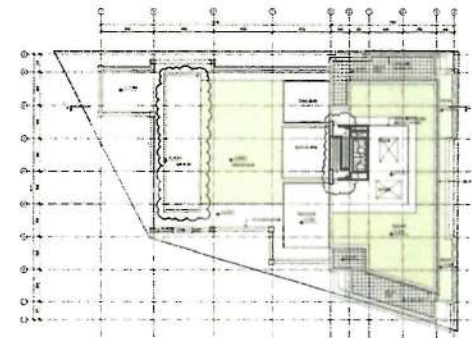
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7TH FLOOR PLAN
SCALE: 1:200



8TH FLOOR PLAN (STAIR ONLY)
SCALE: 1:400

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3	2014.12.22	DP Revision
2	2014.09.03	Issued for WAP
1	2014.06.14	Issued for DP

project title
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title
7TH FLOOR PLAN
8TH FLOOR PLAN
(STAIR ONLY)

project no. 1309
drawn by LC/MS
checked by JVC
date 11.19.2015
scale AS NOTED

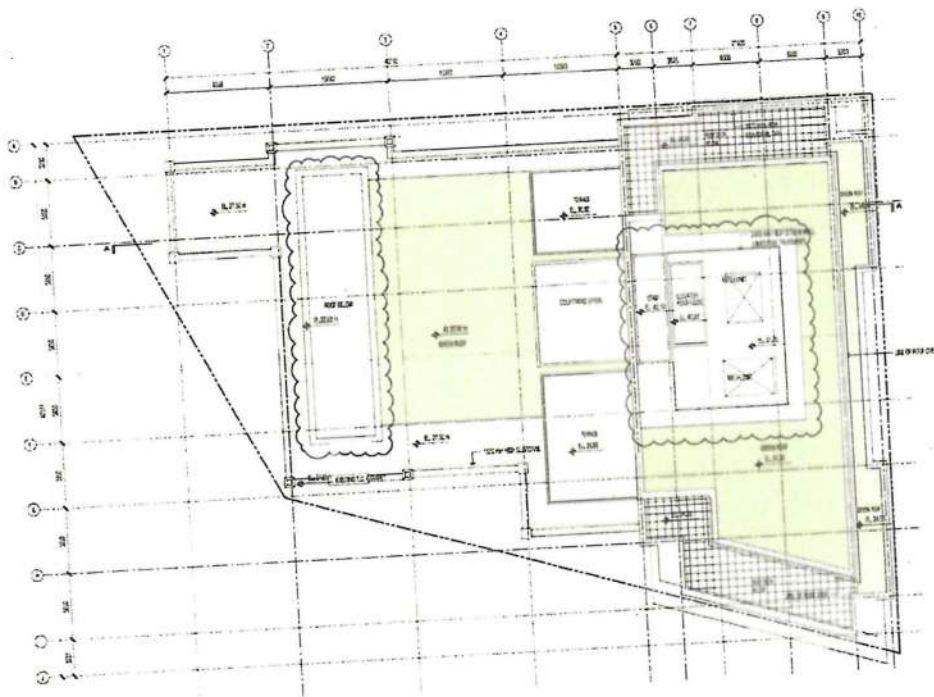


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ROOF PLAN
SCALE: 1:200

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CHECKED BY	SR
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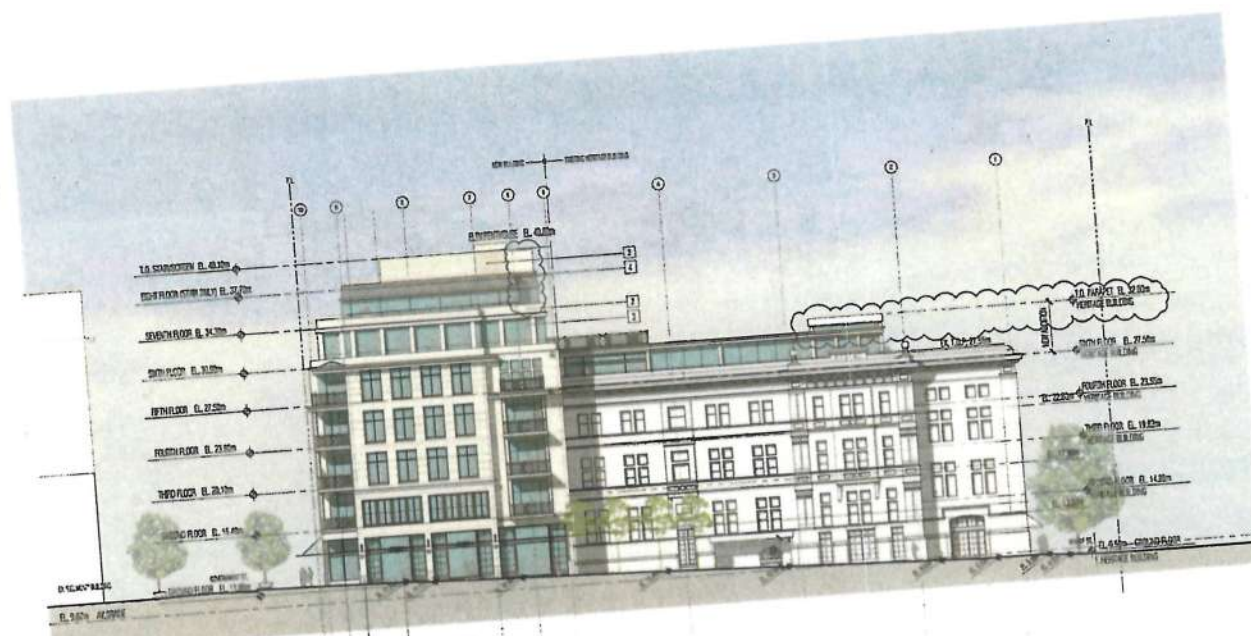
MAR 13 2015

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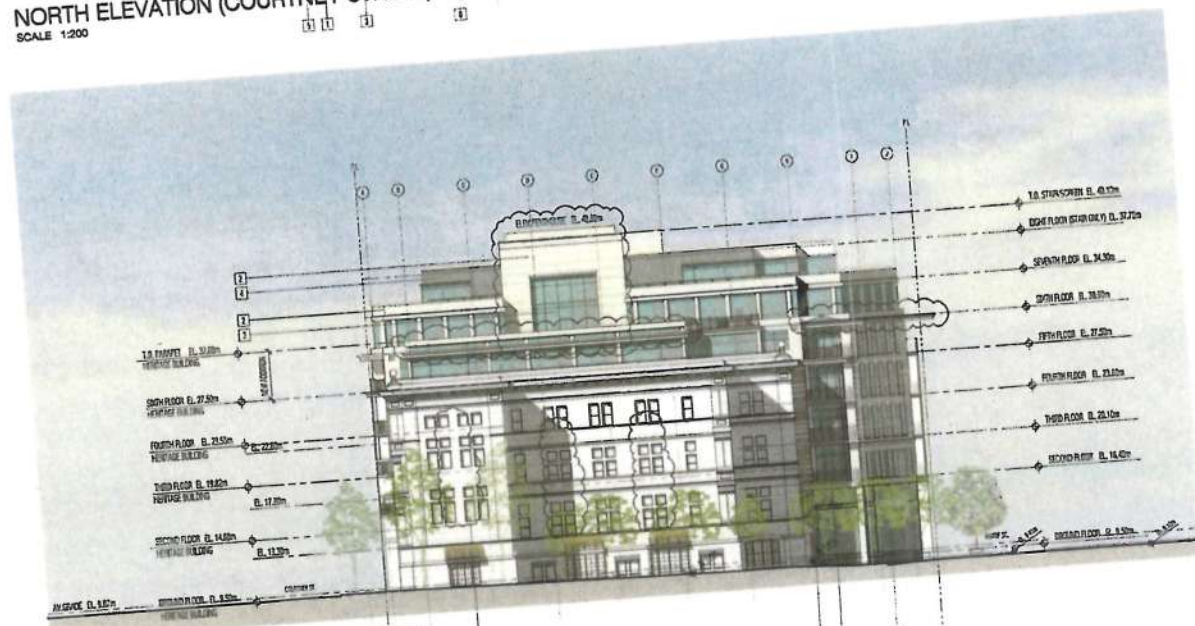


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NORTH ELEVATION (COURTNEY STREET)
SCALE 1:200



WEST ELEVATION (WHARF STREET)
SCALE 1:200

LEGEND MATERIALS:

- 1 - GRANT
- 2 - LIME STONE
- 3 - ALUMINUM WINDOW BALCONY
- 4 - LIME CLADDING
- 5 - METAL BALCONY FOR UTILITY AND WASHING
- 6 - RETRACTABLE FABRIC CANOPY
- 7 - BRICK STONE
- 8 - LIGHT FIXTURES

NO.	DATE	DESCRIPTION
4	2015.12.05	DP Revision 2
3	2014.12.22	DP Revision
2	2014.09.01	Issued for HAP
1	2014.08.14	Issued for DP

PROJECT TITLE
**816 GOVERNMENT ST.
VICTORIA, B.C.**

DRAWING TYPE
**NORTH AND WEST
ELEVATIONS**

DESIGNER NO. 13009
DRAWN BY: SCZ/MS
CHECKED BY: JAW
DATE: FEB 19 2015
SCALE: AS NOTED

DRAWING NO.
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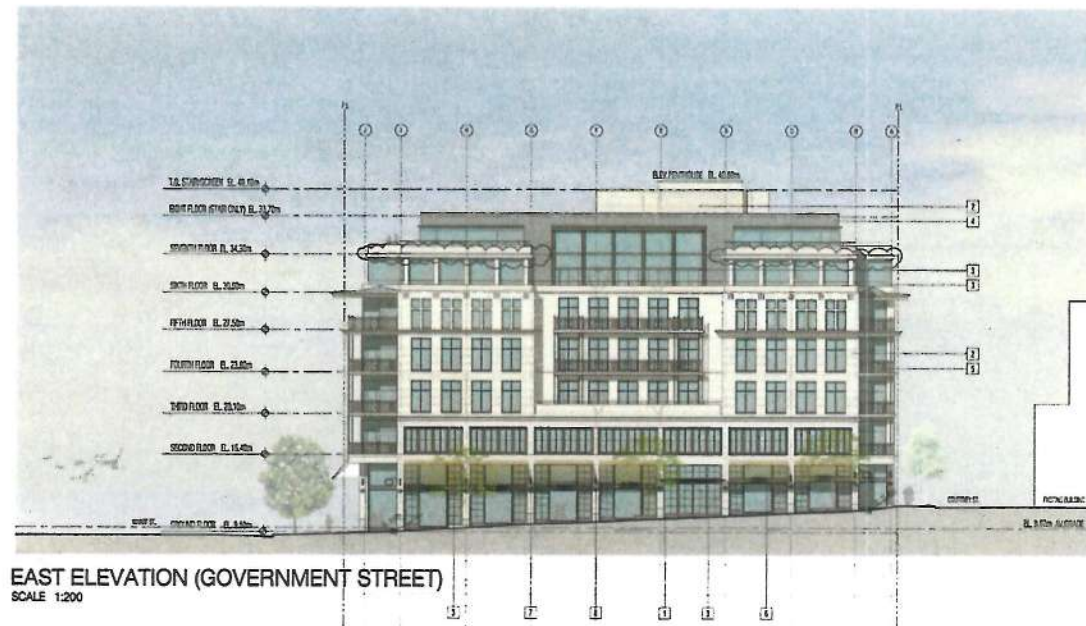
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SOUTH ELEVATION (WHARF STREET)
SCALE 1:200



EAST ELEVATION (GOVERNMENT STREET)
SCALE 1:200

LEGEND MATERIALS:

- 1 - GRATE
- 2 - LATE STONE
- 3 - ALLUUVIAL BRICKS WALL GLAZING
- 4 - METAL CLADDING
- 5 - METAL PANELS OR METAL GLASS PANELS
- 6 - RETRACTIBLE FABRIC CANOPY
- 7 - BREEZES
- 8 - LIGHT FIXTURES

no.	date	description
4	2015.03.09	EP Revision 2
3	2014.12.22	EP Revision
2	2014.10.03	Issued for HAP
1	2014.08.14	Issued for EP

no.	date	description
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Project title:

816 GOVERNMENT ST.
VICTORIA, B.C.

Drawing title:
SOUTH AND EAST
ELEVATIONS

project no.	13029
drawn by	KC205
checked by	JW
date	FEB 19, 2015
scale	AS NOTED

drawing no.
A3.1

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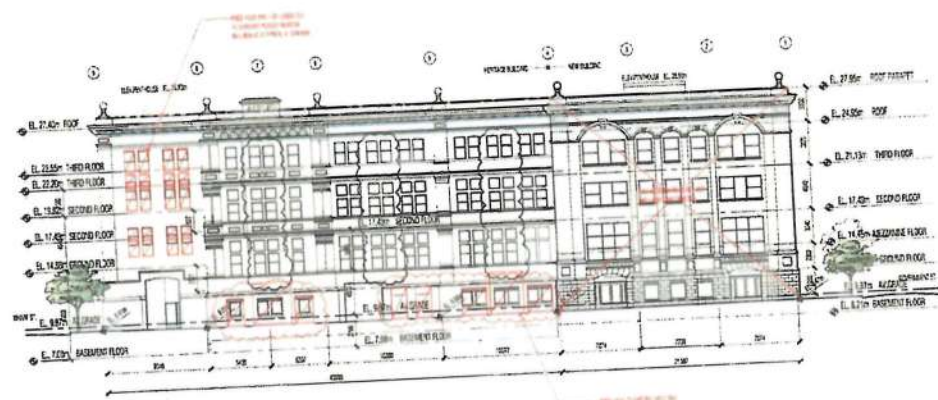
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 2. **Identify the supporting details**
 3. **Identify the conclusion**
 4. **Identify the evidence**
 5. **Identify the counter-evidence**
 6. **Identify the author's bias**
 7. **Identify the author's purpose**
 8. **Identify the author's audience**
 9. **Identify the author's tone**
 10. **Identify the author's style**



NOTE:
FOR DETAIL DRAWINGS REFER TO
HERITAGE BUILDING PROPOSED INTERVENTIONS BOOKLET

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A3.2



SOUTH ELEVATION CONTEMPLATED ALTERATIONS TO WINDOW OPENINGS
SCALE: 1:200



EAST ELEVATION CONTEMPLATED ALTERATIONS TO WINDOW OPENINGS
SCALE: 1:200

NOTE:
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HERITAGE BUILDING PROPOSED INTERVENTIONS BOOKLET

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2	2014.09.03	Issued for P&P
1	2014.08.14	Issued for DP

Project title
816 GOVERNMENT ST.
VICTORIA, B.C.

Drawing title
ELEVATIONS SOUTH
AND EAST EXISTING
HERITAGE BUILDING

Project no. 13079
Drawn by: JGJ
Checked by: JGJ
Date: FEB 10 2015
Scale: AS NOTED
Drawing no.

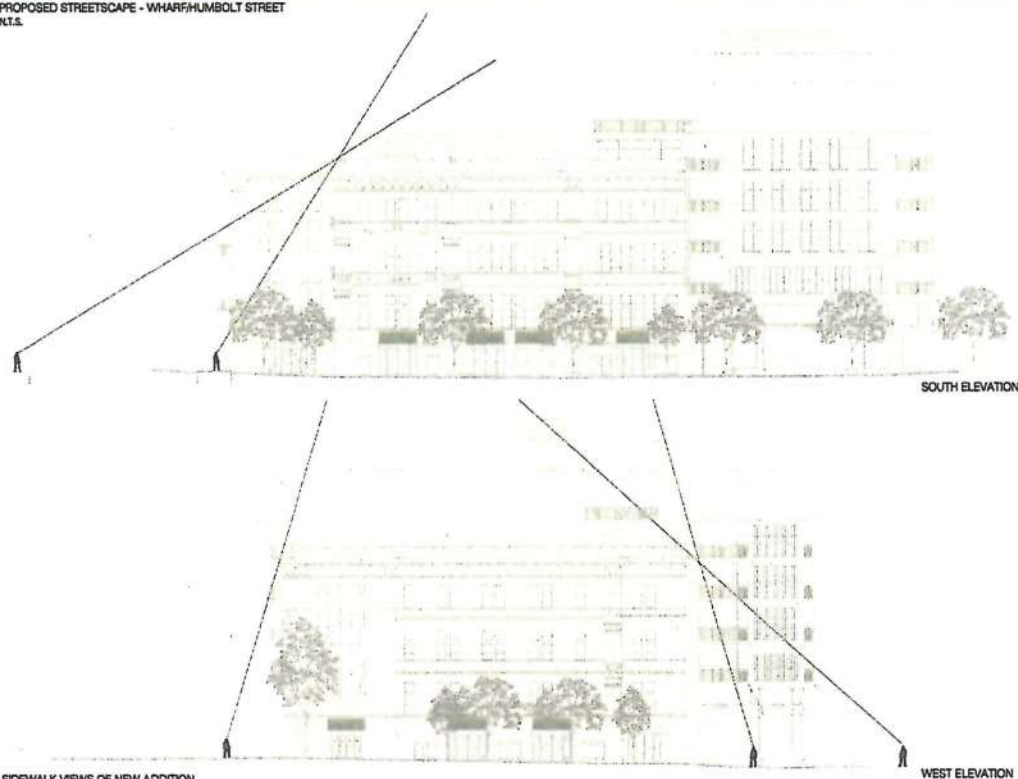
A3.3



PROPOSED STREETSCAPE - GOVERNMENT STREET



PROPOSED STREETSCAPE - WHARF/HUMBOLT STREET
N.T.S.



SOUTH ELEVATION

WEST ELEVATION

SIDEWALK VIEWS OF NEW ADDITION
SCALE 1:200



CONTEXT PICTURES



4	2015.02.18	DP Revision 2
3	2014.12.22	DP Revision
2	2014.09.03	Issued for HAP
1	2014.08.14	Issued for DP

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REVISIONS

PROJECT SITE
816 GOVERNMENT ST
VICTORIA, B.C.

DRAWING TITLE
STREETSCAPE
CONTEXT PICTURES

PROJECT NO. 1009
DRAWN BY: YC/JS
CHECKED BY: JW
DATE: FEB. 03, 2015
SCALE: AS NOTED

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LAUREL POINT VANTAGE



VIEW FROM WHARF ST.

no. 446 description

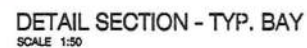
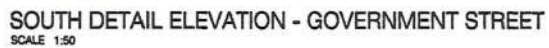
816 GOVERNMENT ST.
VICTORIA, B.C.

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project no.:	13029
drawn by:	TC/NG
checked by:	JW
date:	11.03.2015
scale:	AS NOTED

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NEW SIGNS, AWNINGS AND LIGHTING DESIGN BASED ON BASIC PRINCIPLES OF THE CITY OF VICTORIA HERITAGE PROGRAM 'SIGN AND AWNING GUIDELINES'



3D IMAGES
SCALE N.T.S.

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no.	date	description
1	1/1/19	...

project files

816 GOVERNMENT ST.
VICTORIA, B.C.

Grant title

DETAIL ELEVATION & SECTION - SIGNAGE & LIGHTING

project no.	13029
county	IC/SC
divided by	JN
date	11/8/19/2015
scale	AS NOTED

Drawing 10

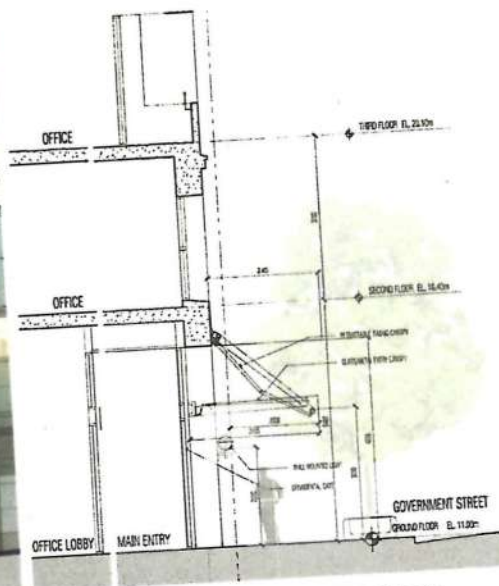
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EXAMPLES FOR GLASS-METAL CANOPIES



SOUTH DETAIL ELEVATION - GOVERNMENT STREET
SCALE 1:50



DETAIL SECTION - OFFICE MAIN ENTRY
SCALE 1:50



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4	2015.03.09	CP Revision 1
3	2014.12.22	CP Revision
2	2014.09.03	Issued for CP
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816 GOVERNMENT ST.
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DETAIL ELEVATION &
SECTION - ENTRY
CANOPY

project no 1302
drawn by TC/H
checked by J
date FEB.17 2011
scale AS NOTED

A3.7

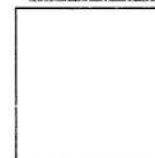
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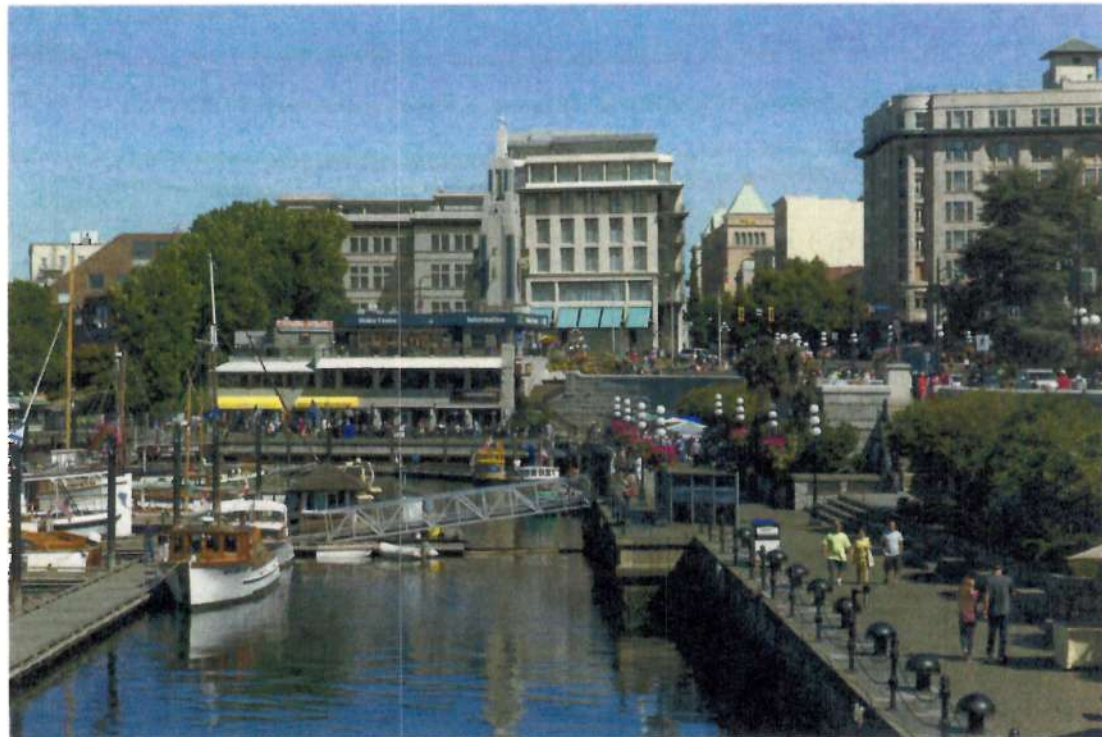
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Project No. 14029
Drawn by: JCM/JS
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project title
816 GOVERNMENT ST.
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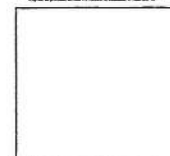
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revisions		

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816 GOVERNMENT ST.
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drawing title
3D VIEWS

project no.	12295
drawn by	ICG/C
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project info
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drawing title
3D VIEWS

project no.: 13029
drawn by: TCJ/G
checked by: JW
date: 11.03.2015
scale: AS NOTED

drawing no.
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no. 628 description
MULTIFAMILY

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drawn by: JG/GG
checked by: JW
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no. 620 description
revisions

project title
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title
3D VIEWS

project no. 13093
drawn by: JCG/C
checked by: JW
date: 18.03.2015
scale: AS NOTED

drawing no.
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3D VIEWS

project no.	13029
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date	11B 03, 2015
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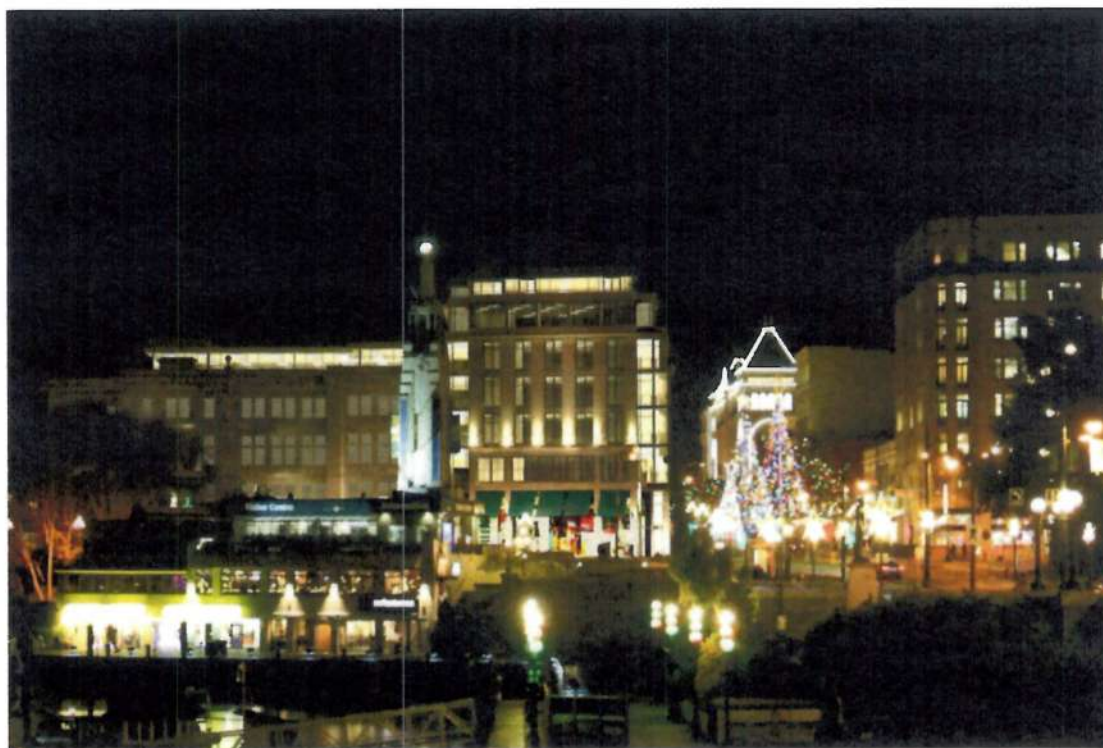
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date 11/03/2015
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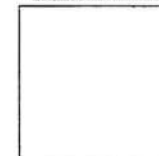
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The client warrants that the drawings are the property of Studio One and are not to be used for any other purpose without the written consent of Studio One.



4	2015.02.19	DP Review 2
3	2014.12.22	DP Review 1
2	2014.09.23	Issued for H&P
1	2014.08.14	Issued for DP

no. date description
revisions

project title
816 GOVERNMENT ST.
VICTORIA, B.C.

drawing title
3D VIEWS

project no. 15039
drawn by JG/MS
checked by JW
date FEB 03 2015
scale AS NOTED

drawing no.
A4.8

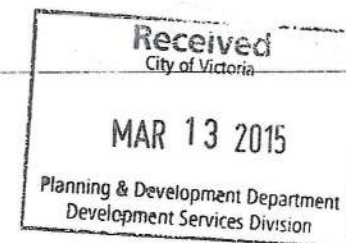
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City of Victoria
MAR 13 2015
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Development Services Division

COURTNEY STREET



STREET LEVEL PLAN - HARDSCAPE

SCALE: 1:150



04 15.02.20 issued in response to
03 14.12.15 issued in response to
02 14.09.03 issued for RFP
01 14.08.14 issued for DP
no.: date: description:
revisions

project title:
816 GOVERNMENT STREET
VICTORIA, B.C.

drawing title:
LANDSCAPE DRAWINGS

project no.: 14043
drawn by: FFAZ
checked by: JD
date: Dec 18, 2014
scale: as shown
drawing no.: L-1.1

COURTNEY STREET

Fagus sylvatica 'Dawson Gold'

Existing tree proposed to be removed

Existing tree proposed to be removed

ESTIMATED EXTENT OF ROOT PROTECTION ZONE (TO BE CONFIRMED BY ARBOREST AND DOCUMENTED IN ARBOREST REPORT)

Acer pensylvanicum

Existing Arbutus to be retained and protected as per Tree Preservation Bylaw 05-106 or further detail see notes on L1.2

OFFICE LOBBY

RETAIL

RETAIL

RETAIL

Arbutus menziesii

RETAIL

RETAIL

Gleditsia triacanthos

GOVERNMENT STREET

WHARF STREET

ESTIMATED EXTENT OF ROOT PROTECTION ZONE, ASSUMING NO ROOTS BELOW EXISTING BUILDING (TO BE CONFIRMED BY ARBOREST AND DOCUMENTED IN ARBOREST REPORT)

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
1	1	Carpinus betulus	European Hornbeam	5cm cal. S&B
2	1	Fagus sylvatica 'Dawson Gold'	Fairlight Beech	5cm cal. S&B
3	1	Gleditsia triacanthos	Honey Locust	5cm cal. S&B, 1.8m standard

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
4	22	Adiantum pedatum	Maidenhair Fern	#2 pot, 60cm o.c.
5	12	Hebe x exoniensis	Arctostaphylos	#1 pot, 40cm o.c.
6	12	Hebe x exoniensis	Blue Lantana	#1 pot, 40cm o.c.
7	12	Hebe x exoniensis	English Lavender	#1 pot, 40cm o.c.
8	12	Hebe x exoniensis	Lavender	#1 pot, 40cm o.c.
9	12	Hebe x exoniensis	Desert Fountain Grass	#1 pot, 40cm o.c.
10	12	Hebe x exoniensis	Desert Palm	#1 pot, 40cm o.c.
11	12	Hebe x exoniensis	Desert Palm	#1 pot, 40cm o.c.

GENERAL PLANTING NOTES:

- All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
- Plant tags and related container details are specified according to the current B.C. Landscape Standard.
- For container plants, #3 and smaller plant sizes shall be as shown in the plant list and the Standard.
- For all other plants, both plant size and container sizes shall be as shown in the plant list. Specifically, when the plant list calls for all other container plants, these shall be as shown in the B.C. Landscape Standard.
- All 10cm Landscape Areas are to be irrigated to S&B Standards.
- No irrigation required for container plants on Level 1.
- All 10cm Plants over 100 and Arbutus Menziesii shall be equipped with hose tabs.
- All irrigation valves shall be equipped with backflow preventers.

TREE PROTECTION NOTES:

- Arborescent Report by ISA certified Arborist shall be provided. Detailed measures to surround, retain and protect existing trees shall be clearly outlined in this report.
- Approximate extent of Root Protection Zone (RPZ) for each existing tree is shown on landscape drawings for coordination purposes only. Actual extent of RPZ to be confirmed by Arborescent and recorded in Arborescent Report as outlined above.
- Existing Building Foundation Wall of Heritage Building will remain intact. Existing Foundations are to be 2m below existing grade. No roots are to be allowed to grow below and past the Foundation. If roots are found, they are to be removed or cut back to the Foundation.
- For construction of underground parking, no excavation within RPZ will be allowed. Trenching below RPZ may be required, subject to the final Arborescent Report.
- Notes #2 through #4 may be supplemented by Arborescent Report if required for construction.

STREET LEVEL PLAN - PRELIMINARY TREE PROTECTION COORDINATION

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04 11.02.20 11.02.20
03 14.12.15 14.12.15
02 14.09.03 14.09.03
01 14.08.14 14.08.14

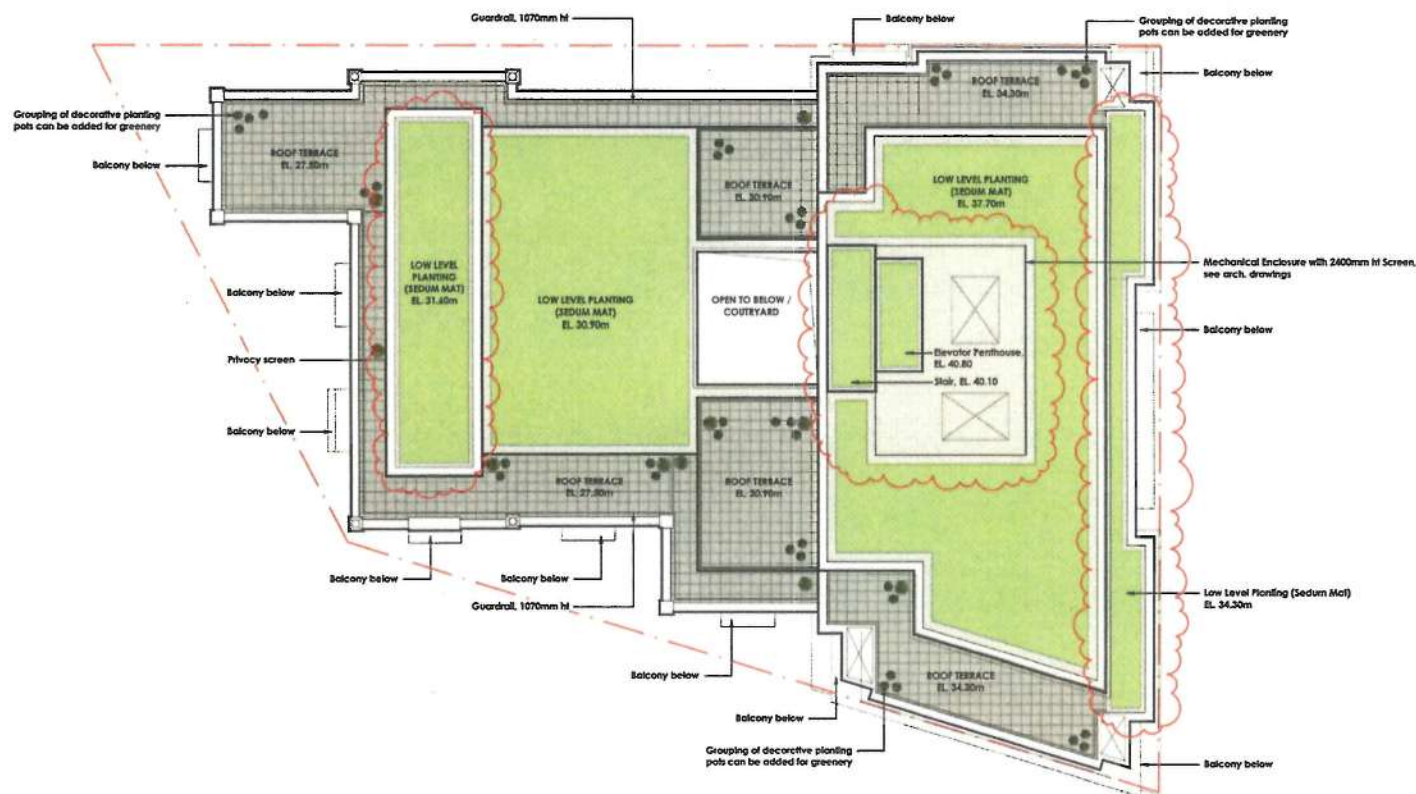
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revisions

project title:
816 GOVERNMENT STREET
VICTORIA, B.C.

drawing title:
LANDSCAPE DRAWINGS

project no.: 14043
drawn by: PFAL
checked by: JD
date: Dec 16, 2014
scale: as shown

drawing no.:
L-1.2



ROOF LEVEL PLAN

SCALE : 1:150



NO.	DATE	DESCRIPTION
04	15.02.20	Issue in Progress to City
03	14.12.19	City Comments
02	14.09.03	Issue for HAP
01	14.08.14	Issue for DP

PROJECT TITLE:
816 GOVERNMENT STREET
VICTORIA, B.C.

DRAWING TITLE:
LANDSCAPE DRAWINGS

PROJECT NO.: 14043
DRAWN BY: FFAL
CHECKED BY: JD
DATE: Dec 18, 2014
SCALE: as shown
DRAWING NO.: L-1.3





816 GOVERNMENT STREET, VICTORIA, B.C.

HERITAGE BUILDING PROPOSED INTERVENTIONS

HERITAGE INTERVENTIONS

APRIL 02, 2015

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Introduction

This project is for a redevelopment of the existing property and buildings located at 816 Government Street. The existing site is currently occupied by the Victoria Custom House constructed in 1894 and a three storey building constructed in 1959 and later renovated in 1990.

This project will retain the heritage Victoria Custom House building and adapt it for its new use of residential and retail/commercial. Through this process interventions to the façade will be required to adapt the building for the new uses. Creating openings into the façade to engage the streetscape, street life and animate the storefronts.

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (2010) is the source used to assess the appropriate level of conservation and intervention for this building. Under the Standards and Guidelines the work proposed for the Custom House includes aspects of preservation, rehabilitation and restoration. This document outlines the proposed interventions require for the project.

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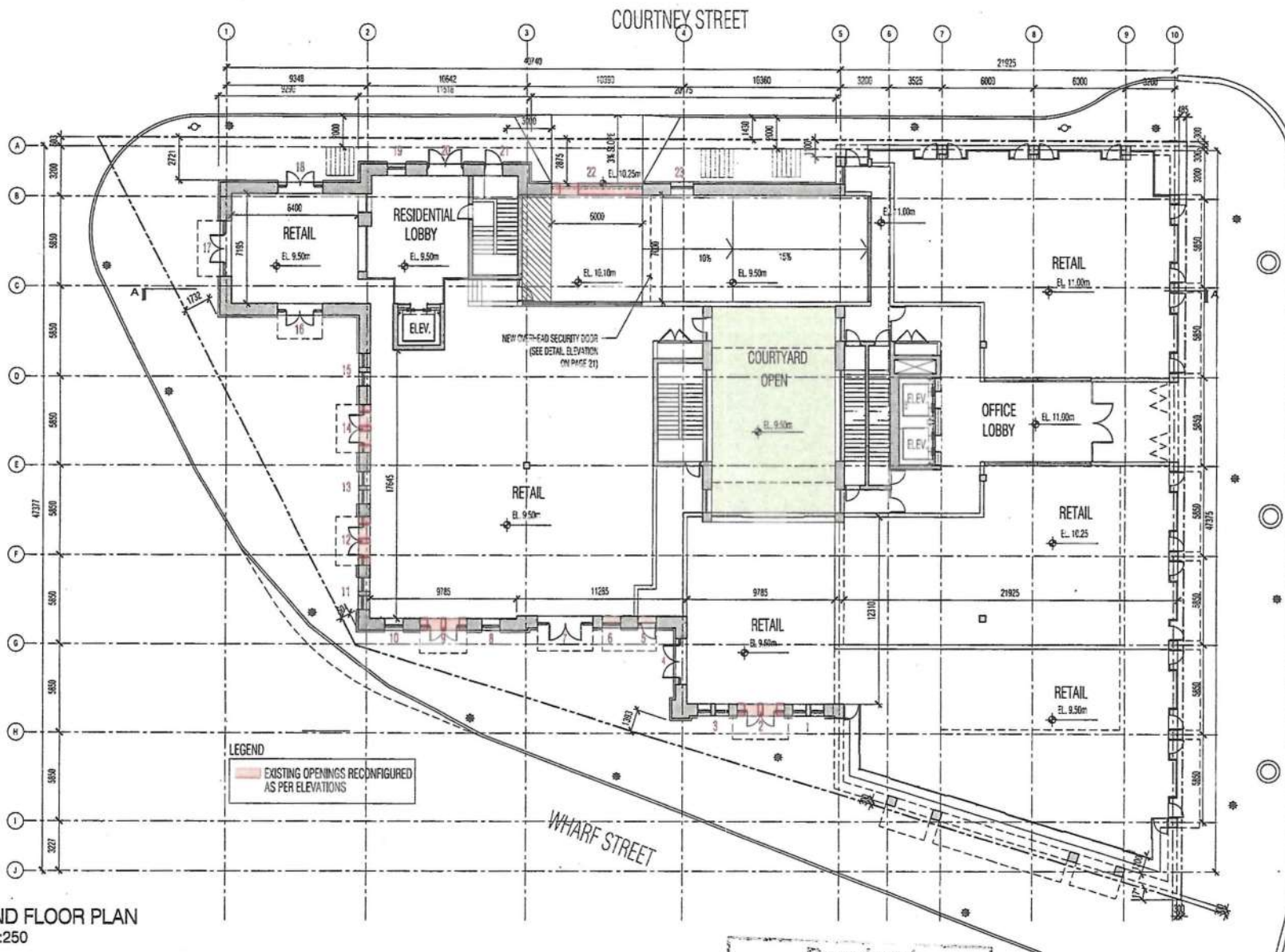
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PART 1: HERITAGE IDENTIFICATION STUDY

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210-200 West 1st Ave.
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Fax: 250-381-2001
info@studioone.ca
www.studioone.ca

1
2015.04.02



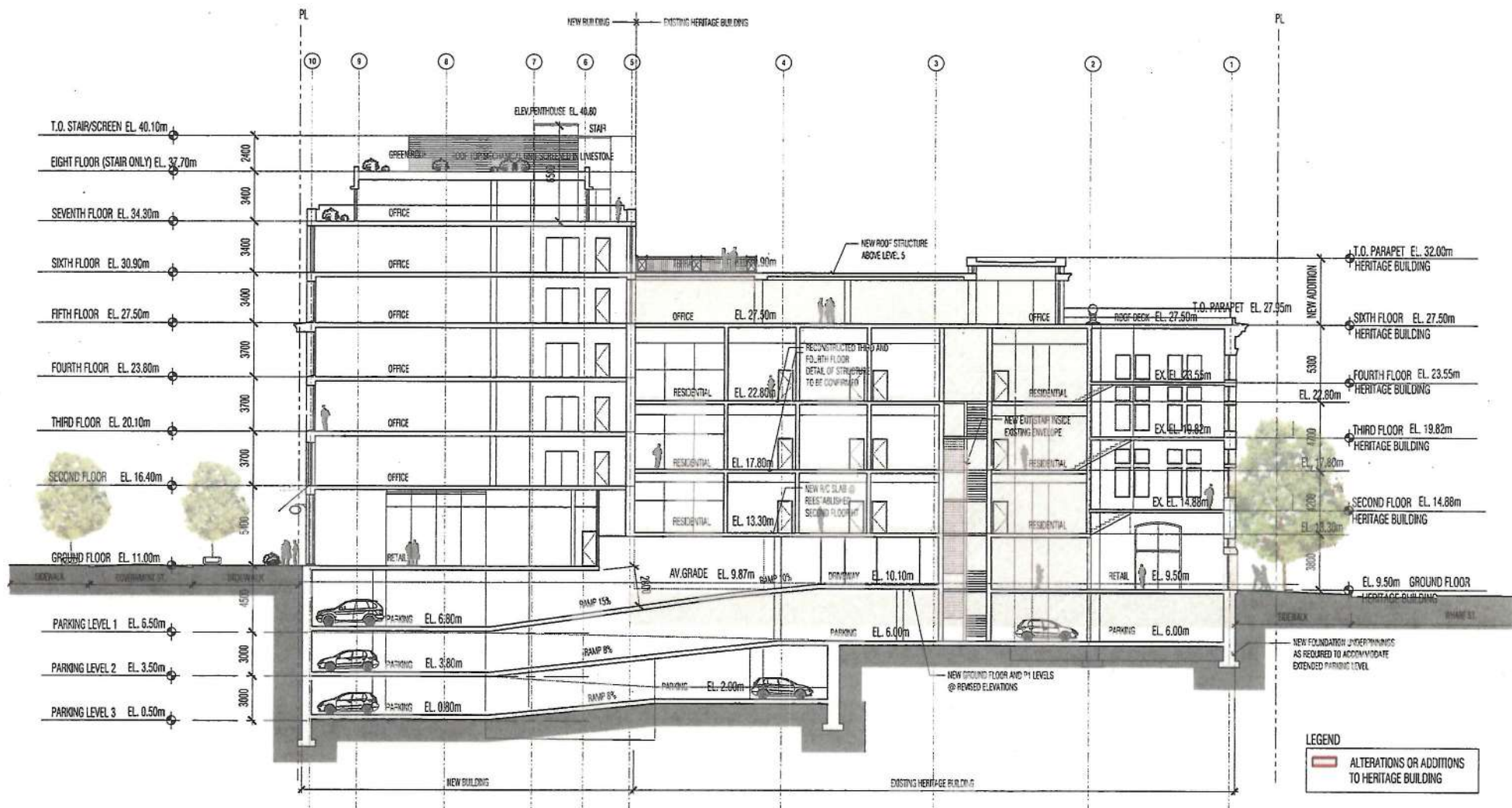
GROUND FLOOR PLAN
SCALE 1:250

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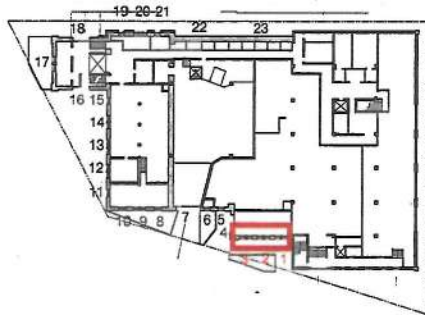
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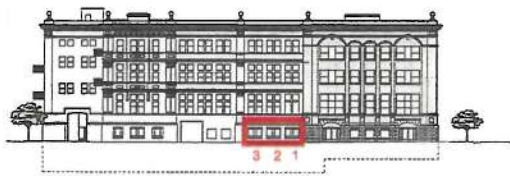


5

EXISTING OPENINGS N.	1, 2 & 3
LOCATION	SOUTH ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW
PROPOSED ALTERATION	RAISE HEAD TO EXISTING MOULDING AND MAINTAIN EXISTING JAMB LOCATION TO WIDEN WINDOW AND MAKE DOOR WHERE REQUIRED * REFER TO DETAIL DRAWINGS PAGE 2



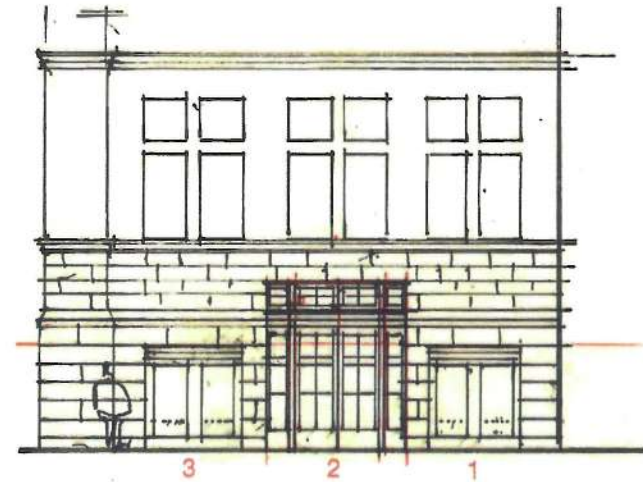
EXISTING BASEMENT FLOOR PLAN
N.T.S.



EXISTING SOUTH ELEVATION (WHARF STREET)
N.T.S.



EXISTING



PROPOSED

OPENINGS 1, 2 & 3

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architecture inc.

200-388-8888
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1000-1000-1000
1000-1000-1000
1000-1000-1000

6
2015.07.07

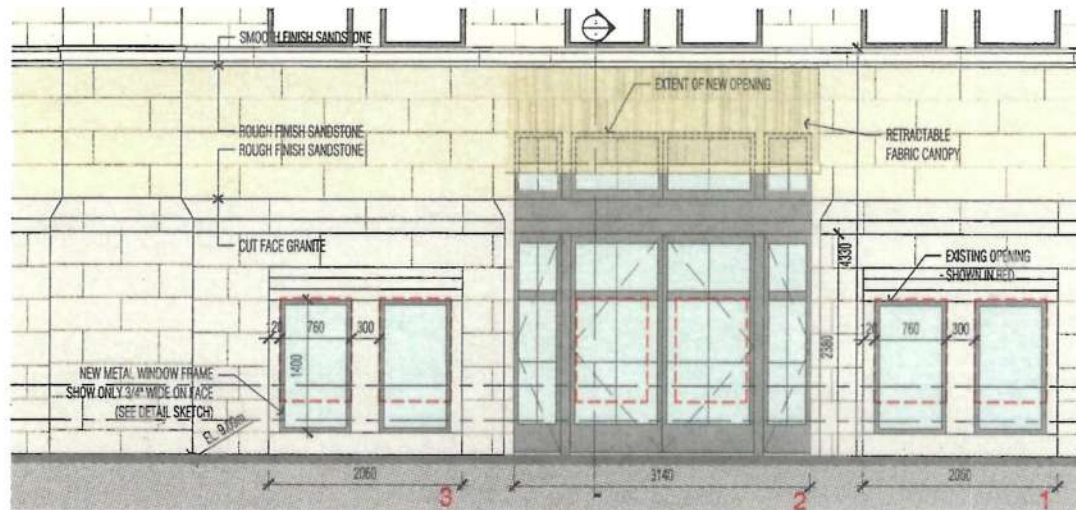
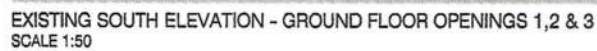
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VICTORIA CUSTOM HOUSE DEVELOPMENT

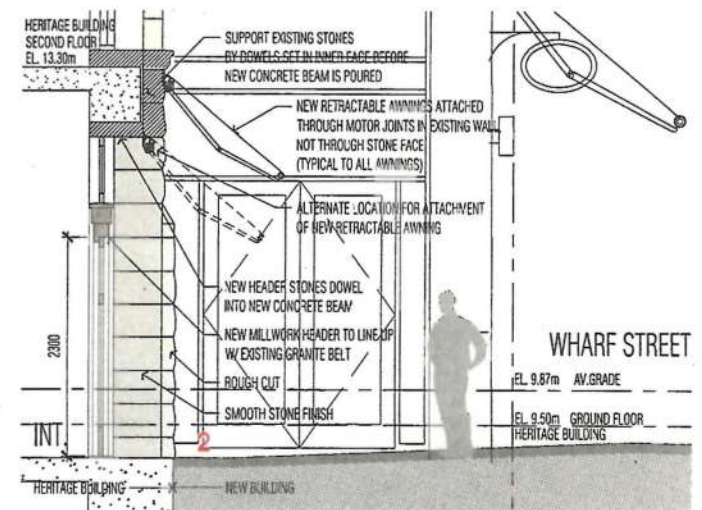
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City of Victoria

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Development Services Group



PROPOSED SOUTH ELEVATION - GROUND FLOOR OPENINGS 1,2 & 3
SCALE 1:50



SECTION A -TYPICAL SECTION
THROUGH ENLARGED NEW OPENINGS

OPENINGS 1,2 & 3

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7 2010 SINCE

IDENTIFICATION TABLE

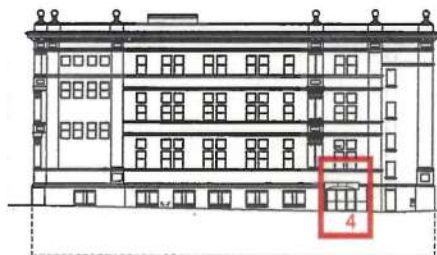
EXISTING OPENING NUMBER	4
LOCATION	WEST ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	DOOR
PROPOSED ALTERATION	REMOVE EXISTING CANOPY & STOREFRONT DOOR FRAMES RETAIN OPENING AS IS AND REMOVE GLAZING TO FOLLOW CURVE ARCH



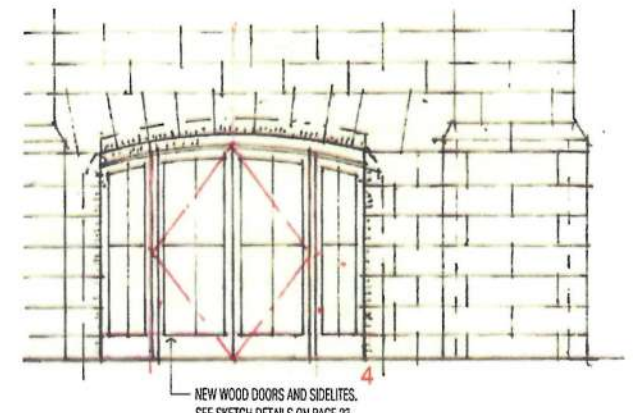
EXISTING WEST ELEVATION - GROUND FLOOR OPENING 4
SCALE 1:50



EXISTING BASEMENT FLOOR PLAN



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION - GROUND FLOOR OPENING 4

OPENING 4

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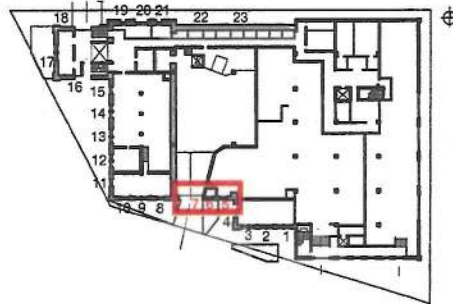
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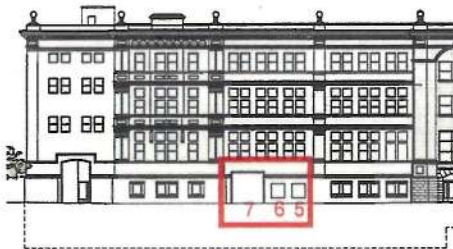
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2015.01.09

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	5 - 6 - 7
LOCATION	SOUTH ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW - DOOR
PROPOSED ALTERATION	RAISE HEAD TO EXISTING MOULDING AND MAINTAIN EXISTING JAMB LOCATION TO WIDEN WINDOW AND MAKE DOOR WHERE REQUIRED



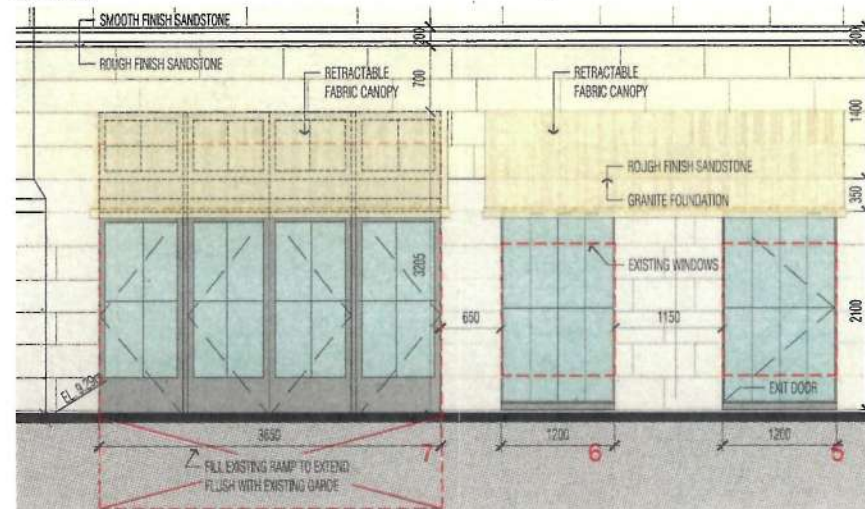
EXISTING BASEMENT FLOOR PLAN



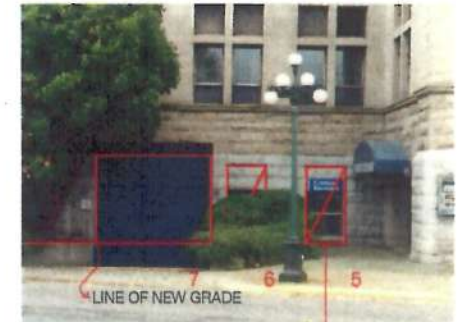
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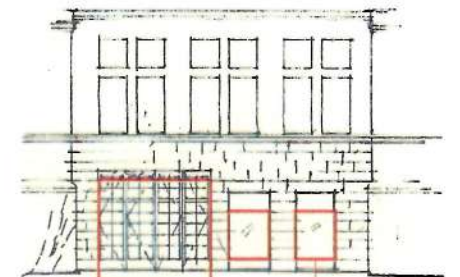
EXISTING SOUTH ELEVATION - GROUND FLOOR OPENINGS 5,6 & 7
SCALE 1:50



PROPOSED SOUTH ELEVATION - GROUND FLOOR OPENINGS 5,6 & 7
SCALE 1:50



PROPOSED OPENINGS



EXISTING OPENINGS

OPENINGS 5, 6 & 7

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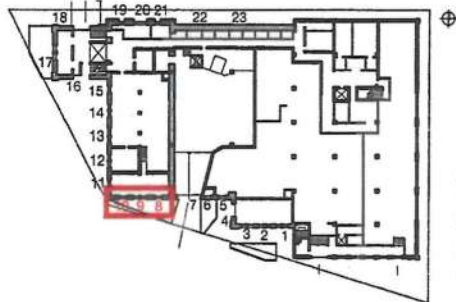
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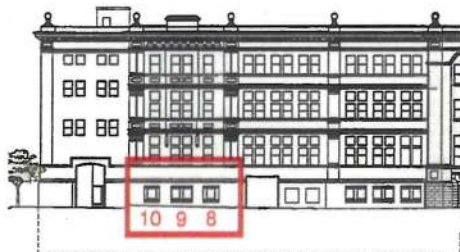
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Development Services Division

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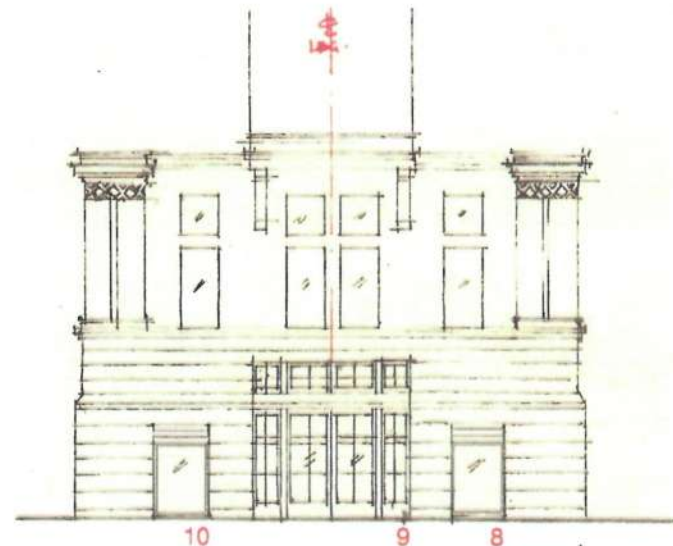
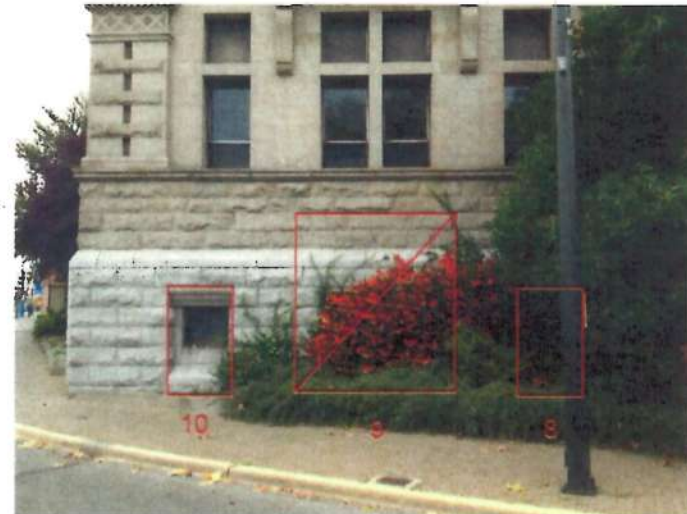
EXISTING OPENINGS NUMBER	8 - 9 - 10
LOCATION	SOUTH ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW - VENT
PROPOSED ALTERATION	NEW OPENING IN CENTRE BAY (NO. 9) AS SHOWN. WOOD DOORS TRANSOM & SIDELITES FOR NO 8 & 10, LOWER SILL TO GRADE & EXTEND JAMBS



EXISTING BASEMENT FLOOR PLAN



EXISTING SOUTH ELEVATION (WHARF STREET)



OPENINGS 8, 9 & 10

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VICTORIA CUSTOM HOUSE DEVELOPMENT

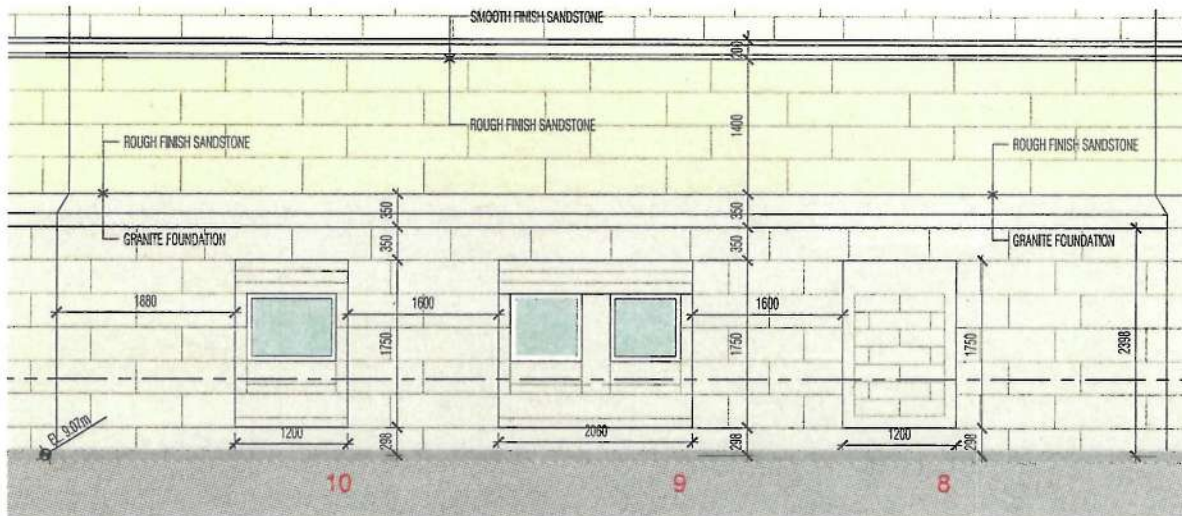
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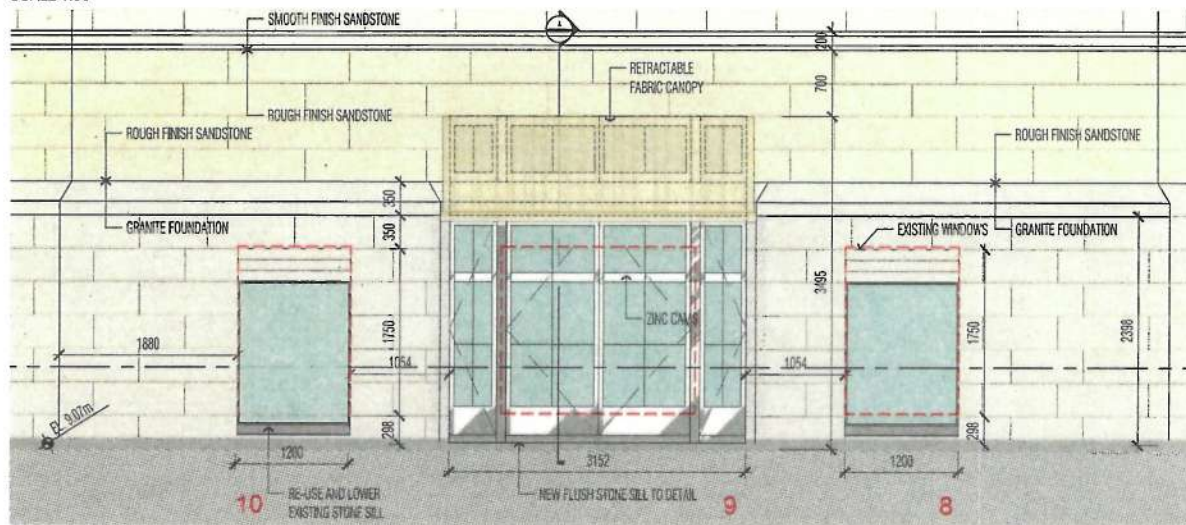
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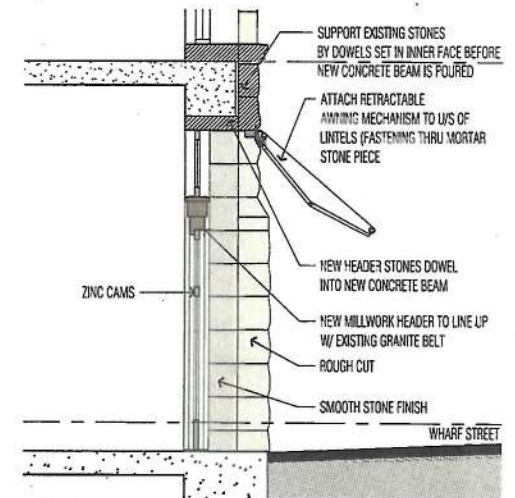
EXISTING SOUTH ELEVATION - GROUND FLOOR OPENINGS 8,9 & 10
SCALE 1:50



PROPOSED SOUTH ELEVATION - GROUND FLOOR OPENINGS 8,9 & 10
SCALE 1:50

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	8 - 9 - 10
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SECTION A
THROUGH ENLARGED NEW OPENING NO.9
SCALE 1:50

OPENINGS 8, 9 & 10

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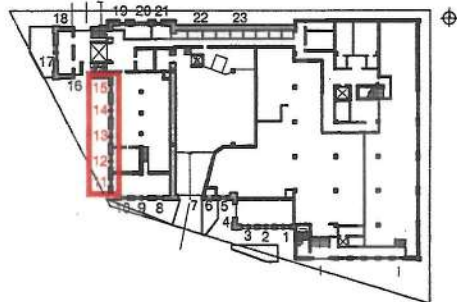
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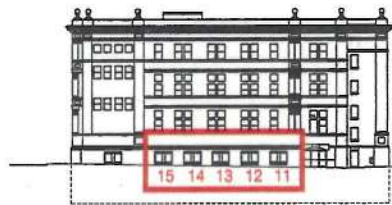
Planning & Development Department
Development Services Division

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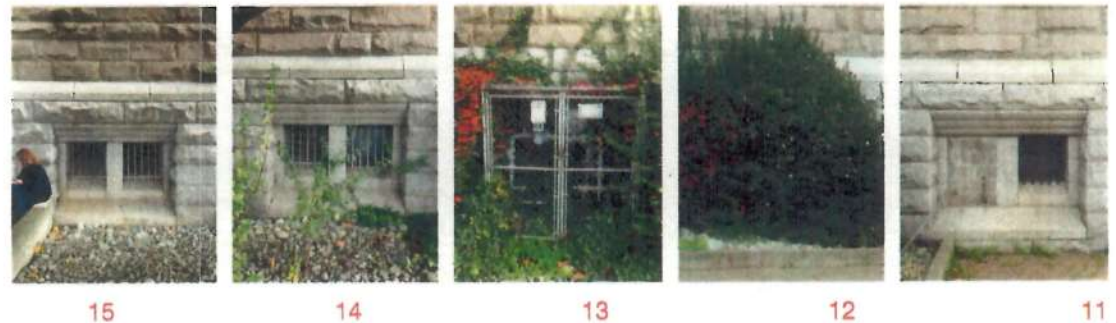
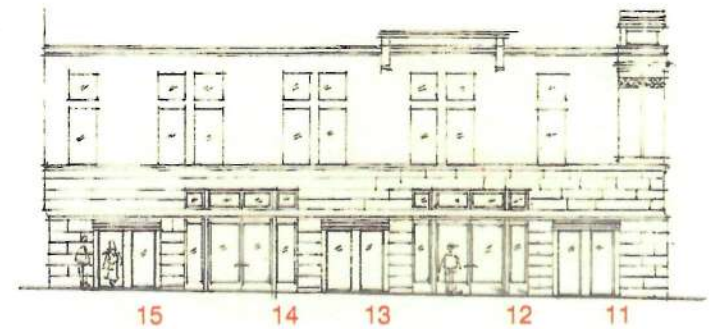
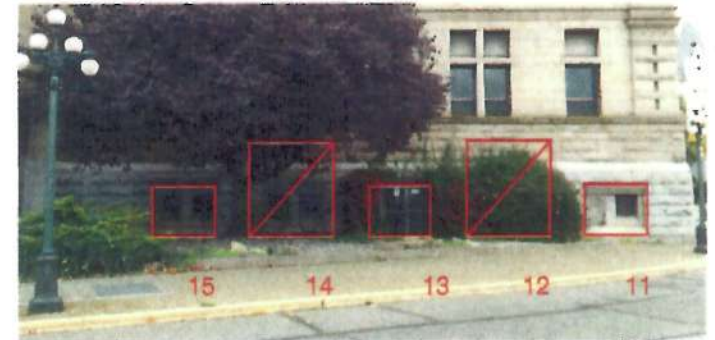
EXISTING OPENINGS NUMBER	11 - 12 - 13 - 14 & 15
LOCATION	WEST ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW
PROPOSED ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENING. INTRODUCE TRANSOM LITES. WIDTH CONSISTENT WITH EXISTING OPENING. INTRODUCE NEW SIDELITES.



EXISTING BASEMENT FLOOR PLAN



EXISTING WEST ELEVATION (WHARF STREET)



OPENINGS 11, 12, 13, 14 & 15

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VICTORIA CUSTOM HOUSE

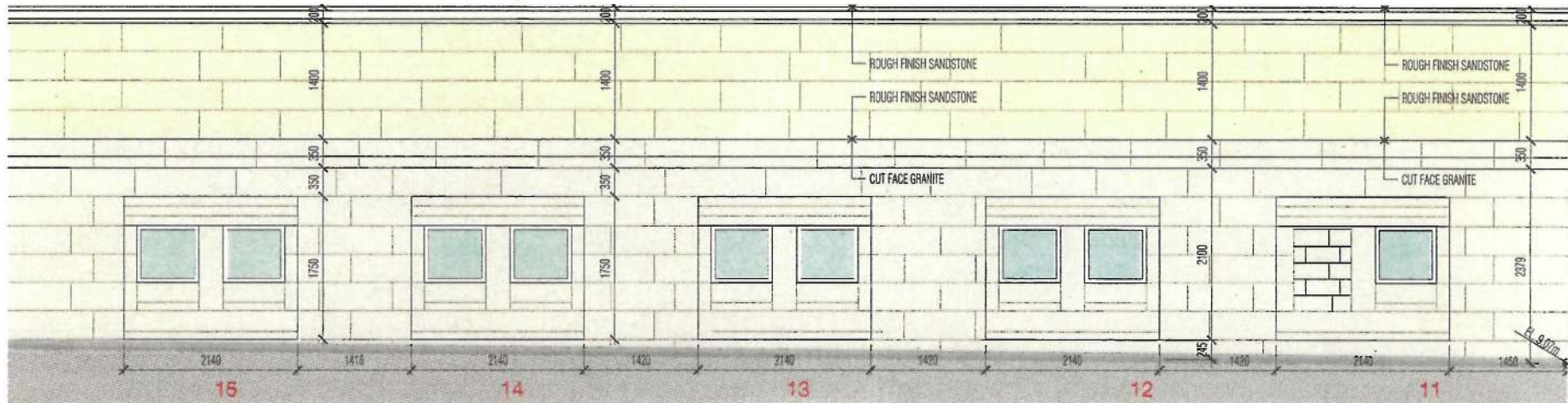
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Development Services Division

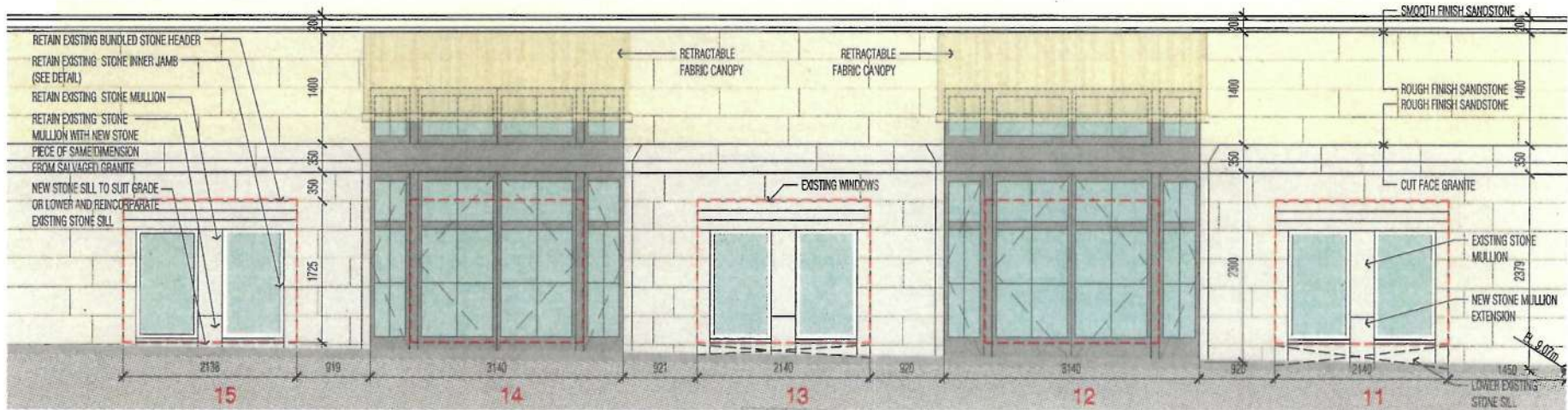
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EXISTING OPENINGS NUMBER	11,12,13,14&15
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EXISTING WEST ELEVATION - GROUND FLOOR OPENINGS 11,12,13,14 & 15

SCALE 1:50



PROPOSED WEST ELEVATION - GROUND FLOOR OPENINGS 11,12,13,14 & 15

SCALE 1:50

816 GOVERNMENT STREET VICTORIA, B.C.

VICTORIA CUSTOM HOUSE DEVELOPMENT

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City of Victoria

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Development Services Division

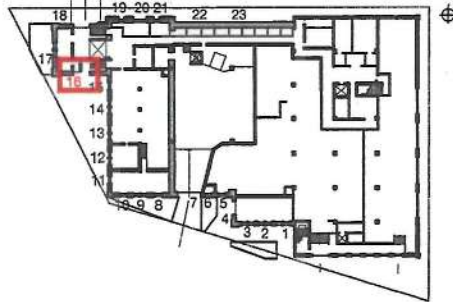
OPENINGS 11,12,13,14 & 15

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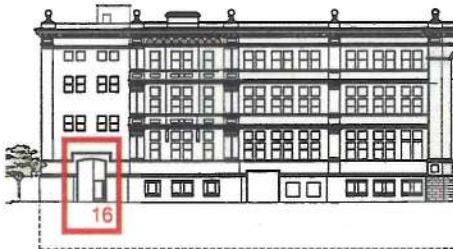
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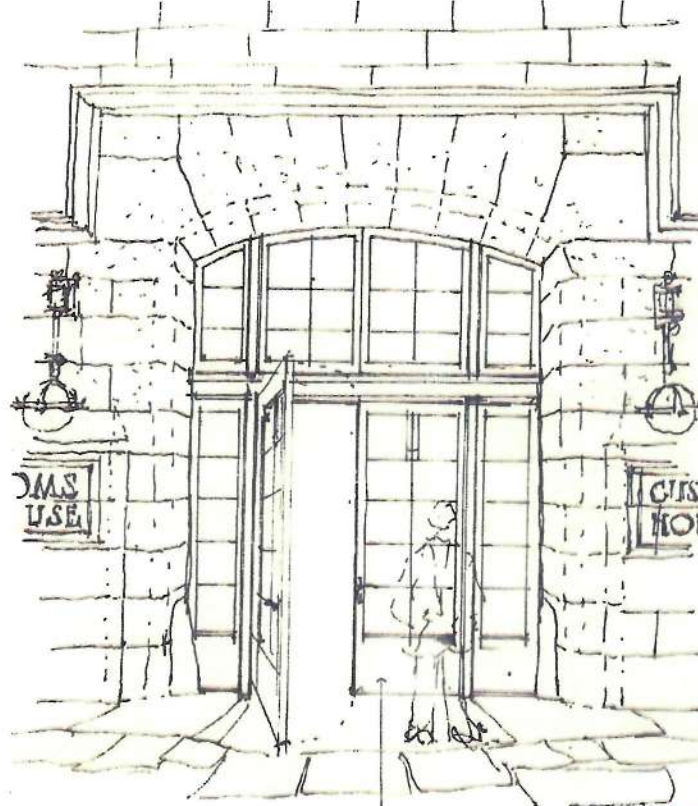
EXISTING OPENINGS NUMBER	16
LOCATION	SOUTH ELEVATION - (WHARF STREET)
EXISTING CONDITION OR FUNCTION	DOOR
PROPOSED ALTERATION	INSERT NEW WOOD SASH, TRANSOM LITES, NEW SIDELITES IN EXISTING STONE OPENING



EXISTING BASEMENT FLOOR PLAN

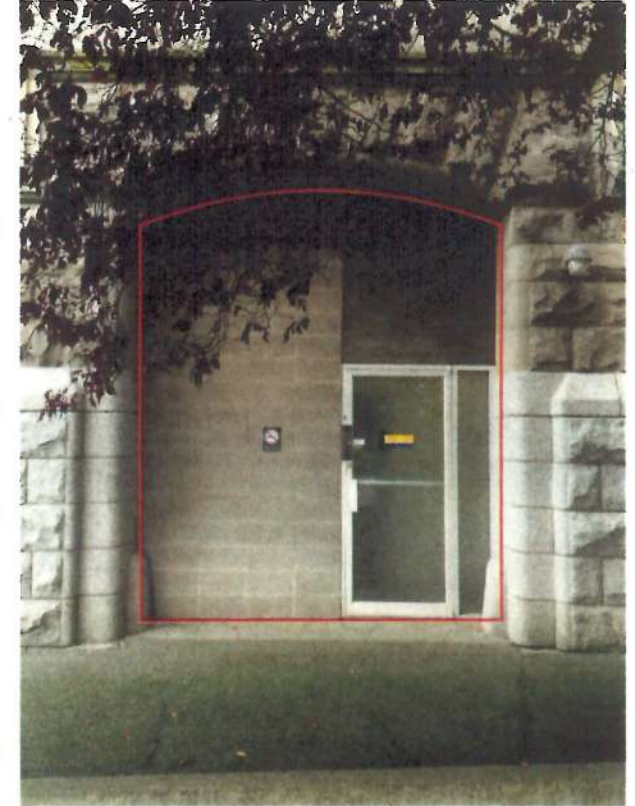


EXISTING SOUTH ELEVATION (WHARF STREET)



16

INSTALL NEW WOOD FRAMES, SASH,
DOORS AND SIDELITES.
DIMENSIONED AS PER SKETCH DETAIL
ON PAGE 23



16

OPENING 16

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VICTORIA CUSTOM HOUSE

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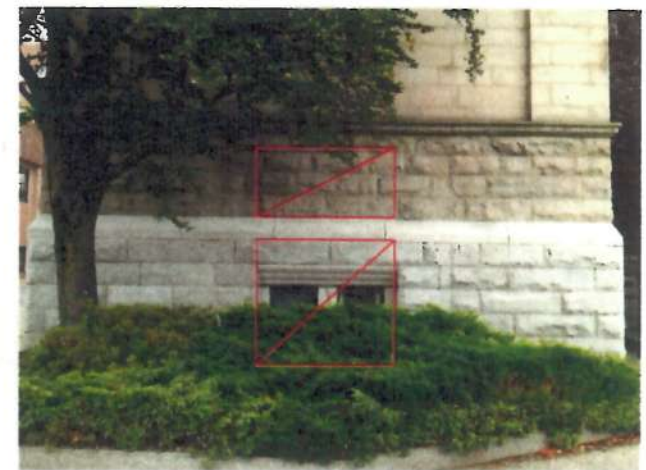
EXISTING OPENING NUMBER	17
LOCATION	WEST ELEVATION - WHARF STREET
EXISTING CONDITION OR FUNCTION	WINDOW/ VENT
PROPOSED ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENING. INTRODUCE TRANSOM LITES. WIDTH CONSISTENT WITH EXISTING OPENING. NEW HARDWOOD SASH



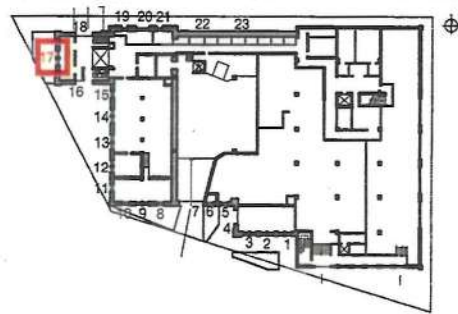
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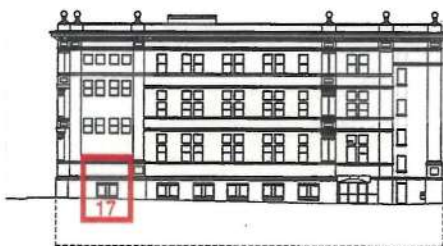
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17



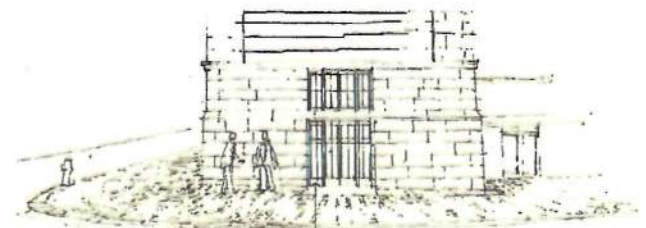
EXISTING BASEMENT FLOOR PLAN



EXISTING WEST ELEVATION (WHARF STREET)



17



INSTALL NEW WOOD FRAMES, SASH,
DOORS AND SIDELITES.
DIMENSIONED AS PER SKETCH DETAIL
ON PAGE 23

17

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PAGE NUMBER: 15/15 (TOTAL: 17)

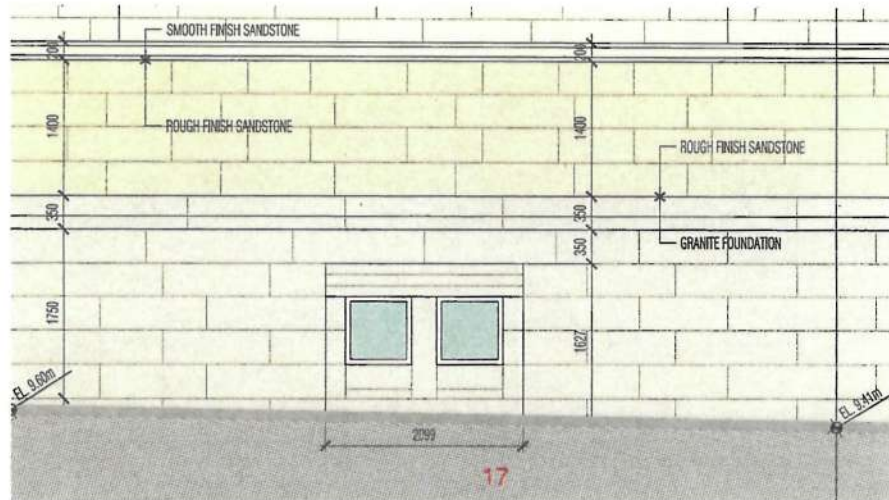
studioone
architecture inc.

15
2015.04.02

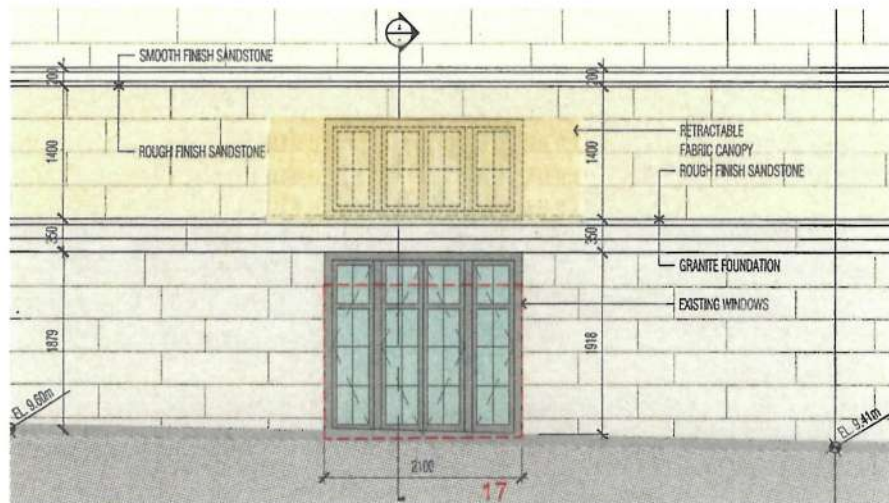
OPENING 17

IDENTIFICATION TABLE

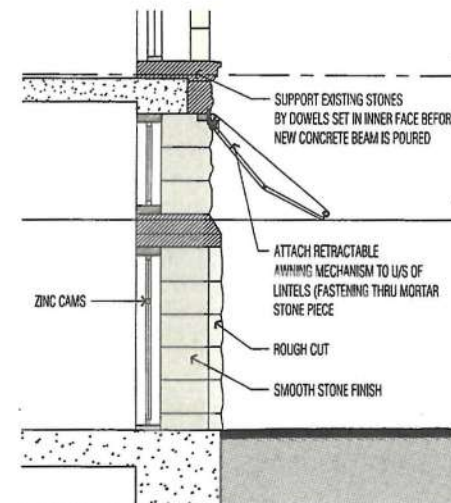
EXISTING OPENING NUMBER	17
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EXISTING WEST ELEVATION - GROUND FLOOR OPENING 17
SCALE 1:50



PROPOSED WEST ELEVATION - GROUND FLOOR OPENING 17
SCALE 1:50



SECTION A
THROUGH ENLARGED OPENING NO.17
SCALE 1:50

OPENING 17

16

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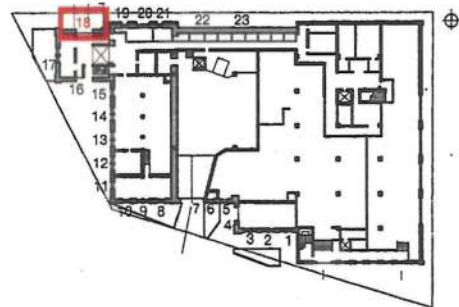
Planning & Development Department
Development Services Division

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architecture inc.

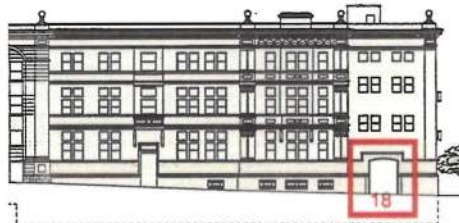
2015 04 02

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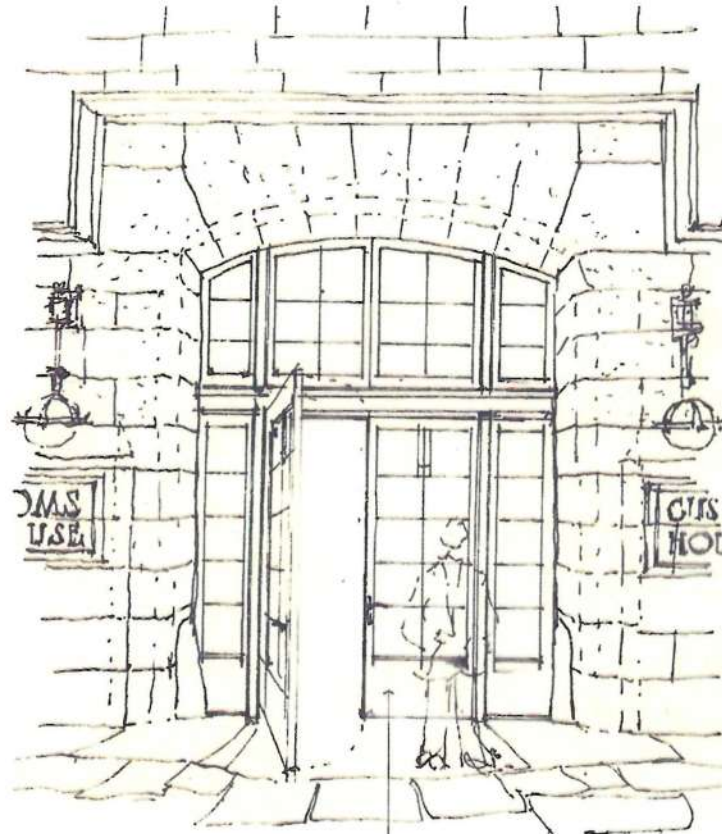
EXISTING OPENINGS NUMBER	18
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION OR FUNCTION	DOOR
PROPOSED ALTERATION	INSERT NEW WOOD SASH, TRANSOM LITES, NEW SIDELITES IN EXISTING STONE OPENING



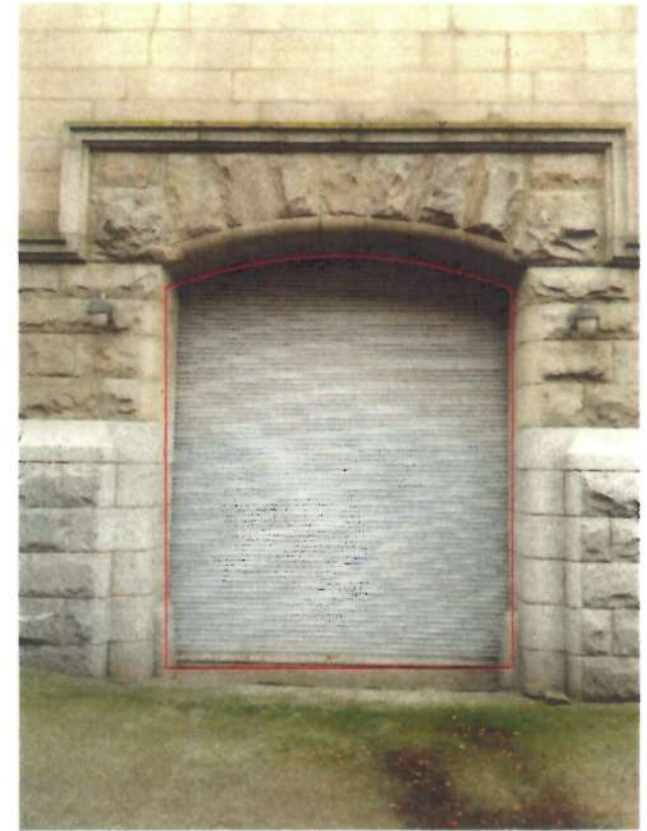
EXISTING BASEMENT FLOOR PLAN



EXISTING NORTH ELEVATION (COURTNEY STREET)



INSTALL NEW WOOD FRAMES, SASH, DOORS AND SIDELITES. DIMENSIONED AS PER SKETCH DETAIL ON PAGE 23



18

18

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OPENING 18

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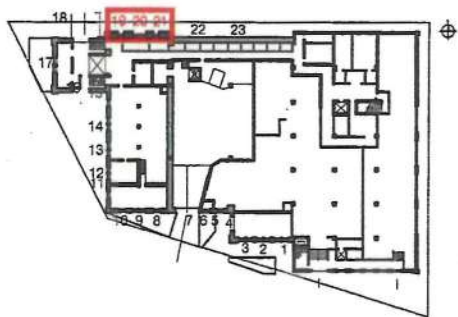
500-388 West Hill
Victoria BC V8T 2G2
Tel: 250-388-1111
Fax: 250-388-1112
Email: info@studioone.ca
Website: www.studioone.ca

17

2015.04.02

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	19, 20 & 21
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION/FUNCTION	VENT- WINDOW
PROPOSED ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENINGS TO PROVIDE FOR NEW ENTRANCE TO GROUND FLOOR AND NEW EXIT ROUTE. NEW WOOD GLAZED DOORS AND TRANSOM LOOK AS INDICATED



EXISTING BASEMENT FLOOR PLAN



EXISTING NORTH ELEVATION (COURTNEY STREET)



21



20



19



21

20

19

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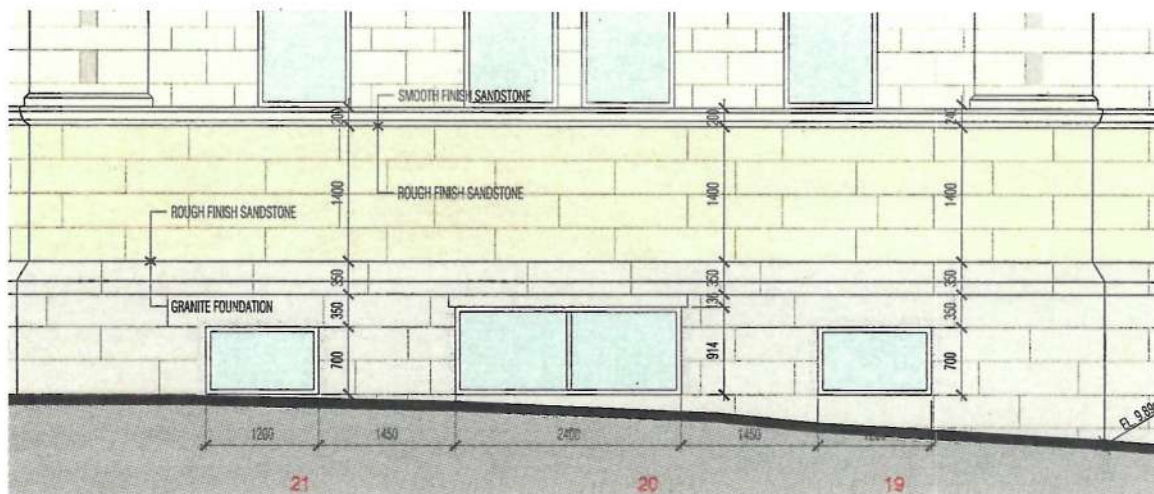
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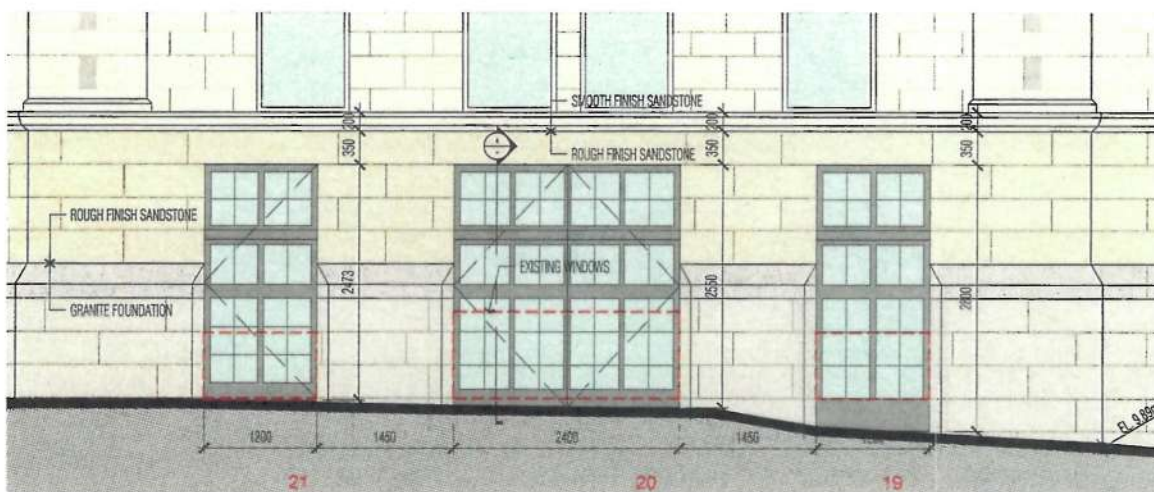
OPENINGS 19, 20 & 21

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18
2015.04.02



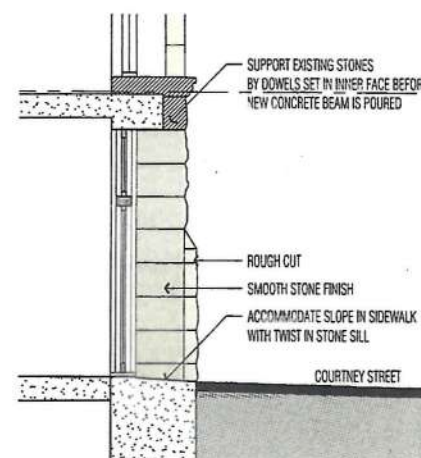
EXISTING NORTH ELEVATION - OPENINGS 19, 20 & 21
SCALE 1:50



PROPOSED NORTH ELEVATION - OPENINGS 19, 20 & 21
SCALE 1:50

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	19, 20 & 21
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SECTION A
THROUGH ENLARGED OPENING NO.20
SCALE 1:50

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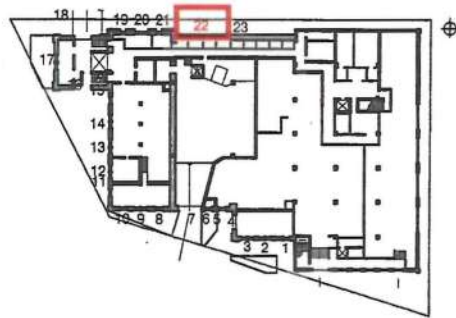
Planning & Development Department
Development Services Division

OPENINGS 19, 20 & 21
studioone architecture inc.

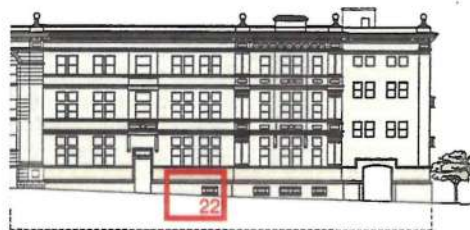
19
2015.04.02

IDENTIFICATION TABLE

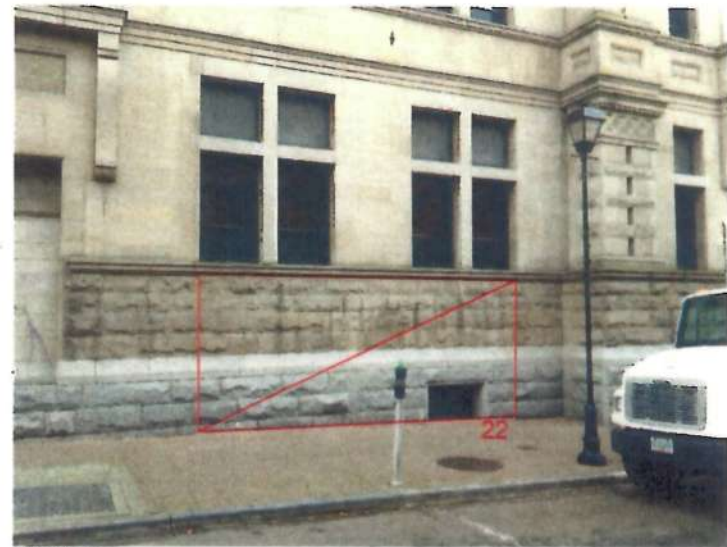
EXISTING OPENING NUMBER	22
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION/FUNCTION	VENT/SOLID STONE WALL
PROPOSED ALTERATION	INTRODUCE NEW OPENING FOR ENTRANCE TO PARKING, MIN. 6.5m WIDE NEW LINTEL AGILJA BEAM (SCC) RETAIN EXISTING SANDSTONE DRIP



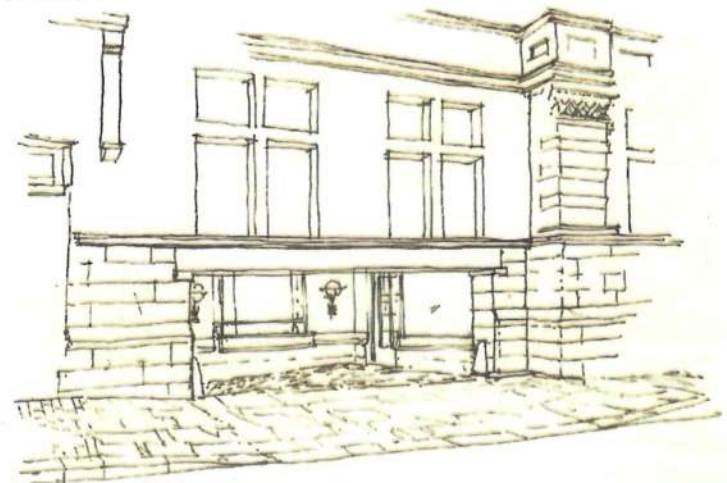
EXISTING BASEMENT FLOOR PLAN



EXISTING NORTH ELEVATION (COURTNEY STREET)



EXISTING



PROPOSED

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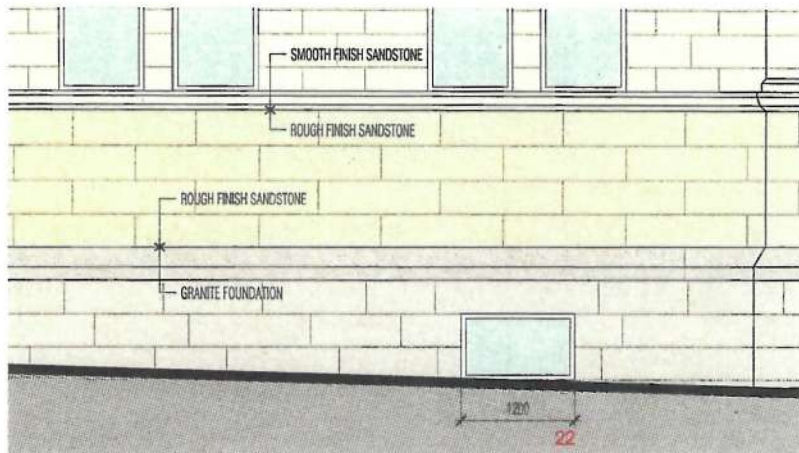
Planning & Development Department
Development Services Division

PAUL WEBSTER CONSULTING LTD.

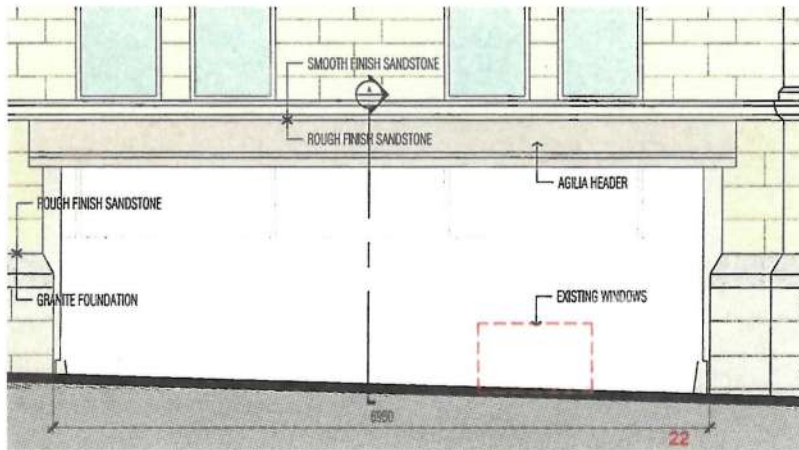
studioone
architecture inc.

OPENING 22

20
2015 04 02



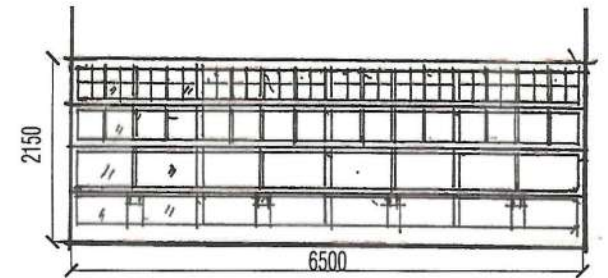
EXISTING NORTH ELEVATION - OPENING 22
SCALE 1:50



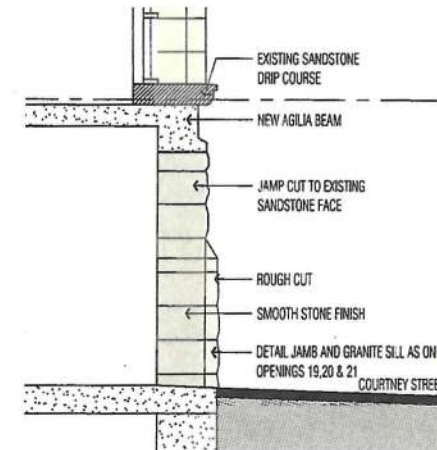
PROPOSED NORTH ELEVATION - OPENING 22
SCALE 1:50

IDENTIFICATION TABLE

EXISTING OPENING NUMBER	22
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CONCEPT SKETCH OF GLAZING PATTERN FOR GARAGE DOOR



SECTION A
THROUGH ENLARGED OPENING NO. 22
SCALE 1:50

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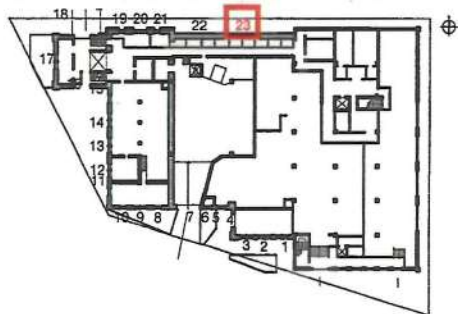
OPENING 22

21

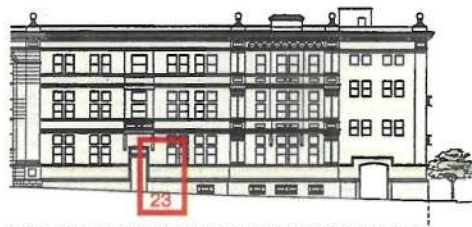
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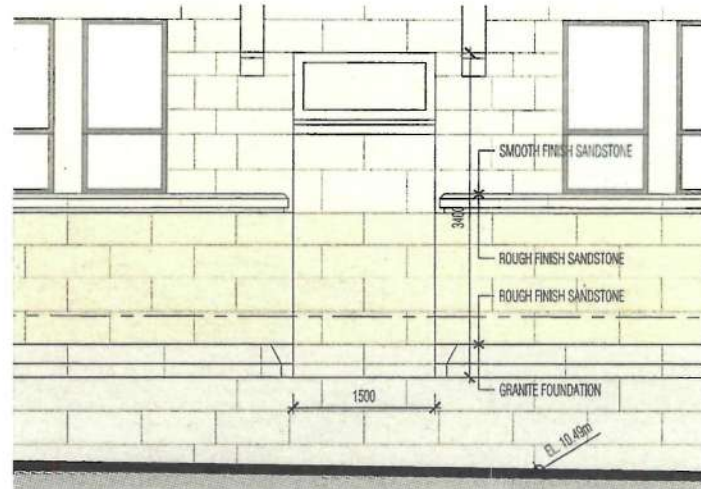
EXISTING OPENINGS NUMBER	23
LOCATION	NORTH ELEVATION - COURTNEY STREET
EXISTING CONDITION/FUNCTION	VENT (CLOSED IN)
PROPOSED ALTERATION	REMOVES THE STONE LOWER EXISTING SILL PIECE, AND INSERT NEW IRON FRAME, ART GLASS WINDOW AS SHOWN. TO REPLACE EXISTING STONE INFILL. RE-OPEN & GLAZE ORIGINAL OPENING AS INDICATED



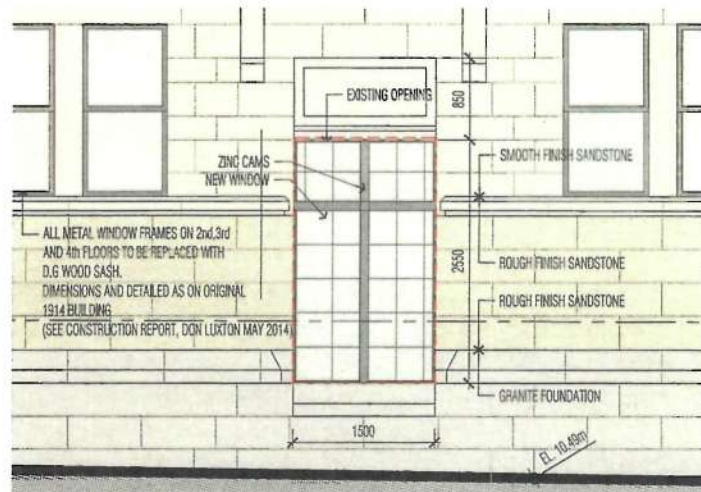
EXISTING BASEMENT FLOOR PLAN



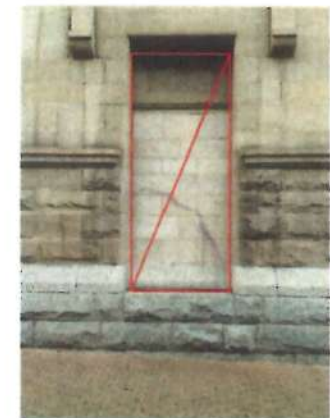
EXISTING NORTH ELEVATION (COURTNEY STREET)



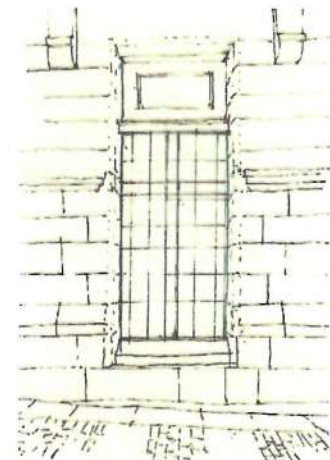
EXISTING NORTH ELEVATION - GROUND FLOOR OPENINGS 23
SCALE 1:50



PROPOSED NORTH ELEVATION - GROUND FLOOR OPENING 23
SCALE 1:50



23



23

OPENING 23

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