





MAP 20

Downtown and Harris Green Strategic Directions

Urban Place Designations*

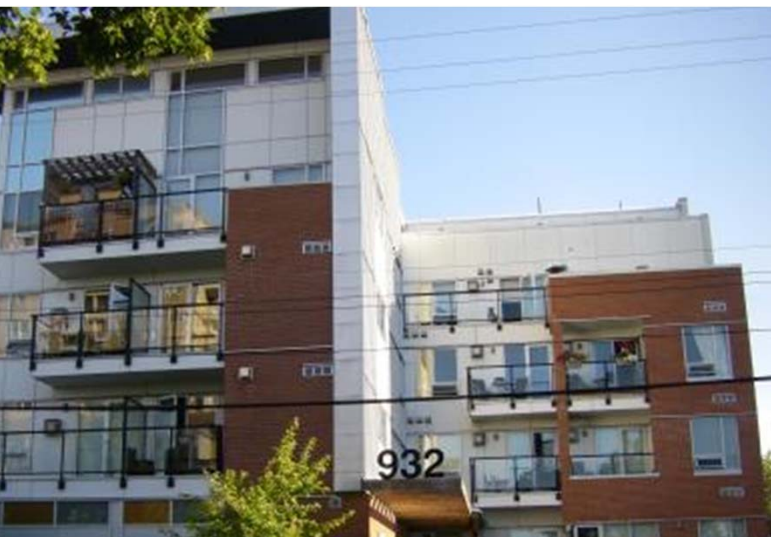
- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour

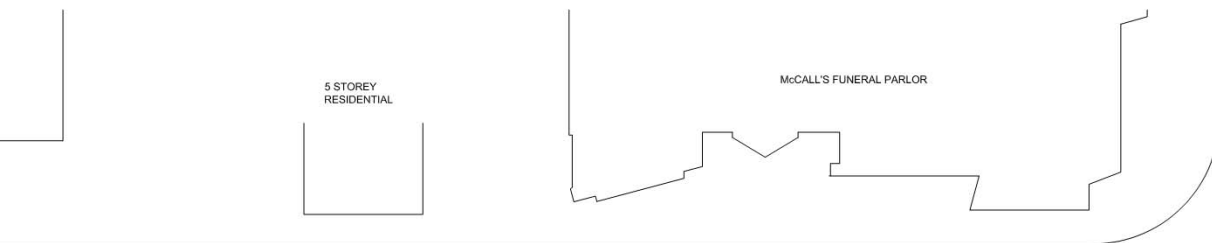
Public Facilities

- Proposed Park (approximate location)

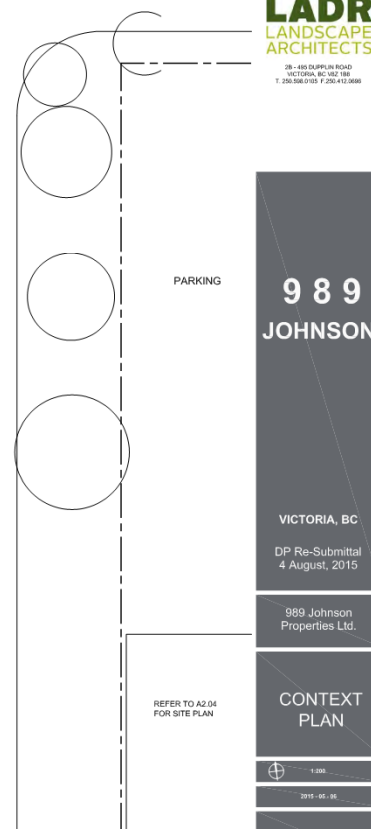
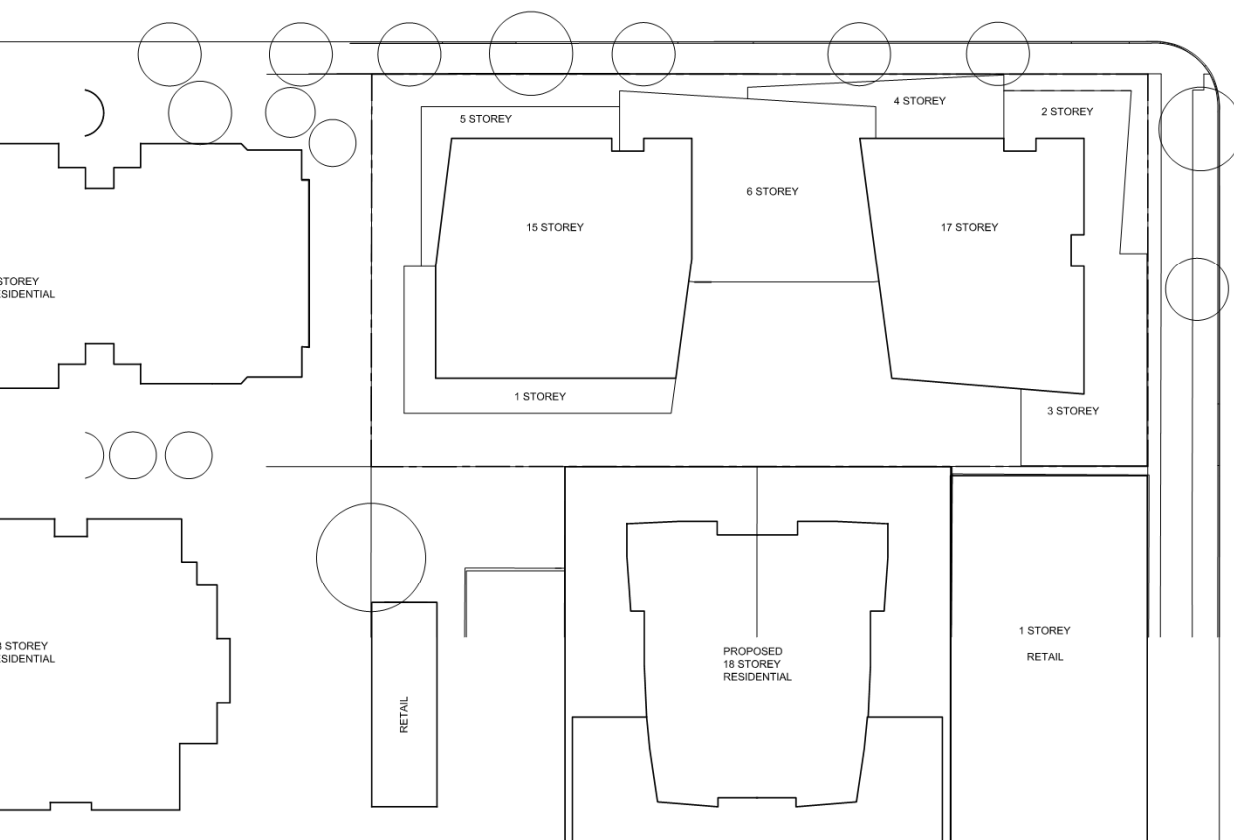








JOHNSON STREET





EAST CONTEXT ELEVATION





VANCOUVER STREET

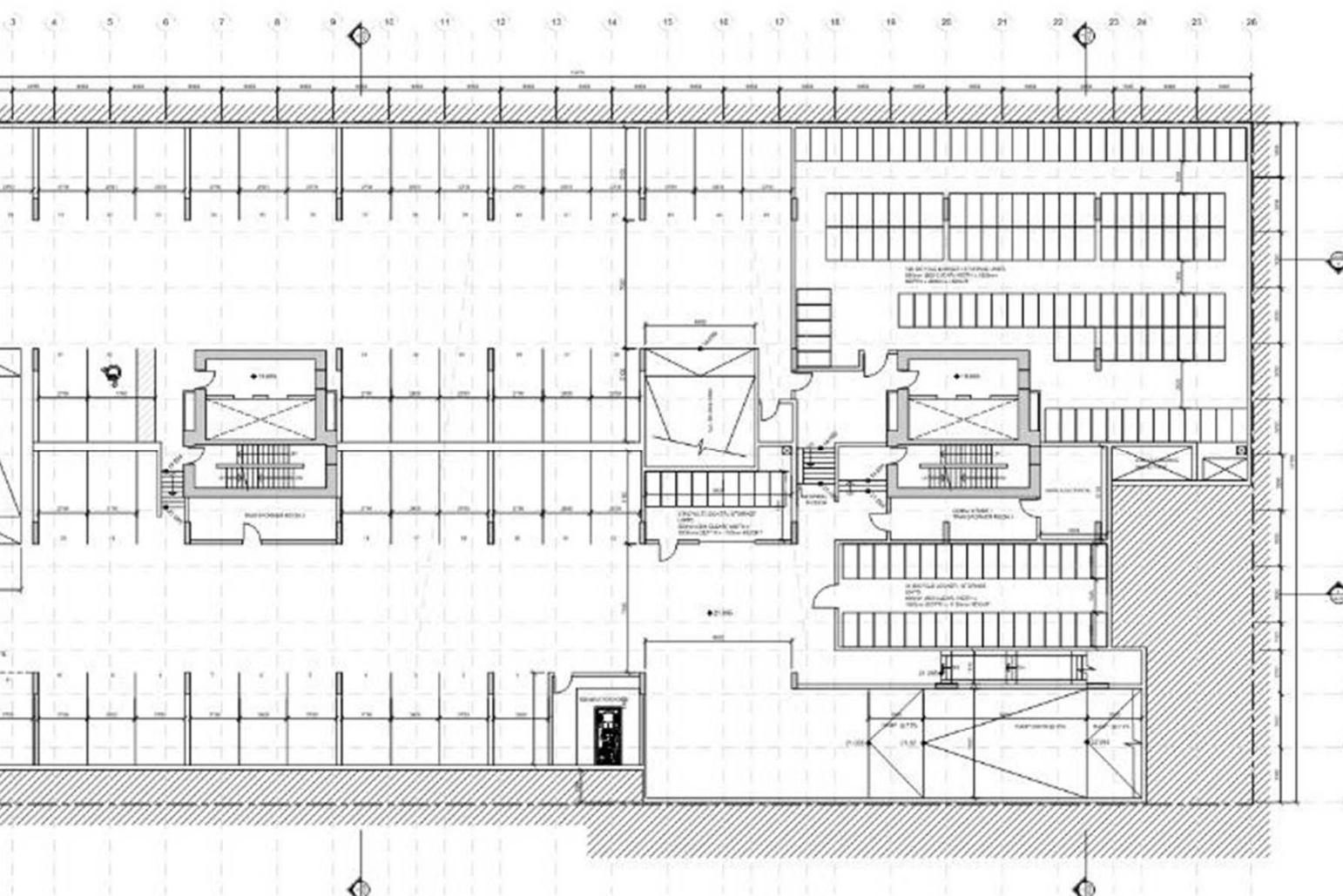
JOHNSON STREET

QUADRA STREET

PROPOSED DEVELOPMENT

NORTH CONTEXT ELEVATION





Architecture

100-100 PAVILION
100-100 PAVILION
100-100 PAVILION



100-100 PAVILION
100-100 PAVILION
100-100 PAVILION

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JOHNSON

VICTORIA, BC

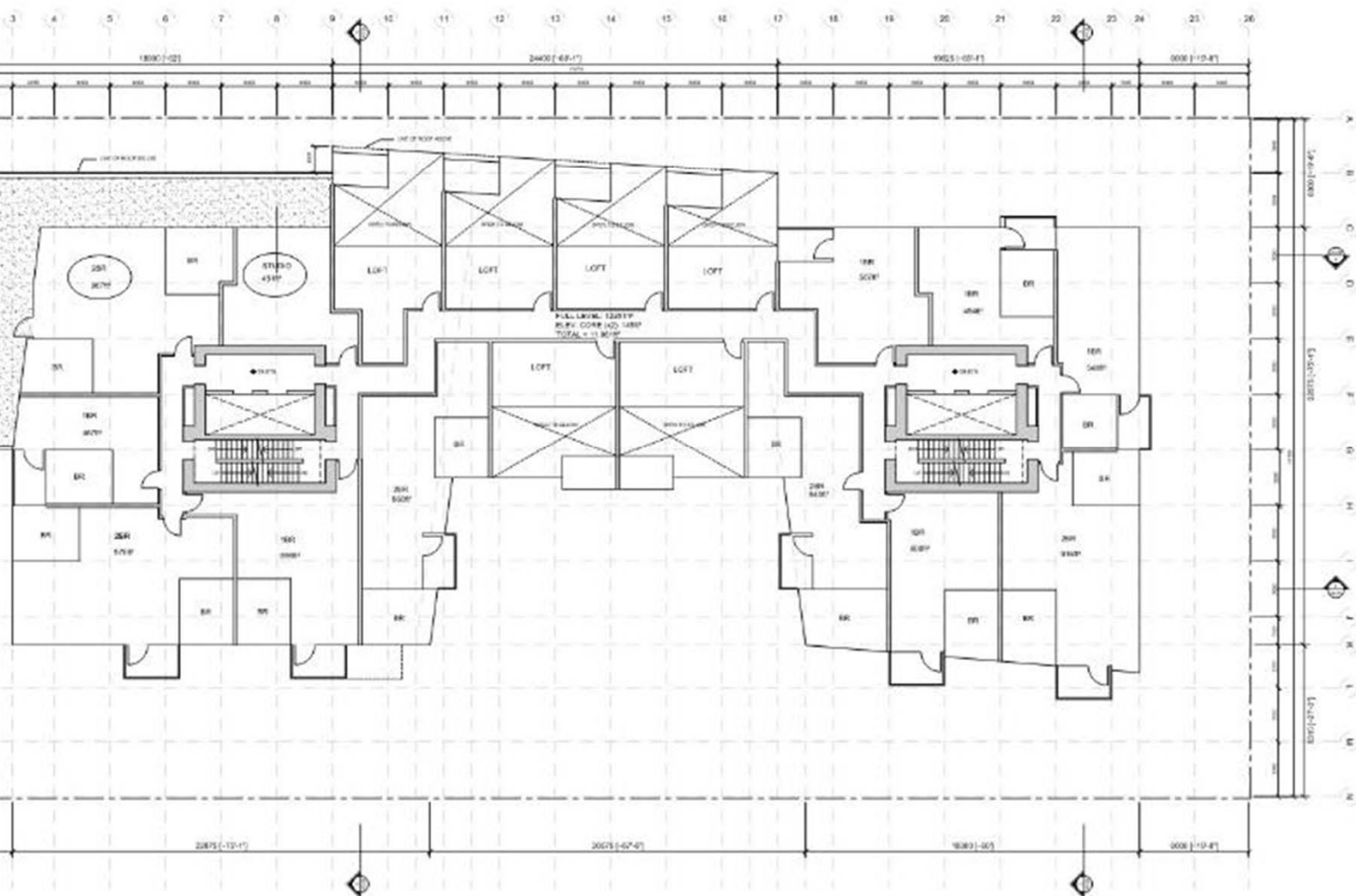
DP-100-100
100-100 PAVILION

100-100 PAVILION
100-100 PAVILION

LEVEL P1

100-100 PAVILION
100-100 PAVILION

A2.03



Architecture

200-555-1111
100-111-1111



100-111-1111
100-111-1111

989
JOHNSON

VICTORIA, BC

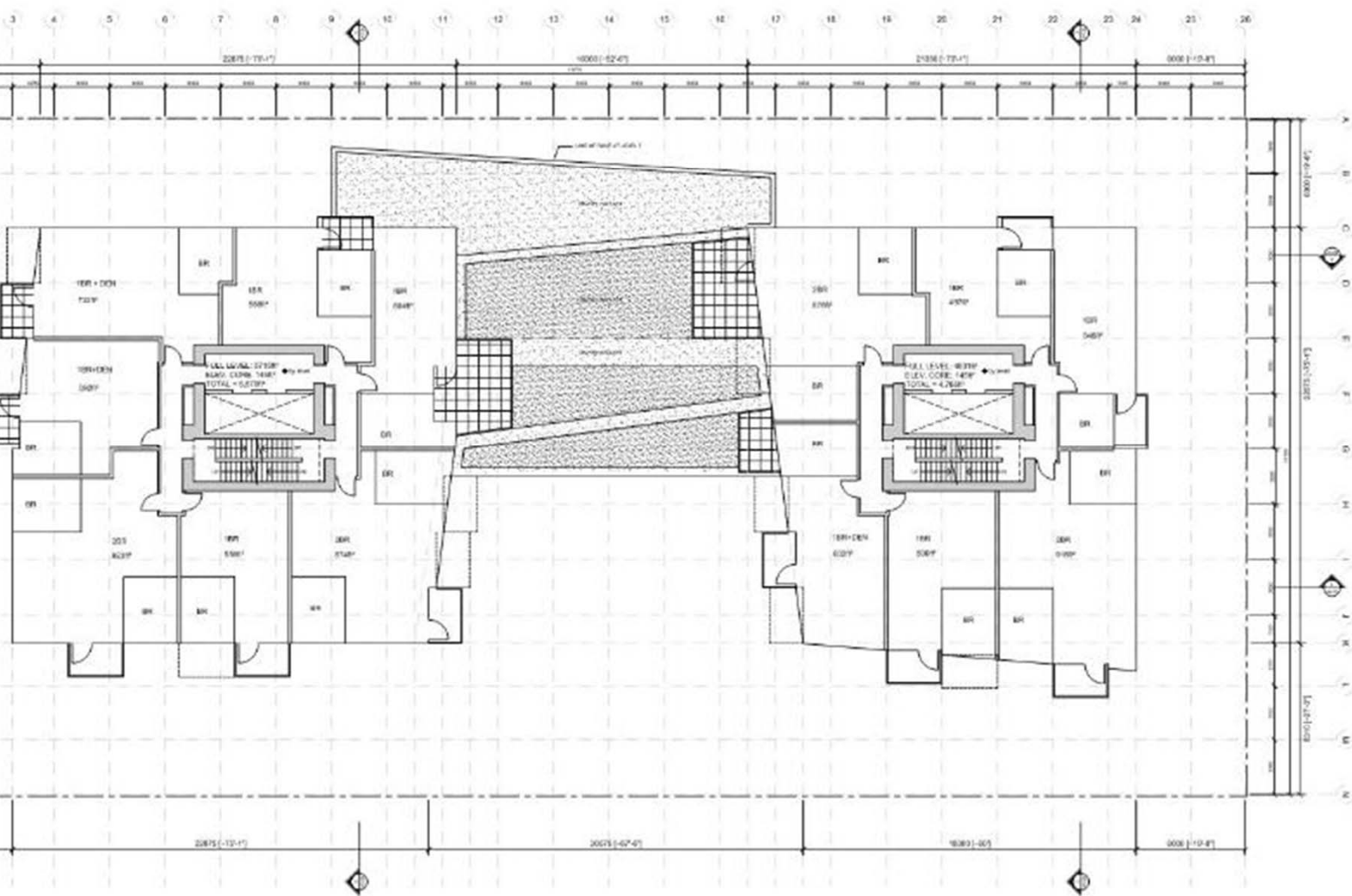
DP-10-Submittal
4 August, 2015

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LEVEL 6

100-111-1111

A2.09



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JOHNSON

VICTORIA, BC
DP Re-Submittal
4 August, 2015

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Properties Ltd.

LEVEL 7

A2.10



Architecture

200 - 400 WEST BRIDGE
VICTORIA, BC V8V 2G6
T: 250.363.0000 F: 250.363.0000



200 - 400 WEST BRIDGE
VICTORIA, BC V8V 2G6
T: 250.363.0000 F: 250.363.0000

989
JOHNSON

VICTORIA, BC

Resubmission Date:
4 August, 2015

989 Johnson
Properties Ltd.

ELEVATION 1
NORTH

1:100

2015.08.04

A3.01



ELEVATION EAST 2 - EAST TOWER



Architecture

401-401-1111
100-100-1000
1-800-401-1111



30-400-1000
100-100-1000
1-800-401-1111

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VICTORIA, BC

Resubmission Date:
4 August, 2015

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ELEVATION 2
EAST

1:100

2015-08-10

A3.02

Resubmission Date:
4 August, 2015959 Johnson
Properties Ltd.

ELEVATION 3
SOUTH

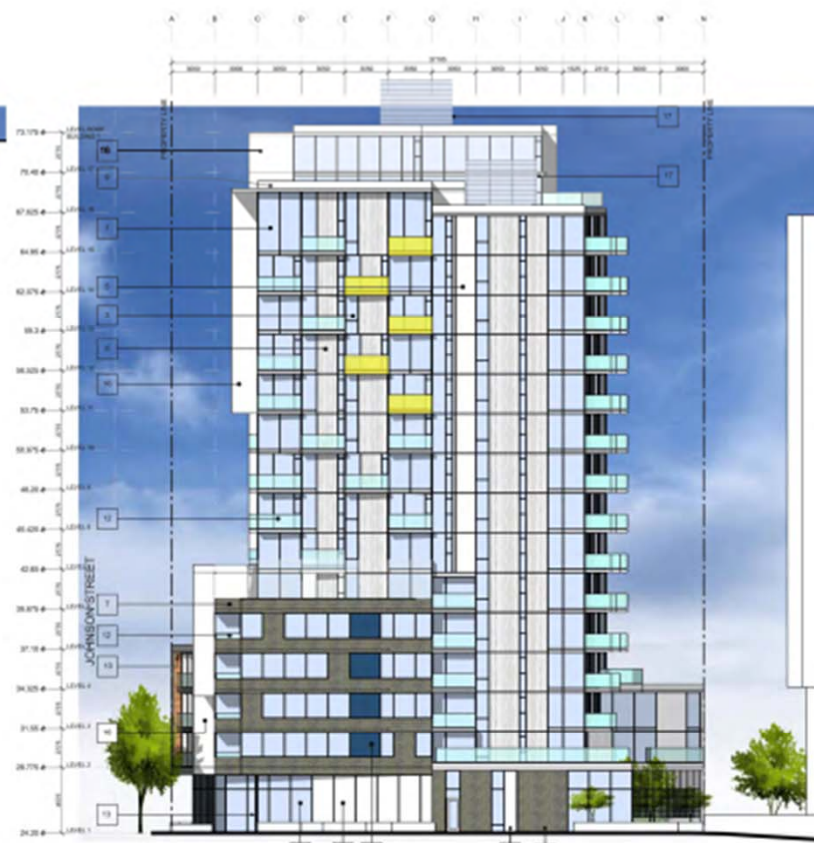
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0.000

A2.02



ELEVATION EAST 2 - EAST TOWER



ELEVATION EAST 1 - WEST TOWER



Architecture

301 WEST 10TH AVENUE
VICTORIA, BC V8M 2K6
T 250.360.0000 F 250.360.0001



LADR
LANDSCAPE
ARCHITECTS

301 WEST 10TH AVENUE
VICTORIA, BC V8M 2K6
T 250.360.0000 F 250.360.0001

**989
JOHNSON**

VICTORIA, BC

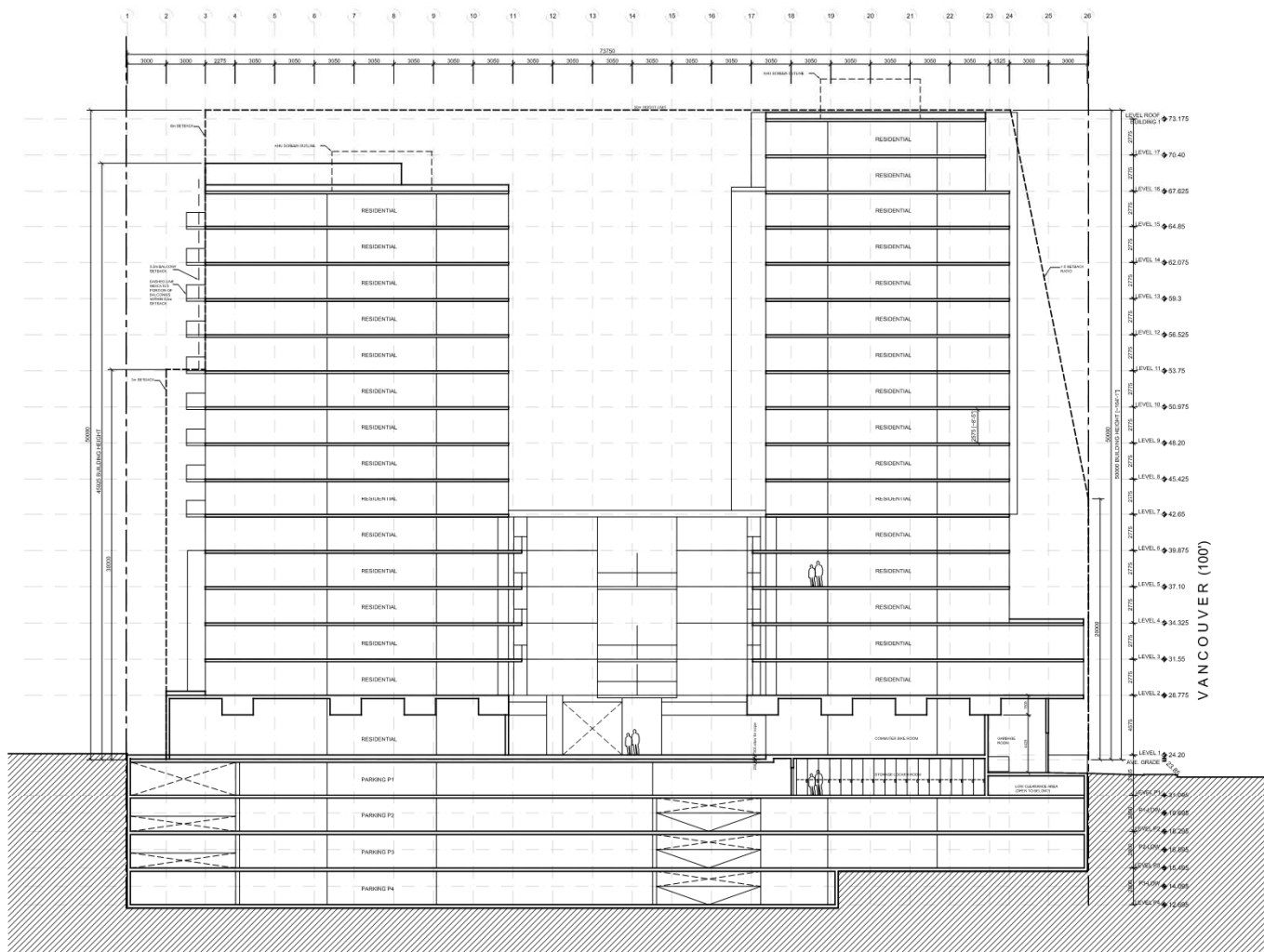
Resubmission Date:
4 August, 2015

989 Johnson
Properties Ltd.

**ELEVATION 4
WEST**

1:100
2015-08-08

A3.04



Architecture

303-408 THREE ROAD
VICTORIA, BC V8A 6J5
T: 250.586.5558 F: 250.581.9015



35 - 405 DUNFLEM ROAD
VICTORIA, BC V8C 1B6
T: 250.586.0105 F: 250.415.3899

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VICTORIA, BC

DP Re-Submittal
4 August, 2015

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SECTION 1



1:100

2015-08-04

A4.01





OVER STREET

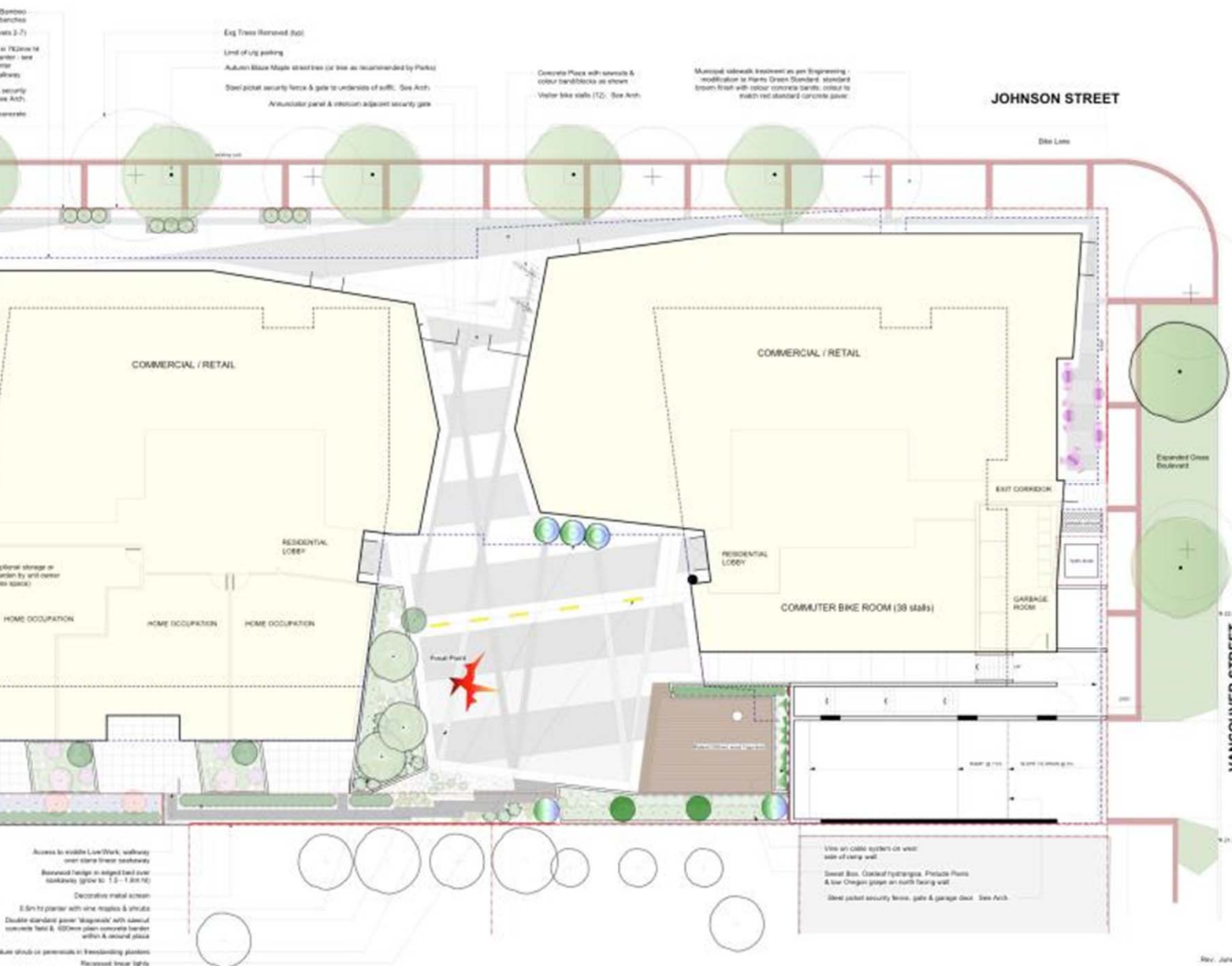


ENTRANCE (JOHNSON STREET)



DETAIL





Architecture

200 WATERLOO STREET
VICTORIA, BC V8W 2E1
T: 250-383-1000 F: 250-383-1001



ALL OUR SUPPLYMENTS
WILL BE OF THE HIGHEST QUALITY
AND WE WILL BE RESPONSIBLE FOR THE
INSTALLATION OF ALL SUPPLANTS

**989
JOHNSON**

VICTORIA, BC

989 Johnson
Properties Ltd.

**LANDSCAPE
CONCEPT
PLAN**

1:100

2019-06-10

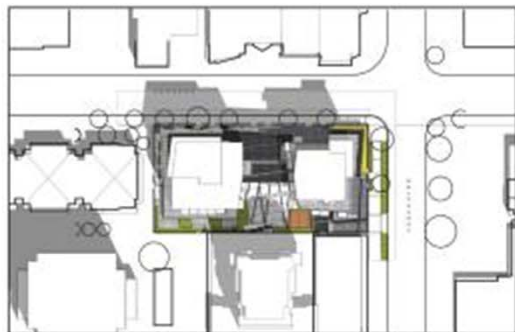
L1

Rev: June 17-19

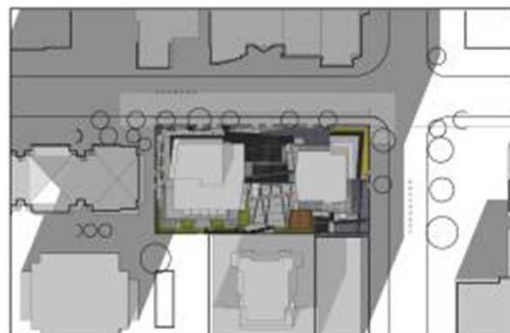
9:00



12:00



15:00



Architecture

300 WEST PENDER ROAD
VICTORIA, BC V8M 4G2
TEL: 250-460-0000 FAX: 250-460-0001



300 WEST PENDER ROAD
VICTORIA, BC V8M 4G2
TEL: 250-460-0000 FAX: 250-460-0001

989
JOHNSON

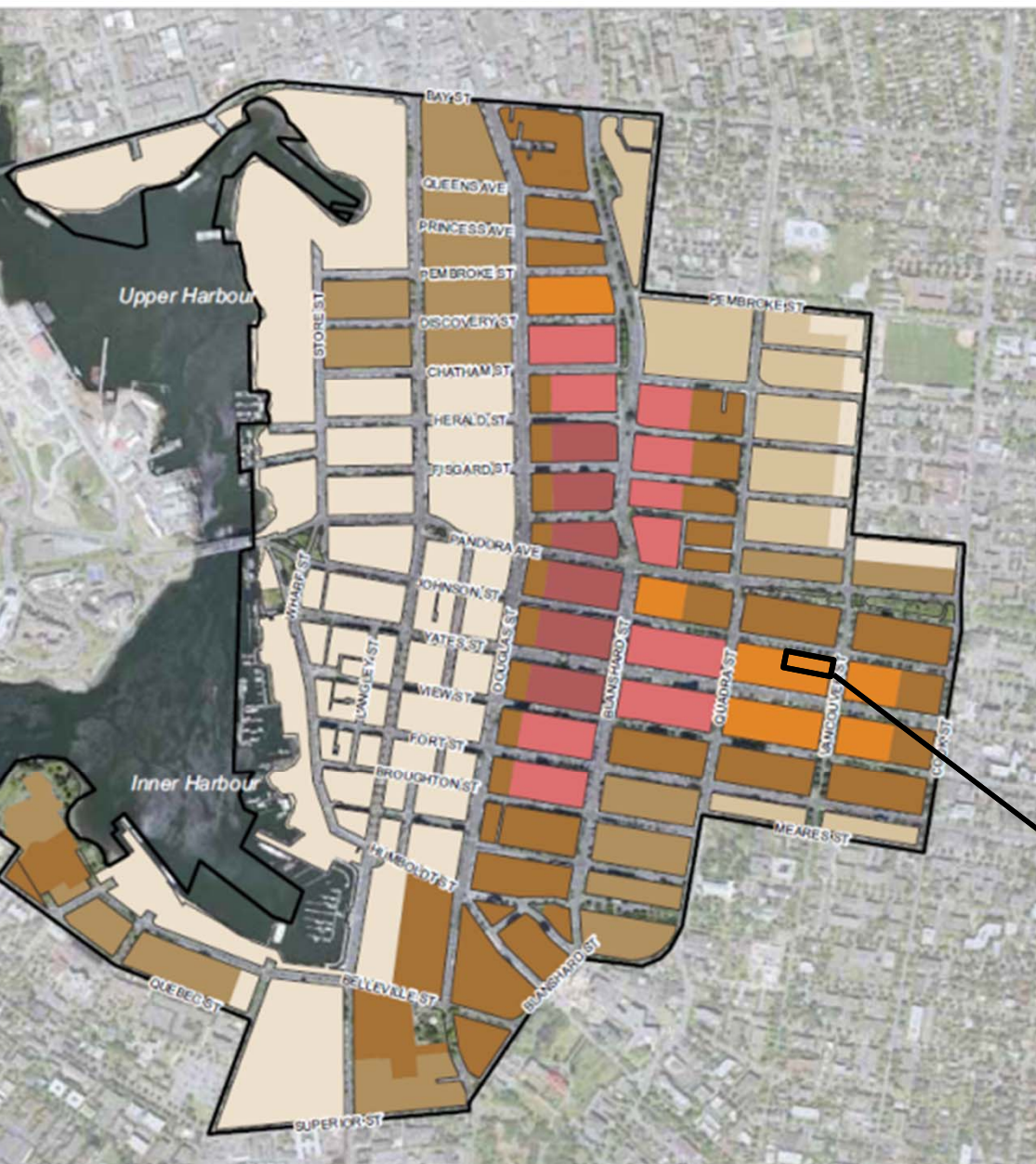
VICTORIA, BC
D/P Re-Submission
4 August, 2015

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Properties Ltd.

SHADOW
STUDIES



A6.00



MAP 32
Maximum Building Heights

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.

951 JOHNSON STREET



Metres
0 75 150 300

