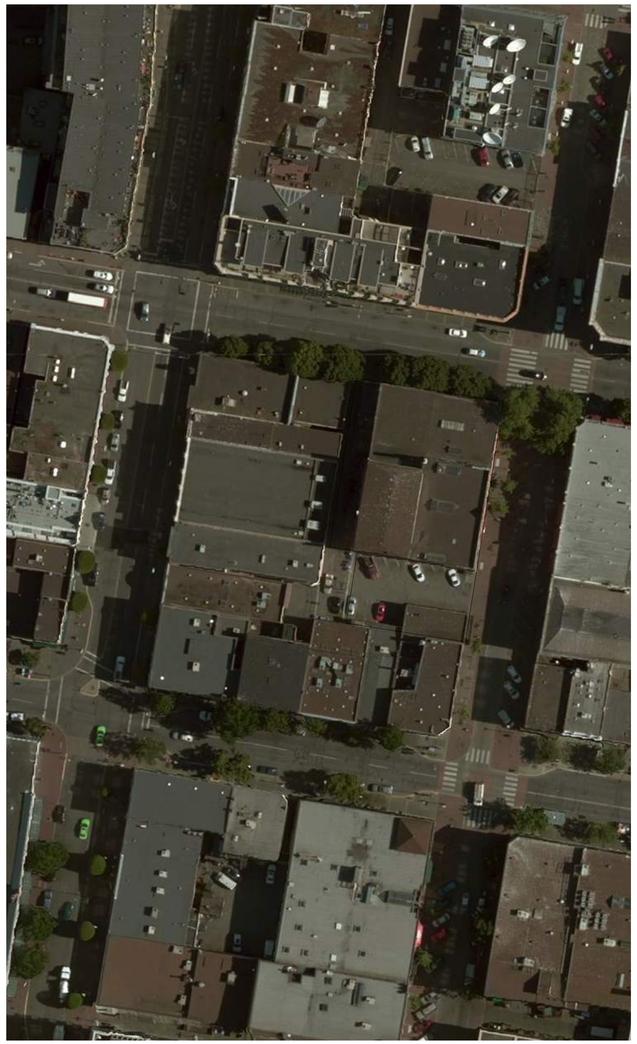
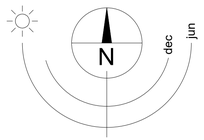


1 A001 Context Aerial
SCALE: N.T.S.



2 A001 Context Survey Plan
SCALE: N.T.S.



PROJECT DESCRIPTION

CIVIC ADDRESS:
1312-1324 BROAD STREET, VICTORIA, BC.

LEGAL DESCRIPTION:
LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500, AND REM. LOT 160A ABD REM. LOT 160A.
VICTORIA DISTRICT

REGISTERED OWNER
University of Victoria
3800 Finnerty Rd
P.O. Box 3040 STN. SCC
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V8W 3N7

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CHARD DEVELOPMENT LTD — Chris Mooi
#500, 509 Richards Street — tel: 604.558-7849
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V6B 2Z6 — chris@charddevelopment.com

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CIVIL CONSULTANT
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SURVEYOR
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ENVELOPE
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V9A 6X5 — kpickwick@rjc.ca

VICTORIA ZONING

BUILDING DESCRIPTION:
6 STOREY HOTEL BUILDING

USES: RESIDENTIAL OCCUPANCY (HOTEL)

EXISTING ZONE: OTD-1 (2018)

PROPOSED ZONE: SITE SPECIFIC

DEVELOPMENT PERMIT AREA: DPA1 (HC) HISTORIC CORE

CITY OF VICTORIA

Revisions

Received Date: November 5, 2019

Broad Street Redevelopment

	Site 1
Civic Address	1312-1324 Broad St, Victoria, BC.
Legal Address	Rem Lot 159A + Rem Lot 160A + Lot 2 Plan VIP5500 + Part Part Lot A Plan VIP3564
Final Site Area (sm)	1,889
Final Gross Floor Area (sm)	8,252
Final FAR	4.37
Duck's Building Current Floor Area	2346
Duck's Building Retained Floor Area	2346
Total Floor Area (@ ground)	1650
Commercial Floor Area	685
Building Area Over City Property	
Site Coverage	87%
Open Site Space	13%
Average Grade	16.30
Height of Building	18.81
Number of Storys	6
Parking Stalls on Site (Req'd)(Provided)	(36)(36)
Bicycle Parking Long Term (Req'd)(Provided)	(7)(8)
Bicycle Parking Short Term (Req'd)(Provided)	(10)(10)
Building Setbacks	
Front Yard	0 M
Rear Yard	0 M
Side Yard	0 M
Side Yard	0 M
Combined Side Yard	0 M
Residential Use Details	
Total Number of Units	139
Unit Type	Hotel
Ground-Orientated Units	0
Min Unit Floor Area	24
Total Residential Floor Area	6600

LIST OF DRAWINGS

A001	Project Data	A401	Building Sections E-W
A100	Site Survey	A501	Site Context
A101	Site Plan	A502	Site Context
A202	P1 Parking Plan	A503	Shadow Studies
A203	Level 1	A503A	Context Massing
A204	Level 2	A504	Urban Context
A205	Level 2A	A505	Urban Context
A206	Level 3	A506	Perspective Studies
A207	Level 4	A507	Perspective Studies
A208	Level 5	A508	Perspective Studies
A209	Level 6	A509	Perspective Studies
A210	Roof Plan	A510	Stone Wall
A301	North Elevation		
A302	South Elevation		
A303	East Elevation		
A304	West Elevations		

Rev		Date	Description
3		Nov-01-19	Revision 3
2		Oct-08-19	Revision 2
Rev	3	Date Nov-01-19	Description Revision 3
plot date		Issue Date	drawing file
drawn by		swrs	checked by crk
scale		1 : 1	project number 1721

NOTE: All dimensions are shown in millimeters.

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project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

drawing title
Project Data

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drawing no. A001
revision no. 3

B.C. LAND SURVEYOR'S TOPOGRAPHIC SURVEY OF:

LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500, REM LOT 159A AND REM LOT 160A, VICTORIA DISTRICT

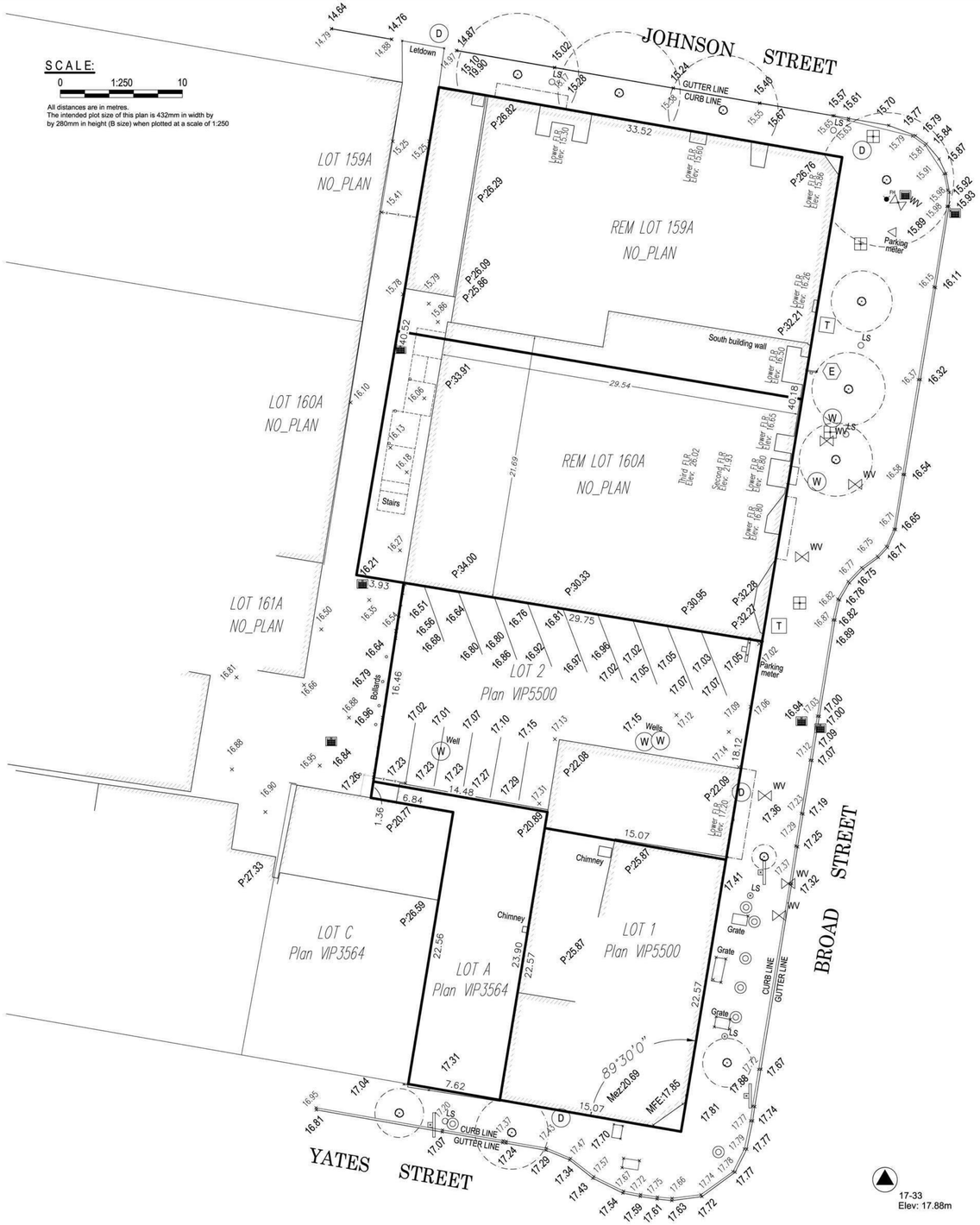
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MUNICIPALITY
VICTORIA

CIVIC ADDRESS
BROAD STREET
VICTORIA, BC

ZONING
CA-3C

SCALE:
0 1:250 10
All distances are in metres.
The intended plot size of this plan is 432mm in width by by 280mm in height (B size) when plotted at a scale of 1:250



LEGEND

Elevations are geodetic based on Integrated survey monument 17-33 in the City of Victoria at elevation 17.88m.

Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

Grade shots are taken at the point marked X

- D - denotes storm manhole
- WV - denotes Water valve
- FH - denotes fire hydrant
- denotes catch basin
- LS - denotes Lamp Standard
- T - denotes Cable box
- denotes Light box
- E - denotes Hydro
- denotes Sign
- denotes Unmarked manhole
- MFE - denotes Main Floor Elevation (Door Sill)
- P:XX.XX - denotes Parapet Height
- W - denotes Water manhole

Measurements are taken from the exterior finishing of the buildings.

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This document was prepared for the exclusive use of our client, CHARD DEVELOPMENT LTD.

*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE: 11373
DWG/DATE: 11373-BROAD ST/2016-12-15

Explorer
Land Surveying Inc
101 - 2610 Douglas Street,
Victoria, B. C. V8T 4M1
Tel: (250) 381-2257
email: kenneth@explorersurvey.com

CERTIFIED CORRECT

Lot dimensions are correct according to Land Title Office records.

Kenneth KC Ng, BCLS
Field Survey - 15 December, 2016
Dated this 16th of December, 2016.

This document is not valid unless originally signed and sealed or digitally signed with Juricert digital signature.
Info: https://www.juricert.com

Rev.	Date	Description
plot date	Issue Date	drawing file
drawn by	Author	checked by Checker
scale		project number 1721

NOTE: All dimensions are shown in millimeters.

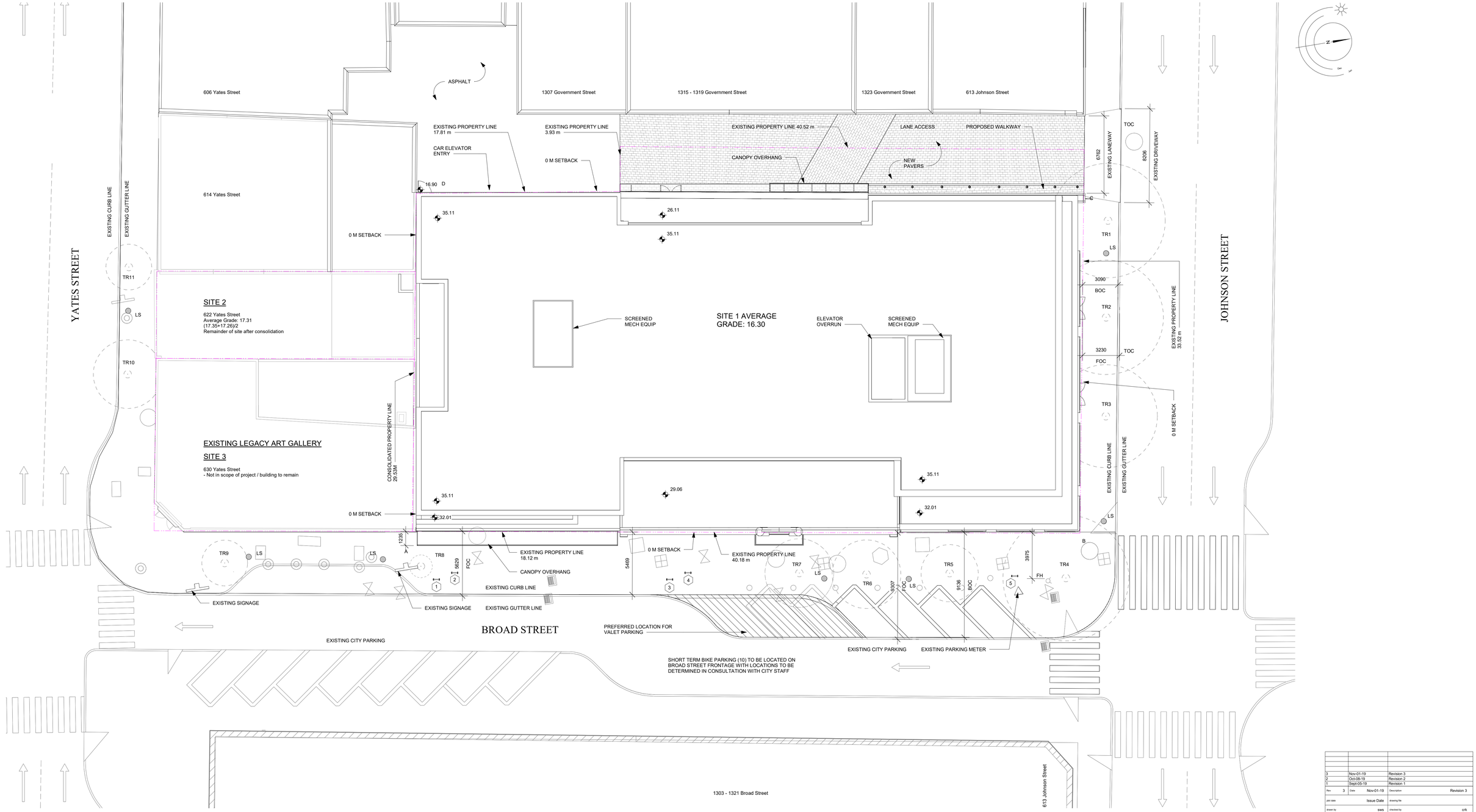
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NANAIMO OFFICE
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T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

drawing title
Site Survey

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drawing no. A100
revision no.



1 Site Plan
A101 SCALE: 1 : 150

Site Notes:

Existing Bike Rack

Average Grade

The Duck's Building Redevelopment	Point	Point Value	Grade Points	Average of Points	Distance	
	A	17.33	A+B	16.60	57.70	957.53
	B	15.86	B+C	15.49	29.30	453.86
	C	15.12	C+D	16.01	57.70	923.78
	D	16.90	D+A	17.12	29.30	501.47
	Average Grade				Perimeter	Sum
	16.30				174.00	2836.64

Existing Duck's Building	Point					
		Point Value	Grade Points	Average of Points	Distance	
	A	17.02	A+B	16.44	40.31	662.70
	B	15.86	B+C	15.49	29.30	453.86
	C	15.12	C+D	15.74	40.31	634.48
	D	16.36	D+A	16.69	29.30	489.02
	Average Grade				Perimeter	Sum
	16.09				139.22	2240.05

Rev		Date	Description
3		Nov-01-19	Revision 3
2		Oct-05-19	Revision 2
1		Sept-05-19	Revision 1
Rev	3	Date Nov-01-19	Description Revision 3
plot date		Issue Date	drawing file
drawn by		SWS	checked by CrK
scale		As indicated	project number 1721

NOTE: All dimensions are shown in millimeters.

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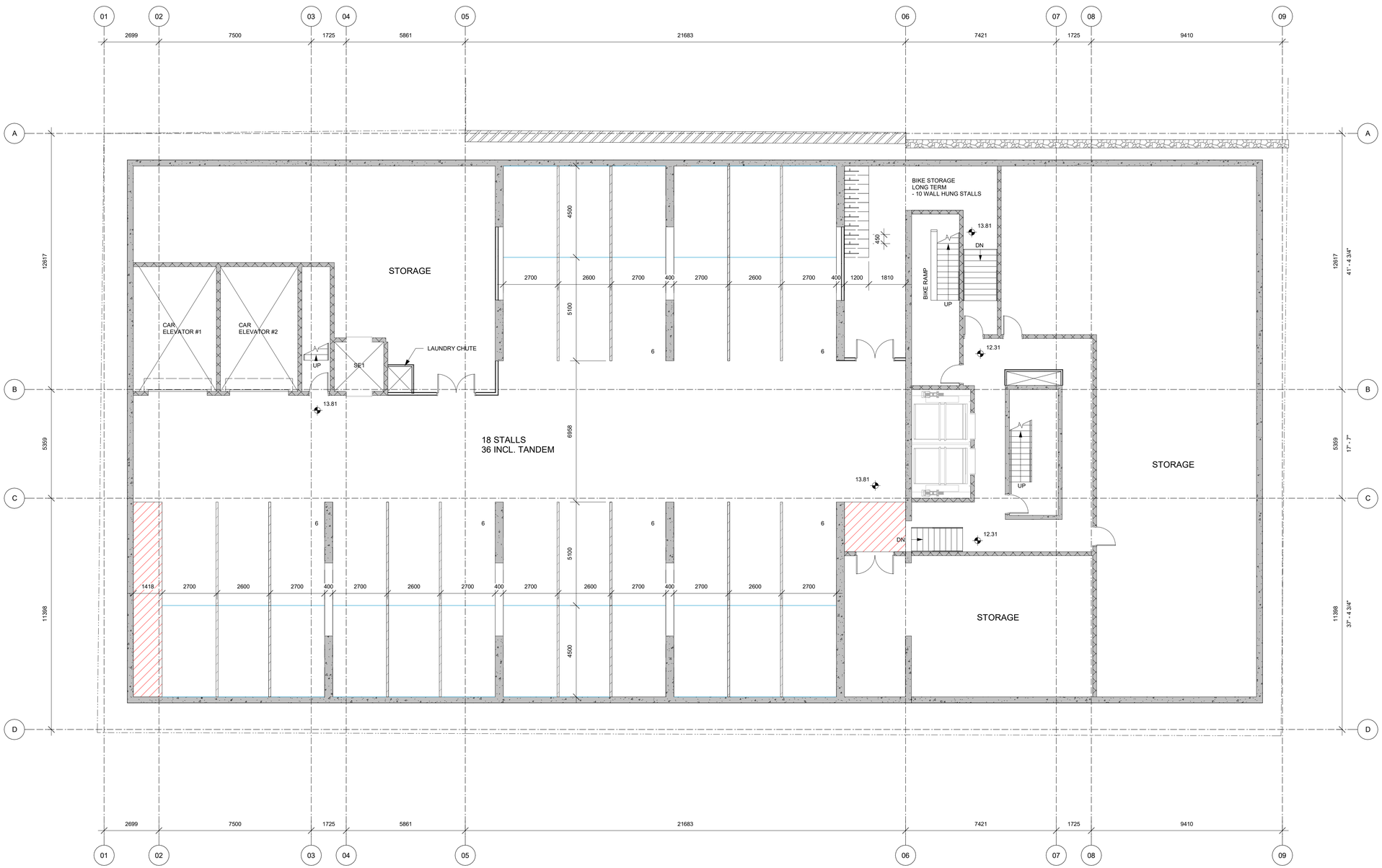
project name
The Duck's Building
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Victoria, BC

drawing title
Site Plan

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drawing no. A101

revision no. 3



1 / A202 Parkade Lv 1 - Overall
SCALE: 1 : 100

3	Nov-01-19	Revision 3
2	Oct-08-19	Revision 2

Rev	3	Date	Nov-01-19
Description			Revision 3
plot date			Issue Date
drawing file			
drawn by			Author
checked by			Checker
scale			1 : 100
project number			1721

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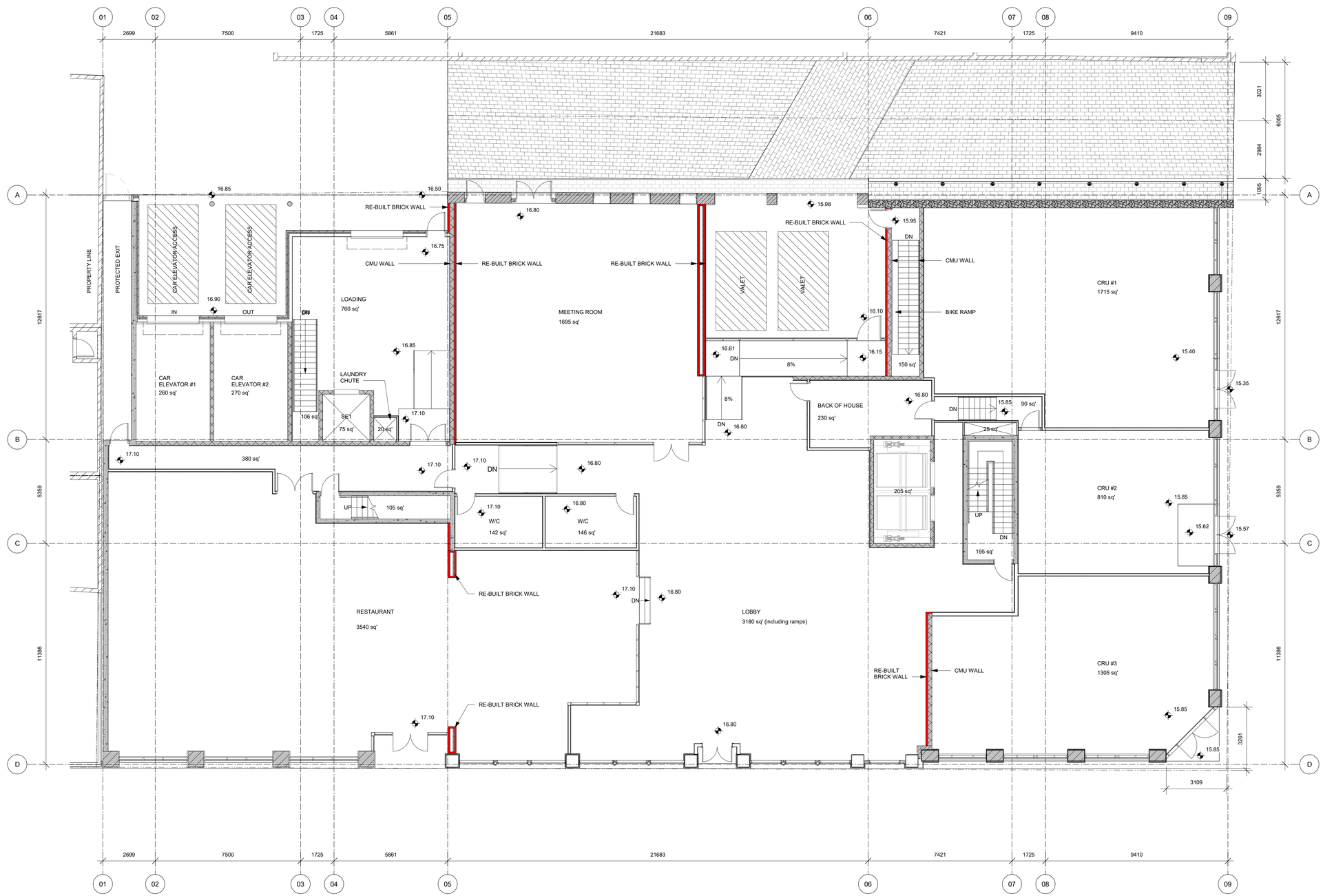
project name
The Duck's Building
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drawing title
P1 Parking Plan

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drawing no. A202

revision no. 3



2 Level 1 - Overall
A203 SCALE: 1 : 100

NOTE:

RE-BUILT BRICK WALL

3	Nov-01-19	Revision 3
2	Oct-08-19	Revision 2

Rev	3	Date	Nov-01-19	Description	Revision 3
plot date			Issue Date	drawing file	
drawn by			Author	checked by	Checker
scale			As indicated	project number	1721

NOTE: All dimensions are shown in millimeters.

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project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

drawing title
Level 1

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drawing no. A203

revision no. 3



1 Level 2 - Overall
A204 SCALE: 1 : 100

2		Oct-08-19	Revision 2
Rev.	2	Date	Description Revision 2
plot date		Issue Date	drawing file
drawn by		Author	checked by Checker
scale		1 : 100	project number 1721

NOTE: All dimensions are shown in millimeters.

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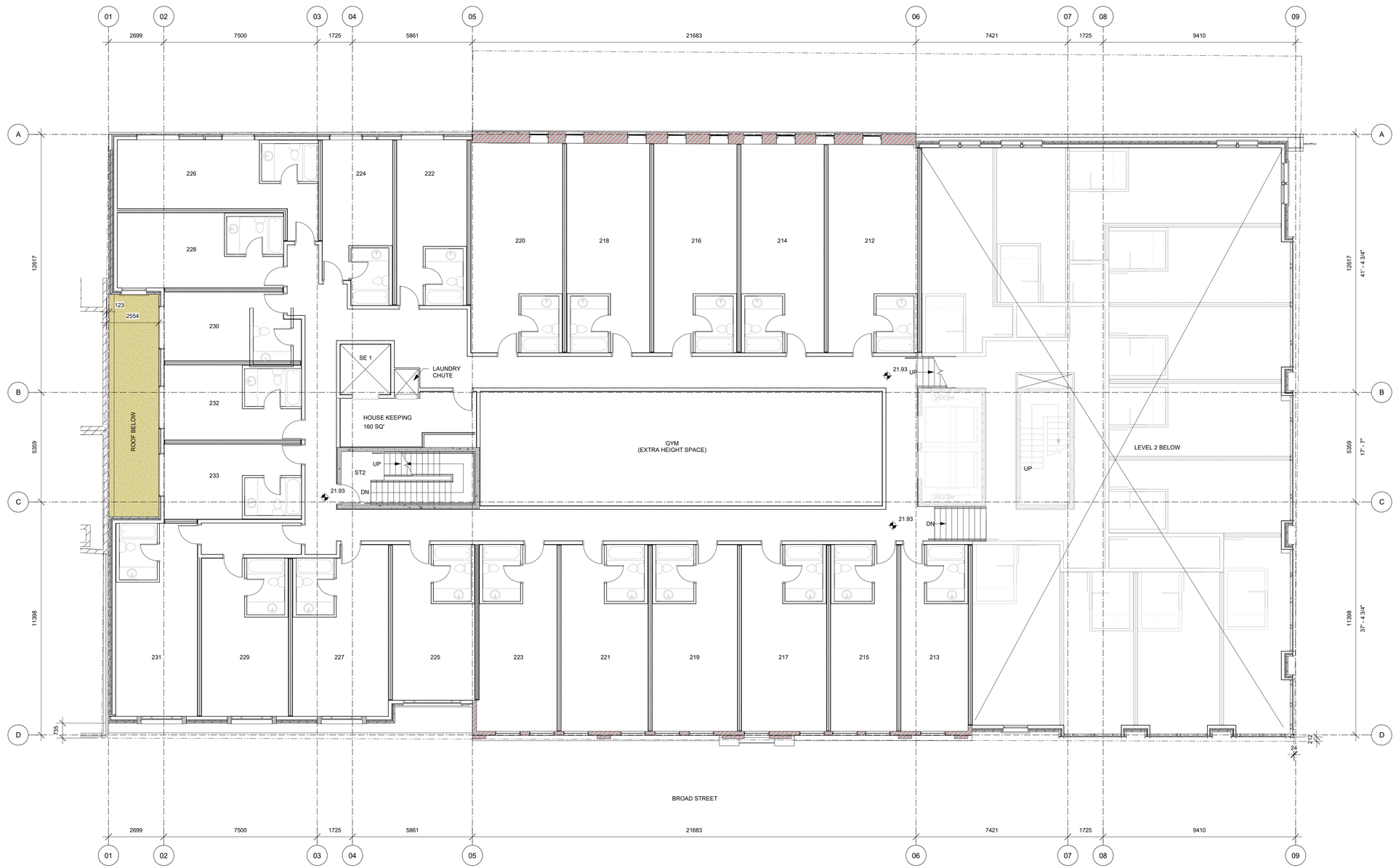
project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

drawing title
Level 2

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drawing no. A204

revision no. 2



1 A205 Level 2A - Overall
SCALE: 1 : 100

2		Oct-08-19	Revision 2
Rev	2	Date	Oct-08-19	Description	Revision 2
plot date		Issue Date	drawing file	
drawn by		Author	checked by	Checker
scale		1 : 100	project number	1721

NOTE: All dimensions are shown in millimeters.

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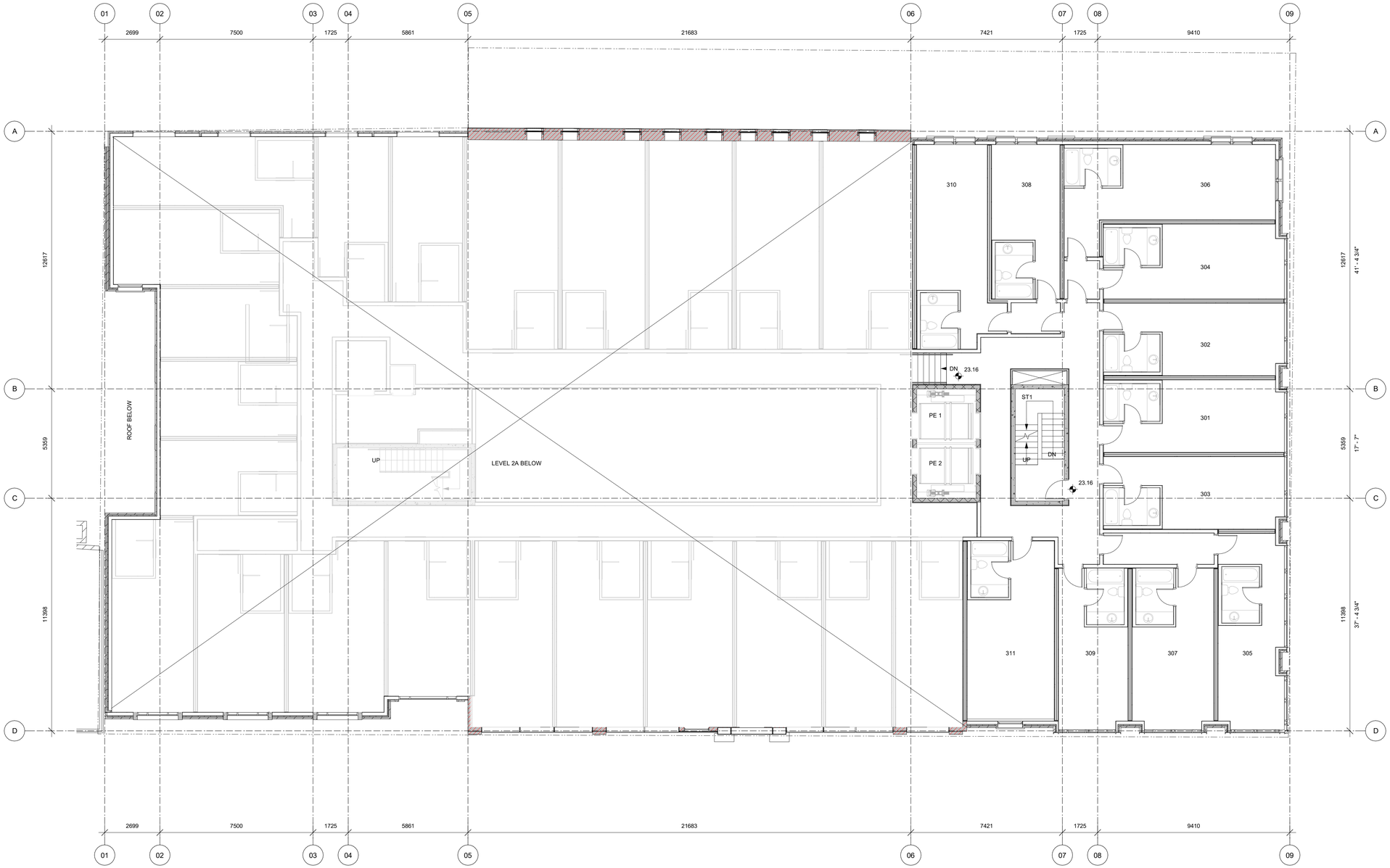
project name
The Duck's Building
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Victoria, BC

drawing title
Level 2A

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drawing no. A205

revision no. 2



1 Level 3 - Overall
A206 SCALE: 1 : 100

2	Oct-08-19	Revision 2	
Rev 2	Date Oct-08-19	Description	Revision 2
plot date	Issue Date	drawing file	
drawn by	Author	checked by	Checker
scale	1 : 100	project number	1721

NOTE: All dimensions are shown in millimeters.

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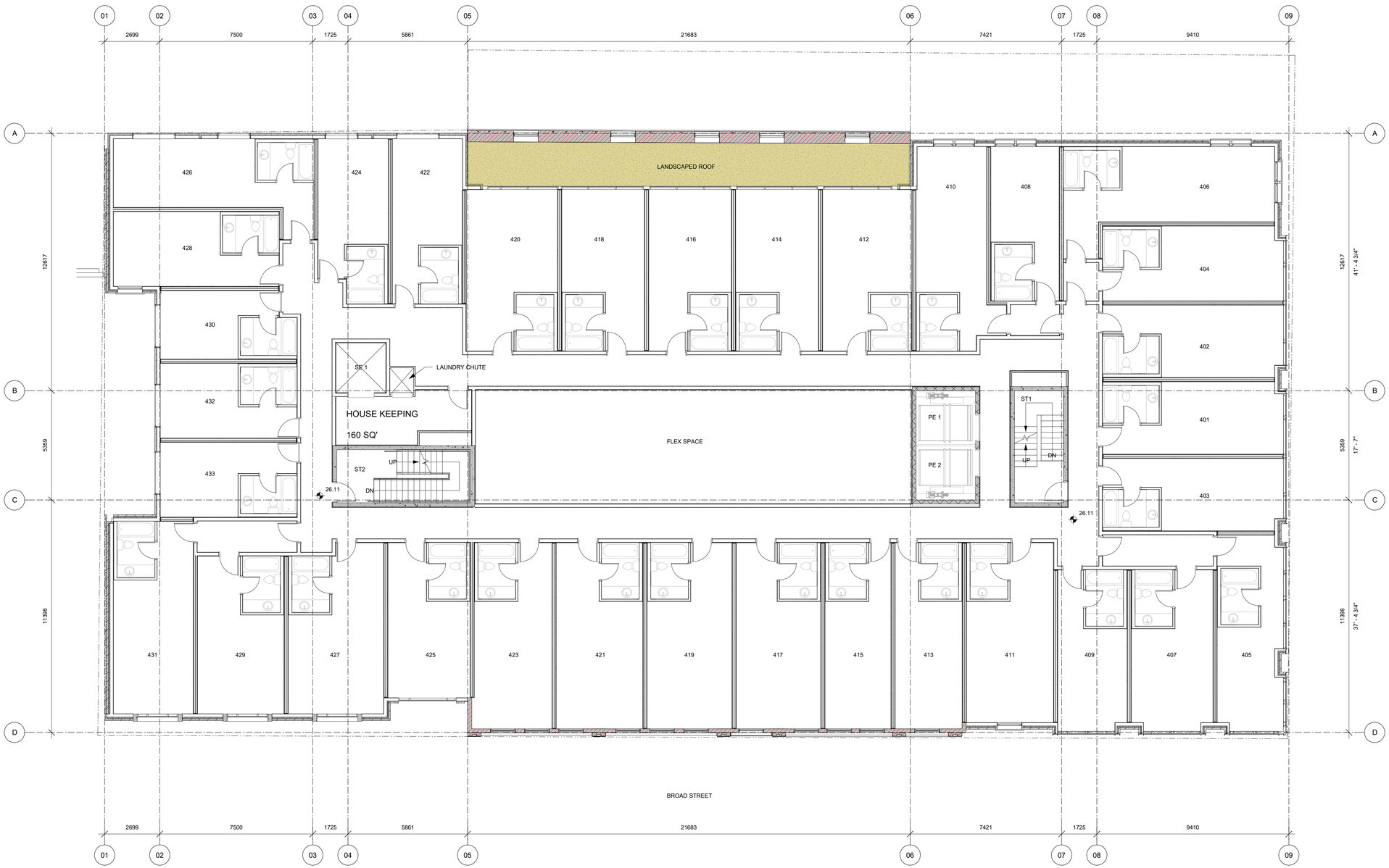
project name
The Duck's Building
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Victoria, BC

drawing title
Level 3

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drawing no. A206

revision no. 2



1 Level 4 - Overall
A207 SCALE: 1 : 100

2	Oct-08-19	Revision 2

Rev	2	Date	Oct-08-19
plot date		Issue Date	
drawn by		Author	
scale		1 : 100	
Description		Revision 2	
drawing file			
checked by		Checker	
project number		1721	

NOTE: All dimensions are shown in millimeters.

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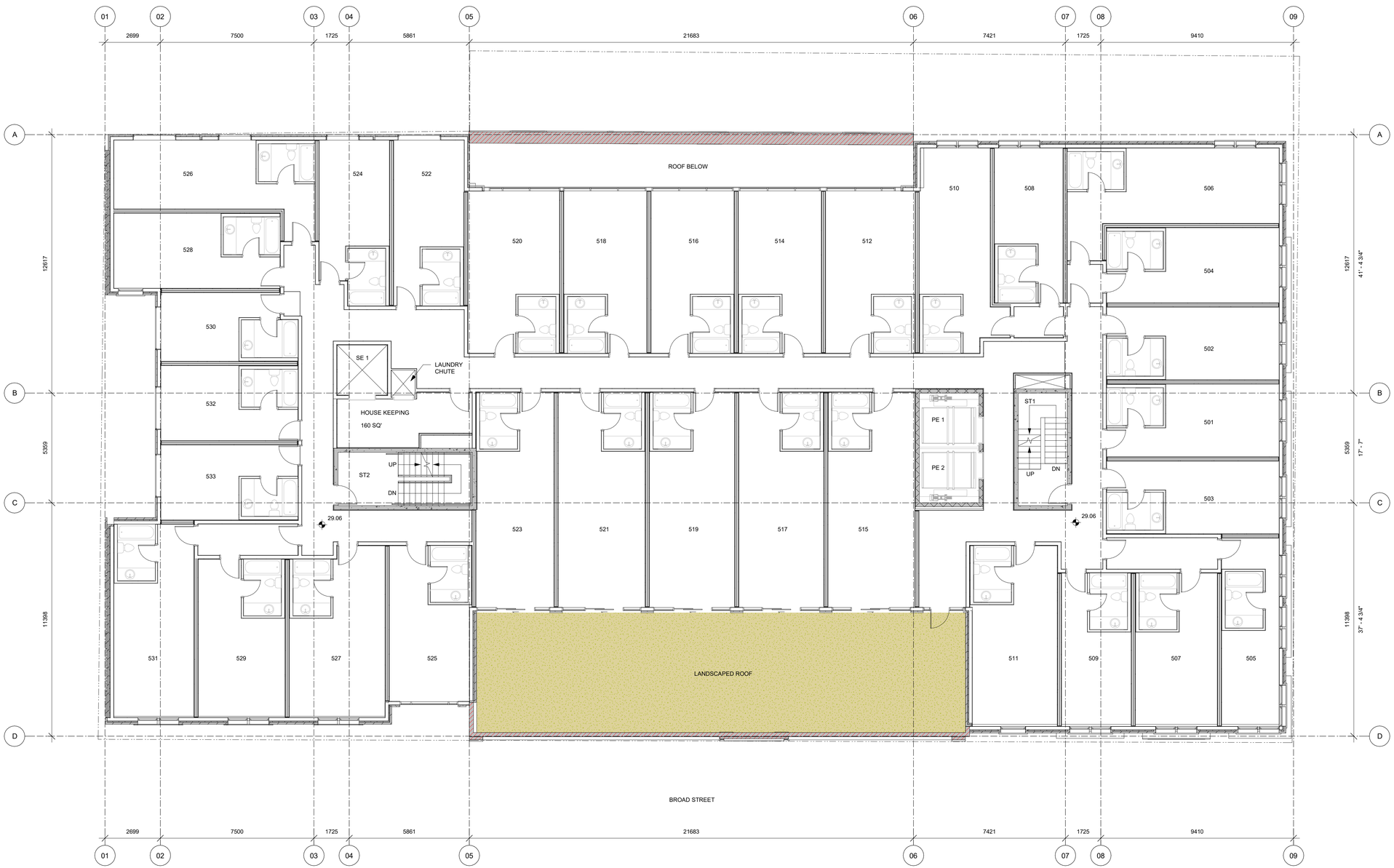
project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

drawing title
Level 4

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drawing no. A207

revision no. 2



1 Level 5 - Overall
A208 SCALE: 1 : 100

2		Oct-08-19	Revision 2
Rev.	2	Date	Oct-08-19	Description	Revision 2
plot date			Issue Date	drawing file	
drawn by			Author	checked by	Checker
scale			1 : 100	project number	1721

NOTE: All dimensions are shown in millimeters.

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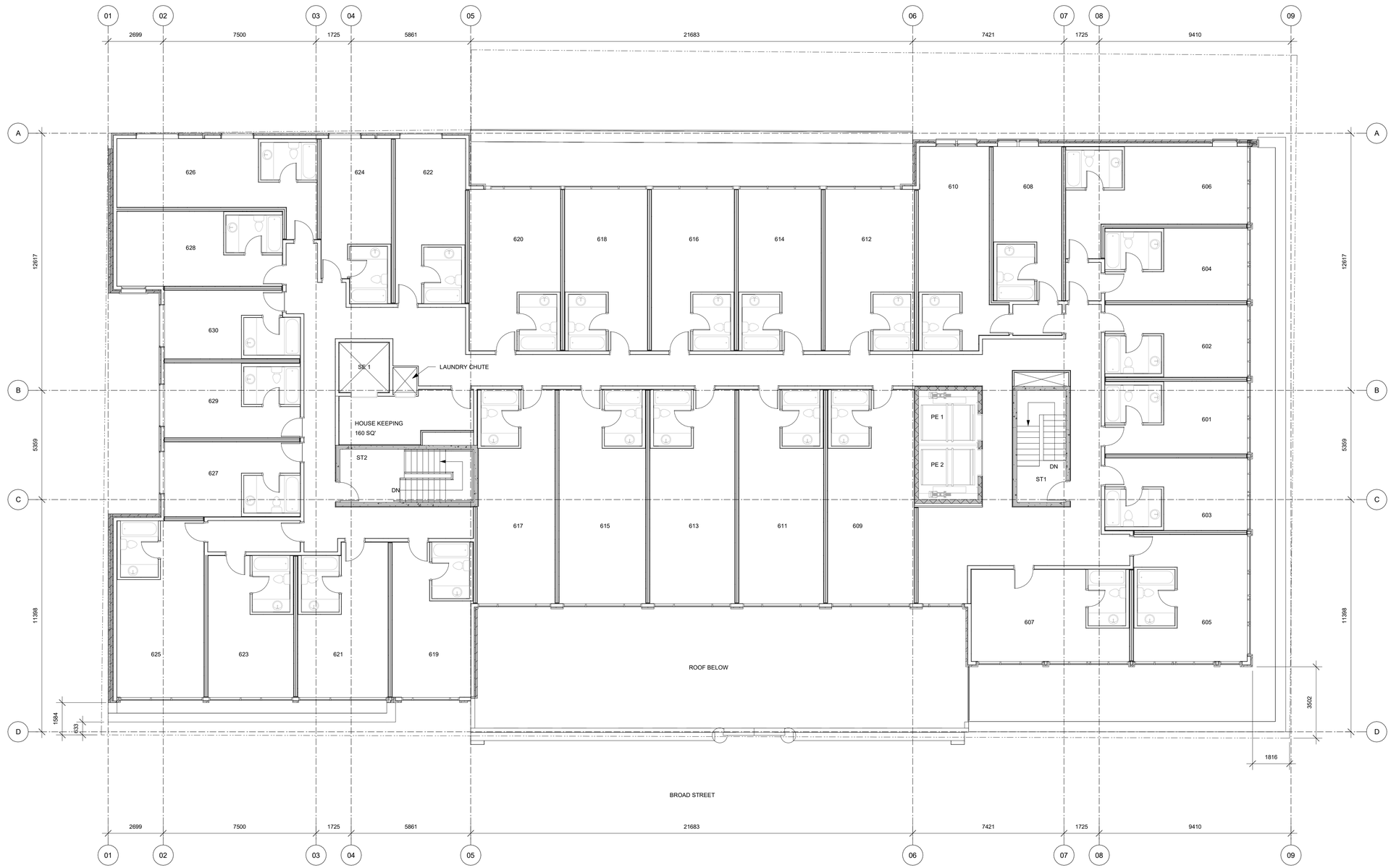
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1•250•585•5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

drawing title
Level 5

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drawing no. A208
revision no. 2



1 A209 Level 6 - Overall
SCALE: 1 : 100

2		Oct-08-19	Revision 2
Rev	2	Date	Oct-08-19 Description Revision 2
plot date		Issue Date	drawing file
drawn by		Author	checked by Checker
scale		1 : 100	project number 1721

NOTE: All dimensions are shown in millimeters.

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T 1•250•658•3367

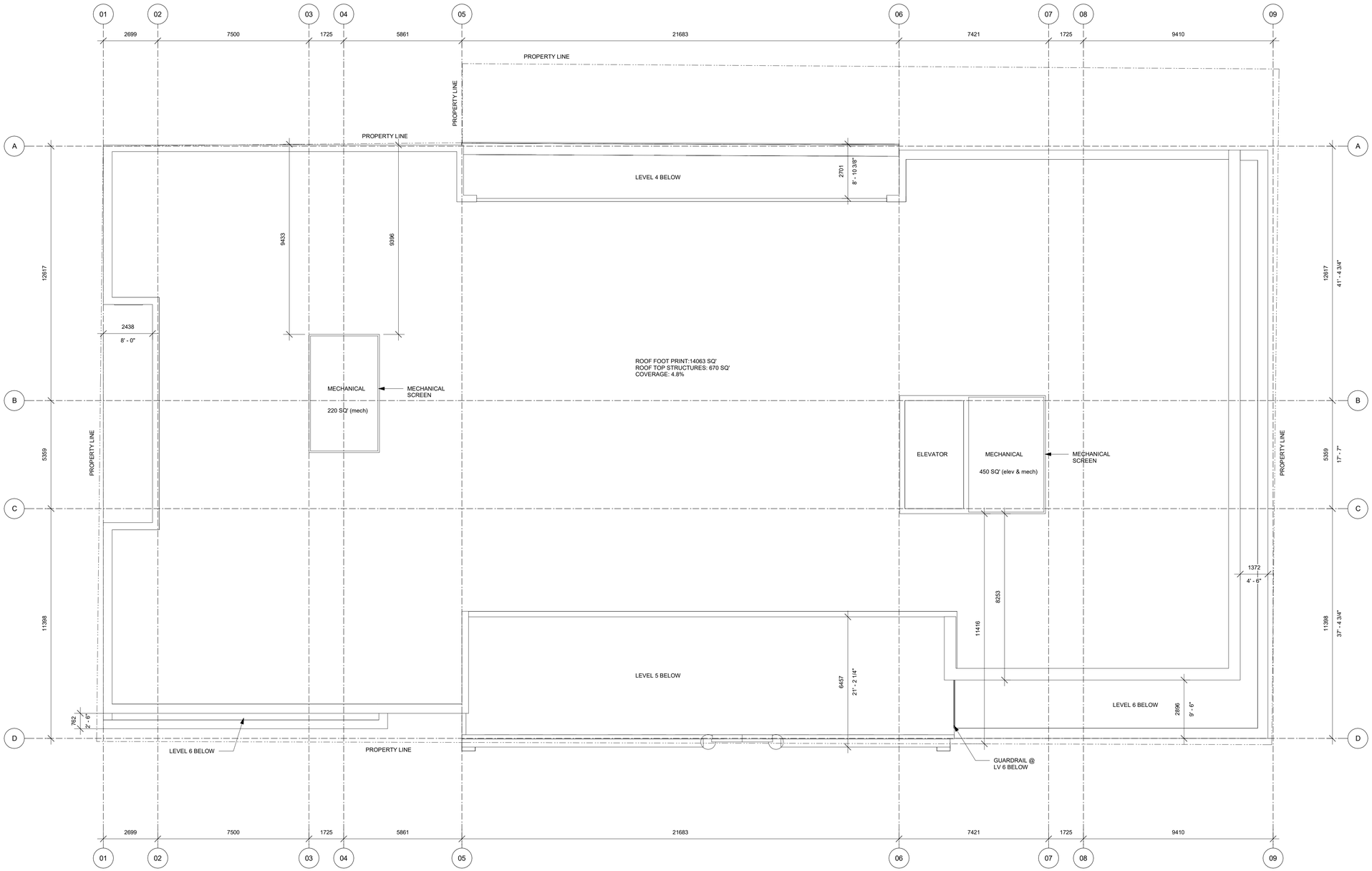
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2X8
T 1•250•585•5810

project name
The Duck's Building
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Victoria, BC

drawing title
Level 6

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drawing no. A209
revision no. 2



1 A210 T.o.Roof - Overall
SCALE: 1 : 100

3	Nov-01-19	Revision 3	
Rev 3	Date Nov-01-19	Description	Revision 3
plot date	Issue Date	drawing file	
drawn by	Author	checked by	Checker
scale	1 : 100	project number	1721

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project name
The Duck's Building
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drawing title
Roof Plan

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drawing no. A210
revision no. 3



1 / A301 North Elevation
SCALE: 1 : 100



2 / A301 North East Corner @ 45°
SCALE: 1 : 100

Material Schedule North

1	Brick Masonry Veneer Cladding - Mauna Loa
2	Brick Masonry Veneer Cladding - Wheat
3	Metal Panel - Lt Grey
4	Metal Panel - Dk Grey
5	Metal Panel - Black
6	Pre-Cast Concrete
7	Curtain Wall Window System - Clear Anodized Aluminum
8	Prefinished Metal Window
9	Steel C-Channel
10	Canopy - Steel & Glass
11	Rehabilitaed Historically Compatible Window
12	Signage
13	Sectional Overhead Door
14	Hollow Metal Door

BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - WHEAT



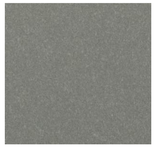
3 METAL PANEL - LT GREY



1 BRICK MASONRY VENEER CLADDING - MAUNA LOA



4 METAL PANEL - DK GREY



2	Oct-08-19	Revision 2	
Rev. 2	Date Oct-08-19	Description	Revision 2
plot date	Issue Date	drawing file	
drawn by	Author	checked by	Checker
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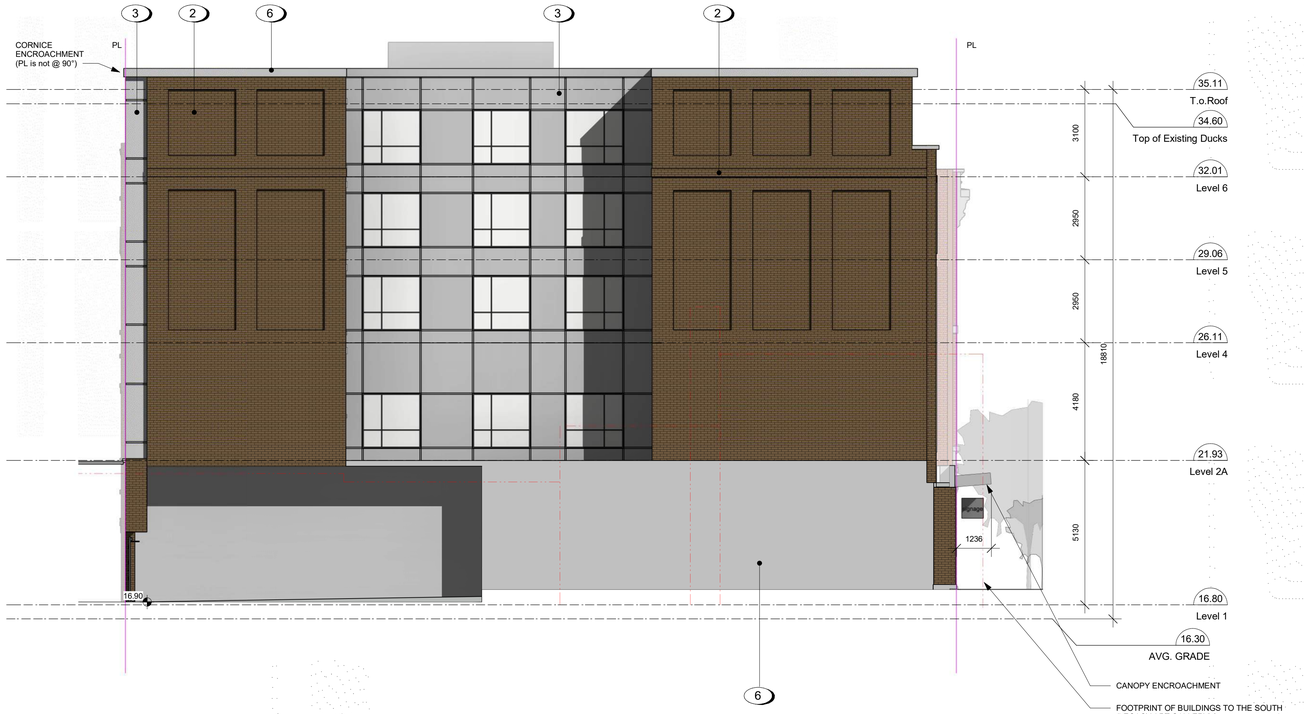
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project name
The Duck's Building
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Victoria, BC

drawing title
North Elevation

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drawing no. A301
revision no. 2



1 / A302 South Elevation
SCALE: 1 : 100



Material Schedule South

1	Brick Masonry Veneer Cladding - Mauna Loa
2	Brick Masonry Veneer Cladding - Wheat
3	Metal Panel - Lt Grey
4	Metal Panel - Dk Grey
5	Metal Panel - Black
6	Pre-Cast Concrete
7	Curtain Wall Window System - Clear Anodized Aluminum
8	Prefinished Metal Window
9	Steel C-Channel
10	Canopy - Steel & Glass
11	Rehabilitaed Historically Compatible Window
12	Signage
13	Sectional Overhead Door
14	Hollow Metal Door

BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - WHEAT



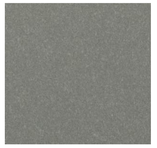
3 METAL PANEL - LT GREY



1 BRICK MASONRY VENEER CLADDING - MAUNA LOA



4 METAL PANEL - DK GREY



3	Nov-01-19	Revision 3	
Rev 3	Date Nov-01-19	Description	Revision 3
plot date	Issue Date	drawing file	
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drawing title
South Elevation

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drawing no. A302

revision no. 3



1 / A303 East Elevation
SCALE: 1 : 100



CONSERVATION STRATEGY

BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (typ.)

EXTERIOR BRICK WALLS TO BE PRESERVED (typ.)

EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED W/ HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NEEDED (typ.)

IRON COLUMNS TO BE RETAINED (typ.)

ORIGINAL CORBELLED CORNICE DETAILING W/ BRACKETS AND TRIANGULAR PEDIMENT TO BE PRESERVED (typ.)

PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (typ.)

RUSTICATED MASONRY PIERS TO BE PRESERVED (typ.)

NEW ENTRYWAYS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (typ.)

STONE LINTELS TO BE PRESERVED (typ.)

Material Schedule East

1	Brick Masonry Veneer Cladding - Mauna Loa
2	Brick Masonry Veneer Cladding - Wheat
3	Metal Panel - Lt Grey
4	Metal Panel - Dk Grey
5	Metal Panel - Black
6	Pre-Cast Concrete
7	Curtain Wall Window System - Clear Anodized Aluminum
8	Prefinished Metal Window
9	Steel C-Channel
10	Canopy - Steel & Glass
11	Rehabilitaed Historically Compatible Window
12	Signage
13	Sectional Overhead Door
14	Hollow Metal Door

BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - GOLDEN ROD



3 METAL PANEL - LT GREY



1 BRICK MASONRY VENEER CLADDING - MAUNA LOA



4 METAL PANEL - DK GREY



3		Nov-01-19	Revision 3
Rev.	3	Date Nov-01-19	Description Revision 3
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drawing title
East Elevation

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drawing no. A303

revision no. 3



1 / A304 West Elevation
SCALE: 1 : 100



CONSERVATION STRATEGY

BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (typ.)

EXTERIOR BRICK WALLS TO BE PRESERVED (typ.)

EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED W/ HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NEEDED (typ.)

IRON COLUMNS TO BE RETAINED (typ.)

ORIGINAL CORBELLED CORNICE DETAILING W/ BRACKETS AND TRIANGULAR PEDIMENT TO BE PRESERVED (typ.)

PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (typ.)

RUSTICATED MASONRY PIERS TO BE PRESERVED (typ.)

NEW ENTRYWAYS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (typ.)

STONE LINTELS TO BE PRESERVED (typ.)

Material Schedule West

1	Brick Masonry Veneer Cladding - Mauna Loa
2	Brick Masonry Veneer Cladding - Wheat
3	Metal Panel - Lt Grey
4	Metal Panel - Dk Grey
5	Metal Panel - Black
6	Pre-Cast Concrete
7	Curtain Wall Window System - Clear Anodized Aluminum
8	Prefinished Metal Window
9	Steel C-Channel
10	Canopy - Steel & Glass
11	Rehabilitaed Historically Compatible Window
12	Signage
13	Sectional Overhead Door
14	Hollow Metal Door

BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - WHEAT



3 METAL PANEL - LT GREY



1 BRICK MASONRY VENEER CLADDING - MAUNA LOA



4 METAL PANEL - DK GREY



3		Nov-01-19	Revision 3
2		Oct-08-19	Revision 2
Rev.	3	Date	Revision 3
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drawing title
West Elevations

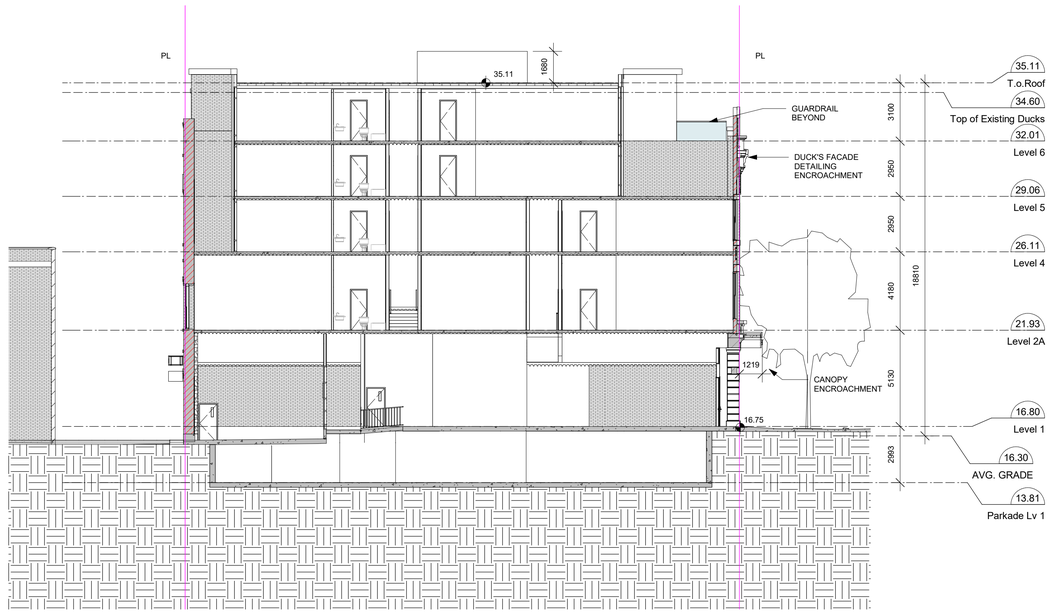
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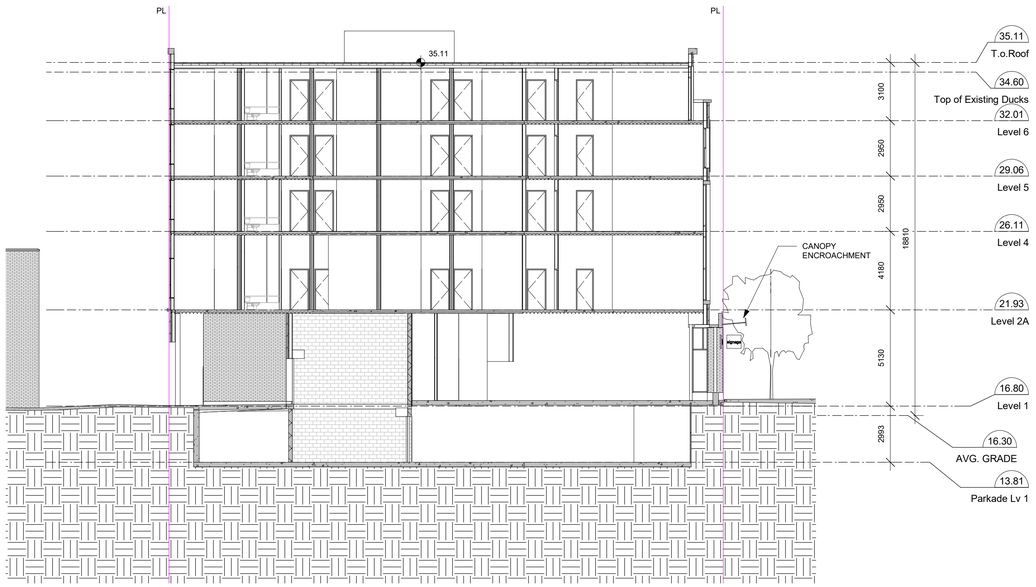
revision no. 3



1 A401 Section E-W North
SCALE: 1 : 150



2 A401 Section E-W Ducks
SCALE: 1 : 150



3 A401 Section E-W South
SCALE: 1 : 150

Rev.	Date	Description
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drawing title
Building Sections E-W

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1298 BROAD STREET SQUARE | YATES STREET | LEGACY ART GALLERY 639 YATES STREET - NOT IN SCOPE OF PROJECT | THE DUCK'S BUILDING REDEVELOPMENT 1312 - 1324 BROAD STREET | JOHNSON STREET | AUDIO VIDEO REPLAY 620 JOHNSON STREET

1 A501 East Elevation Context Proposed



1298 BROAD STREET SQUARE | YATES STREET | LEGACY ART GALLERY 639 YATES STREET - NOT IN SCOPE OF PROJECT | 1306 BROAD STREET - TO BE REMOVED | EXISTING DUCK'S BUILDING - EXTERIOR TO BE RETAINED | 625 JOHNSON STREET - TO BE REMOVED | JOHNSON STREET | AUDIO VIDEO REPLAY 620 JOHNSON STREET

2 A501 East Elevation Context Existing



631 - 635 JOHNSON STREET | BROAD STREET | THE DUCK'S BUILDING REDEVELOPMENT 1323 - 1314 BROAD STREET | LANEWAY | 605 - 613 JOHNSON STREET

3 A501 North Elevation Context Proposed



631 - 635 JOHNSON STREET | BROAD STREET | EXISTING 615 - 625 JOHNSON TO BE REMOVED | LANEWAY | 605 - 613 JOHNSON STREET

4 A501 North Elevation Context Existing

Rev.	Date	Description
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drawing title
Site Context

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JOHNSON STREET

LONDON FLATS
1313 BROAD STREET

ROBINSON'S OUTDOOR STORE
1307 STREET

METTA YOGA
1303 BROAD STREET

YATES STREET

1 A502 Broad Street Context Facing East



606 - 614 JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

BROAD STREET



BEST WESTERN
636 JOHNSON STREET

2 A502 Johnson Street Context Facing North



1298 BROAD STREET SQUARE



AUDIO VIDEO REPLAY
620 JOHNSON STREET



631 - 635 JOHNSON STREET



605 - 613 JOHNSON STREET

3 A502 Broad Street Context Facing West

4 A502 Johnson Street Context Facing South

Rev.	Date	Description
plot date	Issue Date	drawing file
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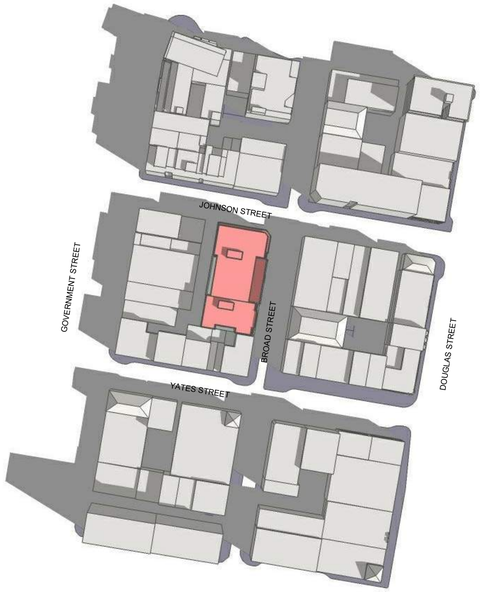
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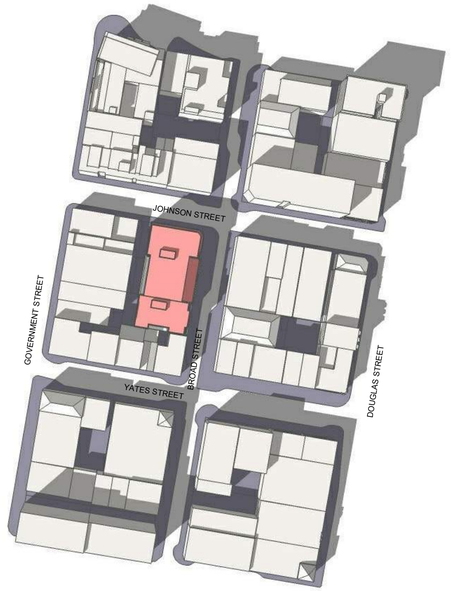
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Equinox 9am



Equinox Noon



Equinox 3pm

1 A503 Shadow Studies



2 A503 Harbour View from Laurel Point



3 A503 Aerial View

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Shadow Studies

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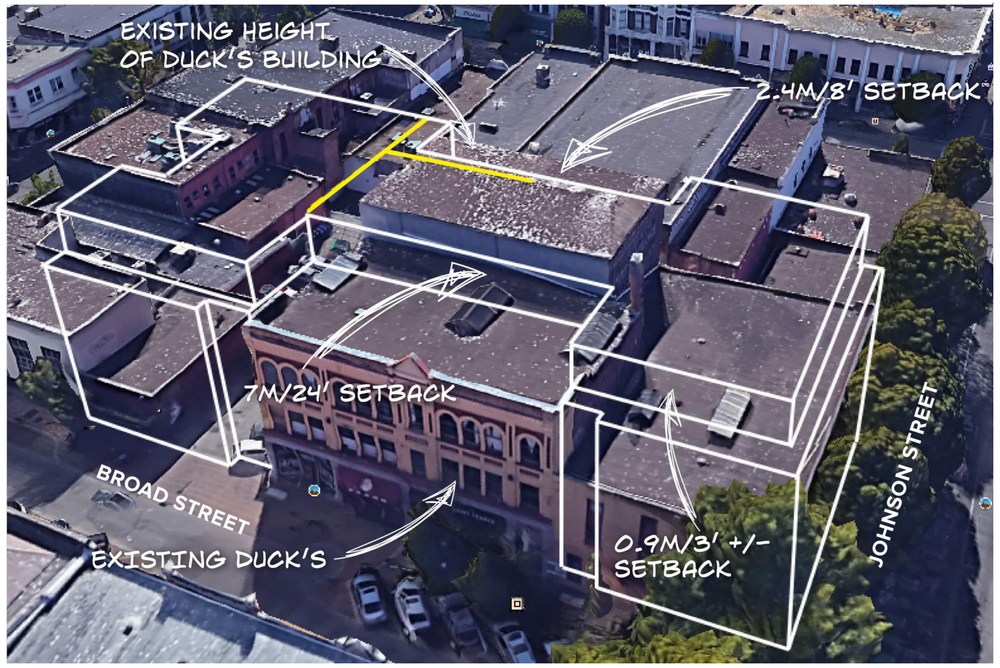
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revision no.

CURRENT CONTEXT



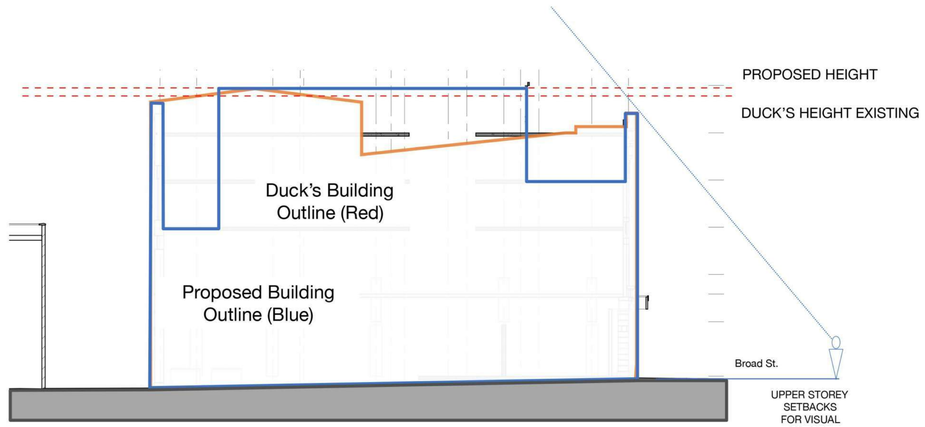
PROPOSED MASSING



ARCHITECTURAL DESIGN



Building Section Comparison - Existing and Proposed



Duck's Building Section

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Context Massing

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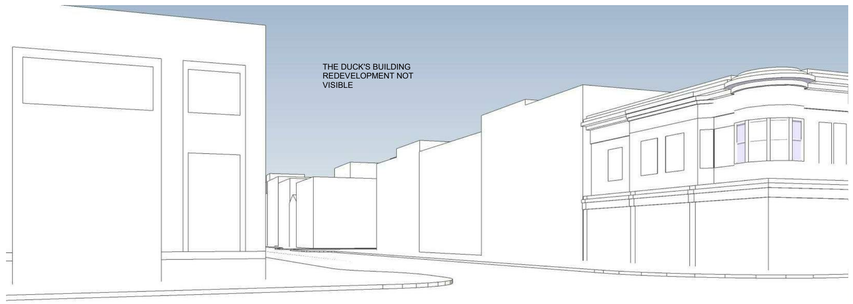
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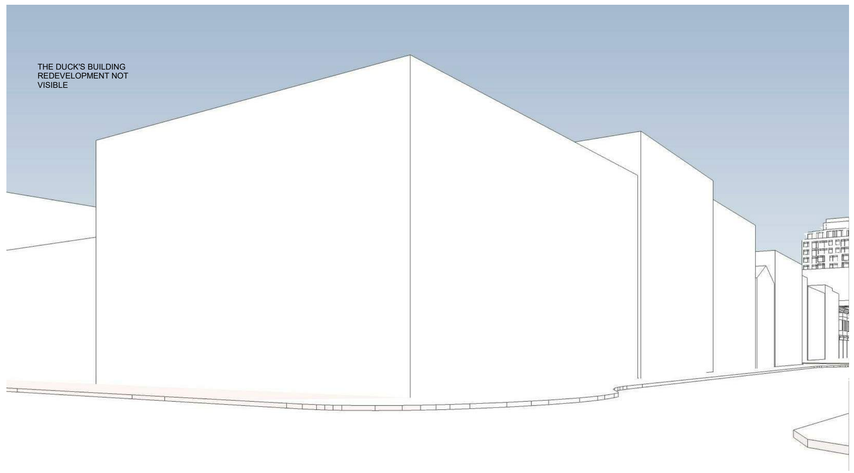
Douglas & Johnson



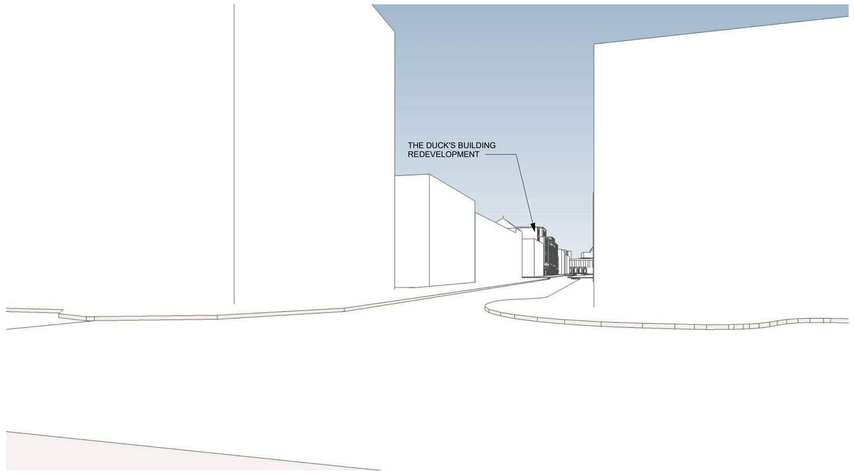
Government & Johnson



Douglas & Yates



Government & Yates



Broad & View



Broad & Yates

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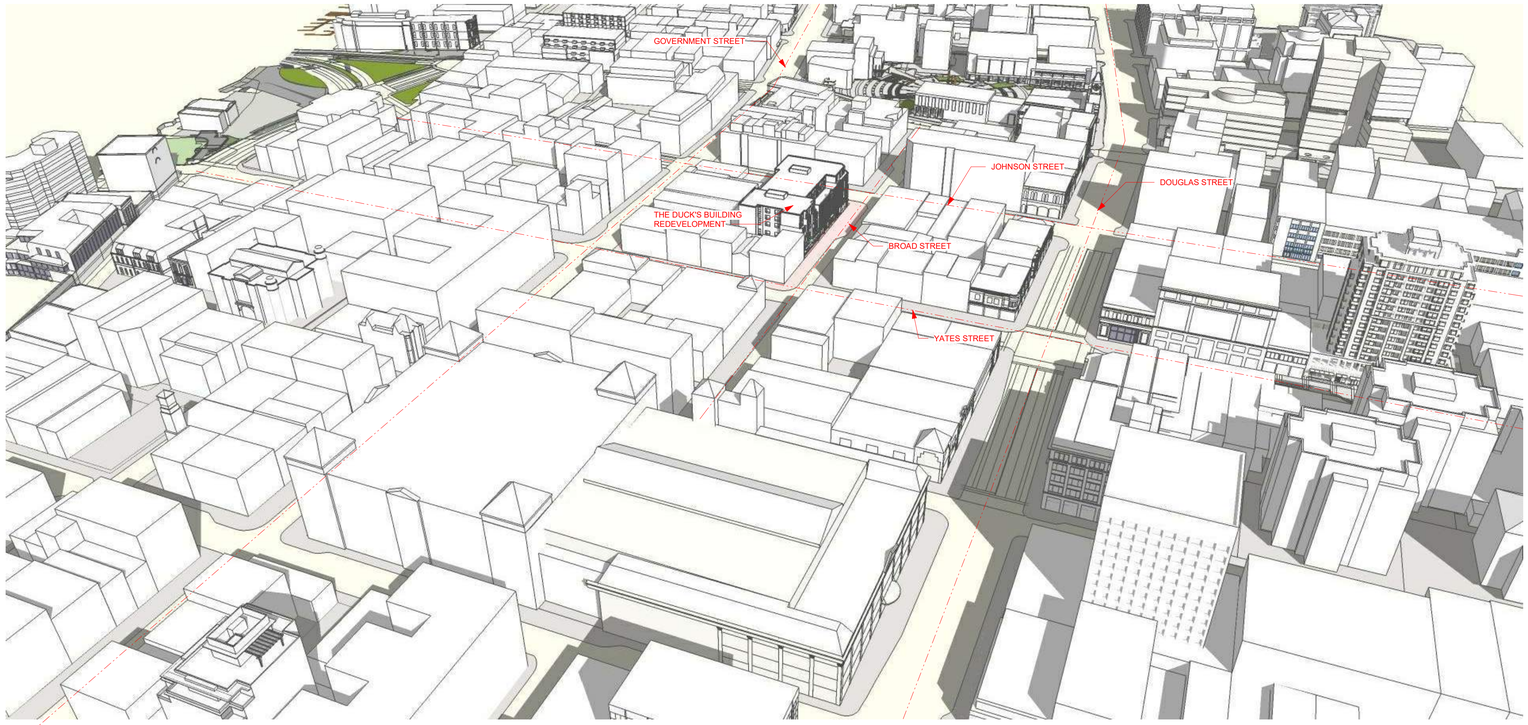
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Urban Context

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revision no.





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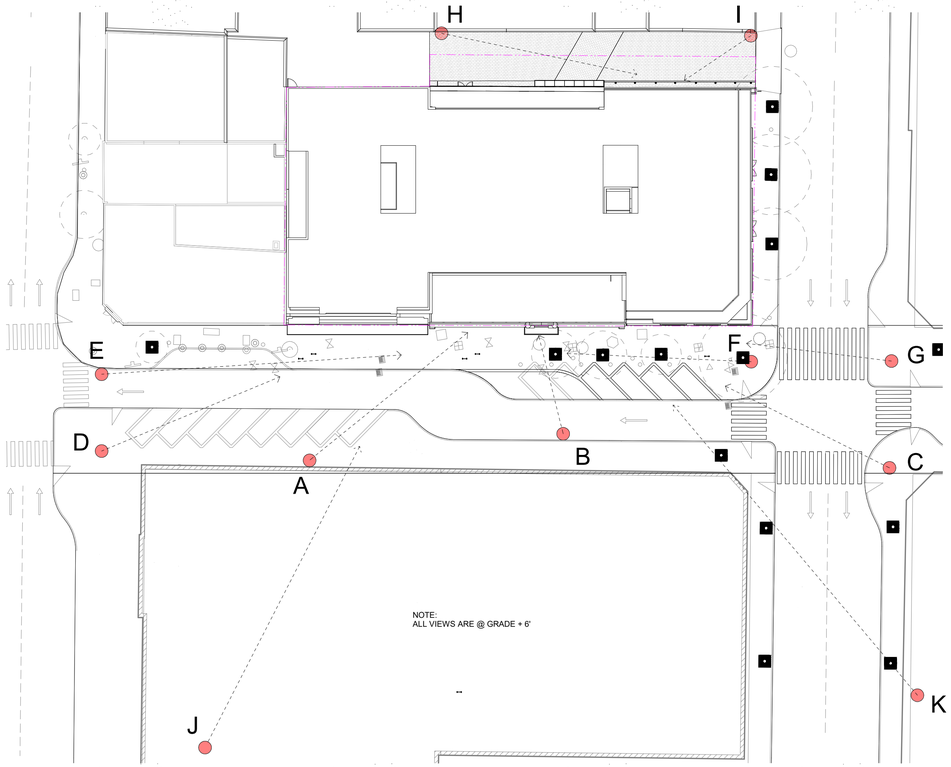
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revision no.



1 A506 Key Plan Sheet View Images
SCALE: 1 : 350



2 A506 Yates to Johnson East

A



3 A506 Broad Street - South Building & Ducks

B



4 A506 Broad & Johnson

C

1	Sept-05-19	Revision 1
Rev. 1	Date Sept-05-19	Description Revision 1
plot date	Issue Date	drawing file
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revision no. 1



1 A507 Yates & Broad A

D



2 A507 Yates & Broad B

E



3 A507 Broad & Johnson A

F



4 A507 Broad & Johnson B

G



5 A507 Laneway to Johnson

H



6 A507 Laneway Stonewall

I

2	Oct-08-19	Revision 2

Rev.	2	Date	Oct-08-19
plot date		Issue Date	
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scale		project number	1721

Description: Revision 2
drawing file:
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drawing no. A507

revision no. 2



1 / A508 Broad Street - Full

J

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revision no.



1
A509
Broad & Johnson - Full

K

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plot date	Issue Date	drawing file
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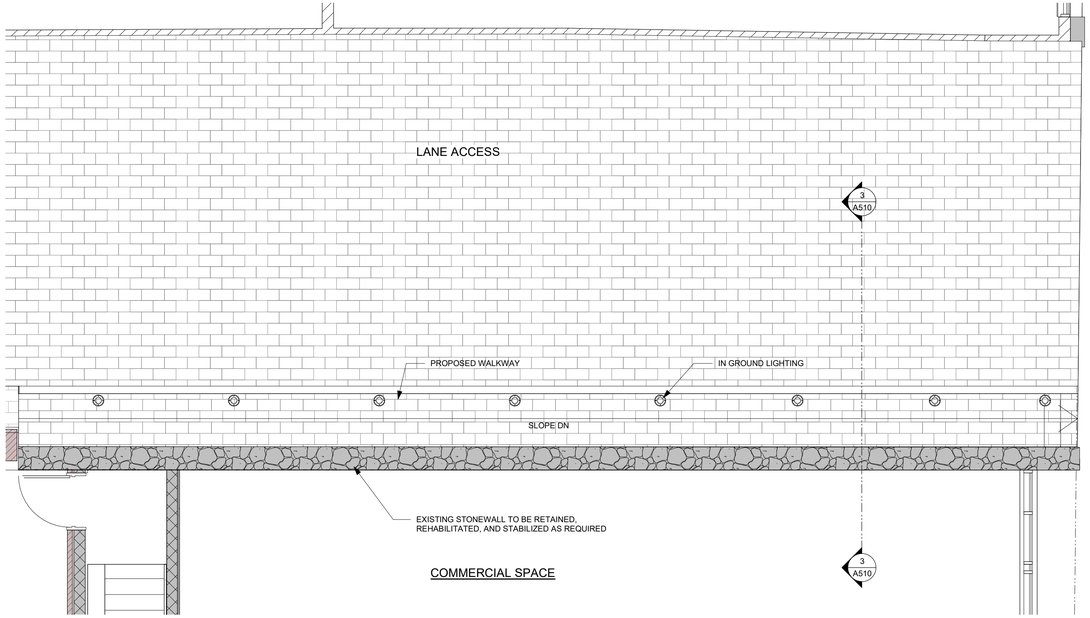
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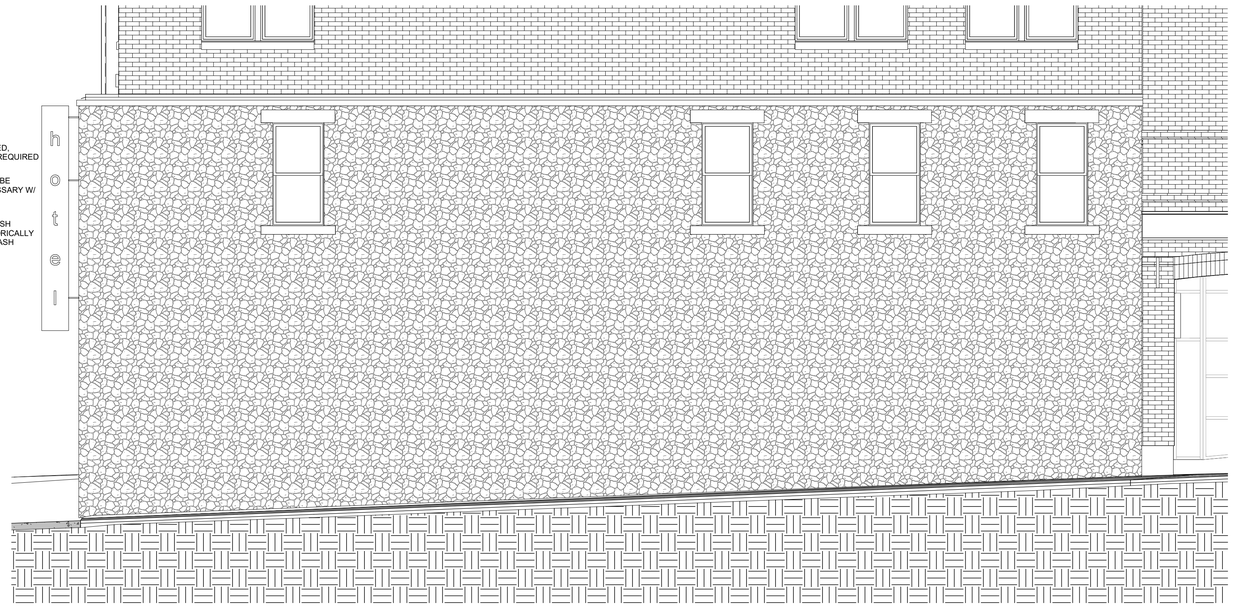
1 / A510 Stone Wall
SCALE: 1 : 50

NOTES:

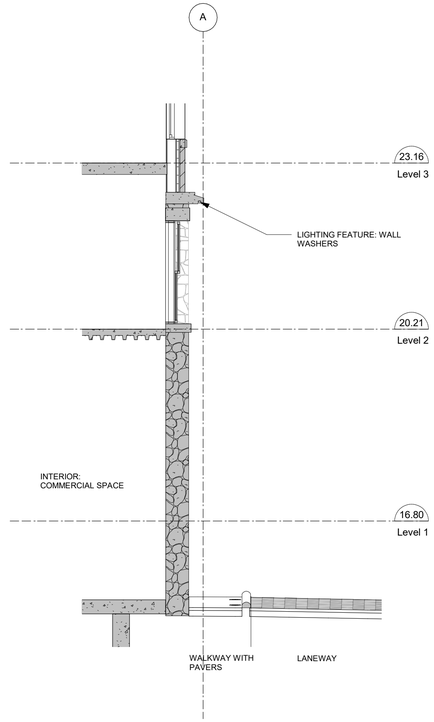
EXISTING STONEWALL TO BE RETAINED, REHABILITATED, AND STABILIZED AS REQUIRED

EXISTING SANDSTONE SURFACES TO BE REPAIRED AND RE-COATED AS NECESSARY W/ BREATHABLE KEIM MINERAL PAINT

EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REPLACED W/ HISTORICALLY COMPATIBLE DOUBLE-HUNG WOOD SASH ASSEMBLIES (typ.)



2 / A510 Stone Wall - Elevation
SCALE: 1 : 50



3 / A510 Stone Wall - Section
SCALE: 1 : 50

3		Nov-01-19	Revision 3
2		Oct-08-19	Revision 2
Rev.	3	Date Nov-01-19	Description Revision 3
plot date		Issue Date	drawing file
drawn by		Author	checked by Checker
scale		1 : 50	project number 1721

NOTE: All dimensions are shown in millimeters.

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drawing title
Stone Wall

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drawing no.	revision no.
A510	3