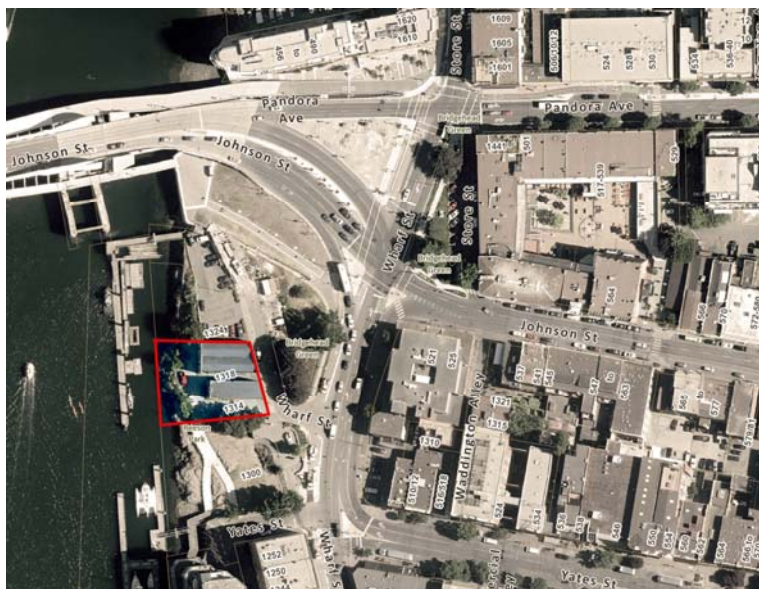


**Rezoning Application No. 00701, and  
Heritage Alteration with Variances Application  
No.00236,  
1314 and 1318 Wharf Street, Victoria, BC**



**Aerial Map**



## Neighbouring Properties

3



Reeson Park



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Oct 2019



### 1 PROVIDE GREATER EXPOSURE OF THE WEST FACADE OF THE CAIRN AND GRANDINI WAREHOUSE, INCLUDING THE FRAMING

As part of the revised proposal, the glass enclosure on the west side of the C&G Warehouse has been removed. The entire west side of the C&G Warehouse is now exposed, including the existing at level 01 of the commercial space has been added such that the the corner of the C&G Warehouse is visible from the harbour and Reeson Park. Additionally, the removal of the C&G Warehouse is maintained in order to allow for it to remain underneath the redeveloping of level 02. The corner will now be visible from the alley as well from the waterfront walkway and restaurant space.

Aug



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Oct 2019



Aug 2020



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Oct 2019



Aug 2020



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Oct 2019



**2 PROVIDE GREATER EXPOSURE OF THE SOUTH SIDE OF THE CASE AND GRANICH WAREHOUSE AND EXPLORE RELOCATING THE PMT**

The PMT has been revised to a proposed location across from the main building on discussions with staff, the owner and the design team. This location will require further study and confirmation, but it has allowed for increased exposure of the south wall of the C-U warehouse. The elevated walkway will be reconfigured in response to this and will allow access to the entire south wall of the C-U warehouse to remain visible and feasible to maintain as they enter the building. This change in the PMT location will create an opportunity for a resident amenity space off the lobby facing the park. This will have the added benefit of providing more light on the street facing the park as well as a more functional activated amenity space for residents.

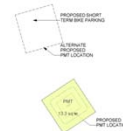
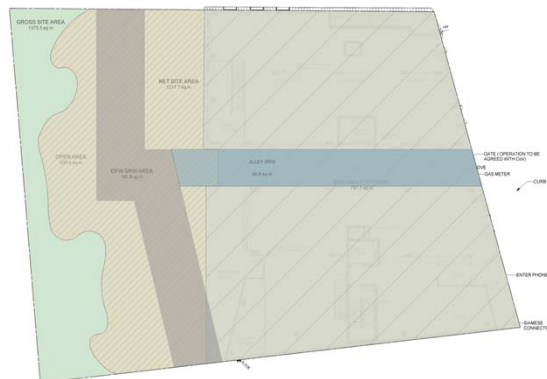
Aug 2020



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**PMT SRW COMPARISON**

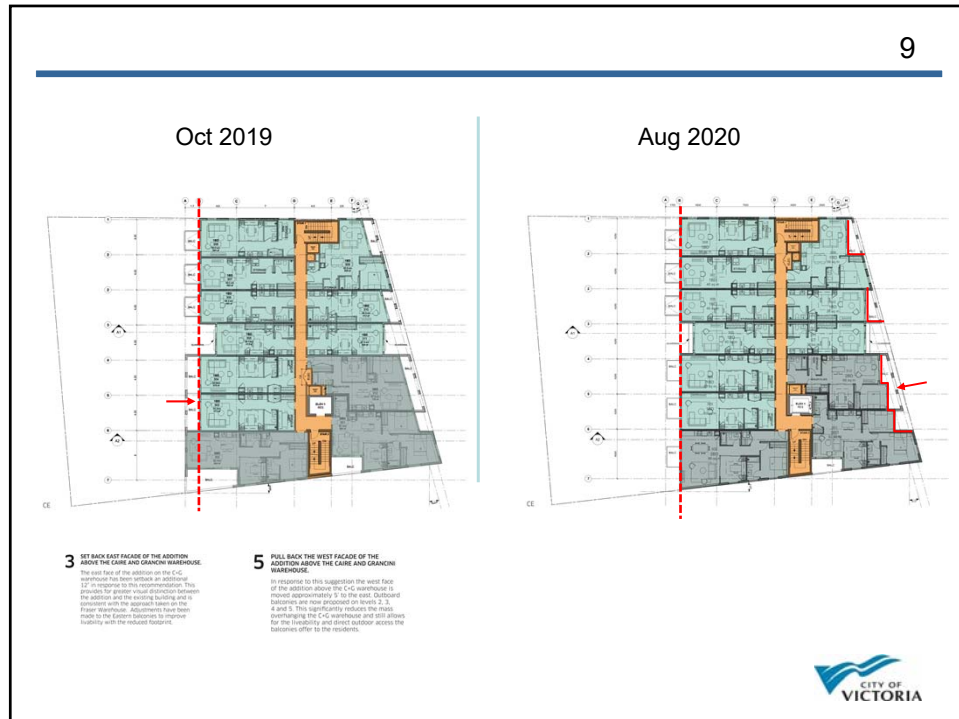


DFW SRW =	165.8 M2
ALLEY SRW =	96.8 M2
<b>TOTAL =</b>	<b>262.6 M2</b>
<b>PMT AREA =</b>	<b>13.3 M2</b>



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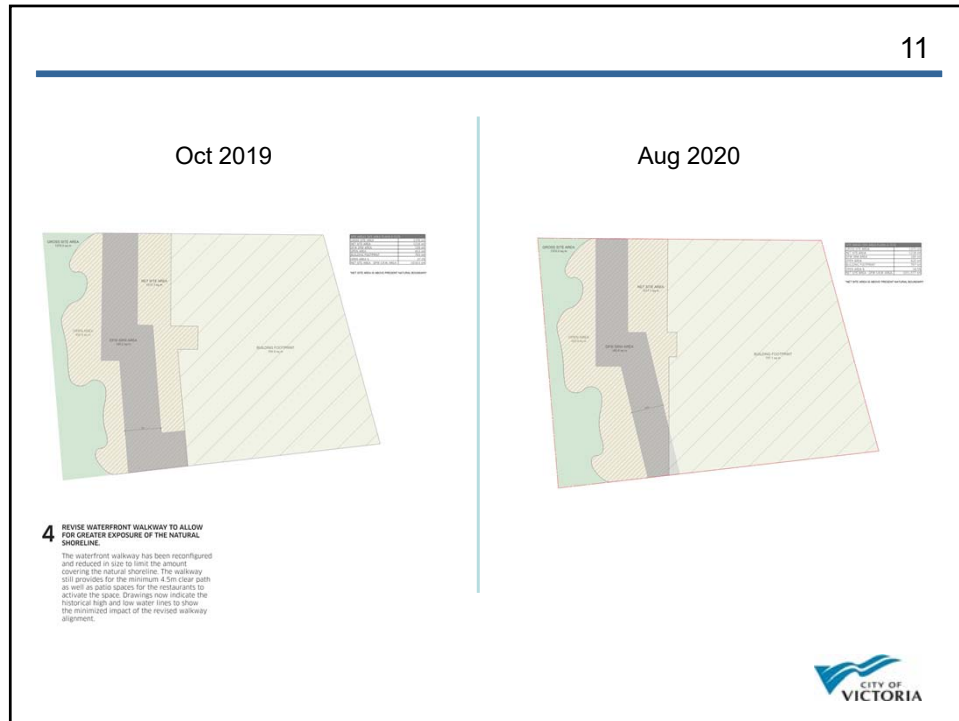




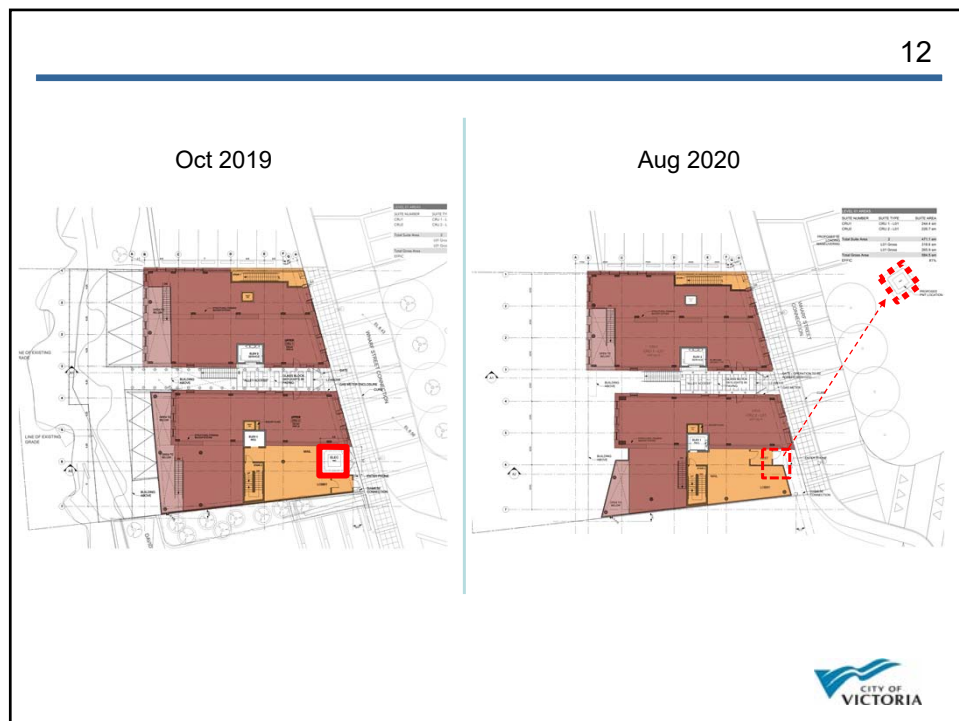
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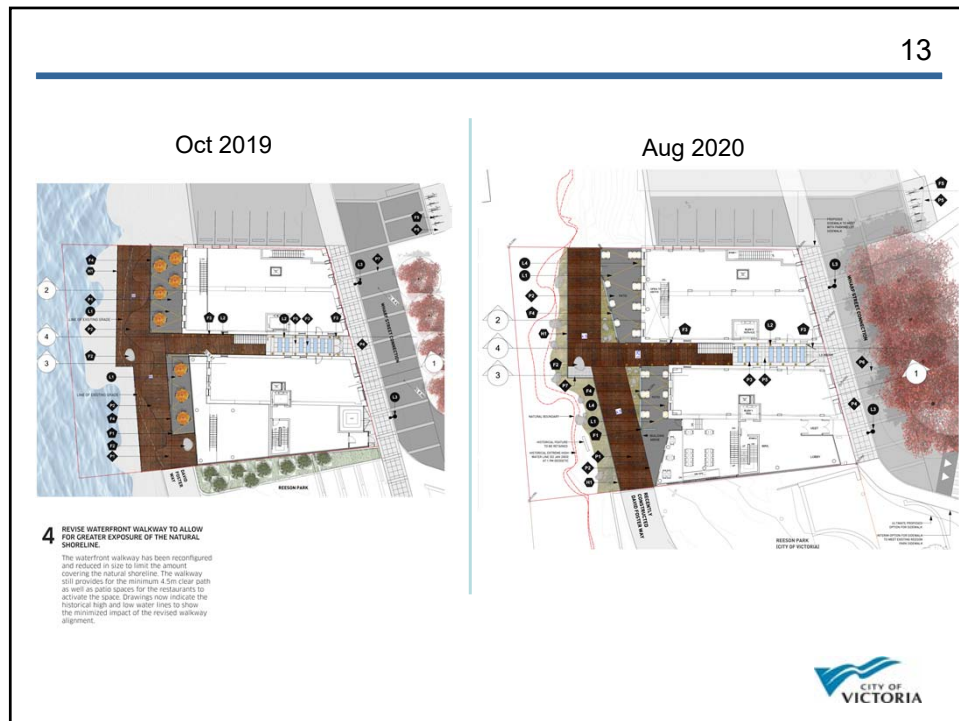
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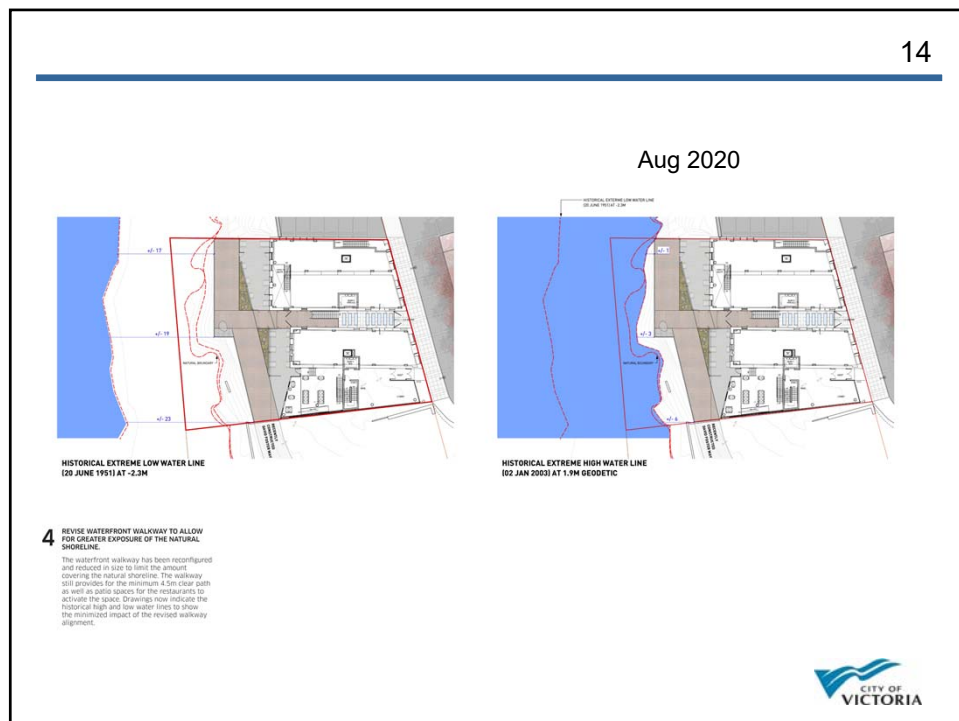
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**6 EXPLORE POSSIBILITY OF A COMMON ROOFTOP AMENITY SPACE**

While not included in the motion, there was suggestion to explore the possibility of providing a common rooftop amenity space in lieu of the private rooftop garage. In response to this the revised proposal includes a large common outdoor rooftop space. This is visible on the roof plan and landscape drawings. This common amenity will be available to all tenants.

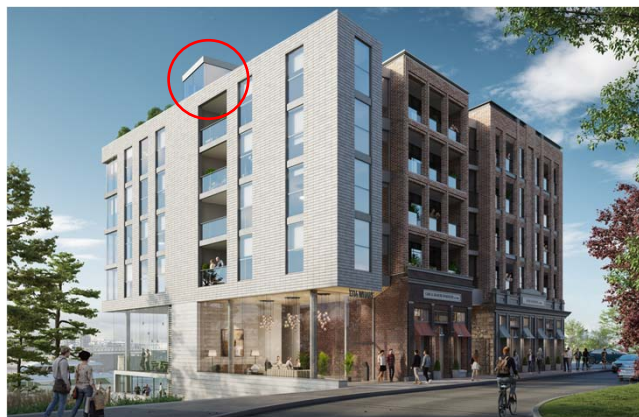
Aug 2020



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Aug 2020



**6 EXPLORE POSSIBILITY OF A COMMON ROOFTOP AMENITY SPACE**

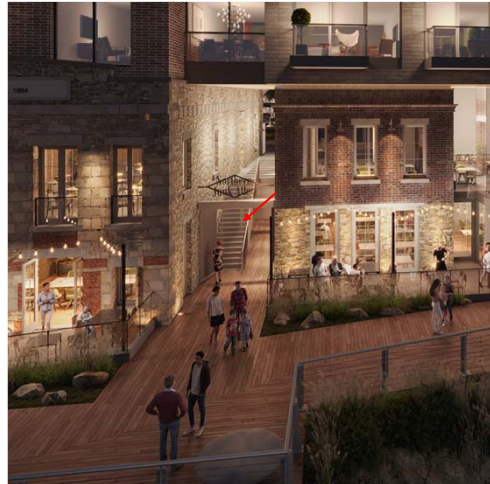
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Previous Application Waterfront Massing

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Previous Application Aerial Render

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Previous Application View From David Foster Way

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OCP View 1 - From Laurel Point

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