

**Rezoning Application No. 00701, and
Heritage Alteration with Variances Application
No.00236,
1314 and 1318 Wharf Street, Victoria, BC**



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Aerial Map



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Existing Site



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Existing Site



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Existing Site



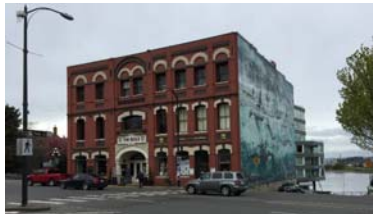
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Existing Site



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Neighbouring Properties



The Guild - 1250 Wharf St



Janion - 456 Pandora Ave



Market Square - 560 Johnson St



Salvation Army - 525 Johnson St



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Neighbouring Properties

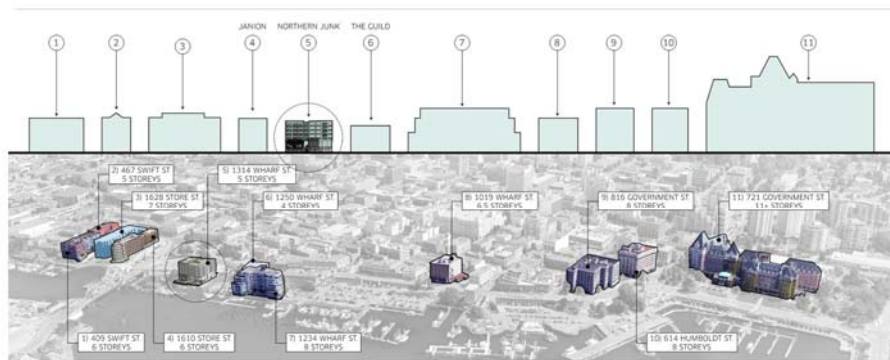


Reeson Park



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Context



2.4 | PUBLIC REALM RESPONSE: HEIGHT COMPARISON

NORTHERN JUNK REZONING/HERITAGE ALTERATION PERMIT
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OCP Map

Urban Place Designation: Core Inner Harbour Legislative

- 1-5 storeys
- Up to 4:1 FSR
- Multi-unit residential; Commercial



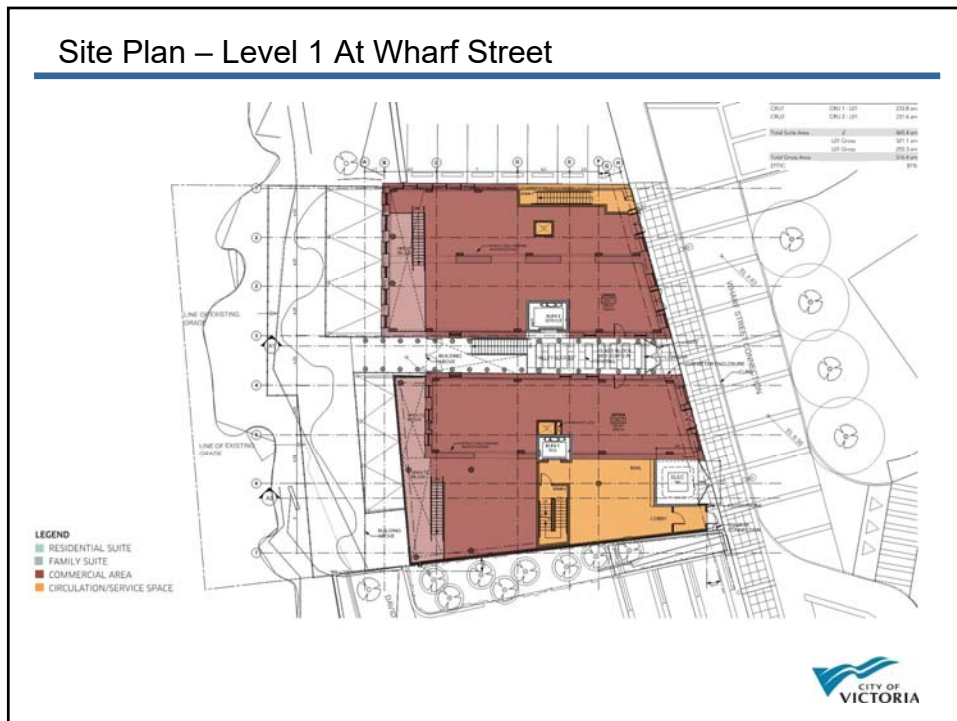
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Level 0 Waterfront Walkway



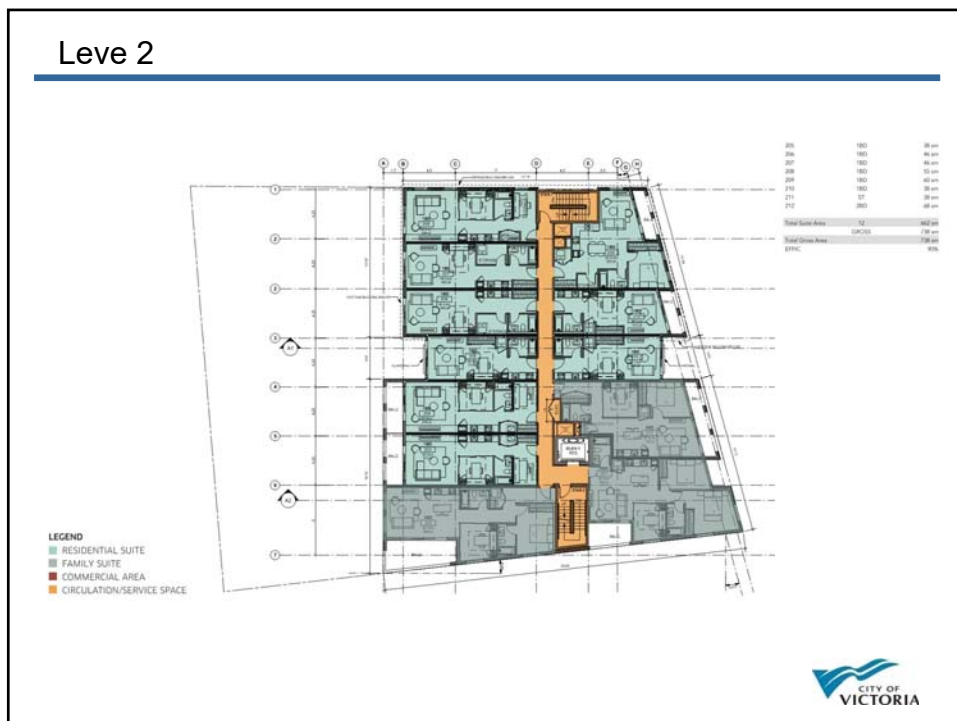
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Site Plan – Level 1 At Wharf Street



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Leve 2



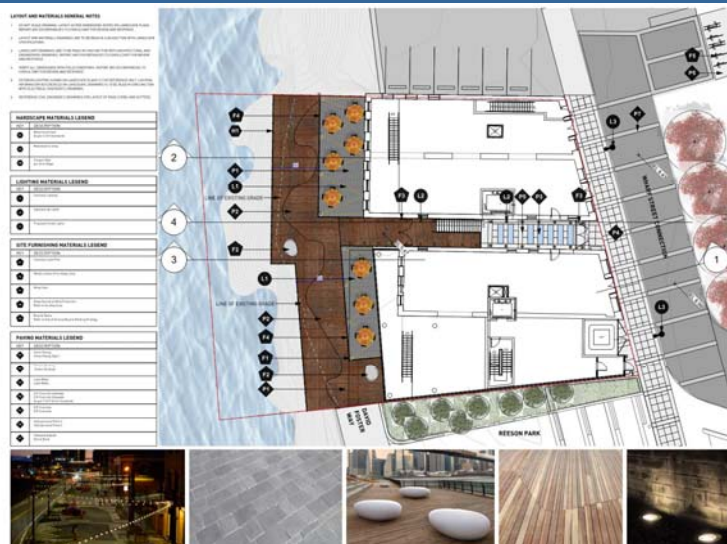
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Roof Landscape Plan



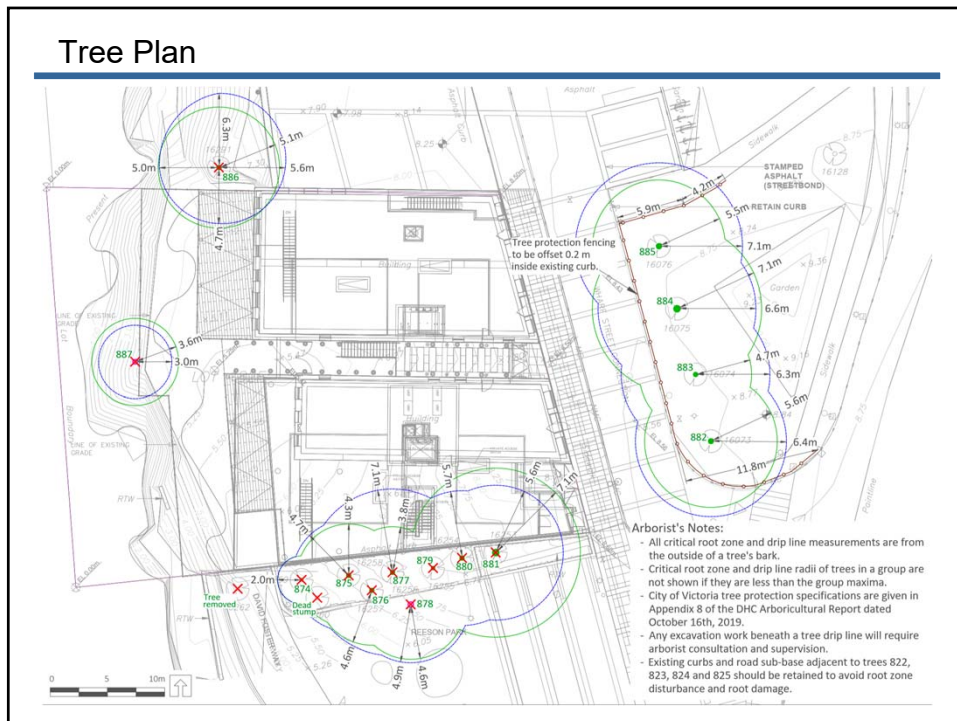
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Landscape Plan



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Tree Plan



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Land Lift/ Amenities



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Land Lift/ Amenities- Heritage Retention



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Land Lift/ Amenities – Harbour Pathway



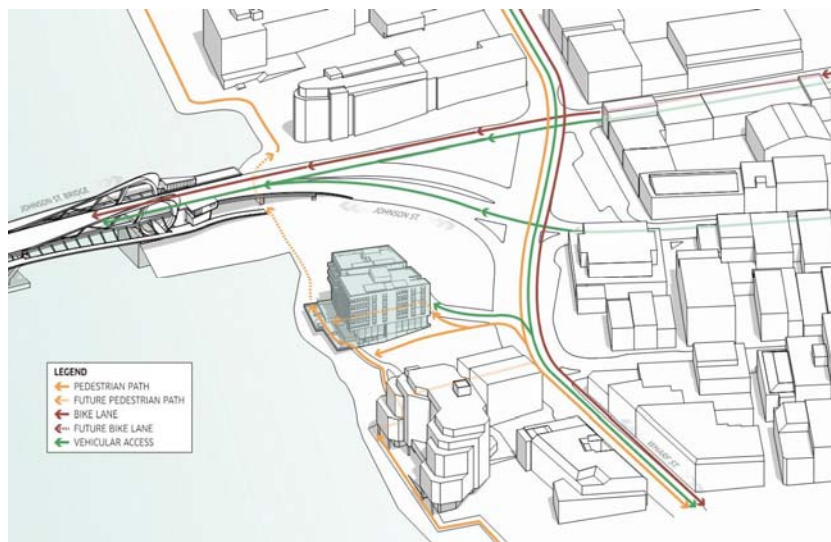
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Land Lift/ Amenities – Harbour Pathway



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Land Lift/ Amenities – Public Realm Circulation



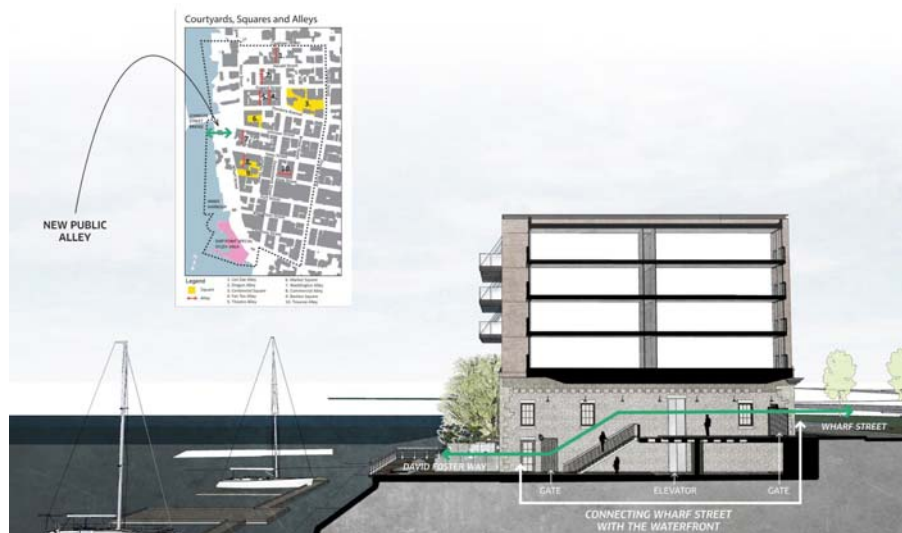
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Land Lift/ Amenities – Internal Alley



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Land Lift/ Amenities – Internal Alley, Accessible Connection



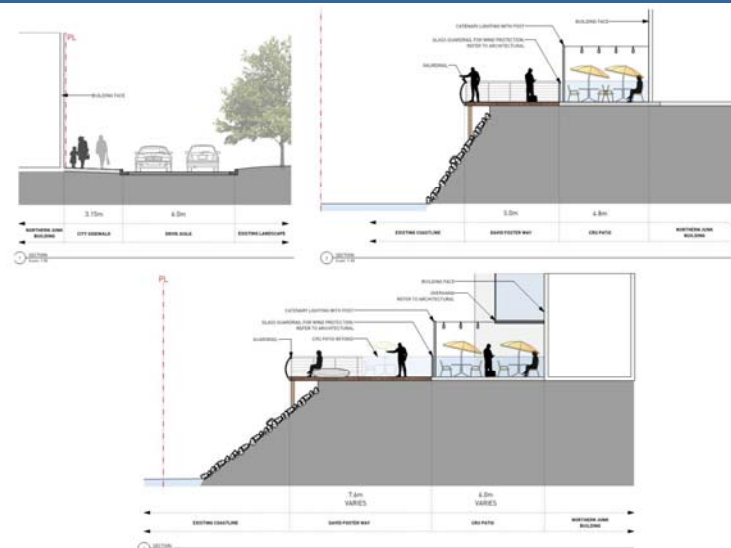
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Land Lift/ Amenities – Waterfront Access



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Land Lift/ Amenities – Landscape Sections



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Design Compatibility



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Design Compatibility – Vertical Composition



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Design Compatibility – Classical Proportions



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Design Compatibility – Classical Proportions



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Design Compatibility – Classical Proportions



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Design Compatibility – Solid to Void Ratio



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Design Compatibility – Solid to Void Ratio



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Design Compatibility – Solid to Void Ratio

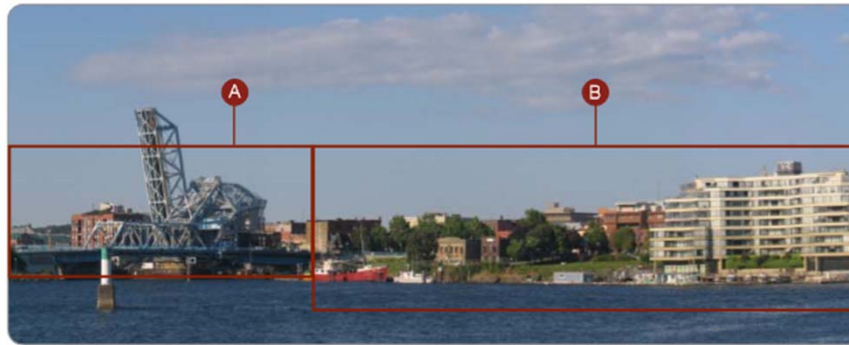


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Design Compatibility - View Analysis

OCP View 1 - From Laurel Point

View 1: LAUREL POINT TO DOWNTOWN CORE AREA



Laurel Point looking Northeast



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Design Compatibility - View Analysis

OCP View 1 - From Laurel Point

View 1: LAUREL POINT TO DOWNTOWN CORE AREA



Laurel Point looking Northeast



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Design Compatibility - Massing Analysis



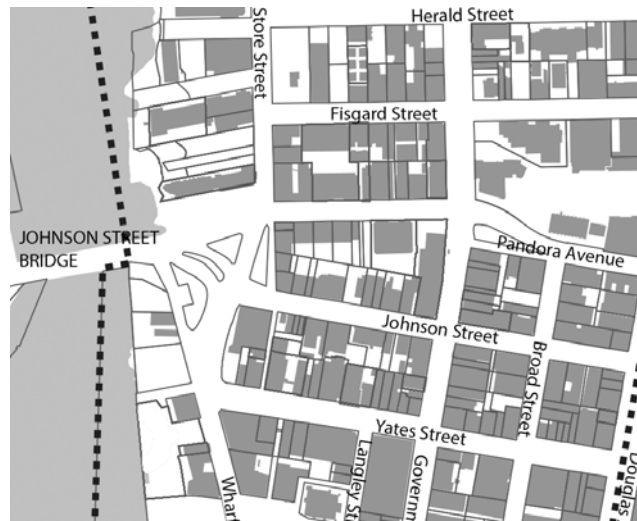
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Design Compatibility - Figure Ground Analysis



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Design Compatibility - Figure Ground Analysis



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Design Compatibility - Figure Ground Analysis



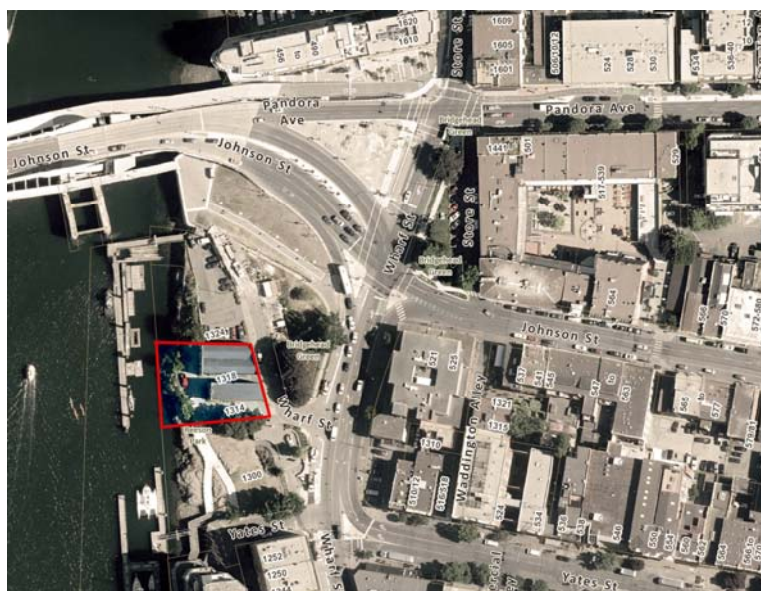
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Design Compatibility - Figure Ground Analysis



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Unique Site Characteristics



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Unique Site



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Unique Site



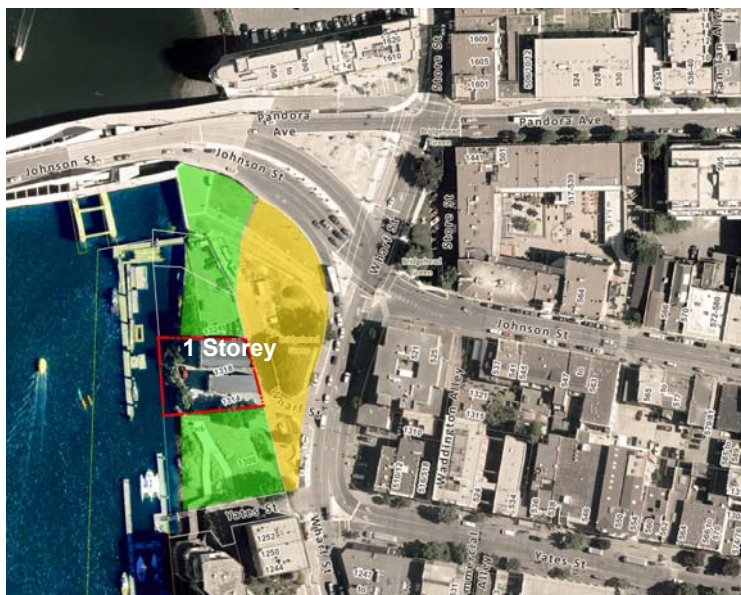
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Unique Site



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Unique Site



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Rendering 1



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Rendering 2



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No.00236,**
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END



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East Elevation – Facing Wharf Street



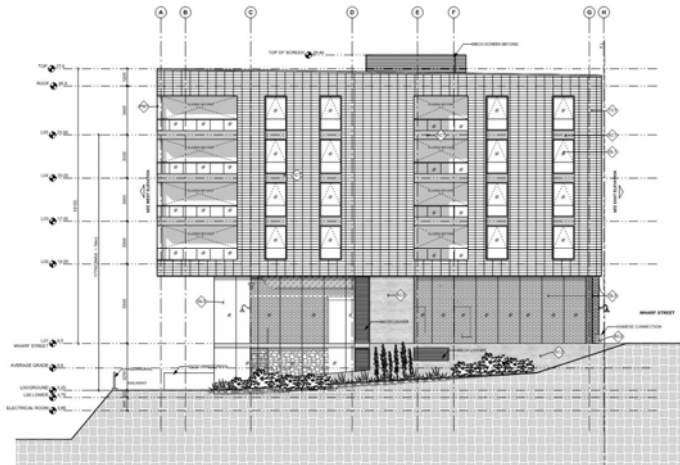
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West Elevation – Facing the Waterfront



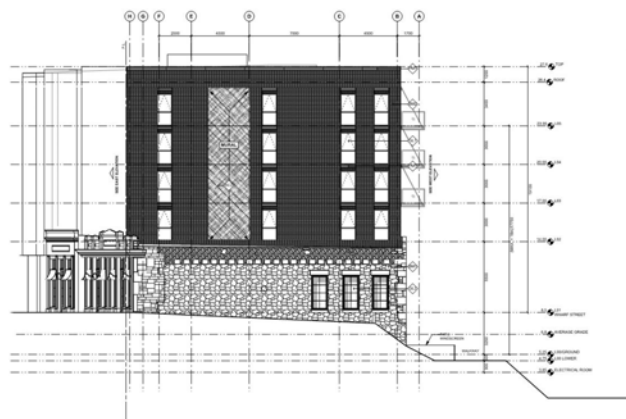
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South Elevation – Facing Reeson Park



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North Elevation – Facing Johnson Street Bridge



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Previous Proposal



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Previous Application Ground Floor Plan



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Previous Application Site Plan



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Previous Application Landscape Plan



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Previous Application Front Massing



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Previous Application Waterfront Massing



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Previous Application Aerial Render



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Previous Application View From David Foster Way



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Previous Application Internal Pedestrian Street



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Previous Application View From Johnson Street



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View From Johnson Street



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OCP View 1 - From Laurel Point



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View From Market Square



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Context



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Context



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Neighbouring Properties



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Context



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Context



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Context



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