

PROJECT TEAM

OWNER

CO
DEVELOPMENTS
202-655 TEE ROAD
VICTORIA, BC V8A 6X5
CONTACT: DAN COX
T: 250.516.0445 F: 250.656.1231

ARCHITECT

CEI Architecture
202-655 TEE ROAD
VICTORIA, BC V8A 6X5
CONTACT: JIM AALDERS / CURTIS KNICHEL
T: 250.656.0006 F: 250.361.9419

LANDSCAPE ARCHITECT

LADR LANDSCAPE ARCHITECTURE
20-495 DUNPLIN ROAD
VICTORIA, BC V8Z 1B8
CONTACT: DAN COX
T: 250.656.0105 F: 250.412.0606

PROJECT LOCATION



SITE OF PROPOSAL

PROJECT DEVELOPMENT DATA

CMC ADDRESS: 1088 Johnson Street
LEGAL DESCRIPTION: LOT 8, PLAN EPP35034
VICTORIA LAND DISTRICT, OF LOT 854
PROJECT DESCRIPTION: PROPOSED 10 STOREY BUILDING, MAIN FLOOR
COMMERCIAL + 9 FLOORS OF RESIDENTIAL
RENTAL ABOVE
ZONING: CURRENT ZONE R-48
SITE AREA: 675m² (7,250ft²)
SITE COVERAGE: 95 %
OPEN SITE SPACE: 5%
TOTAL FLOOR AREA: 3,754m² (40,410ft²)
FLOOR SPACE RATIO: 5.56
HEIGHT OF BUILDING: 29.54m (10 STOREYS)
SETBACKS: LOCATION REQUIRED PROPOSED
FRONT (JOHNSON): .5m .5m (PRIMARY S. WALL)
1.48 (SECOND S. WALL)
3.0 m (MAIN BUILDING)
1.02 m
3.0 m
3.0 m
REAR (NORTH): 0 m
SIDE (SOUTH): 0 m
SIDE (WEST): 0 m
PARKING (CARS): NO PARKING REQUIRED UNDER CURRENT ZONING.
11 PARKING STALLS WILL BE PROVIDED FOR RESIDENTIAL ON SITE.
NOTE: 21 PARKING STALLS WILL BE RESERVED FOR RESIDENTIAL
PARKING WITHIN THE PARKING STRUCTURE OF 1075 PANDORA -
1 VISITOR PARKING STALL IS REQUIRED AND WILL BE PROVIDED.
PARKING (BICYCLES): TYPE: REQUIRED PROPOSED
COMMERCIAL: 3 c1 / 1 c2 3 c1 / 2 c2
RESIDENTIAL: 37 c1 / 6 c2 37 c1 / 6 c2
TOTAL: 38 c1 / 7 c2 38 c1 / 8 c2

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)	2,650m ² (28,610ft ²)	RESIDENTIAL
TOTAL:	3,754m ² (40,410ft ²)	2,828m ² (30,440ft ²)	COMMERCIAL/RESIDENTIAL

RESIDENTIAL UNIT MIX:	AREA	DESCRIPTION	QUANTITY
TYPE A:	73m ² (790ft ²)	2 BEDROOM	12
TYPE B:	64.5m ² (698ft ²)	2 BEDROOM	9
TYPE C:	55m ² (592ft 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 (667ft ²)	1 BEDROOM	2
TYPE G:	55m ² (590ft ²)	1 BEDROOM	2
TYPE PENT:	110m ² (1185ft ²)	2 BEDROOM	1
TOTAL:			37 RENTAL UNITS

ARCHITECTURAL DRAWING LIST

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 & LEVEL 3
A2.02	FLOOR PLAN - LEVEL 4-9 (TYPICAL)
A2.03	FLOOR PLAN - LEVEL 10 & ROOF PLAN
A4.00	EXTERIOR ELEVATIONS 1 (SOUTH & WEST)
A4.01	EXTERIOR ELEVATIONS 2 (NORTH & EAST)
A4.02	CONTEXT ELEVATION (COOK ST)
A5.00	BUILDING SECTION 1 (N-S)
A5.01	BUILDING SECTION 2 (E-W)
A6.00	PERSPECTIVE VIEWS 1
A6.01	PERSPECTIVE VIEWS 2
A7.00	SHADOW STUDY
A7.01	RESIDENTIAL ENTRY GATE DETAIL

LANDSCAPE DRAWING LIST

L1	LANDSCAPE PLAN - LEVELS 1 & 2
L2	LANDSCAPE PLAN - LEVEL 4 & PLANT LIST

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VICTORIA, BC
250.656.0006
250.361.9419
WWW.CEIAUT.COM

LADR
LANDSCAPE ARCHITECTURE
250.412.0606
250.656.0105
WWW.LADRARCH.COM

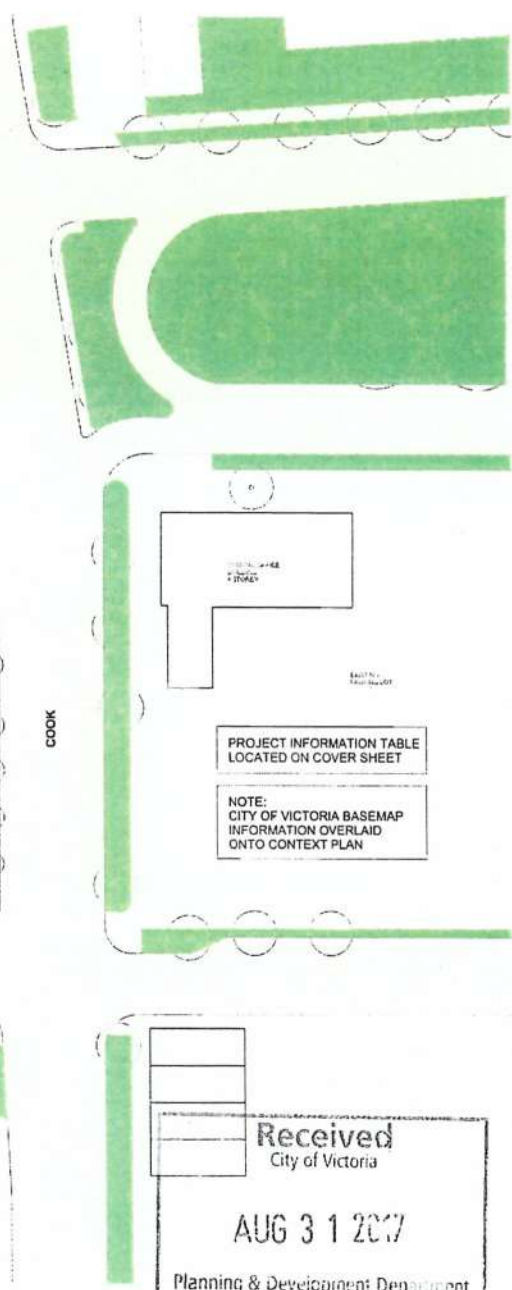
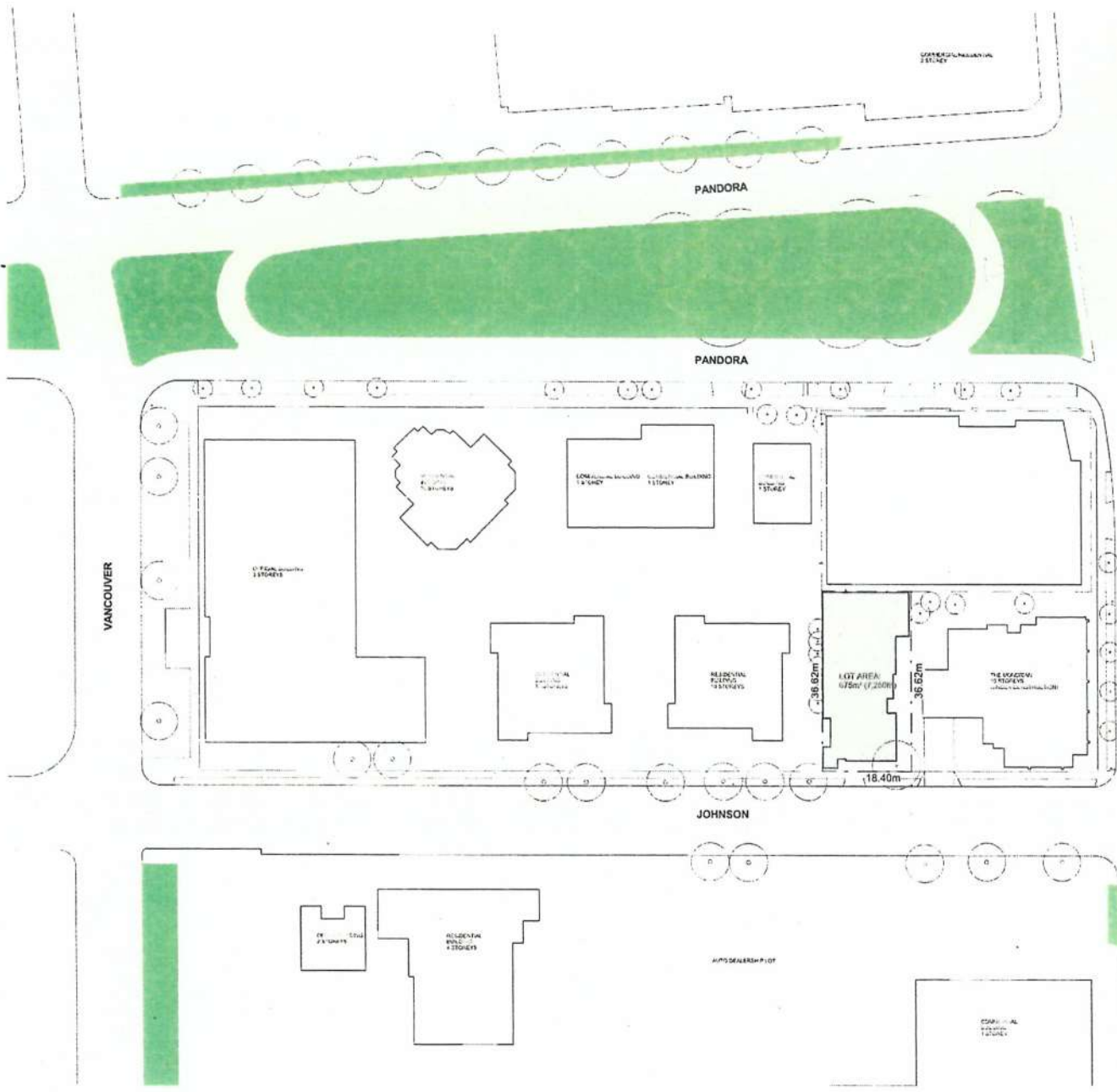
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JOHNSON
STREET
RESIDENCES

VICTORIA, BC

Cover Sheet

A0.00





PROPOSED JOHNSON STREET RESIDENCES

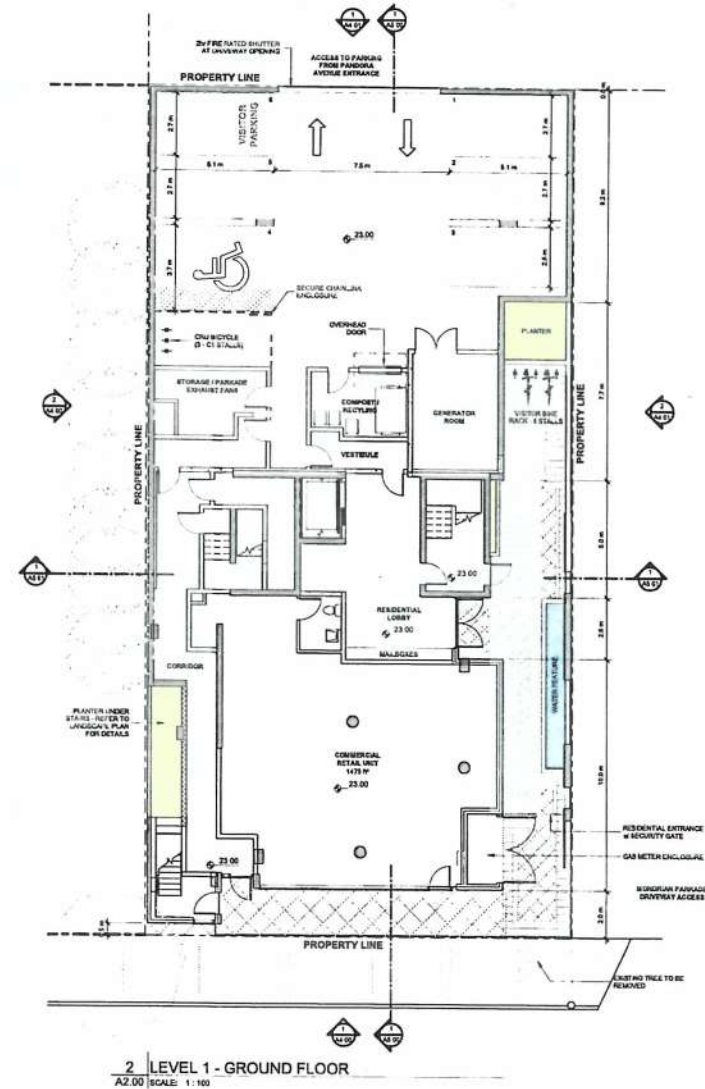
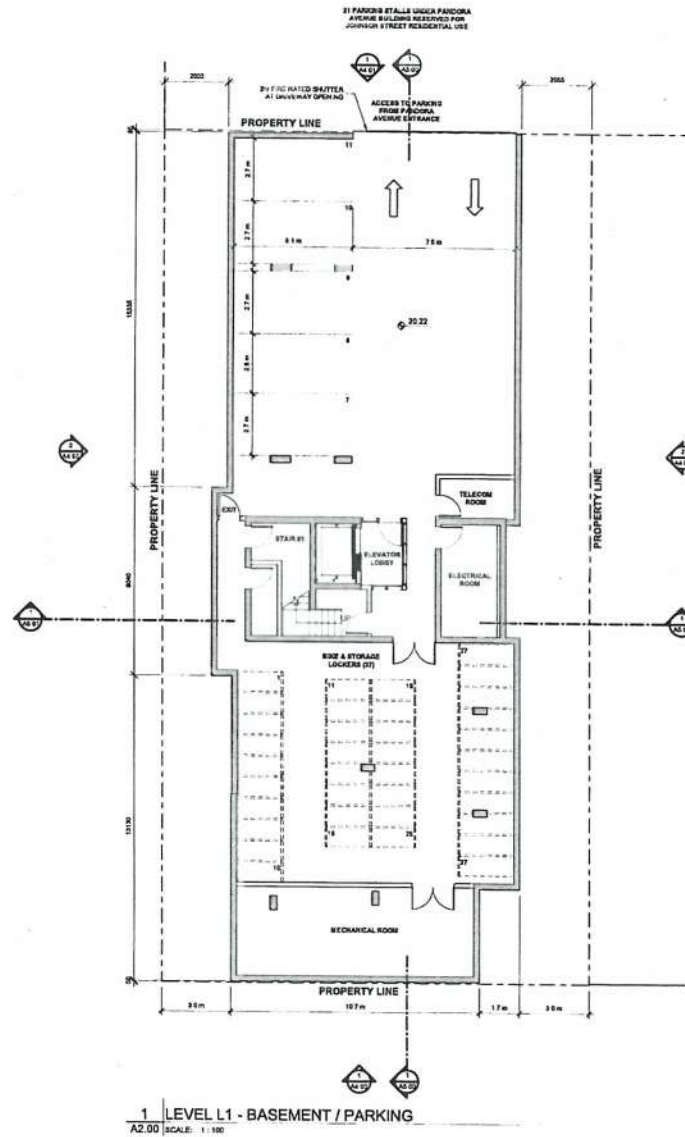
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Urban Context

A0.02

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5100 JACOBSON BLVD, VICTORIA, BC
V8N 1A1
TEL: 250-363-1111
WWW.CEIArchitecture.com



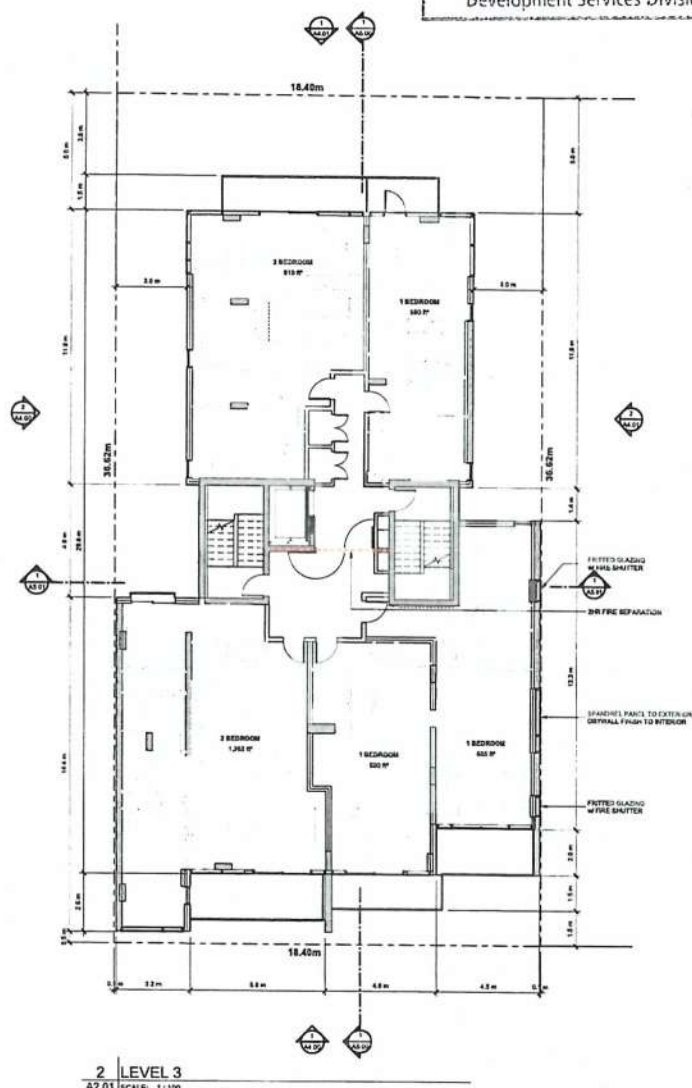
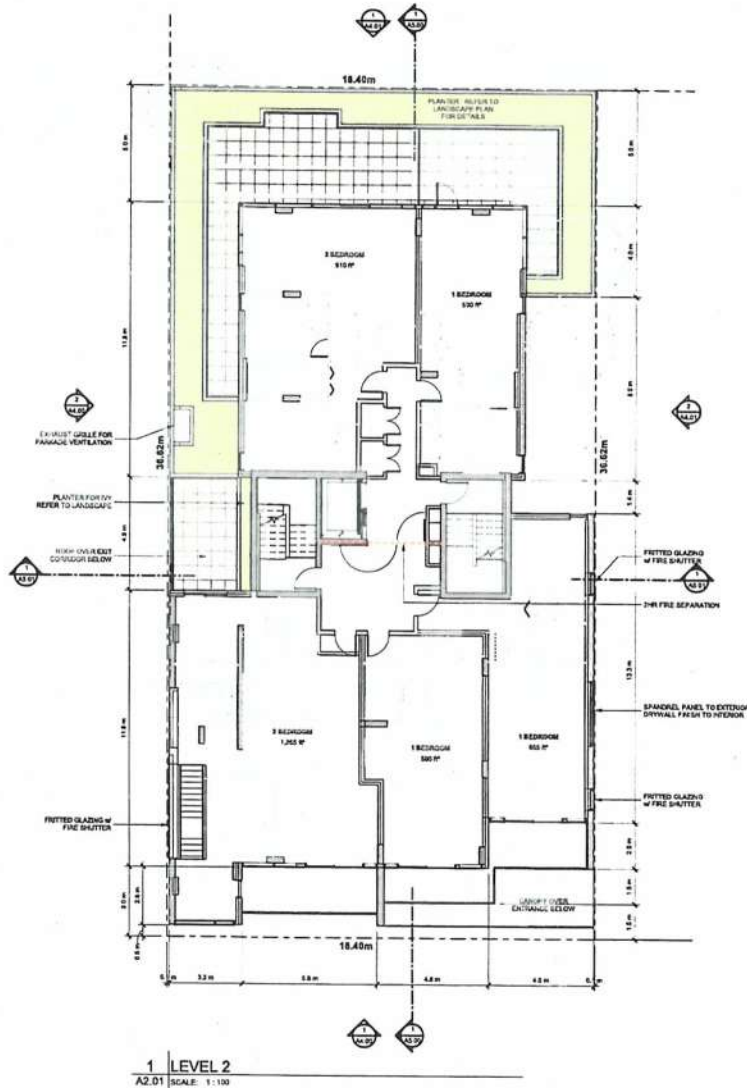
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2099-2100

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Floor Plan -
Level 2 & 3

A2.01



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100-1000 ROAD 1000
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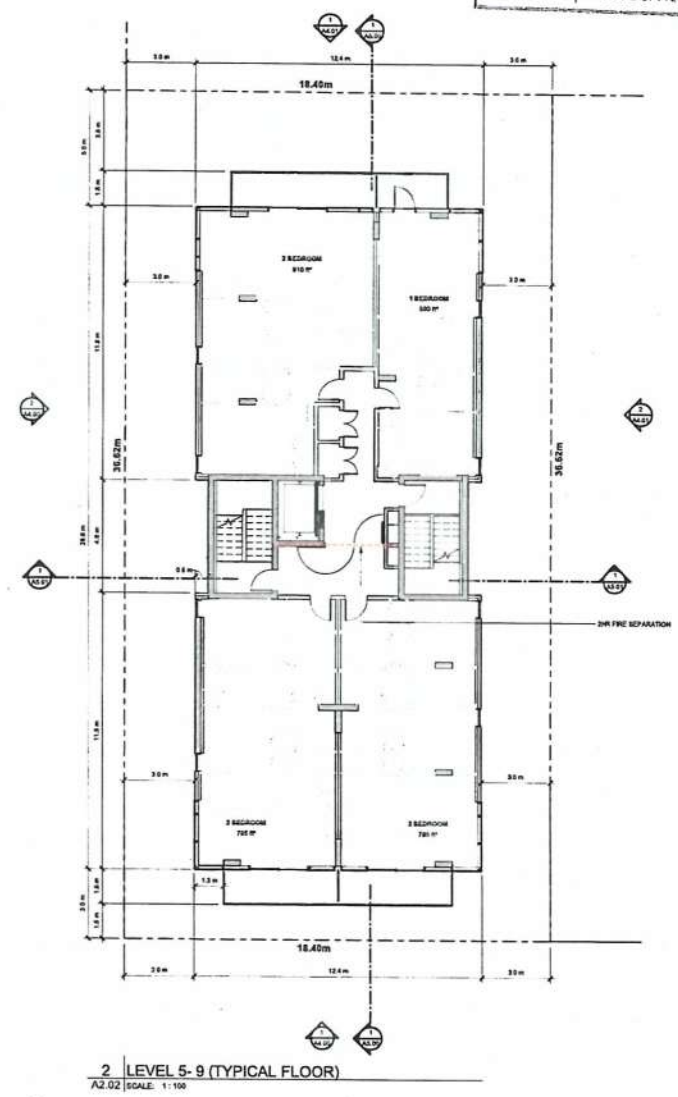
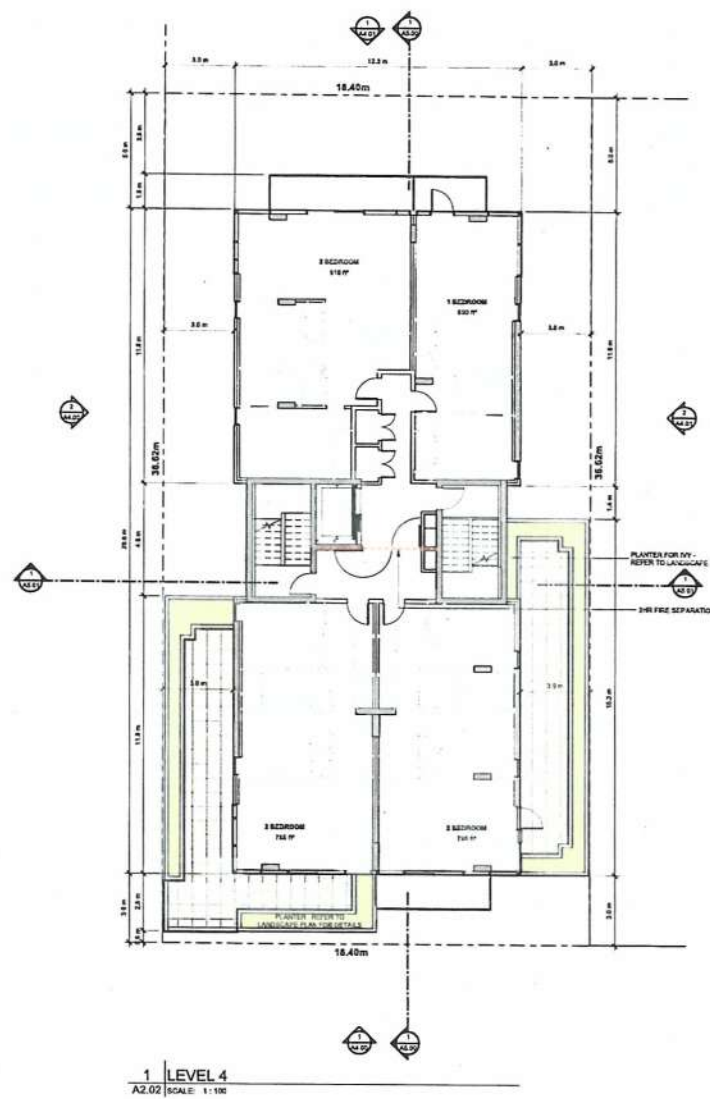
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Floor Plan -
Level 4 & 5-9
(Typical)

DATE: 08/20/17

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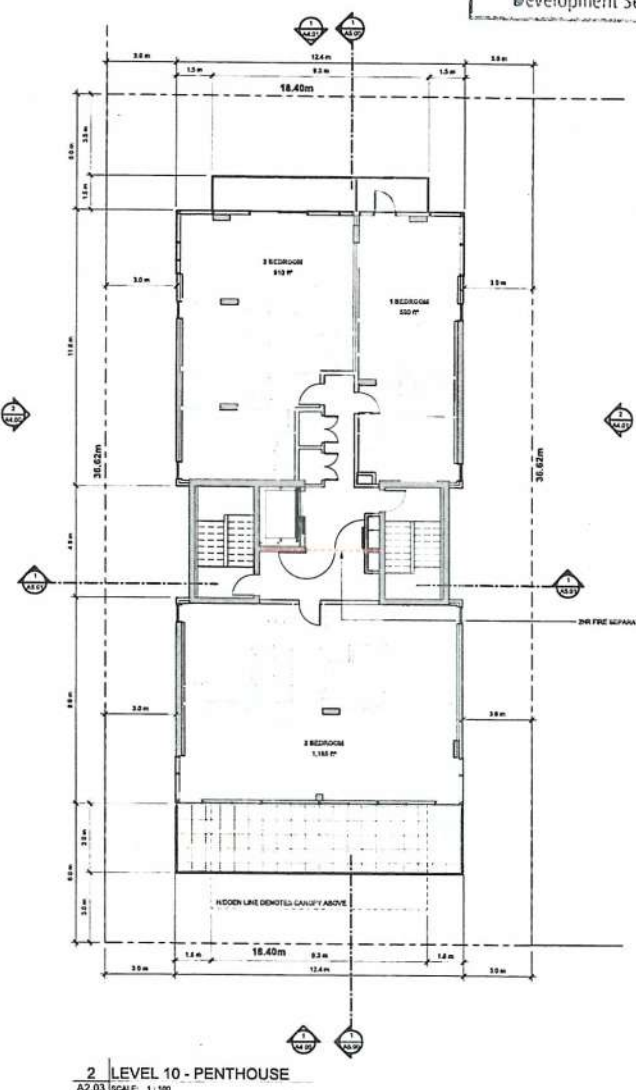
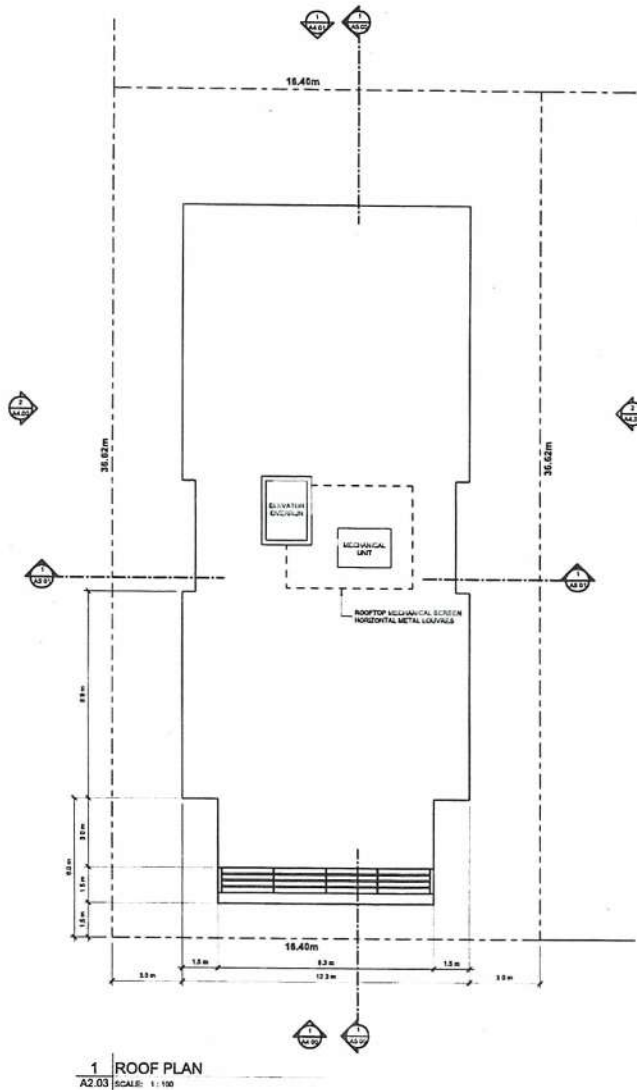
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Floor Plan -
Level 10 & Roof

A2.03



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JANIS REID
2501 16th Ave S
Victoria, BC V8M 1A8
Tel: 250-363-1111

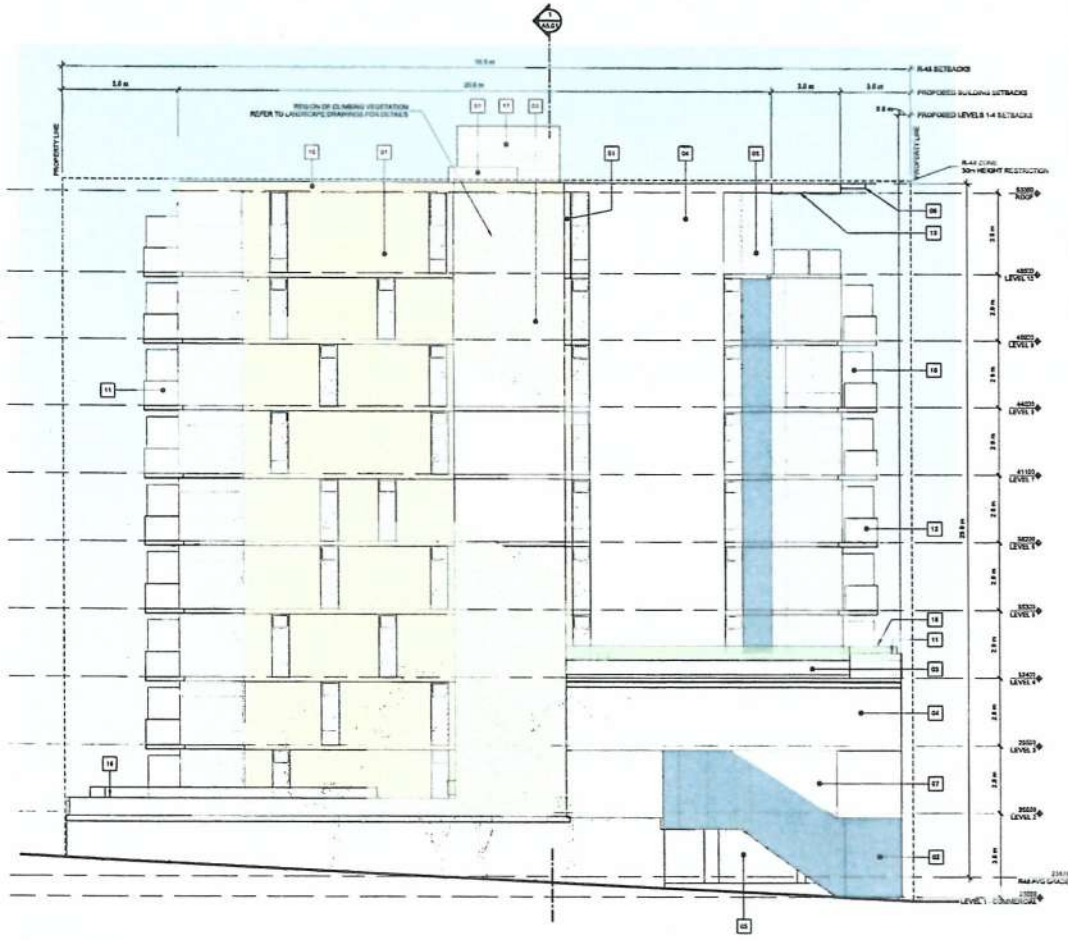


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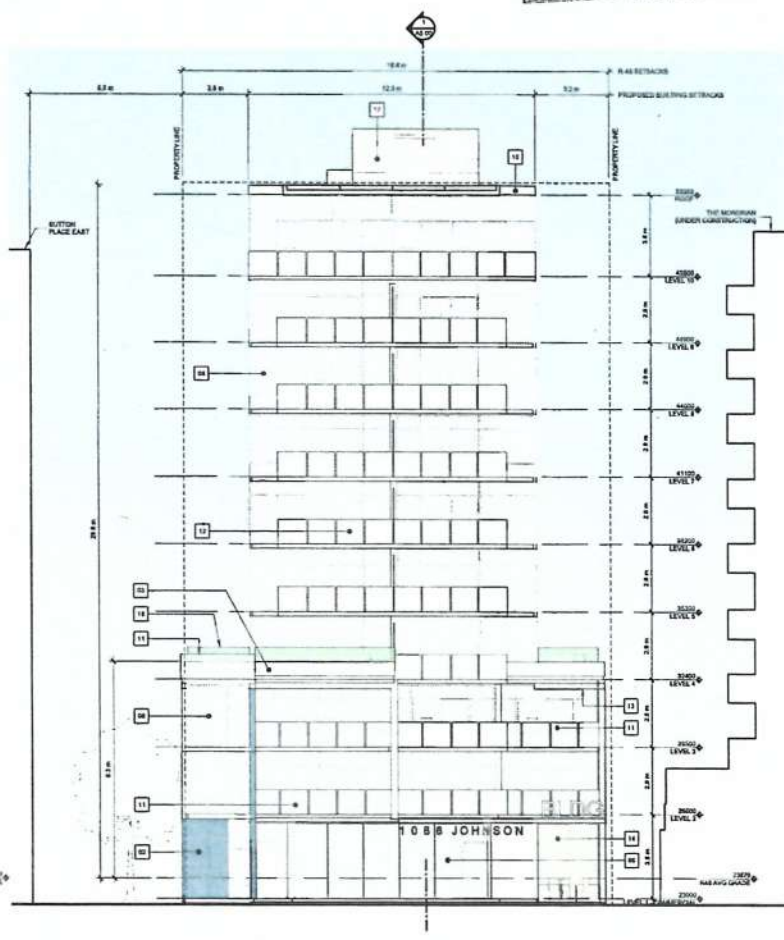
VICTORIA, BC

Exterior
Elevations 1
(South & West)

A4.00



2 WEST ELEVATION
A4.00 SCALE: 1:100



1 SOUTH ELEVATION
A4.00 SCALE: 1:100



02 - FRT 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 LOUVER ASSEMBLY
03	CONCRETE - SMOOTH FINISH	06	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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Architecture
1000 - 11th Ave
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Victoria, BC V8W 2E1
Tel: 250-383-1111
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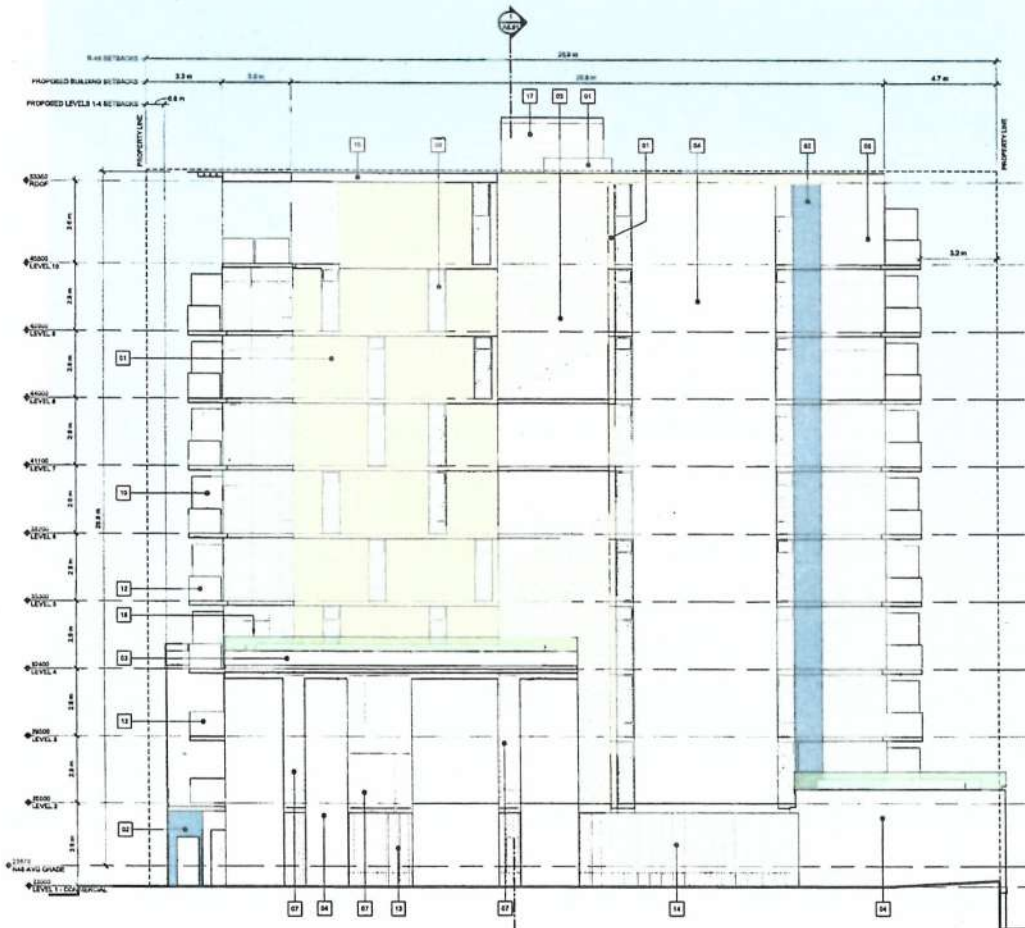
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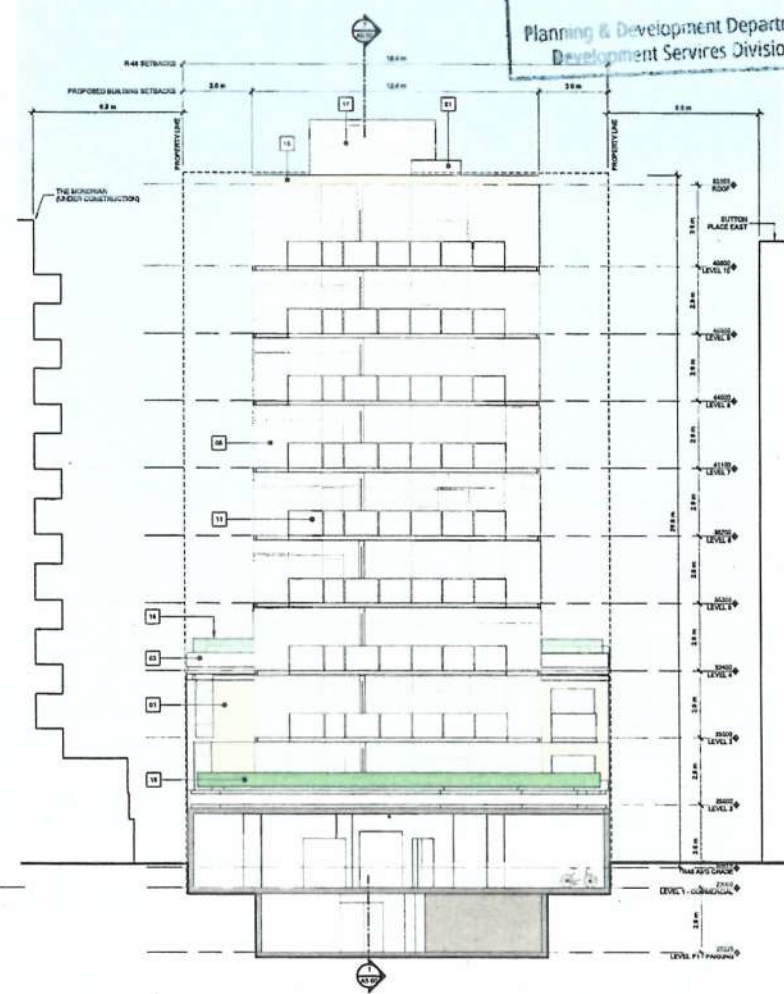
Exterior
Elevations 2
(East & North)

Scale: 1:100

A4.01



2 EAST ELEVATION
A4.01 SCALE: 1:100



1 NORTH ELEVATION
A4.01 SCALE: 1:100



01 - FRT 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
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
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
			13 CEDAR SOFTWALL FINISH
			14 SECURITY FENCE - REFER TO LANDSCAPE DRAWINGS
			15 METAL FASCIA - COLOR TO MATCH CEMENT PANEL 1
			16 PLANTING - REFER TO LANDSCAPE DRAWINGS
			17 ROOFTOP MECHANICAL SCREEN - FRIG/PAVED METAL HORIZONTAL LOUVER ASSEMBLY

Scale: 1:100

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202
T. 250.684.1111
www.cei.ca



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Context
Elevation Cook

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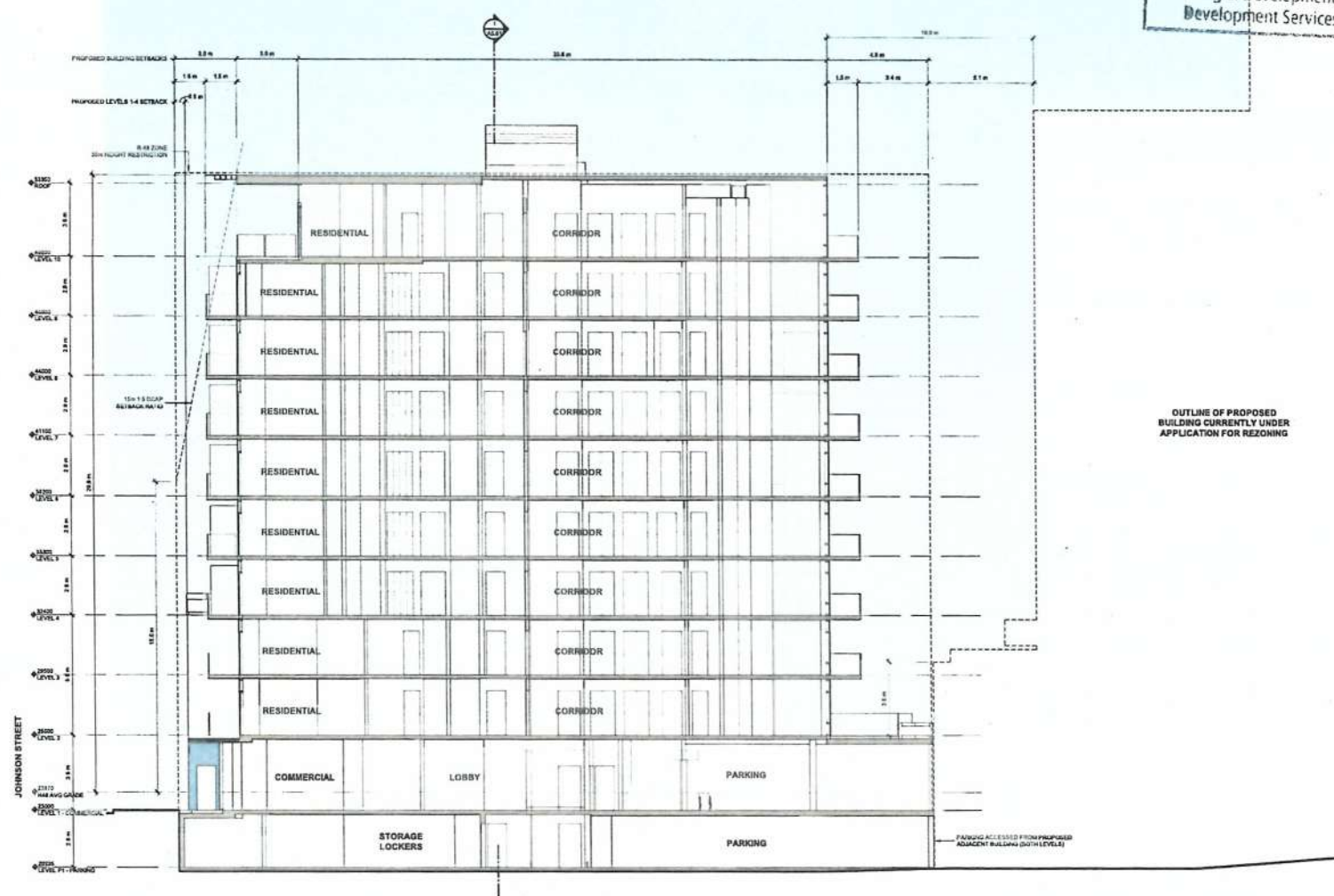
Architecture
SARAH J. COOPER ARCHITECTS
1000 W. 10TH AVE. SUITE 100
VICTORIA, BC V8T 1A1
TEL: 250-383-1111
WWW.SJCARCHITECTS.COM



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Section - N-S

A5.00



OUTLINE OF PROPOSED
BUILDING CURRENTLY UNDER
APPLICATION FOR REZONING



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Architecture
 1997-1998: TONYA KEO
 1999-2000: VITA KEO
 2001-2002: JASON



LADR
LANDSCAPE
ARCHITECTS

200 West 10th Street, Suite 200
Portland, OR 97201
Tel: 503.475.5511
Fax: 503.475.5512
www.ladr.com

A5.01





VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST





VIEW LOOKING NORTH WEST



VIEW LOOKING NORTH EAST

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DEVELOPMENTS

CEI
Architecture
JANIS KALIN VICTORIA KELC
100-1100 YUE LANE, SUITE 100
VICTORIA, BC V8M 1A1
250.755.1100

LADR
LANDSCAPE ARCHITECTURE
201-451 GUELPH STREET
VICTORIA, BC V8M 1A1
250.412.0111

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Perspective
Views 2

A6.01

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12-11-17
12-11-17
12-11-17



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Solar Shading
Study

A7.00

09:00

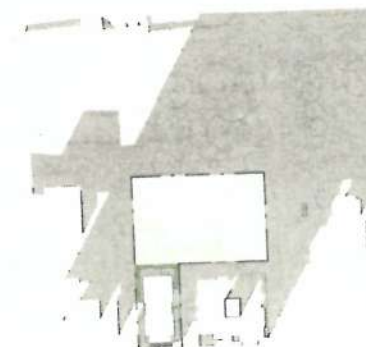
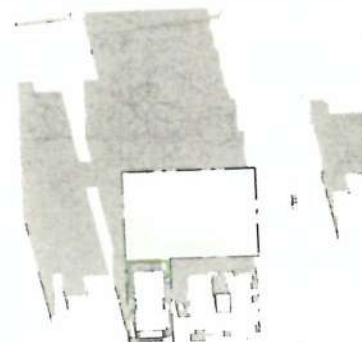
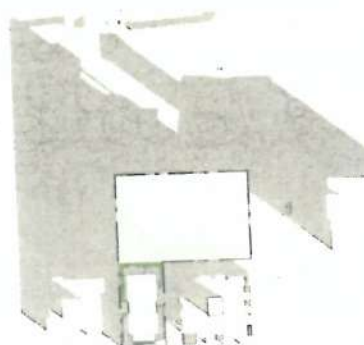
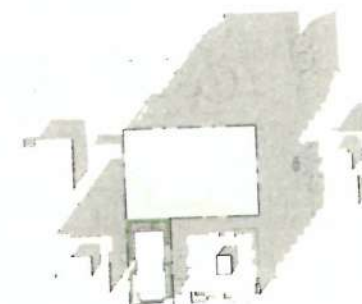
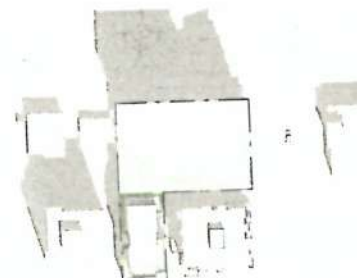
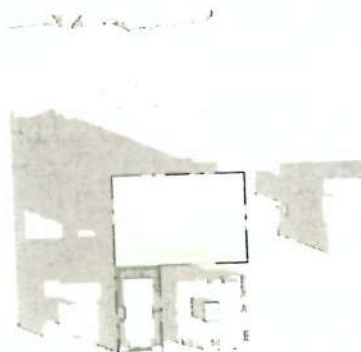
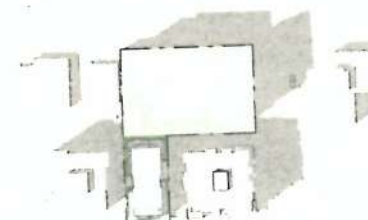
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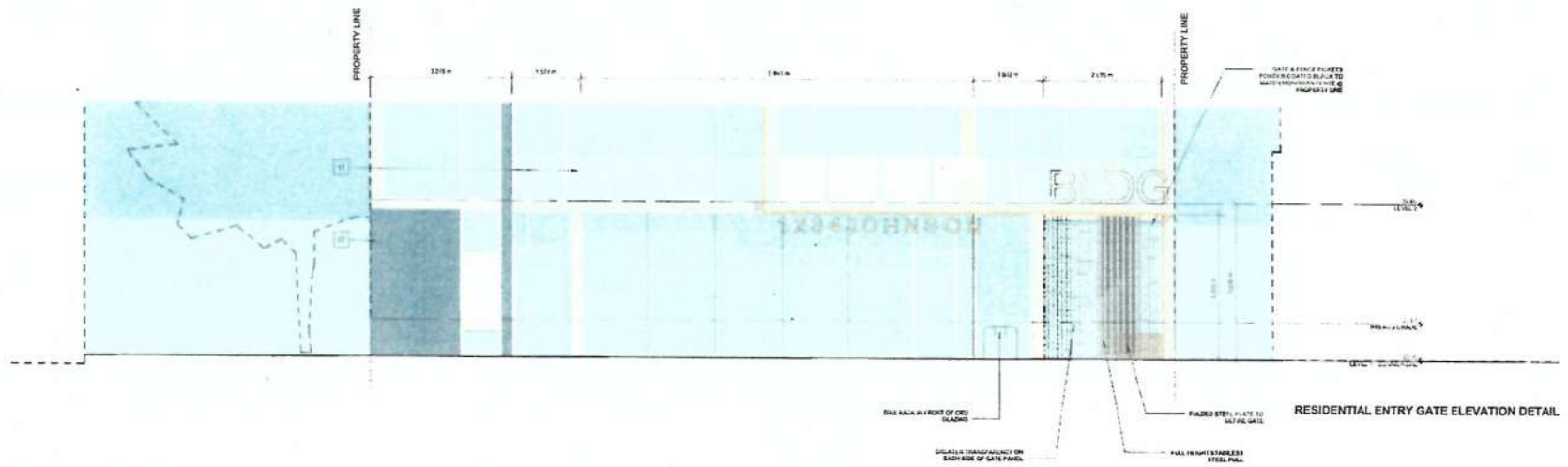
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SUMMER SOLSTICE

EQUINOXES

WINTER SOLSTICE





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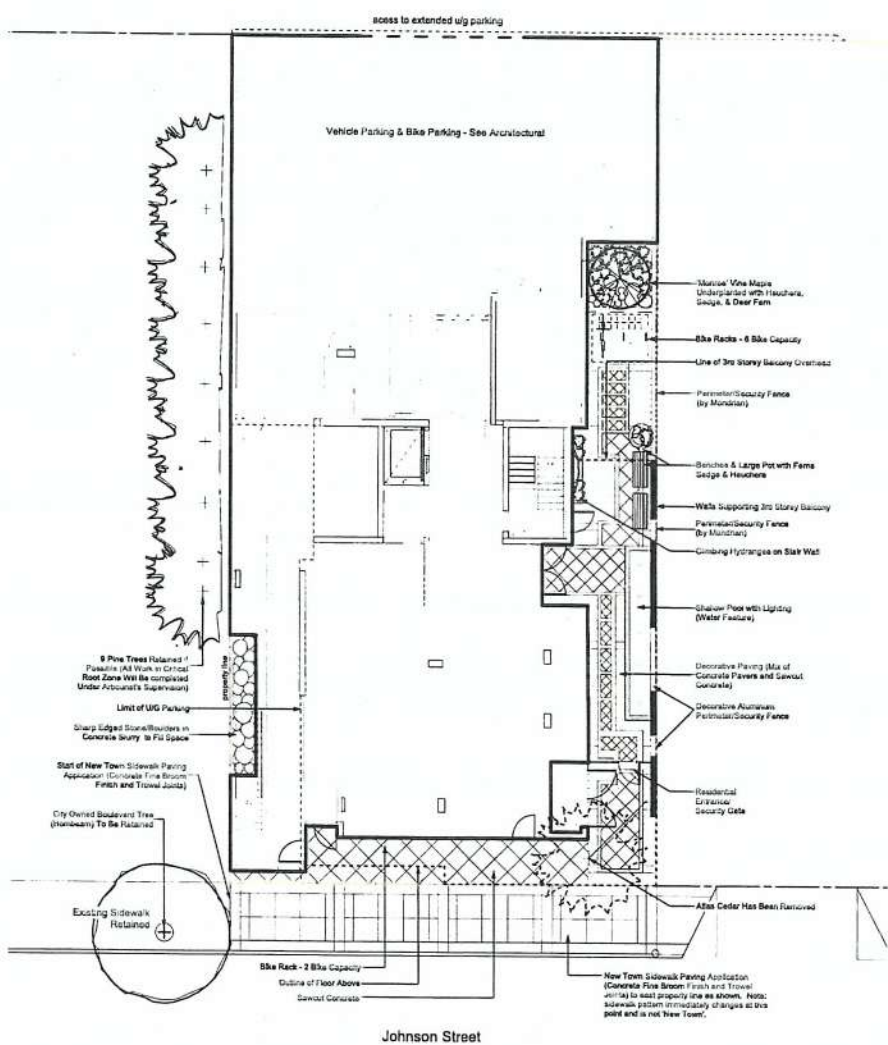
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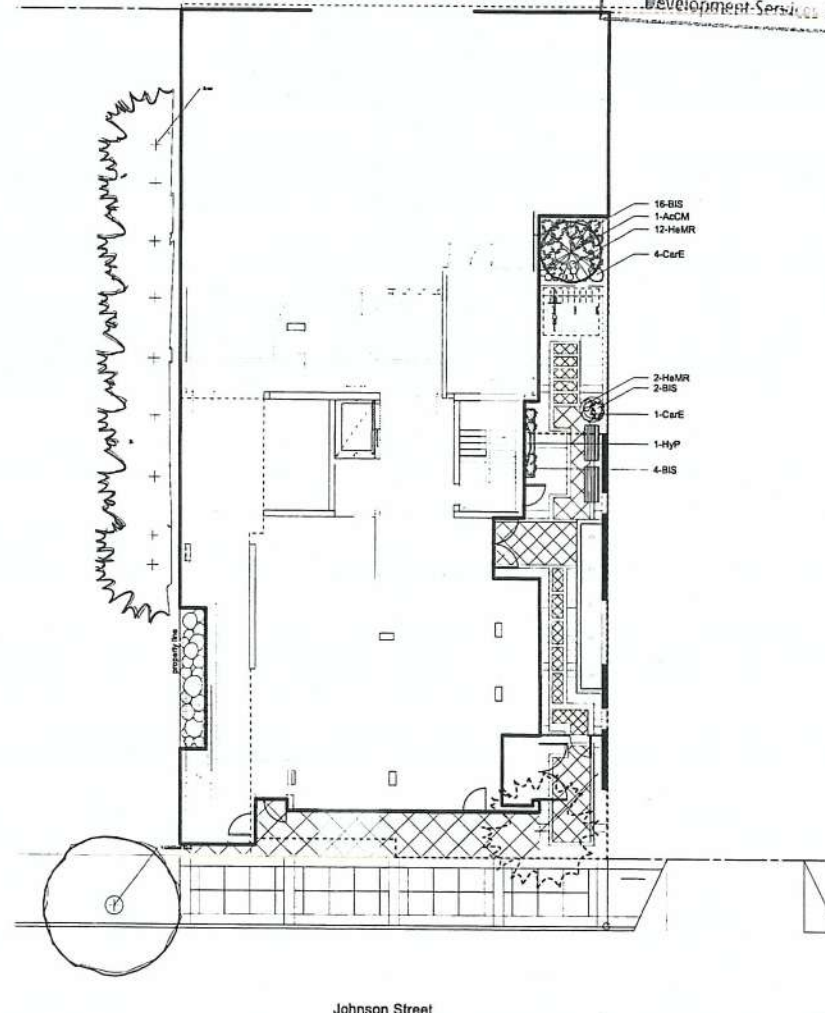
Level 1
Layout &
Planting
Plans

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L1

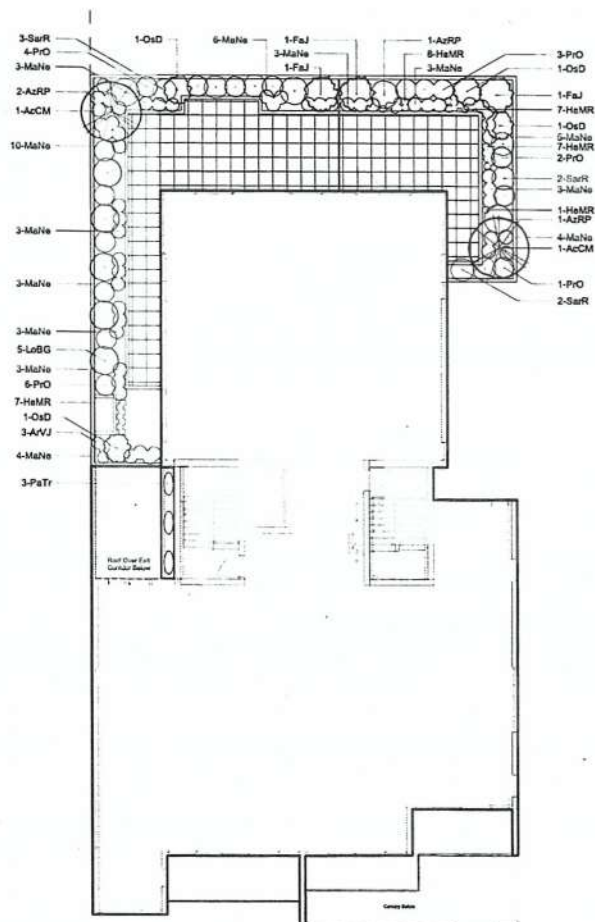


1
L1 Level 1 Layout Plan
1:100

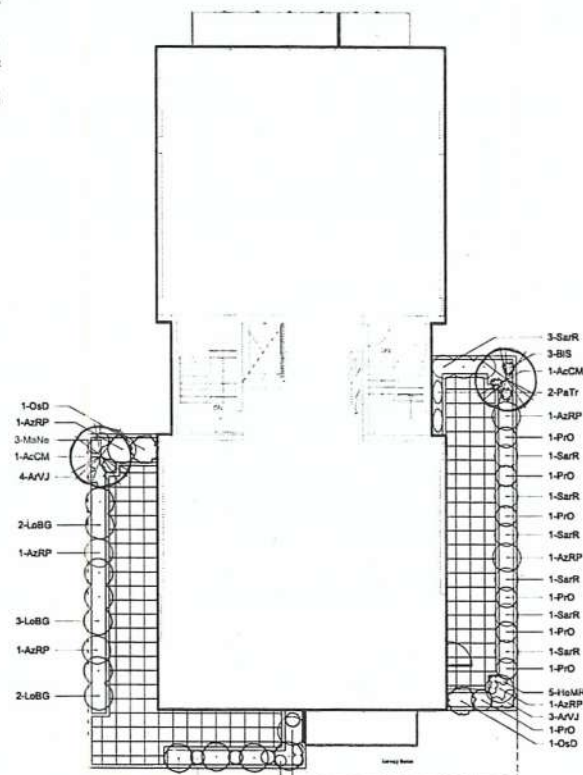


1
L1 Level 1 Planting Plan
1:100





1 Level 2 Planting Plan
1:100



2 Level 4 Planting Plan
1:100

Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
AcCM	5	Acer saccharum 'Munro'	Munro Vine Maple	2.5m 12, multi stem
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	Azara 'Red Poppy' (Sagean India)	Red Poppy Azara	#5 pot
LoBG	16	Lonicera H5a 'Sagean's Gold'	Golden Bushel Honeyuckle	#5 pot
OsD	9	Cornus alba 'Eldorado'	Sweet Olive	#7 pot
PrO	23	Prunus aversinensis 'Odo Luyker'	Odo Luyker English Laurel	#5 pot
SaR	16	Sorbus domestica	Sweet Box	#5 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
MaNe	3	Malva nana	Low Oregon Grape	#1 pot
MaNe	4	Malva repens	Creeping Oregon Grape	#1 pot
	0			
Groundcovers				
ID	Quantity	Botanical Name	Common Name	Size
AVJ	13	Arctostaphylos uva-ursi 'Vancouver Jade'	Kinnikinnick	#1 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
BIS	25	Blechnum spicatum	Deer Fern	#1 pot
CaE	5	Carex obovata 'Eldorado'	Vancouver Japanese Sedge	#1 pot
HaMR	49	Heuchera 'Midnight Rose'	Midnight Rose Coral Bells	#1 pot
Vines				
ID	Quantity	Botanical Name	Common Name	Size
HyP	1	Hydrangea anomala pectinata	Climbing Hydrangea	#5 pot
PaTr	5	Parthenocissus vitacea	Booth Ivy	#5 pot

Notes:
1. All work to be completed to current BC SLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

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Levels 2 & 4
Planting
Plans

Scale 1:100

L2