



1520 BLANSHARD STREET

VICTORIA, BC
Issued for Rezoning
February 24, 2025

PROJECT TEAM

CLIENT	ARCHITECTURAL	STRUCTURAL	ELECTRICAL	LANDSCAPE
Reliance Properties	office of mcfarlane biggar architects + designers	Read Jones Christoffersen Ltd.	E2 Consulting Engineers	Hapa Collaborative
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CIVIL	TRANSPORTATION	ARBORIST	SURVEYOR	
WSP	WATT Consulting Group	D.Clark Arboriculture	Underhill Geomatics	
3600 Uptown Boulevard Victoria, BC V8Z 0B9 250.389.8068	302-740 Hillside Ave Victoria, BC V8T 1Z4 250.208.3874	2741 The Rise Victoria, BC V8T 3T4 250.208.1568	491C 4th St Courtenay, BC V9N 1G9 250.813.2609	
Contact Jeff Somerville jeff.somerville@wsp.com	Contact Tania Wegwitz twegwitz@wattconsultinggroup.com	Contact Darryl Clark clarkarbor@gmail.com	Contact Mitch Laseur mlaseur@underhill.ca	

DRAWING LIST

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VIEW FROM PANDORA AVENUE LOOKING NORTH



VIEW FROM PANDORA AVENUE LOOKING NORTHEAST

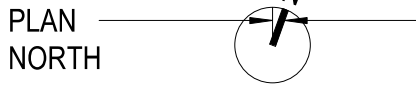
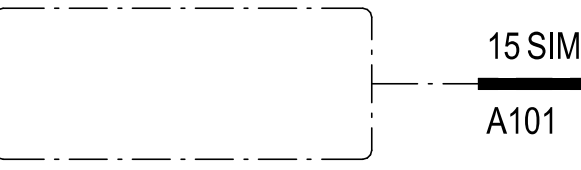
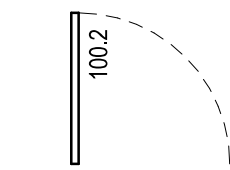
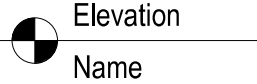
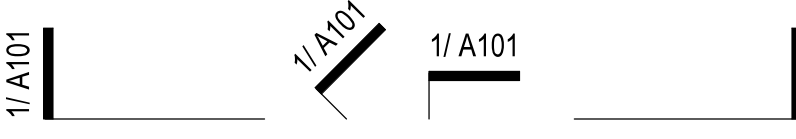
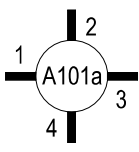
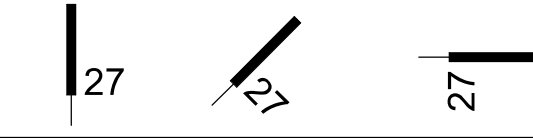
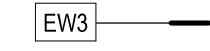
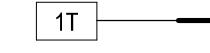
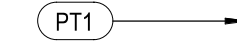
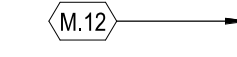


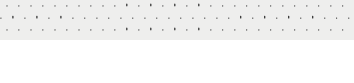
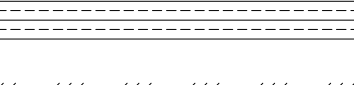
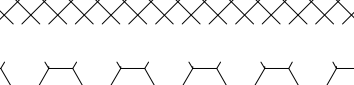
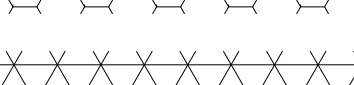
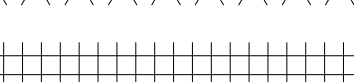
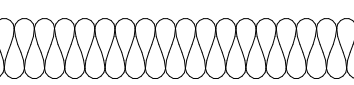
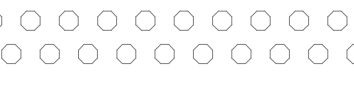
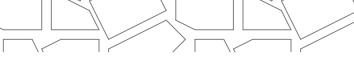
VIEW FROM BLANSHARD STREET LOOKING SOUTHWEST



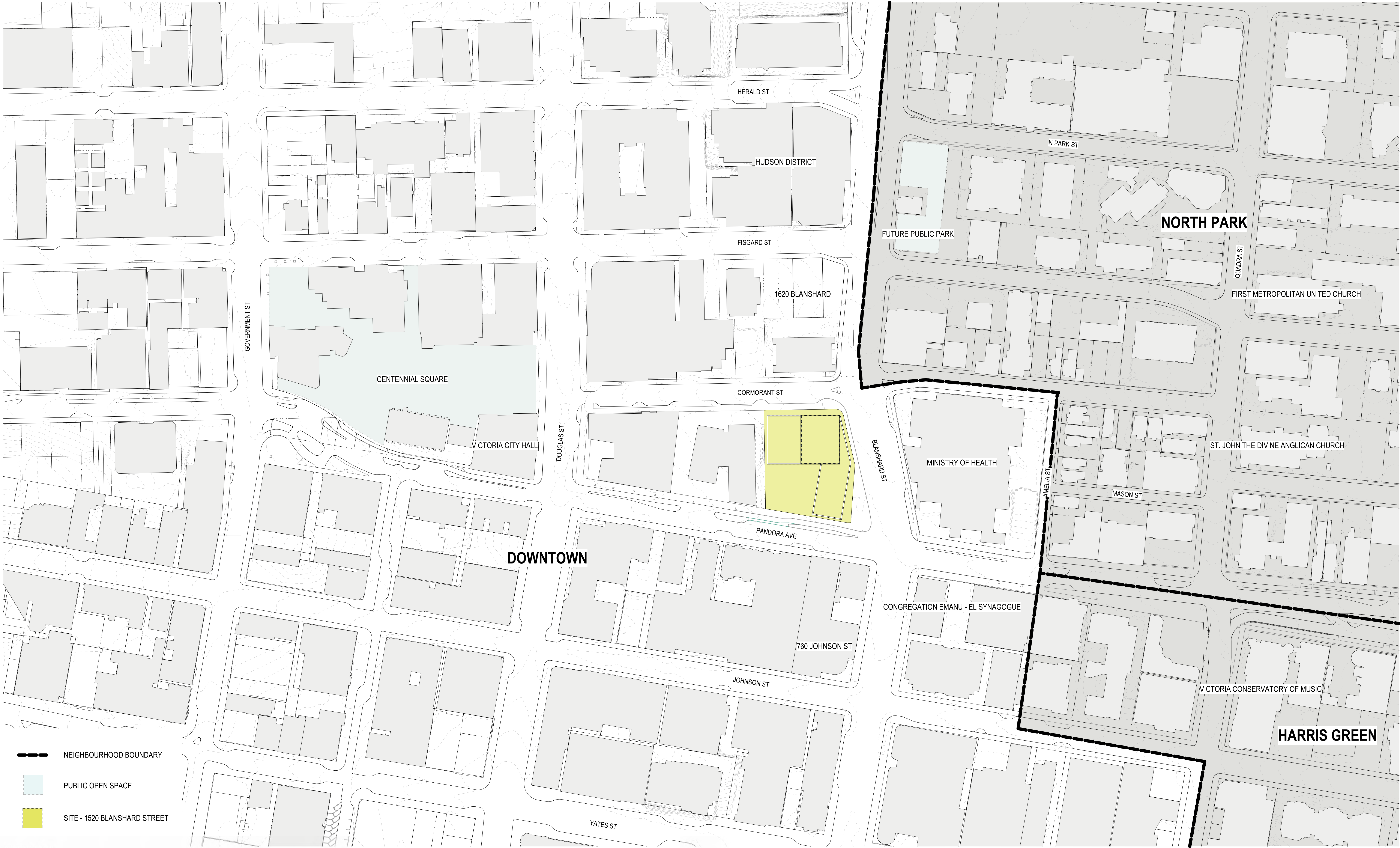
VIEW FROM BLANSHARD STREET LOOKING SOUTH

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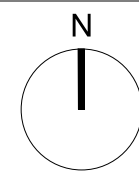
	NORTH SYMBOL
	ROOM TAG
	DOOR TAG
VERY LONG ROOM NAME 101 100m²	ROOM TAG
1 View Name R101 1/8" = 1'-0"	ELEVATION MARKER
Name  Elevation	ELEVATION/GRADE SYMBOL
	SECTION SYMBOL
	ELEVATION SYMBOL
	GRID HEAD
	WALL TAG
	ROOF TAG
	MATERIAL TAG
	FIXTURES / EQUIPMENT TAG
	MILLWORK TAG
	WINDOW TAG
	CW DOOR TAG
	REVISION TAG
	

NOT IN CONTRACT	
CONCRETE EXISTING	
CONCRETE NEW	
CONCRETE MASONRY	
STEEL	
ALUMINIUM	
GWB	
GWB TYPE X	
GLULAM	
COMPOSITE WOOD	
PLYWOOD	
MINERAL WOOL	
SPRAY INSULATION	
RIGID INSULATION	
RIGID INSULATION 02	
SEMI RIGID INSULATION	
BATT/LOOSE FILL INSULATION	
EARTH	
GRAVEL DRAINAGE LAYER	
ENGINEERED FILL	
COMPACTED GRANULAR FILL	
SAND	
DEMO	

/ + AND	MAT MATERIAL
@ AT	MAS MASONRY
# NUMBER	MAX MAXIMUM
± PLUS/MINUS	MECH MECHANICAL
	MET METAL
AFB ABOVE FINISHED FLOOR	MFR MANUFACTURER
AL/ALUM ALUMINIUM	MIN MINIMUM
APPROX APPROXIMATE(LY)	MIR MIRROR
ARCH ARCHITECTURAL	MISC MISCELLANEOUS
	MTD MOUNTED
BCBC BRITISH COLUMBIA BUILDING CODE	MUL MULLION
BLDG BUILDING	MW MICROWAVE
BO BOTTOM OF	
BOH BACK OF HOUSE	N/ANOT APPLICABLE
	NBC NATIONAL BUILDING CODE
C/W COMPLETE WITH	NIC NOT IN CONTRACT
CB CATCH BASIN	NOM NOMINAL
CIPCAST IN PLACE	NTS NOT TO SCALE
CJ CONTROL JOINT	
CL CENTRE LINE	OC ON CENTRE
CO CLEAN OUT	OD OUTSIDE DIMENSION
COMM COMMUNICATION	OH OVER HEAD
CON CONCRETE	OP OPERABLE PARTITION
CONT CONTINUOUS	OPP OPPOSITE
CPT CARPET	OV OVEN
CTR CENTRE	
	PA PUBLIC ADDRESS SPEAKER
DBL DOUBLE	PLY PLYWOOD
DET DETAIL	PL PROPERTY LINE
DF DRINKING FOUNTAIN	PT PAINT
DIADIAMETER	PTD PAINTED
DIM DIMENSION	PTN PARTITION
DN DOWN	
DWG DRAWING	RD ROOF DRAIN
DR DOOR	REQD REQUIRED
DRW DRAWER	REV REVISION OR REVERSE
DWDISHWASHER	RM ROOM
	RO ROUGH OPENING
EA EACH	RVL REVEAL
EJ EXPANSION JOINT	RWL RAIN WATER LEADER
EL ELEVATION	
ELEC ELECTRIC(AL)	SC SIAMESE CONNECTION
EMER EMERGENCY	SCHED SCHEDULE
ELEV ELEVATOR	SCWD SOLID CORE WOOD DOOR
ENCL ENCLOSURE	SECT SECTION
EQ EQUAL	SH SHELF
EQUIP EQUIPMENT	SP SPRINKLER
EXIST EXISTING	SPEC SPECIFICATION
EXP EXPOSED	SQ SQUARE
EXT EXTERIOR	SQ FT SQUARE FEET
	SQ M SQUARE METRES
FA FIRE ALARM	SS STAINLESS STEEL
FD FLOOR DRAIN	SSG STRUCTURAL SILICONE GLASS
FF FINISHED FLOOR	ST STAIR
FHC FIRE HOSE CABINET	STD STANDARD
FIN FINISH(ED)	STL STEEL
FLR FLOOR	STOR STORAGE
FND FOUNDATION	STRU STRUCTURAL
FO FACE OF	SUSP SUSPENDED
FP FALL PROTECTION	
FR FRIDGE	TBC TO BE CONFIRMED
FRR FIRE RESISTANCE RATING	TBD TO BE DETERMINED
FT FOOT or FEET	TD TRENCH DRAIN
	T&G TONGUE AND GROOVE
G/L GRIDLINE	TL TILE
G1S GOOD ONE SIDE	TO TOP OF
G2S GOOD TWO SIDES	TOC TOP OF CURB/CONCRETE
GA GAUGE	TOF TOP OF FINISH
GALV GALVANIZED	TOFF TOP OF FINISHED FLOOR
GL GLASS or GLAZED	TOS TOP OF STRUCTURE
GR GRADE	TOW TOP OF WALL
GRND GROUND	TYP TYPICAL
GB GYPSUM BOARD	
	UNO UNLESS NOTED OTHERWISE
HB HOSE BIB	U/UNDERSIDE
HCWD HOLLOW CORE WOOD DOOR	UH UTILITY HOLE
HDWR HARDWARE	
HPDL HIGH PRESSURE DECORATIVE LAMINATE	VBL VANCOUVER BUILDING BYLAW
HORIZ HORIZONTAL	VERT VERTICAL
HT HEIGHT	VEST VESTIBULE
	VIF VERIFY IN FIELD
INSUL INSULATION	
INT INTERIOR	WC WATER CLOSET
	WD WOOD
JC JANITOR CLOSET	WRHS WAREHOUSE
JT JOINT	WH WAREHOUSE
	WW WOOD VENEER
LAM LAMINATE / LAMINATED	W/ WITH
LS LAMP STANDARD	W/O WITHOUT
LT LIGHT	



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2025.01.08

2025.01.05

Requirements from City of Victoria Zoning Bylaw 2018 Part 5 -Off-Street Parking Regulations (June 2022) and Schedule C Bylaw no. 80-155

Requirements from City of Victoria Zoning Bylaw 2018 Part 5 -Off-Street Parking Regulations (June 2022) and Schedule C Bylaw no. 80-155

2024.12.18

Based on the current coordination set - values to be confirmed as design progresses
Areas are in (m²) unless noted otherwise

Based on the current coordination set - values to be confirmed as design progresses
Areas are in (m²) unless noted otherwise

	Total	Comm	Res
FSR	7.8	1.3	6.6
%	100.0%	16.1%	83.9%

2024.12.20

Requirements from City of Victoria Zoning Bylaw 2018 Part 5 -Off-Street Parking Regulations (June 2022) and Schedule C Bylaw no. 80-159

Requirements from City of Victoria Zoning Bylaw 2018 Part 5 -Off-Street Parking Regulations (June 2022) and Schedule C Bylaw no. 80-159

Per Section 5.1 Table 2 min. 1.0 spaces per dwelling unit less than 45 m2
Per Section 5.1 Table 2 min. 1.25 spaces per dwelling unit greater than 45 m2
Per Section 5.1 Table 2 min. 0.10 spaces per dwelling unit
Per Section 5.1 Table 2 the greater of 6 spaces or 0.1 spaces per dwelling unit
Per Section 5.5.i at least 50% of spaces must be ground anchored
Per Section 5.5.i at least 50% of spaces must be ground anchored

Per Section 5.1 Table 2.1 long term space per 400 m² / 1 short term per 100 m²
Per Section 5.1 Table 2.1 long term space per 150 m² / 1 short term per 400 m²

Total Units	321
Family Units	99
	30.8%



Hudson Place
One

Hudson Place
Two

1620 Blanshard St.
(Proposed)

1520 Blanshard St.
(Site)

Harris Green Village
(Approved)

Montrose Wintergarden
Hotel (Approved)

780 Blanshard St.
(Proposed)

Telus Ocean
(Approved)

Inner Harbour view from Laurel Point (Photo Collage aligned in GoogleEarth)

VIEW 1: LAUREL POINT TO DOWNTOWN CORE AREA

Situated at the key intersection of Blanshard and Pandora, the proposal sits at the heart of the Central Business District and is surrounded by a cluster of other tall buildings. When viewed from Laurel Point, it contributes to a tiered urban backdrop to the irregular rooflines of the Historic Commercial District.

The massing is oriented to align with key vistas and provides a strong relationship with the facades of the Historic Commercial District. Recessed balconies emphasize the simple massing and help contextualize the residential tower with its commercial neighbours. A restrained, singular material palette of warm masonry extends to the roofline, providing a tangible connection to the rich materiality and texture of the historic building stock while emphasizing contemporary construction techniques and capabilities. Each façade is responsive to its orientation, providing subtle variation and architectural interest and further emphasizing the connection to craft that is so evident in Victoria's historic architecture.

The proposal provides an opportunity to mark the apex of the Downtown Core Area Plan's urban amphitheater with a high-quality landmark building.



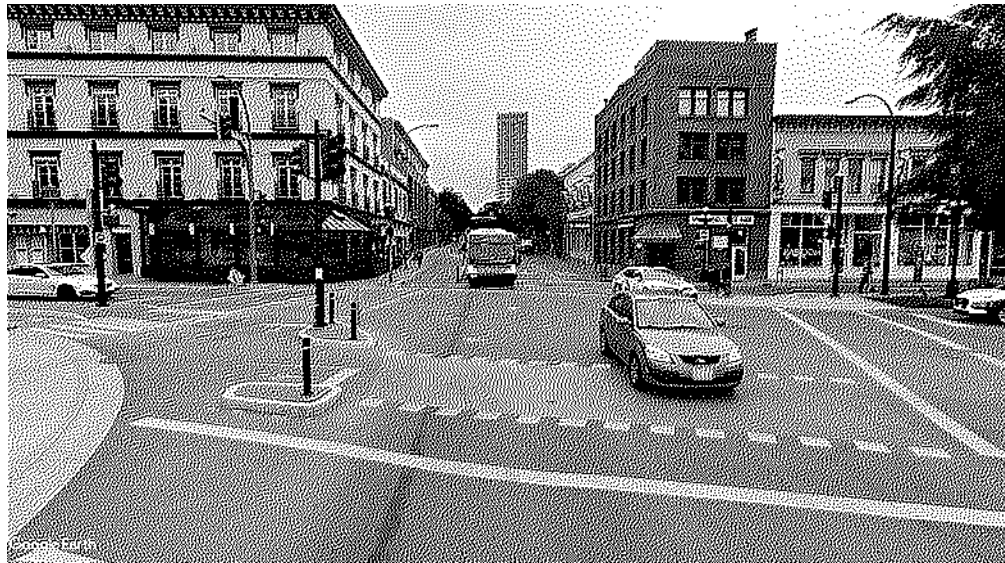
VISTA TERMINATION: BLANSHARD ST AND DISCOVERY AVE



VISTA TERMINATION: PANDORA AVE AND VANCOUVER ST

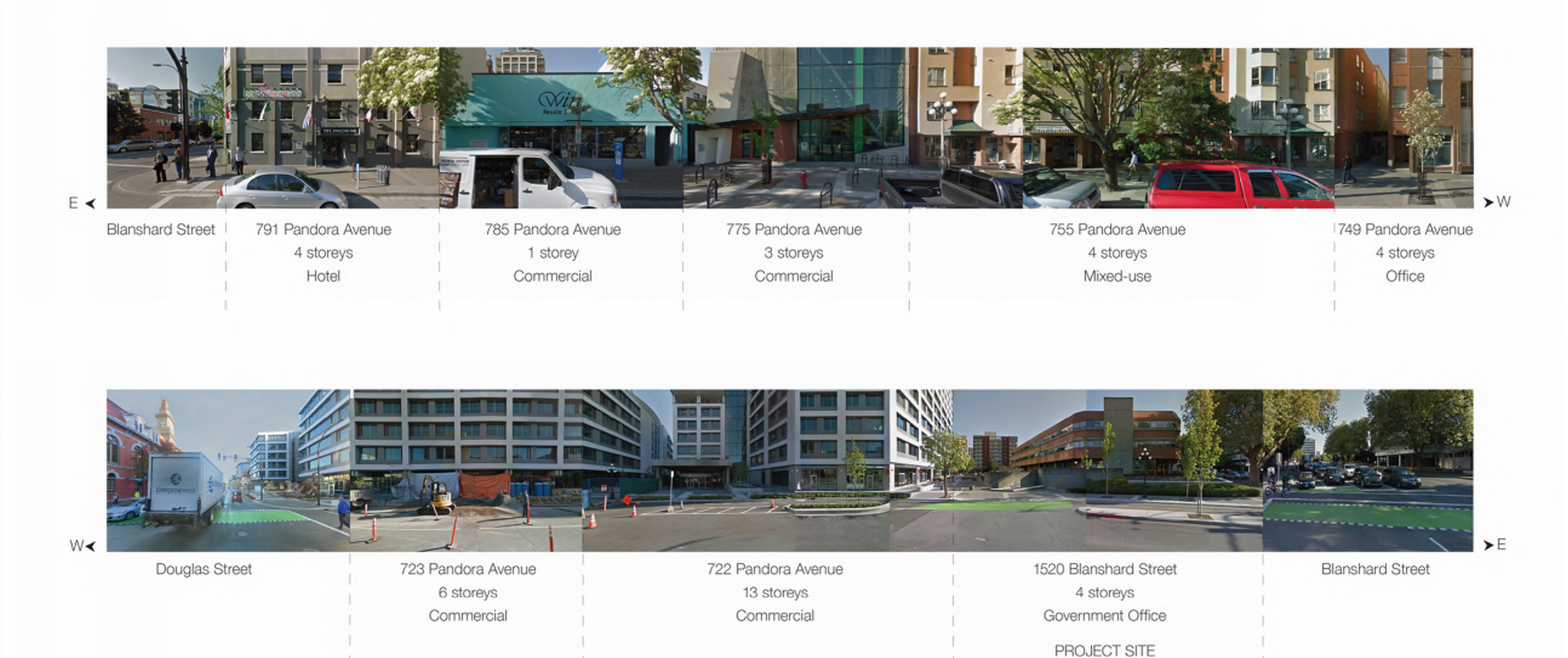
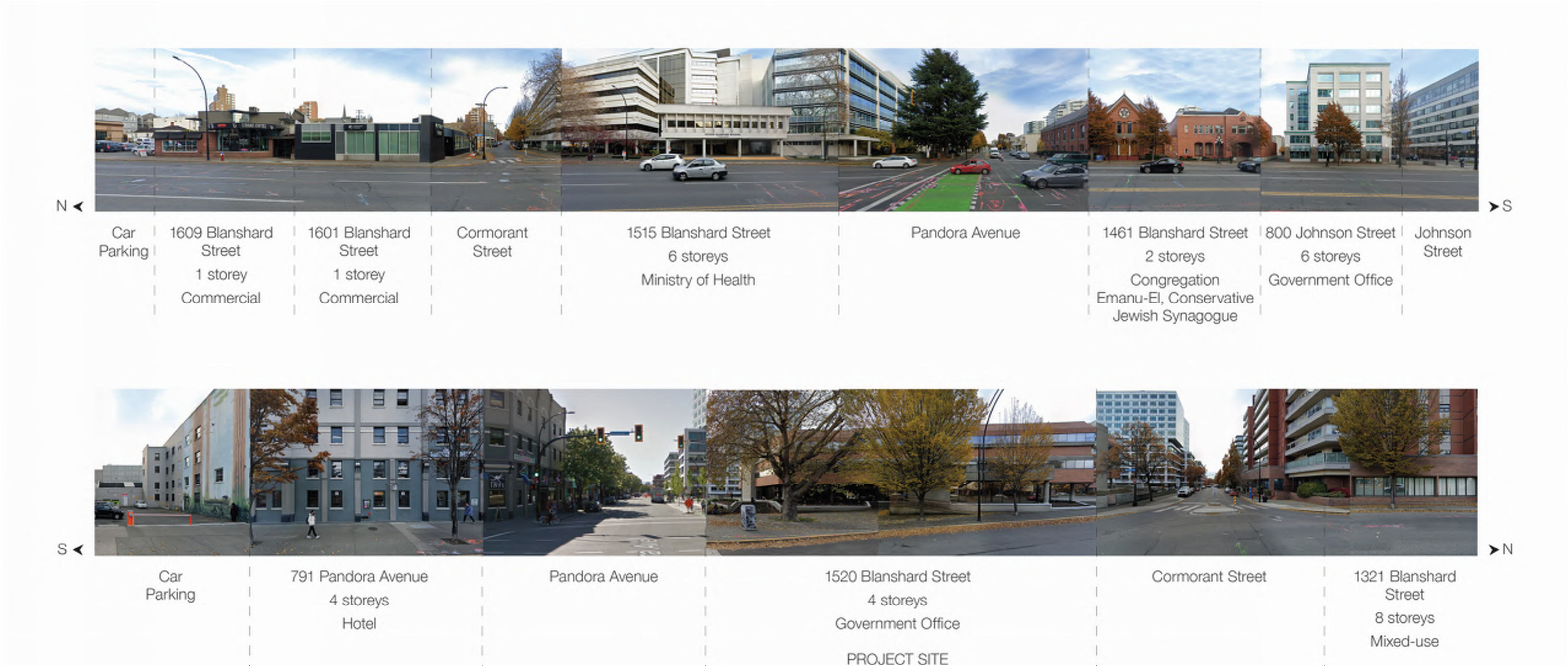


VISTA TERMINATION: BLANSHARD ST AND VIEW ST



VISTA TERMINATION: PANDORA AVE AND WHARF ST

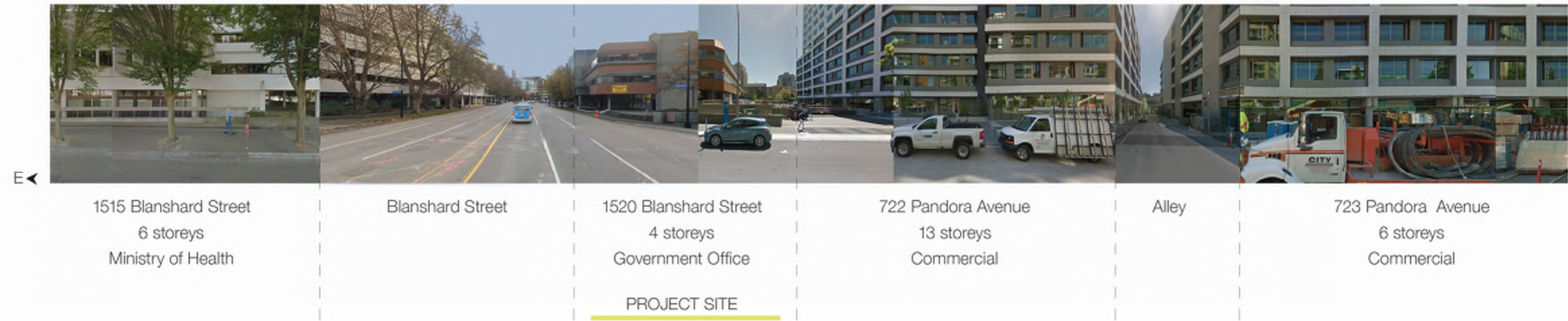
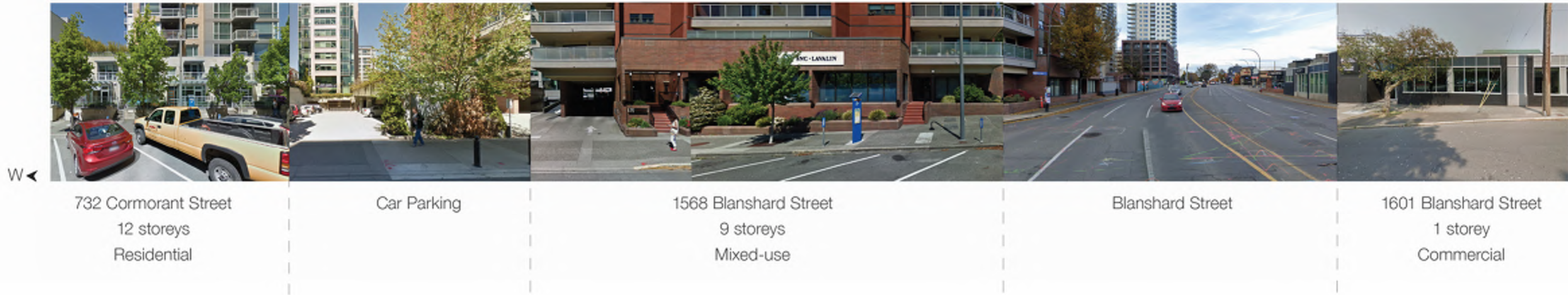
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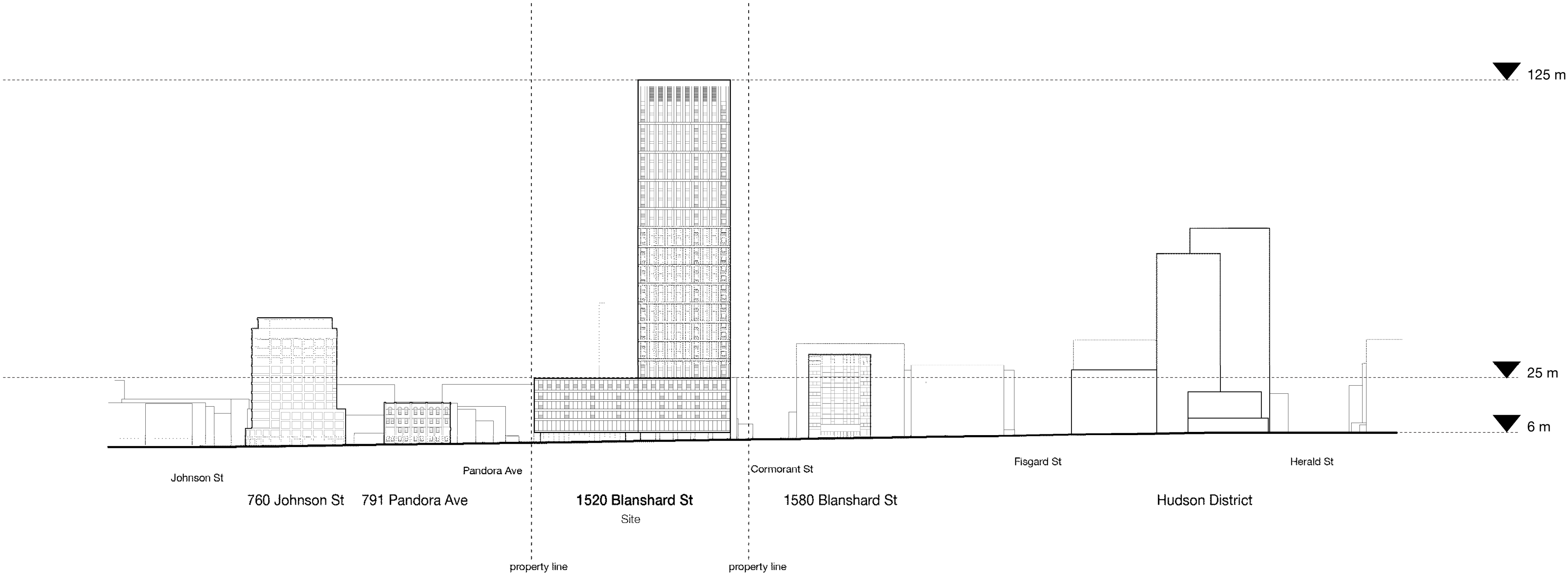
1 CONTEXT STREETSCAPES - BLANSHARD
A.013

2 CONTEXT STREETSCAPES - PANDORA
A.013

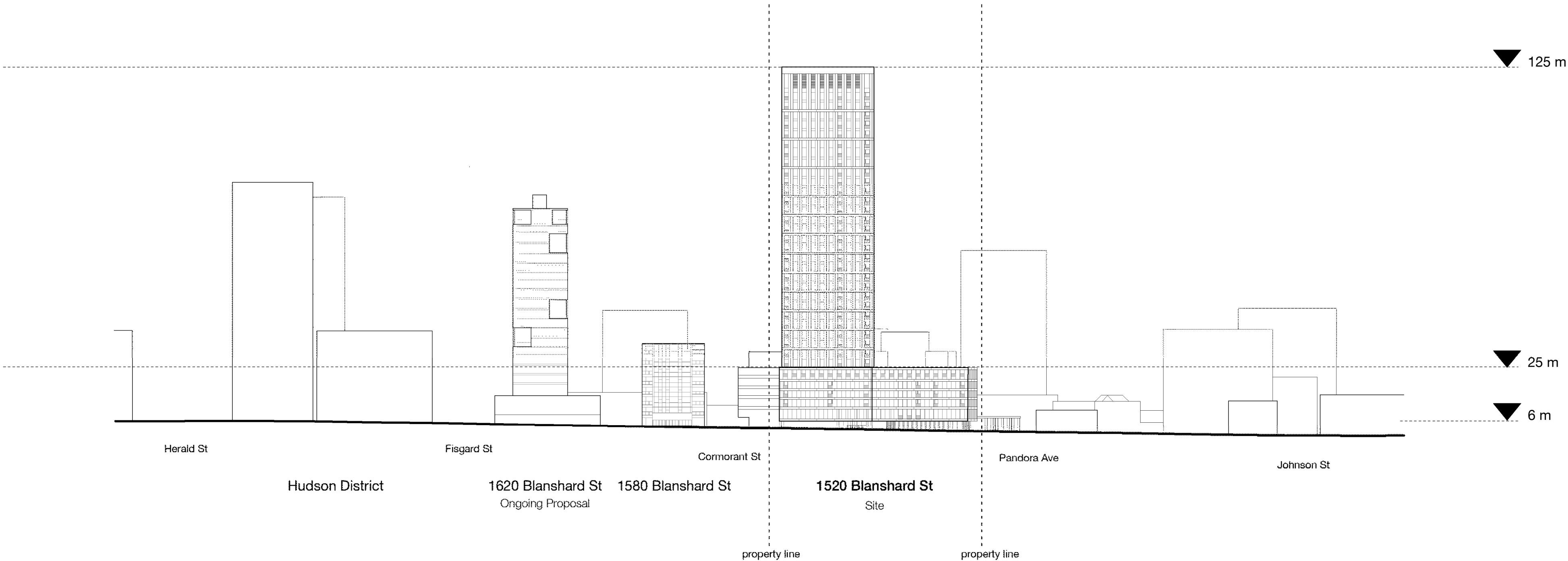
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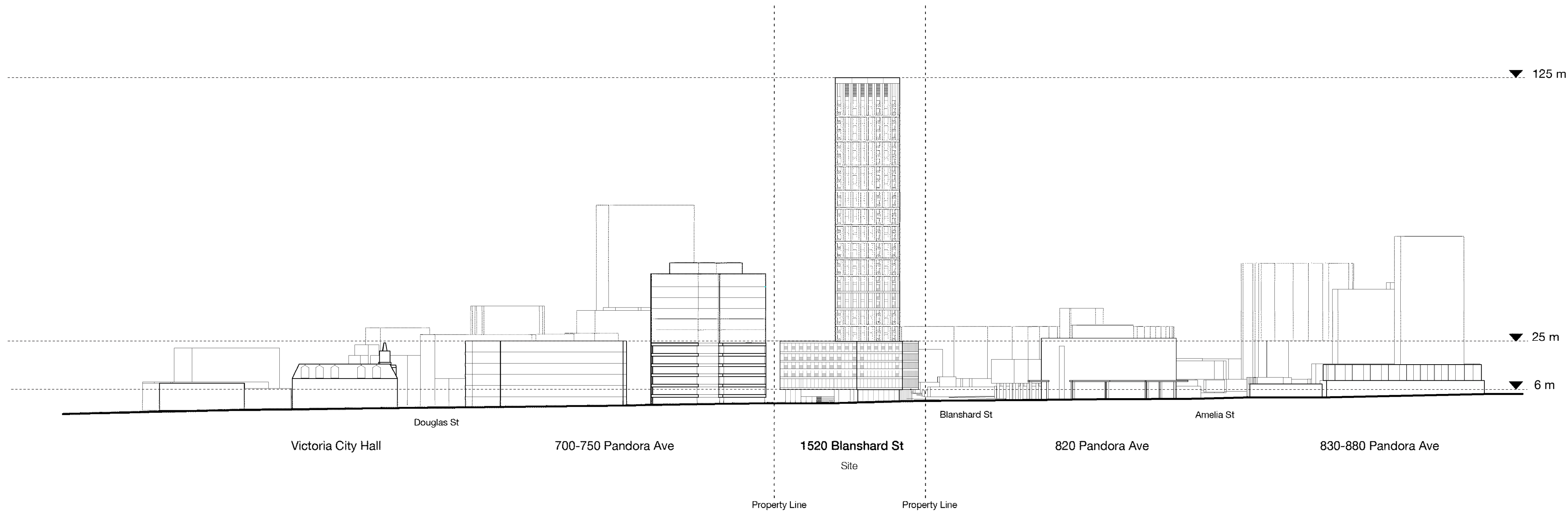
1 CONTEXT STREETSCAPES - CORMORANT
A.014



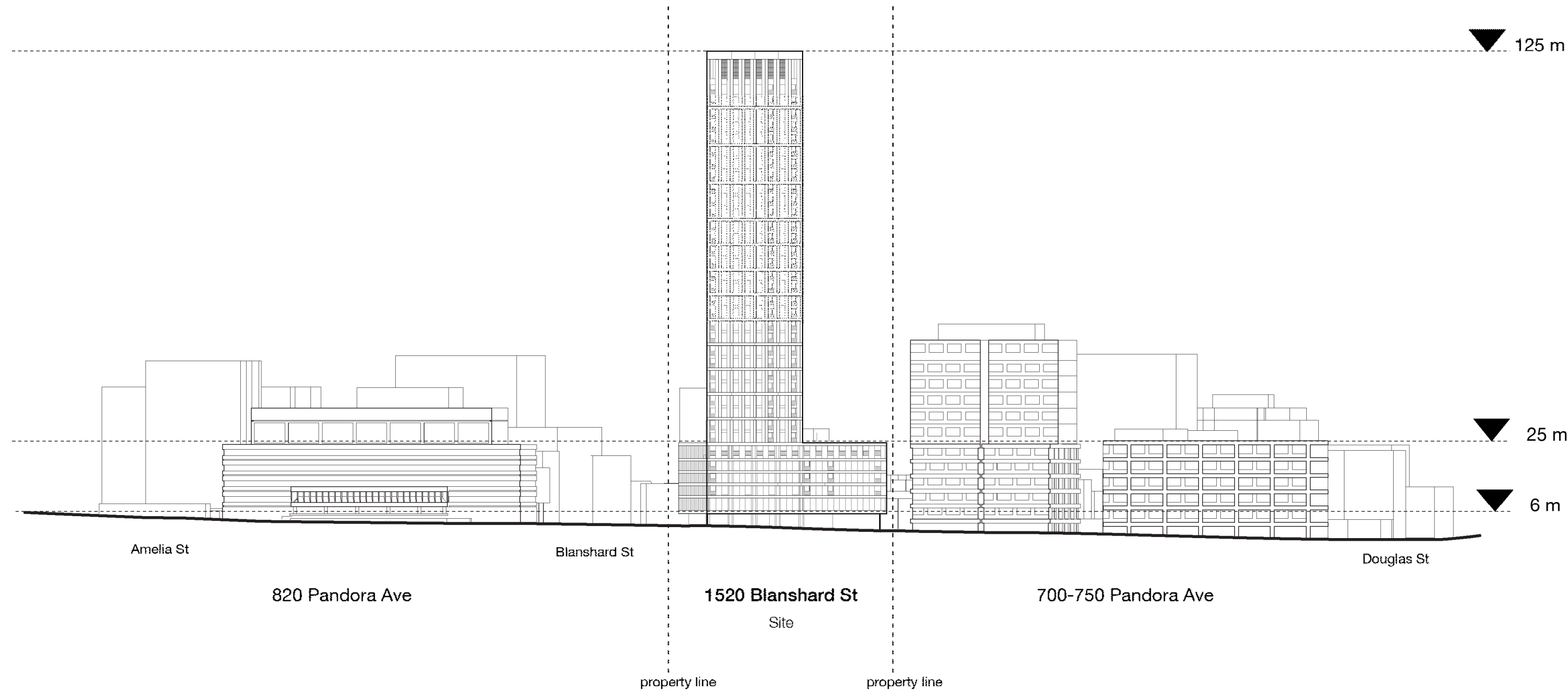
1 CONTEXT ELEVATIONS - BLANSHARD
A.015 1 : 1000



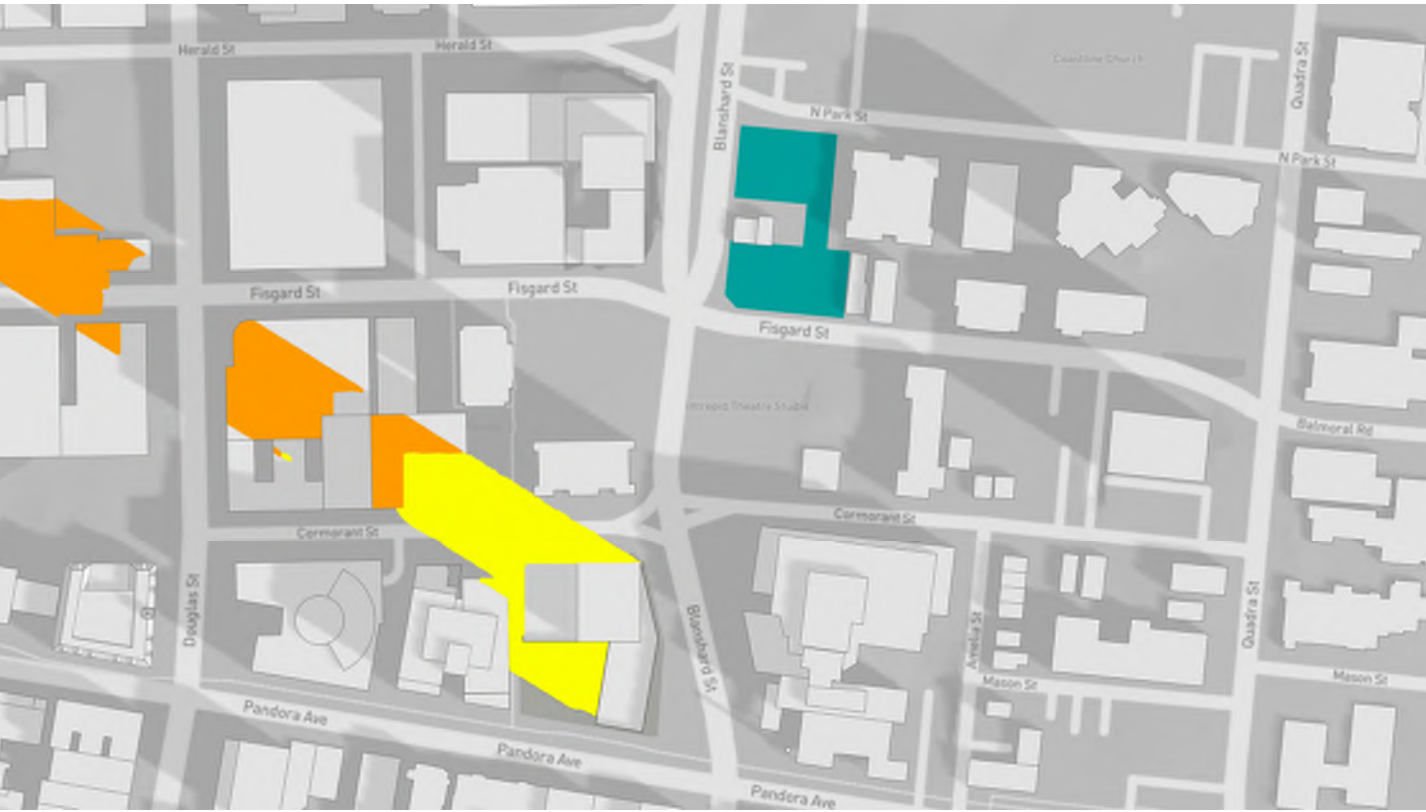
2 CONTEXT ELEVATIONS - THROUGH-BLOCK
A.015 1 : 1000



2 CONTEXT ELEVATIONS - PANDORA
A.016 1 : 1000



1 CONTEXT ELEVATIONS - CORMORANT
A.016 1 : 1000



EQUINOX - 10:00



EQUINOX - 11:00



EQUINOX - 12:00



EQUINOX - 13:00



EQUINOX - 14:00



EQUINOX - 15:00



EQUINOX - 16:00

- LEGEND
- FUTURE PUBLIC OPEN SPACE
 - DCAP COMPLIANT SHADOW IMPACTS
 - NET INCREMENTAL SHADOW IMPACTS



SOLSTICE - 10:00



SOLSTICE - 11:00



SOLSTICE - 12:00



SOLSTICE - 13:00



SOLSTICE - 14:00



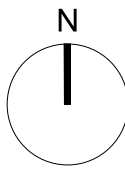
SOLSTICE - 15:00



SOLSTICE - 16:00

- LEGEND
- FUTURE PUBLIC OPEN SPACE
 - DCAP COMPLIANT SHADOW IMPACTS
 - NET INCREMENTAL SHADOW IMPACTS

DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning



BUILDING CODE ANALYSIS

PROJECT INFORMATION		BCBC Reference	Notes
Project Type	New Construction		
Governing Building Code	BC Building Code 2024		
Major Occupancies	Group A2, C, D, E	3.1.2.1	
Building Area	2081 m2	Div A-1.4.1.2	Outside face of exterior walls
Grade	20.3m	Div A-1.4.1.2	BCBC Grade differs from City of Victoria Average Grade. BCBC Grade is the average along the lowest building face (along Pandora Avenue)
Building Height	35 storeys	Div A-1.4.1.2	
High Building	Yes	3.2.6.1	

BUILDING FIRE SAFETY + CONSTRUCTION CLASSIFICATION		BCBC Reference	Notes
Classification	Group A2/C/D, Any Height, Any Area, Sprinklered	3.2.2.23, 3.2.2.47, 3.2.2.56	
Maximum Building Area	Unlimited	3.2.2.23, 3.2.2.47, 3.2.2.56	
Number of Streets Facing	3	3.2.2.10	
Construction Types Permitted	Noncombustible	3.2.2.23, 3.2.2.47, 3.2.2.56	
Interconnected Floor Space	Yes	3.2.8	

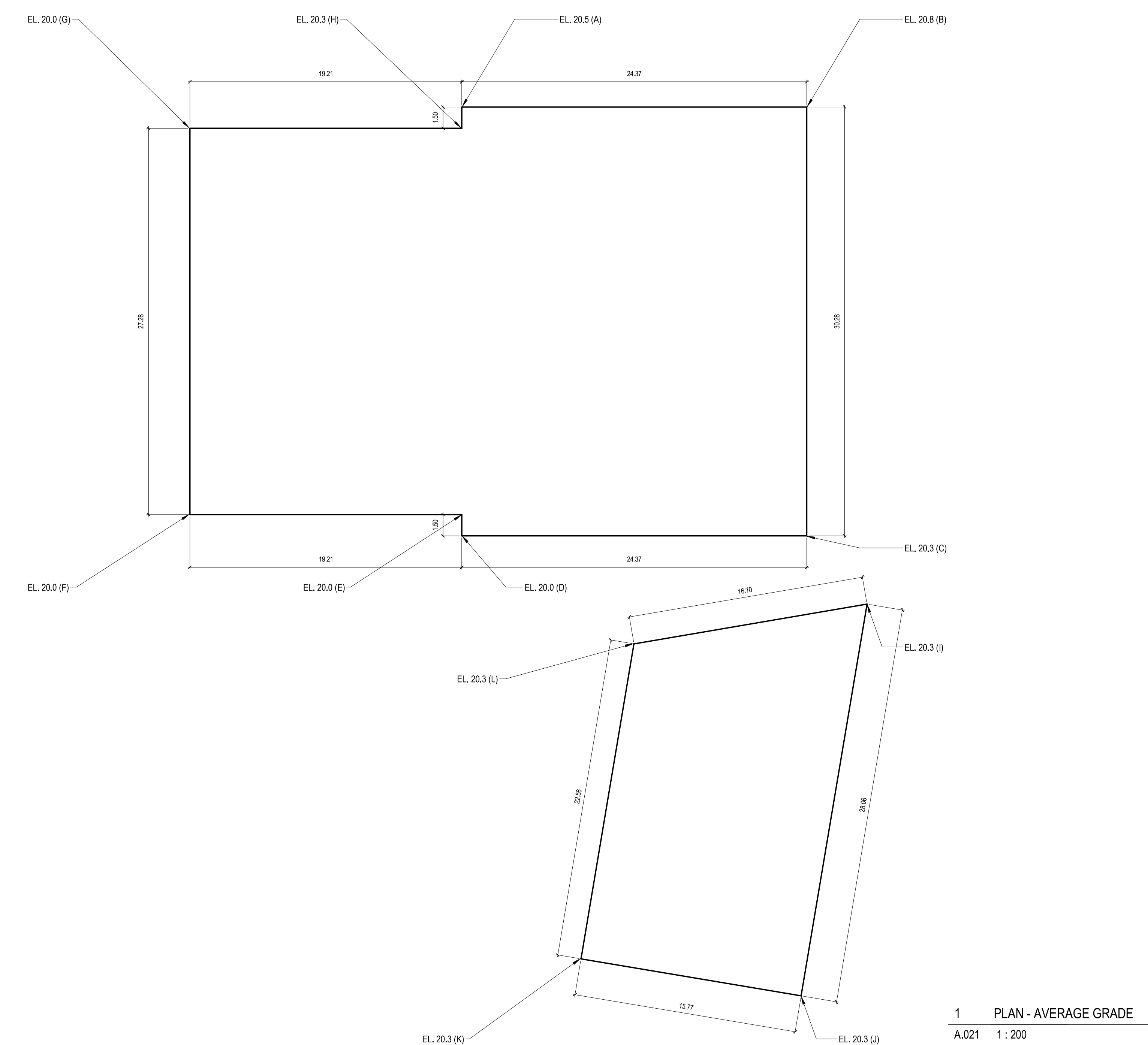
EXITS FROM FLOOR AREAS		BCBC Reference	Notes
Number of Exits Required	2	3.4.2.1	
Separation of Exits (Min.)	One half of diagonal floor area, but need not be more than 9m	3.4.2.3	
Maximum Travel Distance Allowed	45 m	3.4.2.5	Measured from suite egress door into public corridor (3.4.2.4)

FIRE RESISTANCE RATINGS	FRR	BCBC Reference	Notes
Floor Assemblies	2 h	3.2.2.23, 3.2.2.47, 3.2.2.56, 3.2.2.66	
Unoccupied Roofs	N/A	3.2.2.23, 3.2.2.47, 3.2.2.56, 3.2.2.66	
Occupied Roofs	2 h	3.2.2.13	
Mezzanines	1 h	3.2.2.23, 3.2.2.47, 3.2.2.56	
Exits (stairs & corridors)	2 h	3.4.4.1	
Exit Lobby	0 or 2 h	3.4.4.2	2 h FRR required between Exit Lobby and Exit Stairs and any room not permitted to open directly into an exit
Between Suites	1 h	3.3.1.1, 3.3.4.2	Not required for Group D with public corridor
Between Suites and Public Corridors	1 h	3.3.4.2, 3.2.6.5	Elevator access directly to corridor
Between Major Occupancies (A2-D)	1 h	3.1.3.1	
Between Major Occupancies (A2-C)	1 h	3.1.3.1	
Between Major Occupancies (C-D)	1 h	3.1.3.1	
Between Major Occupancies (E-D)	0 h	3.1.3.1	
Between Major Occupancies (E-C)	2 h	3.1.3.1	
Between Major Occupancies (E-A2)	2 h	3.1.3.1	
Elevator Hoistways	2 h	3.5.3.1	
Emergency Conductor Shafts	2 h	3.2.7.10	
Service Spaces Containing Emergency Equipment	1 h	3.2.7.10	
Rooms Containing Fire Alarm Equipment	1 h	3.2.7.10	
Generator Room and Fuel Tank	2 h	3.6.2.8	
Electrical Equipment Room (sprinklered)	1 h	3.6.2.1	
Electrical Equipment Room (unsprinklered)	2 h	NFPA 13	Unsprinklered high voltage electrical room with dry filled transformer
Horizontal Service Space	1 or 2 h	3.1.8.3	FRR must match the vertical fire separation beneath the horizontal shaft
Waste Storage Room	1 h	3.6.2.5	
Storage Rooms	1 h	3.3.4.3	1.5 h required for storage rooms in the parking garage per 3.3.5.6
Sprinklered Janitor's Room	0 h	3.3.1.22	
Vertical Spaces	1 h	3.6.3.1	

CLOSURES & DOORS		BCBC Reference	Notes
Penetration of 1h Separation	45 min	3.1.8.4	Refer to 3.1.8.17 for Temperature Rise criteria
Penetration of 1.5h Separation	1 h	3.1.8.4	Refer to 3.1.8.17 for Temperature Rise criteria
Penetration of 2h Separation	90 min	3.1.8.4	Refer to 3.1.8.17 for Temperature Rise criteria

INTERIOR DESIGN - FINISHES	FSR	SDC	BCBC Reference
Exits & Exit Stairs	25	N/A	3.1.13.2
Walls up to 10%	150	N/A	3.1.13.2.(4)
Ceilings up to 10%	150	N/A	3.1.13.2.(4)
Per 3.1.13.8.(1)(b) FSR must be achieved on any exposed surface or any surface that would be exposed by cutting through the material			
Exit Lobbies	25	N/A	3.1.13.2
Walls up to 25%	150	N/A	3.1.13.2.(4)
Ceilings up to 10%	150	N/A	3.1.13.2.(4)
Per 3.1.13.8.(1)(b) FSR must be achieved on any exposed surface or any surface that would be exposed by cutting through the material			
Public Corridors	150	N/A	3.1.13.6.(3)
Elevator Car Walls and Ceilings	75	450	3.1.13.7 and 3.1.13.11
Elevator Car Floors	300	450	3.1.13.7 and 3.1.13.11
Interior Finishes up to 1mm	N/A	N/A	3.1.5.12.(1)
Interior Finishes up to 25mm	150	N/A	3.1.5.12.(2),(3)

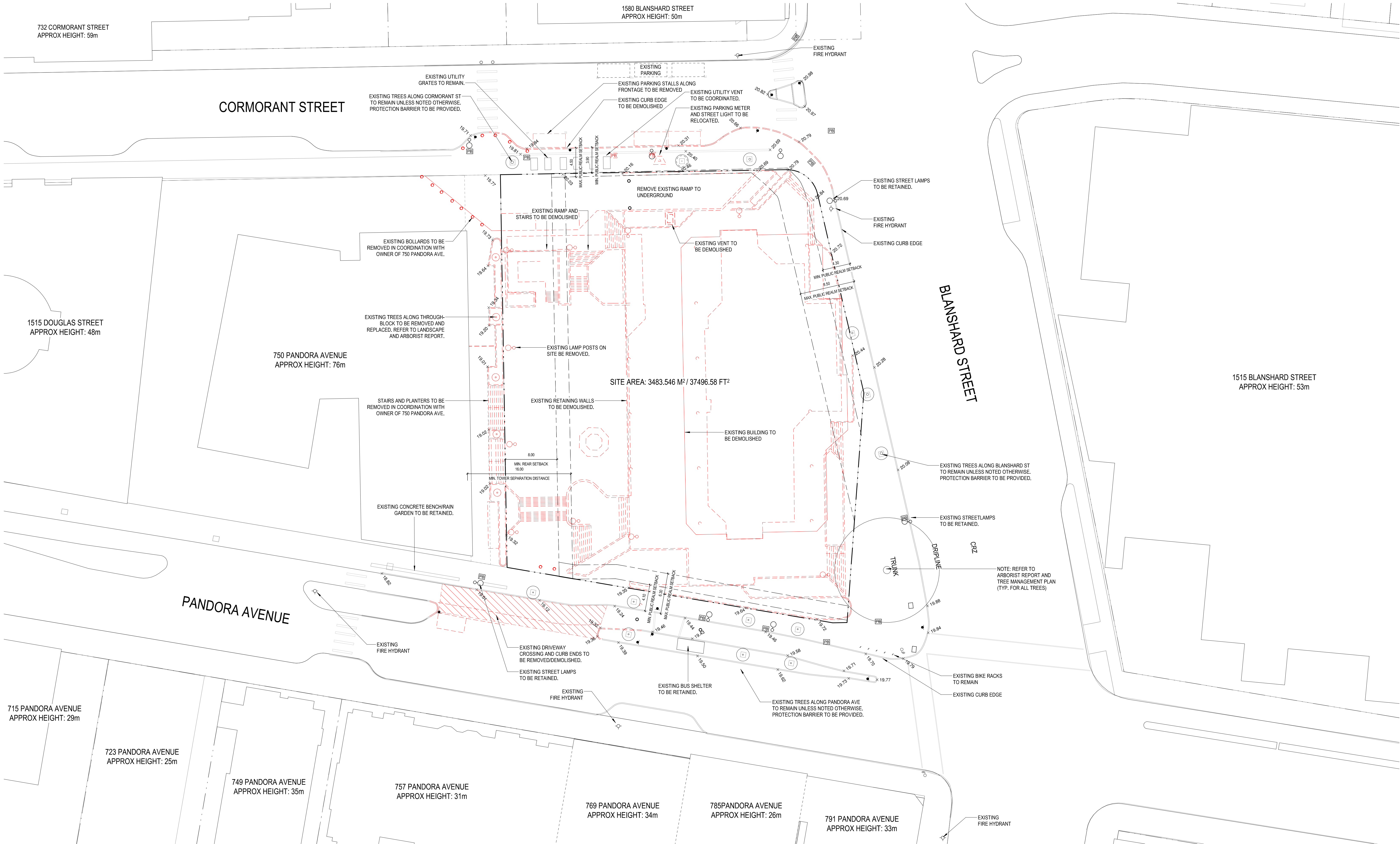
HIGH BUILDING REQUIREMENTS	BCBC Reference	Notes
Limits to Smoke Movement	3.2.6.2	Separation of stairs above and below the lowest exit level Stair venting for above grade exit stairs at 0.05m2 per door and at least 1.8m2 Pressurization of below grade exit stairs with top venting Pressurization ducts for stairs below grade rated 2h Elevators require 2h fire rated vestibules at below grade levels Firestopping at vertical service spaces immediately below the lowest exit level
Emergency Operation of Elevator	3.2.6.4	Automatic and manual emergency recall Elevator car emergency switches and status indicators Smoke detectors at elevator lobbies, hoistways, elevator control rooms
Elevator for Firefighter Use	3.2.6.5	At least one elevator deesigned for use by firefighters - 2.2m2 and 900kg capacity
		All elevators capable of operating on emergency power. One elevator at a time is acceptable if all elevators can recall within 5min per 3.2.7.9.(3). If not, firefighting elevator plus one other elevator must be on emergency power 2h fire rated shaft with 90min fire rated closures 2h fire rating for emergency electrical conductors (to provide 1 hour operation under fire conditions)
Venting to Aid Firefighting	3.2.6.6	Operable windows or balcony doors or provision of smoke exhaust at 6 ACH
Central Alarm and Control Facility	3.2.6.7	CACF to be located at the Cormorant lobby where the fire department response point will be
Voice Communication System	3.2.6.8	Voice communication system with firefighter's telephones or ECCOM system per 3.2.4.22.(5) and 3.2.5.20.(1)
Emergency Lighting and Power	3.2.7.4	2 hour duration under full load (emergency power for fire alarm system)
Fire Alarm Emergency Power	3.2.7.8	2 hour duration under full load with 24 hour supervisory power (emergency power for fire alarm system)
Emergency Power for Building Services	3.2.7.9	2 hour operation provided by generator for all emergency bulding systems
Protection of Electrical Conduit	3.2.7.10	2h fire rating for electrical and emergency system conductors (to provide 1 hour operation under fire conditions)



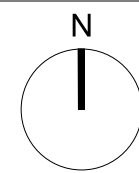
1 PLAN - AVERAGE GRADE
A.021 1 : 200

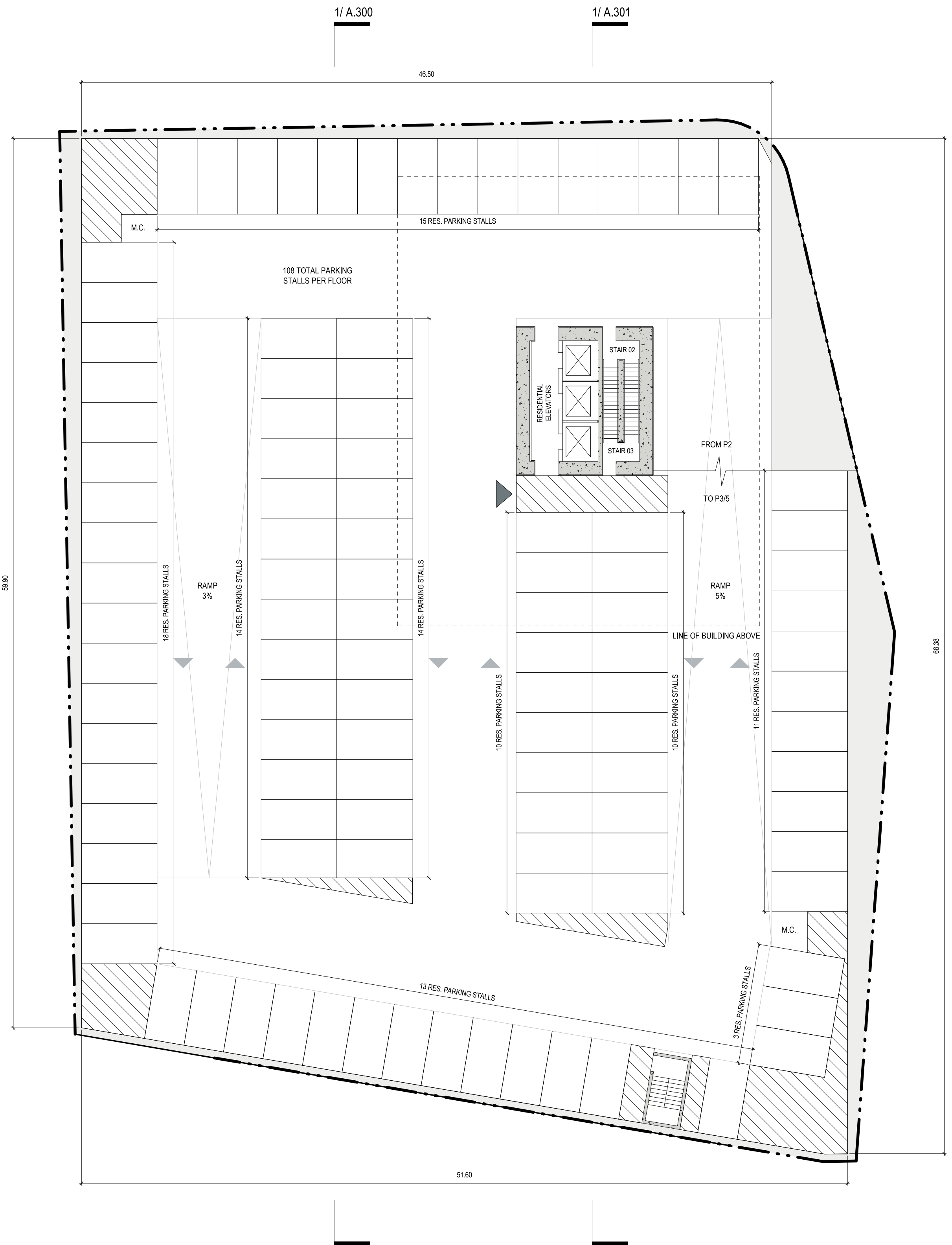
AVERAGE GRADE CALCULATIONS

GRADE POINTS		DISTANCE BETWEEN POINTS		AVERAGE GRADE CALCULATION				
Point	Elev (m)	Point Pair	(m)	Point Pair	Point 1	Point 2	Average	Distance
A	20.50	A & B	24.37	A & B	20.50	20.80	20.65	24.37
B	20.80	B & C	30.28	B & C	20.80	20.30	20.55	30.28
C	20.30	C & D	24.37	C & D	20.30	20.00	20.15	24.37
D	20.00	D & E	1.50	D & E	20.00	20.00	20.00	1.50
E	20.00	E & F	19.21	E & F	20.00	20.00	20.00	19.21
F	20.00	F & G	27.28	F & G	20.00	20.00	20.00	27.28
G	20.00	G & H	19.21	G & H	20.00	20.30	20.15	19.21
H	20.30	H & A	1.50	H & A	20.30	20.50	20.40	1.50
I	20.30	I & J	28.06	I & J	20.30	20.30	20.30	28.06
J	20.30	J & K	15.77	J & K	20.30	20.30	20.30	15.77
K	20.30	K & L	22.56	K & L	20.30	20.30	20.30	22.56
L	20.30	L & I	1.37	L & I	20.30	20.30	20.30	1.37
Total		Perimeter	215.48	Total	20.30	20.30		215.48
AVERAGE GRADE								20.28

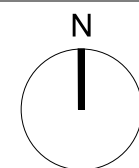


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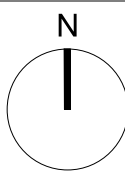


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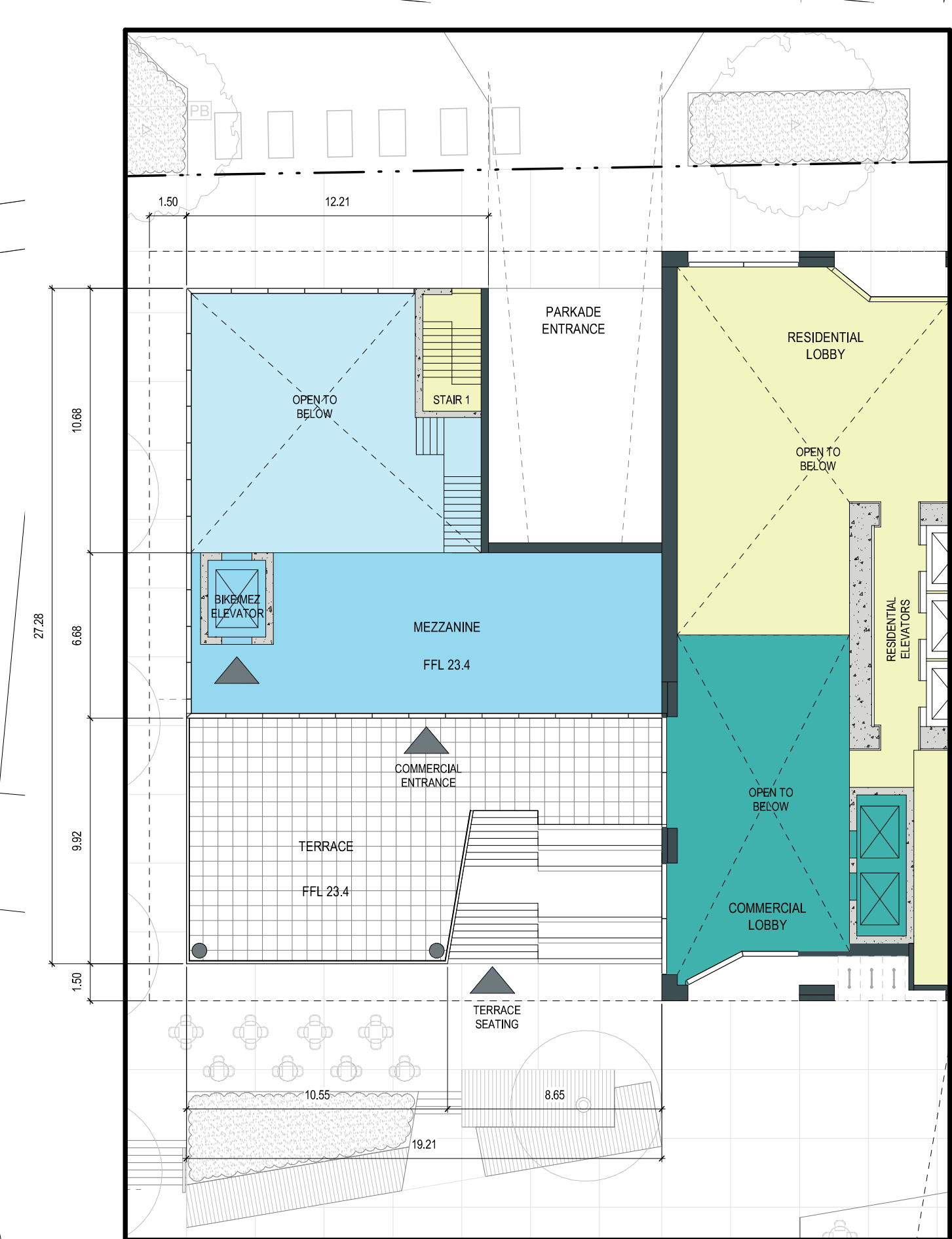
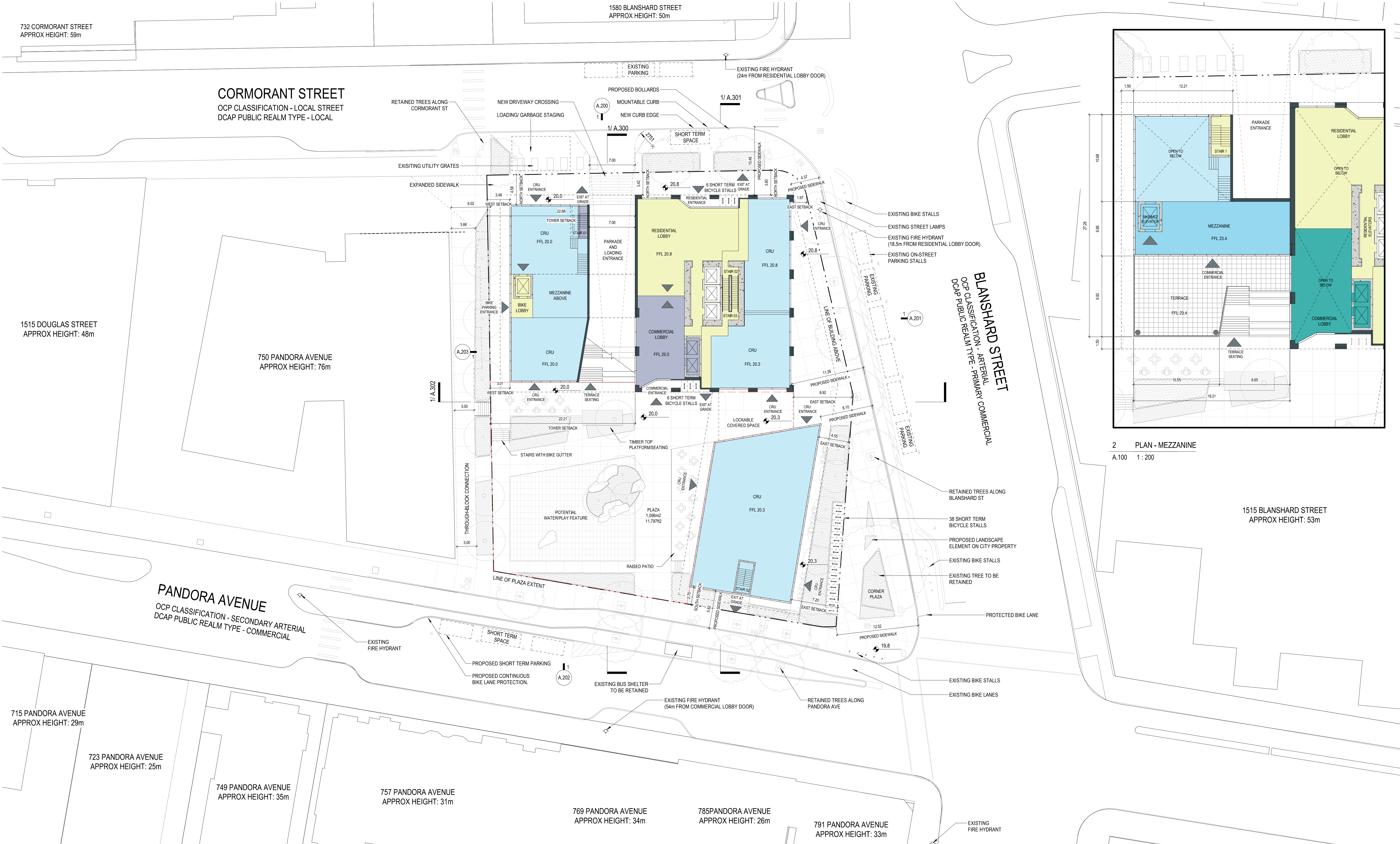




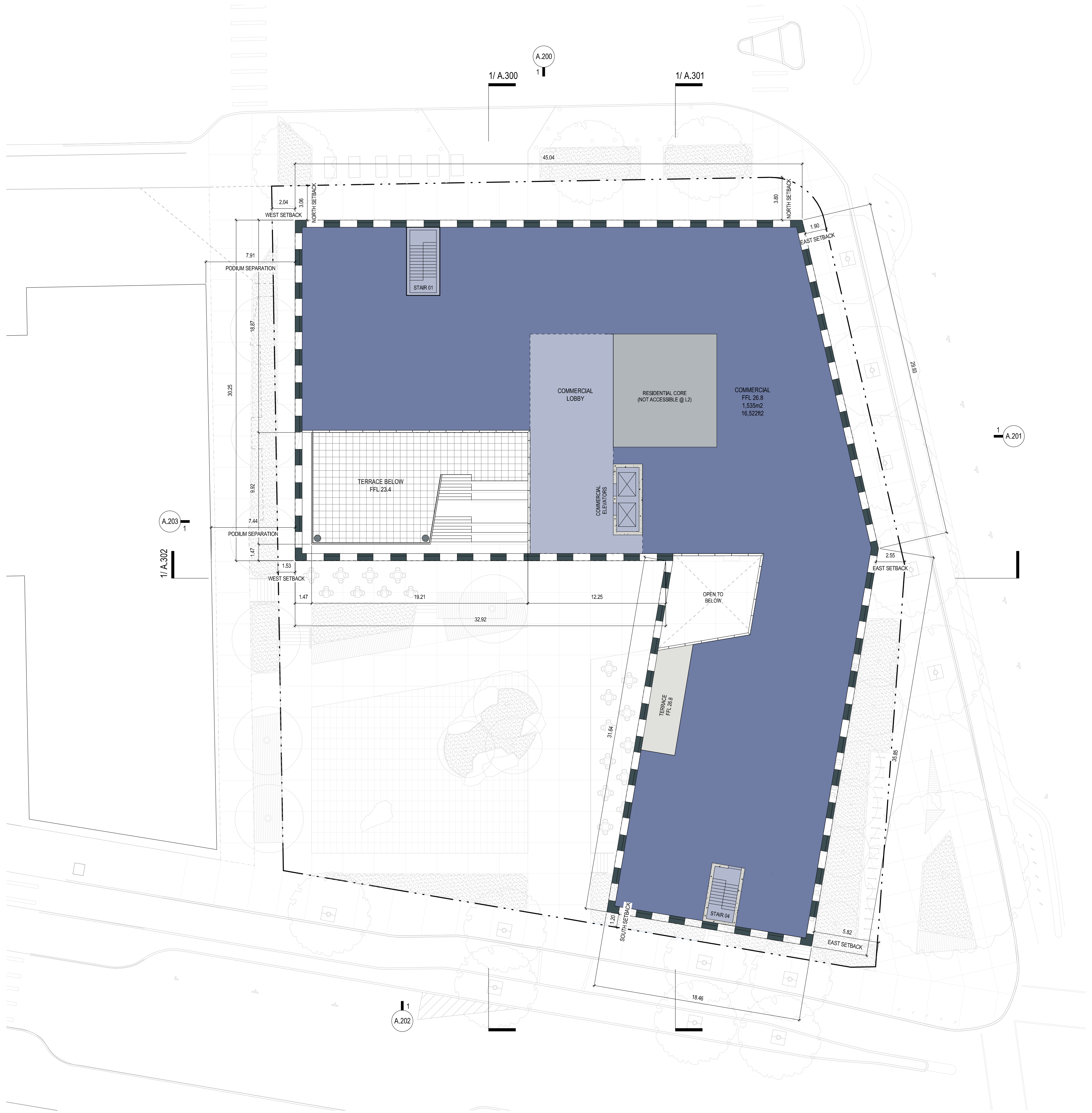
2025-02-27 10:51:51 AM







2 PLAN - MEZZANINE
A.100 1 : 200



2025-02-27 10:51:54 AM

omb office of mcfarlane biggar
architects + designers
301-1825 Quebec Street Vancouver, BC V5T 2Z3
102 - 31 Bastion Square Victoria, BC V8W 1J1
T 604 558 6344 E info@officemb.ca officemb.ca

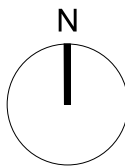


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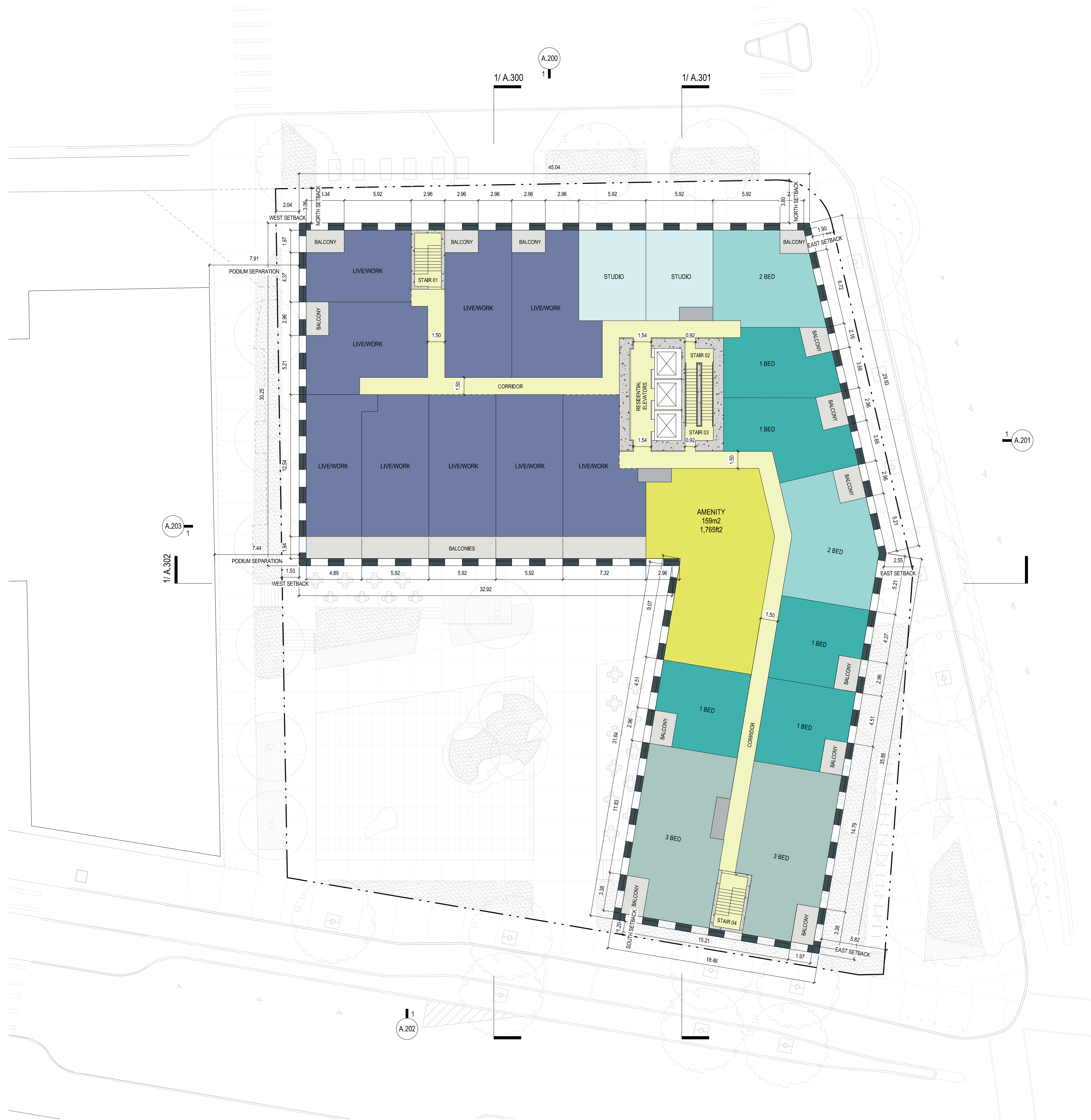
DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning

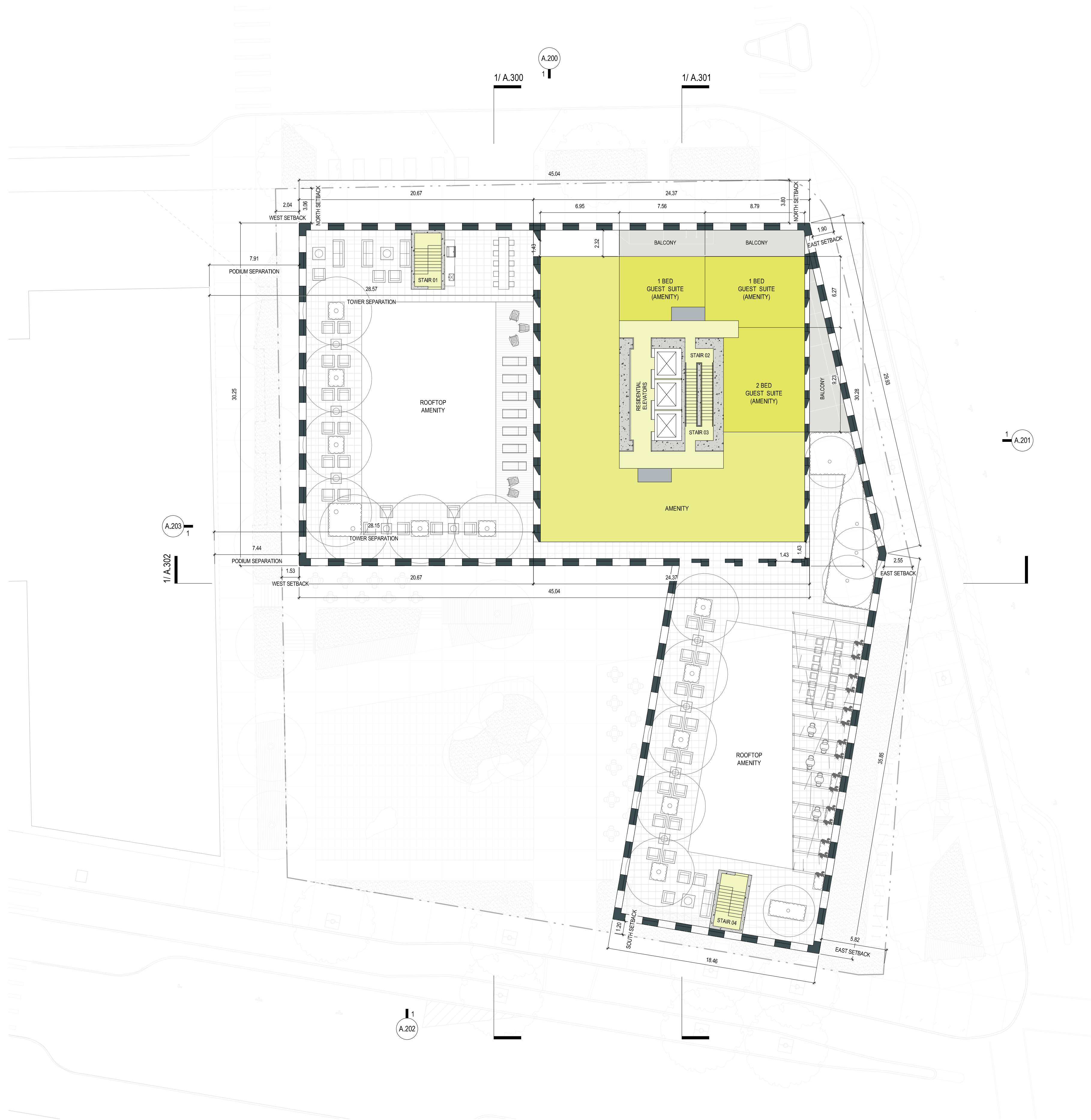


1520 BLANSHARD STREET
1520 BLANSHARD STREET, VICTORIA, BC
2023-017



A.101
PLAN - LEVEL 2
1 : 200



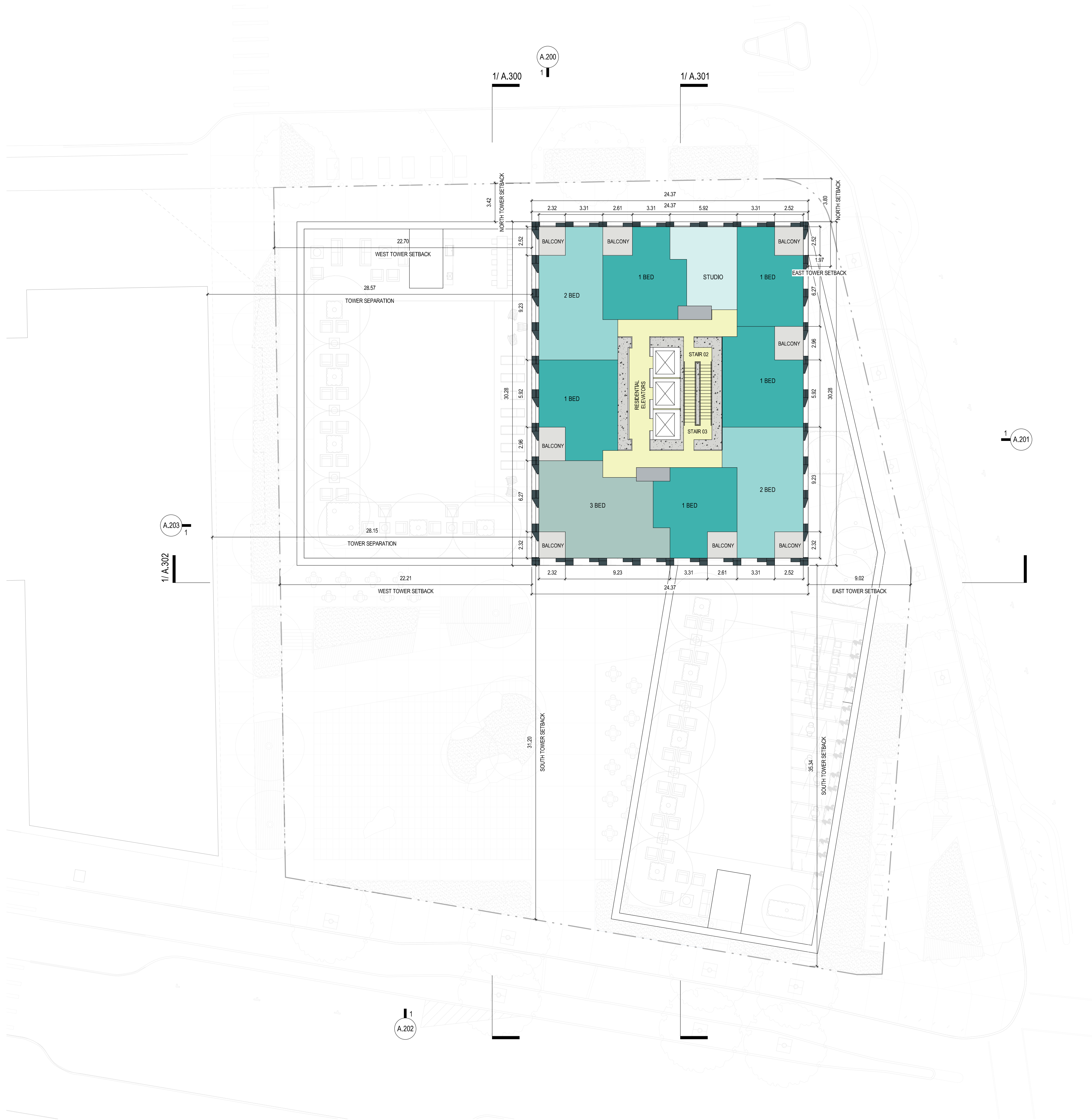
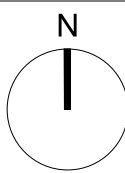


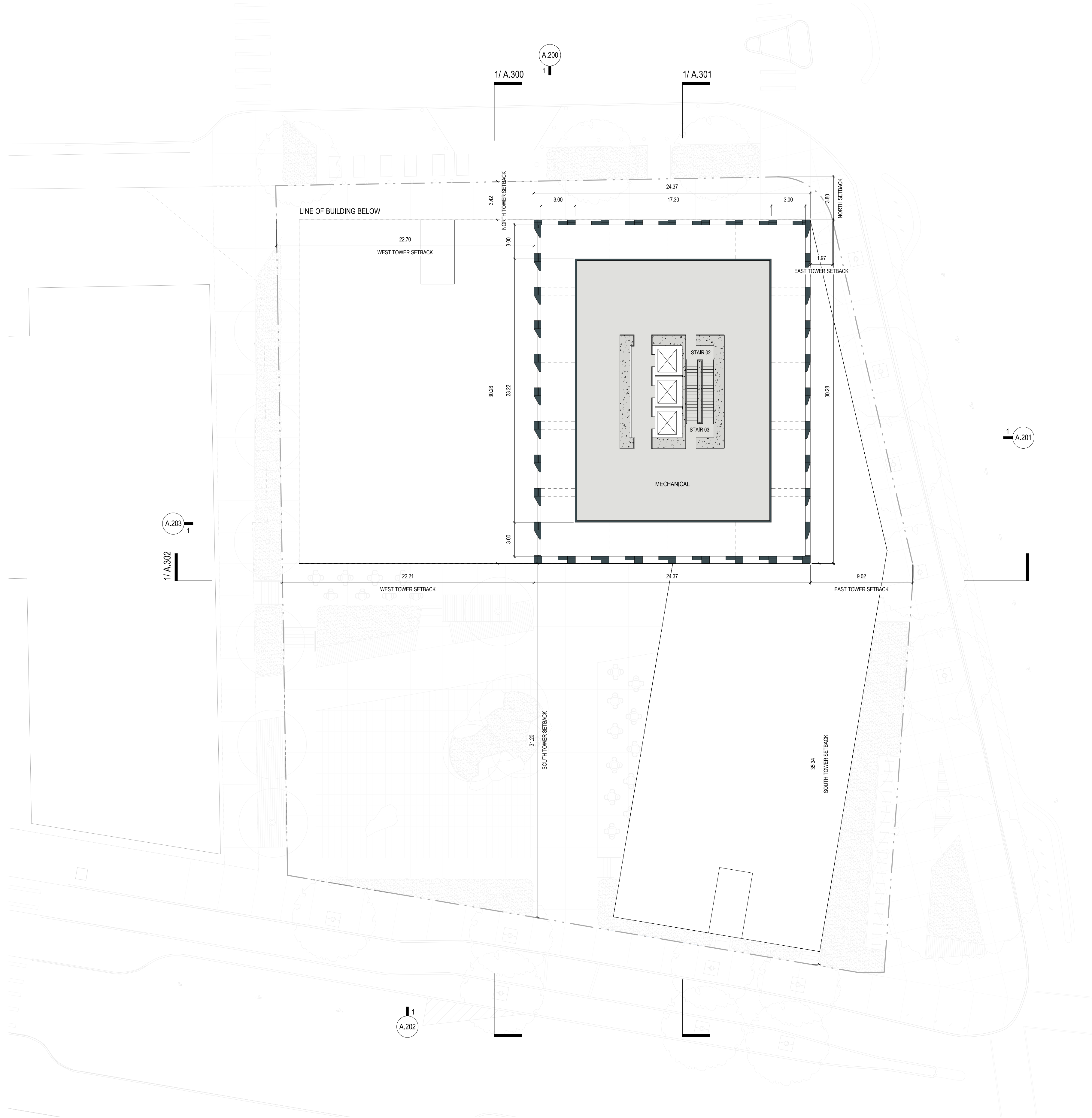
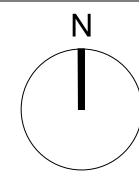
DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning

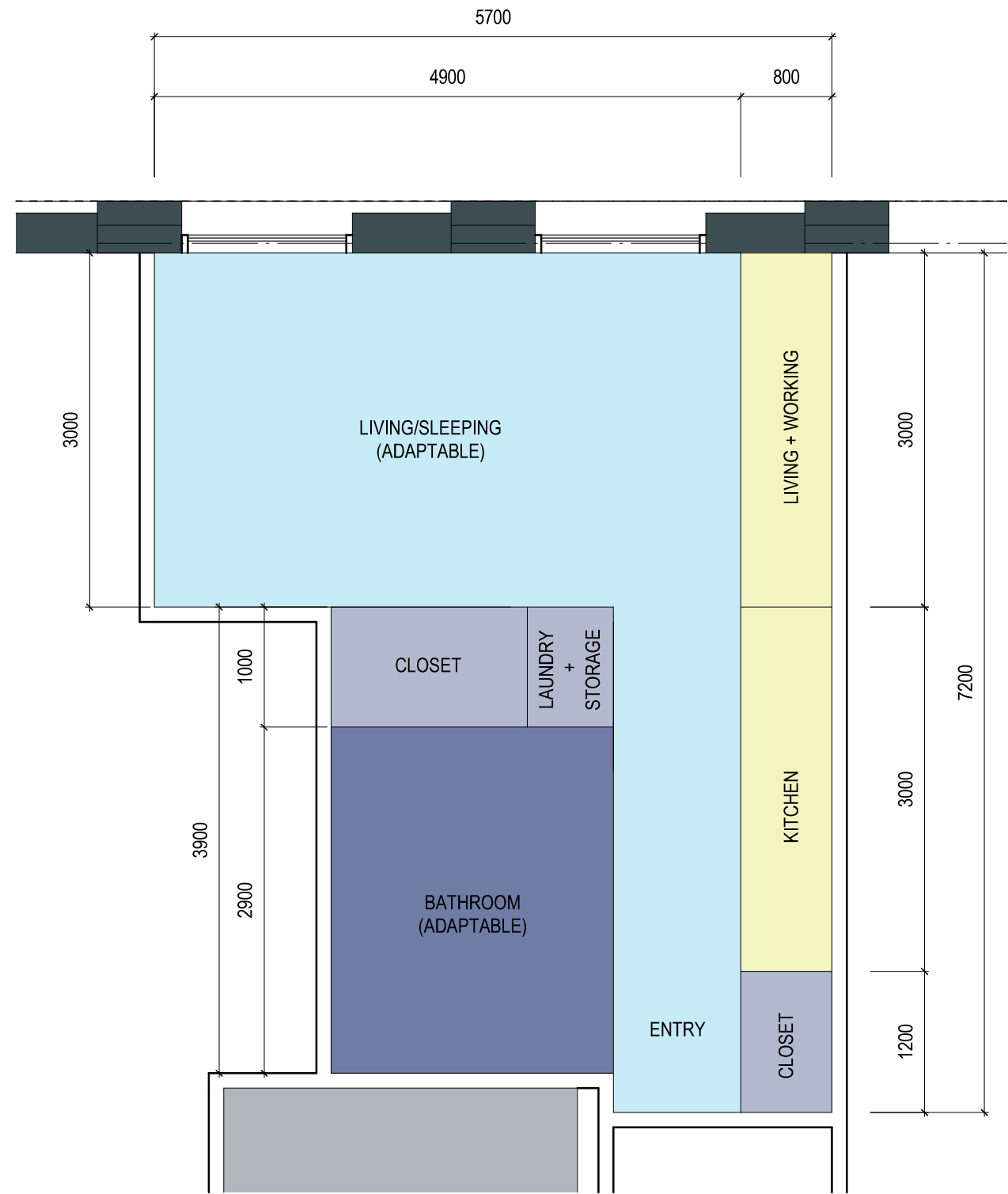


1520 BLANSHARD STREET

1520 BLANSHARD STREET, VICTORIA, BC
2023-017



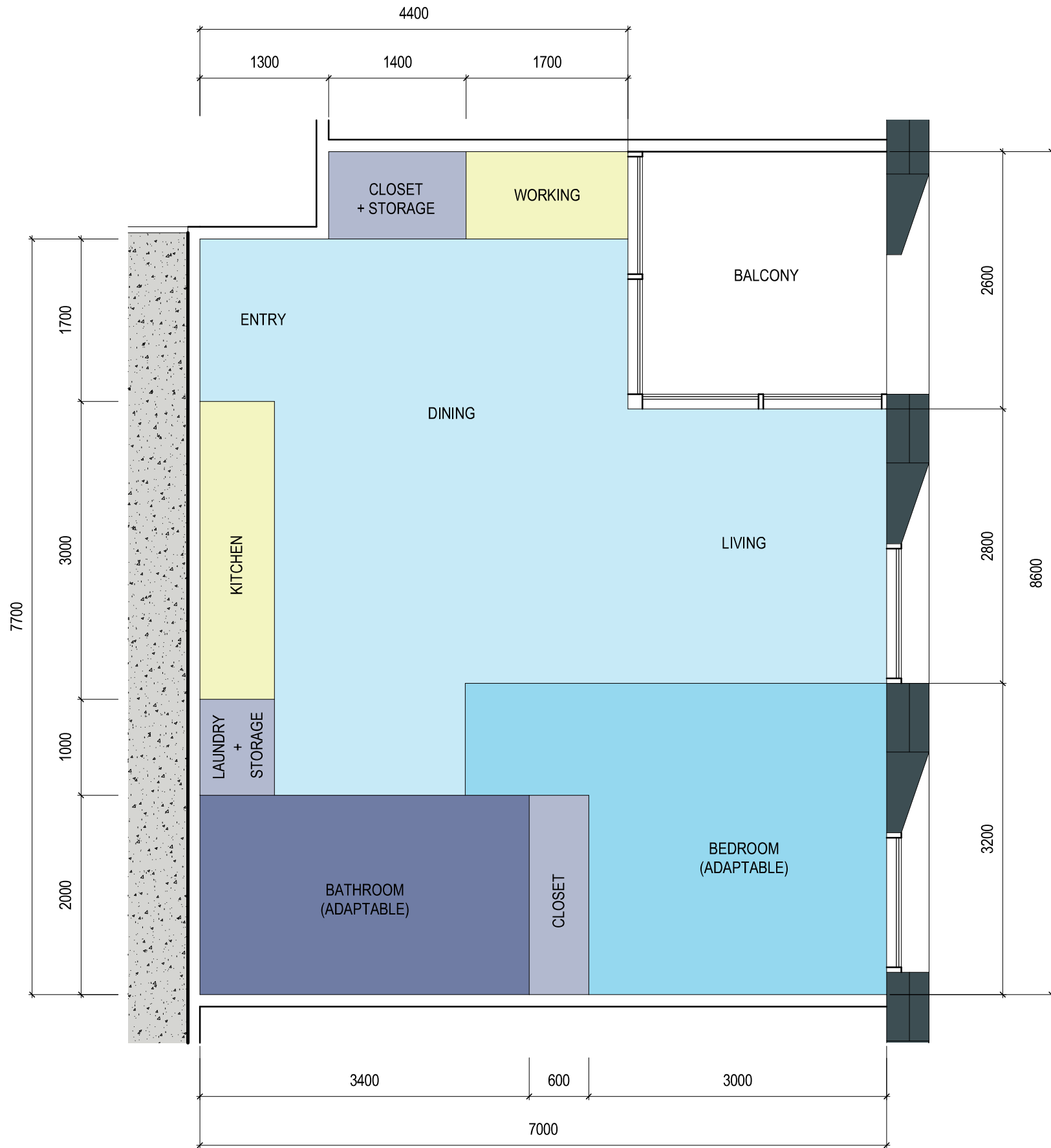




1 UNIT - STUDIO
A.120 1 : 50

LEGEND

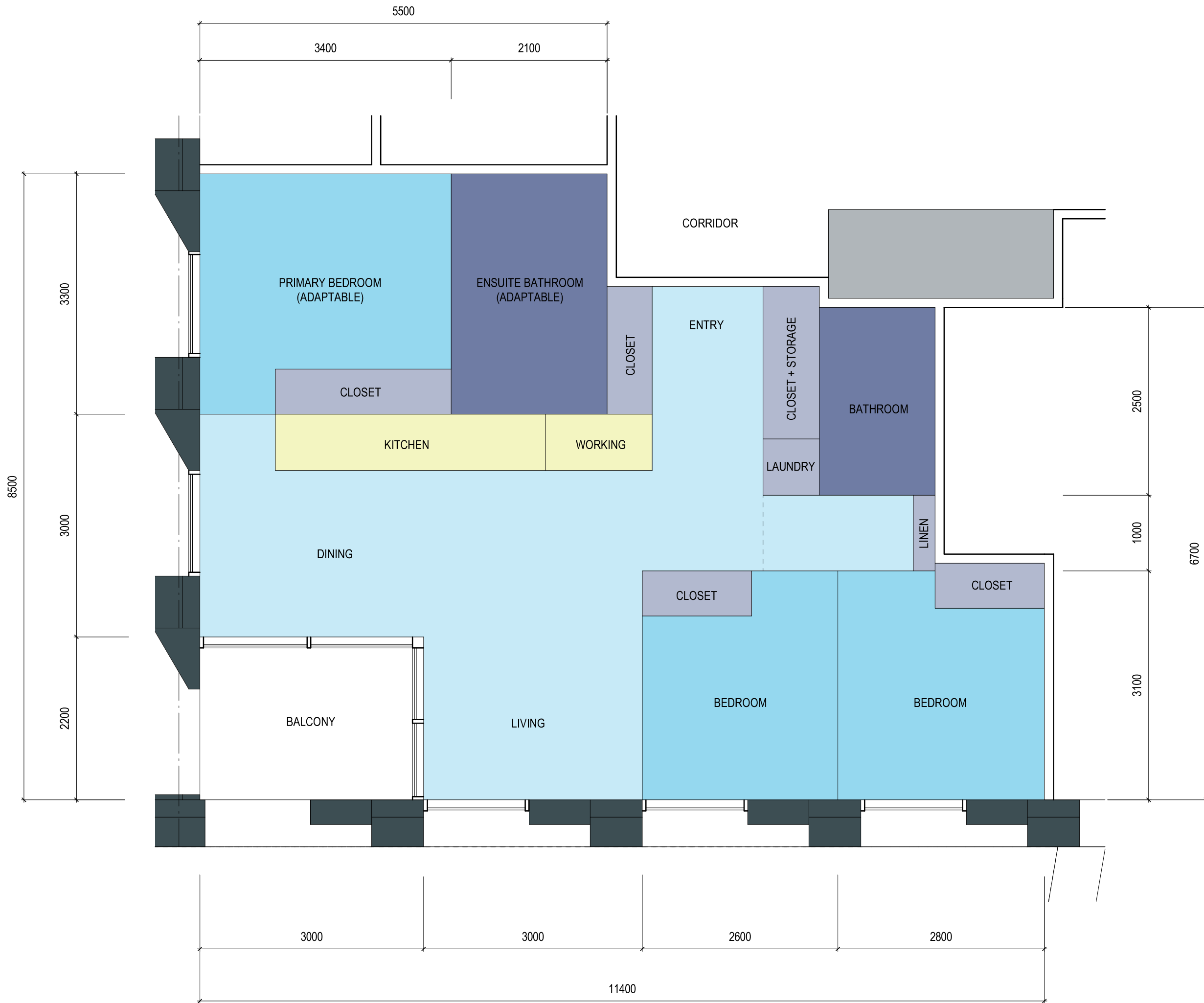
- LIVING/DINING/ENTRY
- BEDROOM
- KITCHEN/MILLWORK
- BATHROOM
- ANCILLARY/STORAGE



2 UNIT - 1 BEDROOM
A.120 1 : 50



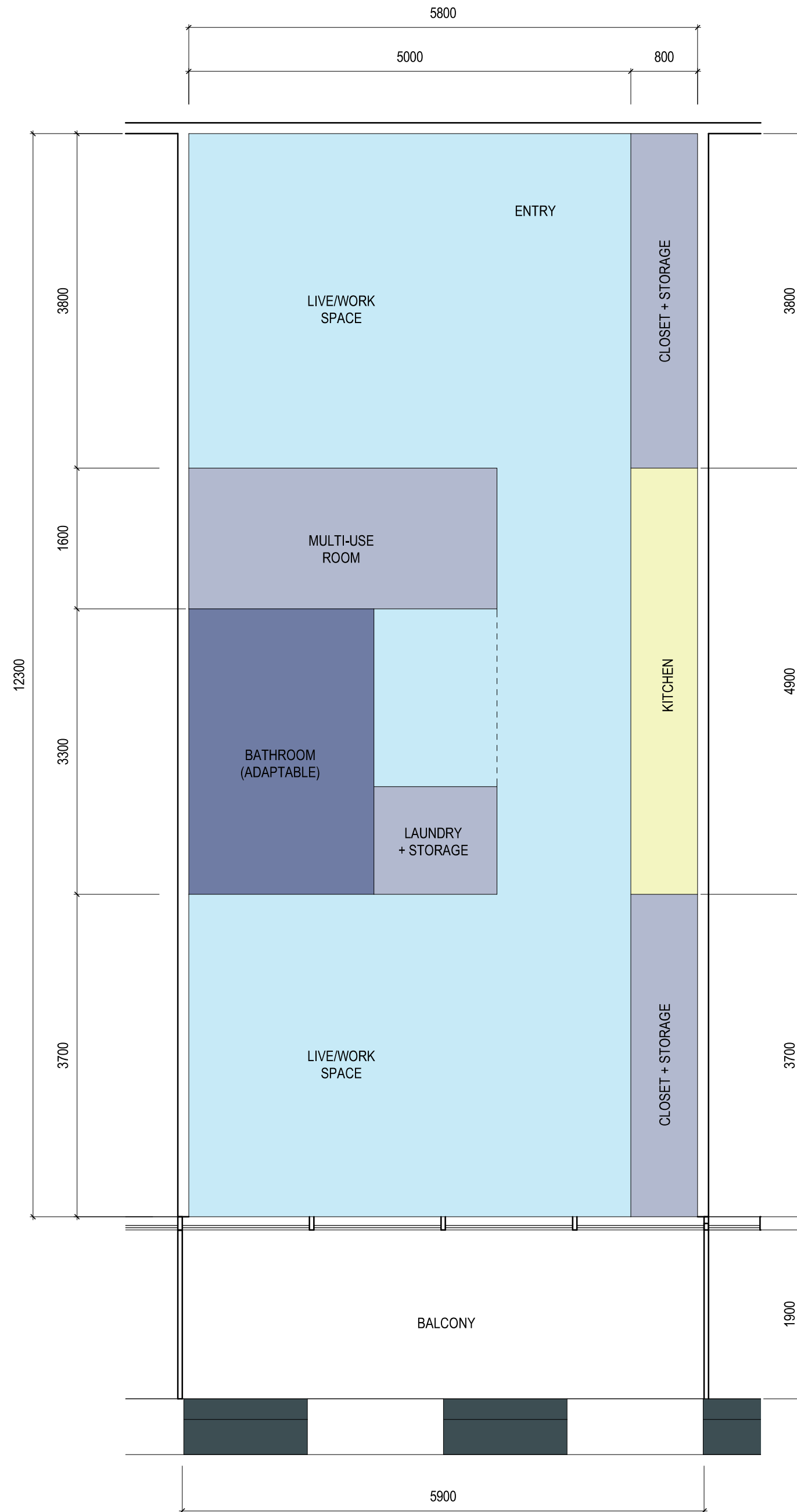
3 UNIT - 2 BEDROOM
A.120 1 : 50



1 UNIT - 3 BEDROOM
A.121 1 : 50

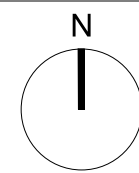
LEGEND

- LIVING/DINING/ENTRY
- BEDROOM
- KITCHEN/MILLWORK
- BATHROOM
- ANCILLARY/STORAGE



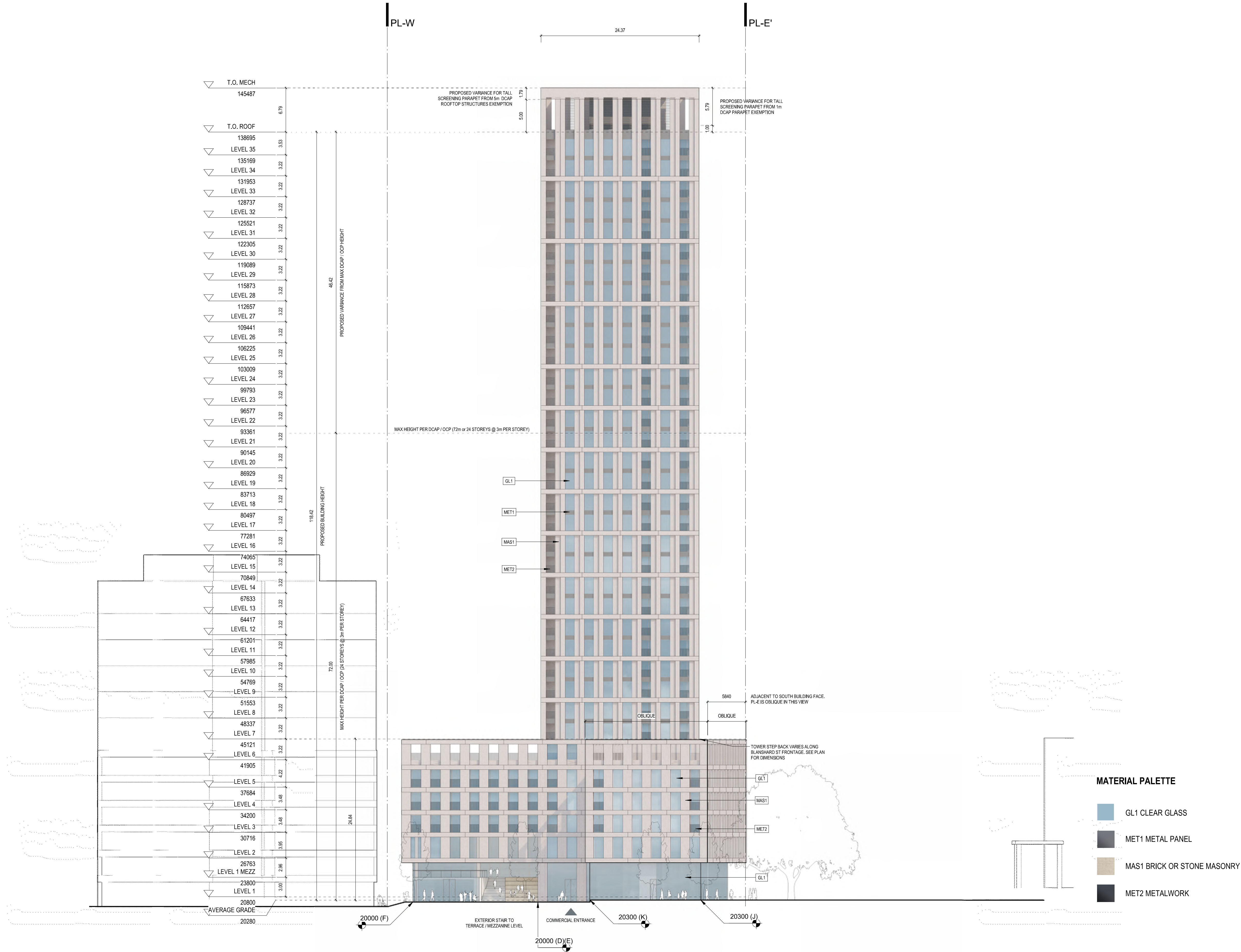
2 UNIT - LIVE/WORK
A.121 1 : 50

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2025-02-27 10:52:02 AM

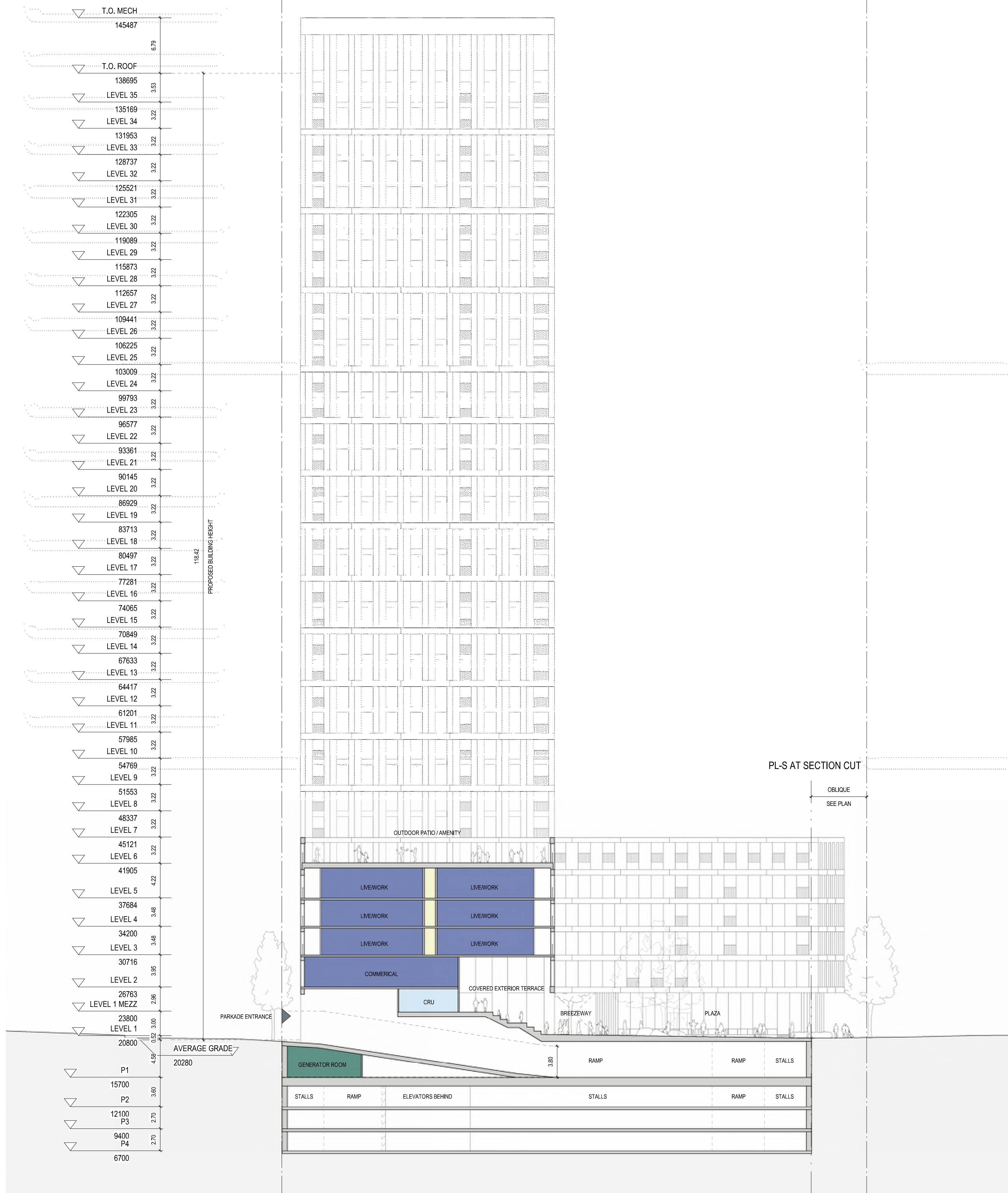


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PL-N

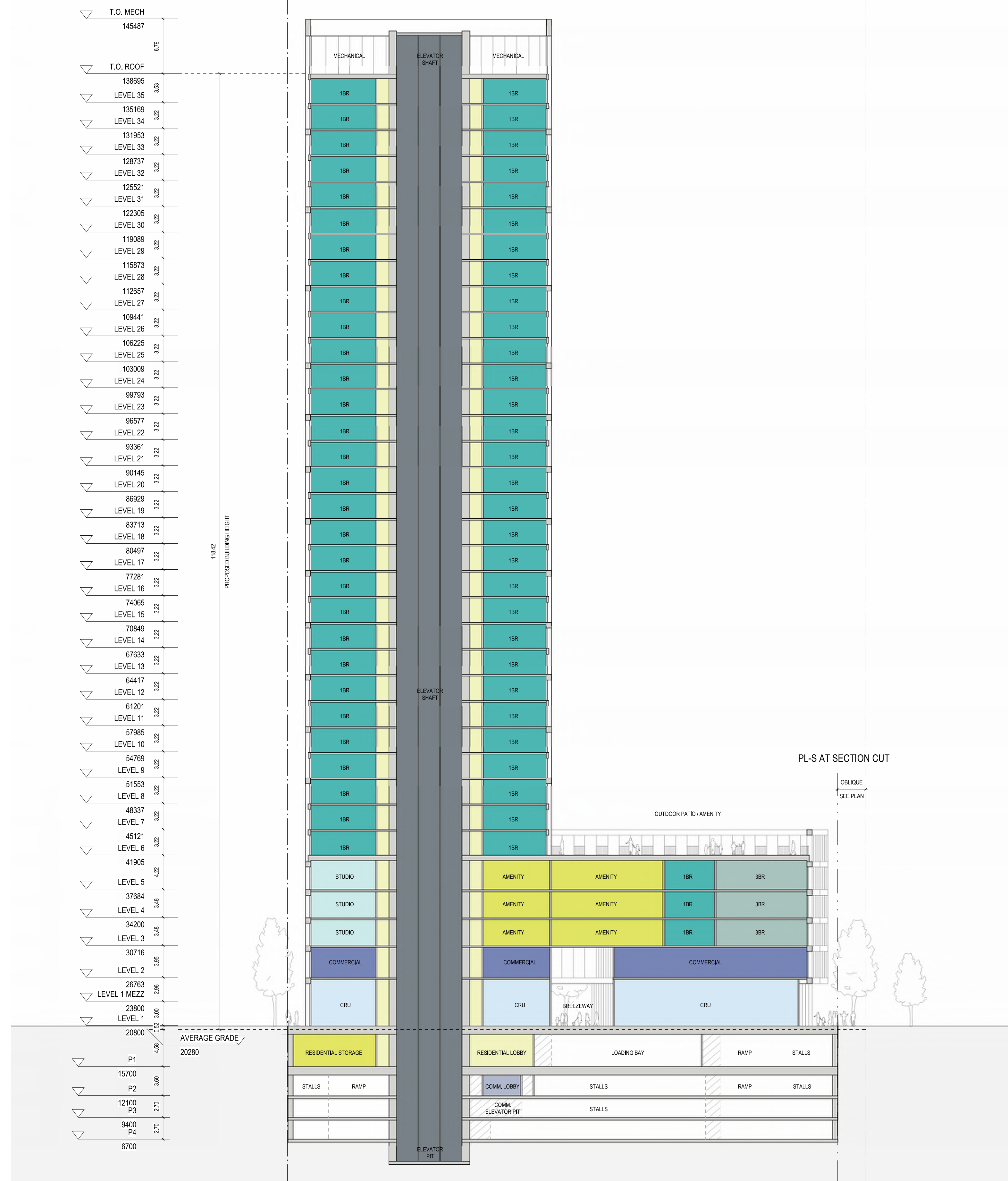
PL-S



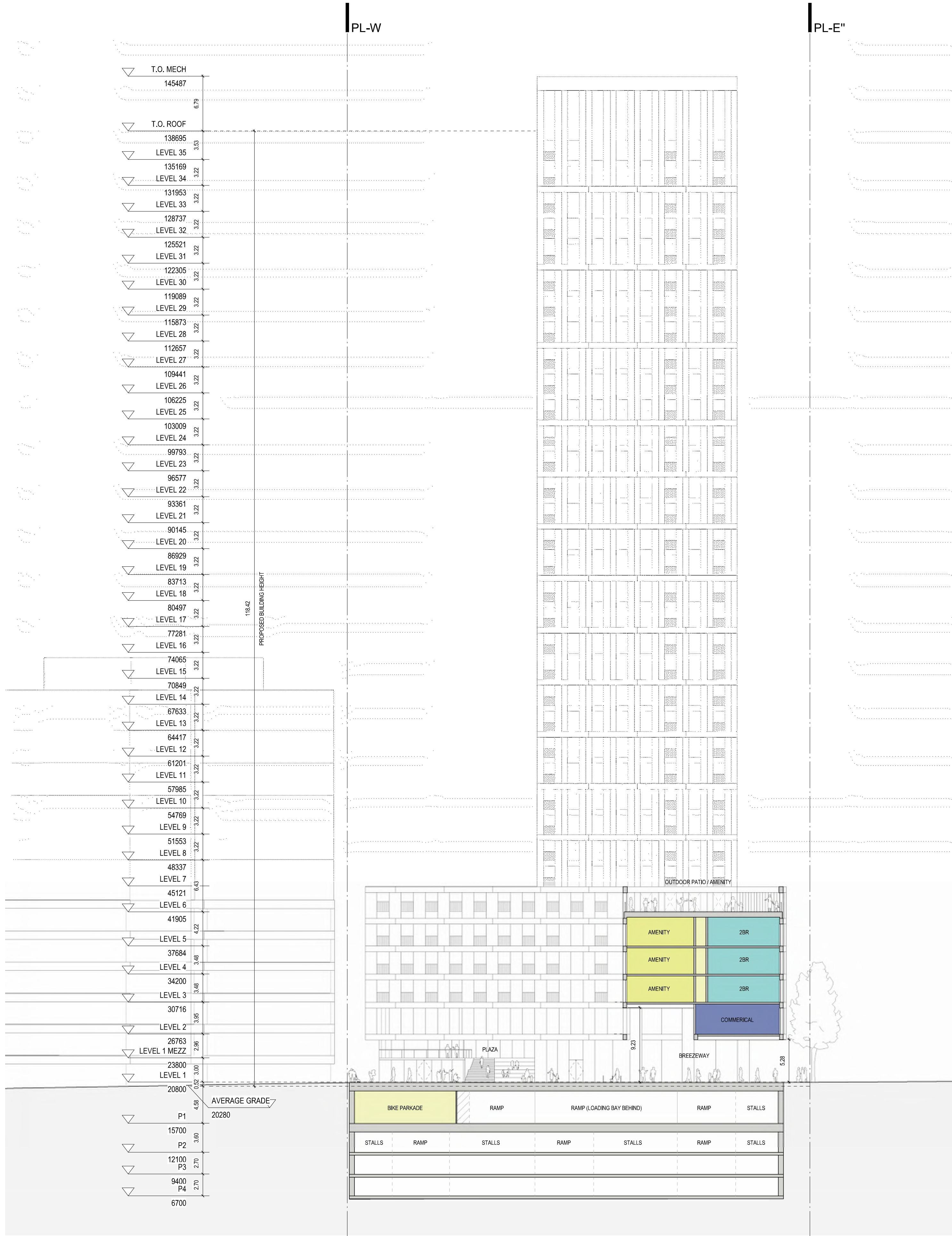
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PL-N

PL-S



2025-02-27 10:52:09 AM



1520 Blanshard - Issued for Rezoning

February 24th, 2025

Drawing List

L0.00	Cover Page
L0.01	Landscape Concept Plan - Ground Level
L0.02	Landscape Concept Plan - Level 6
L1.00	Landscape Site Plan - Ground Level
L1.01	Landscape Site Plan - Level 6

2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10
No.	Description	Date

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1520 Blanshard

1520 Blanshard Street
Victoria, BC

Cover Page

Date	Mo. 06/24	Drawing Number
Project No.	2414	
Scale	n/a	L0.00
Drawn Checked	AF/KW JF	



2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10
No.	Description	Date

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Concept Plan
Ground Level

Date	Mo. 06/24	Drawing Number
Project No.	2414	L0.01
Scale	1:200	
Drawn/Checked	AF/KW JF	



HAPA COLLABORATIVE

Landscape Architecture
Urban Design
403 - 375 West Fifth Avenue
Vancouver BC, V5Y 1J6
604 909 4150
hapa.coo.com

2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10
No.	Description	Date

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Victoria, BC

Concept Plan Level 6

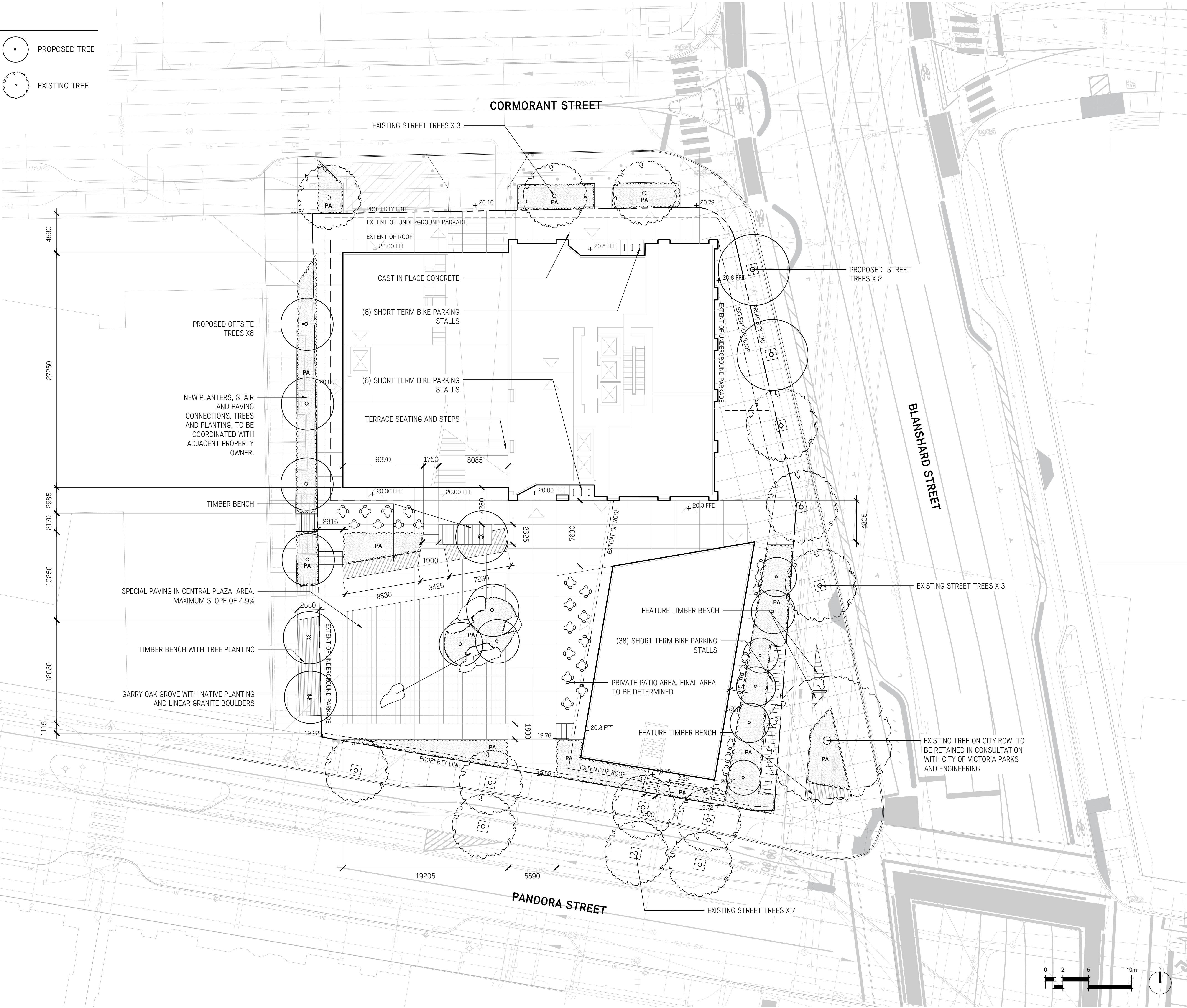
Date	Mo. 06/24	Drawing Number
Project No.	2414	L0.02
Scale	1:200	
Drawn/Checked	AF/KW JF	

GENERAL LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EXTENT OF ROOF
- EXTENT OF UNDERGROUND PARKADE
- PROPOSED TREE
- EXISTING TREE

SURFACE MATERIAL LEGEND

- HARD LANDSCAPE
- Cast-in-Place Concrete
- Plaza Unit Paving
- SOFT LANDSCAPE
- Planting Area
- FURNISHINGS
- BIKE RACK
- BISTRO TABLE AND CHAIRS



2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10
No.	Description	Date

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Victoria, BC

Landscape Site Plan
Ground Level

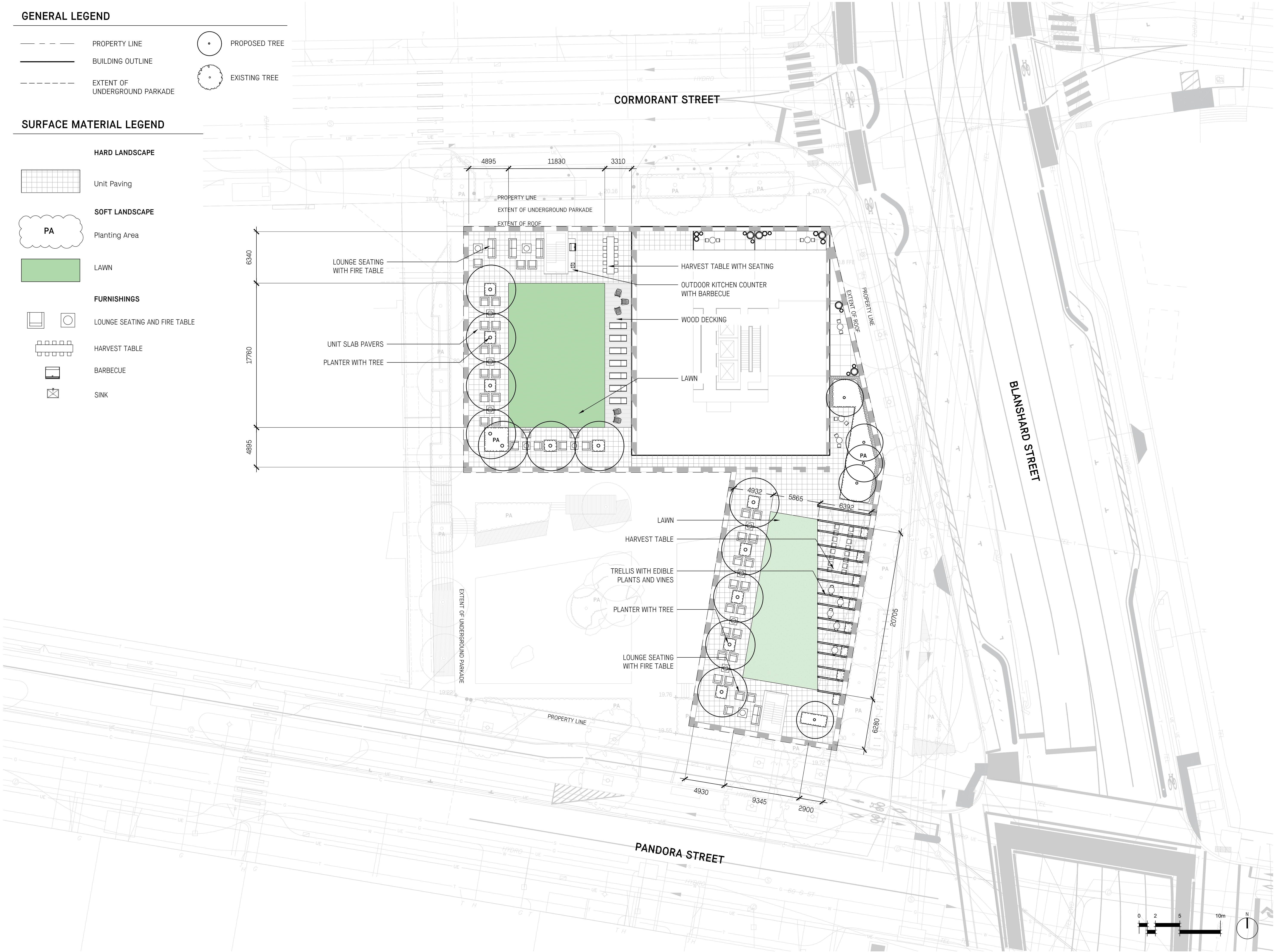
Date	Mo. 06/24	Drawing Number
Project No.	2414	
Scale	1:200	L1.00
Drawn/Checked	AF/KW JF	

GENERAL LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EXTENT OF UNDERGROUND PARKADE
- PROPOSED TREE
- EXISTING TREE

SURFACE MATERIAL LEGEND

- HARD LANDSCAPE
- Unit Paving
- SOFT LANDSCAPE
- Planting Area
- LAWN
- FURNISHINGS
- LOUNGE SEATING AND FIRE TABLE
- HARVEST TABLE
- BARBECUE
- SINK



2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10
No.	Description	Date

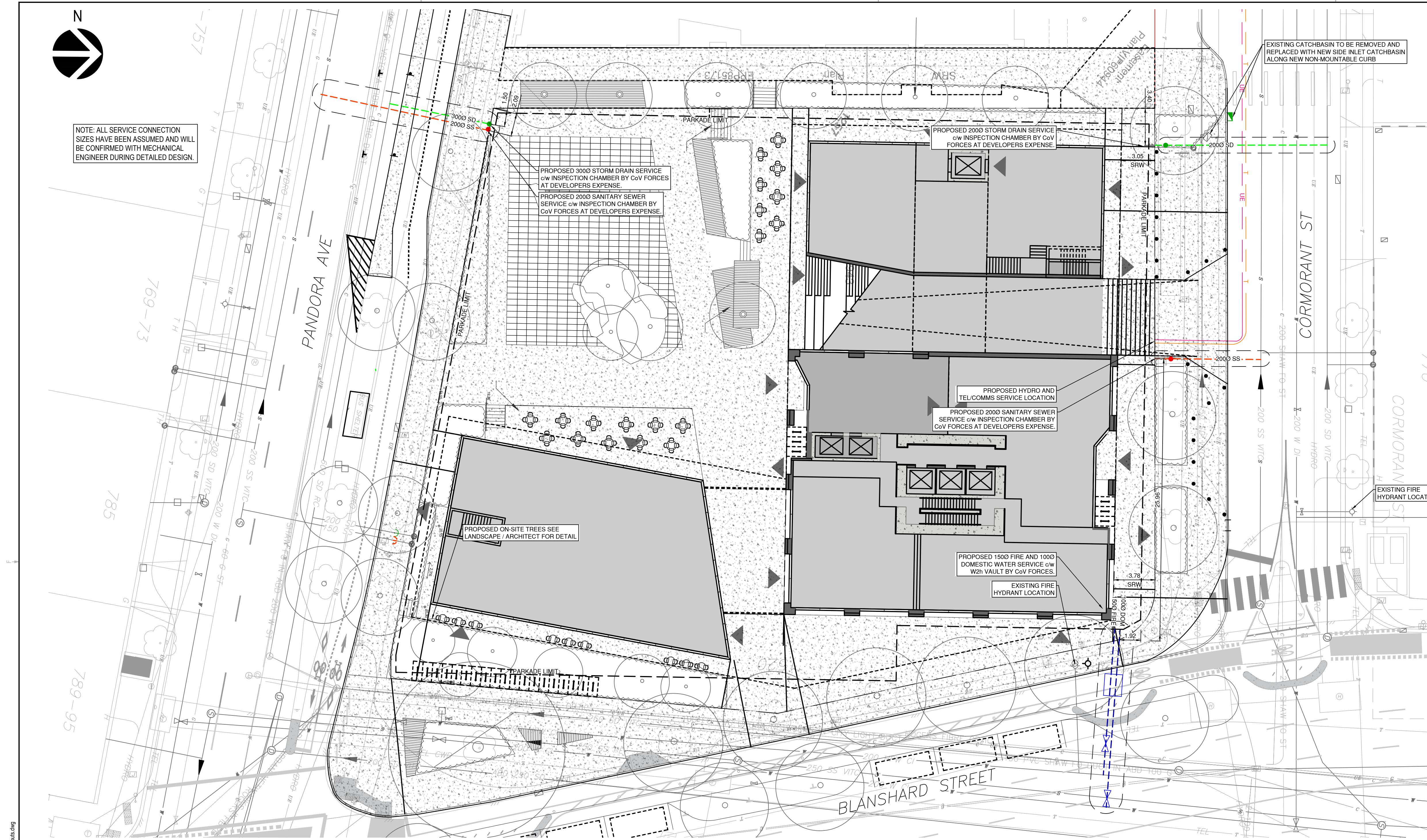
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Victoria, BC

Landscape Site Plan
Level 6

Date	Mo. 06/24	Drawing Number
Project No.	2414	L1.01
Scale	1:200	
Drawn/Checked	AF/KW JF	



- ### ENGINEERING NOTES:
- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION, AND THESE DRAWINGS.
 - ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
 - PERMIT TO CONSTRUCT WORKS ON CITY RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT BEFORE WORKS COMMENCE. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL SERVICE LOCATIONS AND CROSSINGS ARE NOT GUARANTEED AS TO THEIR ACCURACY. LOCATIONS OF ALL EXISTING SERVICES, FEATURES AND APPURTENANCES SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
 - CONTACT BC (1-800-474-6886), BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
 - EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.
 - ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN TO BE RELAYED TO ENGINEER AND CITY TECHNICIAN IMMEDIATELY.
 - ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES.
 - CITY CREWS TO INSTALL ALL SEWER AND DRAIN CONNECTIONS AND SERVICES UP TO THE PROPERTY LINE, AT THE DEVELOPER'S EXPENSE.
 - WATER SERVICE CONNECTIONS ARE TO BE INSTALLED TO NEW METER AT THE PROPERTY LINE BY THE CITY OF VICTORIA MUNICIPAL CREW, AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL NOT OPERATE ANY WATERMAIN OR SERVICE VALVES.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVING TO PROPERTY LINE, INCLUDING ABANDONMENT OF EXISTING SERVICES. CAP ABANDONED HYDRO/TEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
 - UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDRO/TEL DRAWINGS AND SPECIFICATIONS.
 - OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
 - STREETS SHALL BE SWEEPED CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
 - DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 - ALL TRAFFIC CONTROL TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
 - PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES, ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS. OUTBOUND ARTERIAL ROAD TRAVEL LANES TO BE OPEN AFTER 3:00 PM.
 - THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
 - ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
 - COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
 - REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC UTILITY CONSTRUCTION DETAILS.
 - FIELD SURVEY COMPLETED BY GEOVERRA 2020/2021.
 - CONTRACTOR IS TO PROVIDE AS-CONSTRUCTED DRAWING MARKUPS TO ENGINEER UPON CONSTRUCTION COMPLETION.
 - ASPHALT TO BE REPLACED FULL DEPTH TO ROAD CENTERLINE ON ALL FRONTAGES.

- ### IRRIGATION NOTES:
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE CITY OF VICTORIA SUBDIVISION AND DEVELOPMENT SERVING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
 - IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
 - CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS (2 BUSINESS DAYS) NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- REQUIRED PARKS INSPECTIONS FOR IRRIGATION:
- IRRIGATION SLEEVING PRIOR TO BACKFILLING.
 - OPEN TRENCH MAINLINE AND LATERAL LINES.
 - PRESSURE TEST.
 - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

NOTE:
INSTALLATION OF THE WATER SERVICE TO BE AT THE EXPENSE OF THE APPLICANT. PARKS IS NOW REQUESTING THAT 100mm SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90° BEND IS REQUIRED SHOULD BE INSTALLED USING 100mm SDR 28 GSX (22.5") LONG SWEEPS. PLEASE INSTALL AT 400mm DEPTH.

ADDRESS	780 BLANSHARD STREET
LOT:	LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627
BLOCK:	
PLAN:	358
ZONING:	cbd-1
LAND USE:	COMMERCIAL/RESIDENTIAL

SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST(\$) ¹
WATER	150mm	City of Victoria	City of Victoria	At Cost
	150mm	City of Victoria	City of Victoria	At Cost
SANITARY	200mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	200mm	City of Victoria	City of Victoria	At Cost
GAS	² Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	² Unconfirmed	BC Hydro	Utility Contractor	Based on Size
COMMUNICATIONS	² Unconfirmed	Telus/Shaw	Utility Contractor	Based on Size

City of Victoria Schedule of fees for Service Connections Provided in Appendix A.
Design loads and service size to be confirmed by mechanical and Electrical consultants during detailed design stage.

WORKS AND SERVICES CHECK TABLE			
PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	NAME	SIGNATURE	
UTILITY	BC HYDRO		
	TELUS		
	FORTIS BC		
	SHAW		
MUNICIPAL	UNDERGROUND UTILITIES		
	TRANSPORTATION DESIGN & INFRASTRUCTURE		
	LAND DEVELOPMENT		

UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY DRAIN
PROPOSED DEPTH (m)	TBD	TBD
PROPOSED INVERT ELEVATION (m)	TBD	TBD
MAXIMUM DEPTH REQUESTED (m)	☒ YES ☐ NO	☒ YES ☐ NO

C:\Users\paul.williams\OneDrive\Documents\1520-Blanshard\1520-Blanshard-Conceptual-Servicing\1520-Blanshard-Conceptual-Servicing.dwg
PLOT FILE: 2025-02-20 15:20-Blanshard-Conceptual-Servicing.dwg
C:\Users\paul.williams\OneDrive\Documents\1520-Blanshard\1520-Blanshard-Conceptual-Servicing\1520-Blanshard-Conceptual-Servicing.dwg

REVISION:					
REV	DATE	DESCRIPTION	DES	DRN	CHK
0	2025/02/20	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	YKQ	YKQ/SG	JCS

SEAL:	ORIGINAL SCALE: 1:200	DATE: 2024/12/05
	DESIGNED BY: JCS	
	CHECKED BY:	
	DRAWN BY: SG	
	APPROVED BY:	
DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.	COPYRIGHT:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm
	DISCIPLINE: CIVIL	

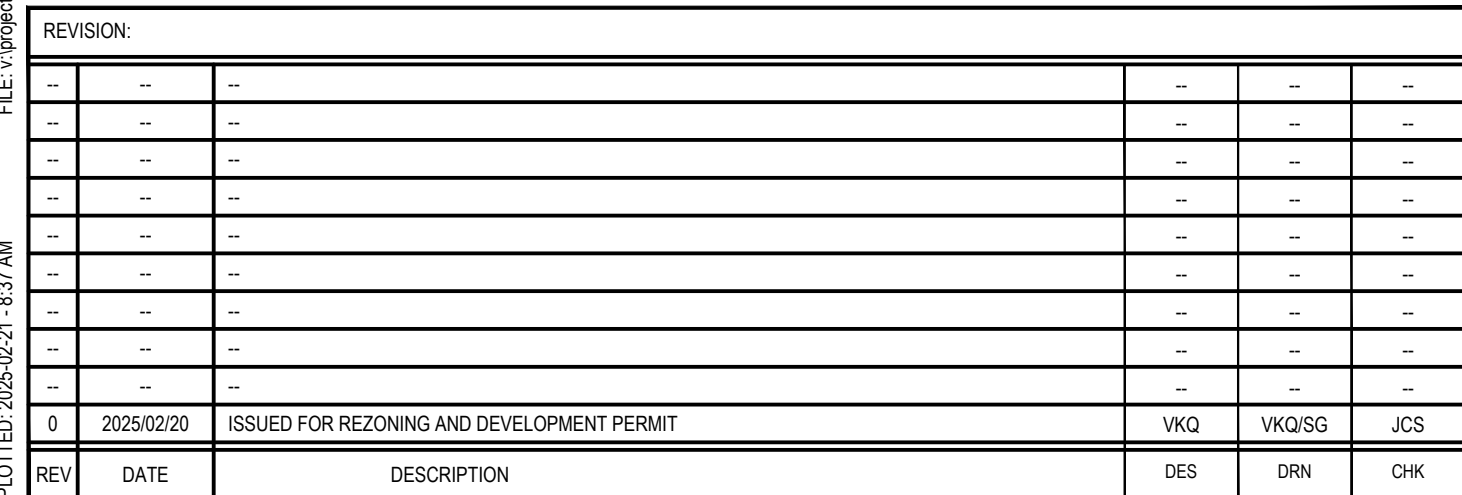
WSP Canada Inc.
301-3600 Uptown Boulevard, Victoria, BC, V8Z 0B9
T 250-384-5510 | www.wsp.com

CLIENT: RELIANCE PROPERTIES

CLIENT REF. #: --

PROJECT NUMBER: 231-00573-00

TITLE: CONCEPTUAL SERVICING	PROJECT: 1520 BLANSHARD
DRAWING NUMBER: C102	REV: 0



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CIVIL

IF THIS BAR IS NOT
25mm LONG, ADJUST
YOUR PLOTTING SCALE

PROJECT NUMBER: 231-00573-00

CLIENT REF. #: -

DRAWING NUMBER

REV.
0