



PROJECT LOCATION (NTS)



PROJECT LOCATION (NTS)



Revisions
Received Date:
May 2, 2024

SHEET LIST

Architectural

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- A011 Renderings / 3D Drawings
- A012 Street Elevation & Section
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Landscape

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- L5.01 Sections
- L6.01 Details

Civil

- C01 Preliminary Servicing Plan

PROJECT CONTACTS

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LANDSCAPE ARCHITECT

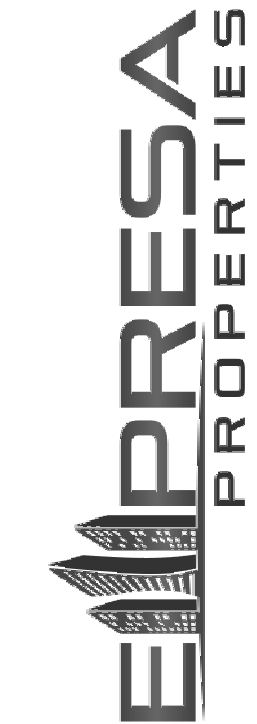
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EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC
TURNER SITE
October 12, 2023

Project #	Date	Revision	4
	October 12, 2023		
2305		2024-05-01	
Sheet #		A000	



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101-804 Broughton Street
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1 Street Level View from South on Richmond
SCALE = 1 : 1



2 Street Level View from North on Richmond
SCALE = 1 : 1



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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0.00"

Project North

TURNER SITE

EMPRESA PROPERTIES

2002 Richmond Rd, Victoria, BC

Sheet Name

Renderings / 3D Drawings

Date

2024-05-01 2:55:17 PM

Scale

As indicated

Project #

2305

Revision

2024.05.01

4

Sheet #

A010

REGISTERED ARCHITECT

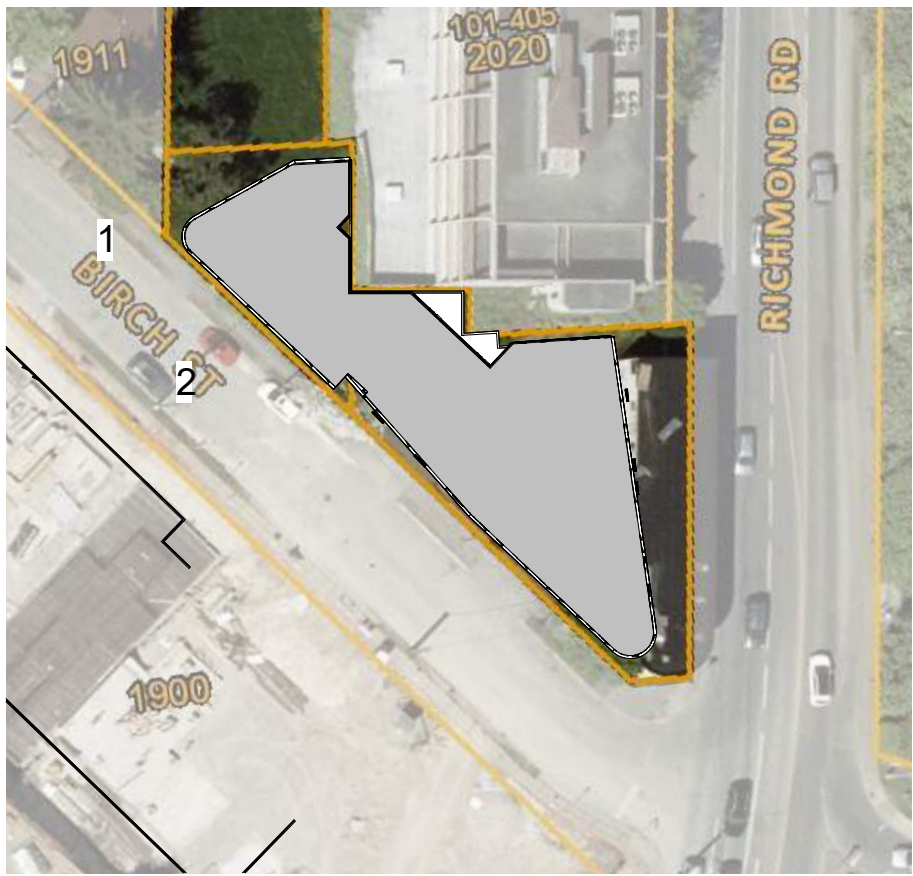
GREGORY L.F. DAWSON

2024-05-01

BRITISH COLUMBIA



1 Birch-North Corner View
SCALE = 1 : 1



2 Birch Street Residential Entry
SCALE = 1 : 1

4	DP Rezoning Resubmission 2	2024.05.01
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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Renderings / 3D Drawings

Date
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Project #
2305

Revision
2024.05.01

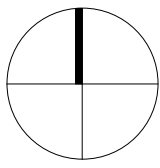
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Sheet #
A011





1 Birch Street Elevation - Context
SCALE = 1 : 200



2 Richmond Context Building Elevations
SCALE = 1 : 200

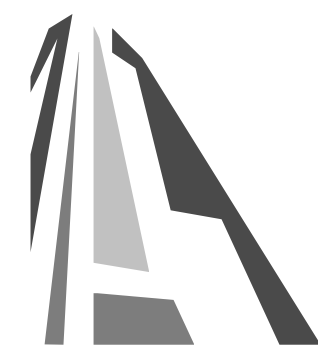
4	DP Rezoning Resubmission 2	2024.05.01
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3 Context Section through birch street
SCALE = 1 : 200



4 Context Section through richmond road
SCALE = 1 : 200



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
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Sheet Name
Street Elevation & Section

Date
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Scale
As indicated

Project #
2305

Revision
2024.05.01

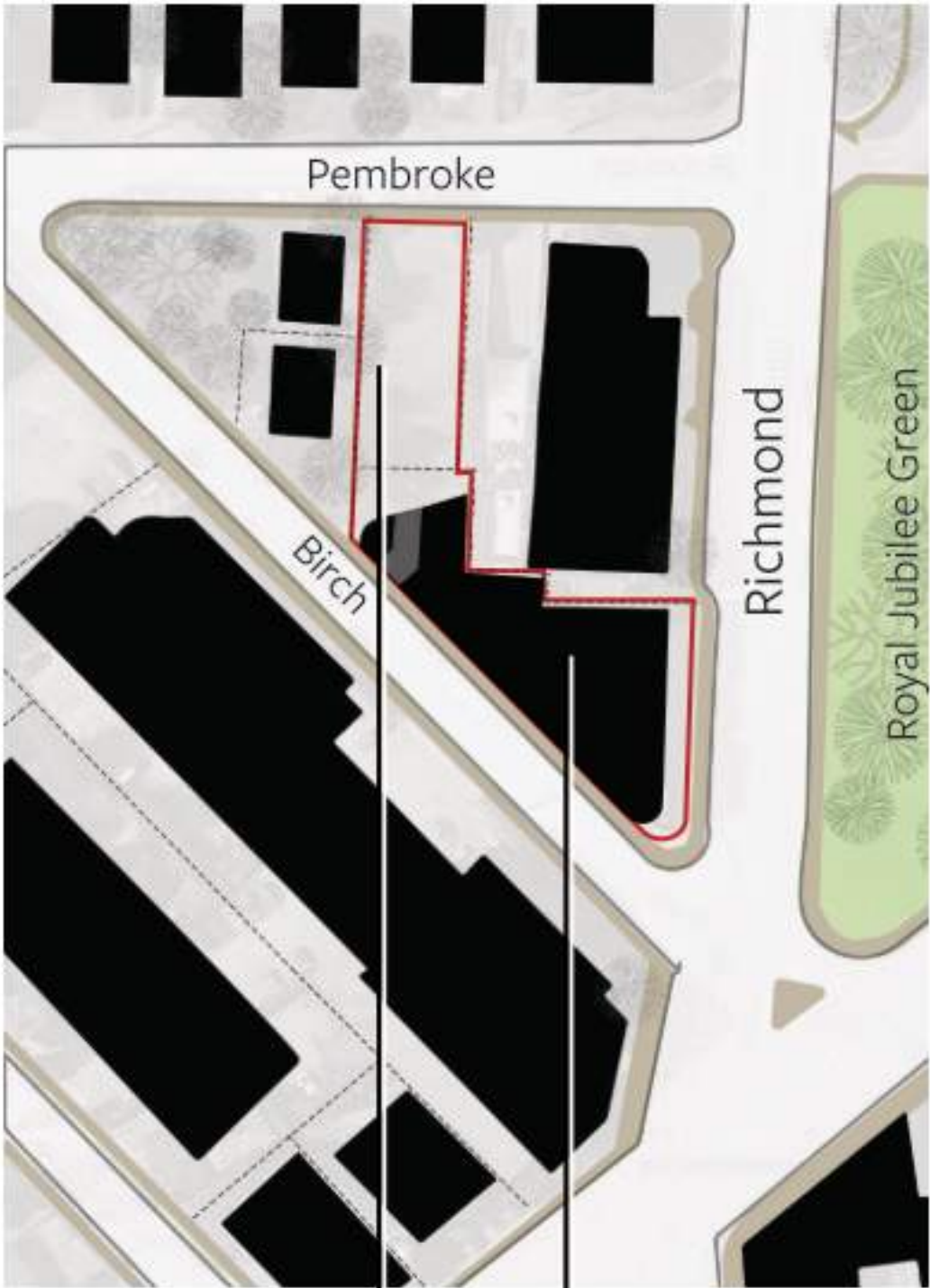
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Sheet #

A012



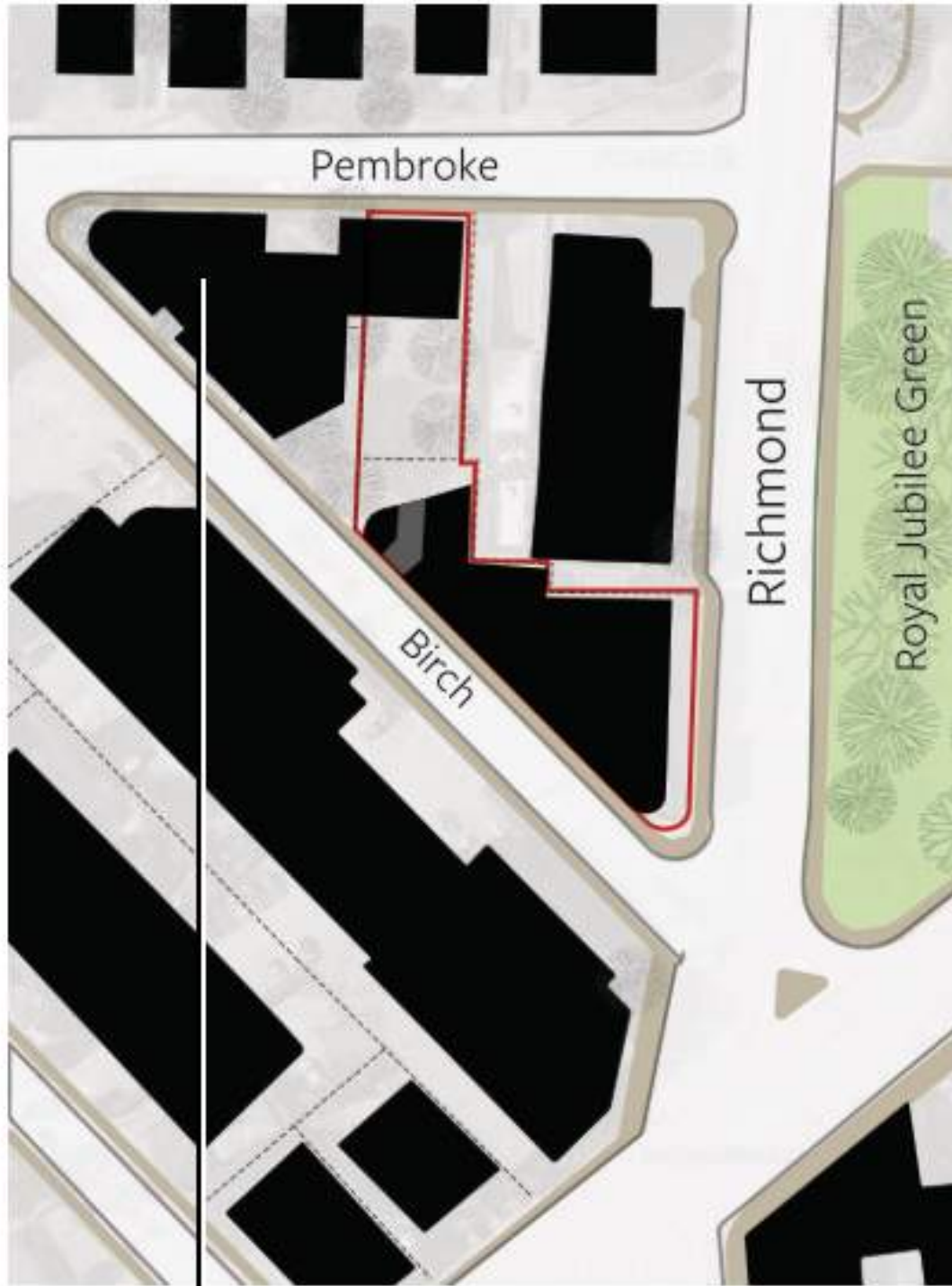
1 Layout of the Buildings



Transitional Condition - Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.

Urban Condition - Concentrate the 6 storey building on the village side.

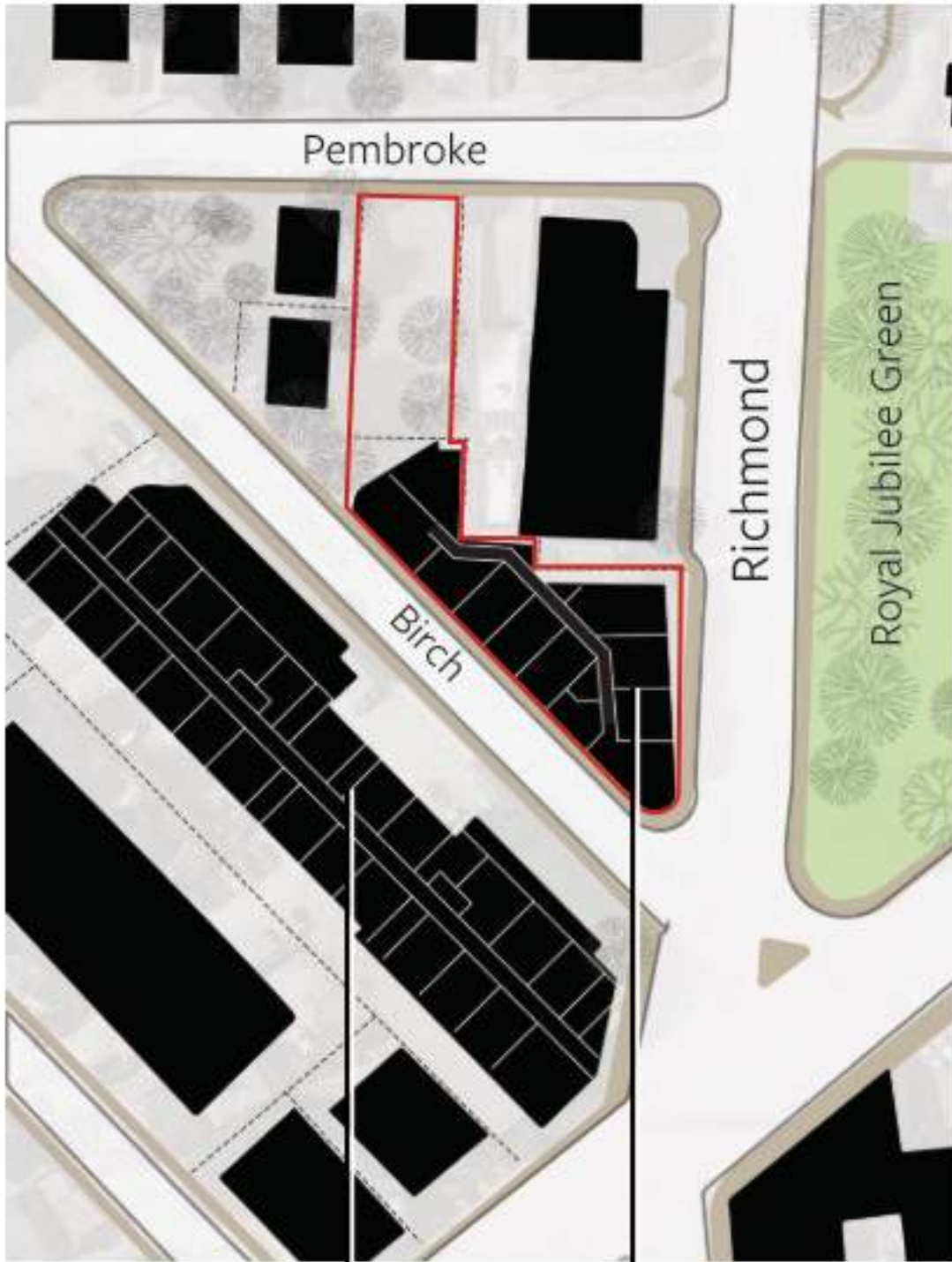
2 Future of the Neighbourhood



Transitional Condition - Future buildings could transition from the urban condition to the single family houses to the north across pembroke.

NOTE: West properties are under seperate ownership and the future of those sites is unknown.

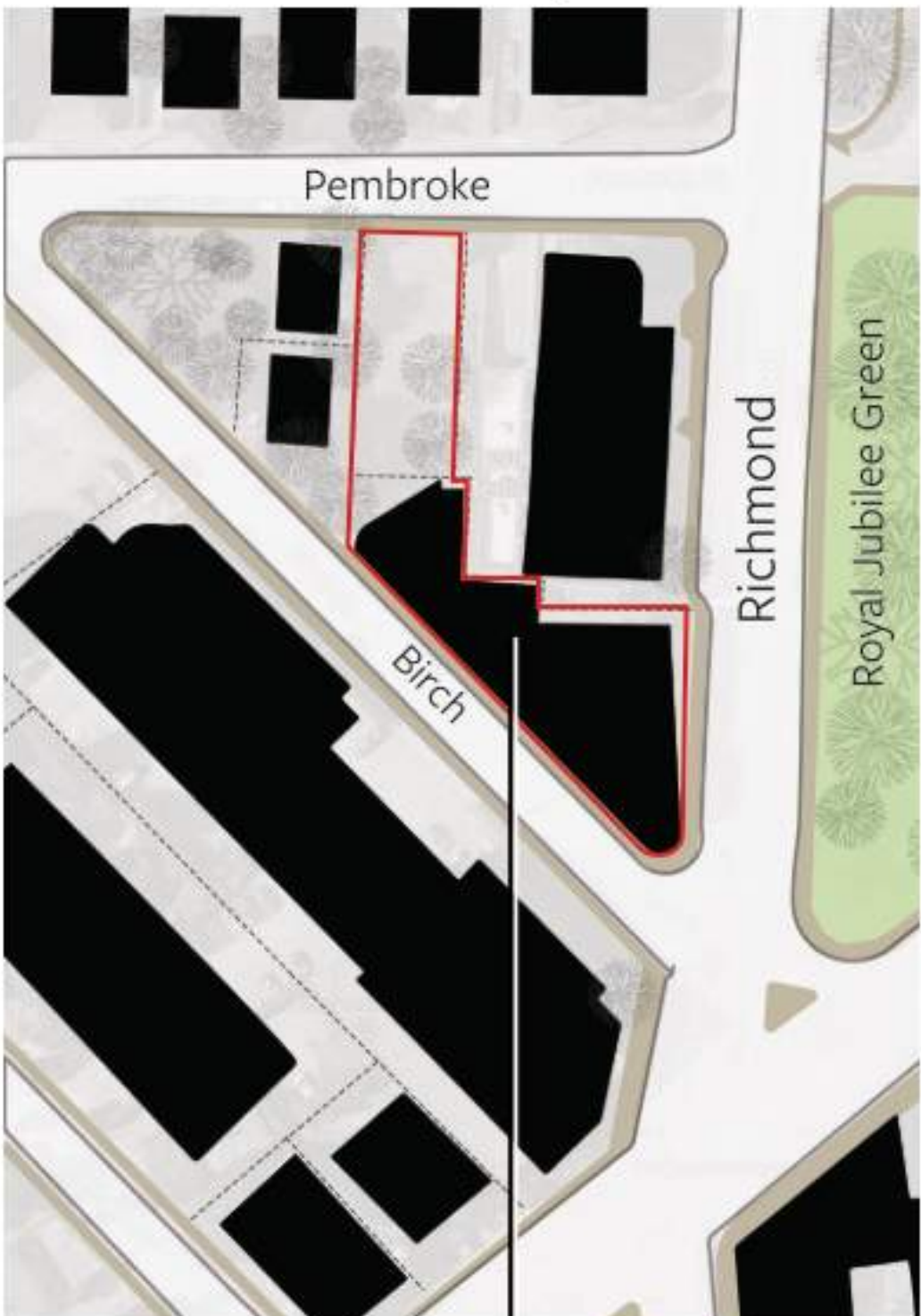
3 Viable floor plates



Conventional residential building layout on a typical city lot.
- Setbacks are possible

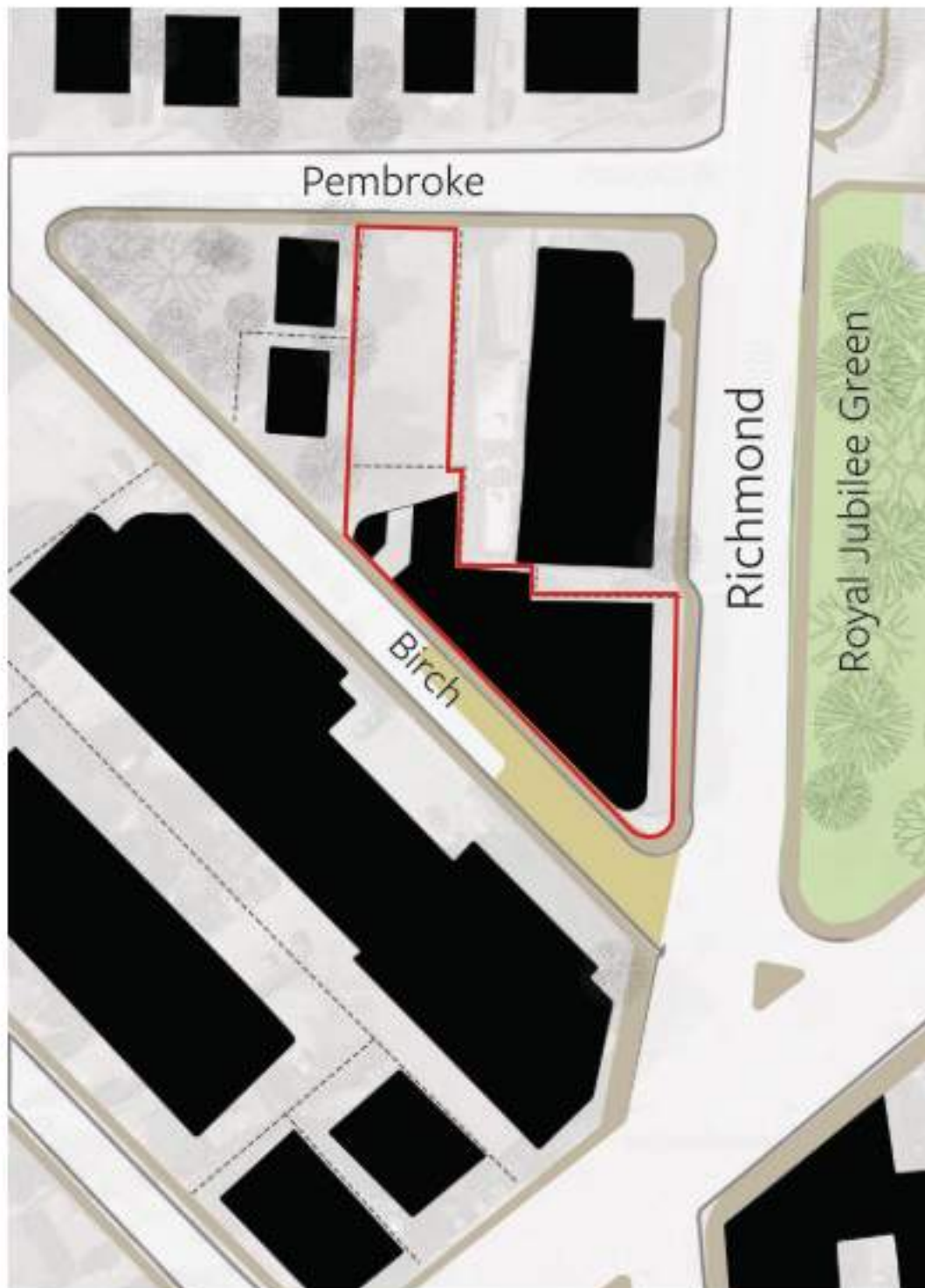
Constrained layout on compressed triangular site pushes the building to the property lines.

4 Density



Density is a product of site geometry and OCP height vision of 6 storeys for an urban residential site.

5 Project Priorities



Forming part of Jubilee village, the introduction of a pedestrian plaza at the southern end of Birch street will provide a destination public space for the neighbourhood. The Turner family has been associated with this site for over 100 years, and the plaza is proposed to carry their name.

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name
Site Strategy

Date
2024-05-01 2:56:04 PM

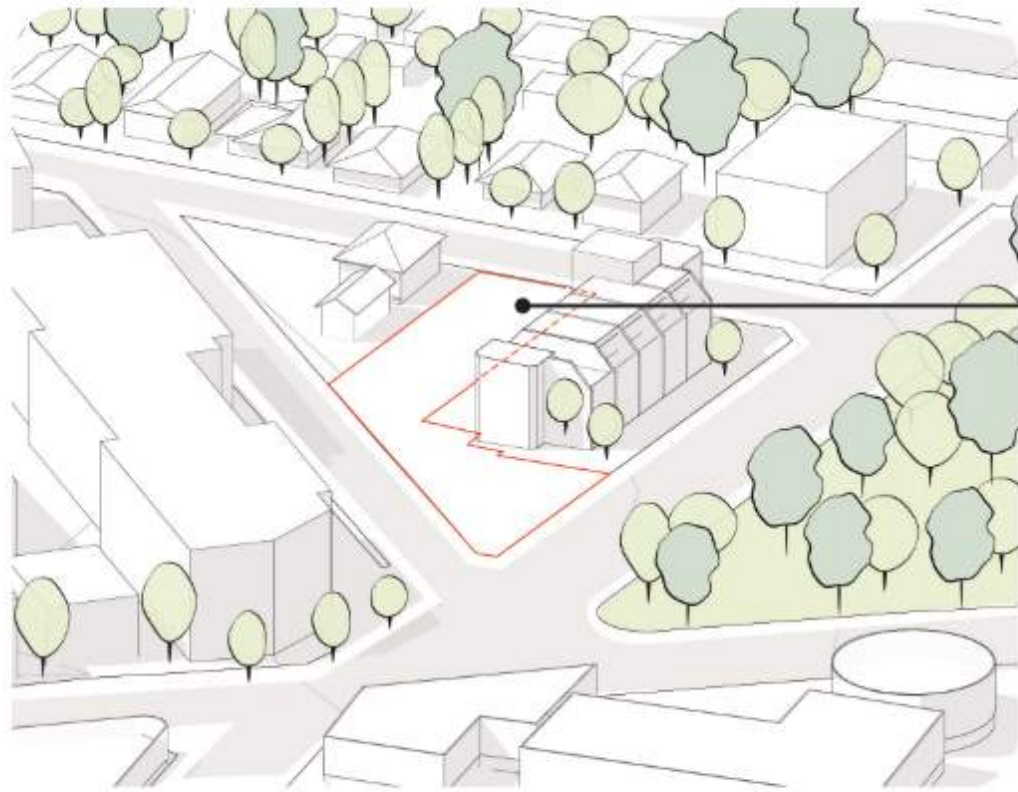
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Project #
2305

Revision
2024.05.01
4

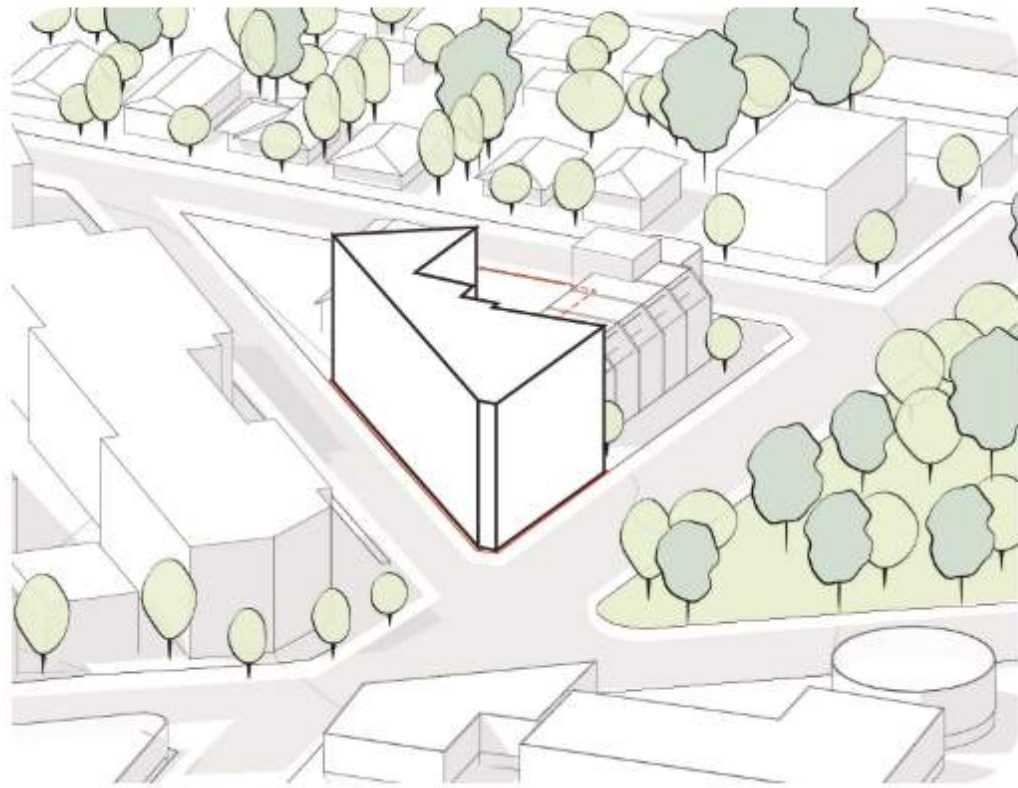
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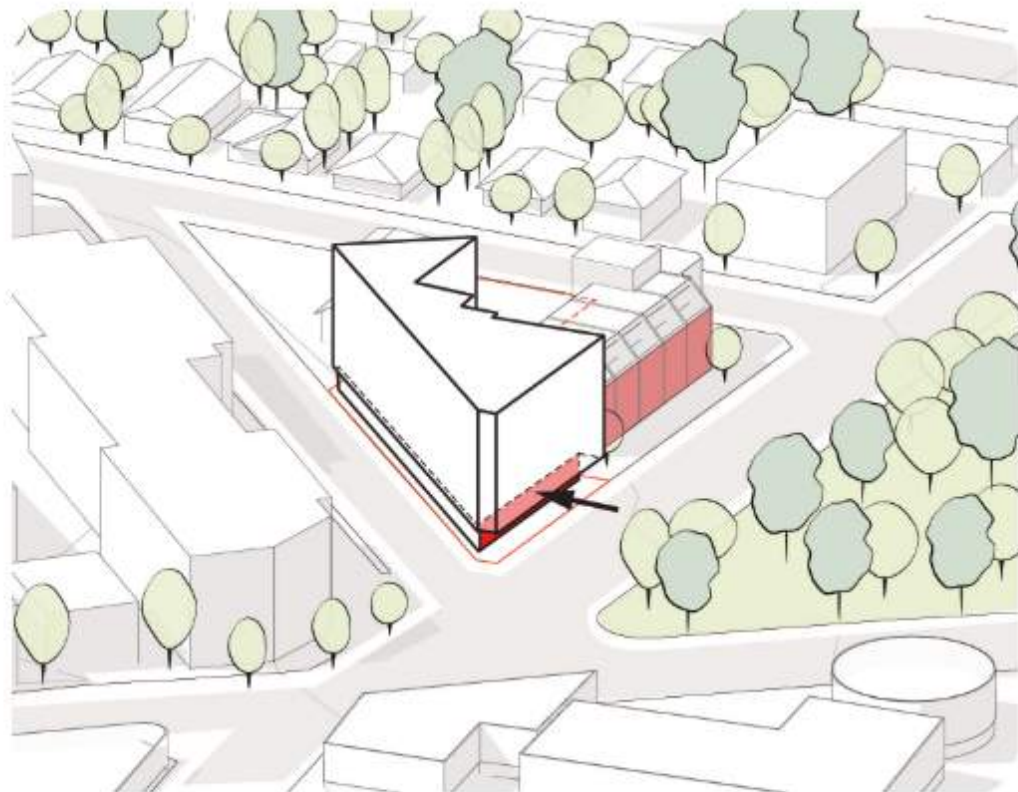
Massing Logic Step 1
Site Constraints

- Transitional Condition - Preserve un-buildable north lot for future development, proposed to be used as a land bank in the interim.
- FSR : OCP - 2:1
Proposed - 2.95:1



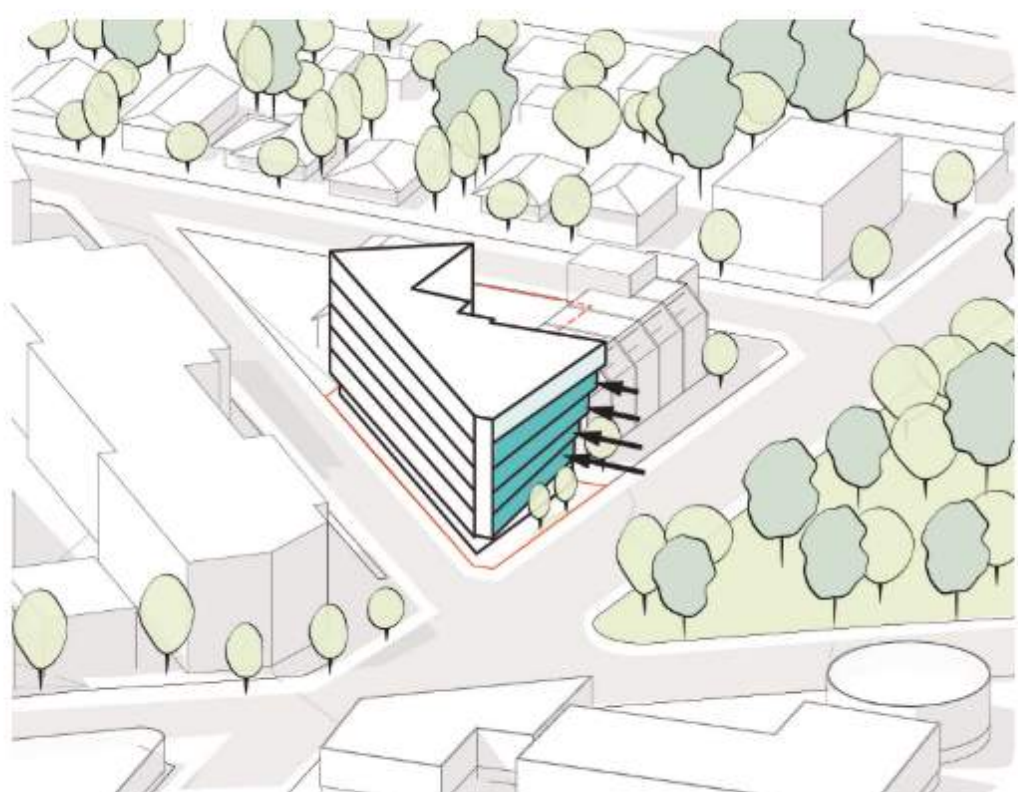
Massing Logic Step 2
Massing

- Urban Condition - Concentrate the 6 storey building on the village side.
- Constrained layout on compressed triangular site pushes the building to the property lines.



Massing Logic Step 3
Relief

- Align ground-floor setbacks with neighbouring buildings



Massing Logic Step 4
Extension

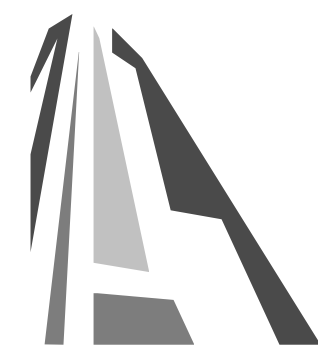
- The architectural design features floor plates that fan from adjacent street wall to street edge.



Massing Logic Step 5
Public space

- Introduce Public plaza

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Massing Diagram

Date
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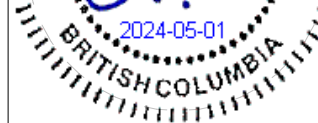
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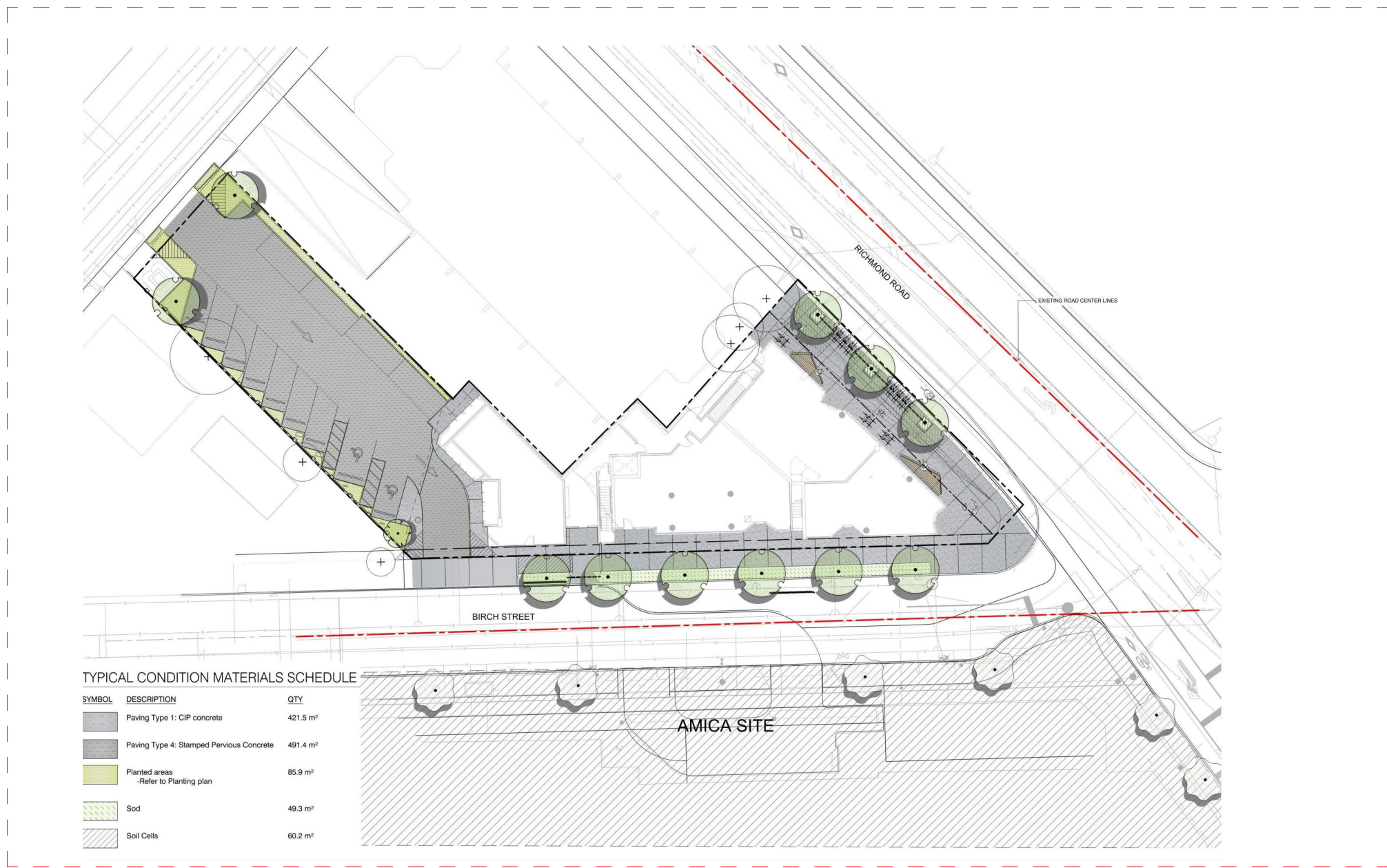
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2024.05.01

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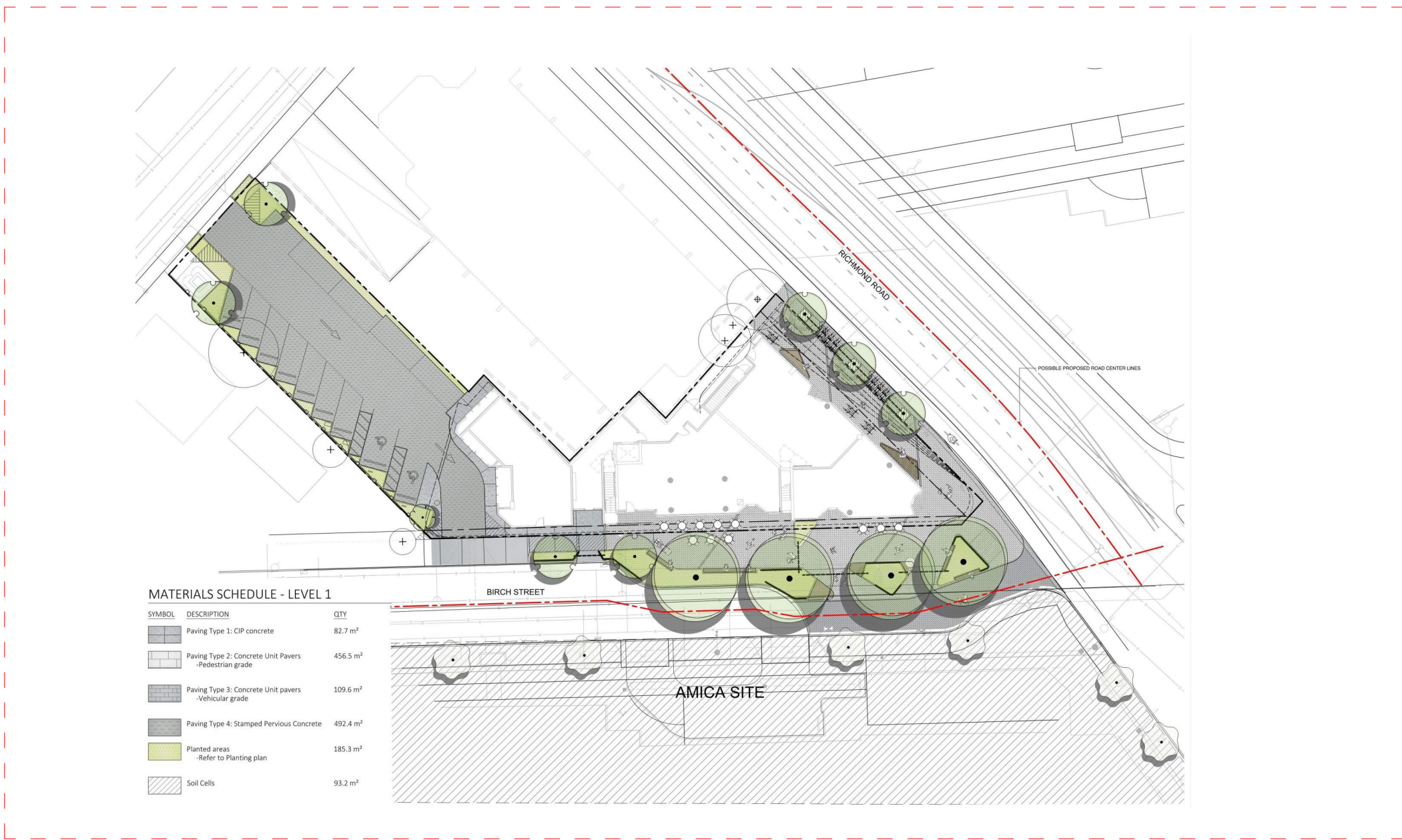
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A014



Birch street pedestrian plaza is proposed as a joint effort between Empresa Properties and the City of Victoria. A conventional frontage improvement is shown on the left, and the public plaza is shown on the right. Refer to the cost sharing proposal in the Letter to the Mayor from Empresa properties, accompanying this application



Conventional frontage improvements to centreline of R.O.W, per City of Victoria standards.



Birch street closure and conversion to public plaza. This design represents on-going collaboration between the applicant and the City of Victoria. Design is subject to change through the ongoing collaborative process.

NO.	DESCRIPTION	DATE
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TURNER SITE

30.00'

Project North

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name

Plaza Proposal

Date

October 12, 2023

Scale

Project #

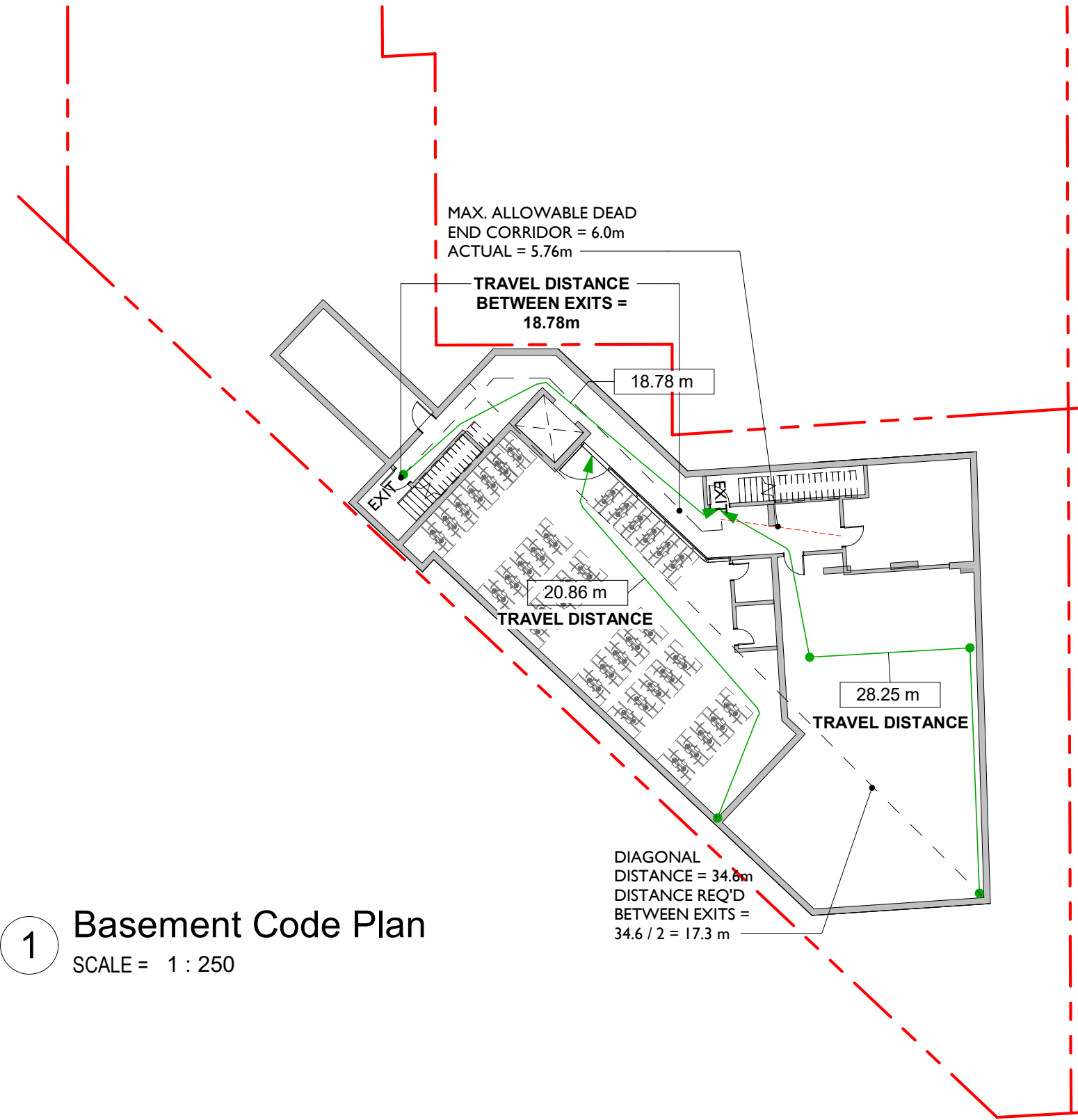
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Revision

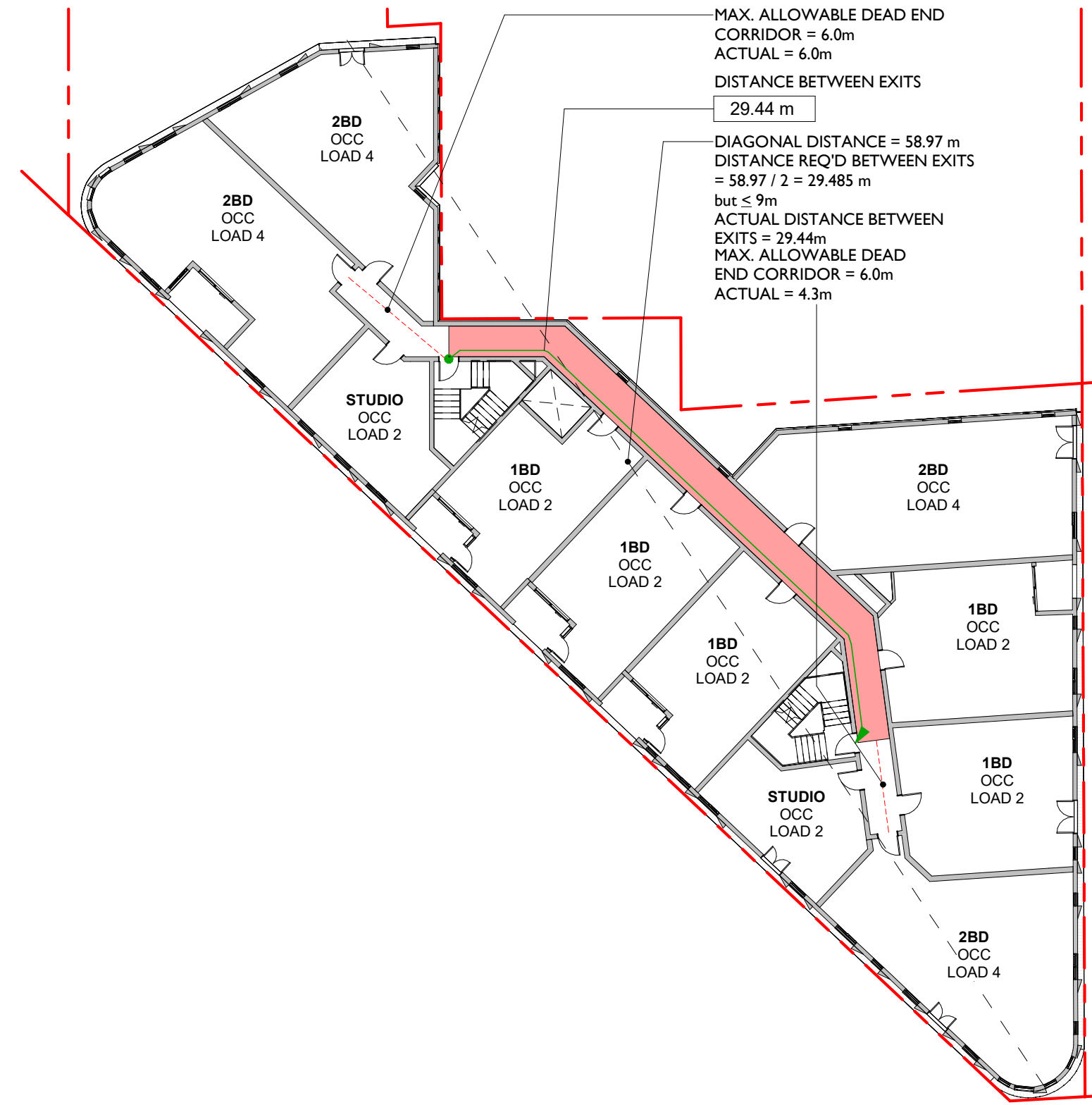
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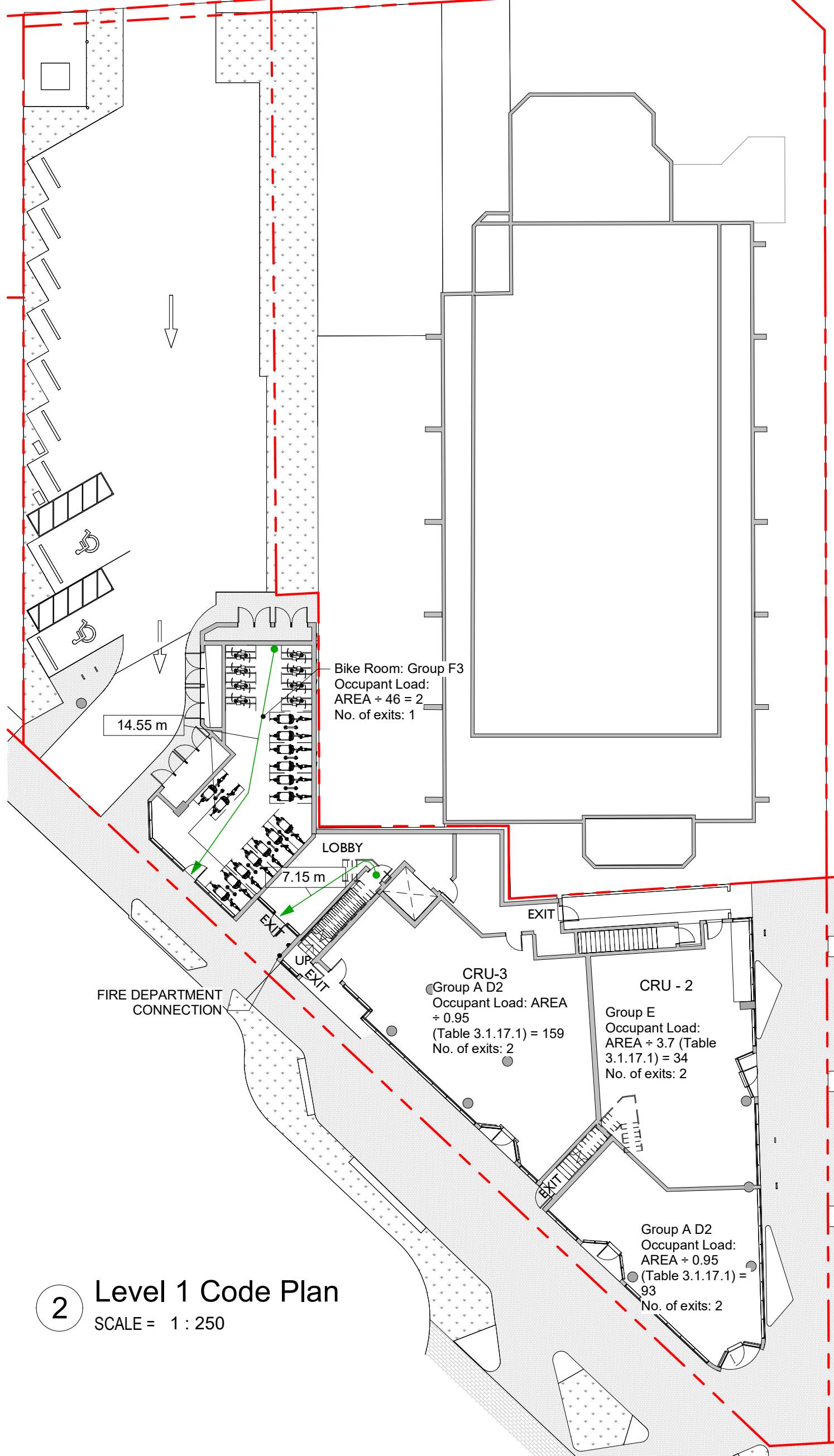




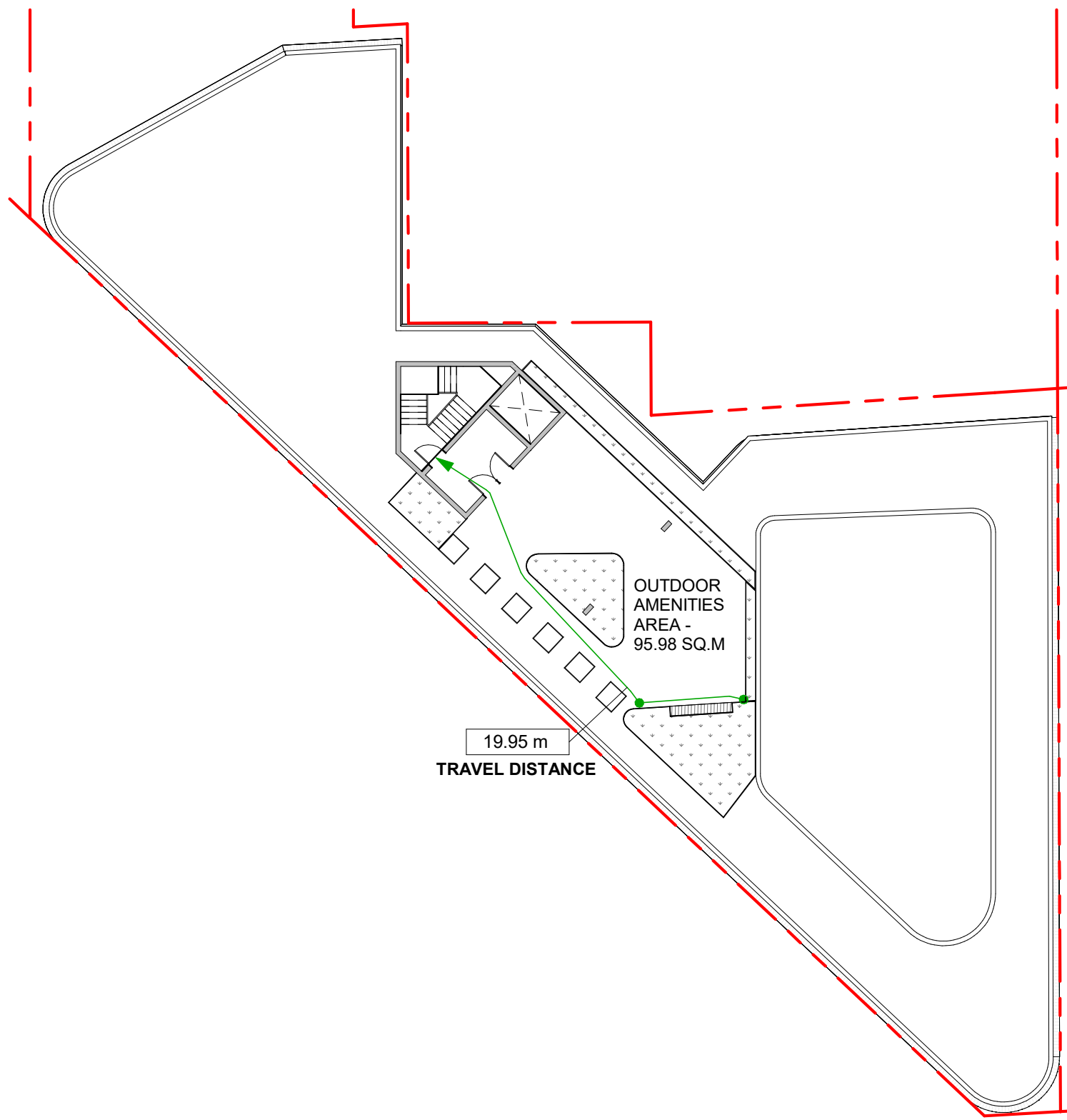
1 Basement Code Plan
SCALE = 1 : 250



3 Level 6 Code Plan (Typical Residential Floor)
SCALE = 1 : 250



2 Level 1 Code Plan
SCALE = 1 : 250



4 Roof Code Plan
SCALE = 1 : 250



BUILDING CODE ANALYSIS

PROJECT TYPE	NEW CONSTRUCTION ☒ RENOVATION ☐ ADDITION ☐	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 ☐ A2 ☒ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ☒ D ☐ E ☒ F1 ☐ F2 ☐ F3 ☐	3.1.2.1.
BUILDING AREA	920.81 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	21.74 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 24.1 m 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION

CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m²	3.2.2.50
NUMBER OF STREETS FACING	3	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE ☒ NON - COMBUSTIBLE ☒	3.2.2.50.
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☒	3.2.8.

EXITS FROM FLOOR AREAS

NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, BUT NO MORE THAN 9 m	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5
MEZZANINE	YES ☐ NO ☒	3.2.8.

FIRE RESISTANCE RATINGS

HORIZONTAL SEPARATIONS	1 hrs FLOORS NA MEZZANINE 1 hrs ROOF (OCCUPIED) 2 hrs BETWEEN GROUP E AND GROUP C LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	3.2.2.50.(2)
BETWEEN SUITES	1hrs RESIDENTIAL SUITES 2hrs GROUP E AND GROUP A2/C	3.3.1.1. 3.4.4.1.
EXITS	1hrs 2hrs UP TO LEVEL 2	3.4.4.1.

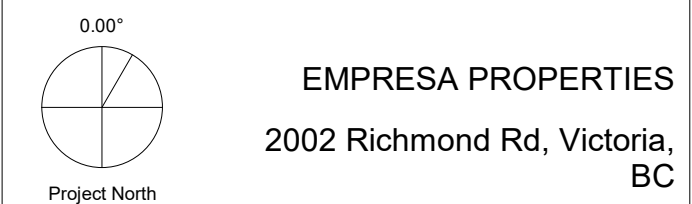
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TURNER SITE



EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

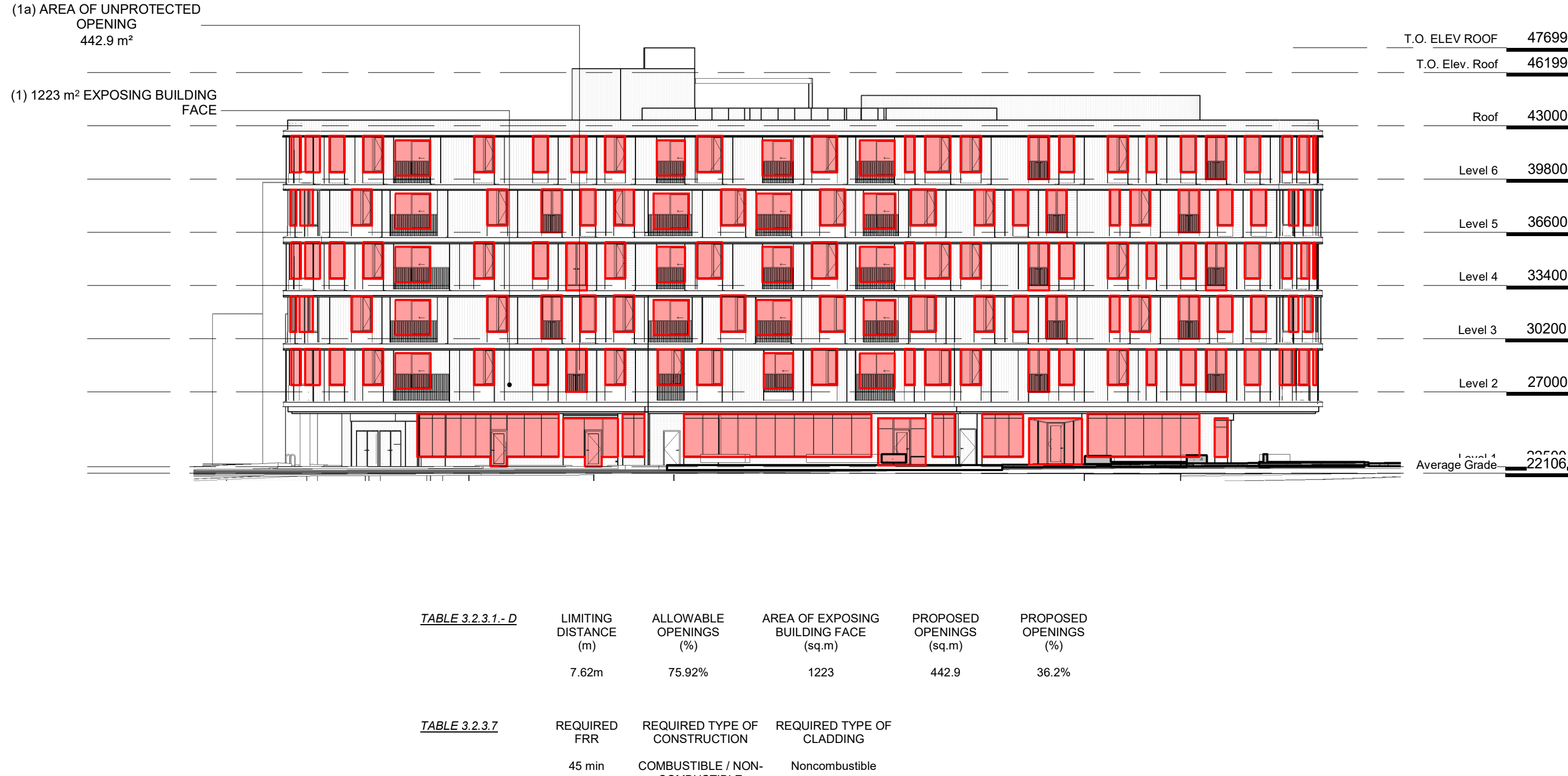
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Scale	As indicated
Project #	2305
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	A050





1 RICHMOND RD (East) ELEVATION
SCALE = 1 : 250



2 BIRCH ST ELEVATION
SCALE = 1 : 250



TABLE 3.2.3.1.-D (BCBC 2018)					
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)
1		NO EXPOSURE TO PROPERTY LINE			
2	0.97 m	38.5 m²	11.32%	1.1	10.5%
3	0.97 m	38.5 m²	11.32%	1.1	10.5%
4	0.97 m	38.5 m²	11.32%	1.1	10.5%
5	0.97 m	38.5 m²	11.32%	1.1	10.5%
6	0.97 m	38.5 m²	11.32%	1.1	10.5%

TABLE 3.2.3.7 (BCBC 2018)					
ALL COMPARTMENTS					
MIN. FIRE RESISTANCE RATING: 45 MIN					
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE					
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE					

3 NORTH FACING ELEVATION FROM PARKING LOT
SCALE = 1 : 250

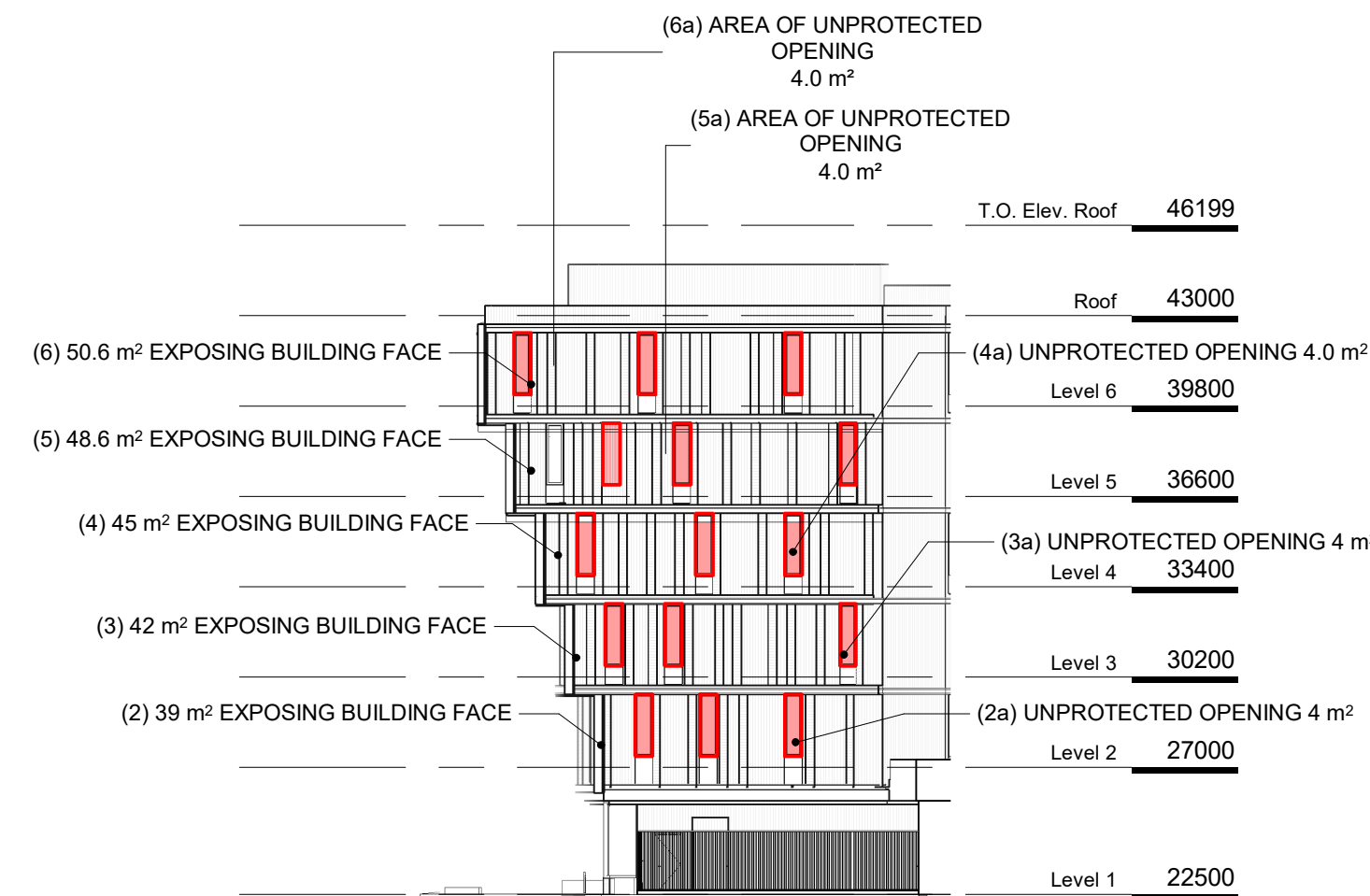


TABLE 3.2.3.1.-D (BCBC 2018)					
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)
2	1.26 m	39 m²	14.4%	4	10.3%
3	1.26 m	42 m²	14.4%	4	9.5%
4	1.26 m	45 m²	14.4%	4	8.9%
5	1.26 m	48.6 m²	14.4%	4	8.2%
6	1.26 m	50.6 m²	14.4%	4	7.9%

TABLE 3.2.3.7 (BCBC 2018)					
ALL REMAINING COMPARTMENTS					
MIN. FIRE RESISTANCE RATING: 45 MIN					
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE					
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE					

5 NORTH FACING ELEVATION FROM 2020 RICHMOND
SCALE = 1 : 250

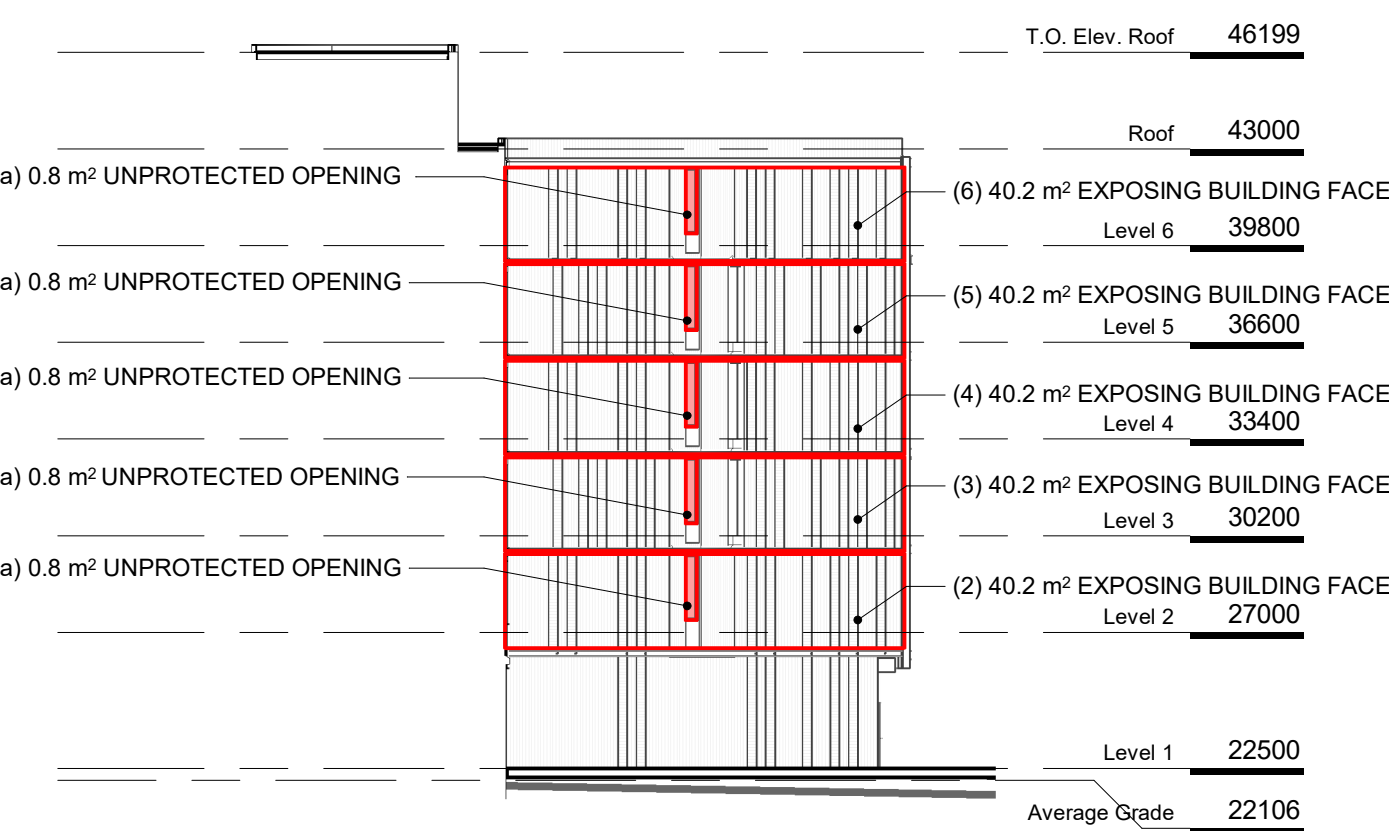


TABLE 3.2.3.1.-D (BCBC 2018)					
BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING BUILDING FACE	ALLOWABLE OPENINGS (%)	PROPOSED OPENING (SQ.M)	PROPOSED OPENING (%)
2	0.68 m	40.2 m²	7.93%	0.8	2%
3	0.68 m	40.2 m²	7.93%	0.8	2%
4	0.68 m	40.2 m²	7.93%	0.8	2%
5	0.68 m	40.2 m²	7.93%	0.8	2%
6	0.68 m	40.2 m²	7.93%	0.8	2%

TABLE 3.2.3.7 (BCBC 2018)					
ALL COMPARTMENTS					
MIN. FIRE RESISTANCE RATING: 45 MIN					
TYPE OF CONSTRUCTION REQ'D: COMBUSTIBLE/ NONCOMBUSTIBLE					
TYPE OF CLADDING REQ'D: NONCOMBUSTIBLE					

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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name		Spatial Separation	
Date		2024-05-01 2:56:13 PM	
Scale	1 : 250	Project #	2305
Revision		2024.05.01	
Sheet #		4	
Registered Architect GREGORY L.F. DAWSON 2024-05-01 BRITISH COLUMBIA		A051	

6 NORTH EAST ELEVATION
SCALE = 1 : 250

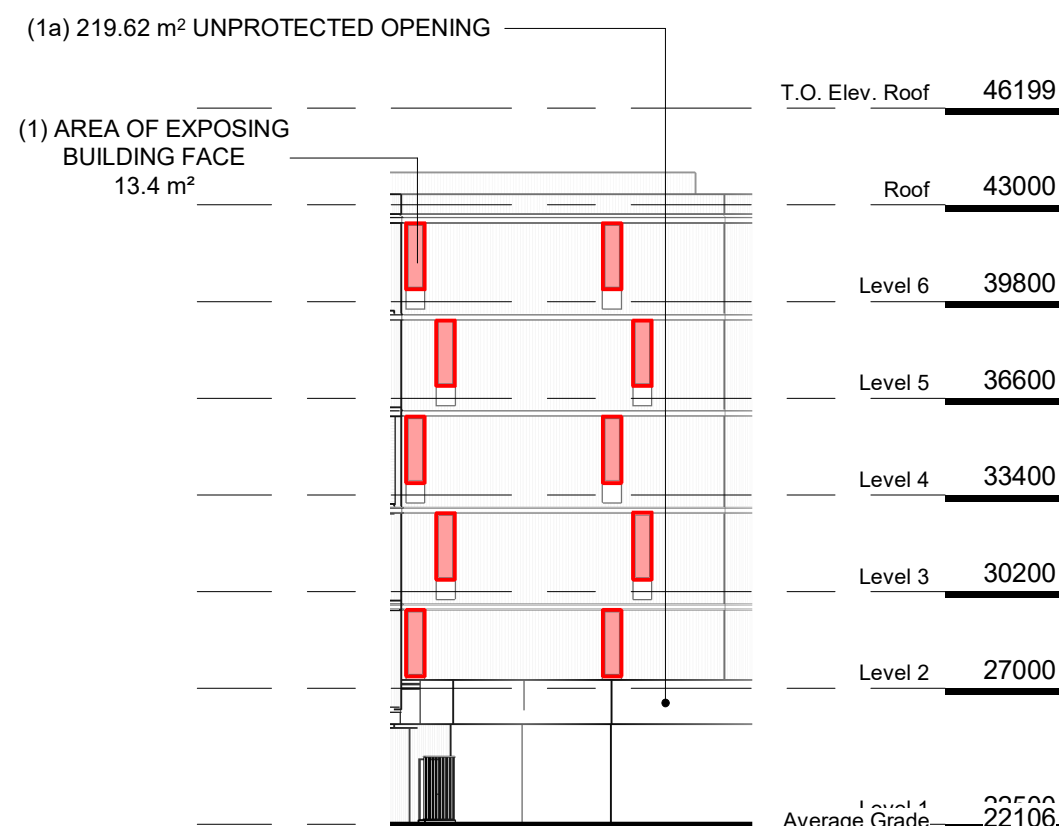
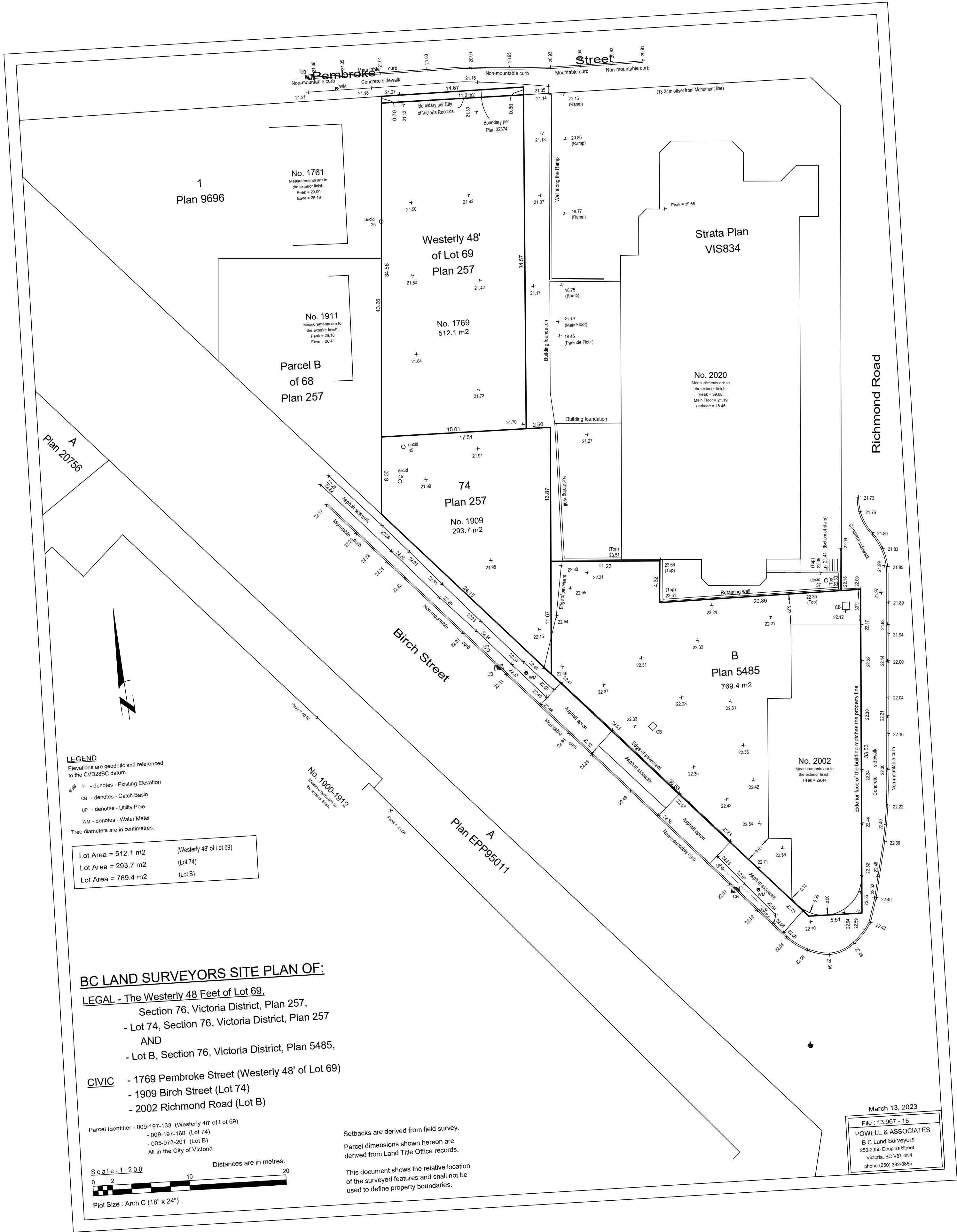
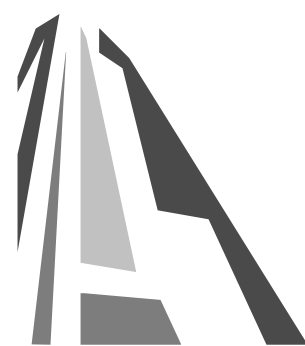


TABLE 3.2.3.1.-D				
LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
0.58m	6.77	219.62	13.72	6.25%

TABLE 3.2.3.7		
REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
45 min	COMBUSTIBLE / NON-COMBUSTIBLE	Noncombustible



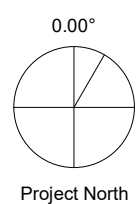
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TURNER SITE



EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
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Sheet Name

Survey

Date 2024-05-01 2:56:13 PM

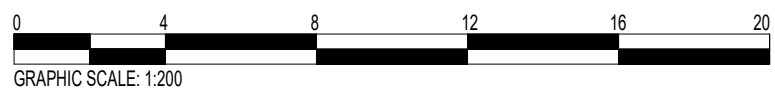
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Revision 2024.05.01 4

Sheet #

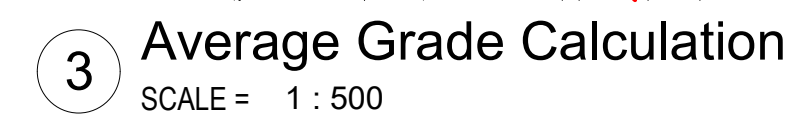
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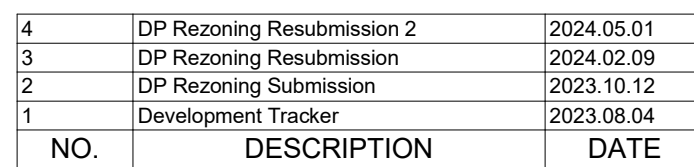


Distance Between Points

SCALE = 1 : 500



ZONING DATA				
ZONE		TBD - SITE SPECIFIC		
USE		RESIDENTIAL (L2-L6) COMMERCIAL (L1)		
EXISTING SITE AREA		1,586.8	m ²	
PROPOSED DEDICATION AREA		93.5	m ²	
PROPOSED SITE AREA		1,494.2	m ²	
REGULATORY CONDITIONS				
GROSS FLOOR AREA		4319.3	m ²	
COMMERCIAL FLOOR AREA		370.1	m ²	
TOTAL RESIDENTIAL FLOOR AREA		3949.2	m ²	
BUILDING HEIGHT (from Natural Grade)		24.0	m	
SETBACKS	RICHMOND	1.96	m	
	PEMBROKE	35.17	m	
	BIRCH	0.01	m	
	WEST (SIDE)	0.6	m	
EXTERIOR OPEN SPACE		136.1	m ²	
OPEN SITE SPACE		8.8	%	
FLOOR SPACE RATIO (FSR)		2.89 : 1		
SITE COVERAGE		61.7	%	
PARKING - VEHICLE				
USE	DENSITY	RATE	REQ'D	PROVIDED
RESIDENTIAL	10 UNITS (<45m ²)	0.75 / unit	7.5	13 SPACES
	25 UNITS (45-70m ²)	0.90 / unit	22.5	
	20 UNITS (>70m ²)	1.30 / unit	26	
VISITOR (RES.)	55 UNITS	0.1 / unit	5.5	
COMM. *	395.3m ²	1 / 20m ²	19.7	
TOTAL:			81	
PARKING - BICYCLE				
USE	DENSITY	RATE	REQ'D	PROVIDED
RESIDENTIAL	10 UNITS (<45m ²)	1 / unit	10	110 LONG TERM
	45 UNITS (> 45m ²)	1.25 / unit	56	
VISITOR (RES.)	55 UNITS	6 spaces	6	10 SHORT TERM
COMM. *	395.3m ²	1 / 200m ²	2	
VISTOR (COMM.) *	395.3m ²	1 / 100m ²	4	
TOTAL:			78	
RESIDENTIAL USE DETAIL				
Total number of Units		55		
UNIT TYPE				
Studio		10		
1 Bed		25		
2 Bed		20		
Minimum unit floor area		33.74 m ²		



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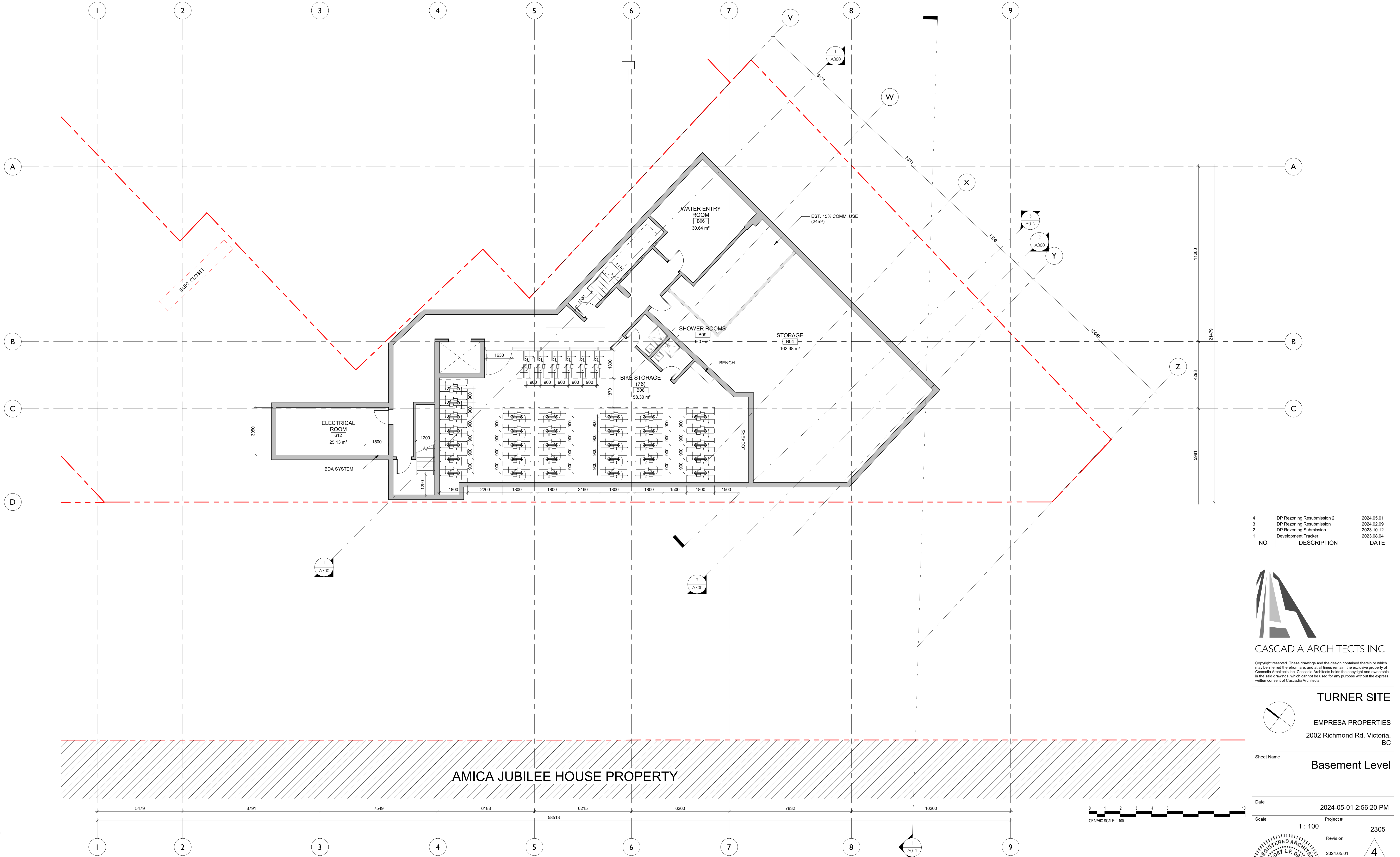
TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Site Plan & Project Data

Date	2024-05-01 2:56:17 PM		
Scale	As indicated		Project #
		Revision	2305
		2024.05.01	
		Sheet #	A101

A101



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Basement Level

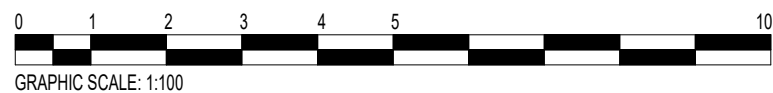
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2024-05-01 2:56:20 PM

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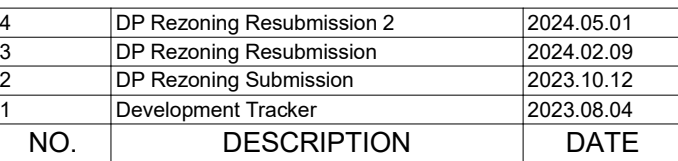
Project #
2305

Revision
2024.05.01
4

Sheet #
A120



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TURNER SITE

MPRESA PROPERTIES
2 Richmond Rd, Victoria,
BC

Sheet Name Level 1

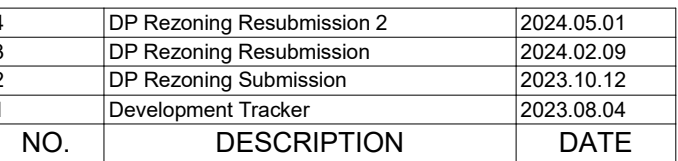
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1 : 100	2305

	Revision 2024.05.01	
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Sheet #

A121



TURNER SITE

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2 Richmond Rd, Victoria,
BC

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Date 2024-05-01 2:56:27 PM

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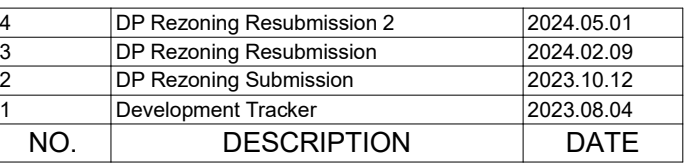
Revision

2024.05.01

4

Sheet #

A122



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102 Richmond Rd, Victoria,
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Sheet Name Level 3

Date October 12, 2023

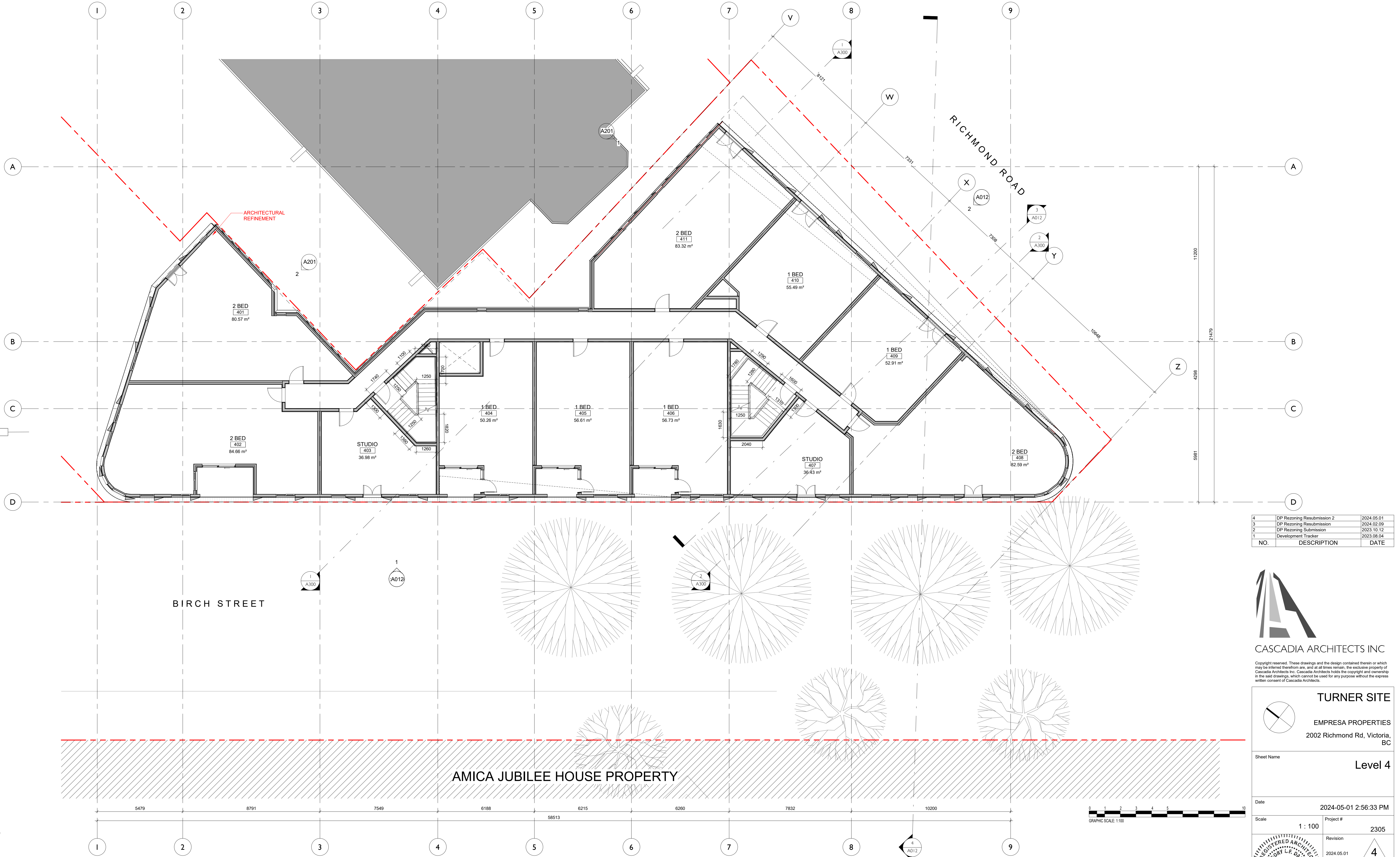
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 Revision
 2024.05.01
 

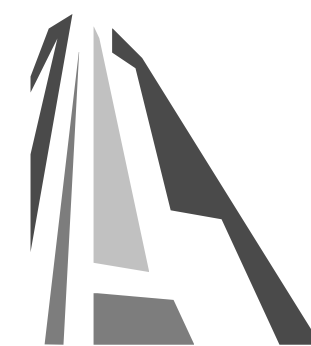
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A123

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4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE
EMPRESA PROPERTIES
2002 Richmond Rd, Victoria, BC

Sheet Name

Level 4

Date

2024-05-01 2:56:33 PM

Scale

1 : 100

Project #

2305

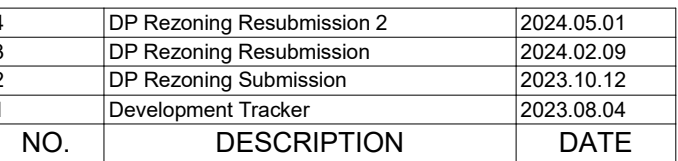
Revision

4

Sheet #

A124

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EMPRESA PROPERTIES
102 Richmond Rd, Victoria,
BC

Sheet Name Level 5

Date 2024-05-01 2:56:35 PM

Scale	1 : 100	Project #	2305
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Revision
2024.05.01

Sheet #

A125





4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Level 6

Date
2024-05-01 2:56:37 PM

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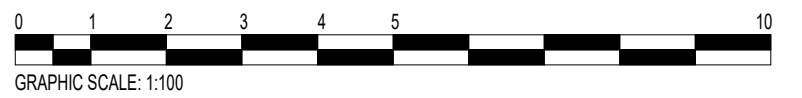
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2305

Revision
2024.05.01

4

Sheet #

A126



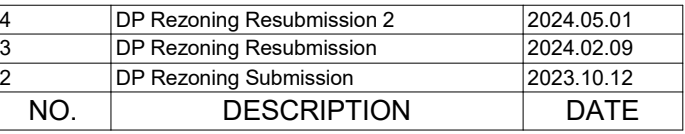
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AMICA JUBILEE HOUSE PROPERTY

BIRCH STREET

RICHMOND ROAD

ARCHITECTURAL
REFINEMENT



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EMPRESA PROPERTIES
102 Richmond Rd, Victoria,
BC

Sheet Name

Roof Level

Date 2024-05-01 2:56:40 PM

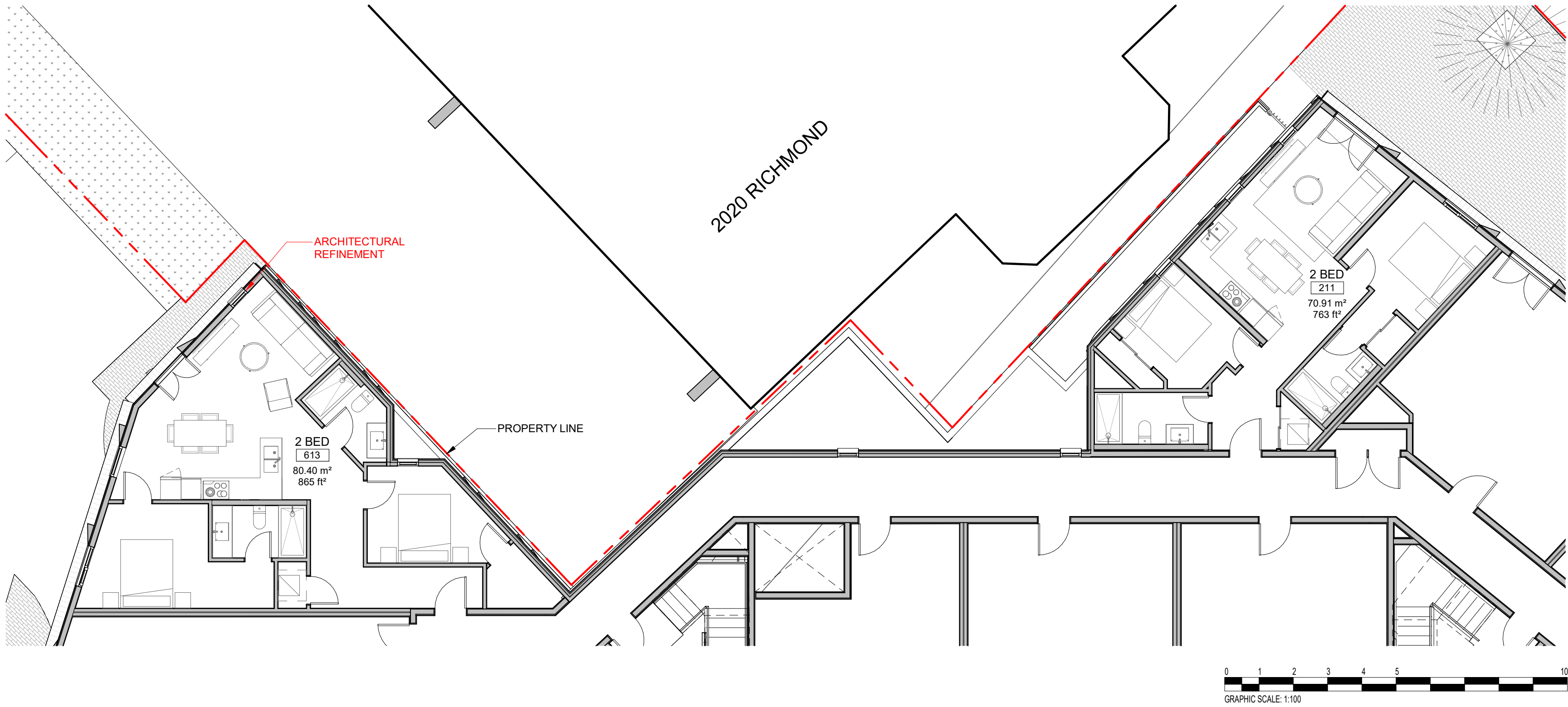
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1 : 100	2305

2024.05.01 4

Sheet # _____

A127



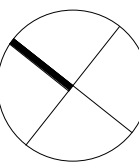


4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
NO.	DESCRIPTION	DATE



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TURNER SITE

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2002 Richmond Rd, Victoria,
BC

Sheet Name
Unit Layouts along PL

Date
2024-05-01 2:56:40 PM

Scale
1 : 100

Project #
2305



Revision
2024.05.01

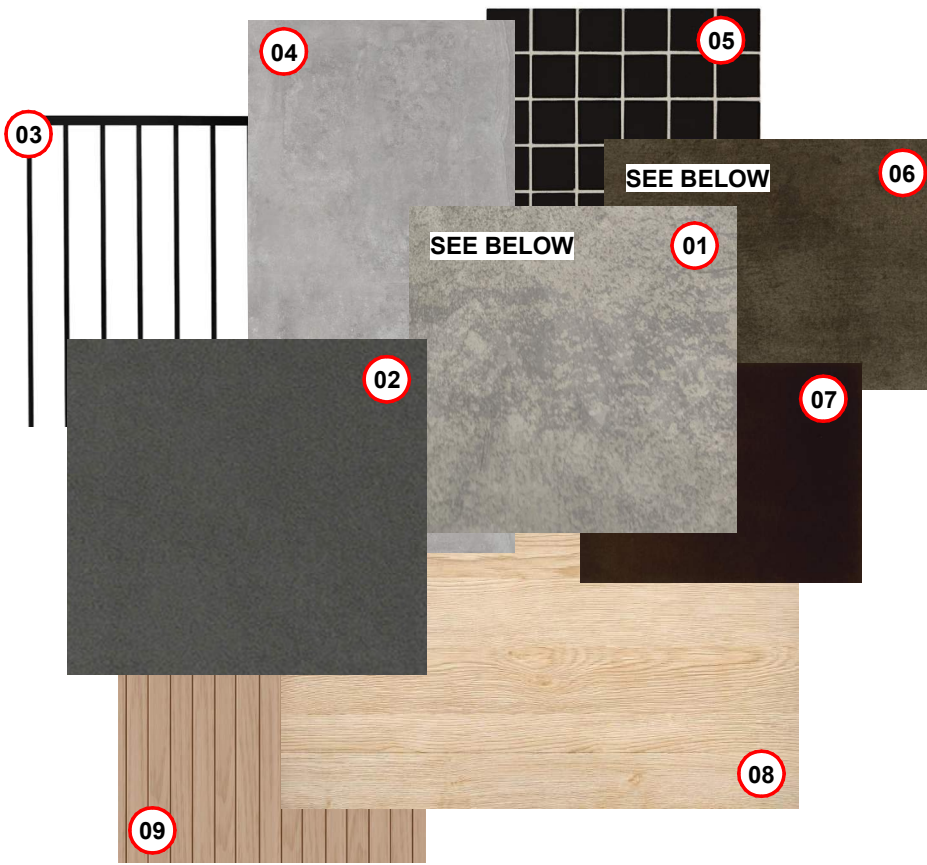
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A128



1 Birch Street Elevation
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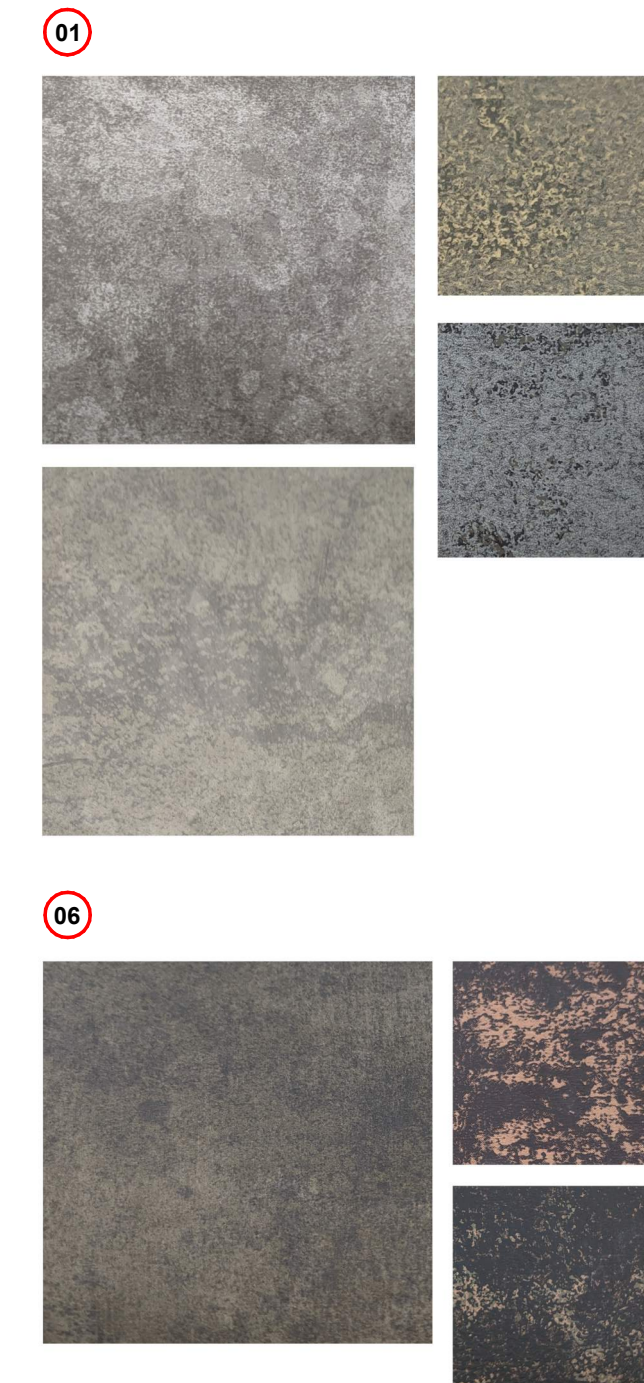
- MATERIALS LEGEND**
- 01 Metal Panel - Colour 01
 - 02 Cementitious Panel - Dark Colour 02
 - 03 Metal Picket - Dark Colour 02
 - 04 Cast-in-place Arch. Concrete
 - 05 Black tile
 - 06 Metal Panel - Colour 02
 - 07 Aluminum (Dark) pergola
 - 08 Wood
 - 09 Wood Soffit



2 Richmond Road Elevation
SCALE = 1 : 100

URBAN
AGRICULTURAL
PLANTERS
REFER
LANDSCAPE

Range of materials based on availability and cost:
Illustrated are products from Pure + Freeform and Old Country Metals. Both offer custom products based on volume.



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



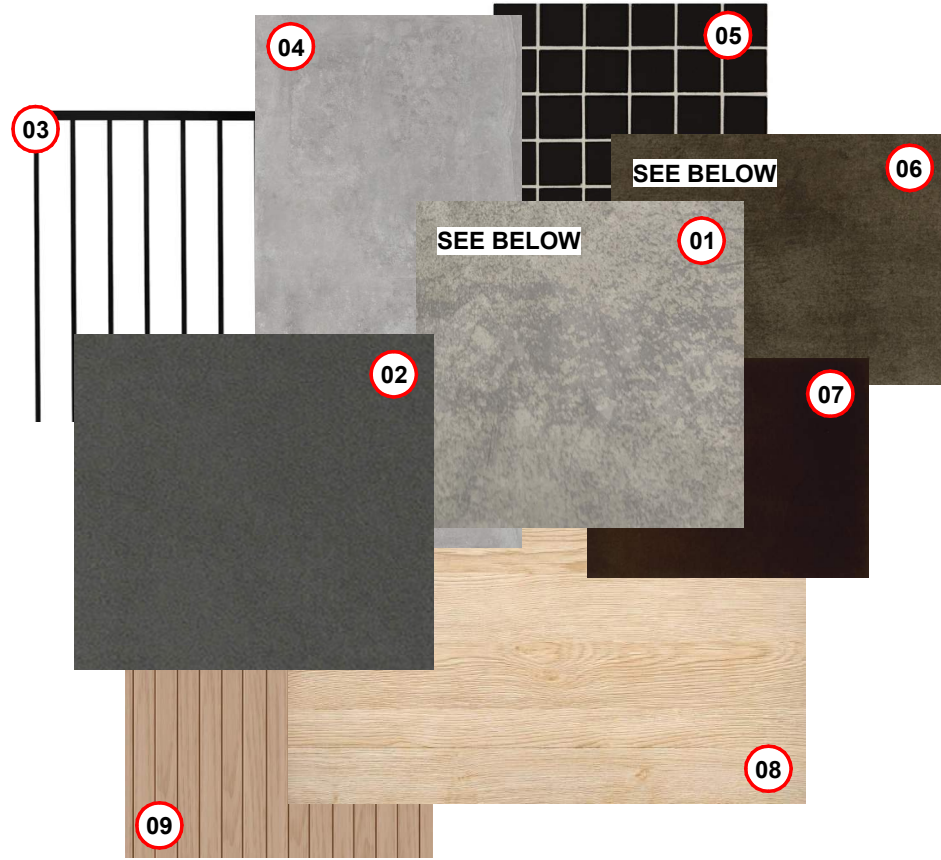
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TURNER SITE		
EMPRESA PROPERTIES 2002 Richmond Rd, Victoria, BC		
Sheet Name	Elevations	
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Scale	As indicated	Project # 2305
Revision	2024.05.01	4
Sheet #	A200	

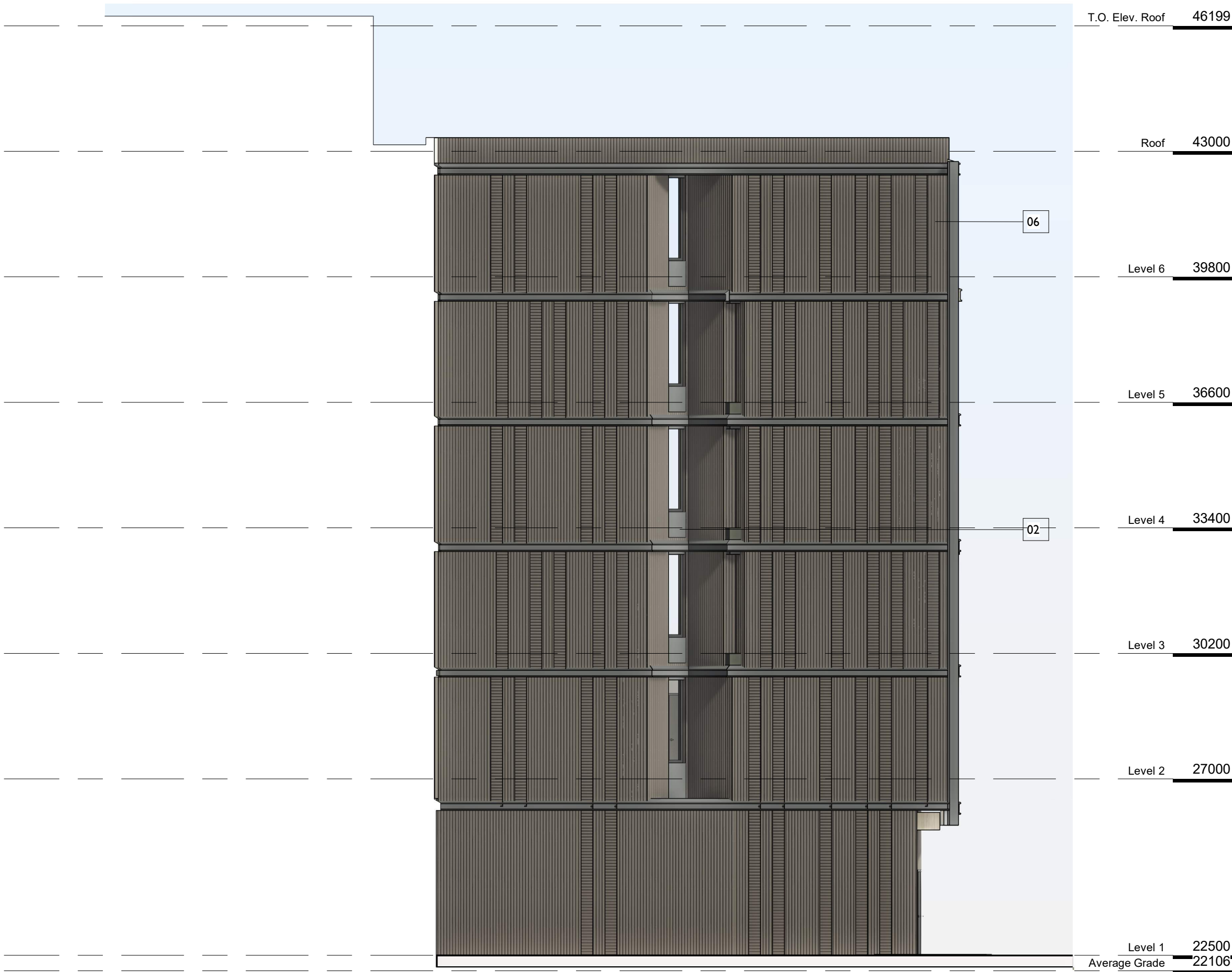




- MATERIALS LEGEND
- 01 Metal Panel - Colour 01
 - 02 Cementitious Panel - Dark Colour 02
 - 03 Metal Picket - Dark Colour 02
 - 04 Cast-in-place Arch. Concrete
 - 05 Black tile
 - 06 Metal Panel - Colour 02
 - 07 Aluminum (Dark) pergola
 - 08 Wood
 - 09 Wood Soffit



1 NORTH FACING ELEVATION FROM 2020 RICHMOND SITE
SCALE = 1 : 100



Range of materials based on availability and cost:
Illustrated are products from Pure + Freeform and Old Country Metals. Both offer custom products based on volume.



4	DP Rezoning Resubmission 2	2024.05.01
3	DP Rezoning Resubmission	2024.02.09
2	DP Rezoning Submission	2023.10.12
1	Development Tracker	2023.08.04
NO.	DESCRIPTION	DATE



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TURNER SITE

EMPRESA PROPERTIES
2002 Richmond Rd, Victoria,
BC

Sheet Name
Elevations

Date
2024-05-01 2:57:27 PM

Scale
As indicated

Project #
2305

Revision
2024.05.01

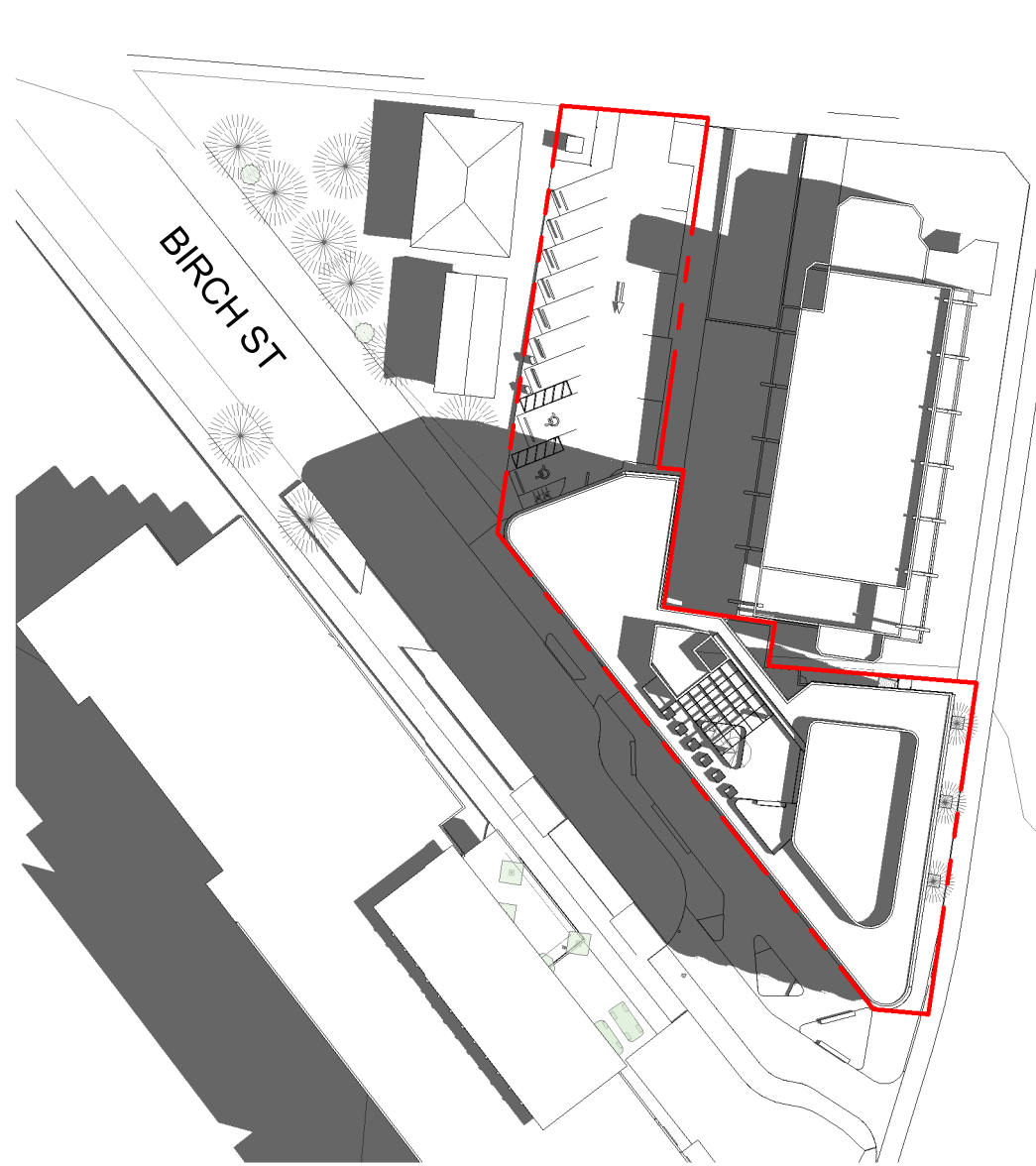
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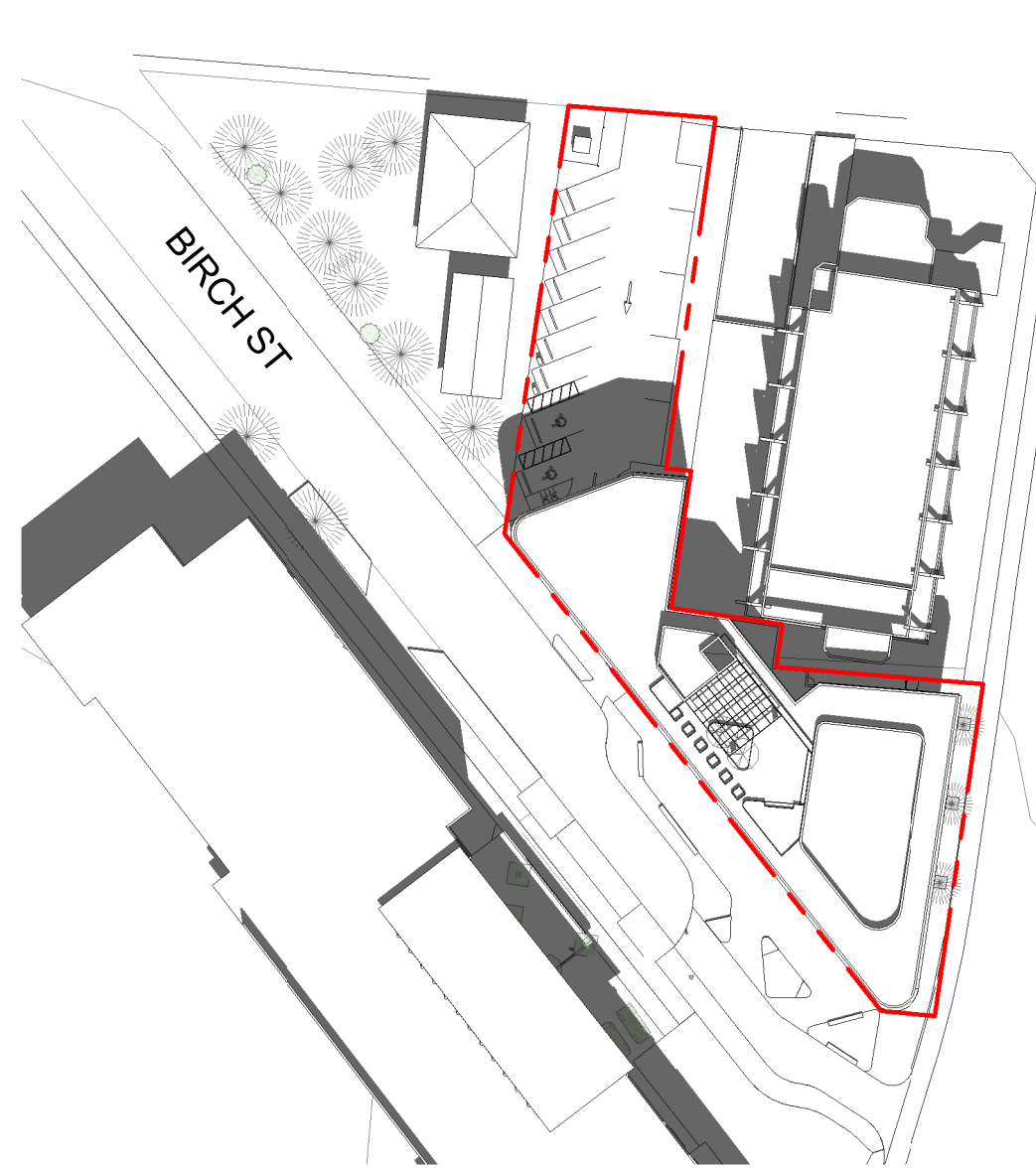
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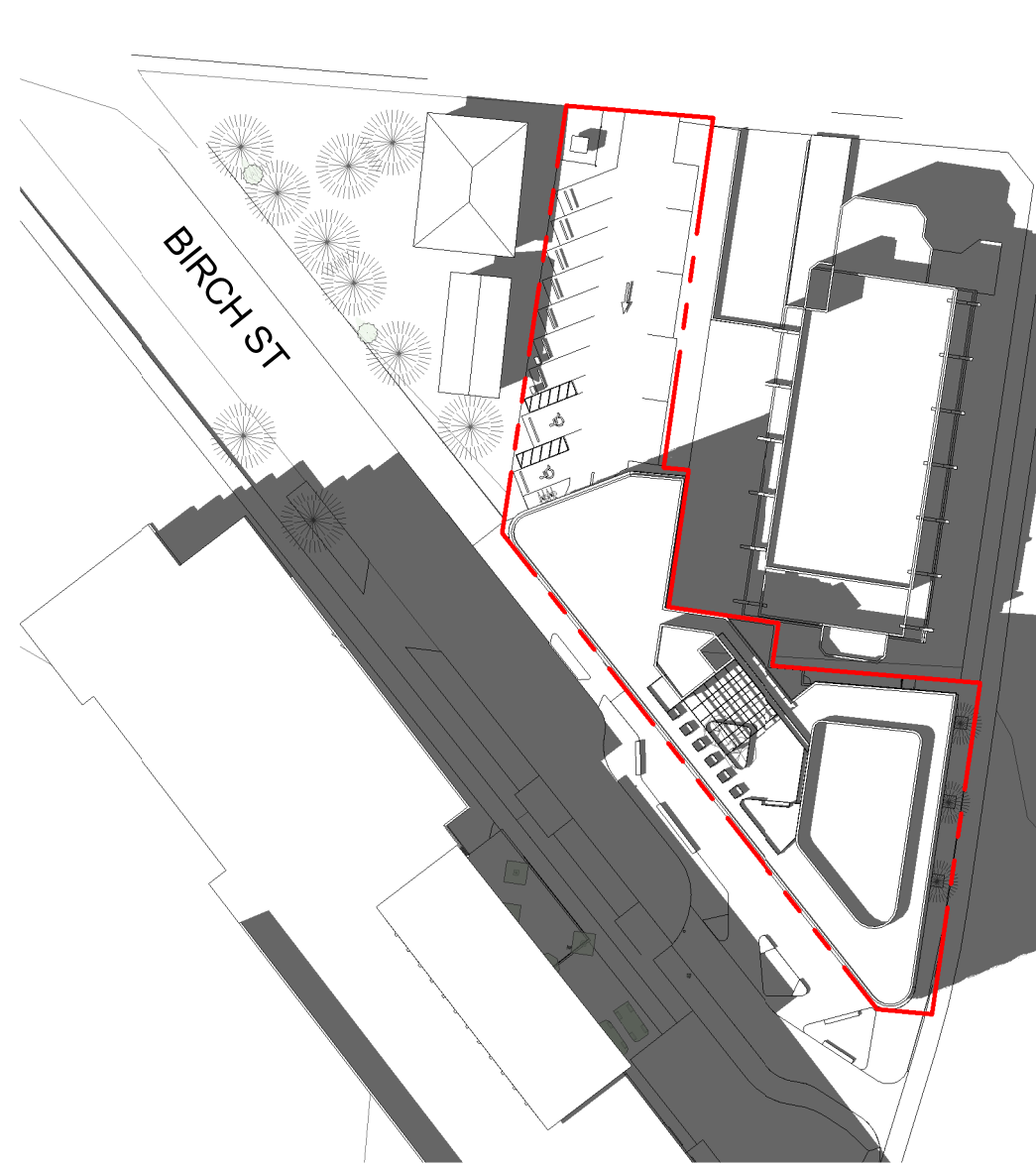
2 EAST FACING ELEVATION FROM 2020 RICHMOND SITE
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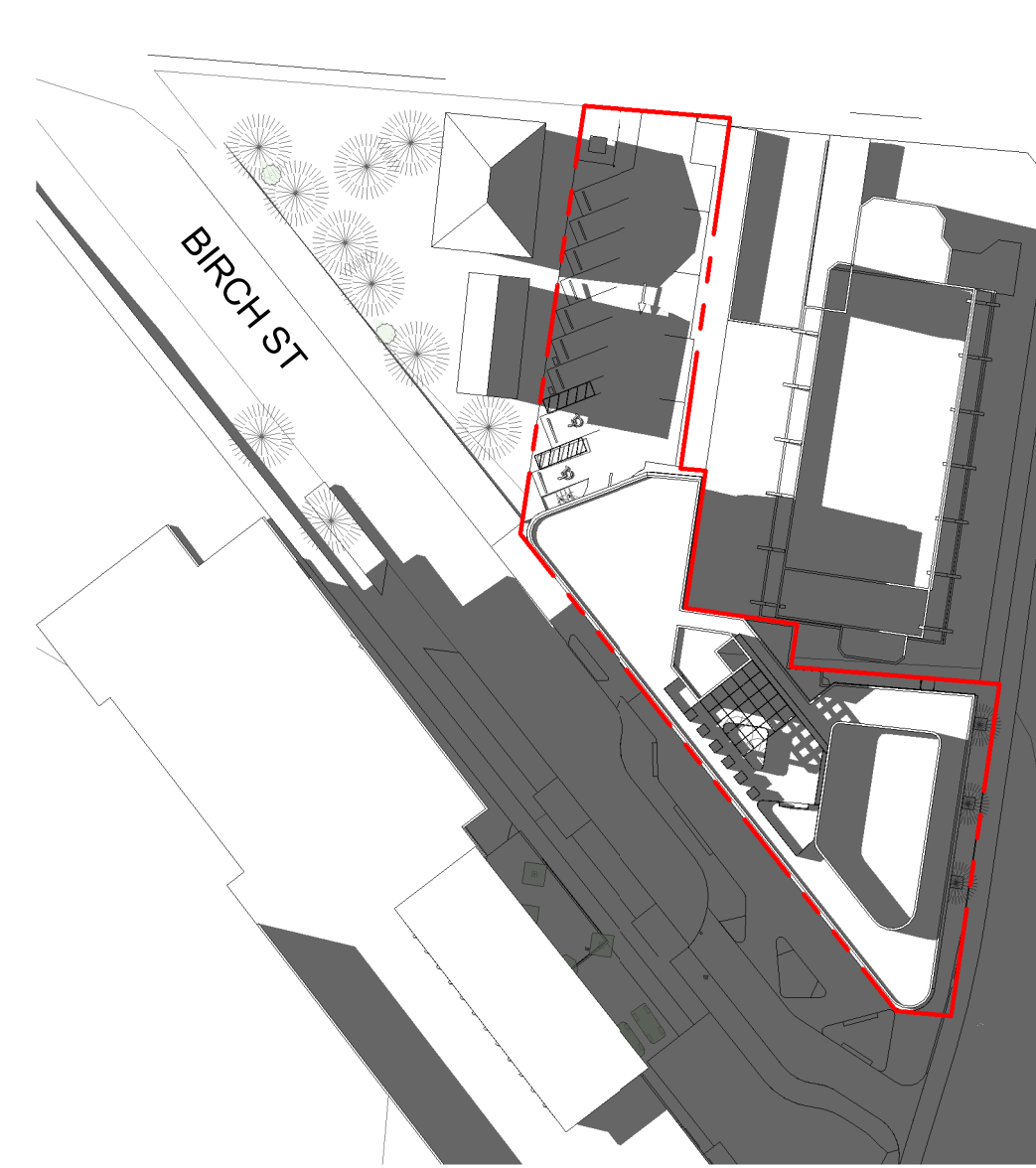
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2 Shadow Study - Summer Solstice 12 PM
SCALE = 1 : 750



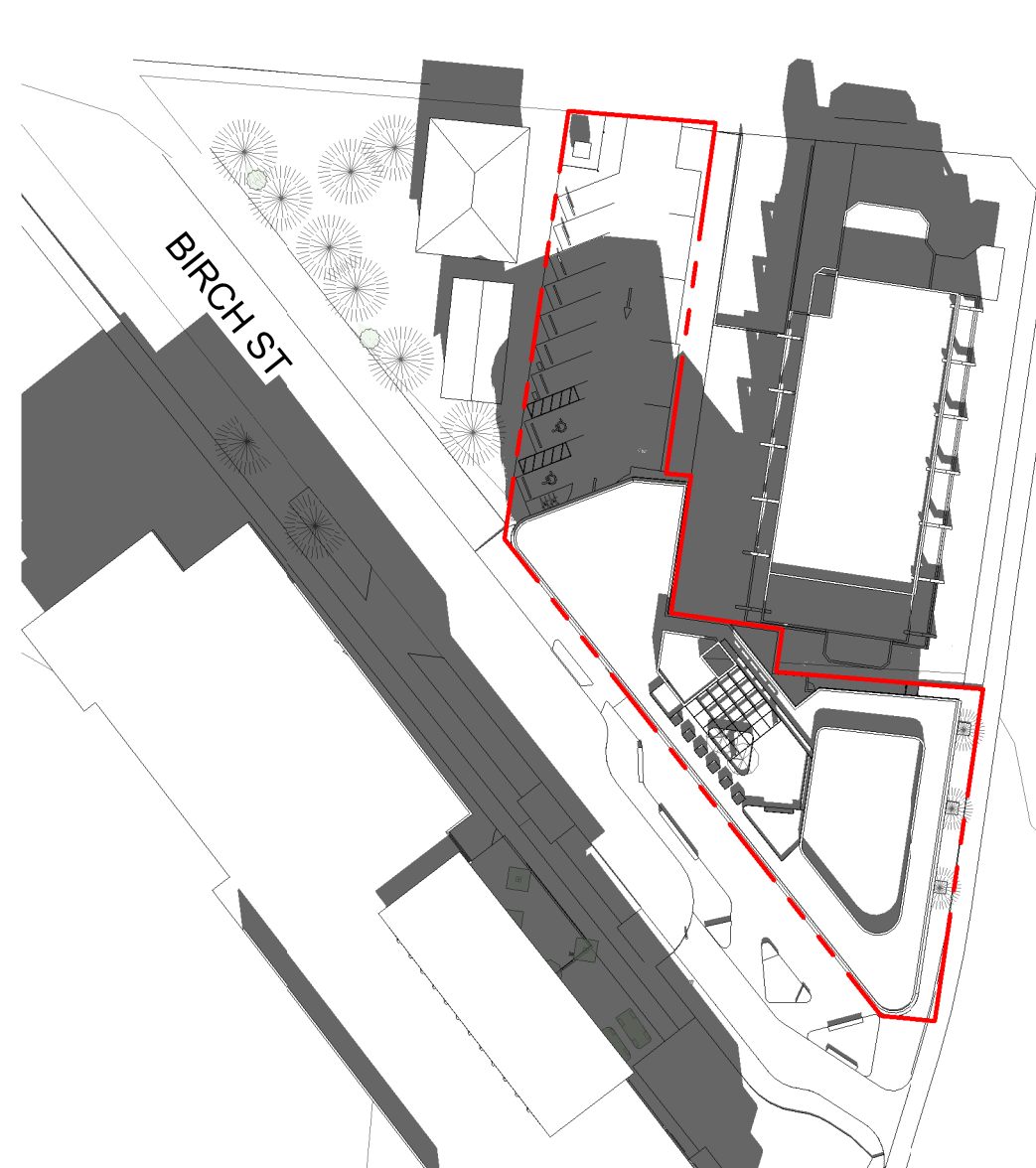
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SCALE = 1 : 750



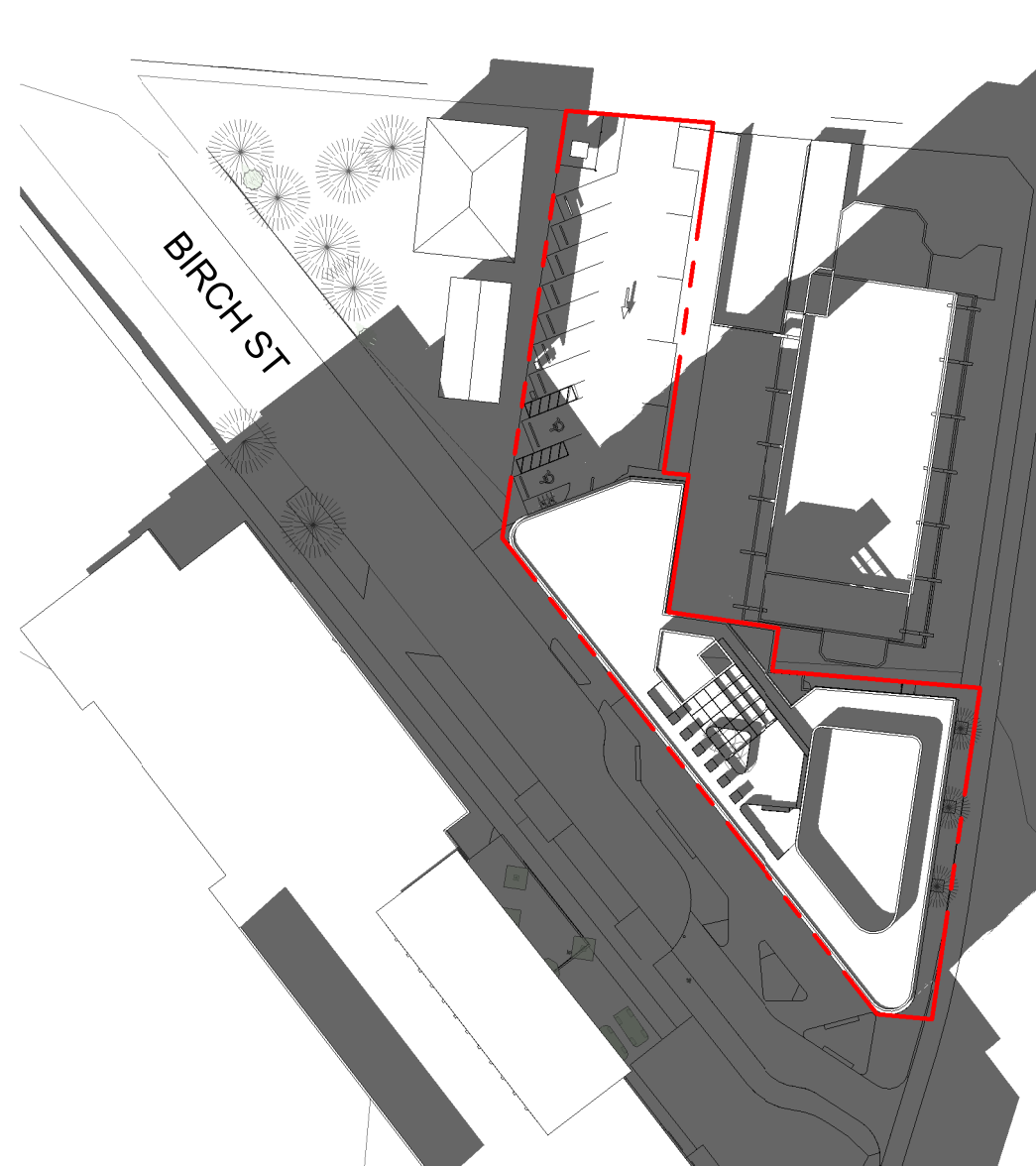
4 Shadow Study - Summer Solstice 6 PM
SCALE = 1 : 750



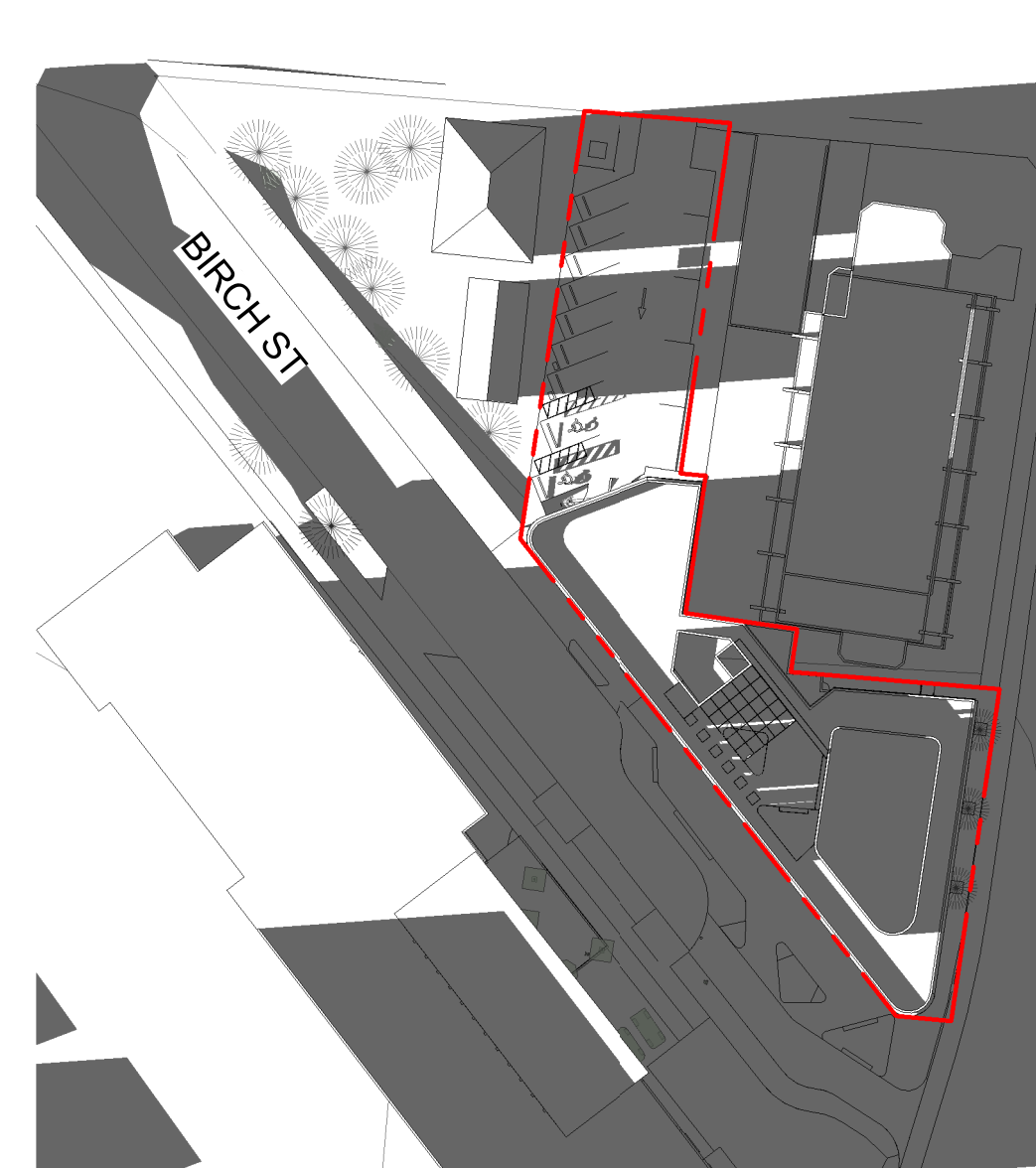
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6 Shadow Study - Equinox 12 PM
SCALE = 1 : 750



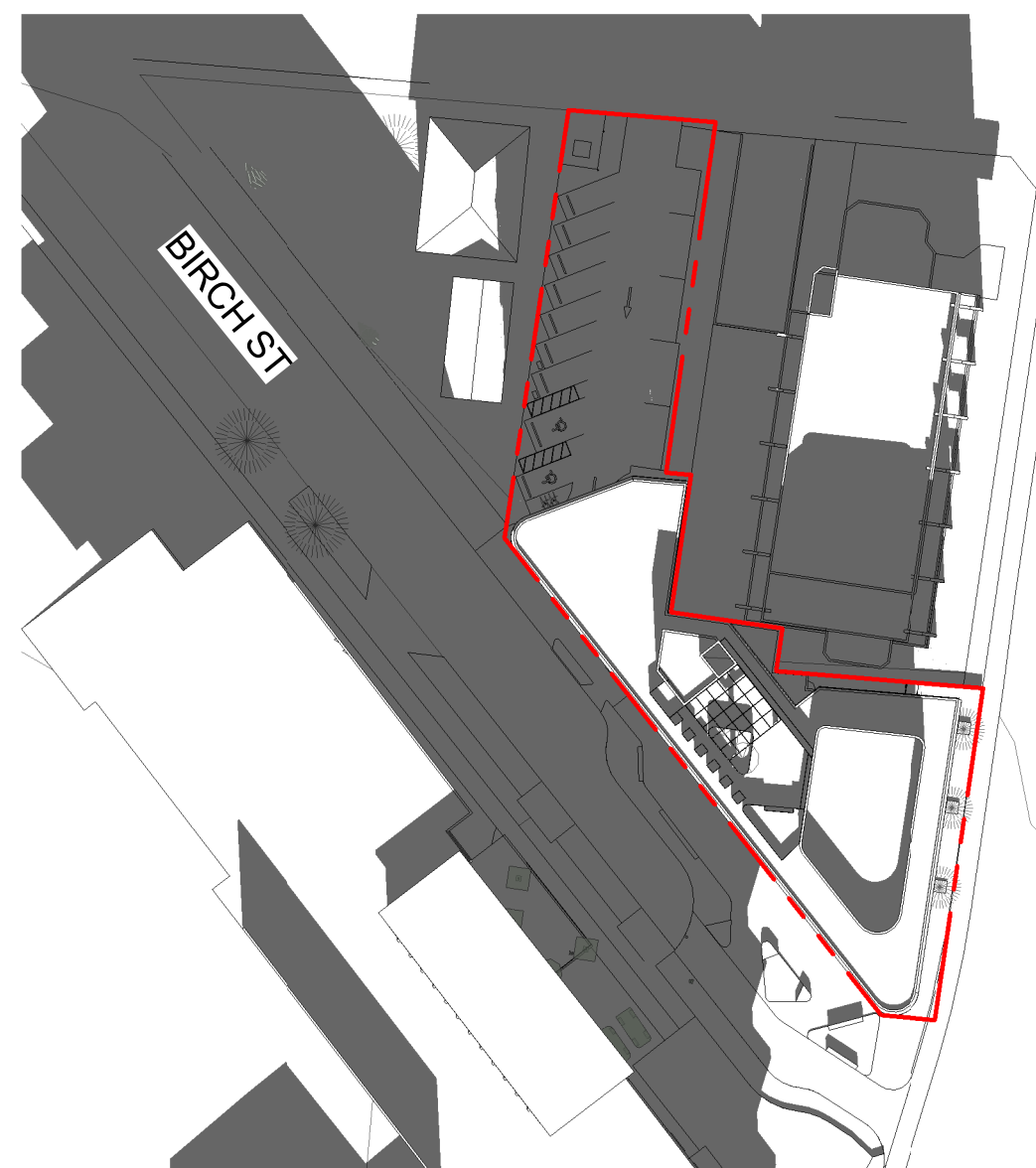
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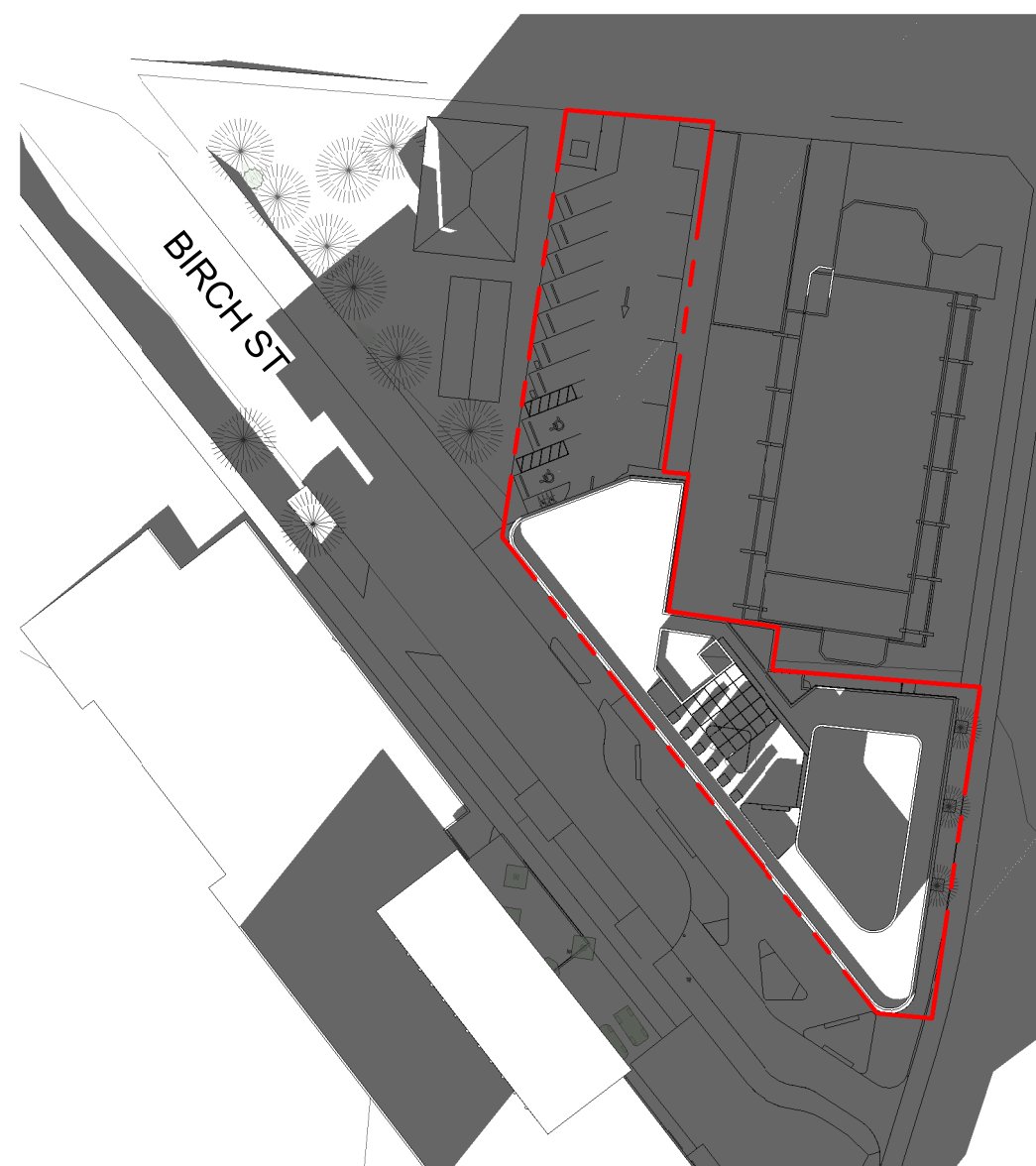
8 Shadow Study - Equinox 6 PM
SCALE = 1 : 750



9 Shadow Study - Winter Solstice 9 AM
SCALE = 1 : 750



10 Shadow Study - Winter Solstice 12 PM
SCALE = 1 : 750



11 Shadow Study - Winter Solstice 3 PM
SCALE = 1 : 750



12 Shadow Study - Winter Solstice 6 PM
SCALE = 1 : 750

4	DP Rezoning Resubmission 2	2024.05.01
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NO.	DESCRIPTION	DATE



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TURNER SITE		
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Sheet Name Shadow Study		
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Revision 2024.05.01		4
Sheet # A900		

