

1475 FORT STREET - HADERA APARTMENTS



VIEW FROM FREWING LANE

DRAWING LIST:

Architectural

- A000 COVER
- A001 SURVEY + PROJECT DATA
- A002 BUILDING CODE REVIEW
- A003 3D VIEWS
- A004 MATERIALS
- A101 SITE PLANS - DEMOLITION & PROPOSED
- A201 FLOOR PLANS
- A202 FLOOR PLANS
- A301 ELEVATIONS
- A302 ELEVATIONS
- A401 BUILDING + SITE SECTIONS
- A501 SHADOW STUDY

Civil

- C-1 CONCEPTUAL SITE SERVICING PLAN

Landscape

- L-1 LANDSCAPE CONCEPT PLAN
- L-2 TREE PRESERVATION PLAN

APPLICANT:
Lantern Properties Ltd.
 101-1176 Burnaby Street
 Vancouver, BC V6E 1P1
 604.723.4576

Contacts:
 Josh Hayes
 josh.hayes@lanprop.com

Paladon Development Group
Owner's Rep:
 Paul Woodward, P. Eng.
 paladon@shaw.ca

ARCHITECT
Cascadia Architects
 101-804 Broughton Street
 Victoria, BC
 V8W 1E4
 250.590.3226

Contacts:
 Sara Huynh, M.Arch
 sara@cascadiaarchitects.ca

Peter Johannknecht Architect AIBC LEED AP
 peter@cascadiaarchitects.ca

Gregory Damant Architect AIBC LEED AP
 greg@cascadiaarchitects.ca

STRUCTURAL ENGINEER
Skyline Engineering
 380 - 4243 Glanford Ave
 Victoria, BC
 V8Z 4B9
 250.590.4133

Contact:
 Cord MacLean, P.Eng., LEED AP
 cmaclean@seng.ca

ENVELOPE CONSULTANT
Morrison Hershfield
 536 Broughton Street
 Victoria, BC
 V8W 1C6
 250.361.1215

Contact:
 Chris Raudoy, B.ArchSci, LEED AP
 Craudoy@morrisonhershfield.com

GEOTECHNICAL CONSULTANT
Ryzuk Geotechnical
 28 Crease Ave
 Victoria, BC
 V8Z 1S3
 250.475.3131

Contact:
 Andrew Jackson, P.Geo., Eng.L.
 andrew@ryzuk.com

MECHANICAL ENGINEER
Integral Group
 Suite 101 - 1019 Wharf Street
 Victoria, BC
 V8W 2Y9
 250.418.1288

Contact:
 Andy Chong, P.Eng., LEED AP
 achong@integralgroup.com

ELECTRICAL ENGINEER
Integral Group
 Suite 101 - 1019 Wharf Street
 Victoria, BC
 V8W 2Y9
 250.418.1288

Contact:
 Andy Crosson, P.Eng., LEED AP
 BD+C
 acrosson@integralgroup.com

CIVIL ENGINEER
J.E. Anderson & Associates
 4212 Glanford Ave
 Victoria, BC
 V8Z 4B7
 250.727.2214

Contact:
 Ross Tuck, P.Eng.
 rtuck@jeanderson.com

LANDSCAPE ARCHITECT
LADR Landscape Architects
 3-864 Queens Ave
 Victoria, BC
 V8T 1M5
 250.598.0105

Contact:
 Bev Windjack, BCSLA, AALA,
 CSLA, ASLA, LEED AP BD+C,
 ERPSC
 bwindjack@ladrla.ca

Transportation Consultant
Bunt & Associates
 645 Fort St #530
 Victoria, BC
 V8W 1Z9
 250.592.6122

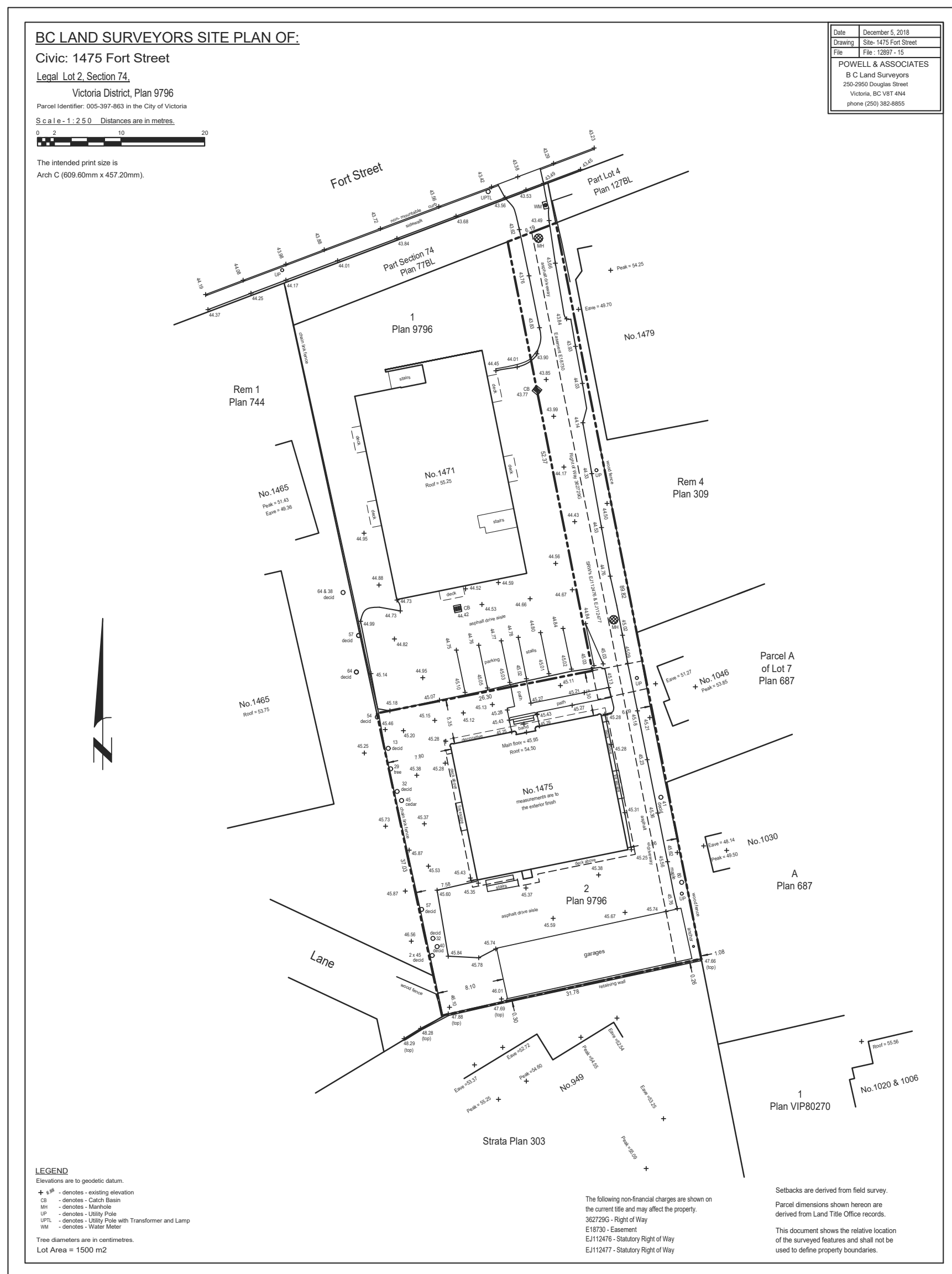
Contact:
 Simon Button, P.Eng.
 250.592.6122
 sbutton@bunteng.com

LANTERN PROPERTIES LTD
 DP SUBMISSION REVISION 2.2
 FEBRUARY 9, 2021

Project #	1618	Date	FEBRUARY 9, 2021
Sheet #	A000	Revision	5

CASCADIA ARCHITECTS INC
 101-804 Broughton Street
 Victoria, BC V8W 1E4 Canada
 250.590.3223
 cascadiarchitects.ca

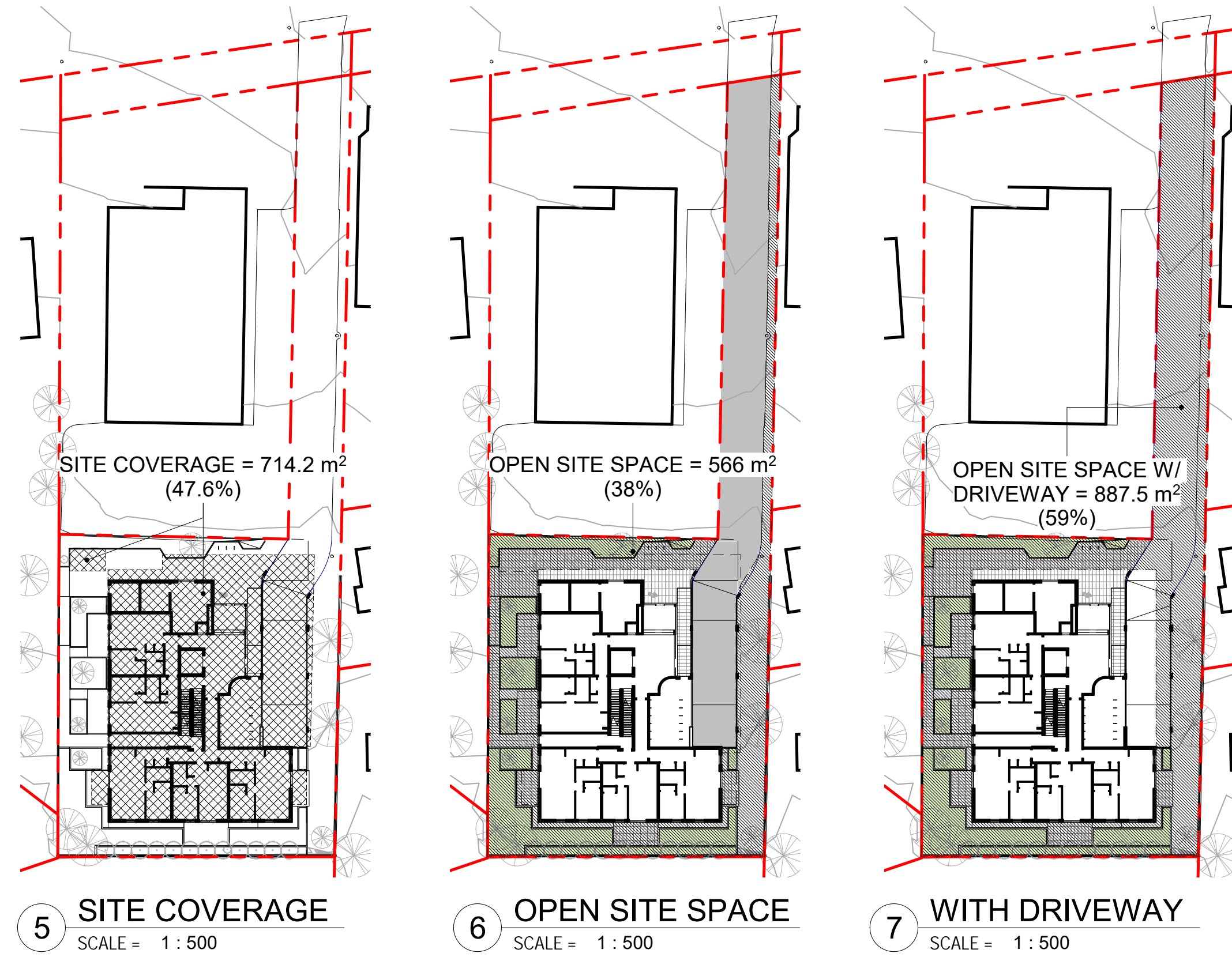




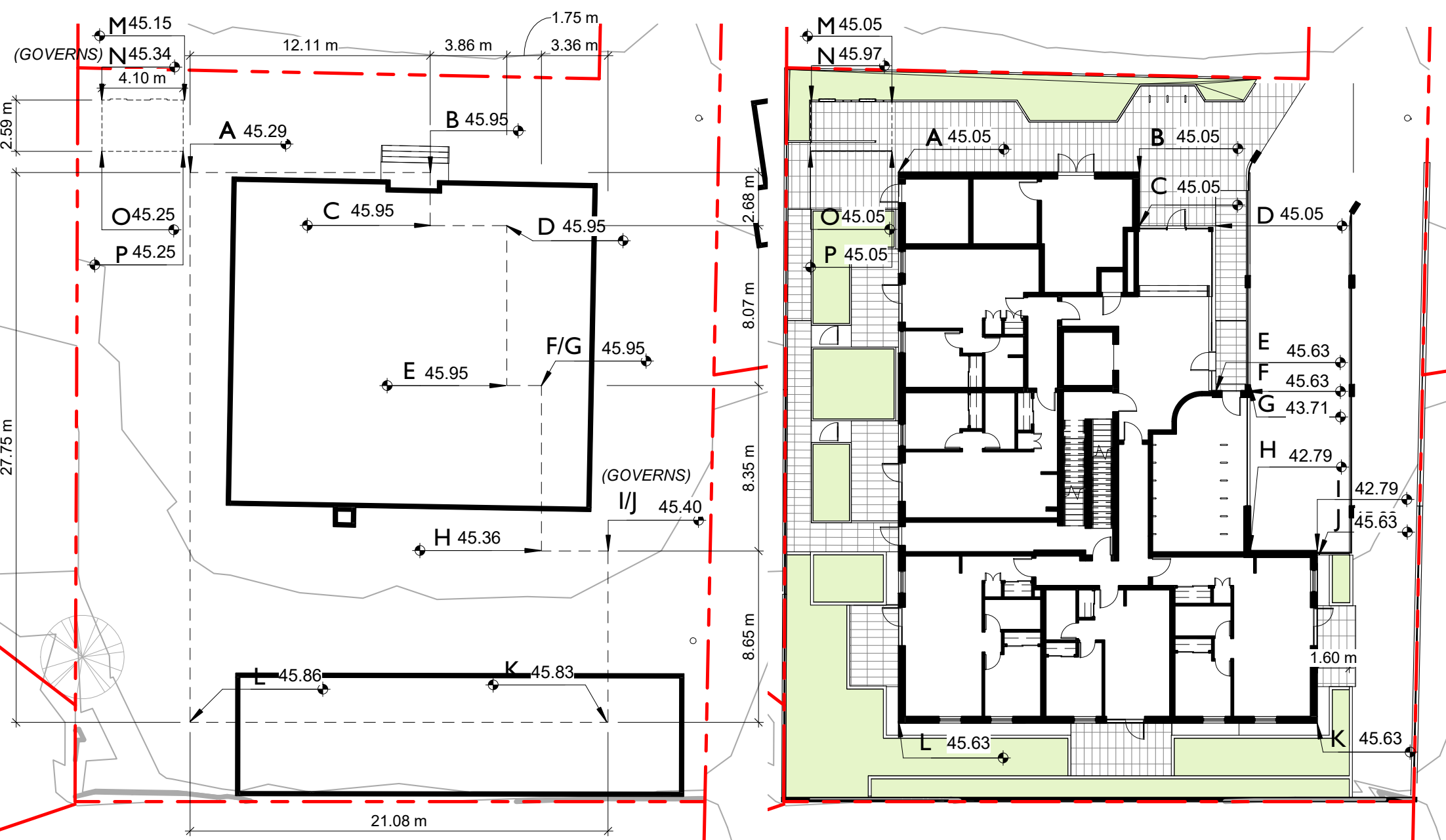
1 Existing Survey
SCALE = 1 : 500



4 SITE LOCATION PLAN
SCALE = 1 : 1000



5 SITE COVERAGE SCALE = 1 : 500
6 OPEN SITE SPACE SCALE = 1 : 500
7 WITH DRIVEWAY SCALE = 1 : 500



2 NATURAL GRADE REFERENCE PLAN SCALE = 1 : 250
3 FINISHED GRADE REFERENCE PLAN SCALE = 1 : 250

PROJECT DATA

ZONING ANALYSIS: R3-AM-2: MID RISE MULTIPLE DWELLING DISTRICT

OWNER:
Lantern Properties Ltd.

ARCHITECT:
Cascadia Architects Inc.

CIVIC ADDRESS:
1475 Fort Street
Victoria BC V8S 1Z4

LEGAL ADDRESS:
Lot 2, Section 74
Victoria District, Plan 9796
Parcel Identifier: 005-397-863

PROJECT DESCRIPTION:
New residential building including:
• 4 storeys residential
• 1 storey below grade parking garage

	ZONE ALLOWANCE	PROPOSED	VARIANCE
SITE AREA:	920 m ²	1,500 m ²	N
FSR (BONUS FOR ENCLOSURE):	1.6:1	1.42:1	N
OPEN SITE SPACE (MIN):	30%	38%	N
OPEN SITE SPACE (MAX):	50%	59%	N
SITE COVERAGE (MAX):	40%	48%	N
NUMBER OF STOREYS:	4	4	N
ALLOWABLE HEIGHT:	12 m	12.92 m	Y
SETBACK - FRONT YARD:	10.5 m	1.805 m	Y
SETBACK - SIDE YARD WEST:	6.46 m	3.86 m	Y
SETBACK - SIDE YARD EAST:	6.46 m	3.05 m	Y
SETBACK - REAR YARD:	6.46 m	3.96 m	Y
# OF UNITS:	N/A	32	N/A
MINIMUM UNIT AREA:	33 m ²	40 m ²	N
MINIMUM NUMBER OF CAR STALLS:	45	26	Y
LONG TERM BICYCLE PARKING:	39	45	N
SHORT TERM BICYCLE PARKING:	6	6	N
ACCESSORY GARDEN STRUCTURE:	NOT LOCATED IN F.Y.	PROPOSED IN F.Y.	Y

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	32
UNIT TYPE	26 1 BDRM, 6 2 BDRM
GROUND ORIENTED UNITS	5
MINIMUM UNIT FLOOR AREA (m ²)	40 m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	2,139.29 m ²

CALCULATIONS:

SITE COVERAGE CALCULATION:

MAIN STRUCTURE	703.5 m ²
ACCESSORY STRUCTURE	10.7 m ²
LOT AREA:	1,500.0 m ²
TOTAL (STRUCTURE)	714.2 m ² /
LOT AREA	1,500.0 m ²
SITE COVERAGE	0.476 = 47.6%

SITE COVERAGE ACCESSORY STRUCTURE CALCULATION:

ACCESSORY STRUCTURE	10.7 m ²
LOT AREA:	1,500.0 m ²
TOTAL (ACCESSORY)	10.7 m ² /
LOT AREA	1,500.0 m ²
SITE COVERAGE	0.007 = 0.7%

OPEN SITE SPACE CALCULATION:

MAIN BUILDING	612.5 m ²
PARKING & DRIVEWAY	321.7 m ² +
TOTAL	934 m ²
LOT AREA	1,500.0 m ² -
BUILDING & PARKING	934 m ²
OPEN SITE SPACE	566 m ²
LOT AREA	1,500.0 m ²
OPEN SITE SPACE	0.38 = 38%

OPEN SITE SPACE WITH DRIVEWAY CALCULATION:

MAIN BUILDING	612.5 m ²
LOT AREA	1,500.0 m ² -
MAIN BUILDING	612.5 m ²
OPEN SITE SPACE	887.5 m ²
LOT AREA	1,500.0 m ²
OPEN SITE SPACE w/ DRIVEWAY	0.59 = 59%

MAIN STRUCTURE - AVERAGE GRADE CALCULATION:

GRADE POINTS:	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
A: 45.05m	(45.05 + 45.05) / 2 = 45.05	x 12.11m	= 545.56
B: 45.05m	(45.05 + 45.05) / 2 = 45.05	x 2.68m	= 120.73
C: 45.05m	(45.05 + 45.05) / 2 = 45.05	x 3.36m	= 173.89
D: 45.05m	(45.05 + 45.05) / 2 = 45.05	x 8.07m	= 365.89
E: 45.63m	(45.63 + 45.63) / 2 = 45.63	x 1.75m	= 79.85
F: 45.63m	(45.63 + 45.63) / 2 = 45.63	x 8.35m	= 361.14
G: 43.71m	(43.71 + 42.79) / 2 = 43.25	x 3.36m	= 143.77
H: 42.79m	(42.79 + 42.79) / 2 = 42.79	x 8.65m	= 393.70
I: 42.79m	(42.79 + 42.79) / 2 = 42.79	x 21.09m	= 911.88
J: 45.40m (NATURAL)	(45.40 + 45.63) / 2 = 45.52	x 27.75m	= 1,258.19
K: 45.63m	(45.63 + 45.63) / 2 = 45.63		
L: 45.63m	(45.63 + 45.05) / 2 = 45.34		
		= 97.66 m	= 4,404.60

GRADE CALCULATION:

4,404.60 / 97.66m (perimeter of building) = **45.10 m**

ACCESSORY STRUCTURE - AVERAGE GRADE CALCULATION:

GRADE POINTS:	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
M: 45.05m	(45.05 + 45.34) / 2 = 45.20	x 4.10m	= 185.32
N: 45.34m (NATURAL)	(45.34 + 45.05) / 2 = 45.20	x 2.59m	= 117.07
O: 45.05m	(45.05 + 45.05) / 2 = 45.05	x 4.10m	= 184.71
P: 45.05m	(45.05 + 45.05) / 2 = 45.05	x 2.59m	= 116.68
		= 13.38m	= 603.78

GRADE CALCULATION:

603.78 / 9.28m (perimeter of building) = **45.12 m**

FSR CALCULATION:

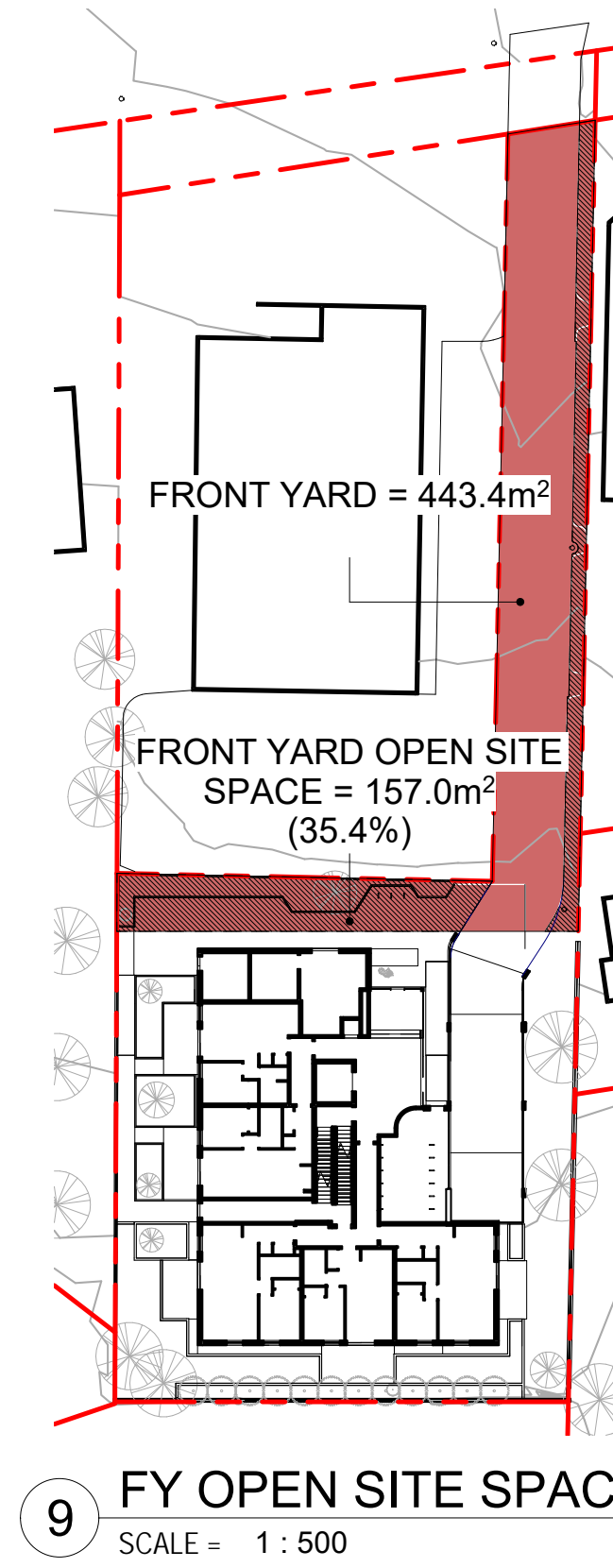
FLOOR AREA LEVEL 1	419.60 m ²
FLOOR AREA LEVEL 2	573.23 m ² +
FLOOR AREA LEVEL 3	573.23 m ² +
FLOOR AREA LEVEL 4	573.23 m ²
TOTAL (STRUCTURE)	2,139.29 m ²
LOT AREA	1,500.00 m ²
TOTAL (STRUCTURE)	2,139.29 m ² /
LOT AREA	1,500.00 m ²
FLOOR SPACE RATIO	1.42:1

VEHICLE PARKING CALCULATION:

TOTAL UNITS	= 32
ZONE REQUIRED PARKING / UNIT	= 1.4
	44.8
REQUIRED PARKING STALLS:	45 STALLS
PROVIDED PARKING STALLS:	26 STALLS

BICYCLE PARKING CALCULATION:

USE: MULTIPLE DWELLING	
5 UNITS < 45 m ² (*1.00)	= 5
27 UNITS > 45 m ² (*1.25)	= 33.75
LONG TERM SPACES	38.75
32 TOTAL UNITS (*0.1)	= 3.2
SHORT TERM SPACES	= 6
REQUIRED LONG TERM SPACES	39
PROVIDED LONG TERM SPACES	45
REQUIRED SHORT TERM SPACES	6
PROVIDED SHORT TERM SPACES	6



9 FY OPEN SITE SPACE
SCALE = 1 : 500

FRONT YARD OPEN SITE SPACE:
FY OPEN SITE SPACE 157.0 m²
FRONT YARD 443.4 m² /
FY OPEN SITE SPACE 0.354 = 35.4%

NO.	DESCRIPTION	DATE
4	DP Revision 2	OCT 19, 2020
3	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019



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Project
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HADERA APARTMENTS 1475 Fort Street
Victoria BC

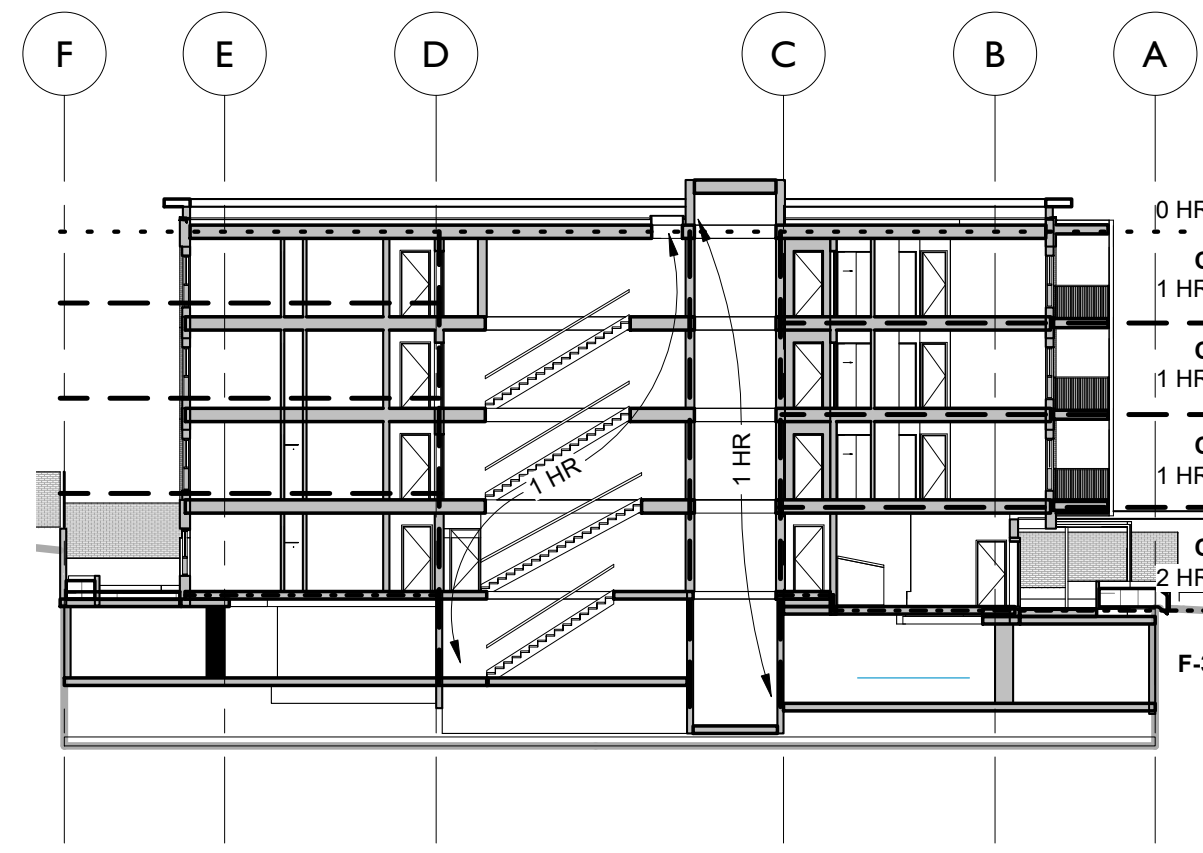
Sheet Name
SURVEY + PROJECT DATA

Date
FEBRUARY 9, 2021

Scale
As indicated Project # **1618**

Revision
OCT 19, 2020 **4**

Sheet #
A001



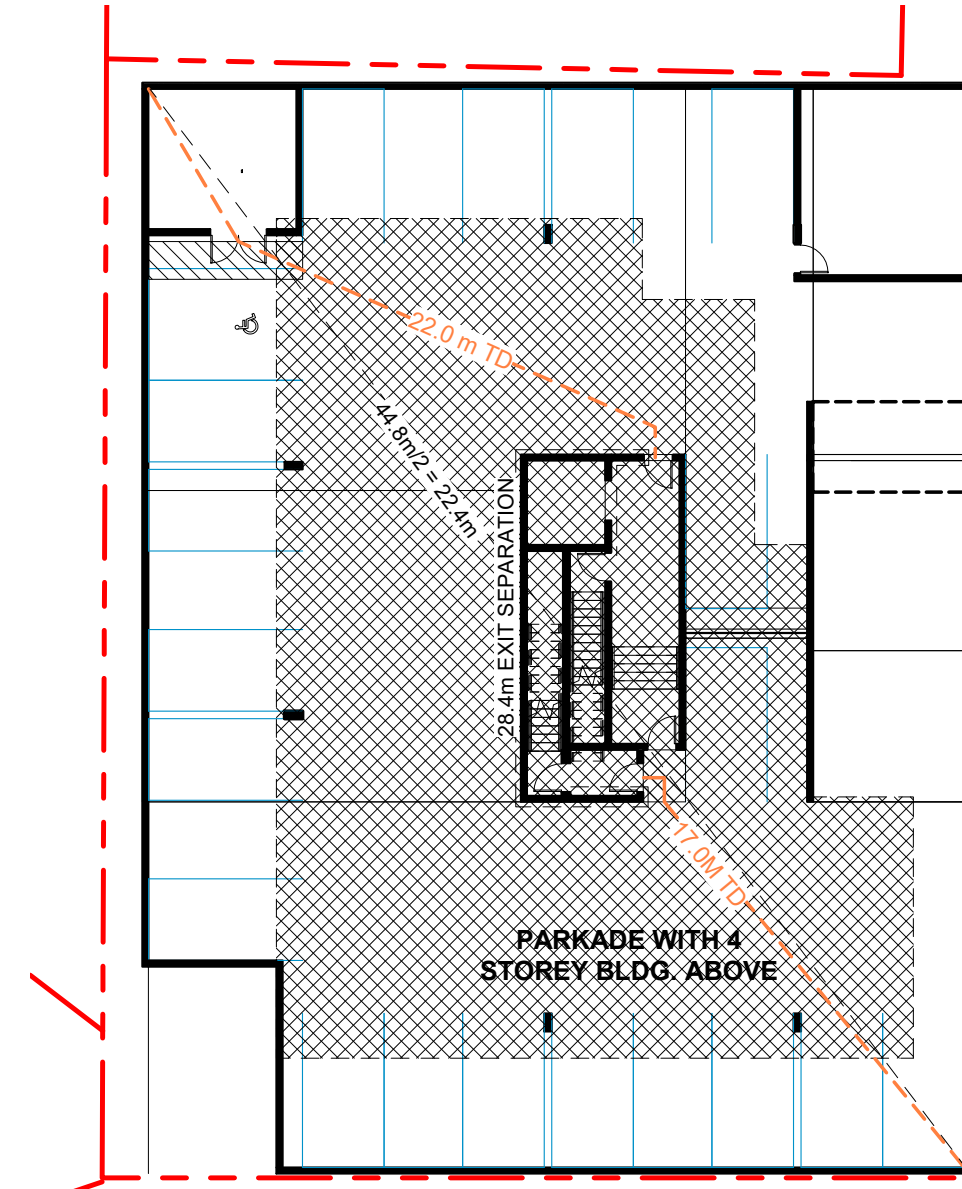
3.1.2.1 CLASSIFICATION OF BUILDING:
BUILDING TYPE: 4 STOREYS, DWELLING UNITS W/ UNDERGROUND PARKADE
STOREY 1 THROUGH 4: GROUP C (DWELLING UNITS)
UNDERGROUND: F-3 STORAGE GARAGE

3.2.2.51. GROUP C, UP TO 4 STOREYS, SPRINKLERED
 COMBUSTIBLE CONSTRUCTION
 FLOOR ASSEMBLIES: 1 hr
 LOAD BEARING WALLS, COLUMNS, & ARCHES: 1 hr
 MEZZANINES: 1 hr (N/A)
 ROOF ASSEMBLIES: 0 hr

3.5.3.1. ELEVATOR HOISTWAYS
 1 hr FRR as per TABLE 3.5.3.1.

3.2.1.2. STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING
 2 hr FRR as per 3.2.1.2.1

8 CODE REVIEW - BUILDING SECTION
 SCALE = 1 : 250



OCCUPANCY: F-3 STORAGE GARAGE
MINIMUM SEPARATION OF 2 EXITS: 22.4m
MAX. TRAVEL: 45m

Net Area: 904 m²
 Storage Garage: 46 sq.m/person
 904/46 = 20 people

OCCUPANT LOAD: 20 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 20 = 160mm

RAMPS/CORRIDORS/PASSAGEWAYS:
 6.1mm/person x 20 = 122mm

1 CODE REVIEW PARKADE LEVEL
 SCALE = 1 : 250



OCCUPANCY: GROUP C - RESIDENTIAL
MINIMUM SEPARATION OF 2 EXITS: 9m

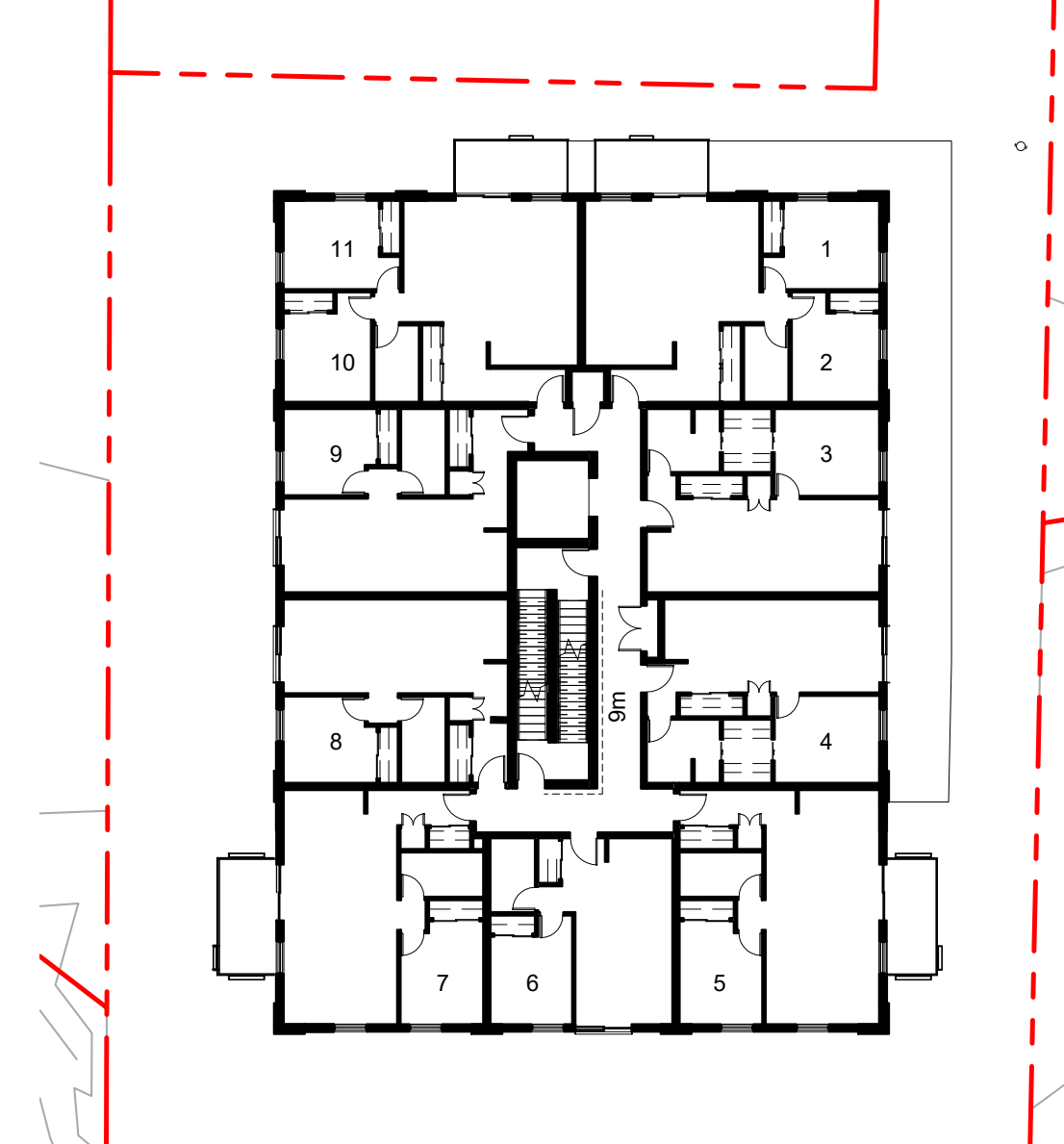
5 Bedrooms x 2 people/bedroom = 10 people

OCCUPANT LOAD: 10 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 10 = 80mm

RAMPS/CORRIDORS/PASSAGEWAYS:
 6.1mm/person x 10 = 61mm

2 CODE REVIEW LEVEL 1
 SCALE = 1 : 250



OCCUPANCY: C - RESIDENTIAL
MINIMUM SEPARATION OF 2 EXITS: 9m

11 bedrooms x 2 people/bedroom = 22 people

OCCUPANT LOAD: 22 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 22 = 176mm

RAMPS/CORRIDORS/PASSAGEWAYS:
 6.1mm/person x 22 = 134mm

3 CODE REVIEW 2/3/4 TYPICAL
 SCALE = 1 : 250

BUILDING CODE REVIEW:

BUILDING CODE ANALYSIS:

REFERENCED DOCUMENT:
 British Columbia Building Code 2018, Part 3

SECTION 3.1. GENERAL:

3.1.2.1. CLASSIFICATION OF BUILDINGS:
 Group C: Residential Occupancy Levels 1-4
 Group F-3: Low-Hazard Industrial Occupancy 1 Level (U/G)

3.2.1.2. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:
 2 hr FRR required as per 3.2.1.2.1

3.1.17. OCCUPANT LOAD:
 See Code Review Plans A002

SECTION 3.2. BUILDING FIRE SAFETY:

Parkade Level:
 Gross Floor Area: 904 m²

Level 1: 412 m²
 Level 2/3/4: (3x) 544 m²
 Gross Floor Area: 2,044 m²

Building Area: 544 m²

3.2.2.51. GROUP C, UP TO 4 STOREYS, SPRINKLERED
 • Maximum allowable building area not more than 1,800 m²
 • Combustible construction
 • Floor assemblies not less than 1hr
 • Sprinklered - YES

3.2.3. SPATIAL SEPARATION AND EXPOSURE PROTECTION (Table 3.2.3.1.-D)

See Limiting Distance Key Elevations A002

SECTION 3.3. SAFETY WITHIN FLOOR AREAS:

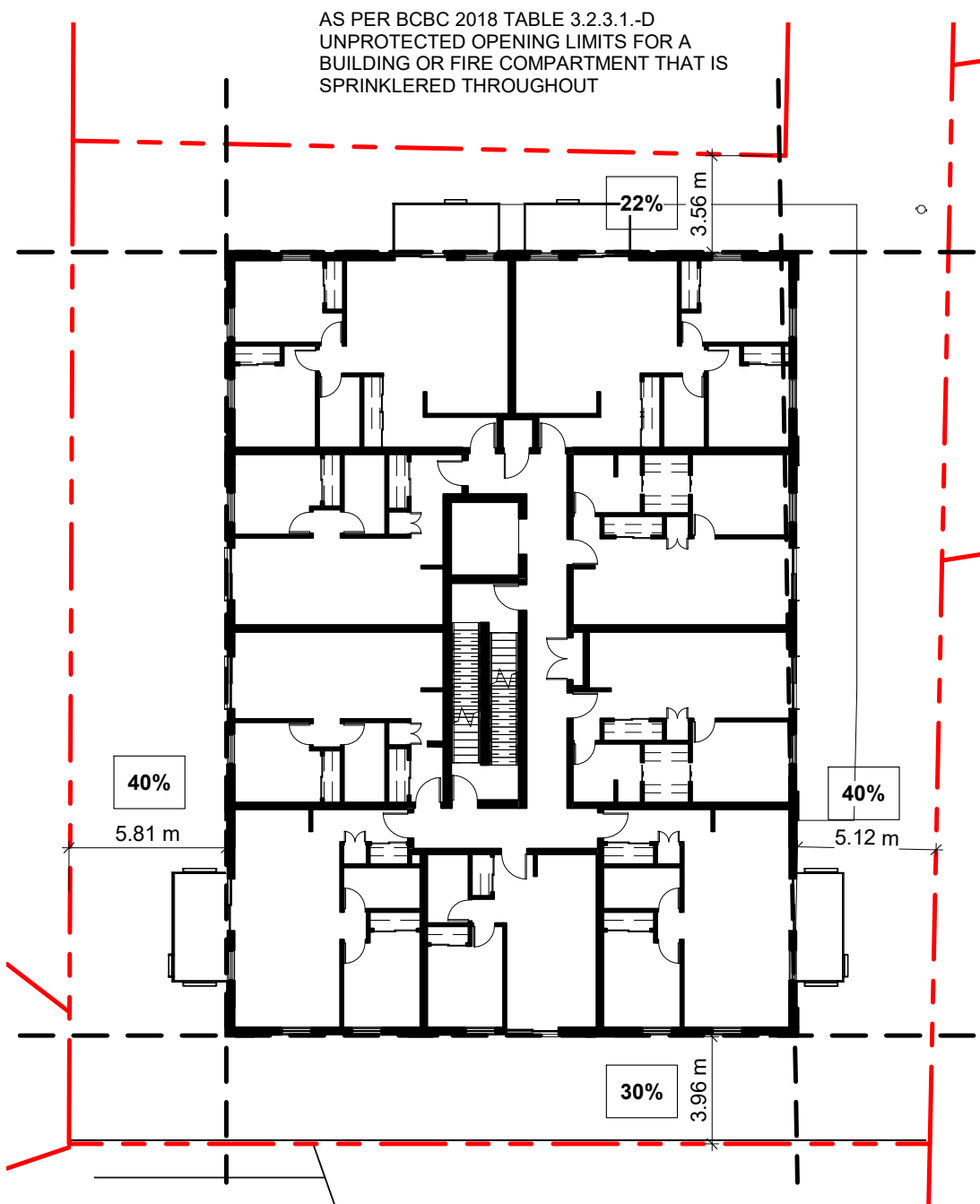
3.3.4.2. FIRE SEPARATIONS
 Suites of residential occupancy shall be separated from each other and the remainder of the building by a fire separation having a fire resistance rating not less than 1hr

SECTION 3.4. EXITS:

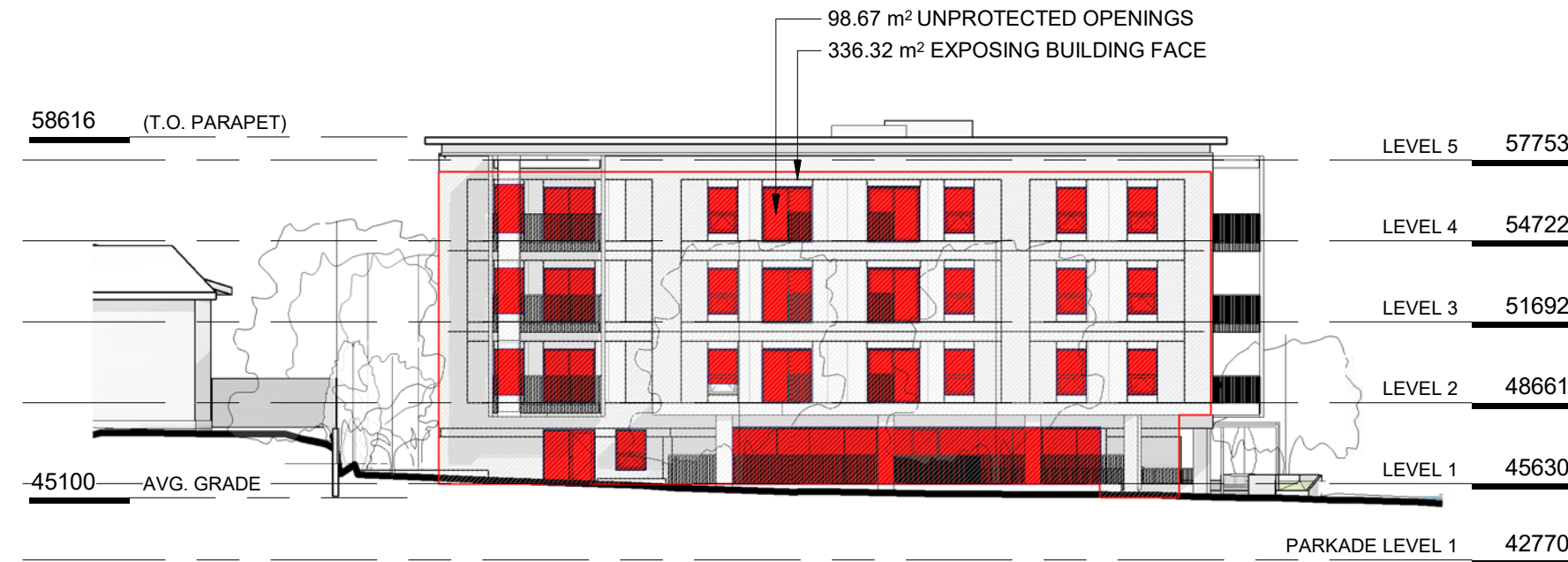
3.4.2.1. MINIMUM NUMBER OF EXITS
 Minimum number of exits: 2 per floor

3.4.2.5. LOCATION OF EXITS:
 Max. Travel Permitted (residential use): 30m
 Max. Travel Permitted (F3 use): 45m

3.4.2.3. DISTANCE BETWEEN EXITS
 one half the maximum diagonal dimension of the floor area, but need not be more than 9m for a floor area having a public corridor.



9 CODE REVIEW - LIMITING DISTANCE KEY
 SCALE = 1 : 250

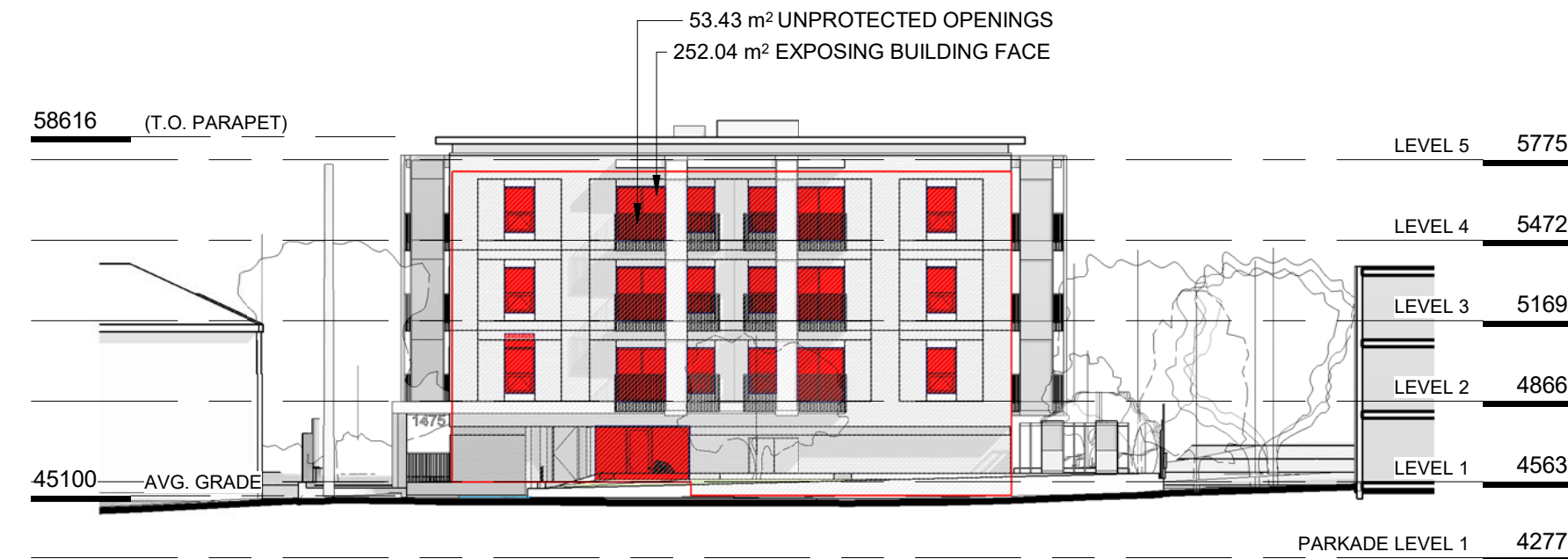


UNPROTECTED OPENING: 98.67 m² / 336.32 m²
EXPOSING BUILDING FACE:

EAST ACTUAL UNPROTECTED OPENING: 0.293 = 29.3%

LIMITING DISTANCE: 5.12 m (5 m)
ALLOWABLE UNPROTECTED OPENING: 40%

4 EAST ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250

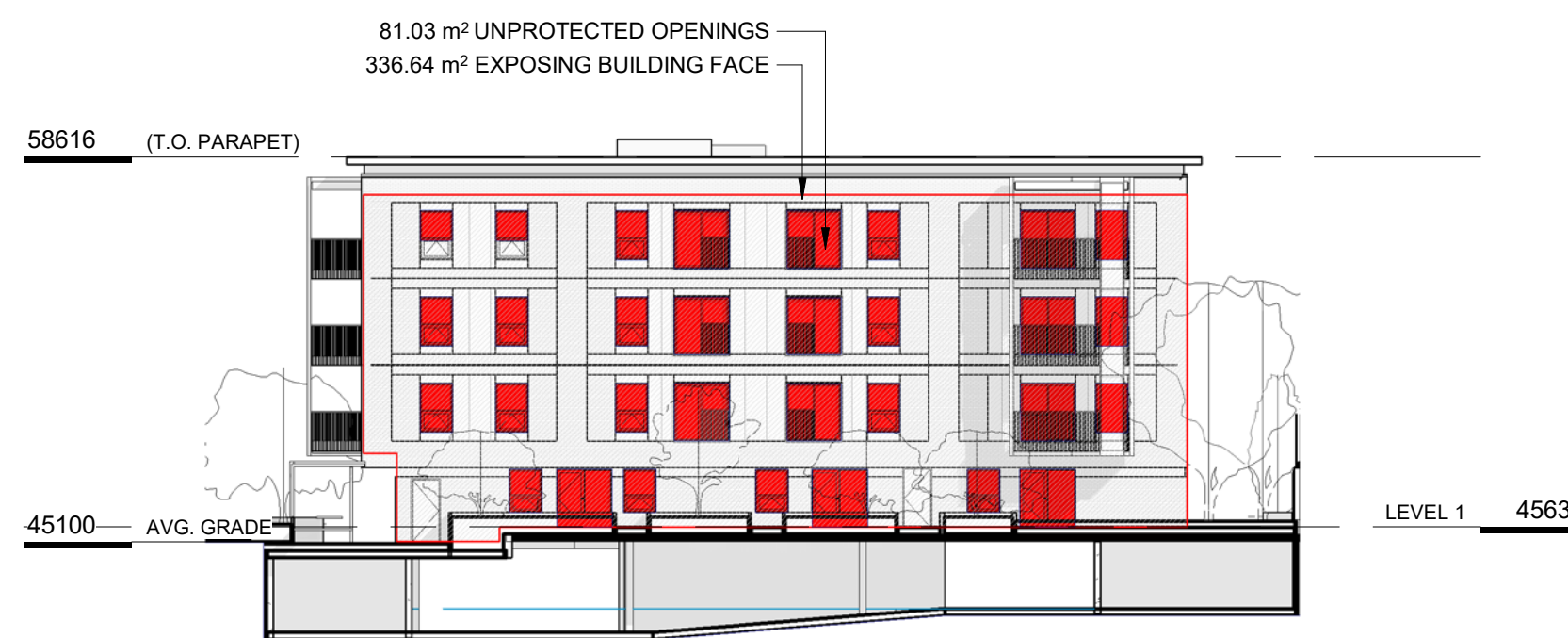


UNPROTECTED OPENING: 53.43 m² / 252.04 m²
EXPOSING BUILDING FACE:

NORTH ACTUAL UNPROTECTED OPENING: 0.210 = 21.0%

LIMITING DISTANCE: 3.56 m (3 m)
ALLOWABLE UNPROTECTED OPENING: 22%

5 NORTH ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250

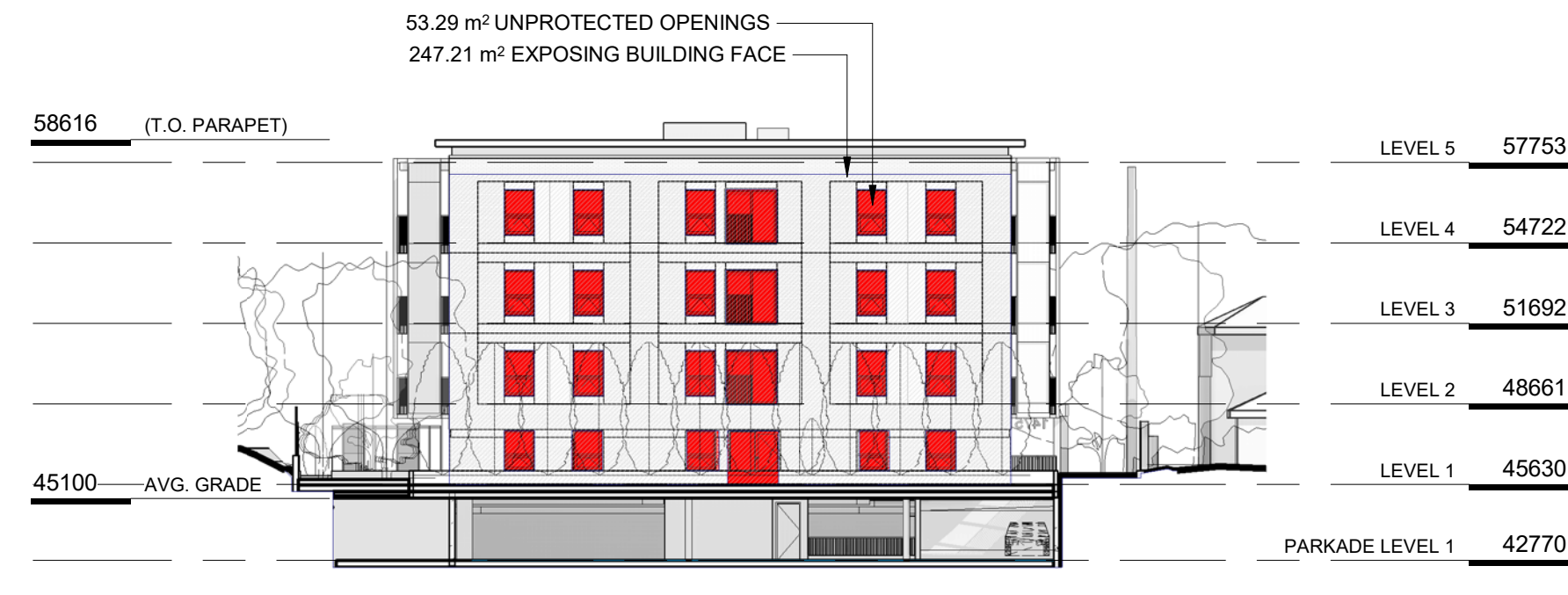


UNPROTECTED OPENING: 81.03 m² / 336.64 m²
EXPOSING BUILDING FACE:

WEST ACTUAL UNPROTECTED OPENING: 0.210 = 21.0%

LIMITING DISTANCE: 5.7 m (5 m)
ALLOWABLE UNPROTECTED OPENING: 40%

6 WEST ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



UNPROTECTED OPENING: 53.29 m² / 247.21 m²
EXPOSING BUILDING FACE:

SOUTH ACTUAL UNPROTECTED OPENING: 0.216 = 21.6%

LIMITING DISTANCE: 3.96 m (3 m)
ALLOWABLE UNPROTECTED OPENING: 22%

7 SOUTH ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250

4	DP Revision 2	OCT 19, 2020
1	Development Permit Application	JUNE 12, 2019
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Sheet Name
BUILDING CODE REVIEW

Date
FEBRUARY 9, 2021

Scale
 As indicated Project #
1618

Revision
 OCT 19, 2020 **4**

Sheet #
A002



CLOSE UP VIEW FROM FREWING LANE



VIEW FROM FORT STREET

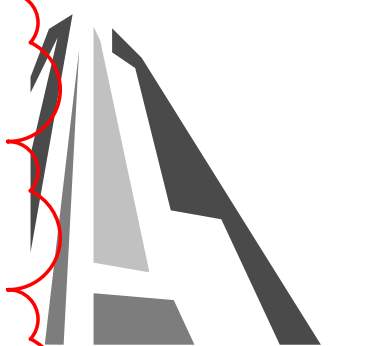


VIEW FROM PANHANDLE



VIEW OF LOBBY / PARKADE ENTRANCE

5	DP Revision 2.2	FEB 9, 2021
4	DP Revision 2	OCT 19, 2020
3	DP Revision 1	SEPT 13, 2019
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Sheet Name
3D VIEWS

Date
FEBRUARY 9, 2021

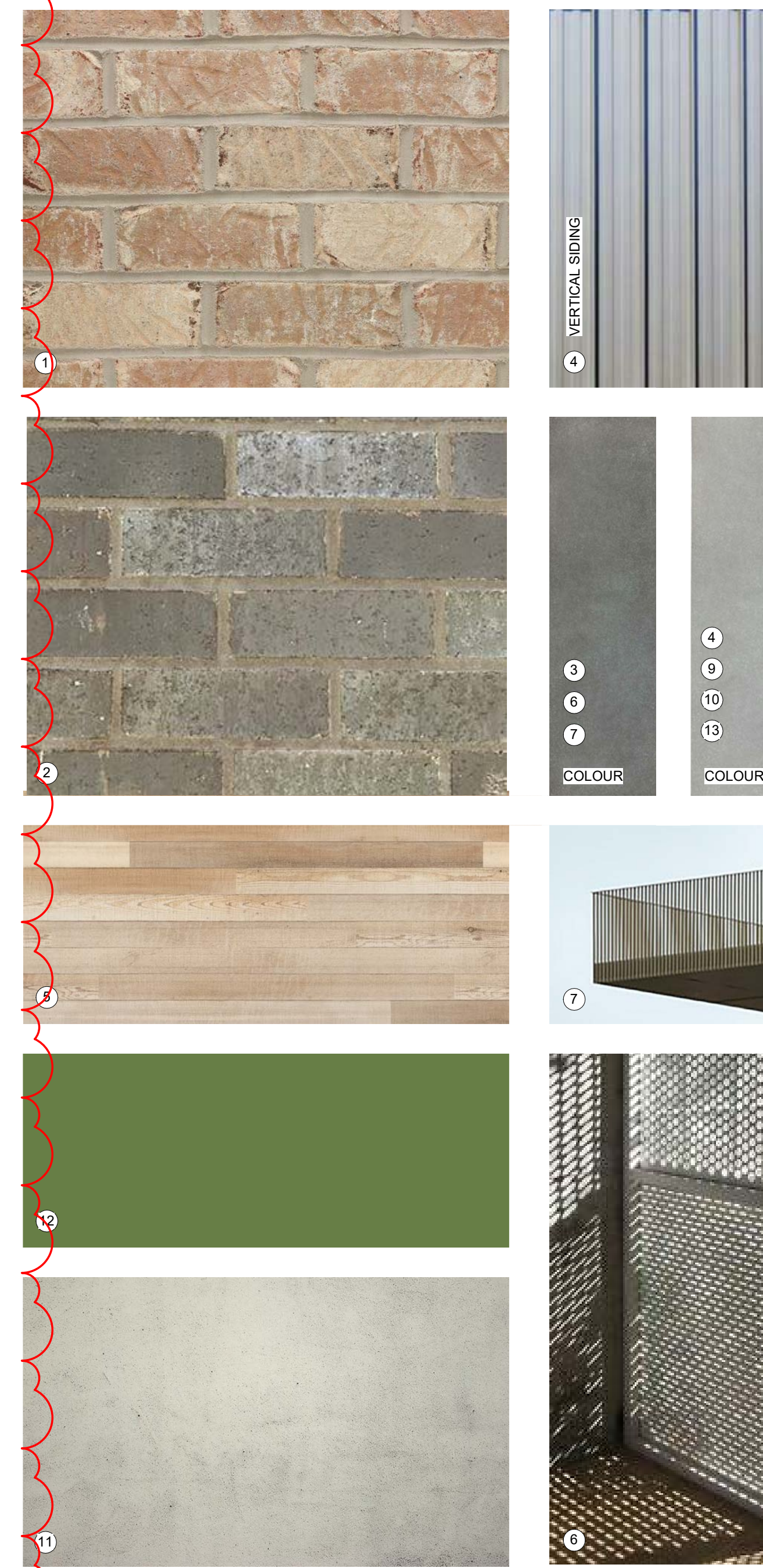
Scale
1 : 300 Project # **1618**

Revision
 FEB 9, 2021 **5**

Sheet #
A003



VIEW FROM PANHANDLE



MATERIALS LIST

- ① TUMBLED BRICK (LIGHT)
- ② SMOOTH BRICK (DARK)
- ③ METAL PANEL (DARK GREY)
- ④ PREFINISHED VERTICAL METAL SIDING (GREY)
- ⑤ T&G CEDAR; SOFFITS (CLEAR FINISH)
- ⑥ PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- ⑦ PREFINISHED ALUMINUM PICKET (DARK GREY)
- ⑧ VISION GLASS TYP. (DARK GREY FRAMES)
- ⑨ PREFINISHED METAL CLAD FASCIA AND SIDING (GREY)
- ⑩ PREFINISHED METAL CAP FLASHINGS (GREY)
- ⑪ ARCHITECTURAL CONCRETE
- ⑫ PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- ⑬ PREFINISHED METAL CLAD COLUMN (GREY)

5	DP Revision 2.2	FEB 9, 2021
2	DP Revision 1	SEPT 13, 2019
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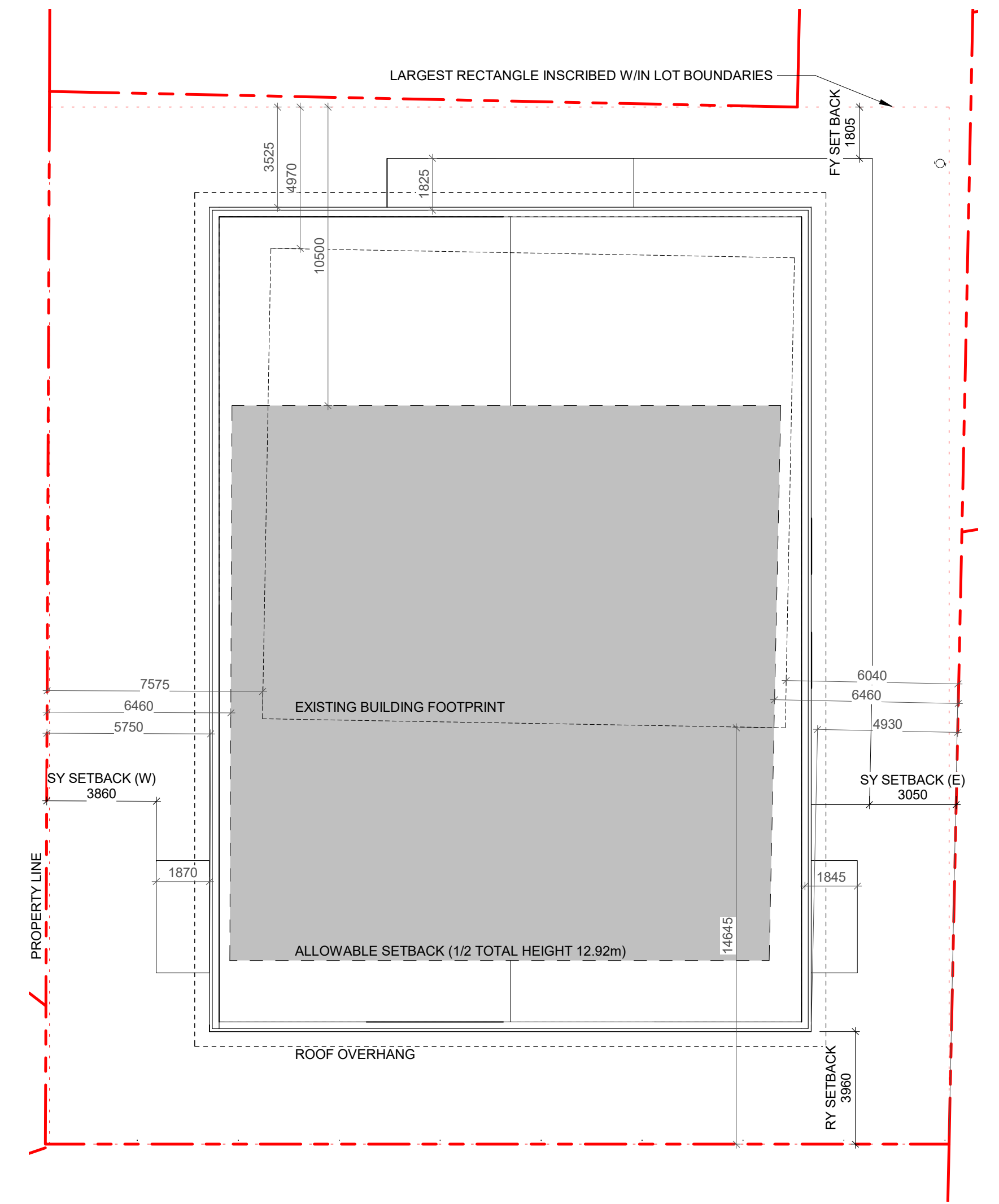
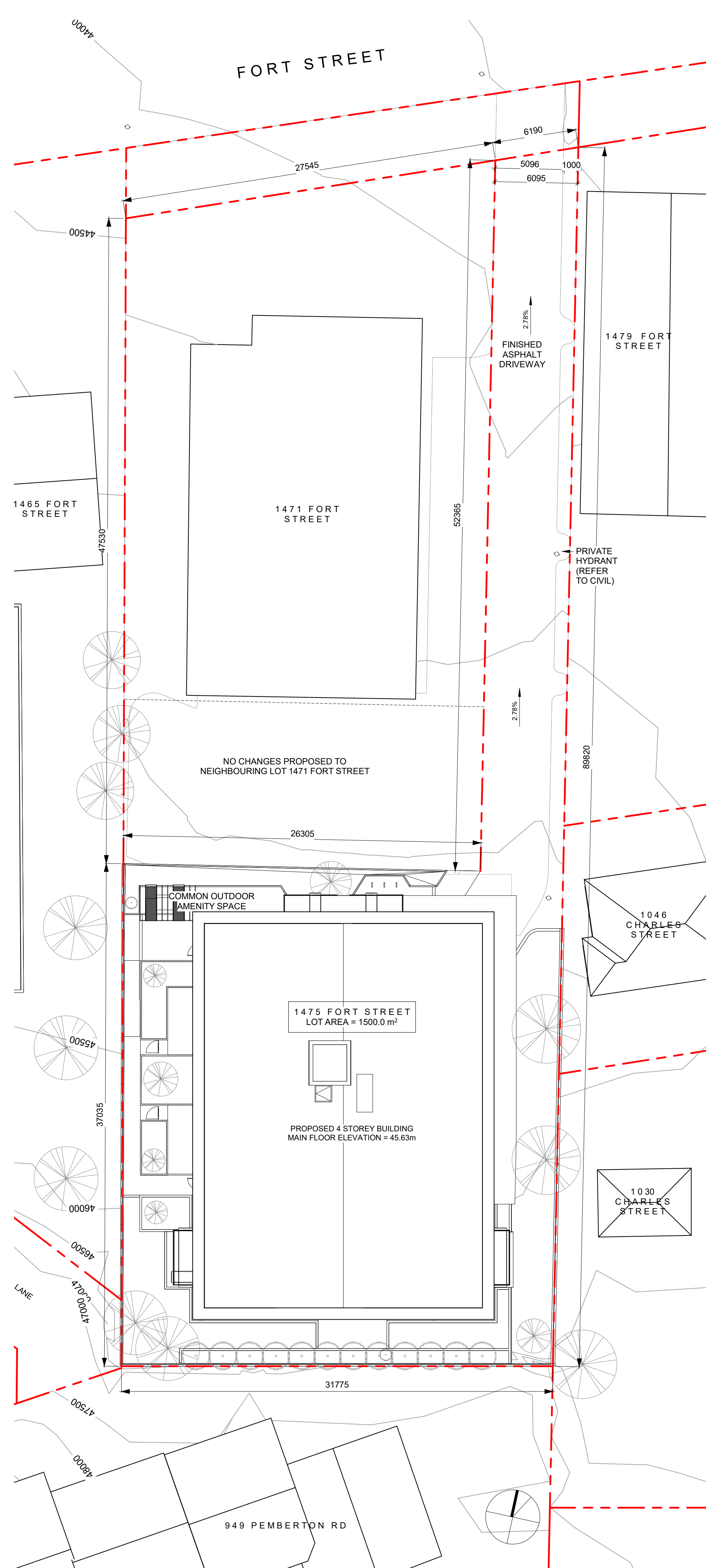
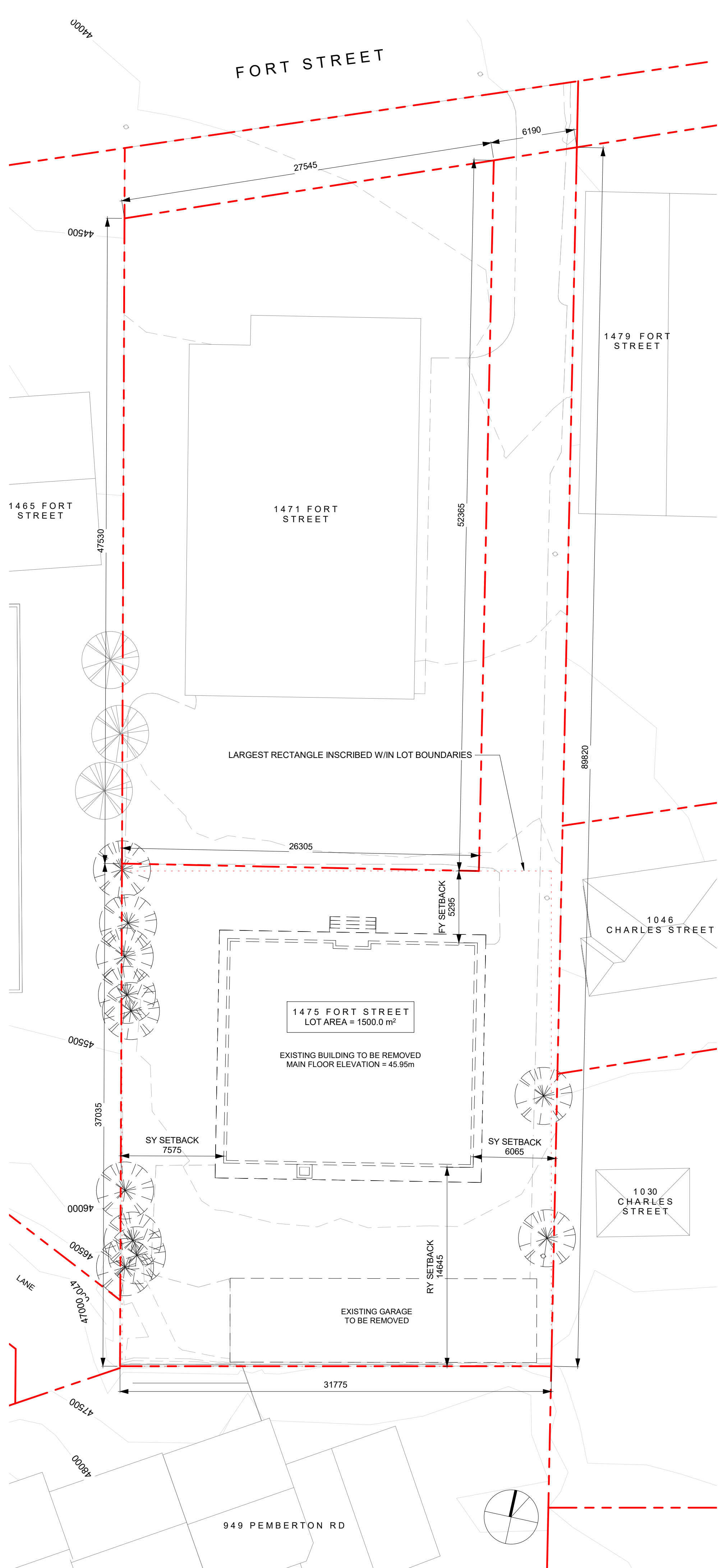
Sheet Name
MATERIALS

Date
FEBRUARY 9, 2021

Scale
As indicated Project # **1618**

Revision
 FEB 9, 2021 **5**

Sheet #
A004



4	DP Revision 2	OCT 19, 2020
2	DP Revision 1	SEPT 13, 2019
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Sheet Name
SITE PLANS - DEMOLITION & PROPOSED

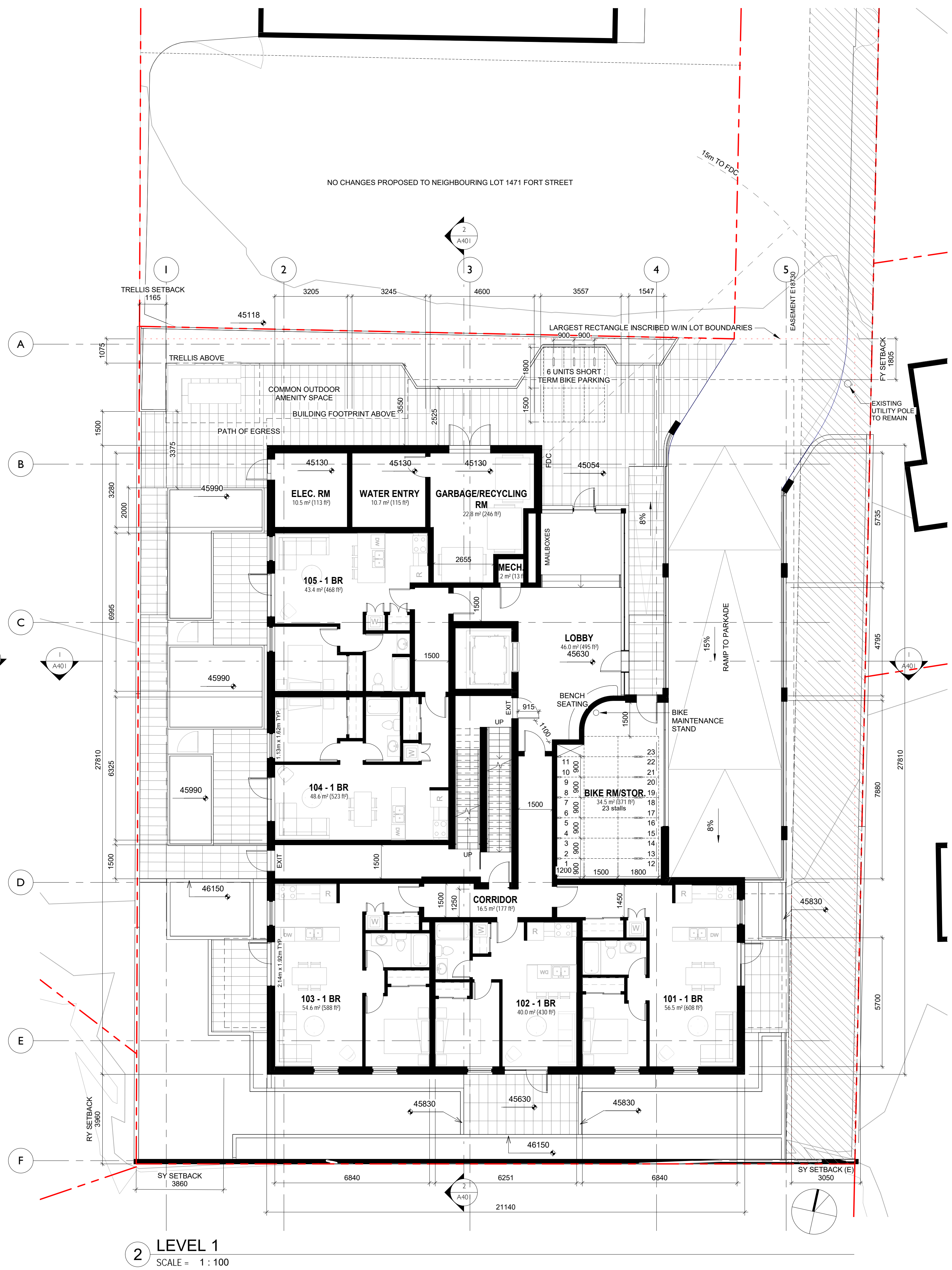
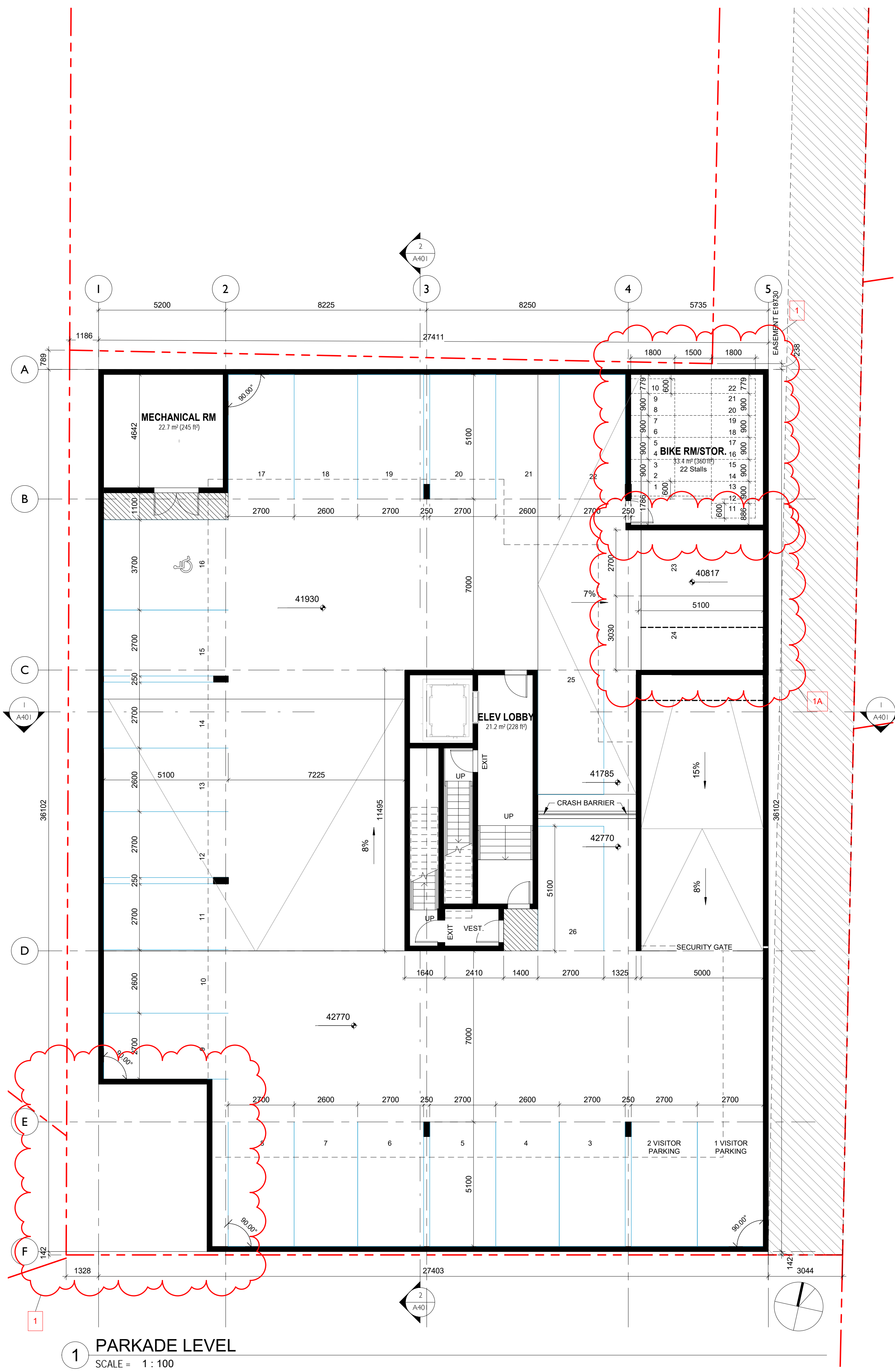
Date
FEBRUARY 9, 2021

Scale
As indicated

Project #
1618

Revision
OCT 19, 2020 **4**

Sheet #
A101



1 PARKADE LEVEL
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2 LEVEL 1
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
5	DIP Revision 2.2	FEB 9, 2021
4	DIP Revision 2	OCT 19, 2020
3	DIP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019



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Project
DP SUBMISSION REVISION 2.2
LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name
FLOOR PLANS

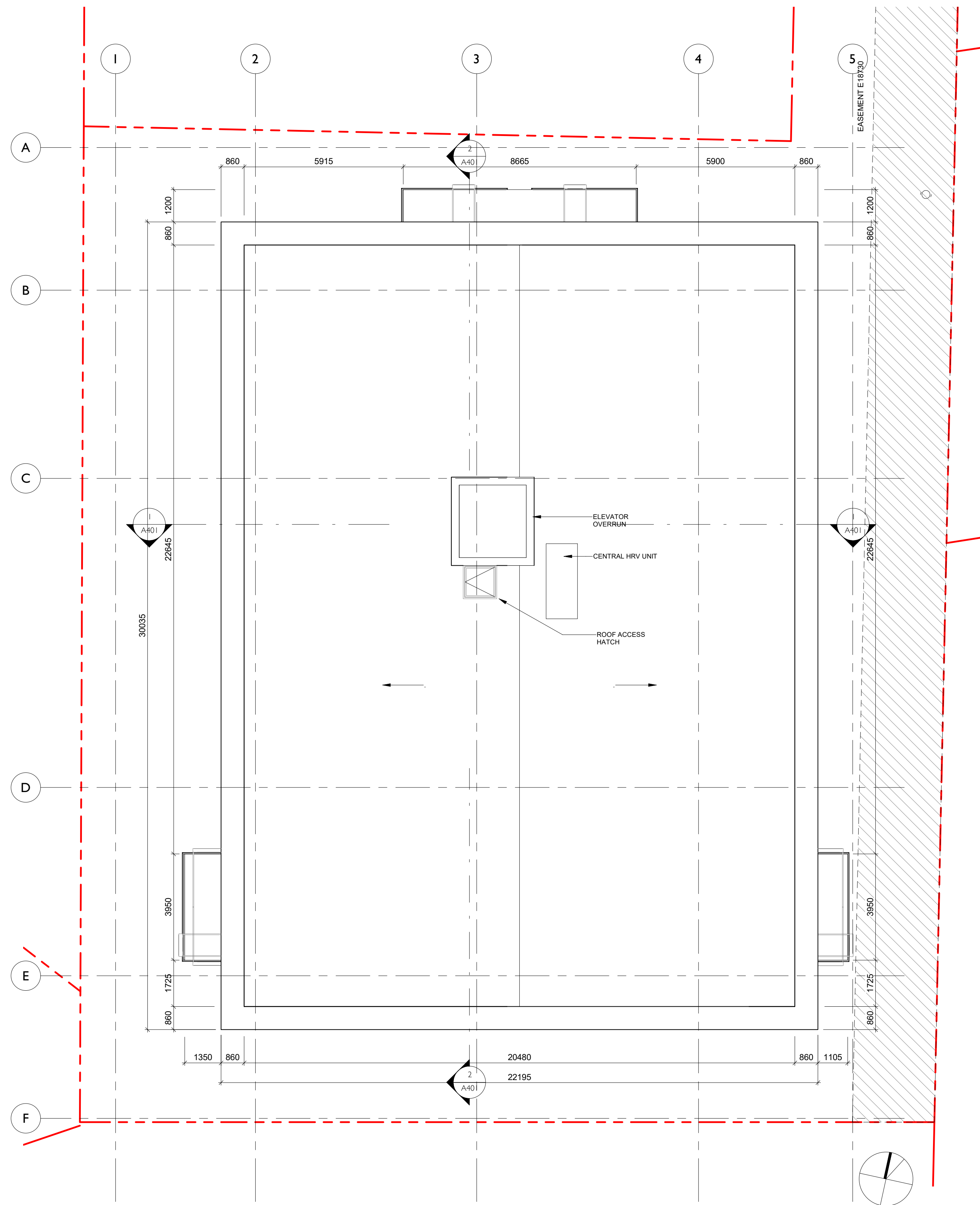
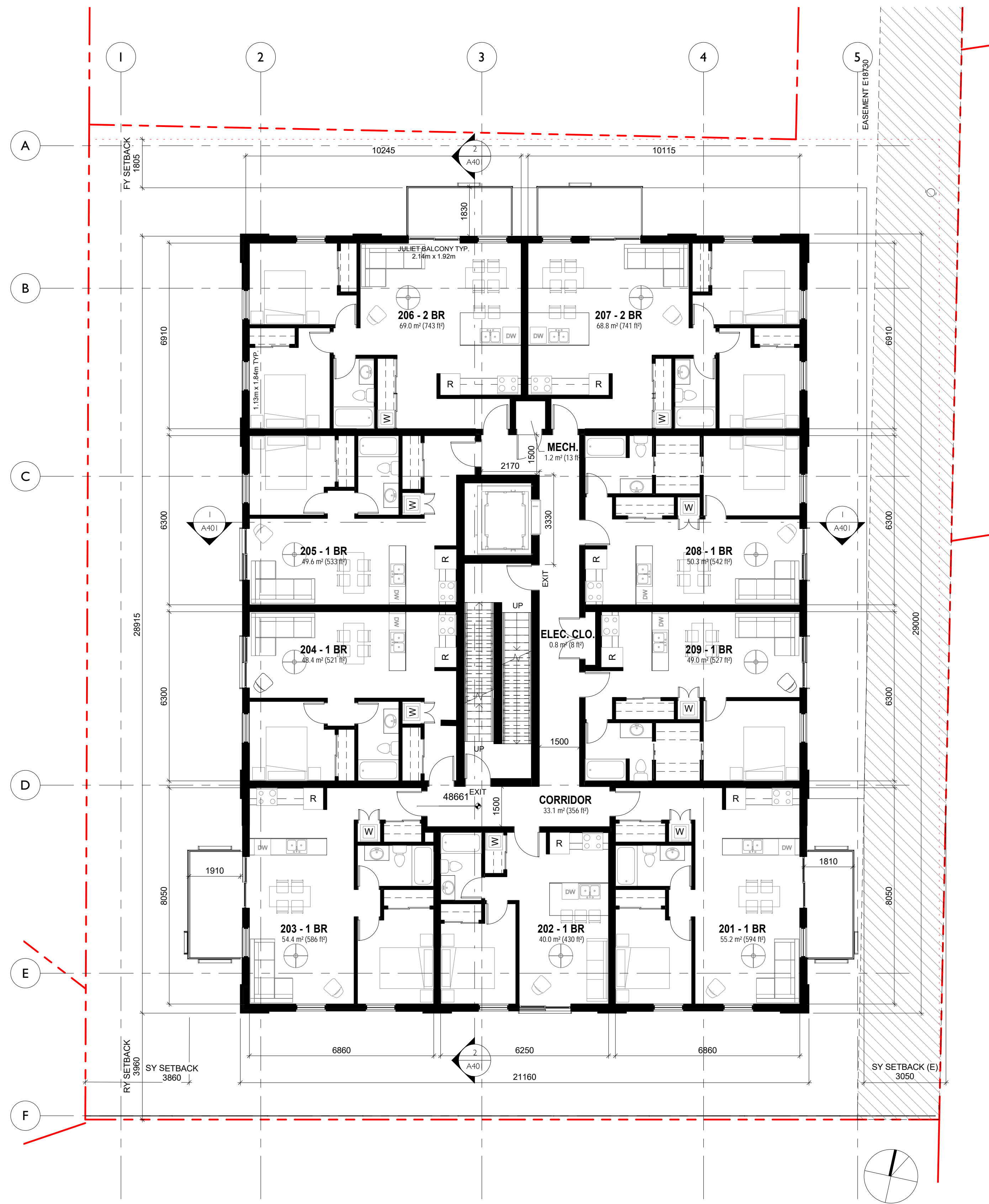
Date
FEBRUARY 9, 2021

Scale
1 : 100

Project #
1618

Revision
5

Sheet #
A201



NO.	DESCRIPTION	DATE
2	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019



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Project
DP SUBMISSION REVISION
2.2
 LANTERN PROPERTIES LTD
 HADERA APARTMENTS 1475 Fort Street
 Victoria BC

Sheet Name
FLOOR PLANS

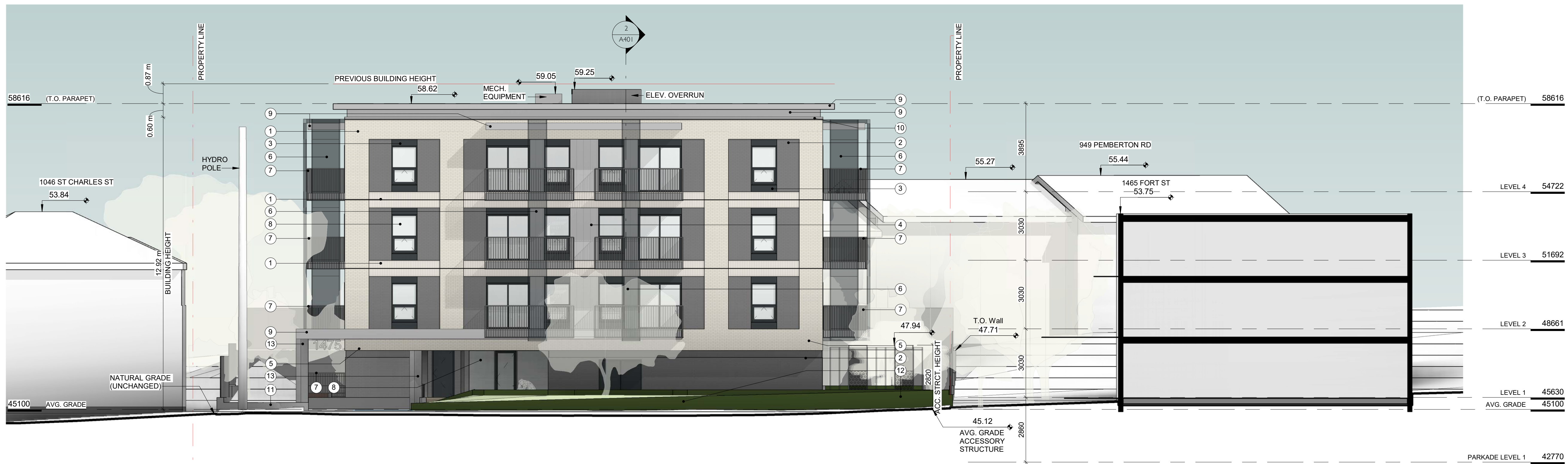
Date
FEBRUARY 9, 2021

Scale
1 : 100

Project #
1618

Revision
2

Sheet #
A202



1 NORTH ELEVATION
SCALE = 1 : 100

MATERIALS LIST

- ① TUMBLER BRICK (LIGHT)
- ② SMOOTH BRICK (DARK)
- ③ METAL PANEL (DARK GREY)
- ④ PREFINISHED VERTICAL METAL SIDING (GREY)
- ⑤ T&G CEDAR; SOFFITS (CLEAR FINISH)
- ⑥ PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- ⑦ PREFINISHED ALUMINUM PICKET (DARK GREY)
- ⑧ VISION GLASS TYP. (DARK GREY FRAMES)
- ⑨ PREFINISHED METAL CLAD FASCIA AND SIDING (GREY)
- ⑩ PREFINISHED METAL CAP FLASHINGS (GREY)
- ⑪ ARCHITECTURAL CONCRETE
- ⑫ PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- ⑬ PREFINISHED METAL CLAD COLUMN (GREY)



2 EAST ELEVATION
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
4	DP Revision 2	OCT 19, 2020
3	DP Revision 1.1	JUNE 12, 2020
2	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019



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Project
DP SUBMISSION REVISION 2.2
LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name
ELEVATIONS

Date
FEBRUARY 9, 2021

Scale
As indicated Project #
1618

Revision
OCT 19, 2020 **4**

Sheet #
A301



1 SOUTH ELEVATION
SCALE = 1 : 100

MATERIALS LIST

- ① TUMBLER BRICK (LIGHT)
- ② SMOOTH BRICK (DARK)
- ③ METAL PANEL (DARK GREY)
- ④ PREFINISHED VERTICAL METAL SIDING (GREY)
- ⑤ T&G CEDAR; SOFFITS (CLEAR FINISH)
- ⑥ PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- ⑦ PREFINISHED ALUMINUM PICKET (DARK GREY)
- ⑧ VISION GLASS TYP. (DARK GREY FRAMES)
- ⑨ PREFINISHED METAL CLAD FASCIA AND SIDING (GREY)
- ⑩ PREFINISHED METAL CAP FLASHINGS (GREY)
- ⑪ ARCHITECTURAL CONCRETE
- ⑫ PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- ⑬ PREFINISHED METAL CLAD COLUMN (GREY)



2 WEST ELEVATION
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
4	DP Revision 2	OCT 19, 2020
3	DP Revision 1.1	JUNE 12, 2020
2	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019



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Project
DP SUBMISSION REVISION 2.2
LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

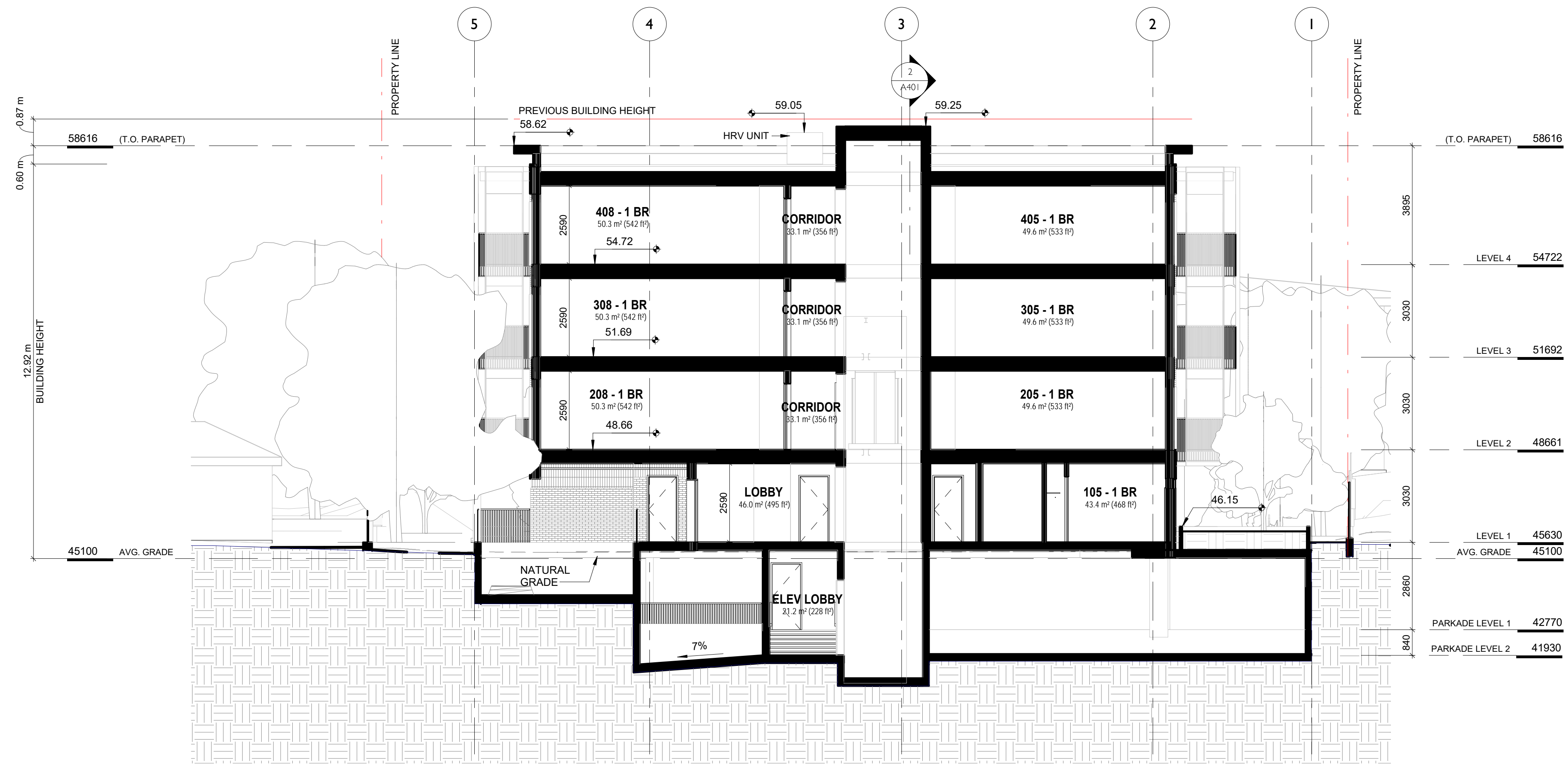
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ELEVATIONS

Date
FEBRUARY 9, 2021

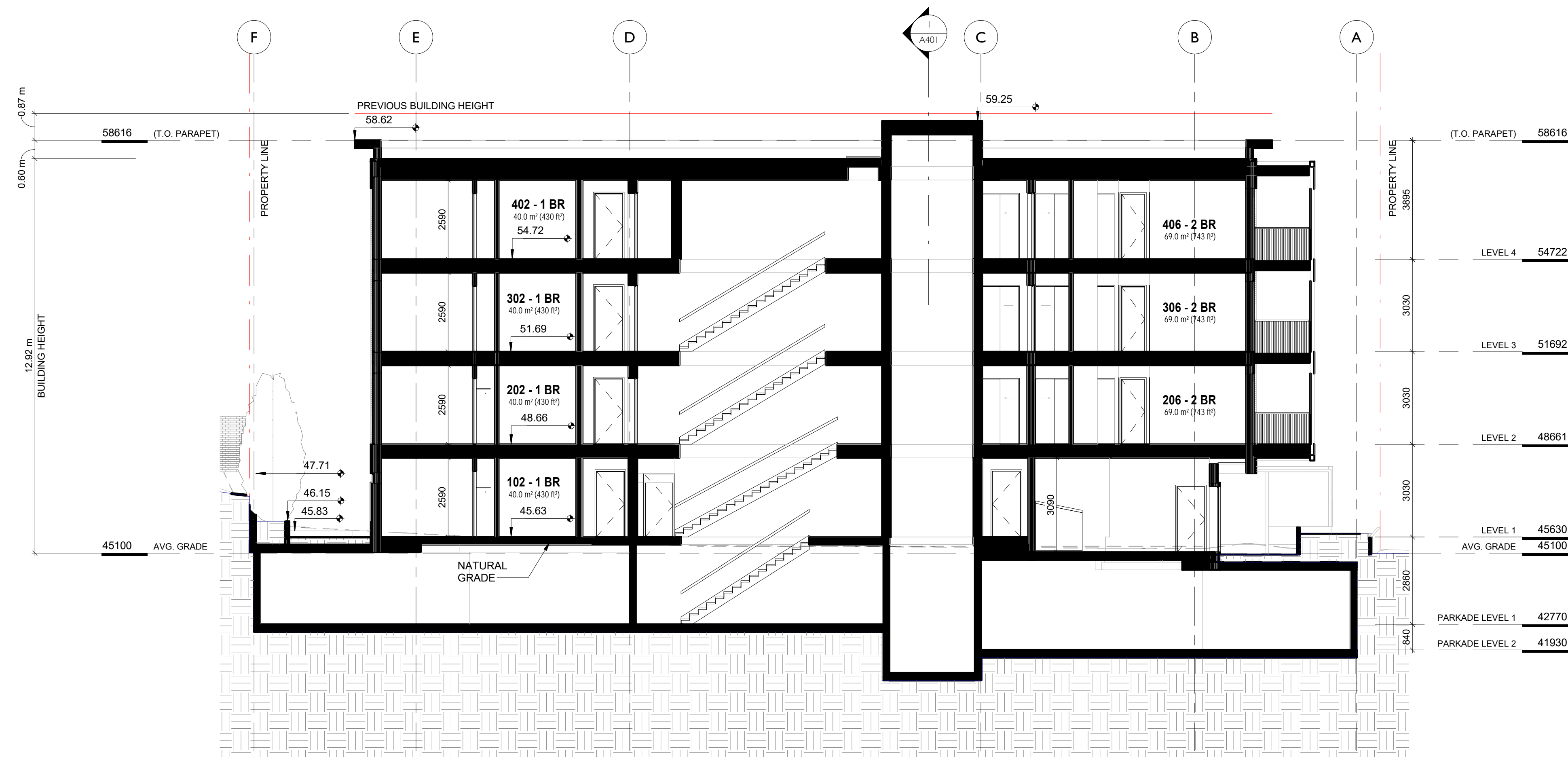
Scale
As indicated Project #
1618

Revision
OCT 19, 2020 **4**

Sheet #
A302



1 Section 1
SCALE = 1 : 100



2 Section 2
SCALE = 1 : 100

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2	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019
NO.	DESCRIPTION	DATE

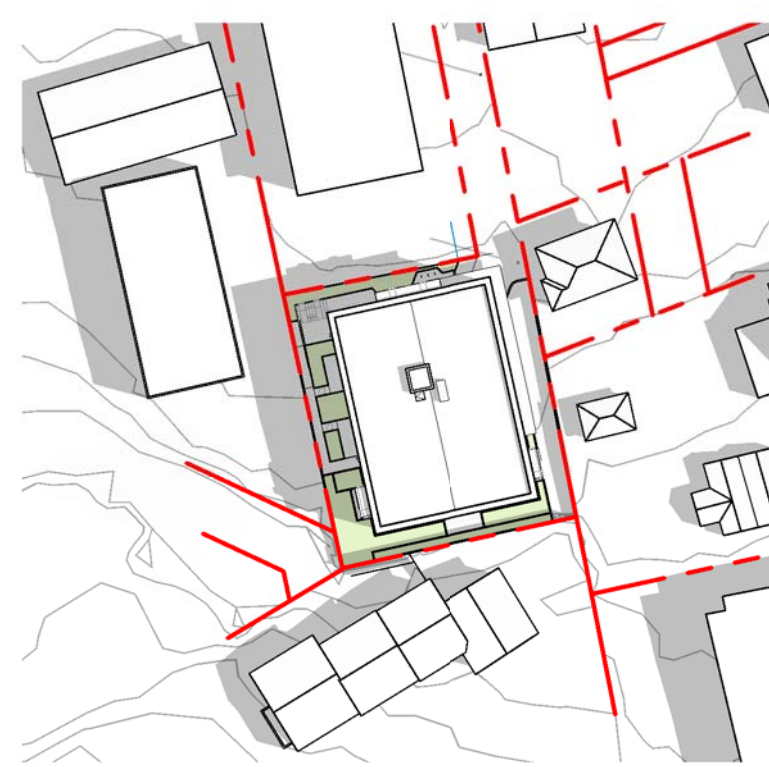


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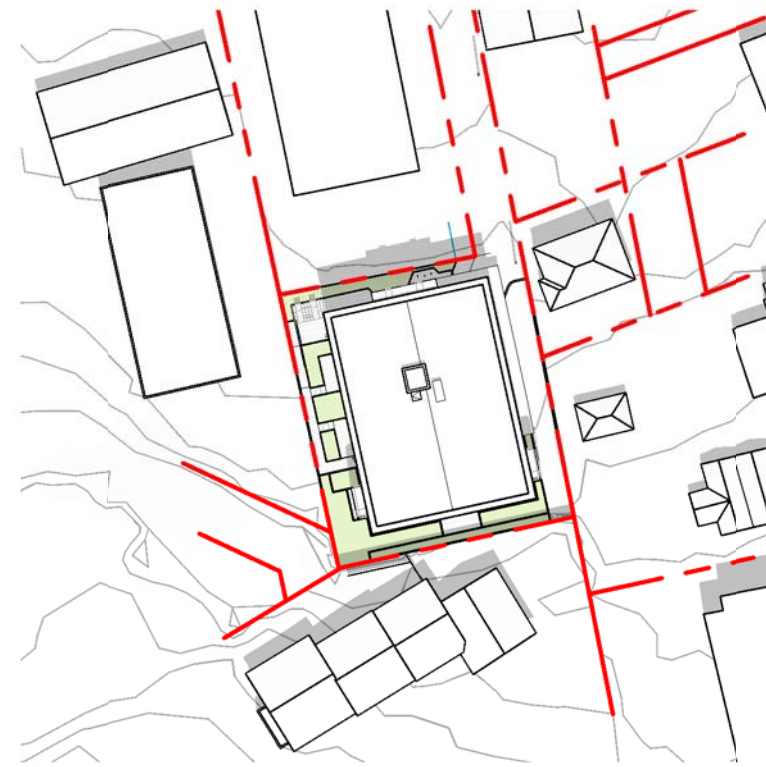
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Project	
DP SUBMISSION REVISION	
2.2	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street	
Victoria BC	
Sheet Name	
BUILDING + SITE SECTIONS	

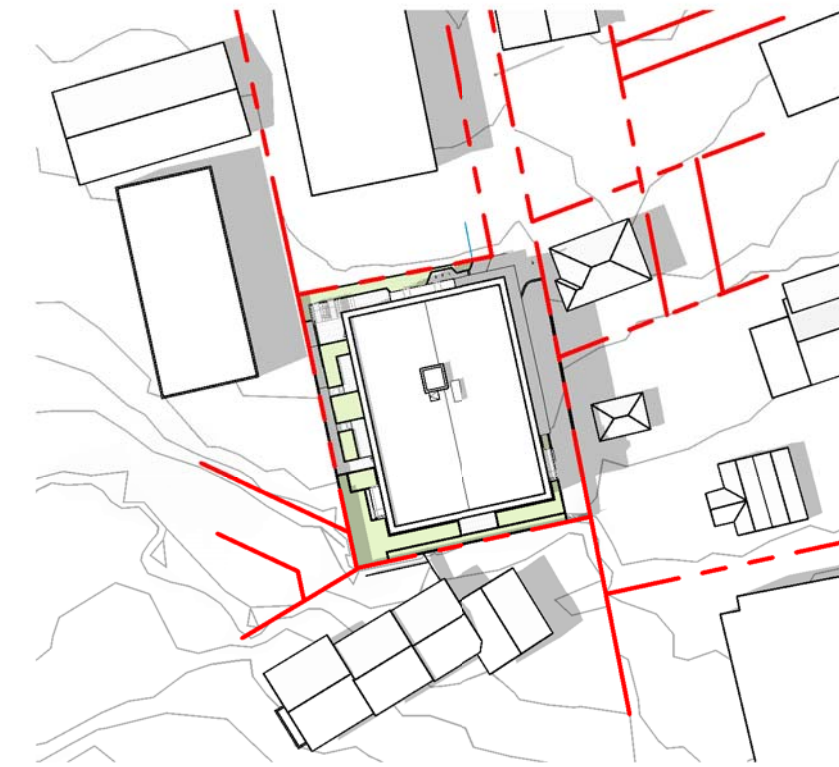
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Scale	1 : 100	Project #	1618
Revision		4	
OCT 19, 2020			
Sheet #		A401	



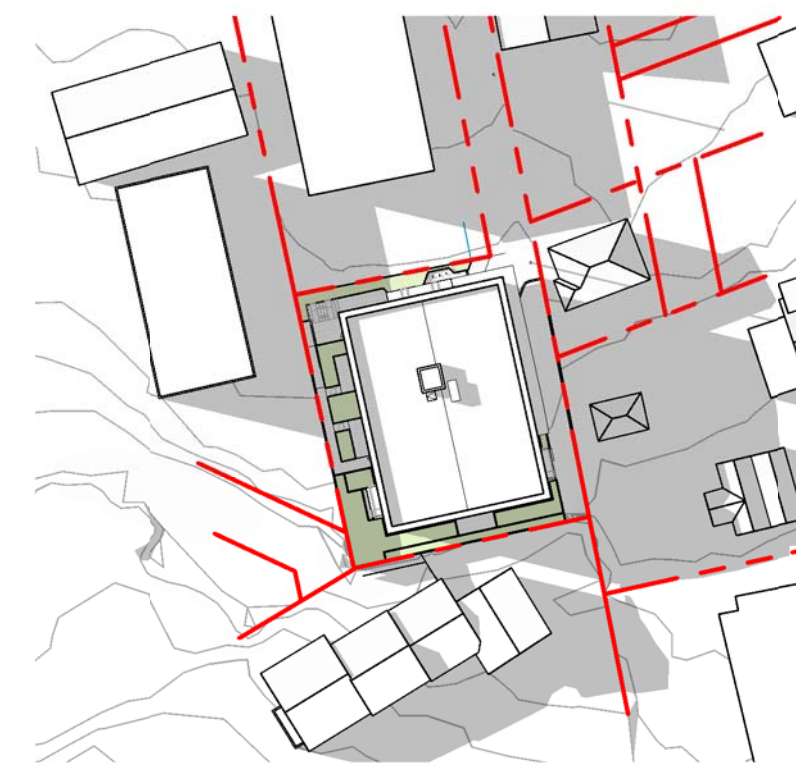
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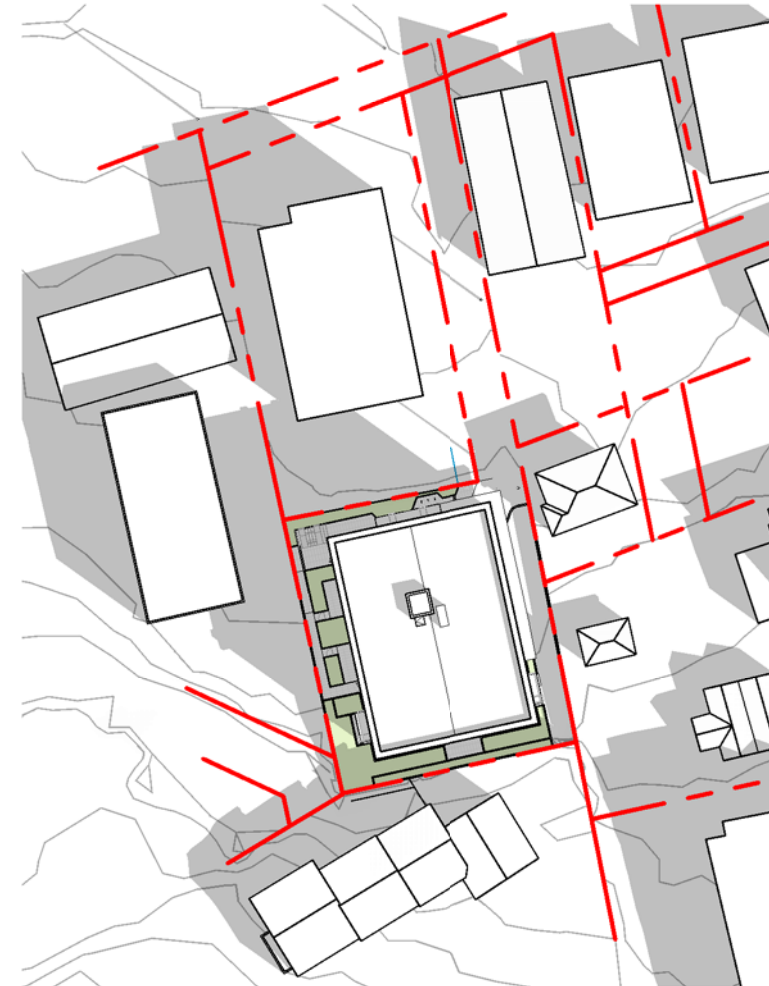
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SCALE = 1 : 1000



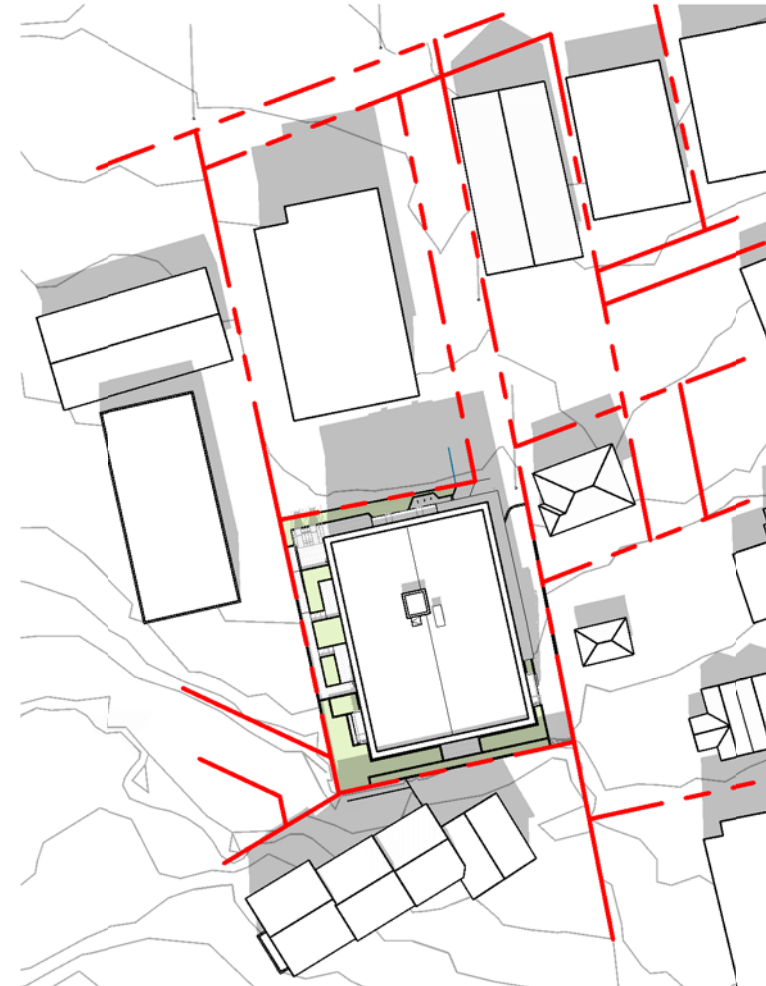
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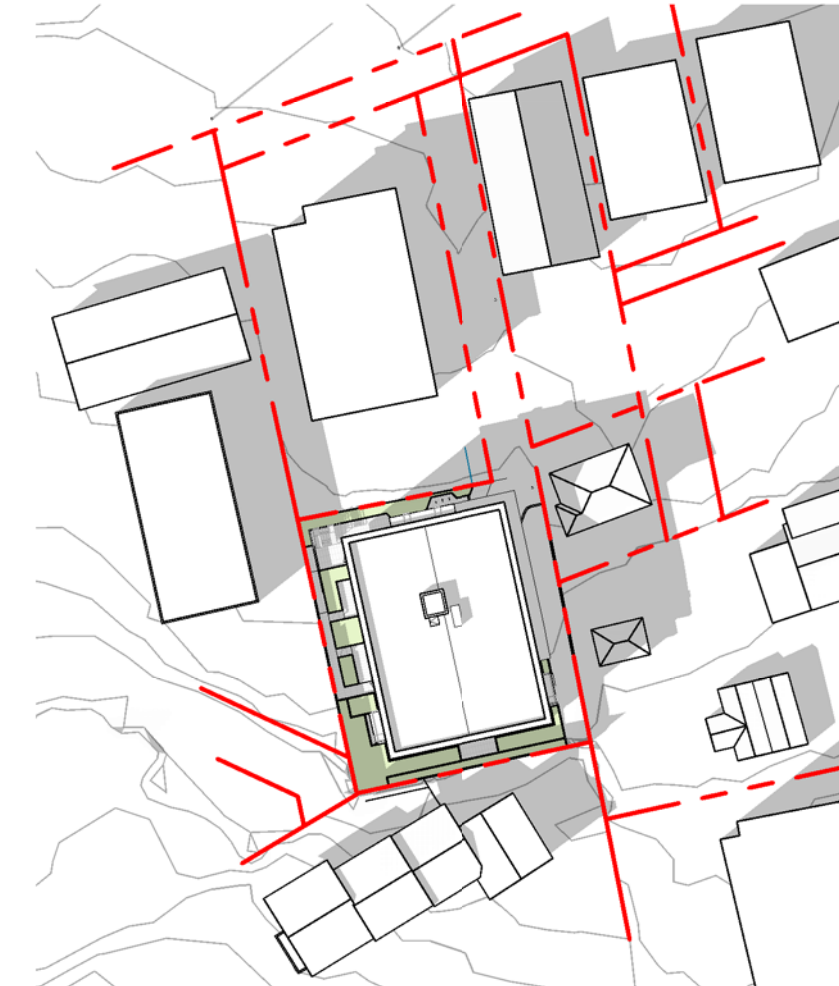
4 SUMMER SOLSTICE - 6PM
SCALE = 1 : 1000



5 FALL EQUINOX - 9AM
SCALE = 1 : 1000



6 FALL EQUINOX - NOON
SCALE = 1 : 1000



7 FALL EQUINOX - 3PM
SCALE = 1 : 1000



8 FALL EQUINOX - 6PM
SCALE = 1 : 1000



9 WINTER SOLSTICE - 9AM
SCALE = 1 : 1000



10 WINTER SOLSTICE - NOON
SCALE = 1 : 1000



11 WINTER SOLSTICE - 3PM
SCALE = 1 : 1000



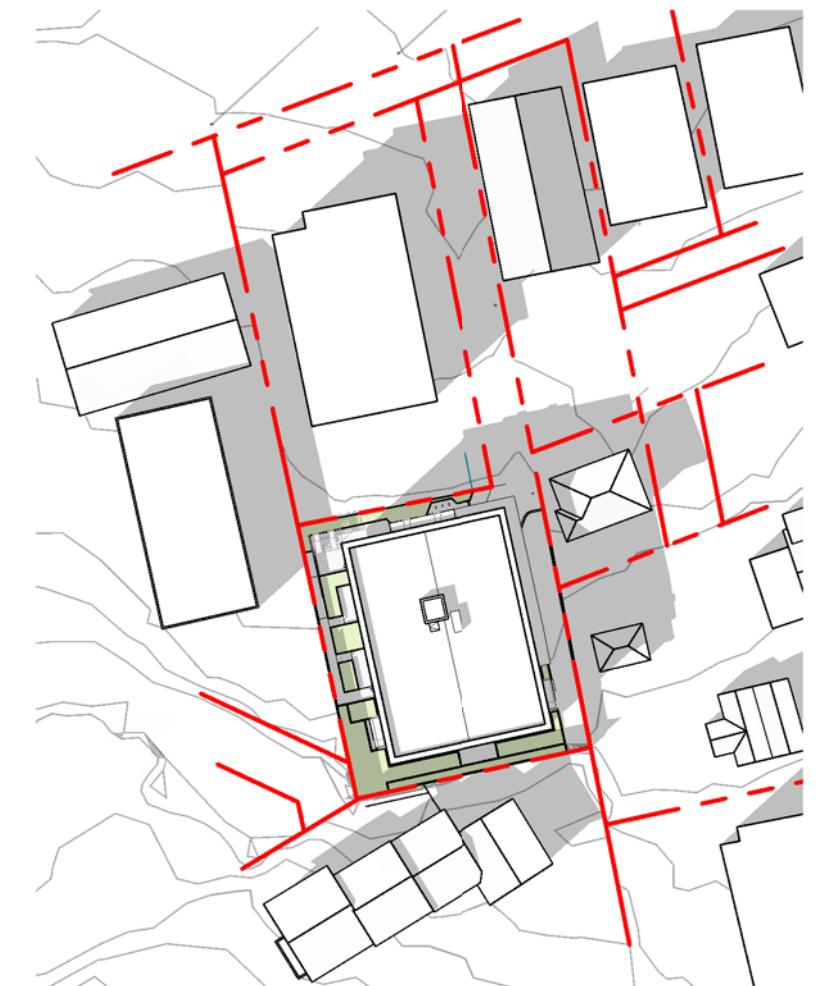
12 WINTER SOLSTICE - 6PM
SCALE = 1 : 1000



13 SPRING EQUINOX - 9AM
SCALE = 1 : 1000



14 SPRING EQUINOX - NOON
SCALE = 1 : 1000



15 SPRING EQUINOX - 3PM
SCALE = 1 : 1000



16 SPRING EQUINOX - 6PM
SCALE = 1 : 1000

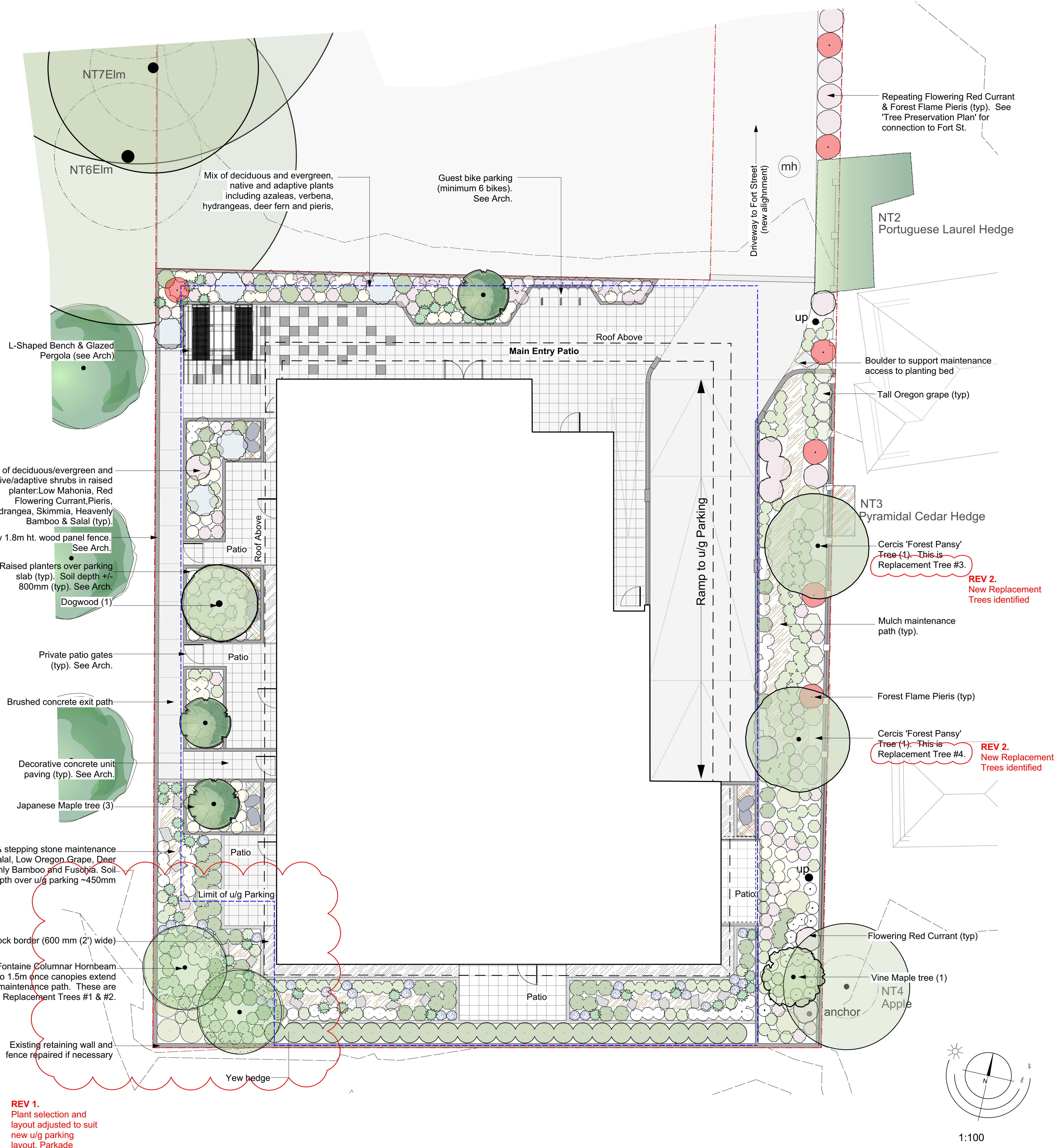
4	DP Revision 2	OCT 19, 2020
2	DP Revision 1	SEPT 13, 2019
1	Development Permit Application	JUNE 12, 2019
NO.	DESCRIPTION	DATE



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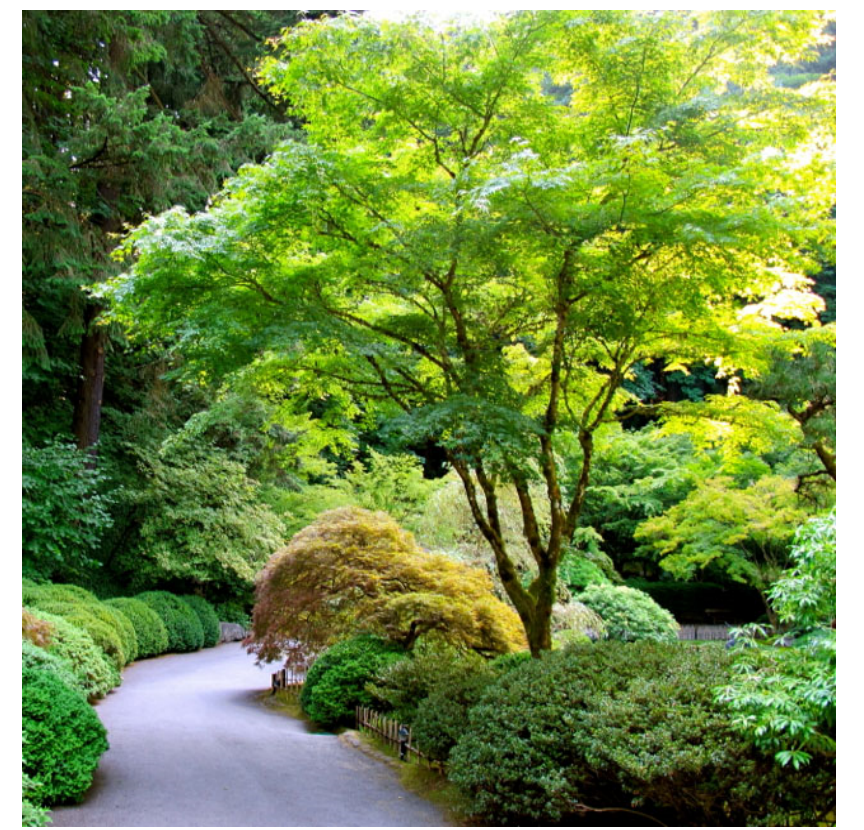
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HADERA APARTMENTS 1475 Fort Street Victoria BC	
Sheet Name	
SHADOW STUDY	
Date	
FEBRUARY 9, 2021	
Scale	Project #
1 : 1000	1618
Revision	
OCT 19, 2020	4
Sheet #	
A501	



Reference Images for Proposed Trees



'Forest Pansy' Redbud (early spring flowers)



Standard Green Japanese Maple



Milky Way Dogwood (late spring flowers)



Vine Maple (spring flowers and autumn samaras)

Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
AcC	1	Acer circinatum	Vine Maple	#15 pot; 2m ht min;
AcP	3	Acer palmatum	Japanese Maple	5cm cal
CaFF	2	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Columnar Hornbeam	5cm cal
CJ	3	Cercidiphyllum japonicum	Katsura Tree	7cm cal.
CarFP	2	Cercis Canadensis 'Forest Pansy'	Forest Pansy Redbud	4cm cal; #15 pot
CorMW	1	Cornus kousa 'Milky Way'	Milky Way Dogwood	#20 pot
Large Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
HyMB	7	Hydrangea macrophylla 'Blaumeise'	Teller Blue Lacecap Hydrangea	#7 pot
PIFF	12	Pieris 'Forest Flame'	Forest Flame Pieris	#7 pot
TaBaF	25	Taxus baccata 'Fastigiata'	Irish Yew	2m ht.
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
MaAq	10	Mahonia aquifolium	Tall Oregon Grape	#5 pot
RiSaKE	29	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#7 pot
SarR	6	Sarcococca ruscifolia	Sweet Box	#5 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
AzJH	8	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
GaSh	58	Gaultheria shallon	Salal	#1 pot
HyMTP	48	Hydrangea macrophylla 'Teller's Pink'	Teller's Pink Hydrangea	#3 pot
MaNe	187	Mahonia nervosa	Low Oregon Grape	#1 pot
NaHD	79	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	#2 pot
PIP	77	Pieris japonica 'Prelude'	Pieris 'Prelude'	#1 pot
SarR	3	Sarcococca ruscifolia	Sweet Box	#5 pot
SKJ	7	Skimmia japonica	Skimmia	#1 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
BIS	48	Blechnum spicant	Deer Fern	#1 pot
FAH	29	Fuschia 'Alice Hoffman' (Hardy Fuschia)	Alice Hoffman Fuschia	#1 pot
VerB	18	Verbena bonariensis	Tall Verbena	#1 pot

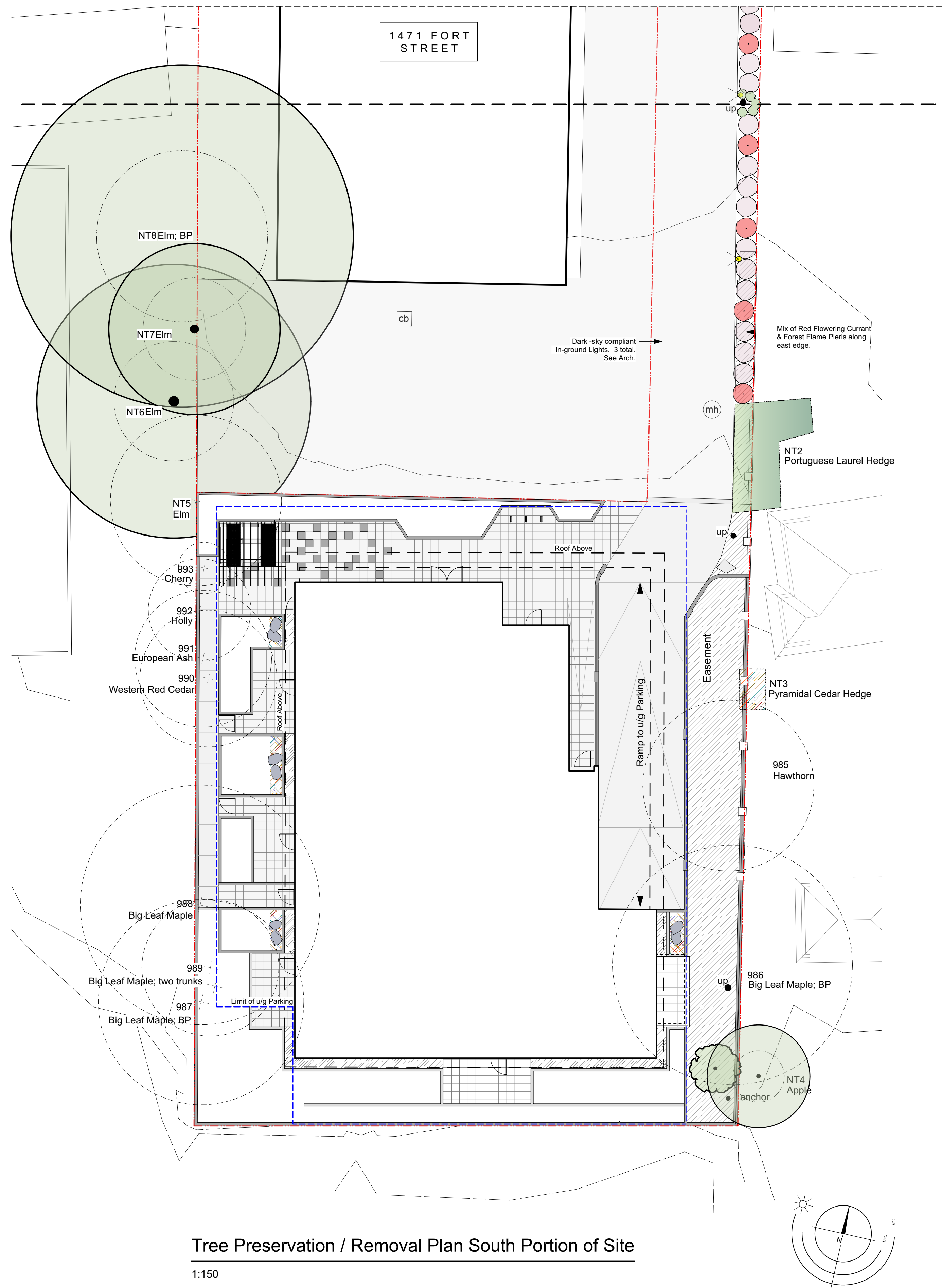
REV 3. Plant List updated to suit revisions in south west corner

- Notes:
 1. All work to be completed to current Canadian Landscape Standard
 2. All soft landscape to be irrigated with an automatic irrigation system
 3. LADR's work is limited to plant selections and soft landscape.
 4. Four Replacement Trees are identified on this plan.

- Rev C 210208 Trees revised in response to adjusted u/g parking
 Rev B 201008 Planting revised to suit adjusted architecture, & in response to community comments.
 Rev A 190906 Planting revised to suit adjusted architecture, & extended to Fort St. Tree Preservation Plan added.

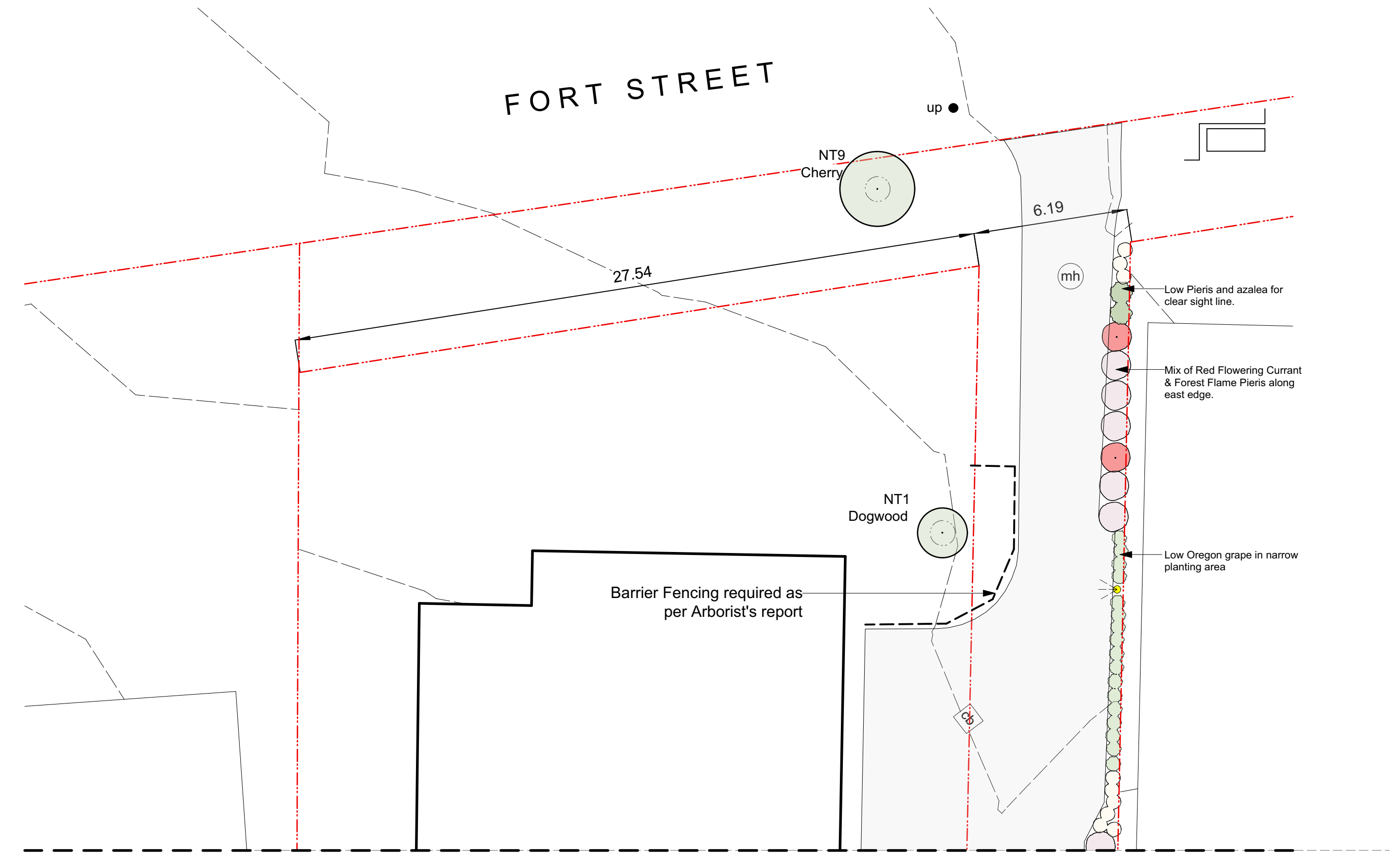
REV 1. Plant selection and layout adjusted to suit new u/g parking layout. Parkade notched.

1475 Fort St. - Landscape Concept Plan



Tree Preservation / Removal Plan South Portion of Site




1:150



Tree Preservation / Removal Plan North Portion of Site

1:150

Tree Removal Key

-  CRZ of Removed Tree (10 total)
- BP** By-law Protected (Removing 2; both on-site)
-  CRZ of Retained Tree
- NT5 / 988** Tree ID as per Arborist's Report
-  Canopy of Retained Tree

Project Consulting Arborist is Graham Mackenzie at **Talbot Mackenzie and Associates**
 Contact: 250-479-8733 Email: tmtreehelp@gmail.com

Tree Replacement Summary:

- 1) Two by-law protected trees, #986 and #987, are being removed (as per Arborist report). Four trees are required to replace the 2 by-law protected trees (2:1 replacement). they are identified on the Landscape Concept Plan.
- 2) Eight non-by-law protected trees are being removed and replaced with 8 new trees.
- 3) One Bylaw protected tree, NT8, is being retained as per Arborist report.
- 4) Twelve new trees are proposed for this project (including Replacement Trees).
- 5) The following work to be supervised by the project Arborist: Locating barrier (tree protection) fencing, locating work zones, supervising excavation within critical root zones of trees to be retained, and reviewing and advising of any pruning requirements for machine clearances. Arborist to also review the arborist report with the site supervisor, prior to beginning work on site.

REV 4.
 One additional tree included in recommended Plant List.

- Rev D 210208 Trees revised in response to adjusted u/g parking
- Rev C 201215 Notes around replacement trees revised.
- Rev B 201008 Planting revised to suit adjusted architecture, & in response to community comments.

Rev A 190906 Planting revised to suit adjusted architecture, & extended to Fort St. Tree Preservation Plan added

1475 Fort St. - Tree Preservation Plan