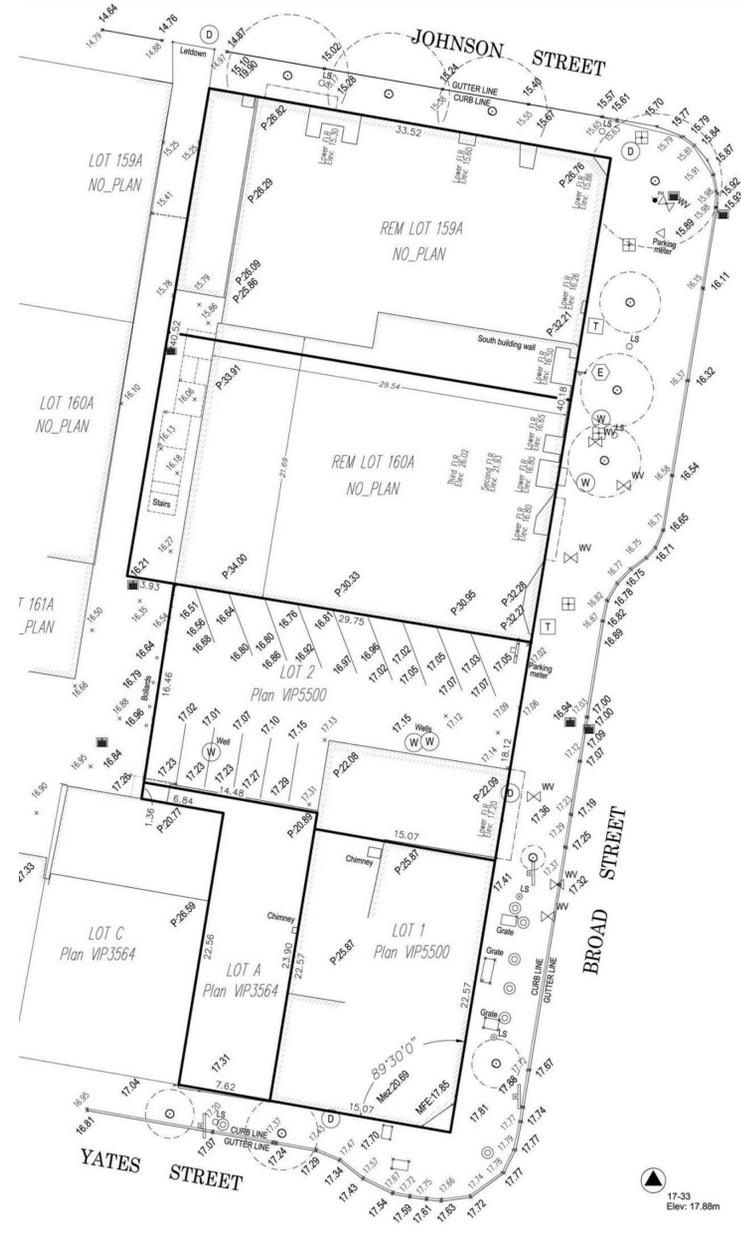
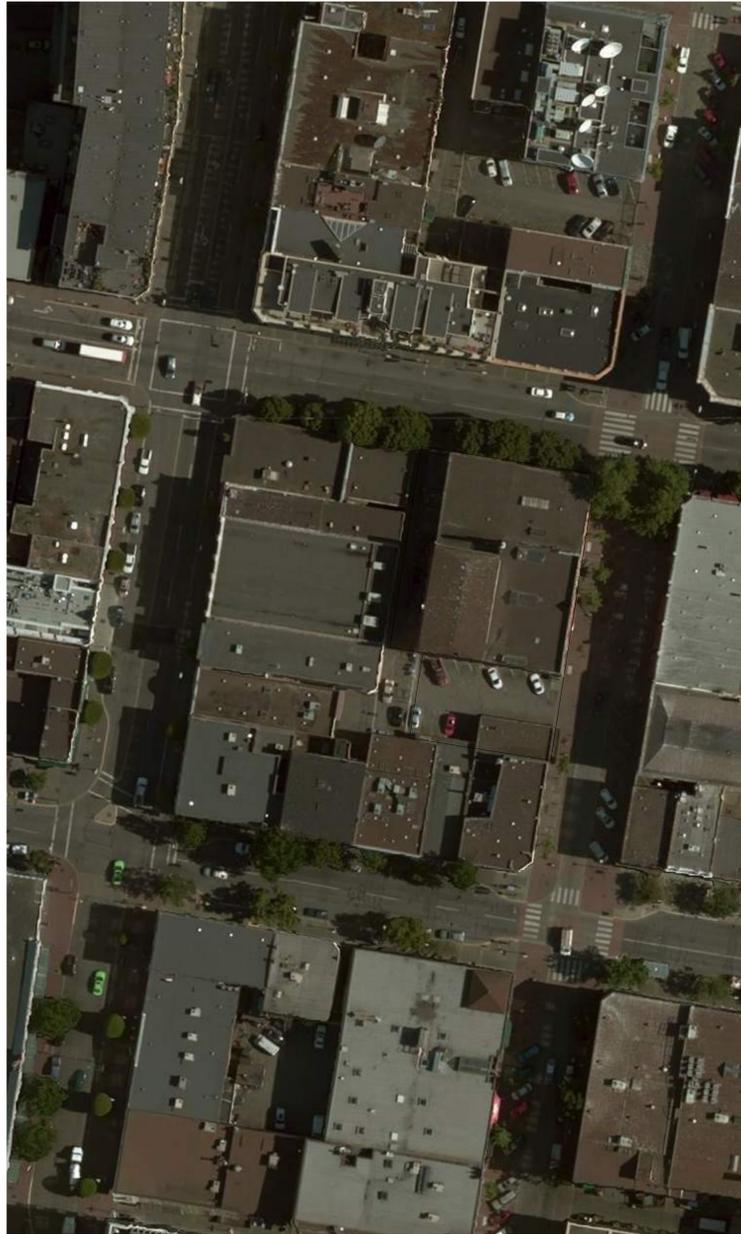




The Duck's Building Redevelopment

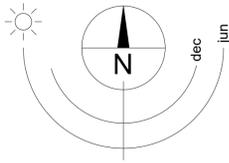
Rezoning and Heritage Alteration Permit
Resubmission Set 19-09-05





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

2 Context Survey Plan
A001 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
Victoria, BC
V8W 3N7

DEVELOPER
CHARD DEVELOPMENT LTD
#500, 509 Richards Street
Victoria, BC
V6B 2Z6

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC
V8V 3K3

STRUCTURAL CONSULTANT
RJC
220 - 645 Tyee Road
Victoria, BC
V9A 6X5

MECHANICAL CONSULTANT
AME Consulting Group
721 Johnson St.
Victoria, BC
V8W 1M8

ELECTRICAL CONSULTANT
Applied Engineering Solutions Ltd.
3rd Floor - 1815 Blanshard Street
Victoria, BC
V8T 5A4

LANDSCAPE ARCHITECT
Murdoch de Greeff Inc.
200-524 Cudluthel Rd.
Victoria, BC
V8Z 1G1

CIVIL CONSULTANT
JE Anderson
4212 Glanford Ave.
Victoria, BC
V8Z 4B7

GEOTECHNICAL
Ryzuk Geotechnical
28 Crease Avenue
Victoria, BC
V8Z 1S3

SURVEYOR
Explorer Land Survey Inc.
101 - 2610 Douglas St.
Victoria, BC
V8T 4M1

ENVELOPE
RJC
220 - 645 Tyee Road
Victoria, BC
V9A 6X5

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Kevin Pickwick
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fax: 250.381-7900
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

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	796
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)	(34)/36
Bicycle Parking Long Term (Req'd/Provided)	(7)/24
Bicycle Parking Short Term (Req'd/Provided)	(8)/8
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	137
Unit Type	Hotel
Ground-Orientated Units	0
Min Unit Floor Area	24
Total Residential Floor Area	6600

LIST OF DRAWINGS

- | | |
|----------------------|----------------------------|
| A001 Project Data | A302 South Elevation |
| A100 Site Survey | A303 East Elevation |
| A101 Site Plan | A304 West Elevations |
| A201 P2 Parking Plan | A401 Building Sections E-W |
| A202 P1 Parking Plan | A501 Site Context |
| A203 Level 1 | A502 Site Context |
| A204 Level 2 | A503 Shadow Studies |
| A205 Level 2A | A503A Context Massing |
| A206 Level 3 | A504 Urban Context |
| A207 Level 4 | A505 Urban Context |
| A208 Level 5 | A506 Perspective Studies |
| A209 Level 6 | A507 Perspective Studies |
| A210 Roof Plan | A508 Perspective Studies |
| A301 North Elevation | A509 Perspective Studies |
| | A510 Stone Wall |

Rev	Date	Issue Date	Revision
1	04 SEP 19		DP Resubmission

The Duck's Building Redevelopment
1312-1324 Broad Street
Victoria, BC
Project Data



dHkArchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-685-3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1-250-585-5810
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**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**

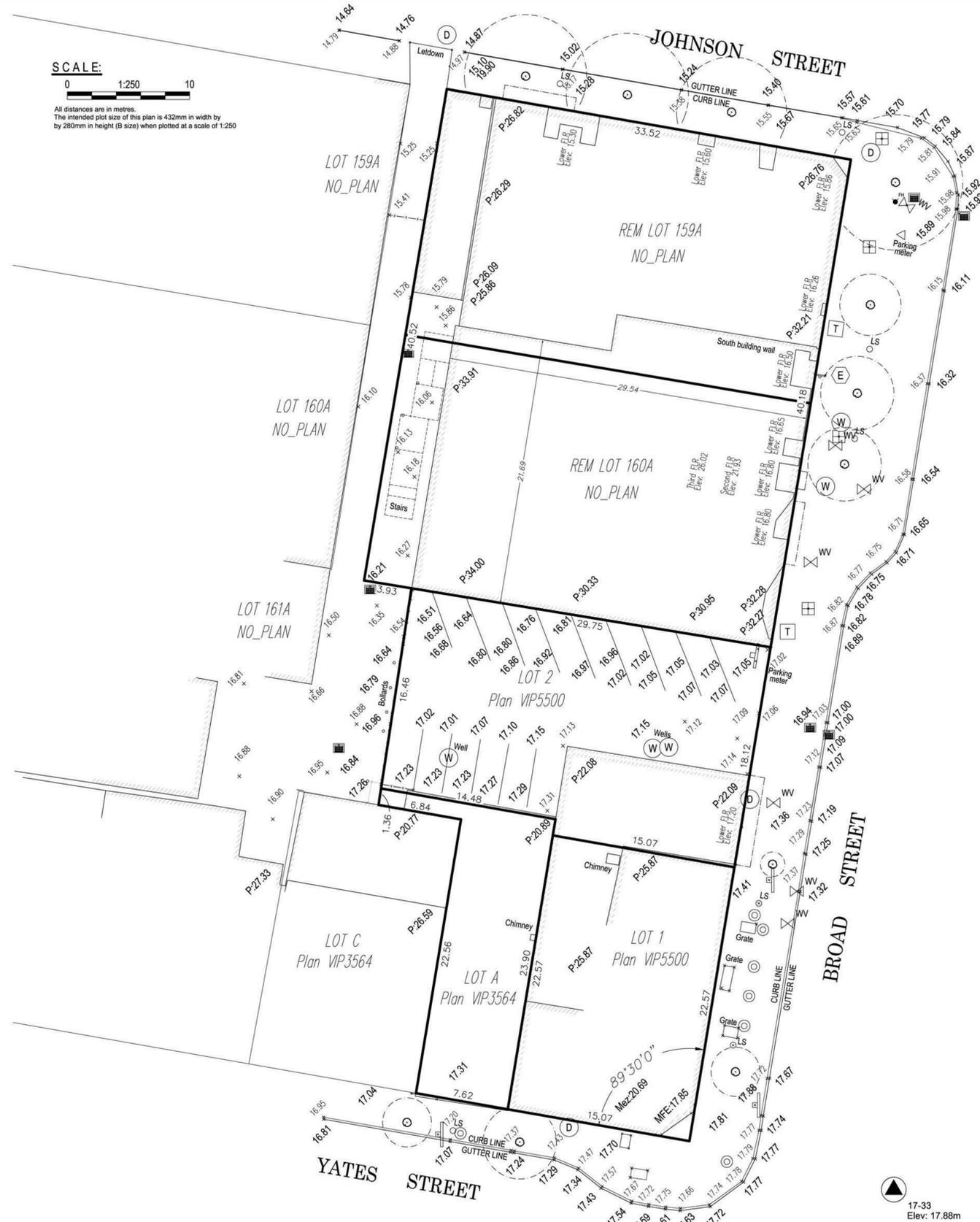
Parcel Identification Number (PID)
004-599-748, 004-599-772, 000-748-480, 001-668-277,
004-115-791

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
- FD - denotes fire hydrant
- CB - denotes catch basin
- LS - denotes Lamp Standard
- T - denotes Cable box
- LB - denotes Light box
- E - denotes Hydro
- S - denotes Sign
- U - 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
DWGDATE: 11373-BROAD ST(2016-12-15)

Explorer
Land Surveying Inc
101 - 2610 Douglas Street,
Victoria, B. C. V8T 4M1
Tel: (250) 363-2227
email: kenneth@explorersurveying.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>

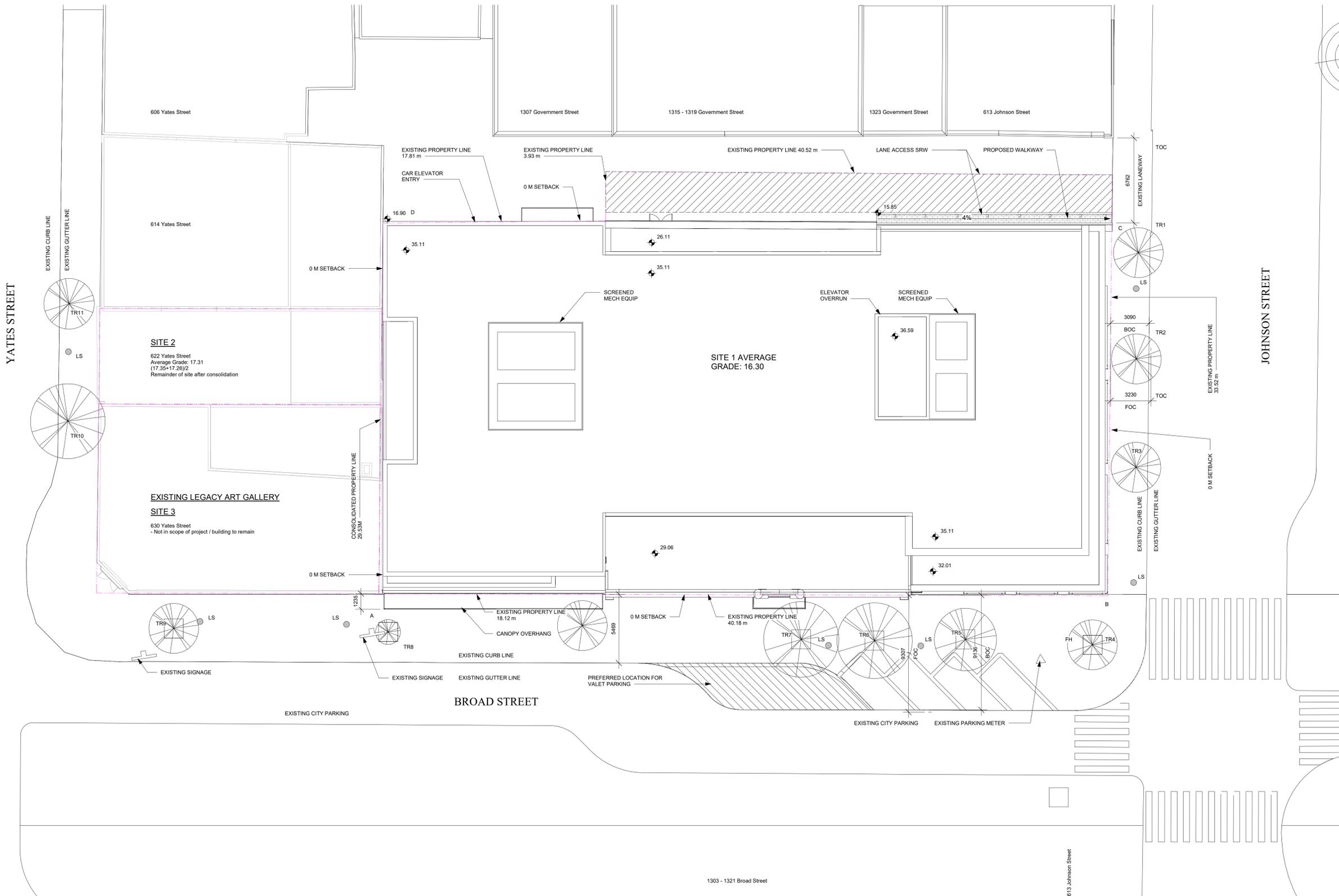
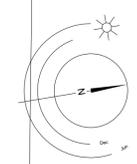
Rev	1	04 SEP 19	DP Resubmission
Plot Date	Issue Date	Drawing File	
Drawn By	Author	Checked By	Checker
Scale	Project Number		1721

NOTE: All dimensions are shown in millimeters.

**The Duck's Building
Redevelopment**
1312-1324 Broad Street
Victoria, BC
Site Survey



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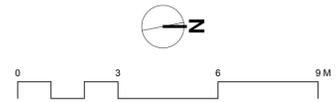
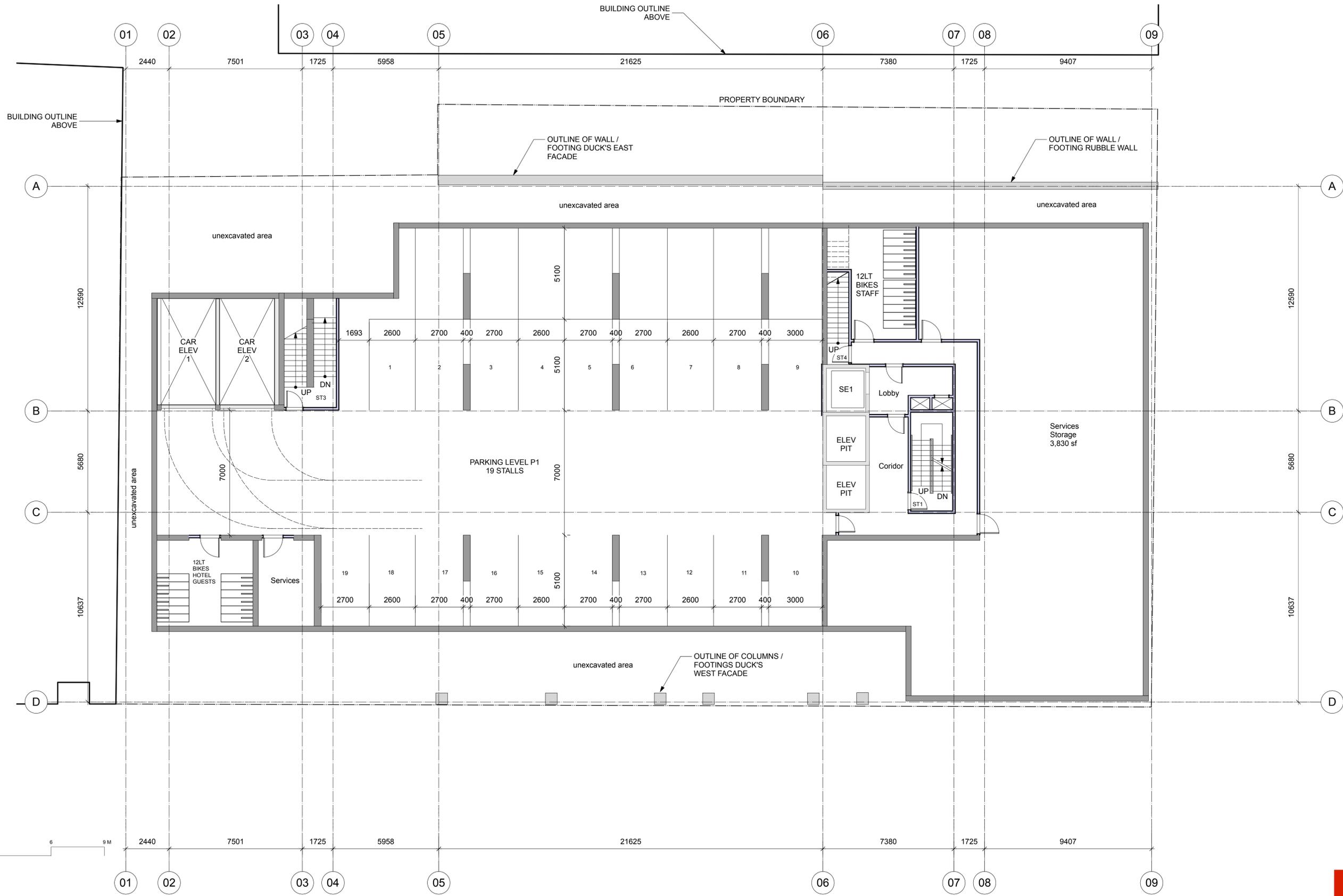
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Drawn By	SWS	Checked By	crk	Scale	1 : 150	Project Number	1721

NOTE: All dimensions are shown in millimeters.

**The Duck's Building
Redevelopment**
1312-1324 Broad Street
Victoria, BC
Site Plan

Average Grade					
Point	Point Value	Grade Points	Average of Points	Distance	
The Duck's Building Redevelopment					
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	16.30			Perimeter	Sum
				174.00	2836.64
Existing Duck's Building					
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	16.09			Perimeter	Sum
				139.22	2240.05





Plot Date	19-09-05	Issue Date	DP Resubmission
Drawn By		Author	
Scale		Checked By	Checker
		Project Number	1721

NOTE: All dimensions are shown in millimeters.

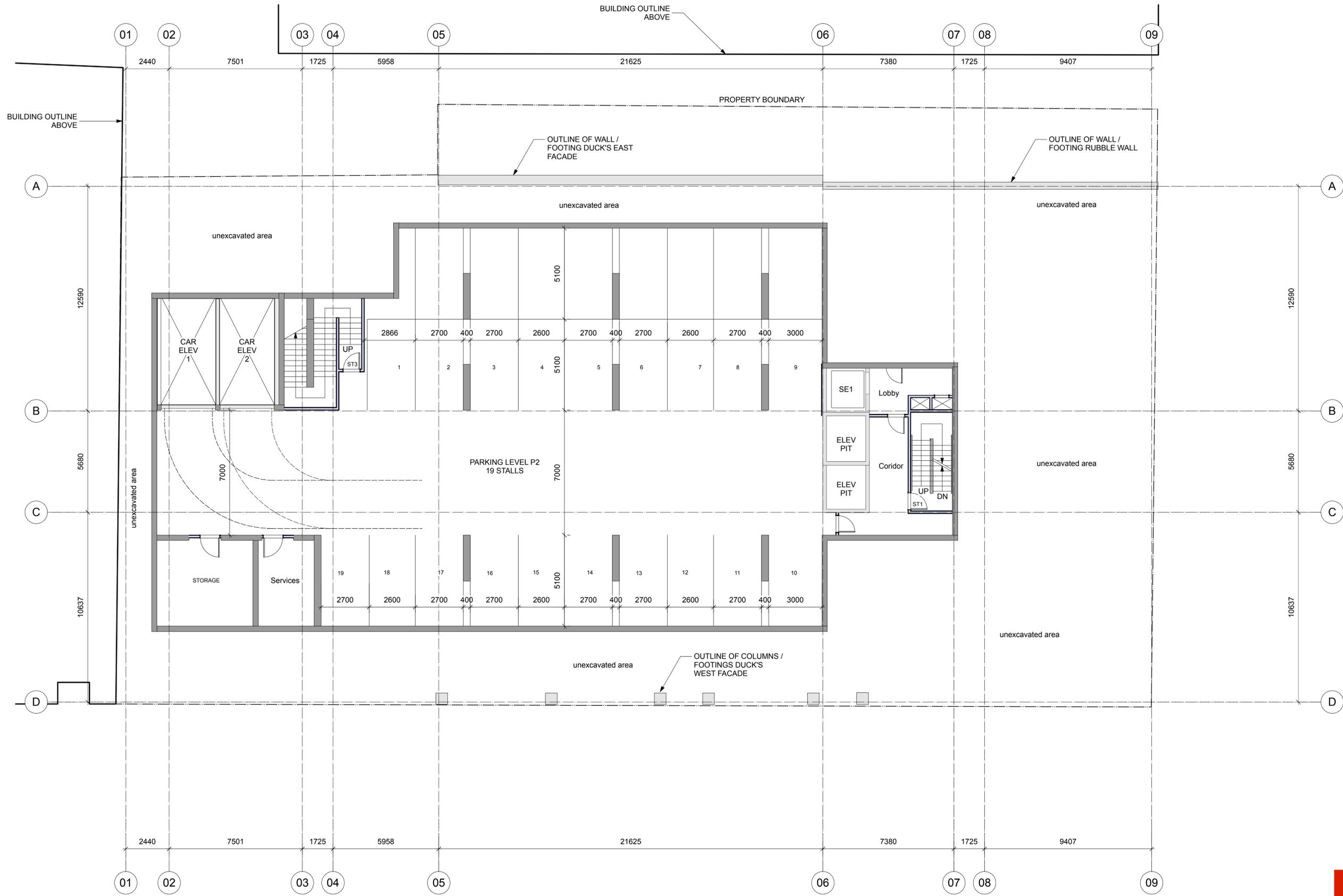
**The Duck's Building
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1312-1324 Broad Street
Victoria, BC
P1 Parking Plan



A201

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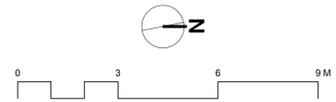
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Drawn By	Author	Checked By	Checker
Scale	Project Number	1721	

NOTE: All dimensions are shown in millimeters.

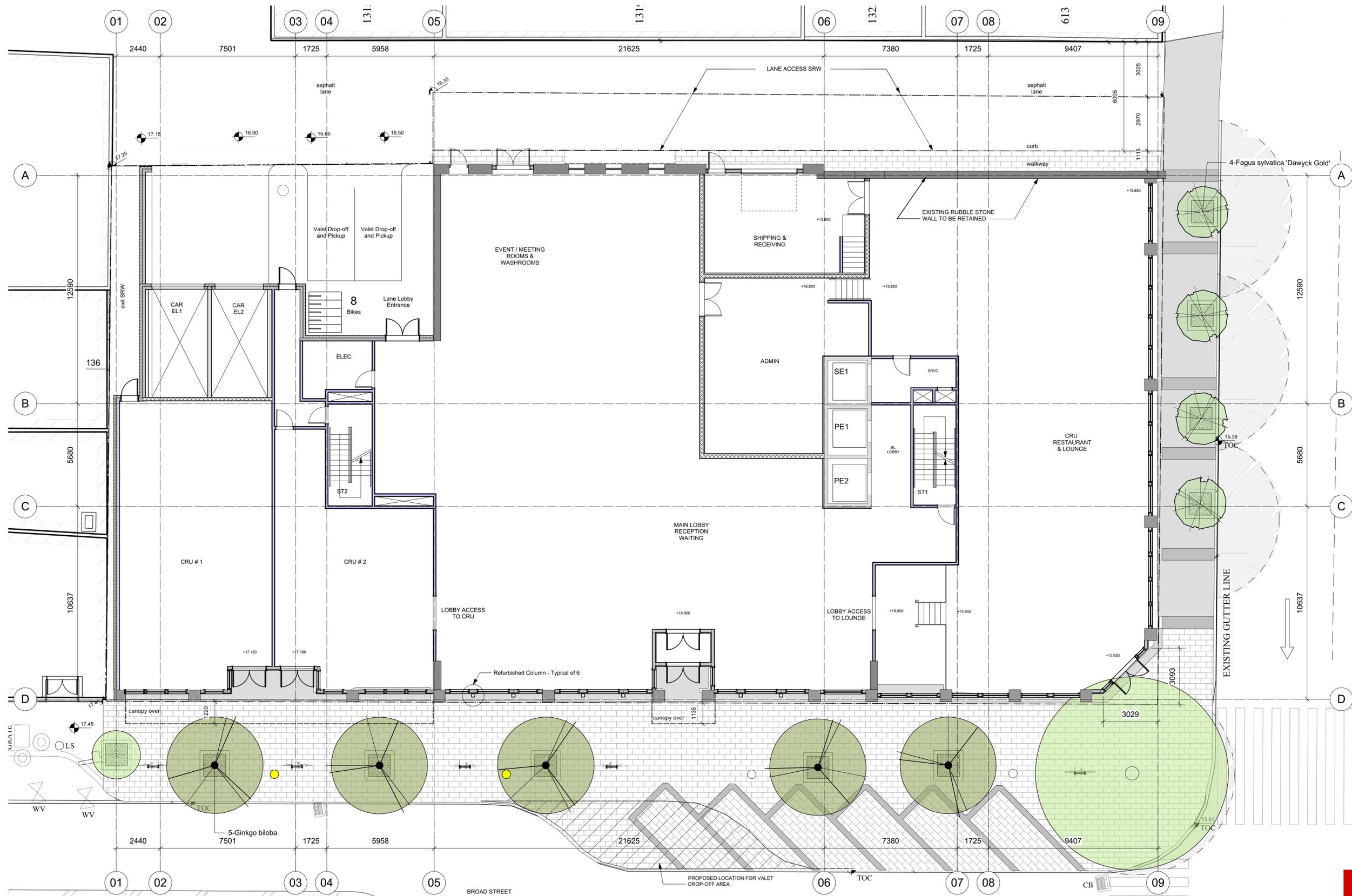
**The Duck's Building
Redevelopment**
1312-1324 Broad Street
Victoria, BC
P2 Parking Plan



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JOHNSON STREET

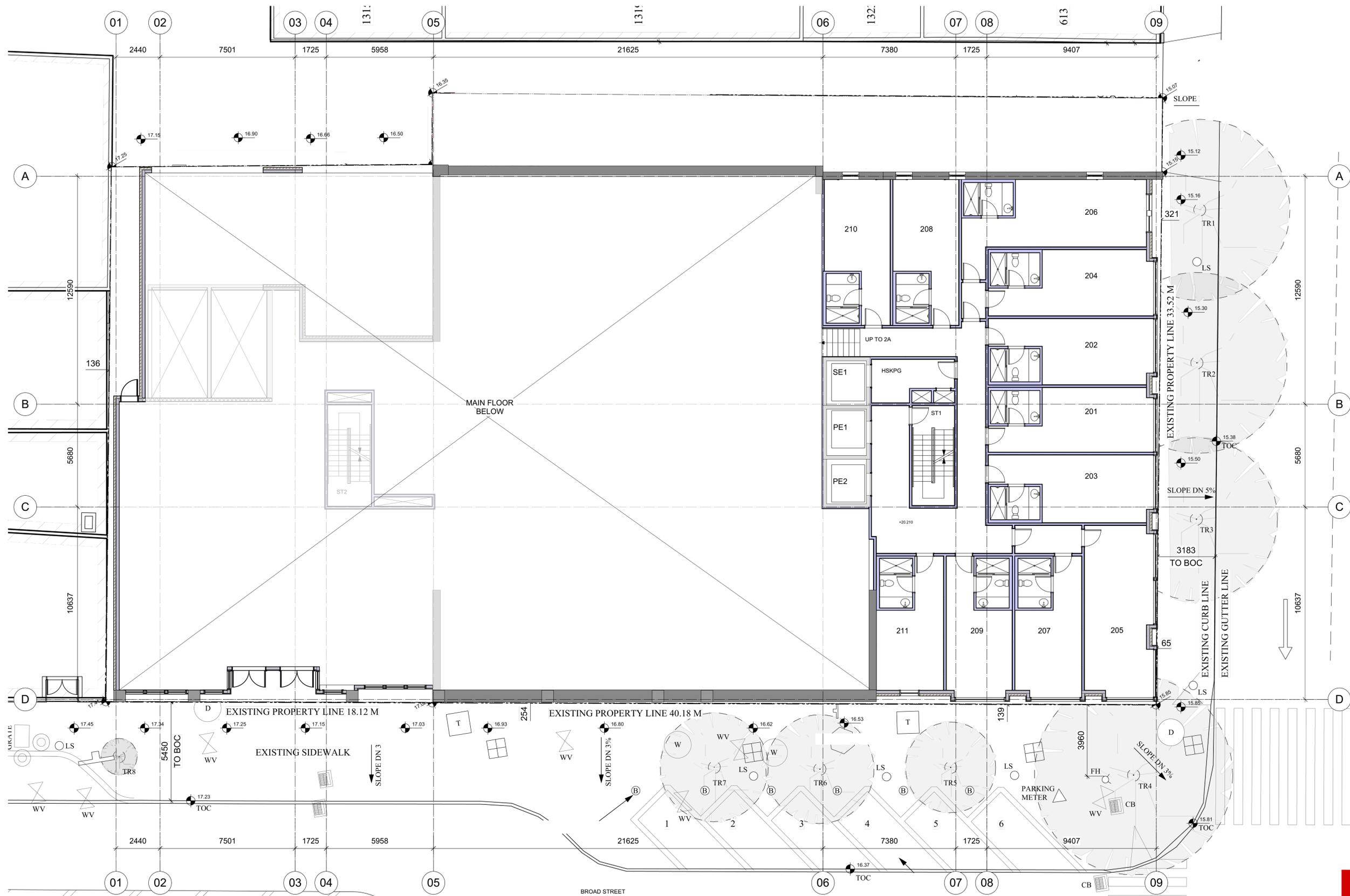
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Plot Date	Issue Date
Author	Checked By
Scale	Project Number
	1721
NOTE: All dimensions are shown in millimeters.	

**The Duck's Building
Redevelopment**
1312-1324 Broad Street
Victoria, BC
Level 1



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NOTE: All dimensions are shown in millimeters.

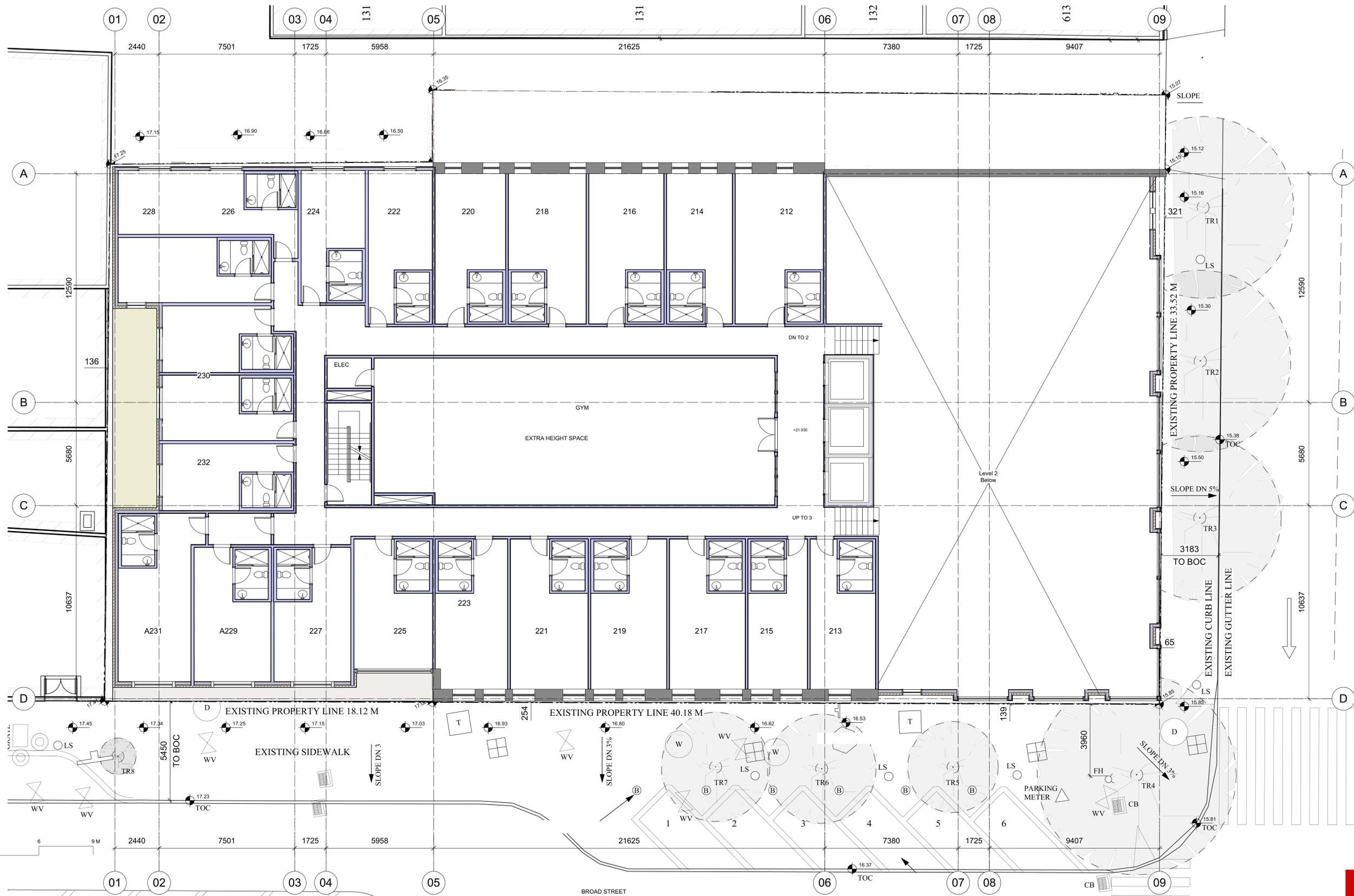
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Redevelopment**
1312-1324 Broad Street
Victoria, BC
Level 2



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Author		Checker
Scale		Project Number
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NOTE: All dimensions are shown in millimeters.

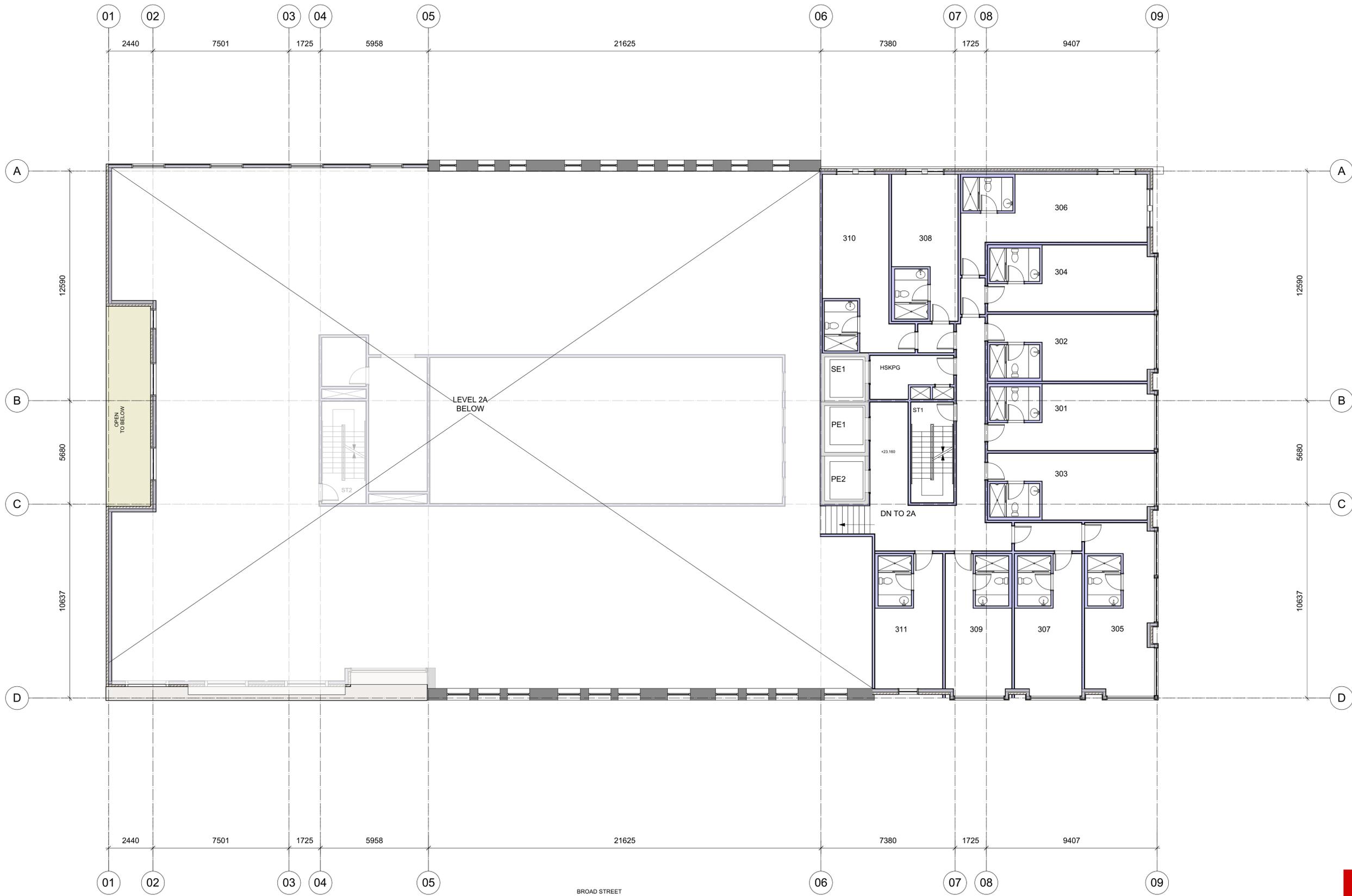
**The Duck's Building
Redevelopment**
1312-1324 Broad Street
Victoria, BC
Level 2A



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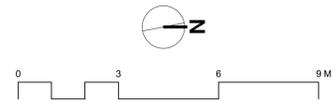
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Drawn By	Author	Checked By	Checker
Scale	Project Number	1721	

NOTE: All dimensions are shown in millimeters.

**The Duck's Building
Redevelopment**
1312-1324 Broad Street
Victoria, BC
Level 3



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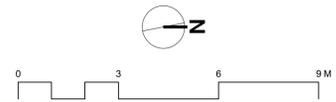
BROAD STREET

19-09-05 DP Resubmission
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 Drawn By Author Checked By Checker
 Scale Project Number 1721
 NOTE: All dimensions are shown in millimeters.

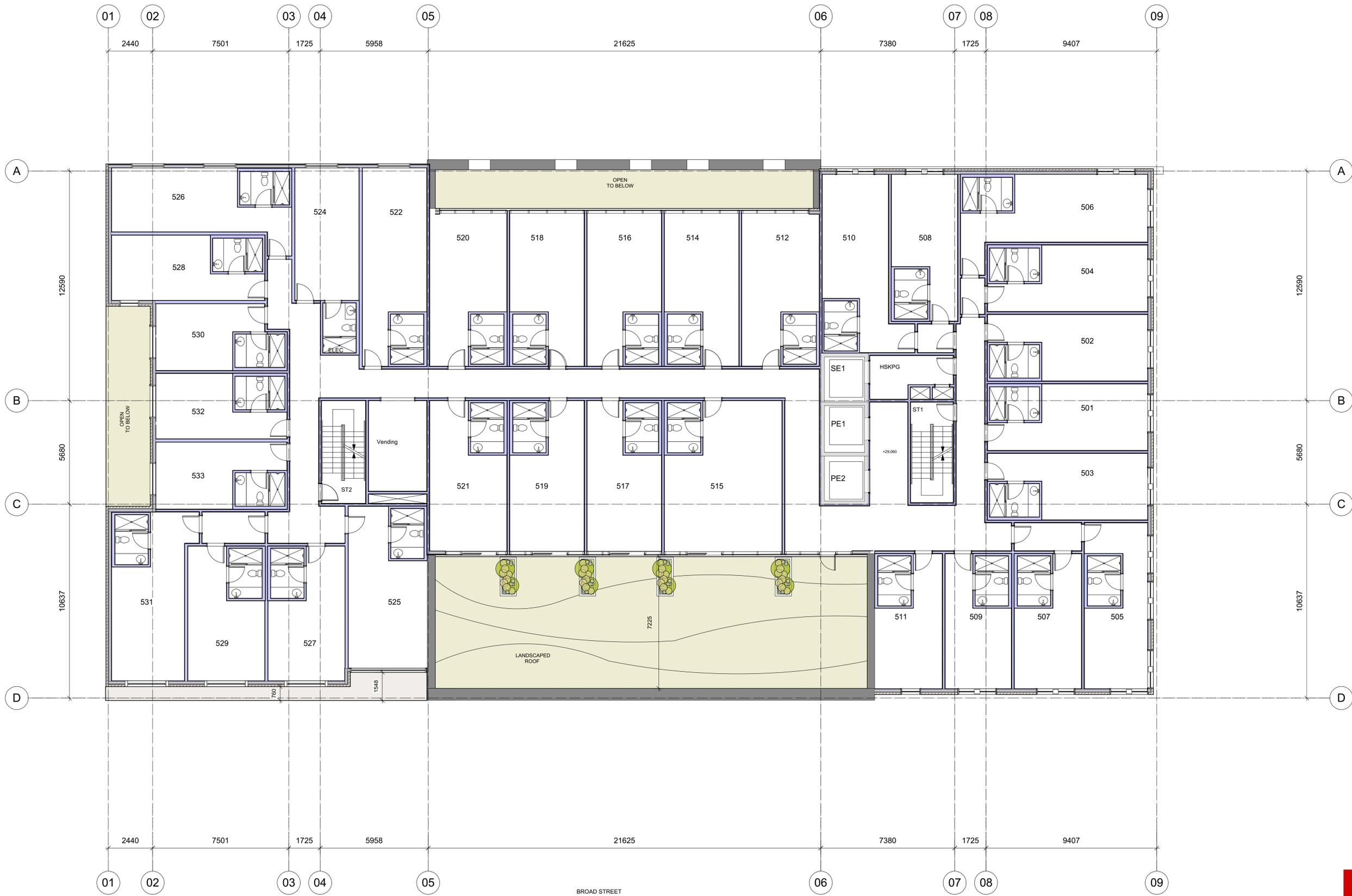
**The Duck's Building
 Redevelopment**
 1312-1324 Broad Street
 Victoria, BC
Level 4



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Plot Date	Issue Date	Drawing File	Checker
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Drawn By	Author	Checked By	
Scale	Project Number		

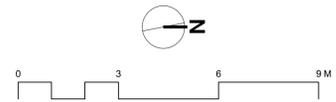
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**The Duck's Building
Redevelopment**
1312-1324 Broad Street
Victoria, BC
Level 5



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Plot Date	Issue Date	Drawing File	Checker
19-09-05	DP Resubmission		
Drawn By	Author	Checked By	1721
Scale	Project Number		

NOTE: All dimensions are shown in millimeters.

The Duck's Building Redevelopment
 1312-1324 Broad Street
 Victoria, BC
Level 6



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2019-09-26 2:10:42 PM



1 North Elevation
A301 SCALE: 1 : 100

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

Material Schedule North

- 1 Brick Masonry Veneer Cladding - Brown
- 1 Steel Door
- 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 Aluminum Flashing
- 11 Rehabilitated Historically Compatible Window
- 12 Signage
- 13 Sectional Overhead Door

Rev	Issue Date	Issue Description
1	04 SEP 19	DP Resubmission

Drawn By	Author	Checked By	Checker

Scale	Project Number
As indicated	1721

The Duck's Building
Redevelopment
1312-1324 Broad Street
Victoria, BC
North Elevation



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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





1 South Elevation
A302 SCALE: 1 : 100

Material Schedule South

- 1 Brick Masonry Veneer Cladding - Brown
- 1 Steel Door
- 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 Aluminum Flashing
- 11 Rehabilitated Historically Compatible Window
- 12 Signage
- 13 Sectional Overhead Door

Rev	1	04 SEP 19	DP Resubmission
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.

The Duck's Building
Redevelopment
1312-1324 Broad Street
Victoria, BC
South Elevation



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



dHkarchitects
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Nanaimo
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1 East Elevation
A303 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 - Brown
- 1 Steel Door
- 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 Aluminum Flashing
- 11 Rehabilitated Historically Compatible Window
- 12 Signage
- 13 Sectional Overhead Door

Rev	Issue Date	Drawing File	Author	Checked By	Checker
1	04 SEP 19				
Scale	As indicated	Project Number	1721		

NOTE: All dimensions are shown in millimeters.

The Duck's Building
Redevelopment
1312-1324 Broad Street
Victoria, BC
East Elevation

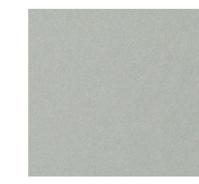


BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - WHEAT



3 METAL PANEL - LT GREY



1 BRICK MASONRY VENEER CLADDING - MAUNA LOA



4 METAL PANEL - DK GREY



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1 West Elevation
A304 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 - Brown
1	Steel Door
2	Brick Masonry Veneer Cladding - Wheat
3	Metal Panel - Lt Grey
4	Metal Panel - Dk Grey
5	Metal Panel - Black
6	Pri-Cast Concrete
7	Curtain Wall Window System - Clear Anodized Aluminum
8	Prefinished Metal Window
9	Steel C-Channel
10	Aluminum Flashing
11	Rehabilitated Historically Compatible Window
12	Signage
13	Sectional Overhead Door

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The Duck's Building Redevelopment
1312-1324 Broad Street
Victoria, BC
West Elevations



BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - WHEAT



3 METAL PANEL - LT GREY



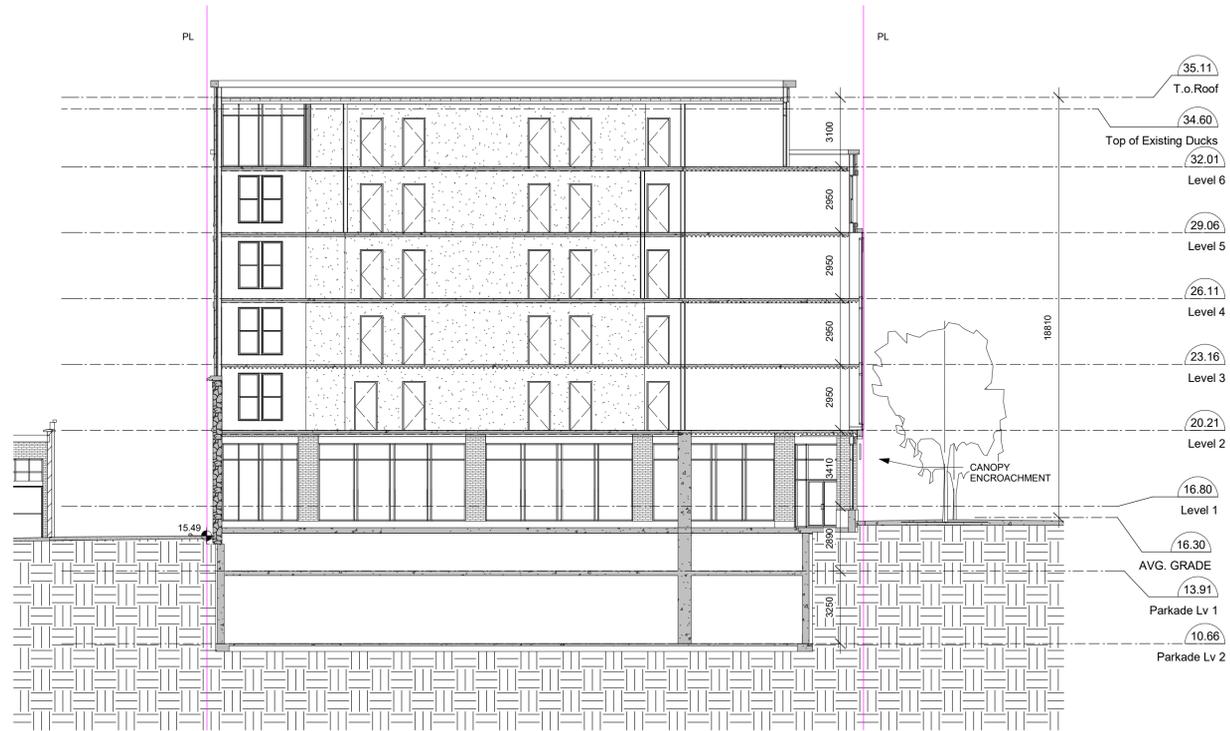
1 BRICK MASONRY VENEER CLADDING - MAUNA LOA



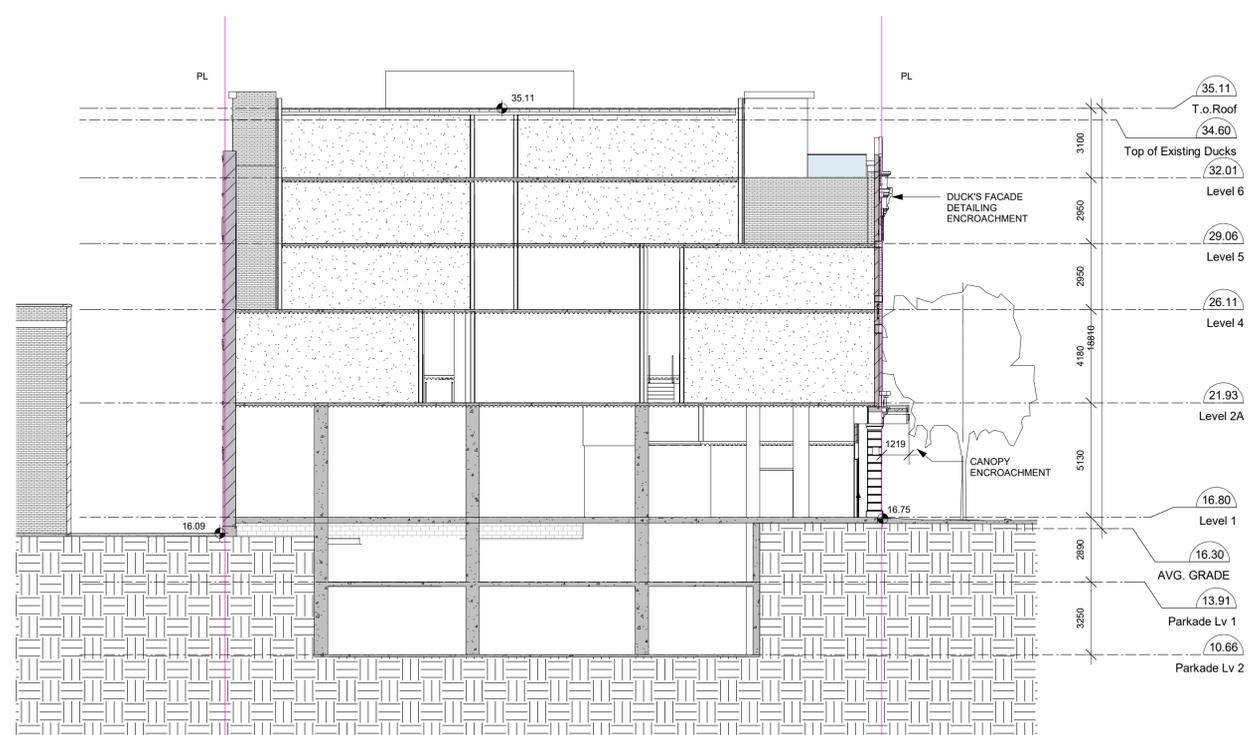
4 METAL PANEL - DK GREY



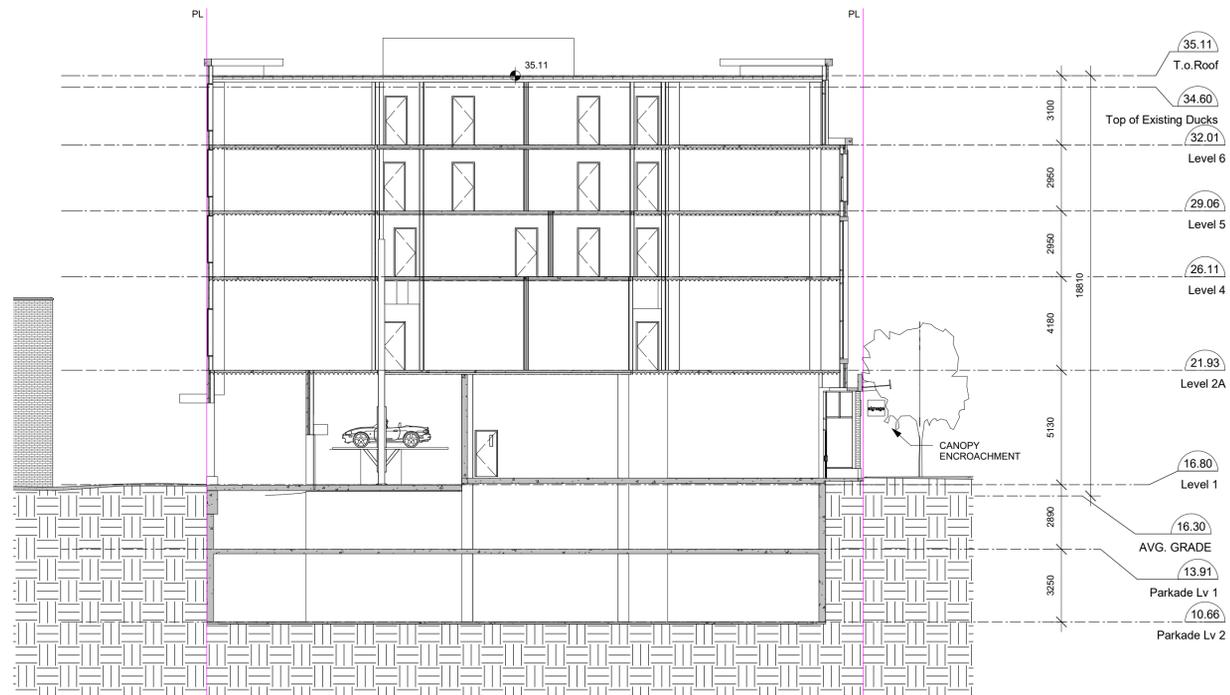
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1 Section E-W North
A401 SCALE: 1 : 150



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



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

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**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 East Elevation Context Proposed
A501



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 East Elevation Context Existing
A501



631 - 635 JOHNSON STREET

BROAD STREET

THE DUCK'S BUILDING REDEVELOPMENT
1323 - 1314 BROAD STREET

LANEWAY

605 - 613 JOHNSON STREET

EXISTING DUCKS BUILDING
BEYOND

3 North Elevation Context Proposed
A501



631 - 635 JOHNSON STREET

BROAD STREET

EXISTING 615 - 625 JOHNSON
TO BE REMOVED

LANEWAY

605 - 613 JOHNSON STREET

4 North Elevation Context Existing
A501

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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 Broad Street Context Facing East
A502



606 - 614 JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

BROAD STREET



BEST WESTERN
636 JOHNSON STREET

2 Johnson Street Context Facing North
A502



1298 BROAD STREET SQUARE



AUDIO VIDEO REPLAY
620 JOHNSON STREET



631 - 635 JOHNSON STREET



605 - 613 JOHNSON STREET

3 Broad Street Context Facing West
A502

4 Johnson Street Context Facing South
A502

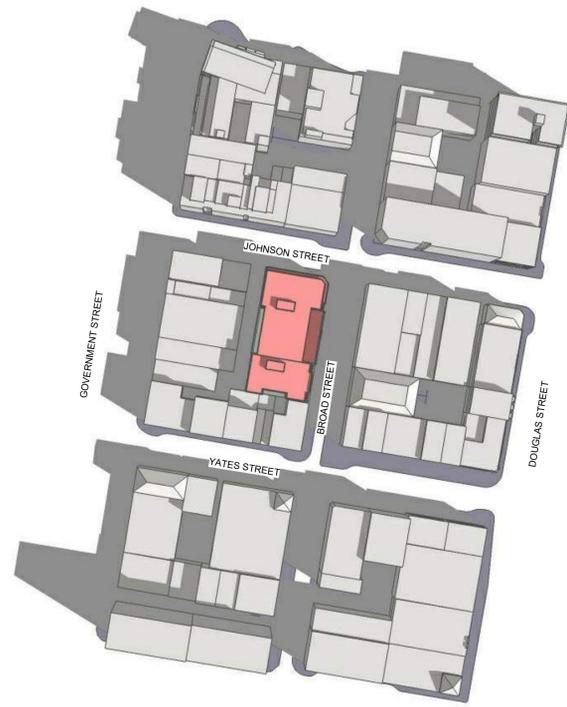
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Victoria, BC
Site Context



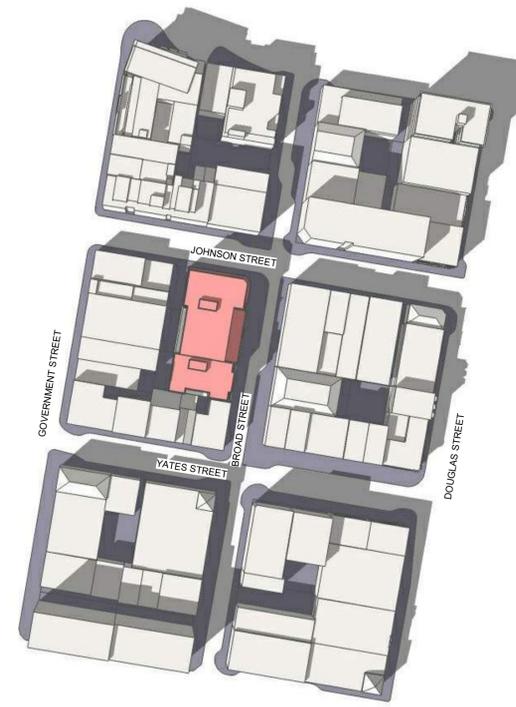
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Equinox 9am



Equinox Noon

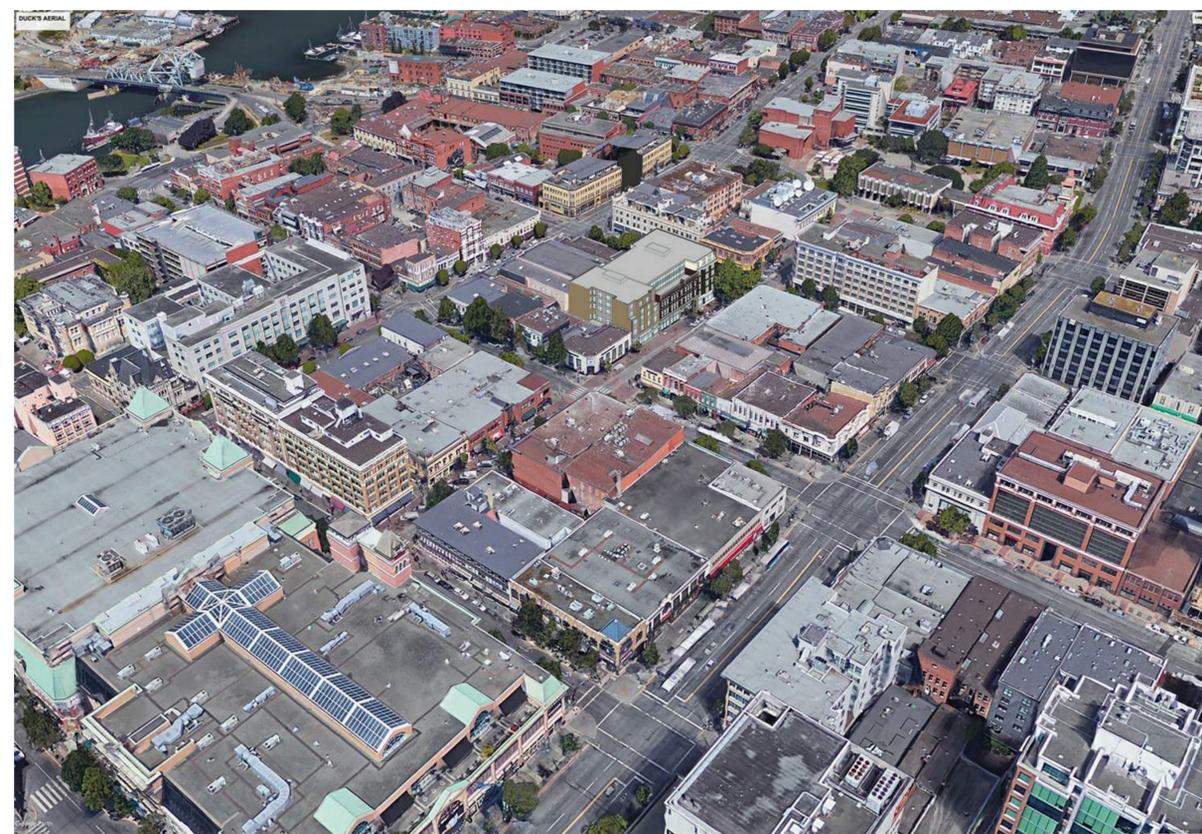


Equinox 3pm

1 Shadow Studies
A503



2 Harbour View from Laurel Point
A503



3 Aerial View
A503

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Victoria, BC
Shadow Studies

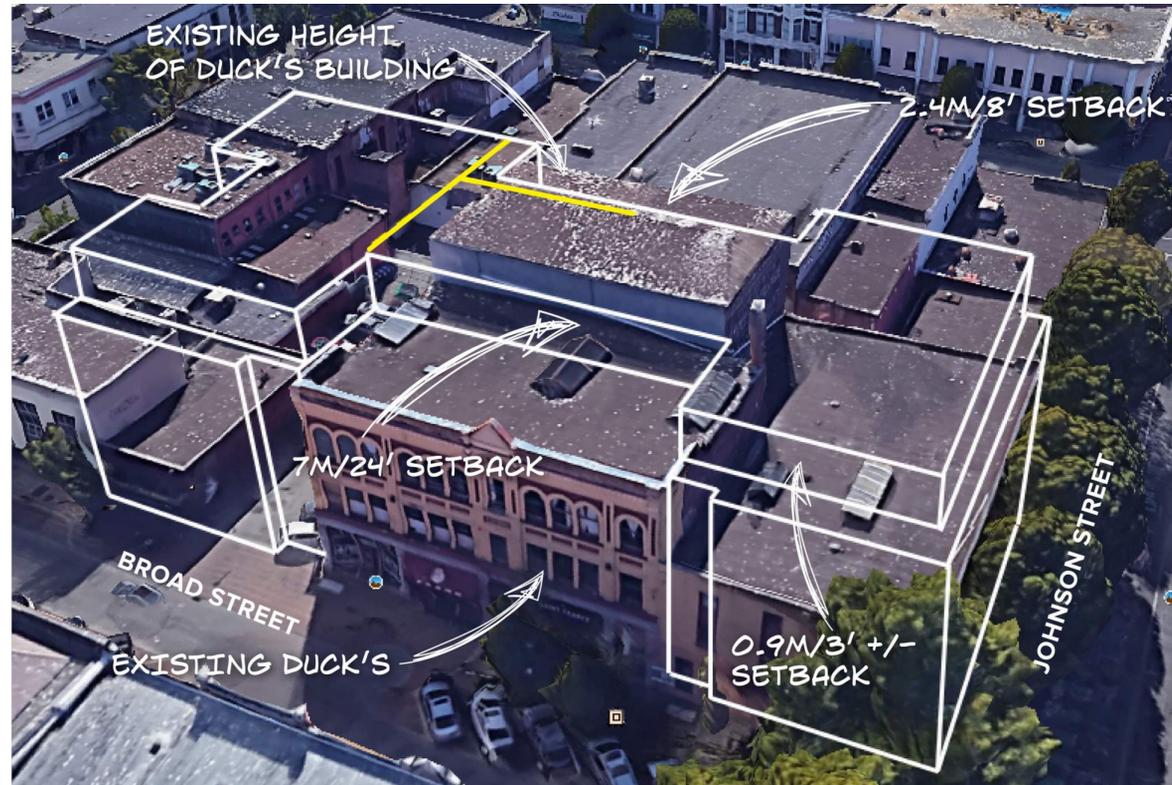


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CURRENT CONTEXT



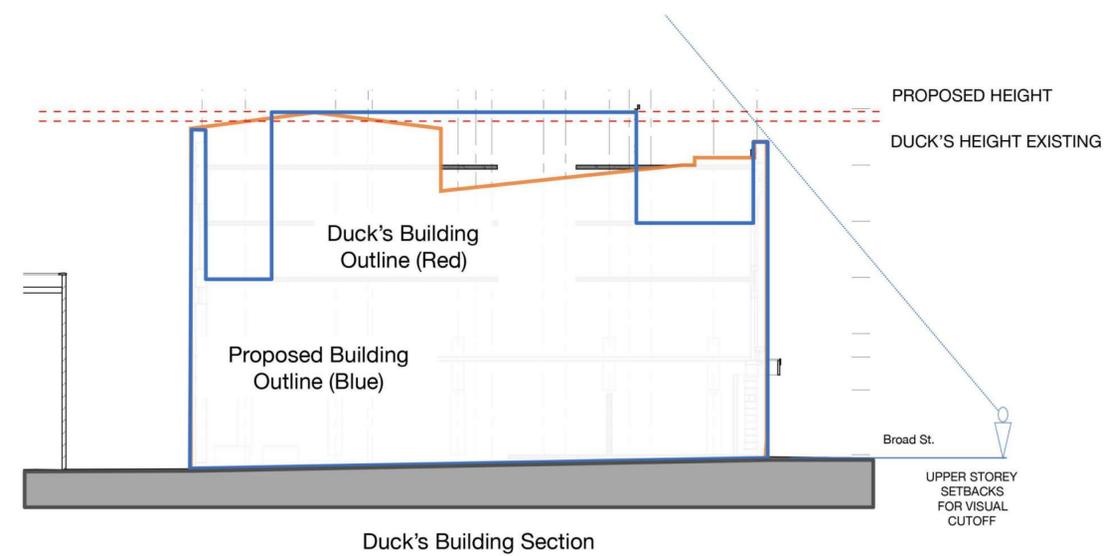
PROPOSED MASSING



ARCHITECTURAL DESIGN



Building Section Comparison - Existing and Proposed



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Context Massing



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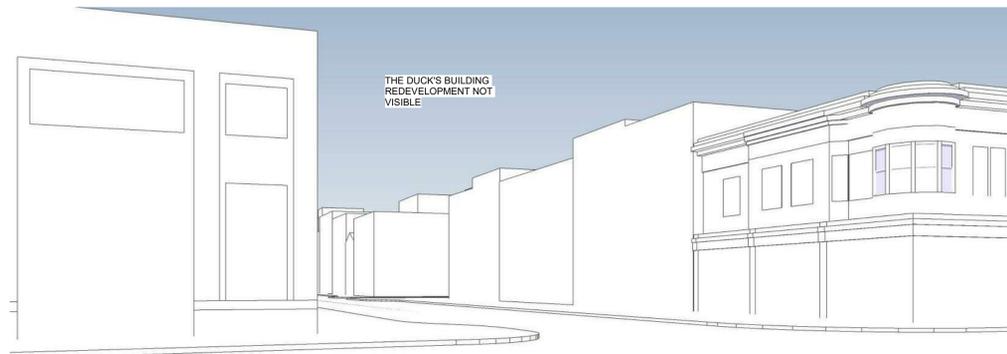
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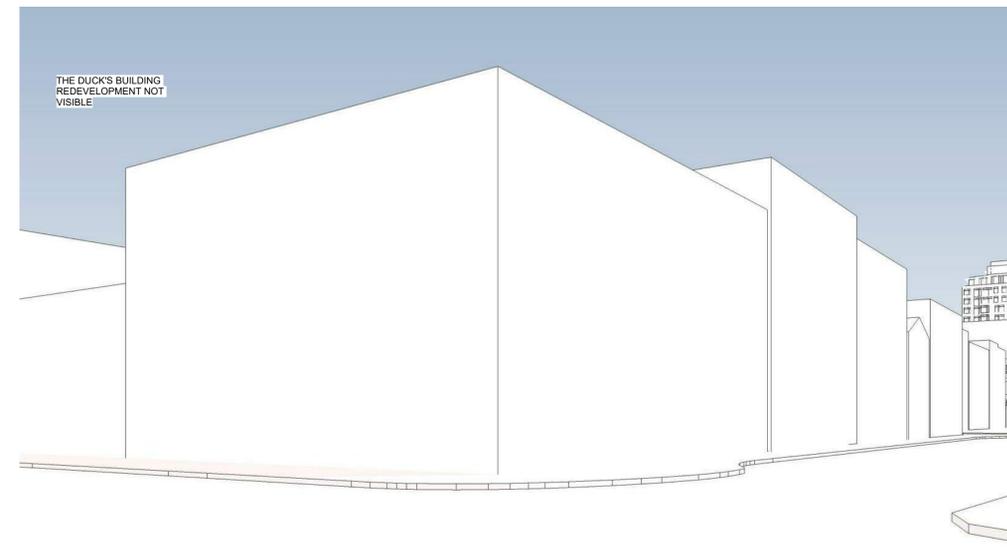
Douglas & Johnson



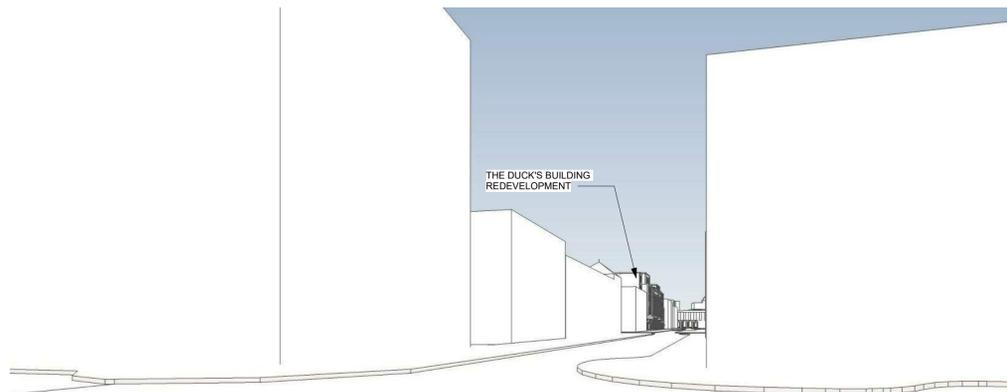
Government & Johnson



Douglas & Yates



Government & Yates



Broad & View



Broad & Yates

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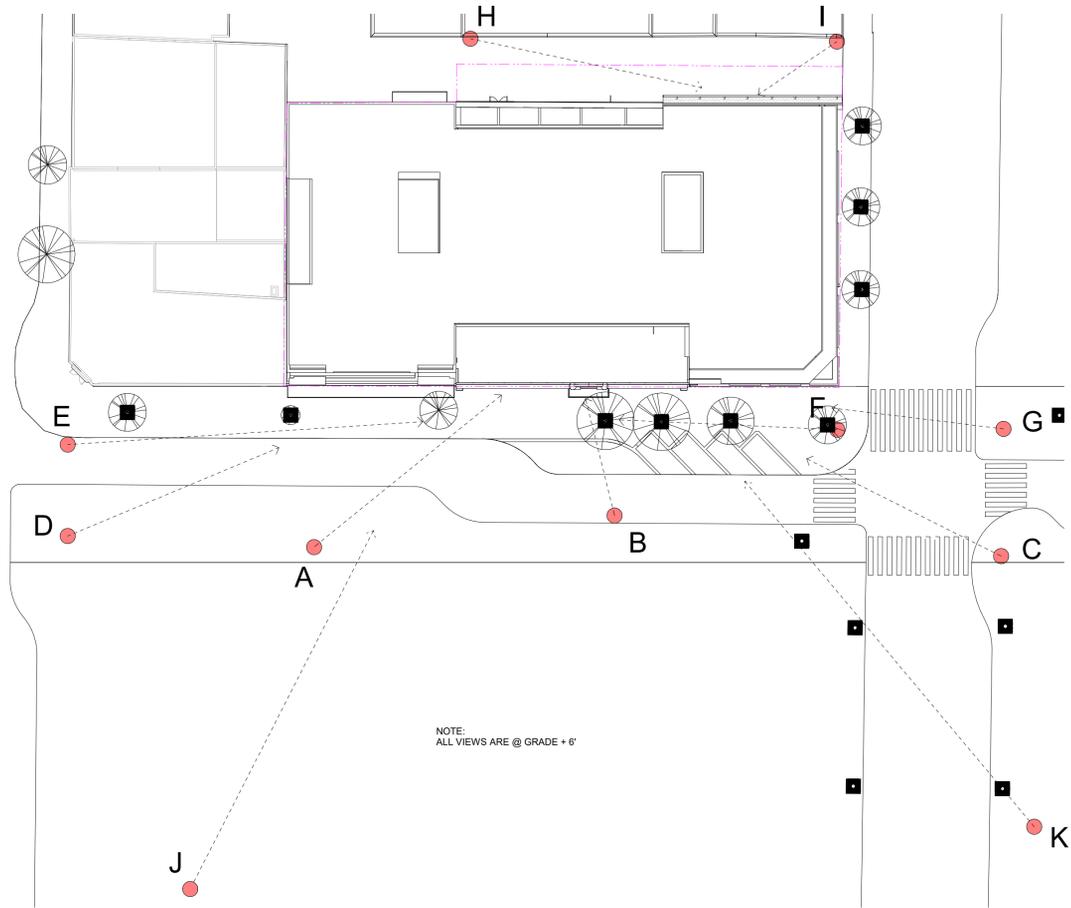
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1 Key Plan Sheet View Images
A506 SCALE: 1 : 350



2 Yates to Johnson East
A506
A



3 Broad Street - South Building & Ducks
A506
B



4 Broad & Johnson
A506
C

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Perspective Studies



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1 Yates & Broad A
A507
D



2 Yates & Broad B
A507
E



3 Broad & Johnson A
A507
F



4 Broad & Johnson B
A507
G



5 Laneway to Johnson
A507
H



6 Laneway Stonewall
A507
I

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Victoria, BC
Perspective Studies

1 Broad Street - Full
A508 J

dHka A508

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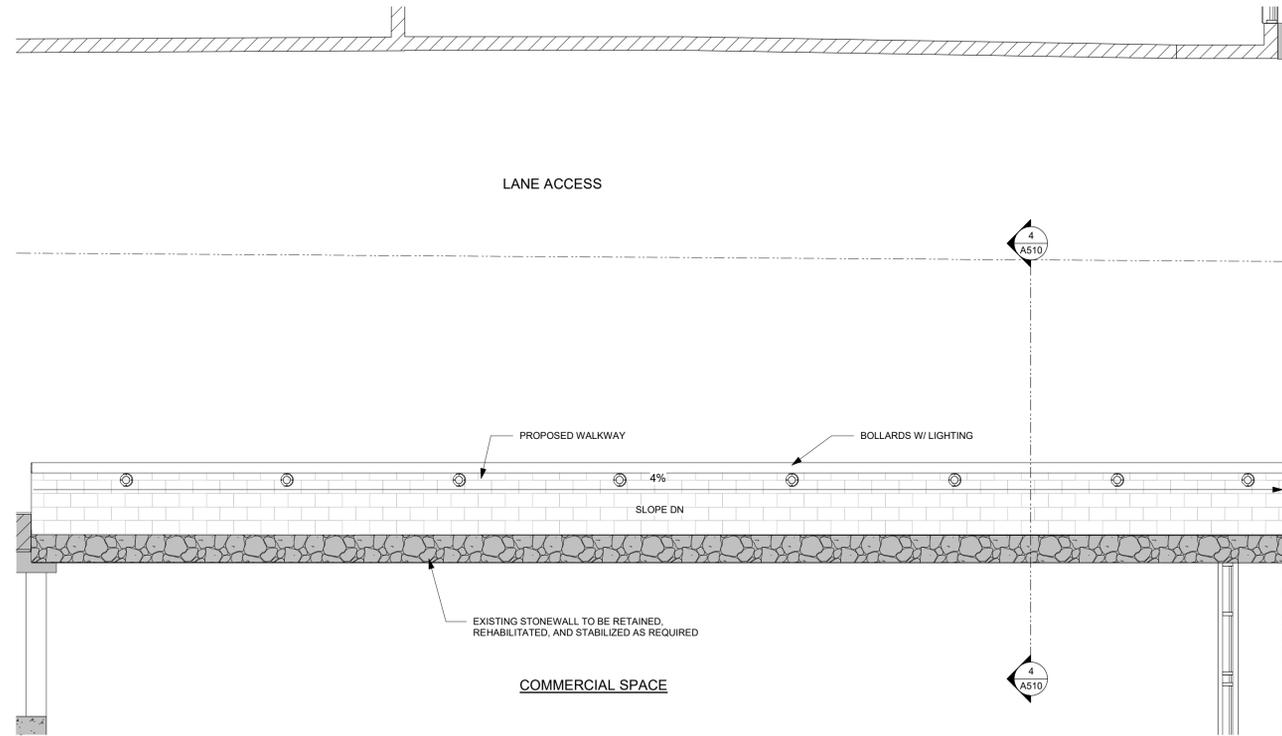
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Victoria, BC
Perspective Studies

1 Broad & Johnson - Full
A509 K

dHka A509

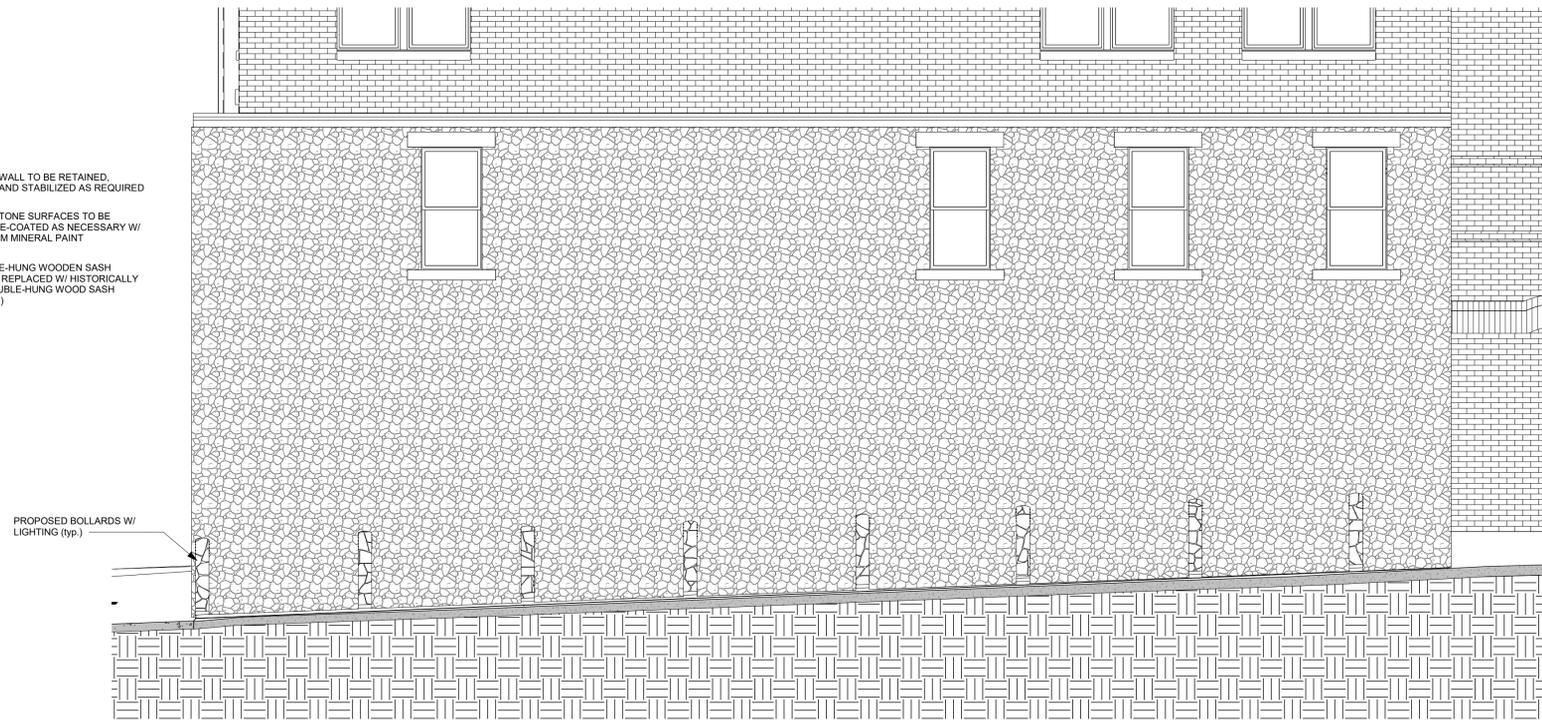
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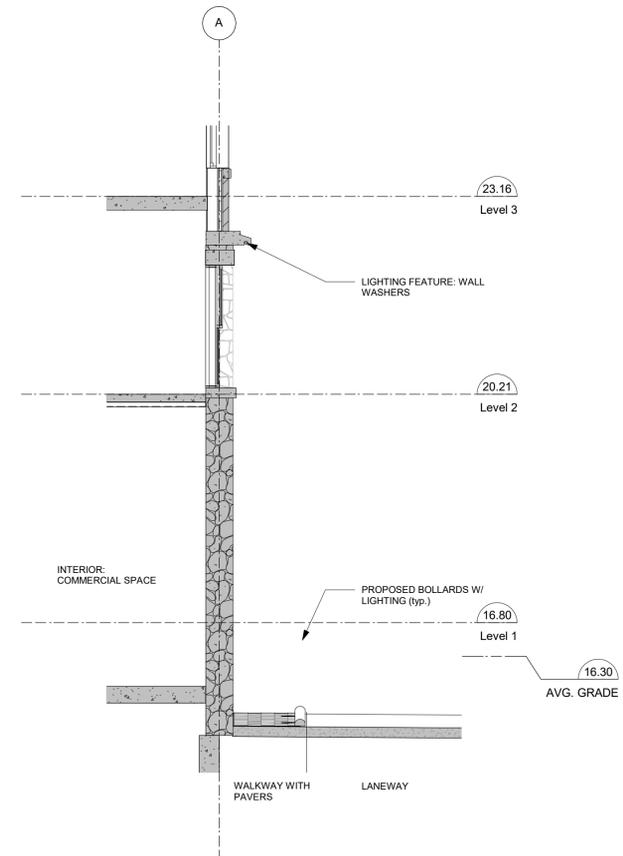


1 Stone Wall
A510 SCALE: 1 : 50

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.)



3 Stone Wall - Elevation
A510 SCALE: 1 : 50



4 Stone Wall - Section
A510 SCALE: 1 : 50

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Stone Wall



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