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Boniface
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Architects



RELIANCE
PROPERTIES



CROSSTOWN
PROPERTIES LTD.

ISSUED FOR

A 2019-06-19 REZONING / HERITAGE ALTERATION PERMIT

B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3



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SEAL



Northern Junk

PROJECT NAME: NORTHERN JUNK
PROJECT ADDRESS: 1314 WHARF STREET
LEGAL DESCRIPTION: LOT 182F (001-005-723)
GOVERNING BUILDING CODE: BCBC 2018

REZONING/HERITAGE ALTERATION PERMIT APPLICATION R3

JANUARY 11, 2021

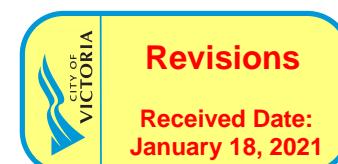
1314-1318 Wharf Street, Victoria BC

Cover Sheet

DRAWN: AP
PLOT DATE:

CHECKED: AB

A-000



19004C

PROJECT DATA

PROJECT NAME: NORTHERN JUNK
 PROJECT ADDRESS: 1314 WHARF STREET
 LEGAL DESCRIPTION: LOT 182F (001-005-723)
 GOVERNING BUILDING CODE: BCBC 2018

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	INNER HARBOUR HERITAGE DISTRICT
NET SITE AREA (from 'Above Natural Boundary')	1218 sm
GROSS SITE AREA (001)	1375 sm
TOTAL FLOR AREA	4095 sm
COMMERCIAL FLOOR AREA	831.5 sm
FLOOR SPACE RATIO	3.20
SITE COVERAGE %	65.5%
OPEN SITE SURFACE %	24.5%
HEIGHT OF BUILDING FROM STREET GRADE (m)	19.1 (m)
NUMBER OF STOREYS	5 STOREYS (FROM WHARF TO FROM HARBOUR)
PARKING STALLS ON SITE	0
BICYCLE PARKING (001 sm)	66 res + 5 Commercial
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	0 m
REAR YARD (WEST)	15.83 m
SIDE YARD (NORTH)	0 m
SIDE YARD (SOUTH)	0 m
RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE)	
TOTAL NUMBER OF UNITS	47
UNIT TYPE (SEE UNIT TYPE TABLE)	STUDIO, 1BD, 2BD, 3BD
GROUND FLOOR UNITS	0
MINIMUM UNIT FLOOR AREA	37.5 sm
TOTAL RESIDENTIAL FLOOR AREA	2653 sm

DRAWING LIST

ARCHITECTURAL

A000	COVER SHEET
A001	PROJECT DATA
A002	SITE SURVEY
A010	AREA PLANS
A011	AREA PLANS
A012	AREA PLANS
A013	AREA PLANS
A014	AREA PLANS
A101	SITE PLAN
A201	PLAN - LEVEL 00
A202	PLAN - LEVEL 01
A203	PLAN - LEVEL 02
A204	PLAN - LEVEL 03-04
A205	PLAN - LEVEL 05
A206	PLAN - ROOF
A401	SOUTH ELEVATION
A402	WEST ELEVATION
A403	NORTH ELEVATION
A404	EAST ELEVATION
A405	CONTEXT ELEVATIONS
A501	SECTION - A
A502	SECTION - A2

LANDSCAPE

SEE LANDSCAPE SET

PROJECT DATA SUMMARY

AREA SUMMARY

ASSUMPTIONS	BUILDING GROSS AREA	
	SQ.FT	SM2
SITE AREA (ABOVE PRESENT NATURAL BOUNDARY)	13,108	1218
MAX ALLOWABLE DENSITY (4.4)	57,673	5358
EXISTING FOOTPRINTS	5,175	481
AREAS BY USE		
CRU 2 - L01	220.7 sm	
CRU 1 - L01	243.2 sm	
CRU 1 - L00	204.8 sm	
CRU 2 - L00	157.0 sm	
TOTAL COMMERCIAL	831.5 sm (8,349.5 sqft)	
Bulding Gross Area	4095.4 sm (44,093 sqft)	
Total Commercial Area	831.5 sm (8,349.5 sqft)	
TOTAL RESIDENTIAL	3263.9 sm (35,132.9 sqft)	
NET RESIDENTIAL	2652.8 sm (28,555.3 sqft)	
NET RENTABLE (RES+LDM)	3,484.3 sm (37,506.2 sqft)	
BUILDING GROSS AREA		
L00 Gross	844 sm	
L00 TOTAL	544 sm	
L01 Gross	315 sm	
L01 TOTAL	265 sm	
L02 Gross	739 sm	
L02 TOTAL	739 sm	
L03 Gross	739 sm	
L03 TOTAL	739 sm	
L04 Gross	739 sm	
L04 TOTAL	739 sm	
L05 Gross	739 sm	
L05 TOTAL	739 sm	
Roof Gross	14 sm	
L06 TOTAL	14 sm	
BUILDING GROSS		
	4,095 sm	
SITE AREA FOR FSR		
	1,218 sm	
PERMIT R3		
	3.36	
NET RENTABLE (RES+COMM)		
	3,484 sm	

UNIT SUMMARY

UNIT TYPE	TOTAL UNITS				
	STUDIO	1BD	2BD	3BD	-
LEVEL -01	0	0	0	0	0
LEVEL 01	0	0	0	0	0
LEVEL 02	1	8	2	1	0
LEVEL 03	1	8	2	1	0
LEVEL 04	1	8	2	1	0
LEVEL 05	1	6	3	1	0
LEVEL 06	0	0	0	0	0
TOTAL	4	30	9	4	0
PERCENTAGE	9%	64%	19%	9%	0%
FAMILY UNITS				28%	100%

LEVEL	TOTAL AREA-PER FLOOR BY TYPE			TOTAL UNITS
	STUDIO	1BD	2BD	
LEVEL -01	0	0	0	0
LEVEL 01	0	0	0	0
LEVEL 02	38	990	152	83
LEVEL 03	38	990	152	83
LEVEL 04	38	390	152	83
LEVEL 05	38	289	253	83
TOTAL	152 sm	1,455 sm	710 sm	332 sm
Unit Count	30	9	4	47
Avg. Area	48.6 sm	151.8 sm	177.5 sm	83.5 sm
Avg. Sizes (sf)	409.8 ft ²	1,223.3 ft ²	849.3 ft ²	607.8 ft ²

PARKING SUMMARY

NOTE: NO VEHICLE PARKING PROVIDED ON SITE. SEE TRAFFIC REPORT FOR TRAFFIC MANAGEMENT STRATEGY

BICYCLE PARKING	Site Storage			
	Residential	Count	Reqmt	Provided
1/0' Unit < 4' x 8'	12	12	0	
2.25' Unit > 4' x 8'	25	43.75	0	
Total Residential	47	55.75	56	47
Commercial	Area	Reqmt	Provided	
	1/0' 200 m ²	#	4.2	
Total		5		



RELIANCE PROPERTIES	CROSSTOWN
ISSUED FOR	
A 2019-06-19 REZONING / HERITAGE ALTERATION PERMIT	
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C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2	
D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3	

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ARCHITECT
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 Tel: (604) 687-0668
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Northern Junk
 1314-1318 Wharf Street, Victoria BC
 Project Data

DRAWN: AP
 PLOT DATE: CHECKED: AB

A-001

19004C

ISSUED FOR

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info@baparchitecture.ca

SEAS



Northern Junk

1314-1318 Wharf Street, Victoria BC

Site Survey

DRAWN: APR 19
PLOT DATE:

CHECKED: AB

A-002

100046

LEGEND

- denotes monitoring well
- denotes catchbasin
- denotes drain
- denotes drain manhole
- denotes sewer manhole
- denotes irrigation valve
- denotes water valve
- denotes irrigation control box
- denotes irrigation control valve
- denotes hydrant
- denotes water meter
- denotes communications manhole
- denotes hydro manhole
- denotes junction box
- denotes streetlight post
- denotes lamp pole
- denotes unknown utility manhole
- denotes hand rail
- denotes curb
- denotes non-mountable curb
- denotes edge of pavement
- denotes building outline
- denotes spot elevation
- denotes decoupling sleeve
- denotes concrete tree
- denotes diameter and depth
- denotes property line
- denotes interest line

PROJECT NORTHERN JUNK BUILDING

PROJECT NO. 20R-03205-00

SCALE As-Noted

DATE 2020-12-07

DRAWING NO. 20R-03205-00-SRWSI001-R0

DISCIPLINE GEOMATICS

CLIENT CROSSTOWN PROPERTIES (WHARF STREET) LTD.

CLIENT REF. NO.

geoVerra

301-3500 Island Boulevard
Victoria, BC V8Z 1B9
t: 250-414-5110 | www.geoverra.com

DATE of field survey: December 14th, 2010 and December 2nd, 2020

Contour interval = 0.2 m.

Elevations are to geodetic datum, derived from City of Victoria grid control monument 17-29, Published Elevation = 8.326 m.

Vertical Datum CGVD28 (HTV2.0).

Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative size.

Lot boundaries shown herein are derived from lines to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. Geoverra Survey (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other structures. All underground utilities should be located by the respective authorities prior to construction.

The intended plot size of this plan is 420mm in width by 594mm in height (ISO A1 size) when plotted at a scale of 1:250.

All distances are in metres and decimals thereof.

SURVEY INCLUDED FOR REFERENCE ONLY. NTS*

SURVEYORS LETTER/RATIONALE

WSP

File No: 171-10644-00 Date: July 26, 2017

To: Crosstown Properties (Wharf Street) Ltd.
305 - 111 Water Street
Vancouver, BC V6B 1A7

From: Mitch Laseur, BCLS
Regional Manager
931 - 3650 Upton Boulevard
Victoria, BC V8Z 0B9
Phone 250.384.5510

Attention: Juan Posta

RE: AREA CALCULATION – ABOVE AND BELOW PRESENT NATURAL BOUNDARY
LOT 182T, LOT 182G, LOT 182A, AND THE ROAD PLAN EPP#884;
BECOMING THE PROPOSED JOHNSON STREET GATEWAY SITE

This letter is intended to clarify the areas of the above noted property. The property in question contain land falling above the Present Natural Boundary. We confirm that our calculation of the Present Natural Boundary is coincident with the definition of the Ordinary High Water Mark.

To clarify the allocation of these areas we have prepared the attached sketch detailing those areas above and below the Present Natural Boundary.

In summary:

The total area above the Present Natural Boundary for these properties is 4,152 square meters.
The total area below the Present Natural Boundary for these properties is 646 square meters.

Regards,

Mitch Laseur

Mitch Laseur, BCLS
Branch Manager, Land Surveyor, Victoria Geomatics
Cc: Aileen Potano, Roy O'Connell, Sheila Middleton

WSP 305 Water Street
Victoria, BC V6B 0B9
Phone 1-250-384-5510

JOHNSON STREET

WHAarf STREET

LEGEND

- Present Natural Boundary (PNB) as Surveyed December 14, 2015
- denotes areas above PNB
- denotes areas below PNB

LOT 182G
(00-205-78)
CITY OF VICTORIA

LOT 182A
(00-205-79)
CITY OF VICTORIA

LOT 182F
(00-205-73)
Crosstown Properties (Wharf St) Ltd.

CLOSED ROAD
PLAN EPP#884
ungraded;
City of Victoria

PLAN VIP73553

PLAN 33216

TABLE OF AREAS

LOT	ABOVE PNB	BELLOW PNB	TOTAL
182G	304 m ²	198 m ²	503 m ²
182A	724 m ²	289 m ²	1013 m ²
182F	1218 m ²	158 m ²	1376 m ²
Closed Road	1905 m ²		1905 m ²
TOTALS	4152 m²	646 m²	4798 m²

WSP
Engineering, Architecture, Surveying
INTEGRATED DESIGN. INTEGRATED DELIVERY.
www.wspcanada.com

CROSSTOWN PROPERTIES (WHARF ST) LTD.

JOHNSON STREET GATEWAY SITE AREAS

LOT	ABOVE PNB	BELLOW PNB	TOTAL
182G	304 m ²	198 m ²	503 m ²
182A	724 m ²	289 m ²	1013 m ²
182F	1218 m ²	158 m ²	1376 m ²
TOTALS	4152 m²	646 m²	4798 m²

171-10644-00-000-00-JSD9KG9142

SITE AREAS

SITE AREAS (SEE AREA PLANS A-010)	
GROSS SITE AREA	1375 m ²
NET SITE AREA	1217.7 m ²
VOLUMETRIC SRW	253.5 m ²
OPEN AREA	420.4 m ²
BUILDING FOOTPRINT	797.1 m ²
OPEN AREA - SW & SW AREAS	354.24 m ²

*NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY

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NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY

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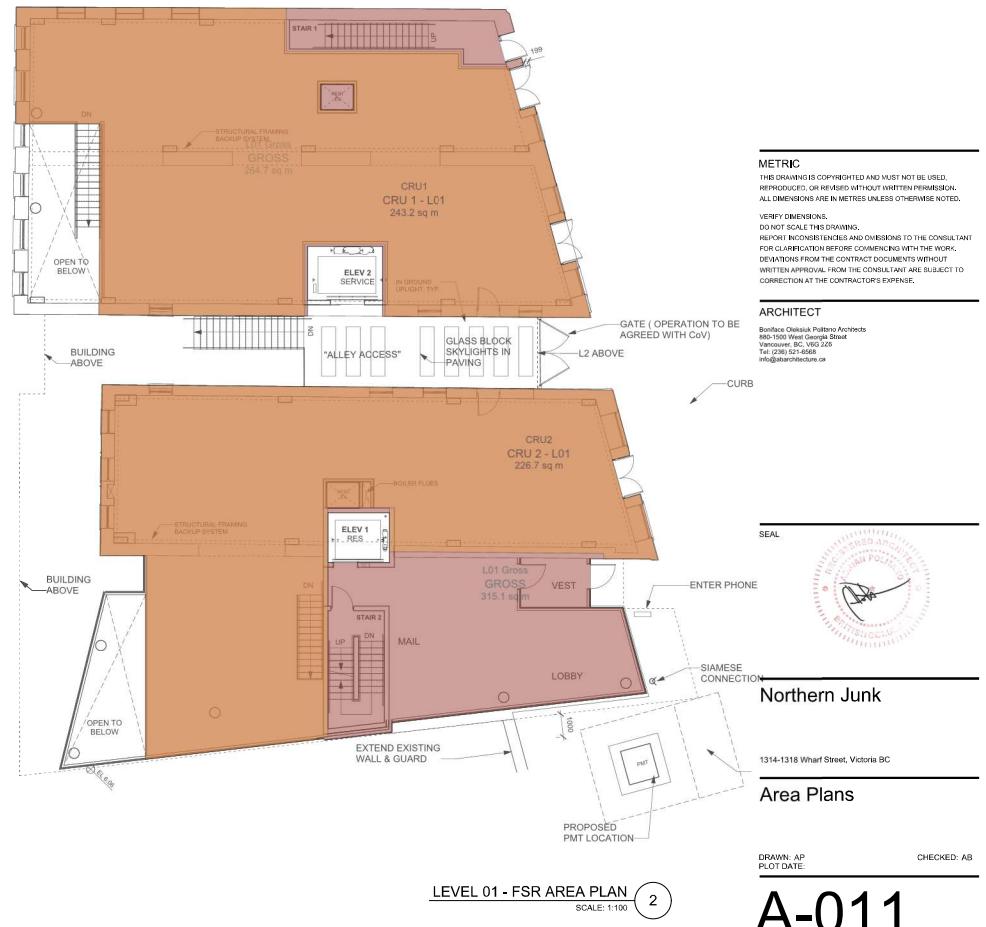
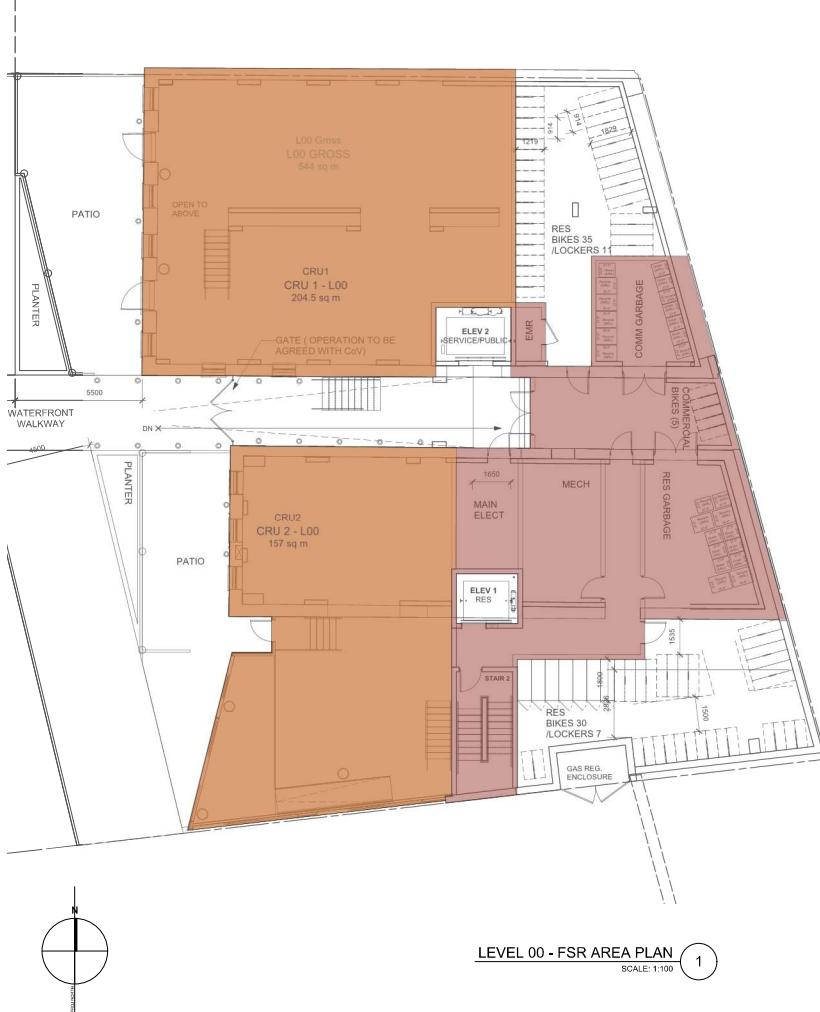
*NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY

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*NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY

AREA LEGEND

- RESIDENTIAL SUITE
- COMMERCIAL AREA
- GROSS FLOOR AREA



LEVEL 02 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
201	3BD	83 sq m
202	2BD	86 sq m
203	1BD	53 sq m
204	1BD	53 sq m
205	1BD	49 sq m
206	1BD	49 sq m
207	1BD	46 sq m
208	1BD	55.2 sq m
209	1BD	58.5 sq m
210	1BD	38.1 sq m
211	ST	38.1 sq m
212	2BD	66.3 sq m
Total Suite Area		663 sq m
GROSS		739 sq m
Total Gross Area		739 sq m
EFFIC		90%



LEVEL 02 - FSR AREA PLAN
SCALE: 1:100

LEVEL 03-4 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
301	3BD	83 sq m
302	2BD	86 sq m
303	1BD	53 sq m
304	1BD	53 sq m
305	1BD	49 sq m
306	1BD	46 sq m
307	1BD	46 sq m
308	1BD	55 sq m
309	1BD	59 sq m
310	1BD	38 sq m
311	ST	38 sq m
312	2BD	66.3 sq m
Total Suite Area		663 sq m
GROSS		739 sq m
Total Gross Area		739 sq m
EFFIC		90%



LEVEL 03 - FSR AREA PLAN
SCALE: 1:100

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Northern Junk

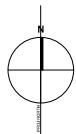
1314-1318 Wharf Street, Victoria BC

Area Plans

DRAWN: AP
PLOT DATE: _____
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19004C



LEVEL 02 - FSR AREA PLAN
SCALE: 1:100

1

LEVEL 03 - FSR AREA PLAN
SCALE: 1:100

2

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 D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3

AREA LEGEND

RESIDENTIAL SUITE
COMMERCIAL AREA
GROSS FLOOR AREA

LEVEL 03-04 AREAS sm		
SUITE NUMBER	SUITE TYPE	SUITE AREA
301 sm	3BD	83 sm
302 sm	2BD	56 sm
303 sm	1BD	53 sm
304 sm	1BD	53 sm
305 sm	1BD	40 sm
306 sm	1BD	46 sm
307 sm	1BD	46 sm
308 sm	1BD	55 sm
309 sm	1BD	58 sm
310 sm	1BD	38 sm
311 sm	ST	38 sm
312 sm	2BD	66 sm
Total Suite Area sm	12 sm	663 sm
GROSS sm		739 sm
Total Gross Area sm		739 sm
EFFIC		90%


LEVEL 04 - FSR AREA PLAN
 SCALE: 1:100

LEVEL 05 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
501	3BD	83 sm
502	2BD	86 sm
503	1BD	53 sm
504	1BD	53 sm
505	1BD	40 sm
506	1BD	46 sm
507	2BD	101 sm
508	1BD	58 sm
509	1BD	38 sm
510	ST	38 sm
511	2BD	66 sm
Total Suite Area	11	663 sm
GROSS		739 sm
Total Gross Area		739 sm
EFFIC		90%

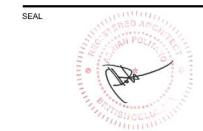
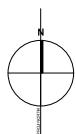

LEVEL 05 - FSR AREA PLAN
 SCALE: 1:100

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Area Plans

DRAWN: AP
PLOT DATE: CHECKED: AB**A-013**

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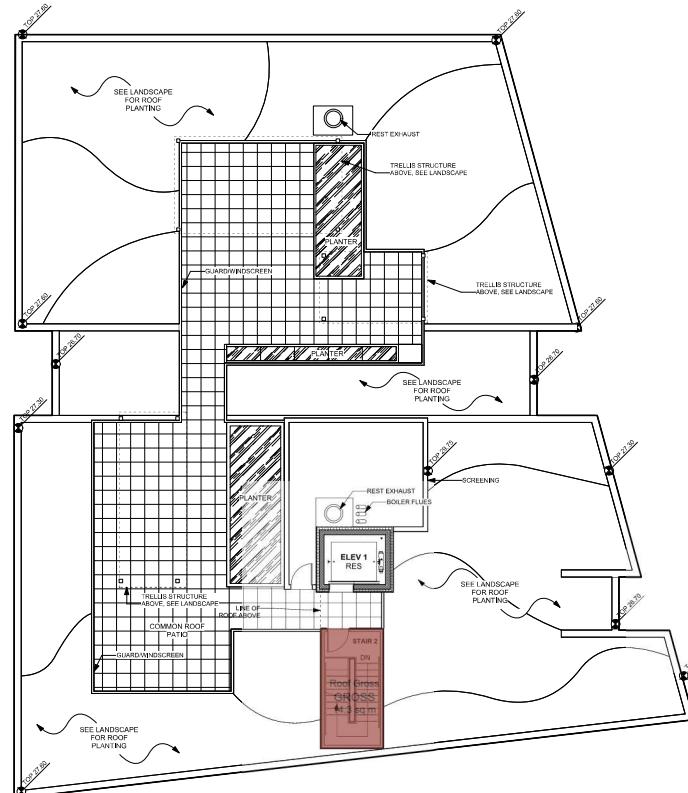
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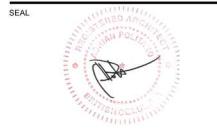
SEAL

ROOF AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
Total Suite Area	0	0 sm
	GROSS	14 sm
Total Gross Area		14 sm
EFFIC		0%



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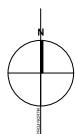
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Area Plans
 1 ROOF AREAS
 Scale: 1:100
DRAWN: AP
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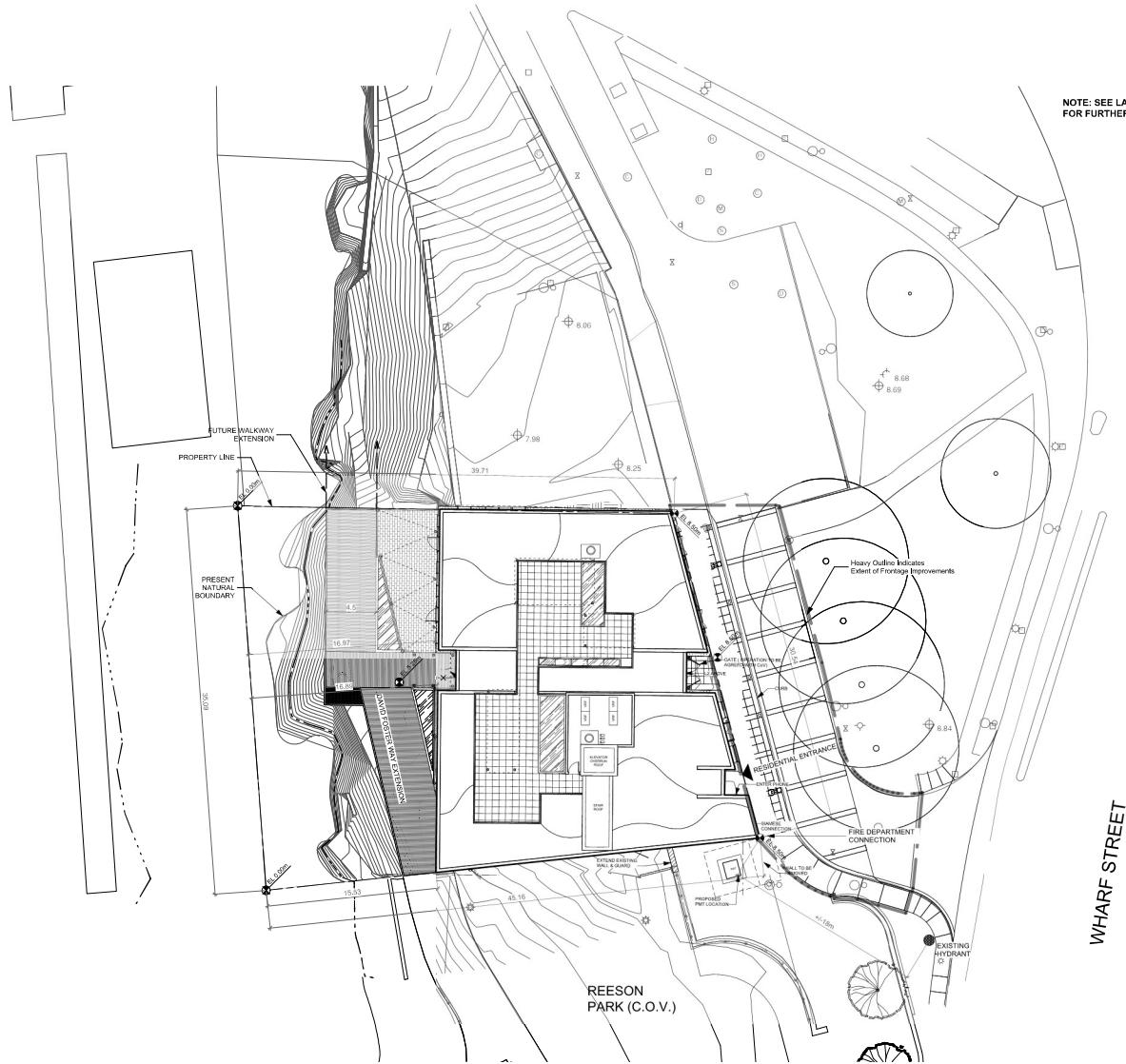
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Address: 1314 WHARF ST
PID: 001-005-723
Folio: 01074004
Legal Information: LOT 182-F,
VICTORIA

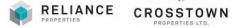
PROJECT INFORMATION TABLE	
ZONE / EXISTING:	INNER HARBOUR HERITAGE DISTRICT
NET SITE AREA (sqm) / Above Natural Boundary:	1218 sqm
GROSS SITE AREA (sqm):	1375 sqm
TOTAL FLOOR AREA:	4079 sqm
COMMERCIAL FLOOR AREA:	831.5 sqm
FLOOR SPACE RATIO:	3.30
SITE COVERAGE %:	65.5%
OPEN SITE SPACE %:	34.5%
HEIGHT OF BUILDING FROM STREET GRADE (m):	19.1 (m)
NUMBER OF STOREYS:	5 STOREYS FROM WHARF (6 FROM HARBOUR)
PARKING STALLS ON SITE:	0
BICYCLE PARKING (long term):	56 res. x 5 Commercial
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST):	0 m
REAR YARD (WEST):	15.83 m
SIDE YARD (NORTH):	0 m
SIDE YARD (SOUTH):	0 m
RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE)	
TOTAL NUMBER OF UNITS:	47
UNIT TYPE (SEE UNIT TYPE TABLE):	STUDIO, 1BD, 2BD, 3BD
GROUND ORIENTED UNITS:	0
MINIMUM UNIT FLOOR AREA:	37.5 sqm
TOTAL RESIDENTIAL FLOOR AREA:	2653 sqm



**NOTE: SEE LANDSCAPE PLANS
FOR FURTHER DETAIL**



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DRAWN: AP

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SITE PLAN 1
SCALE: 1:200



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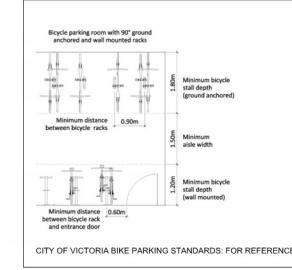


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D	2021-01-11	REZONING / HERITAGE ALTERATION PERMIT R3

GENERAL PLAN NOTES:

- SEE AREA PLANS FOR FLOOR AND SUITE AREAS
- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS



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ANSWER: 40

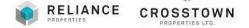
PLAN L00
SCALE: 1:100 1

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A-201



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GENERAL PLAN NOTE

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Plan - Level 02

DRAWN: AP
PLOT DATE:

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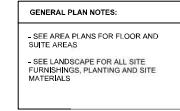
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PLAN L2
SCALE: 1:100



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D 2021-01-11 REZONING / HERITAGE ALTERATION

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Plan - Level 03-04

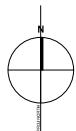
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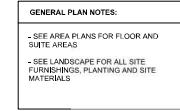
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PLAN L3-4
SCALE: 1:100 1

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A-204





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Plan - Level 05

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PLAN L5
SCALE: 1:100

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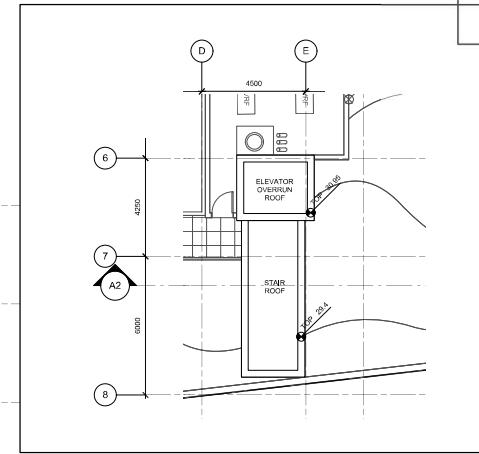
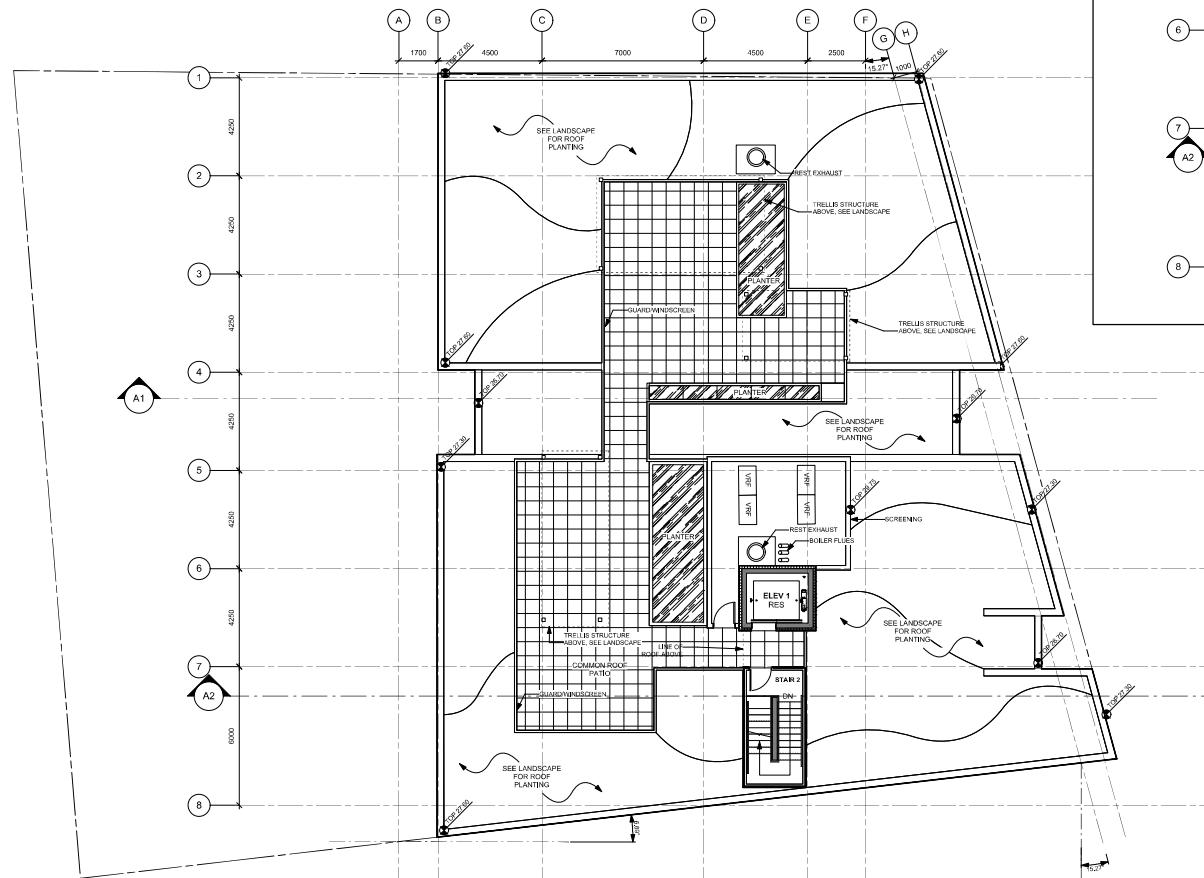
CROSSTOWN
PROPERTIES LTD.

GENERAL PLAN NOTES:
- SEE AREA A PLANS FOR FLOOR AND SUITE AREAS
- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS

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Plan - Roof

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PLOT DATE: CHECKED: AB

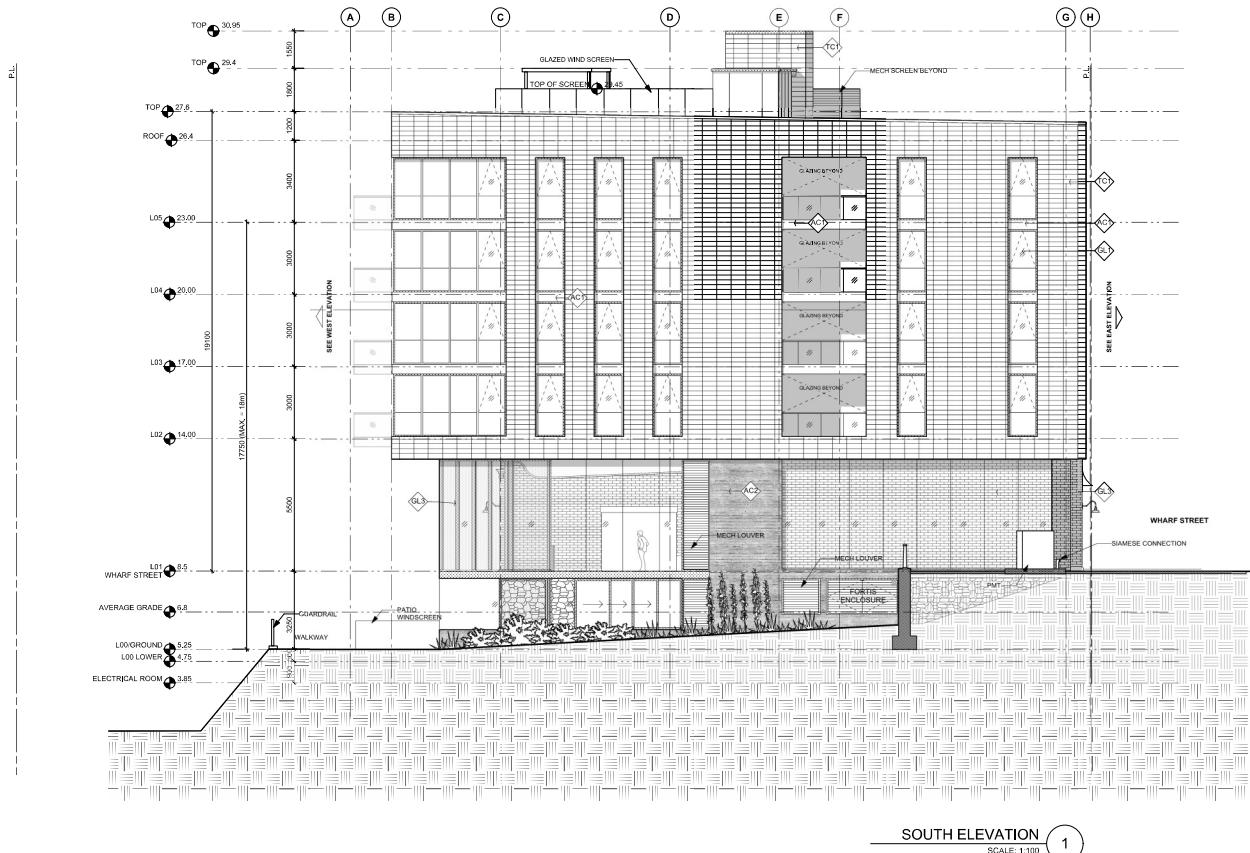
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South Elevation

DRAWN: AP
PLOT DATE: CHECKED: A

A-401

MATERIAL LEGEND

- GL1 - NEW RESIDENTIAL GLAZING
- GL2 - HERITAGE STYLE GLAZING
- GL3 - CONSERVATION GLAZING
- CM1 - METAL PANEL TYPE 1
- AC1 - PRECAST ARCH CONCRETE
- AC2 - BOARD FORM ARCH CONCRETE
- BM1 - ENDING BRIK MASONRY
- BM2 - NEW BRIK MASONRY TYPE 1
- TM1 - TERRACOTTA MASONRY
- MS1 - STAMPED METAL SOFT
- PM1 - DARK PAINTED METAL
- PM2 - MEDIUM PAINTED METAL

100046



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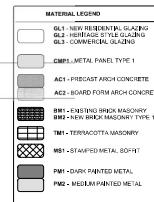
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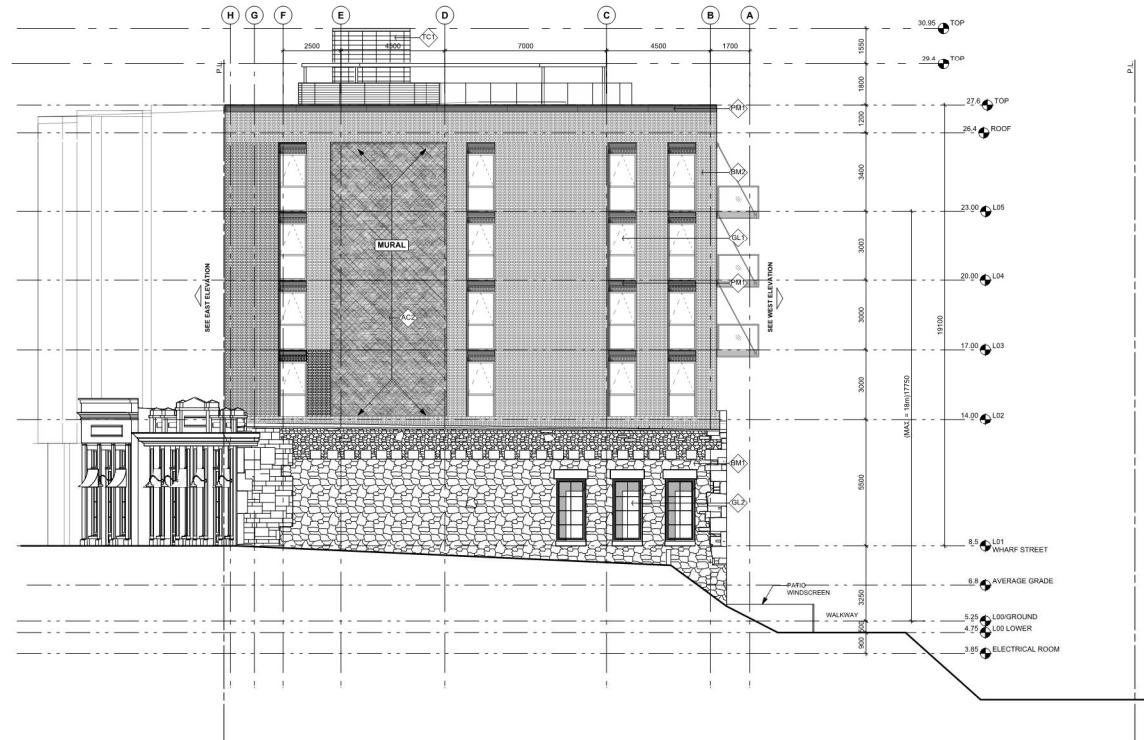
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- D 2021-01-11 REZONING / HERITAGE ALTERATION PERMIT R3



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NORTH ELEVATION 1

SCALE: 1:100

Material Legend
GCL - NEUTRAL/OPAQUE GLAZING
ECL - EARTH TONE STYLE GLAZING
GLS - COMMERCIAL GLAZING
CMPI - METAL PANEL TYPE 1
AC1 - PRECAST ARCH CONCRETE
AC2 - BOARD FORM ARCH CONCRETE
BMI - EXISTING BRICK MASONRY
BM2 - NEW BRICK MASONRY TYPE
MTI - TERRACOTTA MASONRY
MSI - STAMPED METAL SOFFIT
PM1 - DARK PAINTED METAL
PM2 - MEDIUM PAINTED METAL

1314-1318 Wharf Street, Victoria BC

North Elevation

DRAWN: AD

CHECKED: AD

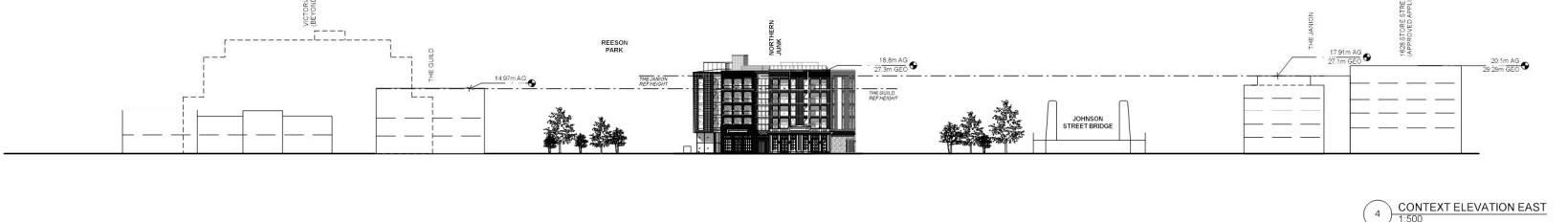
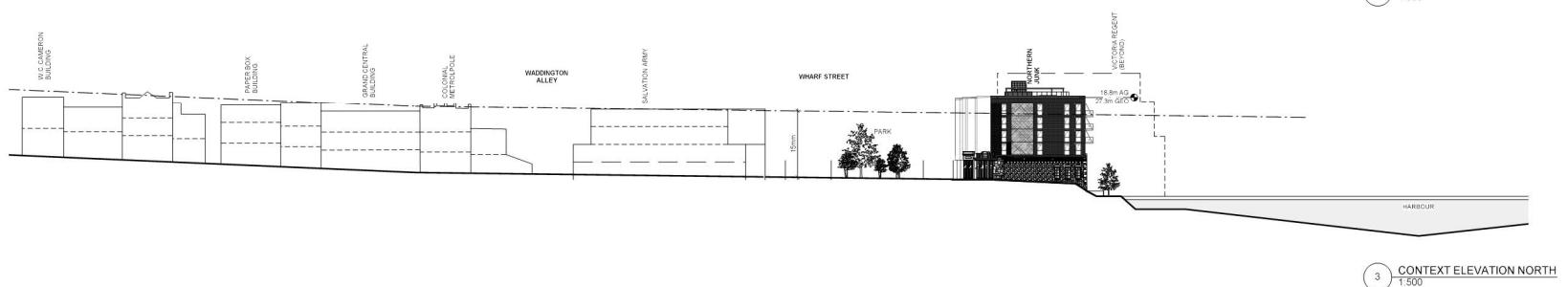
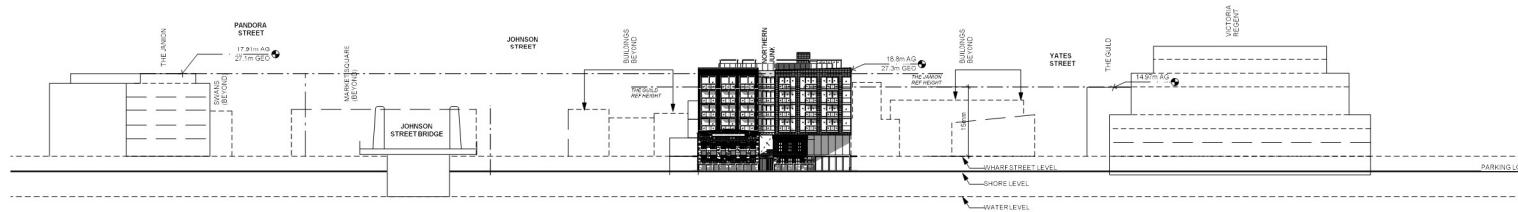
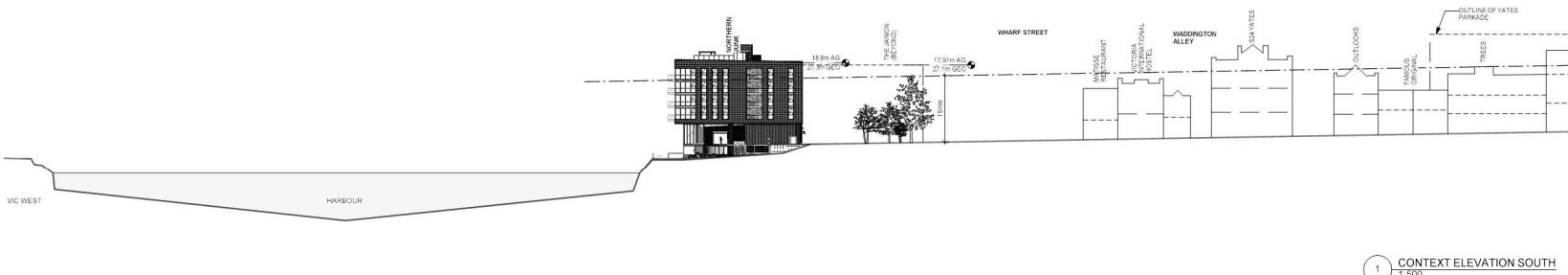
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19004G

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 PERMIT R1
 3 2020-08-07 REZONING / HERITAGE ALTERATION
 PERMIT R2
 4 2021-01-11 REZONING / HERITAGE ALTERATION
 PERMIT R3



NOTE: CONTEXT ELEVATIONS ARE
APPROXIMATE BASED ON BEST ESTIMATES
AND AVAILABLE INFORMATION.

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1314-1318 Wharf Street, Victoria BC

Context Elevations

DRAWN SO
PLOT DATE
CHECKED AB

A-405

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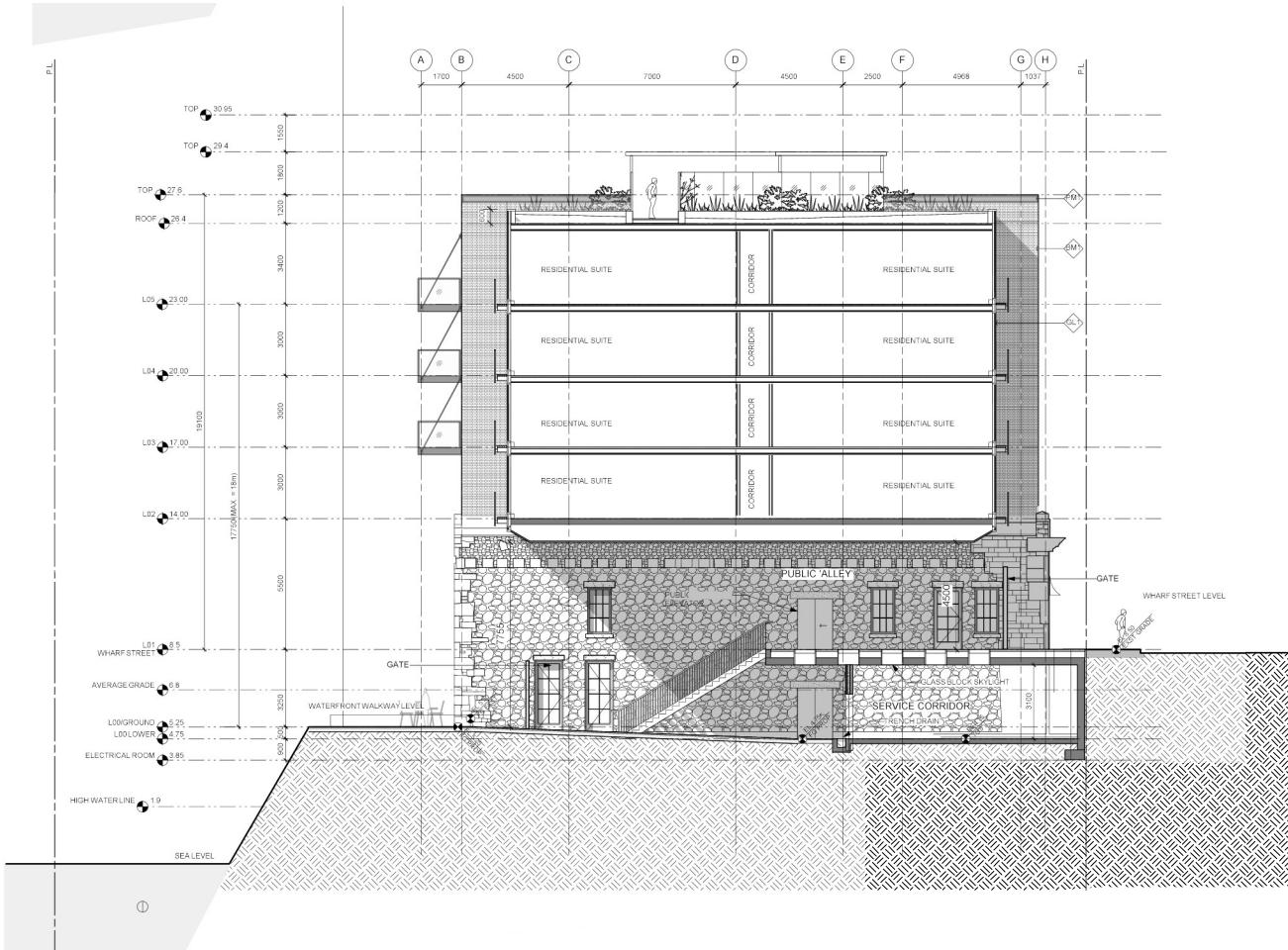
PERMIT R1

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PERMIT R2

D 2021-01-11 REZONING / HERITAGE ALTERATION

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CORRECTION AT THE CONTRACTOR'S EXPENSE

ARCHITECT

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Vancouver, BC V6C 3B6
Tel: (604) 521-4551
info@baparchitecture.ca

SEAL



A-501

ISSUED FOR

A 2019-08-19 REZONING / HERITAGE ALTERATION

PERMIT

B 2019-10-11 REZONING / HERITAGE ALTERATION

PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION

PERMIT R2

D 2021-01-11 REZONING / HERITAGE ALTERATION

PERMIT R3

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Northern Junk

1314-1318 Wharf Street, Victoria BC

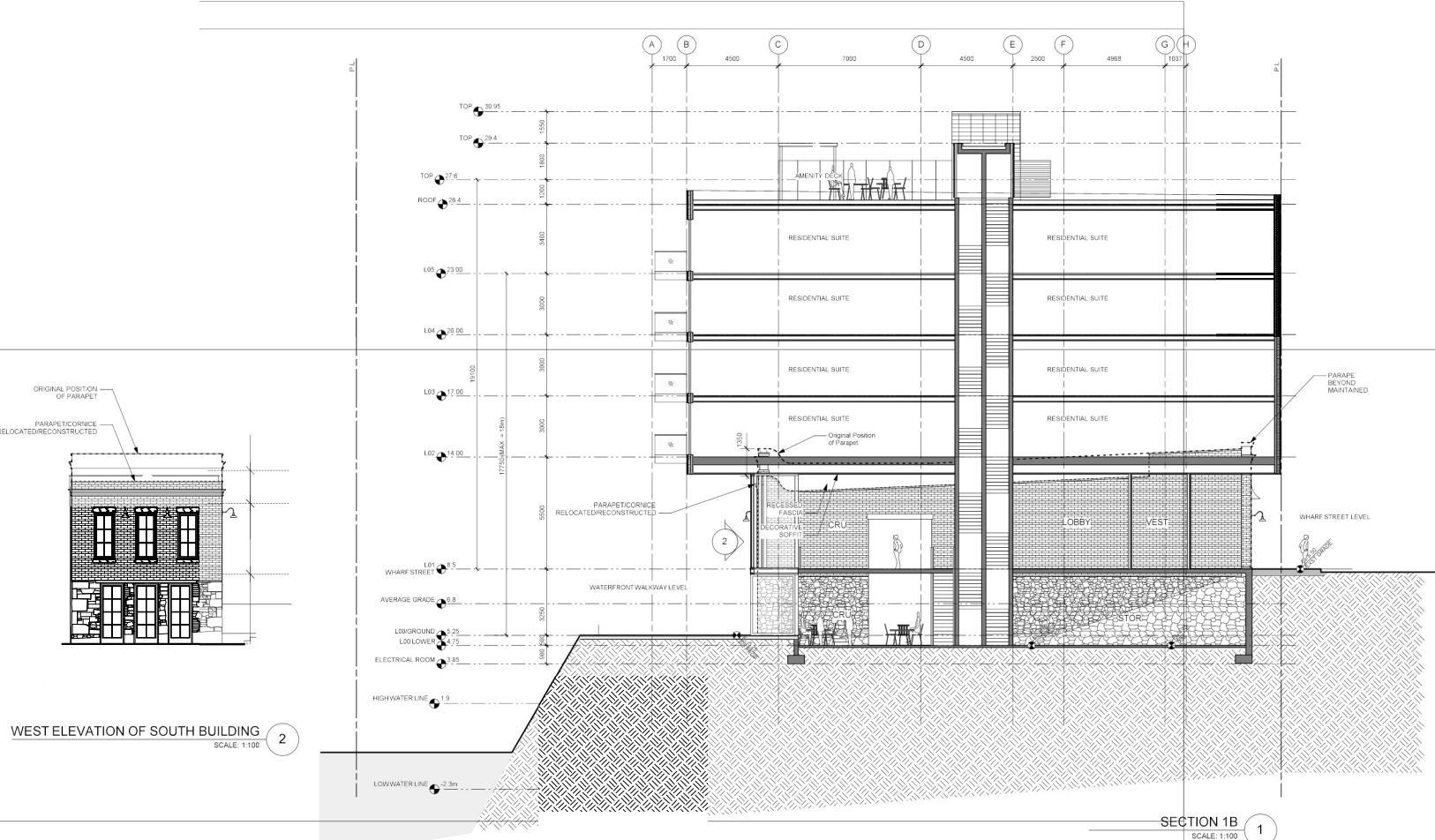
Section - A2

DRAWN AP
PLOT DATE

CHECKED: AB

A-502

19004C



JOHNSON STREET NORTHERN JUNK

REZONING / HERITAGE ALTERATION PERMIT_R3

DRAWING LIST:

- L0.00 COVER
- L0.01 DESIGN RATIONALE
- L0.02 HIGH AND LOW TIDE DIAGRAM
- L1.01 LAYOUT PLAN - SURFACE LOT LOADING OPTIONS
- L1.02 LAYOUT AND MATERIALS PLAN - GROUND LEVEL
- L1.03 LAYOUT AND MATERIALS PLAN - ROOF
- L2.01 SECTIONS
- L2.02 SECTIONS

RESPONDENT AND ISSUES		
NO.	DATE	DESCRIPTION
1	2020-06-19	REZONING / HERITAGE ALTERATION PERMIT_R1
2	2020-10-11	REZONING / HERITAGE ALTERATION PERMIT_R2
3	2020-08-07	REZONING / HERITAGE ALTERATION PERMIT_R3
4	2021-07-11	REZONING / HERITAGE ALTERATION PERMIT_R3

PROJECT
**Johnson Street
Northern Junk
Site Layout**

ADDRESS
 1314 WHARF STREET
 Lot 182F (001-005-723)

COVER

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NORTH	SCALE
	
PROJECT NO. 15030	DATE October 2019
FILE NAME 15030 Northern Junk Plan.vwx	PLOTTED 2021-01-13
DRAWN TK	REVIEWED JO
DRAWING	

10.00

Northern Junk Design Rationale

The landscape design associated with the updated Northern Junk building creates a functional and vibrant urban waterfront space that celebrates City of Victoria's shoreline. The public will benefit from the extended connection of the David Foster Way, proximities to Reeson Park and Johnson Street Bridge Public Realm.



Wharf Street Connection

The cast in place concrete sidewalk follows the requirements outlined in the Downtown Public Realm Plan and Streetscape Standards for the district of Inner Harbour. While there isn't room to include street trees between the existing buildings and the curb line, by not shifting the curb to achieve the necessary space we are able to protect the mature trees opposite the building. The hardscape paving in the passage between the buildings uses the same rhythm as the jointing in the sidewalk to create unity of the two spaces. The passageway also benefits from the glass tiles that create a light well into the spaces below. In-ground lighting along the edges provides safe lighting levels to prevent CPTED related issues. A gate located in line with the building faces and designed with historical reference can be used to secure the passageway after business hours.

Reeson Park Interface

The building design promotes an eyes-on-the park relationship of the CRU, the lobby and the residential units above Reeson Park. This is not only a benefit to the residents but provides a significant CPTED improvement as the sunken park is not in view from the street.

David Foster Way

The public extension of David Foster Way matches and aligns with the existing 4.5-meter width. The walkway is constructed from heavy timber members that evoke the industrial historical significance of the site. Emphasizing this relationship between the built and natural environment is a large precast "stone" seating feature. It provides a place to rest, wait for a table at the restaurant or simply enjoy the view.

The two outdoor patios are surfaced with stone pavers that create significant visual distinction between private and public spaces and also carry the historical connotation. These patios will provide animation along the David Foster Way. The comfortable atmosphere of the outdoor dining patios is created by discrete glass enclosures and two planters defining the spaces and protecting from the ocean winds. It is further emphasized by catenary lighting that defines the space with open canopy and provides soft ambient light.

The lower level of the passageway between the historical buildings uses heavy timber paving to create visual unity between the passageway and David Foster Way. In-ground lighting along the edges provides safe lighting levels to prevent CPTED related issues. As at the top on Wharf Street, a gate in line with the buildings provides after business hour security.

Rooftop

The rooftop includes an extensive sedum grass and perennial green roof and patios for residents. The patios are paved with hydraulically pressed pavers to allow for ease of removal for replacement and access to the slab for maintenance. There are three large cast in place planters located on the roof, one of which will serve as an urban agricultural plot for the residents. Three shade structures will be providing comfort for residents using the roof for gardening or for leisure. The plant palette includes small native trees and native adapted plants with a variety of bloom periods and textures to reduce the need for watering while delivering all season interest.

Sustainability

Locally sourced stone pavers, manufactured timber and paving slabs have been selected as the paving material for their durability. A high efficiency, fully automated drip irrigation system with rain sensor will ensure healthy plant growth while keeping water use to a minimum. The green roof improves air quality, provides significant areas of planted space which will contribute to the reduction of heat island effect, reduce the urban storm water runoff and increases the habitat area along the shoreline.

RESPONSES AND ISSUES		
NO.	DATE	DESCRIPTION
1	2020-06-19	REZONING / HERITAGE ALTERATION PERMIT
2	2020-10-11	REZONING / HERITAGE ALTERATION PERMIT, A1
3	2020-08-07	REZONING / HERITAGE ALTERATION PERMIT, A2
4	2021-07-11	REZONING / HERITAGE ALTERATION PERMIT, A3

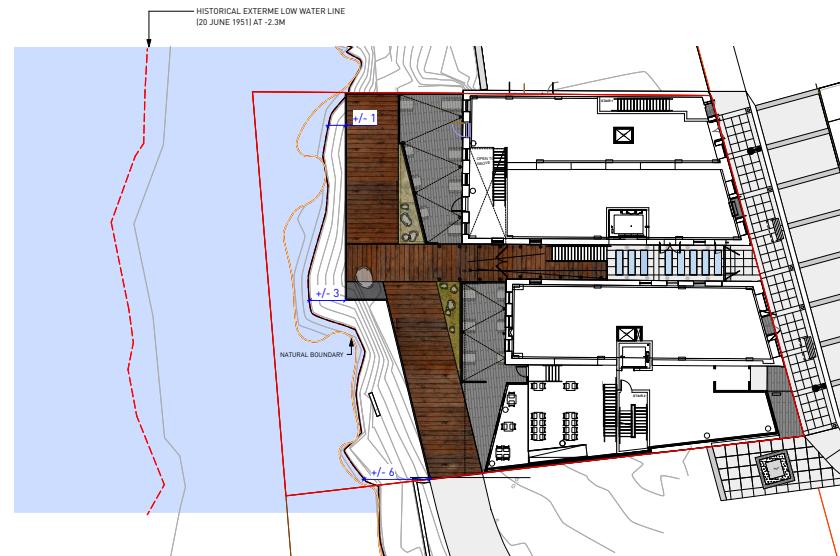
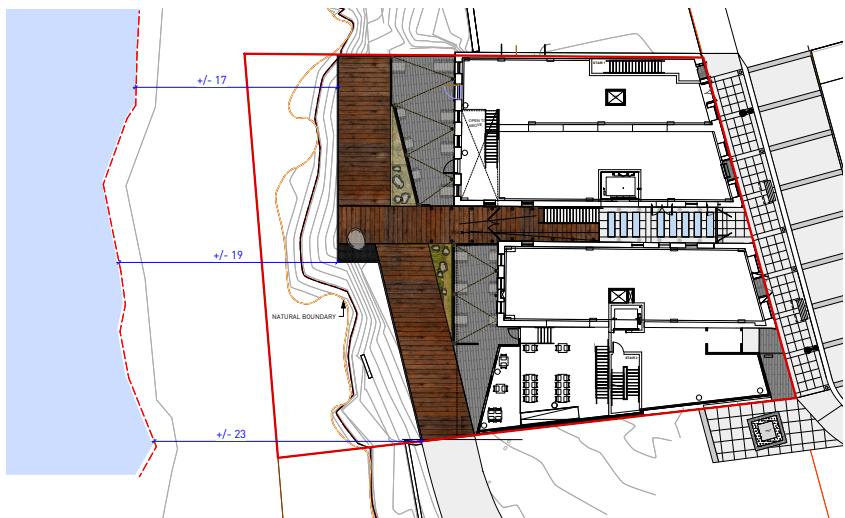
PROJECT Johnson Street Northern Junk Site Layout

ADDRESS
1314 WHARF STREET
Lot 182F (001-005-723)

DESIGN RATIONALE

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North
Scale
Project No. 15030
Date October 2019
File Name 15030 Northern Junk Plan.vwx
Plotted 2021-01-13
Drawn TK Reviewed JO

20.01



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2020-06-19	REZONING / HERITAGE ALTERATION PERMIT, A1
2	2020-10-11	REZONING / HERITAGE ALTERATION PERMIT, A2
3	2020-08-07	REZONING / HERITAGE ALTERATION PERMIT, A3
4	2021-07-11	REZONING / HERITAGE ALTERATION PERMIT, A3

PROJECT
Johnson Street
Northern Junk
Site Layout

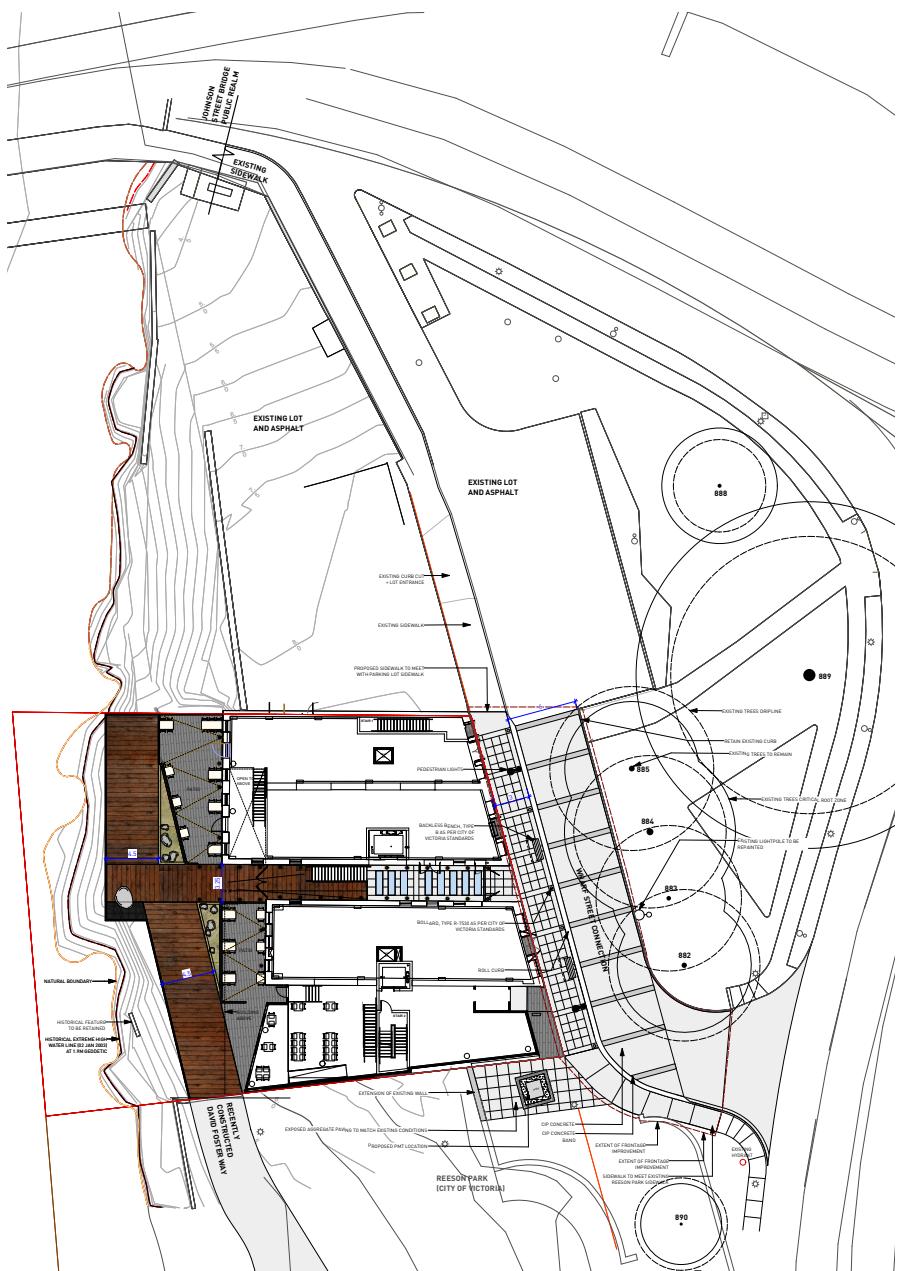
ADDRESS
1314 WHARF STREET
Lot 182F (001-005-723)

DRAWING TITLE
HIGH AND LOW TIDE
DIAGRAM

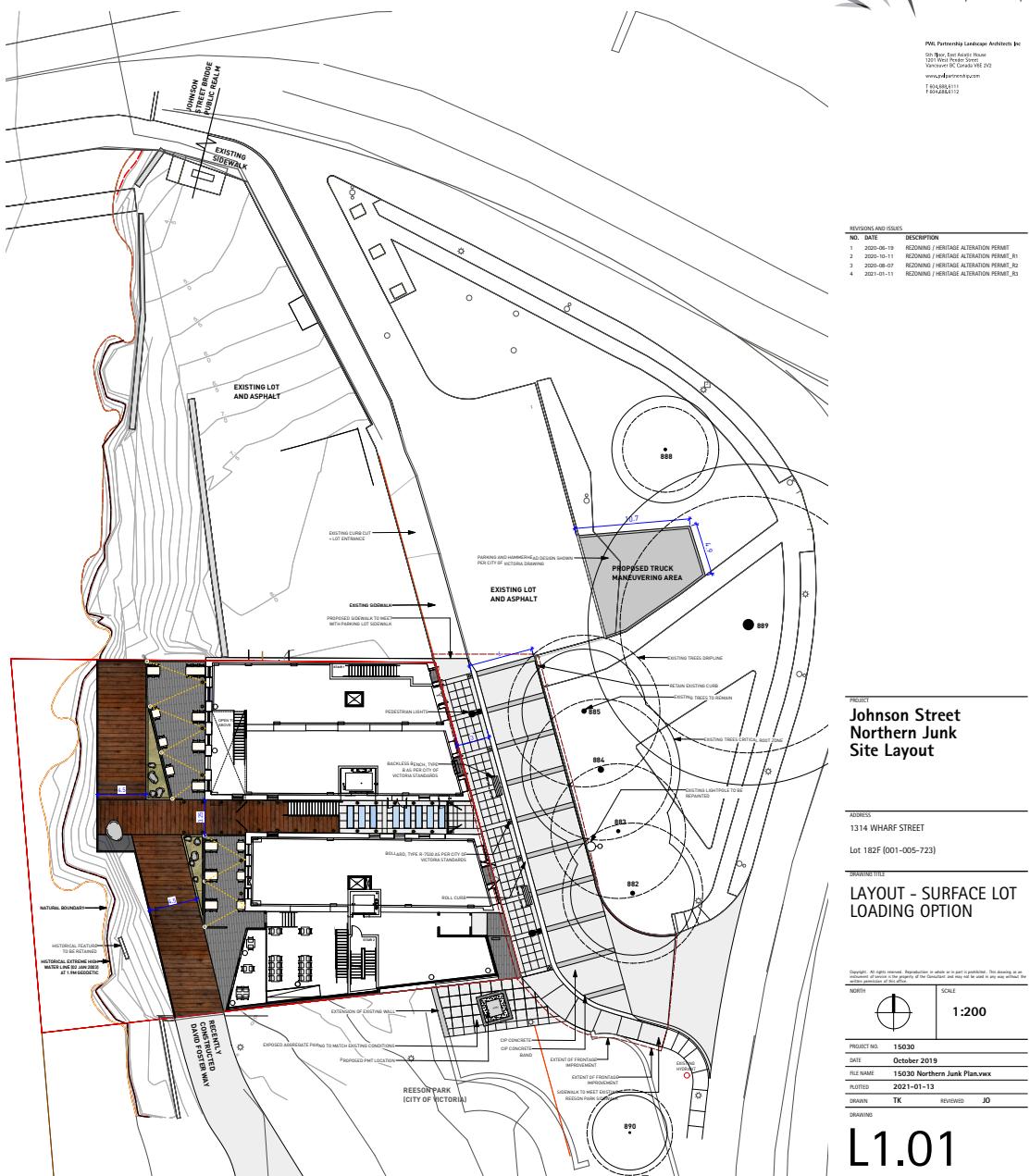
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SCALE	1:200
NORTH	
PROJECT NO.	15030
DATE	October 2019
FILE NAME	15030 Northern Junk Plan.vwx
PLOTTED	2021-01-13
DRAWN	TK
REVIEWED	JO

L0.02

INTERIM PROPOSED CONDITION: MAINTAIN THE PARKING LOT



ULTIMATE PROPOSED CONDITION: ADJACENT SITE REDEVELOPED



LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWINGS. LAYOUT AND DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VIEW ALL DRAWINGS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH LIGHTING PLANS.
- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.
- FOR TREE MANAGEMENT PLAN, REFER TO ARBORIST REPORT.

HARDSCAPE MATERIALS LEGEND

KEY	DESCRIPTION
1	Metal Guard Rail As per City of Victoria Standards for David Foster Way
2	Parapet Wall Refer to Architecture

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
1	Timber Decking
2	Stone Paving
3	Light Walls
4	CIP Concrete Sidewalk As per City of Victoria Standards
5	CIP Concrete
6	Stamped Asphalt (Street Bond) As per City of Victoria Standards
7	Metal Grate Platform
8	Asphalt
9	Hydrateered Pavers
10	Maintenance Strip

SITE FURNISHING MATERIALS LEGEND

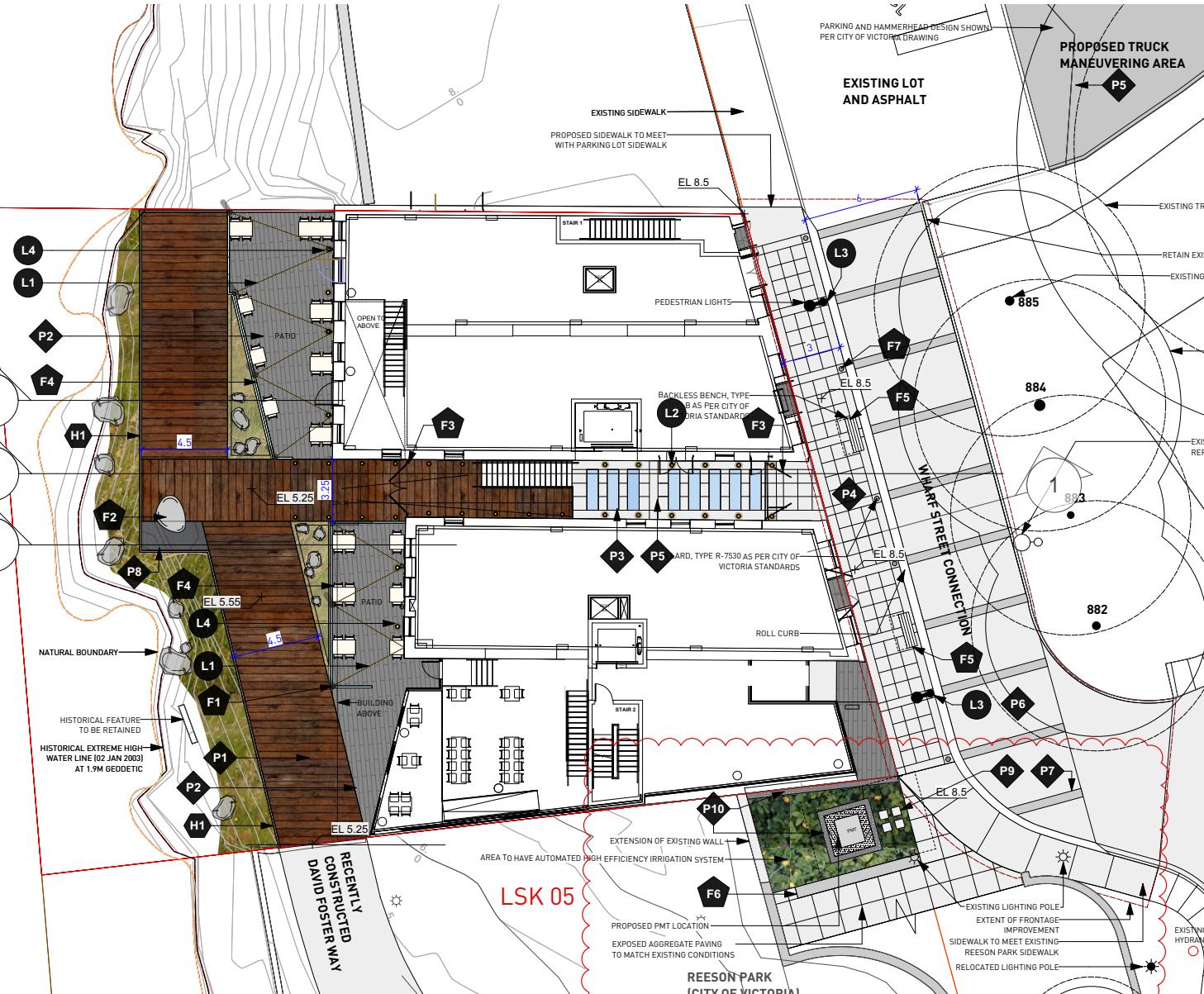
KEY	DESCRIPTION
1	Catenary Light Post
2	Metallic Stone Free Shape Seat
3	Metal Gate
4	Glass Guardrail Refer to Architecture
5	Backless Bench As per City of Victoria Standards
6	Bollard As per City of Victoria Standards
7	Custom Bench
8	Trellis Structure
9	Urban Agriculture Potting Table with Storage
10	Urban Agriculture Planters
11	CIP Concrete Planters

LIGHTING MATERIALS LEGEND

KEY	DESCRIPTION
1	Catenary Lights
2	In Ground Lights
3	Proposed Pedestrian Lights
4	Lighting for Heritage Building

IMAGES AS PER FOLLOWING:

- CATENARY LIGHTING
- IN GROUND LIGHTING
- STONE PAVING
- STONE SHAPESeat
- TIMBER DECKING



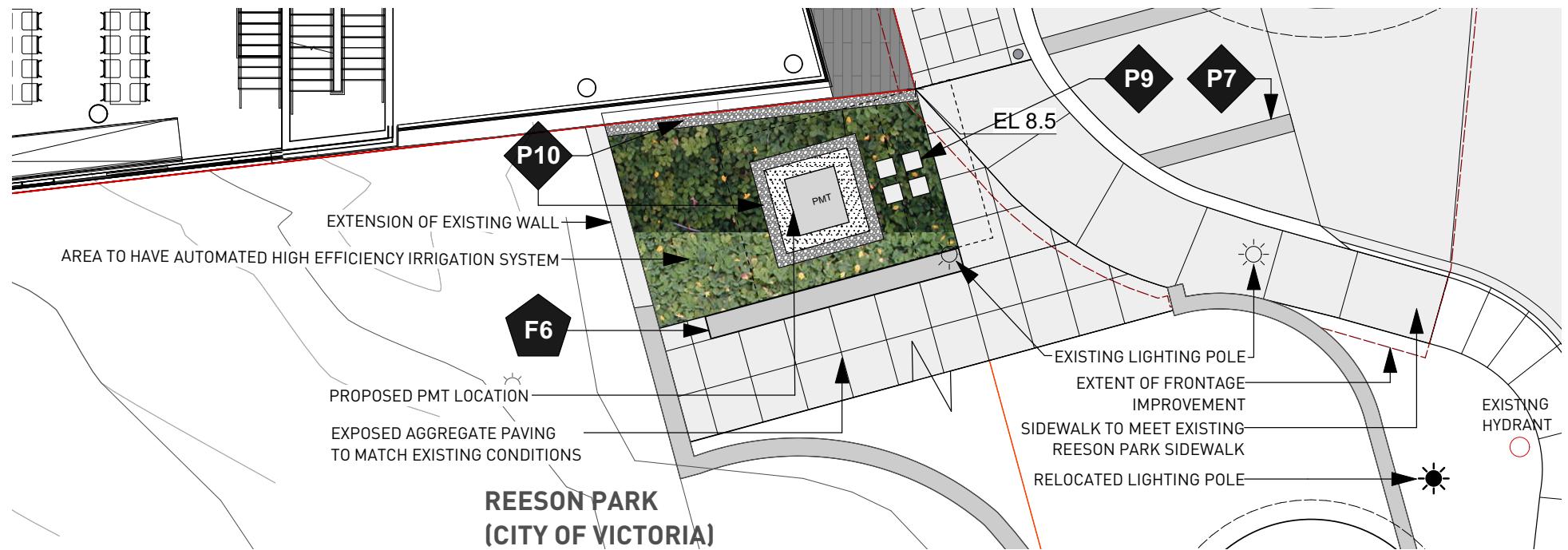
PROJECT Johnson Street Northern Junk Site Layout

ADDRESS
1314 WHARF STREET
Lot 182 (001-005-723)

LAYOUT AND MATERIALS PLAN - GROUND LEVEL

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DATE REC'D. 15/03/20
DATE 06/10/2019
FILE NAME 15020 Northern Junk Plan.vwx
POSTED 2021-03-09
DRAFTER TK
REVIEWED JO

DRAWING
L1.02



	Hydrapressed Pavers
	Maintenance Strip
	Custom Bench

Revised:

LAYOUT AND MATERIALS GENERAL NOTES

1. DO NOT DRAW SCALING LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE REPORT. ANNOTATE DISCRENCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
2. LAYOUT AND MATERIALS DRAWINGS HAVE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
3. LANDSCAPE DRAWINGS HAVE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCRENCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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5. EXPLODED DRAWINGS SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING AND RETAINING WALLS ARE NOT DRAWN AS PART OF THE DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.
7. FOR TREE MANAGEMENT PLAN, REFER TO ARBORIST REPORT.

Hardscape Materials Legend

KEY	DESCRIPTION
H1	Metal Guard Rail As per City of Victoria Standards for David Foster Way
H2	Parapet Wall Refer to Architecture

PAVING MATERIALS LEGEND

KEY	DESCRIPTION
	Timber Decking
	Stone Paving
	Light Walls
	GPP-Concrete Sidewalks As per City of Victoria Standards
	GPP-Concrete
	Stamped Asphalt [Street Bond]
	Metal Grate Platform
	Hydrapressed Pavers

SITE FURNISHING MATERIALS LEGEND

KEY	DESCRIPTION
	Category Light Post
	Metalic Stone Free Shape Seat
	Metal Gate
	Glass Guardrail
	Refer to Architecture
	Backstone Band As per City of Victoria Standards
	Bollards As per City of Victoria Standards
	Trellis Structures
	Urban Agriculture Potted Table with Storage
	Urban Agriculture Planters
	GPF Concrete Planters

LIGHTING MATERIALS LEGEND

LIGHTING MATERIALS LEVERS	
KEY	DESCRIPTION
 L1	Calamity Lights
 L2	In Ground Lights
 L3	Proposed Pedestrian Lights
 L4	Lighting for Heritage Building



PROJECT

— 1 —

1314 WHARF STREET

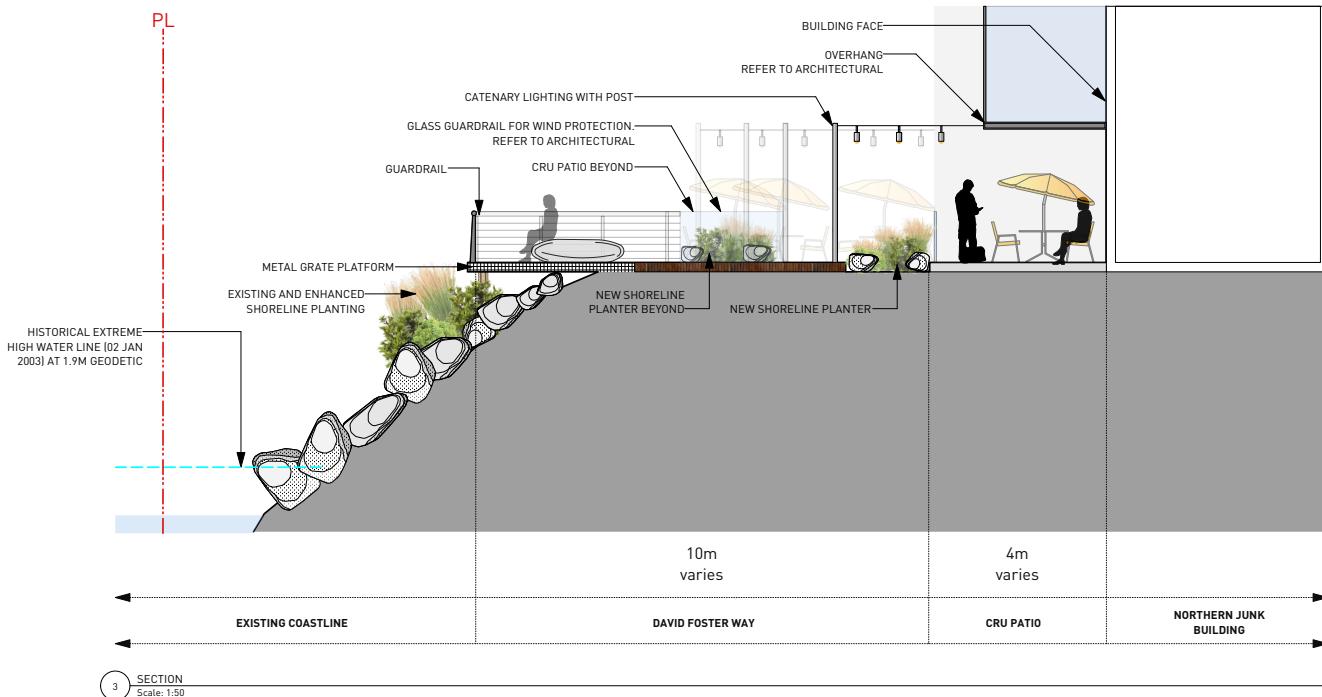
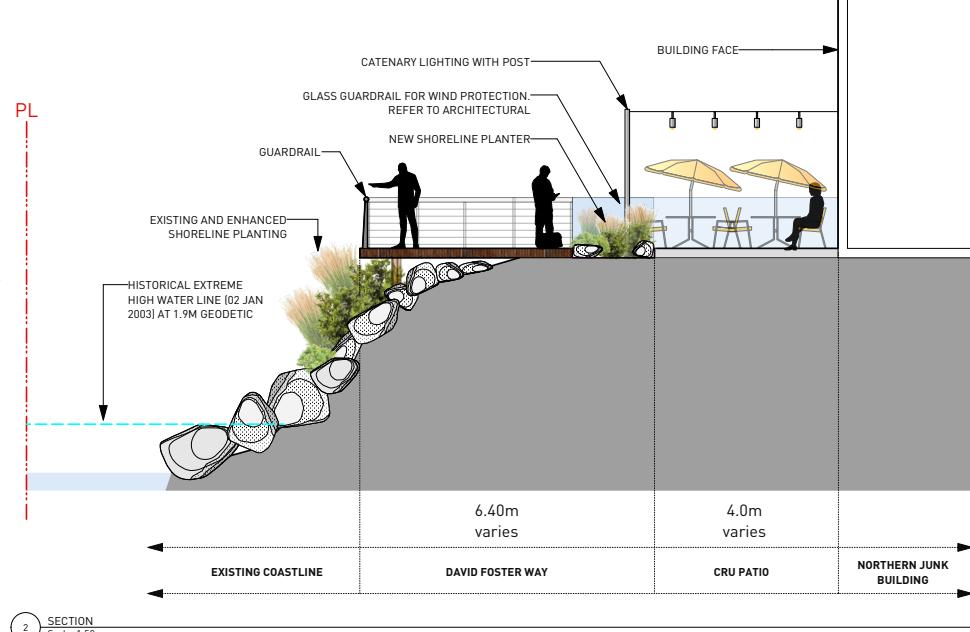
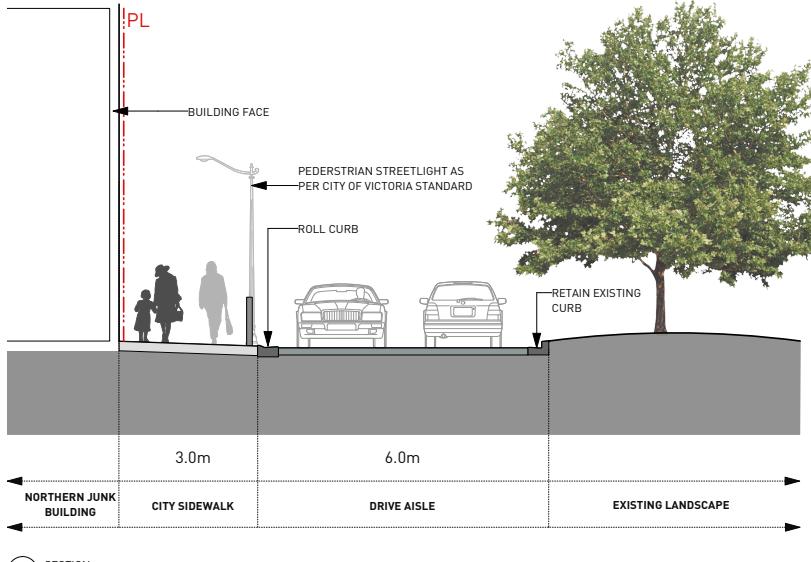
**LAYOUT AND MATERIALS
PLAN - ROOF LEVEL**

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MONTH	SCALE
 1:100	
PROJECT NO. 15030	
DATE October 2019	
FILE NAME 15030 Northern Junk Plan.vwx	
PLOTTED 2021-01-13	
DRAWN TK	REVIEWED JO

L1.03

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	2020-06-19	REZONING / HERITAGE ALTERATION PERMIT
2	2020-10-11	REZONING / HERITAGE ALTERATION PERMIT, R1
3	2020-08-07	REZONING / HERITAGE ALTERATION PERMIT, R2
4	2020-10-11	REZONING / HERITAGE ALTERATION PERMIT, R3



PROJECT
**Johnson Street
Northern Junk**

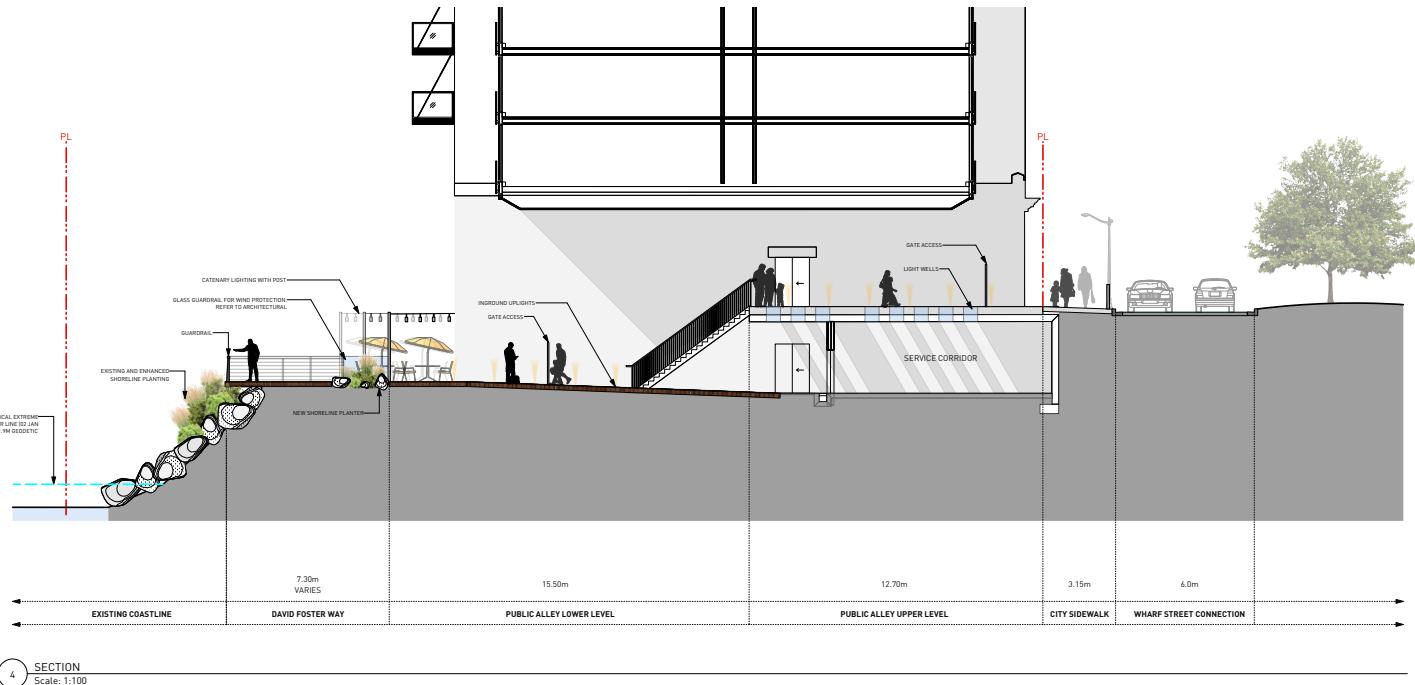
ADDRESS
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DRAWING TITLE
SECTIONS

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NORTH	SCALE	1:50	
PROJECT NO.	15030		
DATE	October 2019		
FILE NAME	15030 Northern Junk Sections.wvx		
PLOTTED			
DRAWN	TK	REVIEWED	JD
DRAWN			

L2.01



REQUEST AND ISSUE	NO.	DATE	DESCRIPTION
1	2020-06-19		REZONING / HERITAGE ALTERATION PERMIT_A1
2	2020-10-11		REZONING / HERITAGE ALTERATION PERMIT_A1
3	2020-08-07		REZONING / HERITAGE ALTERATION PERMIT_A2
4	2021-07-11		REZONING / HERITAGE ALTERATION PERMIT_A3

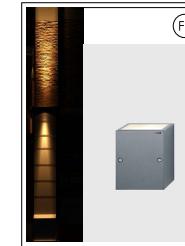
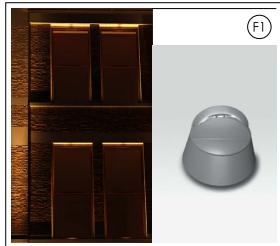
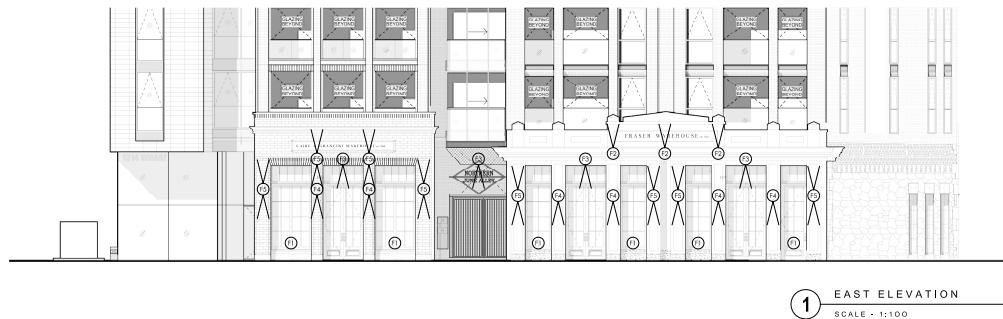
PROJECT
Johnson Street
Northern Junk

ADDRESS
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DRAWING TITLE
SECTIONS

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NORTH	SCALE
	1:100
PROJECT NO.	15030
DATE	October 2019
FILE NAME	15030 Northern Junk Sections.vwx
DRAWN	TK
REVIEWED	JO
DRAWING	

L2.02



3 FIXTURE TYPES
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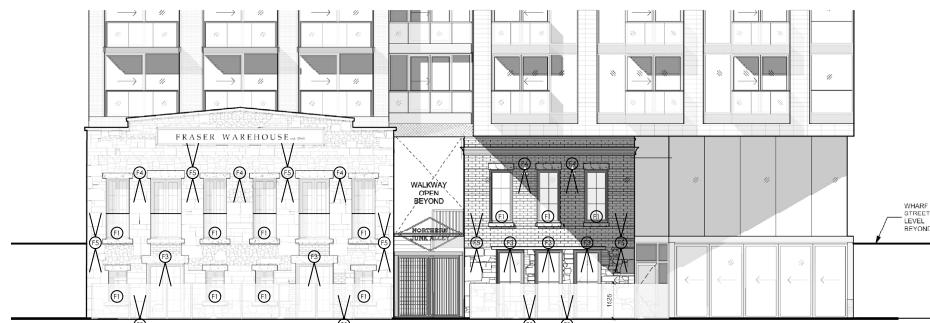
SEAL

LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	PRODUCT	MOUNTING	WATTS (W)	TYPE	LED Lumens	COLOUR	V	REMARKS
1	180 DEG WINDOW SILL MOUNTED LUMINAIRE C/W NARROW BEAM	IGUZZINI TRICK I BU16-UNV-XX	surface	3	LED	77	3000	120	SILVER COLOUR FIXTURE
2	IN GROUND STAINLESS STEEL HOUSING UPLIGHT 24DEG NARROW FLOOD	LITEHARBOR VOLTECH IN-GROUND MR16 LED BULB IV6.30-HST	IN-GROUND	10	LED	600	3000	120	STAINLESS STEEL HOUSING
3	2.5W/10W 24DEG RECESSED DOWNLIGHT WITH CLEAR GLASS LENS	HONTECH-H17-TH10WAY C/W REMOTE DRIVER	RECESSED	10	LED	850	3000	120	ALUMINUM FINISH TRIM COLOUR
4	23W X 18W X 40D SLOPING GOOSENECK SINGLE BULB FIXTURE	LONGSHIRE TIDES HAILEIGH OUTDOOR BARN LIGHT	WALL SURFACE MOUNTED	8	LED	650	2700	120	GALVANIZED SILVER
5	PE 400 ADJUSTABLE SQUARE NARROW BEAM UPLIGHT DOWNLIGHT WITH BLENDING LENS	ERCO 34500.000 C/W MOUNTING PLATE	WALL	20	LED	1800	3000	120	ALUMINUM FINISH FIXTURE

1. THESE LUMINAIRES ARE OPTIONAL. THESE SHALL NOT BE INCLUDED IN THE BASE BID AND SHALL BE SHOWN AS A BREAKOUT "ADD PRICE" PRICE. PRICE SHALL INCLUDE ALL COMPONENTS FOR LUMINAIRE TO BE OPERATIONAL INCLUDING TAXES, INSTALLATION, HANDLING, SHIPPING, WIRING.
2. FINAL CALCULATIONS WITH STREET LIGHTING SHOULD BE ADVISED TO AVOID LIGHT POLLUTION. PROCESS TO BE VERIFIED DURING CONSTRUCTION DRAWINGS PRIOR TO TENDER OR PROCUREMENT OF NOTED FIXTURES.

GENERAL NOTES

- A. DUE TO CONSTANT CHANGES IN CATALOGUE NUMBERS, ALL NUMBERS INDICATED MUST BE VERIFIED WITH THE MANUFACTURER PRIOR TO ORDERING.
- B. ALL LUMINAIRES FINISHES TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.
- C. TYPE OF CONSTRUCTION FOR ALL CEILINGS TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO ORDERING MOUNTING KITS. CONTRACTOR TO OBTAIN A SET OF IFC ARCHITECTURAL DRAWINGS AND COORDINATE MOUNTING KITS WITH THE ARCHITECT.
- D. CONTRACTOR TO ALIGN A MINIMUM HEIGHT OF ALL WALL MOUNTING PLATES TO THE ARCHITECT PRIOR TO ROUGH.
- E. ALL CONTROLS INTEGRATED WITH LUMINAIRES TO BE COMMISSIONED ON SITE AFTER INSTALL. CONTRACTOR TO ENSURE THAT ALLOWANCE IS MADE FOR ADJUSTING AND COMMISSIONING OF ALL CONTROLS AS REQUIRED.
- F. COORDINATE MOUNTING HEIGHT OF ALL WALL MOUNTING PLATES TO THE ARCHITECT PRIOR TO ROUGH.
- G. ALL JUNCTION BOXES FOR WALL MOUNT LUMINAIRES SHALL NOT BE WIDER THAN THE LUMINAIRE MOUNTING PLATE.
- H. ALL LED LUMINAIRES ARE TO BE INCLUDED WITH CONSTANT CURRENT DRIVERS UNLESS SPECIFIED.
- I. ALL LUMINAIRES SHALL BE APPROVED AS DEFINED IN THE CURRENT CANADIAN ELECTRICAL CODE (CEC).



2 WEST ELEVATION
SCALE - 1:100

Northern Junk

Lighting Plan

DRAWN:
PLOT DATE:
CHECKED:

A-600

