

PROJECT STATISTICS

PROJECT ADDRESS
NEIGHBOURHOOD
DOWNTOWN CORE AREA PLAN DISTRICT
DEVELOPMENT PERMIT AREA

819 - 823 AND 825 - 827 FORT STREET
FAIRFIELD
RESIDENTIAL MIXED USE DISTRICT
DPA 7B (HC)

LEGAL DESCRIPTION

VICTORIA PARCEL D, LOT 277 & 278, (DD 2635141)
LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769

ZONING (EXISTING)

819-823 FORT STREET: CA-HG
825-827 FORT STREET: CA-2
NEW ZONE

PROPOSED ZONING:

LOT AREA

1248 SQ.M. (13,434 SQ.FT.)

SITE COVERAGE

1232 SQ.M. (13,260 SQ.FT.) (98.7%)

OPEN SITE SPACE

16 SQ.M. (172 SQ.FT.)

TOTAL FLOOR AREA

TOTAL
RESIDENTIAL 6725.3 SQ.M. (72,391 SQ.FT.)
RETAIL 453.2 SQ.M. (4,879 SQ.FT.)

FLOOR SPACE RATIO

CURRENT ZONING
CA-2: MAXIMUM 2:1 (LOT AREA = 916.3 SQ.M.)
CA-HG: MAXIMUM 3:1
ALLOWED UNDER SPECIAL DENSITY AREA (REZONING)
PROPOSED: 7705.4 SQ.M. / 1248 SQ.M. = 6.17 F.S.R.

FLOOR PLATE SIZE

REQUIRED UNDER DOWNTOWN CORE AREA PLAN:
0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS
20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010) SQ.FT.)
PROPOSED:
20 M - 30 M (65.6' - 98.4') 724.6 SQ.M. (7,800 SQ.FT.)

AVERAGE GRADE (GEODETIC)

21.6m

HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)

ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4')
ALLOWED UNDER CA-2 ZONING: 15.5 M (50.8')
ALLOWED UNDER CA-HG ZONING: 43 M (141.1')
PROPOSED:
MAIN ROOF 33.5 M (110.0')
HIGHEST ROOFTOP 34.9 M (114.5')
10 STOREYS

NUMBER OF STOREYS

STREETWALL

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m)
PRIMARY FACE:
WIDTH, MIN 60% SITE WIDTH: 36.1 M (118.6') x 60% = 21.7 M (71.2')
HEIGHT, 10 M - 15 M (32.8' - 49.2')
SETBACK, 0 M - 3 M (0' - 9.8')
SECONDARY FACE:
WIDTH, MIN 30% SITE WIDTH 36.1 M (118.6') x 30% = 10.8 M (35.5')
HEIGHT, 18 M - 25 M (59.1' - 82')
SETBACK, 3 M - 6 M (9.8' - 19.7')
SETBACK ABOVE 25 M (82') MIN 6 M (19.7')

BUILDING SETBACKS

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0 - 30 M (0' - 98.4')
EXTERIOR WALL, FRONT PROPERTY LINE:
PRIMARY STREET WALL: 0 - 3 M FROM P. L., HEIGHT = 10 TO 15 M
SECONDARY STREET WALL: 3-6 M FROM P. L., HEIGHT = 18 TO 25 M
1:5 BUILDING SETBACK RATIO STARTING AT 15 M ABOVE GRADE
EXTERIOR WALL, SIDE PROPERTY LINE: MIN 3 M (9.8')
EXTERIOR WALL, REAR PROPERTY LINE: MIN 3 M (9.8')
BALCONIES, SIDE PROPERTY LINE: MIN 3.5 M (11.5')
BALCONIES, REAR PROPERTY LINE: MIN 3.5 M (11.5')

PARKING

PARKING REQUIRED UNDER NEW ZONING BYLAW SCHEDULE C
RESIDENTIAL: 38 UNITS x (0.65/UNIT) = 24.7
55 UNITS x (0.8/UNIT) = 44
7 UNITS x (1.2/UNIT) = 8.4
100 UNITS x (0.1/UNIT VISITOR STALLS) = 10
RETAIL: 453.2 SQ.M. (4,879 SQ.FT.) x (1/80 SQ.M.) = 5.665 * 50% PER CA-2 = 2.8
TOTAL: 90

BICYCLE STORAGE

CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C
38 x (1/UNIT) = 38 62 x (1.25/UNIT) = 77.5 = 115.5
RETAIL @ 1/200 SQ.M. = 2.26 2
TOTAL: = 118

CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C
MULTIFAMILY RESIDENTIAL = 100 x (0.1/UNIT) = 10
RETAIL @ 1/200 SQ.M. = 2.26
TOTAL: 12
*PER NEW SCHED C PARAGRAPH 3.2.1 (a), PUBLICALLY ACCESSIBLE SHORT TERM SPACES CANNOT BE ACCOMMODATED WITHOUT SIGNIFICANT COMPROMISE TO RETAIL UNIT CRU 5 (USABILITY AND APPROPRIATENESS ADJACENT TO HERITAGE RETAIL). THEREFORE PLANS PROPOSE CLASS 2 BIKE PARKING IN FRONT OF THE PROPERTY (REFER TO SITE PLAN).

NUMBER OF STORAGE LOCKERS

NO BYLAW REQUIREMENT
100 x (0.4 / UNIT) = 40

RETAIL

NUMBER OF UNITS: 5
AREA: 453.3 SQ.M. (4,879 SQ.FT.)

SUITE TYPES

TYPE	SIZE RANGE	QUANTITY
STUDIO	304 - 405 SQ.FT.	10
1 BEDROOM	419 - 547 SQ.FT.	47
2 BEDROOM	607 - 741 SQ.FT.	36
3 BEDROOM	877 SQ.FT.	7
GROUND-ORIENTATED	N/A	0

PROPOSED

36.1 M (117.7')
9.0 M (29.5') TO 12.5 M (40.9')
0 M
30.1 M (98.7')
30.1 M (98.8') TO 30.4M (99.8')
4.1 M (13.5') TO 6.0 M (19.7')
6 M (19.7')

PROPOSED

EAST 3 M, WEST 3.4 M
4.4 M
1.6 M
3.1 M

PROPOSED

10 VISITOR
3 RETAIL

57 TOTAL

PROPOSED

139 STALLS

PROPOSED

6
2
8 TOTAL

PROPOSED

40 STACKED
40 TOTAL

GROSS BUILDING AREA

FSR CALCULATIONS EXCLUDE BELOW GRADE PARKING, PARKING RAMP, REQUIRED BIKE STALLS, AND ELEVATOR CORE.

P2	13,139 SQ.FT.	1,220.7 SQ.M.
P1	13,139 SQ.FT.	1,220.7 SQ.M.

L01	10,735 SQ.FT.	997.3 SQ.M.*
L02	9,780 SQ.FT.	908.6 SQ.M.**
L03	9,620 SQ.FT.	893.7 SQ.M.
L04	7,800 SQ.FT.	724.6 SQ.M.
L05	7,800 SQ.FT.	724.6 SQ.M.
L06	7,800 SQ.FT.	724.6 SQ.M.
L07	7,800 SQ.FT.	724.6 SQ.M.
L08	7,800 SQ.FT.	724.6 SQ.M.
L09	7,210 SQ.FT.	669.8 SQ.M.
L10	6,596 SQ.FT.	612.8 SQ.M.

TOTAL: 82,941 SQ.FT. 7,705.4 SQ.M.

ROOF 1,219 SQ.FT. 113.2 SQ.M.***

BIKE STORAGE AREA

HORIZONTAL STALLS 59@0.81 SQ.M. = 47.79 SQ.M.
VERTICAL STALLS 59@0.54 SQ.M. = 31.86 SQ.M.
TOTAL: = 79.65 SQ.M.

FSR: 82,941 SQ.FT / 13,434 SQ.FT. = 6.17

*EXCLUDES 79.65 SQ.M. CLASS 1 BIKE STORAGE

**INCLUDES MEZZANINE IN CRU 1.

***FSR INCLUDING ROOF LEVEL AREA = 6.26



Updated Project Statistics to reflect design changes. Increased elevator overrun height. Updated residential unit statistics. Updated FSR calculation per Planning comments.

PROJECT TEAM

OWNER

Owner: 825 Fort Holdings Ltd.

c/o:

CLIENT / DEVELOPMENT MANAGER

Company: The Salient Group
Address: Suite 225 - 209 Carrall Street
Vancouver, BC V6B 2J2

T: 604-669-5536
F: 604-669-5574

Website: thesalientgroup.com

ARCHITECT

Company: Musson Cattell Mackey Partnership
Architects Designers Planners
Address: 1066 West Hastings Street
Suite 1900
Vancouver, BC V6E 3X1

T: 604-687-2990
F: 604-687-1771
Website: www.MCMParchitects.com

STRUCTURAL CONSULTANT

Company: RJC Engineers
Address: 645 Tyee Road, Suite 220
Victoria, BC V9A 6X5

T: 250-386-7794
F: 250-381-7900
Website: www.rjc.ca

MECHANICAL CONSULTANT

Company: Rocky Point Engineering Ltd.
Address: 202 - 1701 Island Highway
Victoria, BC V9B 1J1
778-400-9825
Website: rockypointengineering.com

ELECTRICAL CONSULTANT

Company: AES Engineering Ltd.
Address: 300 - 1815 Blanshard Street
Victoria, BC V8T5A4
250-381-6121
250-381-6811
Website: aesengr.com

LANDSCAPE CONSULTANT

Company: Considered Design Inc.
Address: 201 - 318 Homer Street
Vancouver, BC V6B 2V2
778-386-4414
Website: weareconsidered.com

GEOTECHNICAL CONSULTANT

Company: Ryzuk Geotechnical
Address: 28 Crease Avenue
Victoria, BC V8Z 1S3
250-475-3131
250-475-3611
Website: www.ryzuk.com

SURVEYOR

Company: Island Land Surveying Ltd.
Address: 1-15 Cadillac Avenue
Victoria, BC V8Z 1T3
250-475-1515
250-475-1516
Website: www.islandsurveying.ca

CIVIL CONSULTANT

Company: J. E. Anderson & Associates
Address: 4212 Glanford Avenue
Victoria, BC V8Z 4B7
250-727-2214
250-727-3395
Website: jeanderson.com

TRAFFIC CONSULTANT

Company: Bunt & Associates Engineering Ltd.
Address: Suite 421 - 645 Fort Street
Victoria, BC V8W 1G2
250-592-6122
Website: www.bunteng.com

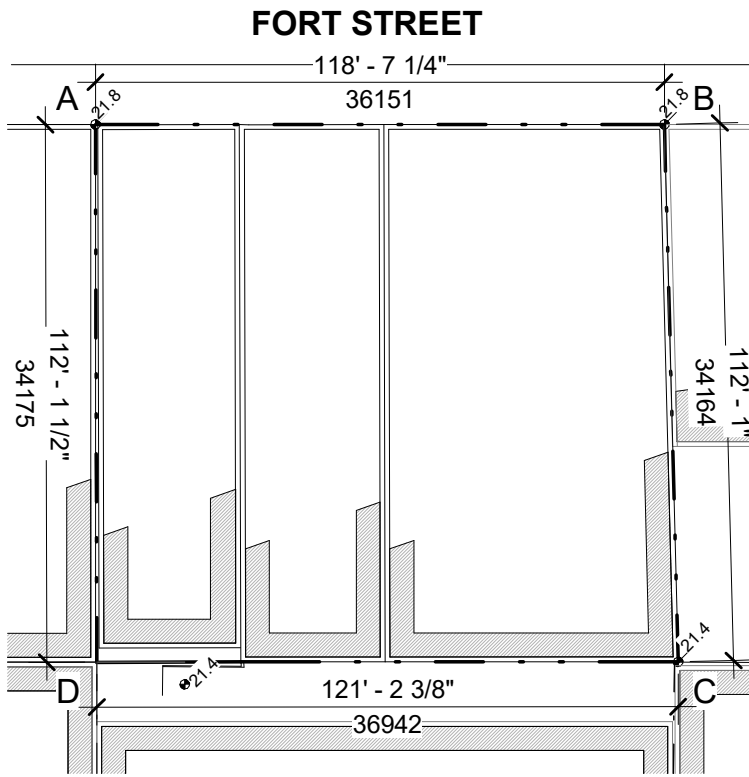
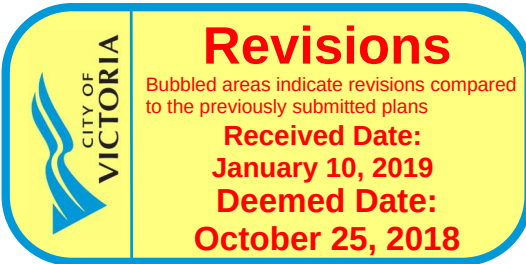
2 FSR calculations updated per City comments.

REVISIONS KEY

- Updated Project Statistics to reflect design changes. Increased elevator overrun height. Updated residential unit statistics. Updated FSR calculation per Planning comments.
- FSR calculations updated per City comments.
- Updated table per project statistics.
- Revisions to layout, of residential amenities. Bike storage decreased. Property manager and lease offices added. Storage locker count revised.
- Updated residential layouts and fenestration.
- Unit count updated.
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- Unit count updated.
- Updated residential layouts and fenestration.
- Unit count updated.
- Updated residential layouts and fenestration.
- Unit count updated.
- Residential layouts updated. Balcony relocated.
- Unit count updated.
- Updated residential layouts and fenestration. Increased unit count.
- Unit count updated.
- Updated residential layouts and fenestration. Increased unit count.
- Increased unit count.
- Added roof plan for mechanical penthouse and elevator overrun.
- Updated elevation annotation.
- Elevation updated per design changes to fenestration and materials. Height annotation updated.
- Elevation updated per design changes to fenestration and materials. Height annotation updated.
- Elevation updated per design changes to fenestration and materials. Height annotation updated.
- Section updated per design changes.
- Section updated per design changes.
- Visitor and retail parking stalls indicated.
- New sheet.

DRAWING INDEX	
Drawing Sheet	
No.	Title

A001	Cover Sheet
A002	Renderings
A003	Shadow Study
A101	Site Plan Existing
A102	Proposed Site Plan
A201	Floor Plan Level P2
A202	Floor Plan Level P1
A203	Floor Plan Ground Level
A204	Floor Plan Level 2
A205	Floor Plan Level 3
A206	Floor Plan Level 4
A207	Floor Plan Level 5
A208	Floor Plan Level 6
A209	Floor Plan Level 7
A210	Floor Plan Level 8
A211	Floor Plan Level 9
A212	Floor Plan Level 10
A213	Roof Plan
A301	Streetscape Elevation
A302	North Building Elevation
A303	East Building Elevation
A304	South Building Elevation
A305	West Building Elevation
A401	Building Section
A402	Building Section



Site Plan Existing Grades

SCALE: 1" = 40'-0"

AVERAGE GRADE CALCULATION

GRADES:

A: 21.8 B: 21.8 C: 21.4 D: 21.4*

PROPERTY LINE DISTANCES:

AB	36,151 M
BC	34,164 M
CD	36,942 M
DA	34,175 M
TOTAL	131,432 M

AB	(21.8+21.8)/2 * 36,151 M = 788.0918
BC	(21.8+21.4)/2 * 34,164 M = 521.9424
CD	(21.4+21.4)/2 * 36,942 M = 790.5588
DA	(21.4+21.8)/2 * 34,175 M = 738.1800
TOTAL	= 2838.773

AVERAGE GRADE:

2838.773 / 131.432 M = 21.6

*LEGAL SURVEY INDICATES GRADE D SLIGHTLY AWAY FROM THE SW PROPERTY CORNER. CORNER INACCESSIBLE DUE TO EXISTING SERVICE BUILDING AT 818 BROUGHTON ST, SO THE NEAREST GEODETIC HAS BEEN USED.

M C M

Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMParchitects.com

2 Rezoning Resubmission 2018-04-19

Revisions DD MMM YYYY

Cover Sheet

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Cover Sheet

Drawing

Scale As indicated

Project 217033

Sheet

A001



SOUTHEAST VIEW



NORTH VIEW



NORTHWEST VIEW

1	Rezoning Resubmission	2018-04-19
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Revisions	DD MMM YYYY
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Renderings

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

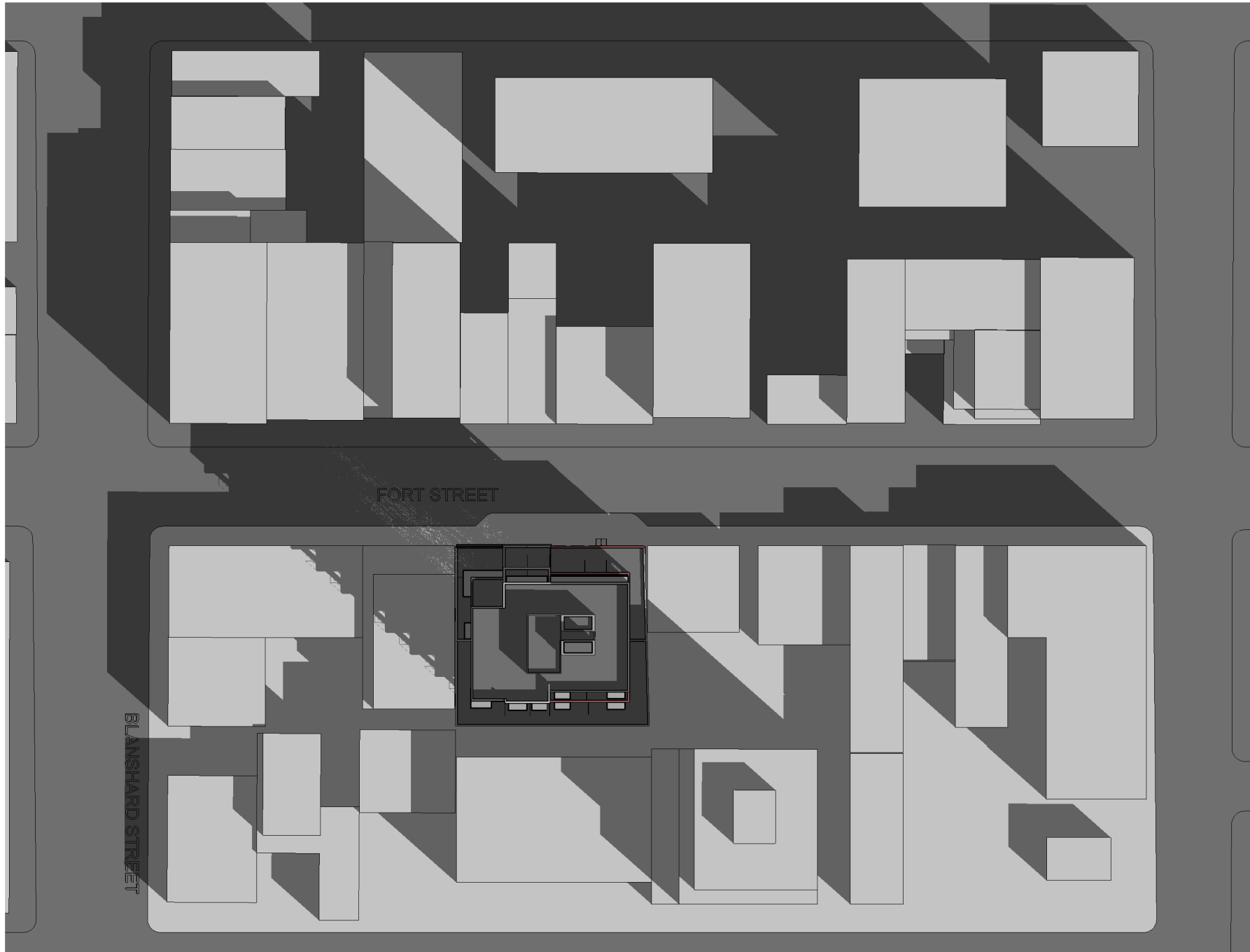
Renderings

Drawing

Scale

Project 217033

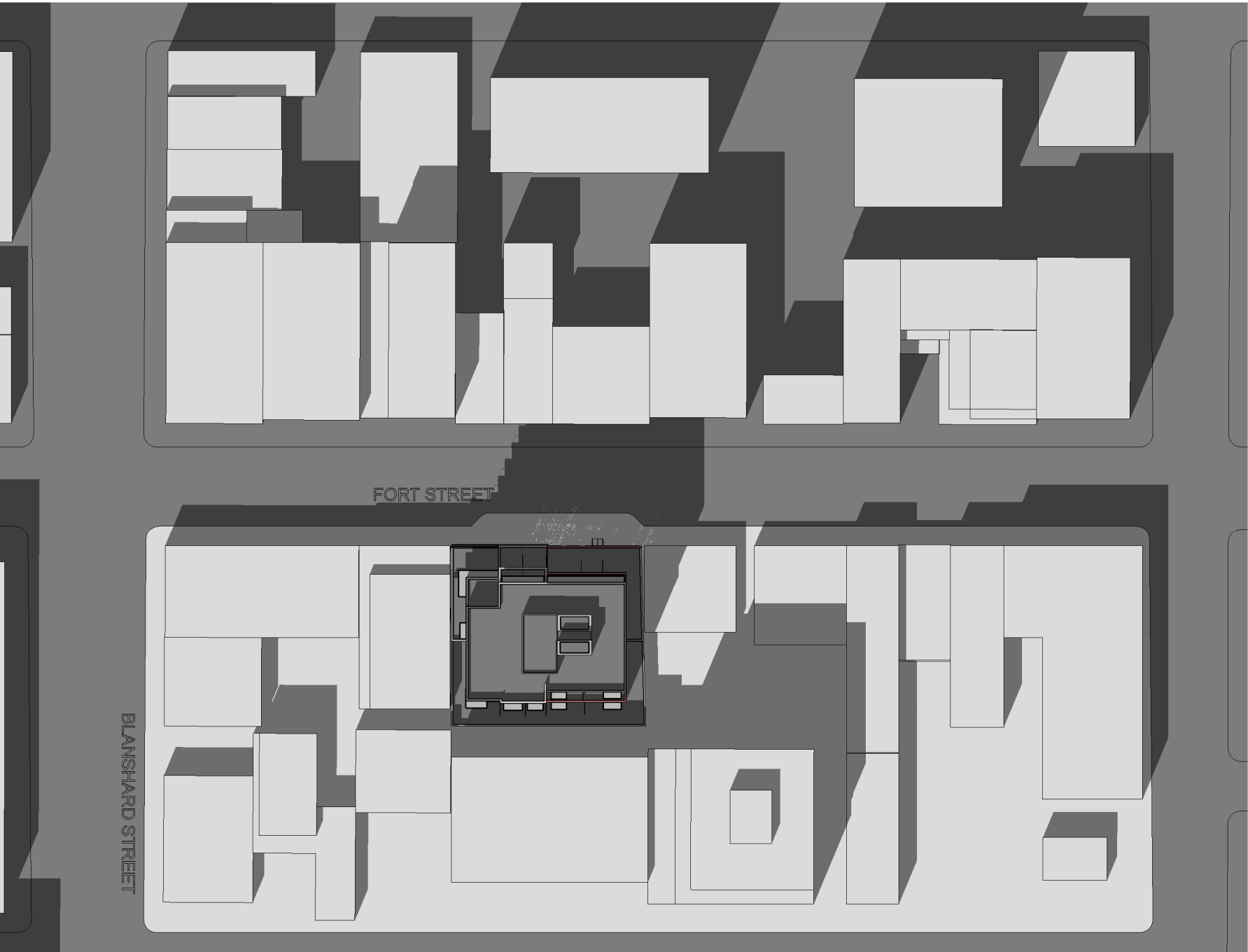
New sheet.



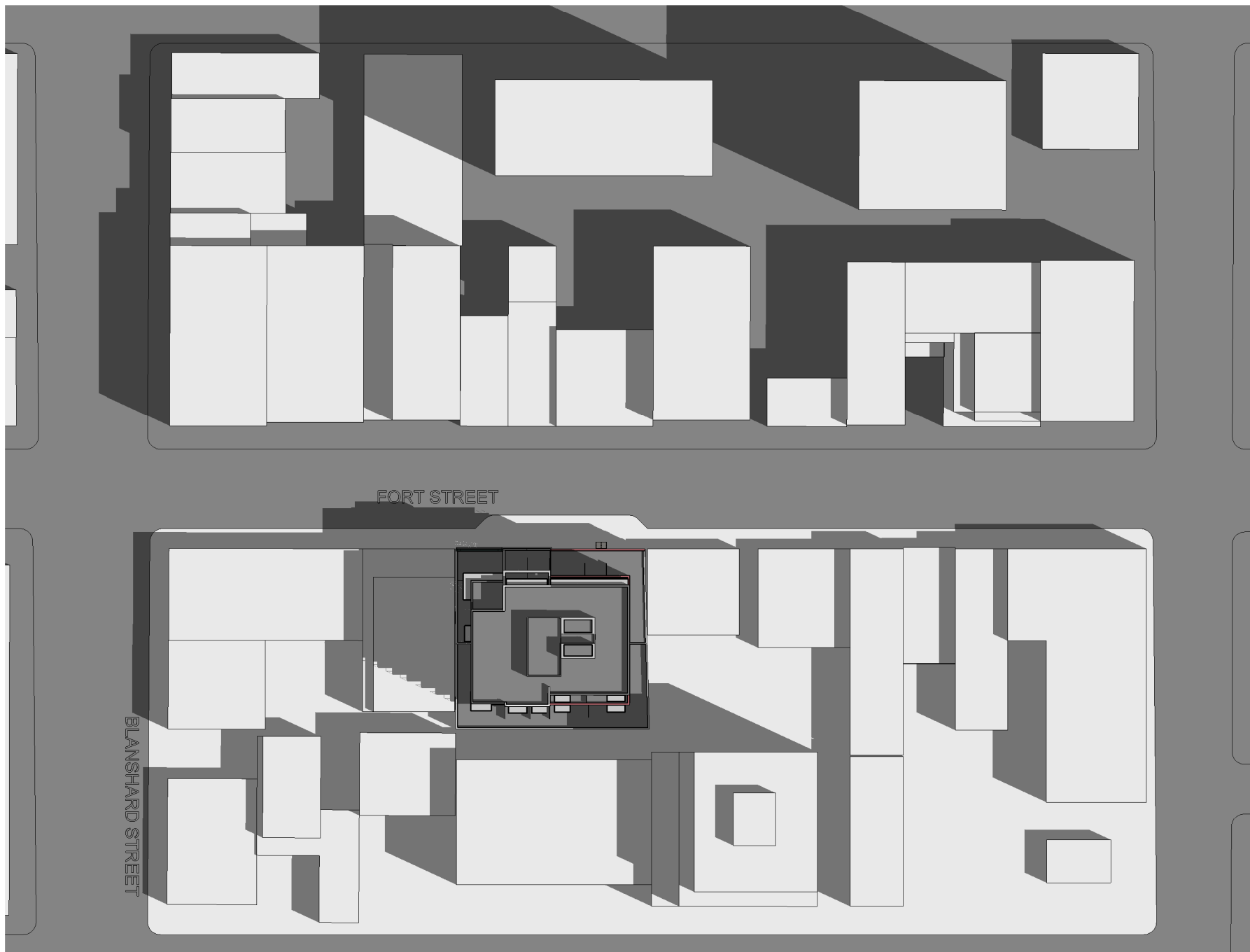
1 Spring Equinox 10 AM
A003 SCALE:



2 Spring Equinox 12 PM
A003 SCALE:



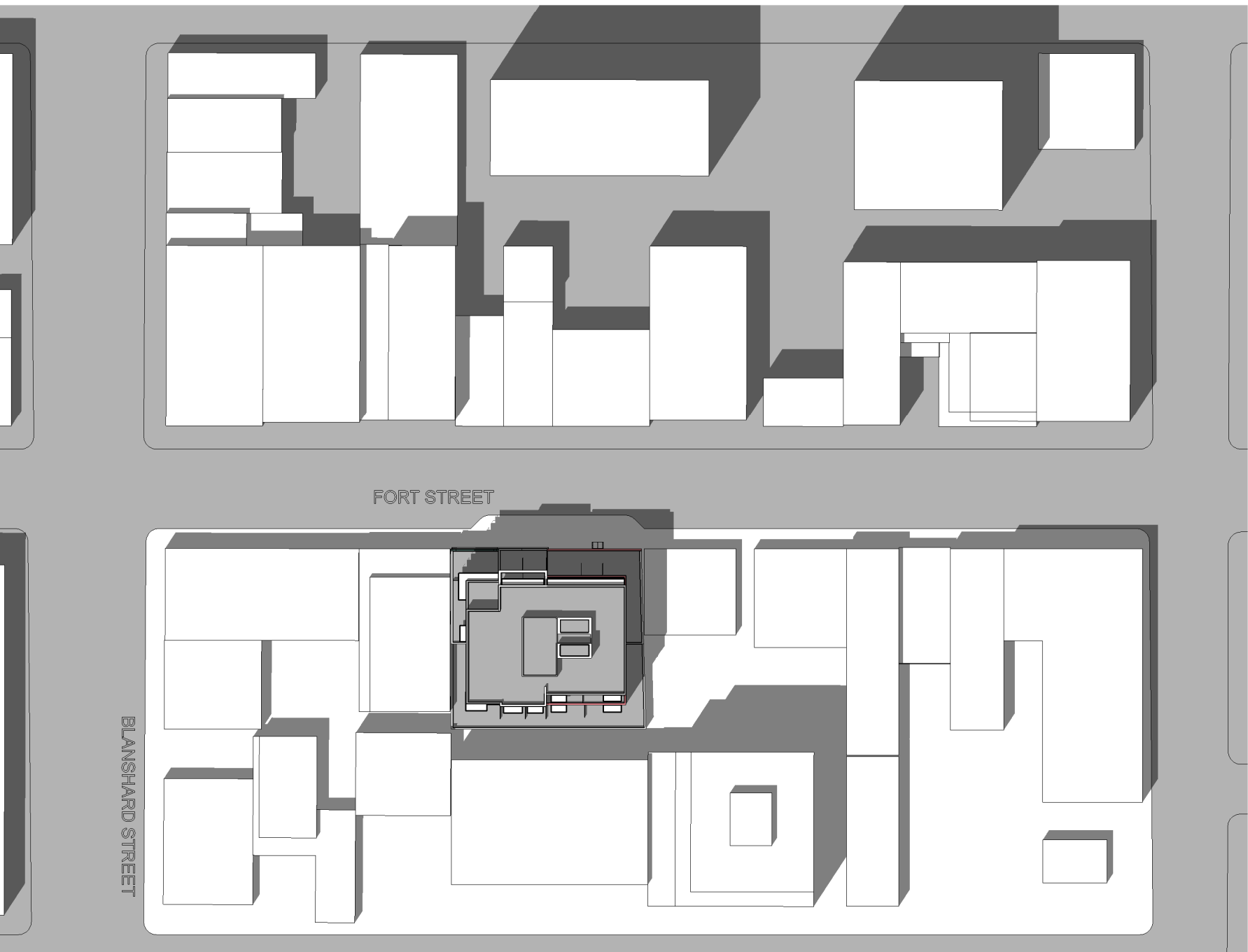
3 Spring Equinox 2 PM
A003 SCALE:



4 Summer Solstice 10 AM
A003 SCALE:



5 Summer Solstice 12 PM
A003 SCALE:



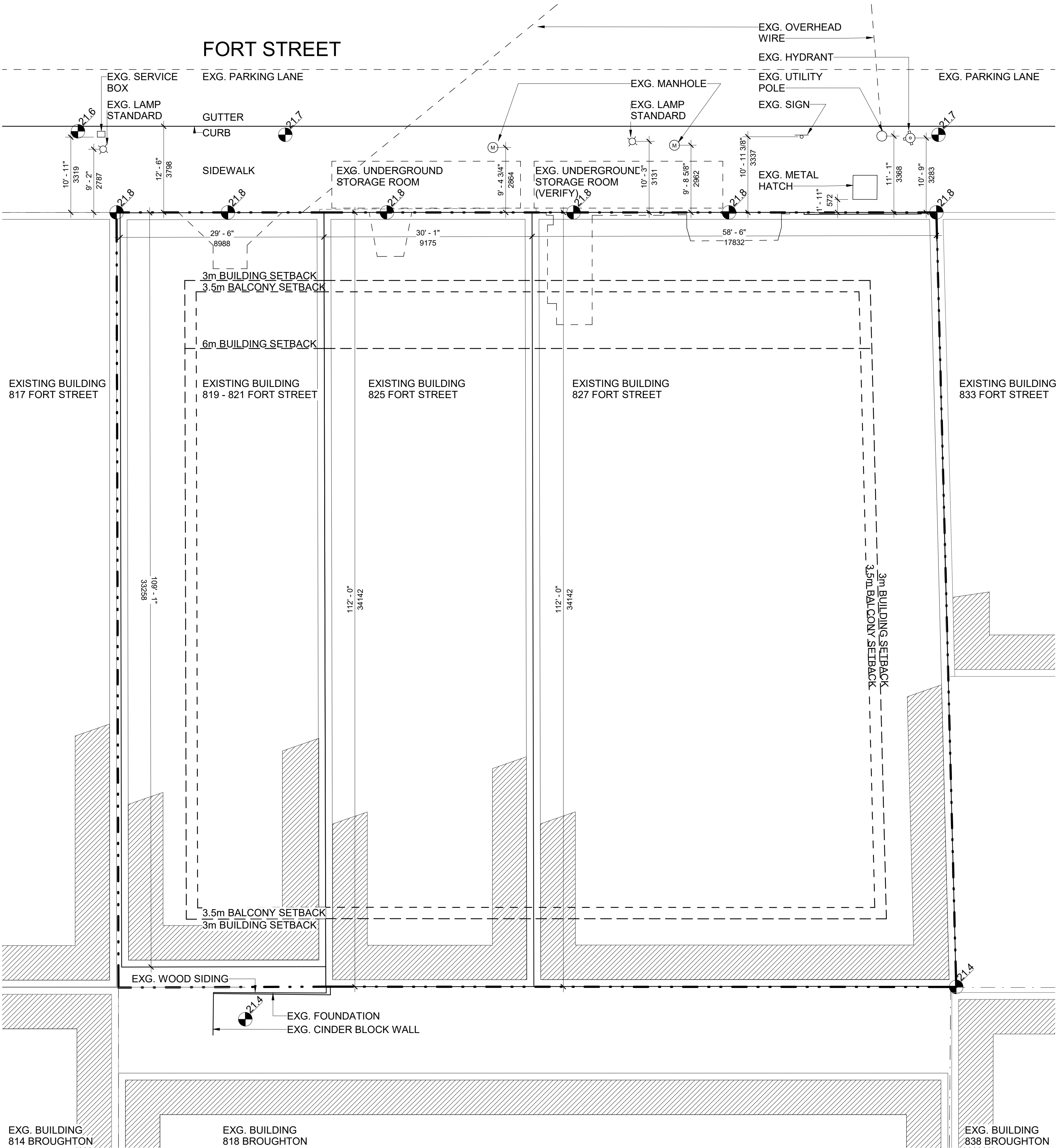
6 Summer Solstice 2 PM
A003 SCALE:

PROJECT NORTH
TRUE NORTH
1 Rezoning Resubmission 2018-04-19

Revisions	DD MMM YYYY

Shadow Study
Seal
825 Fort Street Victoria

825 Fort Street
Victoria, BC
Project
Shadow Study
Drawing
Scale
Project 217033



1 Site Plan Existing
A101 SCALE: 1 : 100

2 Rezoning Resubmission 2018-04-19

Revisions DD MMM YYYY

Site Plan
Existing

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Site Plan
Existing

Drawing

Scale 1 : 100

Project 217033

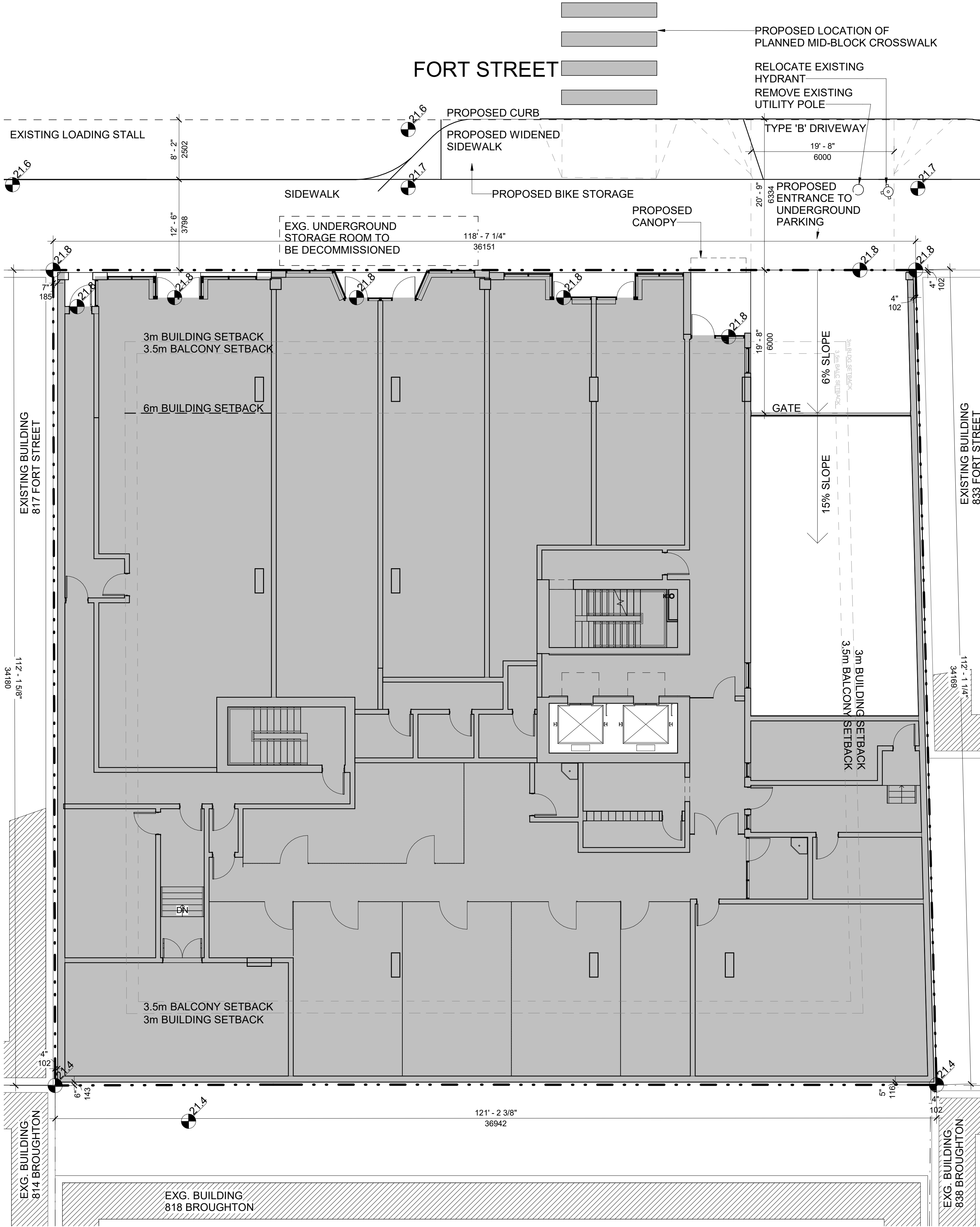
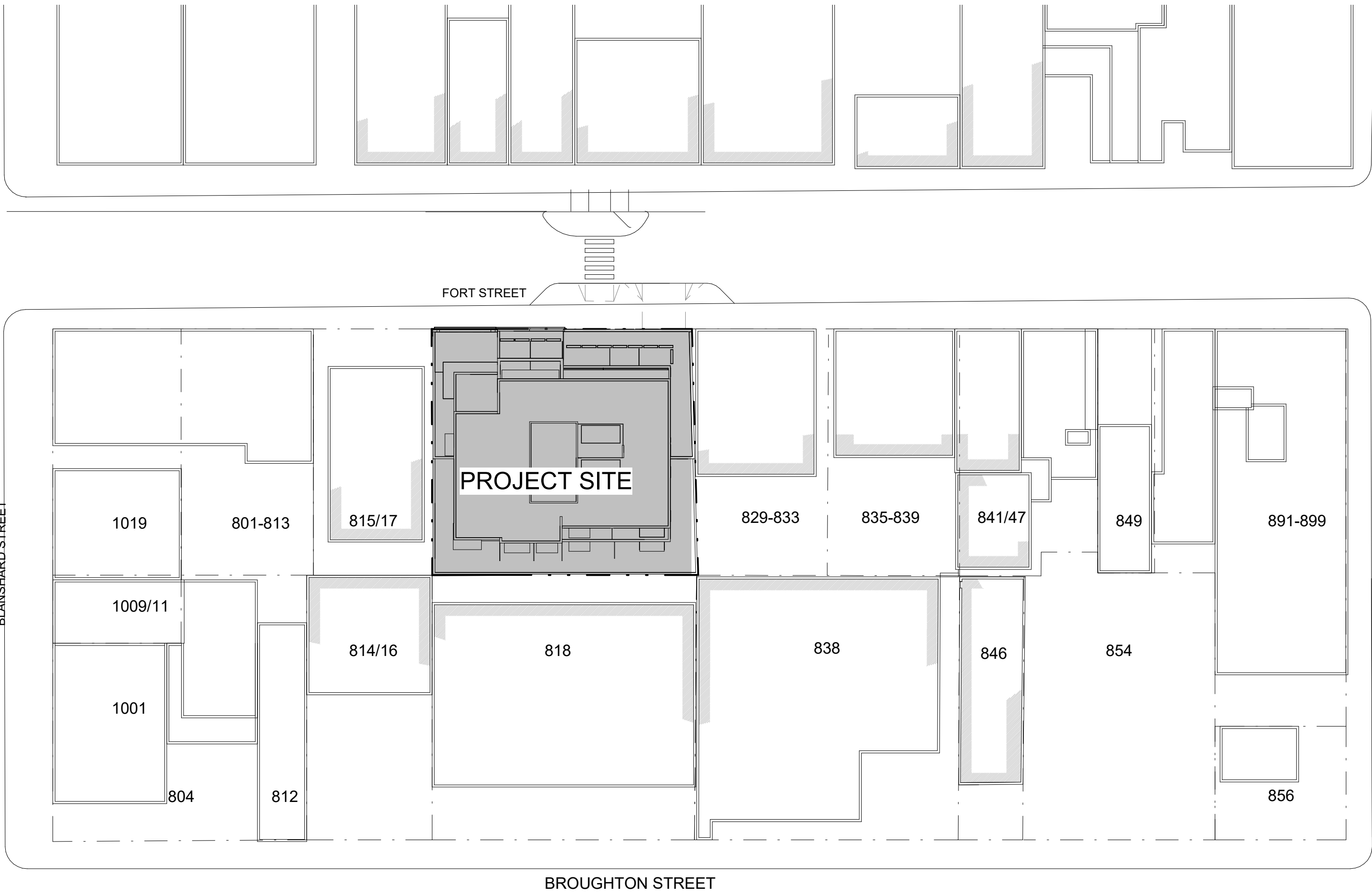
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A101

PROJECT INFORMATION TABLE

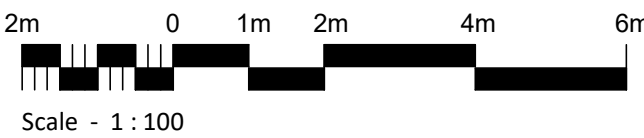
ZONE (EXISTING)	CA-HG
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	7,705.4 SQ.M. (82,941 SQ.FT.)
COMMERCIAL FLOOR AREA	453.2 SQ.M. (4,879 SQ.FT.)
FLOOR SPACE RATIO	6.17
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	33.5 M (MAIN ROOF)
NUMBER OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	139
CLASS 2	8
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6 M
REAR YARD	3 M
SIDE YARD (E)	3 M
SIDE YARD (W)	3.4 M
COMBINED SIDE YARDS	6.4 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	100
STUDIO	10
1 BEDROOM	47
2 BEDROOM	36
3 BEDROOM	7
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
STUDIO	28.2 SQ.M. (304 SQ.FT.)
1 BEDROOM	38.9 SQ.M. (419 SQ.FT.)
2 BEDROOM	56.4 SQ.M. (607 SQ.FT.)
3 BEDROOM	81.5 SQ.M. (877 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	6725.3 SQ.M. (72,391 SQ.FT.)

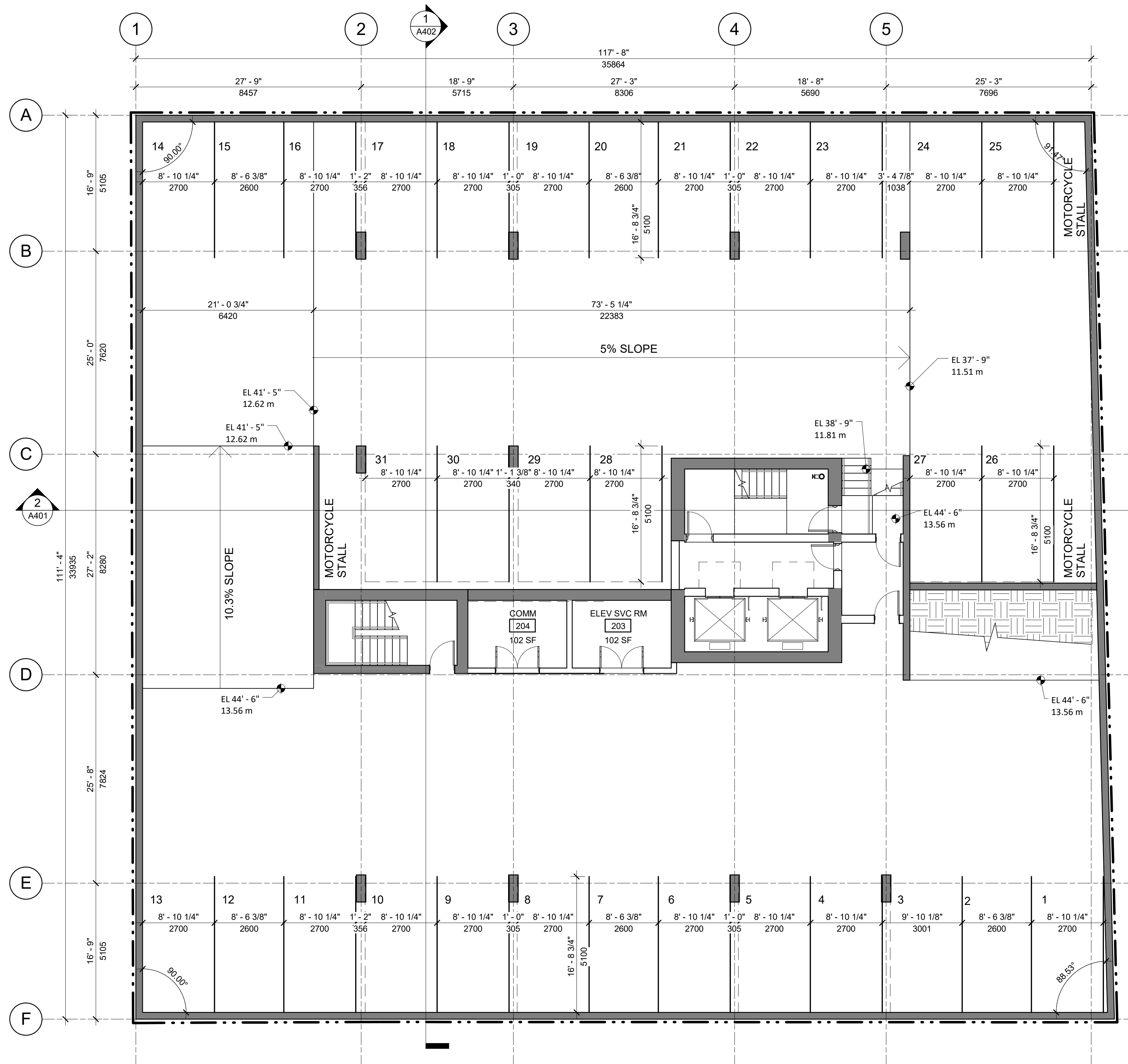
3 Updated table per project statistics.



1 Site Plan
SCALE: 1 : 100

2 Vicinity Plan
SCALE: 1 : 500

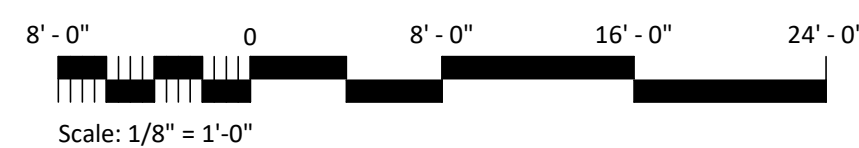
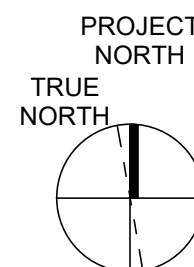




1
A201

P2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARKING COUNT: 31 STALLS
AREA: 13,260 SQ.FT. 1,232.9 SQ.M.



Revisions DD MMM YYYY

Floor Plan
Level P2

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Floor Plan
Level P2

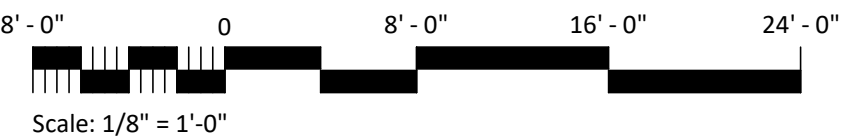
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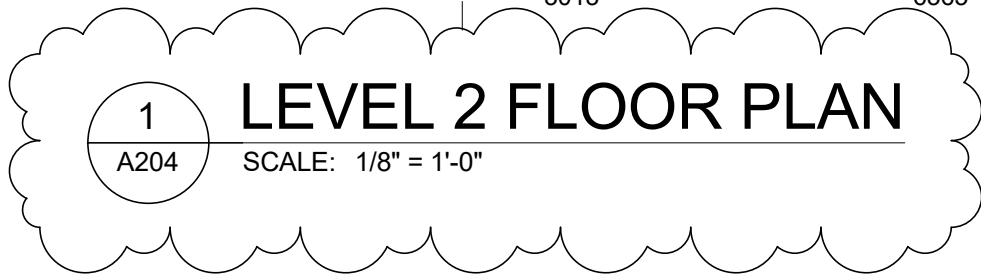
Scale 1/8" = 1'-0"

Project 217033

Sheet

A201





Floor Plan
Level 3

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 3

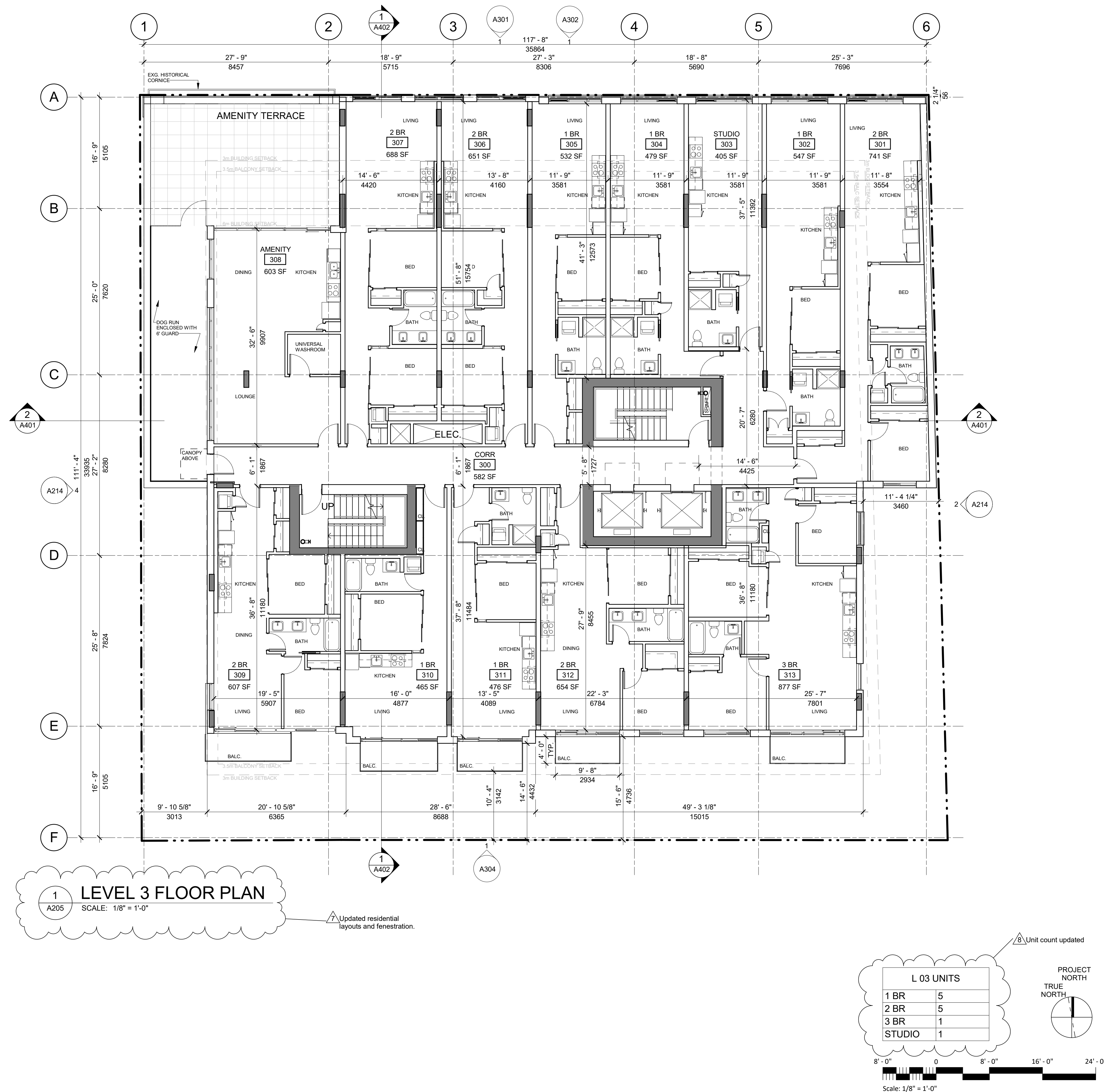
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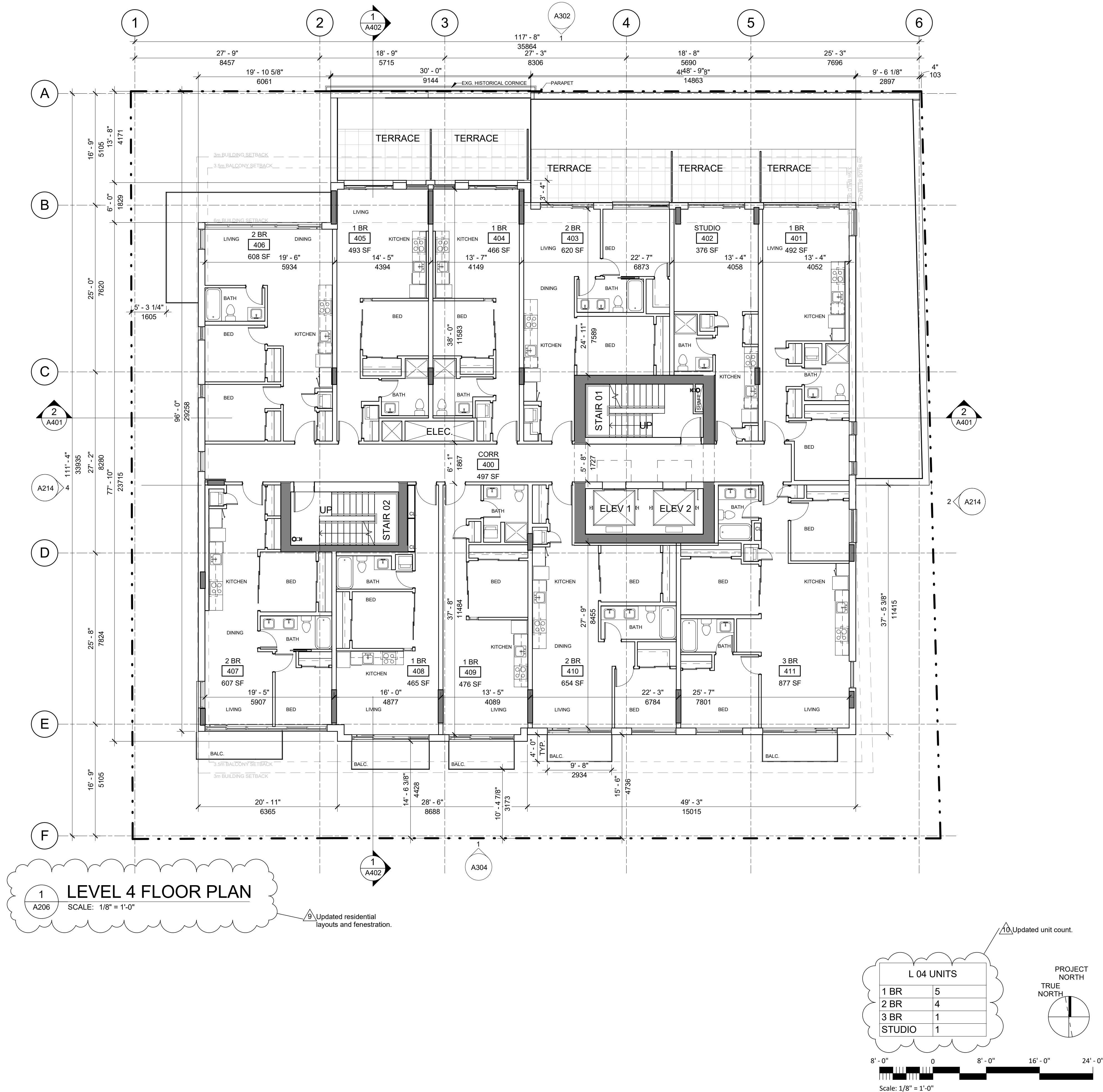
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Project 217033

Sheet

A205





Floor Plan
Level 5

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 5

Drawing

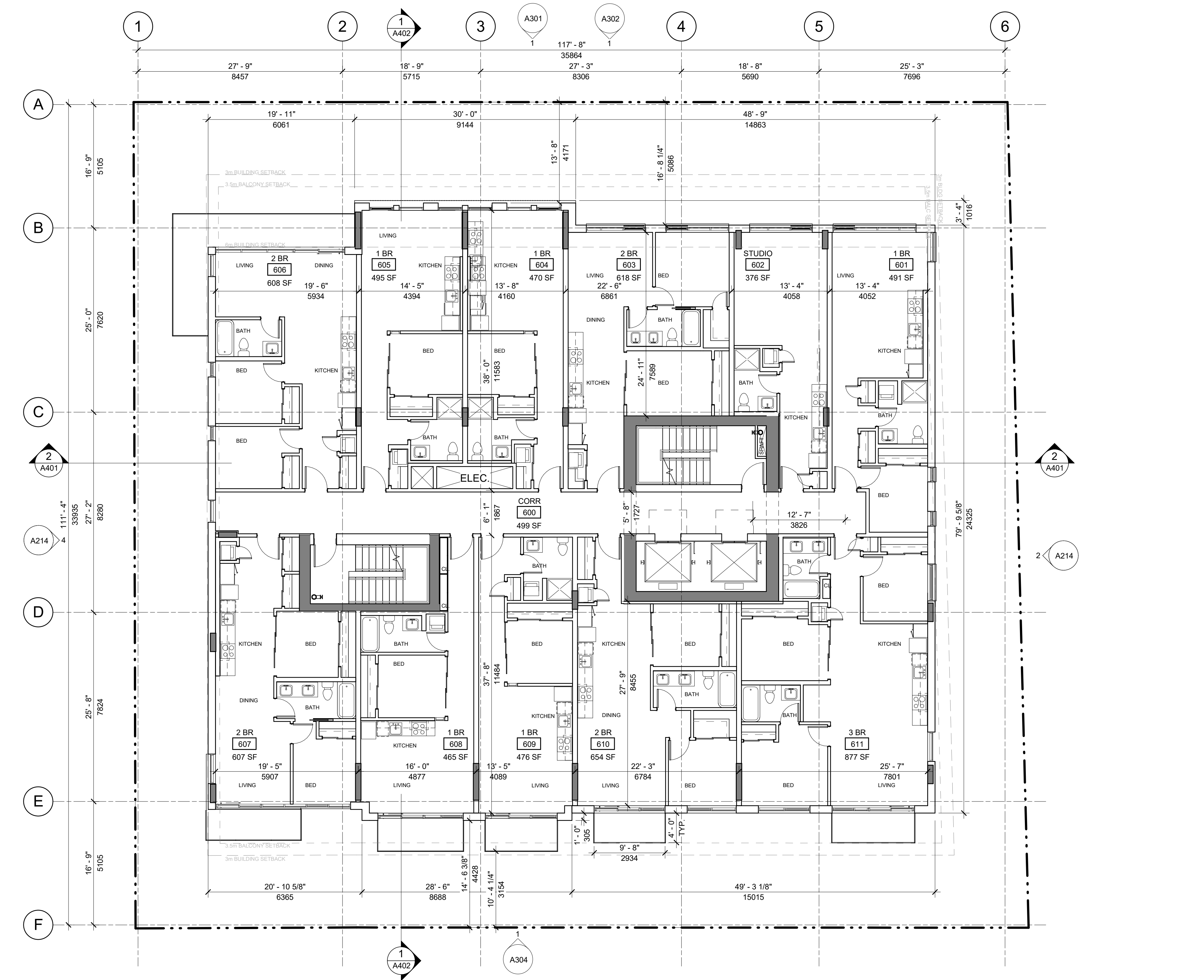
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Project 217033

Sheet

A207

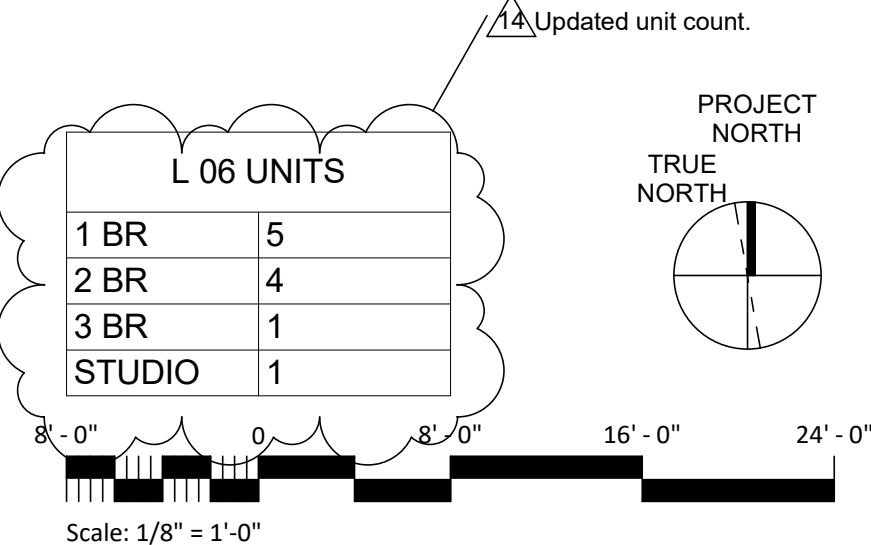


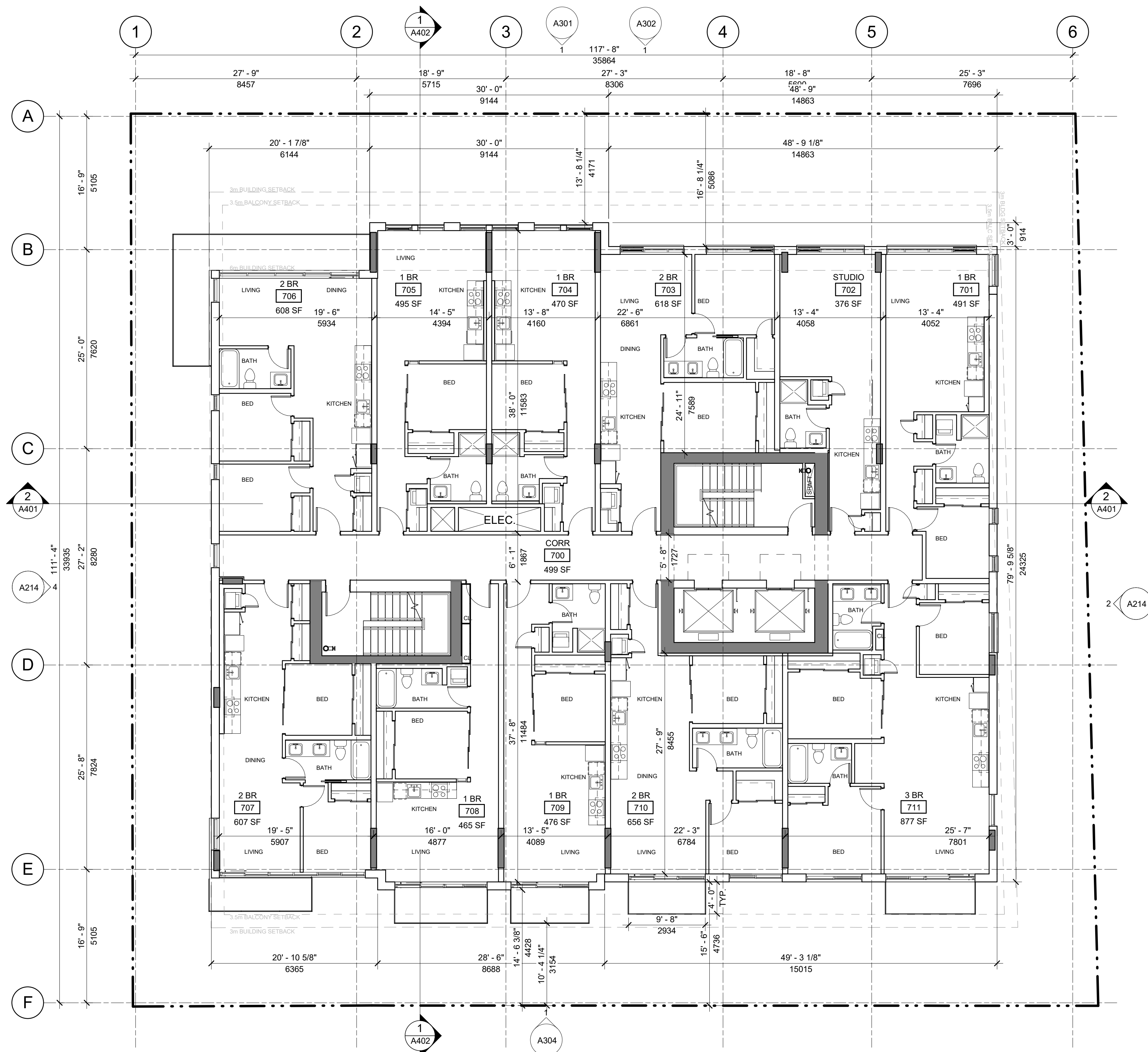


1 LEVEL 6 FLOOR PLAN

A208

SCALE: 1/8" = 1'-0"

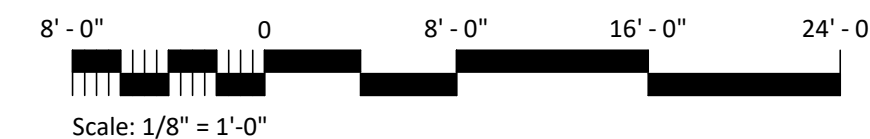
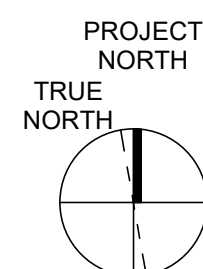
13 Updated residential
layouts and fenestration.

1
A209 LEVEL 7 FLOOR PLAN

SCALE: 1/8" = 1'-0"

15 Updated residential
layouts and fenestration.

L 07 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



16 Unit count updated.

Floor Plan
Level 7

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 7

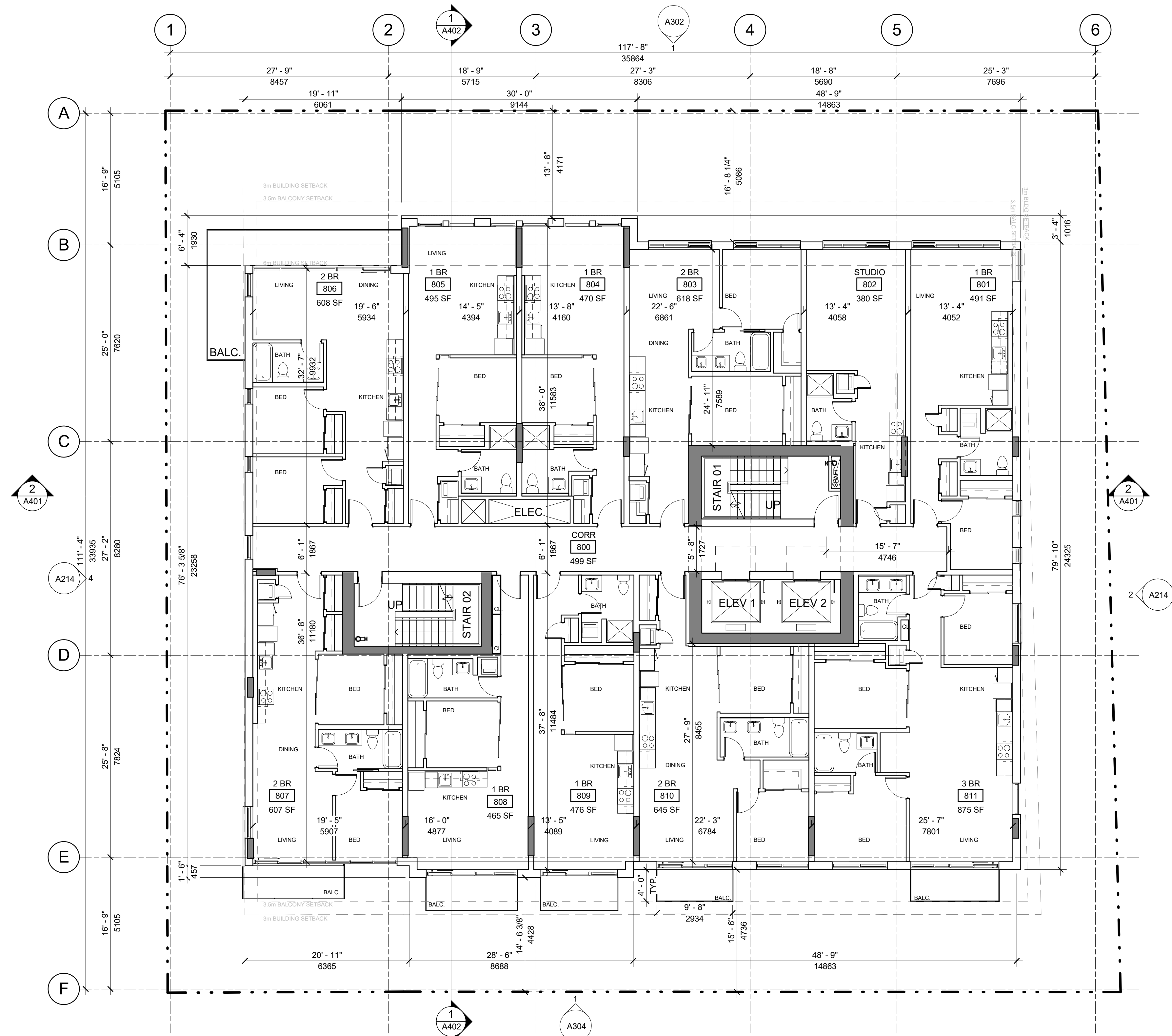
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Scale 1/8" = 1'-0"

Project 217033

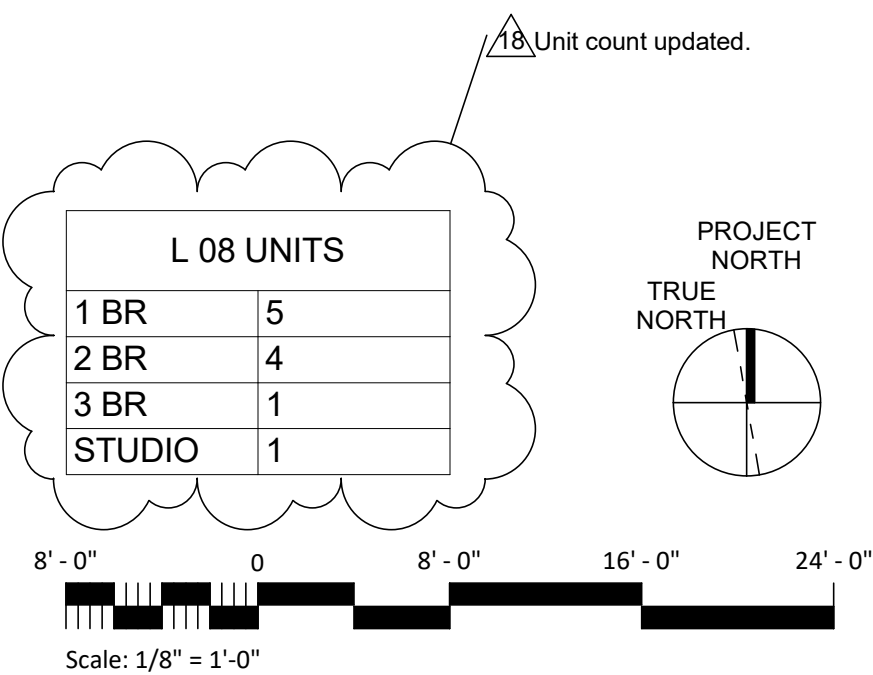
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A209

1 LEVEL 8 PLAN
A210

SCALE: 1/8" = 1'-0"

17 Residential layouts updated. Balcony relocated.

Floor Plan
Level 8

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 8

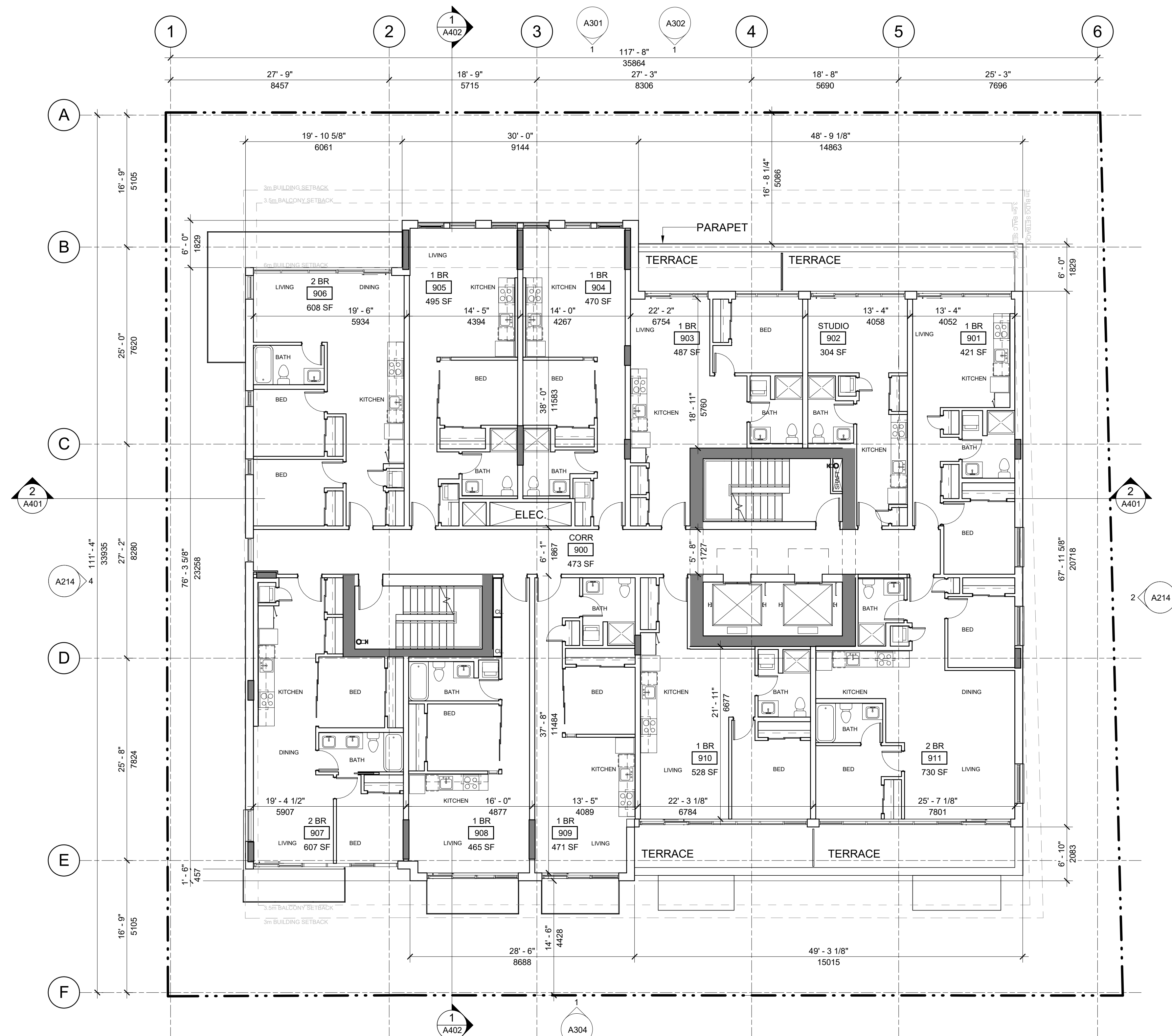
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

A210

1
A211 LEVEL 9 FLOOR PLAN

SCALE: 1/8" = 1'-0"

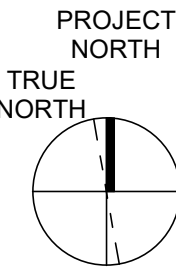
19 Updated residential
layouts and fenestration.
Increased unit count.

20 Unit count updated.

L 09 UNITS

1 BR	7
2 BR	3
STUDIO	1

Scale: 1/8" = 1'-0"



Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMParcchitects.com

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604.687. 2990
F. 604. 687. 1771
MCMParchitects.com

Revisions DD MMM YYYY

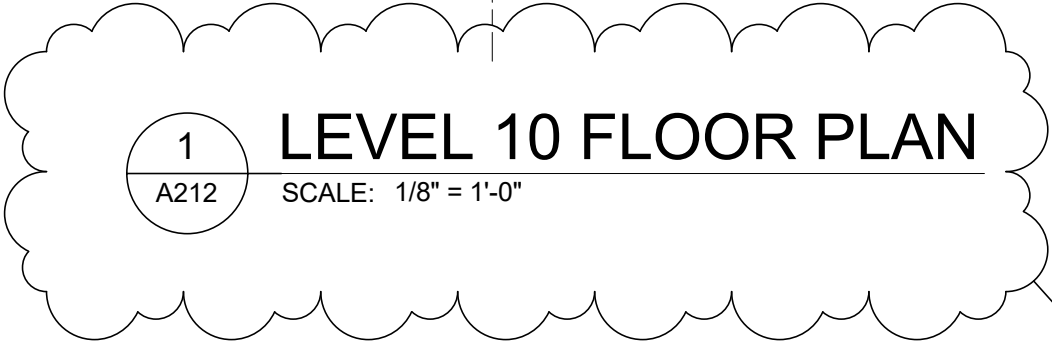
Revisions DD MMM YYYY

Seal

Project

Scale $1/8" = 1'-0"$

A212



Roof Plan

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Roof Plan

Drawing

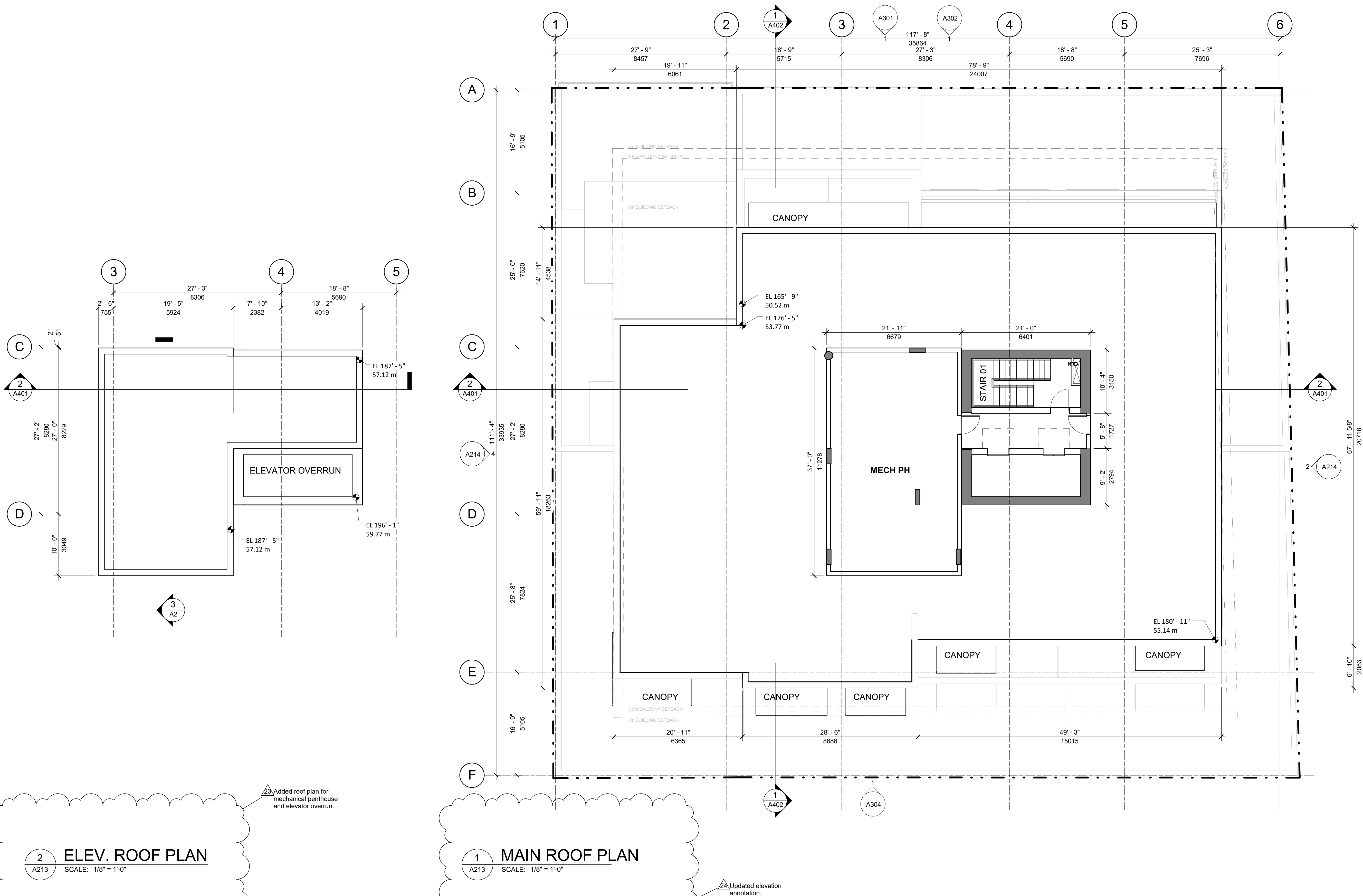
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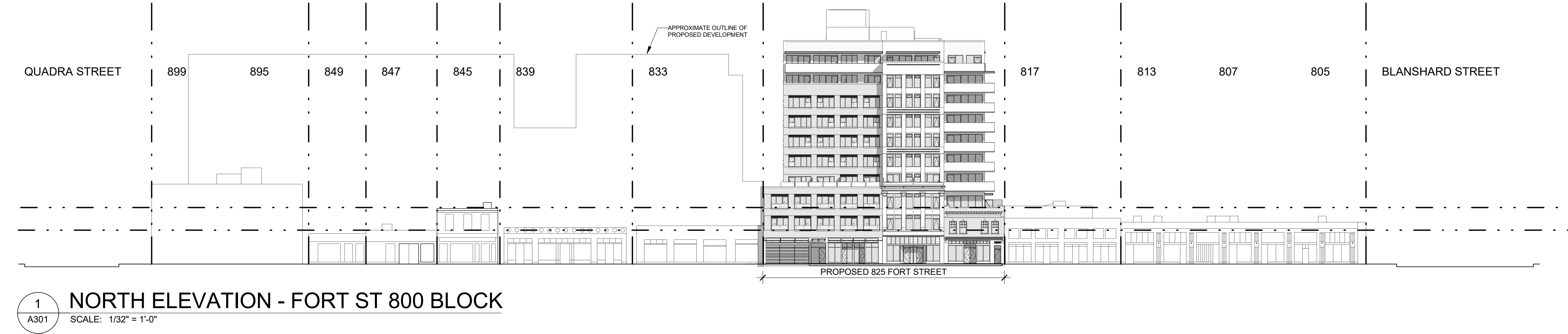
Project 217033

Sheet

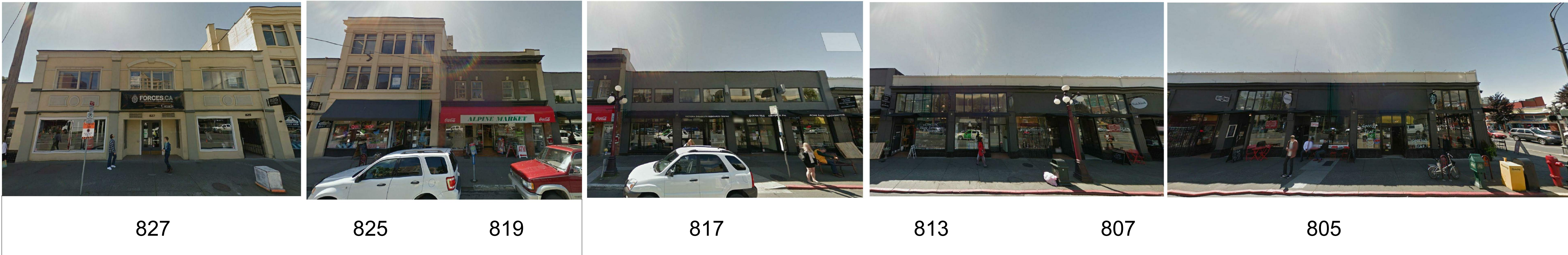
A213

REZONING RESUBMISSION: 2018-10-24





FORT STREET IMAGES :
EXSISTING STREETScape



EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

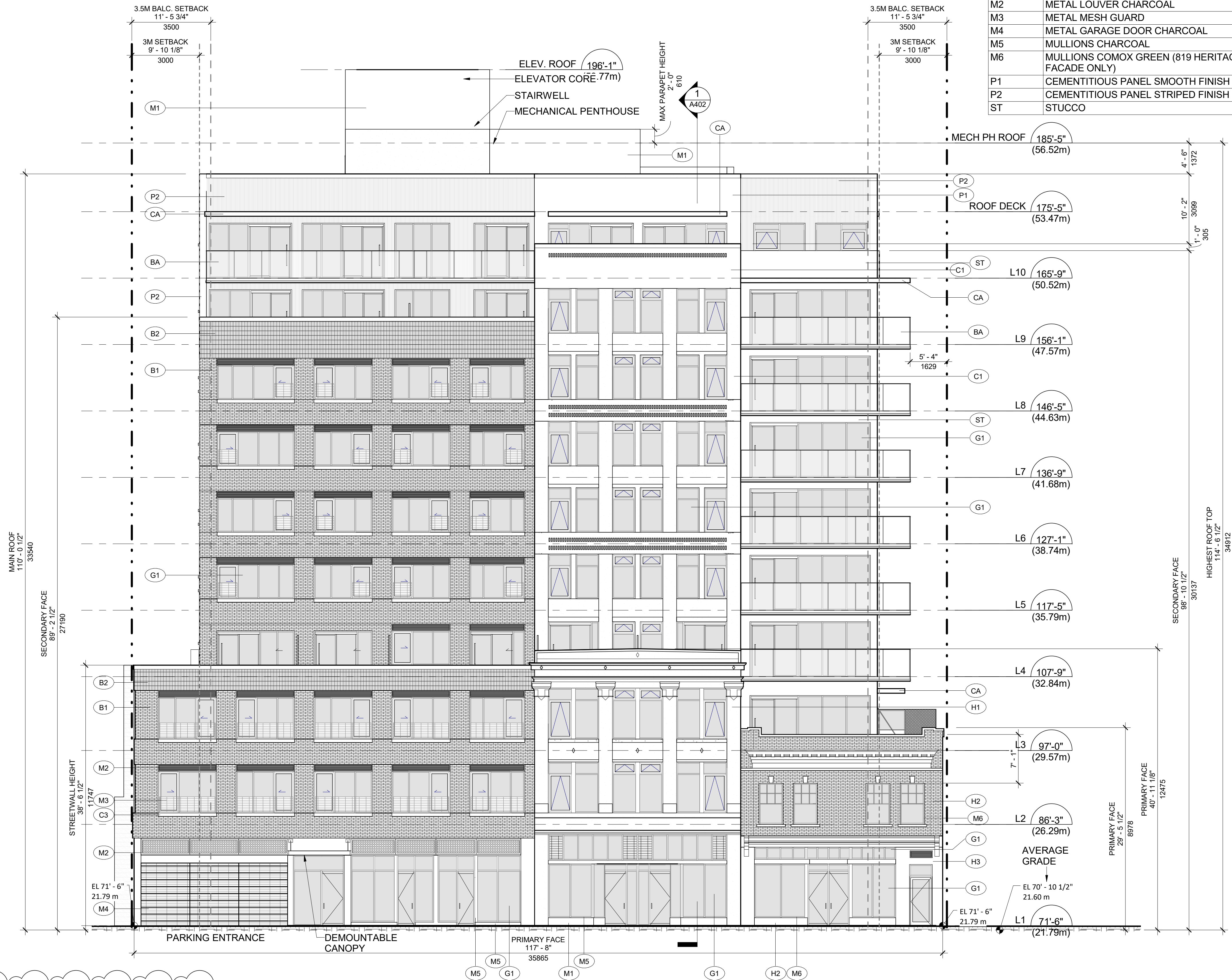
Revisions	DD MMM YYYY
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Streetscape
Elevation
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
Streetscape
Elevation

Drawing	
Scale	1/32" = 1'-0"
Project	217033

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO

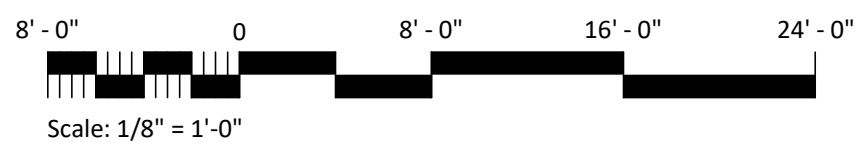


1
A302

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Elevation updated per design changes to fenestration and materials. Height annotation updated.



1 Rezoning Resubmission 2018-04-19

Revisions DD MMM YYYY

North Building
Elevation

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

North Building
Elevation

Drawing

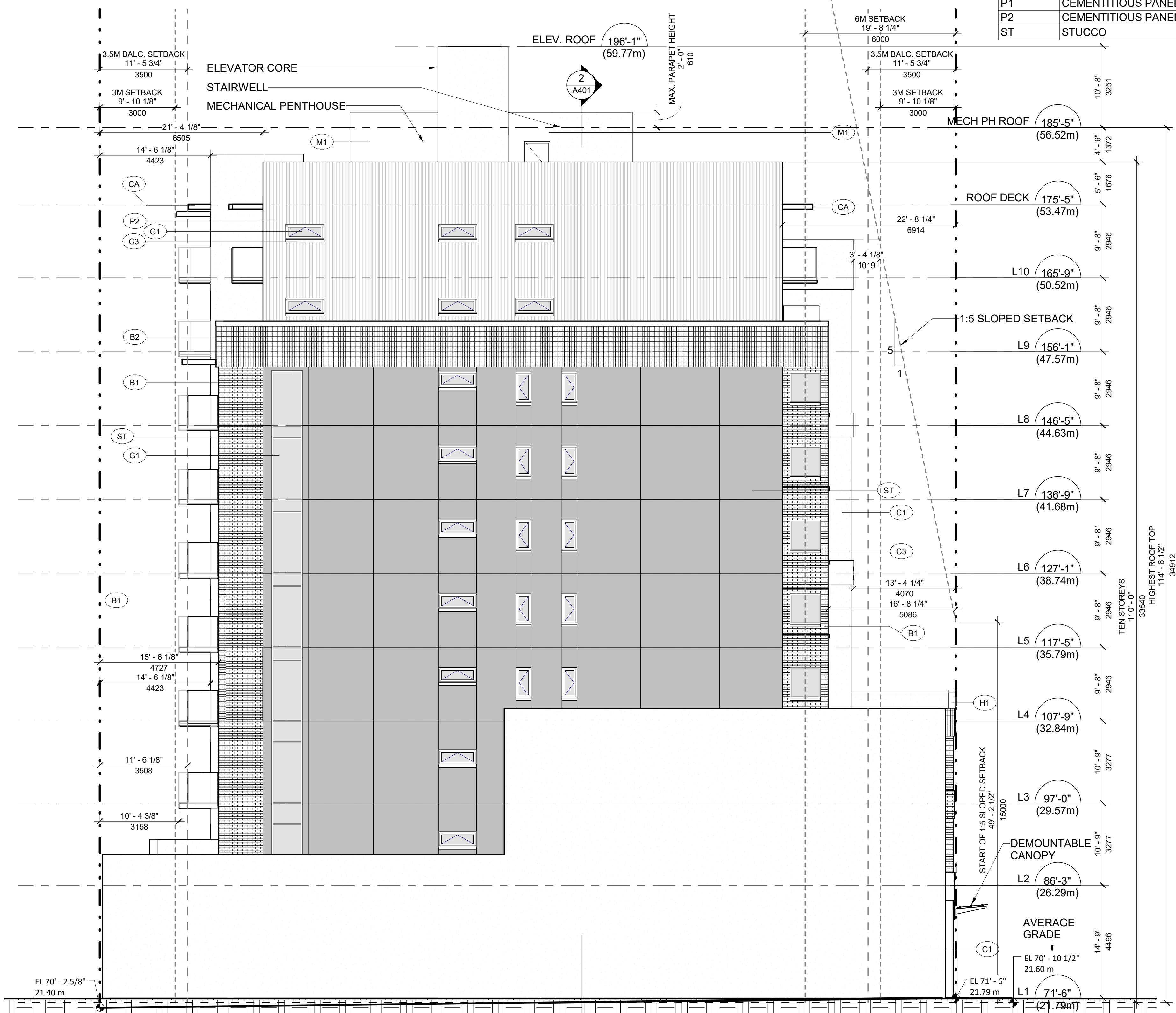
Scale 1/8" = 1'-0"

Project 217033

Sheet

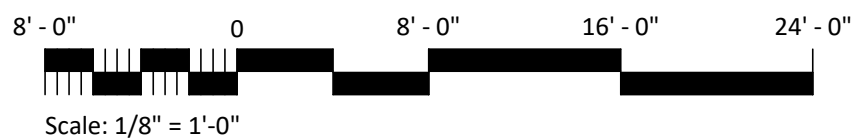
A302

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
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P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO

1
A303

EAST ELEVATION

SCALE: 1/8" = 1'-0"

26 Elevation updated per
design changes to
fenestration and
materials. Height
annotation updated.2
A401

1 Rezoning Resubmission 2018-04-19

Revisions DD MMM YYYY

East Building
Elevation

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

East Building
Elevation

Drawing

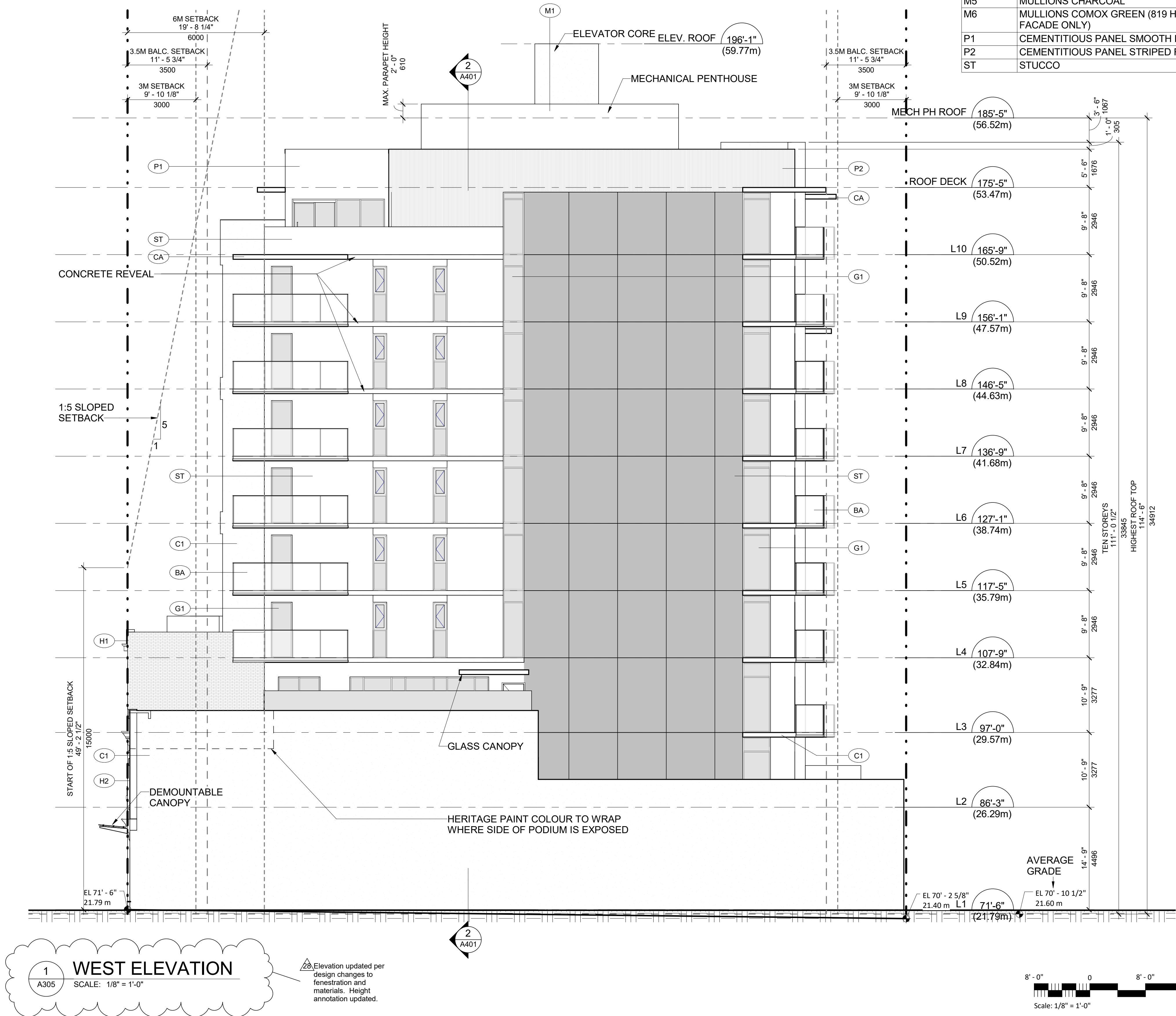
Scale 1/8" = 1'-0"

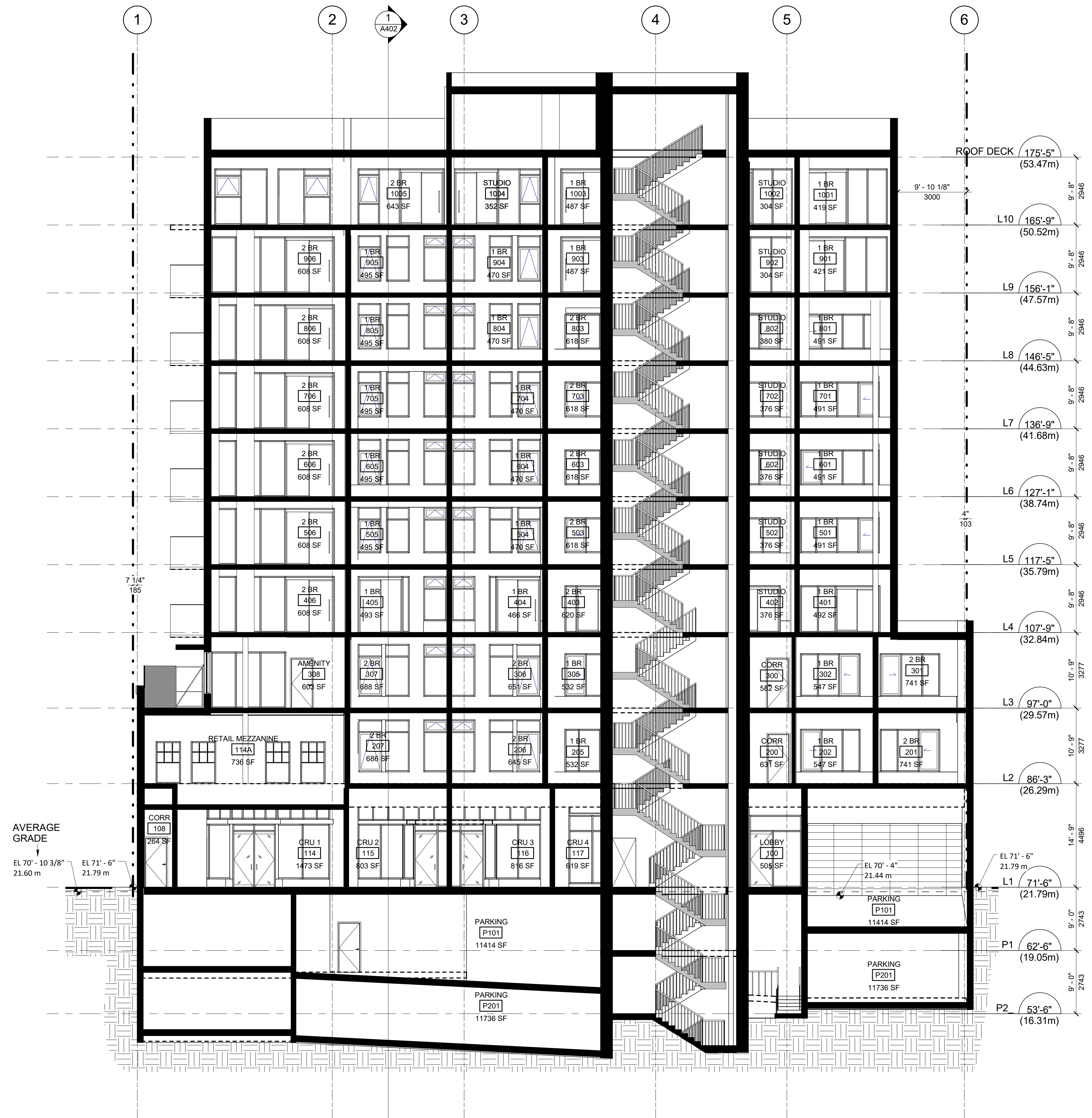
Project 217033

Sheet

A303

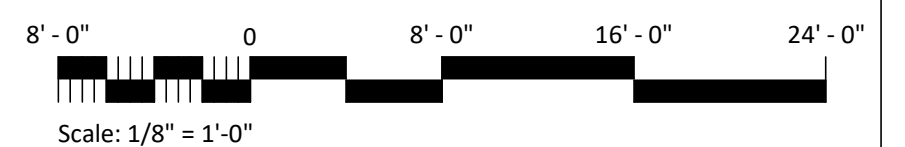
Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
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B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
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P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO





2 Section A
A401 SCALE: 1/8" = 1'-0"

29 Section updated per design changes.



Building
Section

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Building
Section

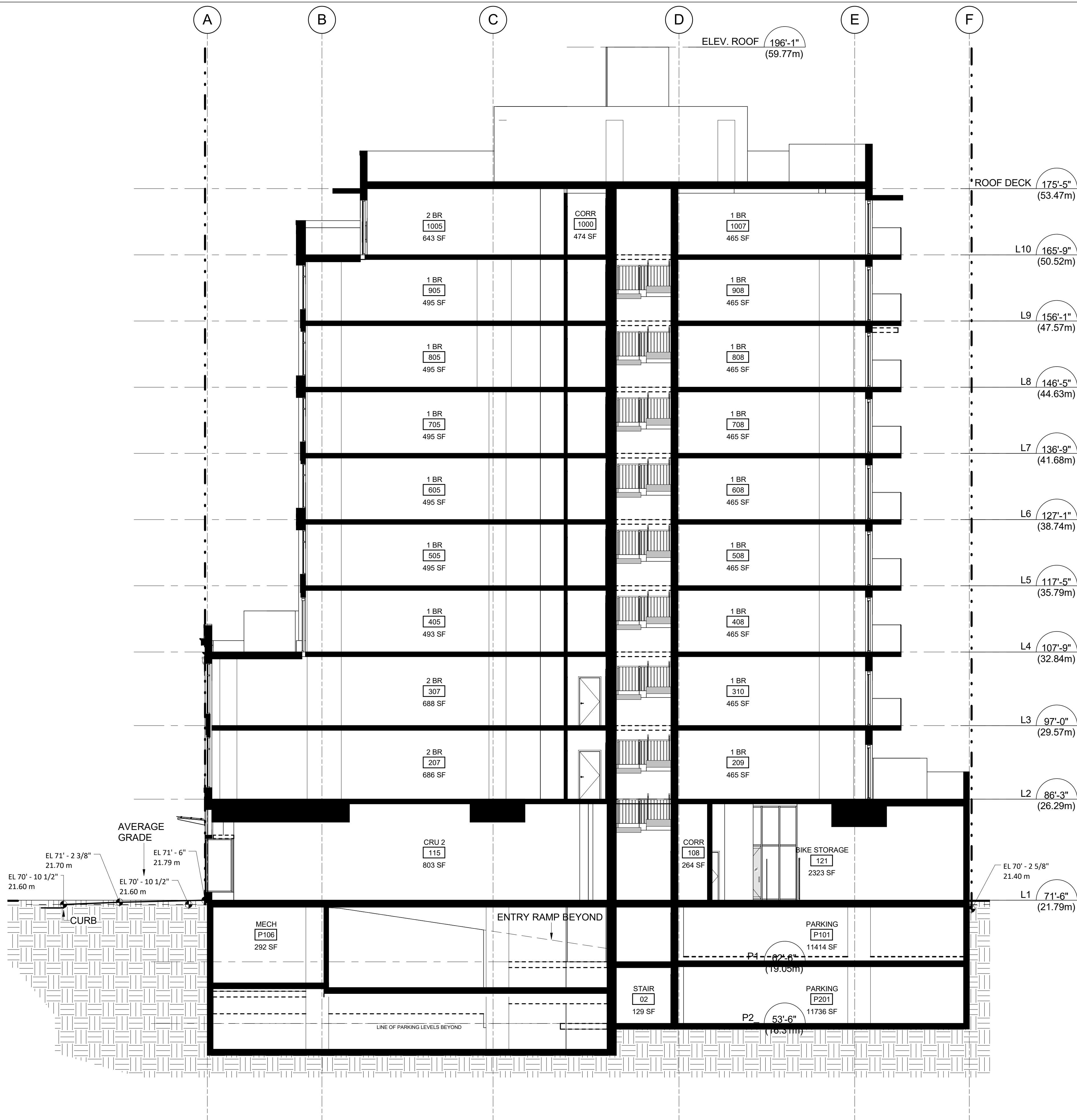
Drawing

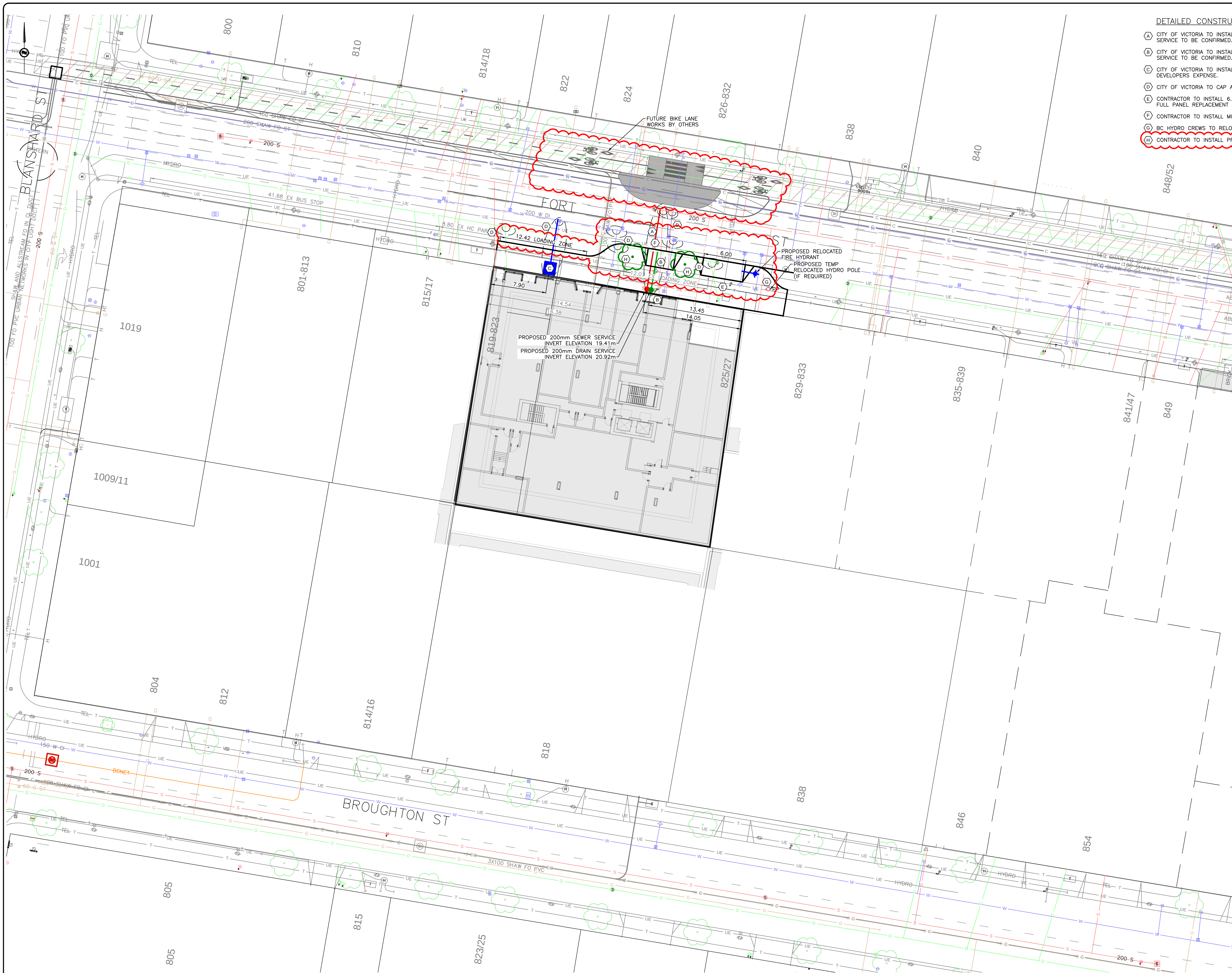
Scale 1/8" = 1'-0"

Project 217033

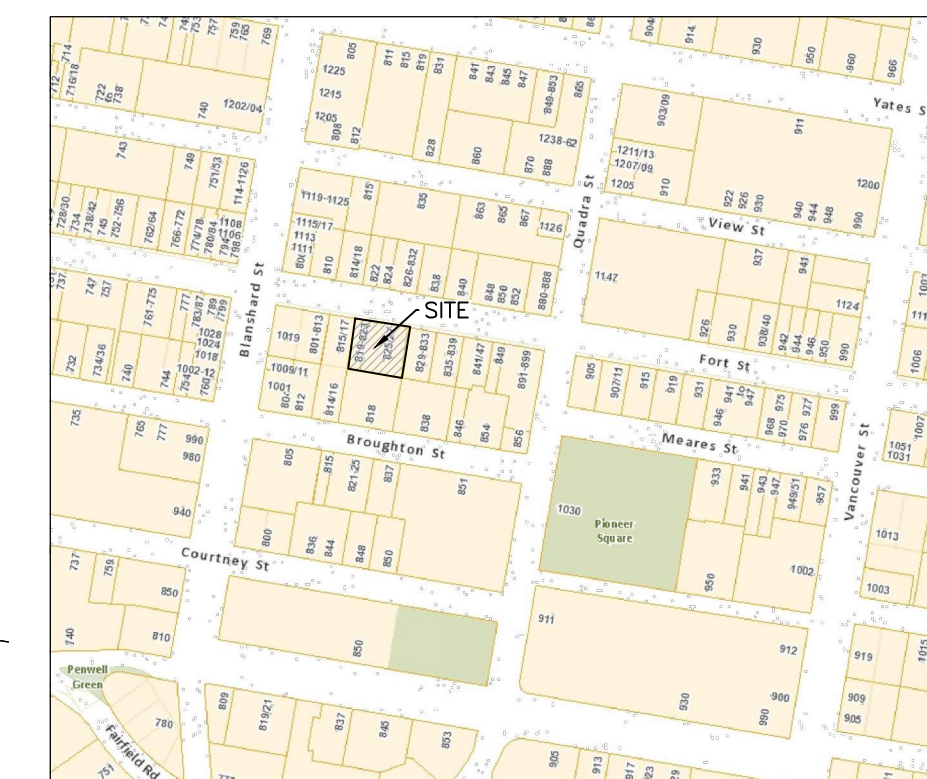
Sheet

A402

1
A402
Section B
SCALE: 1/8" = 1'-0"Section updated per
design changes.8' - 0" 0 8' - 0" 16' - 0" 24' - 0"
Scale: 1/8" = 1'-0"



- DETAILED CONSTRUCTION NOTES:
- (A) CITY OF VICTORIA TO INSTALL NEW 200mm SEWER SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE CONFIRMED.
 - (B) CITY OF VICTORIA TO INSTALL NEW 200mm DRAIN SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE CONFIRMED.
 - (C) CITY OF VICTORIA TO INSTALL 200mm FIRE AND 150mm DOMESTIC FIRE SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (D) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO INSTALL 6.0m WIDE DRIVEWAY DROP AS PER CITY OF VICTORIA STANDARD DRAWING C7B. FULL PANEL REPLACEMENT REQUIRED.
 - (F) CONTRACTOR TO INSTALL MID BLOCK CROSSWALK.
 - (G) BC HYDRO CREWS TO RELOCATE EXISTING SERVICE POLE IF REQUIRED.
 - (H) CONTRACTOR TO INSTALL PROPOSED STREET TREES AS PER CITY OF VICTORIA STANDARDS.



KEY PLAN
NTS

825 FORT STREET
PRELIMINARY CIVIL PLAN

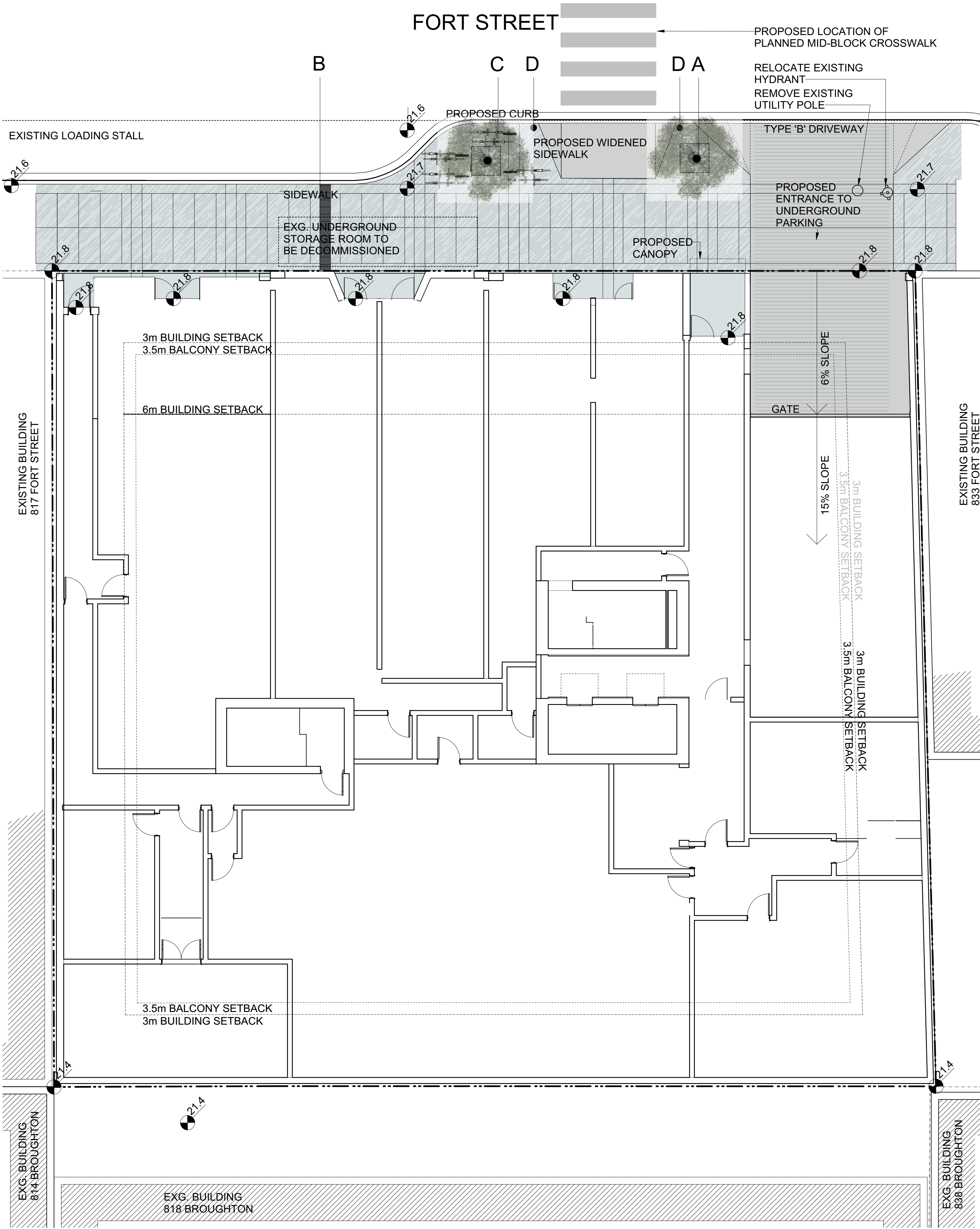
Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30703

JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395

ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:250





1 LANDSCAPE - GROUND FLOOR GENERAL ARRANGMENT
L1_L1 1:100 METRIC

- A STREET TREE AND GRILLE AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. STREET TREES IN BUMP OUT DUE TO UNDERGROUND UTILITY CONFLICTS.
- B 450mm WIDE BASALT BAND AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. BASALT FLAME TEXTURED 350X450X80MM
- C #4 DOWNTOWN BIKE RACKS AS PER PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. (8 BIKES)
- D TYPE B BOLLARD AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BCSLA/BCLNA STANDARDS (2012 ED).

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

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TEXTURE-
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*ALL GRAVEL (LARGER THAN 2MM): 0-5%
*SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-70%
*SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%
*CLAY (SMALLER THAN .002MM): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

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	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

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t: 778.386.4414
e: studio@wearconsidered.com
w: www.wearconsidered.com

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
GROUND FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09.02 L0

number
L1_L1

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Acer R	2	Acer rubrum	Red Maple, Swamp Maple	6-8cm Cal B&B	Straight Trunk/ Full Crown



1 SECOND FLOOR GENERAL ARRANGEMENT
L2_L1 1:100 METRIC

- A CRUSHED ANGULAR WHITE GRAVEL
- B 2'x2' PCC WHITE PAVER
- C P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER ON PEDESTALS

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ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BCSLA/BCLNA STANDARDS (2012 ED).

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 - *CLAY (SMALLER THAN .002MM): 0-20%
 - *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

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CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

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considered design inc

t: 778 386 4414
e: studio@weareconsidered.com
w: www.weareconsidered.com

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issue
REZONING/ DP
REZONING/ DP

date
10.04.2018
19.04.2018

revision
A

date
19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
SECOND FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number
L2_L1

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	56	Buxus sempervirens	Boxwood	#5 Cont	Full & Bushy
Cean	39	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants

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issue
REZONING/ DP
REZONING/ DP

date
10.04.2018
19.04.2018

revision
A

date
19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
THIRD FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number

L3_L1

ALL PLANTS TO BE NURSERY GROWN
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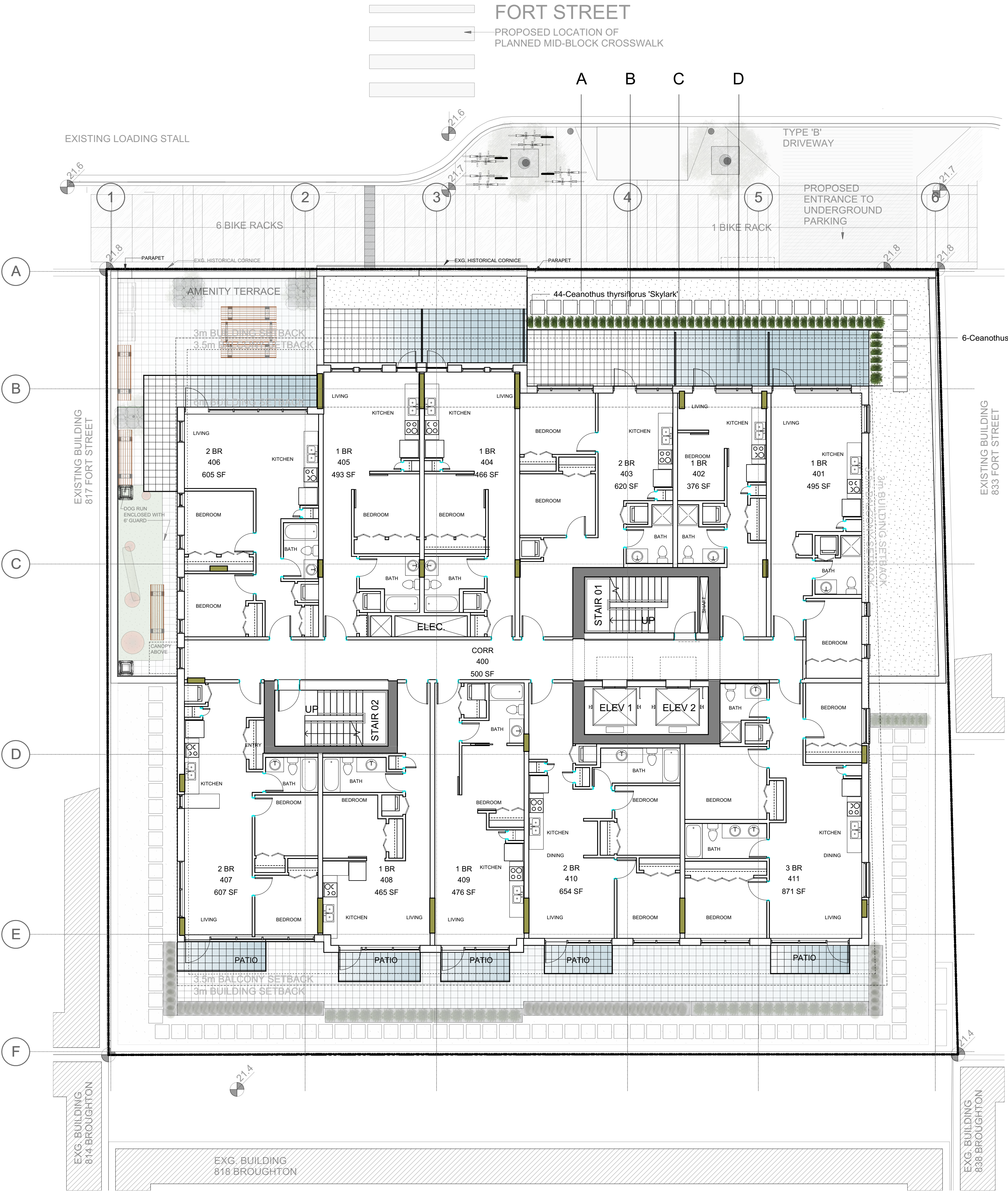
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CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

- A DOG RUN AREA WITH LOGS/ FAKE HYDRANTS. SURFACE TO BE WASHABLE PET FRIENDLY SYNTHETIC GRASS. SPRINKLER SYSTEM TO BE INSTALLED FOR MAINTENANCE. HOSE BIB ALSO PROVIDED.
- B TABLES AND BENCHES SPECIFICATION TBC.
- C P/C ALUMINIUM PLANTER MIN 4' PLANTING DEPTH / SMALL TREE - SP. ACER AND LAVANDER SHRUBS.
- D 1'x1' PCC PAVER
- E BBQ AREA
- F DOG WASTE RECIPTICLES AND DOG WASTE BAG DISPENSER.
- G DOG RUN ENCLOSED WITH SELF LATCHING 6' HIGH GATE TO MATCH GUARD DETAIL. SEE ARCHITECTURAL

Plant Schedule - Ground Floor				
ID	Qty	Latin Name	Common Name	Scheduled Size
ApOB	3	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	#10 Cont.
Lav ang 'M'	24	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 Cont



- A CRUSHED ANGULAR WHITE GRAVEL
- B 2'x2' PCC WHITE PAVER
- C P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BCSLA/BCLNA STANDARDS (2012 ED).
ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 2012 BCLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 25MM): 0-1%
*ALL GRAVEL (LARGER THAN 2MM): 0-5%
*SAND (LARGER THAN .05MM AND SMALLER THAN 2MM): 50-70%
*SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%
*CLAY (SMALLER THAN .002MM): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

t: 778.386.4414
e: studio@weareconsidered.com
w: www.weareconsidered.com

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project	819-827 FORT STREET VICTORIA BC.
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legal

drawing	4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT
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seal

scale	AS SHOWN
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drawn	JP
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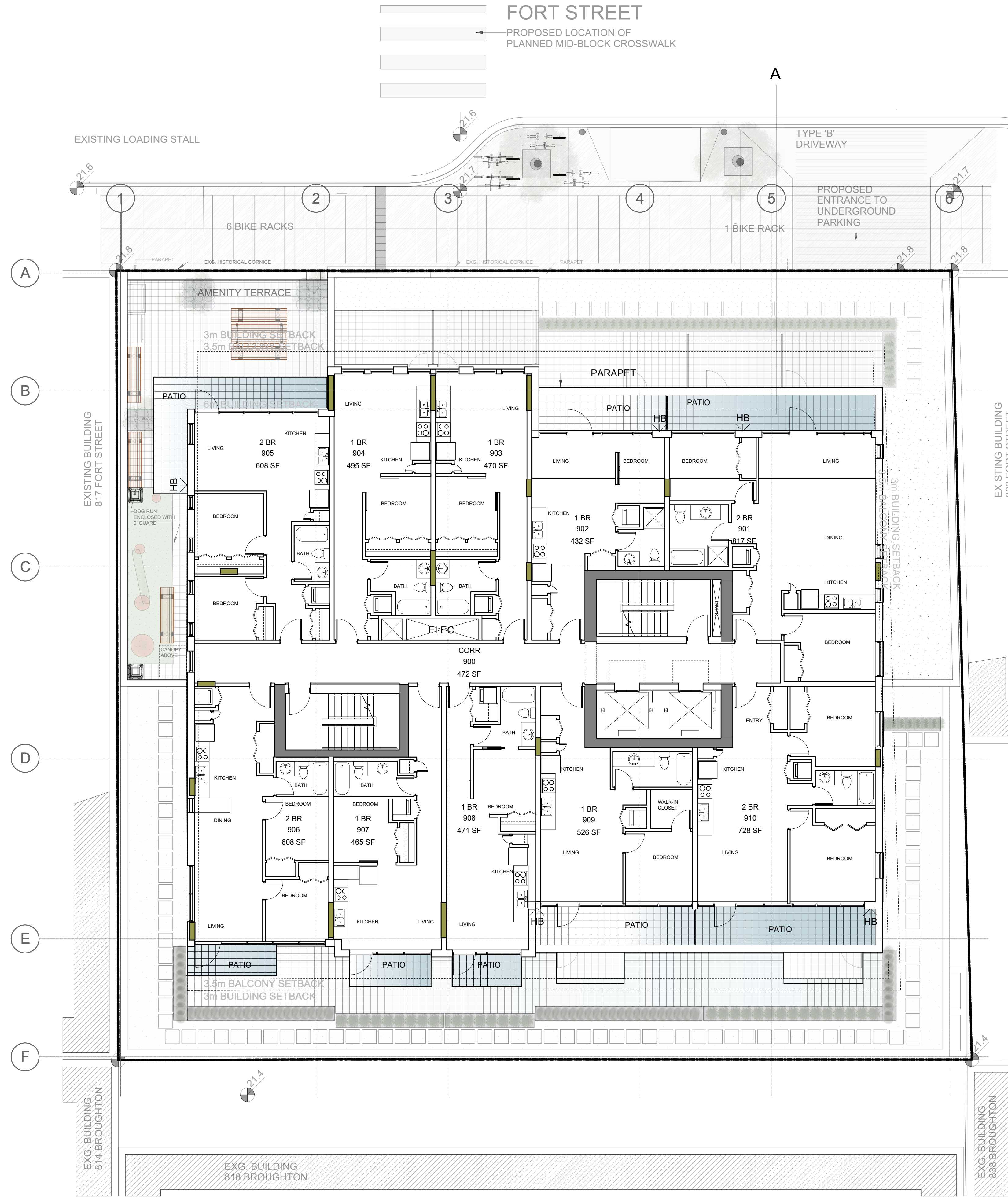
checked	JP
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reference	2017.09_02 L0
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number

L4-8_L1

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Cean	50	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants



1
L9_L1
9TH FLOOR GENERAL ARRANGEMENT
1:100 METRIC

A 1'x1' PCC PAVER ONTO PEDESTALS

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e: studio@weareconsidered.com
w: www.weareconsidered.com

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REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal



scale
AS SHOWN

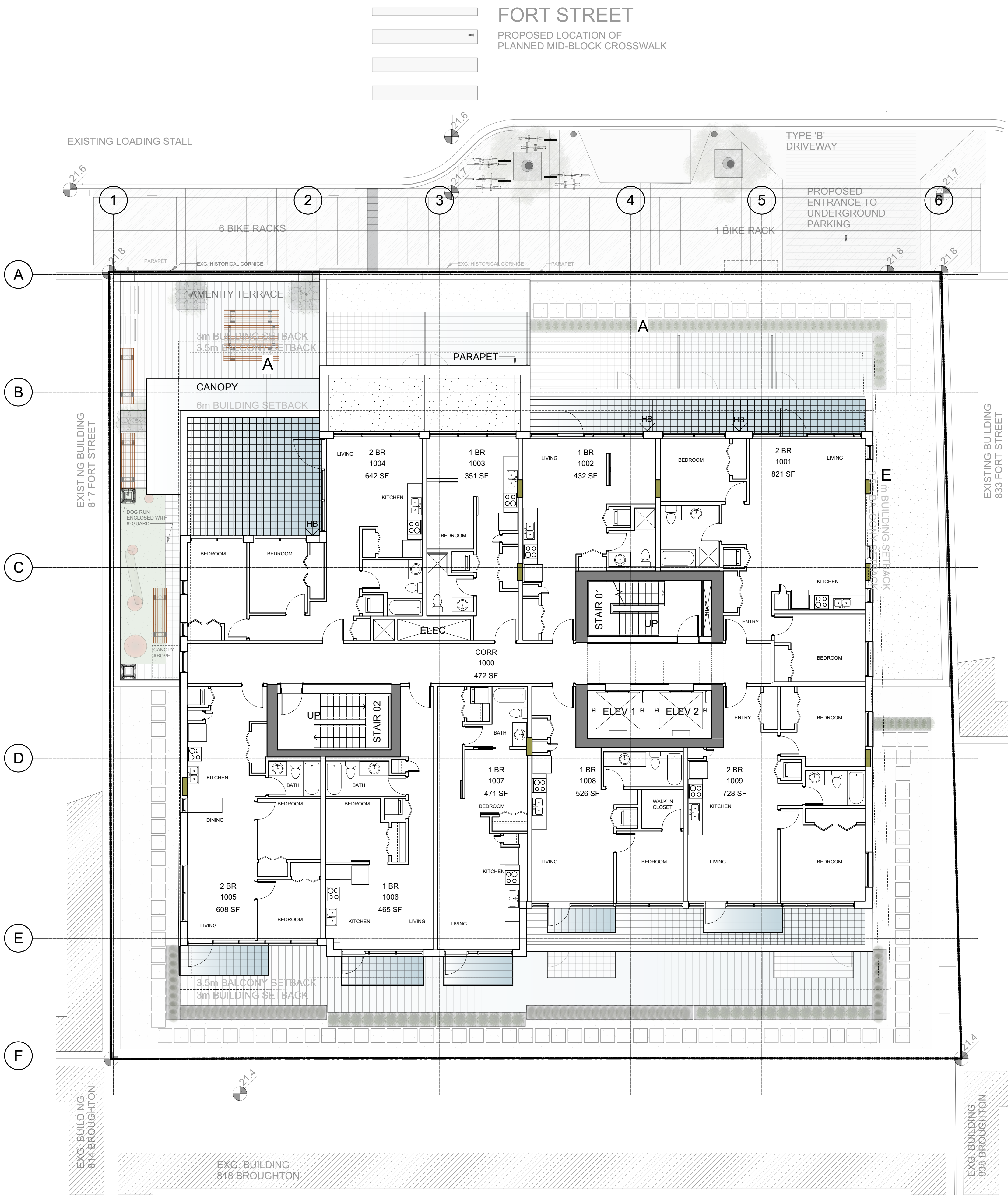
drawn
JP

checked
JP

reference
2017.09_02 L0

number

L9_L1



A 12" SQ. PCC CONCRETE PAVING ONTO PEDESTALS

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REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
10TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number

L10_L1