



HDR ARCHITECTURE INC.
202 - 655 TYEE ROAD
VICTORIA, BC, CANADA V9A 6X5
T. 250.388.5588
www.hdrinc.com



LADR LANDSCAPE ARCHITECTS
#3 - 864 QUEENS AVENUE
VICTORIA, BC, CANADA V8T 1M5
T. 250.598.0105
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PROPOSED
JOHNSON
STREET
RESIDENCES

VICTORIA, BC

Cover Sheet

ISSUED FOR

DATE	DESCRIPTION
MAY 29 2020	RE-ISSUED FOR DEVELOPMENT PERMIT
JUL 29 2020	DP APPLICATION RESUBMITTAL

A0.00

PROJECT TEAM

OWNER:



COX DEVELOPMENTS LTD.
301 - 1025 MEARES STREET
VICTORIA, BC, CANADA V8V 3J7
T. 250.618-5424
www.coxdevelopments.ca
wstevencox@gmail.com
CONTACT: MR. STEVEN COX

ARCHITECT:



HDR ARCHITECTURE INC.
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VICTORIA, BC, CANADA V9A 6X5
T. 250.388.5588
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CONTACT: MR. JIM AALDERS

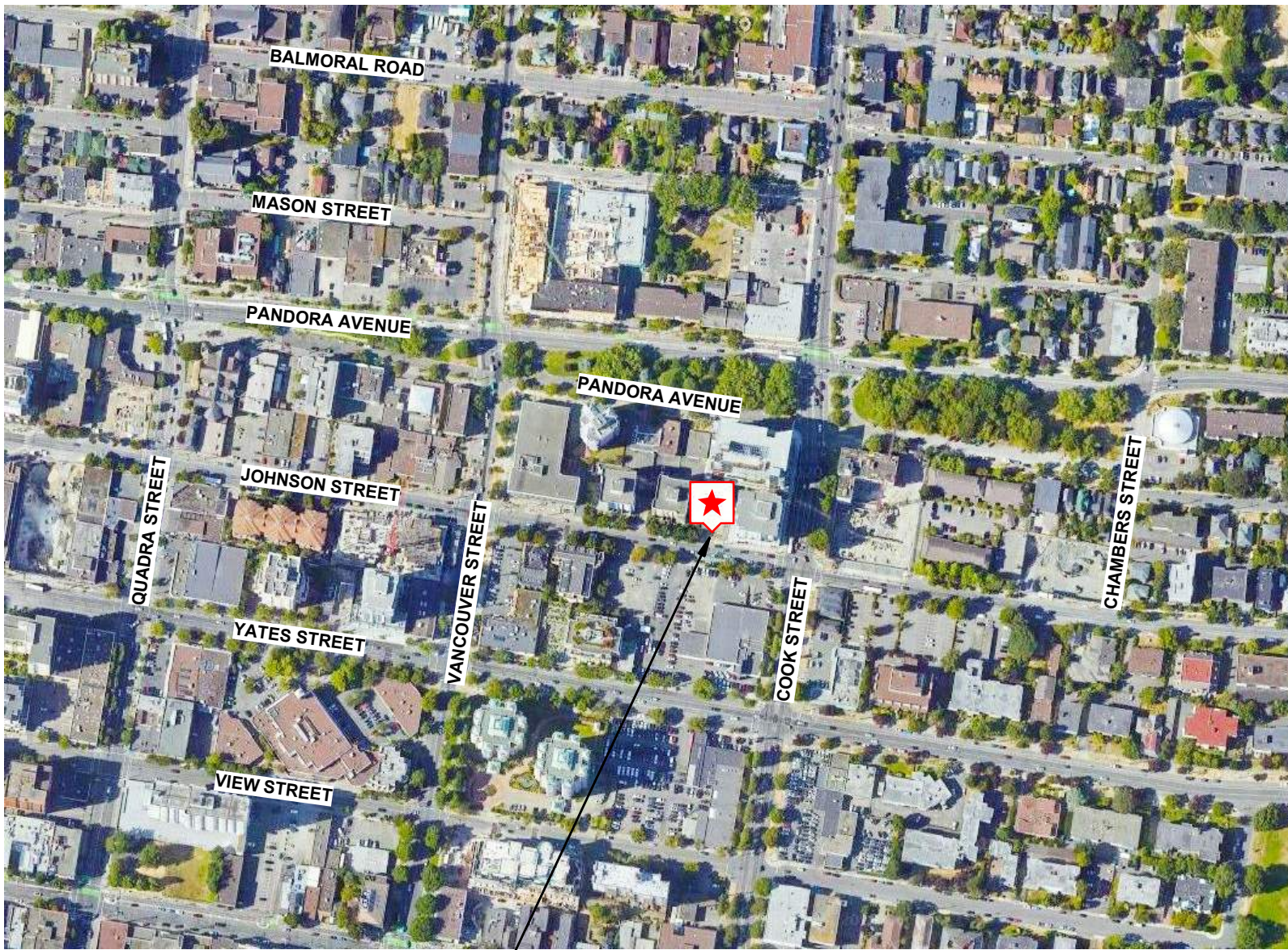
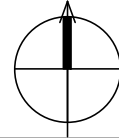
LANDSCAPE ARCHITECT:



LADR LANDSCAPE ARCHITECTS

LADR LANDSCAPE ARCHITECTS
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VICTORIA, BC, CANADA V8T 1M5
T. 250.598.0105
www.ladria.ca
CONTACT: MS. BEV WINDJACK

PROJECT LOCATION



PROPOSED BUILDING
SITE @ 1088 JOHNSON
STREET

PROJECT DEVELOPMENT DATA

CIVIC ADDRESS:	1088 JOHNSON STREET, VICTORIA, BC, CANADA		
LEGAL DESCRIPTION:	LOT B PLAN EPP35034 LAND DISTRICT 57 OF LOT 864		
PROJECT DESCRIPTION:	PROPOSED 10 STOREY BUILDING, MAIN FLOOR COMMERCIAL + 9 FLOORS OF RESIDENTIAL RENTAL ABOVE		
ZONING:	CURRENT ZONE R-48		
SITE AREA:	675m ² (7,250ft ²)		
SITE COVERAGE:	95%		
OPEN SITE SPACE:	5%		
TOTAL FLOOR AREA:	3,754m ² (40,410ft ²)		
FLOOR SPACE RATIO:	5.56		
HEIGHT OF BUILDING:	29.94m (10 STOREYS)		
SETBACKS:	LOCATION:	REQUIRED:	PROPOSED:
	FRONT (JOHNSON ST.):	0.5m	0.5 m (PRIMARY S. WALL) 2.0 m (SECOND S. WALL) 3.0 m (MAIN BUILDING)
	REAR (NORTH):	0 m	5.0 m
	SIDE (SOUTH):	0 m	3.0 m
	SIDE (WEST):	0 m	3.0 m
PARKING (CARS):	NO PARKING REQUIRED UNDER CURRENT ZONING. PARKING STALLS TO BE PROVIDED FOR RESIDENTIAL ON SITE. ONE (1) STALL IDENTIFIED AS 'VISITOR PARKING.' NOTE: 26 PARKING STALLS TO BE RESERVED FOR RESIDENTIAL PARKING WITHIN THE PARKING STRUCTURE OF EXISTING ADJACENT 1075 PANDORA ST.		
PARKING (BICYCLE):	TYPE:	REQUIRED:	PROPOSED:
	COMMERCIAL:	1 class1 / 1 class2	3 class1 / 2 class2
	RESIDENTIAL:	46 class1 / 4 class2	46 class1 / 6 class2
	TOTAL:	47 class1 / 5 class2	49 class1 / 8 class2

FLOOR AREAS:	GROSS AREA:	LEASABLE AREA:	
LEVEL 1:	532m ² (5,730ft ²)	133m ² (1,430ft ²)	COMMERCIAL
LEVEL 2:	426m ² (4,590ft ²)	368m ² (3,960ft ²)	RESIDENTIAL
LEVEL 3:	426m ² (4,590ft ²)	368m ² (3,960ft ²)	RESIDENTIAL
LEVEL 4:	344m ² (3,700ft ²)	285m ² (3,070ft ²)	RESIDENTIAL
LEVEL 5:	344m ² (3,700ft ²)	285m ² (3,070ft ²)	RESIDENTIAL
LEVEL 6:	344m ² (3,700ft ²)	285m ² (3,070ft ²)	RESIDENTIAL
LEVEL 7:	344m ² (3,700ft ²)	285m ² (3,070ft ²)	RESIDENTIAL
LEVEL 8:	344m ² (3,700ft ²)	285m ² (3,070ft ²)	RESIDENTIAL
LEVEL 9:	344m ² (3,700ft ²)	285m ² (3,070ft ²)	RESIDENTIAL
LEVEL 10:	306m ² (3,300ft ²)	248m ² (2,670ft ²)	RESIDENTIAL
TOTAL COMM:	532m ² (5,730ft ²)	133m ² (1,430ft ²)	COMMERCIAL
TOTAL RES:	3,222m ² (34,680ft ²)	2,695m ² (29,010ft ²)	RESIDENTIAL
GRAND TOTAL:	3,754m² (40,410ft²)	2,828m² (30,440ft²)	COMMERCIAL/RESIDENTIAL

RESIDENTIAL UNIT MIX:	UNIT AREA:	DESCRIPTION:	QUANTITY:
TYPE A:	73m ² (790ft ²)	2 BEDROOM	12
TYPE B:	84.5m ² (910ft ²)	2 BEDROOM	9
TYPE C:	55m ² (590ft ²)	1 BEDROOM	9
TYPE D:	113m ² (1210ft ²)	2 BEDROOM	1
TYPE E:	118m ² (1265ft ²)	2 BEDROOM	1
TYPE F:	62m ² (665ft ²)	1 BEDROOM	2
TYPE G:	55m ² (590ft ²)	1 BEDROOM	2
TYPE PENT:	110m ² (1185ft ²)	2 BEDROOM	1
TOTAL RENTAL UNITS:			37

ARCHITECTURAL DRAWING LIST

No.	Name
A0.00	Cover Sheet
A0.01	Site Analysis
A0.02	Urban Context
A1.00	Site Survey (Existing)
A2.00	Floor Plan - Level 1 & Basement
A2.01	Floor Plan - Level 2 & 3
A2.02	Floor Plan - Level 4 & 5-9 (Typical)
A2.03	Floor Plan - Level 10 & Roof
A4.00	Exterior Elevations 1 (South & West)
A4.01	Exterior Elevations 2 (East & North)
A4.03	Context Elevation - Cook St.
A5.00	Building Section - N-S
A5.01	Building Section - E-W
A6.00	Perspective Views 1
A6.01	Perspective Views 2
A7.00	Solar Shading Study
A7.01	Residential Entry Gate Detail
Total Sheets: 17	

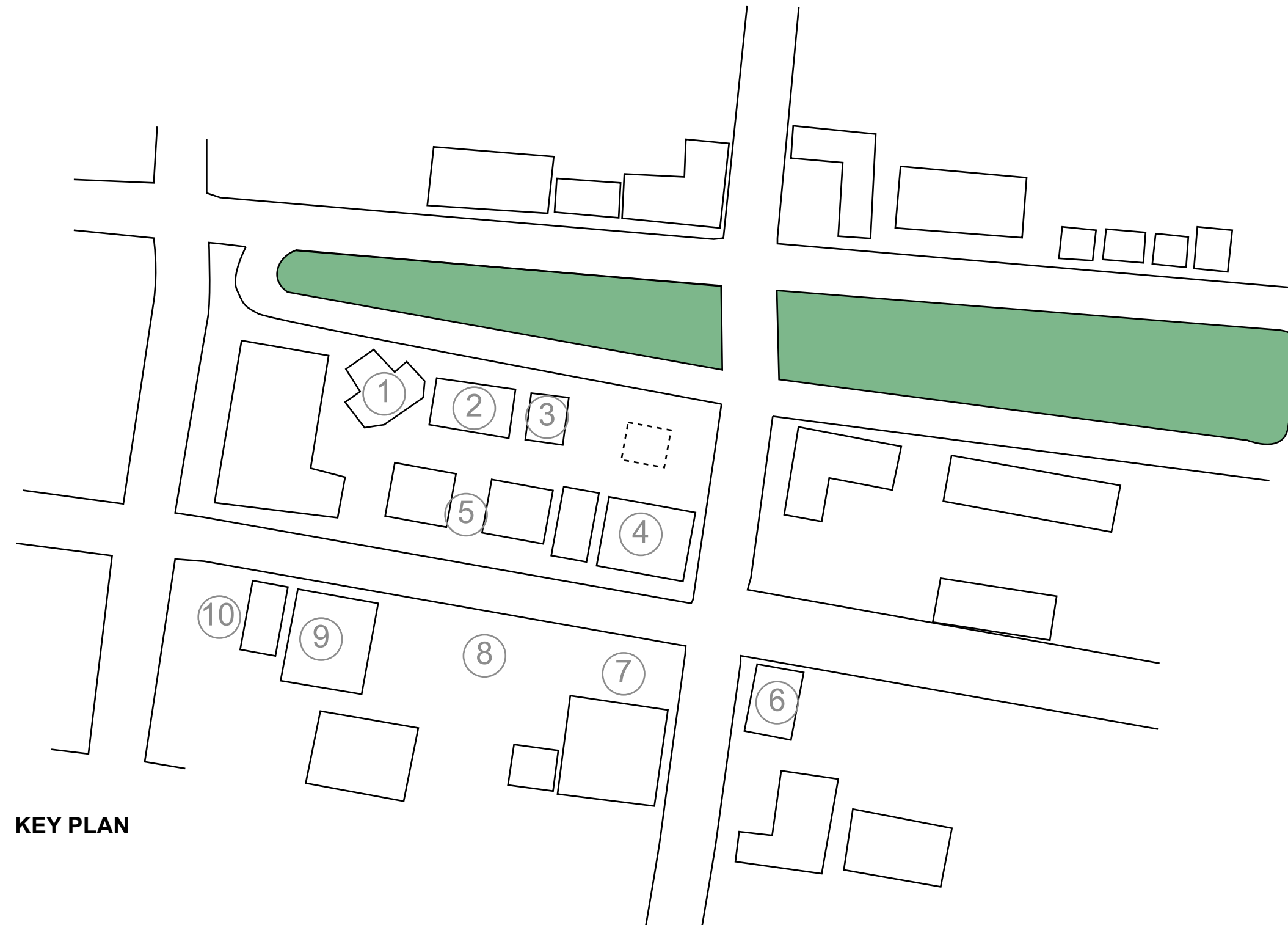
LANDSCAPE DRAWING LIST

No.	Name
L1	Level 1 Layout & Planting Plans
L2	Levels 2 & 4 Planting Plans
Total Sheets: 2	



Revisions

Received Date:
August 4, 2020



KEY PLAN

LEGEND

-  TWO WAY TRAFFIC
 ONE WAY TRAFFIC
 PEDESTRIAN TRAFFIC



VEHICULAR AND PEDESTRIAN TRAFFIC PLAN



THE PACIFIC MONARCH

1



RAINCOAST BUSINESS CENTRE

2



PANDORA DENTAL GROUP

3



THE MONDRIAN

4



SUTTON PLACE EAST

5



GEMI STYLISTS

6



7



PACIFIC MAZDA USED CARS - LOT

8



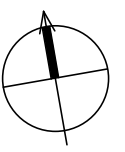
PACIFIC MAZDA USED CARS - LOT

9



PACIFIC MAZDA USED CARS - LOT

10



PROPOSED
JOHNSON
STREET
RESIDENCES

VICTORIA, BC

Site Analysis

ISSUED FOR	
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A0.01

VICTORIA, BC

Urban Context

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DATE	DESCRIPTION
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A0.02



Subdivision Plan Of
Lot 1, Of Lots 859, 860, 861 And 864,
Victoria City, Plan 18224.
Pursuant to Section 67 of the Land Title Act.
BCGS 92B 044

Plan EPP35034



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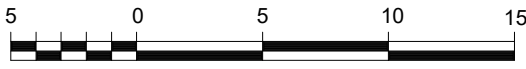
VICTORIA, BC

Site Survey
(Existing)

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A1.00



Distances are in metres, unless otherwise noted
The intended plot size of this plan is 560mm in height
by 864mm in width (D size) when plotted at a scale
of 1:300.

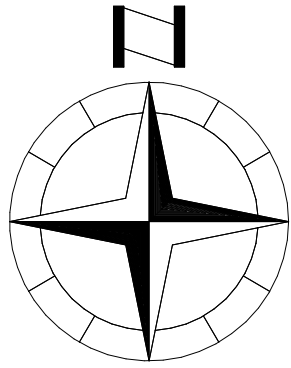
Integrated Survey Area No. 17, City of Victoria,
NAD83(CSRS) 3.0.0.BC.1.CRD.

Grid bearings are derived from observations between
geodetic control monuments 16-96 and 16-102.

This plan shows horizontal ground-level distances
except where otherwise specified. To compute
grid distances, multiply ground-level distances
by combined factor 0.9996078 which has
been derived from geodetic control monuments
16-96 and 16-102.

Legend

- Denotes Control Monument Found
- Denotes Standard Iron Post Found
- Denotes Standard Iron Post Placed
- Denotes Lead Plug Found
- Denotes Lead Plug Placed



A covenant in the name of the Town of Sidney
pursuant to Section 219 of the Land Title Act
is a condition of approval for this subdivision.

This plan lies within the jurisdiction of the
Approving Officer for the City of Victoria.

This plan lies within the
Capital Regional District.

The field survey represented by this plan was
completed on the 25th day of April, 2014.
Brent W. Mayenburg, BCLS 910

1 SITE SURVEY (EXISTING)
A1.00 SCALE: 1 : 300

RICHARD J WEY& ASSOCIATES
Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 2014/120099/SUB/BM

VICTORIA, BC

Floor Plan - Level 1 & Basement

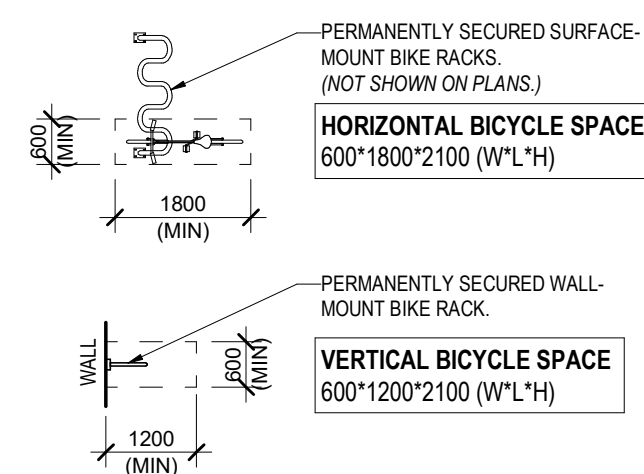
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JUL.29.2020	DP APPLICATION RESUBMITTAL

A2.00

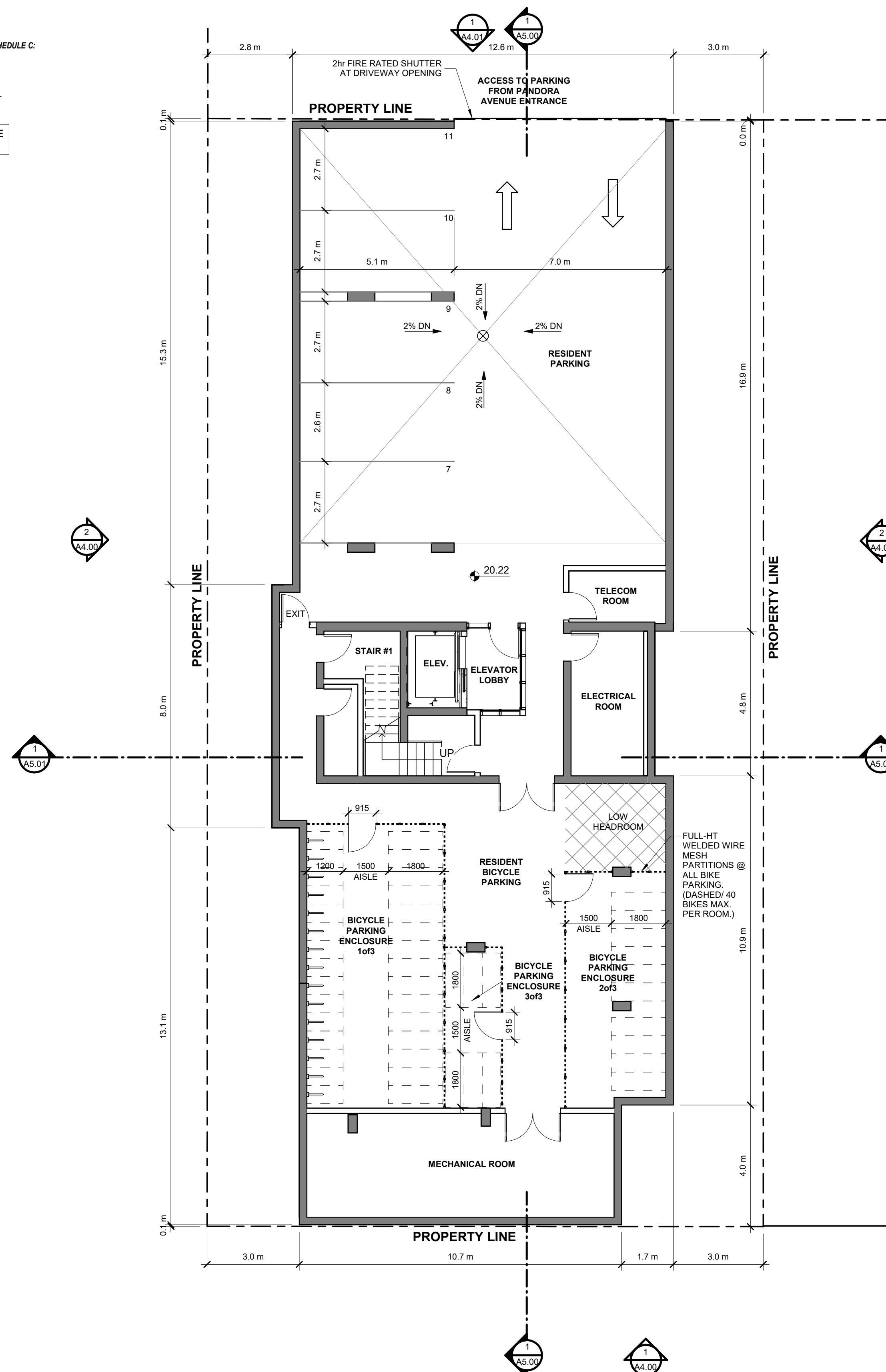
BICYCLE SPACE LEGEND

NOTE:

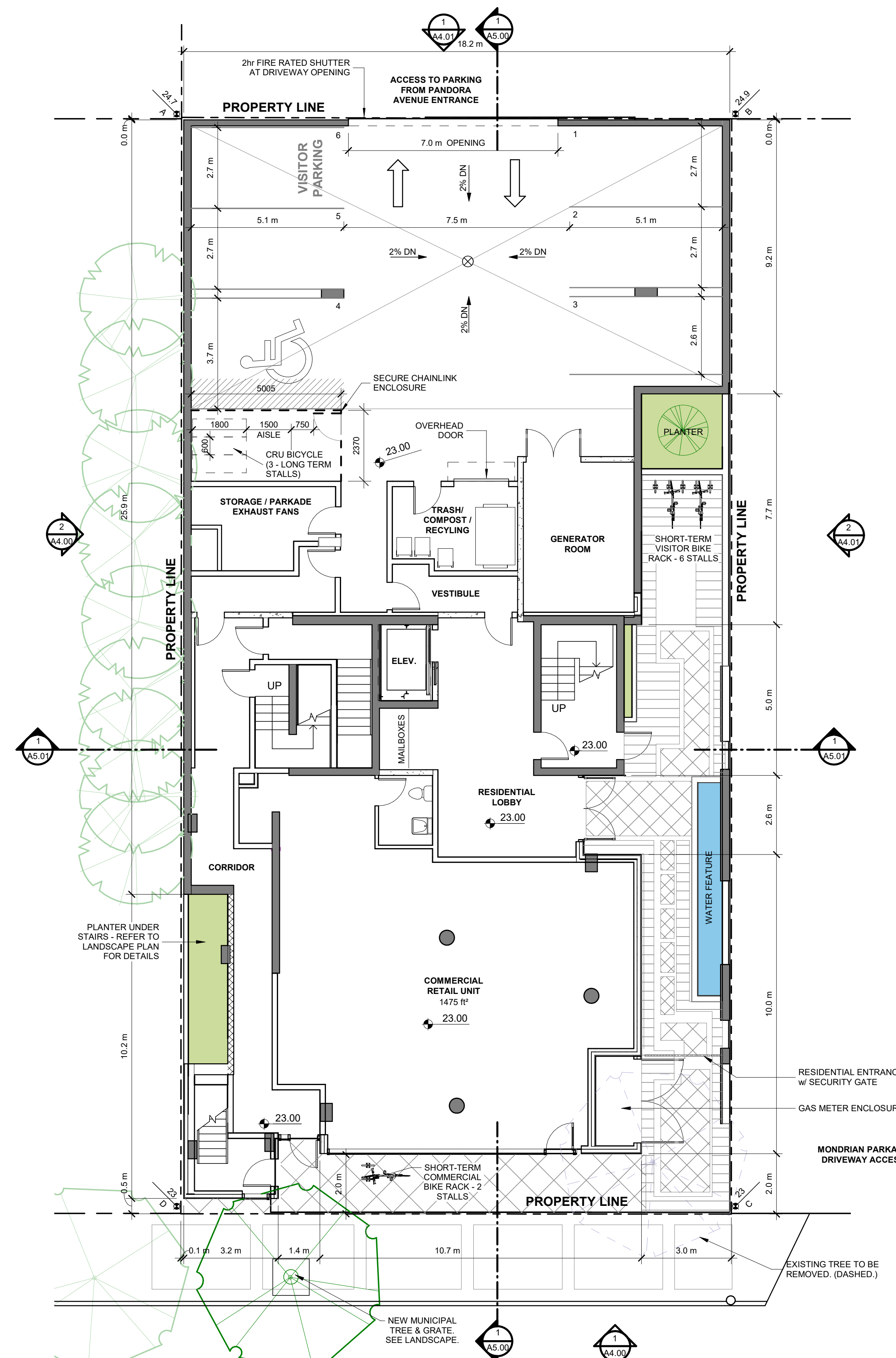
- BASED ON: 2018 CITY OF VICTORIA ZONING BYLAW NO. 80-159 SCHEDULE C: 'OFF-STREET PARKING REGULATIONS'
- DASHED LINES INDICATE CLEARANCE SPACE ONLY.
- PROVIDED FLOOR-MOUNT RACKS NOT SHOWN ON PLANS.



21 PARKING STALLS UNDER PANDORA
AVENUE BUILDING RESERVED FOR
JOHNSON STREET RESIDENTIAL USE



1	LEVEL P1 - BASEMENT/ PARKING
A2.00	SCALE: 1 : 100



2 LEVEL 1 - GROUND FLOOR



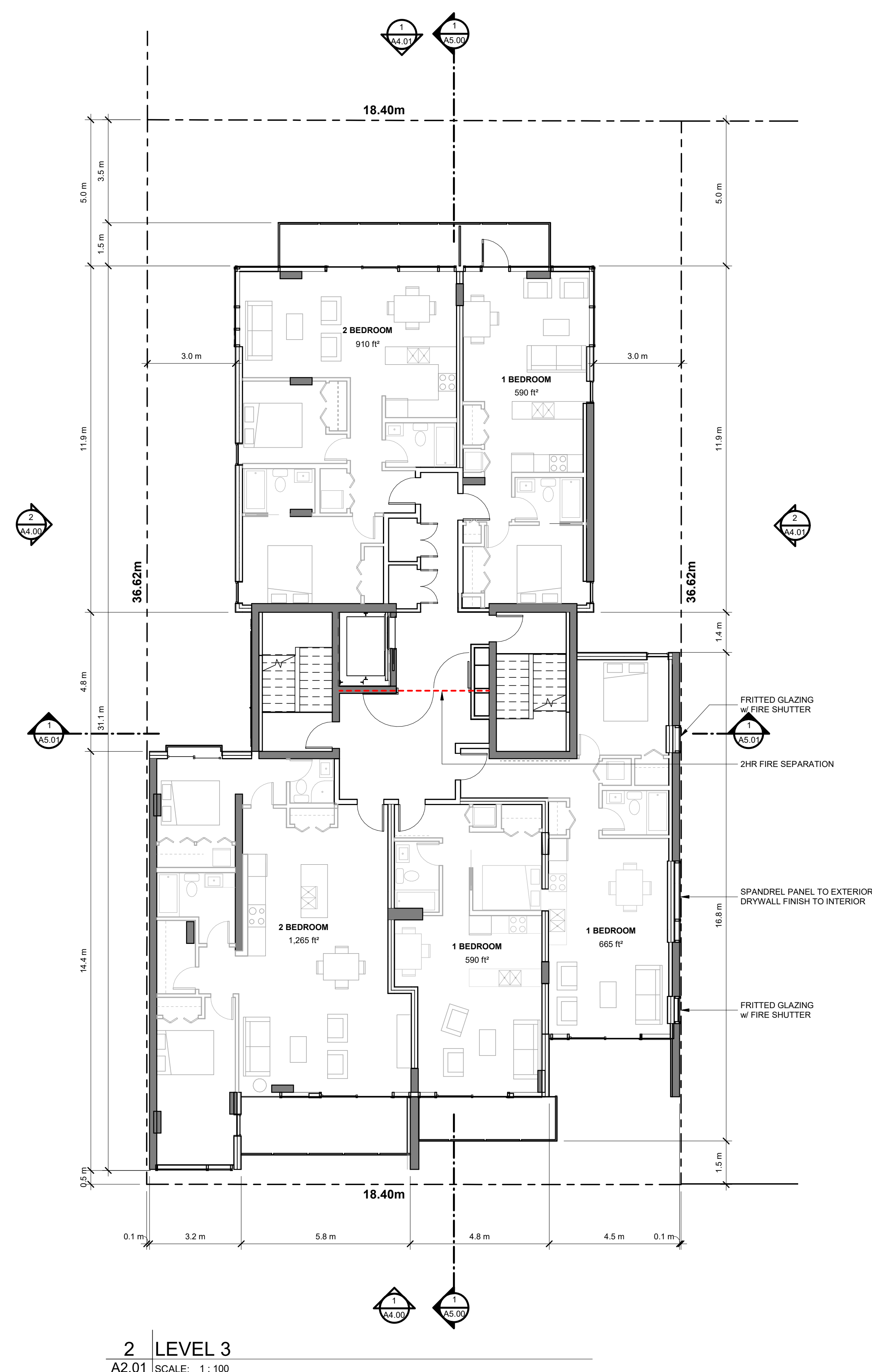
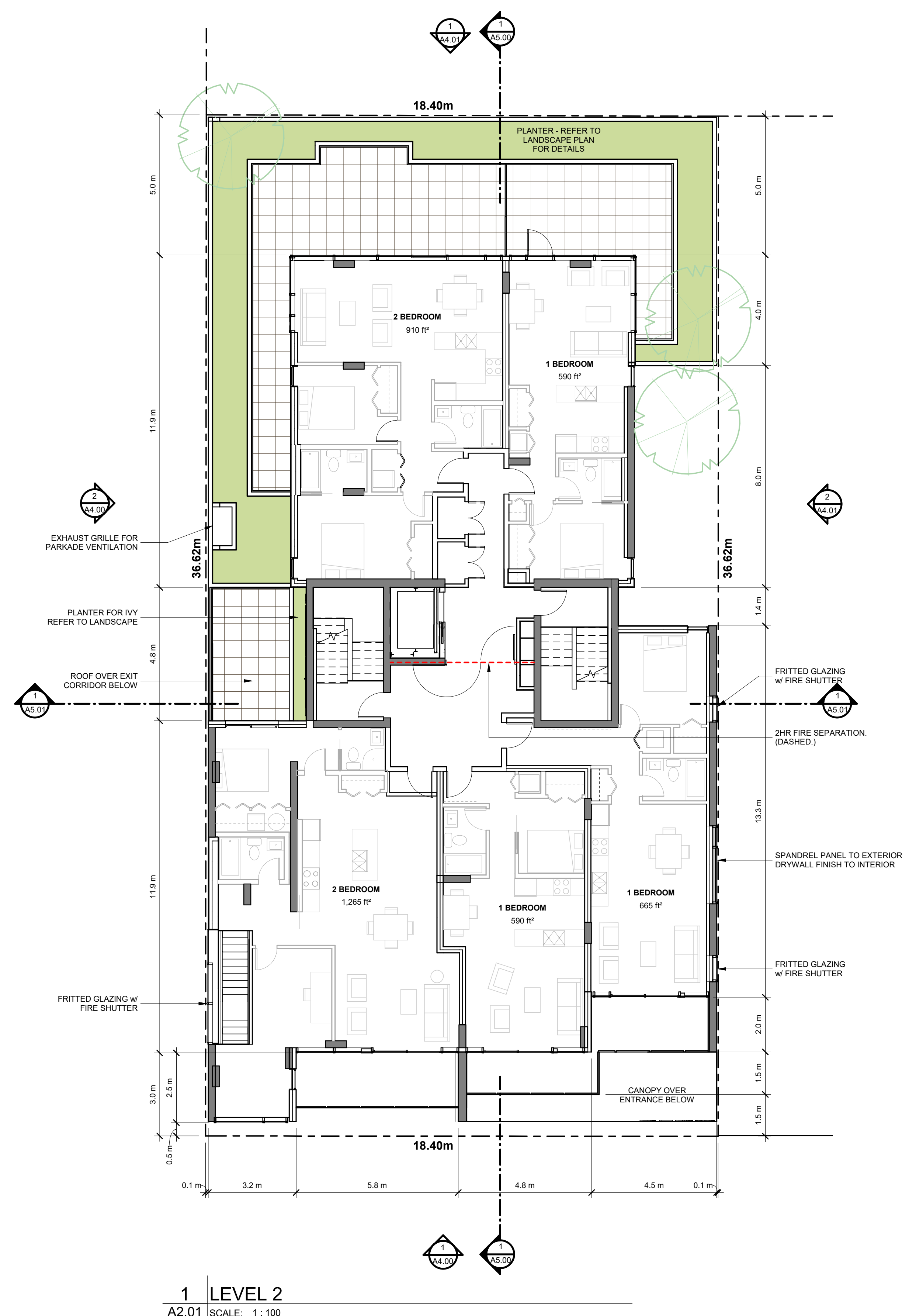
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VICTORIA, BC

Floor Plan - Level 2 & 3

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A2.01



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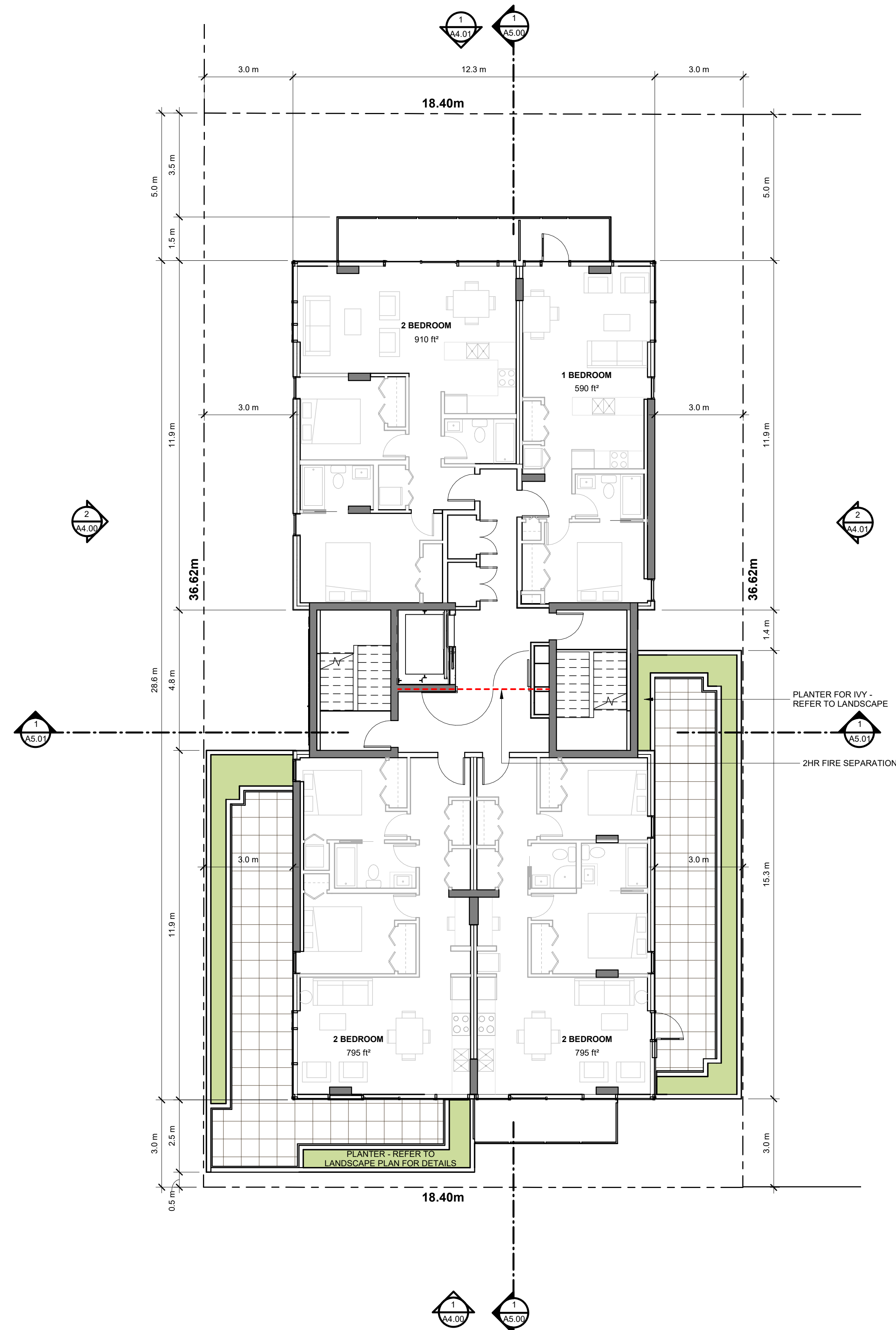
VICTORIA, BC

Floor Plan -
Level 4 & 5-9
(Typical)

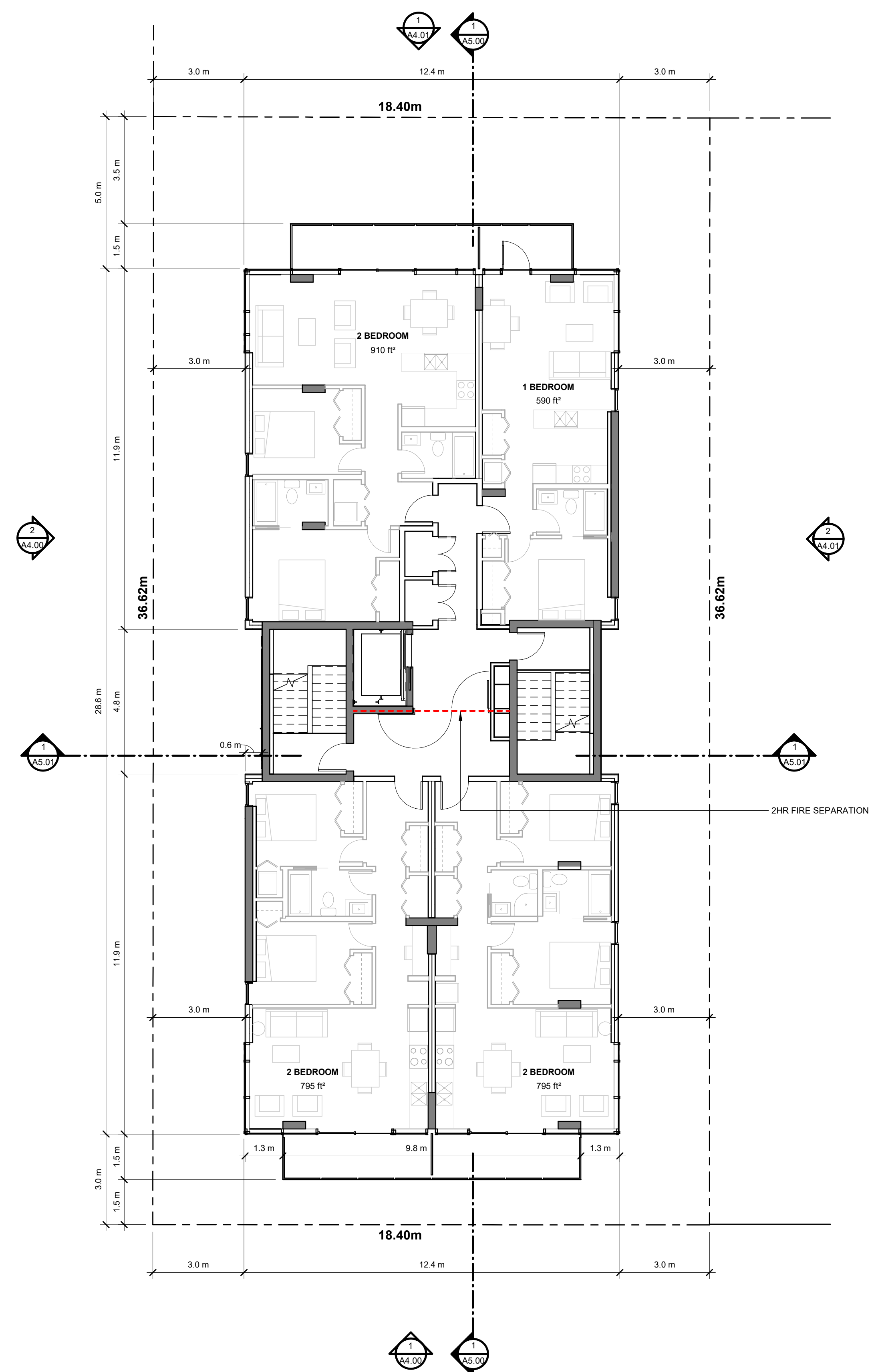
ISSUED FOR

DATE	DESCRIPTION
MAY 20 2020	RE-ISSUED FOR DEVELOPMENT PERMIT

A2.02



1 LEVEL 4
A2.02 SCALE: 1:100



2 LEVEL 5- 9 (TYPICAL FLOOR)
A2.02 SCALE: 1:100



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VICTORIA, BC

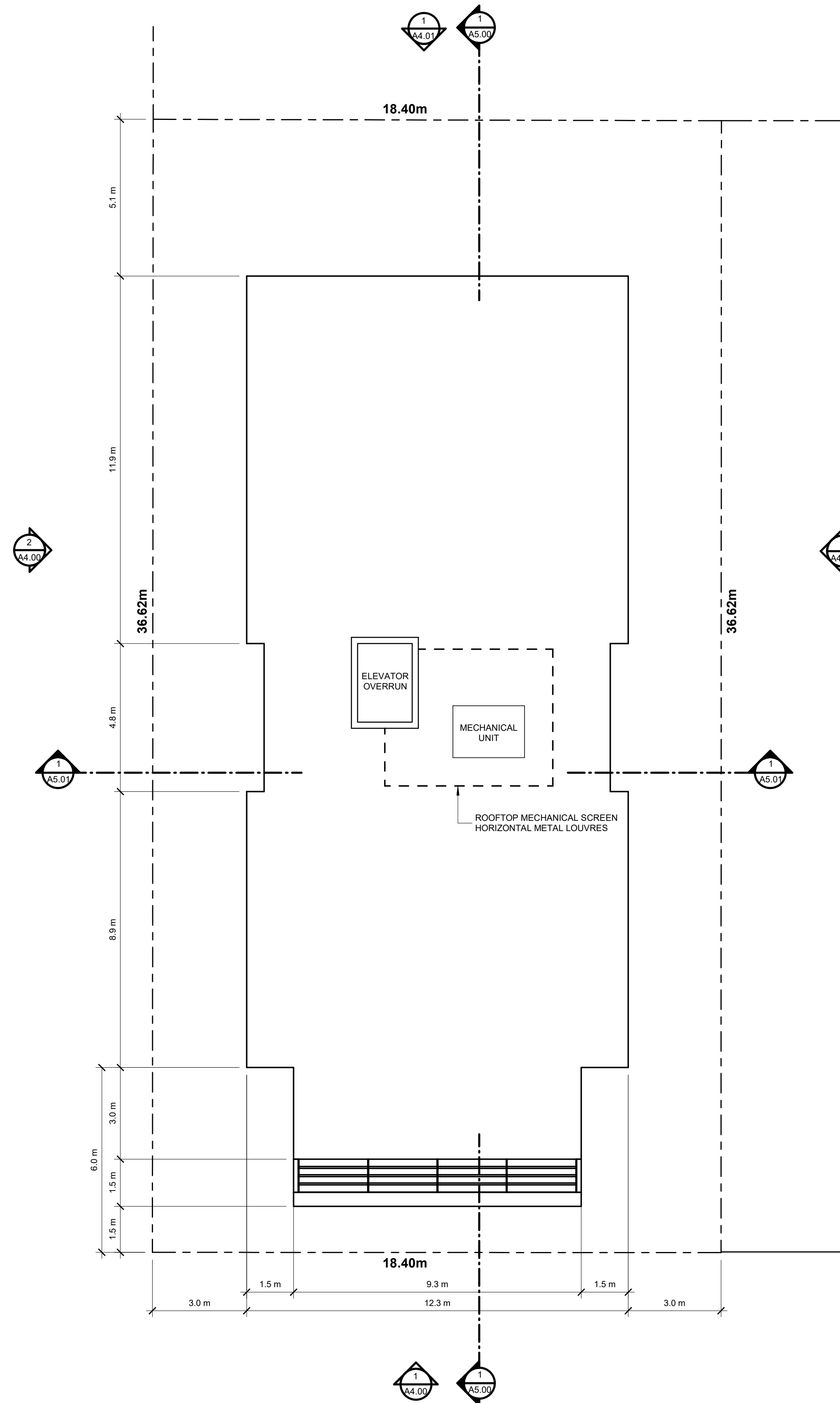
Floor Plan -
Level 10 & Roof

ISSUED FOR

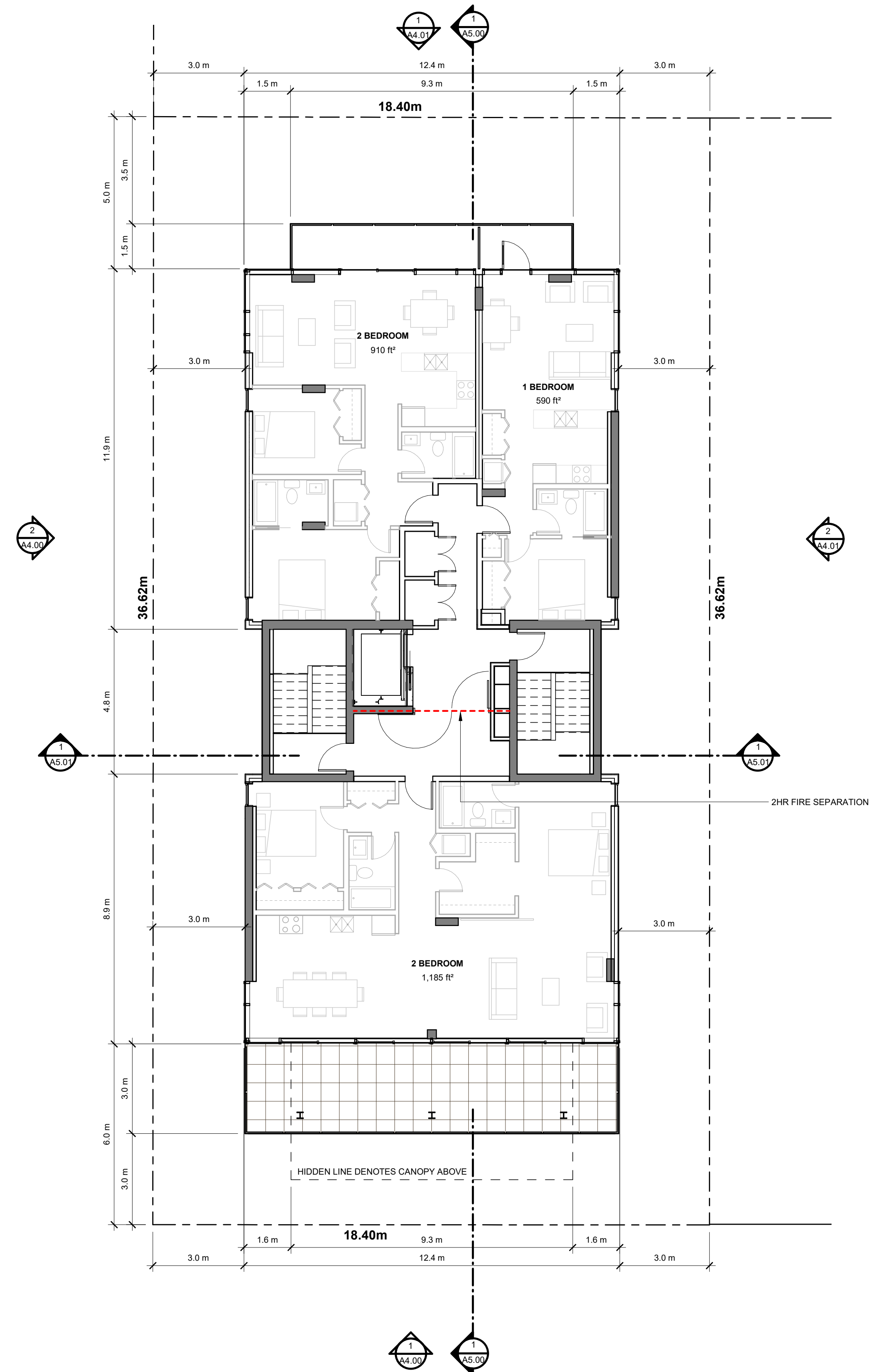
DATE	DESCRIPTION
MAY 20 2020	RE-ISSUED FOR DEVELOPMENT PERMIT

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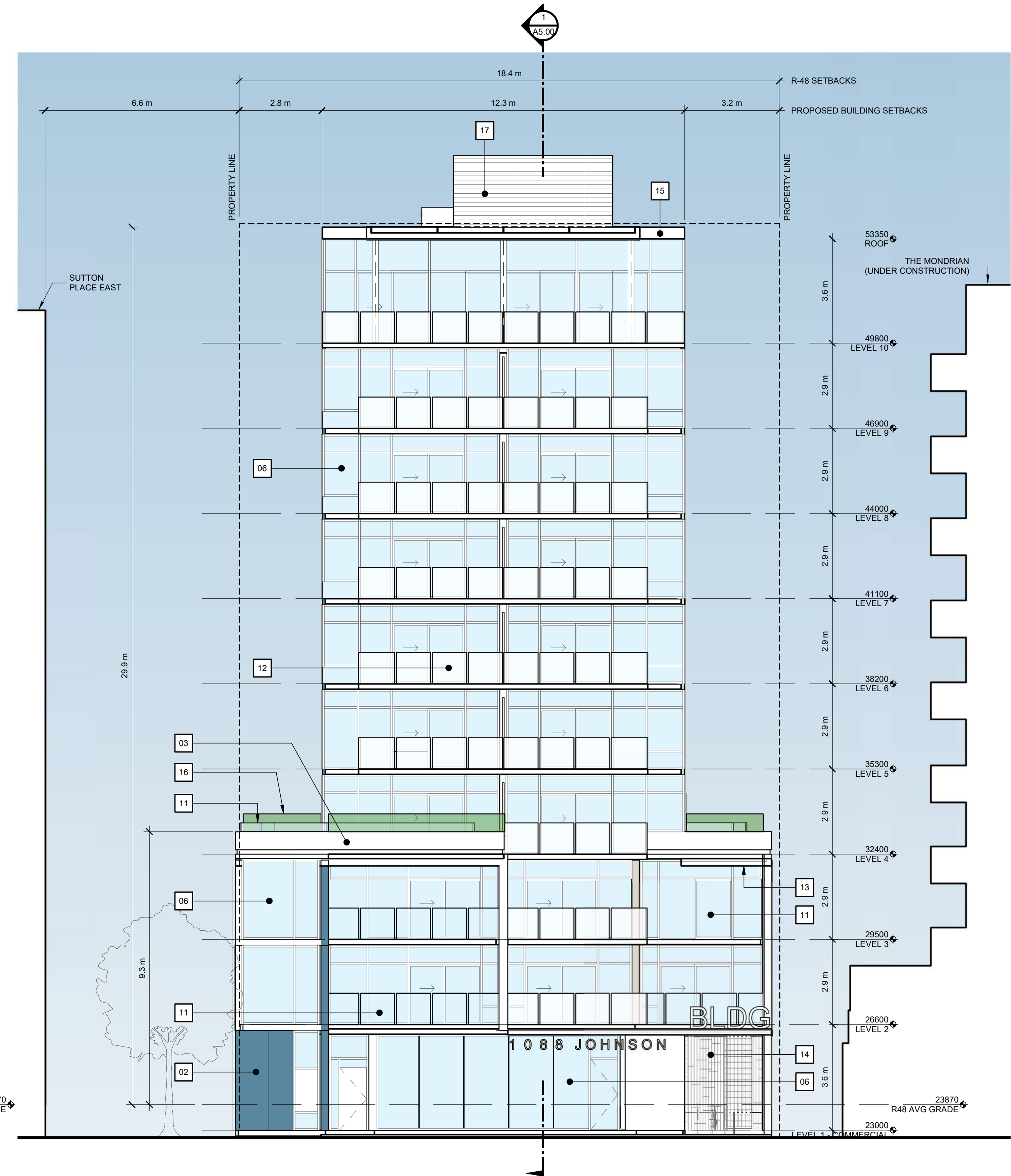
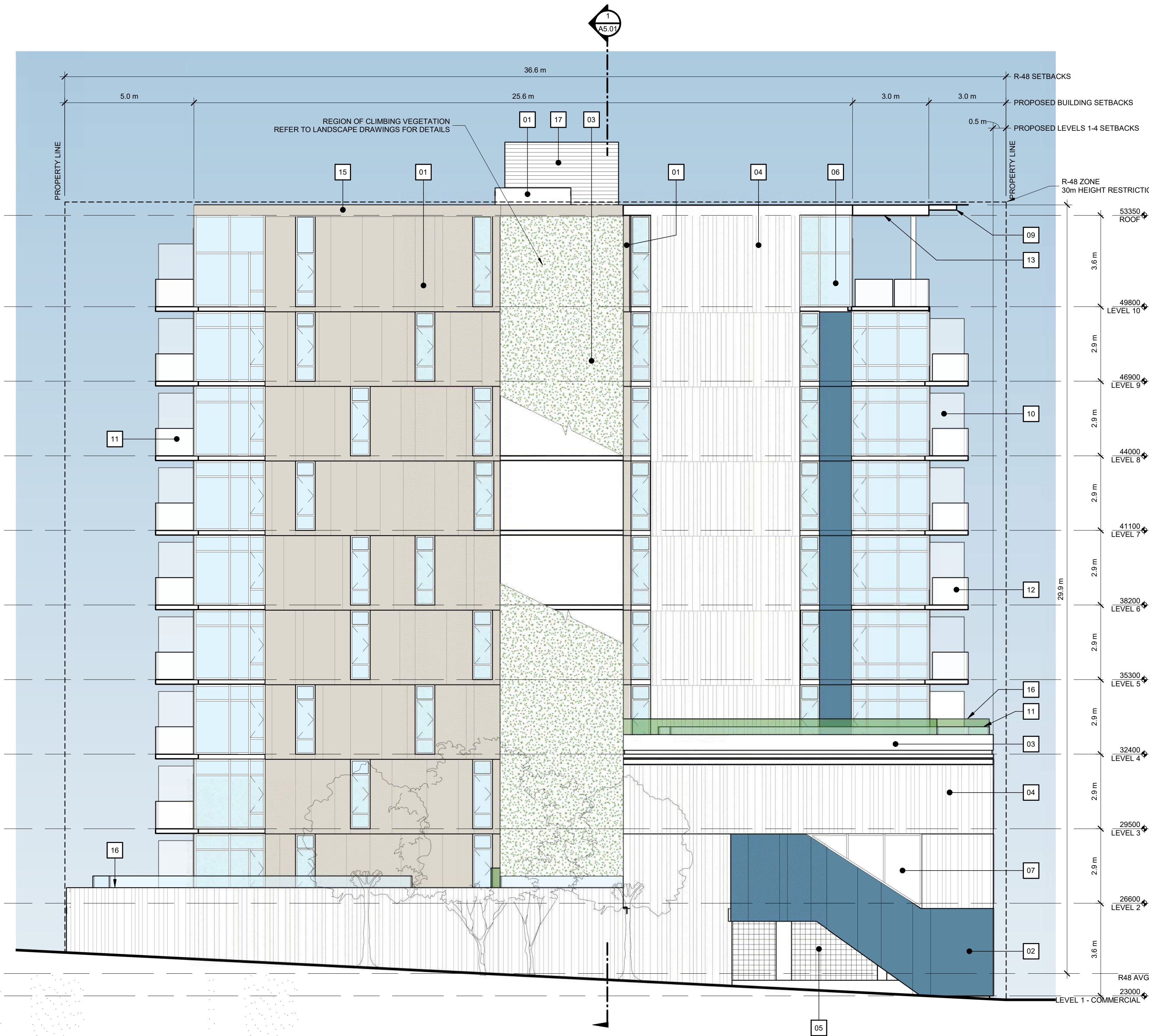


1 ROOF PLAN
A2.03 SCALE: 1 : 100



2 LEVEL 10 - PENTHOUSE
A2.03 SCALE: 1 : 100

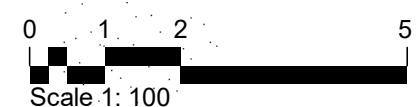




05 - FRIT GLASS PATTERN

TYPICAL KEYNOTES: EXTERIOR ELEVATIONS

01 CEMENT PANEL 1 - CHAMPAGNE COLOR	04 CONCRETE - TEXTURED FINISH	07 FRITTED GLASS SPANDREL PANEL IN ANODIZED ALUMINUM FRAME	10 TRANSLUCENT GLASS PRIVACY SCREEN	13 CEDAR SOFFIT/WALL FINISH	16 PLANTING - REFER TO LANDSCAPE DRAWINGS
02 CEMENT PANEL 2 - TWILIGHT BLUE COLOR	05 GLASS BLOCK	08 CLIMBING VEGETATION OVER CONCRETE COLOURED CEMENT PANEL, SEE LANDSCAPE	11 GUARD RAIL - CLEAR GLASS	14 SECURITY FENCE - REFER TO LANDSCAPE DRAWINGS	17 ROOFTOP MECHANICAL SCREEN - PREFINISHED METAL HORIZONTAL LOUVRE ASSEMBLY
03 CONCRETE - SMOOTH FINISH	06 CLEAR GLASS IN ANODIZED ALUMINUM FRAME	09 PAINTED STEEL FRAME - COLOR TO MATCH CEMENT PANEL 1	12 GUARD RAIL - FRITTED GLASS	15 METAL FASCIA - COLOR TO MATCH CEMENT PANEL 1	



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VICTORIA, BC

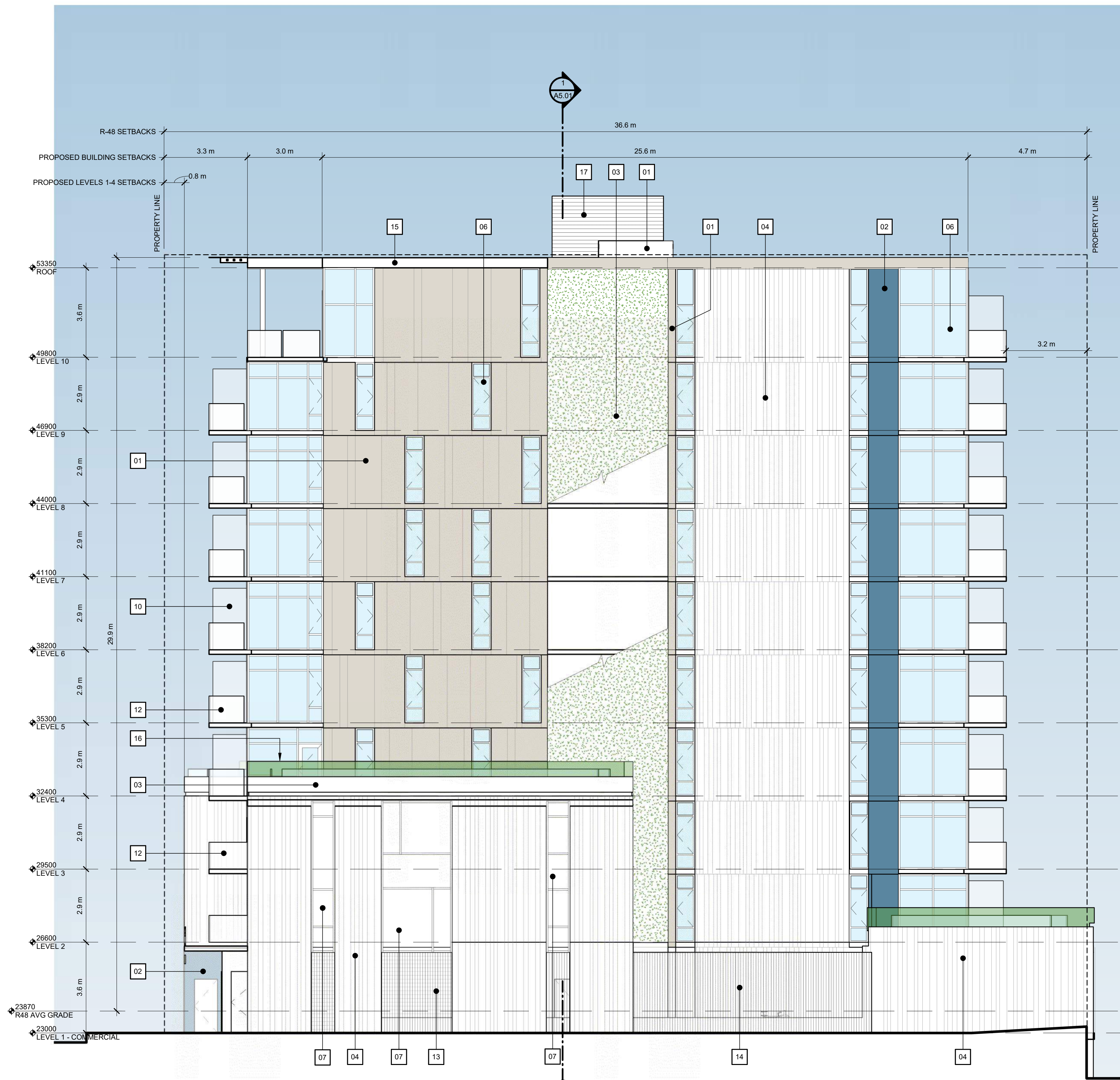
Exterior
Elevations 2
(East & North)

ISSUED FOR

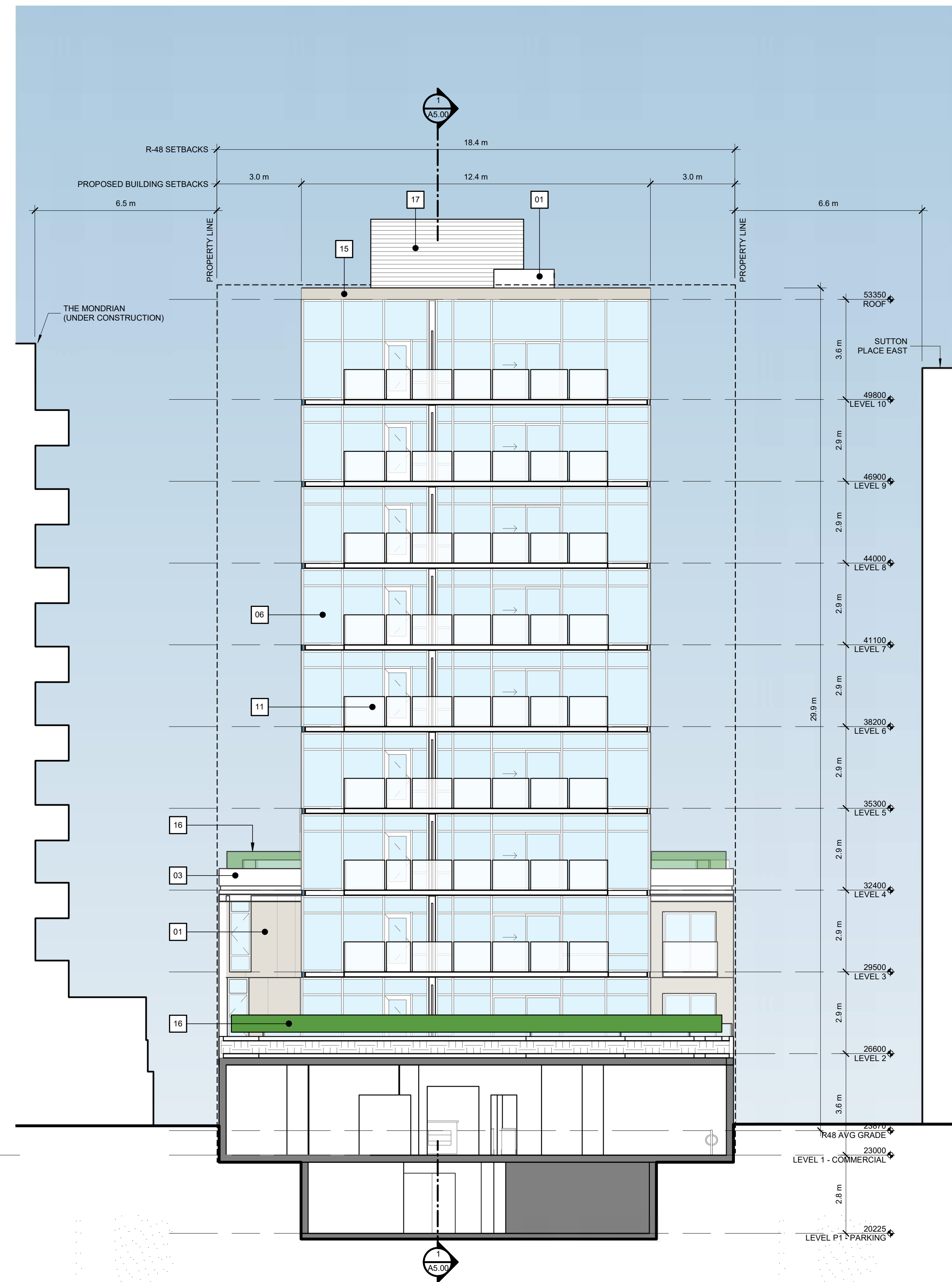
DATE	DESCRIPTION
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A4.01

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2 EAST ELEVATION
A4.01 SCALE: 1 : 100



1 NORTH ELEVATION
A4.01 SCALE: 1 : 100



05 - FRIT GLASS PATTERN

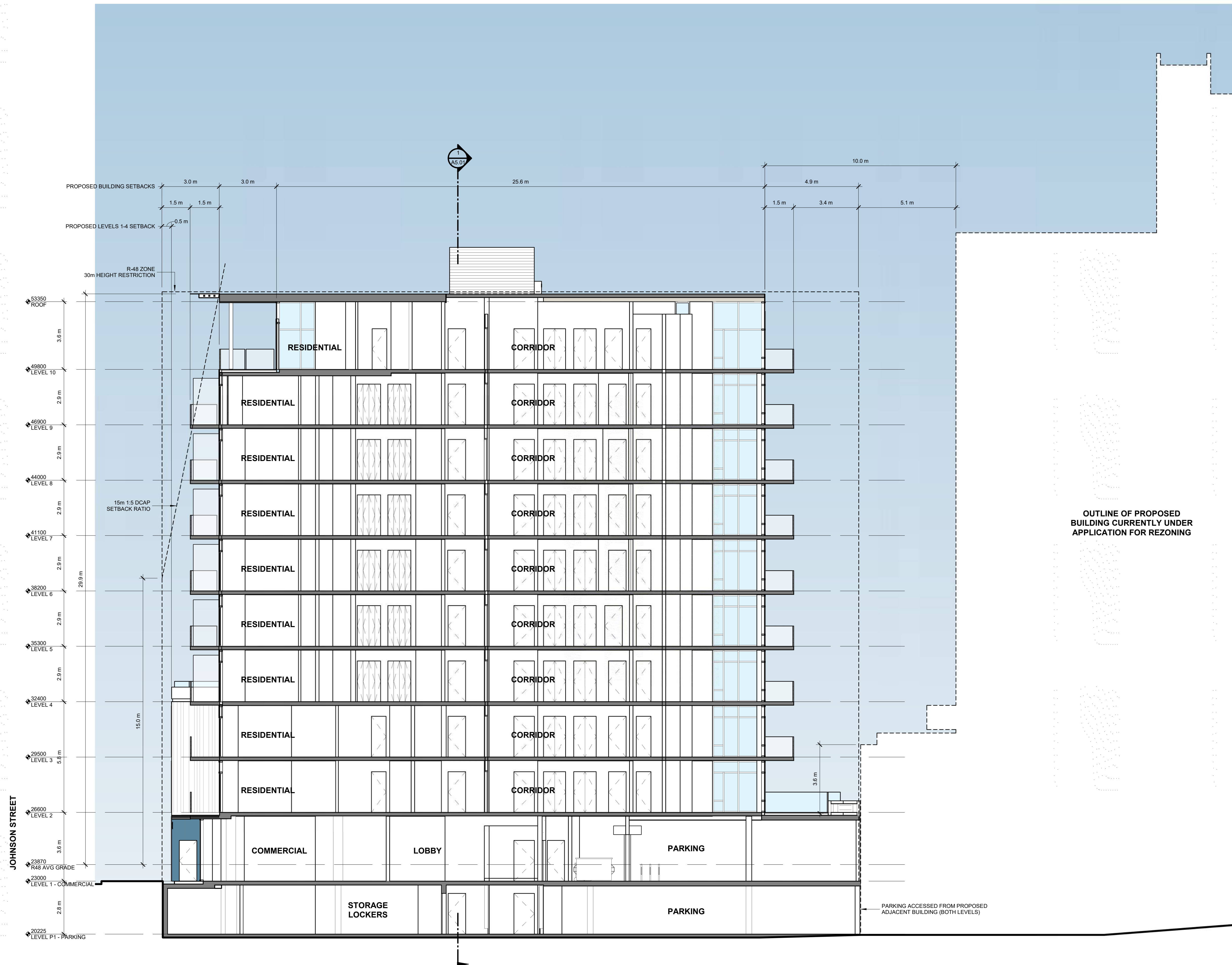
TYPICAL KEYNOTES: EXTERIOR ELEVATIONS

01	CEMENT PANEL 1 - CHAMPAGNE COLOR	04	CONCRETE - TEXTURED FINISH	07	FRITTED GLASS SPANDREL PANEL IN ANODIZED ALUMINUM FRAME	10	TRANSLUCENT GLASS PRIVACY SCREEN	13	CEDAR SOFFIT/WALL FINISH	16	PLANTING - REFER TO LANDSCAPE DRAWINGS
02	CEMENT PANEL 2 - TWILIGHT BLUE COLOR	05	GLASS BLOCK	08	CLIMBING VEGETATION OVER CONCRETE COLOURED CEMENT PANEL, SEE LANDSCAPE	11	GUARD RAIL - CLEAR GLASS	14	SECURITY FENCE - REFER TO LANDSCAPE DRAWINGS	17	ROOFTOP MECHANICAL SCREEN - PREFINISHED METAL HORIZONTAL LOUVRE ASSEMBLY
03	CONCRETE - SMOOTH FINISH	06	CLEAR GLASS IN ANODIZED ALUMINUM FRAME	09	PAINTED STEEL FRAME - COLOR TO MATCH CEMENT PANEL 1	12	GUARD RAIL - FRITTED GLASS	15	METAL FASCIA - COLOR TO MATCH CEMENT PANEL 1		

0 1 2 5
Scale 1: 100



OUTLINE OF PROPOSED
BUILDING CURRENTLY UNDER
APPLICATION FOR REZONING



PROPOSED
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VICTORIA, BC

Building Section
- N-S

ISSUED FOR	
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0 1 2 5
Scale 1: 100

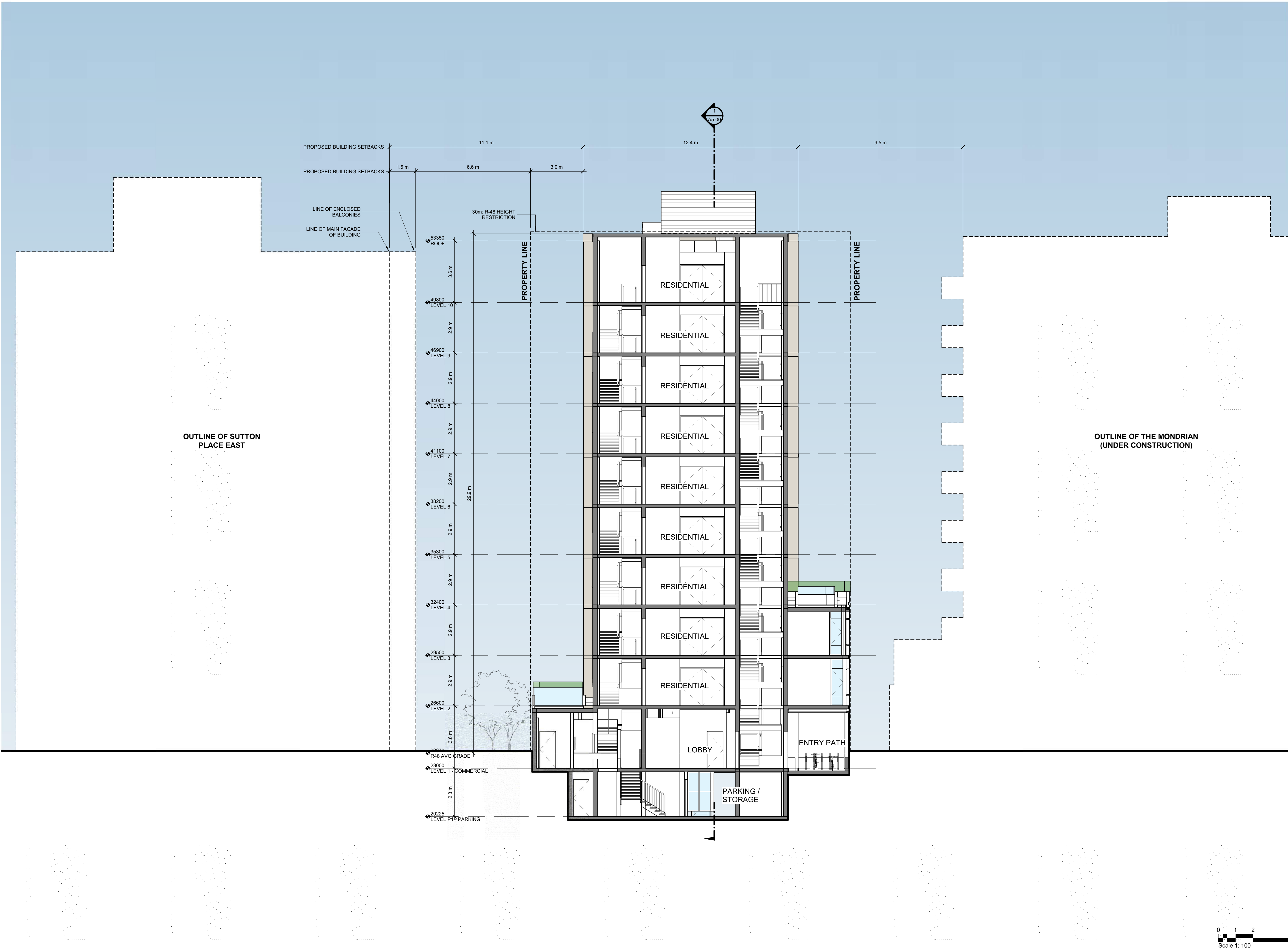
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VICTORIA, BC

Building Section
- E-W

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A5.01





VIEW LOOKING NORTH WEST

THIS IS AN ARTIST RENDERING BASED ON CURRENT DEVELOPMENT CONCEPTS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THE PROJECT DEPICTED WILL BE CONSTRUCTED. OR IF CONSTRUCTED, WILL BE OF THE SAME TYPE, SIZE, OR MATERIALS AS ILLUSTRATED.



VIEW LOOKING NORTH EAST

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Perspective
Views 1

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A6.00



VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST



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Perspective Views 2

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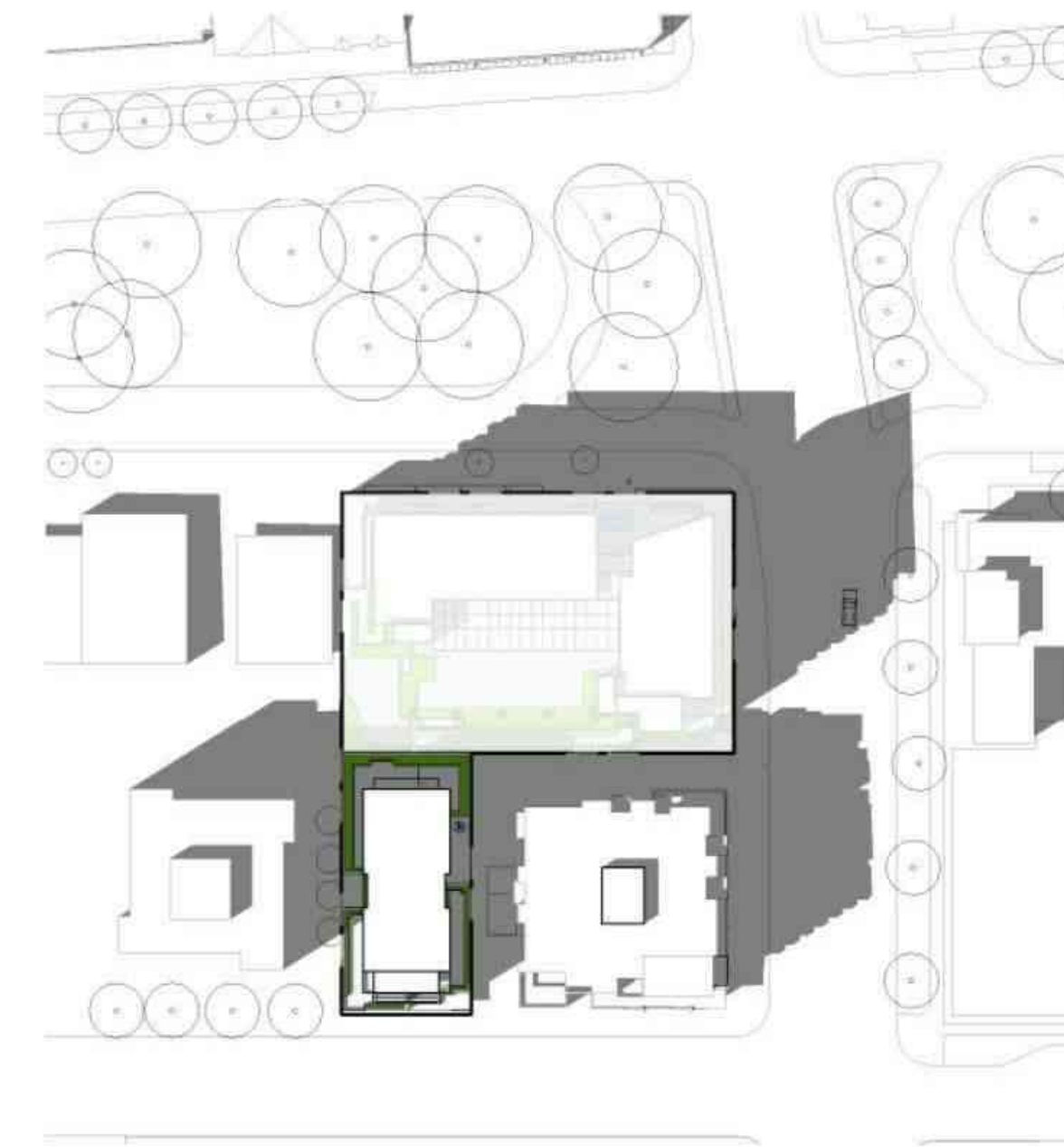
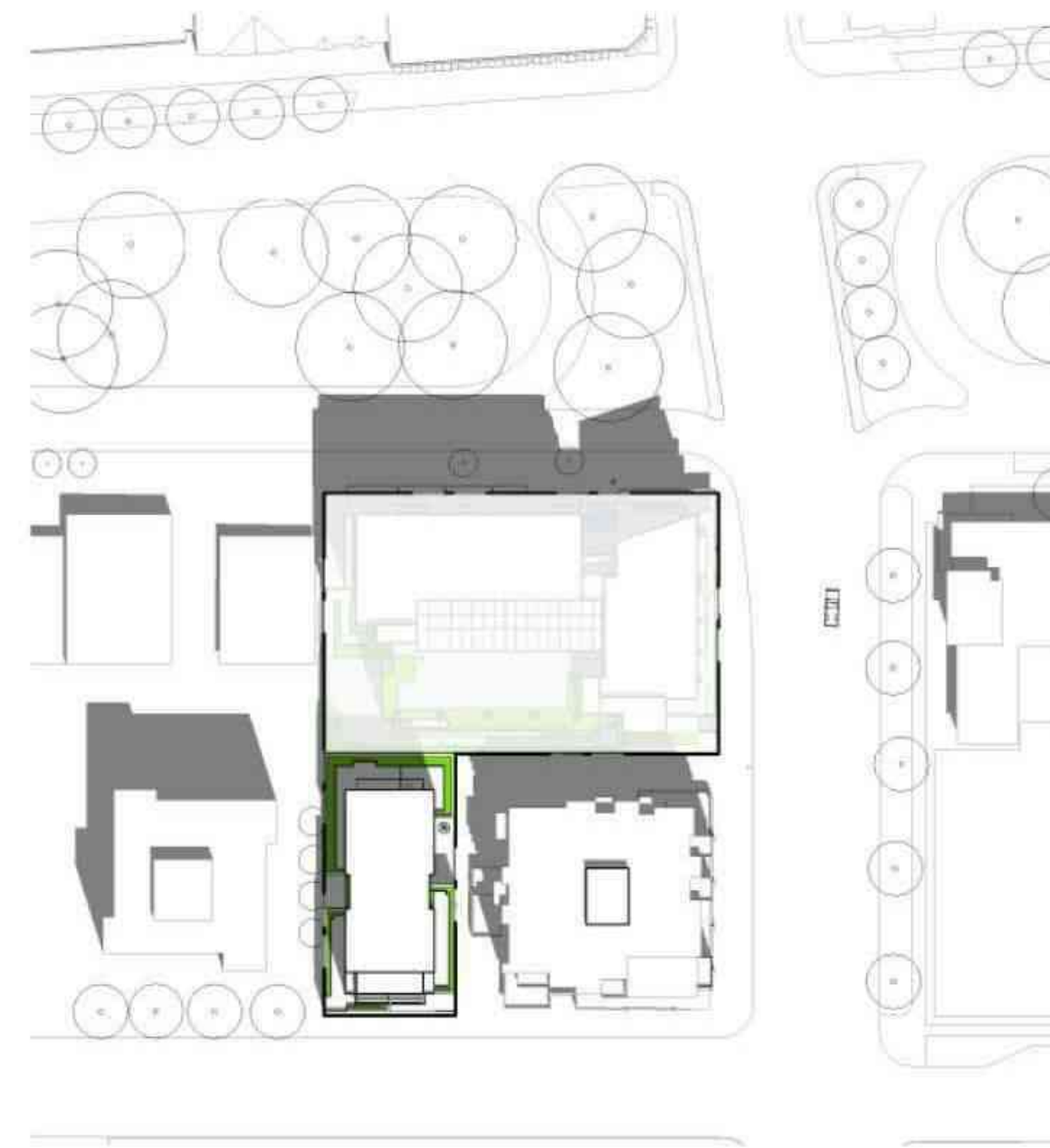
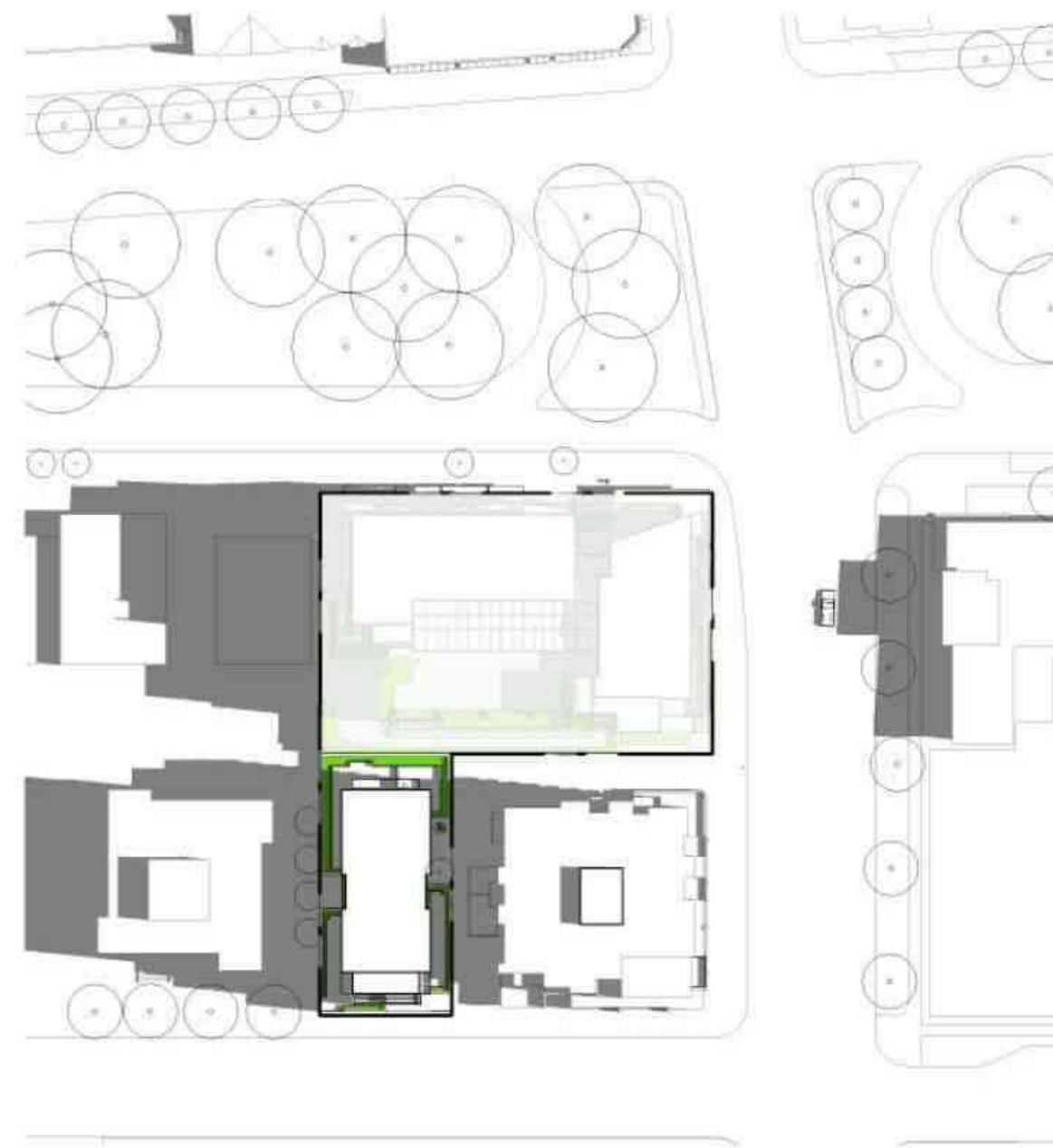
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SUMMER SOLSTICE

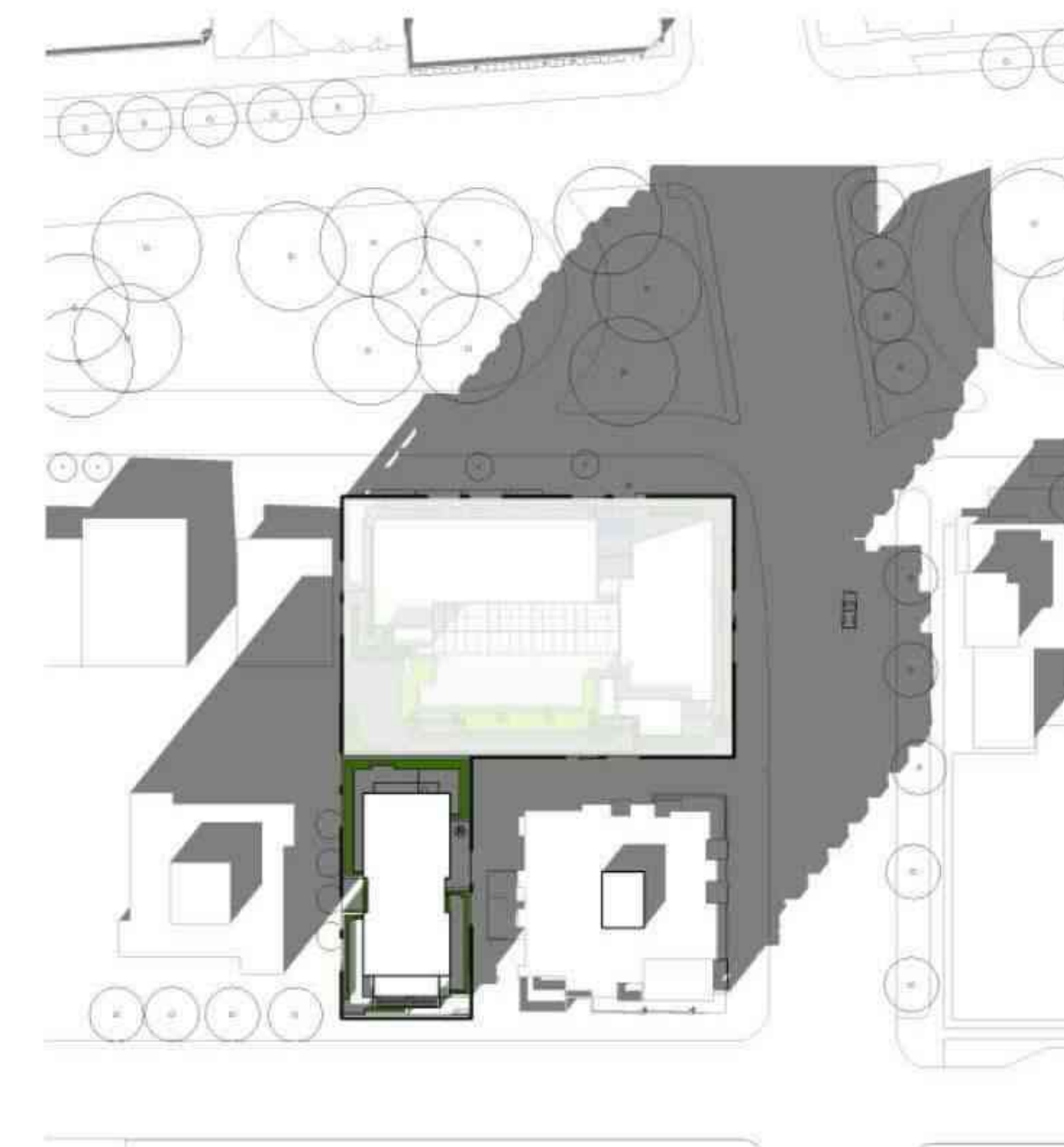
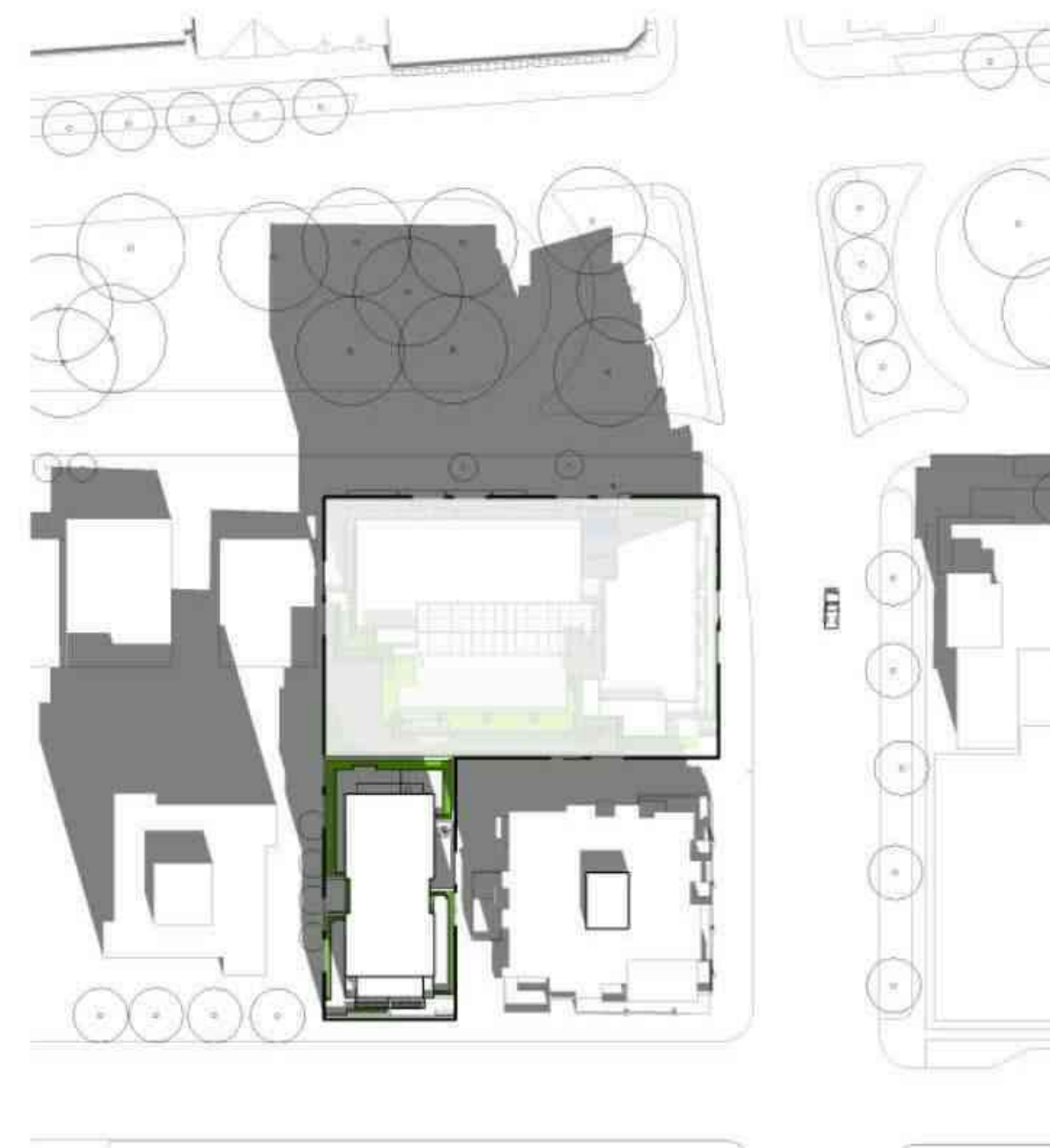
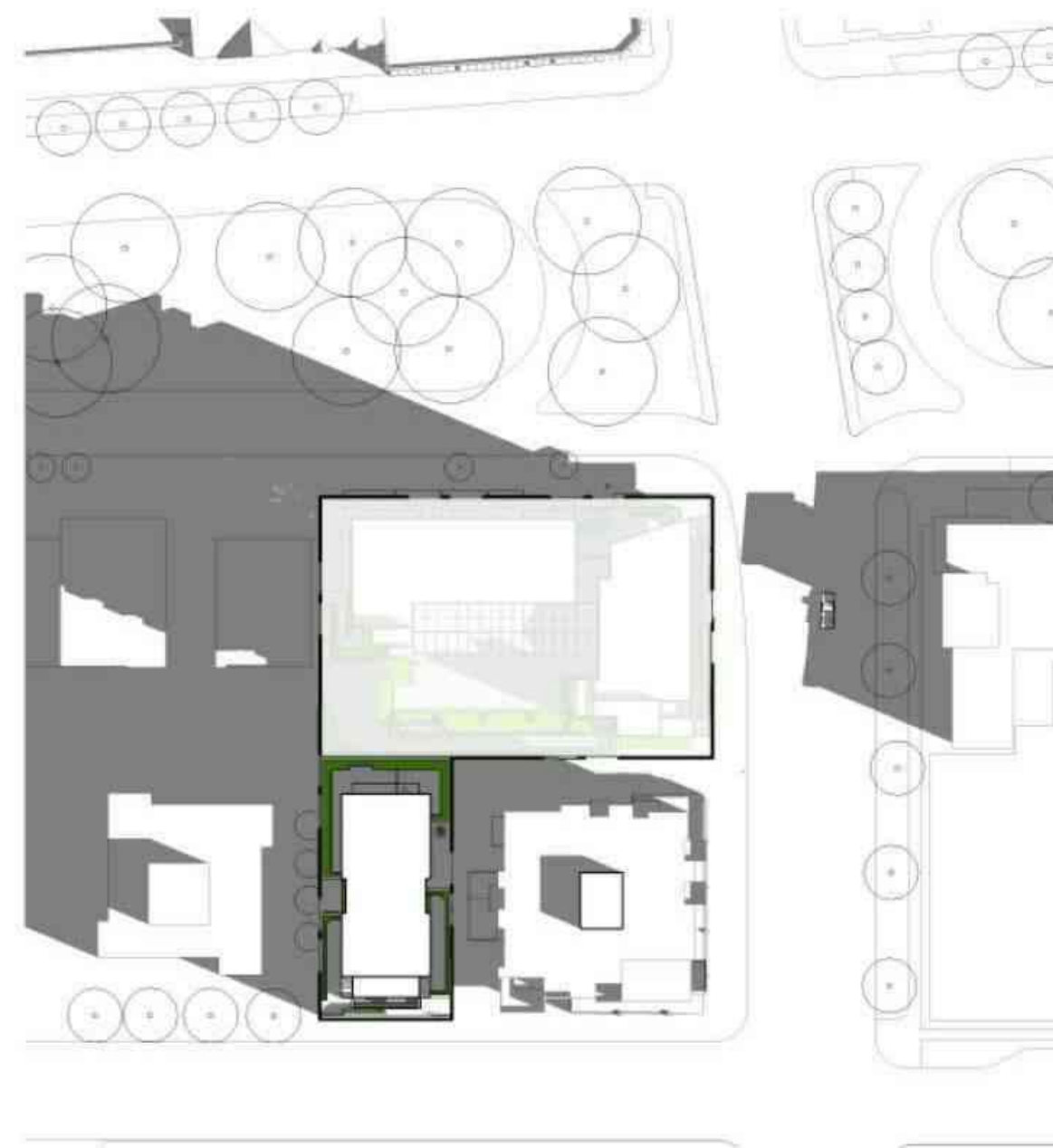
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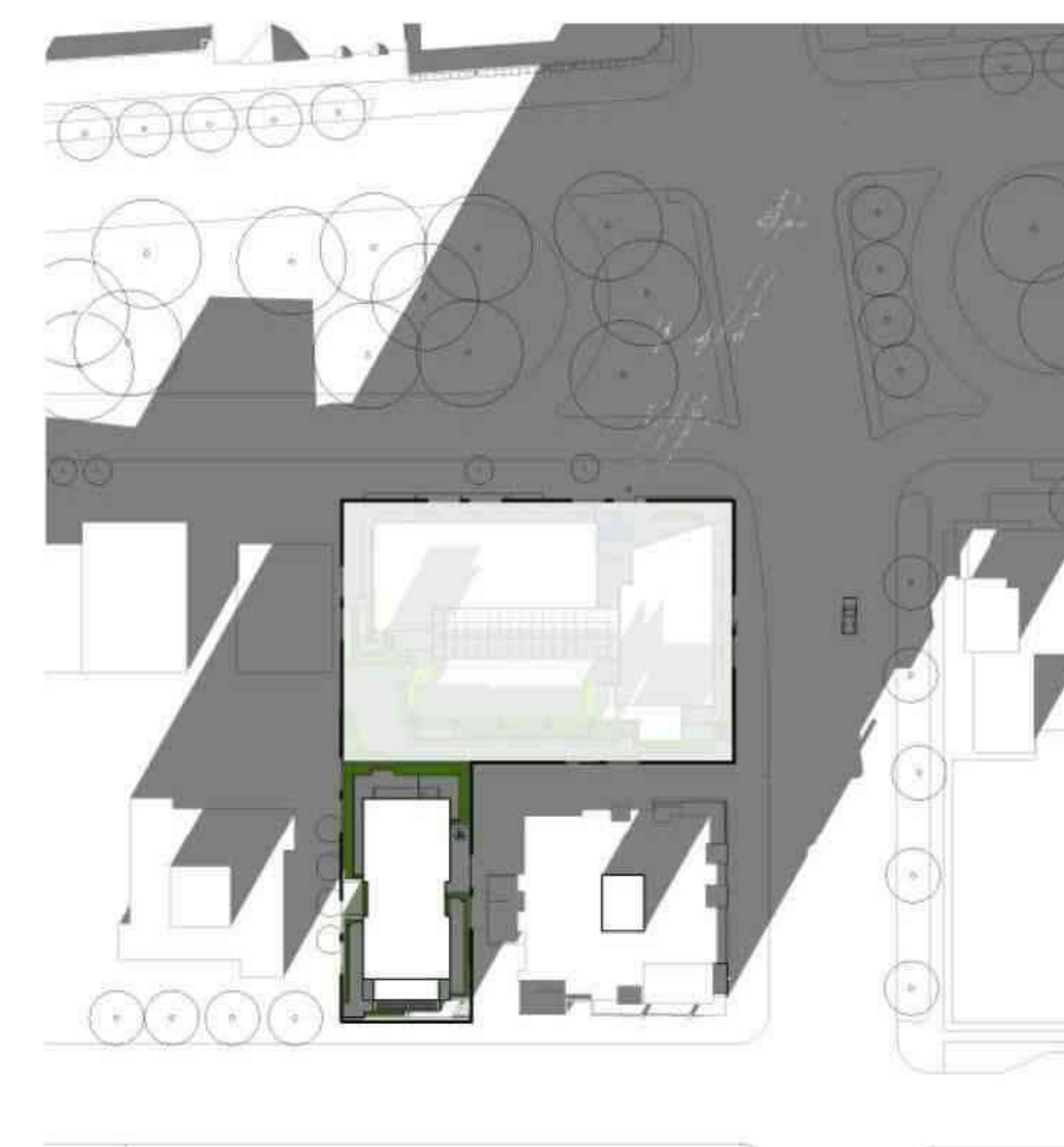
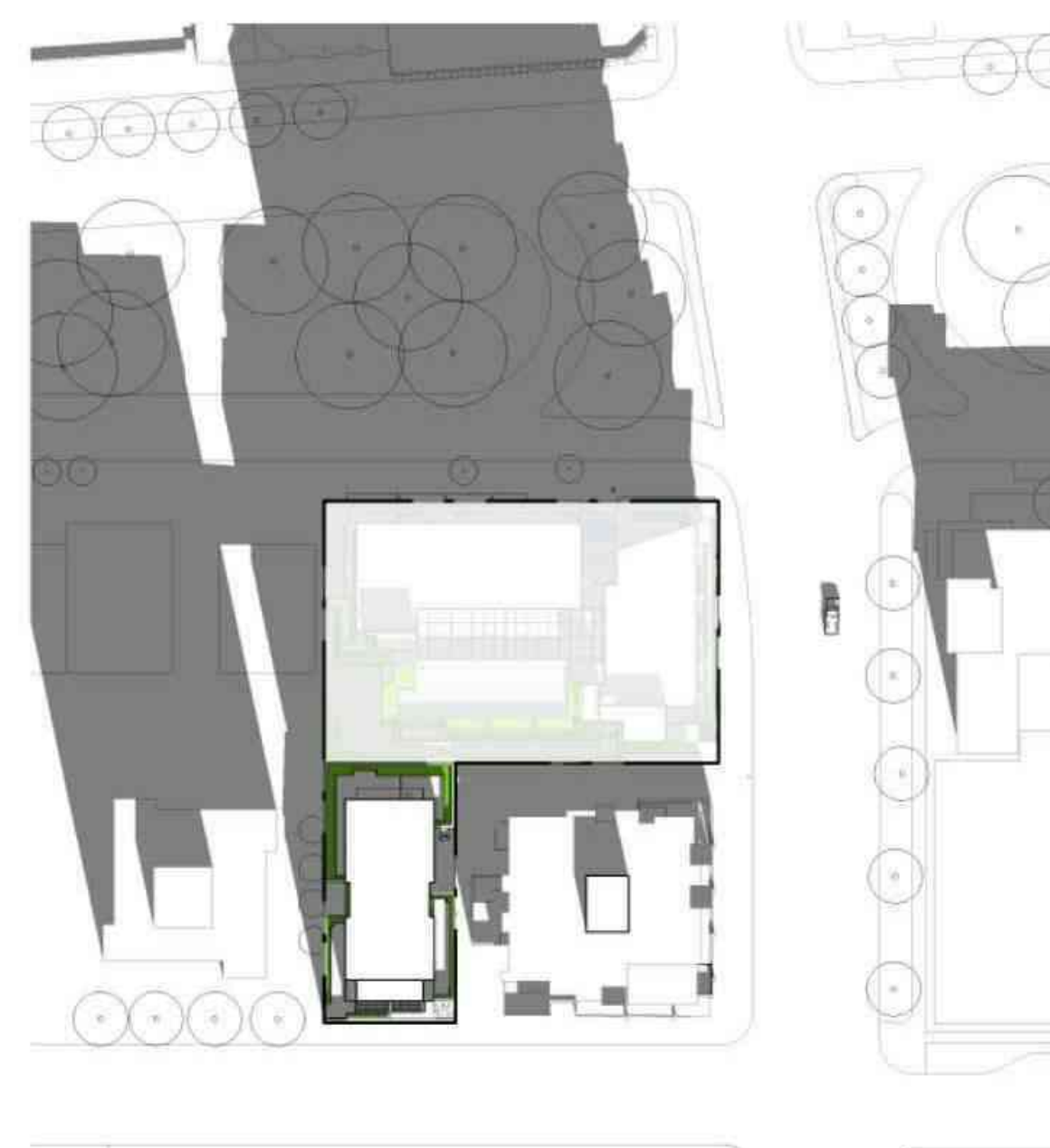
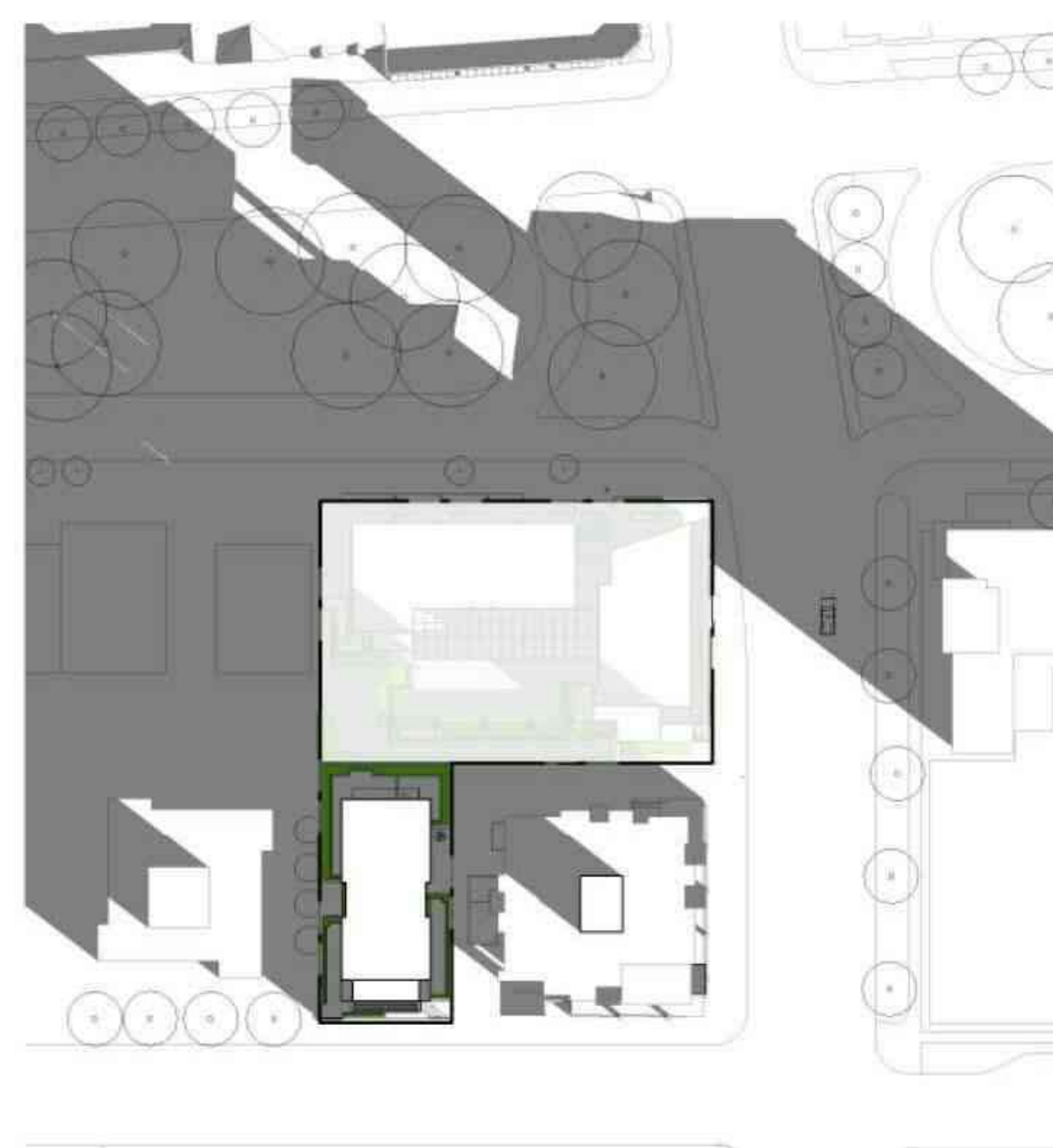
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EQUINOXES



WINTER SOLSTICE



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RESIDENCES

VICTORIA, BC

Solar Shading Study

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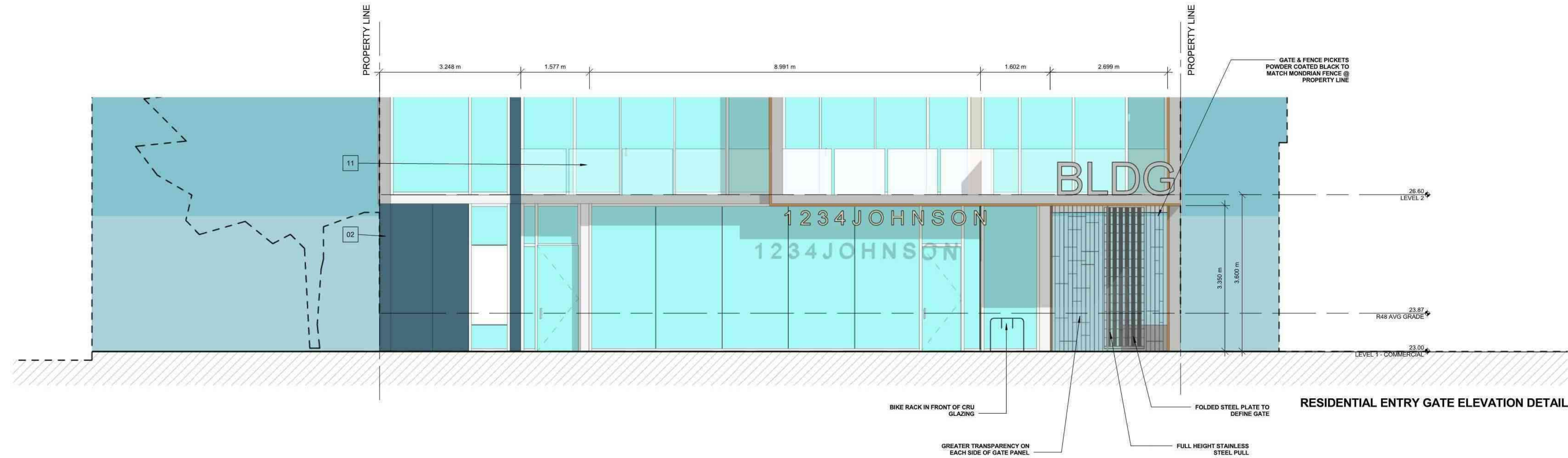
A7.00



PRECEDENT IMAGE
PARIS APARTMENT GATE - JEAN PROUVÉ



RESIDENTIAL ENTRY GATE VIGNETTE



RESIDENTIAL ENTRY GATE ELEVATION DETAIL

PROPOSED
JOHNSON STREET RESIDENCES

VICTORIA, BC

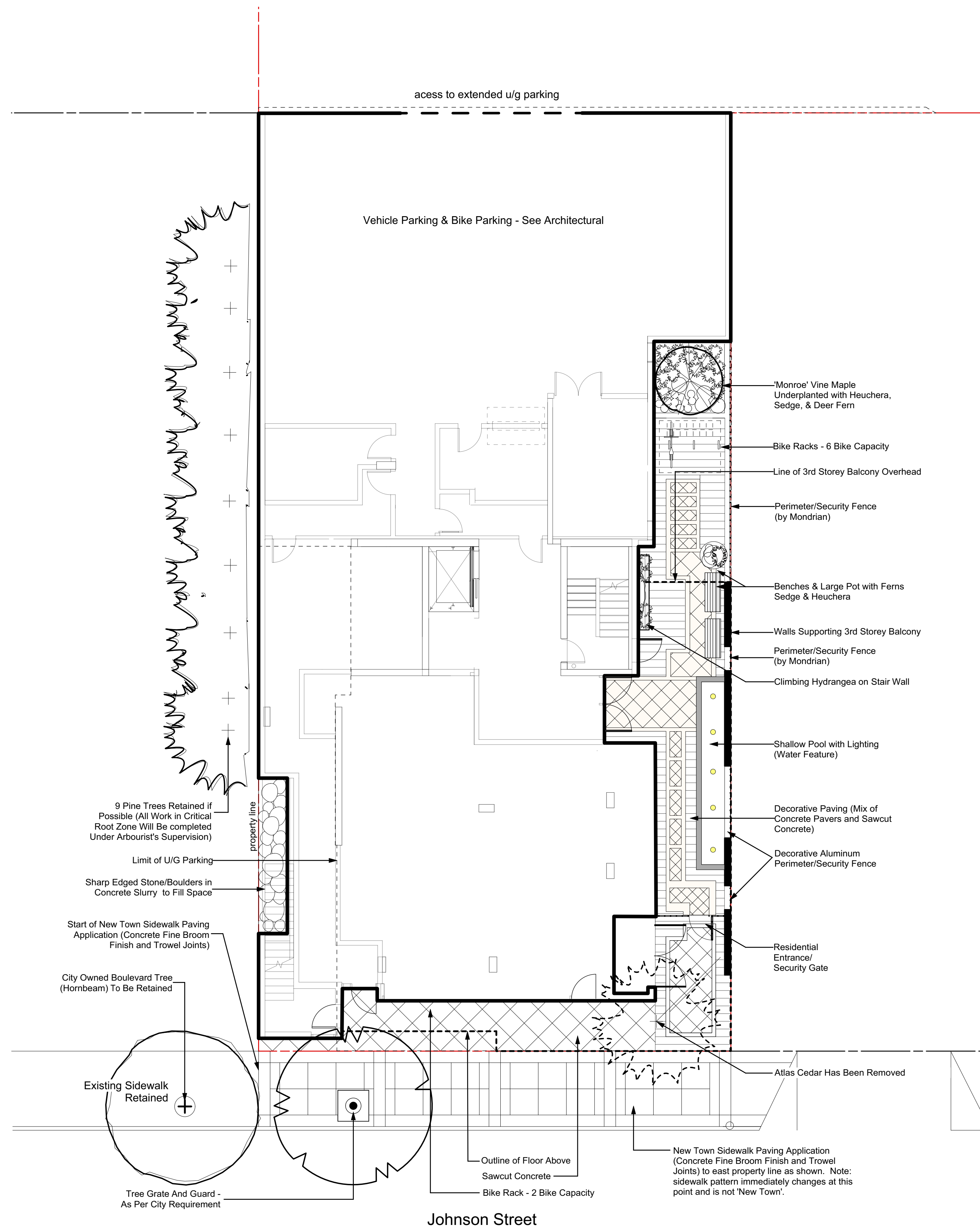
Level 1 Layout & Planting Plans

ISSUED FOR

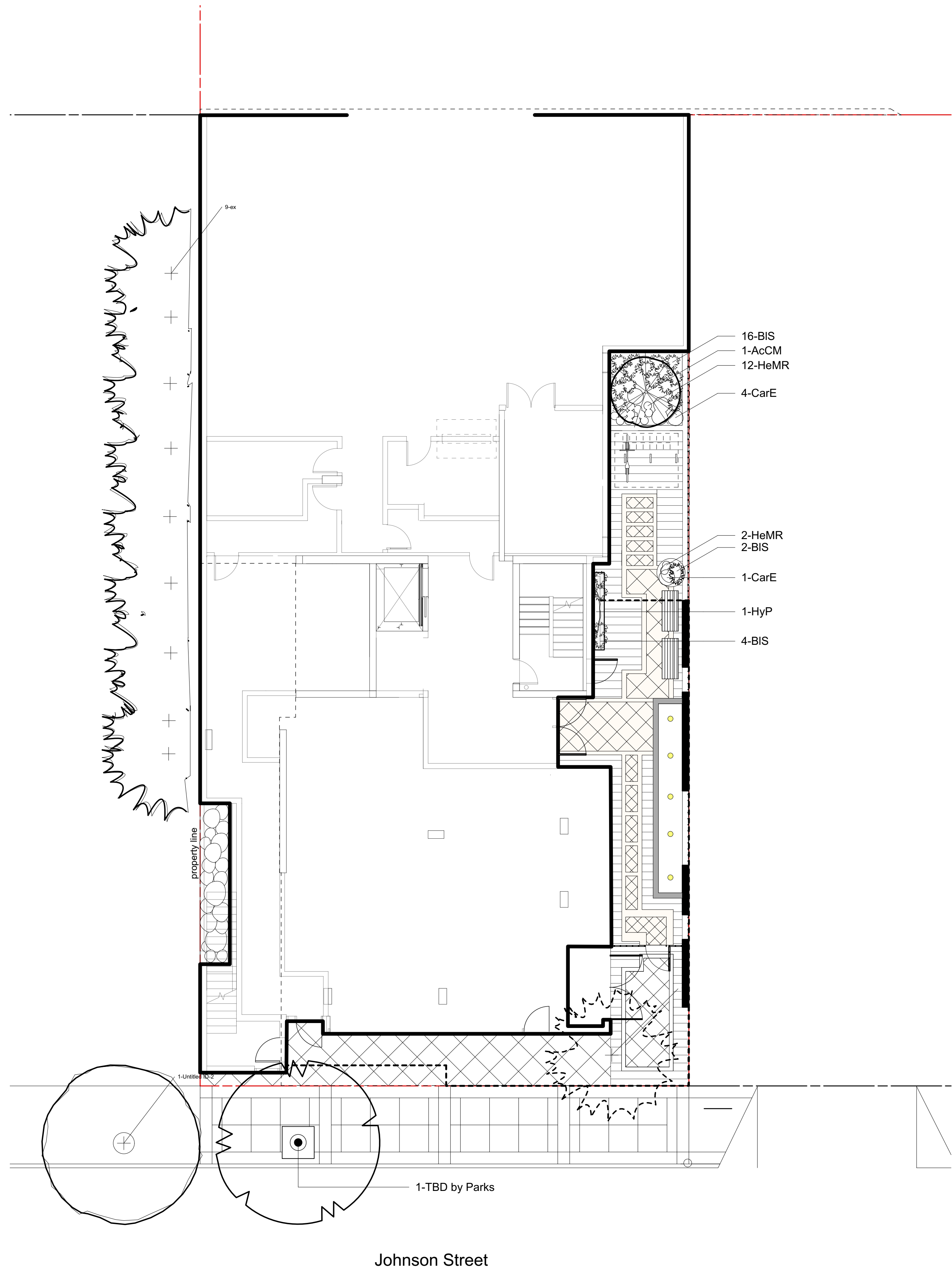
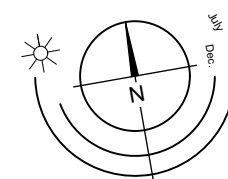
DATE	DESCRIPTION
MAY 20 2020	RE-ISSUED FOR DEVELOPMENT PERMIT
JUL 22 2020	DP APPLICATION - RESUBMITTAL

L1

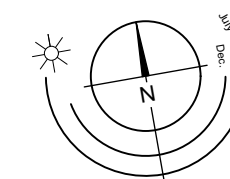
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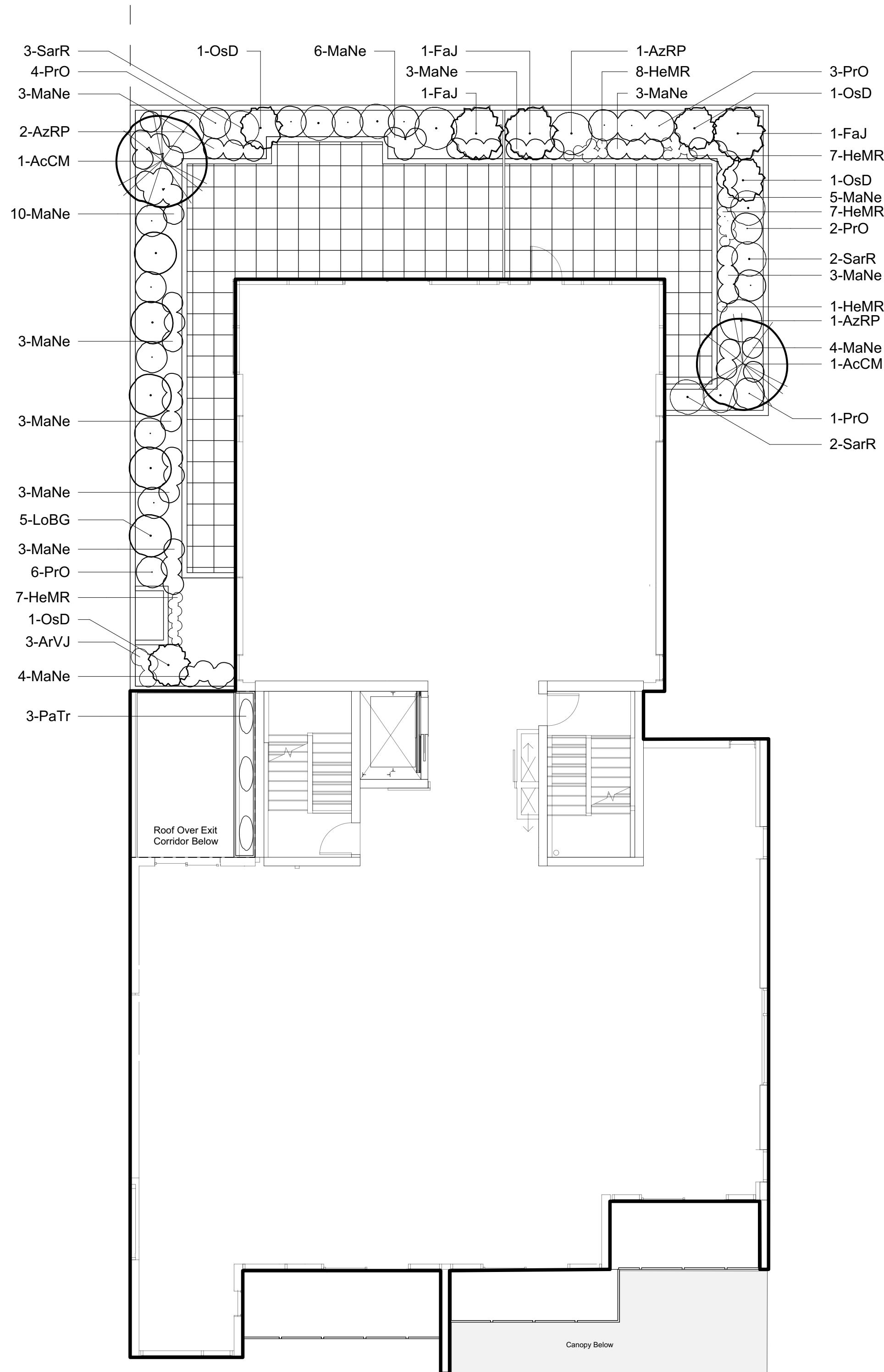
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L1 Level 1 Layout Plan
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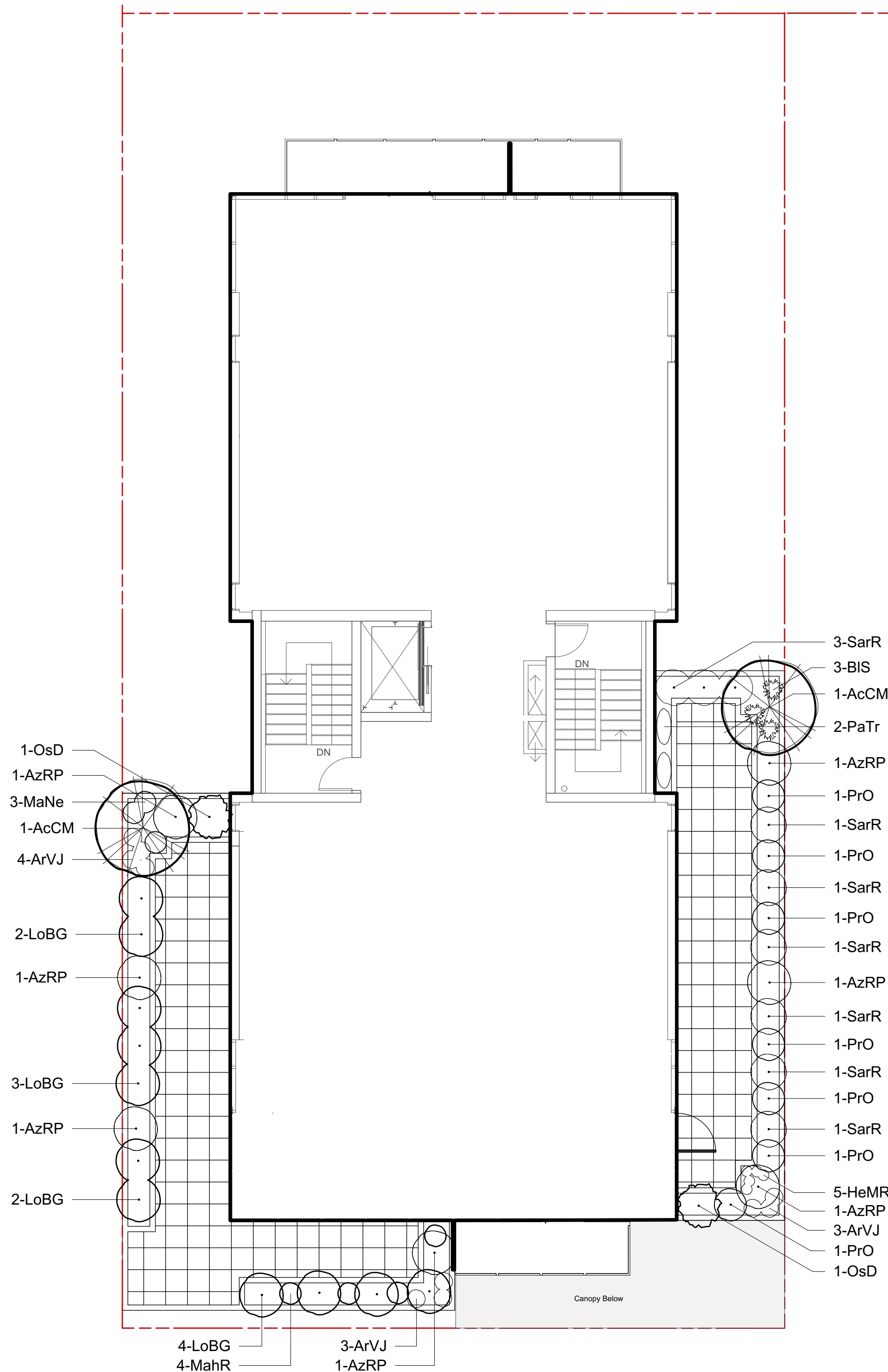
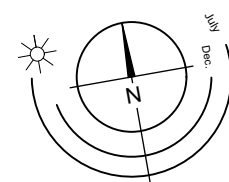
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L1 Level 1 Planting Plan
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0 1 2 5
Scale 1: 100



1 Level 2 Planting Plan
L2 1:100



2 Level 4 Planting Plan
L2 1:100

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AcCM	5	Acer circinatum 'Monroe'	Monroe Vine Maple	2.5m ht; multi-stem
TBD by Parks	1	TBD by Parks	TBD by Parks	6 cm cal.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
FaJ	3	Fatsia japonica	Japanese Fatsia	#7 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
AzRP	11	Azalea 'Red Poppy' (Belgian Indica)	Red Poppy Azalea	#5 pot
LoBG	16	Lonicera nitida 'Baggesens's Gold'	Golden Boxleaf Honeysuckle	#5 pot
OsD	6	Osmanthus delavayi	Sweet Olive	#7 pot
PrO	23	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#5 pot
SarR	16	Sarcococca ruscifolia	Sweet Box	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
MaNe	3	Mahonia nervosa	Low Oregon Grape	#1 pot
MahR	4	Mahonia repens	Creeping Oregon Grape	#1 pot
	0			

Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
ArVJ	13	Arctostaphylos uva ursi 'Vancouver Jade'	Knnickinnick	#1 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
BIS	25	Blechnum spicant	Deer Fern	#1 pot
CarE	5	Carex oshimensis 'Evergold'	Variegated Japanese Sedge	#1 pot
HeMR	49	Heuchera x 'Midnight Rose'	Midnight Rose Coral Bells	#1 pot

Vines

ID	Quantity	Botanical Name	Common Name	Size
HyP	1	Hydrangea anomala petiolaris	Climbing Hydrangea	#5 pot
PaTr	5	Parthenocissus tricuspidata	Bosotr Ivy	#5 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system