

ADDRESS

1314 Wharf Street, Victoria, BC

OWNER

CROSSTOWN PROPERTIES, MANAGED BY RELIANCE PROPERTIES

111 Water St #305, Vancouver, BC (604) 683-2404

ARCHITECT

BONIFACE OLEKSIUK POLITANO ARCHITECTS

1500 West Georgia St #880, Vancouver, BC (236) 521-6568

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AREA SUMMARY

ASSSUMPTIONS		
	SQ.FT	m2
SITE AREA	13,108	1218
(ABOVE PRESENT NATURAL BOUNDARY)		
MAX ALLOWABLE DENSITY (4.4)	57,673	5358
EXISTING FOOTPRINTS	5,175	481

AREAS BY USE		
CRU 2 - L01	226.7 sm	
CRU 1 - L01	243.2 sm	
CRU 1 - L00	204.5 sm	
CRU 2 - L00	157.0 sm	
TOTAL COMMERCIAL	831.5 sm	(8,949.9 sf)
Building Gross Area	4095.4 sm	(44,083 sf)
Total Commercial Area	831.5 sm	(8,950 sf)
TOTAL RESIDENTIAL	3263.9 sm	(35,132.9 sf)
NET RESIDENTIAL	2652.8 sm	(28,555.3 sf)
NET RENTABLE (RES+COMM)	3,484.3 sm	(37,505.2 sf)

SITE AREAS (SEE AREA PLANS A-010)	
GROSS SITE AREA	1375 sm
NET SITE AREA	1218 sm
VOLUMETRIC SRW	253 sm
OPEN AREA	420 sm
BUILDING FOOTPRINT	797 sm
OPEN AREA %	34.5%
NET SITE AREA - DFW S.R.W. AREA	964.24 sm

BUILDING GROSS AREA	
LOO Gross	544 sm
LOO TOTAL	544 sm
L01 Gross	315 sm
L01 Gross	265 sm
L01 TOTAL	580 sm
LO2 Gross	739 sm
LO2 TOTAL	739 sm
LO3 Gross	739 sm
LO3 TOTAL	739 sm
L04 Gross	739 sm
L04 Total	739 sm
L05 Gross	739 sm
L05 Total	739 sm
Roof Gross	14 sm
LO5 Total	14 sm
BUILDING GROSS	4,095 sm
SITE AREA FOR FSR	1,218 sm
FSR	3.36
NET RENTABLE (RES+COMM)	3,484 sm

UNIT SUMMARY

UNIT TYPES						
LEVEL	STUDIO	1BD	2BD	3BD	-	TOTAL UNITS
LEVEL P1	0	0	0	0	0	0
LEVEL 01	0	0	0	0	Ο	0
LEVEL 02	1	8	2	1	0	12
LEVEL 03	1	8	2	1	0	12
LEVEL 04	1	8	2	1	0	12
LEVEL 05	1	6	3	1	0	11
LEVEL 06	0	0	0	0	0	0
TOTAL	4	30	9	4	0	47
PERCENTAGE	9%	64%	19%	9%	0%	100%
FAMILY UNITS				28%		

AVERA	GE UNIT SIZES					
		TOTAL AREA	A PER FLOOR	BY TYPE		
LEVEL		STUDIO	1BD	2BD	3BD	TOTAL UNITS
LEVEL	00	0	0	0	0	0
LEVEL	01	0	0	0	0	0
LEVEL	02	38	390	152	83	663
LEVEL	03	38	390	152	83	663
LEVEL	04	38	390	152	83	663
LEVEL	05	38	289	253	83	663
TOTAL		152 sm	1,459 sm	710 sm	332 sm	2,653 sm
Unit Co	ount	4	30	9	4	47
AVG SIZ	ZES	38 sm	49 sm	79 sm	83 sm	56 sm
AVG SIZ	ZES (SF)	409.8 sf	523.3 sf	849.3 sf	893.2 sf	607.6 sf

PARKING SUMMARY

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

51010221711111110			
Residential	Count	Req'mt	Provided
1.0/ Unit < 45m2	12	12	
1.25/ Unit > 45m2	35	43.75	
Total Residential	47	55.75	56

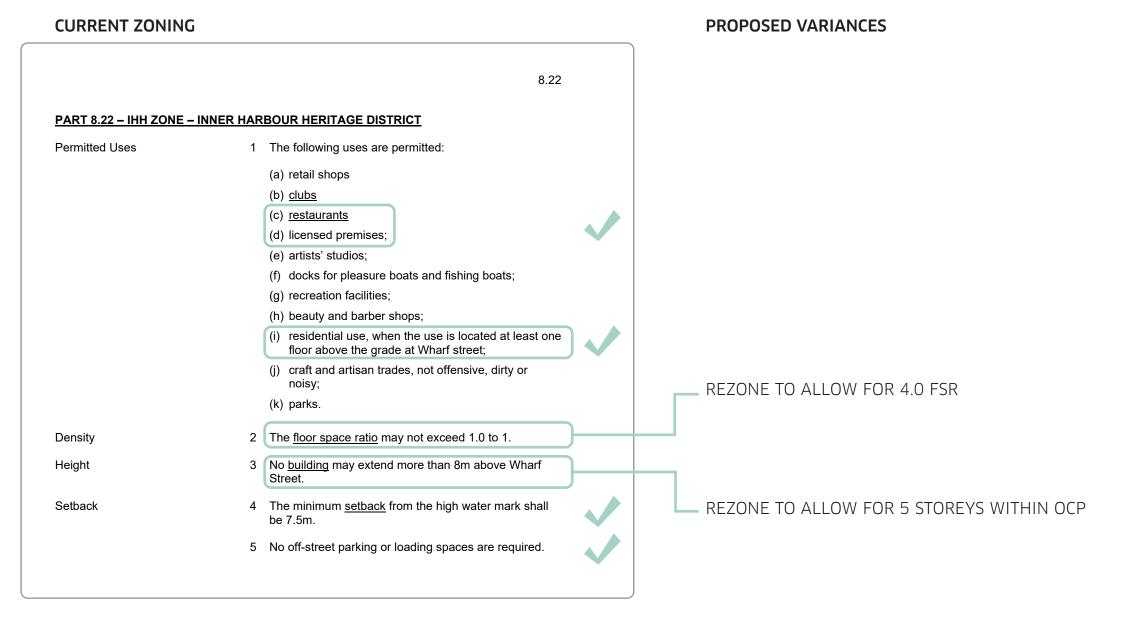
Commercial	Area	Req'mt	Provided
1.0/ 200 m2	#	4.	2
Total			5 5

Joine Jiorage				
Residential	Count	Req'mt	Provid	led
In-suite	22		0	
Bike/Locker combo	25		0	
Total Residential	47		0	47

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• **ZONING:** INNER HARBOUR HERITAGE DISTRICT (IHHD)





1.2 | APPLICABLE POLICY NORTHERN JUNK REZONING/HERITAGE ALTERATION PERMIT

• OFFICIAL COMMUNITY PLAN: January 17 2019

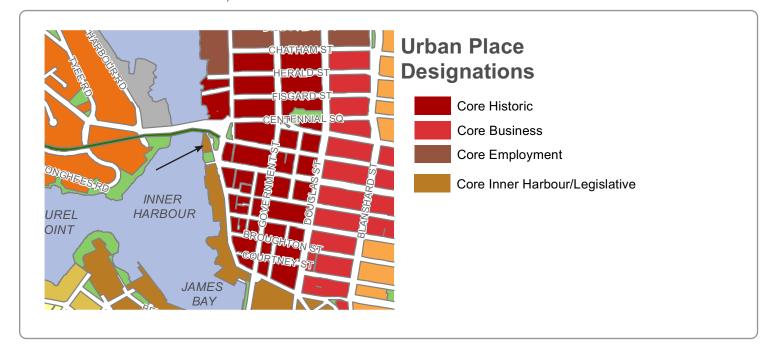
Note: No OCP amendments sought

Urban Place Designation: Core Inner Harbour Legislative

• 1-5 storeys

• Up to 4:1 FSR

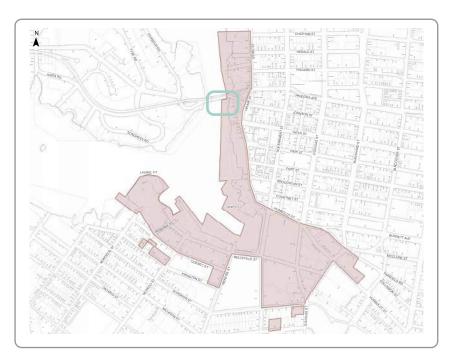
Multi-unit residential: Commercial



Urban Place Guidelines: Core Inner Harbour Legislative

Designation	Built Form	Place Character Features	Uses	Density
Core Inner Harbour/ Legislative	Buildings from one to five storeys adjacent to the harbour. Buildings up to approximately five storeys south of Superior Street and along Menzies Street and Government Street facing the Provincial Parliament Buildings. Buildings up to approximately 15 storeys east of the Empress Hotel to Blanshard Street, and south of Belleville Street.	Fo mal arrangement of buildings and their grounds deployed to respect the form and character of signature landmarks, including the Empress Hotel, and the Provincial Parliament Buildings. Formal public realm comprising wide sidewalks, pedestrian promenades, regularly spaced tree planting, formal squares and greens, pathways along the harbour, and prominently placed public art. Active marine transportation including ferry staging and moorage. Site of major festivals,	Public institutional and assembly. Commercial, including office, retail, and visitor accommodation. Marine water and air transportation. Recreation and tourism-related uses. Multi-unit residential and mixed-use. Home occupations.	Total floor space ratio generally ranging up to 1:1. Increased density up to a total of of 4:1 may be considered in strategic locations for the advancement of plan objectives.

Development Permit Area: DPA 9 (HC):Inner Harbour



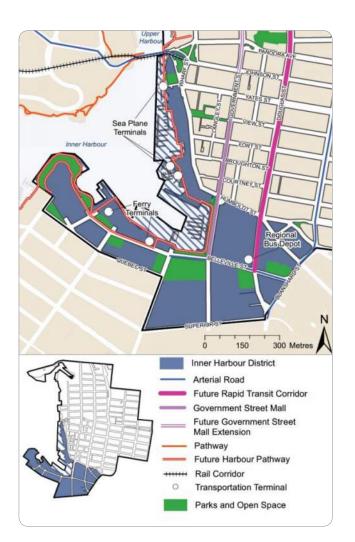
Project addresses several OCP plan objectives such as:

- Housing diversity
- Public amenity (Harbour Pathway)
- Upgrade of Heritage buildings
- Support economic activity in harbour
- Vitality and Livability
- Responsive to Victoria's geographic context and existing pattern of development, achieves excellence, and creates memorable places.
- Contributes to the sense of place through sensitive and innovative responses to existing form and character.
- Social vibrancy is fostered and strengthened through human scale design of buildings, streetscapes and public spaces.
- That the built environment is beautified and softened through natural features in the public realm.
- Heritage property is conserved as resources with value for present and future generations.
- That streetscape improvements include art in public places and reflect the culture and heritage of Victoria.
- Consistent with OCP Policy and RGS Strategic Direction for Compact Urban Settlements.
- Supporting extension of multi use pathway along waterfront with a priority for pedestrian and cycling transportation modes
- Streetscape improvements include art in public places and reflect the culture and heritage of Victoria

DOWNTOWN CORE AREA PLAN: INNER HARBOUR DISTRICT

Project addresses several DCAP objectives such as:

- To successfully maintain and strengthen the IHD as the focus for tourism, government, culture, heritage, and economic development.
- To develop and maintain a cohesive, well-designed and vibrant waterfront area.
- To create a more fluid and seamless extension of the public realm northward toward the Johnson Street bridge and beyond, toward the Rock Bay District.
- To improve public access to the waterfront.
- To maintain a working Harbour.
- Increased Housing options
- Support seismic upgrading of heritage buildings
- Improving vitality and livability of downtown core area



• **PARKING**: SCHEDULE C

Looking to standard from adjacent OTD-1 zone:

Motor vehicle parking is only required for any Lot that has an overall area of 1100m2 or greater, and subject to paragraph (b), shall be provided in accordance with Part 5 of this bylaw.

Taking into account the SRW provided for the waterfront walkway, the remaining developable site area falls below the 1100m2 threshold for parking requirements. The presence of the two heritage structures further compounds the challenge of providing on-site parking. Presented with the choice of preservation vs. demolition for parking, the proposal is to eliminate provision of parking. All bicycle parking requirements are satisfied on site. No change requested relative to existing IHH zoning.

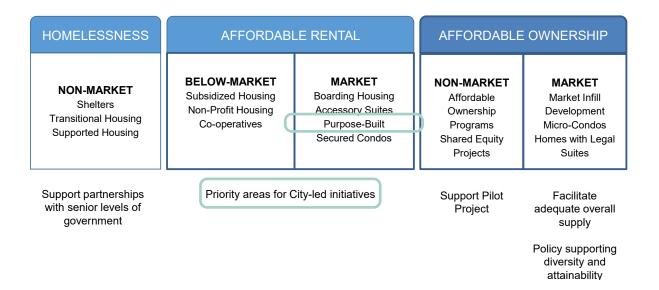
See additional description and rationale provided in Bunt Traffic report included as an appendix to this document



• CITY OF VICTORIA HOUSING STRATEGY: 2016-2025

Project addresses several Housing Strategy objectives such as:

- Increase supply of purpose built rental housing to meet current and future needs
- Long term stable rental supply



GREEN BUILDING INDICATORS

CATEGORY	GREEN ITEMS
RATING SYSTEM	N/A
SITE SELECTION	N/A
INNOVATION AND DESIGN	-DESIGN TEAM WILL BE PRODUCING AN ENERGY MODEL TO OPTIMIZE BUILDING ENERGY PERFORMANCE
BUILDING RETENTION AND REUSE	-2 HERITAGE BUILDINGS BEING RETAINED AND RESTORED ON SITE
TRANSPORTATION	-NO PARKING PROVIDED ON SITE - CONSIDERATION OF CAR SHARE PROGRAM PARTNERSHIP
ENERGY EFFICIENCY (PART 3)	- DESIGNED TO COMPLY WITH STEP 3 OF THE BC ENERGY STEP CODE - ENERGY MODEL WILL USED IN DETERMINED BUILDING MECHANICAL SYSTEMS
RENEWABLE ENERGY (PART 3)	N/A
WATER	- ALL PLUMBING FIXTURES TO MEET OR EXCEED PLUMBING CODE FLOW RATES - HIGH EFFICIENCY APPLIANCES (I.E. DISHWASHER, CLOTHES WASHERS)
SITE PERMEABILITY	PRIMARILY PERMEABLE PAVING ON SITE
LANDSCAPING AND URBAN FOREST	NO NET LOSS IN NUMBER OF TREES ONLY NATIVE VEGETATION PLANTED
URBAN AGRICULTURE	N/A



INTRODUCTION:

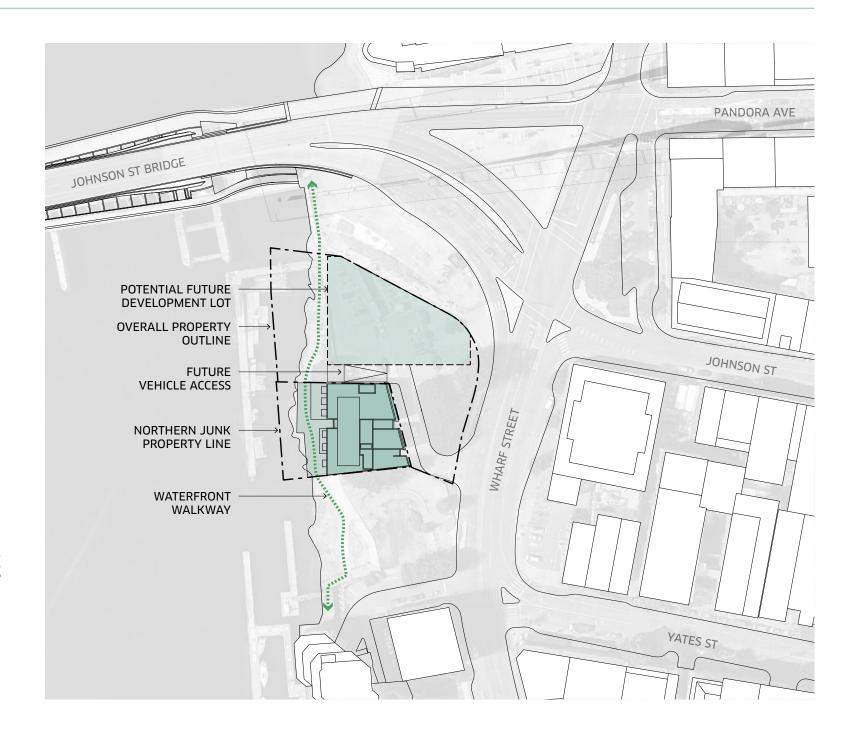
To Mayor & Council,

The Northern Junk site at the head of the Johnson Street Bridge presents unique set of opportunities and challenges. The site is in a prominent position in the City between Old-Town and Inner-harbour. Currently isolated between Reeson Park to the south and the as-yet undefined Bridgehead Green park to the North, the site offers the potential to complete a key piece of the public realm and neighbourhood revitalization through its design and development.

The proposed development responds to a number of planning and urban design objectives set forth in the OCP and Core Area Plans. In particular, it will provide housing diversity in the form of new rental apartments, an upgrade of two heritage buildings, improve public access to the waterfront and support economic and social vitality in the area, all within a built-form that is in keeping with the goals of area design guidelines.

The project consists of a multi-unit residential apartment building set atop the existing Northern Junk warehouse buildings (Caire & Grancini Warehouse and Fraser Warehouse) that are to be rehabilitated and incorporated into a mixed-use development. The project brings together active ground level uses, new housing options, and an integrated public access and extension of the public waterfront walkway.

Previous iterations of the project envisioned a comprehensive redevelopment of Cityowned lands to the East and North of the site; the current proposal seeks -within a much smaller footprint- to still deliver public realm and heritage preservation and rehabilitation, and contribute to the economic, social, and architectural vitality of the neighbourhood. The nature of the development however becomes less about a landmark structure marking a gateway, but rather an extension of built patterns in the area leaving the City-owned lands with potential for future development.



RESPONSE TO COTW AND STAFF COMMENTS ON ORIGINAL SUBMISSION:

★ GENERAL COMMENTS

The original submission for this proposal was submitted to staff on June 6th 2019 and was subsequently revised and re-issued on October 11th 2019 to respond to initial feedback from staff. Following additional feedback and revisions the project was presented to COTW on June 11th 2020. The motion and recommendations from council were issued back of the applicant on June 19th 2020. There have been several additional discussions with staff on how to best address the recommendations within the motion and we believe the changes included in this package effectively meet the intent of the motion. The scope and impact of the changes are summarized here with respect to how they address the recommendations.

PROVIDE GREATER EXPOSURE OF THE WEST FACADE OF THE CAIRE AND GRANCINI WAREHOUSE. INCLUDING THE PARAPET.

As part of the revised proposal, the glass enclosure on the west side of the C+G warehouse has been removed. The entire west face of the C+G warehouse is now exposed. The glazing at level 01 of the commercial space has been angled such that the SW corner of the C+G warehouse is visible from the harbour path/Reeson Park. Additionally the lowered parapet of the C+G warehouse is maintained in order to allow for it to remain underneath the soffit/ceiling of level 02. The parapet will now be visible from the alley as well from the waterfront walkway and restaurant space.

PROVIDE GREATER EXPOSURE OF THE SOUTH SIDE OF THE CAIRE AND GRANCINI WAREHOUSE AND EXPLORE RELOCATING THE PMT.

The PMT has been moved to a proposed location across minor Wharf Street based on discussions with staff, the owner and the design team. This location will require further study and confirmation, but it has allowed for increased exposure of the south wall of the C+G warehouse. The entrance lobby has been reconfigured in response to this and will allow nearly the entire south wall of the C+G warehouse to remain visible and tangible to residents as they enter the building. This redesign of the lobby has also offered an opportunity for a resident amenity space off the lobby facing Reeson Park. This will have the added benefit of providing more 'eyes on the street' facing the park as well as a more functional activated amenity space for residents

3 SET BACK EAST FACADE OF THE ADDITION ABOVE THE CAIRE AND GRANCINI WAREHOUSE.

The east face of the addition on the C+G warehouse has been setback an additional 12" in response to this recommendation. This provides for greater visual distinction between the addition and the existing building and is consistent with the approach taken on the Fraser Warehouse. Adjustments have been made to the Eastern balconies to improve livability with the reduced footprint.

REVISE WATERFRONT WALKWAY TO ALLOW FOR GREATER EXPOSURE OF THE NATURAL SHORELINE.

The waterfront walkway has been reconfigured and reduced in size to limit the amount covering the natural shoreline. The walkway still provides for the minimum 4.5m clear path as well as patio spaces for the restaurants to activate the space. Drawings now indicate the historical high and low water lines to show the minimized impact of the revised walkway alignment.

5 PULL BACK THE WEST FACADE OF THE ADDITION ABOVE THE CAIRE AND GRANCINI WAREHOUSE.

In response to this suggestion the west face of the addition above the C+G warehouse is moved approximately 5' to the east. Outboard balconies are now proposed on levels 2, 3, 4 and 5. This significantly reduces the mass overhanging the C+G warehouse and still allows for the liveability and direct outdoor access the balconies offer to the residents.

6 EXPLORE POSSIBILITY OF A COMMON ROOFTOP AMENITY SPACE.

While not included in the motion, there was suggestion to explore the possibility of providing a common rooftop amenity space in lieu of the private rooftop patios. In response to this the revised proposal includes a large common outdoor rooftop space. This is visible on the roof plan and landscape drawings. This common amenity will be available to all tenants.

DESIGN RATIONALE REVIEW:

The design of the project has three primary drivers: the existing heritage warehouse buildings, response to public realm and response to the patterns and character of Harbour and Old-town.

- HERITAGE RESPONSE
- PUBLIC REALM RESPONSE
- ARCHITECTURE, MASSING & MATERIALS

HERITAGE RESPONSE:

(See also conservation plans & heritage consultant's rationale)

The existing architecture of the two Northern Junk warehouse buildings is to be rehabilitated by careful revealing of original facade elements now obscured by previous alterations and additions and rehabilitating the exterior masonry facade. Alterations including new openings are to be added to improve the functionality of the buildings. The key goal has been to maintain as many elements of the existing buildings as possible while giving them a new life as active commercial spaces accessible to the public. As much as possible, the new elements of the project have been devised to maximize visibility and retention of the existing buildings and bring new value to them for present and future generations. The new structure and spaces are fused with or enveloping of the heritage elements allowing users to come in contact with and be able to appreciate the heritage elements in new ways. All principal facades, interior masonry walls and openings are retained in the proposed design.

Whereas, a typical addition to a heritage building might be smaller in scale, the context of the buildings within the generally 5-storey Old-town fabric suggests that a one or two-storey addition would seem out of scale with the surroundings. The increased height of the additions delivers an integrated streetscape using the heritage buildings as its foundation. The resulting tripartite composition of each facade reinforces the classical pattern of base (heritage buildings), middle (new residential building), and top (contemporary cornice elements).

The patterns of glazing and masonry piers of the new elements above the two heritage buildings are guided by the existing proportions and details of their facades, rendered in a simpler more contemporary articulation so as to not compete with the existing facades, but be sympathetic and complementary.

The design responds to the new Draft Old Town Design Guidelines as follows:

- Locate and site new buildings and additions to create a continuous 'street wall edge'.
- Design new buildings and additions to reflect the established proportions, composition and spatial organization of adjacent historic facades.
- Include a distinct roof line in the building design, through such measures as a simplified or contemporary cornice or parapet.
- Modulate the overall horizontal and/or vertical building mass on large buildings to achieve a scale that is compatible with adjacent buildings.
- For buildings over 30m in width, incorporate an articulated vertical break in the facade with a patio, courtyard, recessed entryway or other features to help break up the expanse of the facade.
- Avoid buildings with a dominant horizontal expression in favour of more compact buildings that reflect the smaller scale vertical expression of existing heritage buildings.
- Locate and design new buildings along the waterfront to provide direct pedestrian access to the Harbour Pathway where appropriate.
- Design new rooftop additions with contemporary materials and finishes.
- Use a slightly different ratio of solid to transparent materials than the historic building.
- Incorporate setbacks from street-facing elevations to maintain the distinction between old and new construction.

OLD TOWN DESIGN GUIDELINES: INNER HARBOUR DISTRICT

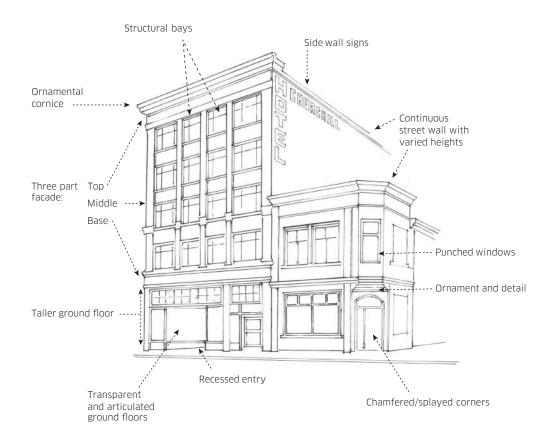
Project addresses several Old Town Guidelines objectives such as:

Character Defining Elements - Old Commercial District

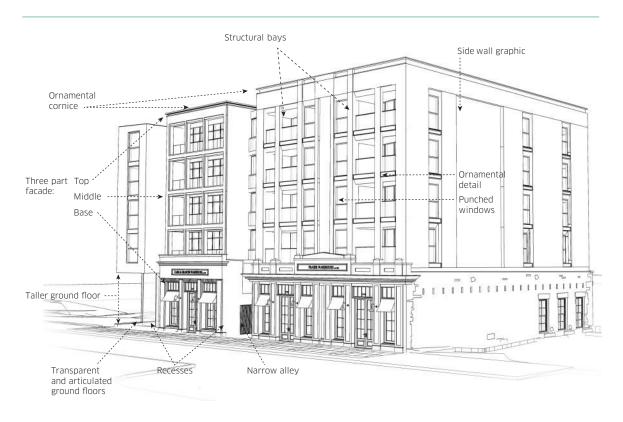
- Classically inspired three part building facades with a clearly defined base, middle and top;
- Vertical facade expressed by use of structural bays, vertical elements and proportions, and punched openings, including upper storey double-hung windows;
- Use of high quality materials such as wood, metal, brick, natural stone and glass;
- Well crafted facade ornamentation and detailing;
- Varied range of low to mid -scale building heights generally ranging from three to five storeys;
- Varied and attractive roof lines along each street that are accented by architectural features such as parapets and cornice lines;
- The prominent use of brick masonry construction
- Prefabricated structural and decorative components of exterior facades of commercial buildings such as wood brackets and tin cornices;
- The presence of pedestrian paths, mews, alleys and courtyards within and through blocks

Character Defining Elements - Waterfront

- Building types and spaces associated with the functions of a commercial harbour;
- Buildings over the water, vessels, float planes, buoys and marks, wharves, pontoons, piles, boat ramps, davits and ladders, hawsers, bollards, and mooring rings;
- Random rubble stonework, brick masonry, and iron shutters and doors;
- Stone and brick retaining walls;
- Buildings with an industrial aesthetic;
- Dual-aspect structures that present a commercial frontage to Wharf Street and a harbour frontage to the water;
- The rich texture of the land/water edge resulting from conditions including inter-tidal beaches, projecting structures, inundations and reclamations;
- Load-bearing masonry buildings and details and forms that accompany load-bearing masonry surrounded by subordinate lighter wood and metal structures:
- The glimpses of water seen between buildings, down alleyways and slips and on street axes.
- The view of Old Town from the water; defined by a concentration of small scale historic buildings tiering up from the waterfront with a distinct rhythm and rich design quality.

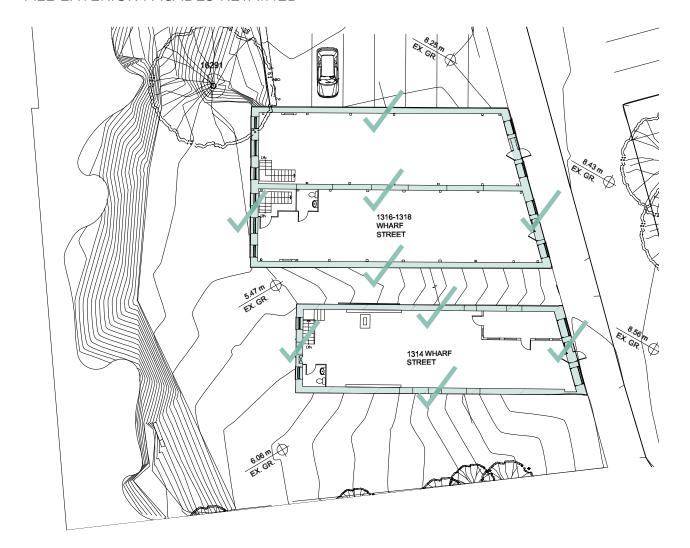


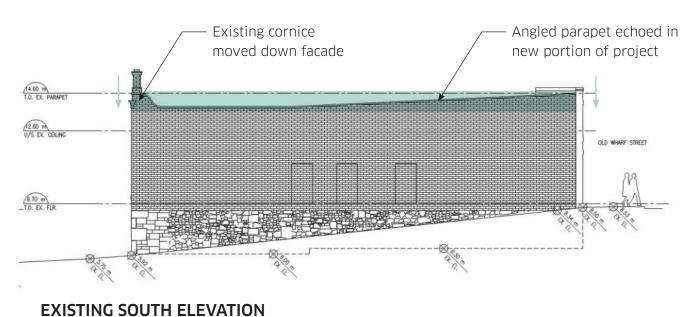
OLD TOWN GUIDELINES



PROPOSED PROJECT

ALL EXTERIOR FACADES RETAINED





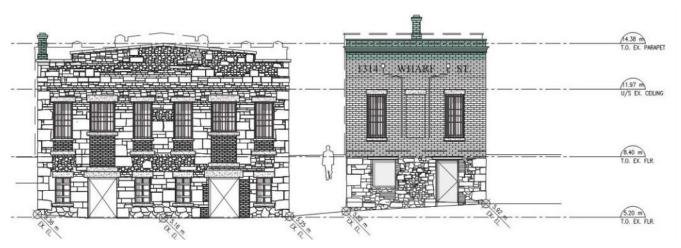
NORTHERN JUNK CO

1.97 m

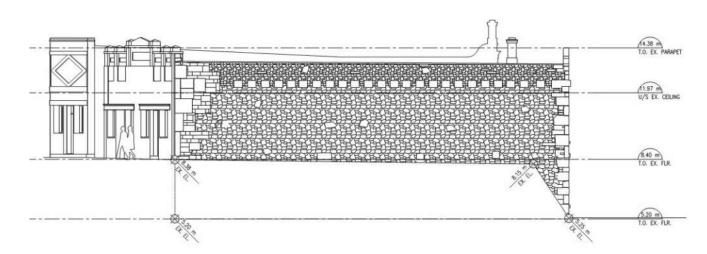
U/S EX. CELLING

T.O. EX. FLR.

EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



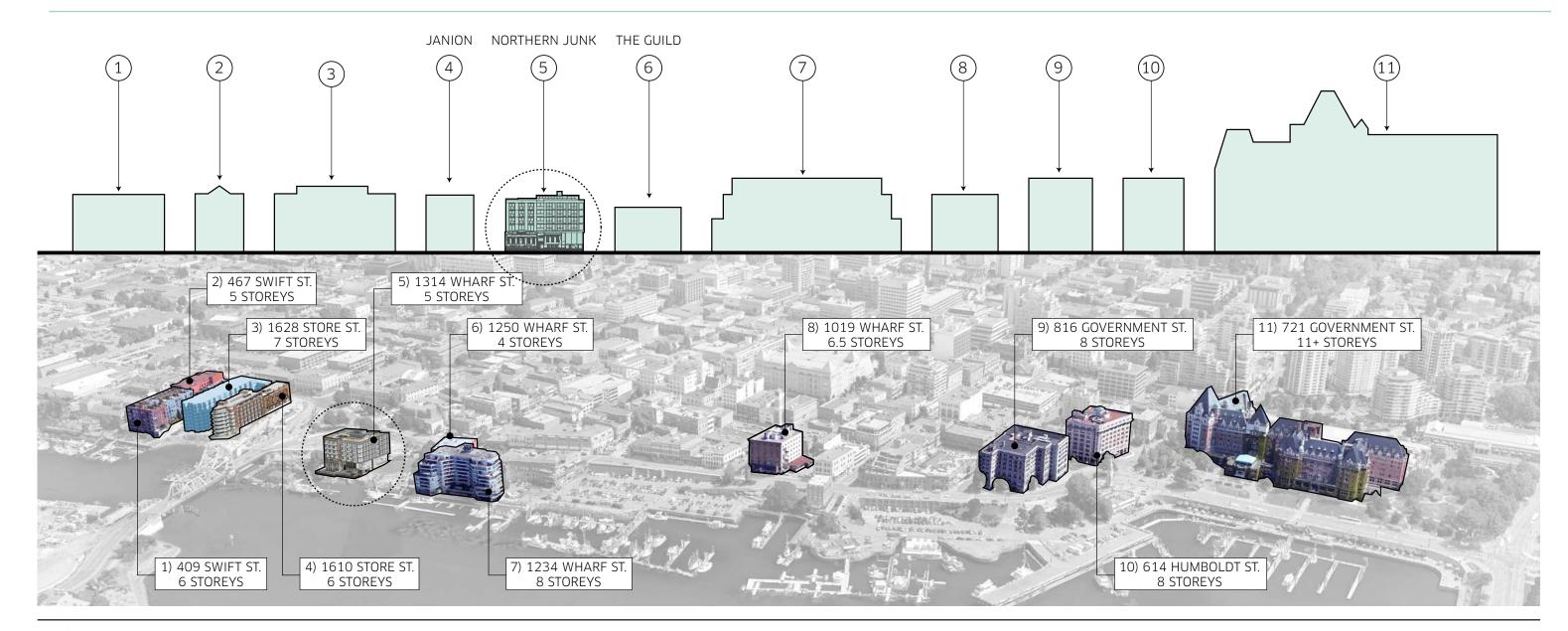
EXISTING NORTH ELEVATION

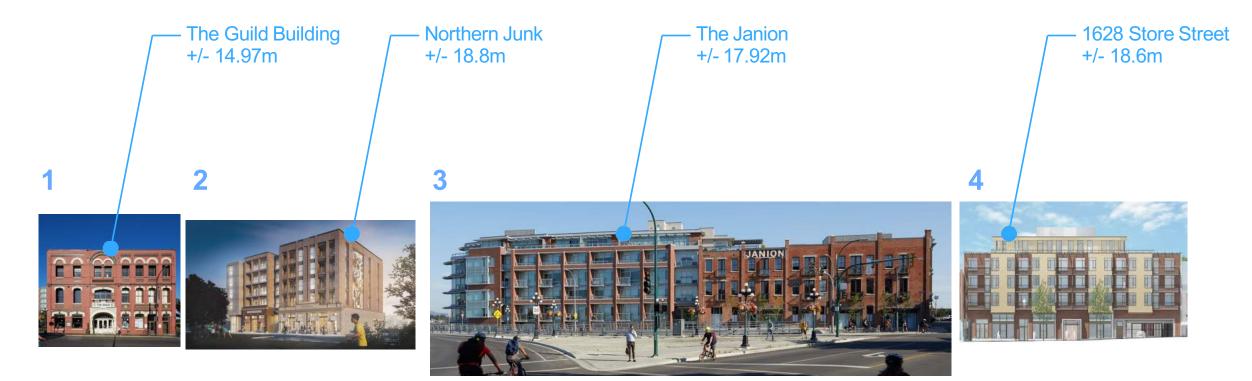
PUBLIC REALM:

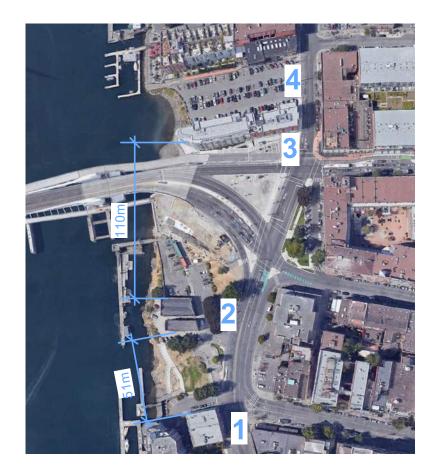
With limited new site area in which to add new structure, the footprint of any of the new elements are kept to a minimum, allowing the heritage facades to dominate the pedestrian experience of the project. Where a narrow sloping lane currently separates the two existing warehouse buildings, a new semi-public alleyway is proposed to allow pedestrian connection from Wharf Street to the new extended public waterfront walkway system to the north. This alleyway is in keeping with the old town character of intimate alleys and courtyards. It allows two sides of the existing structures to become exposed over two levels and is activated by new openings to the commercial spaces and an elevator can be accessed by the public to further improve access to the waterfront walk directly through this site. The space will be gated after hours for security. A feature soffit material is proposed to tie together the alley and glazed atrium ceilings using a stamped tin-like panel system rendered in a reflective material to add interest and light to the views upwards below the new structures and draw pedestrians into the new alley space.

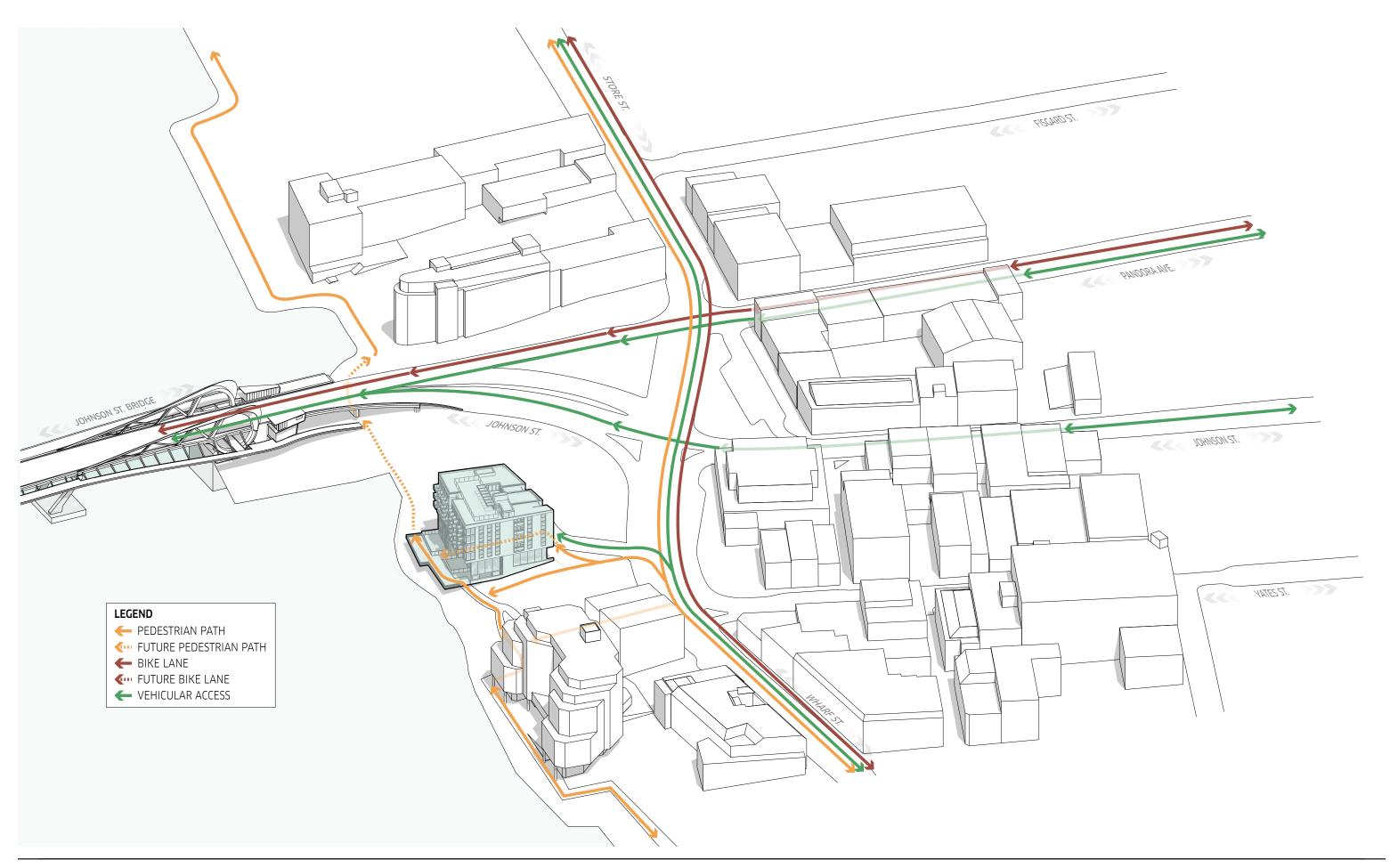
At the south side of the project bordering Reeson Park -where the new structure comes down to meet ground level- two highly-glazed active uses (a restaurant and residential lobby) are proposed to directly interface with the park, providing passive surveillance, illumination and an open relationship between new building and park. This highly glazed ground level of the project also allows for views of the south heritage facade through the building.

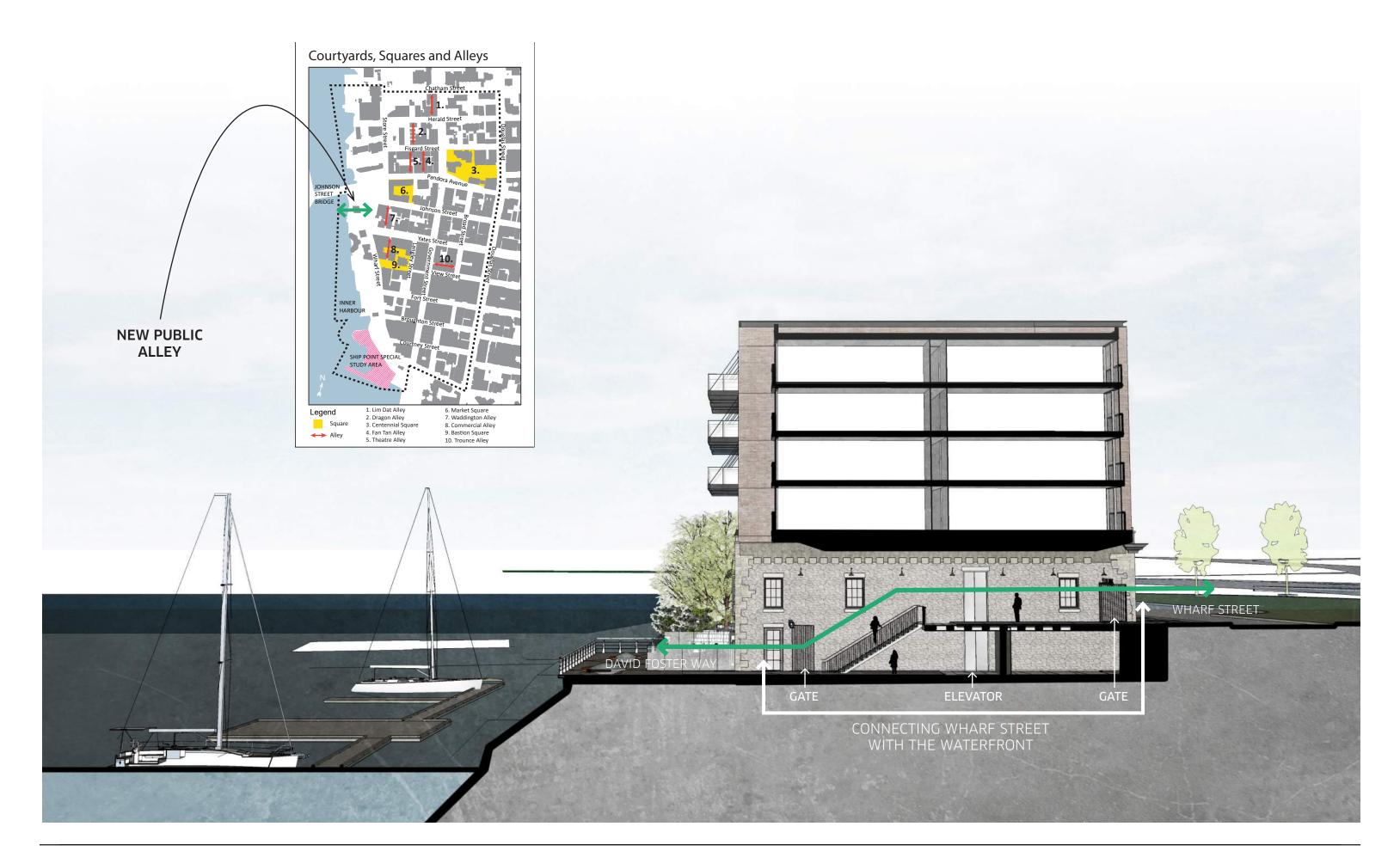
Extension of the David Foster Way waterfront walk along the west edge of the project will continue this public realm asset one step closer to the bridge and future connection to Rock Bay. Providing a public connection in the middle of the project also allows a way to continue the public connection in the interim.











ARCHITECTURE, MASSING & MATERIALS:

EAST FACADE

This facade is broken down vertically into three primary elements to correspond to the two existing structures, and a new narrow addition to the south. Each is expressed slightly differently to respond in pattern and proportion to the masonry and openings of the existing buildings, and the south portion is expressed in a contemporary interpretation of the old town composition. Inboard balconies in keeping with Old-town precedents allow the masonry facades to reflect a historic streetscape pattern.

NORTH FACADE

At the direction of the Planning Department, new openings have been added to Fraser Warehouse facade to better engage with the site to the north. The upper storeys also have openings and a provision for a public art element to address the approach from the bridge while anticipating a potential future development to the North.

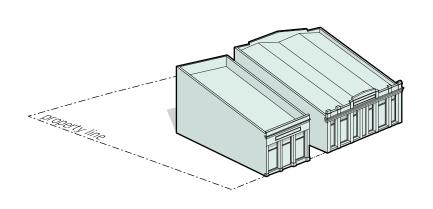
WEST FACADE

The portion above the Fraser Warehouse expresses a more industrial feel for the balconies while featuring the historic 2-storey facade as a base. A public alleyway breaks this elevation into two distinct vertical masses. The south massing incorporates a partially glazed portion at the base a well as exposing the western facade of the Caire + Grancini Warehouse. The upper facade on the south is composed of a contemporary terra-cotta cladding and punched openings. The roof line of this southern portion is gently sloping to echo the angled parapet lines of the existing buildings and create a more varied profile to the development. Operable glazing and patio doors along the ground level of the west elevations allow an indoor-outdoor relationship of patios and public walkway with the new commercial uses at this lowest level. The differentiation of expression from east to west reflects the historic pattern of dual-frontage buildings on the harbour -one side addressing the working harbour, the other addressing Old-town.

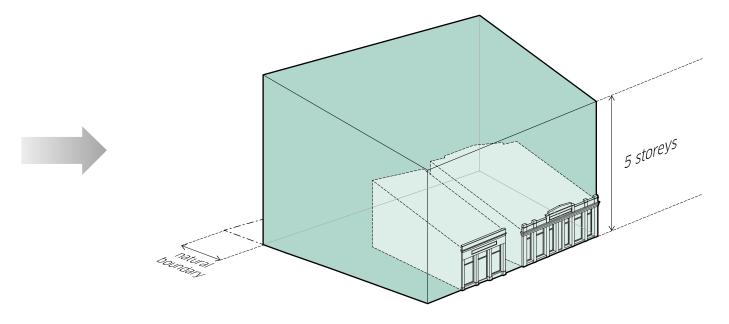
SOUTH FACADE

Facing Reeson Park, this elevation orients balconies and glazing at the upper floors to engage the views of the park and harbour. The lower floors maximize glazing to provide overview of the park and visibility into the lower floors and reveals the historic facade contained within. The residential lobby faces the park and includes a common amenity lounge with direct overlook onto Reeson Park. The same goes for the commercial/restaurant space that offers views onto the park and is helps form part of an active southern face of the building.

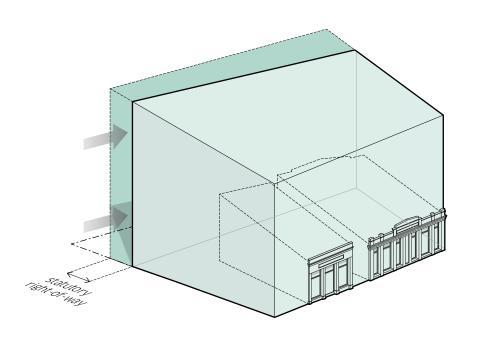




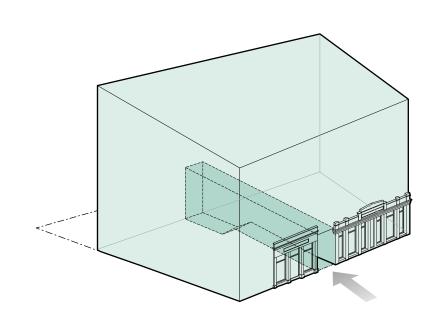
NORTHERN JUNK EXISTING HERITAGE BUILDINGS



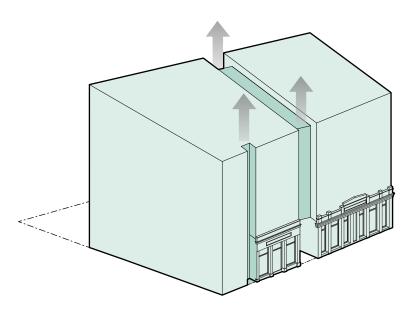
APPLY MAXIMUM FSR TO NATURAL BOUNDARY



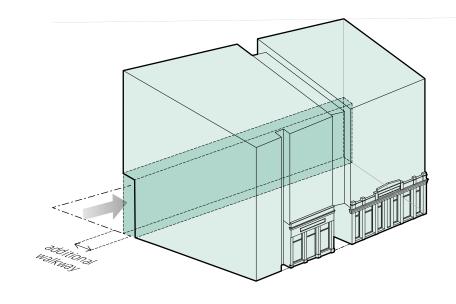
ALLOW FOR WATERFRONT ACCESS STATUTORY RIGHT-OF-WAY



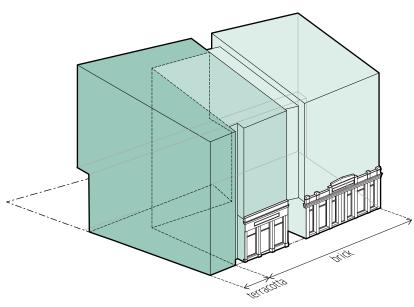
ADD PEDESTRIAN FRIENDLY ALLEY



CARRY FORM FROM EXISTING HERITAGE
UPWARD TO INFORM MASSING & MAINTAIN
TRADITIONAL HERITAGE STREETSCAPE PATTERN



REMOVE MASSING TO ALLOW LARGER WATERFRONT WALKWAY & EXPOSE HERITAGE FACADES



MATERIALS HIGHLIGHT HERITAGE ORIGINS & DIFFERENTIATE MASSING

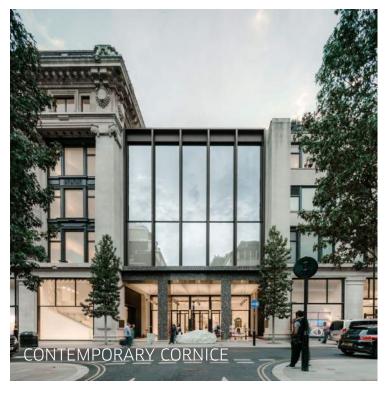


ARTICULATION INFORMED BY HERITAGE PROPORTIONS

















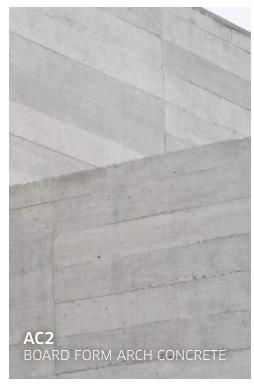


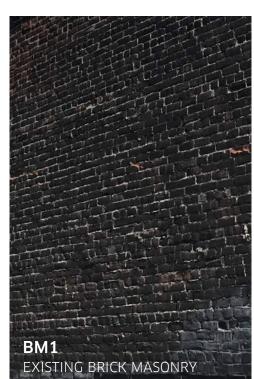


























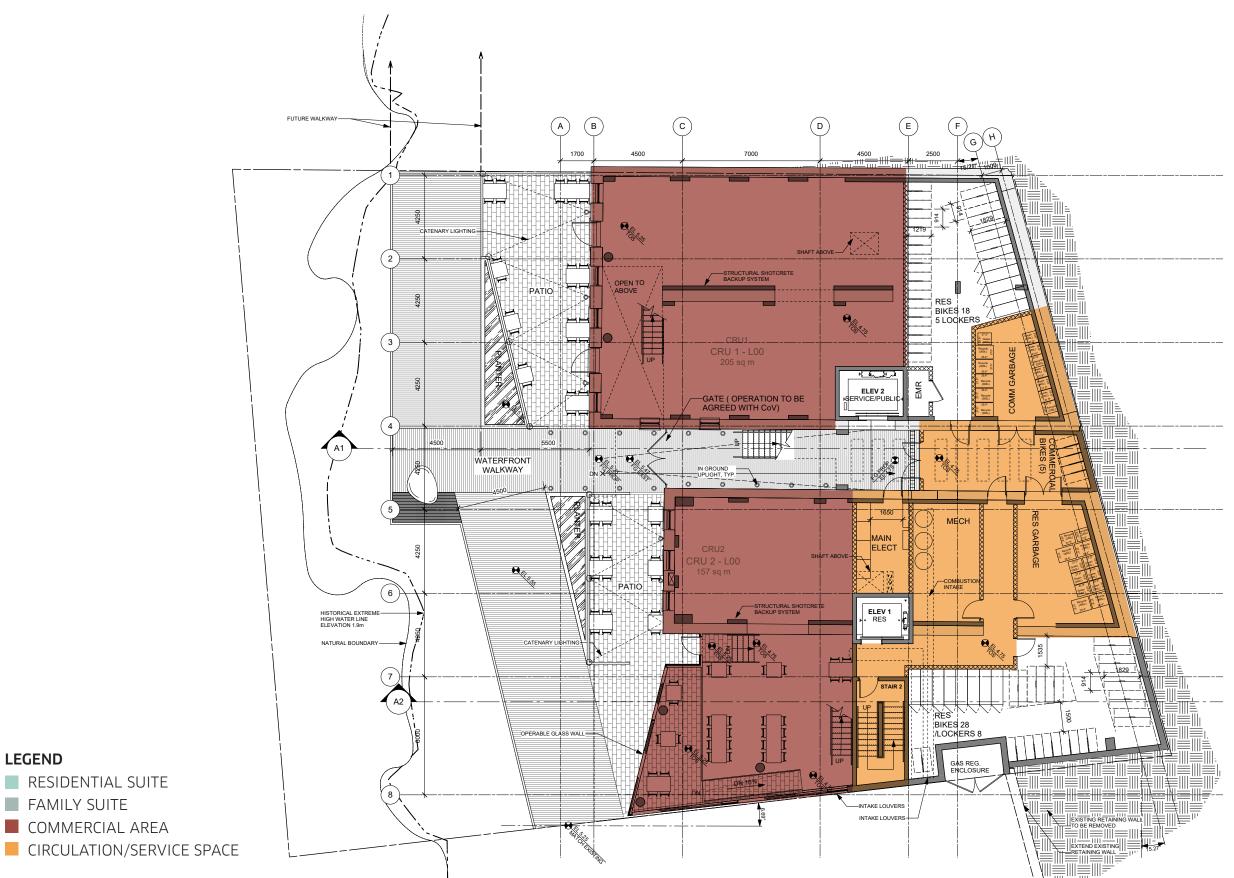
CONTEXT SE





CONTEXT **NW**





	LEVEL 01 AREAS		
	SUITE NUMBER	SUITE TYPE	SUITE ARE
	CRU1	CRU 1 - L00	204.5 s
	CRU2	CRU 2 - L00	157.0 s
	Total Suite Area	2	361.6 s
		L00 GROSS	544.0 s
	Total Gross Area		544.0 s
	EFFIC		66

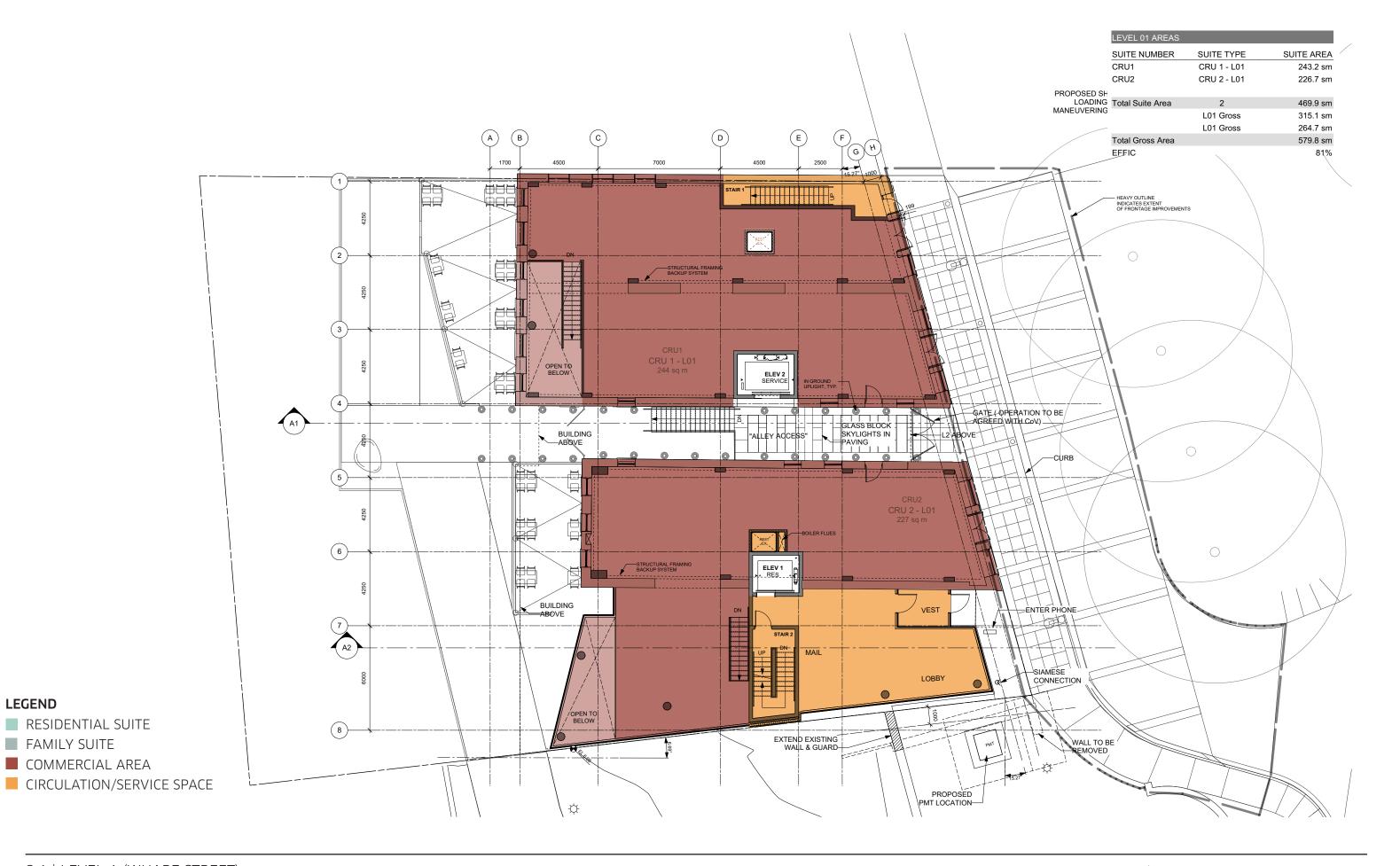
3.1 | LEVEL 0 (WATERFRONT WALKWAY)

LEGEND

RESIDENTIAL SUITE

COMMERCIAL AREA

FAMILY SUITE





LEGEND

RESIDENTIAL SUITE

COMMERCIAL AREA

FAMILY SUITE

LEVEL 02 AREAS

201

SUITE TYPE

3BD

2BD

1BD

1BD

1BD

1BD

1BD

1BD

1BD

1BD

ST

2BD

12

GROSS

SUITE AREA

83 sm

86 sm

53 sm

53 sm

40 sm

46 sm

46 sm

55 sm

58 sm

38 sm

38 sm

66 sm

663 sm

739 sm

739 sm



LEVEL 03-04 AREAS sm SUITE NUMBER SUITE TYPE SUITE AREA 302 sm 2BD sm 86 sm 1BD sm 303 sm 53 sm 304 sm 1BD sm 53 sm 305 sm 1BD sm 40 sm 306 sm 1BD sm 46 sm 1BD sm 307 sm 46 sm 308 sm 309 sm 1BD sm 310 sm 1BD sm 38 sm 311 sm ST sm 312 sm 2BD sm 66 sm Total Suite Area sm 663 sm 12 sm GROSS sm 739 sm Total Gross Area sm 739 sm EFFIC 90%

RESIDENTIAL SUITE

COMMERCIAL AREA

FAMILY SUITE

LEGEND

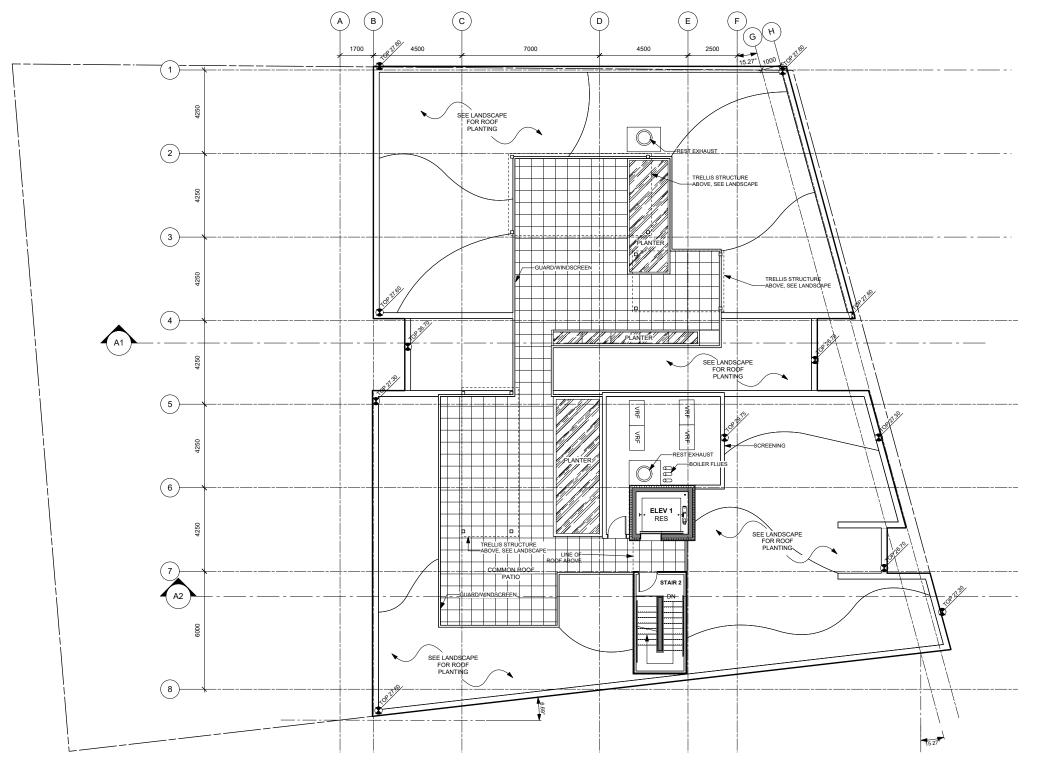


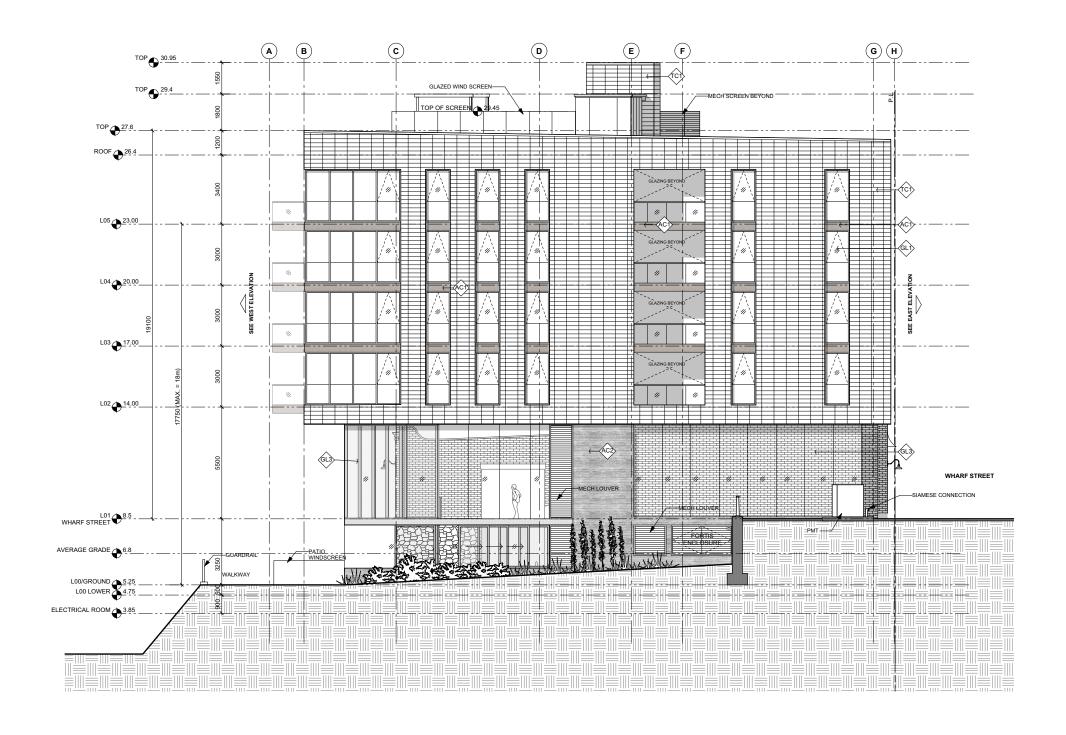
LEGEND

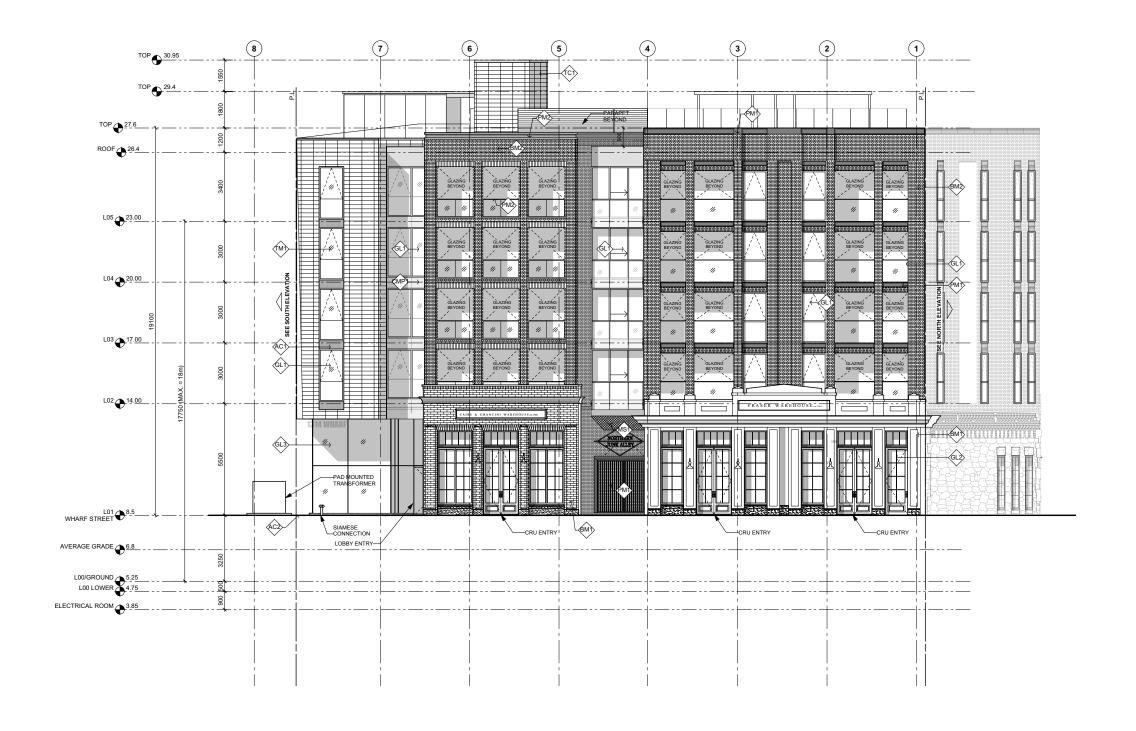
FAMILY SUITE

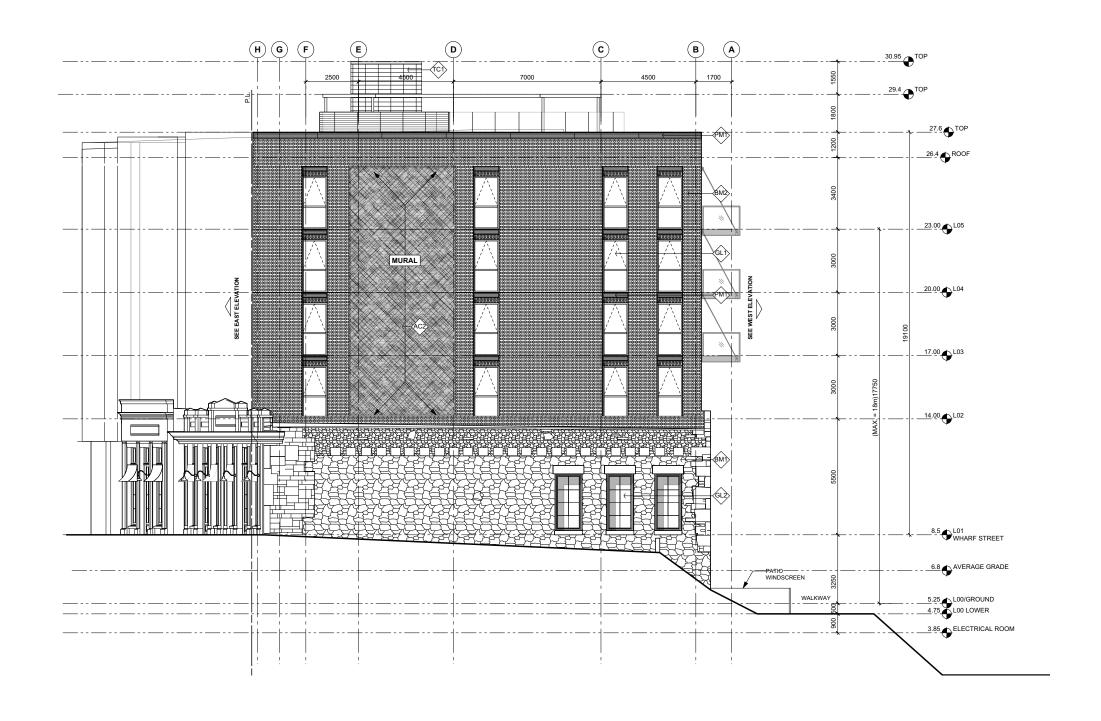
LEVEL 05 AREAS

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

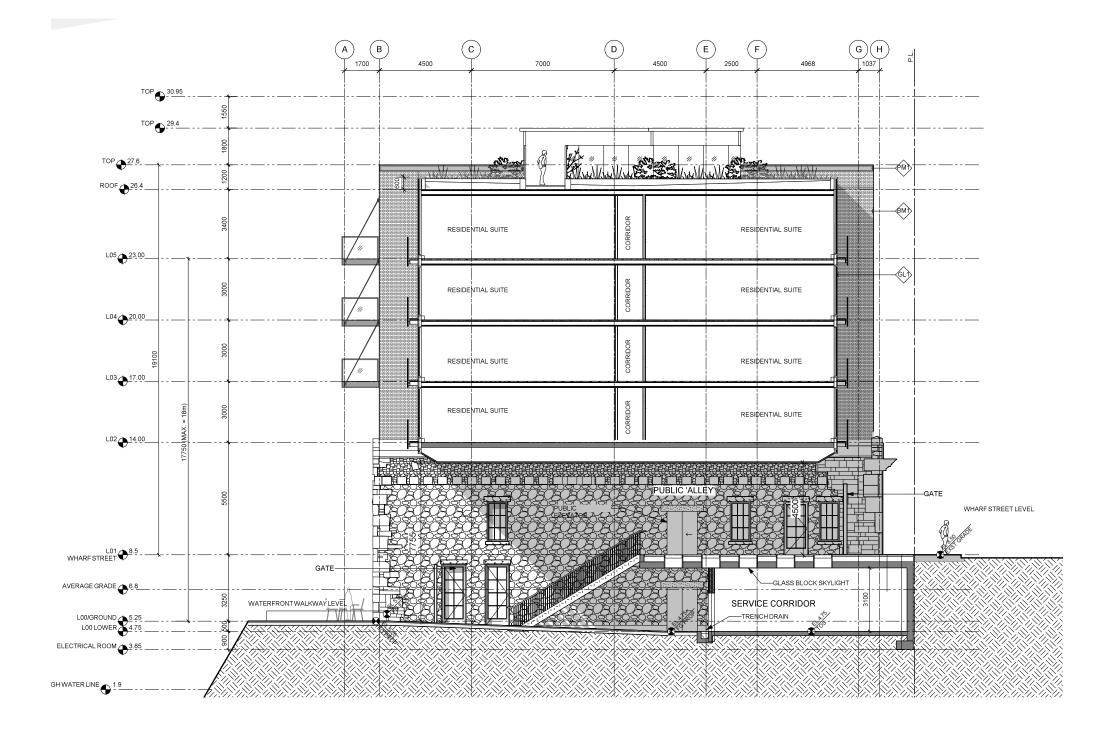


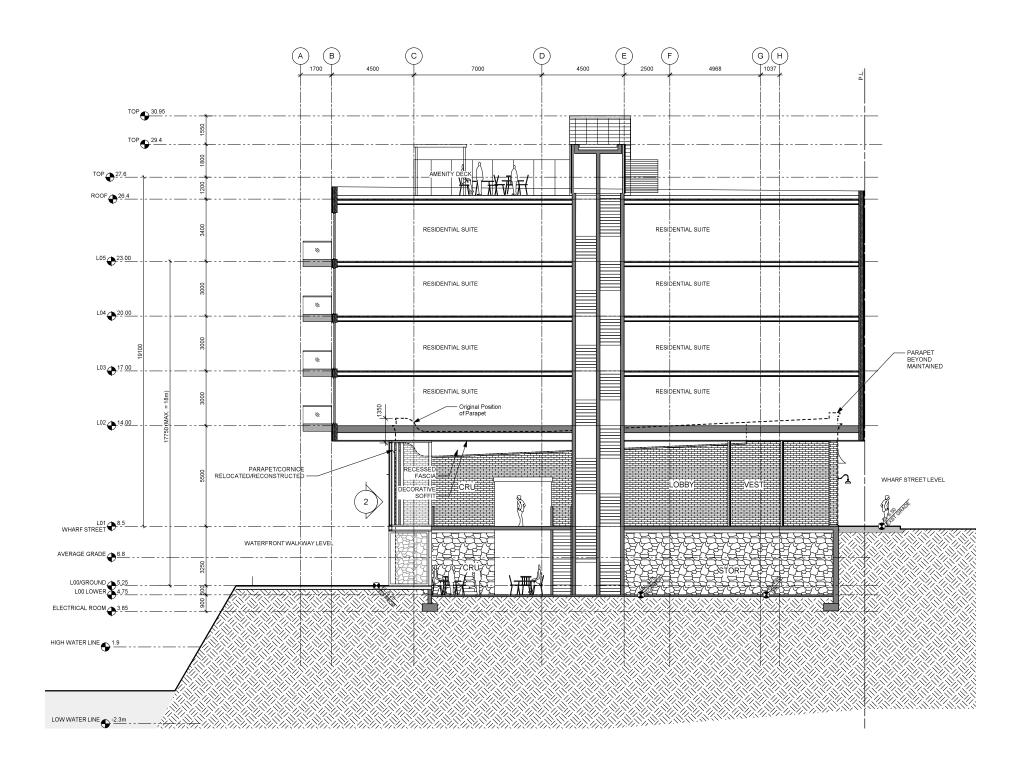












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BEFORE AND AFTER RENDERING COMPARISON







INITIAL APPLICATION







AFTER COTW + STAFF COMMENTS







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 CTPED 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.

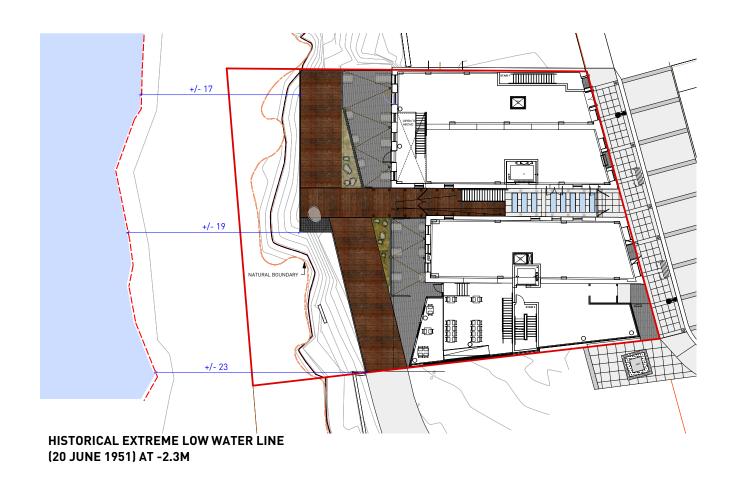
The lower level of the passageway between the historical buildings uses heavy timber paving to create visual unity between the passageway and David Foster Way. In-ground lighting along the edges provides safe lighting levels to prevent CTPED related issues. As at the top on Wharf Street, a gate In line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

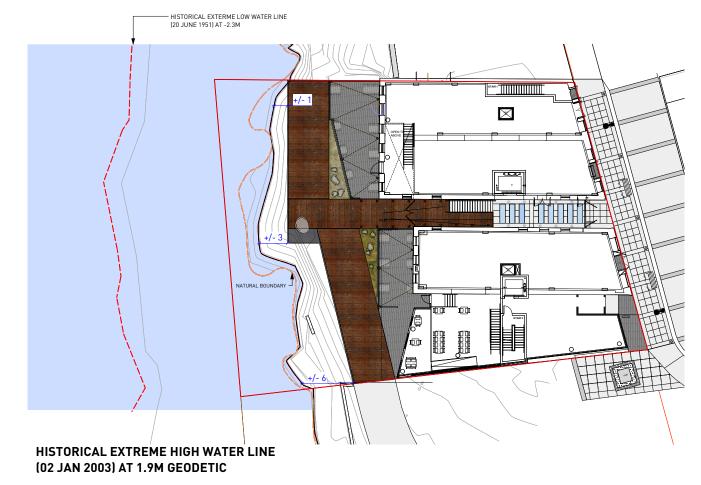
Rooftop

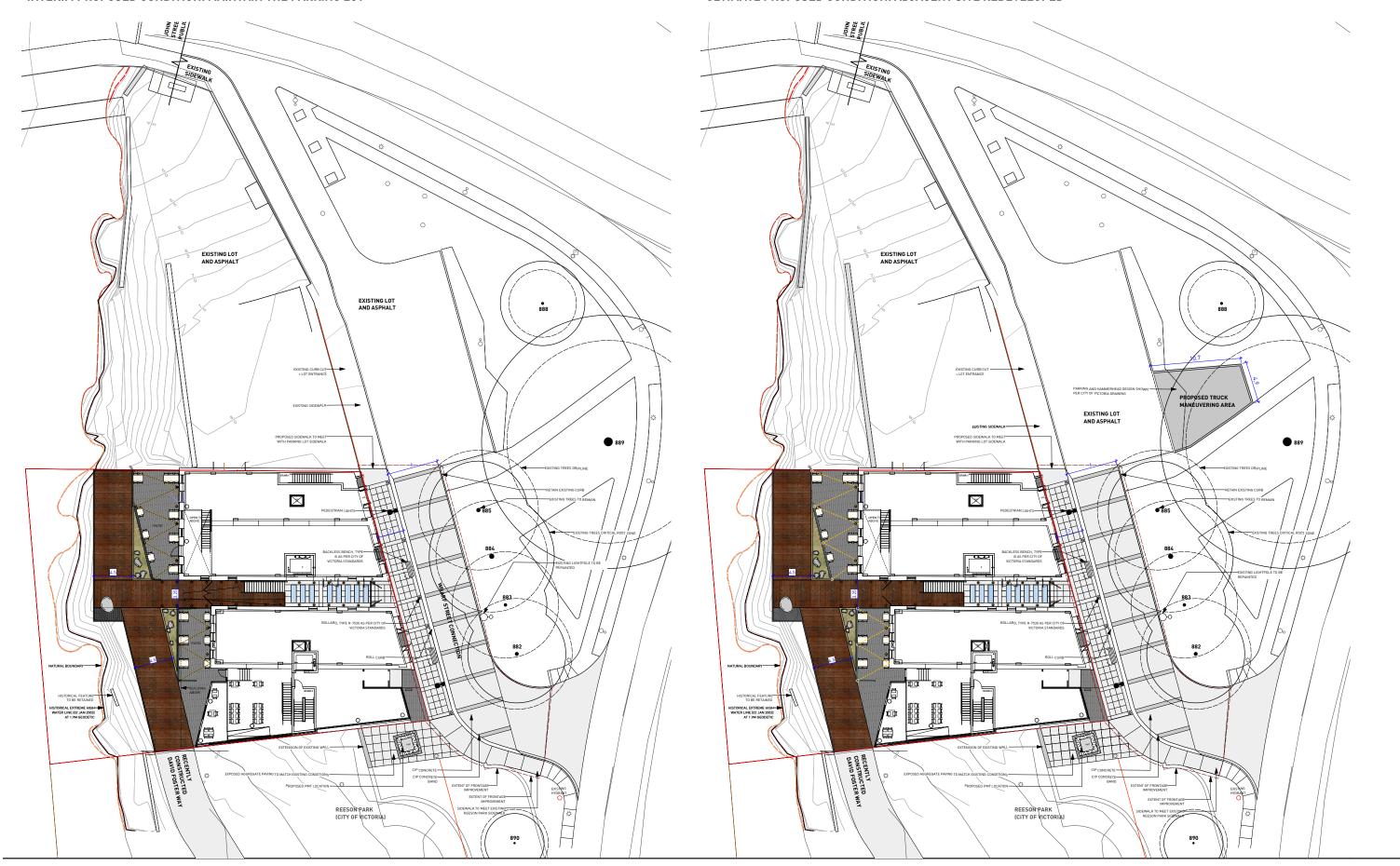
The rooftop includes an extensive sedum grass and perennial green roof and patios for residents. The patios are paved with hydrapressed pavers to allow for ease of removal for replacement and access to the slab for maintenance. There are three large cast in place planters located on the roof, one of which will serve as 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.

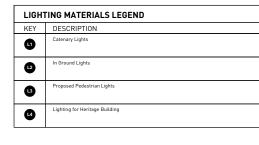


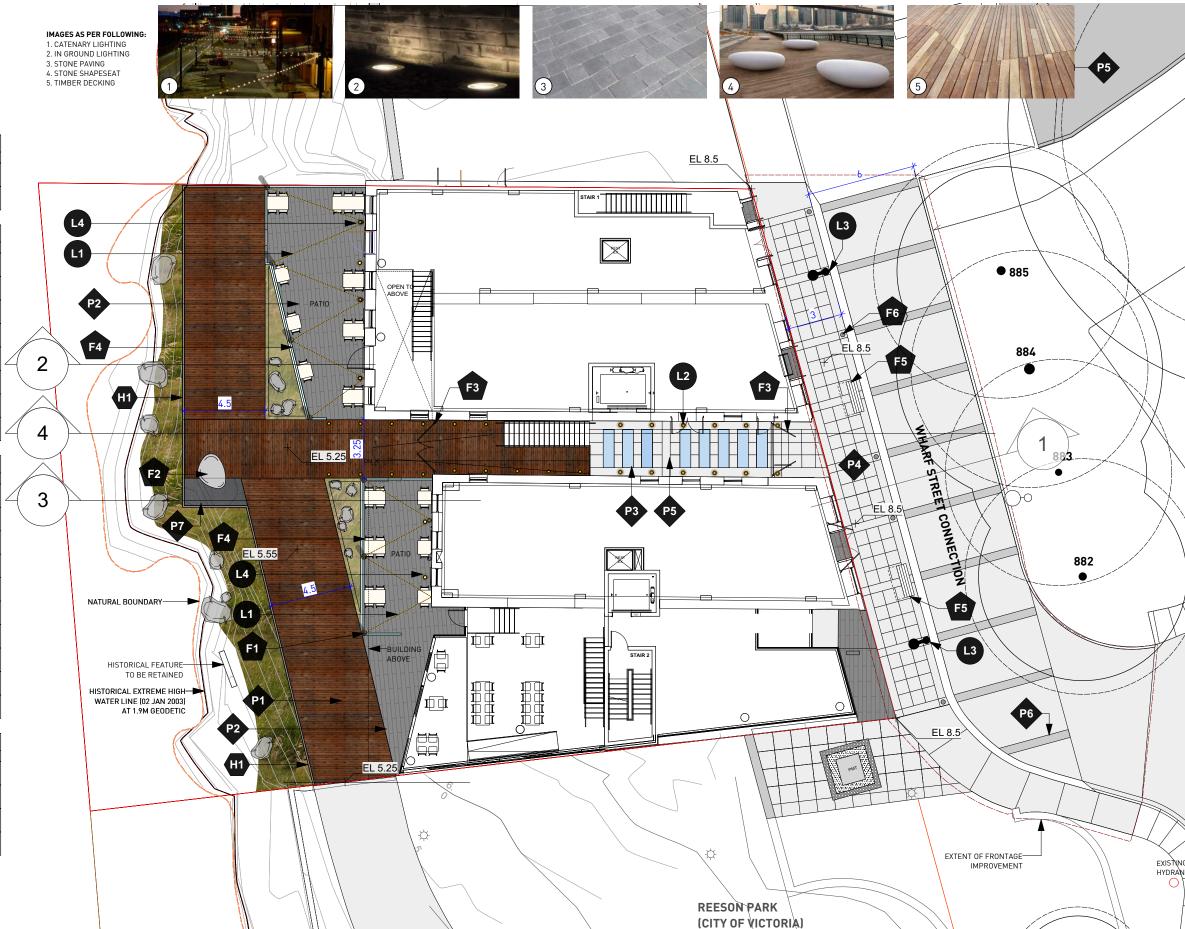




LAYOUT AND MATERIALS GENERAL NOTES LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAF KEY DESCRIPTION

- HARDSCAPE MATERIALS LEGEND Metal Guard Rail As per City of Victoria Standards for David Foster Way
- PAVING MATERIALS LEGEND KEY DESCRIPTION **P2 P3 P5**
- SITE FURNISHING MATERIALS LEGEND KEY DESCRIPTION ø F3 F4 Backless Bench As per City of Victoria Standards F6 1 Jrban Agriculture Potting Table With Storage F10





5.4 | LAYOUT & MATERIALS - GROUND LEVEL

LAYOUT AND MATERIALS GENERAL NOTES

- 1. DO NOT SCALE DRAWING, LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLAN
- 2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW
- 4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES T
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS 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	
(1)	Metal Guard Rail As per City of Victoria Standards for David Foster Way	
H2	Parapet Wall Refer to Architecture	

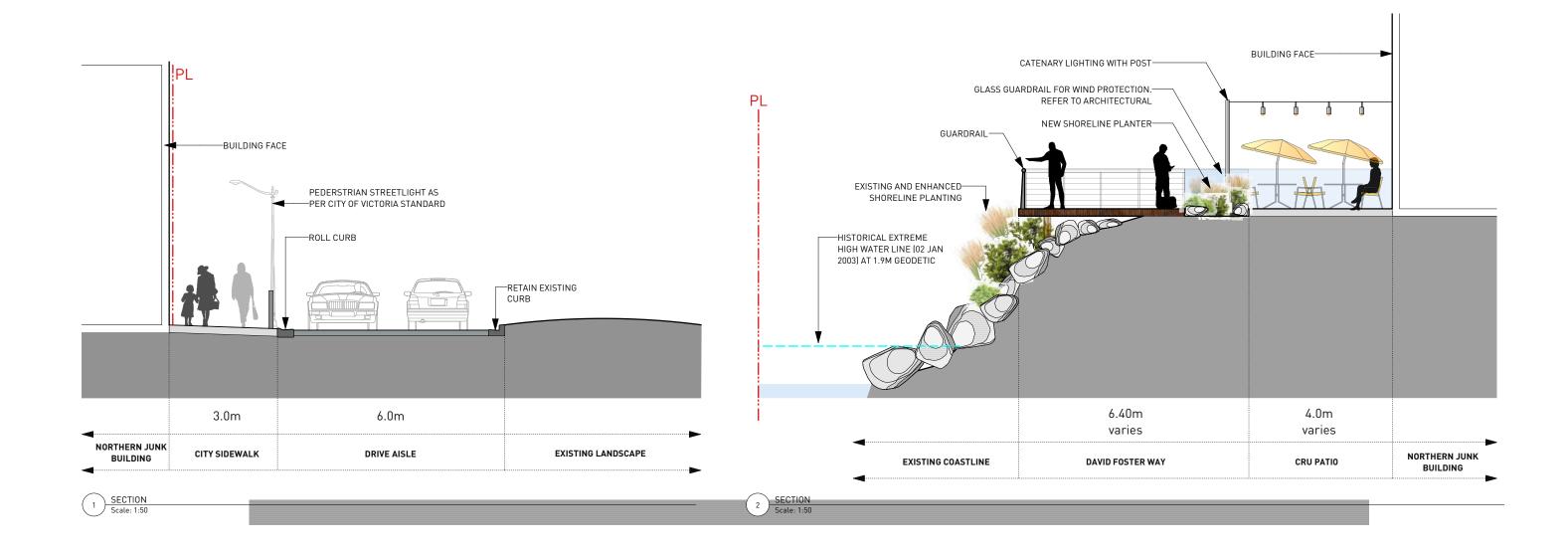
KEY	DESCRIPTION
PI	Timber Decking
•	Stone Paving
•	Light Wells
P	CIP Concrete Sidewalk As per City of Victoria Standards
P5	CIP Concrete
P6	Stamped Asphalt (Street Bond)
•	Metal Grate Platform
<u> </u>	Hydrapressed Pavers

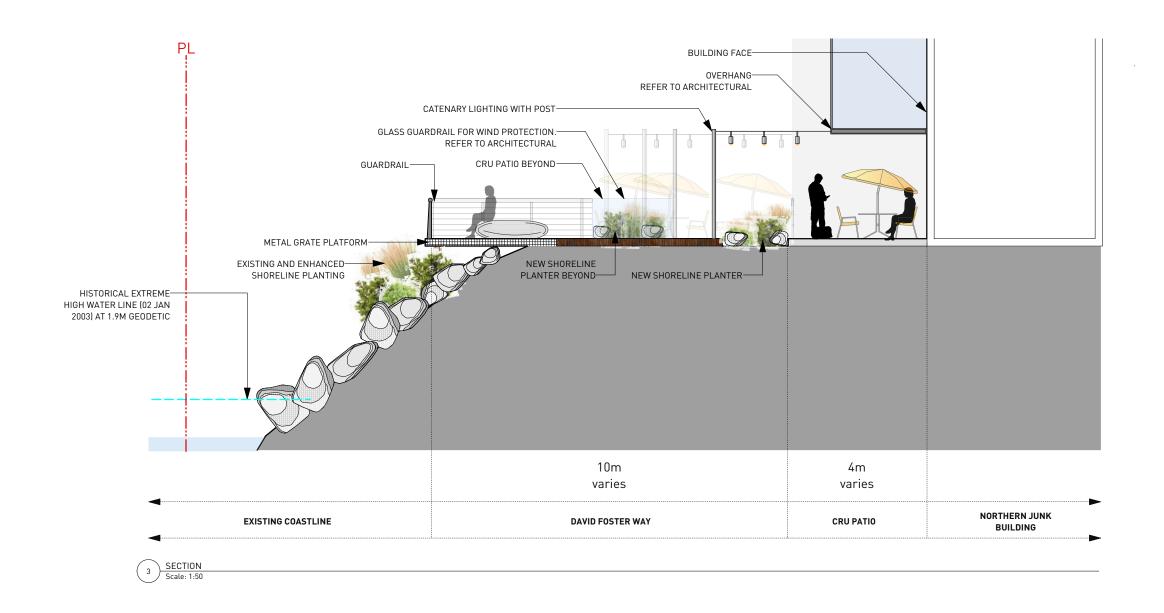
SITE	SITE FURNISHING MATERIALS LEGEND	
KEY	DESCRIPTION	
ĒÌ	Catenary Light Post	
F2	Metalco Stone Free Shape Seat	
Ē	Metal Gate	
Ø	Glass Guardrail Refer to Architecture	
ß	Backless Bench As per City of Victoria Standards	
F6	Bollards As per City of Victoria Standards	
ø	Trellis Structures	
Ē8	Urban Agriculture Potting Table With Storage	
F9	Urban Agriculture Planters	
F10	CIP Concrete Planters	

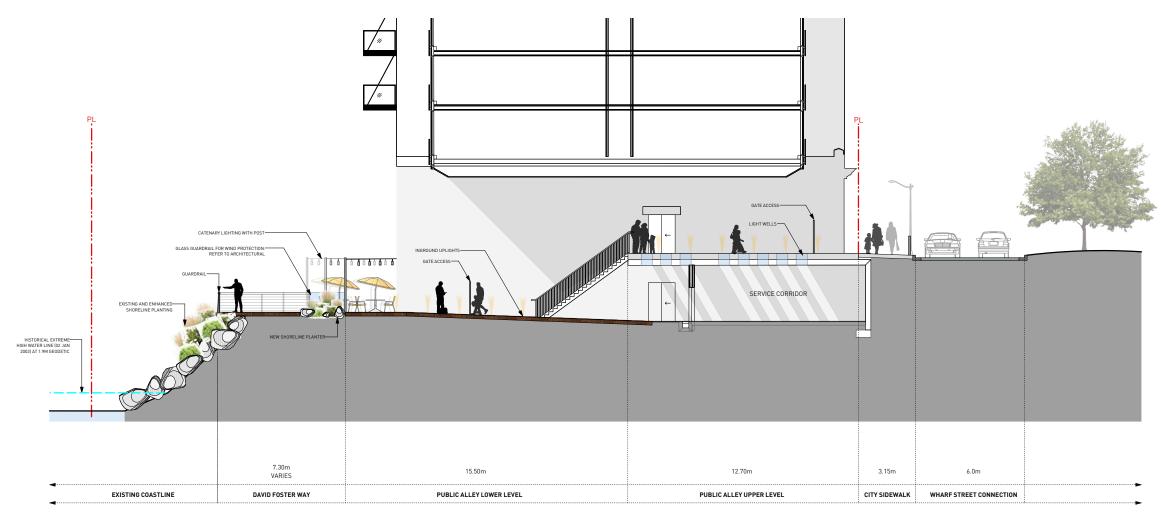
LIGH.	LIGHTING MATERIALS LEGEND	
KEY	DESCRIPTION	
•	Catenary Lights	
Ø	In Ground Lights	
B	Proposed Pedestrian Lights	
0	Lighting for Heritage Building	



5.4 | LAYOUT & MATERIALS - ROOF







4 SECTION
Scale: 1:100



Northern Junk Property

1314-1318 Wharf Street

MAY 22, 2019 OPEN HOUSE SUMMARY REPORT

Prepared for Crosstown Properties - Reliance Properties Ltd. June 5, 2019



Summary

Crosstown Properties/Reliance Properties Ltd. (Reliance) will be applying to the City of Victoria (City) to rezone the properties at 1314-1318 Wharf Street (commonly referred to as the Northern Junk buildings) from *IHHD-Inner Harbour Heritage District* to a new purpose-designed zone. The site occupies two waterfront lots along Wharf Street that are currently occupied by two vacant heritage designated warehouses (Caire & Grancini Warehouse and Fraser Warehouse). The rezoning proposal conforms to the City's OCP policies and guidelines.

Providing rental housing, the proposal will reanimate the vacant properties and waterfront that lead up to the newly built Johnson Street Bridge. The development concept envisions a multi-unit residential apartment building above the existing Northern Junk warehouse buildings. The existing buildings will be rehabilitated and incorporated into a mixed-use development. The proposed project brings together active ground-level uses, new housing options, and access to and extension of the public waterfront walkway.

An Open House was held on May 22, 2019 at 1607 Douglas Street to share the proposal with the community, and to gather the public's feedback prior to a formal application to the City.

Approximately 50 people attended the event, and 13 written comment forms were completed.

Notification

An invitation was mailed to 2, 156 property owners within 200 metres of the property line via a Canada Post mail-drop two weeks in advance of the Open House.

Additionally, on May 7, 2019, invitations were hand-delivered to 385 neighbours not included in the mail-drop.

Summary of Pre-Application Open House

The Open House was held from 4:30-7:00 pm, and included a series of display panels, with the applicant team available to answer questions. A 30-minute presentation included background information about Reliance's development history with heritage buildings. Comment forms were available for participants to share their feedback on the proposal, and all comments received are included verbatim below. Scanned copies of the comment forms are also attached.

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Transcription of Comments

1	I'm a long time Victorian and have been waiting for such a creative inclusive design such as this for Northern Junk. BRAVO! You have nailed it.
2	 Rentals - YES! Victoria needs Very attractive aesthetic Will serve singles, couples, and families Height in keeping with the Old Town Design District Vibe. Well done Great
3	The proposal to retain this historic landmark is wonderful. I fully support the redevelopment of this site to a vital city rental option.
4	What were the reasons for not purchasing the northern adjacent lot? What has the process with the City been like? Great job!
5	Have? re: price of rental units. Are they geared for families? When I go [sic] to Saanich meeting, developer by Walmart build [sic] for 2 salaries at \$15 per hour.
6	Love the overall design. Tasteful and utilizes the old heritage bldgs. Well. I like the water side very much, very elegant and I especially like the boardwalk that matches the coastline.
7	As a "fallback" alternative - it's wonderful! Too bad the City didn't see the benefits of the applicants previous and numerous proposals! Pass this application.
8	Love it! This incarnation is the best one yet. It keeps with the heritage look/feel while modernizing the space to attract a much-needed vibrancy.
9	Thank you for an excellent presentation. Such an improvement from original plans. Much appreciate sensitivity to and compatibility of design "old town" and inner harbour mix. Love the old/new architecture and features and stroll-ability along our beautiful waterfront.
10	Great design! Please build it. I love the Junk Alley concept and the glass atrium facing the water. This location needs new life after remaining vacant for decades.

11	We have a right to more affordable housing.
12	I like the design and preservation of the heritage buildings. Also think business on the main floor will liven the area. Would like to see commitment from the City to finish the David Foster walkway past the Northern Junk site. Also, be sure there is enough room for persons with strollers/mobility issues to pass on the walkway (e.g., not benches, tables/chairs in way) Would also love to see more 3-bdrm units built for young families.
13	The development proposal is strong. Pleased with the way it relates to Reeson Park. Offers safe and vibrant continuation of D.F. walkway. Inspired building design that does not overemphasize the heritage elements.

Comment Form Results

Of the 13 respondents:

- 10 voiced support for the project;
- 1 voiced concern for the project;
- 2 voiced neutral comments and/or suggestions for improvement.

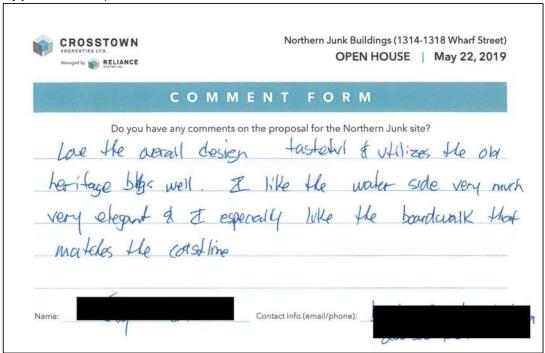
Appendices

- Appendix A: Invitation to Open House
- Appendix B: Copies of Submitted Comment Forms

Appendix A: Invitation to Open House

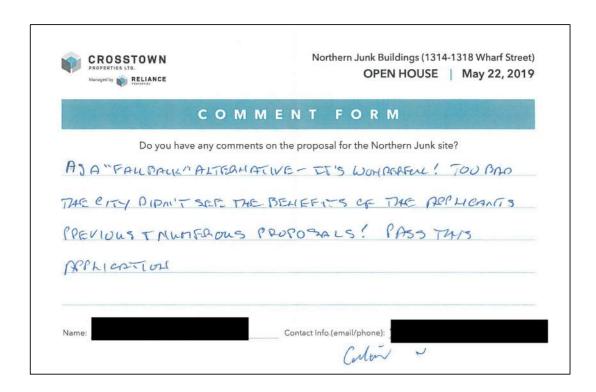


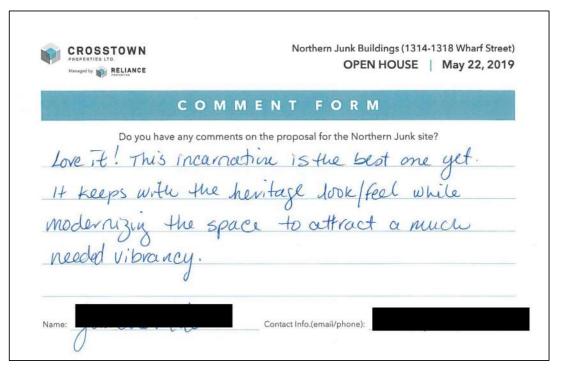
Appendix B: Copies of Submitted Comment Forms



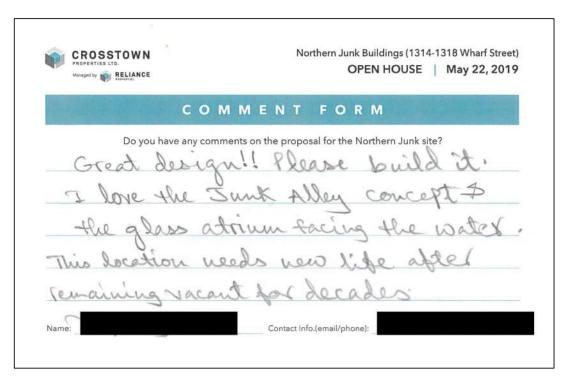


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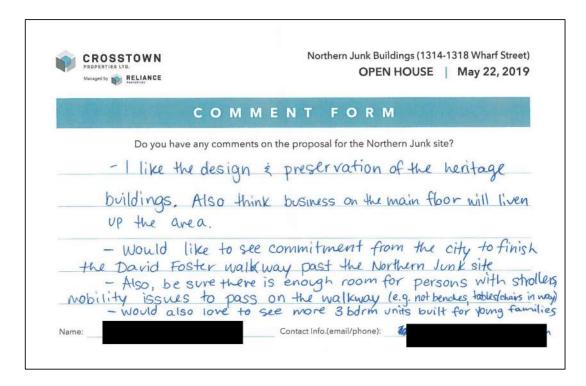




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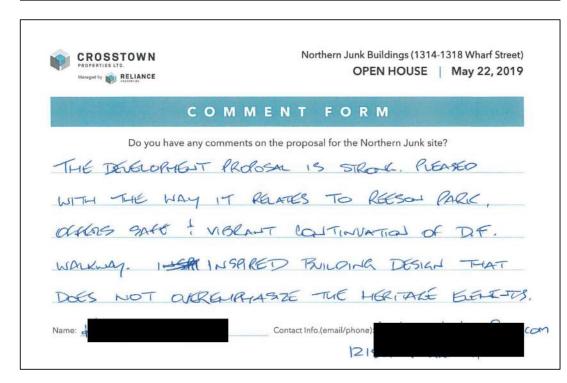


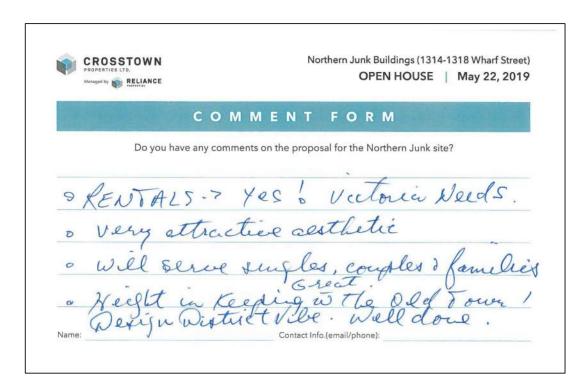
CROSSTOWN PROPERTIES LTD. Managed by PRELIANCE	Northern Junk Buildings (1314-1318 Wharf Street) OPEN HOUSE May 22, 2019
COMMEN	NT FORM
Thank you for an ex Souch an improvement Much appreciate sens of design "olde town". The old/new architect stroll-abilly along on	proposal for the Northern Junk site? Cellent presentation. I from ongral plans. Bitivity to and computability times harbour mix. Love hurel features. and a beautiful waserfront. Intact Info.(email/phone): Net

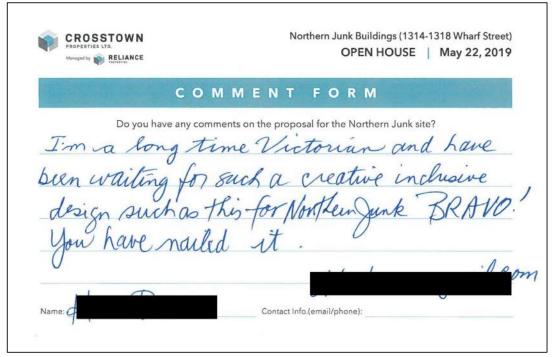


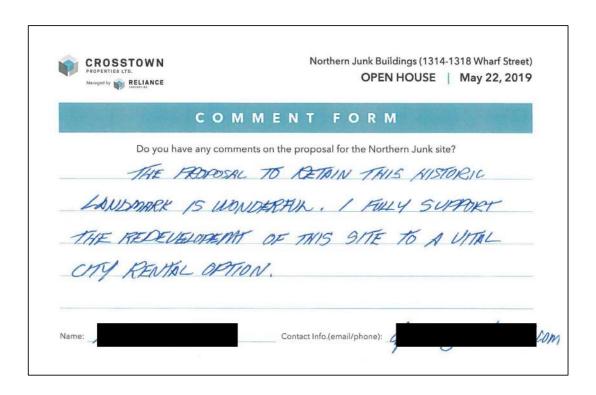


CROSSTOWN PROPERTIES LTD. Managed by RELIANCE	Northern Junk Buildings (1314-1318 OPEN HOUSE M	ay 22, 2019
	COMMENT FORM	
Do you ha	ve any comments on the proposal for the Northern Junk site?	
HAVE?	CE: PRICE of RENTAL	UNIT
ARF they	geared for lamil	10
when	9 go to Saaniden	reet in
develops	or by Walmart ba	1124
2 Salaria	-s Affisperhr.	
Name:	Contact Info.(email/phone):	









11



July 5, 2019

Notes from CALUC meeting June 12/19 at the Ambrosia Centre, 638 Fisgard St

- 1) Ian Sutherland called the meeting to order at 6:35pm.
- 2) There were approximately 20 members of the public in attendance.
- 3) Jon Stovell provided an overview of the project and explained the major differences between the current design and past; keeping development and public walkways wholly on private land and not on City-owned property.
- 4) The architect (Adrian Politano) gave a 15 minute PowerPoint presentation that detailed all elements of the building design and programming, including the architectural principles applied in the design development.
- 5) Ian Sutherland opened the meeting to the floor for comment. Fourteen people spoke. Their comments were as follows:
 - 1) Speaker 1 stated "I like what I see"; questioned how garbage will be picked up and pointed out the seaplane dock below with reference to noise.
 - 2) Speaker 2 expressed concern about height of the buildings (5 storeys on Wharf St) relative to seaplane landing and stated there was a need to ensure that Nav. Canada is OK with the height.
 - 3) Speaker 3 indicated that an all-rental building was a good thing.
 - 4) Speaker 4 asked if there were any short-term rentals (to which the answer was answer was no).
 - Thought the mass of the building was good
 - Liked that the heritage is preserved which is good and stated that "you kind of got it right".
 - 5) Speaker 5 asked if the 42 units were "affordable". The units are market priced rental units.
 - Thought the breakdown of unit type was good.
 - Thought the continuation of the David Foster walkway was good.
 - 6) Speaker 6 agreed with having rental units.
 - Thought heritage should be the driver and this project is not in the spirit of heritage didn't like the "façadism" of the approach to the building design.

Suite 101, 848 Courtney Street, Victoria BC V8W 1C4
250.383.0304, x22 | 250.889.1862 | dstrongitharm@cityspaces.ca

- 7) Speaker 7 thought the plan was excellent.
 - Stated that the development has to work economically.
- 8) Speaker 8 spoke in favour of the proposal and thought the character of the heritage buildings was quite visible within the overall design.
- 9) Speaker 9 thought it was totally inappropriate and the two existing buildings should be left alone and renovated without additions.
- 10) Speaker 10 stated they liked the project, what was being proposed, and how the buildings were being treated.
- 11) Speaker 11 liked that the existing buildings are being preserved.
 - Thought the project needs to be financially viable.
- Stated that there is nothing else to do but have facades and disagreed with an earlier speaker.
- Suggested consideration for some exterior material change.
- 12) Speaker 12 stated that he understood what the developer had done and liked it quite a lot. Thought that façadism is really the point and to make that element of the design as prominent as possible.
- 13) Ian Sutherland asked about the setback of the new building from the cornice line of the old building along Wharf Street.
- 14) Speaker 13 (repeat speaker) was concerned about the buildings blocking views.
- 15) Speaker 14 did not have any problems with having no parking and was pleased with the design.

Ian Sutherland asked if there were any further comments and as there were none, he closed the meeting. The meeting adjourned at around 8:15pm.

Summary

Of the 13 individual people who spoke, 11 spoke in favour, 2 spoke against and spoke about height relative to aviation requirements.

Strongitharm Consulting Ltd. | 2

Juan Pereira

From: Juan Pereira

Sent: Tuesday, September 24, 2019 1:00 PM

To: 'Miko Betanzo'

Cc: 'Adrian Politano'; 'John O'Reilly'; Jon Stovell; 'Alan Boniface'; 'Alison Meyer'; 'Andrea

Hudson'; 'Rob Bateman'

Subject: RE: DRA letter for the northern Junk proposal

Miko,

Certainly appreciate your attention to outlined concern and related feedback/recommendations moving forward.

Thanks.



JUAN G. PEREIRA PROJECT MANAGER

305 - 111 WATER STREET VANCOUVER, BC CANADA V6B 1A7 D 604 694 8680 F 604 683 6719 RELIANCEPROPERTIES.CA

E & O E: All information contained herein is from sources we deem reliable; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

From: Miko Betanzo [mailto:mbetanzo@victoria.ca] Sent: Tuesday, September 24, 2019 12:01 PM

To: Juan Pereira

Cc: Adrian Politano; John O'Reilly; Jon Stovell; Alan Boniface; Alison Meyer; Andrea Hudson; Rob Bateman

Subject: RE: DRA letter for the northern Junk proposal

Hi Juan,

Thanks for this. We will include these minutes in the report to council as an appendix to your letter to Mayor and Council. That said, with your re-submission following the ADP meeting, you may wish to draft another letter to Mayor and council that outlines the process and any concerns you had. In your letter you may also wish to cite and include the "National Trust's Governor's Award letter.

Kind Regards

Miko

From: Juan Pereira < <u>juanp@relianceproperties.ca</u>>

Sent: September 20, 2019 6:53 PM

To: Miko Betanzo < mbetanzo@victoria.ca >

Cc: Adrian Politano <apolitano@dialogdesign.ca>; John O'Reilly <<u>joreilly@victoria.ca</u>>; Jon Stovell

<<u>ions@relianceproperties.ca</u>>; Alan Boniface <<u>ABoniface@dialogdesign.ca</u>>; Alison Meyer <<u>ameyer@victoria.ca</u>>;

Andrea Hudson < AHudson@victoria.ca >; Rob Bateman < rbateman@victoria.ca >

Subject: RE: DRA letter for the northern Junk proposal

Importance: High

Miko,

Received and acknowledged.

In this regarding based on previous fruitless experience with this process and its subjective approach we have a summary of minutes/notes on the meeting attached for your reference, for the record and file in the project.

Some outlined inconsistencies (e.g. Donald Luxton attendance in the meeting) in circulated letter are worrisome same as misleading adjectives such as "The majority of attendees expressed concerns regarding...", "...appears to contravene several of the essential requirements..." that actually don't reflect transparency as a summary of events, key aspect of the original intent of this letter outlined in the CALUC Role procedures: Record feedback and submit to City and applicant c/w Outcome/Deliverables: - Written feedback provided to the City with a copy to the applicant within 30 days.

As stated, unfortunately we didn't manage to get City Staff attendance as to verify the process even we were promised that would be the case; when we opted to advance a voluntary Public Information session Open House back in May 22nd, 2019 (summary submitted as part of the application c/w comments), it was stated as inappropriate for City staff to attend the Open House as certainly CALUC was the regulated instance to do so. Therefore somehow having this disconnection on the process feels unfair to the Applicant.

It comes to our attention how previous DRA letters outlined Official Community Plan (OCP) aspirations as main mandate for this development (as part of the Role of the Community Association Land Use Committee). This letter don't even mention applicability under OCP while leading the full discussion through adherence to the Old Town Design Guidelines which has Heritage roots totally ignored when identifying and suggesting parking requirements as applicable to this site with fully occupied footprint by Heritage buildings.

Kindly request to include and consider outlined as part of the context of this process surrounding the intended Role of the Community Association Land Use committee as outlined in CALUC terms of reference.

Sincerely.



JUAN G. PEREIRA PROJECT MANAGER

305 - 111 WATER STREET VANCOUVER, BC CANADA V6B 1A7 D 604 694 8680 F 604 683 6719 RELIANCEPROPERTIES.CA

E & O E: All information contained herein is from sources we deem reliable; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

From: Miko Betanzo [mailto:mbetanzo@victoria.ca]
Sent: Friday, September 20, 2019 8:56 AM

To: Juan Pereira

Cc: Jon Stovell; Adrian Politano; John O'Reilly **Subject:** DRA letter for the northern Junk proposal

Hi Juan

Please find the letter from the DRA re. the above.

Kind Regards

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