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## GEOTECHNICAL FIELD REVIEW / SITE INSTRUCTION

**Project No:** 6660-1

**Project:** Proposed Northern Junk Development

**Project Address:** 5120 & 1314 & 1324 Wharf St – Victoria, BC

**Project PO:** N/A

**Date:** October 15, 2020

**Client:** Crosstown Properties (Wharf St) Ltd

**Contact:** Mr. Juan Pereira

**Email:** juanp@relianceproperties.ca

**Distribution:**

### Site Assessment

As requested, we attended site on September 30, 2020 to assess site conditions at the referenced address. Our related observations and recommendations are summarized below.

During our site visit, an existing 0.9 to 1.5 m high retaining wall, approximately 8 m long, is observed along the southeastern property line of 1314 Wharf Street. It runs from east to west with the western end intersecting another retaining wall approximately 2 m high, running north to south. West of these retaining walls are several mature pine trees. Based on provided drawings by Alan Boniface Architect Ltd, dated August 7, 2020, the proposed development desires its southern perimeter foundation wall to be as close as possible to the southern property line of 1314 Wharf Street. In order for safe cutslope configurations to be achieved, the removal of some existing trees as well as the retaining wall (if not portions of the wall) is required. Encroachment into the neighboring property, as well as into Wharf Street, will be expected. Approximate extents of excavation are shown in the attached Excavation Site Plan. Actual encroachment measurements will vary depending on present subsurface conditions.

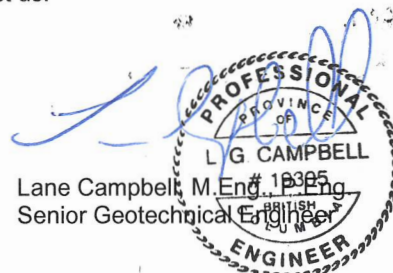
Based on data gathered from the nearest test pit and borehole from previous subsurface investigations, bedrock is expected to be shallow within the southeastern corner, approximately 2 m below ground surface. As such, blasting/excavating through rock will be required to achieve foundation design depths. Given that the site slopes down towards the west, and bedrock depths become shallower towards that direction, cutslope configurations will vary across the site. Typical section details for the southeastern portion are shown in the attached Section drawings.

Based on the provided landscape drawings by PWL Partnership Landscape Architects Inc, dated August 7, 2020, it is indicated that the David Foster Way extension is desired to be placed on a metal grate platform that juts out from the crest of the coastline. During our recent site visit, we observed bedrock daylighting along the coastline. Boulders and vegetation were noted to be used to prevent erosion of surficial soils and fill. Based on this observation and data from nearby previous test holes, we recommend foundations for support of this platform be cast directly on/doweled into clean intact bedrock, possibly on a pier/grade beam system where bedrock is locally deeper.

If there are any questions or comments with respect to the above, please contact us.

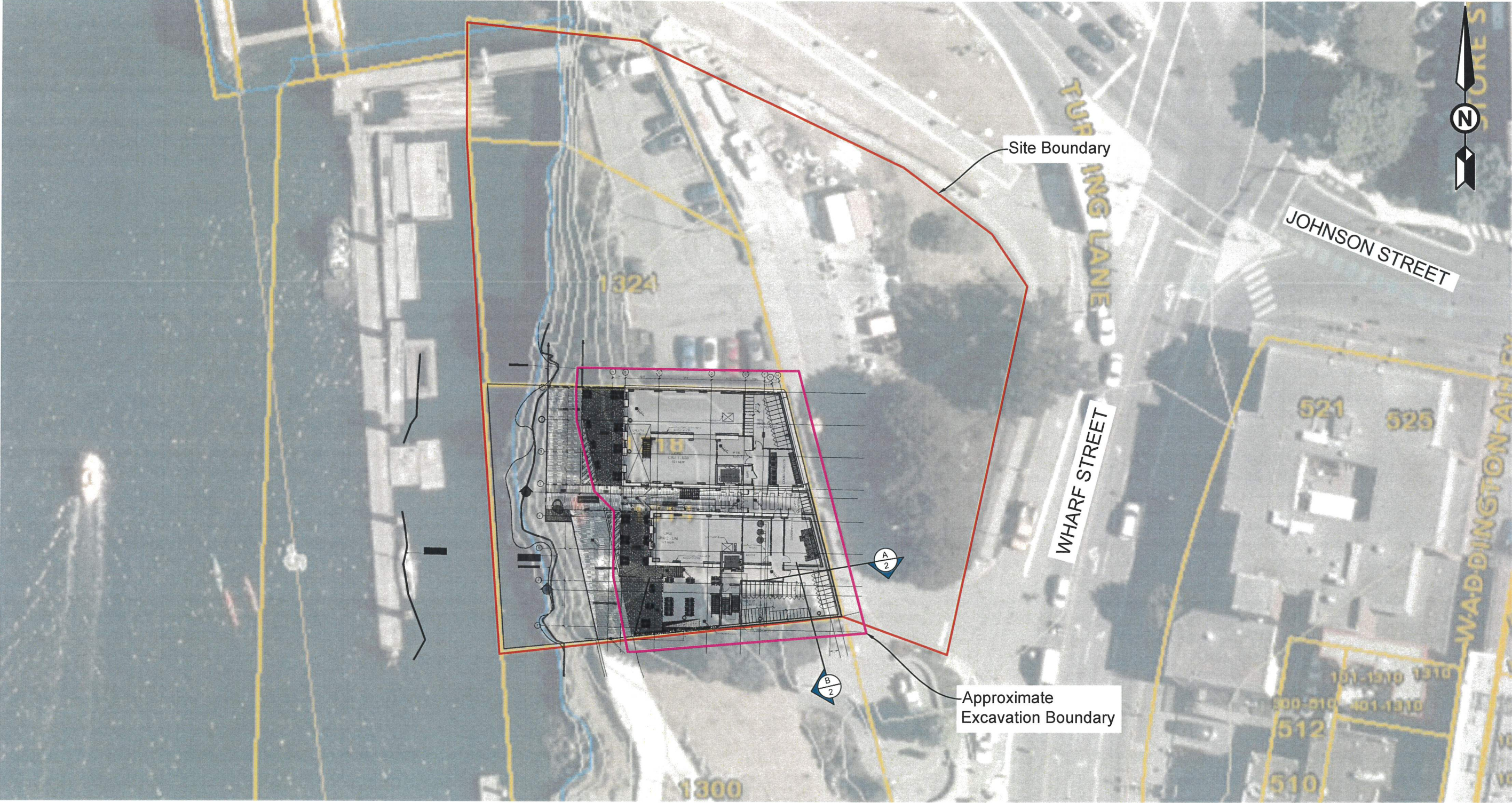
Regards,  
 Ryzuk Geotechnical

Pauline Sarmiento, EIT  
 Junior Engineer



**Attachments:** Excavation Site Plan Drawing  
 Section Details Drawing





**NOTES**

1. Base plan taken from CRD Web Map (2019 Aerial Imagery), and Alan Boniface Architect Ltd's drawing A - 201, "Plans - L00", dated August 7, 2020.

0	ISSUED FOR DISCUSSION	2020/10/15	PKES
REV.	DESCRIPTION	YY/MM/DD	BY

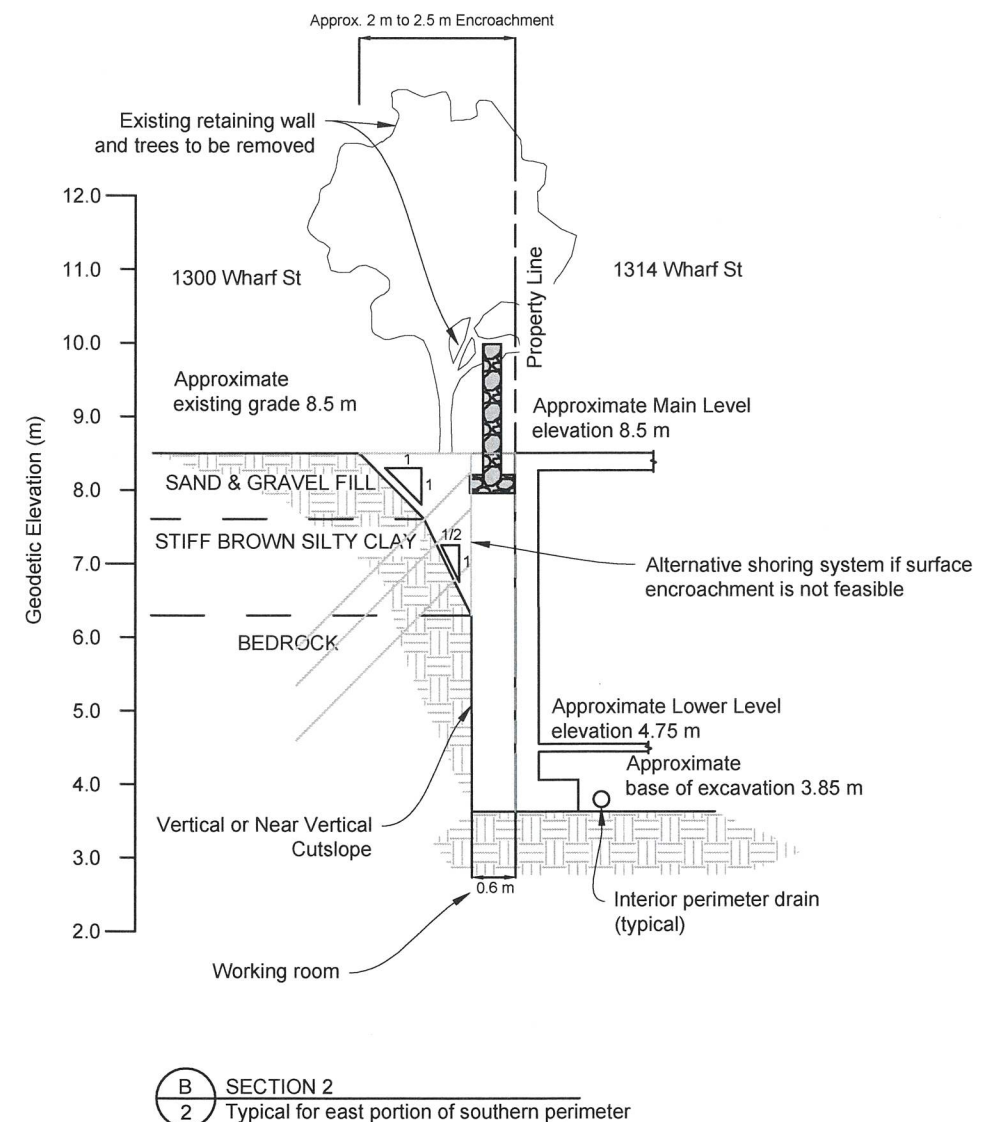
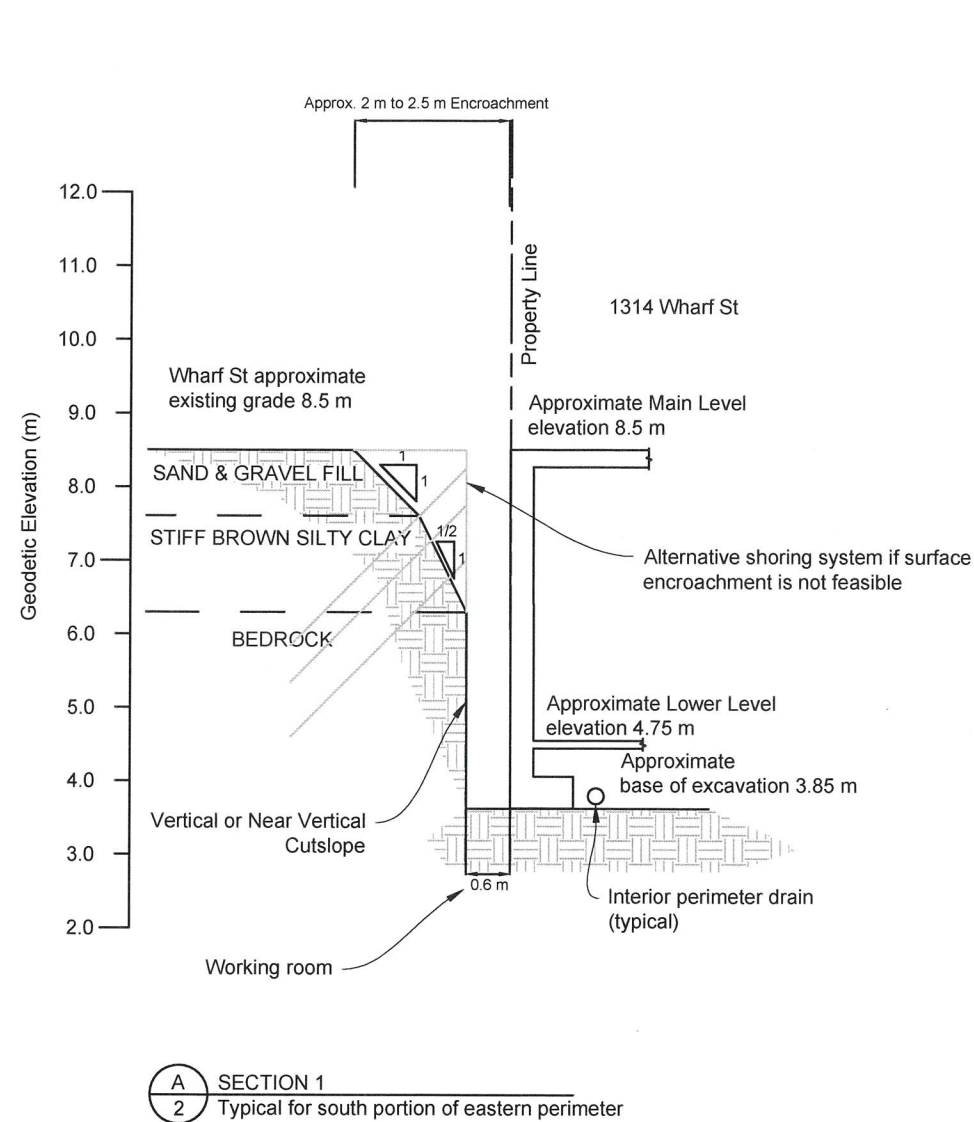


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SEAL

DRAWN BY	PKES	CLIENT	Crosstown Properties (Wharf Street) Ltd.
PROJECT MANAGER	LGC	PROJECT TITLE	Proposed Northern Junk Development - Johnson Street Gateway
REVIEW	LGC	PROJECT ADDRESS	5120 & 1314 & 1324 Wharf Street - Victoria, BC
SCALE	As Noted	DRAWING NAME	EXCAVATION SITE PLAN
DATE	2020/10/15	PROJECT No.	6660-1
		SHEET No.	1 of 2
		REVISION	00





- NOTES**
1. Average existing elevation, proposed elevation, and building extent taken from Alan Boniface Architect Ltd's drawings, dated August 7, 2020.
  2. Soil strata elevations are approximate according to nearest test pit and borehole locations.
  3. Location of existing utilities to be confirmed by others prior to excavation.
  4. Presence of nearby tree root systems will affect the dimensions of excavation cutslopes. Such should be assessed on site by arborist in order to prevent damage to nearby trees.
  5. Cutslopes less than 1.2 m in height can be dimensioned vertical or near vertical.

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**RYZUK**  
ENGINEERING & MATERIALS TESTING

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REVIEW	LGC	PROJECT ADDRESS	5120 & 1314 & 1324 Wharf Street - Victoria, BC
SCALE	NTS	DRAWING NAME	SECTIONS 1 & 2 - SOUTHEAST CORNER
DATE	2020/10/15	PROJECT No.	6660-1
		SHEET No.	2 of 2
		REVISION	00