VNFC VANCOUVER STREET

ISSUED FOR DEVELOPMENT PERMIT AND REZONING APPLICATION - RESUBMISSION



MAIN ENTRY AT KINGS ROAD + VANCOUVER STREET



VIEW FROM KINGS ROAD + FIFTH STREET

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REVISIONS LIST					
Revision Number	Revision Date	Revision Description	Mark	Comments	Sheets
2	2026.07.24	DP/REZ R2	2.0	Revisions list.	A0.00
2	2026.07.24	DP/REZ R2	2.1	Addition of a glazed entrance to the kitchen lounge area to enhance visibility and transparency from Fifth Street, along with an extension of the overhang.	A0.00, A0.03, A0.06, A0.07, A1.00, A2.00, A3.00, A3.11, A3.20
2	2026.07.24	DP/REZ R2	2.2	Frontage updates - see landscape and civil.	A0.00, A0.06, A0.07, A1.00, A3.20
2	2026.07.24	DP/REZ R2	2.3	Project Information Table has been updated.	A1.00
2	2026.07.24	DP/REZ R2	2.4	Height of the building has been revised to exclude posts and parapet.	A1.00, A3.00, A3.01,A3.02, A4.00, A4.01, A4.02
2	2026.07.24	DP/REZ R2	2.5	Roof top projection has been updated.	A1.00, A3.00, A3.01,A3.02, A4.00, A4.01, A4.02
2	2026.07.24	DP/REZ R2	2.6	Modification of the Landscape area to include PMT clearance	A0.04
2	2026.07.24	DP/REZ R2	2.7	Addition of Accessory Landscape Building Setback Information	A0.04

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	**A PROPOSED REZONING FOR THE CONSTRUCTION OF A NEW SIX (6) STOREY RENTAL BUILDING, OWNED AND OPERATED BY THE VICTORIA NATIVE FRIENDSHIP CENTRE. THE BUILDING CONTAINS VNFC PROGRAMMING ON THE GROUND FLOOR AND 40 RESIDENTIAL UNITS.**
CIVIC ADDRESS	2580 + 2582 VANCOUVER STREET, VICTORIA BC, V8T 4A7
LEGAL DESCRIPTION	LOT 1, SECTION 4, PLAN 964, VICTORIA LOT 2, SECTION 4, PLAN 964, VICTORIA
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	001-723-472 + 008-135-398
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024 EDITION, INCLUDING ALL AMENDMENTS
TERRITORIAL ACKNOWLEDGEMENT	AS AN ARCHITECTURE PRACTICE CONTRIBUTING TO THE BUILT ENVIRONMENT, WE RECOGNIZE THE FOLLOWING: • THAT OUR PERSONAL LIVES AND THE WORK WE PRODUCE AS AN ORGANIZATION ARE ENABLED BY LAND THEFT HAVING OCCURRED IN RECENT HISTORY FROM NATIONS WHO HAVE STEWARDED THESE LANDS AND WATERS SINCE TIME IMMEMORIAL. • AS A PRACTICE COMPOSED PRIMARILY OF SETTLERS, WE NEED TO EXPAND OUR UNDERSTANDING OF THE IMPLICIT BIASES WE HOLD AS AN ORGANIZATION. • TO REALIZE THE ECOLOGICAL DESIGN PRINCIPLES WE SHARE, WE MUST BUILD RELATIONSHIPS AND LEARN FROM THE ORIGINAL STEWARDS OF THE LANDS FOR WHICH WE PROVIDE OUR DESIGN SERVICES.



Revisions
Received Date: September 24, 2026
Deemed Date: July 27, 2026

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Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R2	2026.07.24
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date
1	DP/REZ R1	2026.03.02.
2	DP/REZ R2	2026.07.24

Consultant Seal

VNFC Vancouver Street

Vancouver Street

COVER

Date	2026-09-09 4:05:22 PM
Drawn by	HJ / CT / BR
Checked by	CC

A0.00

Project #	24-30	Scale	1 : 1

Building Code Analysis - Overview

1 - GENERAL INFORMATION			
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
1-1	PROJECT TYPE	■ NEW CONSTRUCTION ☐ RENO. ☐ ADDITION ☐ TENANT IMPROVEMENT	-
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-
1-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A ■ ■ ■ B ■ — ■ ■ ■ ■ ■ ■ ☐ ■ C ■ ■	DIV A - 1.1.2.
1-4	MAJOR OCCUPANCY(IES)	A1 ☐ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ B3 ☐ C ■ D ☐ E ☐ F1 ☐ F2 ☐ F3 ■	3.1.2.
1-5	MULTIPLE MAJOR OCCUPANCIES	■ YES ☐ NO	3.1.3.
1-6	HEAVY TIMBER CONSTRUCTION ALTERNATE	☐ PERMITTED ☐ PROPOSED ■ N/A[1] STRUCTURAL ELEMENTS MUST ACHIEVE 1 HR F.R.R.	3.1.4.6.
1-7	FIREWALL(S)	☐ YES ■ NO	3.1.10.
1-8	OCCUPANT LOAD	250 TOTAL (see below)	3.1.17.

ROOM	*OCCUPANCY*	*AREA (m²) OR NUMBER OF UNITS*	*AREA PER OCCUPANT*	*OCCUPANTS*
DWELLING UNITS				
STUDIO	DWELLING UNIT	10	2/BR	20
1 BEDROOM	DWELLING UNIT	10	2/BR	20
2 BEDROOM	DWELLING UNIT	10	2/BR	40
3 BEDROOM	DWELLING UNIT	5	2/BR	30
4 BEDROOM	DWELLING UNIT	5	2/BR	40
			RESIDENTIAL SUBTOTAL	150
RESIDENTIAL AMENITY				
KITCHEN		36	9.3	4
DINING		32	1.2	27
LOUNGE		32	1.85	18
BIG HOUSE / ASSEMBLY		35	0.75	47
OFFICES		32	9.3	4
			ASSEMBLY SUBTOTAL	100

NO.	ITEM	DESCRIPTION	REFERENCE(S)
1-9	BUILDING AREA (m²)	570	1.4.1.2.
1-10	GRADE ELEVATION (m, GEODETIC)	15.50	1.4.1.2.
1-11	BUILDING HEIGHT (STOREYS)	6 ABOVE GRADE 1 BELOW GRADE 6 TOTAL	3.2.1.1.
1-12	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.
1-13	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.12.
1-14	MEZZANINE(S)	☐ YES ■ NO	3.2.8.
1-15	INTERCONNECTED FLOOR SPACE	☐ YES ■ NO	3.2.8.2.
1-16	NUMBER OF STREETS FACING	3 STREET FACING	1.4.1.2.
1-17	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.4.-6.
1-18	HIGH BUILDING	☐ YES ■ NO	3.2.6.
1-19	ROOF ACCESS	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.3.
1-20	STANDPIPE SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.8.
1-21	PORTABLE FIRE EXTINGUISHERS	■ REQUIRED ■ PROVIDED[1] [1]LOCATIONS TO BE INCLUDED WITH B.P. APPLICATION	3.2.5.16.
1-22	LIGHTING AND EMERGENCY POWER	■ REQUIRED ■ PROVIDED ☐ N/A SEE ELEC. DRAWINGS	3.2.7.
1-23	EMERGENCY GENERATOR	☐ YES ■ NO	3.2.7.
1-24	ACCESS FOR PERSONS W/ DISABILITIES	■ REQUIRED ■ PROVIDED ☐ N/A	3.8.2.
1-25	ALTERNATE SOLUTIONS REQUIRED	■ YES[1] ☐ NO [1]SPRINKLER PROTECTION ALTERNATIVE FOR EXIT PATH PROTECTION TO BCBC 3.2.3.13.	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
CONSTRUCTION CLASSIFICATION		GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.51.
1-26	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED *NON-COMBUSTIBLE:* ■ PERMITTED ☐ PROPOSED	
1-27	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* 1 FLOOR 1 MEZZANINE[1] 1 ROOF [1] 3.2.2.12 EXTERIOR PASSAGEWAYS USED AS PART OF MEANS OF EGRESS TO CONFORM TO MEZZANINE REQUIREMENTS FOR 3.2.2.51.	
1-28	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED	
1-29	BUILDING AREA (m²)	1 500 MAXIMUM 570 PROPOSED	

Building Code Analysis - Fire Ratings and Separations

2 - FIRE RATINGS AND SEPARATIONS			
NO.	*ITEM*	*MIN. F.R.R. OF FIRE SEPARATIONS (HOURS)*	**REFERENCE(S)**
2-1	BETWEEN MAJOR OCCUPANCIES	1 REQUIRED 1 PROPOSED ☐ N/A	3.1.3.1.
2-2	STORAGE GARAGE BASEMENT CONSIDERED AS A SEPARATE BUILDING [FOR PURPOSES OF SUBSECTION 3.2]	*FLOOR/ROOF ATOP BASEMENT, AND EXTERIOR WALLS OF BASEMENT ABOVE ADJOINING GROUND LEVEL:* - REQUIRED - PROPOSED ■ N/A	3.2.1.2., 3.2.2.51.
2-3	FIRE BLOCKS IN HORIZONTAL CONCEALED SPACES	■ REQUIRED ■ PROPOSED ☐ N/A	3.1.11.5.
2-4	SUITES	1 REQUIRED 1 PROPOSED ☐ N/A	3.3.1.1., 3.3.4.2.
2-5	PUBLIC CORRIDORS	1 REQUIRED 1 PROPOSED[1] ☐ N/A [1] CORRIDOR IN PARKADE	3.3.1.4., 3.3.2.6., 3.3.3.3.
2-6	JANITORS' ROOMS	0 REQUIRED[1] 0 PROPOSED ☐ N/A [1] SPRINKLER PROTECTED	3.3.1.22.
2-7	COMMON LAUNDRY ROOMS	0 REQUIRED[1] 0 PROPOSED ☐ N/A [1] SPRINKLER PROTECTED	3.3.1.23.
2-8	RESIDENTIAL STORAGE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A	3.3.4.3.
2-9	STORAGE GARAGE USE SEPARATION	- REQUIRED - PROPOSED ■ N/A NO OTHER OCCUPANCIES AT STORAGE GARAGE LEVEL	3.3.5.6.
2-10	EXIT ENCLOSURES	1 REQUIRED 1 PROPOSED ☐ N/A	3.4.4.1.
2-11	ELEVATOR HOISTWAYS & MACHINE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A	3.5.3.1., 3.5.3.3., 3.2.6.5.
2-12	SERVICE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A	3.6.2.1.
2-13	ELECTRICAL SERVICE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A	3.6.2.1.(6)
2-14	ELECTRICAL EQUIPMENT VAULTS	- REQUIRED ? PROPOSED ■ N/A	3.6.2.7.
2-15	VERTICAL SERVICE SPACES	3/4 REQUIRED 3/4 PROPOSED ☐ N/A	3.6.3.1.
2-16	HORIZONTAL SERVICE SPACES	- REQUIRED - PROPOSED ■ N/A NOT ANTICIPATED	3.6.4.2.
2-17	ATTIC OR ROOF SPACE ACCESS	■ REQUIRED ■ PROPOSED ☐ N/A	3.6.4.4.

Building Code Analysis - Mezzanines and Interconnected Floor Spaces

3 - MEZZANINES AND INTERCONNECTED FLOOR SPACES			
NO.	**ITEM**	**DESCRIPTION**	
3-1	MEZZANINE	*VERTICAL FIRE SEPARATION:* ☐ REQUIRED ☐ PROVIDED ■ N/A *FLOOR FIRE SEPARATION F.R.R. (HOURS):* ☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.8.2.
3-2	INTERCONNECTED FLOOR SPACES	☐ PERMITTED ☐ PROPOSED ■ N/A	3.2.8.2. & 3.2.8.4.

Building Code Analysis - Floor Safety, Exits and Stairs

4 - FLOOR SAFETY, EXITS AND STAIRS			
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
4-1	FLAME SPREAD RATING (MAX.)	150 MAXIMUM[1] 75 CORRIDOR WALLS[1,2] [1] PER CAN/ULC-S102 [2] WHERE SUBJECT TO 3.1.13.6.(1), UNLESS CONFORMING TO UPPER/LOWER REQUIREMENTS OF 3.1.13.6.(2).	3.1.12., 3.1.13.
4-2	COMBUSTIBLE CLADDING	*MAXIMUM COMBUSTIBLE CLADDING:* 10% PERMITTED ≤ 10% PROPOSED[1] *COMBUSTIBLE SOFFITS ON EXTERIOR FACING STREET + GROUND FLOOR:* ■ PERMITTED ■ PROVIDED ☐ N/A *COMBUSTIBLE SOFFITS ON EXTERIOR PASSAGEWAYS:* ■ PERMITTED ■ PROVIDED ☐ N/A [1] REFER TO SPATIAL SEPARATION ELEVATIONS	3.1.4.8.(2), 3.1.5.24.
4-3	EXTERIOR BALCONIES	*CONSTRUCTION IN ACCORDANCE WITH 3.2.2. CLASSIFICATION:* ☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.2.11.
4-4	EXTERIOR PASSAGEWAYS	*CONSTRUCTION IN ACCORDANCE WITH 3.2.2. REQUIREMENTS FOR MEZZANINES:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.12.
4-5	OCCUPANCY ON ROOF	*CONSTRUCTION IN ACCORDANCE WITH 3.2.2. REQUIREMENTS FOR FLOORS:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.13.
4-6	ROOF-TOP ENCLOSURES	*F.R.R. FOR ELEVATOR MACHINERY OR SERVICE ROOM ≤ 1 STOREY HIGH:* ☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.2.14.
4-7	STOREYS BELOW GROUND	*BUILDING ENTIRELY BELOW GROUND, 1 STOREY, FIRE PRECAUTIONS SAME AS FOR BASEMENT UNDER 1 STOREY OF SAME OCCUPANCY AND AREA:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.15.
4-8	MEANS OF EGRESS	*ALL FLOOR AREAS:* 'C-AMENITY' ■ REQUIRED ■ PROVIDED <60 OCCUPANTS 'C-DWELLING UNITS' ■ REQUIRED ■ PROVIDED >150m² 'F3-PARKADE' ■ REQUIRED ■ PROVIDED >300m2	3.3.1.3.
4-9	EGRESS DOORWAYS	■ REQUIRED[1,2] ■ PROVIDED [1] 'C' AMENITYSUITE AREA <150m², 'F3' AREA >300m² [2] DOORS MUST BE SEPARATED BY MIN. 1/3 OF MAX. OVERALL DIAGONAL DIMENSION	3.3.1.5.
4-10	TRAVEL DISTANCE (m)	'C' 45 m REQUIRED ≤ 45 PROPOSED[1] 'F3' 60 m REQUIRED ≤ 60 PROPOSED[1] [1] SPRINKLERED, REFER TO BUILDING CODE ANALYSIS PLANS	3.3.1.6. & 3.4.2.5.(1)(C)
4-11	DOORS AND DOOR HARDWARE	*DOOR CLEAR WIDTH (mm):* 850 MINIMUM[1] *DIFFERENCES IN LEVEL ≤ 13 mm:* ■ REQUIRED ■ PROVIDED [1] SEE ALSO 3.8.3.6. FOR DOORS IN ACCESSIBLE PATHS OF TRAVEL	3.3.1.13.
4-12	GUARDS	■ REQUIRED ■ PROVIDED ☐ N/A	3.3.1.18., 3.3.2.9., 3.4.6.6.
4-13	PROTECTION OF OPERABLE WINDOWS	*≤ 100 mm LIMITERS OR GUARD ≥ 1070 mm HIGH:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.3.4.8.
4-14	STORAGE GARAGES	*ELEVATOR ACCESS THROUGH ≥ 1.8m LONG, 0HR F.R.R. VESTIBULE:* ☐ REQUIRED ☐ PROVIDED ■ N/A[1] *NATURAL/MECHANICAL VENTILATION:* ■ REQUIRED ■ PROVIDED ☐ N/A *SPRINKLERING OF BELOW GRADE STOREYS TO STORAGE GARAGE:* ■ REQUIRED ■ PROVIDED ☐ N/A [1]ELEVATOR OPENS TO EXTERIOR AND IS SEPARATED FROM UPPER FLOORS	3.3.5.4., 3.3.5.7.
4-15	MINIMUM NUMBER OF EXITS	*C - AMENITY:* 2 REQUIRED 2 PROVIDED[1] *C - DWELLING UNITS:* 2 REQUIRED 2 PROVIDED *F3 - PARKADE:* 2 REQUIRED 2 PROVIDED[2] [1] AMENITY SUITE AREA <150m², SPRINKLERED [2] PARKADE AREA >300m²	3.4.2.1.
4-16	DISTANCE BETWEEN EXITS	*SEPARATED BY ≥ HALF FLOOR AREA DIAGONAL DISTANCE:* ■ REQUIRED ■ PROVIDED[1] [1] EXITS ARE DIVIDED BY A FIRE SEPARATION	3.4.2.3.
4-17	EXIT WIDTH (mm)	*CORRIDORS:* 1,100 MINIMUM *STAIRS:* 1,100 MINIMUM	3.3.1.9., 3.3.1.17. & 3.4.3.2.
4-18	HEADROOM CLEARANCE (mm)	*EXITS:* 2,050 MINIMUM *DOORWAYS:* 2,050 MINIMUM[1] [1] CLOSER OR SIMILAR DEVICE MAY NOT REDUCE HEADROOM CLEARANCE TO LESS THAN 1980 mm	3.4.3.4.
4-19	EXITS THROUGH LOBBIES	■ PERMITTED ■ PROVIDED[1] ☐ N/A [1] PATH OF TRAVEL <15m, REFER TO BUILDING CODE ANALYSIS PLANS	3.4.4.2.
4-20	EXIT SIGNS	■ REQUIRED ■ PROVIDED ☐ N/A	3.4.5.1.
4-21	SURFACE FINISH OF STAIRS	*SLIP RESISTANT FINISH AND CONTRASTING LEADING EDGES:* ■ REQUIRED ■ PROVIDED ☐ N/A *TACTILE WARNING AT TOP LANDINGS:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.4.6.1., 3.8.2.10.(3)
4-22	DIMENSIONS OF LANDINGS (mm)	≥ 1,100 REQUIRED 1,100 PROVIDED	3.4.6.4.
4-23	[STAIR] HANDRAILS	*HANDRAILS BOTH SIDES:* ■ REQUIRED ■ PROVIDED ☐ N/A *HANDRAIL HEIGHT (mm):* 865 - 1,070 REQUIRED 865 - 1,070 PROVIDED *STAIR HANDRAIL EXTENSIONS, TOP AND BOTTOM:* ≥ 1 SIDE REQUIRED 1 SIDE PROVIDED	3.4.6.5.
4-24	[STAIR] TREADS AND RISERS (mm)	*TREAD WIDTH:* ≥ 280 REQUIRED 280 PROVIDED *RISER HEIGHT:* 125 - 180 REQUIRED 125-180 PROVIDED	3.4.6.8.
4-25	DOOR AND RELEASE HARDWARE	*PANIC HARDWARE AT EXIT DOORS:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.4.6.16.
4-26	FLOOR NUMBERING	*NUMERALS INDICATING FLOOR LEVEL ON STAIR SIDE OF DOORS IN EXIT STAIR SHAFTS:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.4.6.19.
4-27	ELEVATORS	■ REQUIRED ■ PROVIDED ☐ N/A	3.5.1.1.
4-28	ELEVATOR CAR DIMENSIONS, TO ACCOMMODATE PATIENT STRETCHER[1]	■ REQUIRED ■ PROVIDED ☐ N/A [1] ≥ 2,010 X 610 mm	3.5.4.1.
4-29	FLOOR NUMBERING AT ELEVATOR JAMBS [INTERIOR & EXTERIOR SIDES]	■ REQUIRED ■ PROVIDED ☐ N/A	3.5.4.2.

5 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES			
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
5-1	PLUMBING FIXTURES	*WATER CLOSETS FOR 'C' DWELLING UNITS:* ■ REQUIRED[1] ■ PROVIDED ☐ N/A [1]AT LEAST ONE WC PER DWELLING UNIT *WATER CLOSETS FOR 'C' AMENITY SPACE:* 3 REQUIRED 4 PROVIDED ☐ N/A	3.7.2.2.
ACCESSIBILITY			***3.8.***
5-2	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	■ APPLICATION (3.8.2.) ■ DESIGN (3.8.3.) ☐ ALTERATIONS (3.8.4.) ■ ADAPTABLE DWELLING UNITS (3.8.5.) FOR APARTMENT WITHOUT ELEVATOR, ACCESS REQUIRED FROM PARKING TO ENTRANCE AND THROUGH COMMON AREAS AT FIRST STOREY (BICYCLES & RECYCLING).	3.8.1.1., 3.8.2.1.
5-3	ENTRANCES & POWER DOOR OPERATORS	*ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1.(1) TO BE ACCESSIBLE TO 3.8.3. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL:* 8 REQUIRED 8 PROPOSED ☐ N/A *POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED:* 8 REQUIRED 8 PROPOSED ■ N/A *POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC:* 8 REQUIRED 8 PROPOSED ■ N/A	3.8.2.2., 3.8.2.7.
5-4	AREAS REQUIRING ACCESS	*ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCESS **NOT** REQUIRED TO SERVICE, JANITORIAL, ELEVATOR MACHINE, CRAWL, ATTIC & ROOF SPACES OR ROOMS:* ■ PERMITTED ■ PROPOSED ☐ N/A *ACCESS **NOT** REQUIRED TO FLOOR LEVELS ABOVE/BELOW ENTRANCE LEVEL, IN SUITES WITH MORE THAN ONE LEVEL, PROVIDED NO ELEVATOR SERVING LEVEL AND CONTAINS FACILITIES ALSO ON ENTRANCE LEVEL:* ■ PERMITTED ■ PROPOSED ☐ N/A *ACCESS **NOT** REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR AHJ TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT:* ■ PERMITTED ■ PROPOSED ☐ N/A	3.8.2.3.
5-5	PATHS OF TRAVEL TO BUILDING ENTRANCES AND EXTERIOR PASSENGER-LOADING ZONES	*DIRECT EXTERIOR ACCESSIBLE PATH OF TRAVEL BETWEEN 3.8.2.2. ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING, PASSENGER-LOADING ZONES, COMMON ANCILLARY BUILDINGS AND A PUBLIC THOROUGHFARE:* ■ REQUIRED ■ PROPOSED ☐ N/A PATH OF TRAVEL FROM BAY TO PARKING, RECYCLING AREA, AND ADAPTABLE ENTRIES	3.8.2.5.
5-6	CONTROLS AND OUTLETS [FOR OCCUPANT USE][1]	*CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.:* ■ REQUIRED ■ PROPOSED ☐ N/A *LOCATED 400 - 1,200 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A *ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *ONE HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE:* ■ REQUIRED ■ PROPOSED ☐ N/A [1] ELEC. DRAWINGS WILL BE SUBMITTED WITH BP APPLICATION	3.8.2.6., 3.8.3.8.
5-7	PLUMBING FACILITIES	*AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL:* ■ REQUIRED ■ PROPOSED ☐ N/A NOT APPLICABLE; WASHROOMS FOR DWELLING UNITS ONLY	3.8.2.8.
5-8	SIGNS AND INDICATORS	■ REQUIRED[1] ■ PROPOSED ☐ N/A [1]REQUIRED AT UNIVERSAL WASHROOM	3.8.2.10., 3.8.3.9.
5-9	COUNTERS [*FOR PUBLIC SERVICE*]	☐ REQUIRED ☐ PROPOSED ■ N/A DWELLINGS ONLY	3.8.2.11.
5-10	SLEEPING ROOMS AND BED SPACES	☐ REQUIRED ☐ PROPOSED ■ N/A CONDOMINIUMS & APARTMENTS EXEMPT	3.8.2.13.(1) (B)
5-11	DESIGN STANDARDS	(see below)	TABLE. 3.8.3.1.

ACCESSIBLE APPLICATION:		*BCBC PATH:*		*CSA B651 PATH:*	
■	INT. ACCESSIBLE ROUTES	■	3.8.3.2.	☐	4.3 & 5.1
■	EXT. ACCESSIBLE ROUTES	■	3.8.3.3. [& 8.2.1]	☐	8.2.1-8.2.5 & 8.2.7
N/A	PASSENGER PICK-UP AREAS	■	3.8.3.4.	☐	9.3
N/A	RAMPS	-	3.8.3.5.	-	5.3 & 5.5
■	DOORS AND DOORWAYS	■	3.8.3.6.	☐	5.2
■	ELEVATORS & LIFTS	■	3.8.3.7.	-	5.6.2
■	OPERATING CONTROLS	■	3.8.3.8.	☐	4.2
N/A	SIGNAGE	-	3.8.3.9.	☐	4.5 & 9.4
N/A	DRINKING FOUNTAINS	-	3.8.3.10.	-	6.1
■	WASHROOM FACILITIES	■	3.8.3.12.-16.	-	6.2 & 6.3
N/A	BATHING FACILITIES	-	3.8.3.17.-18.	☐	6.5
N/A	COMMUNICATION	-	3.8.3.19. & -21.	-	6.6
N/A	COUNTERS	-	3.8.3.20.-21.	-	6.7.1
■	SPACES IN SEATING AREAS	■	3.8.3.22.	-	6.7.3

NO.	ITEM	DESCRIPTION	REFERENCE(S)
5-12	ACCESSIBLE PATH OF TRAVEL	*WIDTH OF ACCESSIBLE PATH OF TRAVEL, ANY LENGTH (mm):* ≥ 1,500 REQUIRED 1,500 PROPOSED *WIDTH OF ACCESSIBLE PATH OF TRAVEL, < 12m (mm):* ≥ 1,000 REQUIRED 1,000 PROPOSED *REDUCTION TO ≥ 850 mm FOR LENGTH ≤ 600 mm PERMITTED WHERE 1.0 m WIDE x 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END:* ■ PERMITTED ■ PROPOSED ☐ N/A *STABLE, FIRM, SLIP-RESISTANT SURFACE:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *NO OPENING PERMITTING PASSAGE OF SPHERE > 13 mm DIAMETER:* ■ REQUIRED ■ PROPOSED ☐ N/A *ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:* ☐ REQUIRED ☐ PROPOSED ■ N/A *CROSS SLOPE MAXIMUM 1 IN 50 (2%):* ■ REQUIRED ■ PROPOSED ☐ N/A *BEVELED MAX 1 IN 2 AT LEVEL CHANGES 6 - 13 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *RAMPS OR SLOPED FLOORS AT LEVEL CHANGES > 13 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *SLOPING ≤ 1:20 (5%) OR DESIGNED AS RAMP TO 3.8.3.5:* ☐ REQUIRED ☐ PROPOSED ■ N/A ALL SLOPES < 5% *PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m:* ☐ REQUIRED ☐ PROPOSED ■ N/A *WHERE PATHS OF TRAVEL < 1.5 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.7 m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C):* ☐ REQUIRED ☐ PROPOSED ■ N/A *ILLUMINATED TO 3.2.7.1.:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.3.2., 3.2.7.1.
5-13	EXTERIOR WALKS [*FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL*]	*SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *WIDTH OF EXTERIOR WALK (mm):* ≥ 1,100 REQUIRED 1,500 PROPOSED *AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C):* ■ REQUIRED ■ PROPOSED ☐ N/A *DESIGNED IN ACCORDANCE WITH CLAUSE 8.2.1 OF CSA B651 STANDARD:* ■ REQUIRED ■ PROPOSED[1] ☐ N/A [1]AT PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED	3.8.3.3. & CSA-B651: 8.2.1
5-14	PASSENGER-LOADING ZONES	*WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE x 6 m LONG:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE PROVIDED, CURB RAMP TO 8.3.3 OF CSA B651 STANDARD:* ☐ REQUIRED ☐ PROPOSED ■ N/A LEVEL AREA W/PAINT *WHERE PROVIDED, VERTICAL CLEARANCE MIN. 2.75m:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.3.4.
5-15	RAMPS	☐ REQUIRED ☐ PROPOSED ■ N/A ALL SLOPES < 5%	3.8.3.5.

5 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (*CONTINUED*)			
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
5-16	DOORWAYS AND DOORS [*IN ACCESSIBLE PATHS OF TRAVEL*]	*DOOR CLEAR WIDTH (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCY:* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A *THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACE(S):* ■ REQUIRED ■ PROPOSED ☐ N/A *PULL SIDE LATCH SIDE CLEAR WIDTH (mm):* ≥ 600 REQUIRED ≥ 600 PROPOSED *PUSH LATCH SIDE CLEAR WIDTH (mm):* ≥ 300 REQUIRED ≥ 300 PROPOSED *VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS:* ☐ REQUIRED ☐ PROPOSED ■ N/A *PULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE x 1.5 m DEEP:* ■ REQUIRED ■ PROPOSED ☐ N/A *EXCEPT FOR LEVEL AREAS AT RAMPS OR WHERE AUTO OPERATOR PROVIDED, PUSH SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.5 m WIDE x 1.2 m DEEP:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m:* ■ PERMITTED ■ PROPOSED ☐ N/A [1] 915 mm WIDE DOOR PANELS YIELD ~855	3.8.3.6.
ADAPTABLE DWELLING UNITS			***3.8.5.***
5-17	APPLICATION [*FOR ADAPTABLE DWELLING UNITS*]	*ONE STOREY DWELLING UNITS SERVED BY ACCESSIBLE INTERIOR PUBLIC CORRIDOR AND ACCESSIBLE COMMON BUILDING ENTRANCE PER 3.8.2.:* ■ REQUIRED ■ PROPOSED ☐ N/A *COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE:* ■ REQUIRED ■ PROPOSED ☐ N/A BIKE ROOM, REFUSE & SHARED LAUNDRY *BUILDINGS DESCRIBED BY 3.8.2.1.(1)(A) TO PROVIDE AT LEAST ONE BATHROOM WITH WALL REINFORCING TO 3.8.5.7.(1)(E):* ■ REQUIRED ■ PROPOSED ☐ N/A ALL NEW DWELLINGS	3.8.5.1., 3.8.5.2.
5-18	BUILDING ACCESS REQUIREMENTS [*FOR ADAPTABLE DWELLING UNITS*]	*COMMON AREAS, SPACES & FACILITIES AND ALL COMMON PATHS OF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.:* ■ REQUIRED ■ PROPOSED ☐ N/A BIKE ROOM & REFUSE *COMMON CORRIDORS & PASSAGEWAYS FLOORS ILLUMINATED TO ≥ 50 LUX:* ■ REQUIRED ■ PROPOSED ☐ N/A *ADAPTABLE DWELLING UNITS TO BE PROVIDED WITH SPECIAL OUTLET BOXES AND COVER PLATES PER 3.2.4.19.(7), WITH MIN 20% OF OUTLETS OF STROBE TYPE TO SERVE AS VISUAL SIGNALS FOR SMOKE ALARMS OR DETECTORS:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.3., 3.2.4.19.(7)
5-19	ADAPTABLE DWELLING UNIT DOORWAYS	*PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *UNLESS EQUIPPED WITH OR DESIGNED FOR INSTALLATION OF POWER OPERATOR, CLEAR FLOOR SPACE EITHER SIDE OF PRINCIPAL ENTRANCE AND DOORS FOR ADAPTABLE ACCESS TO HAVE CLEAR FLOOR AREAS MEETING 3.8.3.6.(14)&(15):* ■ REQUIRED ■ PROPOSED ☐ N/A [1] 915 mm WIDE DOOR PANELS YIELD ~855	3.8.5.4.
5-20	ADAPTABLE DWELLING UNIT HALLWAYS AND CORRIDORS	*CLEAR WIDTH OF HALLWAYS AND CORRIDORS PROVIDING PATH OF TRAVEL FOR ADAPTABLE DWELLING UNITS, PER 3.8.3.2.(1), (mm):* ≥ 1,000 REQUIRED ≥ 1,000 PROPOSED	3.8.5.5.
5-21	ADAPTABLE DWELLING UNIT BEDROOMS	*IN ONE BEDROOM OR SLEEPING SPACE, TURNAROUND ADJACENT BED AND IN FRONT OF CLOSET (m):* ≥ 1.7 x 1.5 REQUIRED 1.7 x 1.5 PROPOSED *CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED *CLEAR OPENING WIDTH, CLOSET (mm):* ≥ 900 REQUIRED ≥ 900 PROPOSED	3.8.5.6.
5-22	ADAPTABLE DWELLING UNIT BATHROOMS	*IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B), (m):* ≥ 1.5 x 0.9 REQUIRED ≥ 1.5 x 0.9 PROPOSED *IN ONE BATHROOM, 460 - 480 mm WALL TO WATER CLOSET CENTRE CLEARANCE:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF LAVATORY WITH 0.8 m WIDE X 1.35 m DEEP CLEAR SPACE TO 3.8.3.16.(1)(A)-(F) WITHOUT IMPEDING OTHER ITEMS:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF SHOWER DESCRIBED BY 3.8.3.17.(1) WITHOUT IMPEDING OTHER ITEMS:* ☐ REQUIRED ☐ PROPOSED ■ N/A *ACCOMMODATE FUTURE INSTALLATION OF BATHTUB DESCRIBED BY 3.8.3.18.(1) WITHOUT IMPEDING OTHER ITEMS:* ■ REQUIRED ■ PROPOSED ☐ N/A *REINFORCE WALLS ADJACENT WATER CLOSET AND SHOWER/BATHTUB FOR FUTURE INSTALLATION OF GRAB BARS TO 3.8.3.12.(1)(F)&(G) AND 3.8.3.17.(1)(F) OR 3.8.3.18.(1)(F):* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.7.
5-23	ADAPTABLE DWELLING UNIT KITCHENS	*COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN:* ■ REQUIRED ■ PROPOSED ☐ N/A *1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(B)-(F):* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.8.
5-24	CONTROLS, SWITCHES AND OUTLETS [*FOR ADAPTABLE DWELLING UNITS*]	*CONTROLS AND SWITCHES INTENDED FOR FREQUENT OCCUPANT USE TO BE OPERABLE BETWEEN 400 - 1,200 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.9.
5-25	ACCESSIBLE WASHROOMS	*UNIVERSAL WASHROOM(S):* ■ REQUIRED[1] ■ PROVIDED ☐ N/A *ACCESSIBLE WATER CLOSET STALL(S):* 1 REQUIRED[2] 1 PROVIDED ☐ N/A *ACCESSIBLE WATER CLOSET(S):* 12 REQUIRED[3] 12 PROVIDED ☐ N/A *ACCESSIBLE URINAL(S):* - REQUIRED[4] - PROVIDED ■ N/A *ACCESSIBLE LAVATORY(IES):* 1 REQUIRED[5] 1 PROVIDED ☐ N/A *ACCESSIBLE MIRROR(S):* 1 REQUIRED[6] 1 PROVIDED ☐ N/A *ACCESSIBLE DRINKING FOUNTAIN(S):* - REQUIRED[7] - PROVIDED ■ N/A *WATER BOTTLE FILLING STATION(S):* 0 REQUIRED[8] 0 PROVIDED ☐ N/A *ACCESSIBLE SHOWER(S):* 0 REQUIRED[9] 10 PROVIDED ☐ N/A *ACCESSIBLE BATHTUB(S):* - REQUIRED[10] - PROVIDED ■ N/A [1] PER 3.8.2.8.(4) & 3.8.3.13. [2] PER 3.8.2.8.(5) & 3.8.3.12. [3] PER 3.8.2.8.(5) & 3.8.3.14. [4] PER 3.8.2.8.(6) & 3.8.3.15. [5] PER 3.8.2.8.(8) & 3.8.3.16.(1) [6] PER 3.8.2.8.(9) & 3.8.3.16.(2) [7] PER 3.8.2.8.(10) & 3.8.3.10. [8] PER 3.8.2.8.(11) & 3.8.3.11. [9] PER 3.8.3.17. [10] PER 3.8.3.18.	3.8.3.12. - 3.8.3.18.

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Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R2	2026.07.24
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date

Consultant Seal

VNFC Vancouver Street

Vancouver Street

CODE ANALYSIS

Date	2026-09-09 4:05:24 PM
Drawn by	HJ
Checked by	TK

A0.01

Project # 24-30 Scale 1 : 1

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Building Code Analysis - Alternative Solution

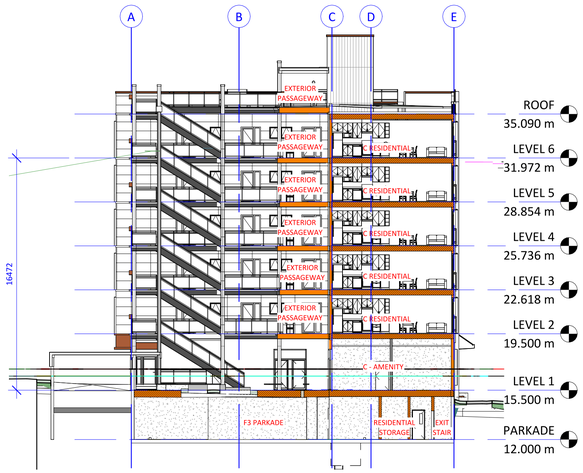
6 - ALTERNATIVE SOLUTION [*PART 3*] / 14 - ALTERNATIVE SOLUTION [*PART 9*]		BCBC
NO.	**ITEM** / **DESCRIPTION**	**REFERENCE(S)**
6-1	COMPLIANCE & APPLICATION *ALTERNATIVE SOLUTION, SUBJECT TO ACCEPTANCE BY AUTHORITY HAVING JURISDICTION, TO ACHIEVE (AT LEAST) THE MINIMUM LEVEL OF PERFORMANCE REQUIRED BY DIVISION 'B' ATTRIBUTED OBJECTIVES & FUNCTIONAL STATEMENTS:* ■ PROPOSED **BCBC 3.2.3.13.** DIVISION B ACCEPTABLE SOLUTION *ACCEPTABLE SOLUTION MUST NOT EXPRESSLY REQUIRE CONFORMANCE TO A PROVINCIAL ENACTMENT OTHER THAN THE BCBC.* ■ REQUIRED ■ PROPOSED	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
6-2	SUBJECT LOCATION(S) EAST + WEST COURTYARD WALLS FACING EXIT STAIRS	-
6-3	PROPOSED ALTERNATIVE SOLUTION IN THE PROPOSED DESIGN, THE ACCESS TO EXIT AND EXIT STAIRS LEADING TO THE STREET IS EXPOSED TO WINDOW AND DOOR OPENINGS IN ADJOINING *FIRE COMPARTMENTS*. THIS IS A CONSEQUENCE OF THE EXTERIOR PASSAGEWAYS BEING TOO NARROW TO ACCOMMODATE BOTH 1,100mm OF *EXIT* WIDTH AND 3.0m OF HORIZONTAL SEPARATION FROM PERPENDICULAR OPENINGS TO THAT *EXIT* PATH. THIS IS ALSO A CONSEQUENCE OF THE STAIRS BEING LOCATED AT THE END OF THE EXTERIOR PASSAGEWAYS PROVIDING ACCESS TO DWELLING UNITS. FACING OPENINGS COMPRISE OF FIFTEEN (15) WINDOWS AND TWENTY-TWO (22) DOORS, ALL OF WHICH ARE OPERABLE BASED ON LIVABILITY AND HEALTH (FOR THE WINDOWS) AND EXTERIOR ACCESS (FOR THE DOOR). THIS CONDITION IS CONSIDERED IN BCBC ARTICLE 3.2.3.13. FOR THE PROTECTION OF *EXIT* FACILITIES. BASED ON SENTENCES (2) & (3), THE ONLY ACCEPTABLE SOLUTION AVAILABLE WOULD BE THE PROVISION OF ACTIVE FIRE SHUTTER *CLOSURES* AT EACH LOCATION. AS THIS WOULD ENTAIL A FUSIBLE LINK WHOSE MELTING WOULD RAPIDLY CLOSE SHUTTERS, THIS PRESENTS A HAZARD TO OCCUPANTS IN OPERATION, A MAINTENANCE CHALLENGE OVER THE BUILDING'S LIFE, AND A COMPROMISED EXTERIOR APPEARANCE. WITHOUT THESE IN PLACE, NO OTHER ACCEPTABLE SOLUTION EXISTS OTHER THAN TO ELIMINATE ALL OPENINGS. FIRE RATED CERAMIC GLASS PRODUCTS COULD PROVIDE THE NECESSARY FIRE-RESISTANCE RATING TO ALL OPENINGS, HOWEVER THESE PRODUCTS ARE UNFEASIBLY EXPENSIVE AND WOULD ALSO PRECLUDE OPERATION/VENTILATION TO COMPLY. **IN ORDER TO PRESERVE THE DESIGN INTENT, SUPPORT HEALTHFUL LIVING, AND MITIGATE THE RISKS OF THE FACING OPENING CONDITION, WE PROPOSE AN ALTERNATIVE SOLUTION CONSISTING OF WATER CURTAIN SPRINKLER PROTECTION AT THE CENTRE OF THE HEAD OF EACH OF THE THIRTY-SEVEN (37) OPENINGS, SUCH THAT THEY MAY BE CONSIDERED EQUIVALENT 'PROTECTED OPENINGS' TO MEET THE REQUIREMENTS OF 3.2.3.13.** EACH GLAZED OPENING IS TO BE PROTECTED WITH A QUICK RESPONSE SPRINKLER HEAD WITH ADEQUATE WATER FLOW TO REDUCE THE GLASS TEMPERATURE AND HELP TO CONTAIN THE SPREAD OF FIRE THROUGH THE OPENINGS. THE ALTERNATIVE SOLUTION AIMS TO ACHIEVE A LEVEL OF PROTECTION AT LEAST EQUIVALENT TO A 1 HOUR *FIRE-PROTECTION RATING*, AS REQUIRED OF EXIT FACILITIES FOR THE BUILDING. IN THE EVENT OF A FIRE WHEN ONE OR MORE SUBJECT OPENINGS ARE NOT FULLY CLOSED, AND WHERE WINDOW SPRINKLER PROTECTION MAY NOT BE IMMEDIATE, ALL FLOOR AREAS ARE ADDITIONALLY PROTECTED BY BEING FULLY SPRINKLERED THROUGHOUT. A FACTOR NOT CONSIDERED IN THE REQUIREMENTS ON ARTICLE 3.2.3.13., THE FIRE SUPPRESSION SYSTEM EXISTS TO REDUCE THE RISKS AND SPREAD OF FIRE EVERYWHERE IN THE BUILDING. THE PROVISION OF A DEDICATED FAST RESPONSE HEAD AT EACH OPENING FACING THE EXTERIOR EXIT PATH PROVIDES SPECIFIC PROTECTION TO THAT PATH WHERE THE FIRE EVENT ORIGINATES NEAR TO THE OPENING. SPRINKLER DESIGN / PERFORMANCE CRITERIA: ○ *REFERENCE STANDARD*: NFPA-13 ○ *LOCATIONS*: UNITS 1,2,7 & 8 AT LEVELS 2-6, INTERIOR SIDE OF OPENINGS FACING EXTERIOR PASSAGEWAYS; LAUNDRY ROOM & AMENITY KITCHEN DOORS FACING COURTYARD ○ *HEAD TYPE*: FAST RESPONSE, CONCEALED (PREFERRED) OR PENDENT ○ *SPACING*: ONE HEAD CENTRED ON EACH OPENING (MAX. 1.8m BETWEEN HEADS IF >1 REQUIRED) ○ *POSITION*: CEILING (HEADS 150 TO 300 mm FROM PLANE OF GLAZING) ○ *WATER FLOW RATE*: MINIMUM 15 UGSPM PER SPRINKLER HEAD ○ *WATER SUPPLY*: WET SYSTEM, CONNECTED TO AN ADEQUATELY SIZED DOMESTIC WATER SUPPLY, C/W CONTROL VALVES FOR INDEPENDENT SHUT-OFFS, PER BCBC 3.2.5.12.(4)&(5) ○ *HYDRAULIC CALC'S*: CALCULATED BASED ON WATER CURTAIN SPRINKLER DEMAND PER NFPA, SHOP DRAWINGS SEALED BY TRADE ENGAGED ENGINEER ○ *OBSTRUCTION*: NONE PERMITTED (DUCTS, DEVICES, ETC.) BETWEEN SPRINKLERS & GLAZING ○ *BAFFLE LOCATIONS*: REQUIRED; OPENINGS <1.8 m APART ○ *BAFFLE MATERIAL*: PAINTED SHEET STEEL, AFFIXED TO WALL, ≥ 200mm WIDE, ≥ 150 mm TALL ○ OTHER: WATER CURTAIN SPRINKLER SYSTEM MEET BCBC 3.2.5.12.-15. & 3.2.5.17.	DIV C - 2.3.1.2.(1)
6-4	RATIONALE & ANALYTICAL METHODS FIRE TESTING (HTTPS://DOI.ORG/10.4224/40001377) HAS DEMONSTRATED THE EFFICACY OF SPRINKLER PROTECTION OF TEMPERED OR WIRED GLASS AND IS WIDELY CONSIDERED AN EFFECTIVE AND ROBUST MEANS OF LIMITING THE POTENTIAL SPREAD OF FIRE. THE FIRE SUPPRESSION HEADS ACTIVELY SUPPRESS FIRE, SMOKE AND HEAT. WHEN TRIGGERED, WATER FROM THESE HEADS CAN BE EXPECTED TO DRAMATICALLY REDUCE THE SEVERITY AND SPREAD OF FIRE NEAR AND THROUGH THE OPENINGS THEY ARE INTENDED TO PROTECT. NFPA-13 RECOGNIZES WATER CURTAINS AS EFFECTIVE IN PREVENTING THE PASSAGE OF HEAT AND FLAME, OWING TO WATER'S HIGH SPECIFIC HEAT AND LATENT HEAT OF VAPORIZATION. IN SUMMARY, BASED ON THE USE, CONFIGURATION AND THE REQUIREMENTS OF BCBC, THE OVERALL RISK TO LIFE SAFETY IN THE *BUILDING* IS VERY LOW. FOR THIS BUILDING, THE PROVISION OF A CONVENTIONAL WATER CURTAIN ALTERNATIVE SOLUTION AT THE UNPROTECTED OPENINGS FACING EXTERIOR EXIT PATHS IS AN EFFECTIVE AND RELIABLE MEANS FOR LIMITING THE POTENTIAL SPREAD OF FIRE; A POTENTIAL ALREADY REDUCED BY THE PROVISION OF SPRINKLERS THROUGHOUT, THE BUILDING'S CONFIGURATION, AND THE REFUGE SPACES AT THE DOORWAY AND AROUND THE SITE'S NORTHEAST CORNER. ON THIS BASIS WE HAVE DETERMINED THAT THIS ALTERNATIVE SOLUTION OFFERS A LEVEL OF SAFETY AT LEAST EQUAL TO DIVISION B ACCEPTABLE SOLUTIONS.	DIV C - 2.3.1.2.(2)(A)
6-5	SPECIAL MAINTENANCE OR OPERATIONAL REQUIREMENTS SPRINKLER SYSTEMS REQUIRE ANNUAL MAINTENANCE IN ACCORDANCE WITH NFPA GUIDELINES, AND THE LIMITED FIRE SUPPRESSION SYSTEM PROPOSED WOULD BE SUBJECT TO THESE REQUIREMENTS.	DIV C - 2.3.1.2.(2)(B)
6-6	ACCEPTABLE SOLUTIONS AS A *BUILDING* SUBJECT TO SUBSECTION 3.2.3.13.; THE ONLY ACCEPTABLE SOLUTIONS ARE THE PROVISION OF ACTIVE CLOSURE DEVICES AT EACH OPENING OR THE DELETION OF ALL SUBJECT OPENINGS. FIRE RATED WINDOWS EXIST BUT WERE NOT CONSIDERED DUE TO THEIR PROHIBITIVE COSTS AND PROHIBITION AGAINST OPERABILITY IN ANY OPENING.	3.2.3.13.
6-7	OBJECTIVES & FUNCTIONAL STATEMENTS [3.2.3.13.]	DIV C - 2.3.1.2.(3) & (5), DIV B - 3.2.3.13., TABLE 3.10.1.1.

FUNCTIONAL STATEMENT	*FUNCTION*	*LINK*	*OBJECTIVE*	*OBJECTIVE STATEMENT*
F05	TO RETARD THE EFFECT OF FIRE ON EMERGENCY EGRESS FACILITIES	SO THAT	PERSONS IN OR ADJACENT TO THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY DUE TO FIRE DUE TO PERSONS BEING DELAYED IN OR IMPEDED FROM MOVING TO A SAFE PLACE DURING A FIRE EMERGENCY	**OS1.5**
F06	TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION AND EMERGENCY RESPONSE	SO THAT	PERSONS IN OR ADJACENT TO THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF INJURY DUE TO FIRE OR EXPLOSION IMPACTING BEYOND ITS POINT OF ORIGIN	**OS1.2**
F06	TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION AND EMERGENCY RESPONSE	SO THAT	THE BUILDING WILL NOT BE EXPOSED TO AN UNACCEPTABLE RISK OF DAMAGE DUE TO FIRE CAUSED BY FIRE OR EXPLOSION IMPACTING AREAS BEYOND ITS POINT OF ORIGIN	**OP1.2**

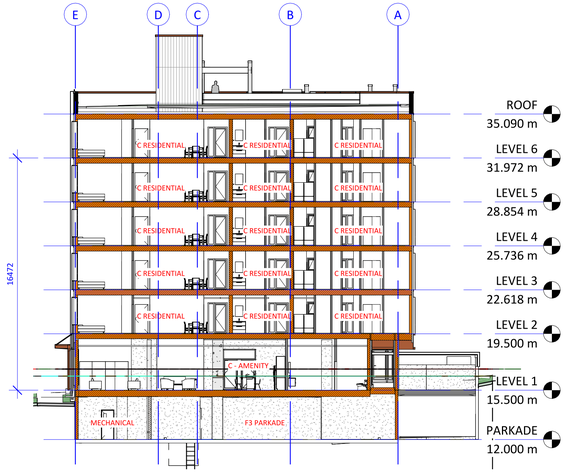
6-8	ALTERNATIVE SOLUTION DESIGNER QUALIFICATIONS	DIV C - 2.3.1.2.(4) & (6)
	ALTERNATIVE SOLUTION DESIGNED BY TIM KINDRAT, ARCHITECT AIBC SINCE 2013 AND MEMBER OF THE ARCHITECTURAL FIRM OF RECORD (CHRISTINE LINTOTT ARCHITECTS INC.). TIM HAS EXTENSIVE AND DETAILED BUILDING CODE EXPERIENCE ON A RANGE OF COMPLEX BUILDING TYPOLOGIES, HAS AUTHORED MULTIPLE ALTERNATIVE SOLUTION REPORTS AND TECHNICAL MEMORANDA, AND HAS REVIEWED THE INCLUDED BUILDING CODE ANALYSIS FOR THIS PROJECT. TIM KINDRAT IS HEREBY IDENTIFIED AS THE INDIVIDUAL RESPONSIBLE FOR ALTERNATIVE SOLUTION DESIGN, CODE ANALYSIS AND DOCUMENTATION, PER C-2.3.1.2.	

CODE COMPLIANCE DRAWING LEGEND

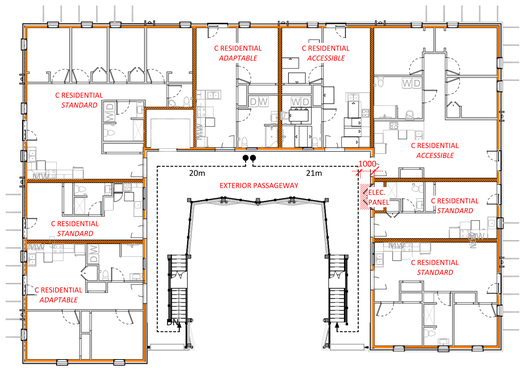
- 3-10 — BCBC ANALYSIS REFERENCE
- **EXITS**
  - 25m — TRAVEL DISTANCE
  - 75 — OCCUPANT LOAD AT EXIT (3.4.3.)
  - EXIT SIGN (3.4.5.)
- **EQUIPMENT**
  - FIRE EXTINGUISHER
- **FIRE SEPARATION** (3.1.8.)
  - FIRE SEPARATION
- **FIRE-RESISTANCE RATING** (3.1.7.)
  - 0 HOUR
  - 3/4 HOUR
  - 1 HOUR
  - 2 HOURS
- **EXTERIOR EXIT PATHS**
  - EXTERIOR EXIT PATH
  - EXTERIOR EXIT PATH (PROTECTED)



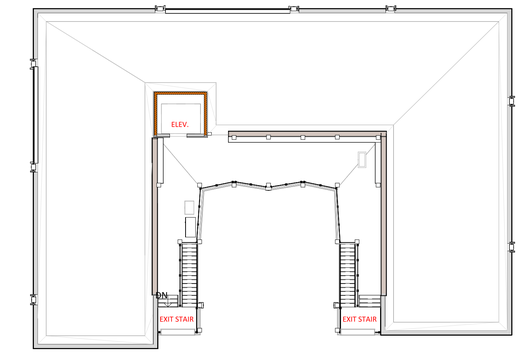
5 SECTION 1 - BUILDING CODE COMPLIANCE
1 : 200



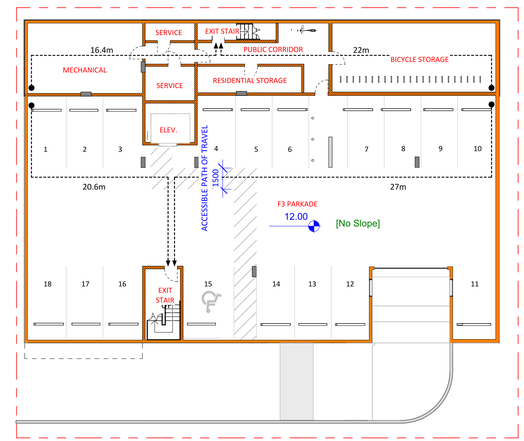
6 SECTION 2 - BUILDING CODE COMPLIANCE
1 : 200



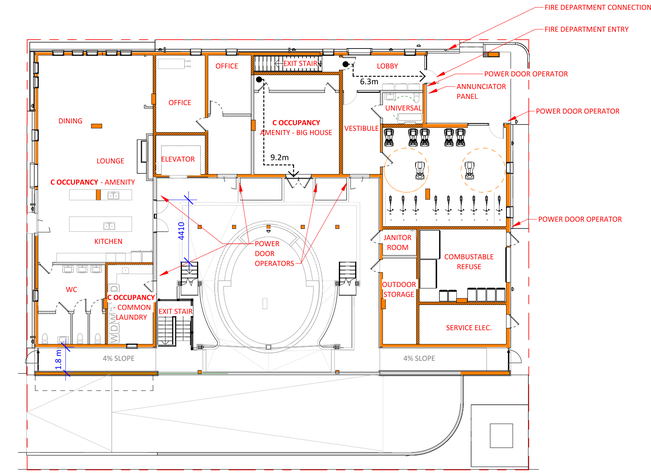
3 BUILDING CODE COMPLIANCE PLAN - TYPICAL FLOOR (L2 - L6)
1 : 200



4 BUILDING CODE COMPLIANCE PLAN - ROOF
1 : 200



1 BUILDING CODE COMPLIANCE PLAN - PARKADE
1 : 200



2 BUILDING CODE COMPLIANCE PLAN - GROUND FLOOR
1 : 200

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Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R2	2026.07.24
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision		
No.	Description	Date

Consultant Seal

VNFC Vancouver Street

Vancouver Street

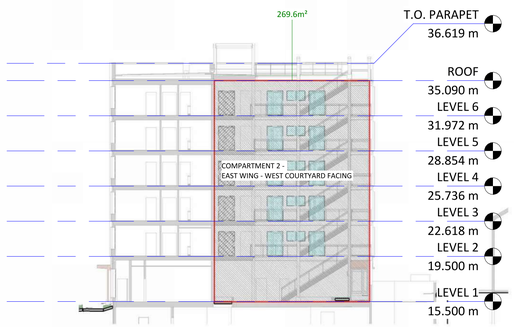
CODE ANALYSIS

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Drawn by	HJ
Checked by	TK

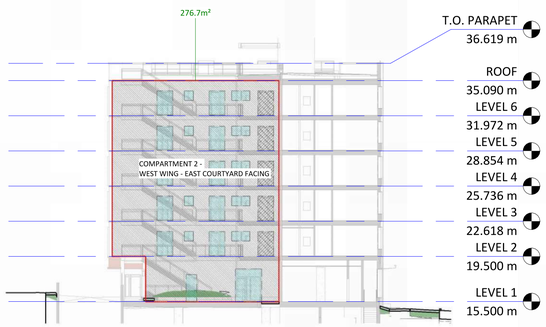
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Project #	24-30	Scale	As indicated

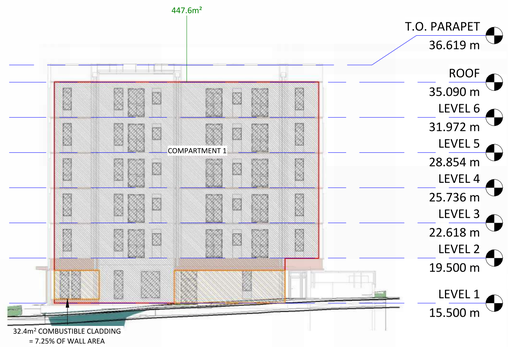
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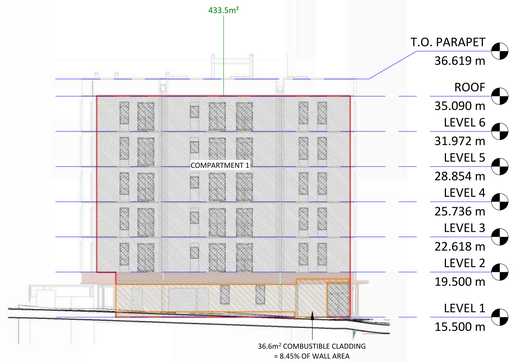
5 COURTYARD WEST - SPATIAL SEPARATION
1 : 250



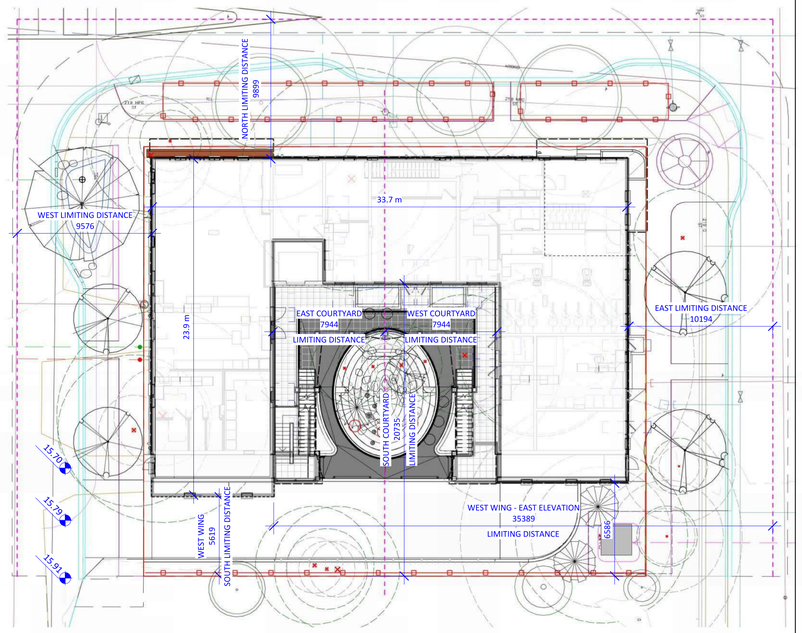
6 COURTYARD EAST- SPATIAL SEPARATION
1 : 250



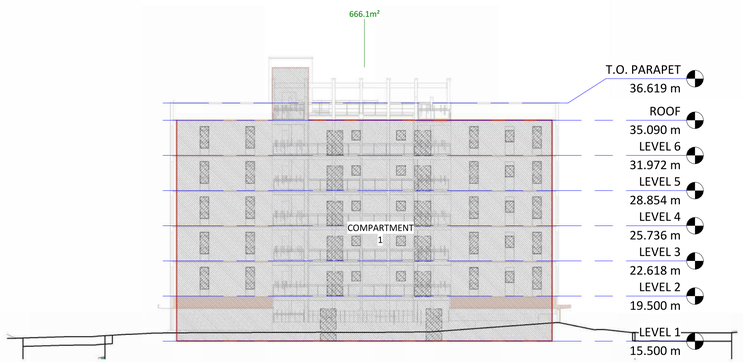
2 WEST ELEVATION - SPATIAL SEPARATION
1 : 250



4 EAST ELEVATION - SPATIAL SEPARATION
1 : 250



7 SPATIAL SEPARATION - SITE
1 : 200



1 SOUTH ELEVATION - SPATIAL SEPARATION
1 : 250



3 NORTH ELEVATION - SPATIAL SEPARATION
1 : 250

Separation Elevations - Annotations

- WALL OR FIRE COMPARTMENT AREA
- UNPROTECTED OPENINGS
- EXIT EXPOSURE PROTECTION BY WATER CURTAIN ALTERNATE SOLUTION
- COMBUSTIBLE CLADDING

Building Code Analysis - Spatial Separations

9 - SPATIAL SEPARATIONS											3.2.3.
NO.	ANALYSIS										REFERENCE
9-1	SUITE		OCCUPANCY	WALL AREA (m²)	U.P.O. AREA (m²)	LIMITING DISTANCE (m)	MAX. OPEN (%)	OPEN (%)	F.R.R. (HR.)	N.C. WALL (Y/N)	N.C. CLAD (Y/N)	3.2.3.1.-D, 3.2.3.7.
	NORTH	COMPARTMENT 1	C	651.7	120.63	9.899	100	18.51	-	N	N	
	EAST	COMPARTMENT 1	C	433.5	87.05	10.194	100	20.08	-	N	N	
		COMPARTMENT 2	C	276.7	15.05	7.944	81.10	5.44	3/4	N	N	
	SOUTH	COMPARTMENT 1	C	666.1	78.23	5.619	47.43	11.74	3/4	N	Y	
	WEST	COMPARTMENT 1	C	447.6	97.44	9.576	100	21.77	-	N	N	
		COMPARTMENT 2	C	269.6	15.05	7.944	81.10	5.58	3/4	N	N	

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R2	2026.07.24
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date
1	DP/REZ R1	2026.03.02.
2	DP/REZ R2	2026.07.24

Consultant Seal

VNFC Vancouver Street

Vancouver Street

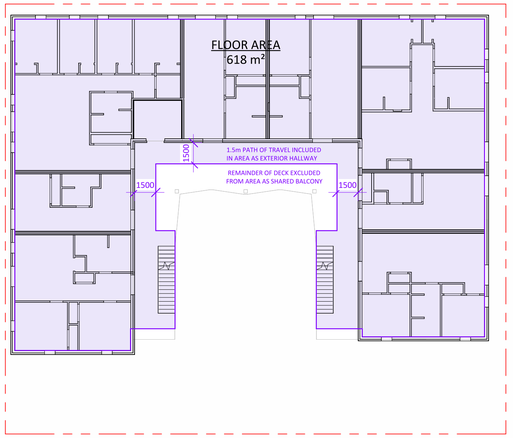
SPATIAL SEPARATIONS

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Checked by TK

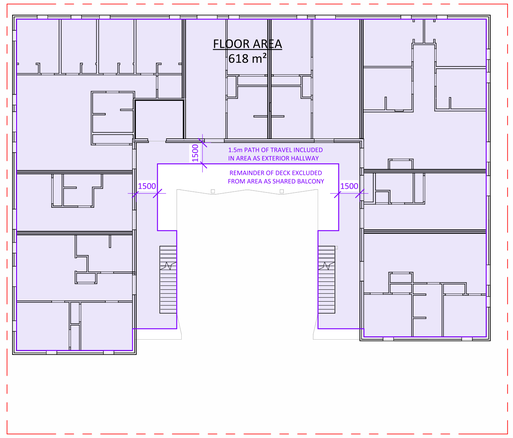
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Project # 24-30 Scale As indicated

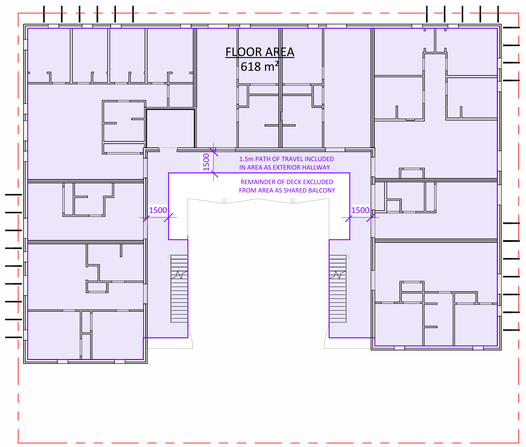
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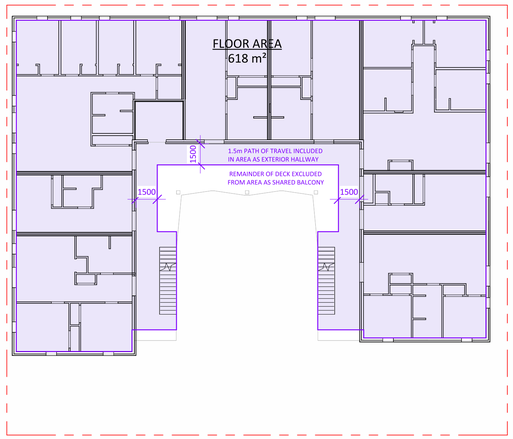
3 LEVEL 3 PLAN - FLOOR AREA
1 : 200



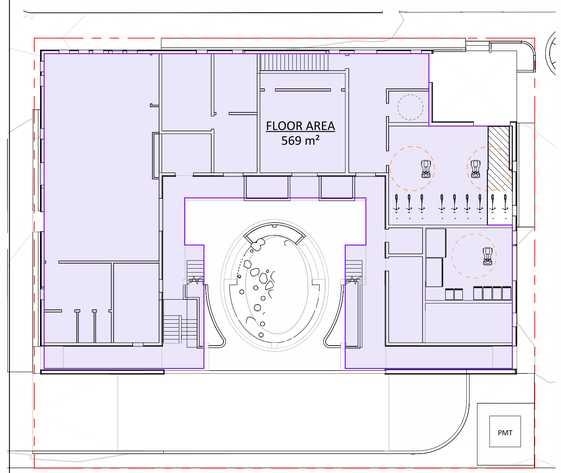
6 LEVEL 6 PLAN - FLOOR AREA
1 : 200



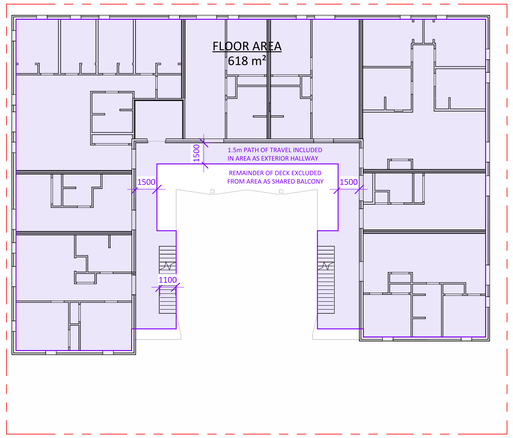
2 LEVEL 2 PLAN - FLOOR AREA
1 : 200



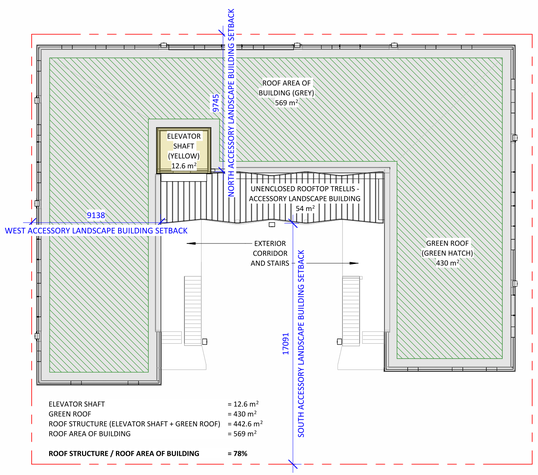
5 LEVEL 5 PLAN - FLOOR AREA
1 : 200



1 LEVEL 1 PLAN - FLOOR AREA
1 : 200



4 LEVEL 4 PLAN - FLOOR AREA
1 : 200



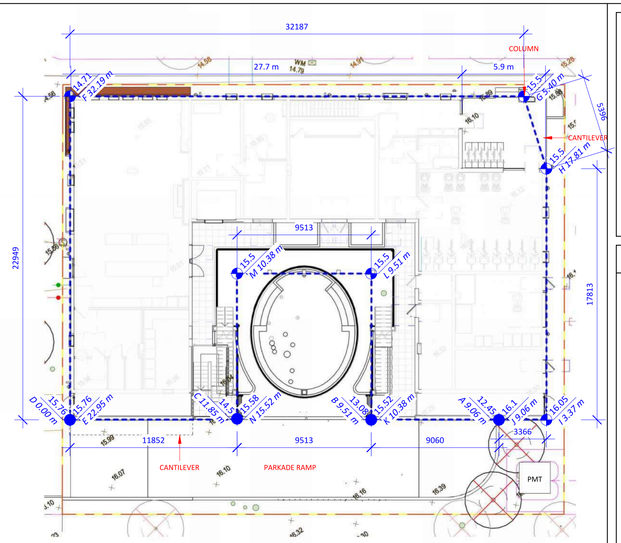
10 ROOF - AREA OF ROOFTOP STRUCTURE
1 : 200

AVERAGE GRADE CALCULATION						
SEGMENT	END POINT	START	END	AVERAGE	DISTANCE	AVG. x DIST.
A	to B	12.45	12.84	12.645	9.06 m	114.56
B	to C	13.08	14.26	13.67	9.51 m	130.04
C	to D	14.5	15.77	15.135	11.85 m	179.38
E	to F	15.76	14.71	15.235	22.95 m	349.63
F	to G	14.71	15.5	15.105	32.19 m	486.18
G	to H	15.5	15.5	15.5	5.40 m	83.64
H	to I	15.5	16.05	15.775	17.81 m	281.00
I	to J	16.05	16.1	16.075	3.37 m	54.11
J	to K	16.1	15.58	15.84	9.06 m	143.51
K	to L	15.52	15.5	15.51	10.38 m	160.92
L	to M	15.5	15.48	15.49	9.51 m	147.36
M	to N	15.5	15.58	15.54	10.38 m	161.23
BUILDING PERIMETER					151.46 m	2,291.56

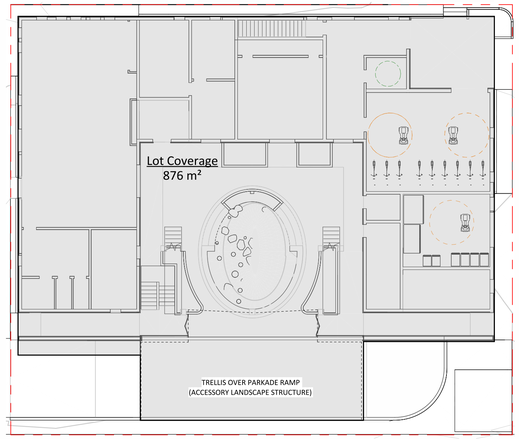
AVERAGE GRADE CALCULATION: 151.46 / 2,286.65 = **15.12 m**

Area Schedule - FSA - FSR BCH		
Level	Area	FSR
LEVEL 1	569 m²	0.52
LEVEL 2	618 m²	0.57
LEVEL 3	618 m²	0.57
LEVEL 4	618 m²	0.57
LEVEL 5	618 m²	0.57
LEVEL 6	618 m²	0.57
	3661 m²	3.38

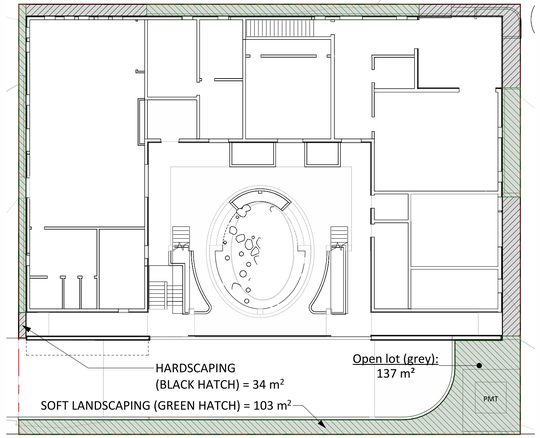
OPEN LOT SPACE = 137 m²
SOFT LANDSCAPING = 103 m² = 75%
HARD LANDSCAPING = 34 m² = 25%



9 AVERAGE GRADE
1 : 200



8 LOT COVERAGE
1 : 200



7 OPEN LOT SPACE
1 : 200

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02.
2	DP/REZ R2	2026.07.24
3	DP/REZ R3	2026.09.09

Consultant Seal

VNFC Vancouver Street

Vancouver Street

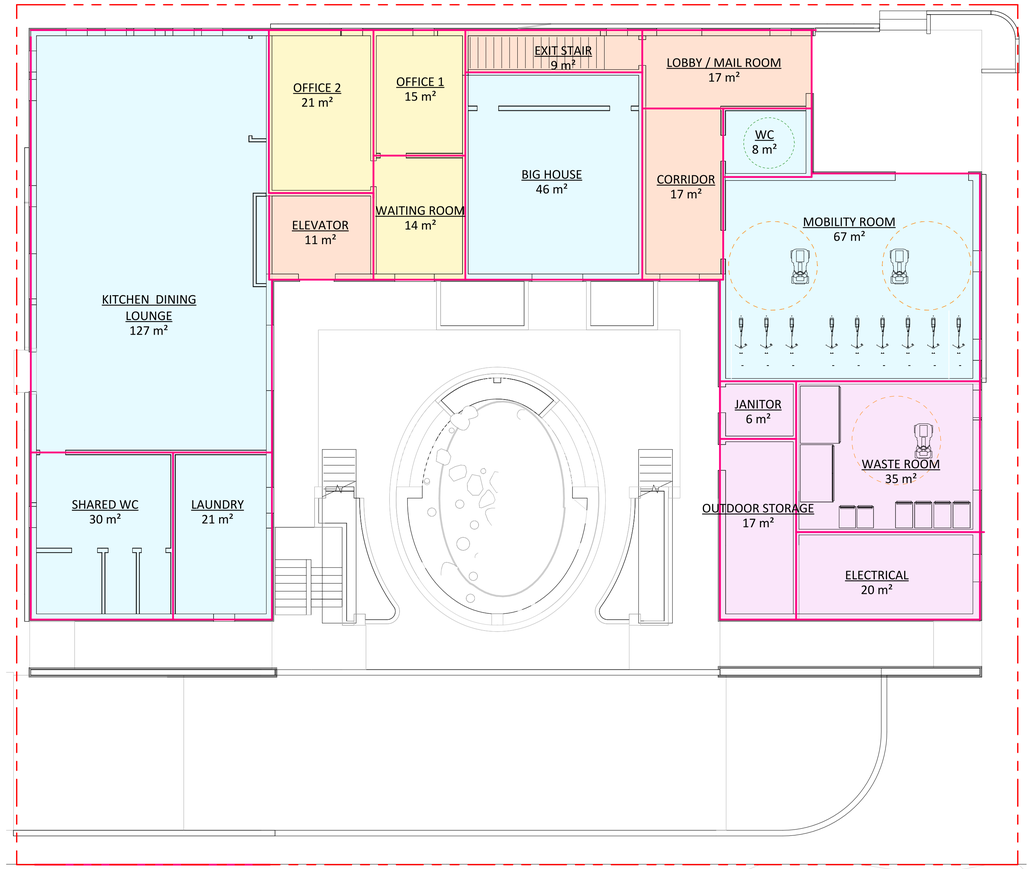
AREA CALCULATION PLANS COV

Date	2026-09-09 4:05:45 PM
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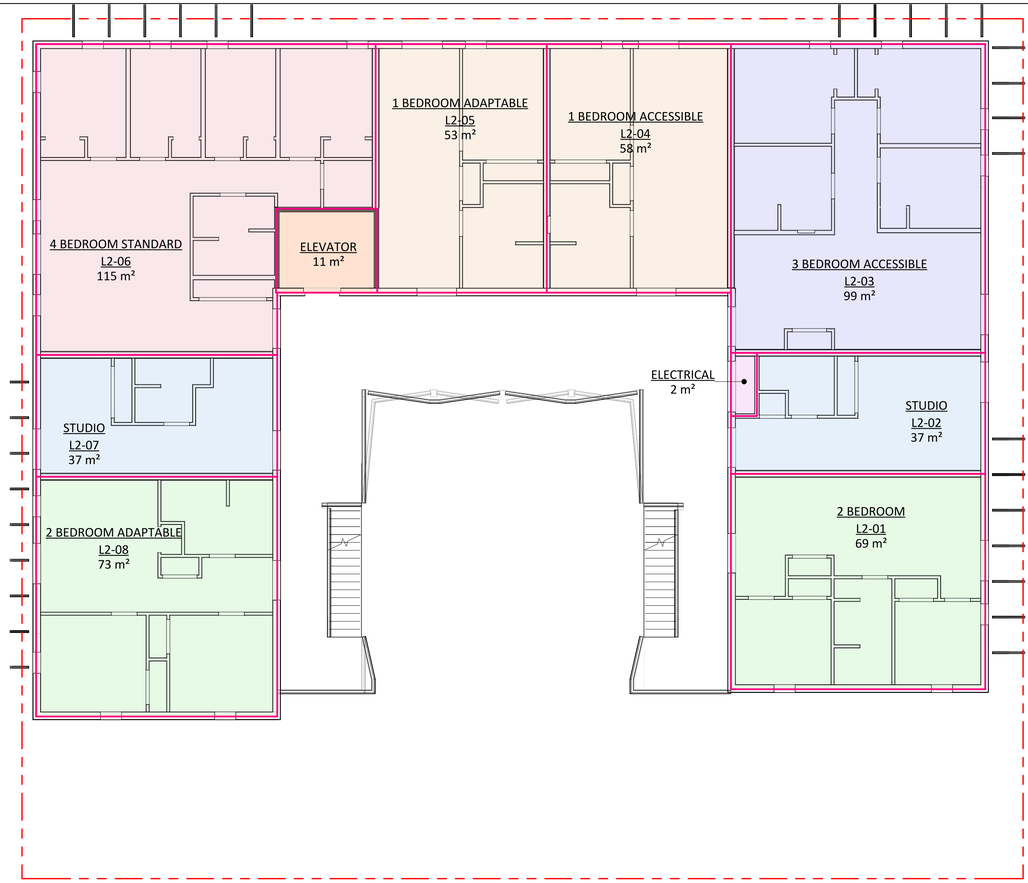
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Project #	24-30	Scale	1 : 200

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1 LEVEL 1
1 : 100



2 TYPICAL FLOOR PLAN (L2 - L6)
1 : 100

NORTH

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Revision

No.	Description	Date

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AREA CALCULATION PLANS BCH

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A0.05

Project #	24-30	Scale	As indicated

Area Schedule - Proposed Net Unit Areas BCH

Level	Name	Type	Area	Area (sf)
LEVEL 2	L2-04	1 BED ACCESSIBLE	57.59 m²	619.90 ft²
LEVEL 3	L3-04	1 BED ACCESSIBLE	57.59 m²	619.90 ft²
LEVEL 4	L4-04	1 BED ACCESSIBLE	57.59 m²	619.90 ft²
LEVEL 5	L5-04	1 BED ACCESSIBLE	57.59 m²	619.90 ft²
LEVEL 6	L6-04	1 BED ACCESSIBLE	57.59 m²	619.90 ft²
			287.95 m²	3099.51 ft²
LEVEL 2	L2-05	1 BED ADAPTABLE	53.34 m²	574.10 ft²
LEVEL 3	L3-05	1 BED ADAPTABLE	53.34 m²	574.10 ft²
LEVEL 4	L4-05	1 BED ADAPTABLE	53.34 m²	574.10 ft²
LEVEL 5	L5-05	1 BED ADAPTABLE	53.34 m²	574.10 ft²
LEVEL 6	L6-05	1 BED ADAPTABLE	53.34 m²	574.10 ft²
			266.68 m²	2870.52 ft²
LEVEL 2	L2-08	2 BED ADAPTABLE	72.72 m²	782.79 ft²
LEVEL 3	L3-08	2 BED ADAPTABLE	72.72 m²	782.79 ft²
LEVEL 4	L4-08	2 BED ADAPTABLE	72.72 m²	782.79 ft²
LEVEL 5	L5-08	2 BED ADAPTABLE	72.72 m²	782.79 ft²
LEVEL 6	L6-08	2 BED ADAPTABLE	72.72 m²	782.79 ft²
			363.62 m²	3913.96 ft²
LEVEL 2	L2-01	2 BEDROOM	68.90 m²	741.60 ft²
LEVEL 3	L3-01	2 BEDROOM	68.90 m²	741.60 ft²
LEVEL 4	L4-01	2 BEDROOM	68.90 m²	741.60 ft²
LEVEL 5	L5-01	2 BEDROOM	68.90 m²	741.60 ft²
LEVEL 6	L6-01	2 BEDROOM	68.90 m²	741.60 ft²
			344.49 m²	3708.02 ft²
LEVEL 2	L2-03	3 BED ACCESSIBLE	98.77 m²	1063.17 ft²
LEVEL 3	L3-03	3 BED ACCESSIBLE	98.77 m²	1063.17 ft²
LEVEL 4	L4-03	3 BED ACCESSIBLE	98.77 m²	1063.17 ft²
LEVEL 5	L5-03	3 BED ACCESSIBLE	98.77 m²	1063.17 ft²
LEVEL 6	L6-03	3 BED ACCESSIBLE	98.77 m²	1063.17 ft²
			493.86 m²	5315.84 ft²
LEVEL 2	L2-06	4 BEDROOM	114.51 m²	1232.57 ft²
LEVEL 3	L3-06	4 BEDROOM	114.51 m²	1232.57 ft²
LEVEL 4	L4-06	4 BEDROOM	114.51 m²	1232.57 ft²

Area Schedule - Proposed Net Unit Areas BCH

Level	Name	Type	Area	Area (sf)
LEVEL 5	L5-06	4 BEDROOM	114.51 m²	1232.57 ft²
LEVEL 6	L6-06	4 BEDROOM	114.51 m²	1232.57 ft²
			572.55 m²	6162.87 ft²
LEVEL 1	OFFICE 1	ADMIN	14.51 m²	156.14 ft²
LEVEL 1	OFFICE 2	ADMIN	21.44 m²	230.76 ft²
LEVEL 1	WAITING ROOM	ADMIN	14.34 m²	154.32 ft²
			50.28 m²	541.22 ft²
LEVEL 1	BIG HOUSE	AMENITY	46.12 m²	496.47 ft²
LEVEL 1	KITCHEN DINING LOUNGE	AMENITY	127.18 m²	1368.94 ft²
LEVEL 1	LAUNDRY	AMENITY	20.79 m²	223.78 ft²
LEVEL 1	MOBILITY ROOM	AMENITY	67.12 m²	722.50 ft²
LEVEL 1	SHARED WC	AMENITY	29.89 m²	321.77 ft²
LEVEL 1	WC	AMENITY	7.62 m²	82.05 ft²
			298.73 m²	3215.51 ft²
LEVEL 1	CORRIDOR	CIRCULATION	17.42 m²	187.55 ft²
LEVEL 1	ELEVATOR	CIRCULATION	11.37 m²	122.37 ft²
LEVEL 6	ELEVATOR	CIRCULATION	10.69 m²	115.10 ft²
LEVEL 3	ELEVATOR	CIRCULATION	10.69 m²	115.10 ft²
LEVEL 2	ELEVATOR	CIRCULATION	10.69 m²	115.10 ft²
LEVEL 5	ELEVATOR	CIRCULATION	10.69 m²	115.10 ft²
LEVEL 4	ELEVATOR	CIRCULATION	10.69 m²	115.10 ft²
LEVEL 1	EXIT STAIR	CIRCULATION	9.41 m²	101.29 ft²
LEVEL 1	LOBBY / MAIL ROOM	CIRCULATION	16.70 m²	179.80 ft²
			108.37 m²	1166.54 ft²
LEVEL 1	ELECTRICAL	SERVICE	20.22 m²	217.68 ft²
LEVEL 3	ELECTRICAL	SERVICE	2.07 m²	22.30 ft²
LEVEL 6	ELECTRICAL	SERVICE	2.07 m²	22.30 ft²
LEVEL 2	ELECTRICAL	SERVICE	2.07 m²	22.27 ft²
LEVEL 5	ELECTRICAL	SERVICE	2.07 m²	22.30 ft²
LEVEL 4	ELECTRICAL	SERVICE	2.07 m²	22.30 ft²
LEVEL 1	JANITOR	SERVICE	5.52 m²	59.42 ft²

Area Schedule - Proposed Net Unit Areas BCH

Level	Name	Type	Area	Area (sf)
LEVEL 1	OUTDOOR STORAGE	SERVICE	17.30 m²	186.21 ft²
LEVEL 1	WASTE ROOM	SERVICE	34.87 m²	375.39 ft²
			88.28 m²	950.20 ft²
LEVEL 2	L2-02	STUDIO	36.64 m²	394.44 ft²
LEVEL 2	L2-07	STUDIO	36.95 m²	397.76 ft²
LEVEL 3	L3-02	STUDIO	36.64 m²	394.41 ft²
LEVEL 3	L3-07	STUDIO	36.95 m²	397.76 ft²
LEVEL 4	L4-02	STUDIO	36.64 m²	394.41 ft²
LEVEL 4	L4-07	STUDIO	36.95 m²	397.76 ft²
LEVEL 5	L5-02	STUDIO	36.64 m²	394.41 ft²
LEVEL 5	L5-07	STUDIO	36.95 m²	397.76 ft²
LEVEL 6	L6-02	STUDIO	36.64 m²	394.41 ft²
LEVEL 6	L6-07	STUDIO	36.95 m²	397.76 ft²
			367.98 m²	3960.90 ft²
Grand total			3242.79 m²	34905.09 ft²

Functional Program - BC Housing Standards

Project Name:	VNFC Vancouver Street			
Address:	2580 + 2582 Vancouver Street, Victoria BC,			
Building Type:	5 stories wood frame on a main level concrete podium.			
Parking Type:	Underground			
Function	Description of units/spaces	Floor area/ unit or room (ft²)	# units	Total ft²
a - Residential units	Studio	394.4 - 397.8	10	3,961
	One Bedroom	574.1 - 619.9	10	5,970
	Two Bedroom	741.6 - 782.8	10	7,622
	Three Bedroom	1,063.2	5	5,316
	Four Bedroom	1,232.5	5	6,163
Total # of units				
b - Resident's Amenity	Big House	496.5	1	496
	Kitchen Dining Lounge	1368.9	1	1,369
	Shared Laundry	223.8	1	224
	Mobility Room	722.5	1	723
	Shared Washroom	321.8	1	322
	Lobby Washroom	82.0	1	82
c - Administration / Program Support	Office 1	154.1	1	154
	Office 2	230.8	1	231
	Waiting Room	154.3	1	154
d - Circulation	Elevator - all floors	697.9	6	698
	Exit Stair	101.3	1	101
	Lobby / Mail Room	179.8	1	180
	Corridor	187.6	1	188
e - Services Rooms	Electrical Rooms/ Closets	329.2	1	329
	Janitor Room	59.4	1	59
	Outdoor Storage	186.2	1	186
	Waste Room	375.4	1	375
Summary				Total ft²
a - Total Residential Units				29,031
b - Total Resident's Amenity				3,216
c - Total Administration / Program Support				541
d - Total Service Rooms (above grade)				950
e - Total Circulation				1,167
f - GROSS LIVABLE AREA (a+b+c+d+e)				35,108
Overall Building Efficiency = Total Residential area (a) /Gross Livable Area (f)				83.17%

*The following approximate are the overall building efficiency targets for Family Housing and Independent Seniors Housing - 82%

NOTE: AREAS MEASURED TO THE EXTERIOR FACE OF SHEATHING AND CENTERLINE OF PARTITION WALLS.

BC HOUSING NET UNIT AREAS

	STANDARD UNITS	ADAPTABLE UNITS (+5%)	ACCESSIBLE UNITS (+12%)
STUDIO	33m²	35m²	37m²
1 BED	49m²	51m²	55m²
2 BED	67m²	70m²	75m²
3 BED	86m²	90m²	96m²
4 BED	112m²	118m²	125m²

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AERIAL VIEW - LOOKING SOUTHWEST



AERIAL VIEW - LOOKING NORTHEAST

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date
2	DP/REZ R2	2026.07.24

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VNFC Vancouver Street

Vancouver Street

AERIAL RENDERS

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Project #	24-30	Scale	

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MAIN ENTRY AT INTERSECTION OF KINGS ROAD AND VANCOUVER STREET



STREET VIEW LOOKING SOUTHEAST AT INTERSECTION OF KINGS ROAD AND FIFTH STREET



STREET VIEW LOOKING WEST ALONG KINGS ROAD



STREET VIEW LOOKING NORTH ALONG FIFTH STREET

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1	DP/REZ R1	2026.03.02.
2	DP/REZ R2	2026.07.24

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VNFC Vancouver Street

Vancouver Street

RENDERS

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COURTYARD LOOKING NORTH



COURTYARD LOOKING EAST FROM LEVEL 2



ROOF DECK



COURTYARD LOOKING WEST

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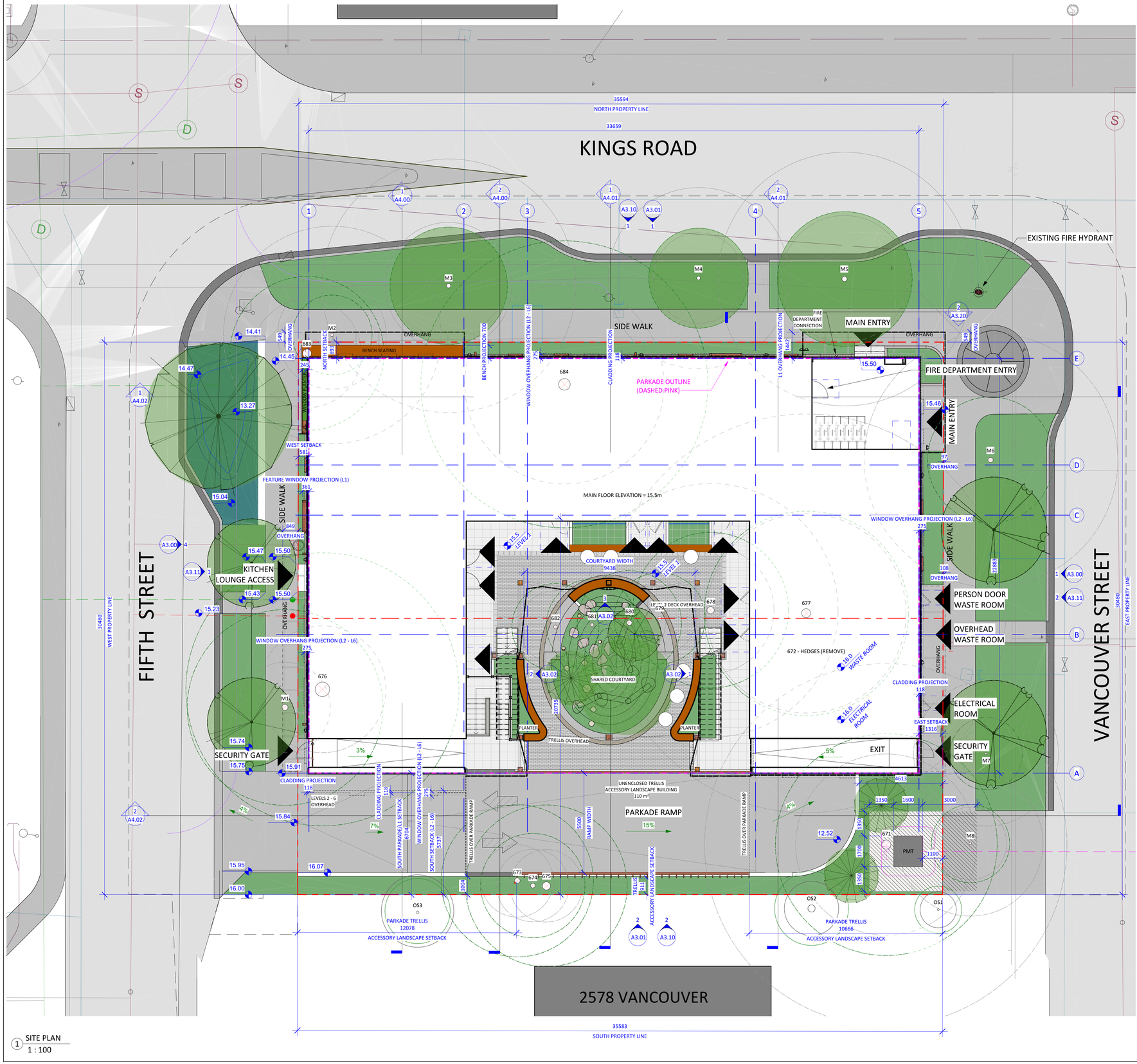
COURTYARD RENDERS

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1 SITE PLAN
1 : 100

City of Victoria - Project Information Table

PROJECT INFORMATION TABLE		CURRENT/PERMITTED	PROPOSED DESIGN	MODERNIZED ZONING BYLAW 2018
ZONING DISTRICT		R-2 (TWO FAMILY)	SITE SPECIFIC	GRD-1
SITE AREA (m²)		≥ 555	1084 (EXISTING)	540 MINIMUM
FLOOR AREA (m²)		≤ 280	3661	N/A
FLOOR SPACE RATIO[1]		≤ 0.5	3.38	2.75
LOT COVERAGE (%)		≤ 40	81%	55%
OPEN LOT SPACE (%)		≥ 30	13%	30%
	SOFT LANDSCAPING (%)	N/A	75%	50% [MINIMUM]
	HARDSCAPING (%)	N/A	25%	50% [MAXIMUM]
LANDSCAPE AREA (m²)		N/A	0 [0% OF LOT]	108.4 [10% OF LOT]
HEIGHT OF BUILDING (m)		≤ 7.6 (NO BASEMENT)	20.5	20.5
HEIGHT OF ACCESSORY LANDSCAPE STRUCTURE (PARKADE TRELLIS) (m)		N/A	3.1	20.5
PROJECTIONS INTO HEIGHT OF BUILDING (m)		N/A	5.1	3
AREA OF ROOFTOP STRUCTURES AS A PERCENTAGE OF THE ROOF AREA OF THE BUILDING		N/A	2.2 %	20% [MAXIMUM]
SETBACK OF ROOFTOP STRUCTURES FROM OUTER EDGE OF THE ROOF (m)		N/A	5.9 - 21.6	3 [MINIMUM]
NUMBER OF STOREYS		2 (NO BASEMENT)	6	5
STREET FRONTAGE - BUILDINGS UP TO 5 STOREYS(m)		N/A	30.48	30
BUILDING SETBACKS:	FRONT LOT - EAST/VANCOUVER (m)	≥ 7.5 OR AVG ABUTTING	1.32	4.0
	REAR LOT - WEST/FIFTH (m)	10.7 OR 35% (12.01)	0.58	8.0
	FLANKING STREET - NORTH / KINGS (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	0.89	4.0
	SIDE LOT - SOUTH (m)	1.5 OR 10%; 1 SIDE ≥ 3.0	5.74	3
	COMBINED SIDE LOT (m)	≥ 4.5	5.74	N/A
PROJECTIONS INTO SETBACKS:	CLADDING (m)	N/A	0.118	N/A
	WINDOW OVERHANGS (L2 - 6) (m)	N/A	0.275	2.0
	L1 OVERHANGS (m)	N/A	1.2	2.0
	BENCH (m)	N/A	0.7	2.0
	RAIN WATER LEADERS (RWL) (m)	N/A	0.35	2.0
	L1 FEATURE WINDOW OVERHANGS (m)	N/A	0.36	2.0
	STEPS (m)	N/A	0.7	4.0
ACCESSORY LANDSCAPE STRUCTURE SETBACKS:	TOTAL FLOOR AREA (m²)	N/A	164	37
	REAR YARD AREA (m²)	N/A	N/A	25%
	REAR LOT - WEST/FIFHT (m)	N/A	9.1	0.6
	SIDE LOT - SOUTH (m)	N/A	0.9	0.6
	FLANKING STREET - NORTH / KINGS (m)	N/A	9.7	3.5
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	≤ 2	40	N/A
	UNIT TYPES	TWO FAMILY	STUDIO - 4 BED	MULTI-UNIT
	STUDIOS	N/A	10 (25%)	N/A
	ONE BEDROOM UNITS	N/A	10 (25%)	N/A
	TWO BEDROOM UNITS	N/A	10 (25%)	8 (20%)
	THREE BEDROOM UNITS[2]	N/A	5 (12.5%)	4 (10%)
	FOUR BEDROOM UNITS	N/A	5 (12.5%)	N/A
	GROUND-ORIENTATED UNITS	≤ 2	0	N/A
	MINIMUM UNIT FLOOR AREA (m²)	≥ 46	33	33
	TOTAL RESIDENTIAL UNIT AREA (m²)[3]	≤ 380	2500	N/A

SCHEDULE C PARKING REQUIREMENTS *BASED ON 40 UNITS*	SCHEDULE C REQUIRED	PROPOSED	MODERNIZED ZONING BYLAW 2018 PART 5
ON-SITE VEHICLE PARKING	21	15	20
ON-SITE VEHICLE PARKING	N/A	18	EVERY STALL
ON-SITE VEHICLE PARKING *VISITOR*	4	3	4
ON-SITE VEHICLE PARKING *ACCESSIBLE*	0	0	0
ON-SITE VEHICLE PARKING *VAN ACCESSIBLE*	1	1	1
ON-SITE VEHICLE PARKING *VISITOR ACCESSIBLE*	0	0	0
ON-SITE VEHICLE PARKING *VISITOR VAN ACCESSIBLE*	0	0	0
LONG TERM BICYCLE PARKING	48	55	48
STANDARD	N/A	46	N/A
OVERSIZED	N/A	9	N/A
SHORT TERM BICYCLE PARKING	6	6	6
MAINTENANCE BICYCLE SPACE	N/A	1	N/A

CONVENIENCE PARKING *(NOT BYLAW REQ.)*	PROPOSED
SCOOTER PARKING	5

[1]SCHEDULE C OF THE MODERNIZED ZONING BYLAW 2018 PERMITS ADDITIONAL DENSITY FOR LOTS PROVIDING A MINIMUM OF 15% OF THE TOTAL DWELLING UNITS WITH AT LEAST THREE BEDROOMS. IT IS WORTH NOTING THIS LOT PROPOSES 25% OF DWELLING UNITS TO HAVE AT LEAST THREE BEDROOMS, WITH 5 THREE BEDROOM UNITS, AND 5 FOUR BEDROOM DWELLING UNITS PROPOSED.
[2]UNITS CAN BE LARGER THAN 3 BEDROOMS FOR REQUIREMENT, THIS TABLE HAS BEEN BROKEN DOWN TO REFLECT THE PROPOSED UNIT MIX
[3]UNIT AREAS (m²) FOLLOWING THE CITY OF VICTORIA'S DEFINITION, MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS, ARE DIMENSIONED ON THE TYPICAL FLOOR PLAN ON SHEET A2.01.

UNIT TYPES AND QUANTITIES

	STANDARD UNITS	ADAPTABLE UNITS	ACCESSIBLE UNITS
STUDIO	10	-	-
1 BED	-	5	5
2 BED	5	5	-
3 BED	-	-	5
4 BED	5	-	-

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2	DP/REZ R2	2026.07.24
3	DP/REZ R3	2026.09.09

Consultant Seal

VNFC Vancouver Street

Vancouver Street

SITE PLAN

Date	2026-09-09 4:05:52 PM
Drawn by	HJ / CT / BR
Checked by	CC

A1.00

Project #	24-30	Scale	As indicated

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 2582 & 2580 Vancouver Street

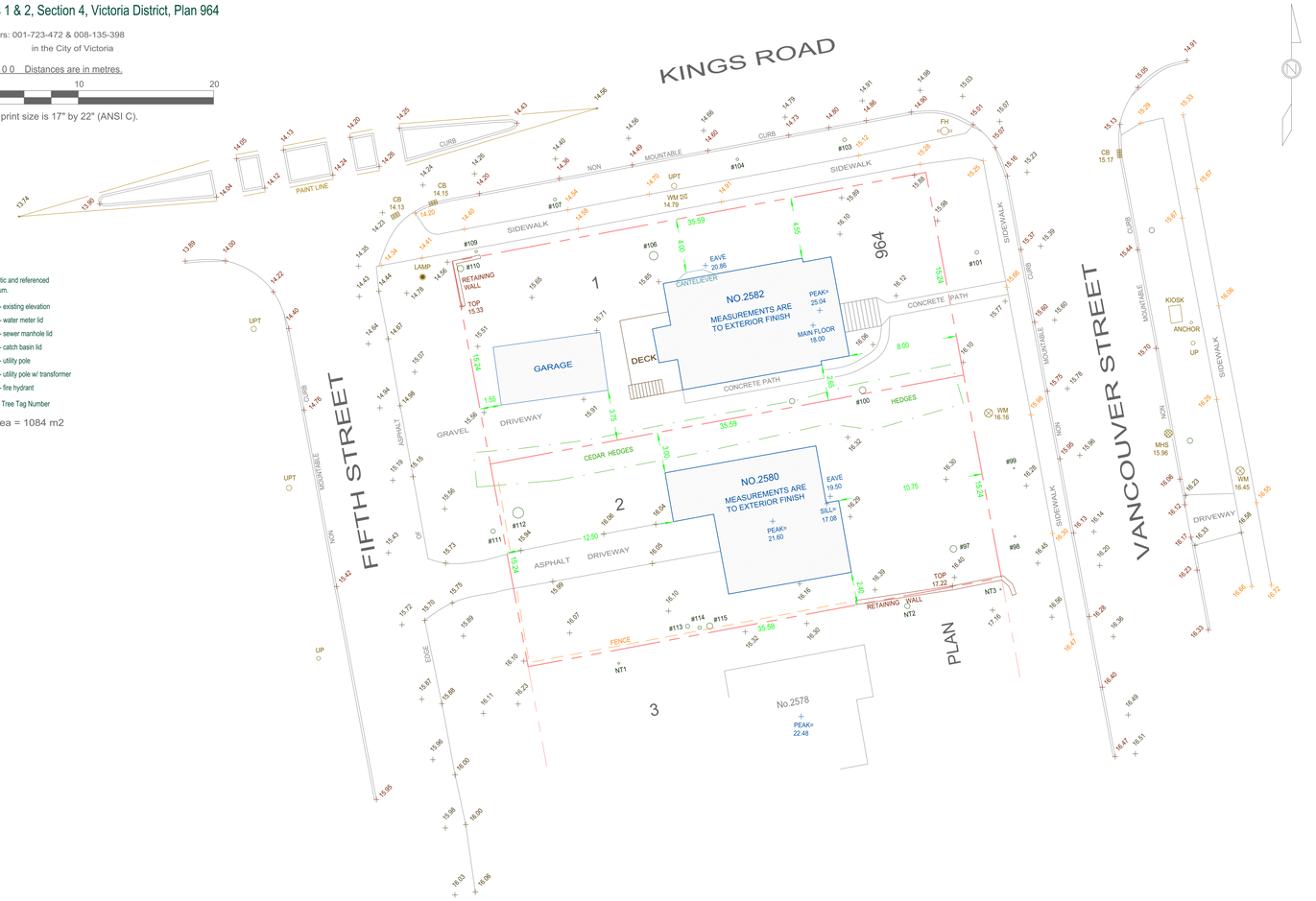
Legal - Lots 1 & 2, Section 4, Victoria District, Plan 964

Parcel Identifiers: 001-723-472 & 008-135-398
in the City of Victoria

S c a l e - 1 : 2 0 0 Distances are in metres.

0 2 10 20

The intended print size is 17" by 22" (ANSI C).



LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

- ### + - denotes - existing elevation
- WM ⊗ - denotes - water meter lid
- MHS ⊗ - denotes - sewer manhole lid
- CB ▥ - denotes - catch basin lid
- UP ○ - denotes - utility pole
- UPT ○ - denotes - utility pole w/ transformer
- FH ◁○▷ - denotes - fire hydrant
- ### ○ - denotes - Tree Tag Number

Total Site Area = 1084 m2

File: 14.403

V.I. POWELL & ASSOCIATES
LAND SURVEYING
250-2950 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250-382-8855

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

The following non-financial charges are shown on the current title and may affect the property.
Statutory Right of Way - CA8988101

CERTIFIED CORRECT
dated this 16th day of October, 2024

B.C.L.S
April Larocque
This document is not valid unless digitally signed.

1 SITE - SURVEY
1 : 200

231 Regina Avenue
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Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R2	2026.07.24
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date

Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

VNFC Vancouver Street

Vancouver Street

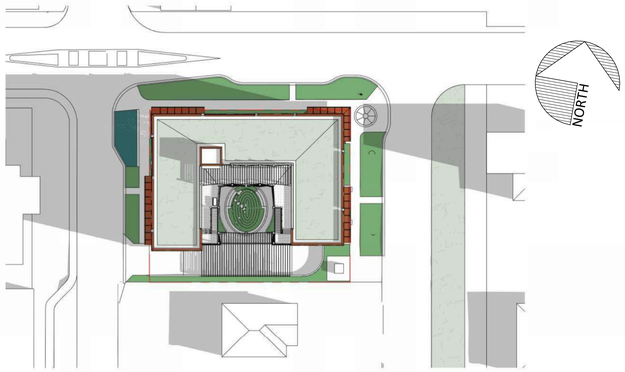
SURVEY PLAN

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Drawn by	N/A
Checked by	N/A

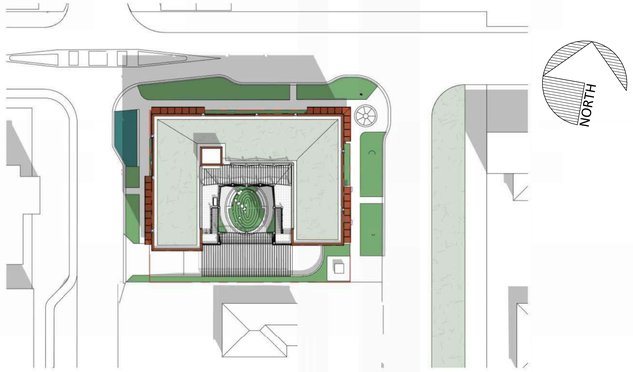
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Project #	24-30	Scale	1 : 200

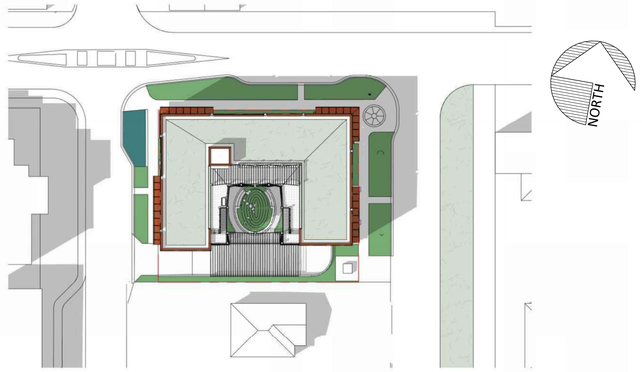
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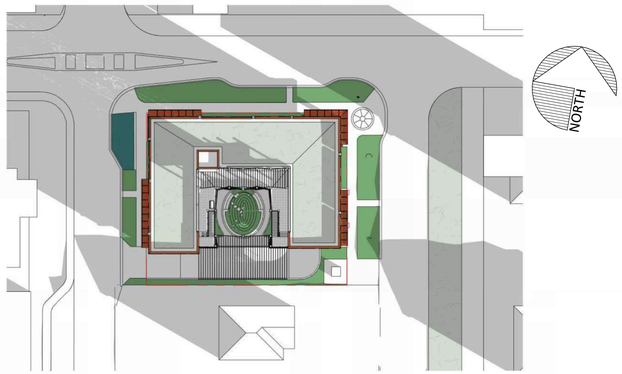
2 Shadow Study - Summer Solstice 9am
1 : 500



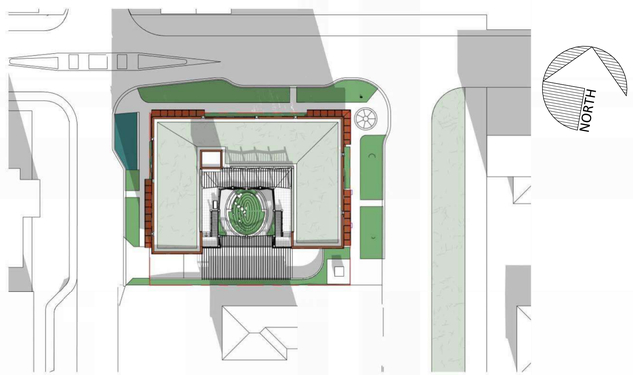
3 Shadow Study - Summer Solstice Noon
1 : 500



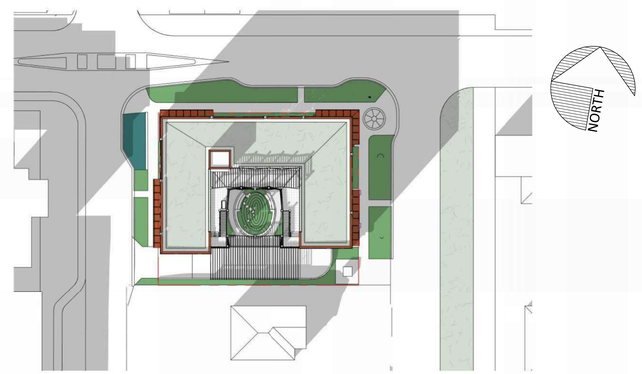
1 1.02 - Shadow Study - Summer Solstice 3pm
1 : 500



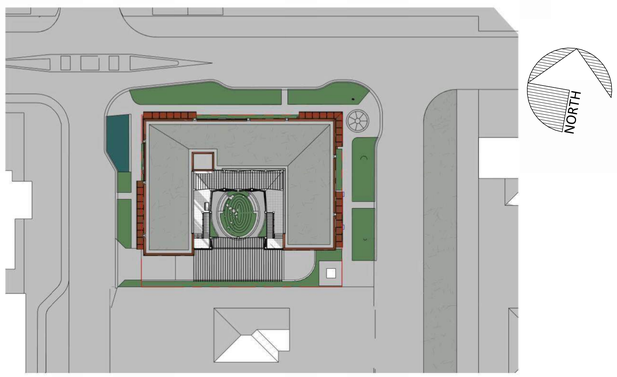
5 Shadow Study - Equinox 9am
1 : 500



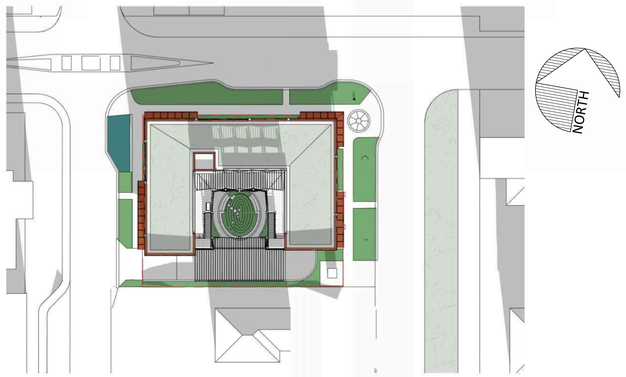
6 Shadow Study - Equinox Noon
1 : 500



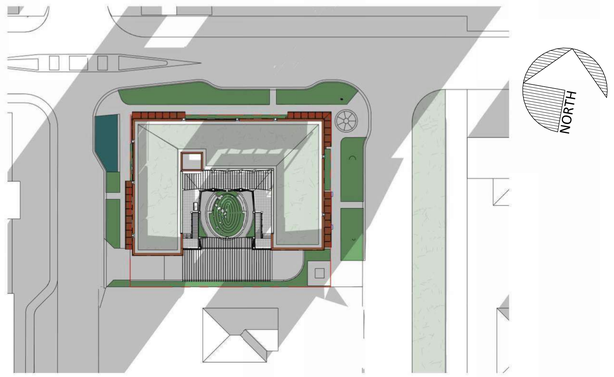
4 Shadow Study - Equinox 3pm
1 : 500



8 Shadow Study - Winter Solstice 9am
1 : 500



9 Shadow Study - Winter Solstice Noon
1 : 500



7 Shadow Study - Winter Solstice 3pm
1 : 500

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Consultant Seal

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Vancouver Street

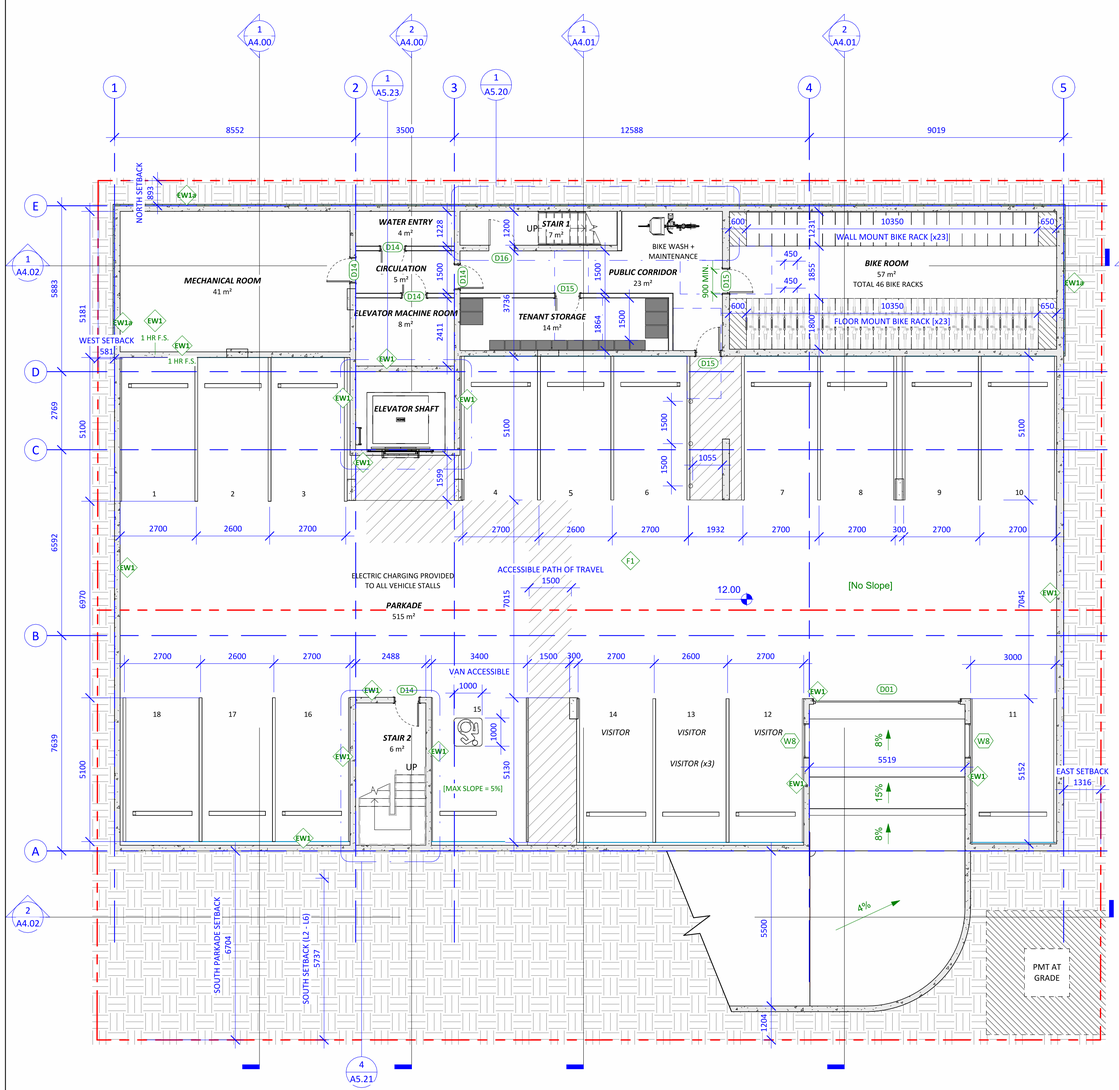
SHADOW STUDY

Date	2026-09-09 4:06:09 PM
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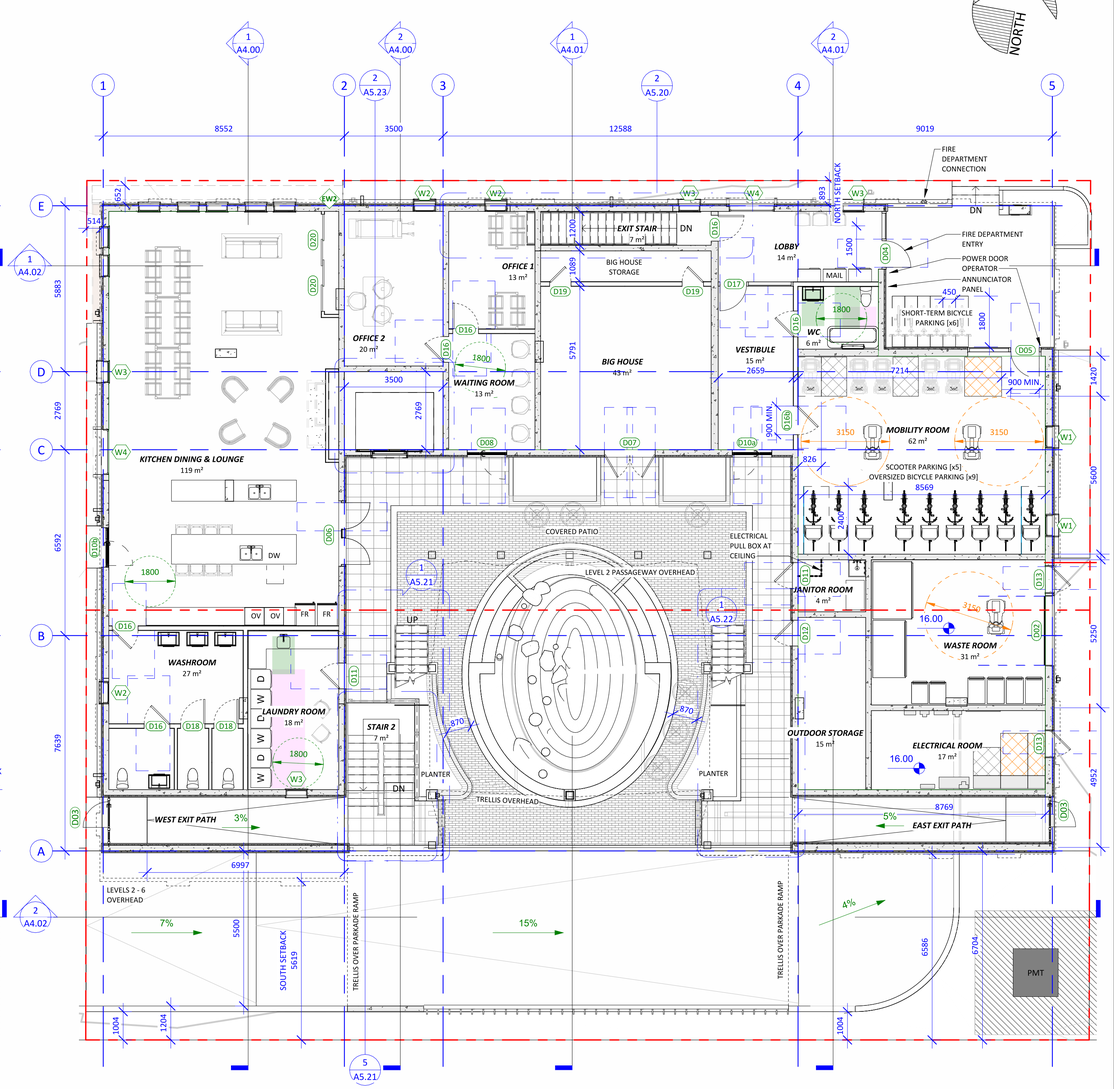
A1.02

Project #	24-30	Scale	1 : 500

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2 PARKADE PLAN
1 : 100



1 GROUND FLOOR PLAN
1 : 100

LONG TERM BICYCLE PARKING SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
BICYCLE - FLOOR MOUNT	PARKADE	Standard Bike Space	23	48%
BICYCLE - WALL MOUNT	PARKADE	450 x 1200 mm	23	48%
OVERSIZED BIKE - FLOOR MOUNT	LEVEL 1	900 x 2400 mm	2	4%
TOTAL PROVIDED (50% EV CHARGING):			48	100%

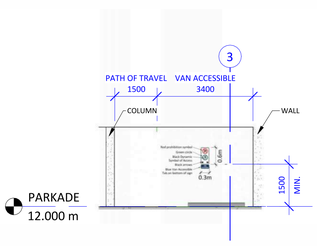
SHORT TERM BICYCLE PARKING SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
BICYCLE - FLOOR MOUNT	LEVEL 1	450 x 1800 mm	6	100%
TOTAL PROVIDED:			6	100%

BICYCLE MAINTENANCE SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
BIKE MAINTENANCE	PARKADE	900 x 2400 mm	1	100%
TOTAL PROVIDED:			1	100%

CONVENIENCE SCOOTER PARKING SCHEDULE			
LOCATION	SIZE	QTY.	TYPE %
LEVEL 1	820 x 1390 mm	1	100%
TOTAL PROVIDED (100% EV CHARGING):		1	100%

VEHICLE PARKING SCHEDULE				
TYPE	LOCATION	SIZE	QTY.	TYPE %
PARKADE				
STANDARD	PARKADE		14	78%
VAN ACCESSIBLE	PARKADE	3.4m x 5.1m - 90 deg	1	6%
VISITOR	PARKADE		3	17%
TOTAL PROVIDED (100% EV CHARGING):			18	100%

ACCESSIBLE VAN STALL SIZE REQUIREMENTS NOTE:
CITY OF VICTORIA SCHEDULE C 5.1m x 3.4m. ACCESS AISLE 5.1m x 1.5m



3 VAN ACCESSIBLE SIGNAGE ELEVATION
1 : 100

ACCESSIBLE + ADAPTABLE CLEAR SPACE LEGEND

BC HOUSING [BCH] DESIGN GUIDELINES

- ø 1500 — BCH MINIMUM TURNING AREA
- BC HOUSING CLEAR SPACE 750 mm MIN. x 1200 mm MIN. [TYP UNO] PROVIDE:
  - DIRECTLY IN FRONT OF FIXTURES AND APPLIANCES AND ON ONE SIDE OF OPEN DRAWERS AND CABINETS
  - INSIDE BEDROOM ON TWO SIDES OF BED AND AT CLOTHING CLOSET

CANADIAN STANDARDS ASSOCIATION [CSA]

- ø 3150 — CSA SCOOTER TURNING AREA
- ø 1800 — CSA TURNING AREA
- CSA CLEARANCE

BC BUILDING CODE 2024 [BCBC]

- ø 1700 — BCBC MINIMUM TURNING AREA
- 1000 MIN. — BCBC PATH OF TRAVEL
- BCBC CLEAR SPACE: REFER TO DIMENSIONS ON PLAN
- 1700 MIN. — BCBC CLEAR SPACE AT SWINGING DOORS

8.3 BC HOUSING ADPATABLE UNIT DESIGN AS PER BCBC 2024 SECTION 3.8.5.8.

3.8.5.4. DOORWAYS: 850 mm clear width when the door is in the open position.

3.8.5.5. HALLWAY: 1000 mm minimum width accessible path of travel (3.8.3.2)

3.8.5.6. BEDROOM: 1700 mm minimum turning area, 850 mm wide pathway unobstructed by bed; closet with 900 mm clear opening and 1700 mm x 1500 mm clear space

3.8.5.7. BATHROOM: Clear space requirements same as shown in the Accessible Bathroom. Wall backing to be provided for future installation of grab bars at toilet and shower

3.8.5.8. KITCHENS: Sink and cooktop are adjacent or w/continuous counter; 1700 mm diameter or 1700 mm x 1500 mm clear space; clear space accommodation for future installation of lavatory (as per 3.8.3.16)

3.8.5.9 CONTROLS, SWITCHES and OUTLETS: Minimum 400 mm from the floor or maximum 1200 mm above the floor (does not apply to controls, switches and dedicated outlets for equipment or appliances)

NOTE: WHERE BCBC CLEAR SPACE MINIMUM EXCEED BC HOUSING DIMENSIONS - ONLY THE GRATER IS SHOWN.

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date
1	DP/REZ R1	2026.03.02.
2	DP/REZ R2	2026.07.24
3	DP/REZ R3	2026.09.09

Consultant Seal

VNFC Vancouver Street

Vancouver Street

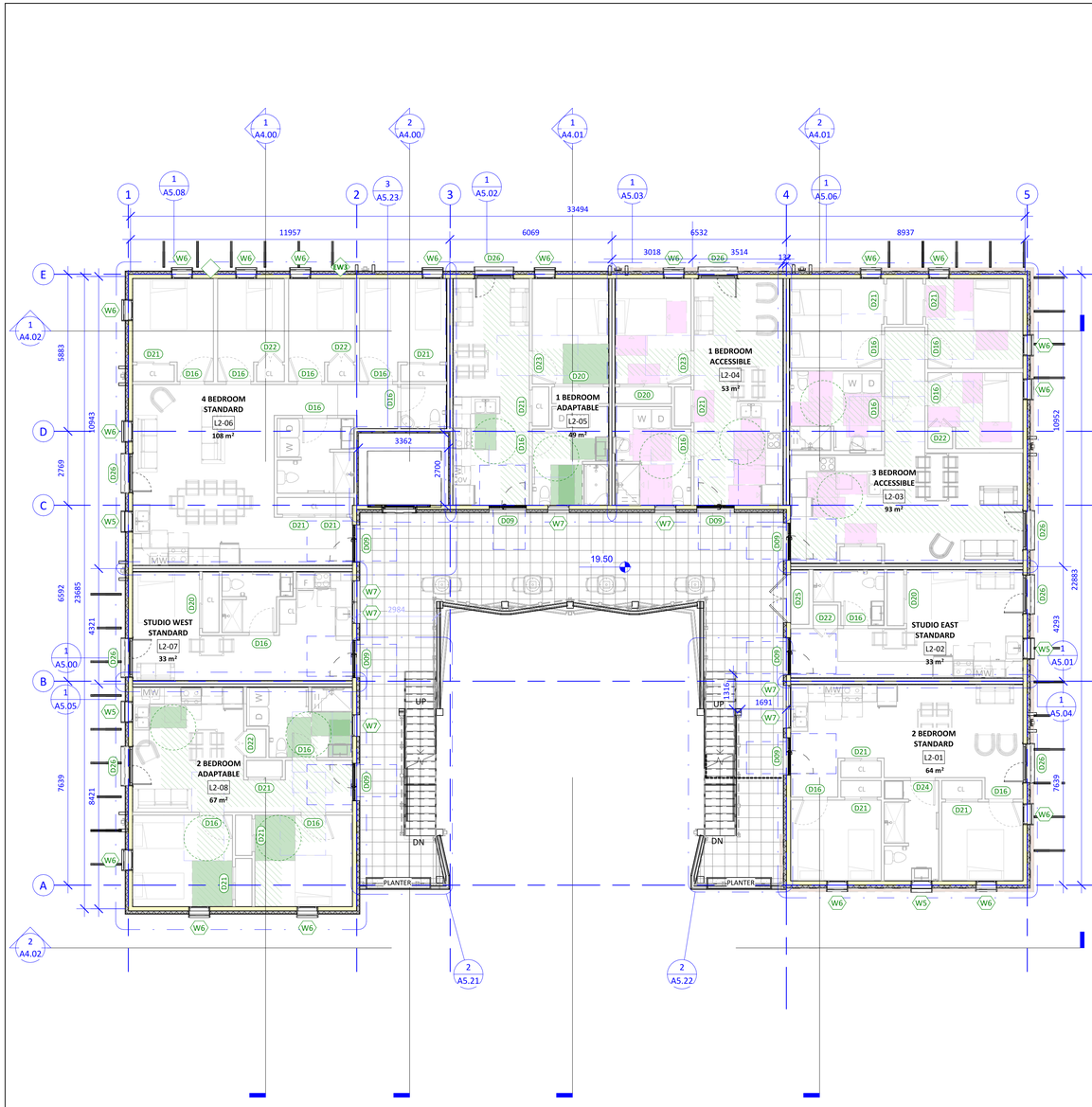
PARKADE - LEVEL 1 FLOOR PLAN

Date	2026-09-09 4:06:16 PM
Drawn by	HJ / CT / BR
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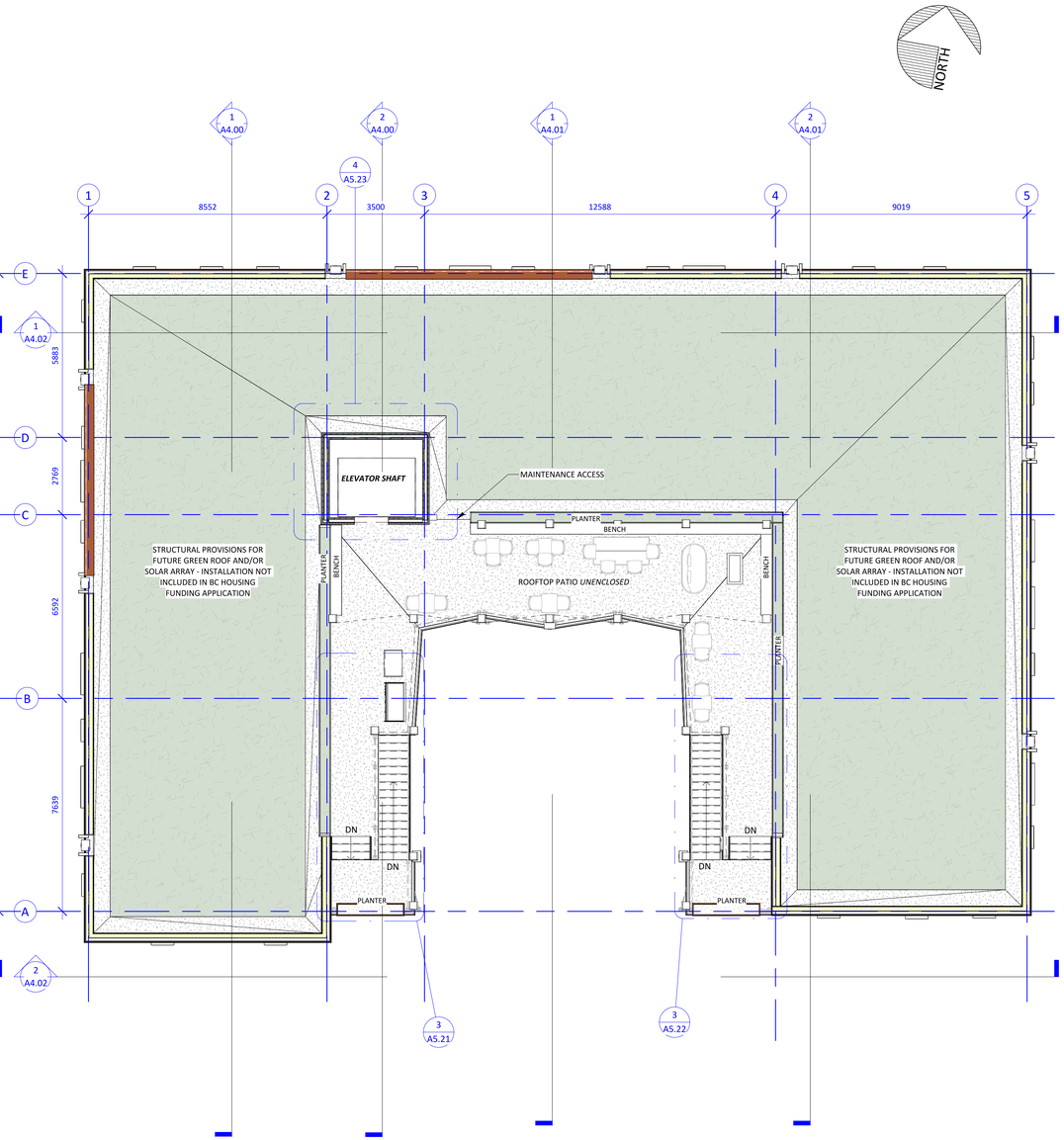
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Project #	24-30	Scale	1 : 100

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1 TYPICAL FLOOR PLAN (L2 - L6)
1 : 100



2 ROOF PLAN
1 : 100

Unit Area Schedule (City of Victoria Floor Area)	
Name	Area
1 BEDROOM ACCESSIBLE	53 m²
1 BEDROOM ADAPTABLE	49 m²
2 BEDROOM ADAPTABLE	67 m²
2 BEDROOM STANDARD	64 m²
3 BEDROOM ACCESSIBLE	93 m²
4 BEDROOM STANDARD	108 m²
STUDIO STANDARD EAST	33 m²
STUDIO STANDARD WEST	33 m²
TOTAL RESIDENTIAL AREA PER FLOOR	500 m²
TOTAL RESIDENTIAL AREA IN BUILDING	**2500 m²**

NOTE: UNIT AREAS ARE MEASURED TO INTERIOR FACE OF EXTERIOR AND PARTI WALLS FOLLOWING THE CITY OF VICTORIA'S DEFINITION OF FLOOR AREA.

UNIT MIX	STUDIOS	1 BED	2 BED	3 BED	4 BED	
LEVEL 1						
LEVEL 2 - 6	2	2	2	1	1	
TOTAL	10	10	10	5	5	**40**
%	25%	25%	25%	12.5%	12.5%	

NOTE: ONE OF THE UNITS WILL BE USED AS A GUEST SUITE.

	REQUIERED		PROPOSED	
	%	Number of Unit	%	Number of Unit
Standard			**50**	20
Adaptable	**20** BCBC	8	**25**	10
Accessible	**5** BCH requirement	2	**25**	10

ACCESSIBLE + ADAPTABLE CLEAR SPACE LEGEND

BC HOUSING [BCH] DESIGN GUIDELINES

- ø 1500 — BCH MINIMUM TURNING AREA
- 1200 MIN. / 750 MIN. — BC HOUSING CLEAR SPACE 750 mm MIN. x 1200 mm MIN. (TYP UNO) PROVIDE:
  - DIRECTLY IN FRONT OF FIXTURES AND APPLIANCES AND ON ONE SIDE OF OPEN DRAWERS AND CABINETS
  - INSIDE BEDROOM ON TWO SIDES OF BED AND AT CLOTHING CLOSET

CANADIAN STANDARDS ASSOCIATION [CSA]

- ø 3150 — CSA SCOOTER TURNING AREA
- ø 1800 — CSA TURNING AREA
- 1300 / 820 — CSA CLEARANCE

BC BUILDING CODE 2024 [BCBC]

- ø 1700 — BCBC MINIMUM TURNING AREA
- 1000 MIN. — BCBC PATH OF TRAVEL
- 1500 MIN. / 900 MIN. — BCBC CLEAR SPACE: REFER TO DIMENSIONS ON PLAN
- 1700 MIN. / 1500 MIN. / 1500 MIN. / 1200 MIN. — BCBC CLEAR SPACE AT SWINGING DOORS

NOTE: WHERE BCBC CLEAR SPACE MINIMUM EXCEED BC HOUSING DIMENSIONS - ONLY THE GRATER IS SHOWN.

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision		
No.	Description	Date
1	DP/REZ R1	2026.03.02.

Consultant Seal

VNFC Vancouver Street

Vancouver Street

LEVEL 2 - ROOF PLAN

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A2.01

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1 EAST ELEVATION - VANCOUVER STREET
1 : 100



4 WEST ELEVATION - FIFTH STREET
1 : 100

LEGEND - EXTERIOR FINISHES

1a	FLAT LOCK METAL PANELS; COLOUR: RED
1b	FLAT LOCK METAL PANELS; COLOUR: WHITE
2	PRINTED FLAT LOCK METAL PANELS, COLOUR: CHARCOAL
3	WINDOWS & PATIO DOORS, COLOUR: WHITE
4	INSULATED METAL DOOR, CLR: WHITE
5a	PREFINISHED METAL FLASHING, COLOUR: RED
5b	PREFINISHED METAL FLASHING, COLOUR: CHARCOAL
6	GUTTERS & RAINWATER LEADERS, COLOUR: RED
7	ANODIZED ALUMINIM GUARDRAIL w/ WIRE MESH SCREEN; COLOUR: RED
8	WOOD CLADDING
9	ALUMINIUM TRIM STRUCTURE, COLOUR: RED
10	STAINLESS STEEL ELEVATOR DOOR
11	CHALKBOARD FINISH

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2	DP/REZ R2	2026.07.24

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VNFC Vancouver Street

Vancouver Street

BUILDING ELEVATIONS

Date	2026-09-09 4:06:43 PM
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A3.00

Project # 24-30 | Scale 1 : 100

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1 NORTH ELEVATION - KINGS ROAD
1 : 100



2 SOUTH ELEVATION
1 : 100

LEGEND - EXTERIOR FINISHES

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7	ANODIZED ALUMINIM GUARDRAIL w/ WIRE MESH SCREEN; COLOUR: RED
8	WOOD CLADDING
9	ALUMINIUM TRIM STRUCTURE, COLOUR: RED
10	STAINLESS STEEL ELEVATOR DOOR
11	CHALKBOARD FINISH

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2	DP/REZ R2	2026.07.24

Consultant Seal

VNFC Vancouver Street

Vancouver Street

BUILDING ELEVATIONS

Date	2026-09-09 4:07:08 PM
Drawn by	HJ / BR
Checked by	CC

A3.01

Project # 24-30 | Scale 1 : 100

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1 COURTYARD EAST ELEVATION
1 : 100



3 COURTYARD SOUTH ELEVATION
1 : 100



2 COURTYARD WEST ELEVATION
1 : 100

LEGEND - EXTERIOR FINISHES

1a	FLAT LOCK METAL PANELS; COLOUR: RED
1b	FLAT LOCK METAL PANELS; COLOUR: WHITE
2	PRINTED FLAT LOCK METAL PANELS, COLOUR: CHARCOAL
3	WINDOWS & PATIO DOORS, COLOUR: WHITE
4	INSULATED METAL DOOR, CLR: WHITE
5a	PREFINISHED METAL FLASHING, COLOUR: RED
5b	PREFINISHED METAL FLASHING, COLOUR: CHARCOAL
6	GUTTERS & RAINWATER LEADERS, COLOUR: RED
7	ANODIZED ALUMININM GUARDRAIL w/ WIRE MESH SCREEN; COLOUR: RED
8	WOOD CLADDING
9	ALUMINIUM TRIM STRUCTURE, COLOUR: RED
10	STAINLESS STEEL ELEVATOR DOOR
11	CHALKBOARD FINISH

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Issue	Date
ISSUED FOR DEVELOPMENT PERMIT AND REZONING	2025.07.25
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R1	2026.03.02
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R2	2026.07.24
ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date
1	DP/REZ R1	2026.03.02.
2	DP/REZ R2	2026.07.24

Consultant Seal

VNFC Vancouver Street

Vancouver Street

BUILDING ELEVATIONS

Date	2026-09-09 4:07:24 PM
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Checked by	CC

A3.02

Project #	24-30	Scale	1 : 100

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1 NORTH ELEVATION CONTEXT
1 : 200



2 SOUTH ELEVATION CONTEXT
1 : 200

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date

Consultant Seal

VNFC Vancouver Street

Vancouver Street

CONTEXT ELEVATIONS

Date	2026-09-09 4:07:58 PM
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A3.10

Project #	24-30	Scale	1 : 200

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1 WEST ELEVATION - FIFTH STREET CONTEXT
1 : 200



2 EAST ELEVATION - VANCOUVER STREET CONTEXT
1 : 200

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

Revision

No.	Description	Date
2	DP/REZ R2	2026.07.24

Consultant Seal

VNFC Vancouver Street

Vancouver Street

CONTEXT ELEVATIONS

Date	2026-09-09 4:08:23 PM
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Checked by	CC

A3.11

Project #	24-30	Scale	1 : 200

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1 MATERIAL MATERIALS - SOUTH E
1 : 50



ART INTEGRATION

THE VNFC WILL WORK WITH AN ARTIST TO INTEGRATE ART IN THE BUILDING DESIGN. THIS RENDER DEMONSTRATES THE POTENTIAL TO INTEGRATE ART, BUT DOES NOT REFLECT A DESIGN CREATED FOR THE SPACE. AN ARTIST WILL BE ON-BOARDED AS THE DESIGN DEVELOPS TO CREATE ART UNIQUE TO THE ARCHITECTURE.

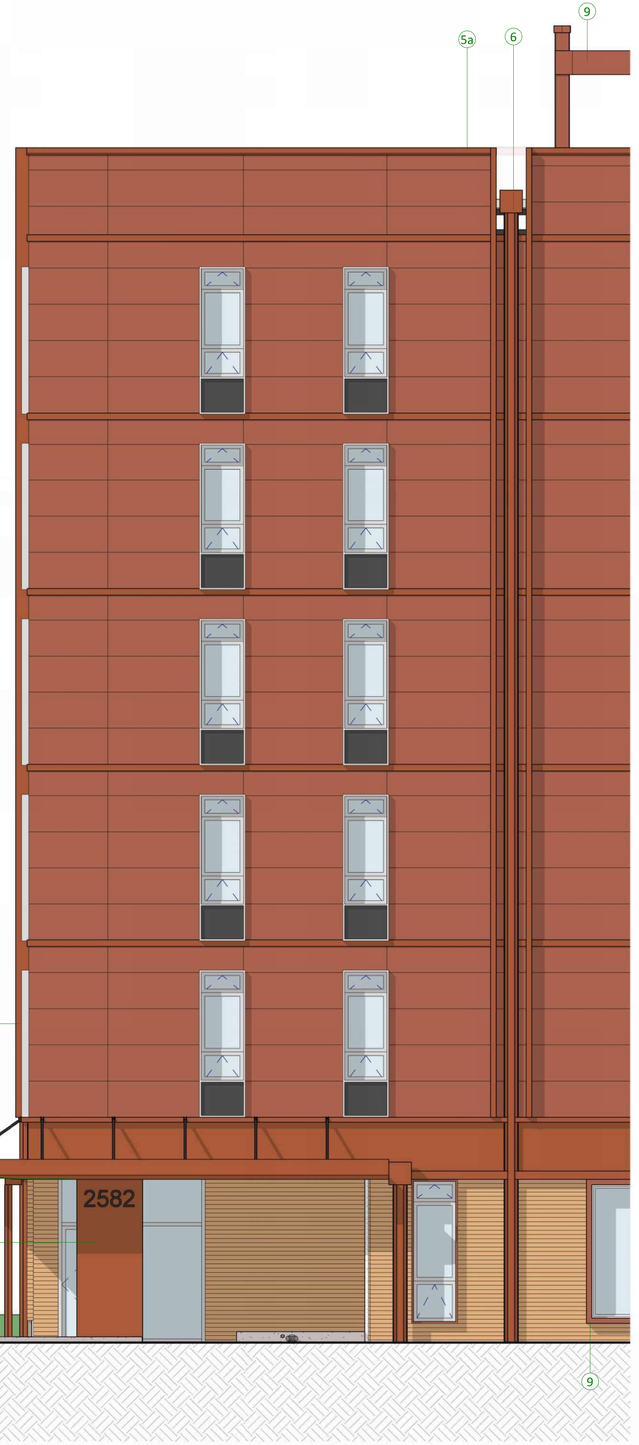
POTENTIAL LOCATIONS FOR ART INTEGRATION INCLUDE AND ARE NOT LIMITED TO:

- FACADE MURALS
- LIGHT FEATURES
- ART PANELS INTEGRATED WITH GUARD RAILS
- ART INTEGRATED INTO TRELLISES



LEGEND - EXTERIOR FINISHES

1a	FLAT LOCK METAL PANELS; COLOUR: RED
1b	FLAT LOCK METAL PANELS; COLOUR: WHITE
2	PRINTED FLAT LOCK METAL PANELS, COLOUR: CHARCOAL
3	WINDOWS & PATIO DOORS, COLOUR: WHITE
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11	CHALKBOARD FINISH



2 MATERIALS ELEVATION - NORTH
1 : 50

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ISSUED FOR DEVELOPMENT PERMIT AND REZONING - R3	2026.09.09

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2	DP/REZ R2	2026.07.24

Consultant Seal

VNFC Vancouver Street

Vancouver Street

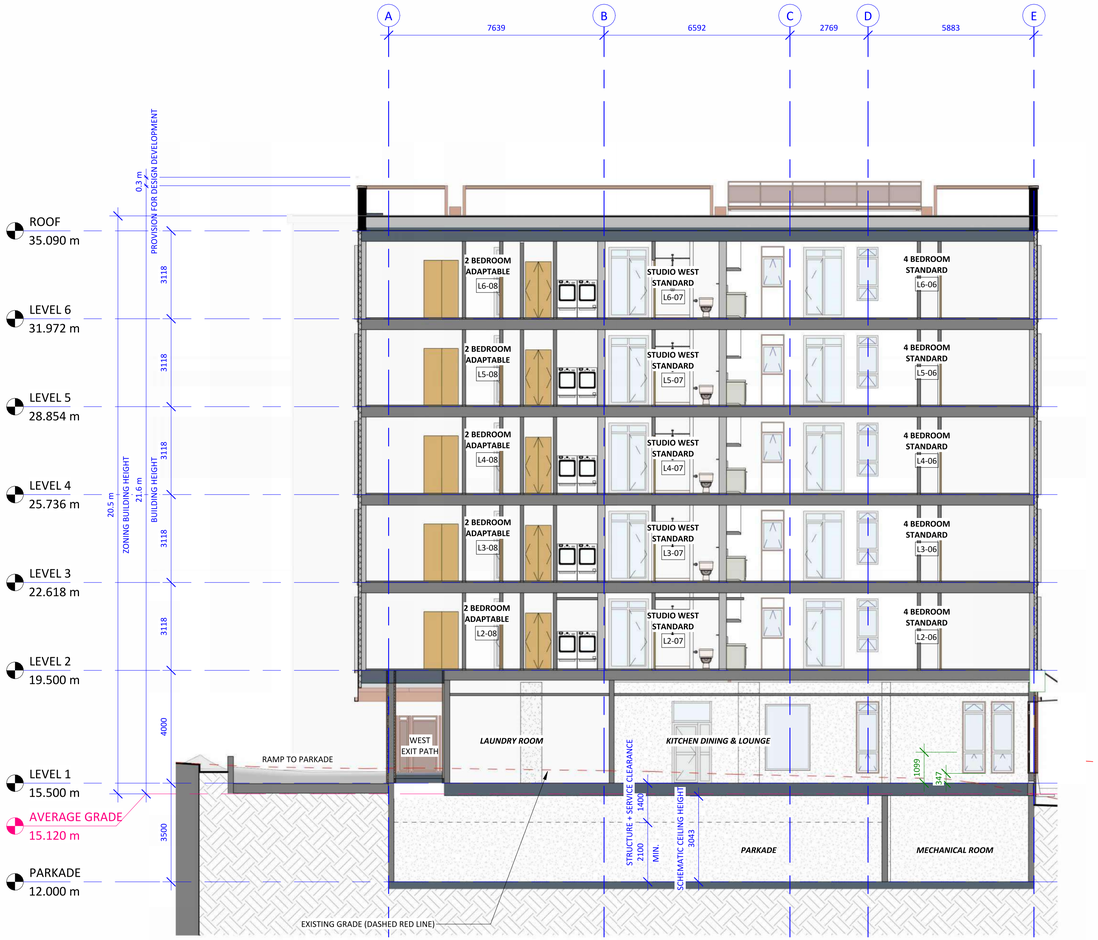
MATERIALS PALETTE

Date	2026-09-09 4:08:35 PM
Drawn by	HJ / CT
Checked by	CC

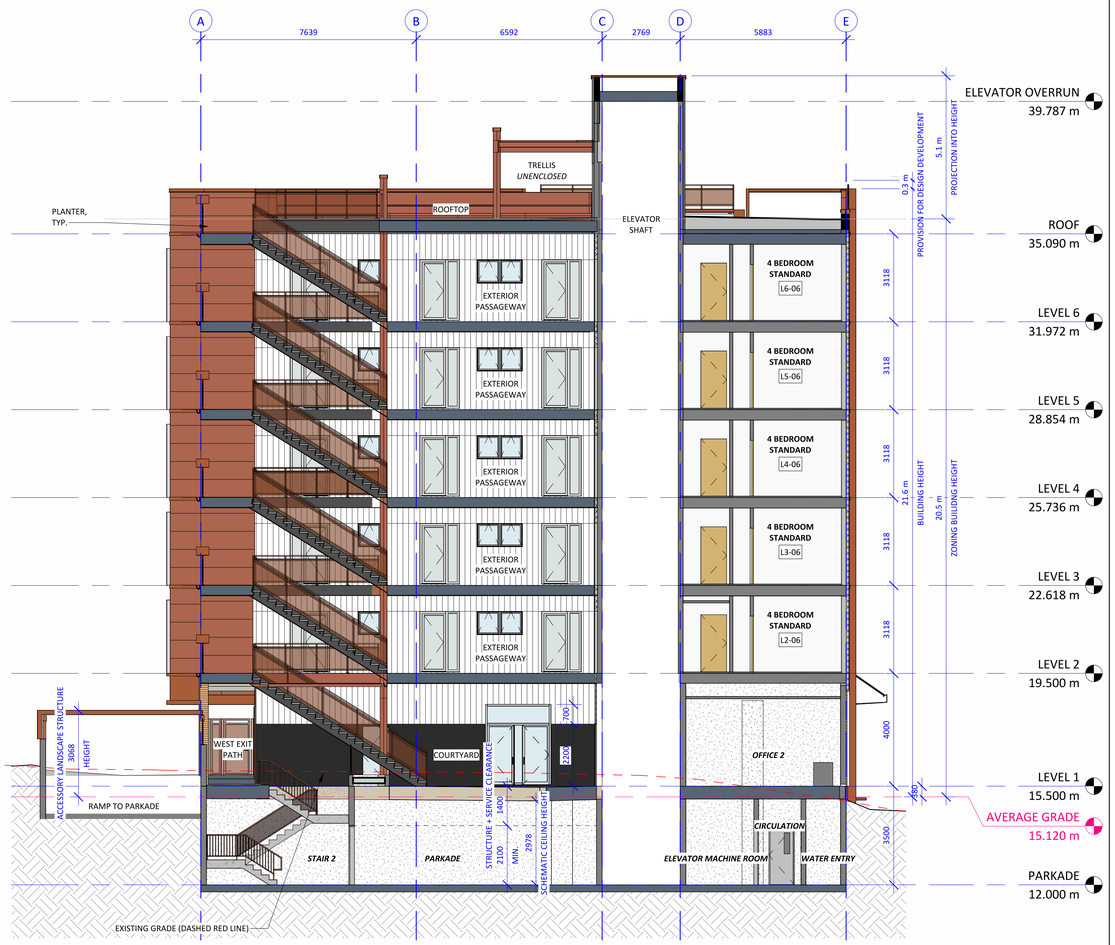
A3.20

Project #	24-30	Scale	1 : 50

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1 NORTH - SOUTH SECTION THROUGH WEST WING OF BUILDING
1 : 100



2 NORTH-SOUTH SECTION THROUGH ELEVATOR
1 : 100

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Consultant Seal

VNFC Vancouver Street

Vancouver Street

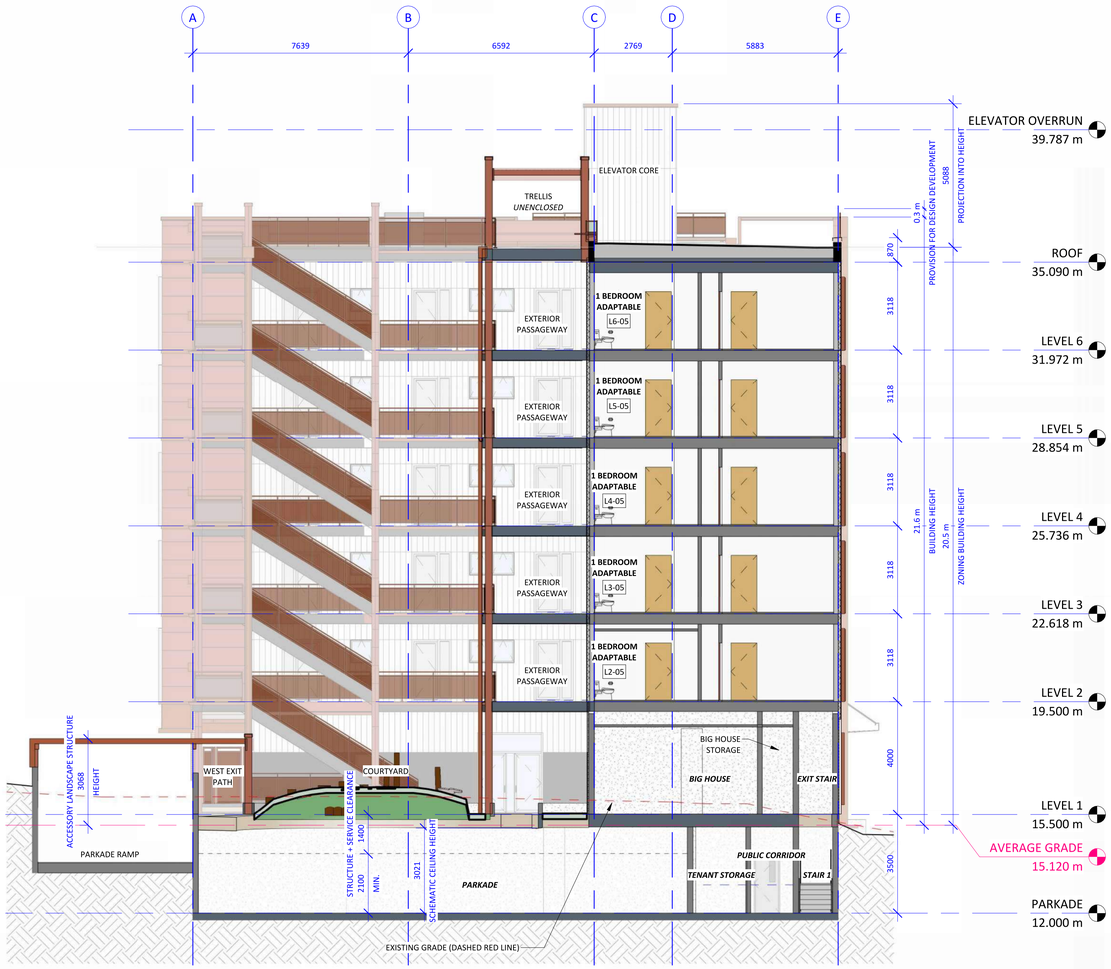
BUILDING SECTIONS

Date	2026-09-09 4:08:40 PM
Drawn by	HJ / BR
Checked by	CC

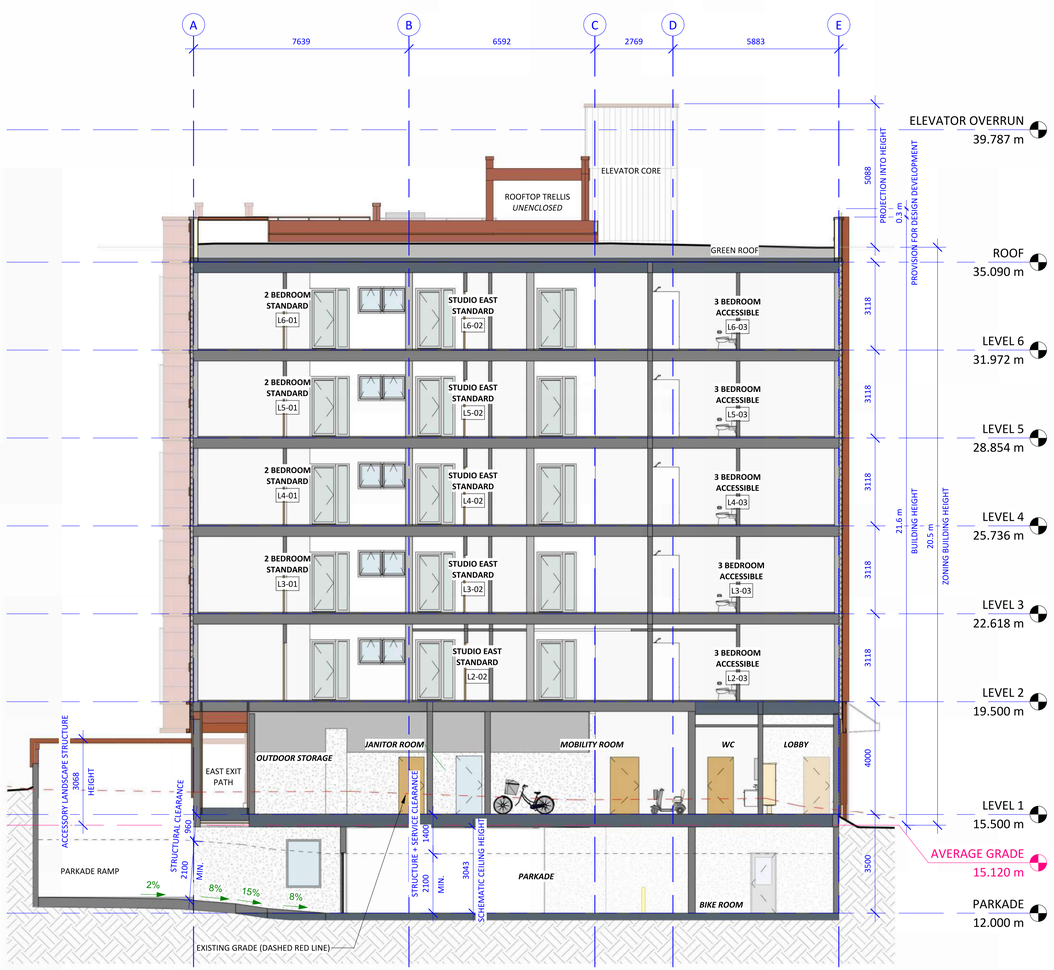
A4.00

Project #	24-30	Scale	1 : 100

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1 NORTH - SOUTH SECTION THROUGH COURTYARD
1 : 100



2 NORTH - SOUTH SECTION THROUGH EAST WING OF BUILDING
1 : 100

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2	DP/REZ R2	2026.07.24

Consultant Seal

VNFC Vancouver Street

Vancouver Street

BUILDING SECTIONS

Date	2026-09-09 4:08:45 PM
Drawn by	HJ / BR
Checked by	CC

A4.01

Project #	24-30	Scale	1 : 100

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1 EAST - WEST SECTION THROUGH BUILDING
1 : 100



2 EAST - WEST SECTION THROUGH PARKADE RAMP
1 : 100

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Consultant Seal

VNFC Vancouver Street

Vancouver Street

BUILDING SECTIONS

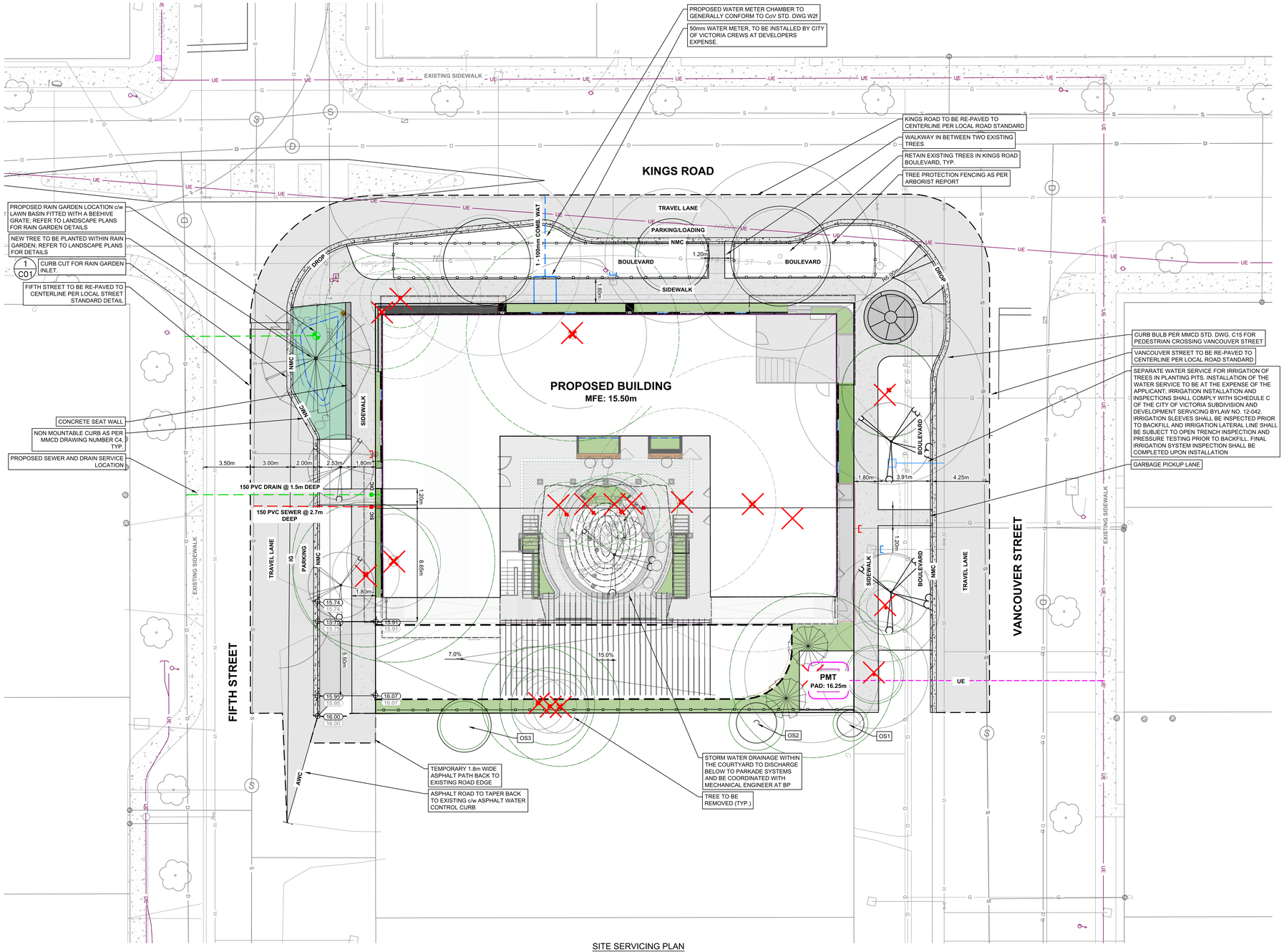
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Drawn by	HJ / BR
Checked by	CC

A4.02

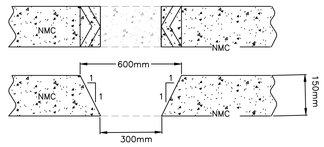
Project #	24-30	Scale	1 : 100

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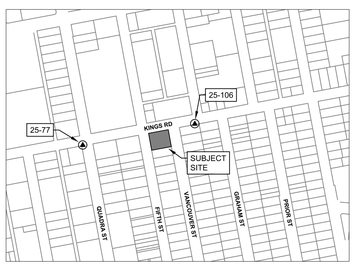
VNFC VANCOUVER STREET
6-STOREY MULTI-FAMILY BUILDING



SITE SERVICING PLAN
SCALE 1:150



DETAIL 1 C01 CURB CUTS (CC)
NTS



LOCATION PLAN
SCALE 1:5,000

LEGAL DESCRIPTION: LOTS 1 & 2, SECTION 4, VICTORIA DISTRICT, PLAN 964

2026–03–09

1:150 0 3 9m

ISSUED FOR REZONING/DEVELOPMENT PERMIT

BC 1 CALL 1–800–474–6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure		Drain	—D—	Curb	—C—	Concrete Box	Valve
Proposed Municipal Infrastructure		Ditch	D	Sidewalk	S/W	Wood Box	Flush Valve
Existing External U/G Utilities	—e—t—g—c—	Sewer	—S—	Manhole		Catch Basin	Hydrant
Proposed External U/G Utilities		Water	—W—	Cleanout		Culvert	Reducer
Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug	Air Valve
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve	Water Meter

REVISIONS

6	
5	
4	
3	
2	
1	

REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer				Design Engineer			Design Engineer		
Manager of Development				Manager of Development			Manager of Development		
Development Coordinator				Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

2580–2582 VANCOUVER STREET

CONCEPTUAL SERVCING PLAN

B.M. : 25–106 Elev: 14.649

Design: GW/JRCE Drawn: GW/JRCE Checked: CBB

Scale: Hor: 1:150 Vertical: – Date: 2026–03–09

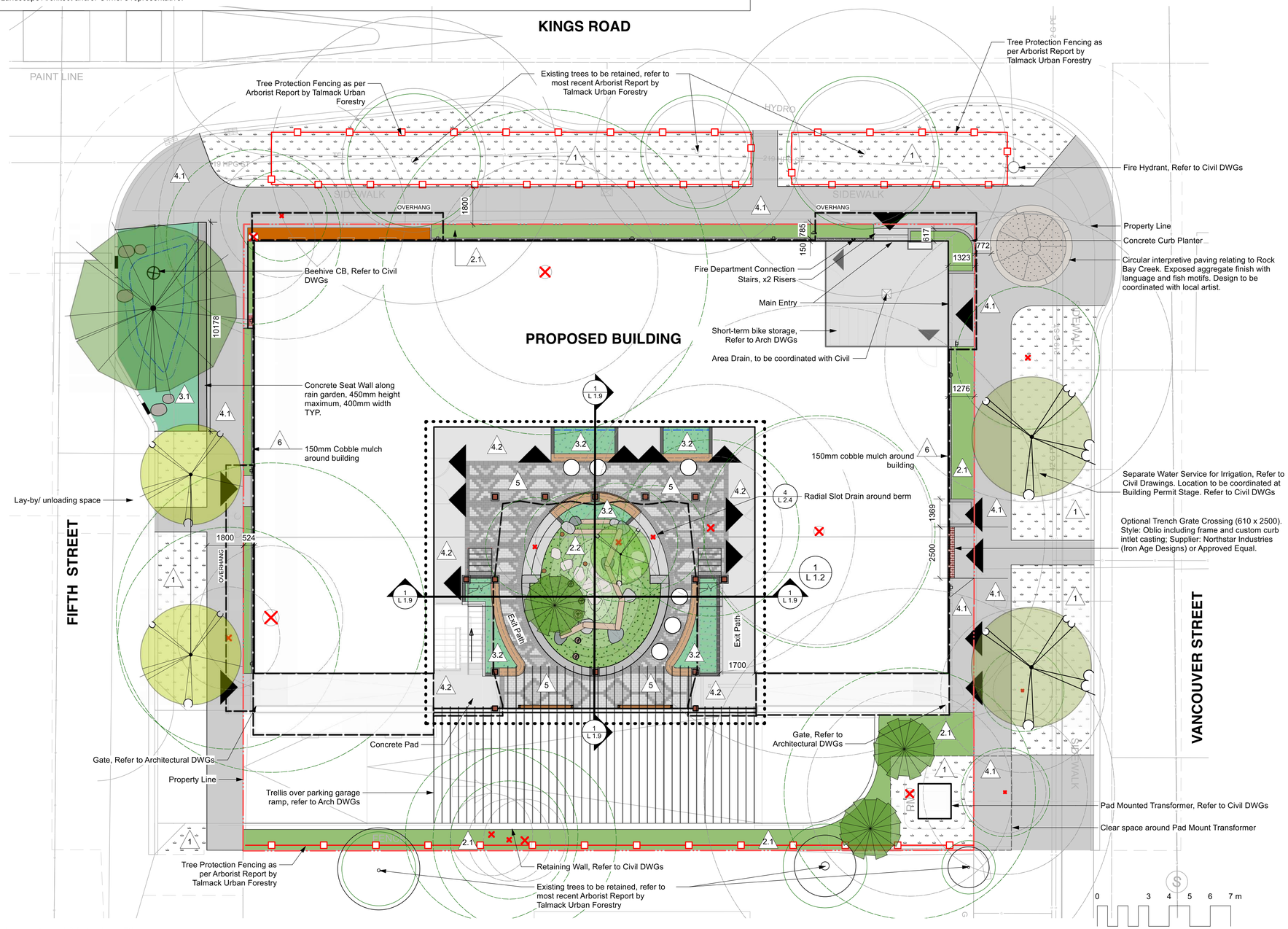
GWAII FILE #	2964G
MUNICIPAL DESIGN #	–
REV. #	–
DRAWING #	C01
SHEET #	1 OF 1

GWAII ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.590.1200
www.gwaiieng.com

GWAII ENGINEERING: July 8, 2026 / S:\PROJCT\2964G – Victoria Native Friendship Center (VNFC)\3 Drawings\2026–06–30 – 2964 VNFC – Design Base – MA.dwg

GENERAL DRAWING NOTES

1. Drawing is in metric scale. All dimensions are in millimeters. Do not scale drawings.
2. Plus/Minus (+/-) dimensions are for general verification purposes only and are NOT to be used to establish layout of any feature(s), ever.
3. The Contractor shall verify all field dimensions onsite during the quotation period. No extras will be allowed for discrepancies between the drawings and the actual site conditions unless reported in writing during the quotation period.
4. It is the Contractor's responsibility to locate and have staked the exact utility location with all companies involved before starting any work. Hand dig within two (2) meters of all electrical lines.
5. Keep the area outside the immediate construction zone clean, safe and usable by the public at all times. Contractor to coordinate all deliveries of materials to ensure minimal construction delays to the approval of the Landscape Architect and/or Owner's representative.
6. Obtain approval of layout from the Landscape Architect and/or Owner's representative prior to commencement.
7. All work to be guaranteed for a period of One (1) Year from the documented date of substantial performance. The Contractor shall notify the Landscape Architect in writing upon completion of work.
8. Make good all damage resulting from work carried out under the contract, at no extra cost. This includes restoration of any/all construction access routes - to as new condition, to the satisfaction of the Landscape Architect and/or Owner's representative.
9. The Landscape Architect is not responsible for the accuracy of survey, engineering or architectural drawings. Contractor to verify existing grading/topographic information prior to installing granular bases.
10. Construction must conform to all applicable codes and regulations of all authorities having jurisdiction.
11. Ensure positive drainage for finished surfaces leaving no pockets or low points for standing water.
12. Wherever any material is specified by name and/or number thereof, such specifications shall be deemed to be used for the purpose of facilitating a description of the materials and establishing quality, and shall be deemed and construed to be followed by the words 'or approved equal'.
13. No substitutions will be permitted which have not been submitted for prior approval by the Landscape Architect or Owner's representative. All materials shall be new and without flaws or defects and shall be the best of their class and kind. Sufficient descriptive literature and/or samples must be submitted as 'Equal' substitutes.
14. All materials and other debris resulting from work shall be removed and disposed of off-site. Efforts shall be made to re-use and recycle excess materials where possible.
15. These notes apply to all parts of this contract.



1 Layout and Materials Plan
Scale: 1:100

LANDSCAPE MATERIALS

1	**Maintained Lawn Area** Sod as per CLS, min 100mm depth growing media, to meet the CLS nutrient levels identified in **Section 5.2.7** and properties for **Level 4 Open Space.**	
2.1	**Planting Area on Grade** Min 450mm depth imported growing medium, unless noted otherwise.	3 L 2.1
2.2	**Planting Area on Slab** Depth Varies (see L1.6 Grading), imported growing medium, unless noted otherwise.	4 L 2.3
3.1	**Rain Garden Area on Grade** Clear and grub of existing vegetation. Scarify top 450mm (18") and rake in 100 mm organic compost. Pool depth to be 150mm.	1 L 2.2
3.2	**Rain Garden Area on Slab** Depth Varies (see L1.6 for Grading), and rake in 100 mm organic compost. Pool depth to be 150mm.	1 L 2.2
4.1	**Cast In Place Concrete on Grade** CIP Concrete Paving with light broom finish and tooled control joints.	3 L 2.2
4.2	**Cast In Place Concrete on Slab** CIP Concrete Paving with light broom finish and tooled control joints.	1 L 2.4
5	**Unit Pavers on Slab** Standard Series, 60 mm thickness, colour as noted, running bond pattern, unless otherwise noted. All paving areas to be finished with polymeric sand. Supplier : BC Brick Supplies LTD.	2 L 2.4
6	**Cobble Maintenance Edge** 150mm (6") cobble maintenance edge around building.	2 L 2.2

LANDSCAPE STRUCTURES/FURNISHINGS

	Log Stepping Stumps Flush log stepping stumps; 305/457mm dia., 3/4 buried in soil.	
	Vertical Play Posts	5 L 2.5
	Wall Mounted Activity Panel (2 total) Custom wall mounted chalk board.	3 L 2.5
	Seating Logs 300-400mm ø peeled Logs.	
	Flagstone Stepping Stones Shape: Irregular Flagstone, Contractor to supply stone samples for approval. Sitting flush with soil.	
	Sensory Garden Boulders 300-600mm ø Large Round Irregular Field Stone Boulders. Buried 2/3 in soil.	
	Concrete Steps on Slab	7 L 2.4
	Concrete Seat Wall on Slab 450mm height maximum, 400mm width TYP.	6 L 2.4
	Rain Garden Planter Wood Seat Top 400mm depth wood seat top, design/style to be confirmed.	5 L 2.4
	Bistro Table Shown for Illustrative Purposes Only. All outdoor furniture is to be durable, low maintenance, and universally designed.	

PLANT MATERIALS/PRZ FENCING

	Proposed Deciduous Trees- See plant list for additional details	1 L 2.1; 1 L 2.3; SD P4 L 2.1
	Proposed Coniferous Trees- See plant list for additional details	2 L 2.1; 2 L 2.3
ID	**Proposed Shrub/Perrenial/Vine- See plant list for additional details**	3 L 2.1; 3 L 2.3
	Existing Tree to be Removed *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
PRZ	**Existing Tree to be Retained** **PRZ -**Protected Root Zone *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
	Tree Protection Zone Fencing As per most recent Tree Conservation Report TalMack Urban Forestry Consultants Ltd.	

OTHER

	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.

Key Plan:



No.	Description	Date	By
8			
7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
4	Reissued for Rezoning/Development Permit	26.07.10	TR
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR

Issue / Revision Schedule

N

TROPHIC DESIGN

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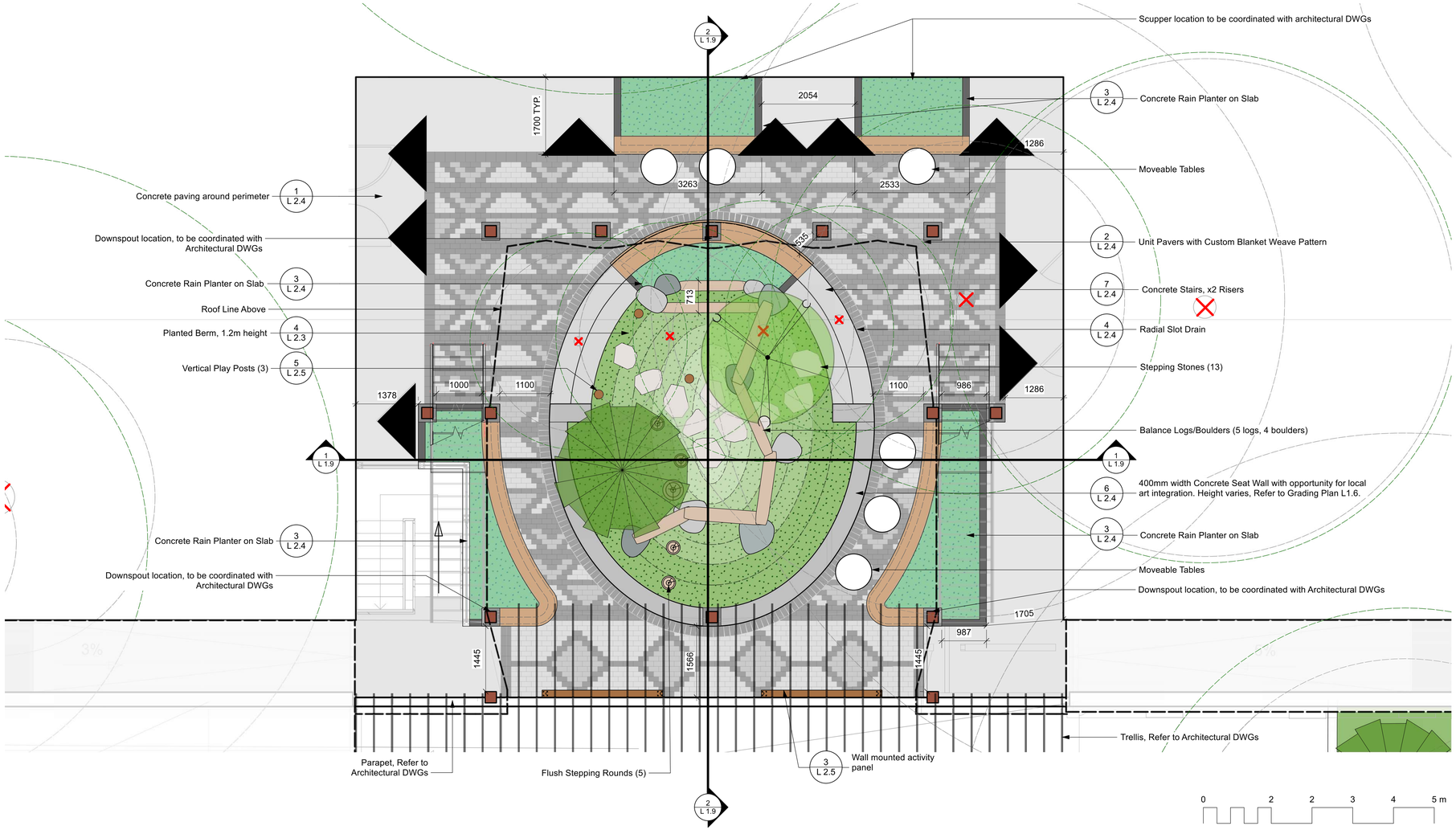
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Layout and Materials Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	
Approved By: TR	Drawing #: L 1.1
Date: 25/04/25	



1 Courtyard Landscape Plan
Scale: 1:50

LANDSCAPE MATERIALS

1	**Maintained Lawn Area** Sod as per CLS, min 100mm depth growing media, to meet the CLS nutrient levels identified in **Section 5.2.7** and properties for **Level 4 Open Space.**	
2.1	**Planting Area on Grade** Min 450mm depth imported growing medium, unless noted otherwise.	3 L 2.1
2.2	**Planting Area on Slab** Depth Varies (see L1.6 Grading), imported growing medium, unless noted otherwise.	4 L 2.3
3.1	**Rain Garden Area on Grade** Clear and grub of existing vegetation. Scarify top 450mm (18") and rake in 100 mm organic compost. Pool depth to be 150mm.	1 L 2.2
3.2	**Rain Garden Area on Slab** Depth Varies (see L1.6 for Grading), and rake in 100 mm organic compost. Pool depth to be 150mm.	1 L 2.2
4.1	**Cast In Place Concrete on Grade** CIP Concrete Paving with light broom finish and tooled control joints.	3 L 2.2
4.2	**Cast In Place Concrete on Slab** CIP Concrete Paving with light broom finish and tooled control joints.	1 L 2.4
5	**Unit Pavers on Slab** Standard Series, 60 mm thickness, colour as noted, running bond pattern, unless otherwise noted. All paving areas to be finished with polymeric sand. Supplier : BC Brick Supplies LTD.	2 L 2.4
6	**Cobble Maintenance Edge** 150mm (6") cobble maintenance edge around building.	2 L 2.2

LANDSCAPE STRUCTURES/FURNISHINGS

	Log Stepping Stumps Flush log stepping stumps; 305/457mm dia., 3/4 buried in soil.	
	Vertical Play Posts	5 L 2.5
	Wall Mounted Activity Panel (2 total) Custom wall mounted chalk board.	3 L 2.5
	Seating Logs 300-400mm ø peeled Logs.	
	Flagstone Stepping Stones Shape: Irregular Flagstone. Contractor to supply stone samples for approval. Sitting flush with soil.	
	Sensory Garden Boulders 300-600mm ø Large Round Irregular Field Stone Boulders. Buried 2/3 in soil.	
	Concrete Steps on Slab	7 L 2.4
	Concrete Seat Wall on Slab 450mm height maximum, 400mm width TYP.	6 L 2.4
	Rain Garden Planter Wood Seat Top 400mm depth wood seat top, design/style to be confirmed.	5 L 2.4
	Bistro Table Shown for Illustrative Purposes Only. All outdoor furniture is to be durable, low maintenance, and universally designed.	

PLANT MATERIALS/PRZ FENCING

	Proposed Deciduous Trees- See plant list for additional details	1 L 2.1; 1 L 2.3; SD P4 L 2.1
	Proposed Coniferous Trees- See plant list for additional details	2 L 2.1; 2 L 2.3
ID	**Proposed Shrub/Perrenial/Vine- See plant list for additional details**	3 L 2.1; 3 L 2.3
	Existing Tree to be Removed *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
PRZ	**Existing Tree to be Retained** **PRZ -**Protected Root Zone *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
	Tree Protection Zone Fencing As per most recent Tree Conservation Report TalMack Urban Forestry Consultants Ltd.	

OTHER

	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.

Key Plan:



No.	Description	Date	By
8			
7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
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2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR

Issue / Revision Schedule

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Project:

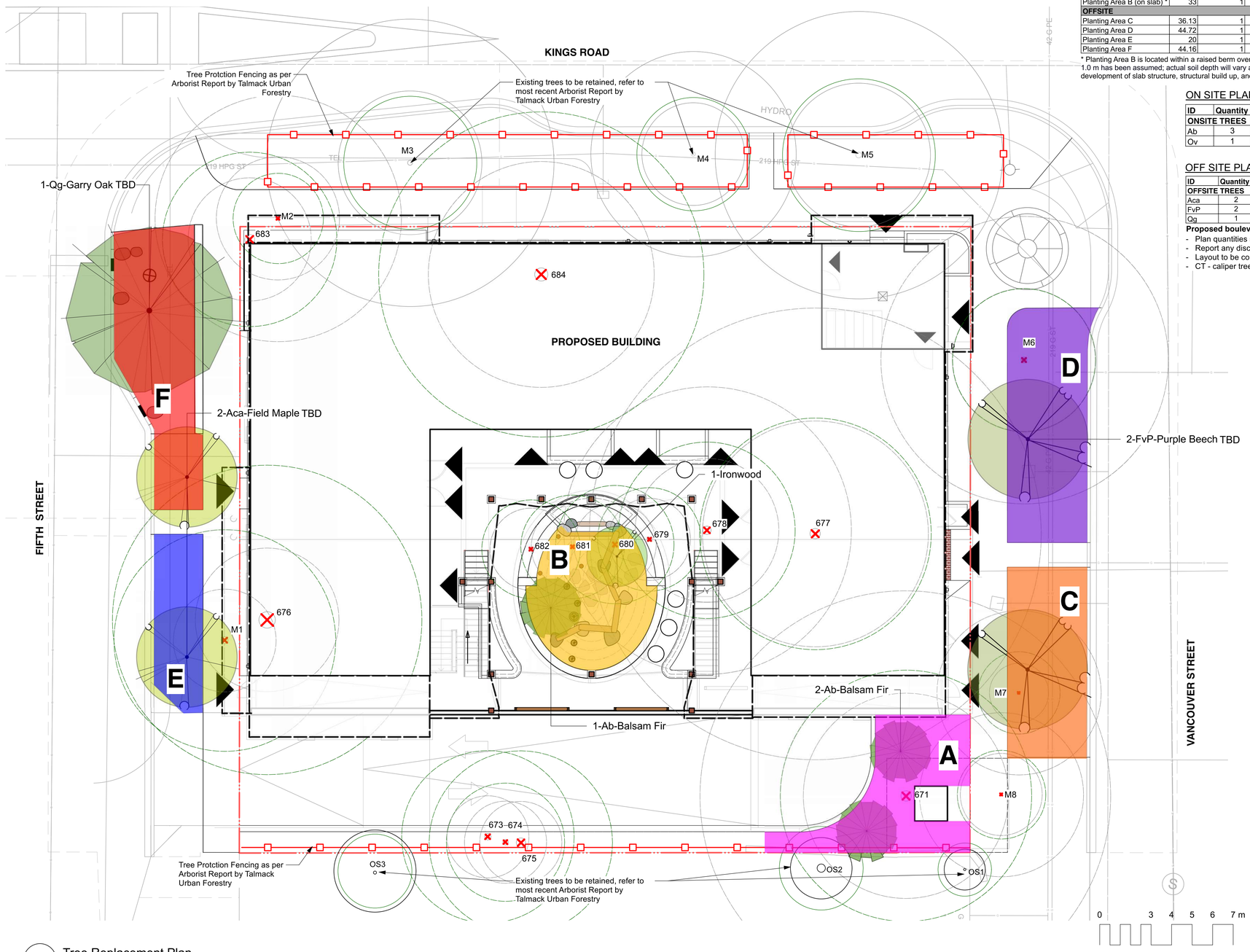
VNFC Vancouver Street

Victoria, BC

Drawing Title:

Courtyard Layout Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	
Approved By: TR	Drawing #: L 1.2
Date: 25/04/25	



1 Tree Replacement Plan
Scale: 1:100

TREE IMPACT SUMMARY

(Existing tree information from Talmack Urban Forestry, Draft Demolition and Construction Impact Assessment & Tree Management Plan)

Onsite Trees removed	8
Onsite Replacement Trees Required	8
Onsite Replacement Trees Proposed	4
Municipal Trees Removed	5
Replacement Trees Required	CoV to Determine
Offsite Replacement Trees Proposed	5

TREE REPLACEMENT TABLE

Planting Area ID	Area (m2)	Soil Volume Multiplier (m)	Estimated soil volume (cu. m.)	Replacement Trees Proposed			Soil Volume Required (cu. m.)			
				Small	Medium	Large	Small	Medium	Large	Total (cu. m.)
ONSITE										
Planting Area A	34	1	34	0	2	0	0	30	0	30
Planting Area B (on slab) *	33	1	33	0	2	0	0	30	0	30
OFFSITE										
Planting Area C	36.13	1	36.13	0	1	0	0	20	0	20
Planting Area D	44.72	1	44.72	0	1	0	0	20	0	20
Planting Area E	20	1	20	0	1	0	0	20	0	20
Planting Area F	44.16	1	44.16	0	2	0	0	30	0	30

* Planting Area B is located within a raised berm over structure. For the purposes of this preliminary soil volume calculation, an average soil depth of 1.0 m has been assumed; actual soil depth will vary across the berm. Final soil depths and availible soil volumes will be confirmed based on development of slab structure, structural build up, and final slab grades.

ON SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
ONSITE TREES				
Ab	3	Abies balsamea	Balsam Fir	200cm ht B+B
Ov	1	Ostrya virginiana	Ironwood	250cm ht potted

OFF SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
OFFSITE TREES				
Aca	2	Acer campestre	Field Maple	70mmCT/WB
FvP	2	Fagus sylvatica 'Purpurea'	Purple Beech	70mm CT/WB
Qg	1	Quercus Garryana	Garry Oak	70mmCT/WB

Proposed boulevard trees to be confirmed with Parks Department at Building Permit Phase.

- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root; B+B - balled and burlapped

PLANT MATERIALS/PRZ FENCING

- **Proposed Deciduous Trees- See plant list for additional details** — 1 L 2.1; 1 L 2.3; SD P4 L 2.1
- **Proposed Coniferous Trees- See plant list for additional details** — 2 L 2.1; 2 L 2.3
- (ID) **Proposed Shrub/Perrenial/Vine- See plant list for additional details** — 3 L 2.1; 3 L 2.3
- **Existing Tree to be Removed** *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*
- PRZ **Existing Tree to be Retained** **PRZ** -Protected Root Zone *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*
- **Tree Protection Zone Fencing** As per most recent Tree Conservation Report TalMack Urban Forestry Consultants Ltd.

OTHER

- **Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.**

Key Plan:



No.	Description	Date	By
8			
7			
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Issue / Revision Schedule

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NOT FOR CONSTRUCTION

Client:

Victoria Native Friendship Centre

Project:

VNFC Vancouver Street

Victoria, BC

Drawing Title:

Tree Replacement Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.3
Approved By: TR	
Date: 25/04/25	

ON SITE PLANT LIST

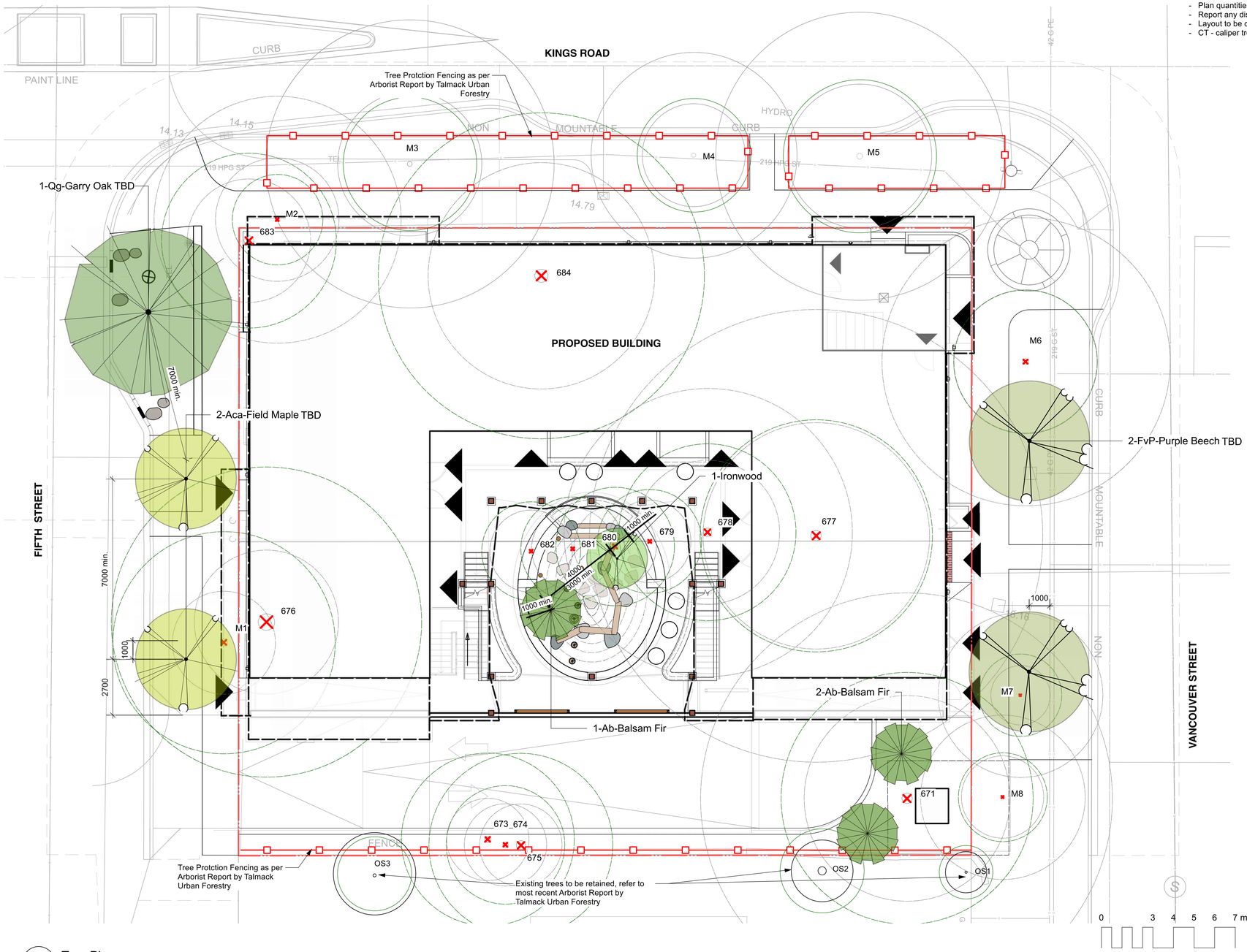
ID	Quantity	Botanical Name	Common Name	Scheduled Size
ONSITE TREES				
Ab	3	Abies balsamea	Balsam Fir	200cm ht B+B
Ov	1	Ostrya virginiana	Ironwood	250cm ht potted

OFF SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
OFFSITE TREES				
Aca	2	Acer campestre	Field Maple	70mmCT/WB
FvP	2	Fagus sylvatica 'Purpurea'	Purple Beech	70mm CT/WB
Qg	1	Quercus Garryana	Garry Oak	70mmCT/WB

Proposed boulevard trees to be confirmed with Parks Department at Building Permit Phase.

- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root; B+B - balled and burlapped



1 Tree Plan
Scale: 1:100

PLANT MATERIALS/PRZ FENCING

	Proposed Deciduous Trees- See plant list for additional details	1 L 2.1 1 L 2.3 SD P4 L 2.1
	Proposed Coniferous Trees- See plant list for additional details	2 L 2.1 2 L 2.3
ID	**Proposed Shrub/Perrenial/Vine- See plant list for additional details**	3 L 2.1 3 L 2.3
	Existing Tree to be Removed *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
PRZ	**Existing Tree to be Retained** **PRZ** -Protected Root Zone *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
	Tree Protection Zone Fencing As per most recent Tree Conservation Report TalMack Urban Forestry Consultants Ltd.	

OTHER

	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.

Key Plan:



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Victoria Native Friendship Centre

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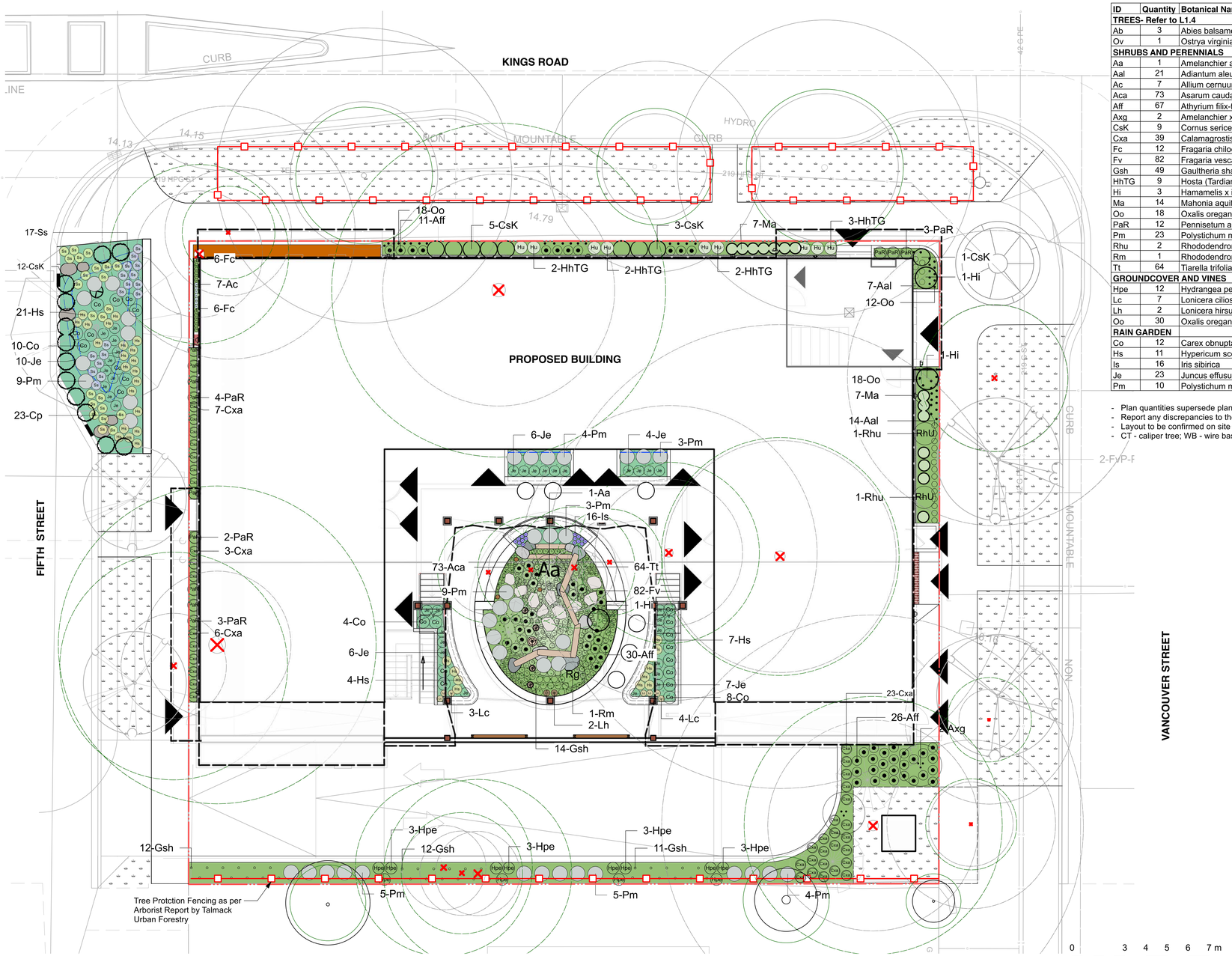
VNFC Vancouver Street

Victoria, BC

Drawing Title:

Tree Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.4
Approved By: TR	
Date: 25/04/25	



1 Planting Plan
Scale: 1:100

OFF SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
TREES- Refer to L1.4				
Aca	2	Acer campestre	Field Maple	70mmCT/WB
FvP	2	Fagus sylvatica 'Purpurea'	Purple Beech	70mm CT/WB
Qg	1	Quercus Garryana	Garry Oak	70mmCT/WB
RAIN GARDEN				
Co	10	Carex obnupta	Slough Sedge Grass	1 gal. pot
Cp	23	Caltha palustris	Marsh Marigold	1 gal. pot
CsK	12	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	1 gal. pot
Hs	21	Hypericum scouleri	Western St. John's-wort	1 gal. pot
Je	10	Juncus effusus	Soft Common Rush	1 gal. pot
Pm	9	Polystichum munitum	Sword Fern	1 gal. pot
Ss	17	Symphyotrichum subspicatum	Douglas Aster	1 gal. pot

ON SITE PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
TREES- Refer to L1.4				
Ab	3	Abies balsamea	Balsam Fir	200cm ht B+B
Ov	1	Ostrya virginiana	Ironwood	250cm ht potted
SHRUBS AND PERENNIALS				
Aa	1	Amelanchier alnifolia	Saskatoon berry	60cm ht potted
Aal	21	Adiantum aleutium	Western Maidenhair Fern	1 gal. pot
Ac	7	Allium cernuum	Nodding wild onion	11cm PT
Aca	73	Asarum caudatum	Western Wild Ginger	1 gal. pot
Aff	67	Athyrium filix-femina	Lady Fern	1 gal. pot
Axg	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance® Apple Serviceberry	200cm ht potted, Multi-Stem
CsK	9	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	60cm ht potted
Cxa	39	Calamagrostis x acutiflora `Karl Foerster`	Foerster's Feather Reed Grass	1 gal. pot
Fc	12	Fragaria chiloensis	Coastal Strawberry	1 gal. pot
Fv	82	Fragaria vesca	Woodland Strawberry	1 gal. pot, 40cm o.c.
Gsh	49	Gaultheria shallon	Salal	1 gal. pot, 40cm o.c.
HhTG	9	Hosta (Tardiana Group) 'Halcyon'	Halcyon Hosta	1 gal. pot
Hi	3	Hamamelis x intermedia 'Jelena'	Jelena Witch Hazel	5 gal. pot
Ma	14	Mahonia aquifolium	Oregon Grape	50cm ht potted
Oo	18	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
PaR	12	Pennisetum alopecuroides 'Redhead'	Redhead Fountain Grass	1 gal. pot
Pm	23	Polystichum munitum	Sword Fern	1 gal. pot
Rhu	2	Rhododendron x 'Unique'	Unique Rhododendron	50cm ht potted
Rm	1	Rhododendron macrophyllum	Pacific rhododendron	50cm ht potted
Tt	64	Tiarella trifoliata	Foamflower	1 gal. pot
GROUNDCOVER AND VINES				
Hpe	12	Hydrangea petiolaris	Climbing Hydrangea	1 gal. pot
Lc	7	Lonicera ciliosa	Orange Honeysuckle	1 gal. pot
Lh	2	Lonicera hirsuta	Hairy Honeysuckle	1 gal. pot
Oo	30	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
RAIN GARDEN				
Co	12	Carex obnupta	Slough Sedge Grass	1 gal. pot
Hs	11	Hypericum scouleri	Western St. John's-wort	1 gal. pot
Is	16	Iris sibirica	Siberian Iris	1 gal. pot
Je	23	Juncus effusus	Soft Common Rush	Sp3
Pm	10	Polystichum munitum	Sword Fern	1 gal. pot

- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root.

PLANT MATERIALS/PRZ FENCING

	Proposed Deciduous Trees- See plant list for additional details	1 L 2.1; 1 L 2.3; 3D P4 L 2.1
	Proposed Coniferous Trees- See plant list for additional details	2 L 2.1; 2 L 2.3
ID	**Proposed Shrub/Perrenial/Vine- See plant list for additional details**	3 L 2.1; 3 L 2.3
	Existing Tree to be Removed *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
PRZ	**Existing Tree to be Retained** **PRZ** -Protected Root Zone *Refer to most recent Tree Conservation Report by TalMack Urban Forestry Consultants Ltd.*	
	Tree Protection Zone Fencing As per most recent Tree Conservation Report TalMack Urban Forestry Consultants Ltd.	

OTHER

	Wheelchair accessible parking space. Ensure a minimum 1000mm clear space in locations shown.

Key Plan:



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Issue / Revision Schedule

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Client:

Victoria Native Friendship Centre

Project:

VNFC Vancouver Street

Victoria, BC

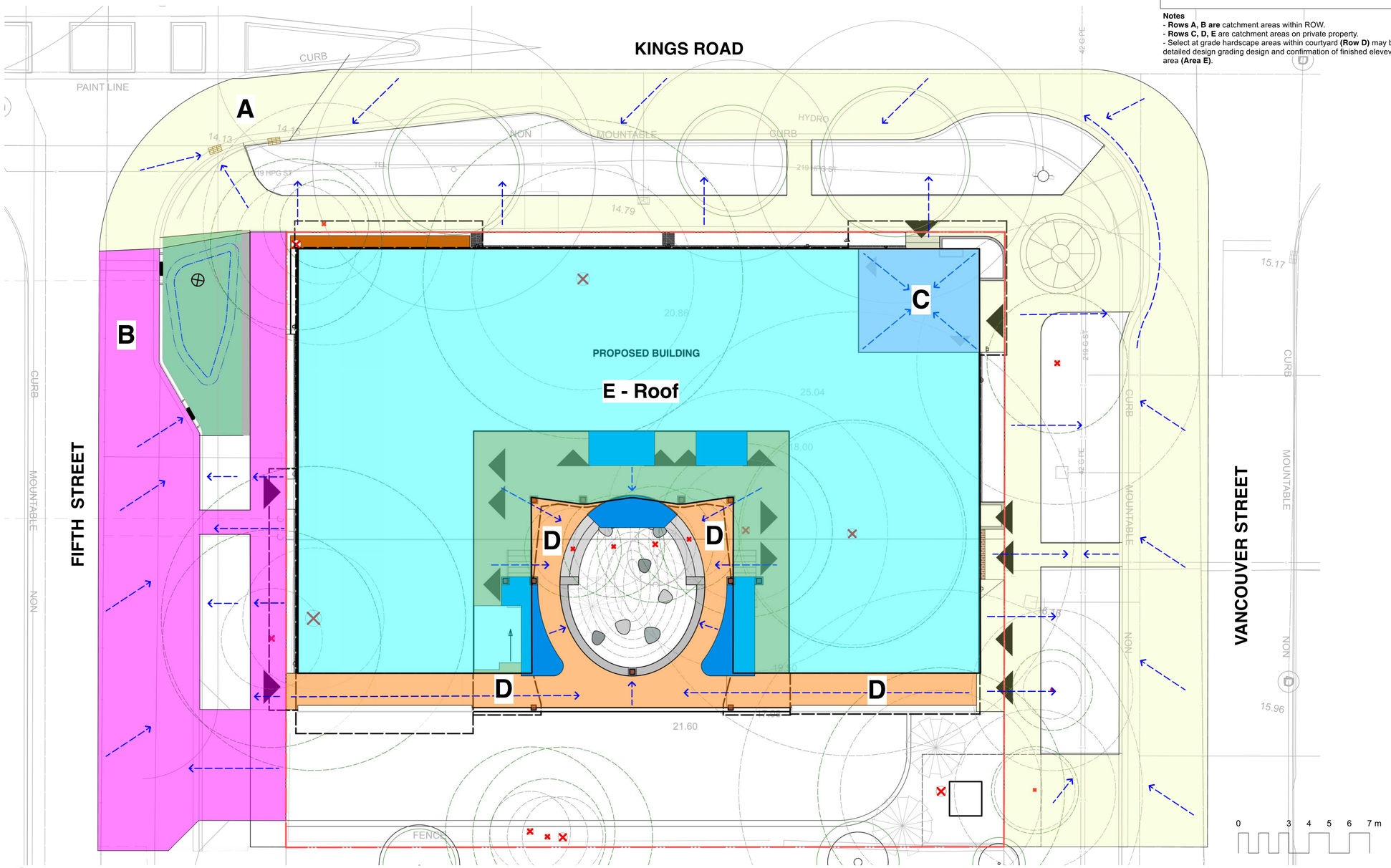
Drawing Title:

Planting Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.5
Approved By: TR	
Date: 25/04/25	

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS					
Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden	Stormwater Treatment Capacity per sq. m. of Rain Garden	Preliminary Rain Garden Area Required	Actual Rain Garden Area Provided
	(sq. m.)	(cu. m./day)	(cu. m./day)	(sq.m.)	(sq.m.)
A	538	0.0	0.0	0.0	0.0
B	202	5.8	0.8	7.0	39.0
C	30	0.0	0.0	0.0	0.0
D	160	0.0	0.0	0.0	0.0
E (ROOF)	625	18.0	0.8	21.7	31.0
total	1555			28.7	70.0
Assumptions					
The design storm is a two-year, 24 hour rain event. In the City of Victoria, this equals about 32 mm of rain.					
The rain garden calculations are based on 150 mm live ponding, plus 20% of the sand/ compost growing medium volume at 400 mm depth (assuming growing medium has 20% void space) with a minimum infiltration rate of 2.5 cm/hour (or 48 cm per day), via perforated underdrain.					

Notes
- **Rows A, B are** catchment areas within ROW.
- **Rows C, D, E** are catchment areas on private property.
- Select at grade hardscape areas within courtyard **(Row D)** may be directed into rain gardens, subject to detailed design grading design and confirmation of finished elevations and final contributing impervious roof area **(Area E)**.



1 Stormwater Management Plan
Scale: 1:100

Key Plan:



	Rain Garden on Grade
	Rain Garden on Slab
	Lawn Area
	Property Line
	Direction of Flow

No.	Description	Date	By
8			
7			
6			
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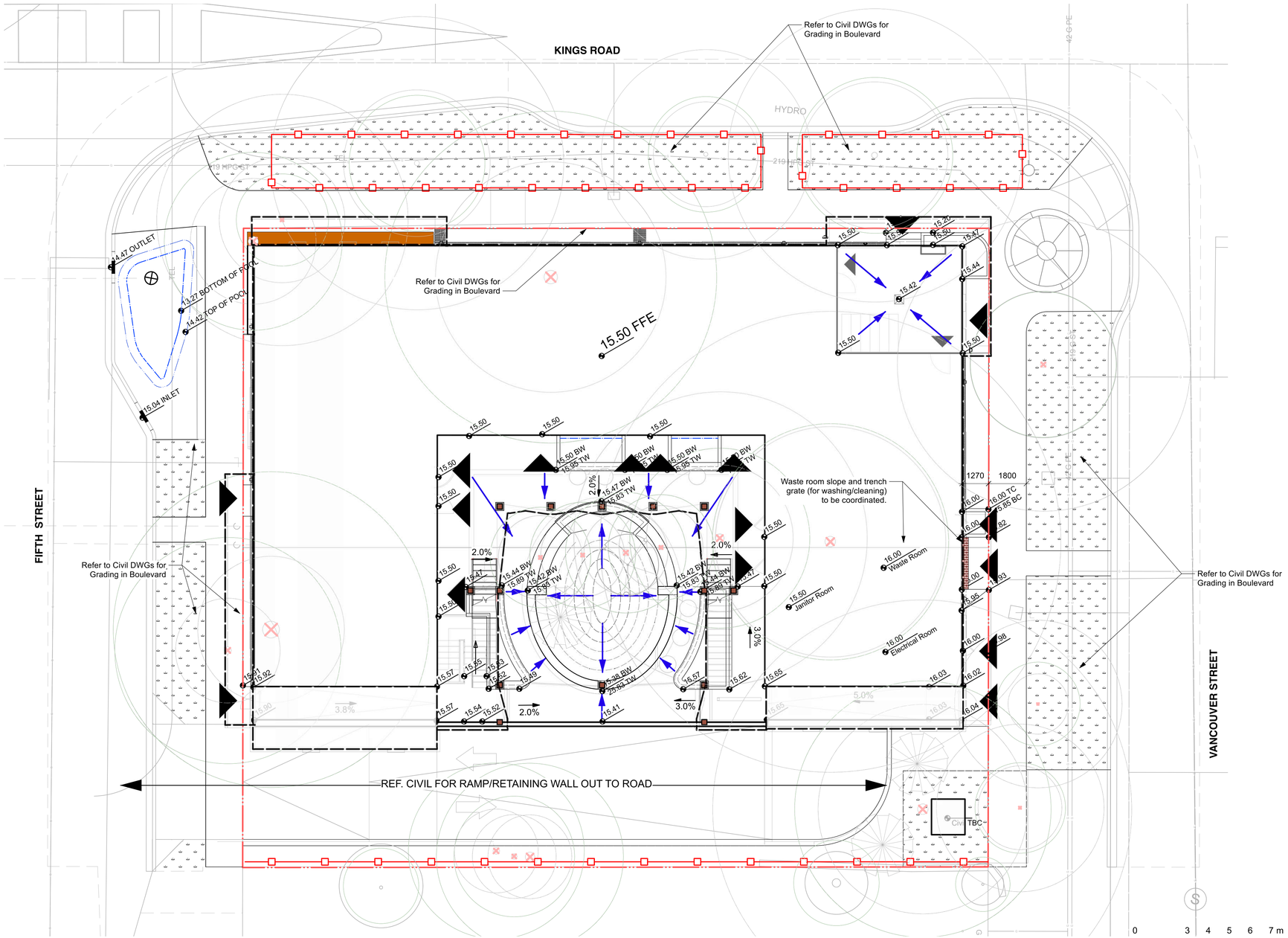
Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Stormwater Management Plan

Designed By:	TR	Project #:	24.37
Drawn By:	HC	Drawing #:	L 1.6
Approved By:	TR		
Date:	25/04/25		

GRADING NOTES

1. All cut and fill volumes are in cubic meters unless otherwise noted.
2. Cut and fill is based on preliminary grading information and availible survey data.
3. Cut and fill calculations do not include mulch, subbase preparation for retaining elements, hardscape surface treatments, below grade structures, or portions of retaining elements below grade.
4. Calculations are for rough grading only and express bulk quantities of existing top soil and subgrade material intended for excavation and/or relocation.
5. Contractor to separate and keep all salvaged top soils/ subgrade materials onsite that are clean and free of debris.
6. Landscape Architect to work with Contractor during rough grading to balance cut/fill quantities.



1 Grading and Drainage Plan
Scale: 1:100

Key Plan:



xx.xx	Existing Grade	xx.xx BW	Bottom of Wall
xx.xx	Proposed Grade	xx.xx TW	Top of Wall
xx.xx BC	Bottom of Curb	xx.xx BS	Bottom of Step
xx.xx TC	Top of Curb	xx.xx TS	Top of Step
xx.xx	Civil Grade- Refer to Civil DWGs		
	Rain Garden-Top of Pool		
	Rain Garden-Bottom of Pool		
x%	Proposed Slope/Hydrology Direction		

No.	Description	Date	By
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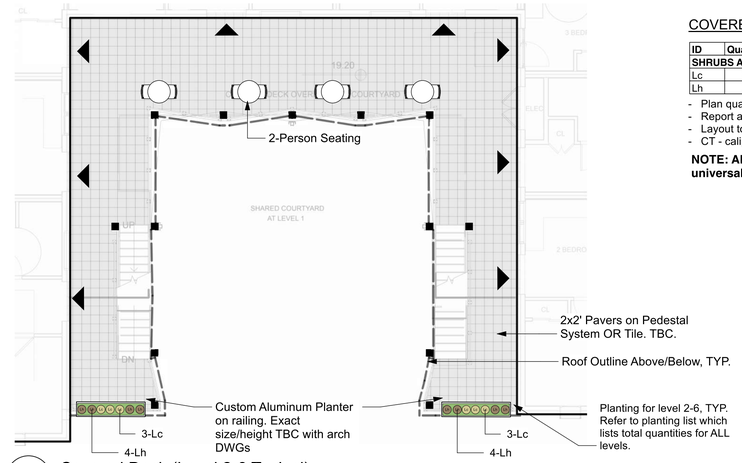
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Grading and Drainage Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.7
Approved By: TR	
Date: 25/04/25	



1 Covered Deck (Level 2-6 Typical)
Scale: 1:100

COVERED DECK PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
SHRUBS AND VINES				
Lc	32	Lonicera ciliosa	Orange Honeysuckle	1 gal. pot
Lh	24	Lonicera hirsuta	Hairy Honeysuckle	1 gal. pot

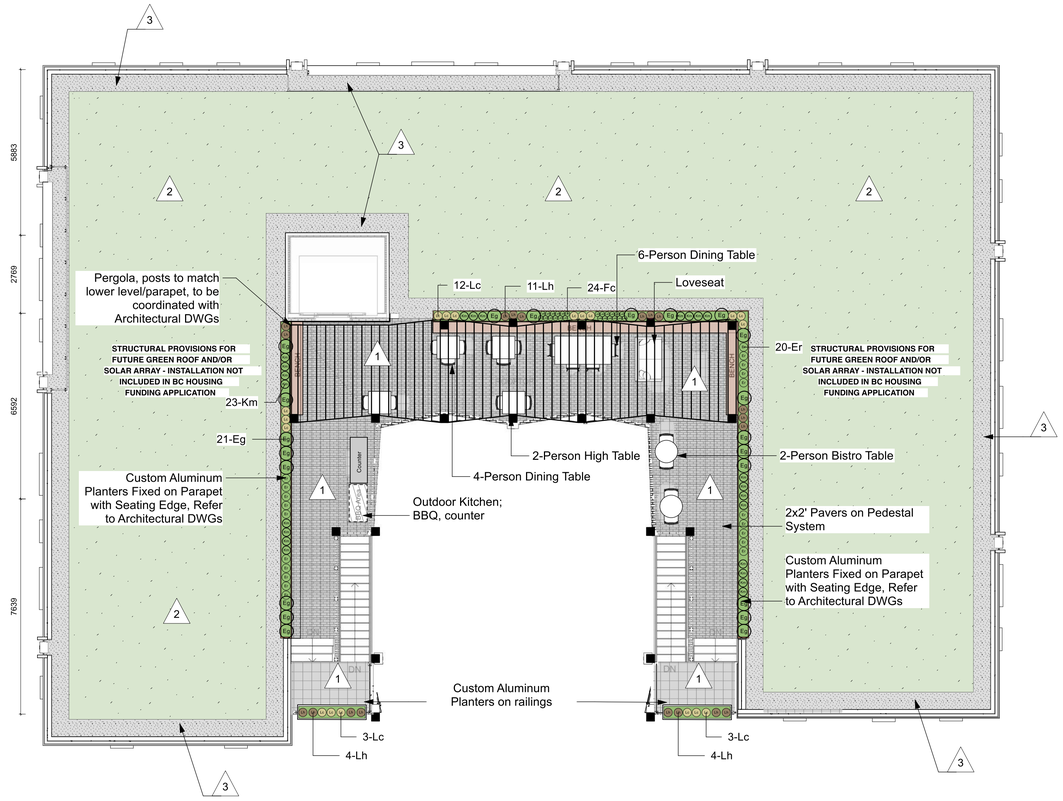
- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root.

NOTE: All furnishings to be durable, low maintenance and universally designed.

ROOFTOP PLANT LIST

ID	Quantity	Botanical Name	Common Name	Scheduled Size
SHRUBS AND VINES				
Eg	21	Elymus glaucus	Blue Wildrye	1 gal. pot
Er	20	Eriophyllum	Woolly Sunflower	1 gal. pot
Fc	24	Fragaria chiloensis	Coastal Strawberry	1 gal. pot
Lc	18	Lonicera ciliosa	Orange Honeysuckle	1 gal. pot
Lh	19	Lonicera hirsuta	Hairy Honeysuckle	1 gal. pot

- Plan quantities supersede plant quantities.
- Report any discrepancies to the Landscape Architect.
- Layout to be confirmed on site with Landscape Architect.
- CT - caliper tree; WB - wire basket; BR - bare root.

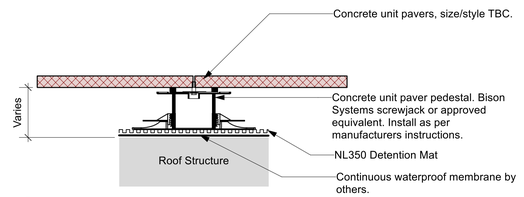


2 Landscape Roof Plan (Level 7)
Scale: 1:100

NOTE: All furnishings to be durable, low maintenance and universally designed.

GREEN ROOF MATERIALS			DETAIL REF
	1	**Extensive Green Roof** Exact product to be coordinated in detailed design.	
	2	**Pea Gravel (Maintenance Strip)** 100mm depth.	4 / L 1.8
	3	**Unit Pavers** 606x606mm (24x24") unit pavers supplied by BC Brick Supplies LTD, to be confirmed.	2 / L 1.2

GREEN ROOF STRUCTURES/FURNISHINGS	
	Table and Chairs For illustrative purposes only.
	Custom Aluminum Planter 36" (914) height typical, width and depth as noted, Dove Grey Finish, Supplier Object Outdoors or approved equivalent. Type 2 growing medium, 450 mm depth.Planters to be voided with high density foam as needed.
	Custom Aluminum Planter on Parapet Refer to Architectural DWGs
	Shade Structure Layout and final design to be coordinated with Architectural DWGs
Counter	**Outdoor Stainless Steel Counter** Brand: New Age Products. (1) 32" 2 - door cabinet (1) 32" 3 - drawer cabinet (1) 64" Stainless Steel counter top
BBQ	**Propane Barbeque Grill** Brand: Weber. Model Spirit S-315 LP gas grill, or Client approved model



3 Unit Paver on Pedestal Detail- to be confirmed
Scale: 1:10

Key Plan:



No.	Description	Date	By
8			
7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
4	Reissued for Rezoning/Development Permit	26.07.10	TR
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR

Issue / Revision Schedule

N

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Client:

Victoria Native Friendship Centre

Project:

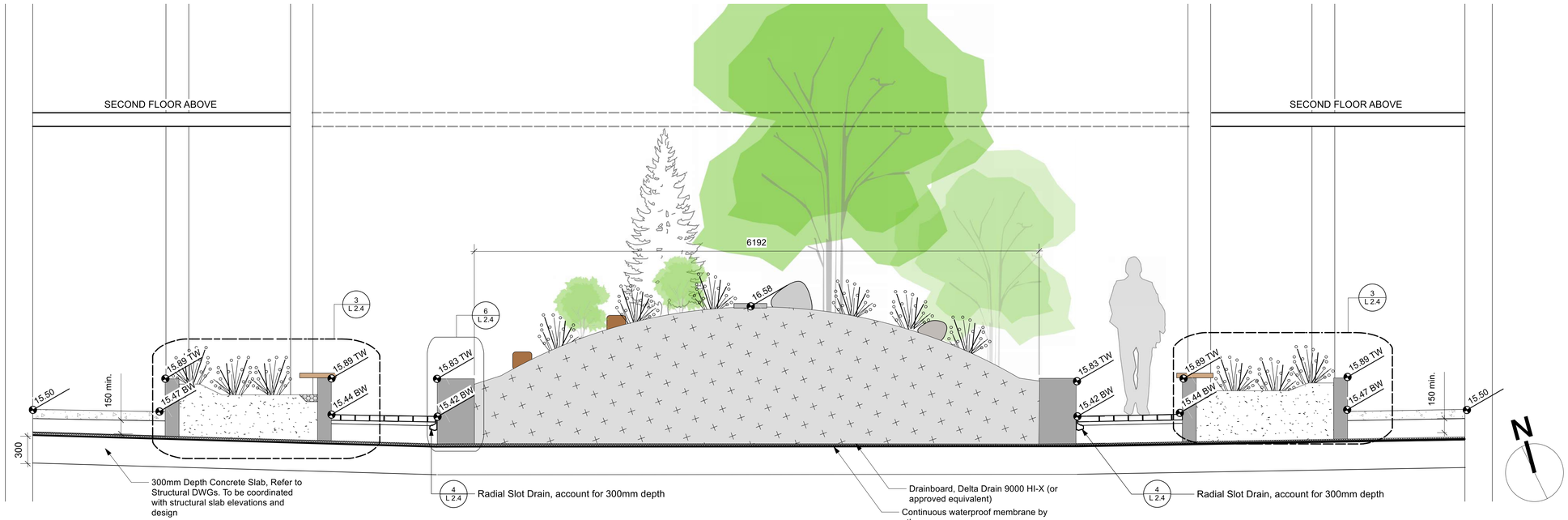
VNFC Vancouver Street

Victoria, BC

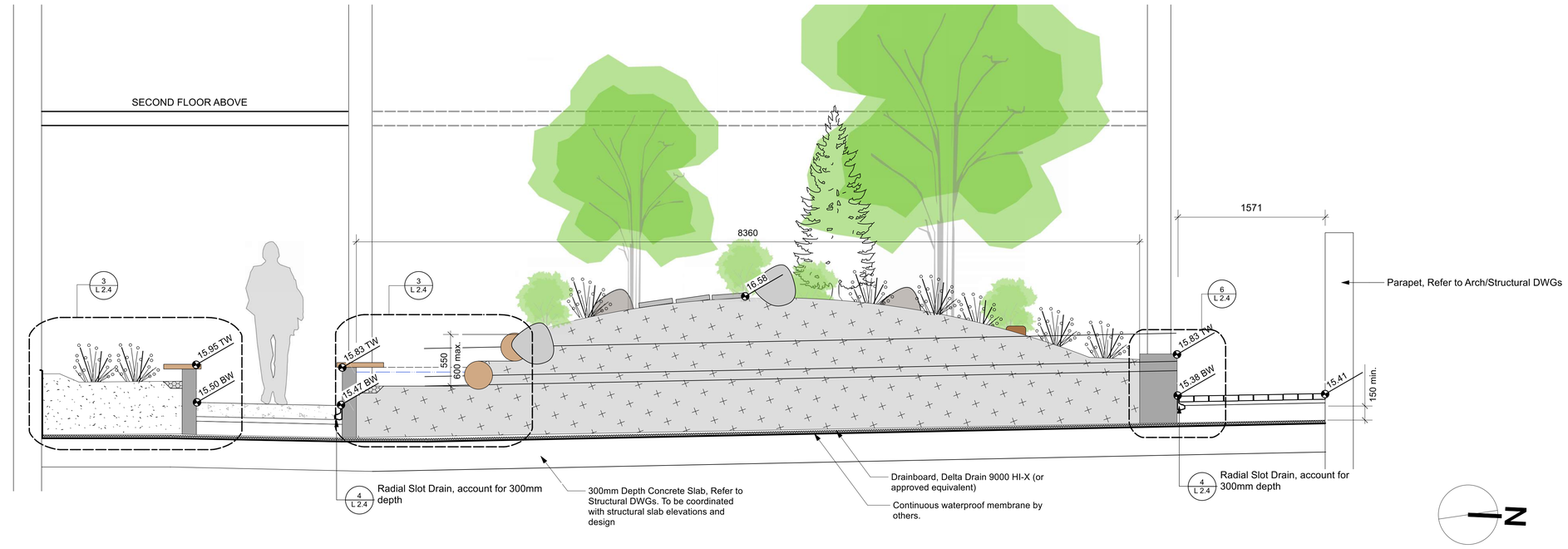
Drawing Title:

Landscape Roof Plan

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.8
Approved By: TR	
Date: 25/04/25	



1 Courtyard Landscape Section Elevation - East-West
Scale: 1:25



2 Courtyard Landscape Section Elevation - North-South
Scale: 1:25

Key Plan:

No.	Description	Date	By
8			
7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
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1	Issued for Review	25.07.09	TR

Issue / Revision Schedule

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Client:
Victoria Native Friendship Centre

Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Landscape Sections

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 1.9
Approved By: TR	
Date: 25/04/25	

GENERAL LANDSCAPE NOTES

1. All planting and associated landscape work shall comply with the ***Canadian Society of Landscape Architects - Canadian Landscape Standard***, latest edition.
2. All nursery stock shall comply with the Canadian Nursery Landscape Association — ***Canadian Nursery Landscape Association - Canadian Nursery Standard,*** latest edition.
3. Landscape work shall be carried out by experienced professionals with a minimum 5 years proven experience.
4. The Contractor shall notify the Landscape Architect for review and approval of layout. Work that has been installed without layout approval that requires adjustment will be corrected at the Contractor's expense. The Landscape Architect reserves the right to adjust layout based on site conditions. Layout shall adhere to all authority clearances and setbacks. Trees shall not be directly over or under utilities.
5. The Landscape Architect may reject any work, whether installed or not, that does not confirm to specifications.
6. The Contractor shall notify the Landscape Architect upon completion of work to arrange for substantial performance inspection and approval. Inspection shall be carried out during the leaf-on growing season.
7. Plant material shall have nursery labels intact and trunk wrap and ties removed for substantial performance review. The Contractor shall remove all labels, tags and ties following substantial performance review.
8. Corrective pruning shall be completed by the Contractor in accordance with ***ISA Best Management Practice Pruning Standard*** prior to inspection and include the removal of dead or broken branches, suckers and co-dominant leaders.
9. Any leaning plant material shall be corrected by the Contractor prior to inspections.
10. The Contractor shall carry out maintenance of all work immediately following installation until the end of the warranty period. Maintenance shall include all measures necessary to establish and maintain all plants and associated landscape work in an acceptable, vigorous and healthy condition including rodent protection, cultivating, weeding, watering, pruning and maintenance of all accessories.
11. The Contractor shall notify the Landscape Architect at the end of the warranty period to arrange for final completion inspection. Inspection shall be carried out during the leaf-on growing season. The Contractor shall remove all staking prior to inspection for final completion if plant material is stable. Staking shall be left in place for removal by the Owner if plant material is not stable. At the time of final inspection all planting beds and tree pits shall be freshly cultivated, free of weeds, leaves, broken branches or debris.
12. Any work that is not in satisfactory condition or does not meet the specifications shall be replaced within two (2) weeks of notification at the Contractor's expense. Replacement work shall include warranty equal to the original installation.

GROWING MEDIA

1. All subsoil shall be scarified to be the specified depth prior to the installation of growing media. Growing media shall be mixed in to the scarified subsoil interface.
2. On-site (preserved) soil to be used as growing media should be tested by the Owner's consultant for recommendations to be included in the Contractor's scope of work.
3. The Contractor shall provide origin documentation for approval for all imported growing media. Imported growing media shall be tested by a reputable laboratory at the expense of the Contractor or Owner. The results of the soil test and recommendations are to be provided to the Landscape Architect for approval one week prior to work commencing. If necessary, recommendations from the laboratory are to be implemented at the Contractor's expense.
4. Growing media shall not contain any extraneous physical or chemical properties that may detract from supporting plant growth, no subsoil contamination, roots or stones over 50mm diameter.
5. Growing media depths shall be noted on the drawings and details. Growing media shall be installed in lifts and compacted to be firm under foot.
6. Growing media shall meet Canadian Landscape Standard nutrient levels identified in Section 5.2.7 and properties for Level 4 Open Space/Play
7. Growing media properties shall be adjusted to meet requirements for L - low traffic lawn areas, trees and large shrubs; H - high traffic lawn areas; and P - planting areas.

PLANT MATERIAL

1. Contractor shall verify all plant material on drawing(s) and plant material list(s) and report any discrepancies during the bidding process.
2. All plants shall be healthy, vigorous, and free of disease, insect pests, and invasive or noxious plant species. All plant parts shall be free from defects, decay, disfigurements and injury.
3. There shall be no substitutions of plants without prior written approval from the Landscape Architect.
4. The Landscape Architect reserves the right to reject plant material after installation and throughout the warranty period.

PLANTING

1. Planting shall only be carried out during periods that are normal for such work as determined by local weather conditions, when seasonal conditions are likely to provide successful adaptation of plants in their new environment.
2. Plants shall be well watered prior to being planted.
3. Where poor drainage or percolation is suspected or observed, the Contractor shall report it to the Landscape Architect and rectify the condition prior to planting.
4. Plants shall be stabilized using methods such that the crown of each tree is permitted free movement but normal forces will not shift the rootball in the growing medium. All tree stabilization methods shall be such that they do not damage the plants.

MULCH

1. Mulch shall be commercially prepared four-season aged pine bark. The Contractor shall submit a sample of mulch and source for approval prior to delivery.
2. Mulch shall be free of debris, construction waste and hardwood chips.
3. Mulch shall not be placed against trunks or on top of branches and foliage.

WATERING

1. The Contractor shall water all plants and turf areas immediately after planting to the depth of their root systems.
2. The Contractor shall carry out supplemental watering of all new plants for the first full growing season under warranty.
3. Watering shall supplement natural precipitation to ensure soil moisture content is maintained at 50 percent to 100 percent field capacity.
4. A minimum frequency of once per month throughout the growing season is required. Apply water to the root area, around the trunk/stem and within the dripline to saturate the soil to a minimum of 500mm.
5. The Contractor shall water all coniferous trees in late fall, prior to freeze-up.
6. Watering bags may be used for trees. 20 gallon drip watering bags shall be installed at the base of each tree with no mulch between the bag and the trunk. The Contractor shall monitor bags and tree trunks for damage and repair/replace as required. Watering bags shall be removed during winter and at the end of the warranty period.
7. If no automated irrigation system or on-site hose bib has been provided for watering operations, the Contractor shall provide water to the site.
8. Watering operations shall not disturb or wash away mulch, soil or turf.
9. The Contractor shall monitor new plantings for signs of drought.

TREE INSPECTION NOTES

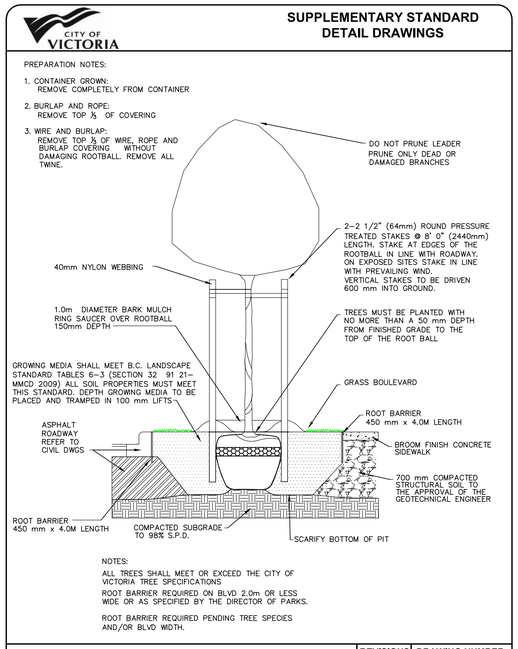
Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Ross Wilkinson, rwilkinson@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

Tree Planting Inspections

1. Excavated tree pits, soil cells, root barriers
2. Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
3. Completed planting – tree planting, grate/guard, stakes etc.

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

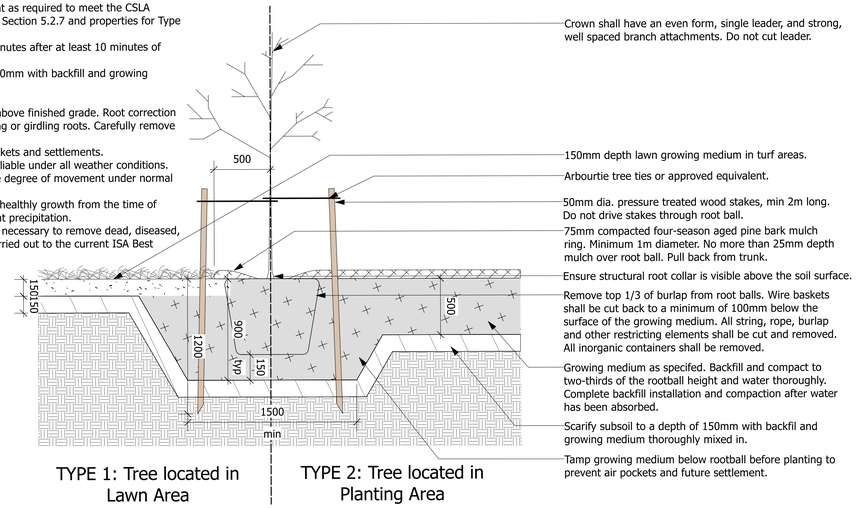


2011

TREE PLANTING IN BOULEVARD	REVISIONS	DRAWING NUMBER:
		SD P4

General Notes

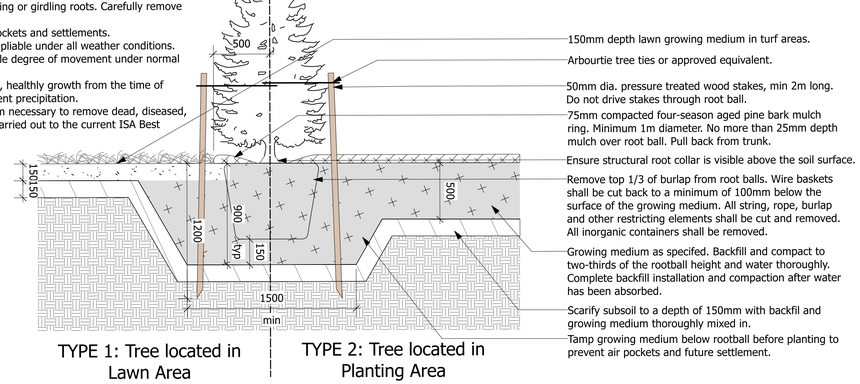
1. All proposed tree planting areas shall be tested for percolation, soil quality and pH that is capable of supporting heathly tree growth.
2. Native backfil shall be used with soil amendment or replacement as required to meet the CSLA Canadian Landscape Standard for Growing Medium nutrients in Section 5.2.7 and properties for Type 3L in table T-5.3.5.1.
3. Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate irrigation.
4. Planting pit sides and bottom shall be scarified to a depth of 150mm with backfill and growing medium thoroughly mixed in.
5. Trees shall be set plumb in the centre of planting pits.
6. Trees shall be planted with the structural root collar 25-50mm above finished grade. Root correction may be required to remove excess soil or defects such as circling or girdling roots. Carefully remove any excess soil around trunk.
7. Backfill, compact and water growing medium to prevent air pockets and settlements.
8. Tree ties shall not damage the bark and shall remain soft and pliable under all weather conditions. Ties shall be installed so that the tree is permitted a reasonable degree of movement under normal forces.
9. Water thoroughly during growing season to maintain vigorous, healthly growth from the time of delivery/installation to the end of warrenty period to supplement precipitation.
10. Pruning at the time of planting shall be limited to the minimum necessary to remove dead, diseased, damaged, crossing and defective branches. Pruning shall be carried out to the current ISA Best Management Practices Pruning Standard.
11. All removed and excess material shall be disposed off site.



1 Deciduous Tree Planting
Scale: 1:25

General Notes

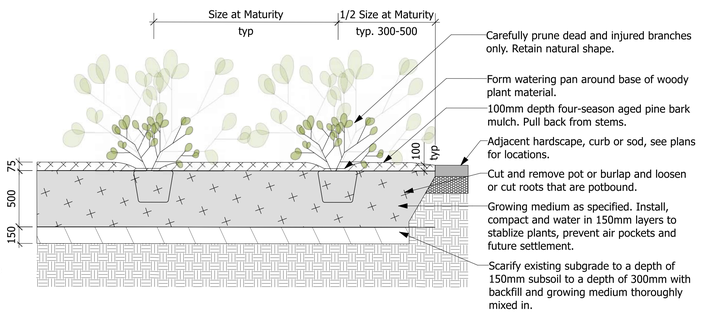
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11. All removed and excess material shall be disposed off site.



2 Coniferous Tree Detail
Scale: 1:25

General Notes

1. Excavate continuous planting bed where woody shrubs and perennials are mass planted as shown on plans.
2. All perennials and shrubs are to be planted in continous planting beds unless otherwise noted.
3. Planting pit sides and bottom shall be scarified to a depth of 150mm with backfill and growing medium thoroughly mixed in.
4. Native backfill shall be used with soil amendment or replacement as required to meet the CSLA Canadian Landscape Standard for Growing Medium nutrients in Section 5.2.7 and properties for Type 2P in table T-5.3.5.3.
5. Plants shall be set plumb in the planting beds.
6. Continuously mulch planting beds with 100mm compacted depth four-season aged pine bark mulch.
7. Water thoroughly during growing season to maintain vigorous, healthy growth from the time of delivery/installation to the end of warrenty period to supplement precipitation.



3 Shrub Planting
Scale: 1:25

Key Plan:

No.	Description	Date	By
8			
7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
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1	Issued for Review	25.07.09	TR

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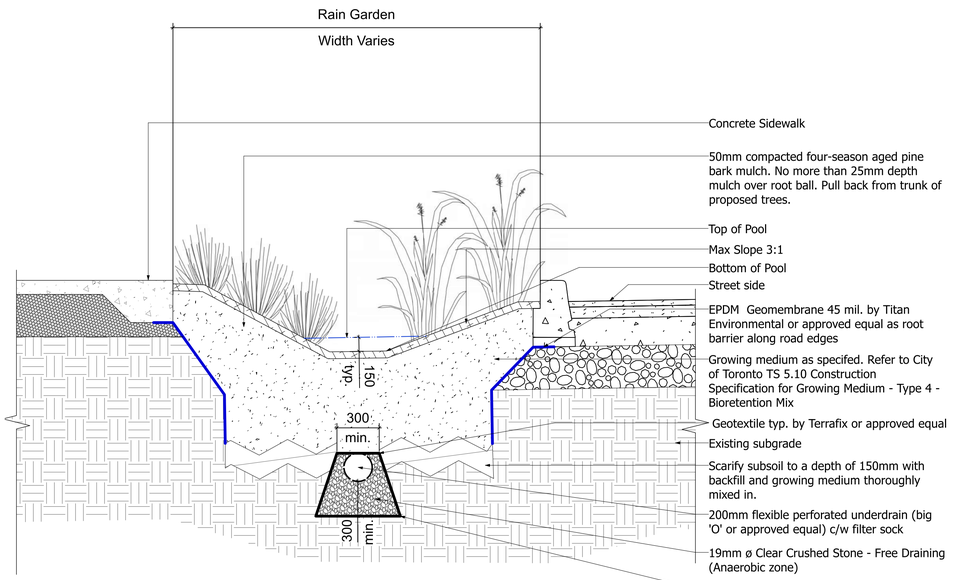
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Client:
Victoria Native Friendship Centre

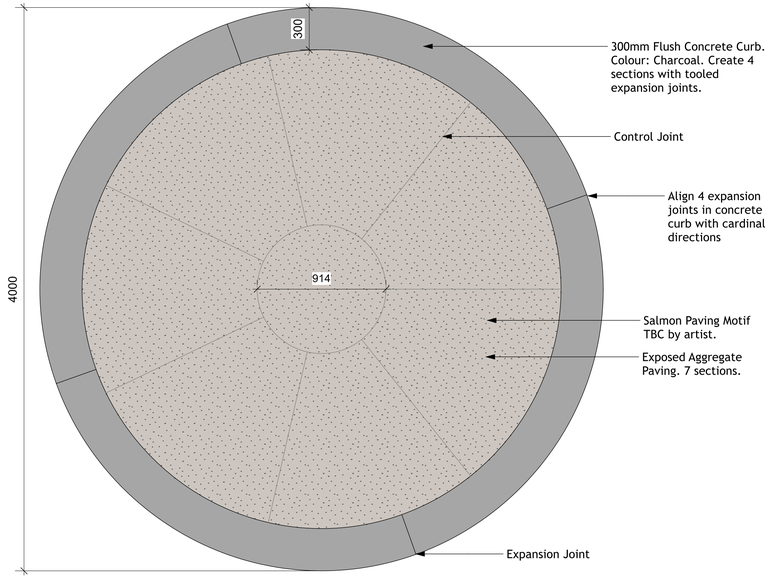
Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Landscape Details

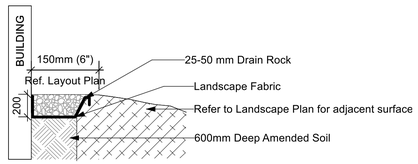
Designed By:	TR
Drawn By:	HC
Approved By:	TR
Date:	25/04/25
Project #:	24.37
Drawing #:	L 2.1



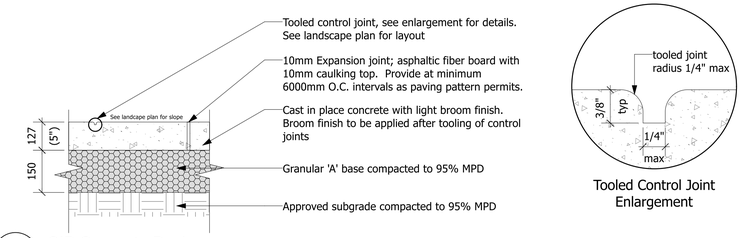
1 Rain Garden (Typical)
Scale: 1:20



4 Paving Enlargement
Scale: 1:20



2 Cobble Maintenance Edge
Scale: 1:25



3 CIP Concrete Paving
Scale: 1:10

Key Plan:

No.	Description	Date	By
8			
7			
6			
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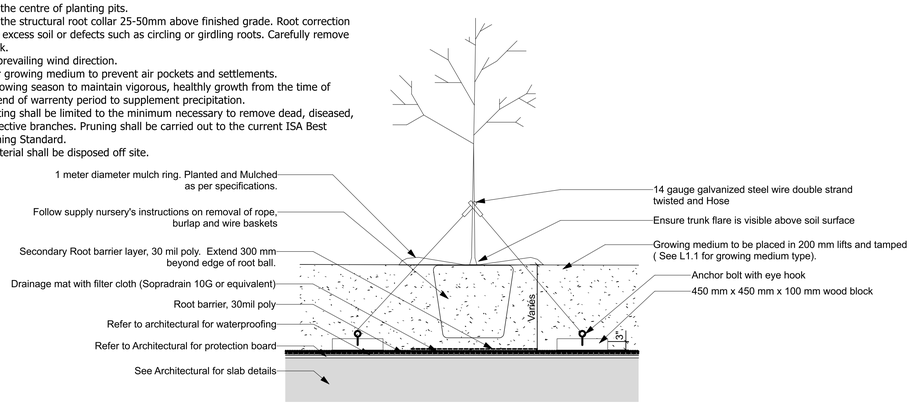
Client:
Victoria Native Friendship Centre

Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Landscape Details

Designed By:	TR	Project #:	24.37
Drawn By:	HC	Drawing #:	L 2.2
Approved By:	TR		
Date:	25/04/25		

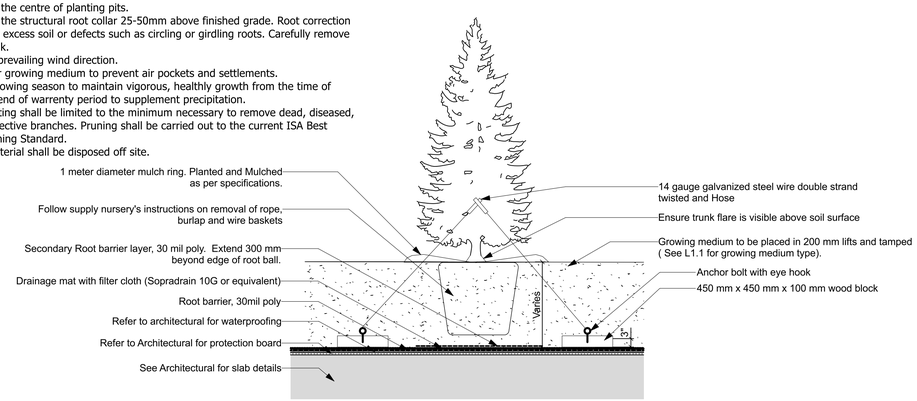
General Notes
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3. Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate irrigation.
4. Trees shall be set plumb in the centre of planting pits.
5. Trees shall be planted with the structural root collar 25-50mm above finished grade. Root correction may be required to remove excess soil or defects such as circling or girdling roots. Carefully remove any excess soil around trunk.
6. Place guy wires parallel to prevailing wind direction.
7. Backfill, compact and water growing medium to prevent air pockets and settlements.
8. Water thoroughly during growing season to maintain vigorous, healthly growth from the time of delivery/installation to the end of warrenty period to supplement precipitation.
9. Pruning at the time of planting shall be limited to the minimum necessary to remove dead, diseased, damaged, crossing and defective branches. Pruning shall be carried out to the current ISA Best Management Practices Pruning Standard.
10. All removed and excess material shall be disposed off site.



Detail to be confirmed/coordinated with structural engineer.

1 Deciduous Tree Planting on Slab
Scale: 1:25

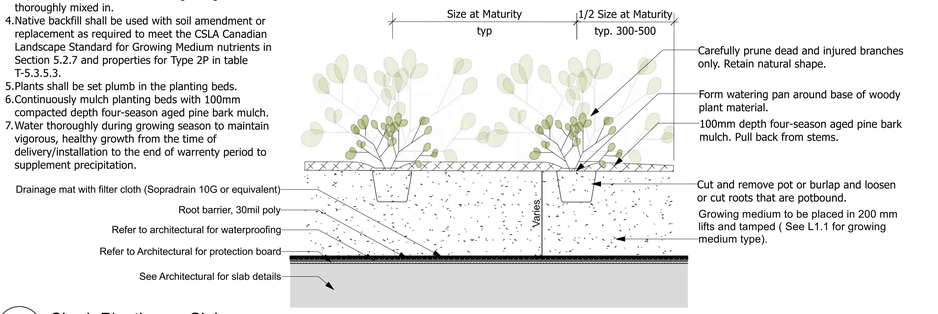
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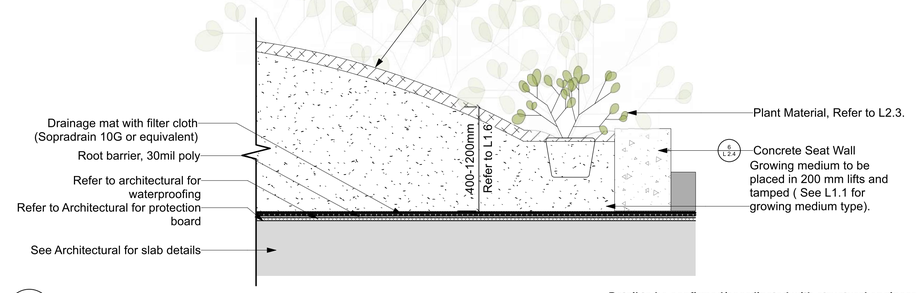
Detail to be confirmed/coordinated with structural engineer.

2 Coniferous Tree Detail on Slab
Scale: 1:25

General Notes
1. Excavate continuous planting bed where woody shrubs and perennials are mass planted as shown on plans.
2. All perennials and shrubs are to be planted in continous planting beds unless otherwise noted.
3. Planting pit sides and bottom shall be scarified to a depth of 150mm with backfill and growing medium thoroughly mixed in.
4. Native backfill shall be used with soil amendment or replacement as required to meet the CSLA Canadian Landscape Standard for Growing Medium nutrients in Section 5.2.7 and properties for Type 2P in table T-5.3.5.3.
5. Plants shall be set plumb in the planting beds.
6. Continuously mulch planting beds with 100mm compacted depth four-season aged pine bark mulch.
7. Water thoroughly during growing season to maintain vigorous, healthy growth from the time of delivery/installation to the end of warrenty period to supplement precipitation.



3 Shrub Planting on Slab
Scale: 1:25



Detail to be confirmed/coordinated with structural engineer.

4 Berm on Slab
Scale: 1:20

Key Plan:

No.	Description	Date	By
8			
7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
4	Reissued for Rezoning/Development Permit	26.07.10	TR
3	Reissued for Rezoning/Development Permit	26.02.27	TR
2	Issued for Rezoning/Development Permit	25.07.23	TR
1	Issued for Review	25.07.09	TR

Issue / Revision Schedule

TROPHIC DESIGN

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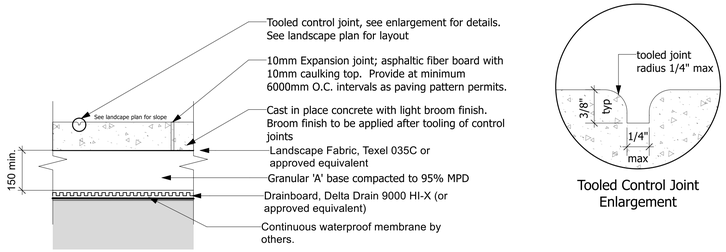
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

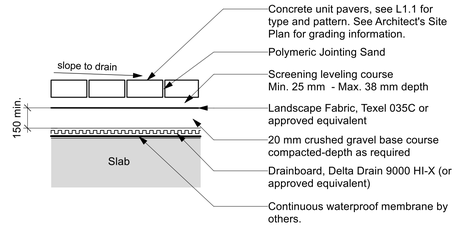
Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Landscape Details on Slab

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 2.3
Approved By: TR	
Date: 25/04/25	

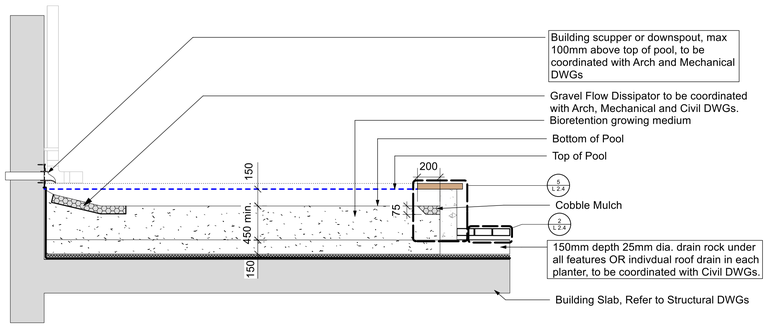


1 CIP Concrete Paving on Structure
Scale: 1:10

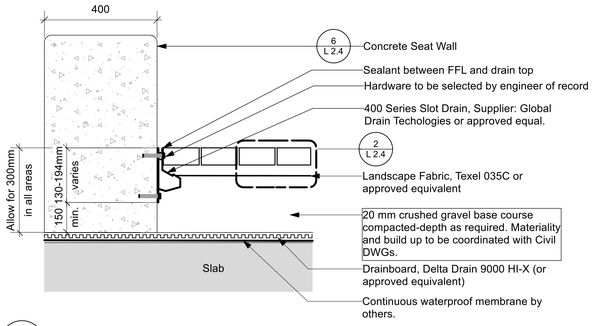


Notes:
1. See Structural Engineer's drawings for slab and drainage.

2 Unit Paving on Slab
Scale: 1:10



3 Rain Garden Planter on Slab
Scale: 1:25



4 Radial Slot Drain on Slab
Scale: 1:10

LANDSCAPE DRAINS
a division of Cascade Drain Technologies Inc.

4000 SERIES SLOT DRAIN®
SPECIFICATION SHEET

SPECIFICATIONS

GENERAL:
The surface drainage system shall be 4000 Series Slot Drain complete with slotted linear trench opening as manufactured by Slot Drain Systems.

MATERIALS:
T304 Stainless Steel, T316 Stainless Steel

SLOPE:
0.5% Standard

DESIGN OPTIONS:
ADA Compliant
Material (S): SS304(S), SS316(S)
Slot Opening (#): ½" (0), 1" (1)
End (*): Open (0), End Cap (1), Flush Nipple (5)
Section Lengths: Full 9'8", Half 4'10"
(Custom Lengths Available)
Left and Right Versions available for wall install.

FLOW RATE:
½" 11 gpm (per foot of drain)
1 18 gpm (per foot of drain)

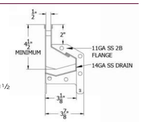
LOAD CLASS:
Load Class C

ACCESSORIES:
Cleaning paddle, Flush Flo

INSTALLATION:
The 4000 Series Slot Drain System shall be installed in accordance with the manufacturer's installation instructions and recommendations.

TYPICAL MODULAR LAYOUT OF A 4000 SERIES SLOT DRAIN® SYSTEM
(Sections fit together as illustrated below)

	102	203	304	405	506	607	708	809
Insert	4 ½	5 ⅛	5 ¾	6 ⅛	7	7 ⅛	8 ¼	8 ⅜ 9 ½



DRAIN CHANNELS

DESCRIPTION	PART NO.	INVERT SHALLOW INCHES	INVERT DEEP INCHES
4000 SERIES SS SLOT 102 HALF	SD4$*# - 102B	4 ½	5 ⅛
4000 SERIES SS SLOT 102	SD4$*# - 102	4 ½	5 ⅛
4000 SERIES SS SLOT 203	SD4$*# - 203	5 ⅛	5 ⅝
4000 SERIES SS SLOT 304	SD4$*# - 304	5 ⅝	6 ⅞
4000 SERIES SS SLOT 405	SD4$*# - 405	6 ⅞	7
4000 SERIES SS SLOT 506	SD4$*# - 506	7	7 ⅛
4000 SERIES SS SLOT 607	SD4$*# - 607	7 ⅛	8 ¼
4000 SERIES SS SLOT 708	SD4$*# - 708	8 ¼	8 ⅞
4000 SERIES SS SLOT 809	SD4$*# - 809	8 ⅞	9 ½

NOTE:
Also available with 90° sections, 'T' sections, and Transition Pits for all of the depths specified above.

CATCH BASIN LID: STANDARD AND PAN-LID OPTIONS ARE AVAILABLE AND STRAINER IS PART OF THE CATCH BASIN

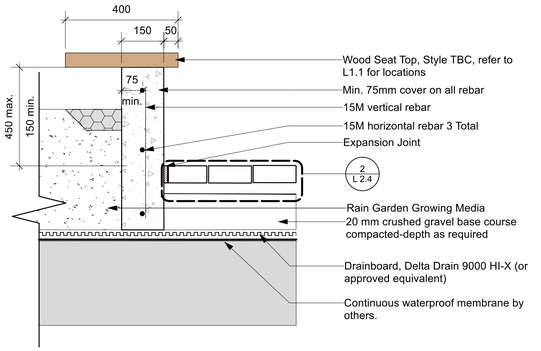
DESCRIPTION	TOP WIDTH INCHES	TOP LENGTH INCHES	BOTTOM WIDTH INCHES	BOTTOM LENGTH INCHES	HEIGHT INCHES	OUTLET SIZE INCHES
4000 SS CB SMALL	6	6	6	6	12	4
4000 SS CB MEDIUM	6	12	6	12	12	4

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENGAGEMENT AND REINFORCING RADIUS UPON APPLICATION AND LOCAL CODES.
SLOT DRAIN SYSTEMS RESERVES THE RIGHT TO CHANGE THE PRODUCT AND SPECIFICATIONS WITHOUT NOTICE.

2023

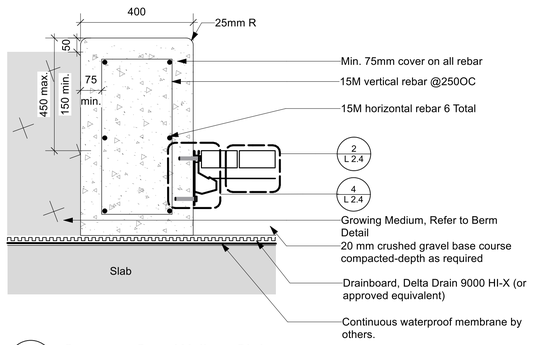
TF 855 . 497 . 7508 F 204 . 775 . 2324 E info@landscapedrains.com W landscapedrains.com

Notes
1. All dimensions are in millimeters. Do not scale drawing.
2. Where more than one planter is installed in a linear configuration, use a string line to layout and align (line up) planters.
3. Sawcut control joints to be centered between expansion joints.
4. Provide expansion joints at 6000 OC and where planter is directly adjacent to building. Each expansion joint to have a minimum three (3) 300 long smooth stainless steel dowel ties with compressable plugs fastened to each end through joint (plugs to be SM Blue Rigid Insulation or Asphalt-Impregnated Fibre-Board).
5. Planter construction to be to the satisfaction of the Landscape Architect and/or Owners representative.



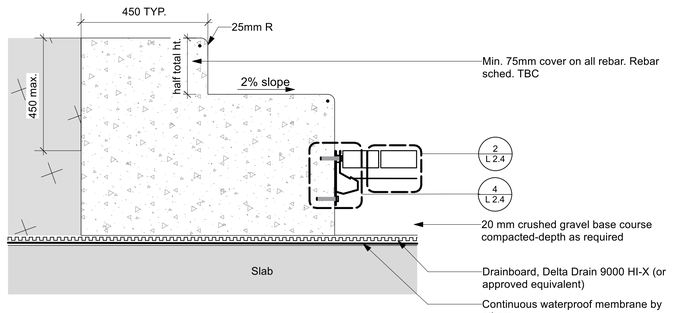
5 Rain Garden Planter Seat Wall on Slab
Scale: 1:10

Notes
1. All dimensions are in millimeters. Do not scale drawing.
2. Specified depths of mulch, topsoil and planting mix are depths after settlement. Specified depth of granular bases is compacted depth.
3. Where more than one planter is installed in a linear configuration, use a string line to layout and align (line up) planters.
4. Planting mix- Refer to the Canadian Landscape Standard, or as specified by the landscape architect and/or clients representative. Add 0.75 kg superphosphate per cu m of soil.
5. Mulch: Shredded bark mulch (cedar/pine)
6. Finish: All horizontal faces to be stamped with natural Sugar Maple Leaf found in area. Contractor to place flattened leaves onto uncured concrete and use trowel to press leaves into concrete. Remove leaves after approximately 45 minutes.
7. Sawcut control joints to be centered between expansion joints.
8. Provide expansion joints at 6000 OC and where planter is directly adjacent to building. Each expansion joint to have a minimum three (3) 300 long smooth stainless steel dowel ties with compressable plugs fastened to each end through joint (plugs to be SM Blue Rigid Insulation or Asphalt-Impregnated Fibre-Board).
9. Planter construction to be to the satisfaction of the Landscape Architect and/or Owners representative.



6 Concrete Seat Wall on Slab
Scale: 1:10

Notes
1. All dimensions are in millimeters. Do not scale drawing.
2. Specified depths of mulch, topsoil and planting mix are depths after settlement. Specified depth of granular bases is compacted depth.
3. Where more than one planter is installed in a linear configuration, use a string line to layout and align (line up) planters.
4. Planting mix- Refer to the Canadian Landscape Standard, or as specified by the landscape architect and/or clients representative. Add 0.75 kg superphosphate per cu m of soil.
5. Mulch: Shredded bark mulch (cedar/pine)
6. Finish: All horizontal faces to be stamped with natural Sugar Maple Leaf found in area. Contractor to place flattened leaves onto uncured concrete and use trowel to press leaves into concrete. Remove leaves after approximately 45 minutes.
7. Sawcut control joints to be centered between expansion joints.
8. Provide expansion joints at 6000 OC and where planter is directly adjacent to building. Each expansion joint to have a minimum three (3) 300 long smooth stainless steel dowel ties with compressable plugs fastened to each end through joint (plugs to be SM Blue Rigid Insulation or Asphalt-Impregnated Fibre-Board).
9. Planter construction to be to the satisfaction of the Landscape Architect and/or Owners representative.



7 Concrete Steps on Slab
Scale: 1:10

Key Plan:

No.	Description	Date	By
8			
7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
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3	Reissued for Rezoning/Development Permit	26.02.27	TR
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1	Issued for Review	25.07.09	TR

Issue / Revision Schedule

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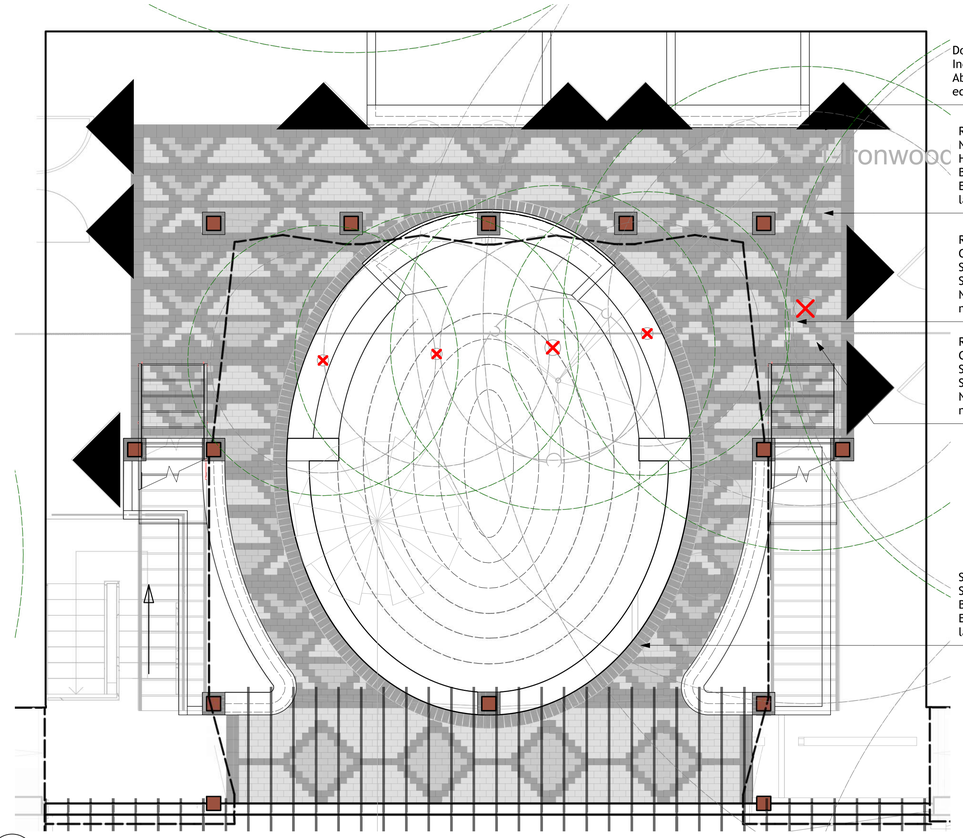
NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
VNFC Vancouver Street
Victoria, BC

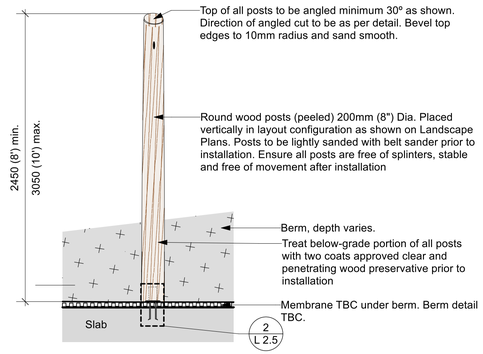
Drawing Title:
Landscape Details on Slab

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 2.4
Approved By: TR	
Date: 25/04/25	

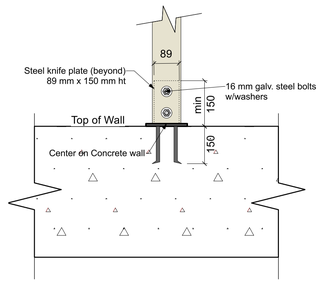


1 Courtyard Paving Pattern
Scale: 1:50

Notes
1. All dimensions are in millimeters. Do not scale drawings.
2. All wood to be round posts, bark removed and skinned/turned to remove irregularities such as branch stubs, free from warps, checks and cracks.
3. All spikes, nails and other fasteners to be galvanized.
4. All posts to be installed vertical and with tops cut horizontal. Vary heights as indicated on plans.
5. Installation to comply with CAN/CSA-Z614, or latest edition.
6. Installation to be to the satisfaction of the Landscape Architect and/or owner's representative.

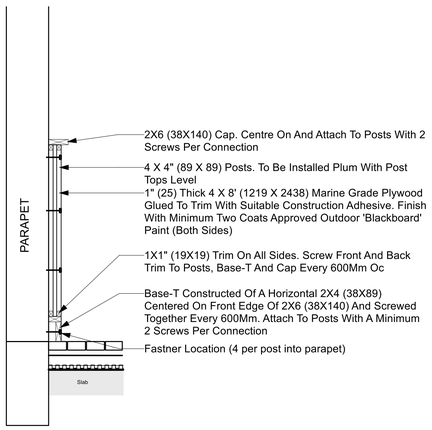


5 Play Post
Scale: 1:25

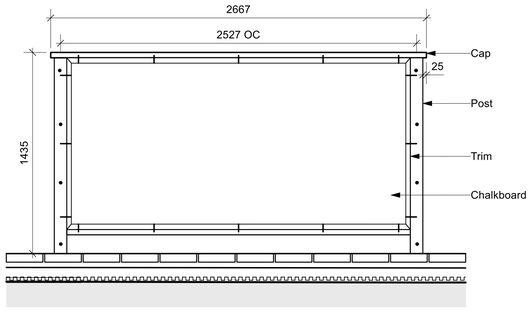


Detail to be confirmed/coordinated with structural engineer.

2 Knife Plate on Slab
Scale: 1:10



Section



Sectional Elevation

Notes:
1. All Dimensions Are In Millimeters. Do Not Scale Drawing.
2. All Bolts, Nails, Screws And Other Fasteners To Be Galvanized. Size Appropriately And Countersink At Surface. Fill All Screw Holes With Exterior Grade Wood Filler
3. All Wood To Be Eastern White Cedar Or Hemlock, Unless Specified Otherwise Free From Warps, Checks, Cracks And Splinters
4. All Exposed Wood Surfaces To Be Finished With Two Coats Clear Protective Wood Stain Or Sealer.
5. All Cut Edges And Exposed Corners To Be Sanded Smooth To Eliminate Splinters And Sharp Points
6. Chalk Panel To Be Installed Level And Square. Adjust Dimensions As Needed Based On Layout Plans To Provide Minimum Clearances
7. Front face Of Plywood To Be Finished With A Minimum Two Coats Outdoor Blackboard Paint Per Side. Chalkboard To Be Usable On Both Sides Unless Noted Otherwise.
8. Chalk Panel Construction To Be To The Satisfaction Of The Landscape Architect And/Or Owners Representative.

3 Wall Mounted Activity Panel
Scale: 1:20

Key Plan:

No.	Description	Date	By
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7			
6			
5	Reissued for Rezoning/Development Permit	26.09.17	TR
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NOT FOR CONSTRUCTION

Client:
Victoria Native Friendship Centre

Project:
VNFC Vancouver Street
Victoria, BC

Drawing Title:
Landscape Details on Slab

Designed By: TR	Project #: 24.37
Drawn By: HC	Drawing #: L 2.5
Approved By: TR	
Date: 25/04/25	