



PROJECT TEAM

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ISSUED FOR:

A 2018-06-19 REZONING / HERITAGE ALTERATION PERMIT

B 2018-11-11 REZONING / HERITAGE ALTERATION PERMIT

C 2020-04-07 REZONING / HERITAGE ALTERATION PERMIT R2



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 R2
AUGUST 07, 2020

Revisions
Received Date:
August 10, 2020

Northern Junk

1314-1318 Wharf Street, Victoria BC

Cover Sheet

CHECKED: AB

DRAWN: AP
PLOT DATE:

A-000

1904C

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PROJECT DATA

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

DRAWING LIST

ARCHITECTURAL

- A000 COVER SHEET
- A001 PROJECT DATA
- A002 SITE SURVEY
- A010 AREA PLANS
- A011 AREA PLANS
- A012 AREA PLANS
- A013 AREA PLANS
- A014 AREA PLANS
- A015 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
- A501 CONTEXT ELEVATIONS
- A502 SECTION - A1
- A502 SECTION - A2

LANDSCAPE

SEE LANDSCAPE SET

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	INNER HARBOUR HERITAGE DISTRICT
NET AREA (ACT) 2018/19 Natural Boundary	1213 sqm
CAUSIS SITE AREA (SDM)	1375 sqm
TOTAL FLOOR AREA	4115 sqm
COMMERCIAL FLOOR AREA	833.3 sqm
FLOOR SPACE RATIO	3.38
SITE COVERAGE %	65.5%
OPEN SITE SPACE %	34.5 %
HEIGHT OF BUILDING FROM STREET GRADE (M)	79.1 (M)
NUMBER OF STOREYS	9 STOREYS FROM WHARF 86 FROM HARBOUR
PARKING STALLS ON SITE	0
BICYCLE PARKING (ONE BIKI)	64 BIKI + 1 COMMERCIAL
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	0 m
FRONT YARD (WEST)	15.83 m
SEAR YARD (WEST)	0 m
SIDE YARD (NORTH)	0 m
OPEN YARD (SOUTH)	0 m
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	2653 sqm

PROJECT DATA SUMMARY

AREA SUMMARY

ASSIGNMENTS	
SITE AREA	11,100 11.10
ADJACENT PRESENT NATURAL BOUNDARY	57.37 57.37
MAX ALLOWABLE DENSITY (4:4)	52.63
EXISTING FOOTPRINTS	5,175 461
RES USE	
CRU 2 - L01	2267 sqm
CRU 1 - L01	2444 sqm
CRU 1 - L02	171.2 sqm
CRU 2 - L02	833.3 sqm
TOTAL COMMERCIAL	833.3 sqm
Building Gross Area	4116.3 sqm
Total Commercial Area	833.3 sqm
Net Residential	2652.8 sqm
NET RENTABLE (RES+COMM)	3,466.2 sqm
NET RENTABLE (RES+COMM)	3,466.2 sqm
TOTAL RESIDENTIAL PLANS (A310)	
NET SITE AREA	1375 sqm
NET SITE AREA	1213 sqm
PPW SWW AREA	165 sqm
OPEN SPACE	420 sqm
BUILDING FOOTPRINT	797 sqm
OPEN AREA %	34.5%
NET SITE AREA - PPW SWW AREA	1051.177 sqm

UNIT SUMMARY

UNIT TYPES	
LEVEL	STUDIO 1BD 2BD 3BD TOTAL UNITS
LEVEL P1	0 0 0 0 0
LEVEL 01	0 0 0 0 0
LEVEL 02	1 8 2 1 12
LEVEL 03	1 8 2 1 12
LEVEL 04	1 8 2 1 12
LEVEL 05	1 6 3 1 11
LEVEL 06	0 0 0 0 0
TOTAL	4 36 9 4 47
AVERAGE	9% 64% 25% 0% 100%
FAMILY UNITS	28%

AVERAGE UNIT SIZES	
TOTAL AREA RES FLOORS BY TYPE	STUDIO 1BD 2BD 3BD TOTAL UNITS
LEVEL	0 0 0 0 0
LEVEL 01	0 0 0 0 0
LEVEL 02	38 370 152 83 603
LEVEL 03	38 370 152 83 603
LEVEL 04	38 370 152 83 603
LEVEL 05	38 289 253 83 603
TOTAL	152 sqm 1,459 sqm 710 sqm 332 sqm 2,653 sqm
AVERAGE	38 sqm 409.8 sqm 83 sqm 83 sqm 56.4 sqm
AVG SIZES (SQ)	409.8 sq 523.3 sq 849.3 sq 893.2 sq 607.6 sq

PARKING SUMMARY

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

TABLE A310-10	
Residential	Count Reqmt Provided
1/0 Unit < 45m2	12 12
1/25 Unit > 45m2	35 43.75
Total Residential	47 55.75
Commercial	Area Reqmt Provided
1/0 200 m2	4.2 5
Total	5 5



- A 2018-19 REZONING / HERITAGE ALTERATION PERMIT
- B 2018-19 REZONING / HERITAGE ALTERATION PERMIT
- C 2020-21 REZONING / HERITAGE ALTERATION PERMIT R2

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Northern Junk

1314-1318 Wharf Street, Victoria BC

Project Data

DRAWN: AP
PLOT DATE: CHECKED: AB

A-001

19004C

- ISSUED FOR:
- A 2018-04-19 REZONING / HERITAGE ALTERATION PERMIT
 - B 2018-11-11 REZONING / HERITAGE ALTERATION PERMIT
 - C 2020-04-07 REZONING / HERITAGE ALTERATION PERMIT R2

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1314-1315 Wharf Street, Victoria BC

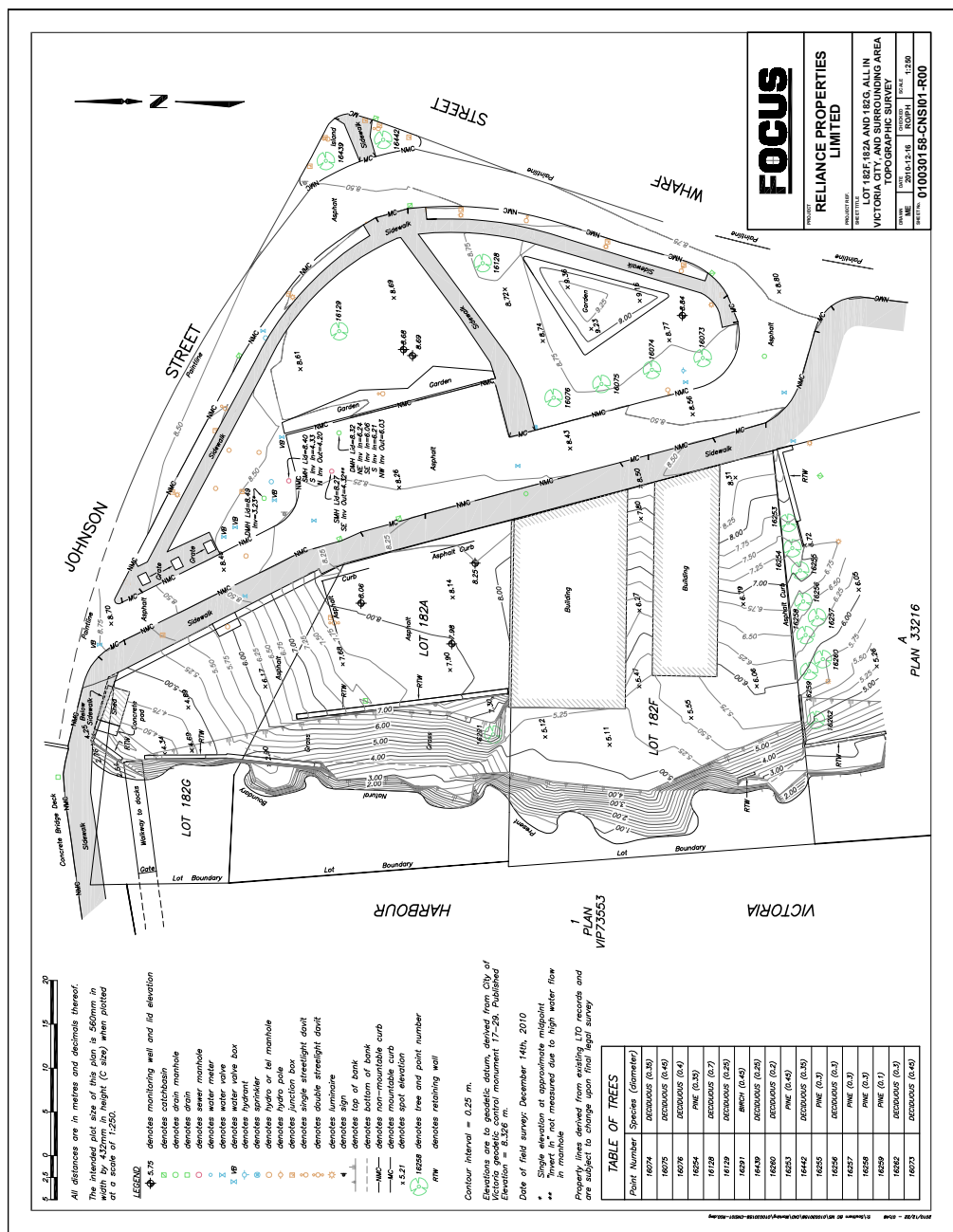
Site Survey

DRAWN: AP
PLOT DATE:

CHECKED: AB

A-002

19040C



SURVEY INCLUDED FOR REFERENCE ONLY, NTS

Mitch Lasaur, BOLS
WSP Canada
301 - 3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Phone 250.384.5510

Attention: Justin Dossiers

RE: AREA CALCULATION - ABOVE AND BELOW PRESENT NATURAL BOUNDARY LOT 182F; LOT 182G, LOT 182A, and CLOSED ROAD PLAN EPP6684; BEING THE CLOSED JONAS/OM 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.

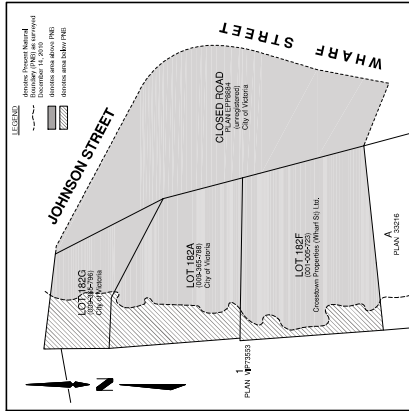
Assumptions

The tidal area above the Present Natural Boundary for these properties is 4,152 square meters. The tidal area below the Present Natural Boundary for these properties is 645 square meters.

Remnants

Mitch Laseur, BCLS
Branch Manager / Land Surveyor, Victoria Geomatics
Co: Adrian Edlison, Brent Connell, Sheila Edlison

WSP
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LOT	ABOVE FMB	BELOW FMB	TOTAL
10823	304 m ²	169 m ²	503 m ²
10824	724 m ²	289 m ²	1013 m ²
10825	1216 m ²	158 m ²	1570 m ²
Crossed Road	1906 m ²		1906 m ²
TOTALS	4152 m ²	616 m ²	4768 m ²

CROSS TOWN PROPERTIES
(WHARF ST.) LTD.

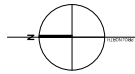
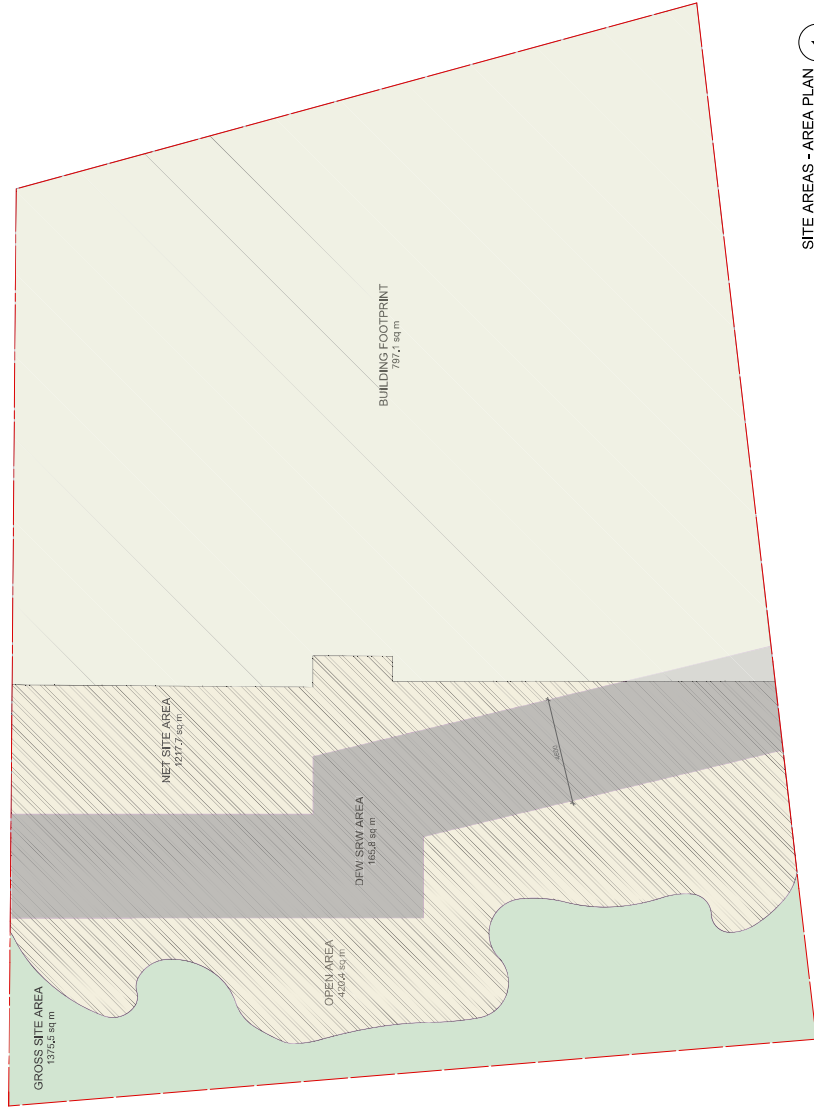
JOHNSON STREET GATEWAY
 SITE AREAS

CHURCH SITE	AREA SQ. FT.	PER ACRE	TOTAL PER ACRE
ML	21,137.25	ML	1,500

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SITE AREAS/USE AREA PLANS A-Q100	
GROSS SITE AREA	1375.5 ft ²
NET SITE AREA	1218.9 ft ²
DFW SWW AREA	166.5 ft ²
OPEN AREA	420.5 ft ²
BUILDING FOOTPRINT	79.7 ft ²
OPEN AREA %	34.5%
NET SITE AREA, DFW SWW AREA	1051.977 ft ²

*NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY



SITE AREAS - AREA PLAN

Area Plans

1394-1398 Vihar Street, Victoria BC

DRAWN: AP
PILOT DATE:

DRAWN: AP
PILOT DATE:

A-010

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1394-1398 Vihar Street, Victoria BC

Area Plans

DRAWN: AP
PILOT DATE:

DRAWN: AP
PILOT DATE:

A-010

19004C

LEVEL 01 AREAS			
SUITE NUMBER	SUITE TYPE	SUITE AREA	
CRU1	CRU 1 - L01	244.4 sq m	
CRU2	CRU 2 - L01	226.7 sq m	
Total Suite Area		471.2 sq m	
L01 Gross		316.8 sq m	
L01 Gross		594.5 sq m	
EFFIC		81%	

LEVEL 00 AREAS			
SUITE NUMBER	SUITE TYPE	SUITE AREA	
CRU1	CRU 1 - L00	191.3 sq m	
CRU2	CRU 2 - L00	171.2 sq m	
Total Suite Area		362.5 sq m	
L00 Gross		960.2 sq m	
L00 Gross		960.2 sq m	
EFFIC		65%	

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

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SEAL

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1314-1318 Wharf Street, Victoria BC

Area Plans

CHECKED: AB
DRAWN: AP
PLOT DATE:

A-011

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LEVEL 02 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
201	3BD	83 sqm
202	2BD	85.9 sqm
203	1BD	53 sqm
204	1BD	53.3 sqm
205	1BD	40 sqm
206	1BD	46 sqm
207	1BD	48 sqm
208	1BD	55 sqm
209	1BD	55.5 sqm
210	1BD	58 sqm
211	ST	38 sqm
212	2BD	66 sqm
Total Suite Area		658 sqm
GROSS		739 sqm
Total Gross Area		739 sqm
EFFICIENCY		90%

AREA LEGEND

RESIDENTIAL SUITE

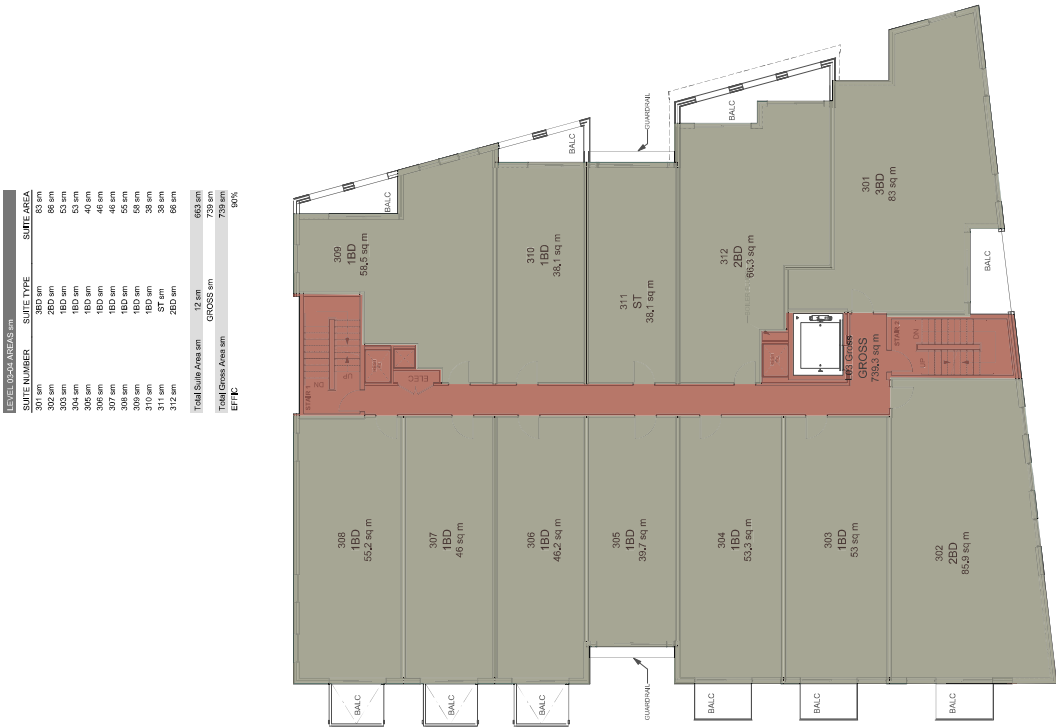
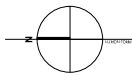
COMMERCIAL AREA

GROSS FLOOR AREA



LEVEL 02 - FSR AREA PLAN 1

SCALE 1:100



LEVEL 03 - FSR AREA PLAN 2

SCALE 1:100

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1314-1318 Wharf Street, Victoria BC

Area Plans

CHECKED: AB
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PLOT DATE:

A-012

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LEVEL 05 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
501	3BD	83 sqm
502	2BD	85.9 sqm
503	1BD	53 sqm
504	1BD	53.3 sqm
505	1BD	38.7 sqm
506	1BD	46.2 sqm
507	2BD	101.2 sqm
508	1BD	55.5 sqm
509	1BD	38.1 sqm
510	ST	38.1 sqm
511	2BD	86.3 sqm
512	2BD	83 sqm
Total Suite Area		953 sqm
Total Gross Area		739 sqm
ETFC		90%

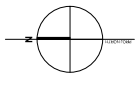
LEVEL 04 AREAS sqm		
SUITE NUMBER	SUITE TYPE	SUITE AREA
401	3BD	83 sqm
402	2BD	85.9 sqm
403	1BD	53 sqm
404	1BD	53.3 sqm
405	1BD	38.7 sqm
406	1BD	46.2 sqm
407	2BD	101.2 sqm
408	1BD	55.5 sqm
409	1BD	38.1 sqm
410	1BD	38.1 sqm
411	ST	38.1 sqm
412	2BD	86.3 sqm
413	2BD	83 sqm
Total Suite Area sqm		953 sqm
Total Gross Area sqm		739 sqm
ETFC		90%

AREA LEGEND

RESIDENTIAL SUITE

COMMERCIAL AREA

GROSS FLOOR AREA

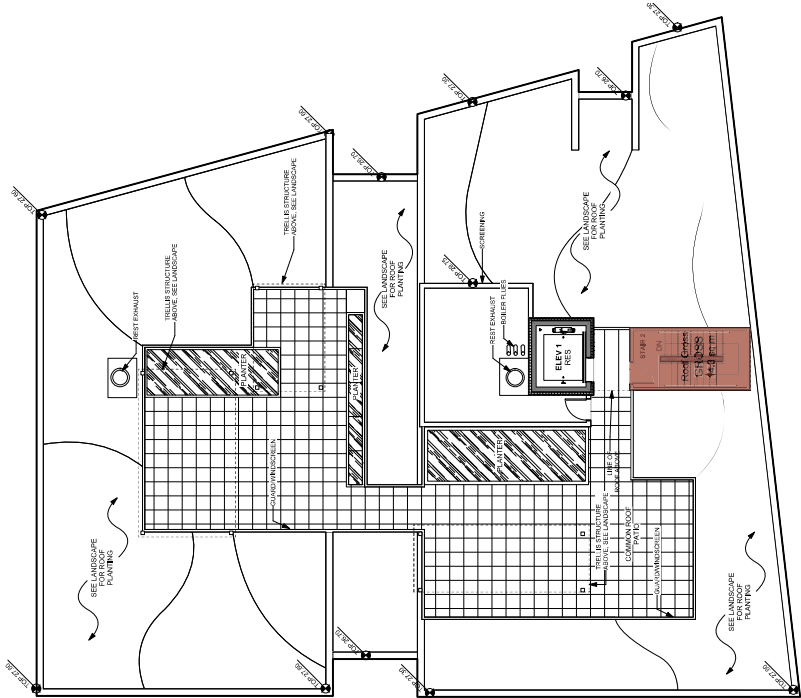


LEVEL 04 - FSR AREA PLAN 1

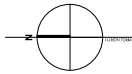
LEVEL 05 - FSR AREA PLAN 2

ROOF AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
0	0	0 m ²
Total Suite Area	GROSS	14 m ²
Total Gross Area		14 m ²
EFFICIENCY		0%

ISSUED FOR



1 ROOF AREAS
Scale: 1:100



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Northern Junk

1314-1318 West Georgia Street, Vancouver BC

Area Plans

DRAWN: AP
PLOT DATE:
CHECKED: AB

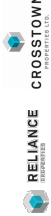
A-014

19004C

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 BUILT Above Natural Boundary	2248 sqm
GROSS SITE AREA (sqm)	1295 sqm
TOTAL FLOOR AREA	4110 sqm
COMMERCIAL FLOOR AREA	833.3 sqm
FLOOR SPACE RATIO	3.38
SITE COVERAGE %	46.08
OPEN SITE SPACE %	34.65
HEIGHT OF BUILDING FROM STREET GRADE (m)	19.1 (m)
NUMBER OF STOREYS	5 STOREYS FROM WHARF (6 FROM HARBOUR)
PARKING SPACES ON SITE	0
BIPOCE PARKING (per berth)	6.67 per 1.5 COMPRESSED
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	0 m
REAR YARD (WEST)	11.83 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, 1BD, 2BD, 3BD
GROUND COVERED UNITS	0
MINIMUM UNIT FLOOR AREA	275 sqm
TOTAL RESIDENTIAL FLOOR AREA	2653 sqm

NOTE: SEE LANDSCAPE PLANS
FOR FURTHER DETAIL



ISSUED FOR:

A 2018-04-19 REZONING / HERITAGE ALTERATION PERMIT

B 2018-11-11 REZONING / HERITAGE ALTERATION PERMIT

C 2020-06-07 REZONING / HERITAGE ALTERATION PERMIT R2

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SEAL

Northern Junk

1314-1318 Wharf Street, Victoria BC

Site Plan

CHECKED: AB

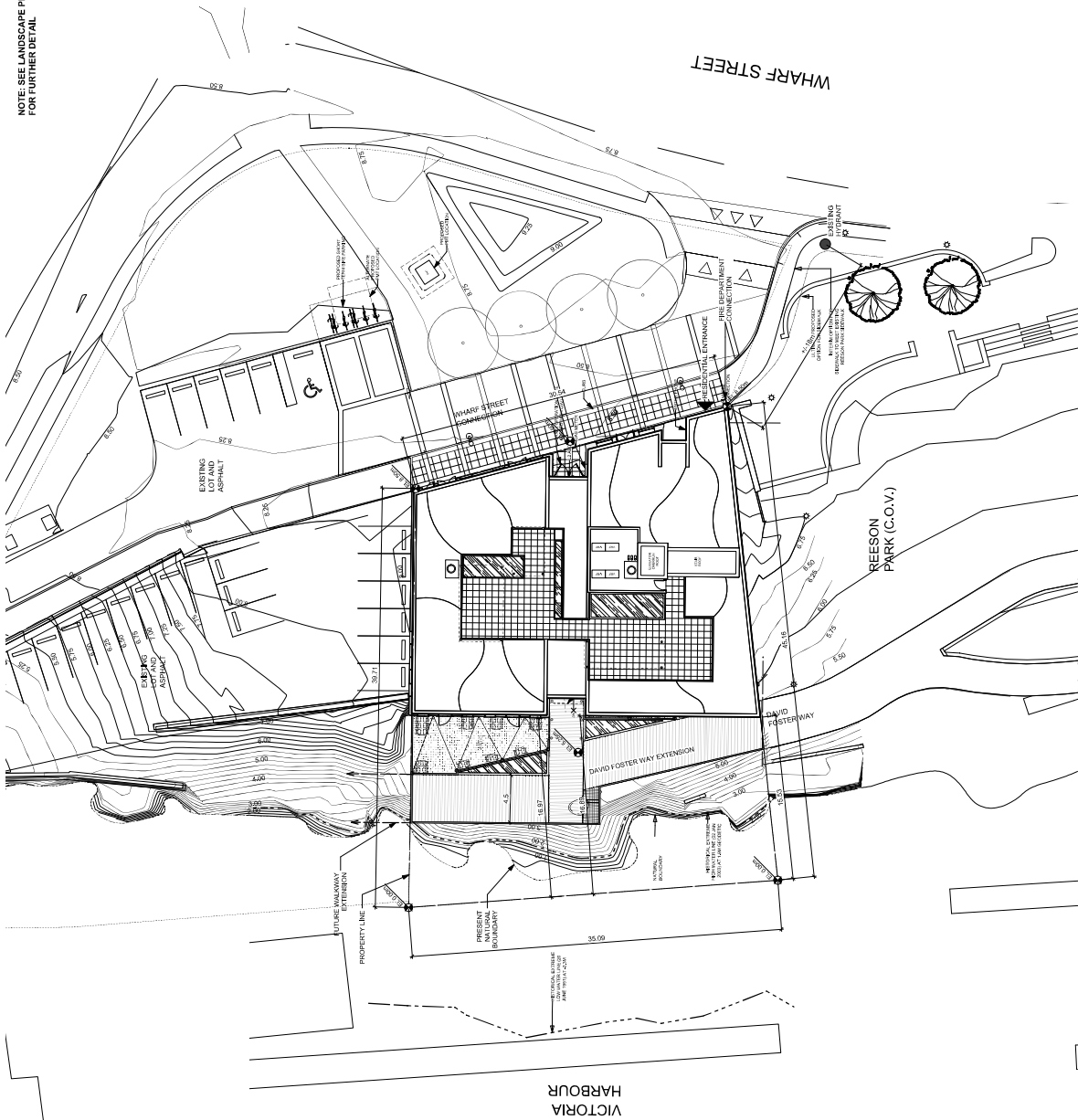
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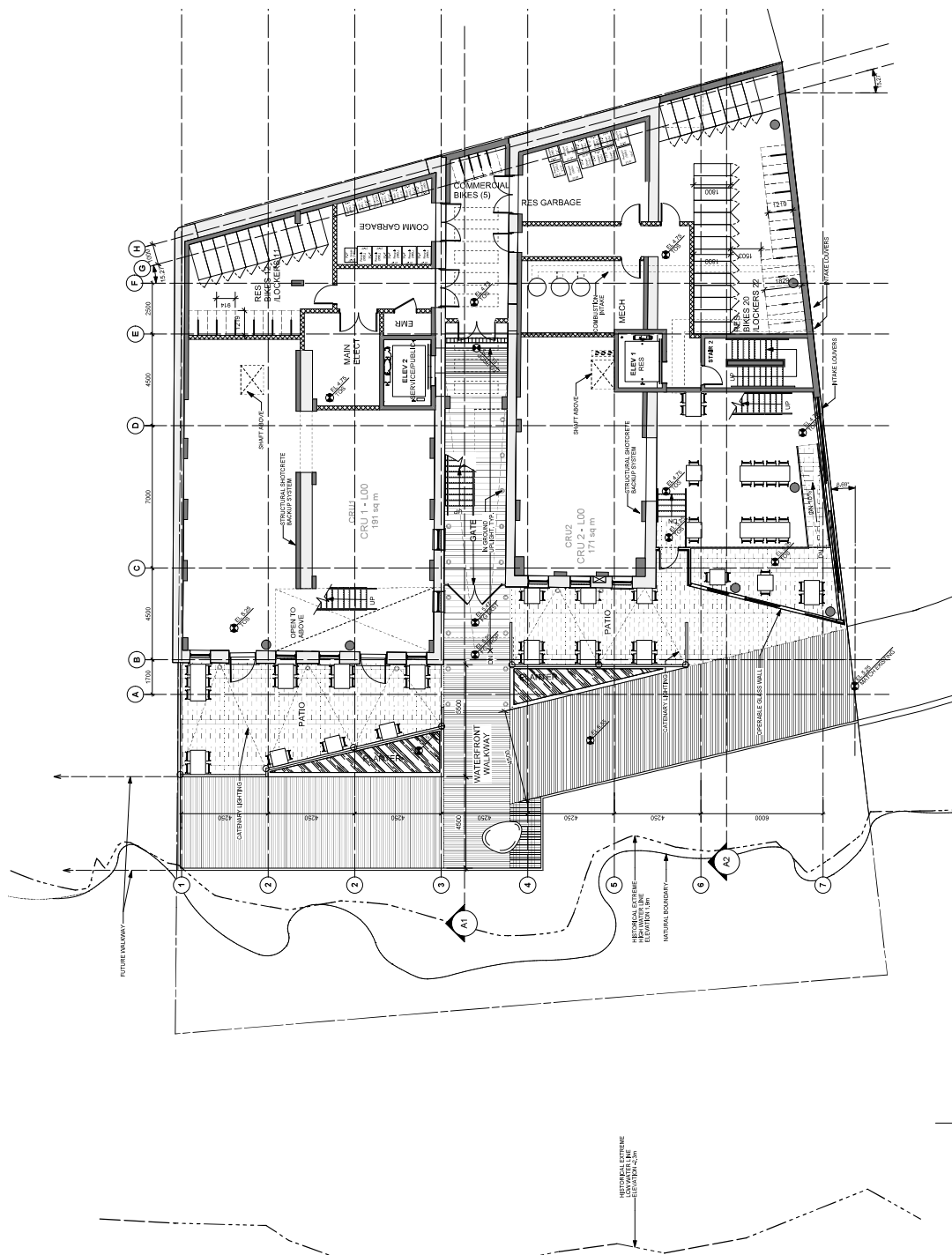
PLOT DATE:

A-101

19004C

SITE PLAN
SCALE: 1:200
1







ISSUED FOR:
A 2018-06-19 REZONING / HERITAGE ALTERATION PERMIT
B 2018-10-11 REZONING / HERITAGE ALTERATION PERMIT
C 2020-06-07 REZONING / HERITAGE ALTERATION PERMIT R2

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114-1201-15-12000
114-1201-15-12000
114-1201-15-12000

Northern Junk
1314-1318 Wharf Street, Victoria BC
Plan - Level 01

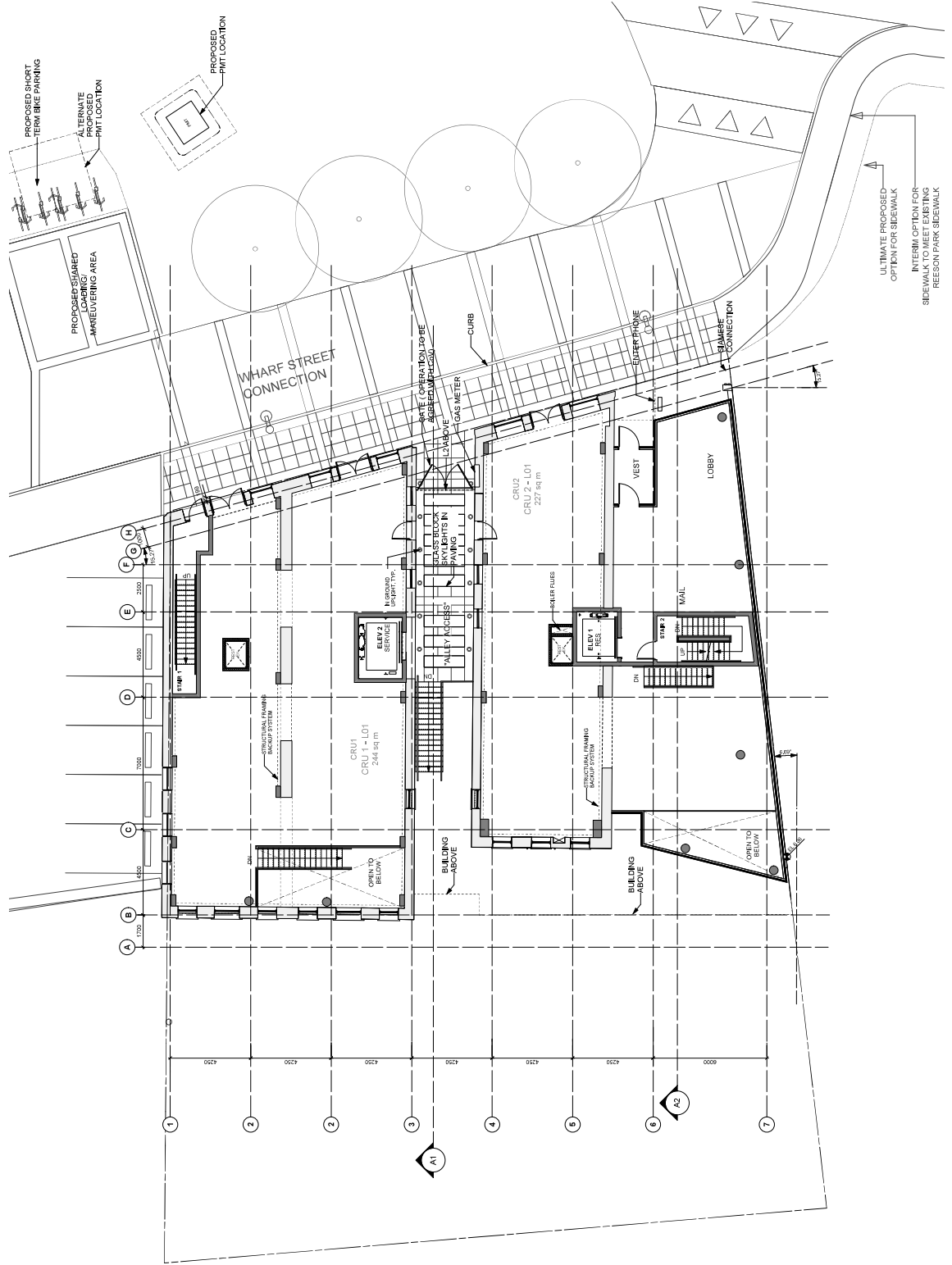
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CHECKED: AB
PLOT DATE:

A-202

19004C

PLAN L1 1
SCALE 1:100

GENERAL PLAN NOTES:
- SEE AREA PLANS FOR FLOOR AND CEILING FINISHES
- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS



GENERAL PLAN NOTES:
- SEE AREA PLANS FOR FLOOR AND
- SEE AREA PLANS FOR FLOOR AND
- SEE LANDSCAPE FOR ALL SITE
- FURNISHINGS, PLANTING AND SITE
- MATERIALS



ISSUED FOR:

- A 2018-04-19 REZONING / HERITAGE ALTERATION PERMIT
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- C 2020-06-07 REZONING / HERITAGE ALTERATION PERMIT R2

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SEAL

Northern Junk

1314-1318 Wharf Street, Victoria BC

Plan - Level 02

CHECKED: AB

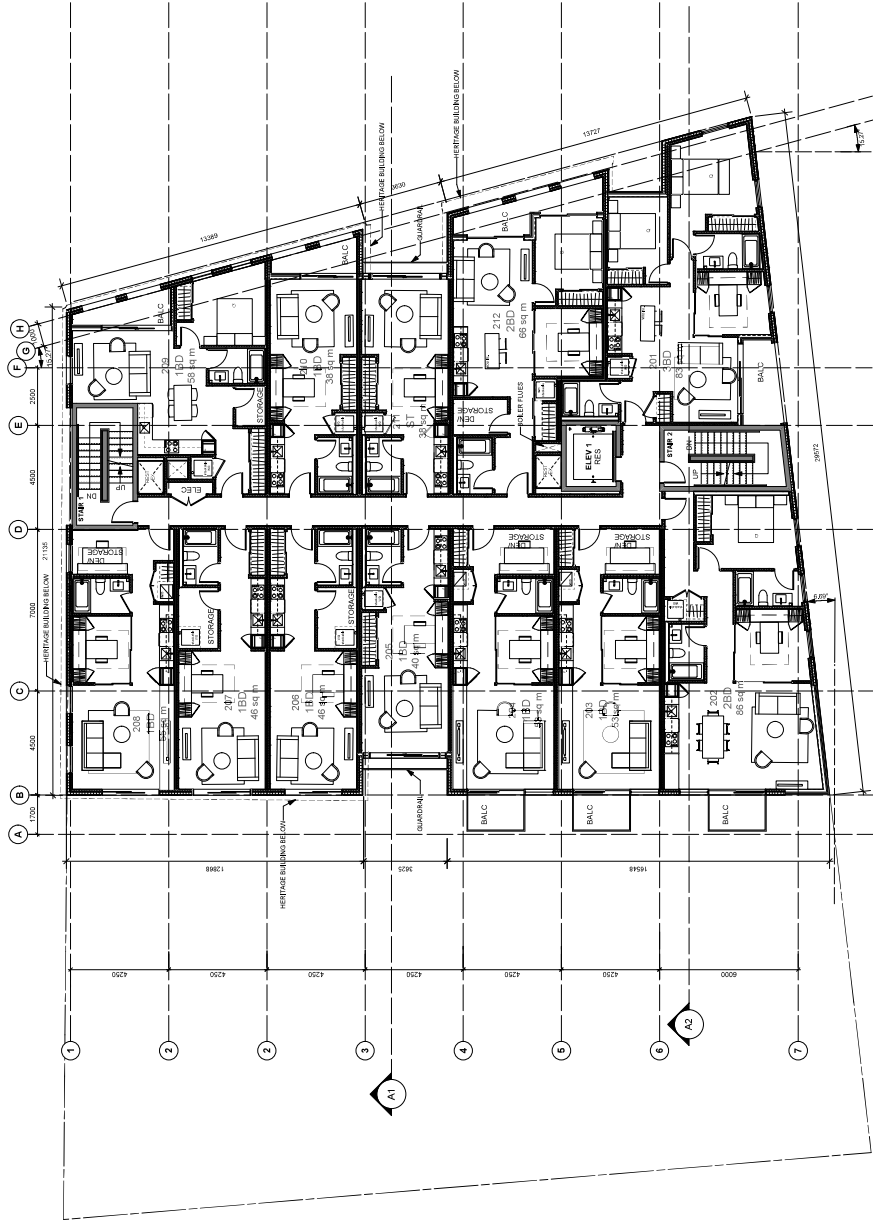
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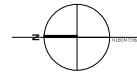
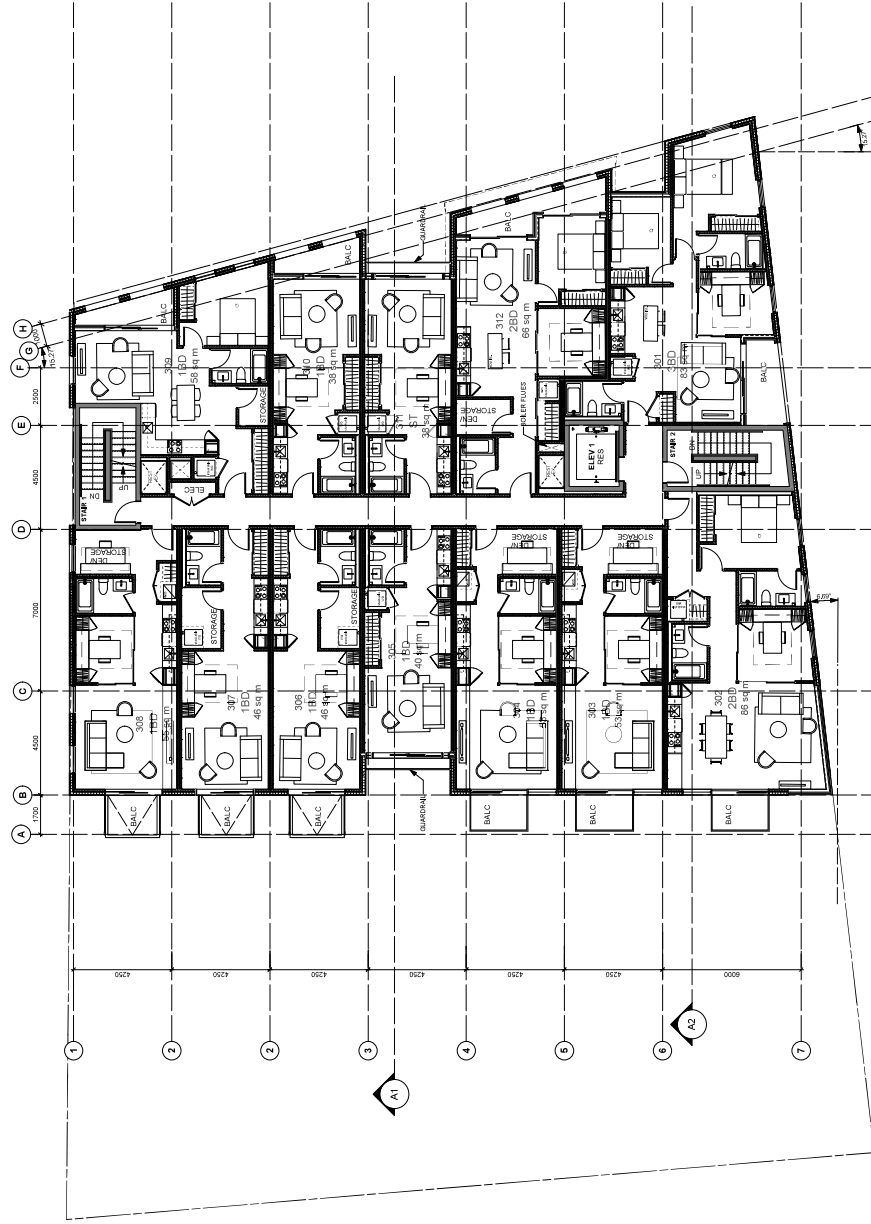
PLOT DATE:

A-203

19004C

PLAN L2
SCALE: 1/100



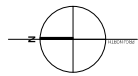
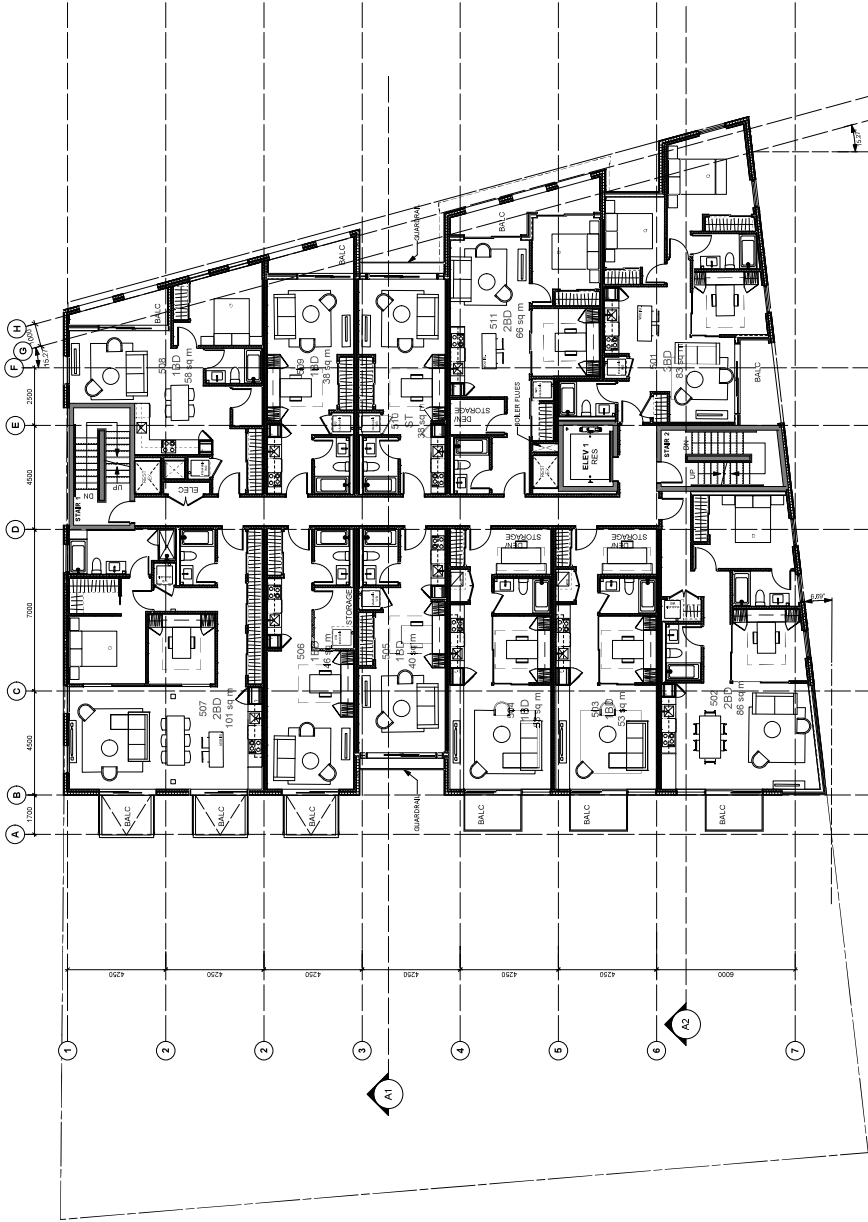


GENERAL PLAN NOTES:
- SEE AREA PLANS FOR FLOOR AND
- SEE AREA PLANS FOR FLOOR AND
- SEE LANDSCAPE FOR ALL SITE
- FURNISHINGS, PLANTING AND SITE
- MATERIALS



ISSUED FOR:

- A 2018-06-19 REZONING / HERITAGE ALTERATION PERMIT
- B 2018-10-11 REZONING / HERITAGE ALTERATION PERMIT
- C 2020-06-07 REZONING / HERITAGE ALTERATION PERMIT R2



PLAN L5
SCALE: 1/100

CHECKED: AB

DRAWN: AP

PLOT DATE:

A-205

19004C

Northern Junk

1314-1318 Wharf Street, Victoria BC

Plan - Level 05

SEAL

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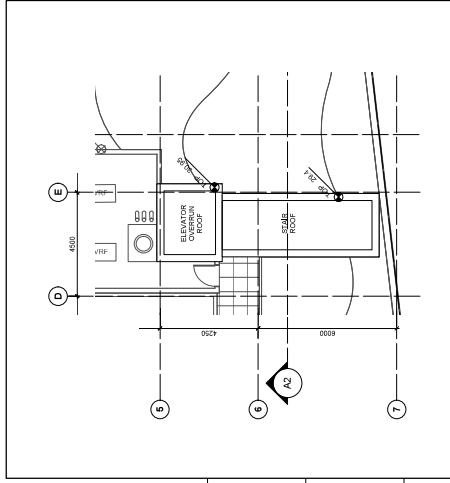
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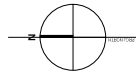
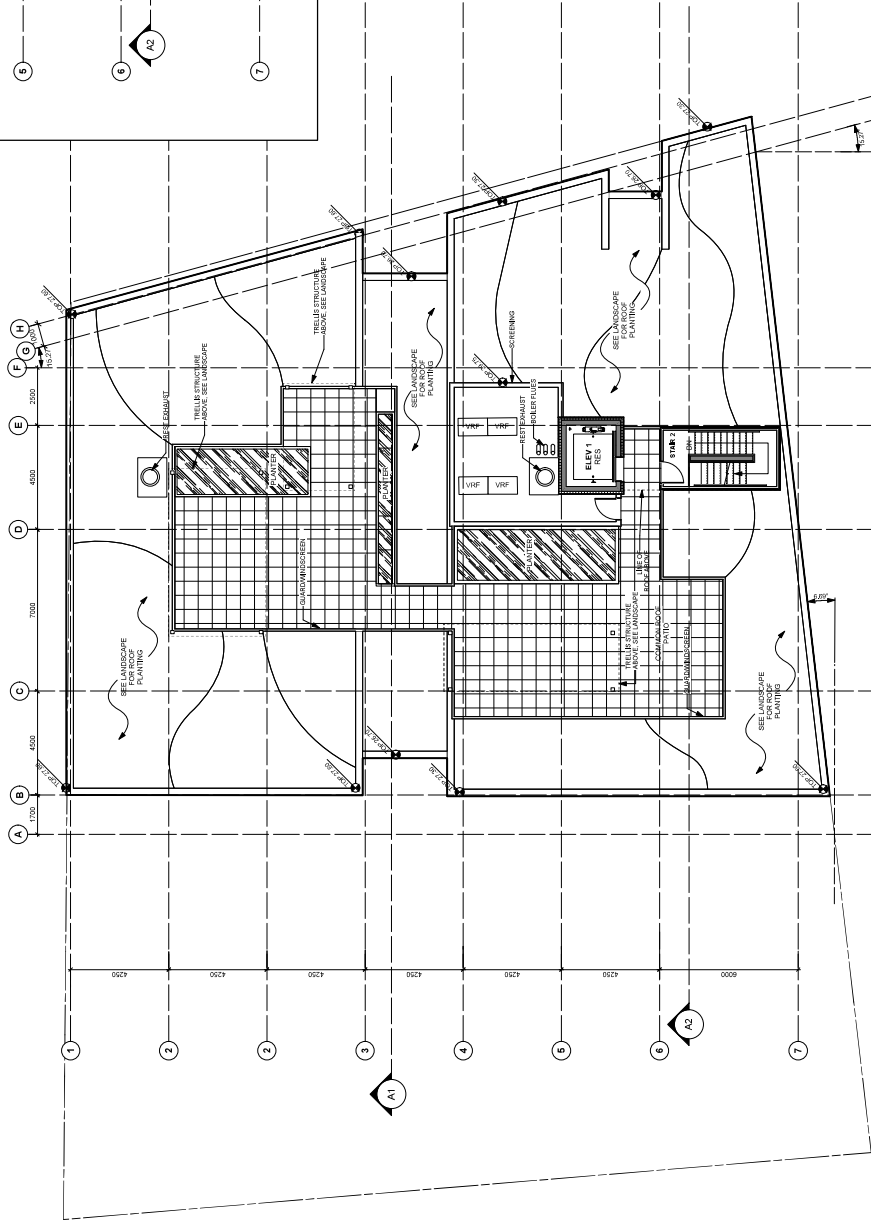
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UPPER ROOF PLAN
Scale: 1:100





A	2019-08-19	REZONING / HERITAGE ALTERATION PERMIT
B	2019-10-11	REZONING / HERITAGE ALTERATION PERMIT R1
C	2020-08-07	REZONING / HERITAGE ALTERATION PERMIT R2

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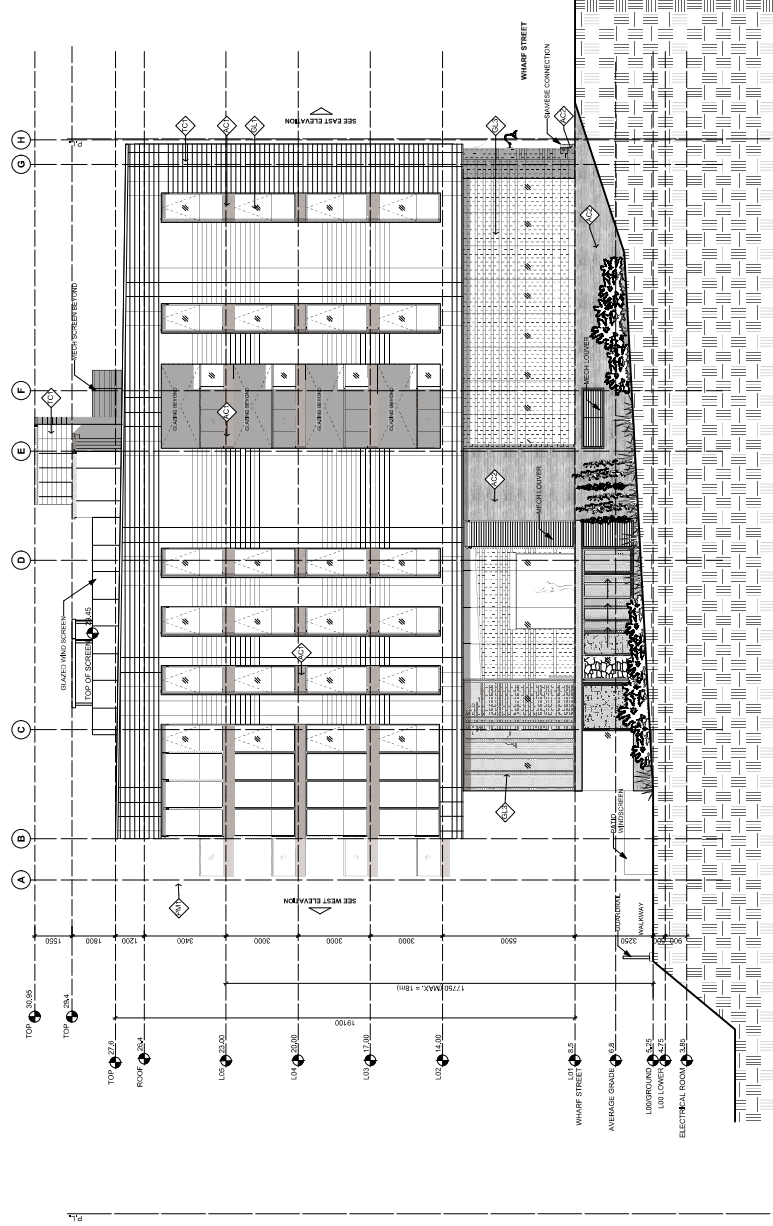
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Northern Junk

South Elevation

A-401

19004C



SOUTH ELEVATION

MATERIAL LEGEND	
	GL1 - HIGH REFLECTIVE GLAZING GL2 - INTERMEDIATE GLAZING GL3 - COMMERCIAL GLAZING
	CMPT - METAL PANEL, TYPE 1
	AC1 - REINCAST ARCH CONCRETE AC2 - BOND-ON FORM ARCH CONCRETE
	BM1 - EXTERIOR BRICK MASONRY BM2 - INTERIOR BRICK MASONRY TYPE 1
	TM1 - TERRACOTTA MASONRY
	MS1 - STAMPED METAL SOFFITS
	PM1 - DARK PAINTED METAL
	PM2 - LIGHT PAINTED METAL



2019-06-19	REZONING / HERITAGE ALTERATION	PERMIT
2019-10-11	REZONING / HERITAGE ALTERATION	PERMIT R1
2020-06-07	REZONING / HERITAGE ALTERATION	PERMIT R2

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e gabarchitect@comcast.net

Northern Junk

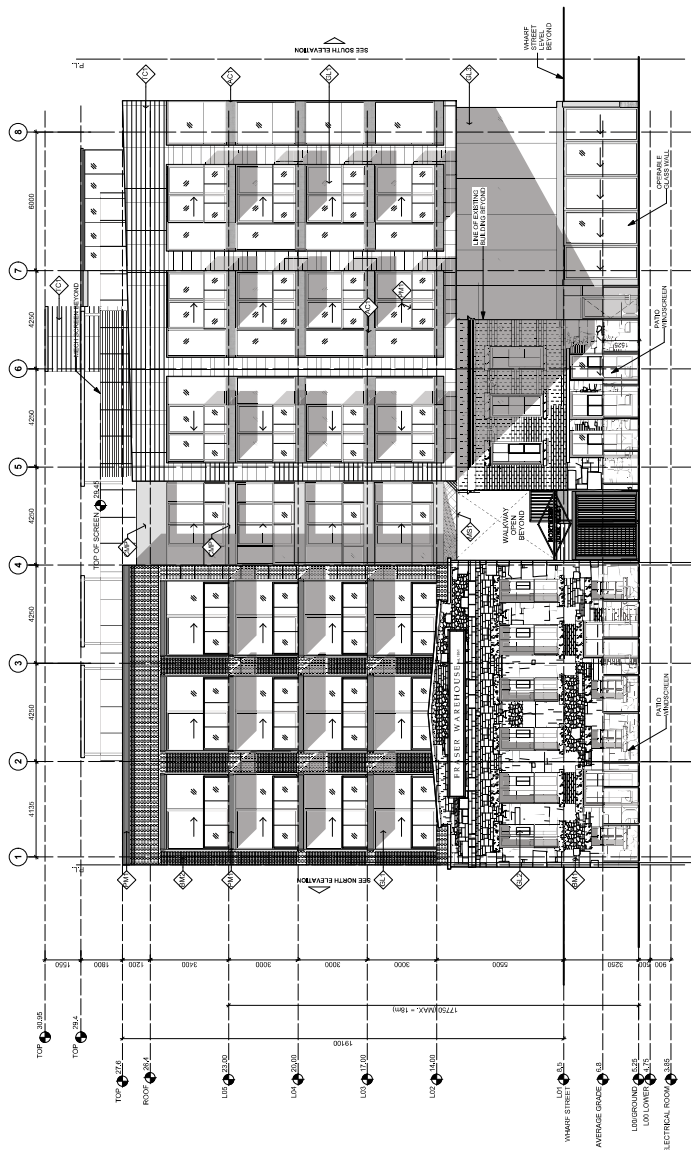
114-1318 Wharf Street, Victoria BC

Vest Elevation

RAWIN: AP
LOT DATE:

A-402

0004C



WEST ELEVATION
SCALE: 1:100
1

MATERIAL LEGEND	
	GL - NEW REINFORCED GLASS GLAZING
	SL - EXISTING REINFORCED GLASS GLAZING
	CMW1 - METAL PANEL, TYPE 1
	ACH - PRECAST ARCH CONCRETE
	ACB - FORM ARCH CONCRETE
	BM - EXISTING BRICK MASONRY
	BMW - NEW BRICK MASONRY, TYPE 1
	TM1 - TERRACOTTA MASONRY
	MS1 - STAMPED METAL SHEET
	PM1 - BLACK PAINTED METAL
	PM2 - DARK PAINTED METAL



2019-06-19 REZONING / HERITAGE ALTERATION
PERMIT
2019-10-11 REZONING / HERITAGE ALTERATION
PERMIT R1
2020-06-07 REZONING / HERITAGE ALTERATION
PERMIT R2

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Northern Junk

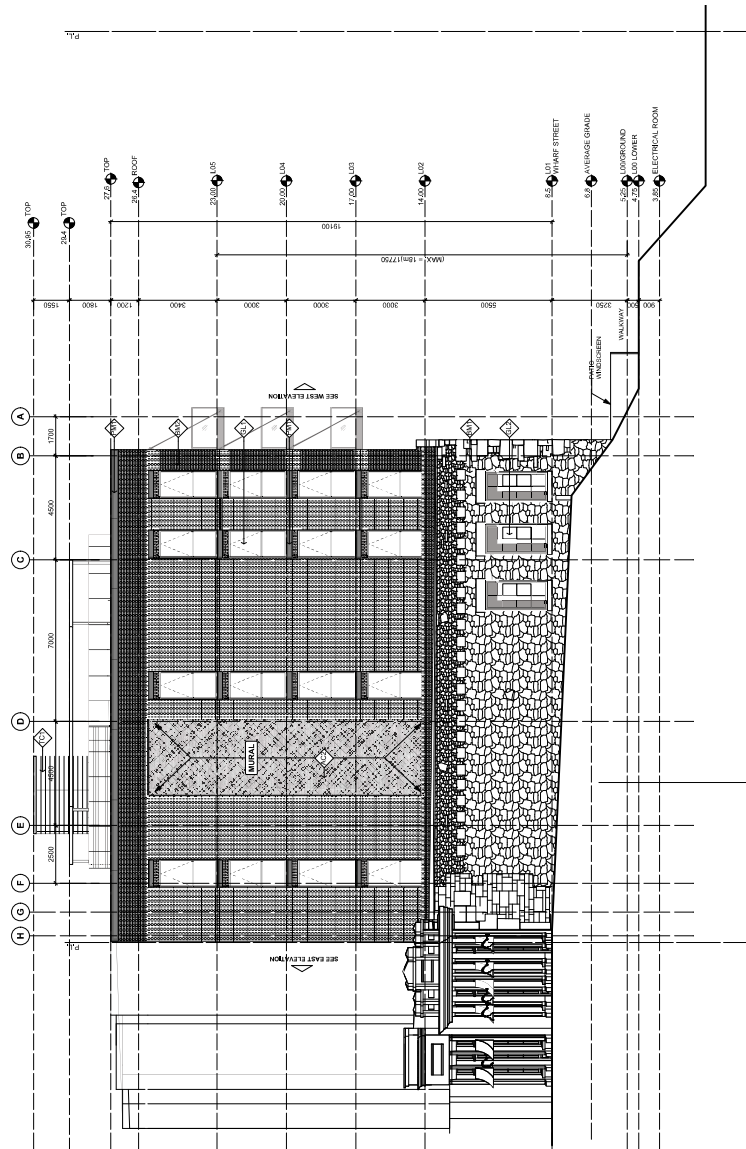
114-1318 Wharf Street, Victoria BC

North Elevation

RAWIN: AP
CHECKED: AB

A-403

#004C



1
NORTH ELEVATION
SCALE: 1"=100'

MATERIAL LEGEND	
	SL - NEW REINFORCED GLASSING
	SL - HERITAGE STYLE GLASSING
	SL - COMMERCIAL GLASSING
	CMF - METAL PANEL TYPE 1
	ACT - PRECAST ARCH CONCRETE
	ACH - ROUND FORM AND CONCRETE
	BMF - CLUTTING BRICK MASONRY
	BMF - NEW BRICK MASONRY TYPE 1
	TW - TERRACOTTA MASONRY
	MS1 - STAINED METAL SPLIT
	PM1 - DARK PAINTED METAL
	PM2 - REDDISH PAINTED METAL



2019-06-19	REZONING / HERITAGE ALTERATION	PERMIT
2019-10-11	REZONING / HERITAGE ALTERATION	PERMIT R1
2020-06-07	REZONING / HERITAGE ALTERATION	PERMIT R2

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Northern Junk

114-1318 Wharf Street, Victoria BC

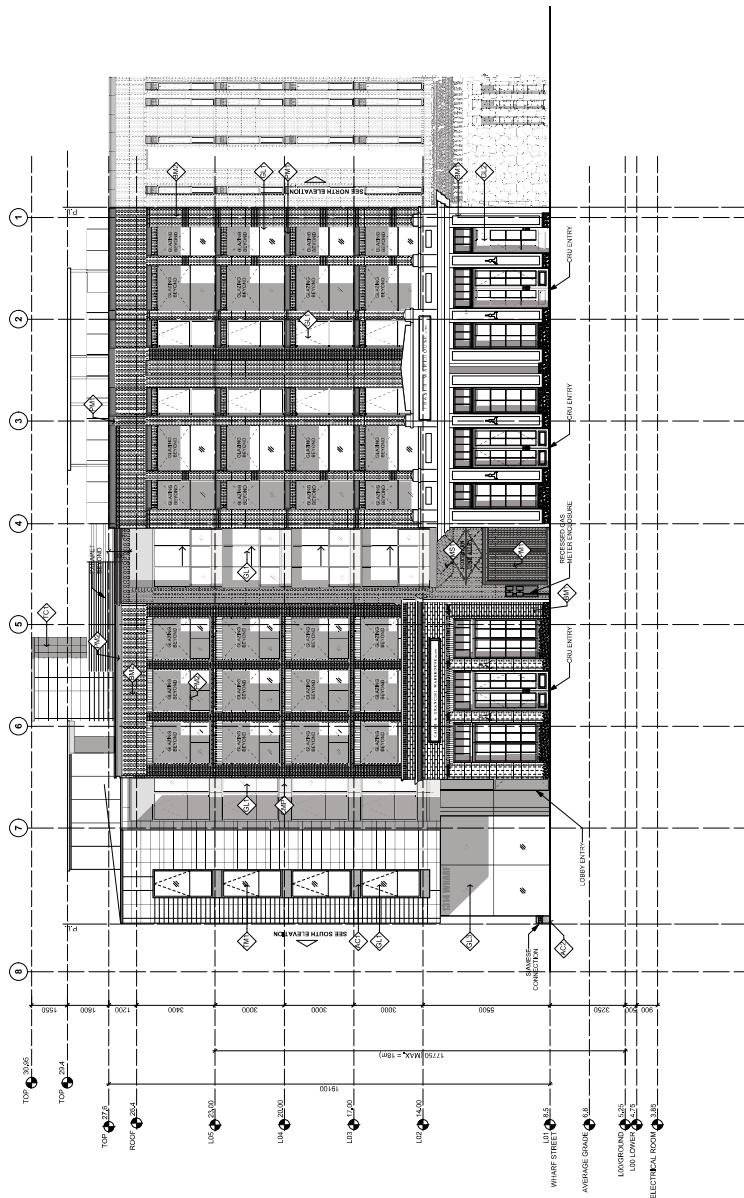
East Elevation

RAWIN: AP
CHECKED: AB

RAWIN: AP
DOT DATE:

A-404

0004C



1
EAST ELEVATION
SCALE: 1/100

MATERIAL LEGEND	
	G/L - NEW REINTEGRAL GLAZING
	GL - REINTEGRAL GLAZING
	GL - CONCRETE GLAZING
	CMH - METAL PANEL TYPE 1
	ACT - PRECAST ARCH CONCRETE
	ACI - REINFORCED ARCH CONCRETE
	BMH - EXISTING BRICK MASONRY
	BMH - NEW BRICK MASONRY TYPE 1
	BMH - NEW BRICK MASONRY TYPE 2
	TMH - 15994600114 MASONRY
	MSH - STAMPED METAL SHEET
	PMH - DARK PAINTED METAL
	PMH - REDDISH PAINTED METAL

- ISSUED FOR:
- A. 2019-06-19 REZONING / HERITAGE ALTERATION PERMIT
 - B. 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT
 - C. 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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SEAL

Northern Junk

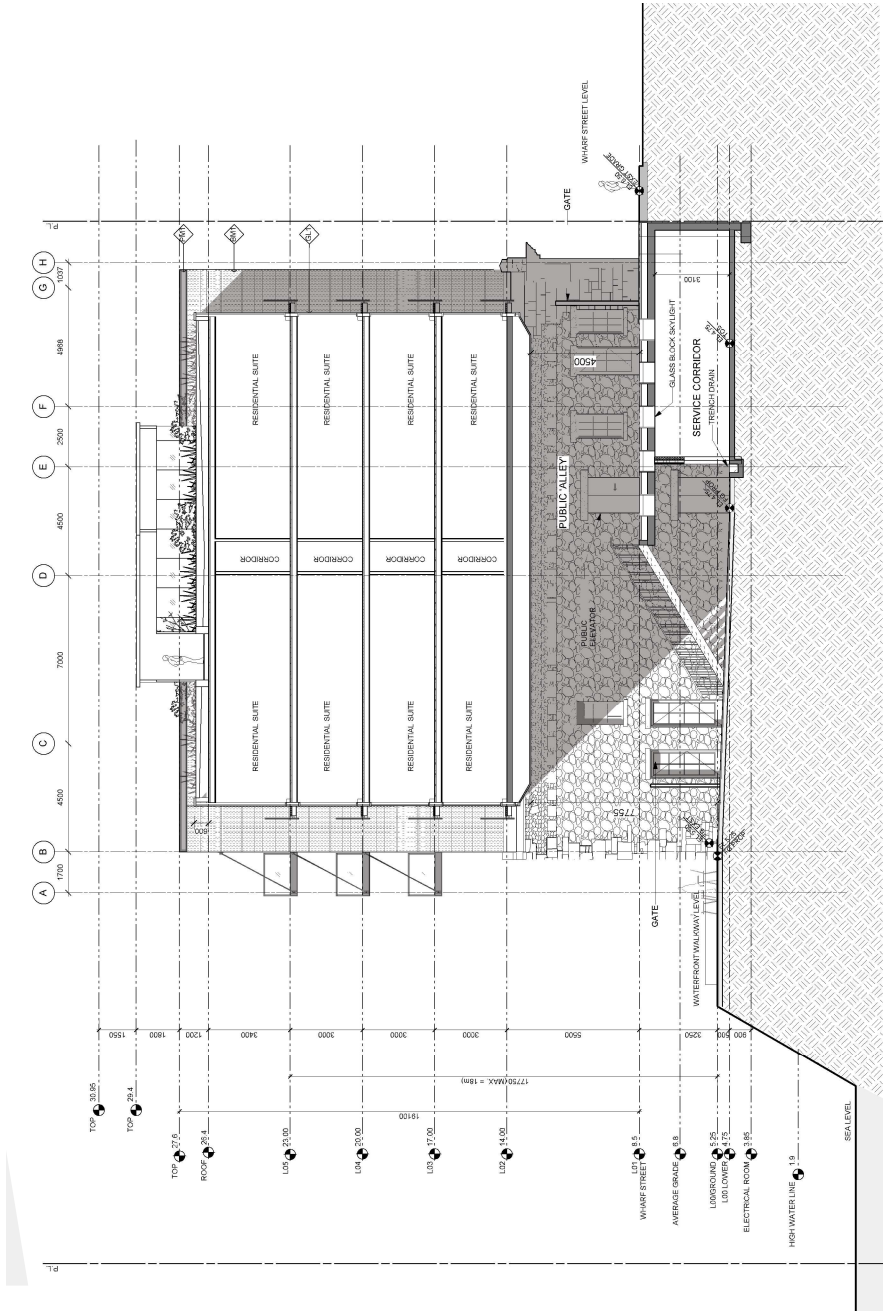
1314-1318 Wharf Street, Victoria BC

Section - A1

DRAWN: AP
CHECKED: AB
PLOT DATE:

A-501

19040C



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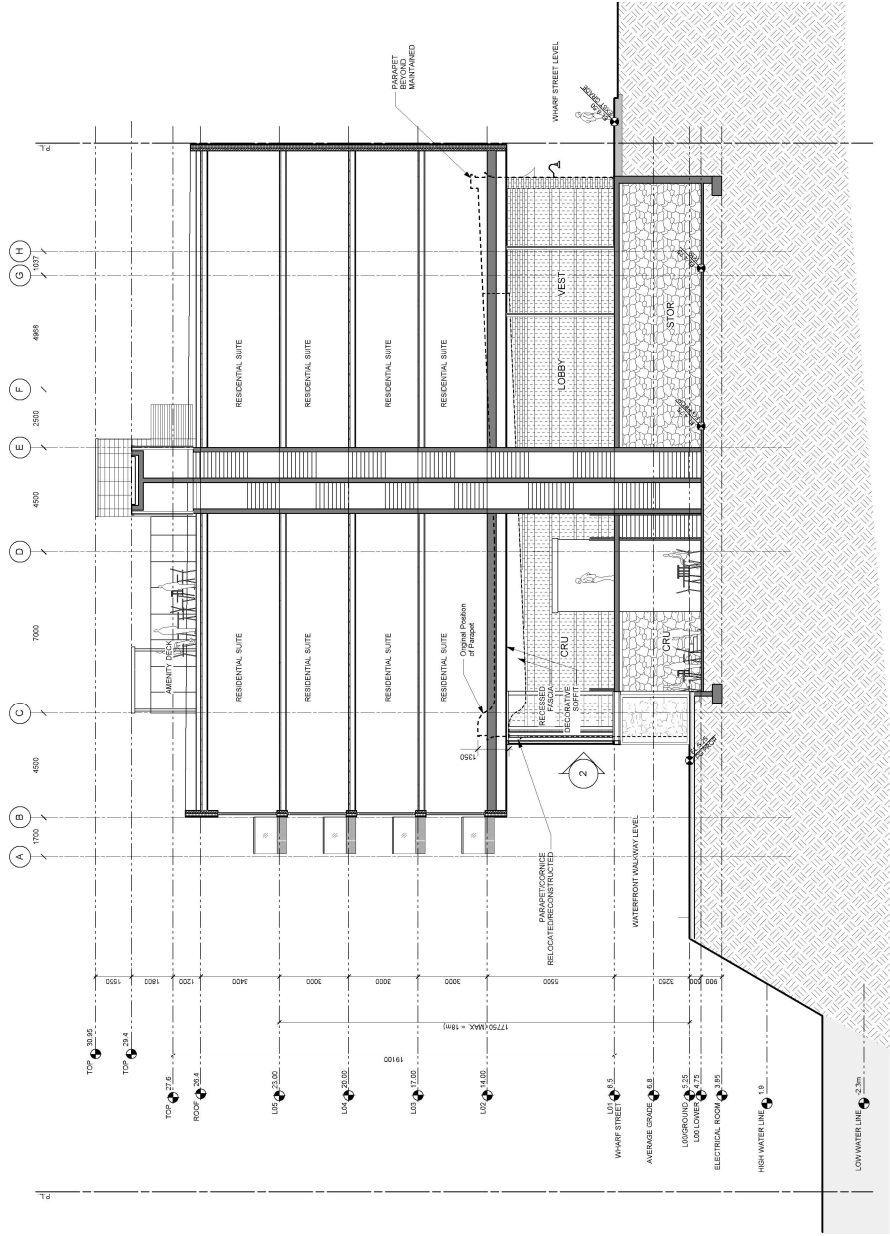
1314-1318 Wharf Street, Victoria BC

Section - A2

DRAWN: AP
PLOT DATE:
CHECKED: AB

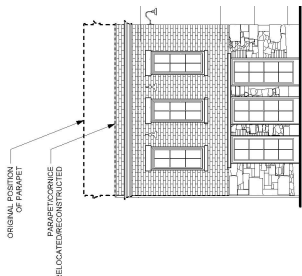
A-502

1904C



WEST ELEVATION OF SOUTH BUILDING
SCALE 1:100

SECTION 1B
SCALE 1:100
1



JOHNSON STREET NORTHERN JUNK

REZONING /HERITAGE ALTERATION PERMIT_R2

DRAWING LIST:

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



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HERITAGE DRAWING LIST		
NO.	DATE	DESCRIPTION
1	2020-06-13	REZONING / HERITAGE ALTERATION PERMIT
2	2020-06-17	REZONING / HERITAGE ALTERATION PERMIT R2
3	2020-06-17	REZONING / HERITAGE ALTERATION PERMIT R2

PROJECT
**Johnson Street
Northern Junk
Site Layout**

ADDRESS
1314 WHARF STREET
Lot: 1827 (01-006-723)

PROPOSED TITLE
COVER

Orientation: North arrow pointing up. Scale: 1:1000. North arrow pointing up.

Scale: 1:1000

PROJECT TITLE

18000

DATE

October 2019

FILE NAME

18000 Northern Junk Plans.rvt

PROJECT

2020-06-07

DESIGNER

PK

REVISOR

D

L0.00

Northern Junk Design Rationale



The landscape design associated with the updated Northern Junk building creates a functional and vibrant urban waterfront space that celebrates City of Victoria's shoreline. The public will benefit from the extended connection of the David Foster Way, 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. While there isn't room to include street trees between the existing buildings and the curb line, by not shifting the curb to achieve the necessary space we are able to protect the mature trees opposite the building. The landscape paving in the passage between the buildings uses the same rhythm as 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 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.

David Foster Way

The public extension of David Foster Way matches and aligns with the existing 4.5-meter width. The walkway is constructed from heavy timber members that evoke the industrial historical significance of the site. Emphasizing this relationship between the built and natural environment is a large precast "stone" seating feature. It provides 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. The comfortable atmosphere of the outdoor dining patios is created by discrete glass enclosures and two planters 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.

Roof top

The rooftop includes an extensive sedum grass and perennial green roof and patios for residents. The patios are paved with hydropressed pavers to allow for ease of removal for replacement and access to the slab for maintenance. There are three large cast in place planters located on the roof, one of which will serve as urban agricultural plot for the residents. Three shade structures will be providing comfort for residents using the roof for gardening or for leisure. The plant palette includes small 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.

PROJECT

**Johnson Street
Northern Junk
Site Layout**

ADDRESS

1314 WHARF STREET
Lot 1027 (01-006-723)

DESIGN RATIONALE

NOTES

Scale: 1:1000
North Arrow

PROJECT

10030

DATE

October 2019

FILE NAME

10030 Northern Junk Phase 1

PROJECT

2019-10-17

DESIGNER

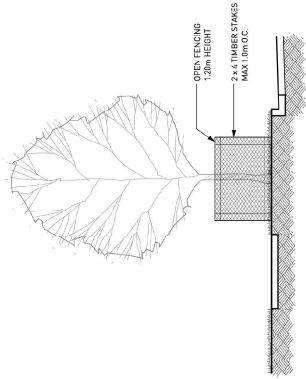
PK

REVISOR

JD

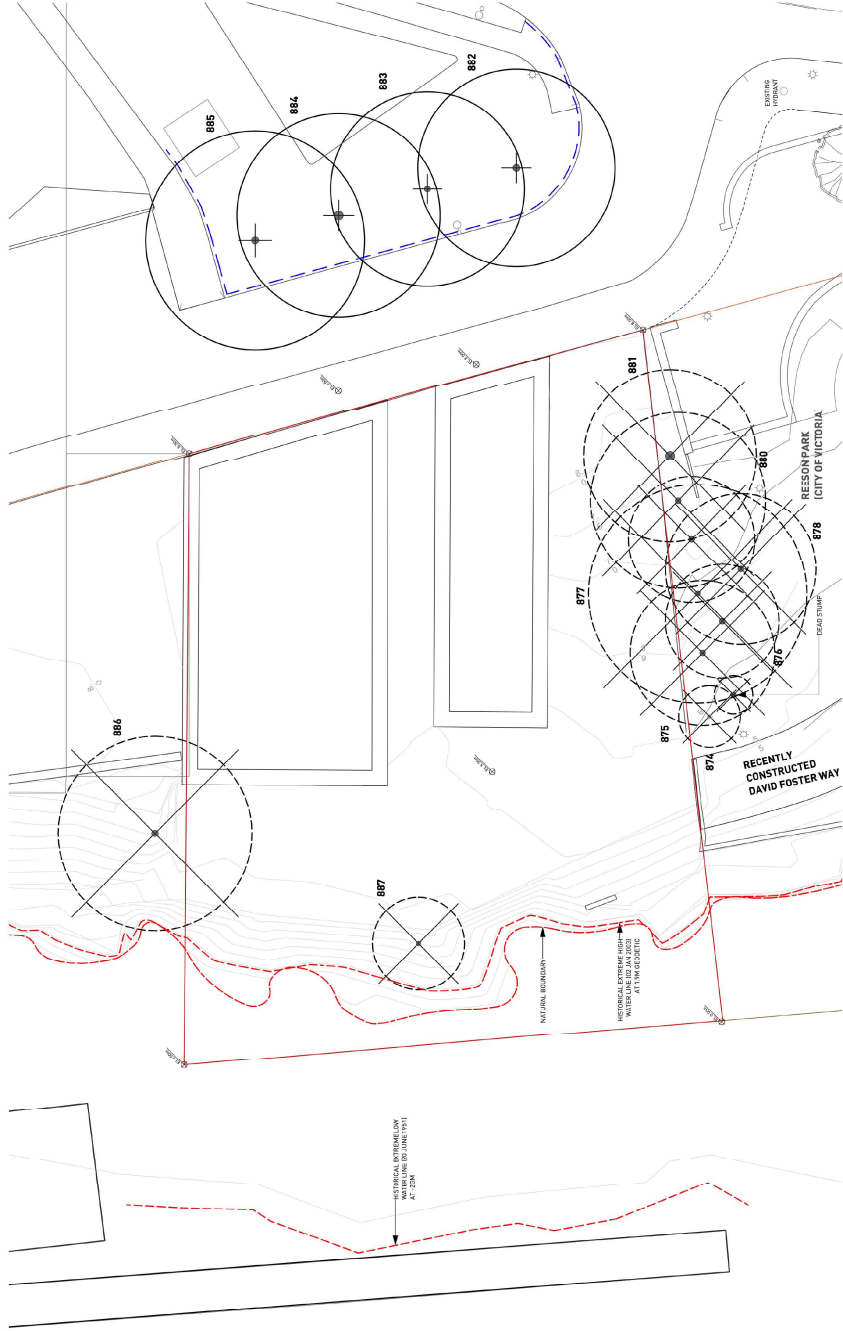
TREE PROTECTION GENERAL NOTES

- A. EXCAVATION AROUND TREES**
1. EXCAVATION WITHIN DRIPLINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 2. DURING ANY EXCAVATION WITHIN THE DRIPLINE 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.
 3. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M x 4.7M SIGNS UNLESS OTHERWISE SPECIFIED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIPLINE OF TREES**
1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 2. USE NARROW TIRE SPADING TOOLS TO PREPARE AND COMB SOIL TO EXPOSE ROOTS.
 3. 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 DRIPLINE OF TREES**
1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 2. DO NOT CUT MAIN LATERAL ROOTS.
 3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 4. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION SHALL BE CUT BACK TO THE LOCATION OF THE EXCAVATION AND CUT BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
1. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY PROTECTION MEASURES:
 - A. PRUNE EXPOSED ROOTS TO MAINTAIN MOISTURE.
 - B. PACK WET MATTRESS MATS OR MATTRESS MATS WITH MOISTURE.
 - C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
 2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 3. WATER REGULARLY BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



1 TREE PROTECTION BARRIER FENCING DETAIL

TREE MANAGEMENT LEGEND	
	TREE TO BE REMOVED
	TREE TO BE RETAINED
	TREE PROTECTION ZONE AND FENCING



NOTE:
TO OFFSET THE LOSS OF TREES THAT ARE TO BE REMOVED, THE APPLICANT
IS PROVIDING A CASH-IN-LIEU OFF-SITE TREE REPLACEMENT AT A FOUR TO ONE
RATIO. THE REPLACEMENT TREES SHALL BE PRESERVED BY LAW (STUMP AREA 1:100)
FOR PUBLIC RECREATION IMPROVEMENTS.

Johnson Street
Northern Junk
Site Layout

PWL partnership

PWL Partnership
1011 West 10th Avenue
Vancouver, BC V6H 1G7
www.pwlpartnership.com
1-800-888-1111

NO.	DATE	DESCRIPTION
1	2020-06-14	REVISION 1: PRELIMINARY ESTIMATION
2	2020-06-14	REVISION 2: PRELIMINARY ESTIMATION
3	2020-06-17	REVISION 3: PRELIMINARY ESTIMATION

ADDRESS
1314 WHARF STREET
Lot 102 (01-008-723)

TREE MANAGEMENT
PLAN

DATE	10/03/2019
FILE NAME	10030 Northern Junk Plans
PROJECT	2020-06-07
DESIGNER	J.K.
REVISOR	J.D.

L0.02

NO.	DATE	DESCRIPTION
1	2020-06-13	ISSUED / PERMITS ATTACHMENT PERMIT
2	2020-06-17	ISSUED / PERMITS ATTACHMENT PERMIT
3	2020-06-17	ISSUED / PERMITS ATTACHMENT PERMIT



HISTORICAL EXTREME LOW WATER LINE
(02 JUNE 1951) AT -2.3M

HISTORICAL EXTREME HIGH WATER LINE
(102 JAN 2003) AT 1.9M GEODETIC



HISTORICAL EXTREME LOW WATER LINE
(20 JUNE 1951) AT -2.3M

HISTORICAL EXTREME HIGH WATER LINE
(102 JAN 2003) AT 1.9M GEODETIC

Johnson Street Northern Junk Site Layout

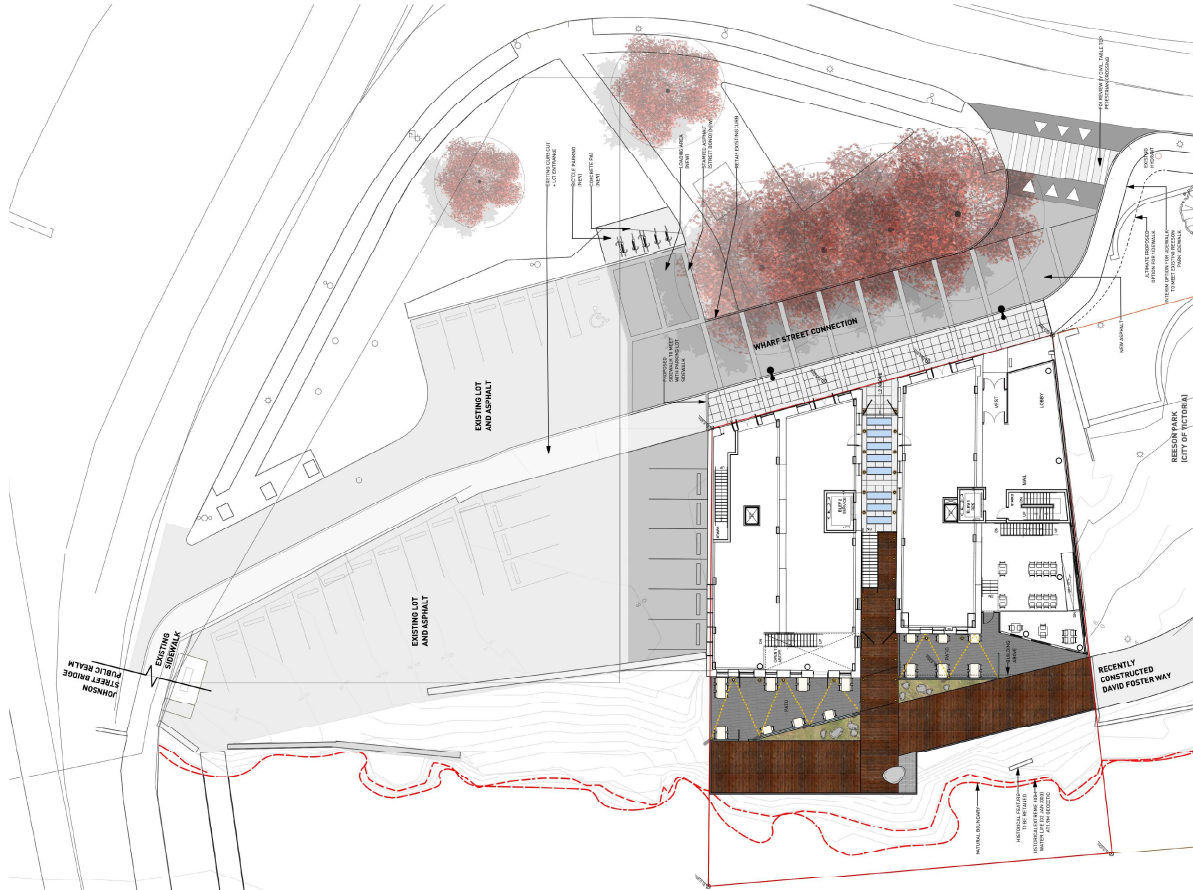
ADDRESS
1314 WHARF STREET
Lot 102 (01-005-723)

HIGH AND LOW TIDE DIAGRAM

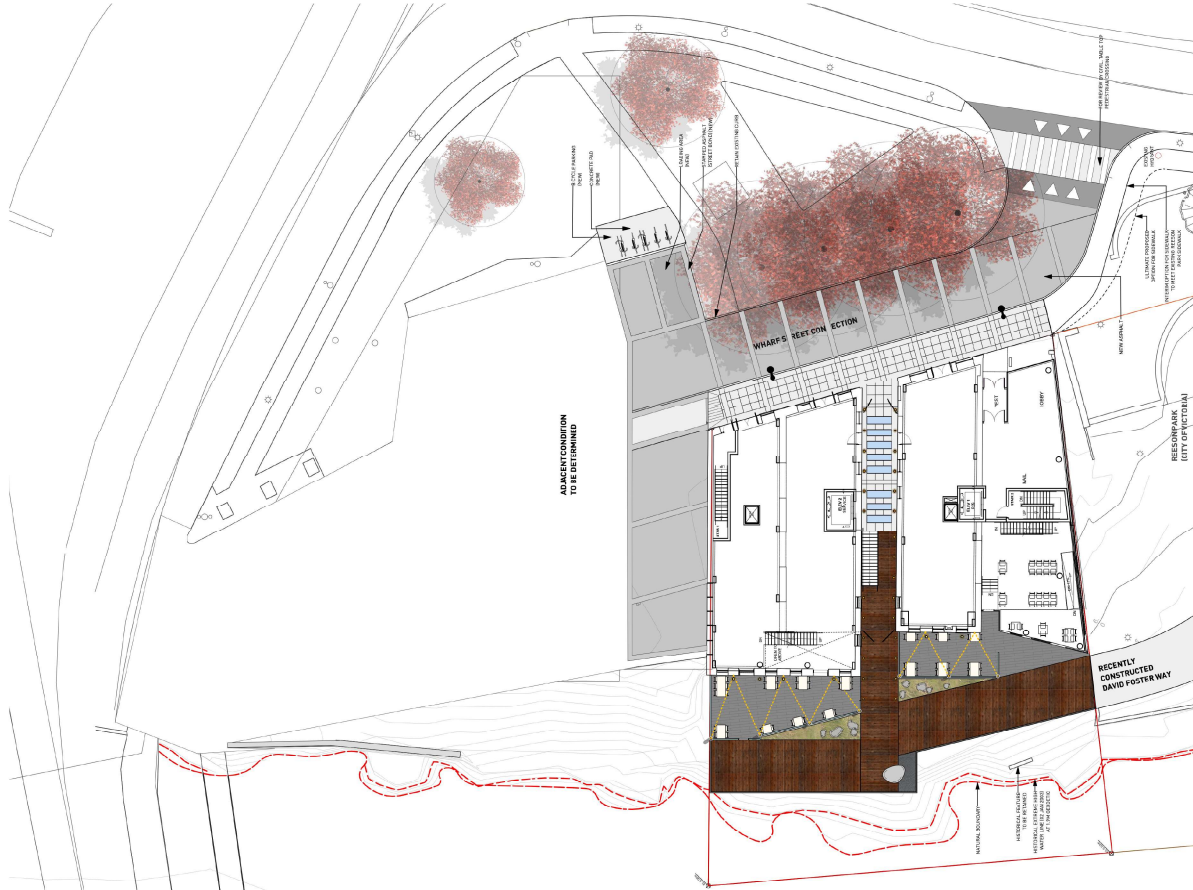
PROJECT NO.	10030
DATE	October 2019
FILE NAME	10030 Northern Junk Plans.rvt
PROJECT	2020-06-17
DESIGNER	PK
REVISOR	JD

1:200

INTERIM PROPOSED CONDITION: MAINTAIN THE PARKING LOT



ULTIMATE PROPOSED CONDITION: ADJACENT SITE REDEVELOPED



NO.	DATE	DESCRIPTION
1	2020-06-11	EXISTING / INTERIM PROPOSED PLAN
2	2020-06-11	EXISTING / INTERIM PROPOSED PLAN
3	2020-06-11	EXISTING / INTERIM PROPOSED PLAN

Johnson Street
Northern Junk
Site Layout

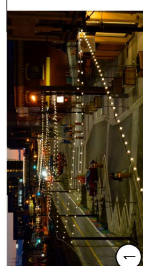
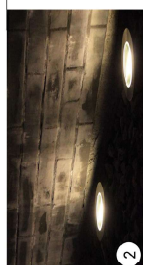
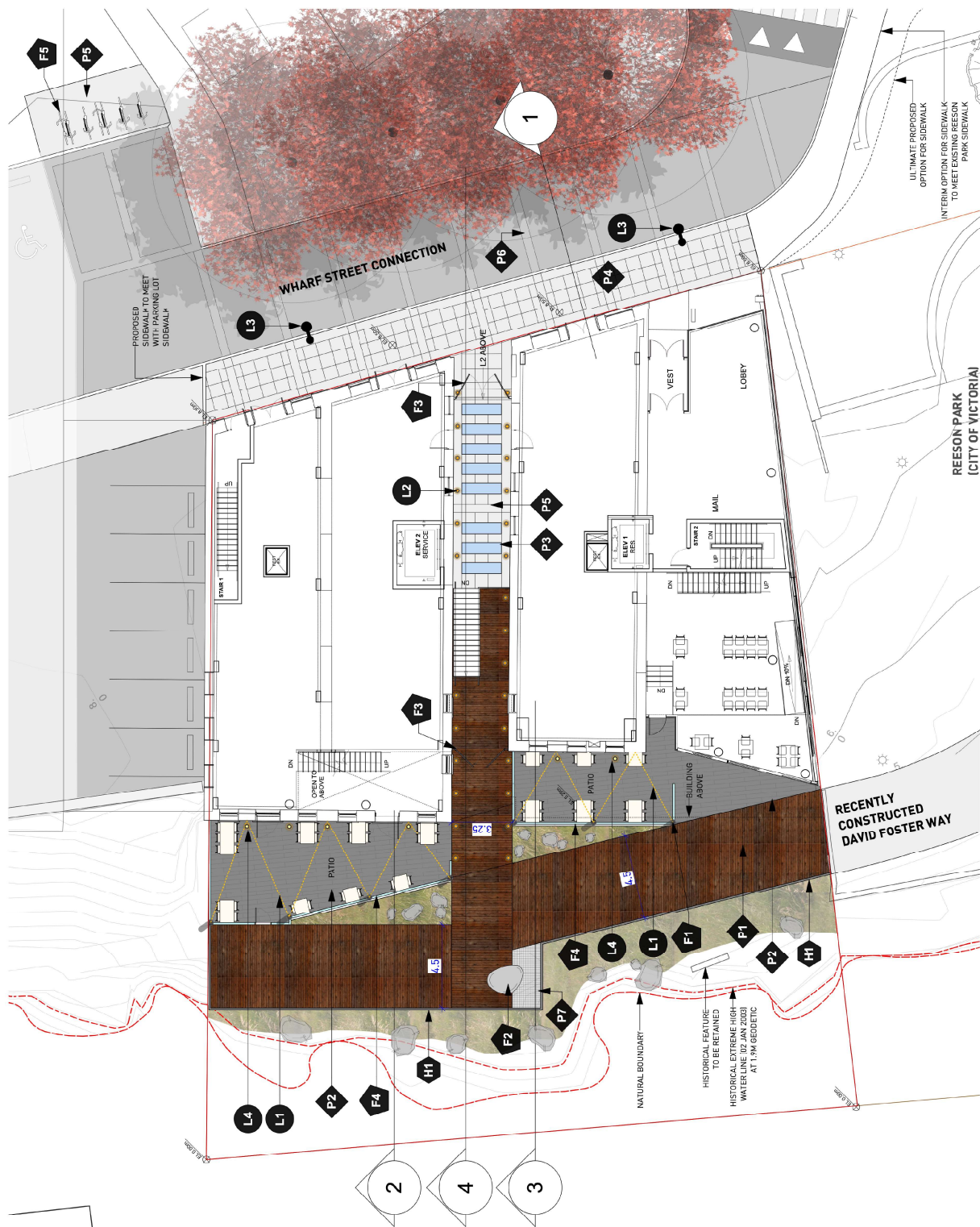
1314 WHARF STREET
Lot 102 (01-006-723)

LAYOUT - SURFACE LOT
LAYOUT OPTION



PROJECT NO.	10030
DATE	October 2019
FILE NAME	10030 Northern Junk Plans
PROJECT	2020-06-11
DESIGNER	JK
REVISOR	JD

L1.01



IMAGES AS PER FOLLOWING:

1. CATENARY LIGHTING
2. IN GROUND LIGHTING
3. STONE PAVING
4. STONE SHAPESEAT
5. TIMBER DECKING

DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

LAYOUT AND MATERIALS DRAWINGS ARE TO BE USED IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.

- LANDSCAPE DRAWINGS ARE TO BE READING CONJUNCTION WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS. REPEAT ANY DISCREPANCIES TO DISSENT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCY TO CONSULT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SCHEMATIC OF LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED OF LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERING DRAWINGS.
- REFERENCE CIVIL ENGINEER DRAWINGS FOR LAYOUT OF ROAD CURVES AND GUTTERS.

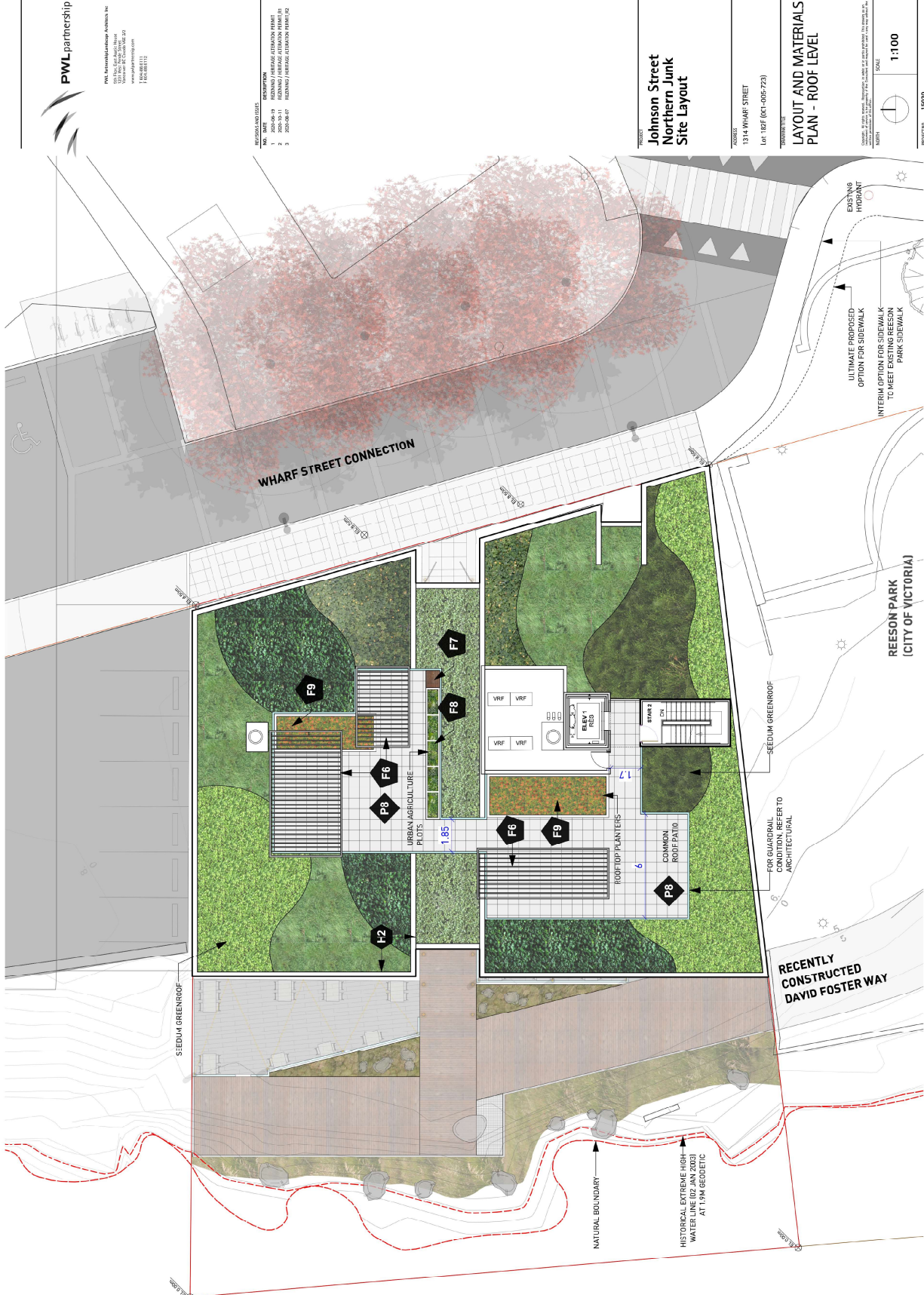
HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
	Material Guard Rail <i>As per City of Victoria Standards or Darter Foster Key</i>
	Concrete Wall <i>Refer to ARCHITECTURE</i>

PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
	Trench Drilling
	Stone Filling
	Light Walls
	CIP Concrete Slabs Avg per Day of Volume Standards
	CIP Concrete
	Stamped Asphalt Street/Driv
	Metal Deck Paving
	High-contrast Paving

SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION
	Greenery Light Treat
	Medium Stone Free Shape Rock
	Medium Stone
	Green Groundcover
	Medium to Large Shrub
	Large Shrub
	Any part of a Medium to Large Planting Strategy
	Small Shrub
	Small to Medium Planting Strategy
	Urban Agriculture Planting Strategy with Storage
	Urban Agriculture Planting
	Urban Agriculture Planting
	Off-Campus Planting

LIGHTING MATERIALS LEGEND	
KEY	DESCRIPTION
1	Emergency lights
2	Recessed Lights
3	Fluorescent Strip lights
4	Lighting for Hangar Building

NO.	DATE	DESCRIPTION
1	2020-06-11	EXISTING / EXISTING EXISTING EXISTING
2	2020-06-11	EXISTING / EXISTING EXISTING EXISTING
3	2020-06-11	EXISTING / EXISTING EXISTING EXISTING



- LAYOUT AND MATERIALS GENERAL NOTES**
1. SEE SITE PLAN FOR LAYOUT AND MATERIALS. LAYOUT AND MATERIALS ARE NOT TO BE CONSIDERED AS A FINAL DESIGN. LAYOUT AND MATERIALS ARE NOT TO BE CONSIDERED AS A FINAL DESIGN. LAYOUT AND MATERIALS ARE NOT TO BE CONSIDERED AS A FINAL DESIGN.
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PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P8	Asphalt
P9	Gravel

PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P8	Asphalt
P9	Gravel

SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION
F6	Grass
F7	Grass
F8	Grass
F9	Grass

LIGHTING MATERIALS LEGEND	
KEY	DESCRIPTION
L6	Lighting
L7	Lighting
L8	Lighting
L9	Lighting

**Johnson Street
Northern Junk
Site Layout**

ADDRESS
1314 WHARF STREET
LOT 102 (01-006-720)

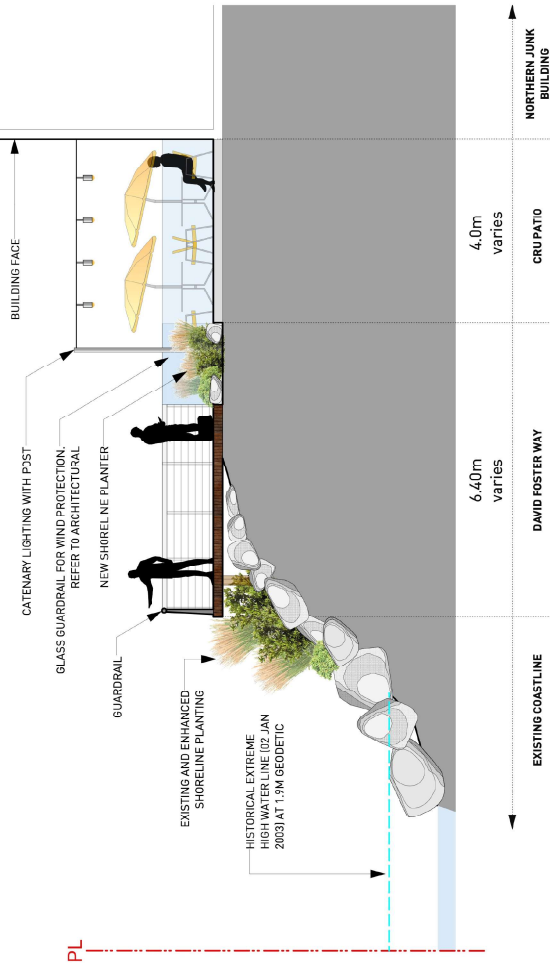
**LAYOUT AND MATERIALS
PLAN - ROOF LEVEL**

PROJECT TITLE
10030
DATE
October 2019
FILE NAME
10030 Northern Junk Plans
PROJECT
2020-06-07
DRAWN
JPK
CHECKED
JD

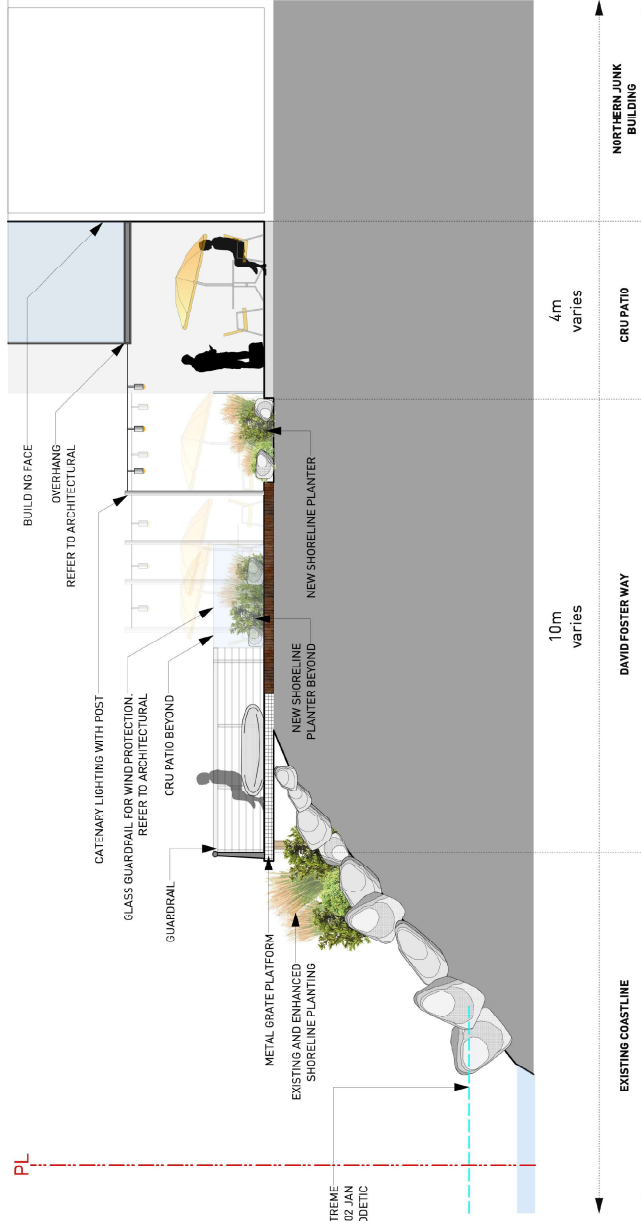
L1.03



1 SECTION
Scale: 1:50



2 SECTION
Scale: 1:50

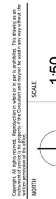


3 SECTION
Scale: 1:50

Johnson Street Northern Junk

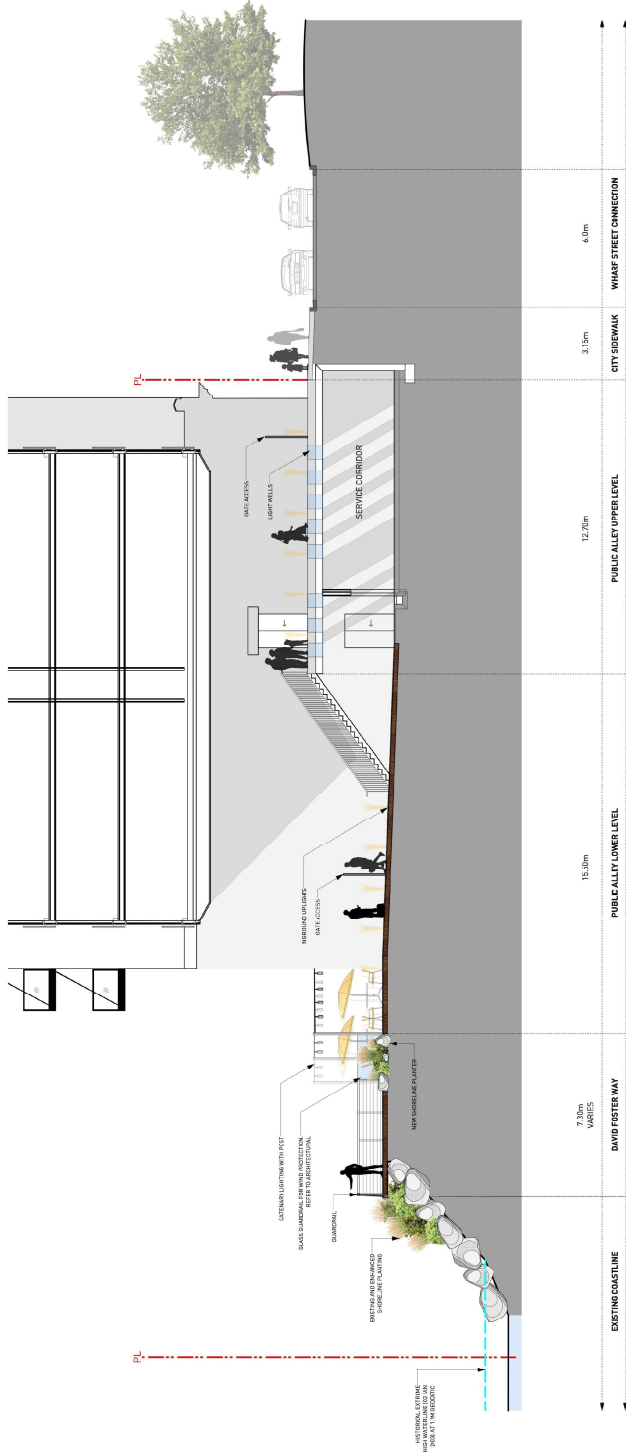
ADDRESS
1314 WHARF STREET
Lot 1827 (6/-005-723)

SECTIONS



PROJECT NO.	110030
DATE	October 2019
FILE NAME	110030Northern Junk Sections.vdw
DESIGNED BY	TK
DRAWN BY	JO

L2.01



4 SECTION
Scale: 1:100

REVISIONS AND NOTES	
NO.	DATE DESCRIPTION
1	2020-06-15 REVISION 1 HISTORICAL EXTENSION PLANT
2	2020-06-15 REVISION 2 HISTORICAL EXTENSION PLANT
3	2020-06-15 REVISION 3 HISTORICAL EXTENSION PLANT

**Johnson Street
Northern Junk**

ADDRESS
1314 WHARF STREET
Lot 1827 (61-005-723)

SECTIONS

PROJECT INFO	
PROJECT NO.	110020
SITE	October 2019
FILE NAME	110020Northern Junk Sections.vwc
DESIGNED BY	TK
DRAWN BY	JO

L2.02