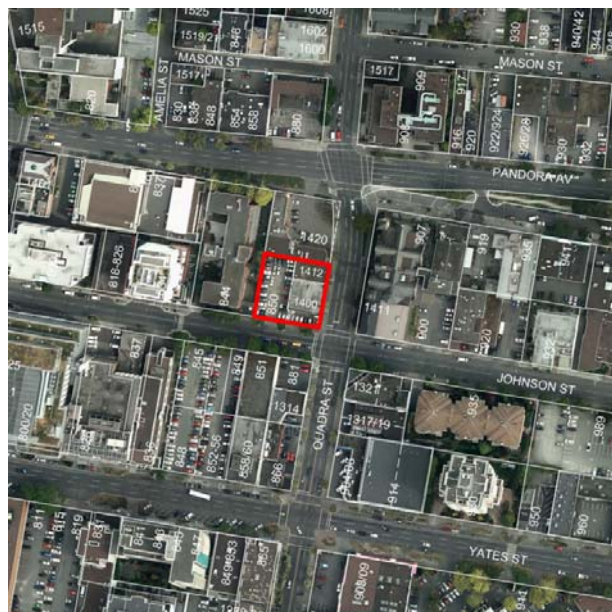


---

# Rezoning, OCP Amendment and Development Permit with Variances Application for 1400 Quadra Street



Quadra Street (looking north)



Johnson Street (looking west)



### Subject Site (view from Quadra Street)

---



### Subject Site (view from Johnson Street)

---



### Adjacent Property (west) – 844 Johnson St.

---



### Adjacent Property (north) – 1420 Quadra St.

---





Across Quadra St. – Victoria Conservatory of Music

---



Across Quadra St. – Victoria Conservatory of Music

---



### Across Quadra St. – Victoria Conservatory of Music



### Across the intersection – 1321 Quadra St.



## Across Johnson Street – 1314 Quadra St.



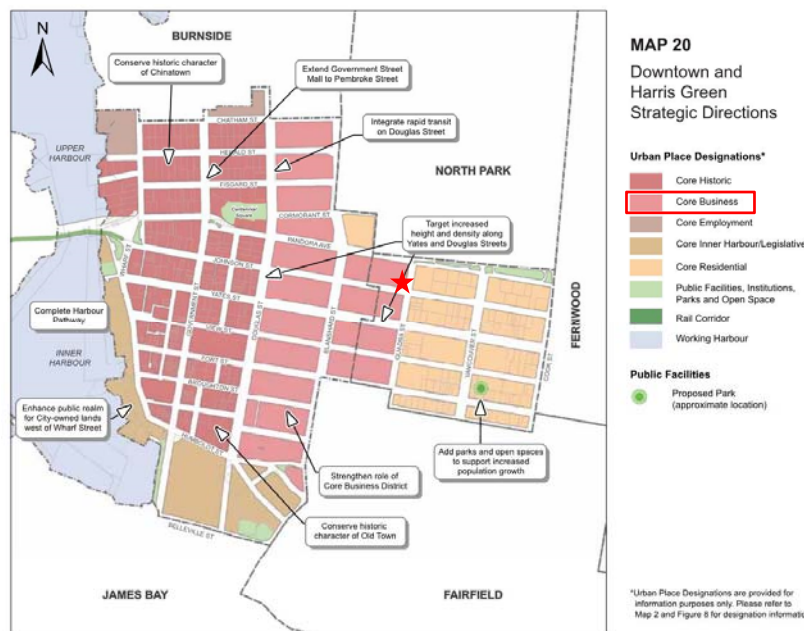
## Across Johnson Street – 1314 Quadra St.



## Across Johnson Street – 851 Johnson St.

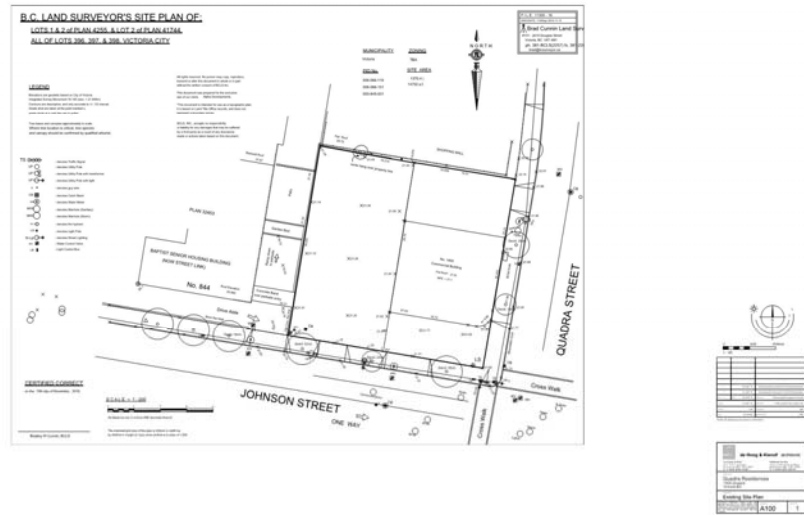


## Official Community Plan

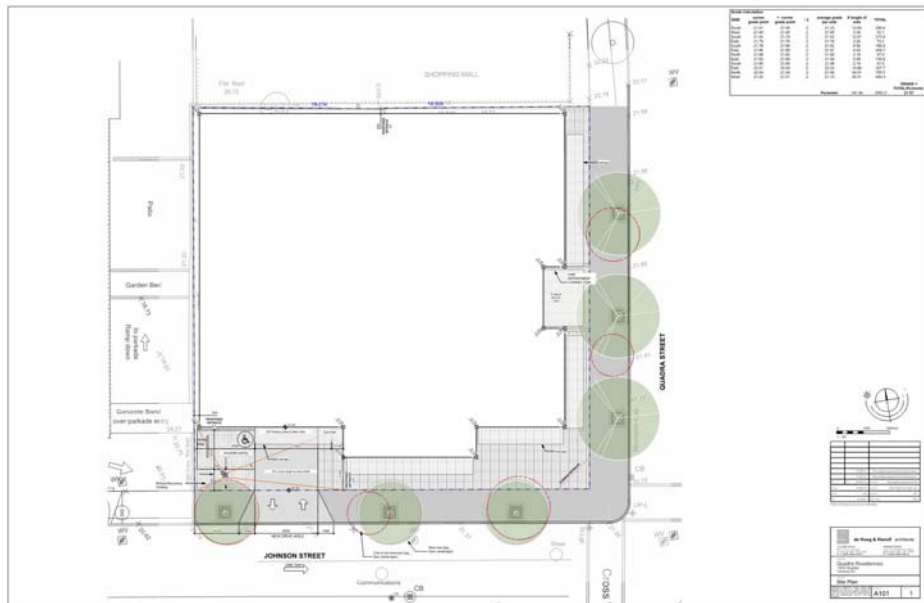




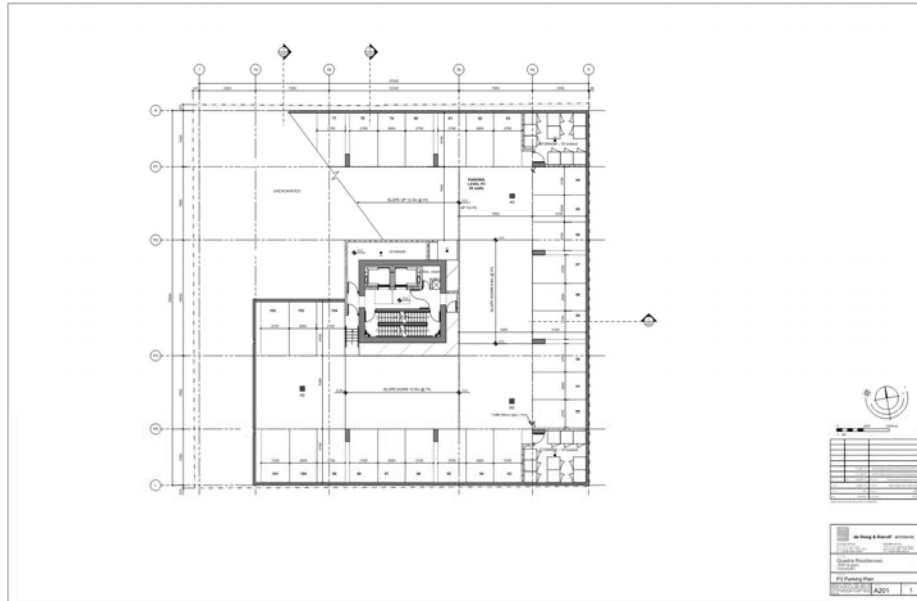
## Existing Site Plan



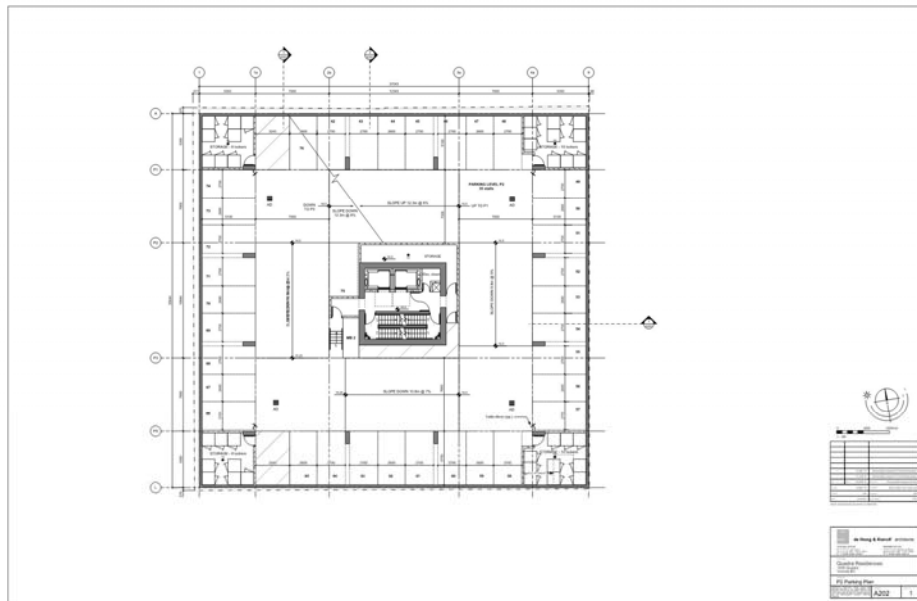
## Site Plan



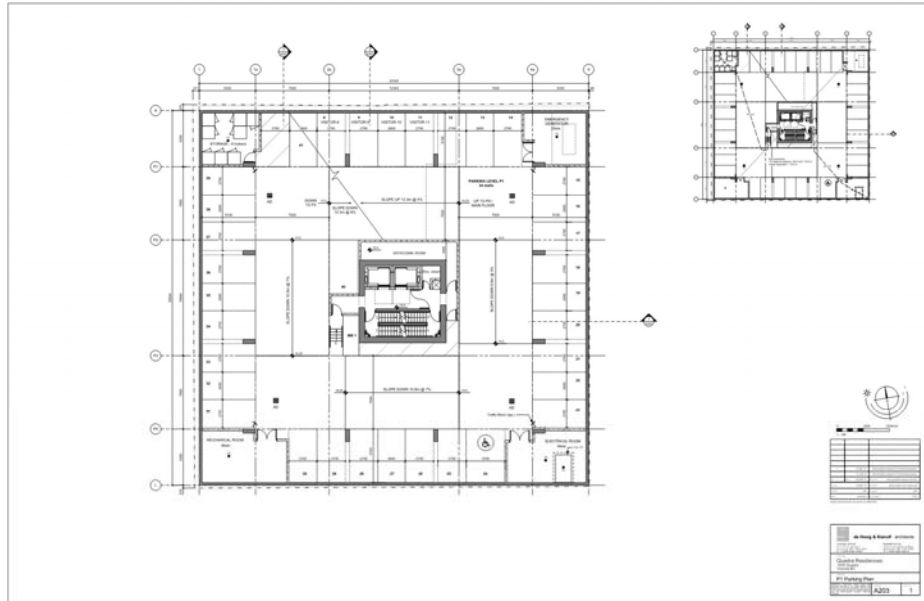
## P3 Parking Plan



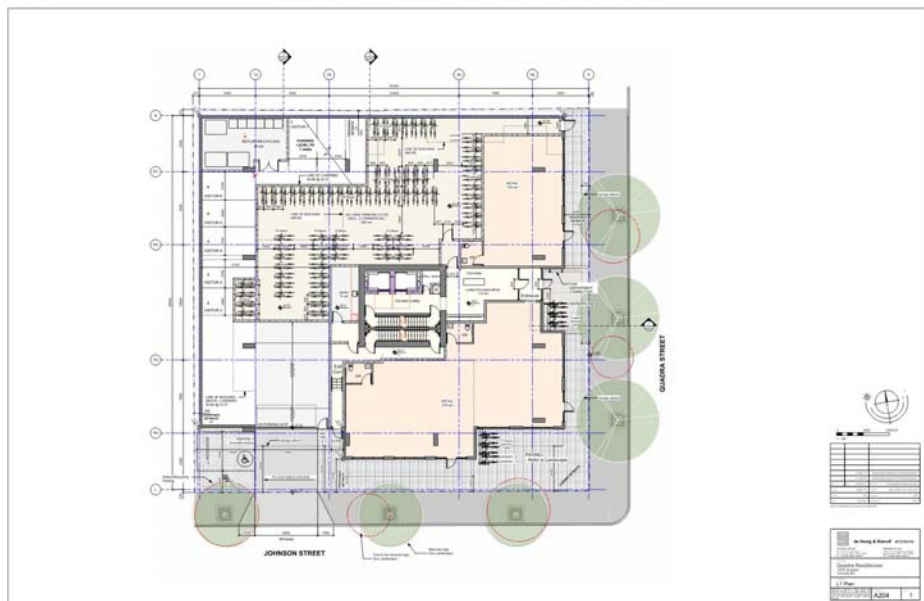
## P2 Parking Plan



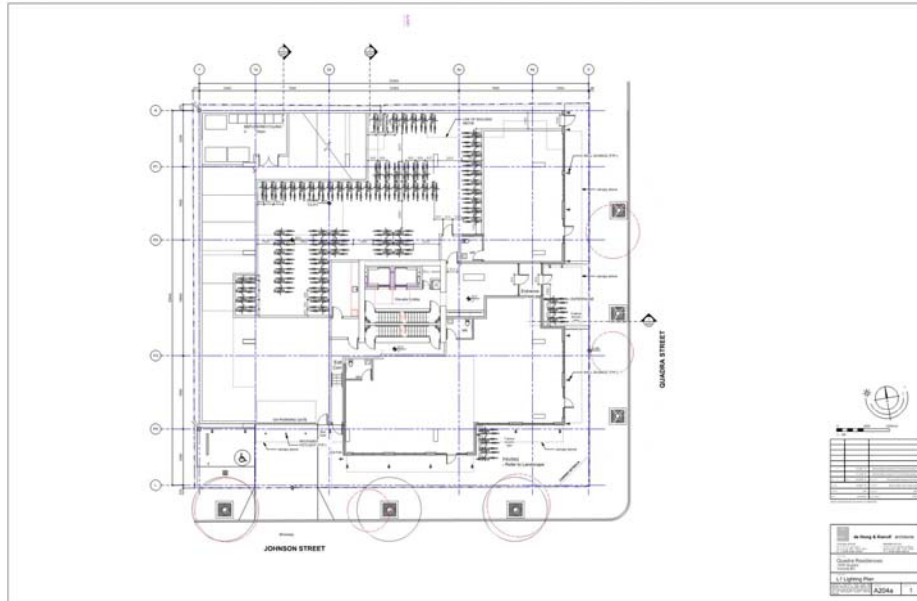
## P1 Parking Plan



## Level 1 Plan



## Level 1 Lighting Plan



## Level 2 Plan

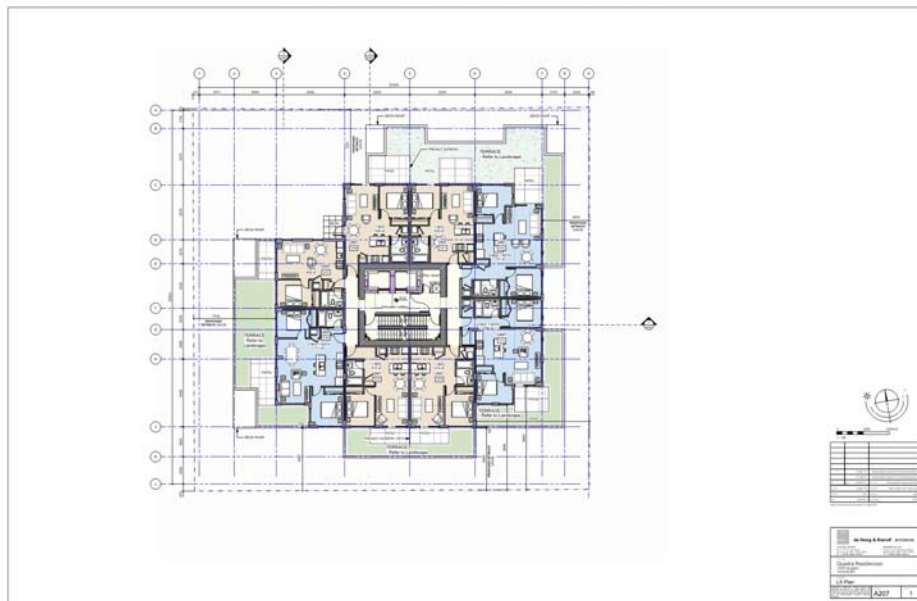




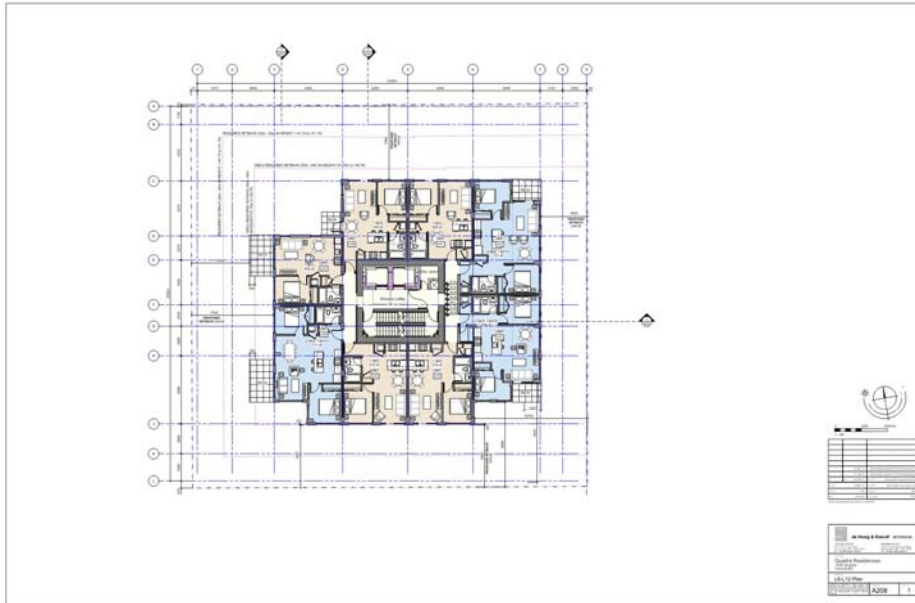
## Levels 3 and 4 Plan



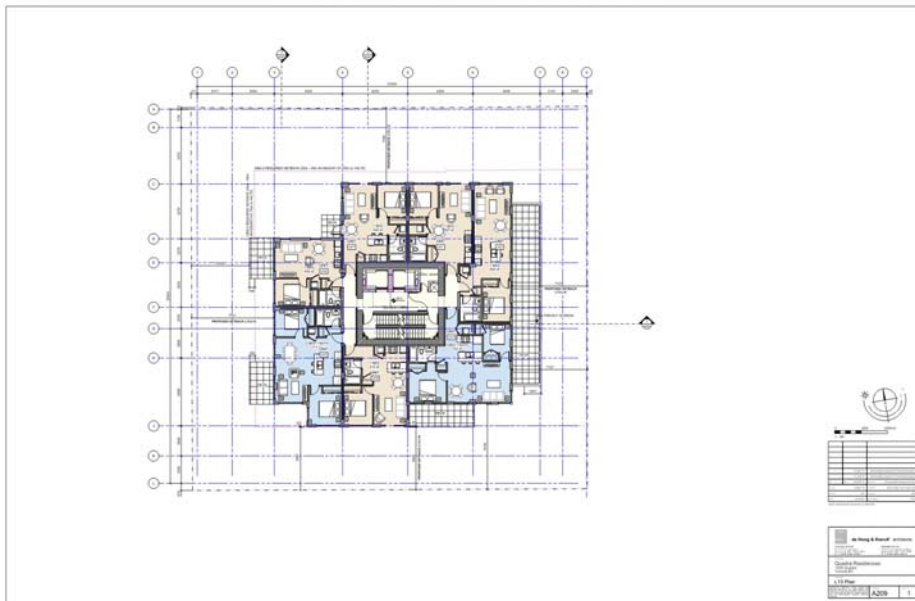
## Level 5 Plan



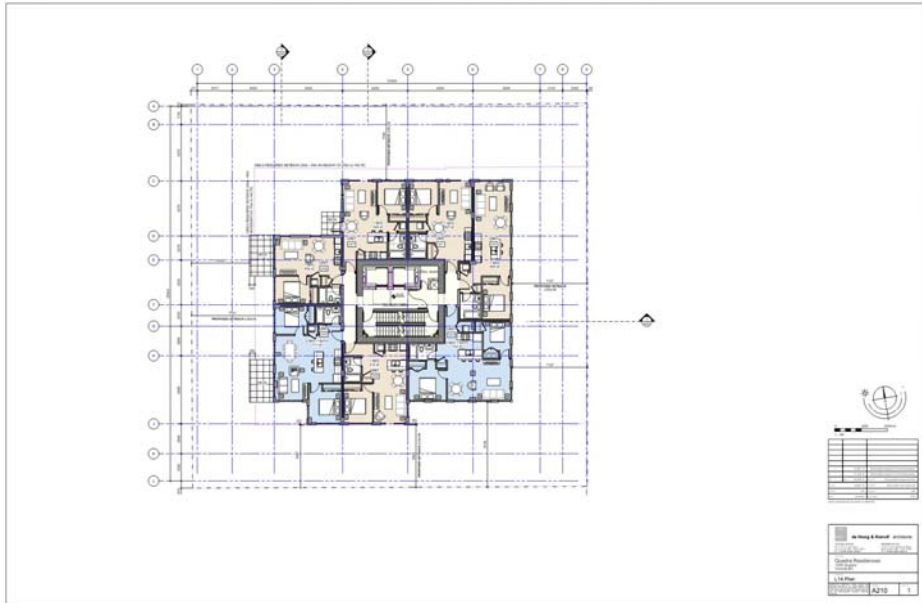
## Levels 6-12 Plan



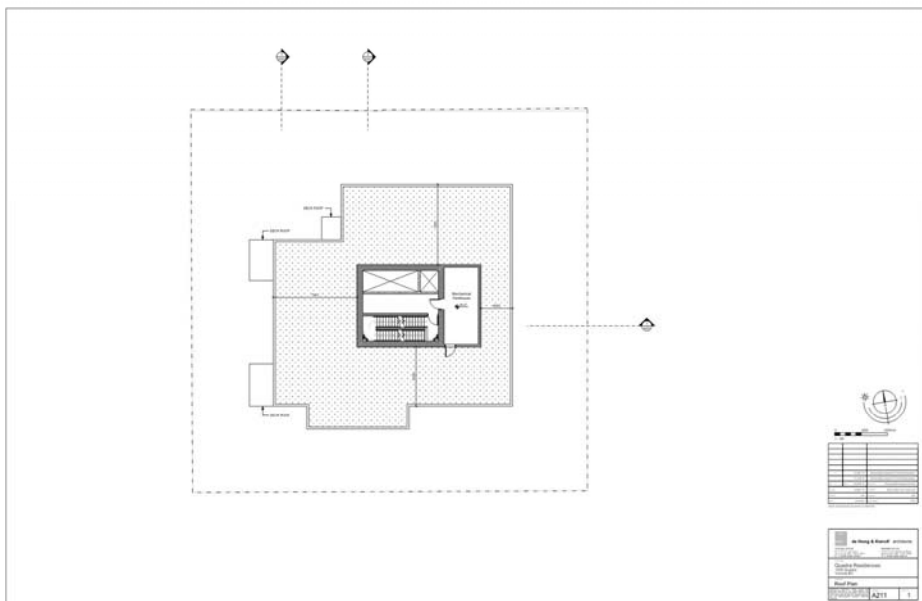
## Level 13 Plan



## Level 14 Plan



## Roof Plan



## South (Johnson) & East (Quadra) Elevations

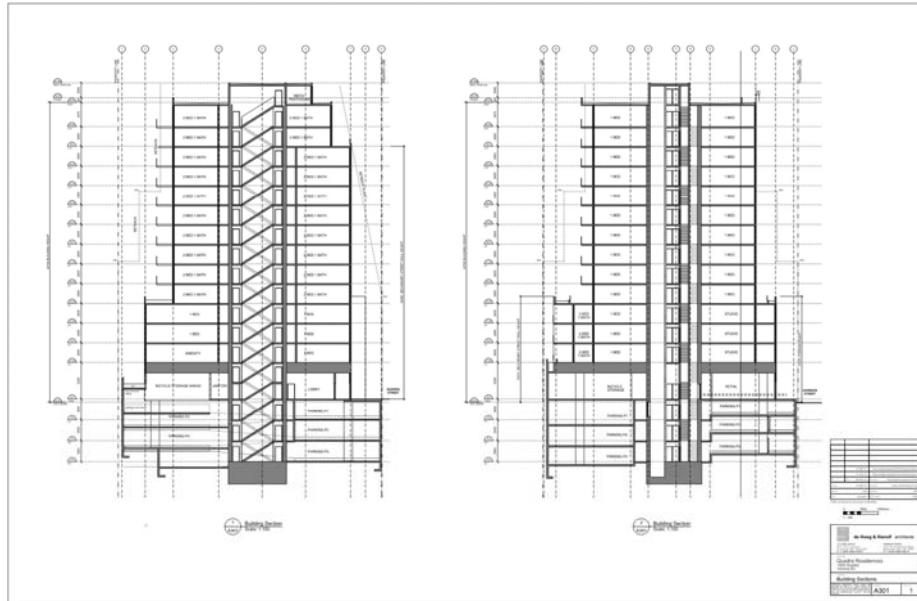


## North & West Elevations

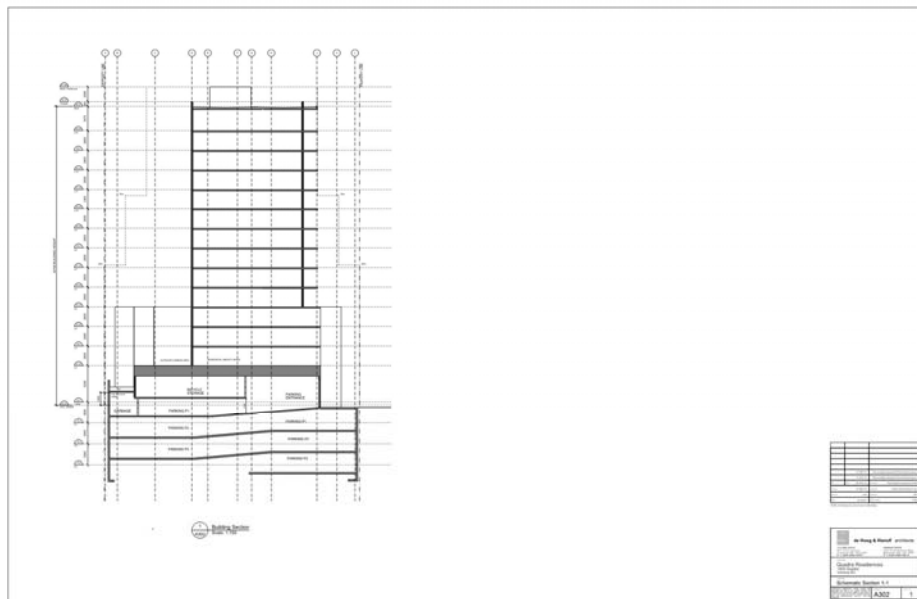




## Building Sections



## Schematic Section







## Street Elevations



Johnson Street Elevation



Quadra Street Elevation



## Perspective





## Colours and Materials



## View Analysis



