Rezoning Application No. 00660, Development Permit Application No. 000536 & Official Community Plan Amendment for 1021-1031 Johnson Street and 1050 Yates Street
Existing Site

Existing View – Johnson St.

Existing View – Cook St.

Existing View – Yates St.

Neighbouring Properties

Neighbours - North

Neighbours - South

Neighbours - West
Neighbouring Properties

Building heights along Cook St follow the edge and contour of the City skyline. The Neighbours - West plan shows the elevations of the proposed projects along Cook St with the possible height elevations.

Context - Skyline Analysis

The Skyline Analysis shows the context of the proposed projects within the existing urban fabric. The diagram highlights the relationship between the new developments and the existing buildings, emphasizing the importance of maintaining a cohesive skyline.

POSSIBLE ELEVATION ALONG COOK STREET WITH NEIGHBOURING BUILDING HEIGHTS

POSSIBLE ELEVATION ALONG JOHNSON STREET WITH NEIGHBOURING BUILDING HEIGHTS
Phases

Floor Plates– Overall - Proposed

Elevations

N-S Building Section – Possible Setbacks and Building Heights

S-W Building Section – Possible Setbacks and Building Heights
Massing

Public Plaza/ Open Space
Public Plaza/ Open Space

Density Modeling – R48 Zone and S1 Rezone to 5.5 FSR

44,100 m² GBA
Density Modeling – R48 with height variance

51,375 m² GBA

Density Modeling - Proposed

48,980 m² GBA
Views

DISTANT VIEW OF COOK AND MAISON

DISTANT VIEW OF JOHNSON AND CHAMBERS

DISTANT VIEW OF COOK AND VIEW
Land Lift Analysis

1. Calculate the total lands in the area.
   - 10 lands at 1.5 FSR - 45% coverage
   - 11 lands at 2.0 FSR - 60% coverage
   - 12 lands at 3.0 FSR - 90% coverage
   - Total: 33 lands

2. Current usage with design guidelines.
   - Plot up to 10 stories with ground floor commercial
     - 10 stories with 4.0 FSR (5000 sq ft max)
   - Total: 5000 sq ft

3. Overall site area of 75000 sq ft

Proposed 48190 sq ft
67.5% of site area
Land Lift Analysis

1. Current Existing Core

- RMR lands: 10 storing with ground floor commercial
- Volume 3.8m x 3.8m x 3.8m
- Site coverage

- RMR = 30,333 m² CBA
- 8.8 RSF (unconstrained area)

- Total = 24,744 m² CBA

- Proposed: 48,030 m²

Land Lift Analysis

3. Floor Density

- RMR lands: 10 storing with ground floor commercial
- Volume 3.8m x 3.8m x 3.8m
- Site coverage

- RMR = 92,539 m² CBA
- 8.8 RSF (unconstrained area)

- Total = 44,230 m² CBA

- Proposed: 48,030 m²
Land Lift Analysis

3. Affordable Bush Density = 2

- RAM tall Taylor with ground floor community
- mid-rise and four floors above site activity
- 15 units at 35% of 45% site coverage
- RAM < 27.50 % DDA
- 6.5 ha FFA (or 3000m² for town)
- 15.65 m² GDA
- 17.55 m² GDA
- 47 FFA (or overall site area of 7200m²)
- Proposed: 4698m²
- 21.71 m² GDA

Affordable Housing
Development Permit Application No. 000536 for 1021-1031 Johnson Street
Development Permit Application

Context
Wider Context

PHASE 1 – Mixed Use Building

Victoria Firehall #1 (Floors 1-3)
  6 double bays
  Mezzanine level
  Administration, EOC, Prevention, Suppression Crew Areas

BC Ambulance station (Floor 1-2)
  2 double bays
  Rest and ready facilities

Commercial Office (Floor 4)

Affordable Housing (Floors 5-12)
  130 Units, Pacifica Housing
5th Floor – Residential

UNIT MIX
2 X STUDIO
9 X 1 BEDROOM
3 X 2 BEDROOM

6th to 11th Floors – Residential

UNIT MIX
3 X STUDIO
7 X 1 BEDROOM
7 X 2 BEDROOM
Elevations

Elevation - East

Elevation - South

Landscape Plan Ground Floor
Landscape Plan – 5th Level

VFS1 EXTERIOR MATERIALS

Fire Hall

1.1
COMPUTER比較 MATERIAL
標準300x600

1.2
COMPUTER比較 MATERIAL
標準300x600

2.1
SOLID WOOD PANELS
標準25x1220x3000

3.1
CONCRETE COMPOSITE PANEL
標準300x1220x10

4.1
EPOXY RESIN COMPOSITE PANEL
標準300x1220x10

4.2
SOLID FIBROUS CEMENT BLANKET
標準300x1220x10

8.1
ALUMINIUM FRAME WINDOW
標準300x1220x10

8.2
ALUMINIUM FRAME WINDOW
標準300x1220x10

8.3
ALUMINIUM FRAME WALL
Thank You.
Questions?