

PROJECT TEAM

Mechanical/Electrical
Integral Group

101-1019 Wharf Street
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Tel: (250) 418-1288

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Murrey Johnson
Engineering Ltd.

212 5th Ave., New
Westminster, BC V3L 1R4
T: (604) 526-3335

Geotechnical
Ryzuk

28 Crease Avenue, Victoria,
BC V8Z 1S3
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Transportation
Bunt and Associates
Engineering

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Victoria, BC V8W 1G2
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Survey/Civil
WSP

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Victoria, BC V8Z 0B9
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Owner / Developer
Crosstown Properties
(Wharf St.) (Managed by
Reliance Properties Ltd.)

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Vancouver, BC V6B 1A7
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F: (604) 683-6719

Architect
DIALOG

406 - 611 Alexander St.
Vancouver, BC V6A 1E1
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F: (604) 255-1790

Landscape Architect
PWL Partnership

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St.
Vancouver, BC V6E 2V2
T: (604) 639-5313
F: (604) 688-6112

Heritage Consultant
Donald Luxton &
Associates

1030-470 Granville St.,
Vancouver, BC V6C 1V5
T: (604) 688-1216

Structural
DIALOG

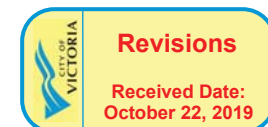
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PROJECT NAME: **NORTHERN JUNK**
PROJECT ADDRESS: **1314 WHARF STREET**
LEGAL DESCRIPTION: **LOT 182F (001-005-723)**
GOVERNING BUILDING CODE: **BCBC 2018**

REZONING/HERITAGE ALTERATION PERMIT APPLICATION R1

OCTOBER 11, 2019



Revisions
Received Date:
October 22, 2019

DIALOG®

RELIANCE PROPERTIES CROSSTOWN PROPERTIES LTD.

ISSUED FOR

1 19/06/19 REZONING /HERITAGE ALTERATION
2 19/10/11 PERMIT
REZONING /HERITAGE ALTERATION
PERMIT R1

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LANDSCAPE ARCHITECT

PWL PARTNERSHIP
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VANCOUVER BC V6E 2V2
Tel: (604) 688-6111

SEAL

NORTHERN JUNK

1314 WHARF STREET

Cover Sheet

DRAWN: SO
PLOT DATE: 19-10-18

CHECKED: AP

A-000

04696

NJ Project Data - Areas.vwx

PROJECT DATA

PROJECT NAME: NORTHERN JUNK
PROJECT ADDRESS: 1314 WHARF STREET
LEGAL DESCRIPTION: LOT 182F (001-005-723)
GOVERNING BUILDING CODE: BCBC 2018

| PROJECT INFORMATION TABLE | | |
|---|---------------------------------------|-----------------------|
| ZONE (EXISTING) | INNER HARBOUR HERITAGE DISTRICT | |
| NET AREA (sqm) (Above Natural Boundary) | | 1218 sqm |
| GROSS SITE AREA (sqm) | | 1376 sqm |
| TOTAL FLOOR AREA | | 4128 sqm |
| COMMERCIAL FLOOR AREA | | 870.3 sqm |
| FLOOR SPACE RATIO | | 3.39 |
| SITE COVERAGE % | | 62.8% |
| OPEN SITE SPACE % | | 37.2 % |
| HEIGHT OF BUILDING FROM STREET GRADE (m) | | 19.1 (m) |
| NUMBER OF STOREYS | 5 STOREYS FROM WHARF (6 FROM HARBOUR) | |
| PARKING STALLS ON SITE | | 0 |
| BICYCLE PARKING (sqm term) | | 64 sqm + 5 Commercial |
| BUILDING SETBACKS (SEE SITE PLAN) | | |
| FRONT YARD (EAST) | | 0 m |
| REAR YARD (WEST) | | 13.84 m |
| SIDE YARD (NORTH) | | 0 m |
| SIDE YARD (SOUTH) | | 0 m |
| RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE) | | |
| TOTAL NUMBER OF UNITS | | 47 |
| UNIT TYPE (SEE UNIT TYPE TABLE) | | STUDIO, 1B0, 2B0, 3B0 |
| GROUND ORIENTED UNITS | | 0 |
| MINIMUM UNIT FLOOR AREA | | 37.5 sqm |
| TOTAL RESIDENTIAL FLOOR AREA | | 2649 sqm |

DRAWING LIST

ARCHITECTURAL

A000 COVER SHEET
A001 PROJECT DATA
A002 SITE SURVEY

A010 AREA PLANS
A011 AREA PLANS
A012 AREA PLANS
A101 AREA PLANS
A101 SITE PLAN
A201 PLAN - LEVEL 00
A202 PLAN - LEVEL 01
A203 PLAN - LEVEL 02
A204 PLAN - LEVEL 03-04
A205 PLAN - LEVEL 05
A206 PLAN - ROOF
A401 SOUTH ELEVATION
A402 WEST ELEVATION
A403 NORTH ELEVATION
A404 EAST ELEVATION
A405 CONTEXT ELEVATIONS
A501 SECTION - A1
A502 SECTION - A2

LANDSCAPE

SEE LANDSCAPE SET

PROJECT DATA SUMMARY

AREA SUMMARY

| ASSUMPTIONS | | |
|--|-------------|---------------|
| | SQ FT | m2 |
| SITE AREA (ABOVE PRESENT NATURAL BOUNDARY) | 13,107 | 1218 |
| MAX ALLOWABLE DENSITY (4.4) | 57,672 | 5358 |
| EXISTING FOOTPRINTS | 5,175 | 481 |
| AREAS BY USE | | |
| CRU 2 - L01 | 231.6 sqm | |
| CRU 1 - L01 | 233.8 sqm | |
| CRU 1 - L00 | 204.5 sqm | |
| CRU 2 - L00 | 200.4 sqm | |
| TOTAL COMMERCIAL | 870.3 sqm | (9,367.9 sf) |
| Building Gross Area | 4127.8 sqm | |
| Total Commercial Area | 870.3 sqm | (9,368 sf) |
| TOTAL RESIDENTIAL | 2,927.5 sqm | (31,563.7 sf) |
| NET RESIDENTIAL | 2648.5 sqm | |
| NET RENTABLE (RES+COMM) | 3,519 sqm | |
| SITE AREAS (SEE AREA PLANS A-010) | | |
| GROSS SITE AREA | 1376 sqm | |
| NET SITE AREA | 1218 sqm | |
| DFW SRW AREA | 199 sqm | |
| OPEN AREA | 453 sqm | |
| BUILDING FOOTPRINT | 765 sqm | |
| OPEN AREA % | 37.2% | |
| NET SITE AREA - DFW S.R.W. AREA | 1018.5 sqm | |
| BUILDING GROSS AREA | | |
| L00 Gross | 204 sqm | |
| L00 Gross | 394 sqm | |
| L00 TOTAL | 599 sqm | |
| L01 Gross | 321 sqm | |
| L01 Gross | 255 sqm | |
| L01 TOTAL | 576 sqm | |
| L02 Gross | 738 sqm | |
| L02 TOTAL | 738 sqm | |
| L03 Gross | 738 sqm | |
| L03 TOTAL | 738 sqm | |
| L04 Gross | 738 sqm | |
| L04 Total | 738 sqm | |
| L05 Gross | 738 sqm | |
| L05 Total | 738 sqm | |
| BUILDING GROSS | | |
| | 4,128 sqm | |
| SITE AREA FOR PSR | | |
| PSR | 1,218 sqm | |
| NET RENTABLE (RES+COMM) | 3,519 sqm | |

UNIT SUMMARY

| UNIT TYPES | | | | | | |
|--------------|--------|-----|-----|-----|----|-------------|
| LEVEL | STUDIO | 1B0 | 2B0 | 3B0 | | TOTAL UNITS |
| LEVEL P1 | 0 | 0 | 0 | 0 | 0 | 0 |
| LEVEL 01 | 0 | 0 | 0 | 0 | 0 | 0 |
| LEVEL 02 | 1 | 8 | 2 | 1 | 0 | 12 |
| LEVEL 03 | 1 | 8 | 2 | 1 | 0 | 12 |
| LEVEL 04 | 1 | 8 | 2 | 1 | 0 | 12 |
| LEVEL 05 | 1 | 6 | 3 | 1 | 0 | 11 |
| LEVEL 06 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 4 | 30 | 9 | 4 | 0 | 47 |
| PERCENTAGE | 9% | 64% | 19% | 9% | 0% | 100% |
| FAMILY UNITS | | | | 28% | | |

| AVERAGE UNIT SIZES | | | | |
|--------------------|----------|-----------|----------|----------|
| LEVEL | STUDIO | 1B0 | 2B0 | 3B0 |
| LEVEL 00 | 0 | 0 | 0 | 0 |
| LEVEL 01 | 0 | 0 | 0 | 0 |
| LEVEL 02 | 38 | 391 | 151 | 82 |
| LEVEL 03 | 38 | 392 | 151 | 82 |
| LEVEL 04 | 38 | 392 | 151 | 82 |
| LEVEL 05 | 38 | 286 | 257 | 82 |
| TOTAL | 150 sqm | 1,461 sqm | 709 sqm | 328 sqm |
| Unit Count | 4 | 30 | 9 | 4 |
| AVG SIZES | 38 sqm | 49 sqm | 79 sqm | 82 sqm |
| AVG SIZES (SF) | 403.6 sf | 524.1 sf | 848.4 sf | 883.7 sf |

PARKING SUMMARY

NOTE: NO VEHICLE PARKING PROVIDED ON SITE. SEE TRAFFIC REPORT FOR TRAFFIC MANAGEMENT STRATEGY

| BICYCLE PARKING | | | |
|-------------------|---------|----------|----------|
| Residential | Count | Req'mt | Provided |
| 1.0/ Unit + 45m2 | 12 | 12 | |
| 1.25/ Unit + 45m2 | 35 | 43.75 | |
| Total Residential | 47 | 55.75 | 64 |
| Bike Storage | | | |
| Residential | Count | Req'mt | Provided |
| In-suite | 21 | 0 | |
| Bike Locker combo | 26 | 0 | |
| Total Residential | 47 | 0 | 47 |
| Commercial | | | |
| Area | Req'mt | Provided | |
| 1.0/ 200 m2 | 870.3m2 | 4.4 | |
| Total | 5 | 5 | |



ISSUED FOR

- 119/06/19REZONING /HERITAGE ALTERATIONPERMIT
- 219/10/11REZONING /HERITAGE ALTERATIONPERMIT R1

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LANDSCAPE ARCHITECT

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SEAL

NORTHERN JUNK

1314 WHARF STREET

Project Data

DRAWN: SO CHECKED: AP
PLOT DATE: 19-10-11

A-001

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LANDSCAPE ARCHITECT
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Tel: (604) 688-6111

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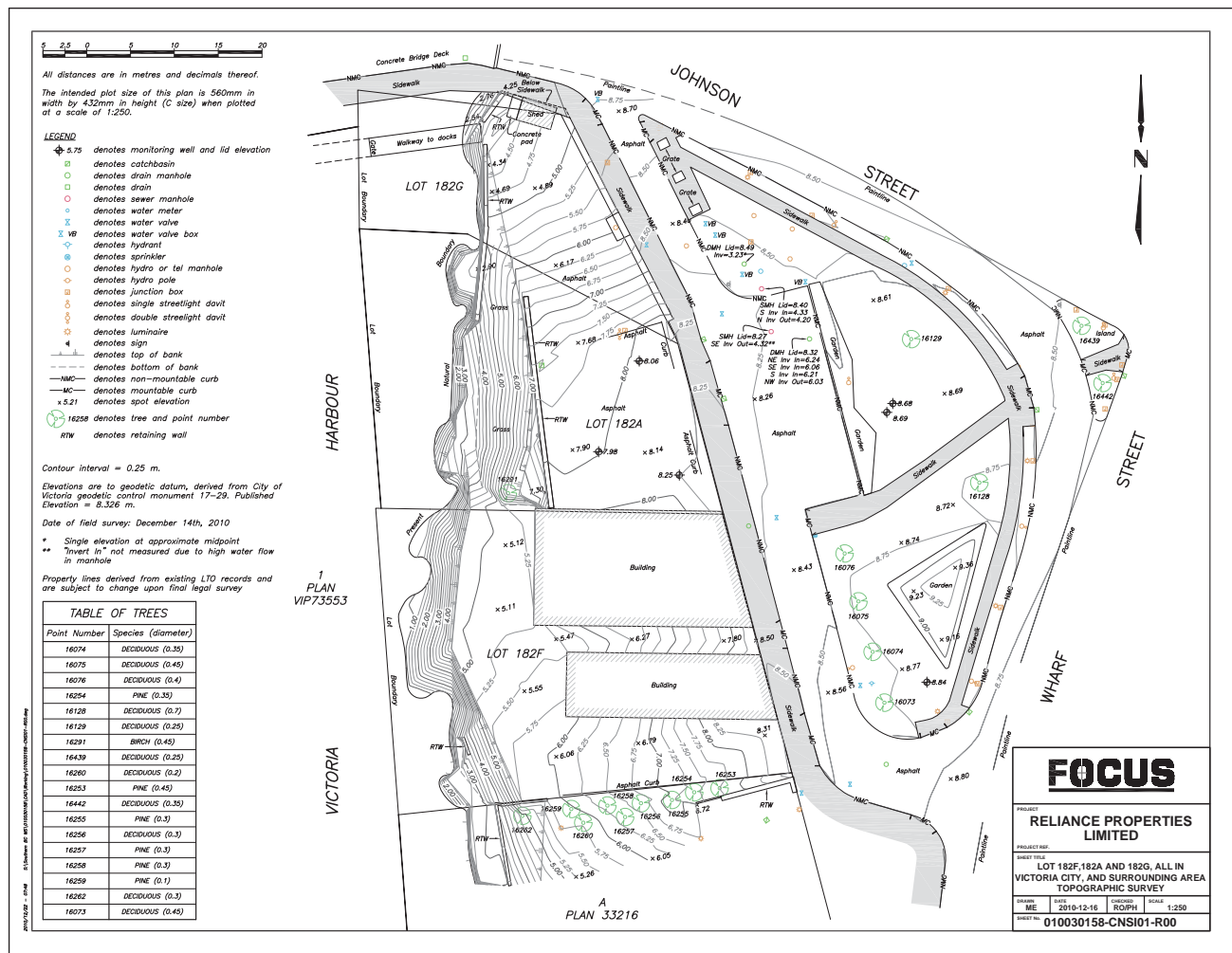
NORTHERN JUNK

1314 WHARF STREET

Site Survey

DRAWN: SO CHECKED: AP
PLOT DATE: 19-10-11

A-002



SURVEY INCLUDED FOR REFERENCE ONLY. NTS

File No: 171-10644-00

To: Crosstown Properties (Wharf Street) Ltd.
305 - 111 Water Street
Vancouver, BC V6B 1A7

Attention: Juan Pesosa

Date: July 26th, 2017

From: Mitch Laseur, BCLS
WSP Canada
301 - 3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Phone 250.384.5510

RE: AREA CALCULATION - ABOVE AND BELOW PRESENT NATURAL BOUNDARY LOT 182F, LOT 182G, LOT 182A, and CLOSED ROAD PLAN EP9884; BEING THE PROPOSED JOHNSON STREET GATEWAY SITE

This letter is written to verify the areas of the above noted properties. The properties in question contain land falling below the Present Natural Boundary. We confirm that our interpretation of the Present Natural Boundary is coincident with the definition of the Ordinary High Water Mark.

To clarify the allocation of these areas we have prepared the attached sketch detailing those areas above and below the Present Natural Boundary.

In summary:

The total area above the Present Natural Boundary for these properties is **4,152 square meters**.

The total area below the Present Natural Boundary for these properties is **646 square meters**.

Regards,

Mitch Laseur, BCLS
Branch Manager / Land Surveyor, Victoria Geomatics
C/o: Adrian Pollaris, Rory O'Connell, Sheila Middleton

WSP
301 - 3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Phone: 1 + 250-384-5510
www.wsp.ca

LEGEND

denotes Present Natural Boundary (PNB) as surveyed December 14, 2010

denotes area above PNB

denotes area below PNB

| TABLE OF AREAS | | | |
|----------------|---------------------------|--------------------------|---------------------------|
| LOT | ABOVE PNB | BELOW PNB | TOTAL |
| 182G | 304 m ² | 199 m ² | 503 m ² |
| 182A | 724 m ² | 289 m ² | 1013 m ² |
| 182F | 1218 m ² | 158 m ² | 1376 m ² |
| Closed Road | 1906 m ² | | 1906 m ² |
| TOTALS | 4152 m² | 646 m² | 4798 m² |

**CROSSTOWN PROPERTIES
(WHARF ST) LTD.**

REGD. CO. LTD.

**JOHNSON STREET GATEWAY
SITE AREAS**

| | | | |
|-----|------------|----|-------|
| NO. | DATE | BY | CHKD. |
| 01 | 2017-07-26 | ML | ML |

171-10644-00-000-00-SSDSK001-02

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| | |
|-----------------------------------|----------|
| SITE AREAS (SEE AREA PLANS A-010) | |
| GROSS SITE AREA | 1376 sqm |
| NET SITE AREA | 1218 sqm |
| DFW SRW AREA | 199 sqm |
| OPEN AREA | 453 sqm |
| BUILDING FOOTPRINT | 765 sqm |
| OPEN AREA % | 37.2% |
| NET SITE AREA - DFW & SRW AREA | 1018 sqm |

SITE AREAS - AREA PLAN

SCALE: 1:100

1

**DIALOG®**


RELIANCE
 PROPERTIES


CROSTOWN
 MANAGEMENT, LLC

ISSUED FOR

- | | | |
|---|----------|--|
| 1 | 19/06/19 | REZONING /HERITAGE ALTERATION PERMIT |
| 2 | 19/10/11 | REZONING /HERITAGE ALTERATION PERMIT R1 |

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VANCOUVER BC V6E2V2
Tel: (604) 688-8111

SEAL

NORTHERN JUNK

1314 WHARF STREET

Area Plans

DRAWN: SO
PLOT DATE: 19-10-11

CHECKED: AP

A-010

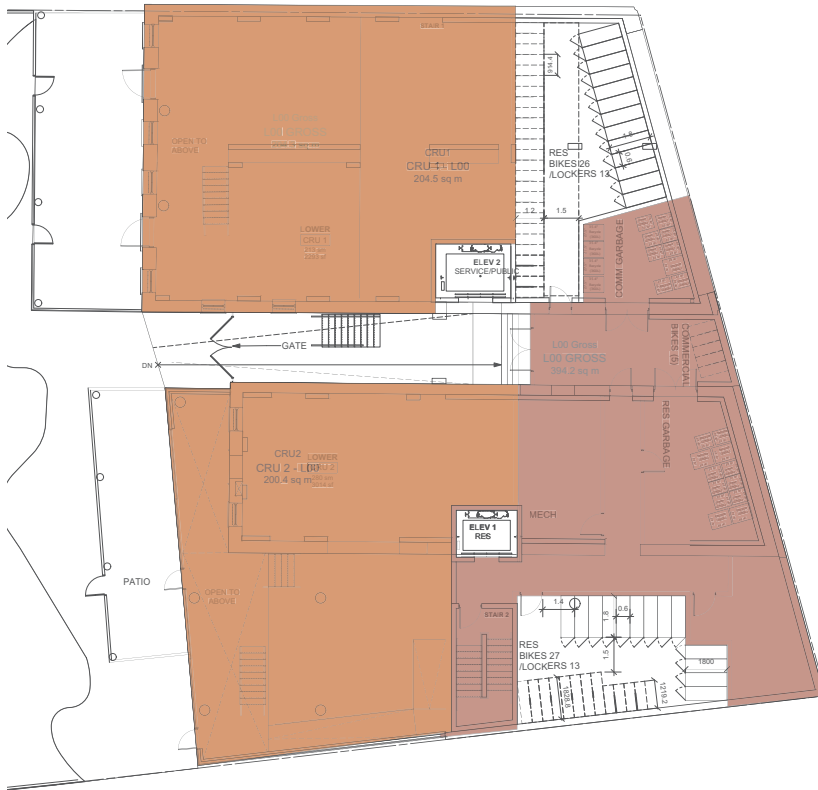
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NJ Project Data - Areas.vw

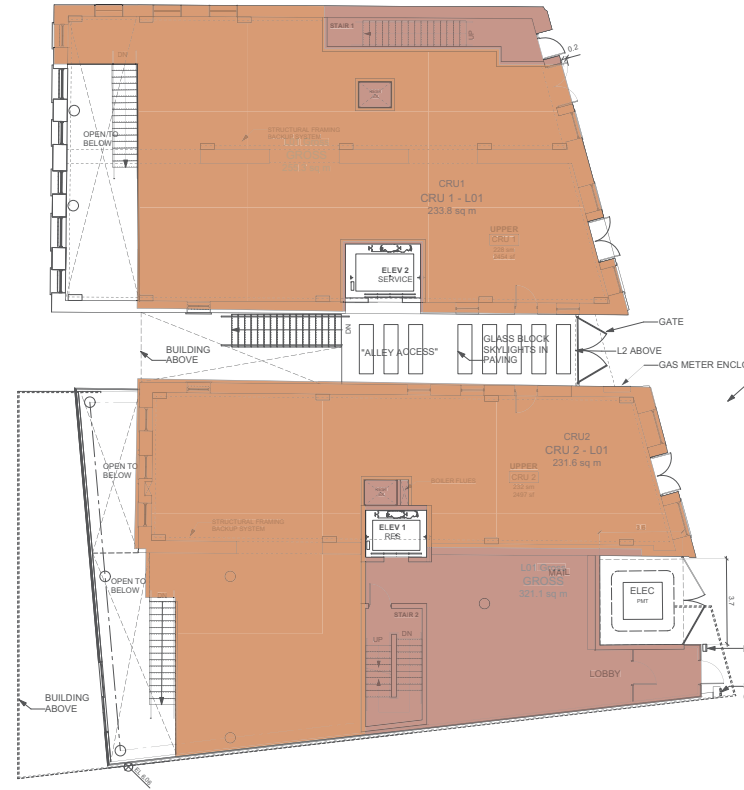
| LEVEL 01 AREAS | | |
|------------------|-------------|------------|
| SUITE NUMBER | SUITE TYPE | SUITE AREA |
| CRU1 | CRU 1 - L00 | 204.5 sq m |
| CRU2 | CRU 2 - L00 | 200.4 sq m |
| Total Suite Area | | 404.9 sq m |
| L00 GROSS | | 204.3 sq m |
| L00 GROSS | | 394.2 sq m |
| Total Gross Area | | 598.5 sq m |
| EFFIC | | 68% |

AREA LEGEND

- RESIDENTIAL SUITE
- COMMERCIAL AREA
- GROSS FLOOR AREA



LEVEL 00 - FSR AREA PLAN 1
SCALE: 1:100



LEVEL 01 - FSR AREA PLAN 2
SCALE: 1:100

AREA LEGEND

- RESIDENTIAL SUITE
- COMMERCIAL AREA
- GROSS FLOOR AREA

| LEVEL 02 AREAS | | |
|------------------|------------|------------|
| SUITE NUMBER | SUITE TYPE | SUITE AREA |
| 201 | 3BD | 82 sm |
| 202 | 2BD | 83 sm |
| 203 | 1BD | 53 sm |
| 204 | 1BD | 54 sm |
| 205 | 1BD | 38 sm |
| 206 | 1BD | 46 sm |
| 207 | 1BD | 46 sm |
| 208 | 1BD | 55 sm |
| 209 | 1BD | 60 sm |
| 210 | 1BD | 38 sm |
| 211 | ST | 38 sm |
| 212 | 2BD | 68 sm |
| Total Suite Area | | 662 sm |
| Total Gross Area | | 738 sm |
| EFFIC | | 90% |

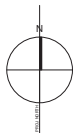
| LEVEL 03 04 AREAS sm | | |
|----------------------|---------------|------------|
| SUITE NUMBER sm | SUITE TYPE sm | SUITE AREA |
| 301 sm | 3BD sm | 82 sm |
| 302 sm | 2BD sm | 83 sm |
| 303 sm | 1BD sm | 53 sm |
| 304 sm | 1BD sm | 54 sm |
| 305 sm | 1BD sm | 38 sm |
| 306 sm | 1BD sm | 46 sm |
| 307 sm | 1BD sm | 46 sm |
| 308 sm | 1BD sm | 55 sm |
| 309 sm | 1BD sm | 61 sm |
| 310 sm | 1BD sm | 38 sm |
| 311 sm | ST sm | 38 sm |
| 312 sm | 2BD sm | 68 sm |
| Total Suite Area sm | | 662 sm |
| Total Gross Area sm | | 738 sm |
| EFFIC | | 90% |



LEVEL 02 - FSR AREA PLAN 1
SCALE: 1:100



LEVEL 03 - FSR AREA PLAN 2
SCALE: 1:100



AREA LEGEND

- RESIDENTIAL SUITE
- COMMERCIAL AREA
- GROSS FLOOR AREA

| LEVEL 04 AREAS sqm | | |
|---------------------|------------|------------|
| SUITE NUMBER | SUITE TYPE | SUITE AREA |
| 301 sm | 3BD sm | 82 sm |
| 302 sm | 2BD sm | 83 sm |
| 303 sm | 1BD sm | 53 sm |
| 304 sm | 1BD sm | 54 sm |
| 305 sm | 1BD sm | 38 sm |
| 306 sm | 1BD sm | 46 sm |
| 307 sm | 1BD sm | 46 sm |
| 308 sm | 1BD sm | 55 sm |
| 309 sm | 1BD sm | 61 sm |
| 310 sm | 1BD sm | 38 sm |
| 311 sm | ST sm | 38 sm |
| 312 sm | 2BD sm | 68 sm |
| Total Suite Area sm | | 662 sm |
| GROSS sm | | 738 sm |
| Total Gross Area sm | | 738 sm |
| EFFIC | | 90% |



LEVEL 04 - FSR AREA PLAN 1
SCALE: 1:100

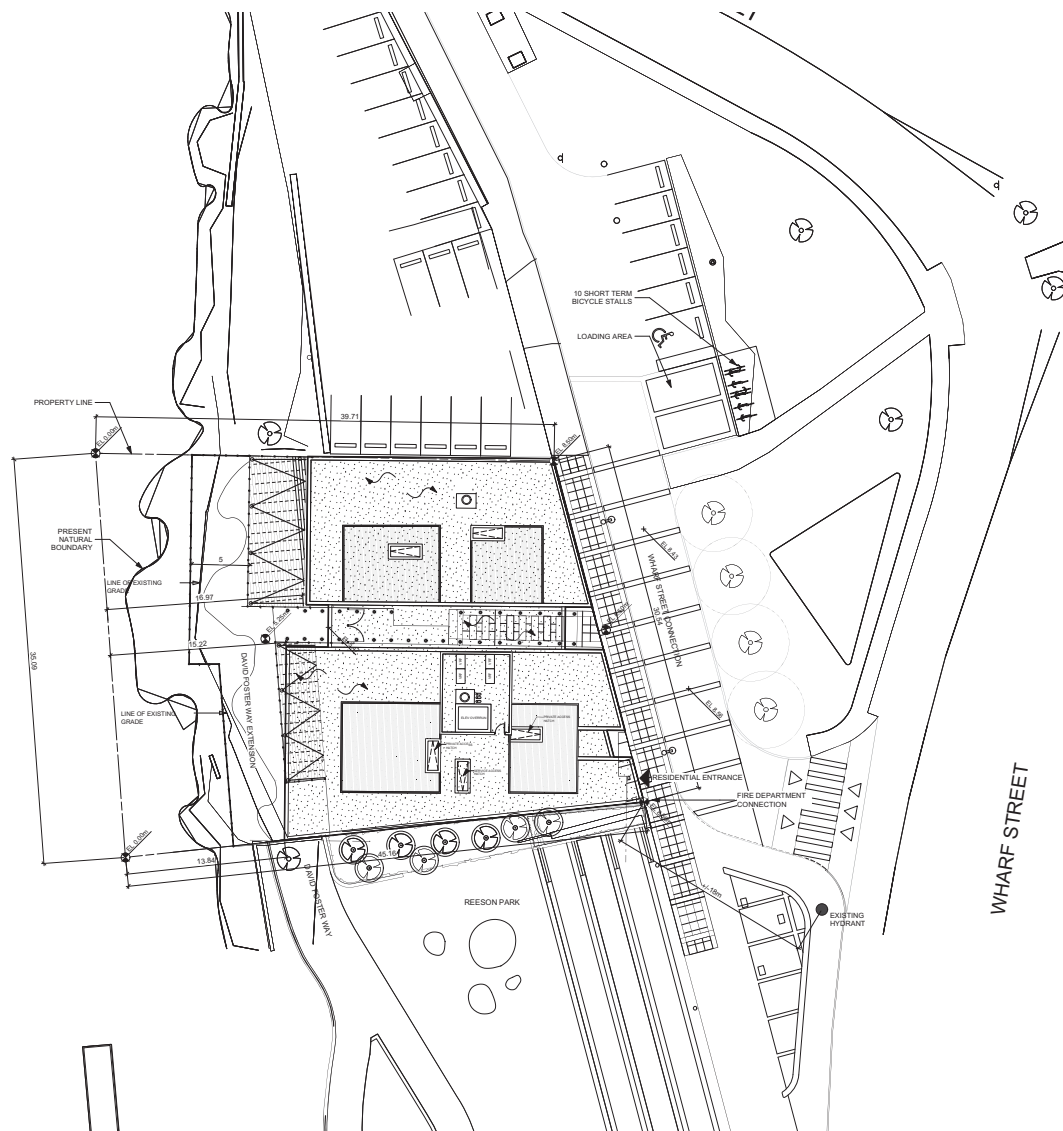
| LEVEL 05 AREAS | | |
|------------------|------------|------------|
| SUITE NUMBER | SUITE TYPE | SUITE AREA |
| 501 | 3BD | 82 sm |
| 502 | 2BD | 88 sm |
| 503 | 1BD | 49 sm |
| 504 | 1BD | 54 sm |
| 505 | 1BD | 38 sm |
| 506 | 1BD | 46 sm |
| 507 | 2BD | 101 sm |
| 508 | 1BD | 61 sm |
| 509 | 1BD | 38 sm |
| 510 | ST | 38 sm |
| 511 | 2BD | 68 sm |
| Total Suite Area | | 662 sm |
| GROSS | | 738 sm |
| Total Gross Area | | 738 sm |
| EFFIC | | 90% |



LEVEL 05 - FSR AREA PLAN 2
SCALE: 1:100

Address: 1314 WHARF ST
PID: 001-005-723
Folio: 01074004
Legal Information: LOT 182-F,
VICTORIA

| PROJECT INFORMATION TABLE | |
|---|---------------------------------------|
| ZONE (EXISTING) | INNER HARBOUR HERITAGE DISTRICT |
| NET AREA (sqm) *Above Natural Boundary | 1218 sqm |
| GROSS SITE AREA (sqm) | 1376 sqm |
| TOTAL FLOOR AREA | 4128 sqm |
| COMMERCIAL FLOOR AREA | 870.3 sqm |
| FLOOR SPACE RATIO | 3.33 |
| SITE COVERAGE % | 62.83 |
| OPEN SITE SPACE % | 37.23 |
| HEIGHT OF BUILDING FROM STREET GRADE (m) | 19.1 (m) |
| NUMBER OF STOREYS | 5 STOREYS FROM WHARF (6 FROM HARBOUR) |
| PARKING STALLS ON SITE | 0 |
| BICYCLE PARKING (long term) | 64 res + 5 Commercial |
| BUILDING SETBACKS (SEE SITE PLAN) | |
| FRONT YARD (EAST) | 0.12 |
| REAR YARD (WEST) | 13.84 m |
| SIDE YARD (NORTH) | 0.14 |
| SIDE YARD (SOUTH) | 0.12 |
| RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE) | |
| TOTAL NUMBER OF UNITS | 47 |
| UNIT TYPE (SEE UNIT TYPE TABLE) | STUDIO, 1BD, 2BD, 3BD |
| GROUND ORIENTED UNITS | 0 |
| MINIMUM UNIT FLOOR AREA | 37.5 sqm |
| TOTAL RESIDENTIAL FLOOR AREA | 2649 sqm |



SITE PLAN
SCALE: 1:200

1



FOR DETAILED LANDSCAPE
DESIGN, REFER TO LANDSCAPE ARCHITECT'S
DRAWINGS.

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NORTHERN JUNK

1314 WHARF STREET

Site Plan

DRAWN: SO
PLOT DATE: 19-10-17

CHECKED: AP

A-101

04696

- SEE AREA PLANS FOR FLOOR AND SUITE AREAS
- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS


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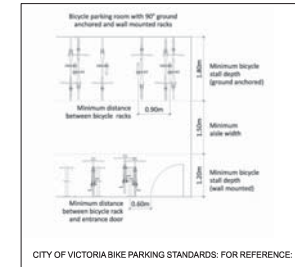
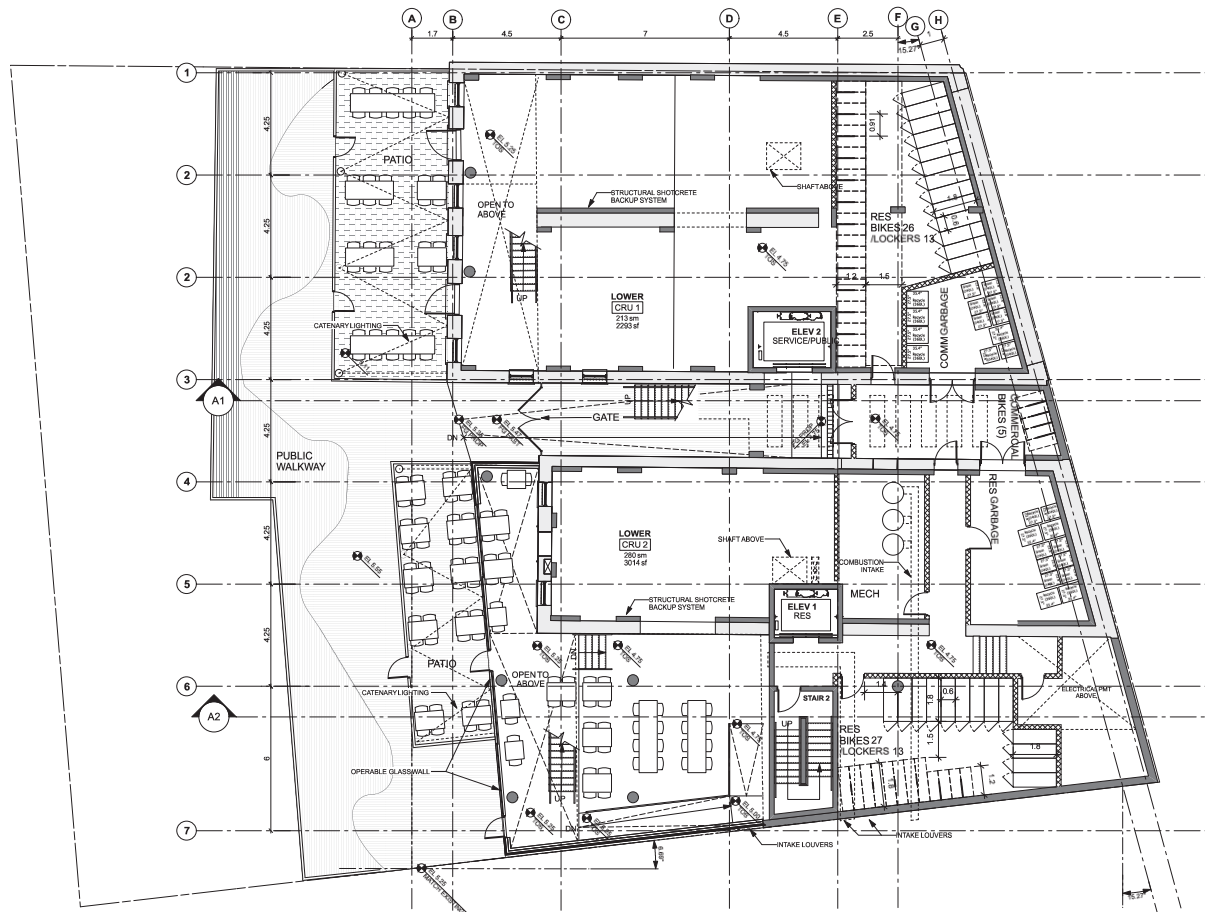
Plans - L00

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PLOT DATE: 19-10-18

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CITY OF VICTORIA BIKE PARKING STANDARDS: FOR REFERENCE:



PLAN L00

SCALE: 1:100

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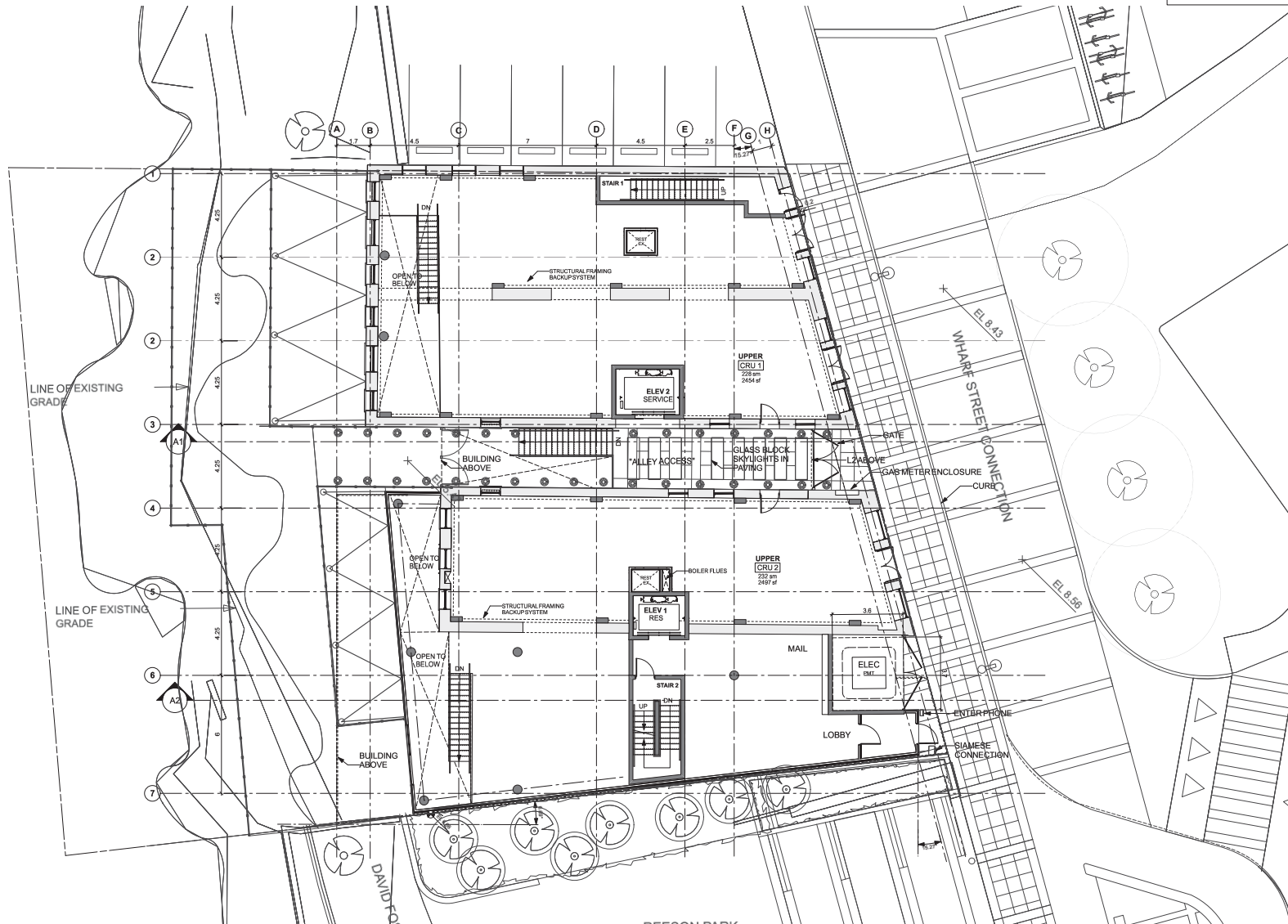
Plan - Level 01

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PLAN L1
SCALE: 1:100

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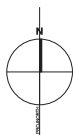
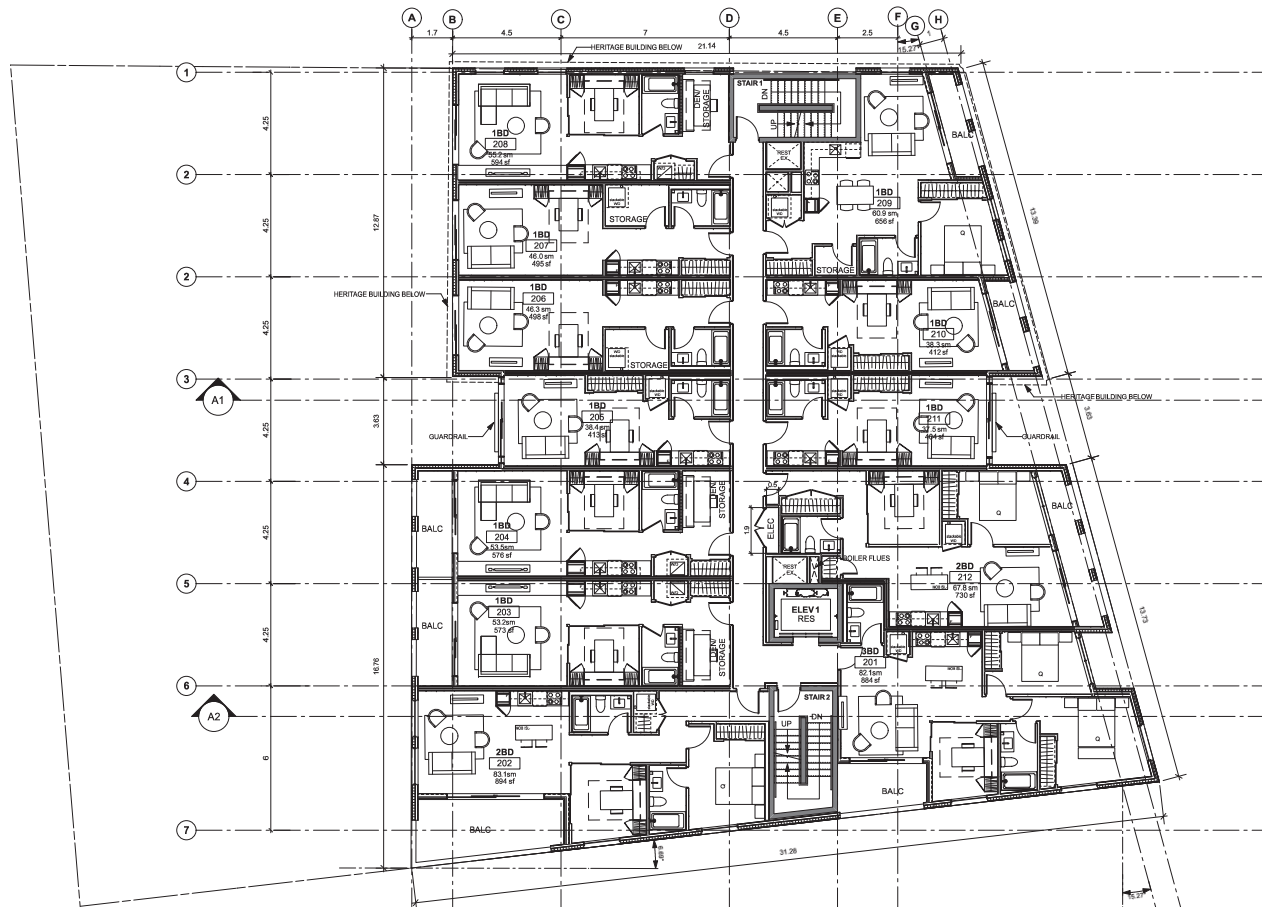
Plan - Level 02

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PLAN L2
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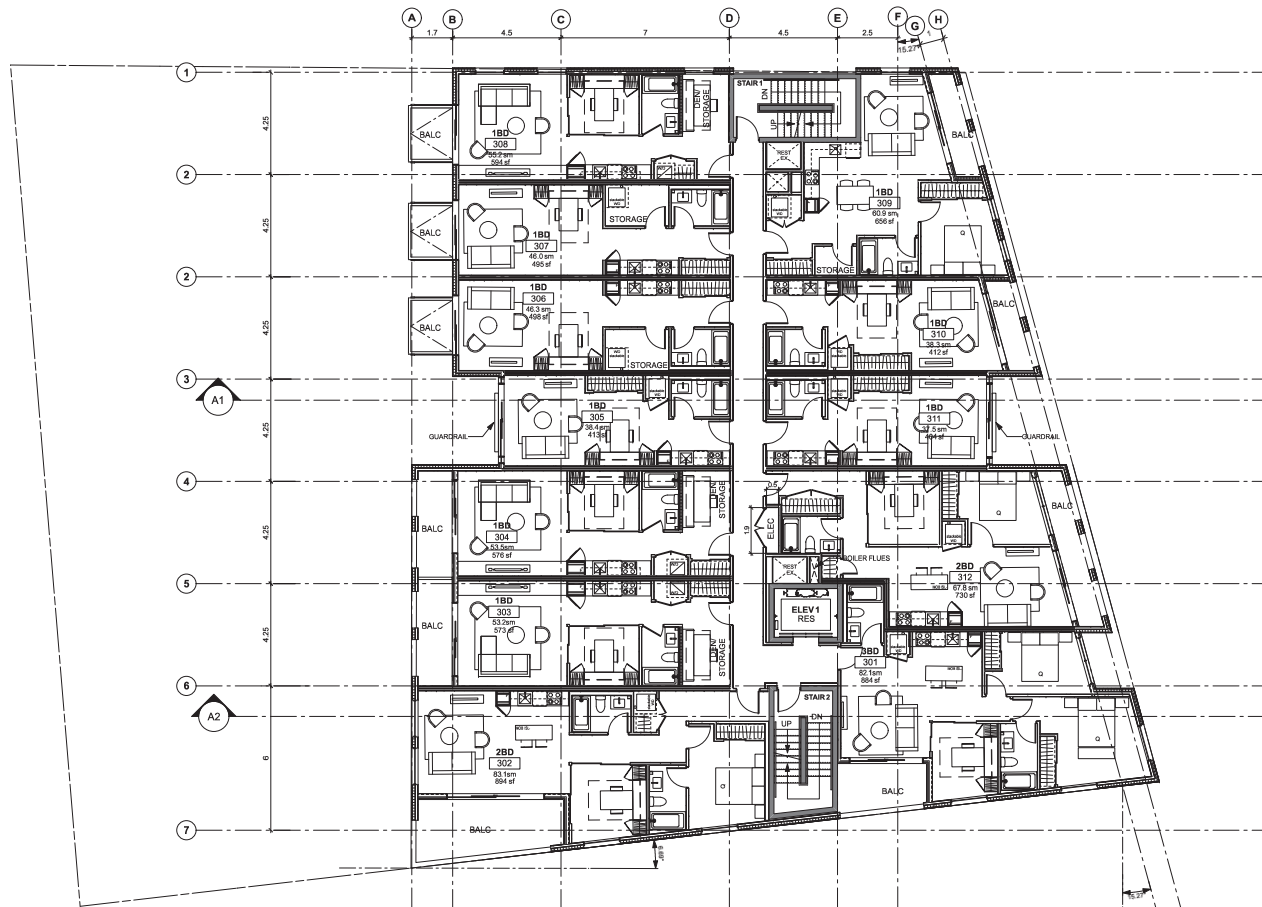
Plan - Level 03-04

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PLAN L3-4
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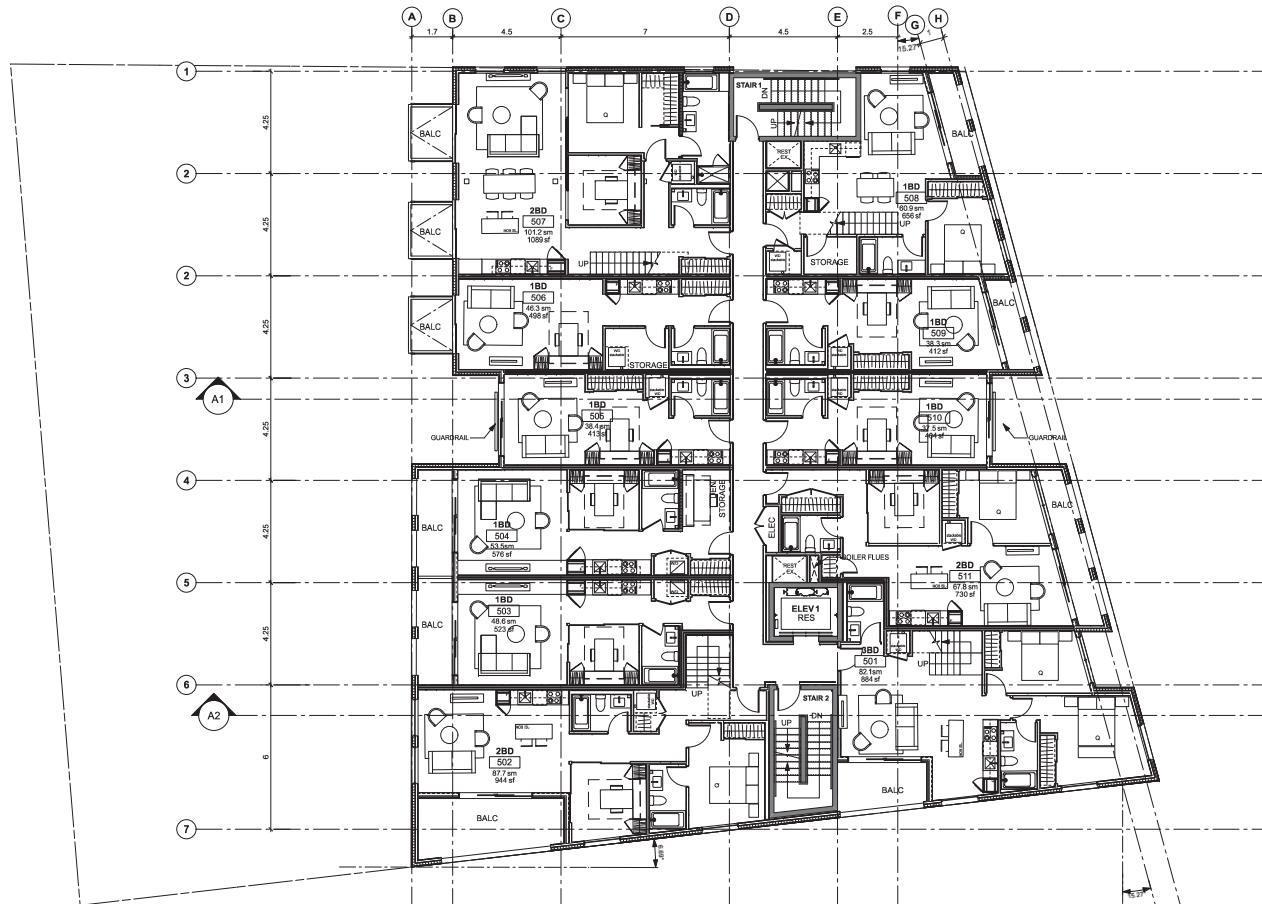
Plan - Level 05

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PLAN L5
SCALE: 1:100

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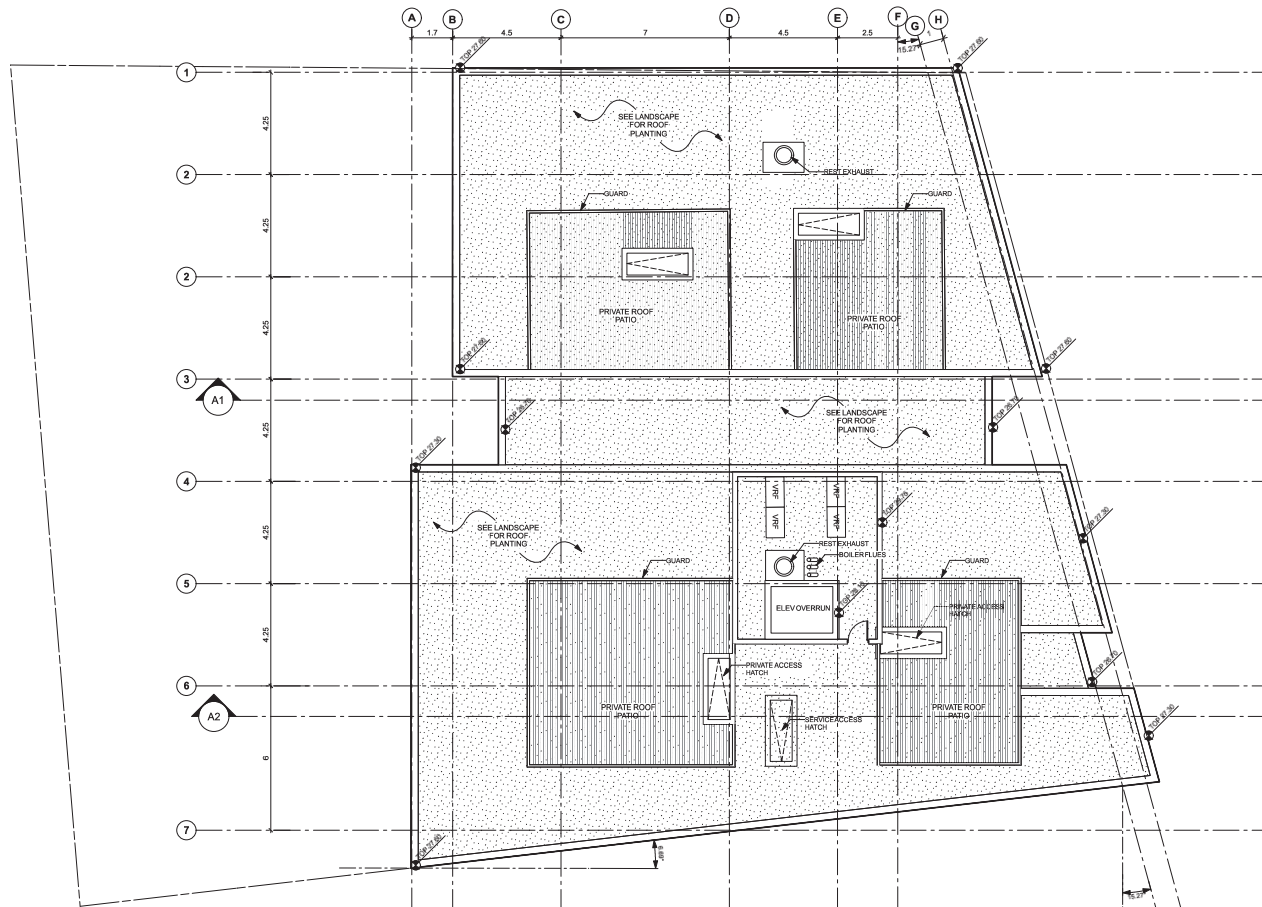
Plan - Roof

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ROOF PLAN
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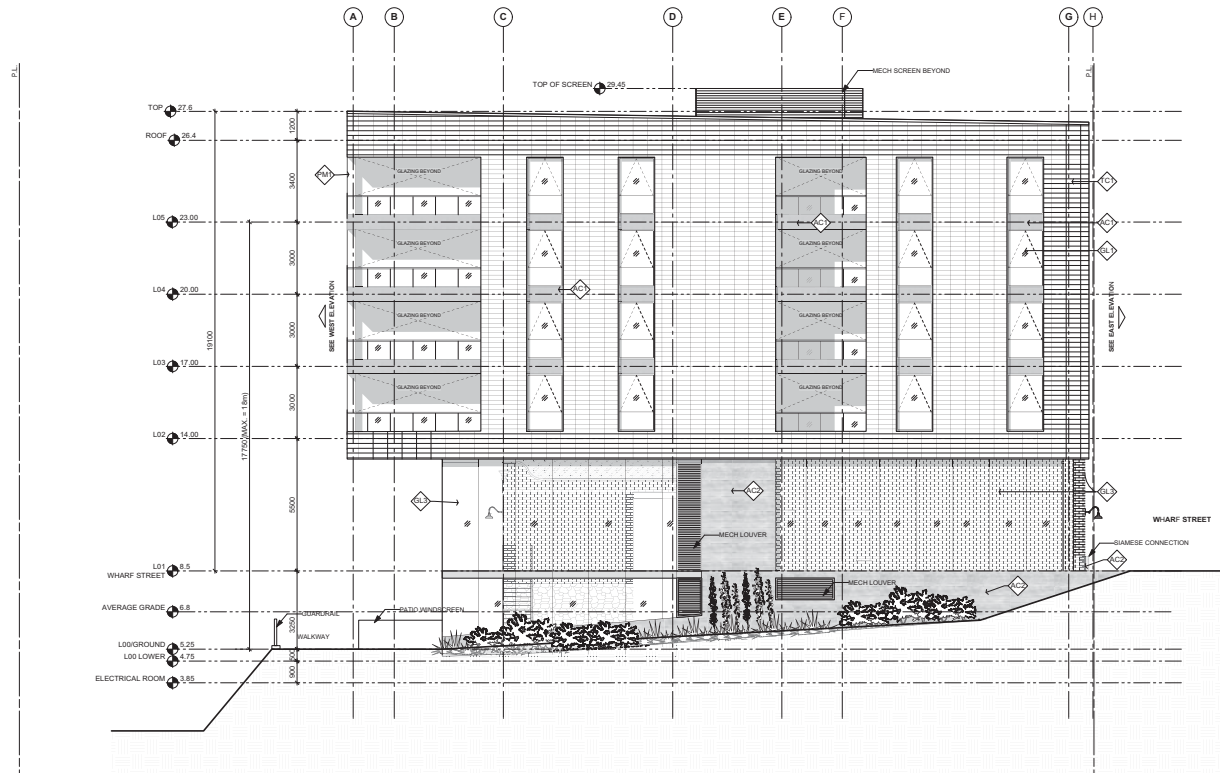
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South Elevation

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SOUTH ELEVATION
SCALE: 1:100

| MATERIAL LEGEND | |
|--------------------------------|--|
| GL1 - NEW RESIDENTIAL GLAZING | |
| GL2 - HERITAGE STYLE GLAZING | |
| GL3 - COMMERCIAL GLAZING | |
| CMF1 - METAL PANEL TYPE 1 | |
| AC1 - PRECAST ARCH CONCRETE | |
| AC2 - BOARD FORM ARCH CONCRETE | |
| BM1 - EXISTING BRICK MASONRY | |
| BM2 - NEW BRICK MASONRY TYPE 1 | |
| TM1 - TERRAZZOCOTTA MASONRY | |
| MS1 - STAMPED METAL SCOFFIT | |
| PM1 - DARK PAINTED METAL | |
| PM2 - MEDIUM PAINTED METAL | |

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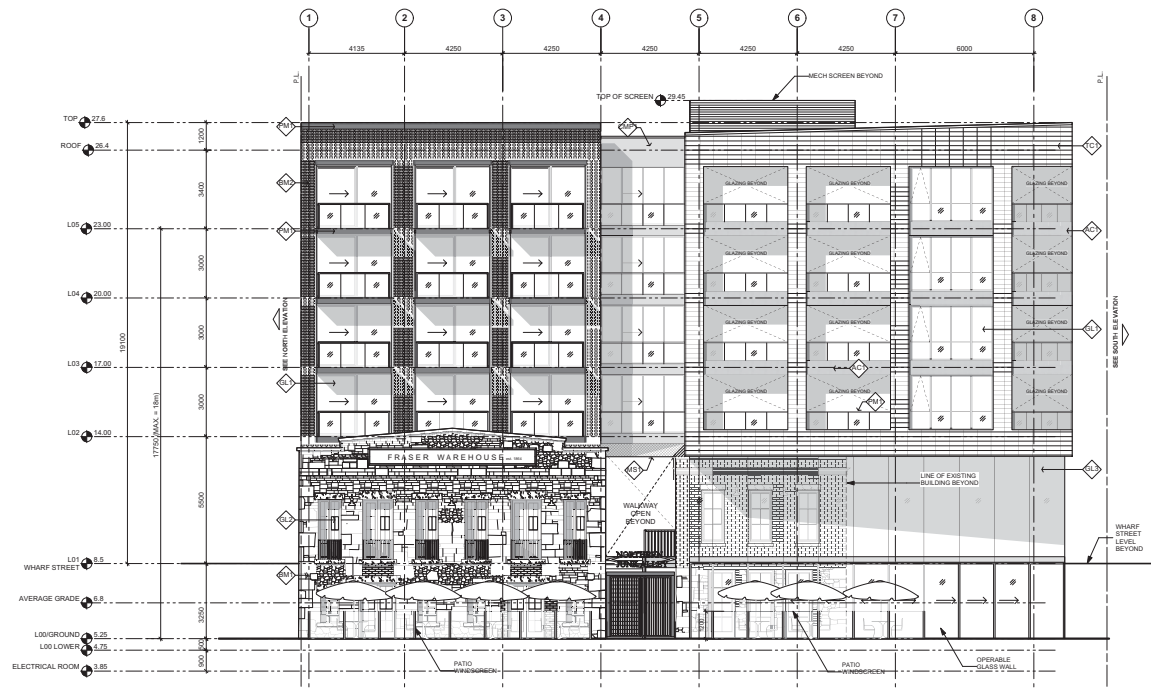
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West Elevation

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PLOT DATE: 19-10-18

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WEST ELEVATION
SCALE: 1:100

| MATERIAL LEGEND | |
|--------------------------------|--|
| GL1 - NEW RESIDENTIAL GLAZING | |
| GL2 - HERITAGE STYLE GLAZING | |
| GL3 - COMMERCIAL GLAZING | |
| CMF1 - METAL PANEL TYPE 1 | |
| AC1 - PRECAST ARCH CONCRETE | |
| AC2 - BOARD FORM ARCH CONCRETE | |
| BM1 - EXISTING BRICK MASONRY | |
| BM2 - NEW BRICK MASONRY TYPE 1 | |
| TM1 - TERRAZZOTA MASONRY | |
| MS1 - STAMPED METAL SCOFF | |
| PM1 - DARK PAINTED METAL | |
| PM2 - MEDIUM PAINTED METAL | |

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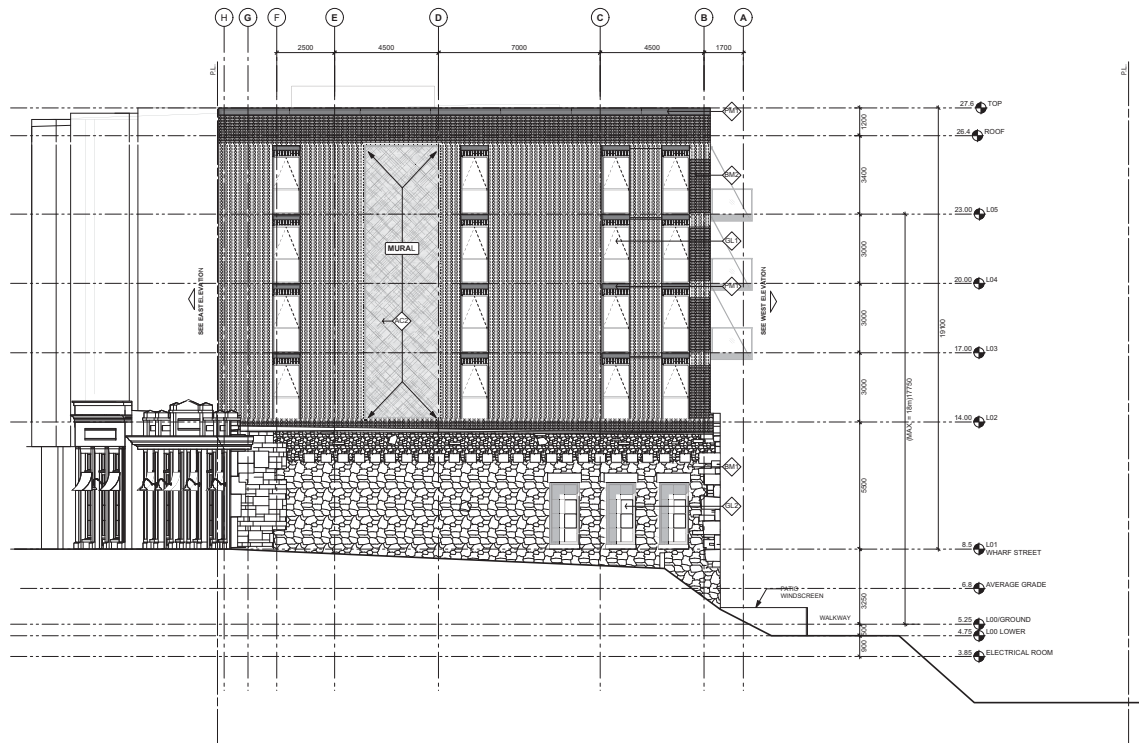
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North Elevation

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A-403

04696

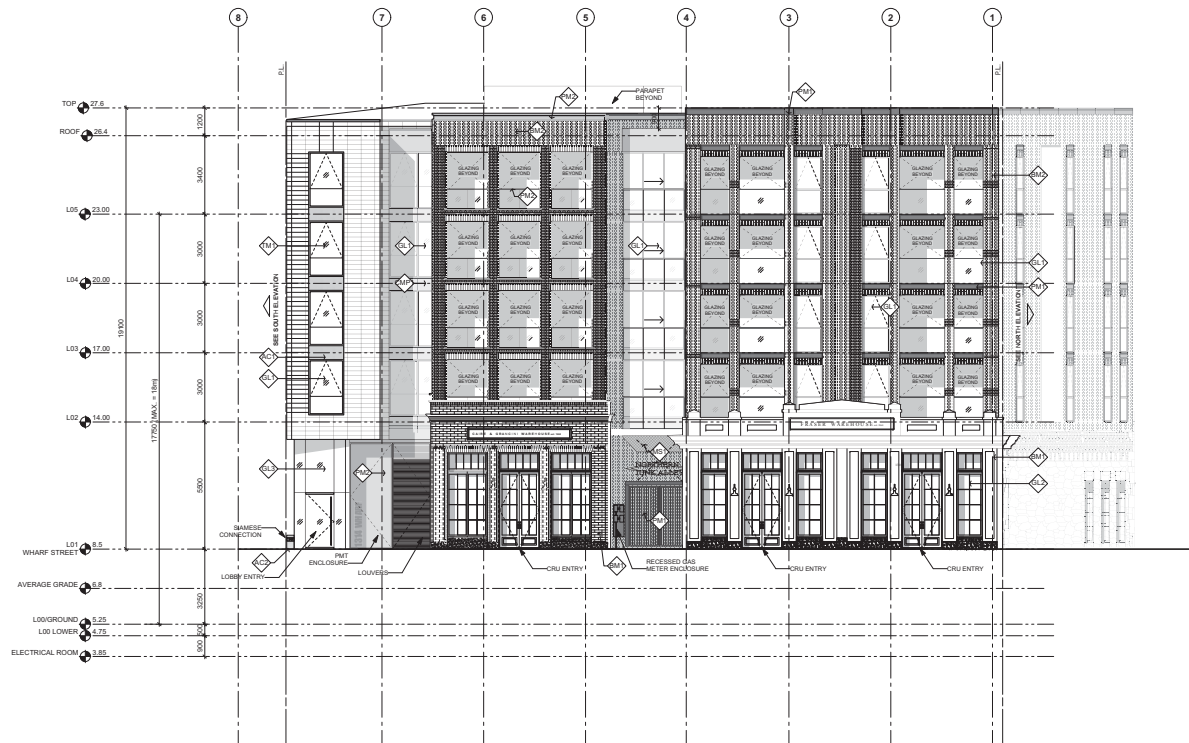


NORTH ELEVATION
SCALE: 1:100

| MATERIAL LEGEND | |
|--------------------------------|--|
| GL1 - NEW RESIDENTIAL GLAZING | |
| GL2 - HERITAGE STYLE GLAZING | |
| GL3 - COMMERCIAL GLAZING | |
| CMF1 - METAL PANEL TYPE 1 | |
| AC1 - PRECAST ARCH CONCRETE | |
| AC2 - BOARD FORM ARCH CONCRETE | |
| BM1 - EXISTING BRICK MASONRY | |
| BM2 - NEW BRICK MASONRY TYPE 1 | |
| TM1 - TERRAZZOTA MASONRY | |
| MS1 - STAMPED METAL SCOFFIT | |
| PM1 - DARK PAINTED METAL | |
| PM2 - MEDIUM PAINTED METAL | |

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EAST ELEVATION
SCALE: 1:100

| MATERIAL LEGEND | |
|--------------------------------|--|
| GL1 - NEW RESIDENTIAL GLAZING | |
| GL2 - HERITAGE STYLE GLAZING | |
| GL3 - COMMERCIAL GLAZING | |
| CMF1 - METAL PANEL TYPE 1 | |
| AC1 - PRECAST ARCH CONCRETE | |
| AC2 - BOARD FORM ARCH CONCRETE | |
| BM1 - EXISTING BRICK MASONRY | |
| BM2 - NEW BRICK MASONRY TYPE 1 | |
| TM1 - TERRAZZOTA MASONRY | |
| MS1 - STAMPED METAL SCOFFIT | |
| PM1 - DARK PAINTED METAL | |
| PM2 - MEDIUM PAINTED METAL | |

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SEAL

NORTHERN JUNK

1314 WHARF STREET

East Elevation

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A-404

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SEAL

NORTHERN JUNK

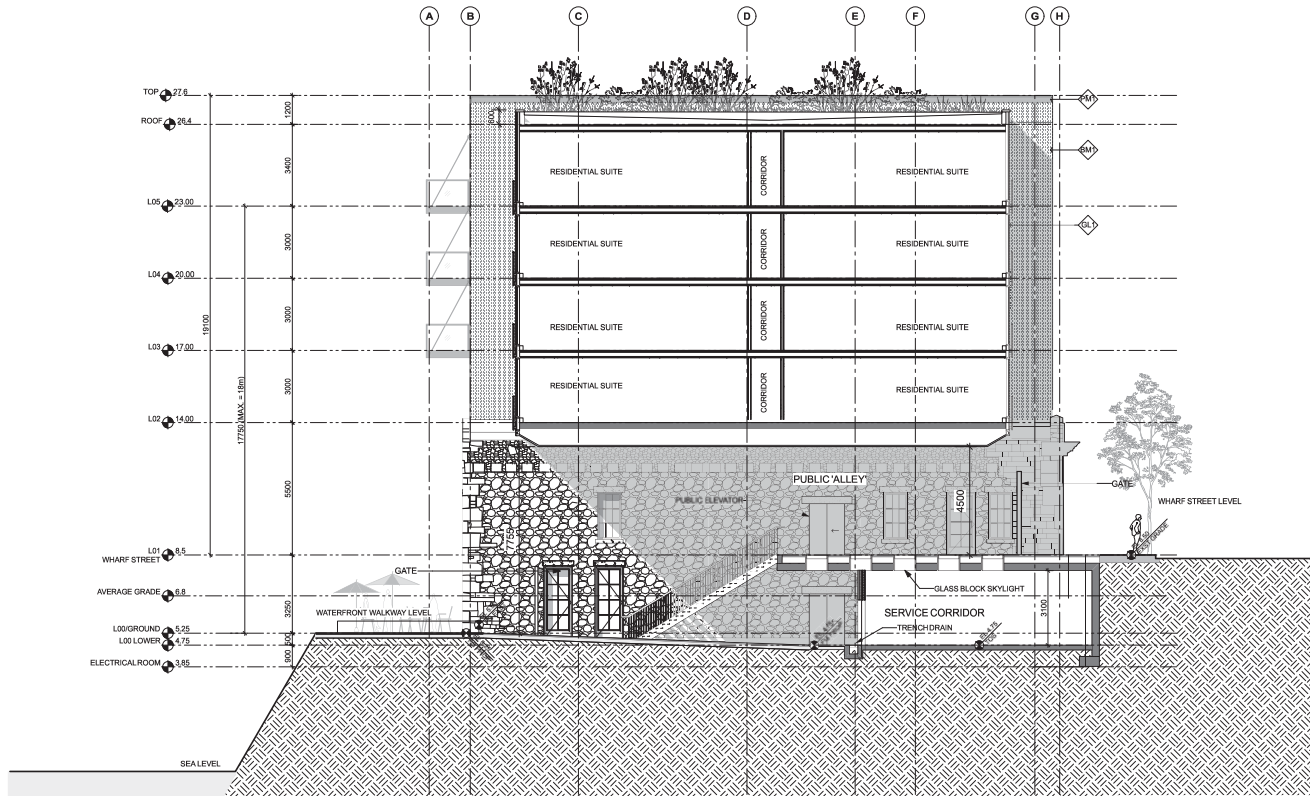
1314 WHARF STREET

Section - A1

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A-501

04696



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SEAL

NORTHERN JUNK

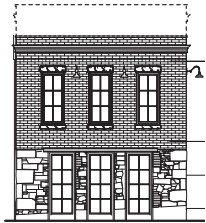
1314 WHARF STREET

Section - A2

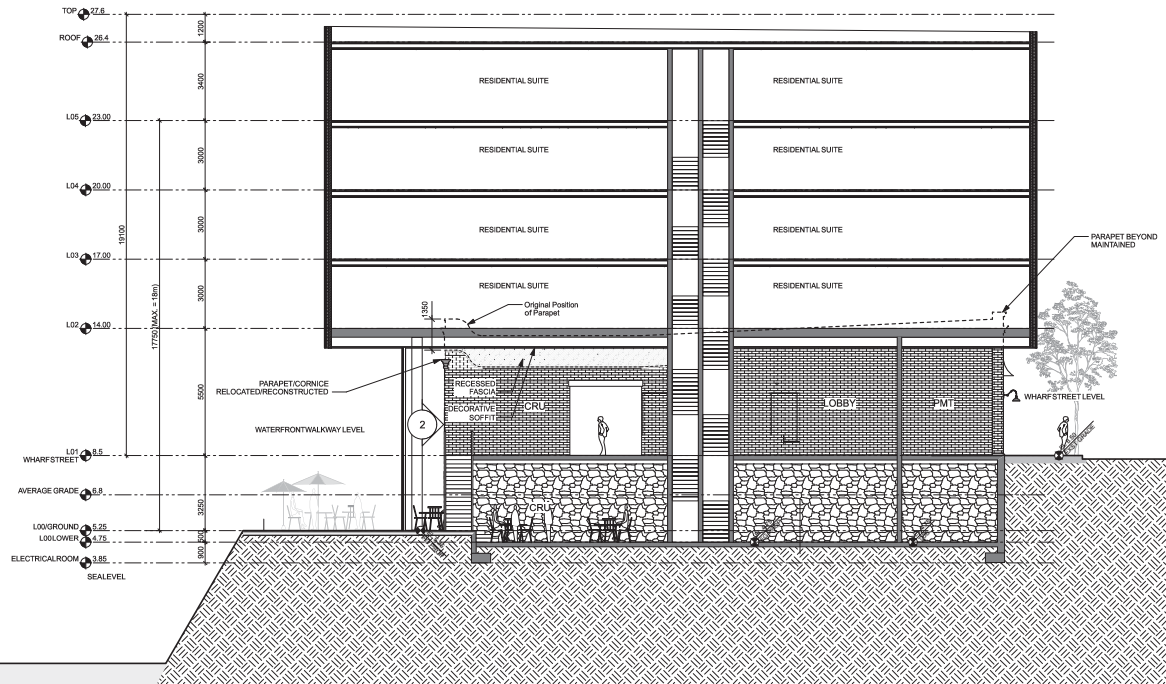
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A-502

04696



WEST ELEVATION OF SOUTH BUILDING
SCALE: 1:100



SECTION 1B
SCALE: 1:100

JOHNSON STREET NORTHERN JUNK

REZONING /HERITAGE ALTERATION PERMIT_R1

DRAWING LIST:

- L0.00 COVER
- L0.01 DESIGN RATIONALE
- L0.02 TREE MANAGEMENT PLAN
- L1.01 LAYOUT PLAN - SURFACE LOT LOADING OPTIONS
- L1.02 LAYOUT AND MATERIALS PLAN
- L1.03 LAYOUT AND MATERIALS PLAN - ROOF
- L2.01 SECTIONS
- L2.02 SECTIONS


| REVISIONS AND ISSUES | | |
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| NO. | DATE | DESCRIPTION |
| 1 | 2018-06-19 | REZONING/HERITAGE ALTERATION PERMIT |
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PROJECT
Johnson Street
Northern Junk
Site Layout

ADDRESS
 1314 WHARF STREET
 Lot 182F (001-005-723)

DRAWING TITLE
 COVER

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NORTH


SCALE
1:100

| | |
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| PROJECT NO. | 15030 |
| DATE | October 2019 |
| FILE NAME | 15030 Plan.vwx |
| PLOTTED | |
| DRAWN | LCJO |
| REVIEWED | JW |
| DRAWING | |

L0.00

Northern Junk Design Rationale

The landscape design associated with the updated Northern Junk building creates a functional and vibrant urban waterfront space. The public will benefit from the extended connection of the David Foster Way and proximities to Reeson Park and Johnson Street Bridge Public Realm.

Wharf Street Connection

The cast in place concrete sidewalk follows the requirements outlined in the Downtown Public Realm Plan and Streetscape Standards for the district of Inner Harbour. There isn't room between the existing buildings and curb line to include street trees. By not shifting the curb to achieve the necessary space we are able to protect the mature trees opposite the building. The hardscape paving in the passage between the buildings uses the same rhythm as the jointing in the sidewalk to create unity of the two spaces. The passageway also benefits from the glass tiles that create a light well into the spaces below. In-ground lighting along the edges provides safe lighting levels to prevent CTPED related issues. A gate, located in line with the building faces and designed with historical reference, can be used to secure the passageway after business hours.

Reeson Park Interface

The building design promotes an eyes-on-the park relationship of the CRU, the lobby and the residential units above with Reeson Park. This is not only a benefit to the residents but provides a significant CPTED improvement as the sunken park is not in view from the street which currently promotes undesirable behavior. This design proposes a low park planter along the building with low plant material and uniformly spaced columnar trees to preserve the views while at the same time softening the edge and building face. We also propose shifting the bleacher seating slightly towards the water so that the Wharf Street sidewalk can extend directly across the park.

David Foster Way

The public extension of David Foster Way provides the required 5-meter width. The walkway is constructed from heavy timber members that evoke the industrial historical significance of the site. The pattern expressed on the timber decking relates to the shoreline below and makes pedestrians aware of the connection between the ocean and the industrial history. Emphasizing this relationship between the built and natural environment are two large precast "stone" seating features. They also provide a place to rest, wait for a table at the restaurant or simply enjoy the view. The two outdoor patios are surfaced with stone pavers that create significant visual distinction between private and public spaces and also carry the historical connotation. These patios will provide animation along the David Foster Way and highly sought after because. The comfortable atmosphere of the outdoor dining patios is created by discrete glass enclosures defining the spaces and protecting from the ocean winds. It is further emphasized by catenary lighting that defines the space with open canopy and provides soft ambient light. The lower level of the passageway between the historical buildings uses heavy timber paving to create visual unity between the passageway and David Foster Way. In-ground lighting along the edges provides safe lighting levels to prevent CTPED related issues. As at the top on Wharf Street, a gate in line with the buildings provides after business hour security.

Rooftop

The rooftop includes an extensive sedum, grass and perennial green roof and small private patios. The patios are paved with hydropressed pavers to allow for ease of removal for replacement and access to the slab for maintenance. A large cast in place planter is located in the middle of the roof. The plant palette includes native trees and native adapted plants with a variety of bloom periods and textures to reduce the need for watering while delivering all season interest.

Sustainability

Locally sourced stone pavers, manufactured timber and paving slabs have been selected as the paving material for their durability.

A high efficiency, fully automated drip irrigation system with rain sensor will ensure healthy plant growth while keeping water use to a minimum.

The green roof improves air quality, provides significant areas of planted space which will contribute to the reduction of heat island effect, reduce the urban storm water runoff and increases the habitat area along the shoreline.




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PROJECT
**Johnson Street
Northern Junk
Site Layout**

ADDRESS
1314 WHARF STREET
Lot 182F (001-005-723)

DRAWING TITLE
DESIGN RATIONALE

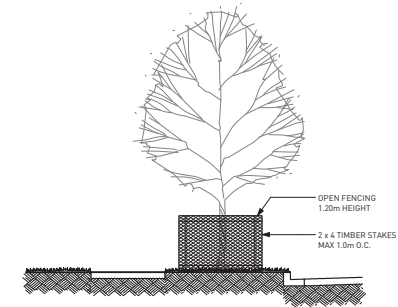
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| NORTH  | SCALE N/A |
| PROJECT NO. 15030 | |
| DATE October 2019 | |
| FILE NAME 15030 Plan_vmk | |
| PLOTTED | |
| DRAWN LCJO | REVIEWED JW |
| DRAWING | |

L0.01

TREE PROTECTION GENERAL NOTES

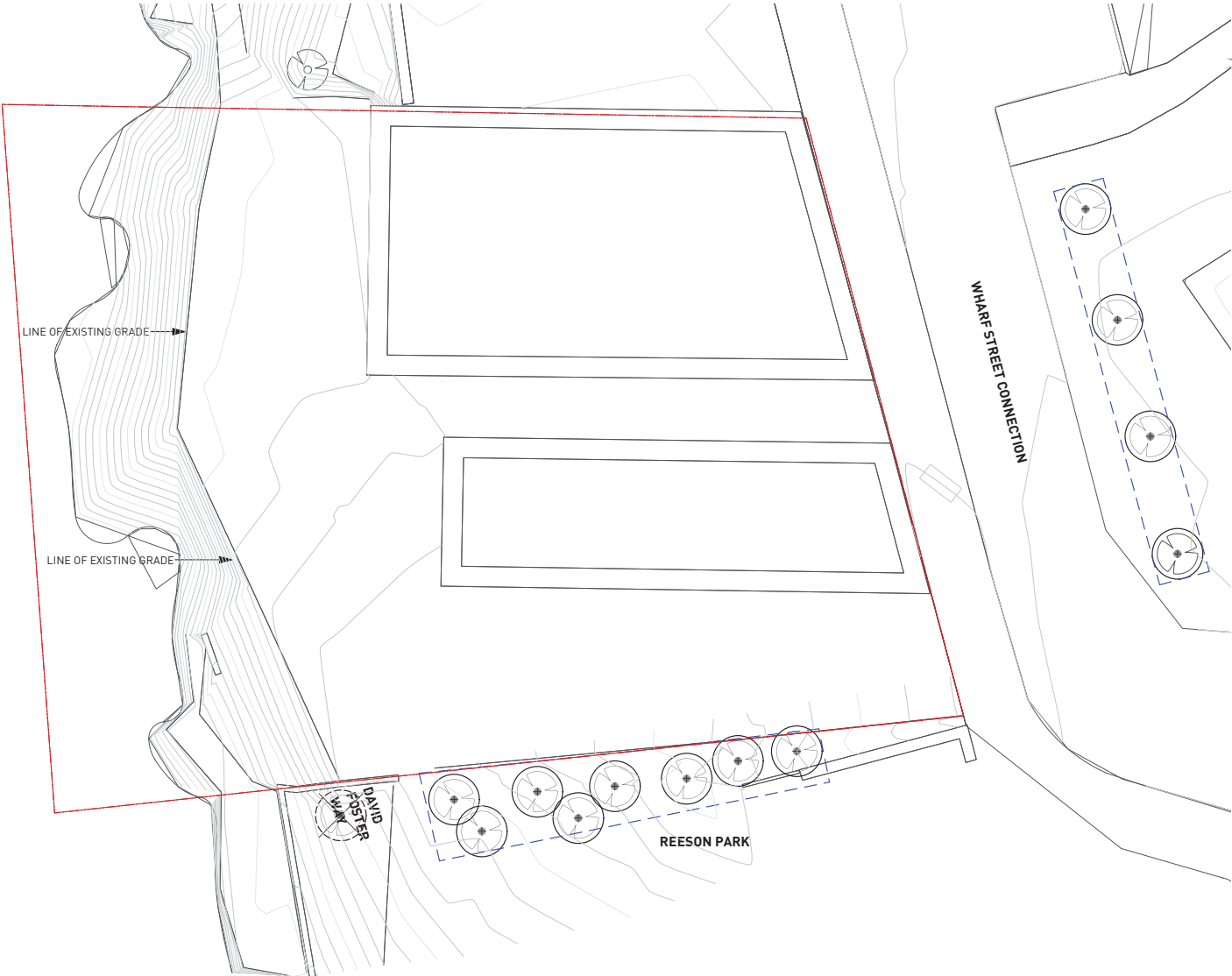
- A. EXCAVATION AROUND TREES**
 - EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
 - HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
 - TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
 - DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES.

A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



1 TREE PROTECTION BARRIER FENCING DETAIL
 NTS

| TREE MANAGEMENT LEGEND | |
|------------------------|-------------------------|
| | REMOVED DECIDUOUS TREE |
| | RETAINED DECIDUOUS TREE |
| | TREE PROTECTION FENCING |



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 778.448.8811
 778.448.8812

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PROJECT
 Johnson Street
 Northern Junk
 Site Layout

ADDRESS
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 Lot 182F (001-005-723)

DRAWING TITLE
 TREE MANAGEMENT
 PLAN

| | |
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| PROJECT NO. 15030 | |
| DATE October 2019 | |
| FILE NAME 15030 Plan.vwx | |
| PLOTTER | |
| DRAWN LCJO | REVIEWED JW |
| DRAWING | |

L0.02

JOHNSON STREET PUBLIC BRIDGE

EXISTING LOT + ASPHALT

JOHNSON STREET

EXISTING LOT + ASPHALT

EXISTING CURB CUT + LOT ENTRANCE

BICYCLE PARKING

CONCRETE PAD

LOADING AREA

STAMPED ASPHALT (STREETBOND)

RETAIN CURB

NEW ASPHALT

WHARF

REASON PARK

TABLETOP PEDESTRIAN CROSSING

FOR REVIEW BY CIVIL

JOHNSON STREET PIER BRIDGE

JOHNSON STREET PIER

EXISTING SIDE WALK

JOHNSON STREET

ADJACENT CONDITION TO BE DETERMINED

BICYCLE PARKING

CONCRETE PAD

LOADING AREA

STAMPED ASPHALT (STREETBOND)

RETAIN CURB

WHARF STREET CONCRETE

WHARF STREET

REESON PARK

PAVED EXISTING WALK

"FOR REVIEW BY CIVIL" TABLETOP PEDESTRIAN CROSSING




PROJECT

Johnson Street Northern Junk Site Layout

ADDRESS
1314 WHARF STREET
Lot 182F (001-005-723)




DRAWING TITLE




LAYOUT PLAN -
SURFACE LOT LOADING
OPTIONS






| | |
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| DRAWN LC/J | REVIEWED JW |
| DRAWING | |








L1.01

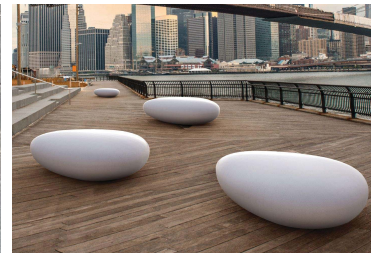
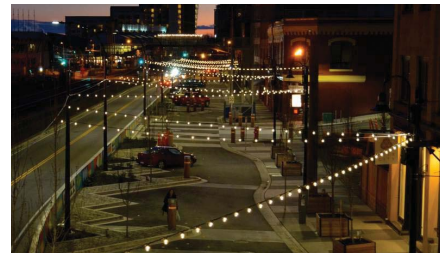
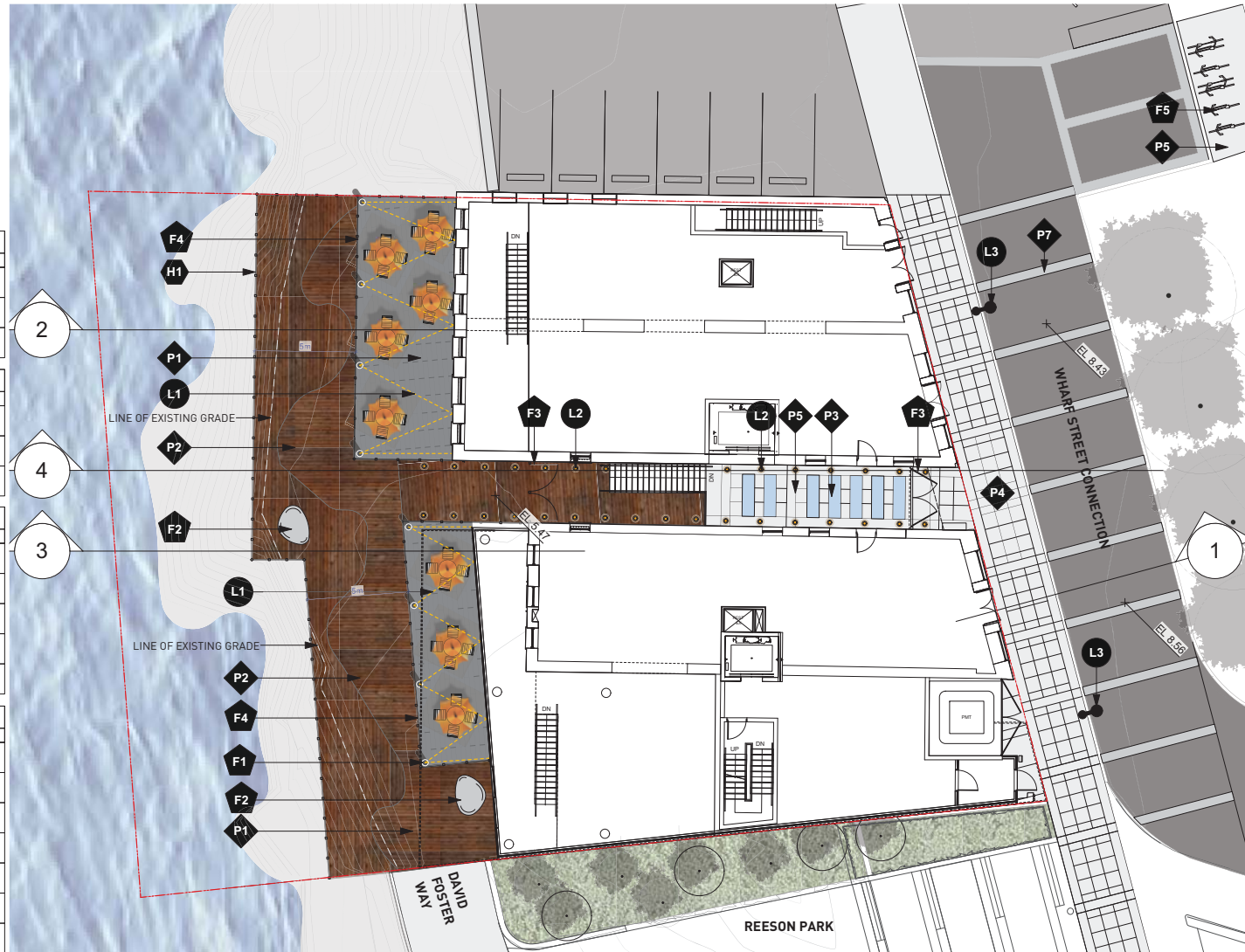
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| HARDSCAPE MATERIALS LEGEND | |
|--|--|
| KEY | DESCRIPTION |
|  | Metal Guard Rail As per C.O.V Standards |
|  | Maintenance Strip |
|  | Parapet Wall per Arch Dwg. |

| LIGHTING MATERIALS LEGEND | |
|--|------------------------|
| KEY | DESCRIPTION |
|  | Category Lighting |
|  | Inground Up Lights |
|  | Proposed Street Lights |

| SITE FURNISHING MATERIALS LEGEND | |
|--|---|
| KEY | DESCRIPTION |
|  | Catenary Light Post |
|  | Metalico Stone Free Shape Seat |
|  | Metal Gate |
|  | Glass Guardrail Wind Protection Refer to Architecture |
|  | Bicycle Racks Refer to City of Victoria Bicycle Parking Strategy |

| PAVING MATERIALS LEGEND | |
|--|---|
| KEY | DESCRIPTION |
|  | Stone Paving Stone Paving Type I |
|  | Timber Decking Timber Decking |
|  | Light Wells Light Wells |
|  | CIP Concrete Sidewalk CIP Concrete Sidewalk As per C.O.V Street Standards |
|  | CIP Concrete CIP Concrete |
|  | Hydrapressed Pavers Hydrapressed Pavers |
|  | Stamped Asphalt Street Bond |



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
Johnson Street Northern Junk Site Layout

ADDRESS
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Lot 182F (001-005-723)

**LAYOUT AND MATERIALS
PLAN - GROUND LEVEL**

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NORTH



SCALE

1:100

| | | | |
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| DATE | October 2019 | | |
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L1.02

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- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE MATERIALS LEGEND

| KEY | DESCRIPTION |
|-----|--|
| H1 | Metal Guard Rail As per C.O.V Standards |
| H2 | Maintenance Strip |
| H3 | Parapet Wall per Arch Deigs. |

LIGHTING MATERIALS LEGEND

| KEY | DESCRIPTION |
|-----|------------------------|
| L1 | Category Lighting |
| L2 | Inground Up Lights |
| L3 | Proposed Street Lights |

SITE FURNISHING MATERIALS LEGEND

| KEY | DESCRIPTION |
|-----|---|
| F1 | Category Light Post |
| F2 | Metatco Stone Pine Shape Seat |
| F3 | Metal Gate |
| F4 | Glass Guardrail Wind Protection Refer to Architectural. |
| F5 | Bicycle Racks Refer to City of Victoria Bicycle Parking Strategy |

PAVING MATERIALS LEGEND

| KEY | DESCRIPTION |
|-----|---|
| P1 | Stone Paving Stone Paving Type I |
| P2 | Timber Decking Timber Decking |
| P3 | Light Wells Light Wells |
| P4 | CIP Concrete Sidewalk CIP Concrete Sidewalk As per C.O.V Street Standards |
| P5 | CIP Concrete CIP Concrete |
| P6 | Hydrapressed Pavers Hydrapressed Pavers |
| P7 | Stamped Asphalt Street Band |



| NO. | DATE | DESCRIPTION |
|-----|------------|--|
| 1 | 2018-06-19 | REZONING OVERLAGE ALTERATION PERMIT |
| 2 | 2019-10-11 | REZONING OVERLAGE ALTERATION PERMIT_R1 |

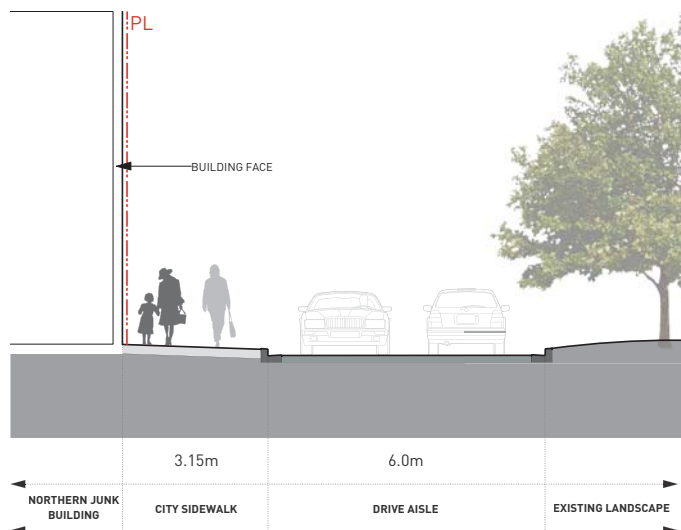
PROJECT
**Johnson Street
Northern Junk
Site Layout**

ADDRESS
1314 WHARF STREET
Lot 182F (001-005-723)

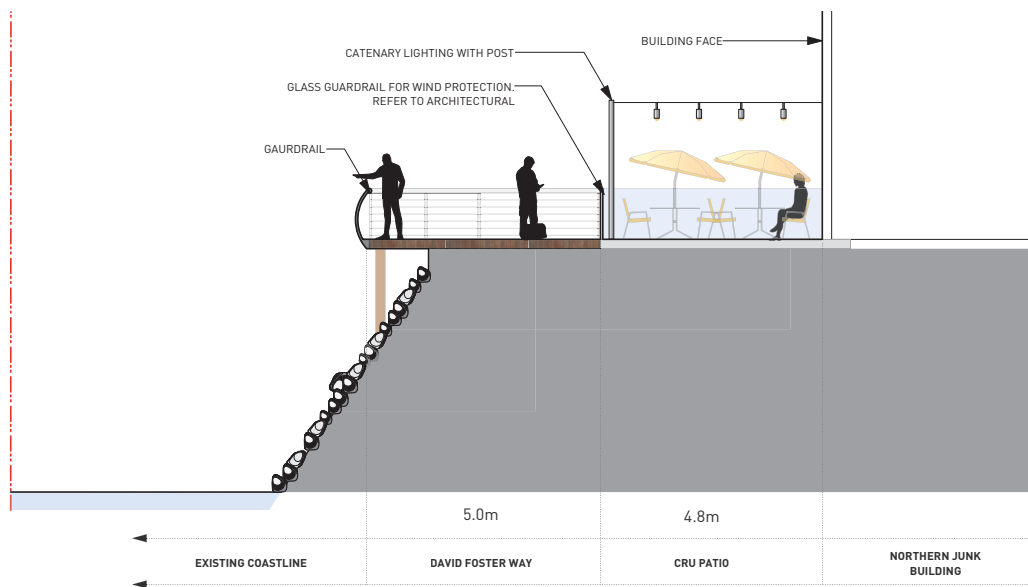
DRAWING TITLE
**LAYOUT AND MATERIALS
PLAN - ROOF LEVEL**

| | |
|--|----------------|
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| NORTH | SCALE |
| | 1:100 |
| PROJECT NO. | 15030 |
| DATE | October 2019 |
| FILE NAME | 15030 Plan.vwx |
| PLOTTED | |
| DRAWN | LCJO |
| REVIEWED | JW |
| DRAWING | |

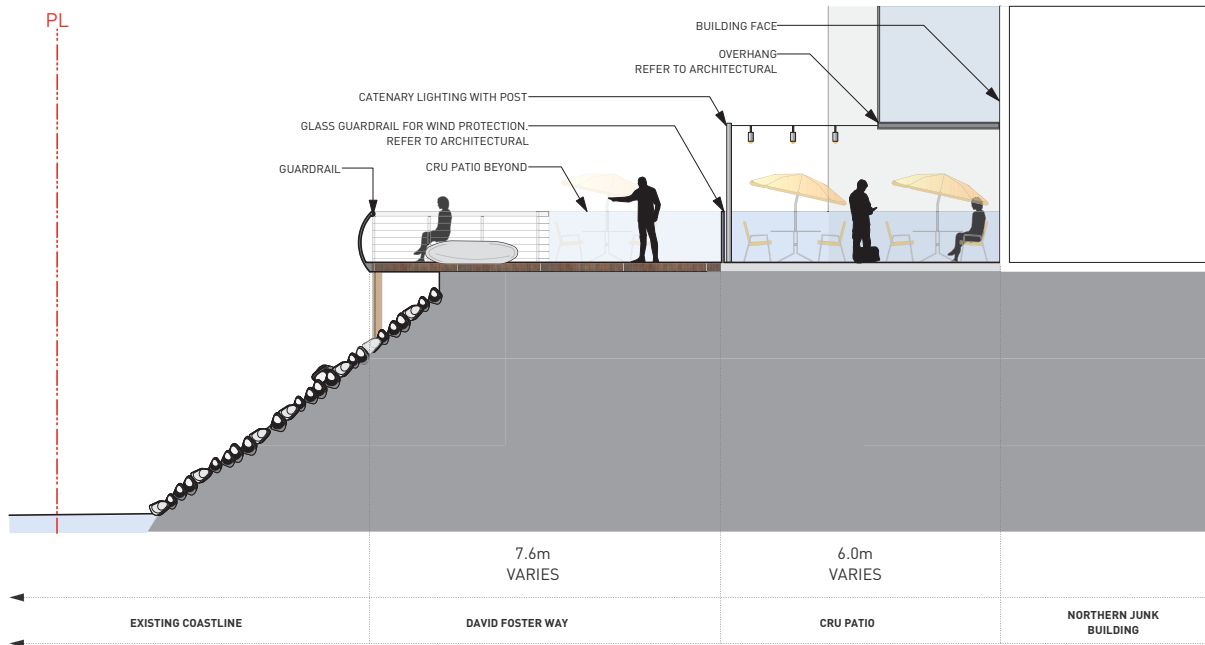
L1.03



1 SECTION
Scale: 1:50



2 SECTION
Scale: 1:50



3 SECTION
Scale: 1:50

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 2018-06-19 | REZONING OVERLAP ALTERATION PERMIT |
| 2 | 2019-10-11 | REZONING OVERLAP ALTERATIONS_01 |

PROJECT
Johnson Street
Northern Junk

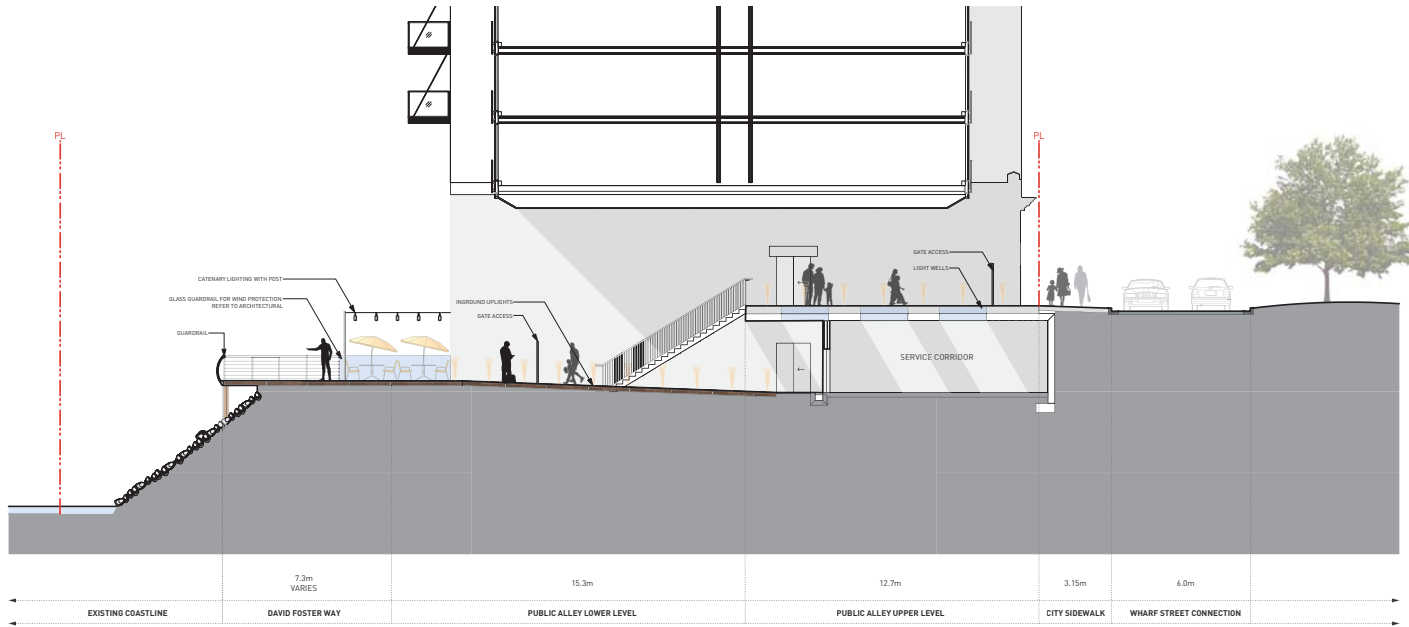
ADDRESS
1314 WHARF STREET
Lot 182F (001-005-723)

DRAWING TITLE
SECTIONS

| | |
|---|--------------------|
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| NORTH | SCALE |
| | 1:50 |
| PROJECT NO. | 0000 |
| DATE | 11 OCTOBER 2019 |
| FILE NAME | 18030 Sections.vwx |
| PLOTTED | |
| DRAWN | CB |
| REVIEWED | |

L2.01

| NO. | DATE | DESCRIPTION |
|-----|------------|---|
| 1 | 2018-06-19 | REZONING HERITAGE ALTERATION PERMIT |
| 2 | 2019-10-11 | REZONING HERITAGE ALTERATIONS PERMIT_R1 |



4 SECTION
 Scale: 1:100

PROJECT

Johnson Street Northern Junk

ADDRESS
 Lot 182F (001-005-723)
 Lot 182F (001-005-723)

DRAWING TITLE

SECTIONS

| | |
|---|--------------------|
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| NORTH | SCALE 1:100 |
| PROJECT NO. | 0000 |
| DATE | 11 OCTOBER 2019 |
| FILE NAME | 18030 Sections.vwx |
| PLOTTED | |
| DRAWN | CB |
| REVIEWED | |

L2.02