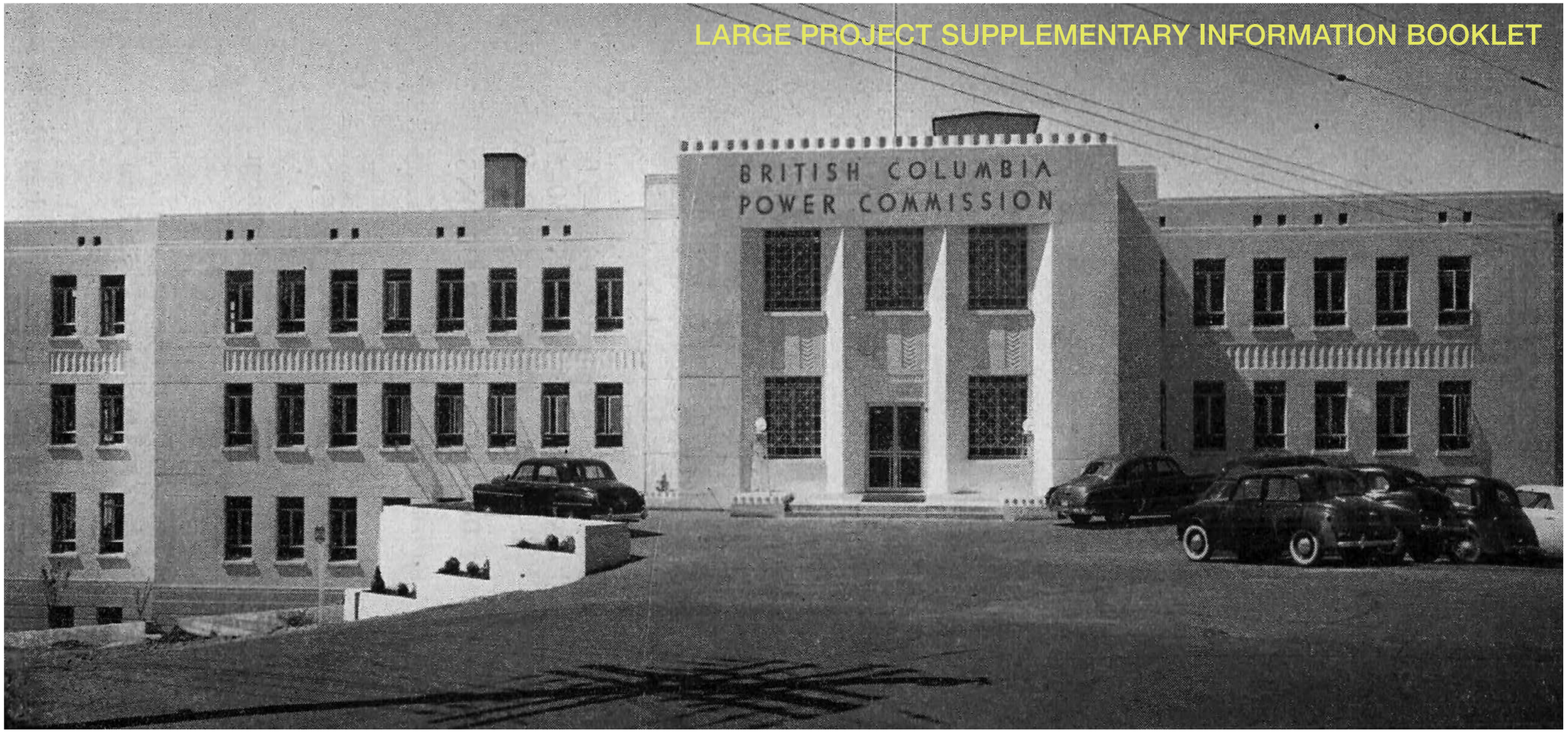
780 BLANSHARD STREET

REZONING AND HERITAGE ALTERATION PERMIT RE-SUBMISSION



LARGE PROJECT SUPPLEMENTARY INFORMATION BOOKLET

UPDATED PAGE

Info

This document contains supplementary information for the rezoning and heritage alteration permit submission for 780 Blanshard Street.
For a summary of the submission materials and rationale, see the Letter to Mayor and Council. See also the complete package of design drawings and reports which make up the application.

Team

RELIANCE PROPERTIES

omb
office of mcfarlane biggar
architects + designers

COMMUNITY DESIGN STRATEGIES

G | ALA
Gauthier + Associates Landscape Architects Inc.

WATT Consulting Group

wsp

Pink highlights indicate new or updated content since previous submission.

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01 PROJECT RATIONALE

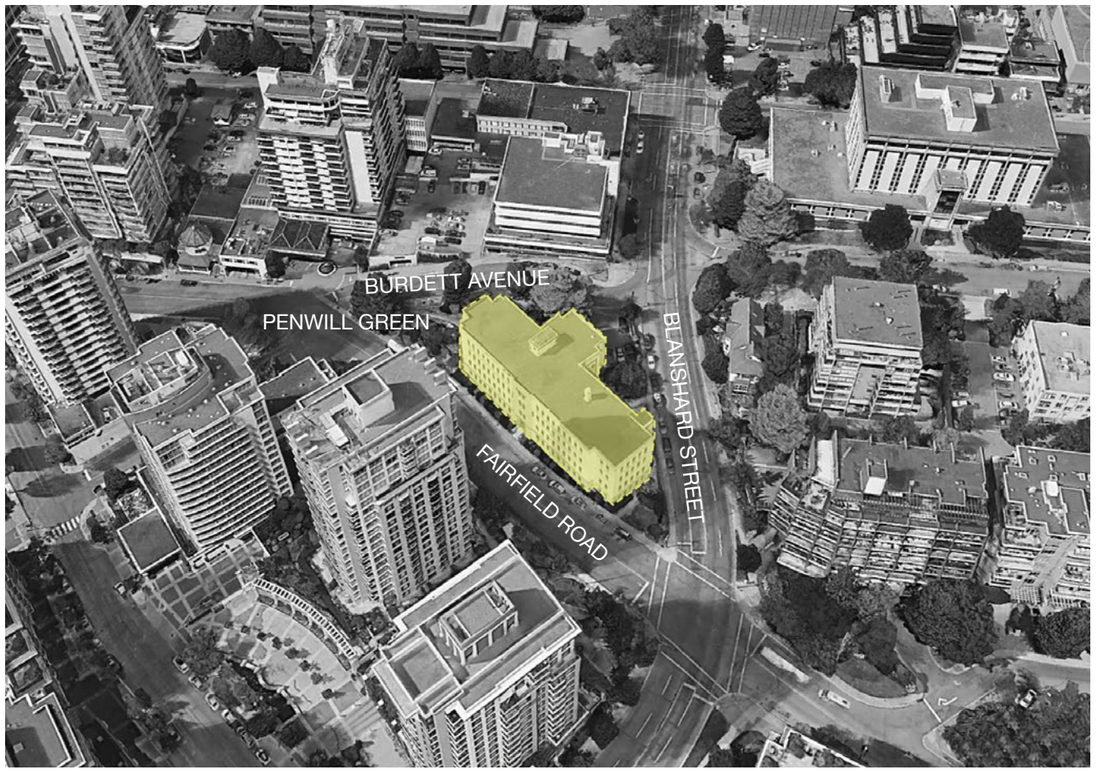
UPDATED PAGE

01 PROJECT RATIONALE
SUBJECT SITE

Civic Address	780 Blanshard Street, Victoria, BC V8W 2H1
Legal Description	Lots 1, 2, 3, 4, 28 & 29 of Section 88 and of Lot 1627, Christ Church Trust Estate, Victoria, Plan 35B
Current Zoning	CBD-1
DP Area	DPA-2 (HC)
OCP Area	Core Business
Heritage Status	Registered (Commercial)
Site Area	2,272.4 m^2 (24,460 ft^2)
Density (FSR)	Existing: 1.68 Zoning Max: 3.0 OCP Max: 6.0 (3.0 Residential)
Existing Floor Area	3,807.2 m^2 (40,980 ft^2)
Existing Building	4-storey cast-in-place concrete Heritage Building (Registered)
Existing Use	Office
Maximum Height	Zoning: 43 m OCP: 24 Storeys DCAP: 45 m / 11 Commercial Storeys / 15 Residential Storeys

SITE CONTEXT

The 2,272 m^2 site is unique in the city. It is a steeply sloping triangular ‘island’ lot with no abutting private property lines. The site is bordered by three streets: Blanshard Street on the east, Burdett Avenue on the north, and Fairfield Road along the NW-SE axis. Immediately adjacent to the west is a small municipal park, Penwill Green. The most prominent feature of the site is the British Columbia Power Commission Building, a late Art Deco-styled cast-in-place concrete structure (completed in 1950).



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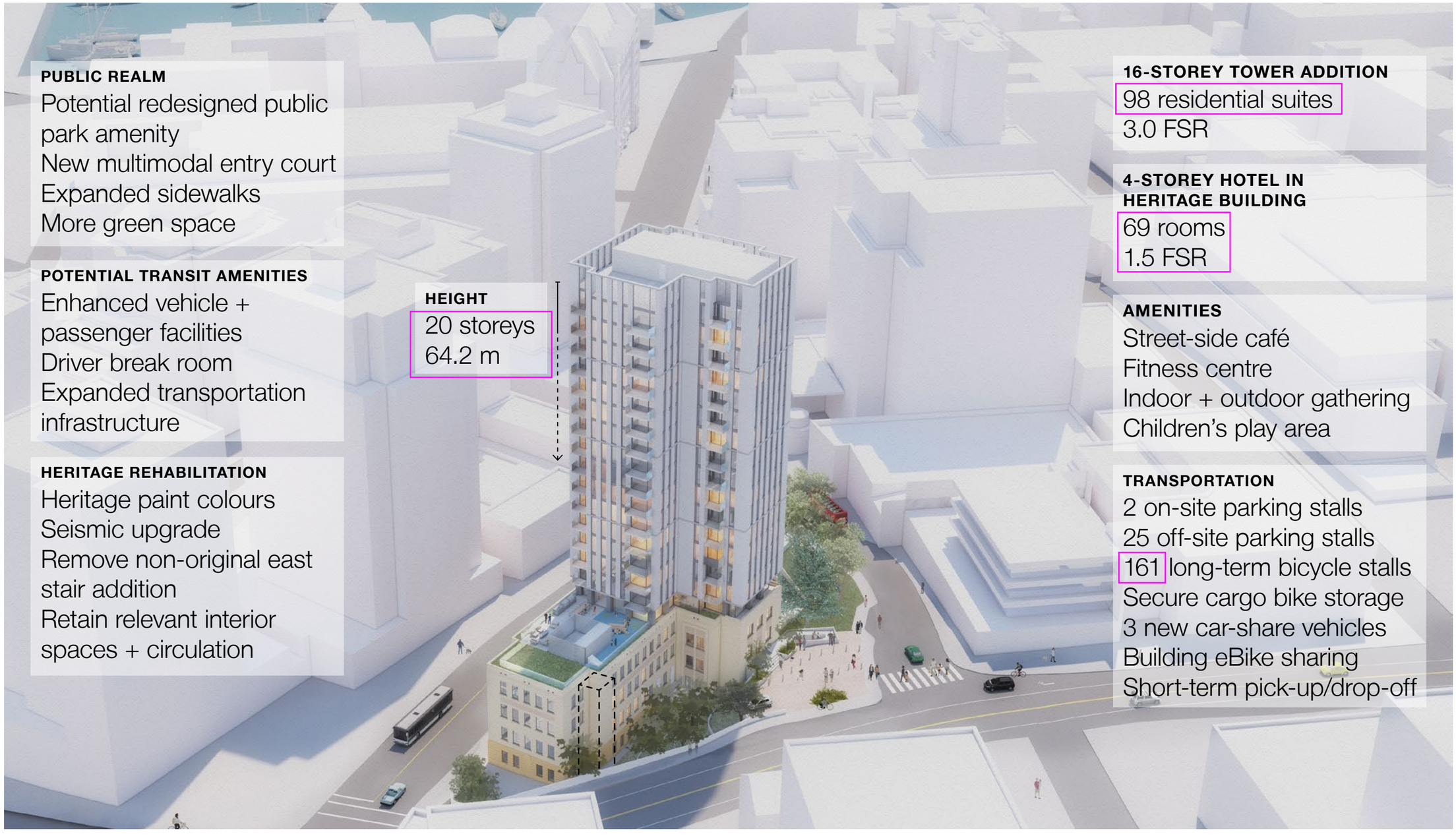
01 PROJECT RATIONALE
PROJECT AT A GLANCE



PUBLIC REALM
Potential redesigned public park amenity
New multimodal entry court
Expanded sidewalks
More green space

POTENTIAL TRANSIT AMENITIES
Enhanced vehicle + passenger facilities
Driver break room
Expanded transportation infrastructure

HERITAGE REHABILITATION
Heritage paint colours
Seismic upgrade
Remove non-original east stair addition
Retain relevant interior spaces + circulation

HEIGHT
20 storeys
64.2 m

16-STOREY TOWER ADDITION
98 residential suites
3.0 FSR

4-STOREY HOTEL IN HERITAGE BUILDING
69 rooms
1.5 FSR

AMENITIES
Street-side café
Fitness centre
Indoor + outdoor gathering
Children's play area

TRANSPORTATION
2 on-site parking stalls
25 off-site parking stalls
161 long-term bicycle stalls
Secure cargo bike storage
3 new car-share vehicles
Building eBike sharing
Short-term pick-up/drop-off

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01 PROJECT RATIONALE
VISION, GOALS + CHALLENGES

The intention for this project is to revitalize an important existing site within downtown Victoria in a way which makes the most of its opportunities and addresses its challenges with a thoughtful, responsible, sensitive, and viable approach. The team envisions a new development that: restores an important heritage building, strengthens the urban network, improves the surrounding public realm, renews the adjacent municipal park, provides significantly expanded public transit infrastructure, and ultimately helps create a more vibrant, resilient, and diverse community.

This proposal is informed by several significant opportunities, including the chance to:

- Rehabilitate an important heritage structure, and to install a new program which brings a semi-public character through a hotel use operation allowing more people to access and interact with the building.
- Respond to the unique characteristics of the site and urban context in a way that meaningfully enhances the utility, character, and social importance of the heritage building and surrounding public realm.
- Extend and enhance the mobility infrastructure on the site and its immediate surroundings to create an “urban mobility hub.”
- Infuse more housing choice within the downtown core to address current and future needs.
- Establish new connections between the building, its precinct, and the street for a vibrant dialog between the public realm and the heritage building.

Conversely, the site has several constraints and challenging conditions to consider in redevelopment. These include:

- The challenge of creating a sensitive and compelling addition to the heritage building that balances programmatic demands, urban design considerations, policy goals, and financial realities.
- The scale of the public realm improvements needed improve and revitalize the ‘urban island’ site with three frontages and the interconnected relationship with the under-utilized Penwill Green park.
- The constraints imposed by the skewed relationship of the existing building to the streets and property lines, the geometry of the site, and the sloped topography. These create significant challenges for site design, architectural response, and conformance to existing zoning bylaws and design guidelines.
- The inability to provide any significant on-site parking while also retaining the existing heritage building.

NEW PAGE

01

PROJECT RATIONALE
EMERGING PRINCIPLES + DESIGN CONCEPTS

Based on an analysis of the heritage building and site history, the urban design considerations, and planning and policy context, the team developed a set of emerging principles to guide the design decision making. Building on the principles in combination with the opportunities and constraints presented by the site, several design concepts are proposed which form the core of the overall proposal.

Emerging Principles

Support Urban Vitality
Design to Complement + Enhance
Build on Unique Character
Strengthen the Urban Network
Respond to Ecology + Climate
Increase Safety + Inclusion

Design Concepts

Renew Penwill Green
Create a Multimodal Entry Plaza
Redefine Burdett Avenue
Renew the Heritage Building
Connect a Multi-Modal Hub
Complement Housing with Active Uses
Activate Street Frontages
Realize Landmark Potential

NEW PAGE

01 PROJECT RATIONALE
THE ARCHITECTURE

GOALS

Conceived as a comprehensive heritage rehabilitation and complementary contemporary addition, the design proposal aims to achieve several goals:

- Retain and enhance the existing character of the site.
- Execute thoughtful architecture that is complementary to the heritage building, its immediate neighbours, and the city.
- Develop an urban design which transforms the public realm around the property to better activate the street and welcome people to and around the site.
- Install a mixed-use program that aligns with the employment, housing, and tourism goals of the city. And,
- Create a potential landmark at an inflection point in the city.

HERITAGE APPROACH

The point of departure for the architectural design is the guidance on the rehabilitation of historic buildings (Standards 10, 11, and 12) offered in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. In general, these guidelines instruct to:

- Repair rather than replace character-defining elements.
- Conserve heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place. And,
- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The rehabilitation of the BC Power Commission building is detailed in a conservation plan prepared by the heritage consultant, Community Design Strategies, which is included in the submission package. The principal rehabilitations to the façade will include:

- The removal of the non-original exit stair which was added to the building in the 1970s.
- Restoration of the original paint colours based on the heritage consultant's investigation.
- Retention of significant character-defining elements, like metal window screens and corrugated glass.

Additional discussion of the heritage aspects of the proposal are outlined in the *Heritage* section later in this document and are set out in the conservation plan.

NEW PAGE

01 PROJECT RATIONALE
THE ARCHITECTURE

MASSING

The addition to the historic BC Power Commission building takes the form of a slender tower with a direct formal relationship to two of the building's principal entrances. As articulated in the submission materials, the tower form matches the width of the prominent Blanshard Street main entrance façade and translates that form to the opposite elevation by symmetrically framing the prominent Fairfield Road entrance. The asymmetric relationship between the Blanshard Street entrance and the Fairfield Road entrance results in a L-shaped form. The tower floor plate respects the heritage building's footprint by keeping the tower façade aligned with or stepped back from the face of existing parapets below.

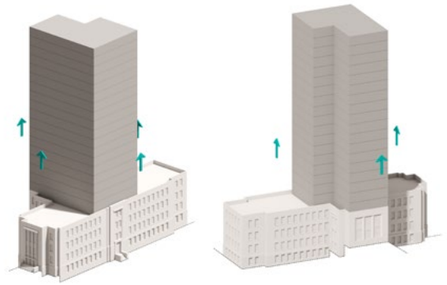
The NW and SE faces of the addition are set back 17.3m and 20.8m, respectively, from the corresponding elevations of the heritage building.

In addition, at the fifth storey—the first above the existing heritage building—the glazing is further stepped back from the existing parapets by between 1.48 m and 1.58 m to preserve the visual integrity of the heritage structure and to transition more gracefully between the old and the new.

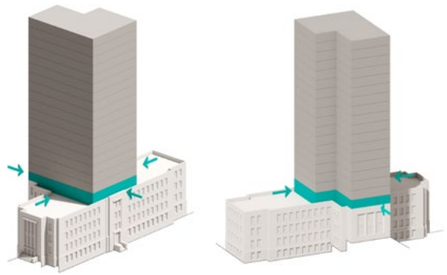
The result is a horizontal base building whose historic character remains distinct and which becomes the podium for a new vertical addition that, in part due to its reduced-size floor plate, minimizes the impact on the heritage structure.

Massing Diagram

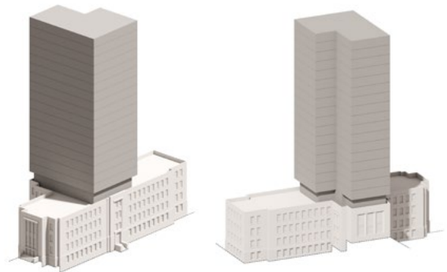
01 Define floor plate in response to existing entrances and asymmetry



02 Extrude floor plate to scale mass in context (add 3.0 FSR)



03 Inset Level 05 to provide separation of addition from heritage building



04 Resulting form

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01 PROJECT RATIONALE
THE ARCHITECTURE

The fenestration and balcony strategy employed on the addition takes cues from the existing building's form and detailing and reinterprets them with a contemporary expression. The strong vertical composition of the Art Deco building entrances is echoed in the vertical bands of glazing and wall above. The existing building's window proportions and cellular grid-like expression are reflected in the size and consistent articulation of openings above. Periodic horizontal banding and a lightly articulated parapet complete the architectural composition in response to the horizontal ordering of the Art Deco building below.

The design proposes a material vocabulary inspired by the contemporary application of the materials used in the construction of the heritage building. This includes: modern rain-screened wall assemblies clad with cementitious panels; and metal-detailed windows, doors, and balconies which take cues from the existing aluminum window grilles, stairway guards, and window systems.

The hotel and residential tower will share a primary entrance and lobby from a redesigned public plaza-style front entry and pick-up drop-off zone. This plaza will replace the existing asphalt parking lot at the corner of Blanshard Street and Burdett Avenue. The hotel, currently planned with 69 rooms, will feature a café and food service area adjacent to the Fairfield Road entrance, a shared fitness facility for guests and residents, a bookable meeting space / lounge in the historic Chairman's Office on Level 3, and a rentable space at the Level 5 rooftop for small gatherings.

The residential tower will have its own indoor and outdoor amenity spaces, including a children's play area on the east portion of the Level 05 roof.

Faade Diagram

Step 1. Create a strong vertical reference to key elements of the existing building.

Step 2. Articulate the horizontals using recessed cladding elements, referencing the language of the existing to delineate floors.

Step 3. Create a stronger horizontal emphasis at every third floor level to terminate verticals like the existing building and provide a more human scale to the facade.

Step 4. Resultant facade.

NEW PAGE

01 PROJECT RATIONALE
PUBLIC REALM IMPROVEMENTS + LANDSCAPE ARCHITECTURE

IMMEDIATE CONTEXT RATIONALE

The project proposes public realm and street improvements to the centreline of the three fronting streets. On Burdett Avenue, improvements are proposed to also include north-side curb realignment to suit updated parking a vehicle movements.
On Blanshard Street, the existing retaining walls supporting City infrastructure are proposed to be retained and any needed statutory right of way included as required. On Fairfield Road, sidewalk widening is proposed to improve the relatationship of the building to the street and to enhance mobility and public transit spaces. A statutory right of way for the enhanced sidewalk can be considered for amenity contribution.

The project team also proposes potential upgrades to Penwill Green park, which can be confirmed as Community Amenity Contributions as part of the land lift analysis.

Conceptual image looking across Fairfield Road toward Penwill Green park.

The project proposes several distinct, significant landscape and public realm improvements on and around the site. Together, they represent an opportunity to activate the site and the park to make a significant contribution to the neighbourhood:

- *Renewed Penwill Green:* A potential re-envisioning of this small urban park which enriches the community, that is a safe, welcoming place to gather, and which helps knit together the various pedestrian, active transport, greenspace, and public transit networks in downtown and the surrounding neighbourhoods.
- *A Multimodal Entry Plaza:* A new space that welcomes the public to the front of the historic building, which defines the site with a more civic presence, gives priority to pedestrian flows, and provides more appropriate arrival for the intensified use of the site.
- *Burdett Avenue Redefined:* An enhanced street front which, more than providing a missing sidewalk, expands public green space, provides multi-modal connections, and which helps link the upper access precinct to the renewed Penwill Green park.
- *More Active Fairfield Road:* A potential transit terminus with enhanced passenger waiting, and bicycle parking. A new café, accessible from the street, where food and beverages might be enjoyed in the historic building or on the street.
- *On-site Gardens + Rooftops:* Provide a variety of outdoor experiences for guests and residents and a welcoming interface between the site and the surrounding community.
- *Vegetation + Stormwater Management:* New ecologically appropriate and drought tolerant planting throughout the site to manage stormwater, enhance the urban biosphere, and help create a more welcoming, usable, and resilient landscape.

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01 PROJECT RATIONALE
POLICIES + GUIDELINES

REZONING

This application proposes to alter the zoning for the site from CBD-1 to a new Comprehensive Development (CD) zoning.

This proposal is based on the unique opportunities and constraints of this site, with the principal driver being the conservation and rehabilitation of the BC Power Commission Building.

The intent is to meet the objectives and principles in the Official Community Plan, Downtown Core Area Plan, and other applicable guidelines in a way that suits the specific urban design considerations of this unique and challenging site.

LAND USE

The proposed land use, a commercial hotel with multiple dwelling residential, is consistent with the current CBD-1 zoning. Close to the inner harbour, convention centre, and the rest of downtown, the site is an excellent location for a hotel, and would add to the supply of hotel rooms in the area. At the edge of downtown, adjacent to several other Urban Place Designations that promote higher density residential use (Core Residential, Core Inner Harbour/Legislative, Urban Residential), the added dwellings are a good fit to the immediate neighbourhood and a welcome supplement to the anticipated employment growth in downtown Victoria.

DENSITY

The development proposal has a total Floor Area of 10,279 m^2, comprised of 3,372 m^2 of commercial hotel space and 6,907 m^2 of residential space.

The current CBD-1 zoning generally permits a density of 3.0:1. In the OCP, the site is in the Core Business Urban Place Designation of the Urban Core planning area, which permits a maximum residential floor space ratio of 3:1 and total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1.

In the Downtown Core Area Plan (DCAP), the site is within the Central Business District, which reiterates a maximum residential floor space ratio of 3:1. The site is within the Special Density Area noted in Map 14, where changes to the maximum density “must be approved through a rezoning process that considers the policies of this Plan along with the local historic context, public realm context and other relevant plans, policies and design guidelines.”

Directly opposite the site, on the north side of Burdett Avenue, is Density Bonus Area A-1, which contemplates a base mixed-use density of 4:1 and maximum density of 6:1.

780 Blanshard Site Area	CBD-1 Current FSR	DCAP + OCP Max Residential FSR	OCP Max Commercial FSR	Proposed FSR	Proposed Maximum Floor Area
2,272 m^2	**3.0 : 1**	**3.0 : 1**	**6.0 : 1**	**4.5 : 1** 1.5 : 1 Commercial 3.0 : 1 Residential	**10,279 m^2**

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01 PROJECT RATIONALE
POLICIES + GUIDELINES

HEIGHT

At 20 storeys—four storeys for the existing heritage building and 16 storeys for the addition—the proposed height for the development is 64.18 m, with an additional 4.9 m rooftop structure comprising the mechanical penthouse and elevator overrun. This exceeds the 43.0 m set out by the CBD-1 zoning by 21.18 m. The height is consistent with the Core Business height limit of up to 24 storeys stated in the OCP. The DCAP outlines a maximum building height of 45.0m or approximately 15 residential storeys for the site (Map 32).

The primary reason for the proposed height is the opportunity to retain the existing heritage building and have a well-considered design response. The rooftop addition respects the existing footprint of the BC Power Commission building and derives its geometry from a relationship to two of the primary Art Deco-styled building entrances.

The result is a proposed reduced floor plate (424 m^2) when compared to typical residential towers (maximum 650 m^2 for buildings above 30 m). While the same proposed density could be contained within 14 overall storeys (4 existing + 10 addition)—and therefore comply with the 45.0 m DCAP Map 32 height and the 650 m^2 floor plate limits—the resultant massing would not respect the footprint of the existing heritage building.

There are several additional contextual factors which support this variance to the maximum height:

- The slender tower profile preserves more skyview, enhances access to daylight, and minimizes shadowing, and reduces impacts to the existing heritage structure.
- The cross slope of the site—two storeys north to south—results in 18 perceived storeys at the main entrance at Blanshard Street and Burdett Avenue, and 20 storeys along Fairfield Road, which is directly opposite to two existing high-density residential projects with street-facing heights of 18 and 14 storeys, respectively.
- The existing generous floor-to-floor heights in the heritage building are retained.

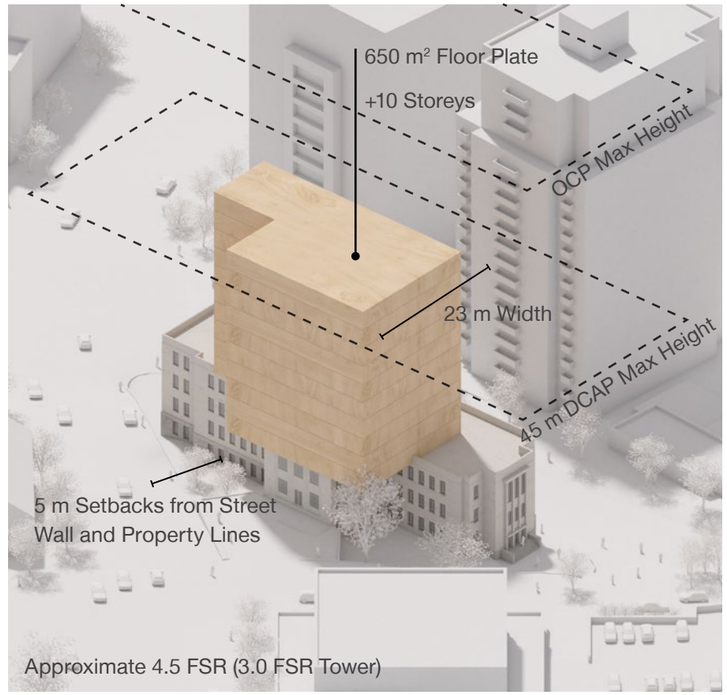


Diagram of a massing compliant with DCAP urban design guidelines (for illustrative purposes only, not propositional)

780 Blanshard Existing Height (Storeys)	CBD-1 Maximum Height	OCP Maximum Residential Storeys	DCAP Maximum Height (Approximate Residential Storeys)	Proposed Height (Storeys)
15.01m (4 storeys)	**43.0m**	**24 storeys**	**45.0m** (15 storeys)	**64.18m** (20 storeys)

NEW PAGE

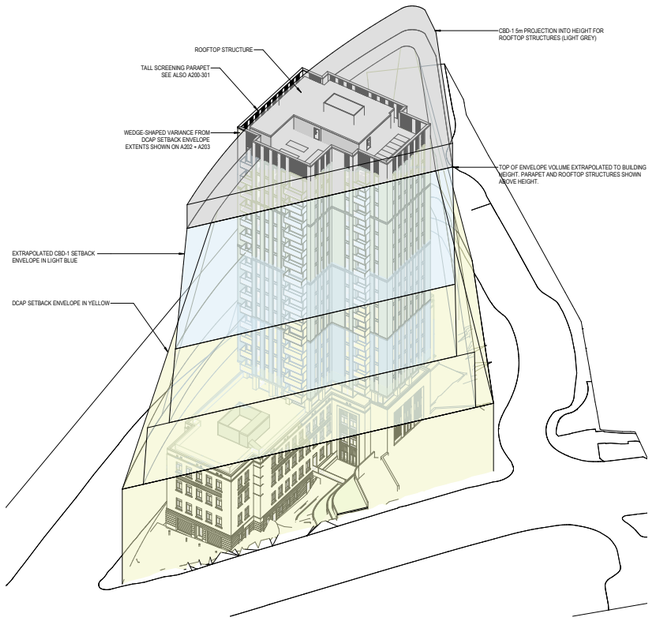
01 PROJECT RATIONALE
POLICIES + GUIDELINES

SETBACKS + STREET INTERFACES

Anticipating the full-block street wall building typology predominant in the downtown core, the CBD-1 zoning has 0 m minimum setbacks at the front, sides, and rear up to 20 m in height. Above that, to preserve daylight reaching street level and to maintain separation between tall buildings, a series of increasing step-backs are required as buildings grow taller. For the ‘front’ of this property, which City staff have confirmed is on Blanshard Street, a 5:1 angle of inclination away from the street is required above 20m in height. For the other two side/rear property lines, a step back of 3.0 m is required between 20.0m and 30.0 m, and 6.0 m over 30.0 m to 43.0 m (Maximum Height). These setbacks are generally consistent with the Building and Street Interface Guidelines in the DCAP, which contemplate a street wall condition of 15.0 m or 20.0 m, depending on street type, with a 1:5 setback ratio beyond those heights.

In this proposal, the existing siting and floor plate configuration of the BC Power Commission building—a building with significant existing setbacks on the north and east—place constraints on the massing of any addition that confines itself to the footprint of the existing building. As a result, the proposed addition has minimum setbacks from Blanshard Street and Burdett Avenue of 9.73m and 8.88m, respectively. Along Fairfield Road, where the existing structure is close to the street, the addition is set back 3.25m at the closest point to the property line. This constraint results in the tower-form addition projecting beyond the 1:5 inclined plane above approximately 36m in height. At the top of the building this projection is 5.61m beyond the 1:5 setback ratio plane. As noted above, keeping the floor plate of the addition within the outline of the existing heritage building is a key attribute of success for the design response to the heritage building. There are several additional mitigating factors that further support this approach:

- Since the project is on the north side of Fairfield Road, the shadow impacts of the addition on the street immediately below are minimal.
- The small floor plate of the addition reduces the ‘canyon’ effect, and has a corresponding reduced shadow impact on the surrounding area when compared to a typical downtown midrise or highrise development typology.
- The significant setbacks from Burdett Avenue and Blanshard Street, where larger public spaces and park areas are located, provide relief from the proximity of the addition above Fairfield Road.



Axonometric of overlaid CBD-1 + DCAP setback envelopes;
See A015

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01 PROJECT RATIONALE
POLICIES + GUIDELINES

FLOOR PLATE LIMITATIONS AND BUILDING SEPARATION

The small floor plate residential tower addition (424 m^2) conforms to the floor plate maximum size for buildings greater than 30 m (maximum 650 m^2).

Without any other abutting private property lines, the site has street frontage on all sides of the triangular lot and the footprint of the proposed tower addition fits entirely within the footprint of the existing heritage building. As such, while the residential exterior wall clearance to the property line along Fairfield Road does not conform with the 6.0 m clearance called for in the DCAP Appendix 6, there is a 3.25 m minimum clearance to the corner of the tower addition wall above Fairfield Road.

The distance from the tower addition to the nearest tall neighbour, 751 Fairfield Road opposite, is greater than 18 m.

SOLAR ANALYSIS

Sun shadow studies (see Section 06) demonstrate that the proposal preserves solar access on sidewalks opposite the development during key mid-day hours and has a modest added impact on the adjacent streets and public realm overall. Other tall buildings in the area cast significant shadows, reducing the net added incremental shadow impact of the proposal.

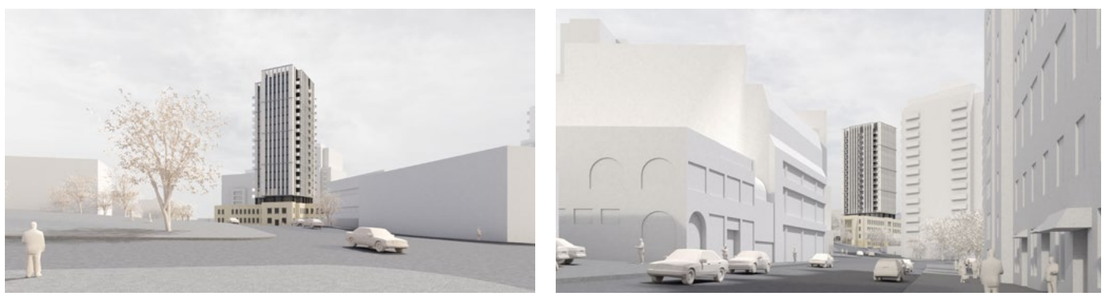
BUILDING DESIGN GUIDELINES

Retaining the existing heritage building and adding a tower-form addition results in a building form generally consistent with the Building Design Guidelines in DCAP Appendix 7. The tower addition produces a new composition consistent with a distinguishable building base and top. The existing Art Deco-styled entrances on multiple elevations maintain the building's strong "address" and legibility.

Mechanical equipment is effectively screened on rooftops. Despite no laneway or integrated loading facilities, loading and service access can be well accommodated and generally screened at the southeast corner near Blanshard Street and Fairfield Road.

In addition, the site has significant 'landmark potential' as it is located at two vista terminations:

- Looking south along Blanshard Street, the heritage building and tower form would be prominently visible as Blanshard curves east as it descends the slope toward Beacon Hill Park.
- Looking east along Humboldt Street from the Inner Harbour, the proposal creates a clear prominent termination of the view, framed by the existing context.



Vista termination views to 780 Blanshard: Looking south along Blanshard Street (left) and looking east along Humboldt Street (right)

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01 PROJECT RATIONALE
BENEFITS + AMENITIES

The development proposal aspires to benefit the economic, social, and cultural life of Victoria. The project team sees this project as a chance to leverage the unique opportunities and challenges of the site to reestablish 780 Blanshard Street as a significant address in the city. Several aspects will be of benefit to the broader community:

- Additional employment and tourist infrastructure supported by the hotel,
- The rehabilitation of and added semi-public character to the historic building,
- Added downtown housing to support more lively and walkable communities, and
- An updated urban park and potential new public transit hub.

The completed development will feature a number of amenities for the residents, guests, and the public, including:

- Accessible sidewalks and green spaces all around the site,
- New project-sponsored dedicated car share spaces,
- New expanded public transit area and potential for seating areas,
- A shared eBike fleet for the building,
- Electrified short- and long-term personal mobility charging,
- A new multimodal entry plaza,
- Opportunities for public art, and
- A publicly rentable historic conference room and new rooftop event space operated under the hotel use.

Conceptual image looking across Blanshard Street toward the corner of Burdett Avenue

NEW PAGE

01 PROJECT RATIONALE
NEED + DEMAND

GROWTH + HOUSING

The downtown area of Victoria is a key centre in the region's employment and population growth projections and planning. The recently released 2021 national census data show that the population of downtown Victoria grew by 40.8% between 2016 and 2021. This represents 25% of the total population growth in Victoria since 2016.

The anticipated growth in the downtown core forms part of the foundation of the Downtown Core Area Plan. The Victoria Housing Strategy (Phase 2) and the CRD Regional Growth Strategy identify housing as a core need for the region, especially in urban centres. The DCAP also refers to City forecasts which indicate that, by 2026, the total combined floor space demand for residential, office, retail, service, and hotel room uses in the Downtown Core Area will increase by an additional 853,800 m^2 to 1,174,300 m^2.

The 2021 report *Victoria's Housing Future* notes that current housing growth in Victoria is falling short of future needs. This, in turn, affects the City's ability to meet housing affordability targets. The analysis of new housing units by target growth area set out in the OCP shows a potential shortfall in the Urban Core but a positive indication from recent trends.

THE 15-MINUTE NEIGHBOURHOOD

Victoria's Housing Future also discusses the "15-minute neighbourhood" as a key concept in city planning, and underscores the social and economic value of building communities where there are a diversity of shops, schools, offices, and other key destinations within a 15-minute walk from home. In addition to the existing employment base and network of schools and services, there is significant new commercial development near the site, including the recently approved Telus Ocean project (749 Douglas Street, 2-minute walk) and the proposed Capital VI office building (1221 Blanshard Street, 5-minute walk).

HOTEL

Supported by operator interest and overall demand, room occupancy is forecasted to climb back to—and then exceed—pre-pandemic levels by 2024, there is a need in Victoria for more hotel rooms. The hotel is anticipated to be run by a boutique / lifestyle operator, with a target market segment of 34% commercial, 21% meeting and group, 35% leisure, and 11% contract / tour.

NEW PAGE

01 PROJECT RATIONALE
TRANSPORTATION

URBAN MOBILITY HUB

The lot configuration and siting of the existing heritage building does not permit any significant off-street vehicle parking. Considerable effort has been undertaken in concert with WATT Consulting Group to develop a suite of mobility options and Transportation Demand Management measures to reduce vehicle parking demand and encourage the use of public transit and alternative active transportation modes.

See more information in WATT's Parking & Transportation Demand Management Study included in the submission materials.

In addition, the immediate adjacency of the BC Transit bus terminus along Fairfield Road, the redesign of Penwill Green and the upgraded street frontages all around the building offer an opportunity to make broader neighbourhood-level transportation improvements.

This has culminated with a vision for the potential for the development to become an "urban mobility hub."

TRANSPORTATION DEMAND MANAGEMENT

A variety of transportation demand management measures are proposed to reduce the overall demand for parking and to encourage alternate modes of transportation. These include:

- Three project-sponsored, publicly accessible car-share spaces located on Burdett Avenue,
- Transit pass programs for hotel employees and tower residents,
- An in-building fleet of 12 eBikes to be shared among residents and hotel guests,
- Bicycle maintenance facilities and charging access for all long-term bicycle parking spaces,
- Long-term bicycle parking for extra-large cargo bikes and similar (min 10%),
- End-of-trip facilities for hotel staff,
- Ample short-term pick-up and drop-off space to facilitate deliveries, ride hailing, and other short-term uses, and
- Multi-modal wayfinding to promote active transit and public transit use

LOADING

Loading will be managed at the southeast corner of the site at the existing service entrance. Standard delivery vehicles and waste management vehicles can be accommodated on site at the existing driveway crossing near the corner of Blanshard Street and Fairfield Road.

Parcel delivery vehicles and passenger pick-up and drop-off can be managed on-site at the entry plaza at the corner of Blanshard Street and Burdett Avenue. A pick-up drop-off curb and two short-term parking spaces are provided at the front plaza. An additional short-term parking stall on Burdett Avenue next to the car share stalls is proposed for the building's use.

NEW PAGE

01 PROJECT RATIONALE
TRANSPORTATION

VEHICLE + BICYCLE PARKING

While the proposal has limited off-street vehicle parking on the property, 25 off-site stalls within a short walking distance have been secured by Reliance Properties for long-term use by the development. The table below notes the current vehicle parking, the proposed, the Schedule C parking requirement for the proposed land uses, and the difference between the proposed and Zoning requirements.

Significant long and short-term bicycle parking is proposed for building guests, residents, and visitors. Long-term bike parking will be electrified for charging. A fleet of 12 shared eBikes for resident and hotel guest-use is proposed. End-of-trip facilities for hotel staff, including lockers, showers, and secure, electrified storage are included.

Residents will have access to a bike repair station and 11 large parking spaces for cargo bikes and similar over-size non-standard bicycles. In addition, bicycle parking and a public bicycle repair station are being contemplated adjacent to Penwill Green park and the transit area along Fairfield Road.

See more information in WATT's Parking & Transportation Demand Management Study included in the submission materials.

Existing On-Site Vehicle Parking	Proposed Vehicle Parking	Required Vehicle Parking per Zoning Bylaw 2018	Reduction through Demand Management	Shortfall
6 stalls	**27 stalls**	**99 stalls**	**-55 stalls**	**17 stalls**
	(25 off-site)	(17 hotel) (82 residential)		

Long-Term Bicycle Parking		Short-Term Bicycle Parking	
Required Bicycle Parking per Schedule C	Proposed	Required Bicycle Parking per Schedule C	Proposed
111 spaces	**161 spaces**	**14 spaces**	**29 spaces**
(108 residential, 3 hotel)	(144 residential, 5 hotel, 12 shared eBikes)	(10 residential, 4 hotel)	

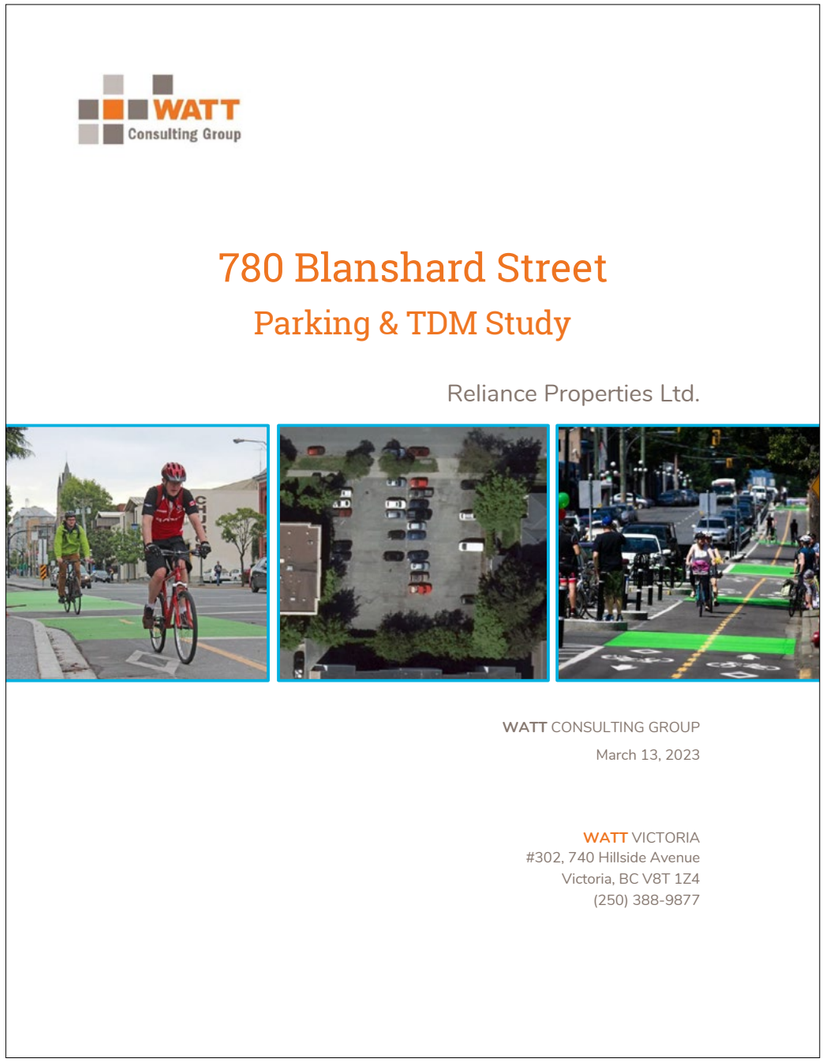
NEW PAGE

01 PROJECT RATIONALE
TRANSPORTATION

PUBLIC TRANSIT INFRASTRUCTURE IMPROVEMENTS

The site is adjacent to the existing Fairfield at Blanshard transit terminus point for the Victoria Regional Transit System. In addition to overall pedestrian and bicycle connection improvements to this transit node from the building and surrounding area, the site's development offers several potential transit infrastructure improvement opportunities that would be of benefit to not only the neighbourhood but the City and region. The suggested transit infrastructure improvements for the site include:

- *Potential expanded transit vehicle capacity:* The extension of the layby curb on the north side of Fairfield Road west towards Burdett Avenue. Expanded capacity could also potentially support the introduction of RapidBus, since two of the transit system's proposed RapidBus routes (the West Shore RapidBus Line and Peninsula RapidBus Line) will require a terminus point in the downtown area.
- *Space provision for potential transit vehicle electric charging infrastructure:* Could provide the opportunity to evolve the transit system to zero emission vehicles and also reduce noise of transit vehicles in the area.
- *Space provision for expanded transit passenger amenities:* Including transit shelter, expanded waiting space and bus loading facilities on Fairfield Road integrated as part of the Penwill Green improvements.
- *Potential transit staff facilities within the building:* Including a washroom and small breakroom with kitchenette for BC Transit drivers as part of the Community Amenity Contributions for the project.



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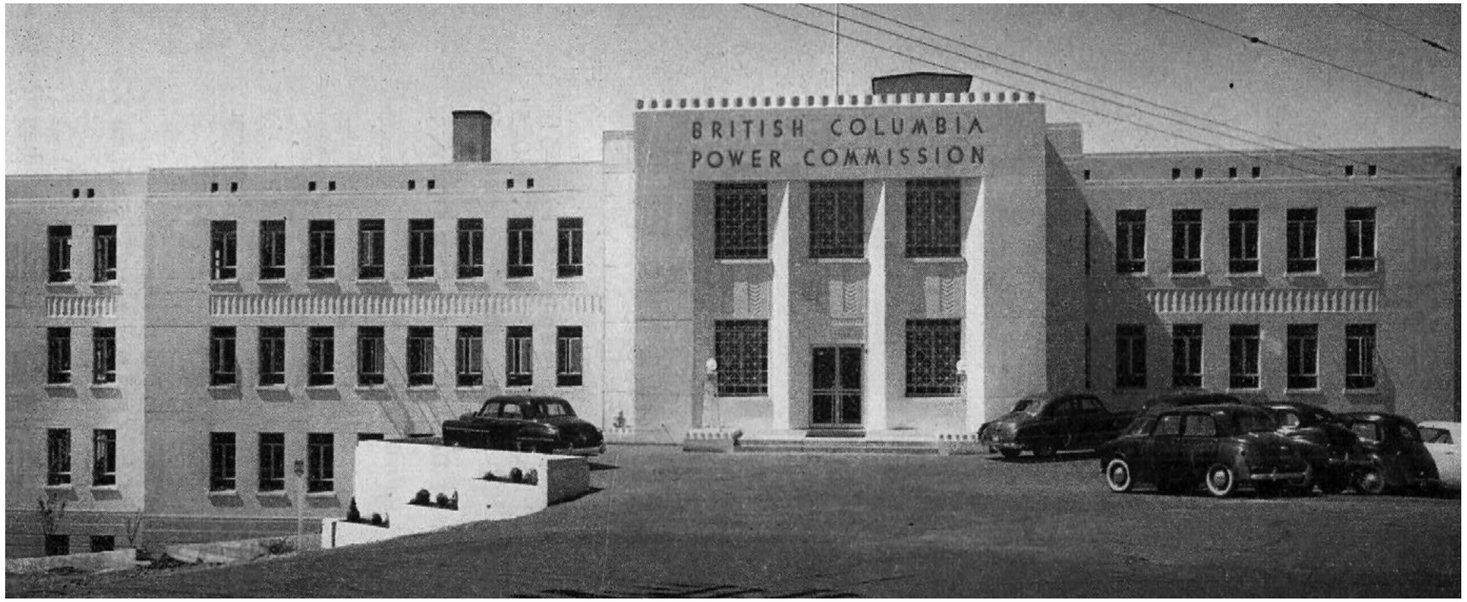
01 PROJECT RATIONALE
HERITAGE

The BC Power Commission Building is a registered heritage building (R/Com) in the City of Victoria. The building was designed by the BC Public Works Department's Chief Architect, Henry Whittaker. It was built in 1949-50 and is an example of late Art Deco expression. Its geometric form and ornamentation provide a significant counterpoint to the typically Victorian nineteenth century architecture of nearby landmarks such as St. Ann's Academy and communicate a sense of modernity well suited to its original function as the headquarters for the electrification of the province in the mid-twentieth century. It was occupied continuously for public sector use for the Power Commission and then various government Ministries until the property was sold in 2020.

Community Design Strategies is the heritage consultant for the project and they have prepared a heritage conservation plan for the building. It is included with the rezoning submission materials along with a "Summary of Research and Revised Statement of Significance" prepared in 2020 and a Heritage Impact Assessment.



British Columbia Power Commission Building, photographed in 1951 (Photo credit: City of Victoria)

According to the Statement of Significance, the character-defining elements of the BC Power Commission Building are:

- Location on the edge of the Humboldt Valley.
- Four-storey flat-roofed form and geometric massing.
- Architectural composition designed to accommodate its sloping lot and to accentuate the height of the southern façade.
- Association with the BC Power Commission as evidenced in such interior elements as the three-storey high aluminum stairwell screen with the initials B.C.P. and such exterior elements as incised signage on the north façade.
- All surviving Art Deco detailing relevant to its 1949 design.
- Surviving interior fittings and fixtures related to its original design.
- Original spatial configurations, fittings, and detailing of the Conference Room (originally the Chairman's Office).

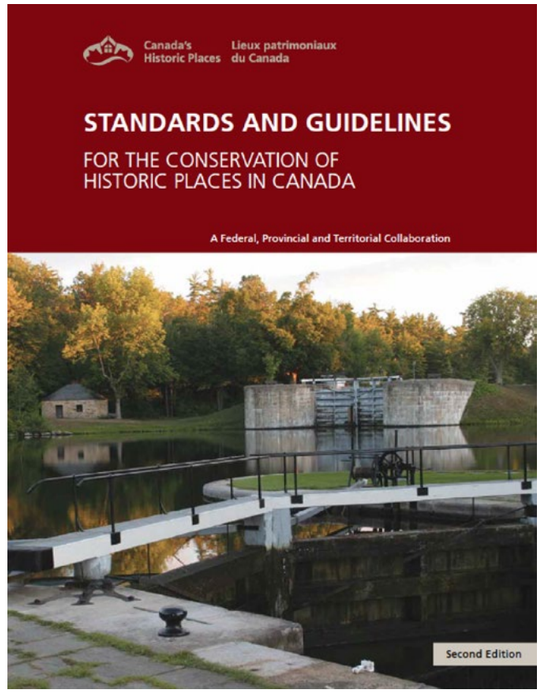
NEW PAGE

01 PROJECT RATIONALE
HERITAGE

The intent for conservation is to preserve the exterior and interior character-defining elements. Although the original spatial configuration will be adapted for reuse, the Conference Room (Chairman's Office) and west stairwell will remain fully intact. The double-loaded corridor along a central east-west circulation spine will also be retained. The proposed interior partition scheme is compatible with the existing building fenestration pattern. The historically intact third floor entrance lobby and the original wood paneled library on the fourth floor were not identified as character-defining elements, but the team is working on interior layouts that enable the retention and/or re-use of these features to the greatest degree possible.

Standard 11 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* states that heritage value and character-defining elements must be conserved when creating any new additions and that all new work must be physically and visually compatible with, subordinate to and distinguishable from the historic place. The proposed tower addition meets this standard in the following manner:

- It conserves the heritage value and character-defining elements by not obscuring, radically changing, or having a negative impact on character-defining materials and forms. Hotel use ensures the space has public access; the altered spatial configuration for hotel suites is like the original office layout.
- It is physically compatible, yet distinguishable from, the BC Power Commission building in that the addition will not be an imitation nor will it be in severe contrast. It will use materials, texture and colours that are harmonious with those of the historic building; taking design cues from the Art Deco detailing, such as the scale, rhythm and alignment of the fenestration and horizontal and vertical elements and blend contemporary interpretations into the design of the tower, thus emphasizing the integrity of the historic building, complementing the building, and respecting its heritage value.
- The addition is further distinguishable from the building's historic "podium" with clear distinction between what is old and what is new, while preserving the materials and features that characterize the heritage building.
- Standard 11 requires the addition to be subordinate to the historic place. This standard clearly states it is not a question of size. Although the height of the addition competes with the low-rise scale of the historic building, the addition can be considered subordinate in that it confines its footprint to the central spine between the two primary ground floor entrances, thus preserving the historic building's horizontality, scale and relationship to the site and its context.
- The addition is also set back on the north and south sides to maintain views of the outer edges of the historic building and confines its location to ensure most of the heritage building's mass is untouched. Views from the southwest and southeast give a sense of the addition being displaced beyond the historic building, thus giving the perception that it is a separate structure.



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01 PROJECT RATIONALE
GREEN BUILDING FEATURES

The design team has a shared commitment to environmental responsibility and includes LEED-accredited professionals and Certified Passive House Designers. In addition to meeting or exceeding the requirements of the BC Energy Step Code, the team will consider the global warming potential of building materials, up- and down-stream waste potential of materials, and the durability and suitability of materials, systems, and equipment.

As an example of adaptive re-use, the project proposes an array of environmentally responsible features:

- Re-use of most of the existing concrete structure of the BC Power Commission building, resulting in significantly reduced construction material use, less energy and waste in demolition and disposal, preservation of embodied carbon, and the extension of life for a 70-year-old structure.
- An all-electric heat pump-based heating and cooling system capable of being shared between both the hotel and residential tower resulting in a more sustainable, efficient system.
- Landscaped roofs and site planting designed for on-site storm water management.
- An architectural design which considers passive design principles, limiting window-to-wall ratios.
- BC Energy Step Code performance at Step 2 for both the residential tower and the commercial hotel.
- Extensive bicycle storage facilities, including electrified long-term bicycle parking spaces and spaces for cargo bicycles.
- End-of-trip facilities for hotel staff, including showers, lockers, and secure, electrified bicycle storage.
- Building-sponsored public car share spaces and resident car share memberships to reduce parking and personal vehicle demand. And,
- Low-use water fixtures and high efficiency LED lighting throughout.

Conceptual aerial image looking west

NEW PAGE

01 PROJECT RATIONALE
COMMUNITY ENGAGEMENT SUMMARY

The project team have consulted with City staff several times over the development of this project. The team met the Downtown Residents Association in December 2021 and provided the pre-application package to the City for online viewing and comment.

The team organized and hosted a hybrid in-person and online Community Meeting on March 21, 2022. The in-person component was held near the site at the Parkside Hotel (810 Humboldt Street) and was attended by more than forty people. Several members of the project team were present in-person to discuss the project and answer questions. Several more representatives from the project team were available online, where approximately twelve additional members of the public participated virtually.

The most frequently expressed concerns at the meeting revolved around parking and traffic, with a smaller number of attendees expressing concerns about height, shadowing, and view impacts. Feedback from the Community Meeting was used to undertake additional studies, including a Traffic Impact Assessment, View Analysis from nearby homes at 751 Fairfield Road and 788 Humboldt Street, and additional Shadow Analysis. It also directly informed revisions to the application including the implementation of additional Transportation Demand Management measures to address parking concerns.

The team also organized and held a public “open house” at the 780 Blanshard Street heritage building on June 1, 2022. The open house was publicized by way of a Canada Post mail-out for a 500m radius around the site, web and social media announcements, and media coverage. In addition to the opportunity for the public to see and experience the building, the team prepared a presentation and comprehensive set of poster boards to introduce the project.

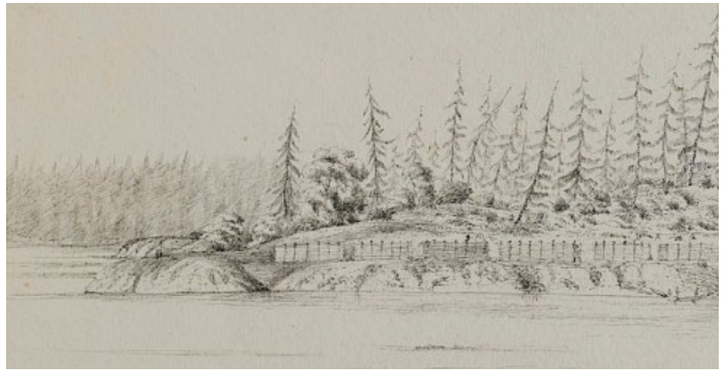
Ten representatives from the design team were on hand to discuss the project individually with interested members of the public. The team estimates that 60–80 people attended the open house. The discussion was wide-ranging, with a mix of positive, negative, and neutral (questions) generally expressed. Of the written feedback received on comment cards, two respondents voiced support for the project, one expressed concern for the project, and six voiced neutral comments and/or suggestions for improvement. A summary of the event is included with the submission materials.

Photo of the open house held on June 01, 2022

Photo of the open house held on June 01, 2022

02 HISTORICAL ANALYSIS

02 HISTORICAL ANALYSIS
URBAN DEVELOPMENT UP TO MID-20TH CENTURY



1851 **Sketch of the Songhees Village**
by Linton Palmer
From The Bill Reid Centre

186- **Photo from Church Hill looking south west towards James Bay**
by Hannah & Richard Maynard,
From The BC Archives

1864 **Photo of the Songhees Village along the James Bay mudfats**
From The BC Archives

Pre-Colonial

1854 **Map of the Districts of Victoria and Esquimalt**
From The BC Archives

1861 **Map of Greater Victoria**
From The BC Archives

1878 **Bird's Eye View Map of Victoria**
by M.W. Waitt & Co.
From The BC Archives

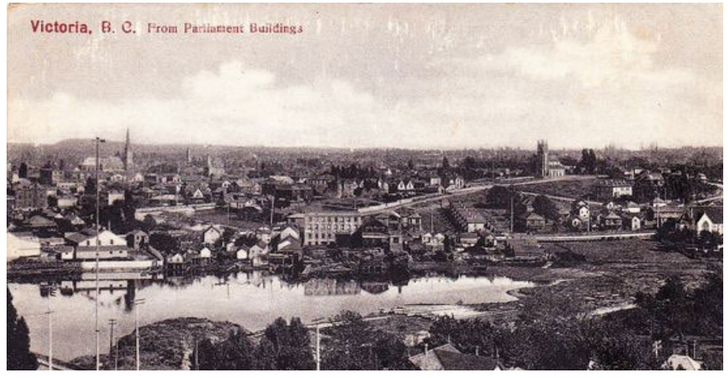
02 HISTORICAL ANALYSIS
URBAN DEVELOPMENT UP TO MID-20TH CENTURY

1889 **Sanborn Fire Insurance Map from Victoria, British Columbia**
From the Library of Congress

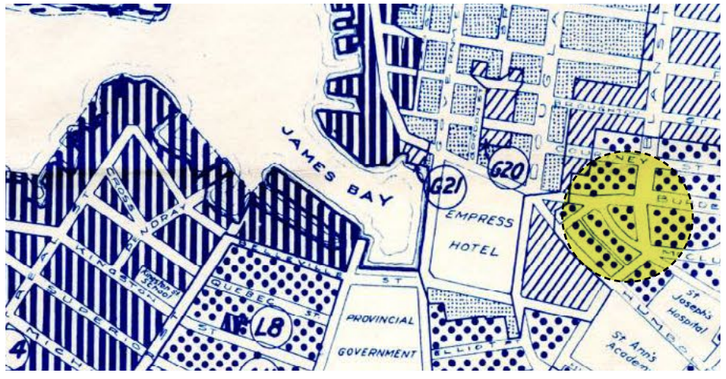
1897 **Harbour from Church Hill**
by Ainslie James Helmcken
The BC Archives

192- **Penwill Green Park**
The BC Archives

1889 **Penwill Street Homes (1889)**
The BC Archives



1906 **View from a postcard**



1943 **City Zoning Map**
From the City of Victoria

HISTORICAL ANALYSIS
URBAN DEVELOPMENT UP TO MID-20TH CENTURY

1950 **British Columbia Power Commission Building**
The BC Archives

1951 **Photo of building from Fairfeld Street looking East**

1952 **Penwill Street homes & the BC Power Commission Building**
From the City of Victoria Archives

02 HISTORICAL ANALYSIS
780 BLANSHARD STREET

Above: British Columbia Power Commission Building, photographed in 1951

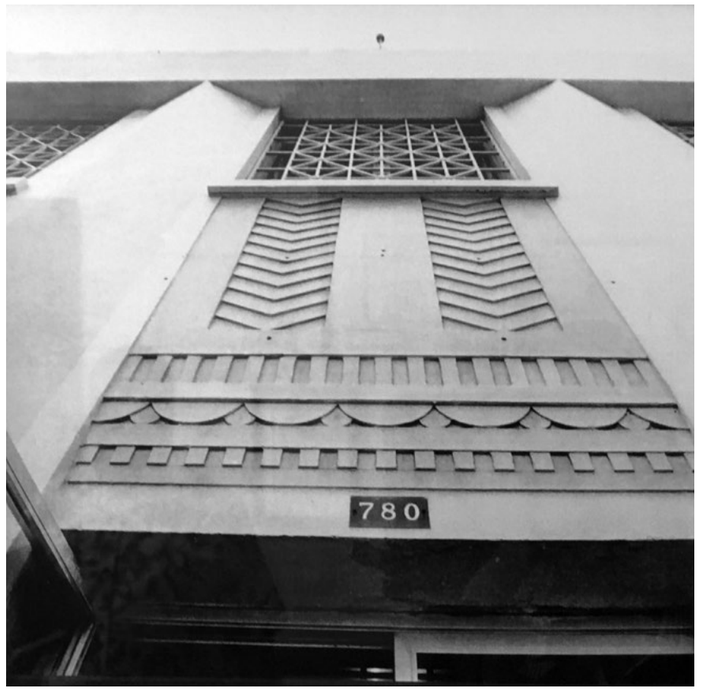
Left: Embossed concrete detailing, photo circa 1950

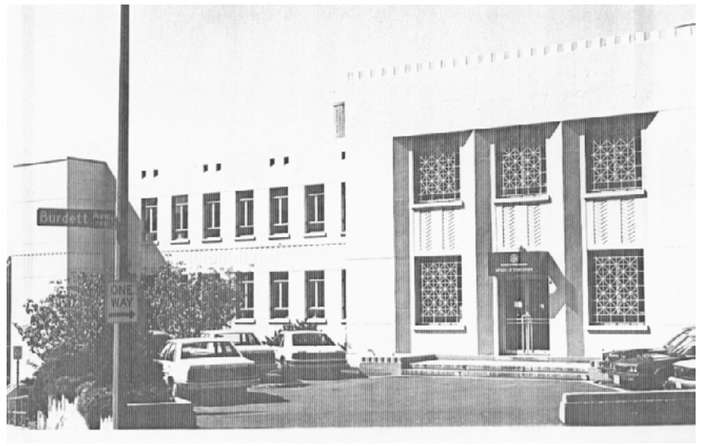
HERITAGE VALUE*

- The BC Power Commission building was designed by Henry Whittaker (1885–1971), the Chief Architect for the Province of BC from 1919–1949.
- It has a distinctive architectural design and connection with the public sector enterprise that helped shape British Columbia's waterpower industry.
- The building's design is a late expression of the Art Deco Style.
- Its geometric form and ornamentation provide a significant counterpoint to the typically Victorian nineteenth century architecture of nearby landmarks such as St. Ann's Academy, and communicate a sense of modernity well suited to its original function as the control centre for the electrification of the province in the mid-twentieth century.
- The building's history of continuous public sector supports Victoria's role as a centre of government since the late nineteenth century. It is the location of the signing of the Columbia River Treaty in 1961.

* Excerpted from Canada's Historic Places

02 HISTORICAL ANALYSIS
BUILDING HISTORY FROM HISTORIC PLACES





CHARACTER DEFINING ELEMENTS*

- Location on the edge of the Humboldt Valley
- Four-storey flat-roofed form and geometric massing
- Architectural composition, designed to accommodate its sloping lot and to accentuate the height of its southern façade
- Evidence of its association with the British Columbia Power Commission, seen in such interior elements as the three storey high aluminum stairwell screen with the initials B.C.P, and such exterior elements as incised signage on the north façade
- All surviving Art Deco detailing relevant to its 1949-50 design
- Surviving interior fittings and fixtures related to its original design
- The original spatial configurations, fittings, and detailing of the Conference Room (originally the Chairman's Office).

* Excerpted from Canada's Historic Places

02 HISTORICAL ANALYSIS
1949 – ORIGINAL FAÇADES

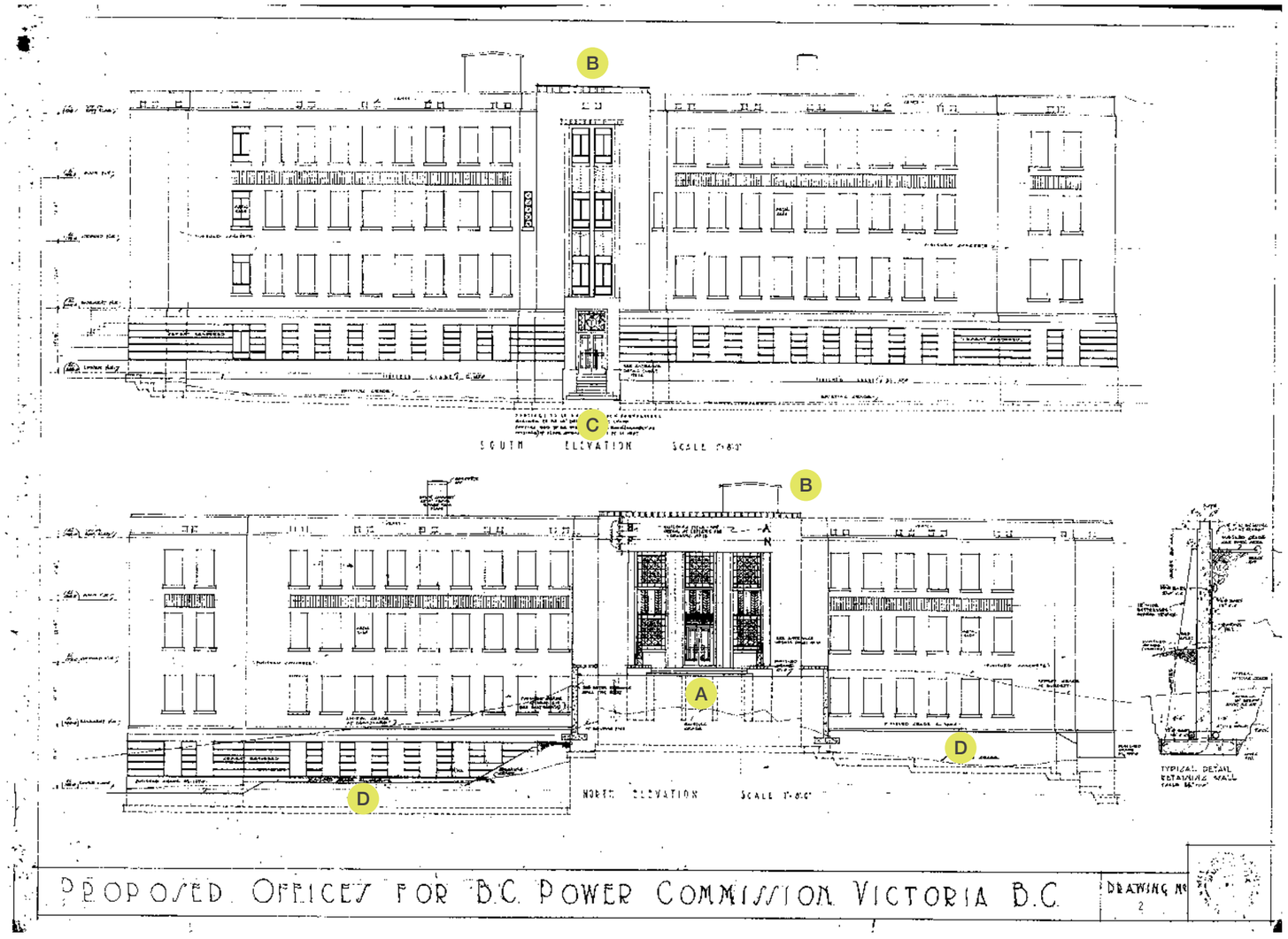
KEY FEATURES

A Articulated entrance at Blanshard Street with numerous Art Deco details including pointed columns, metal window screens, and decorative cast concrete panels. Light fixtures with a spherical lamp atop a metal base flank the main entry doors

B Parapets at building entrances are heightened and articulated with an undulating form

C The entrance at Fairfield Road, the tallest portion of the building, has a strong vertical emphasis and detailing akin to the Blanshard entrance deployed in a more modest way

D The site grade is sculpted to provide daylight access to the lower floors



02 HISTORICAL ANALYSIS
1949 – ORIGINAL FAÇADES

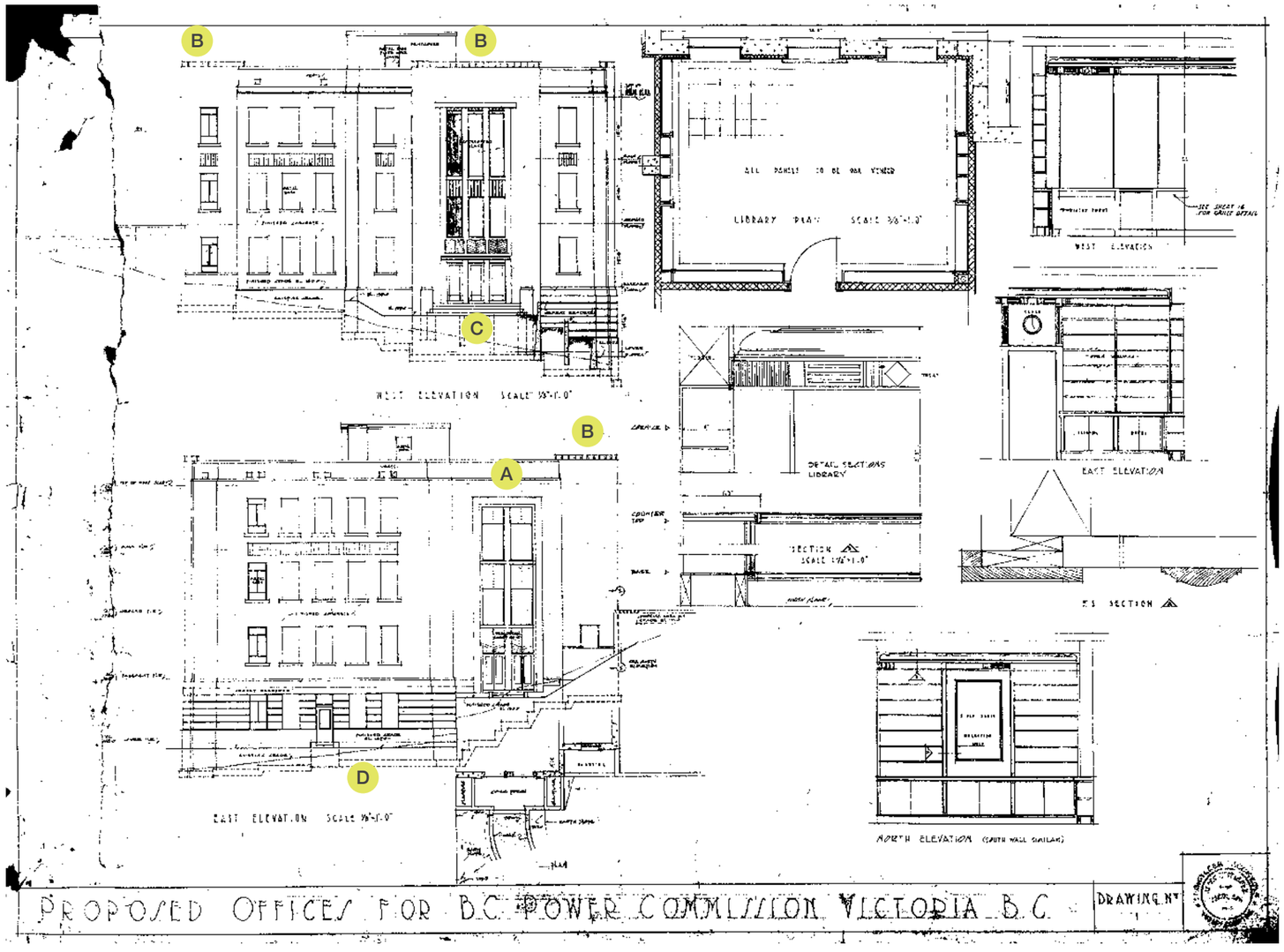
KEY FEATURES

A The stair adjacent to the main entrance exits at level 2 and has a strong vertical expression akin to the main entrances but with less decoration

B Parapets at building entrances are heightened and articulated with an undulating form

C The exit at the west end of the building has a strong vertical expression and a higher level of decoration marking it as the secondary entrance point of the building

D The site grade is sculpted to provide daylight access to the lower floors



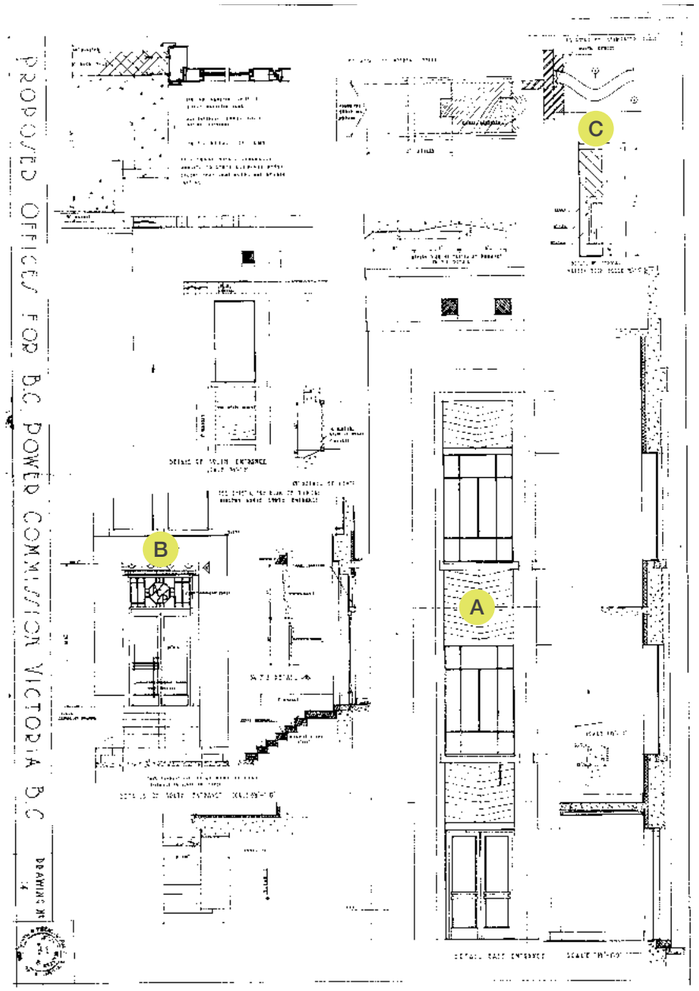
02 HISTORICAL ANALYSIS
1949 – BUILDING ENTRANCE DETAILS

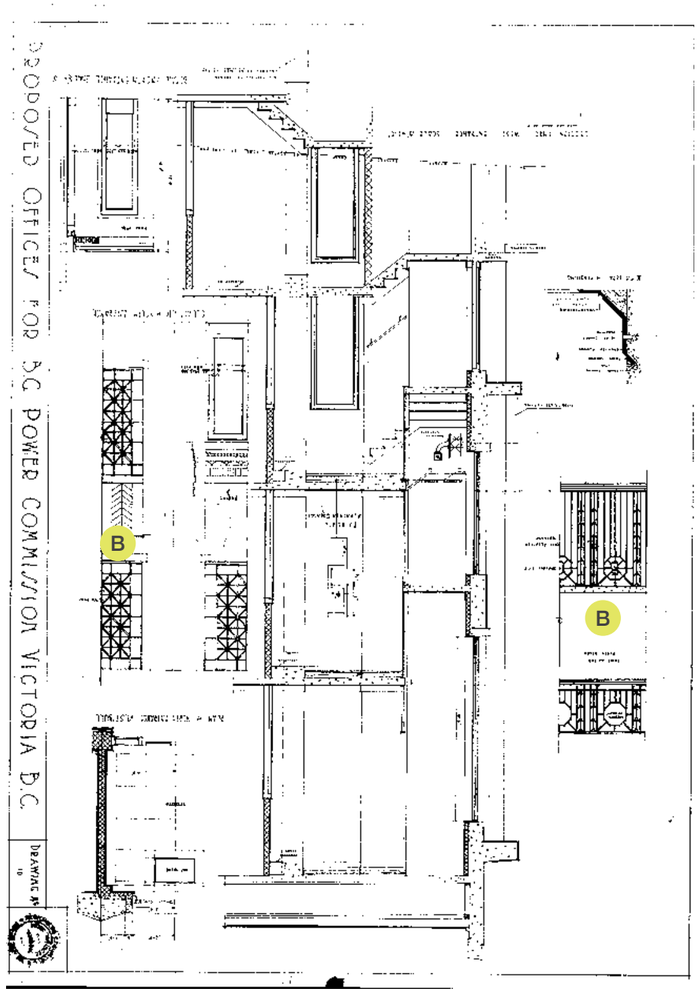
KEY FEATURES

A Cast-in-place chevron detailing

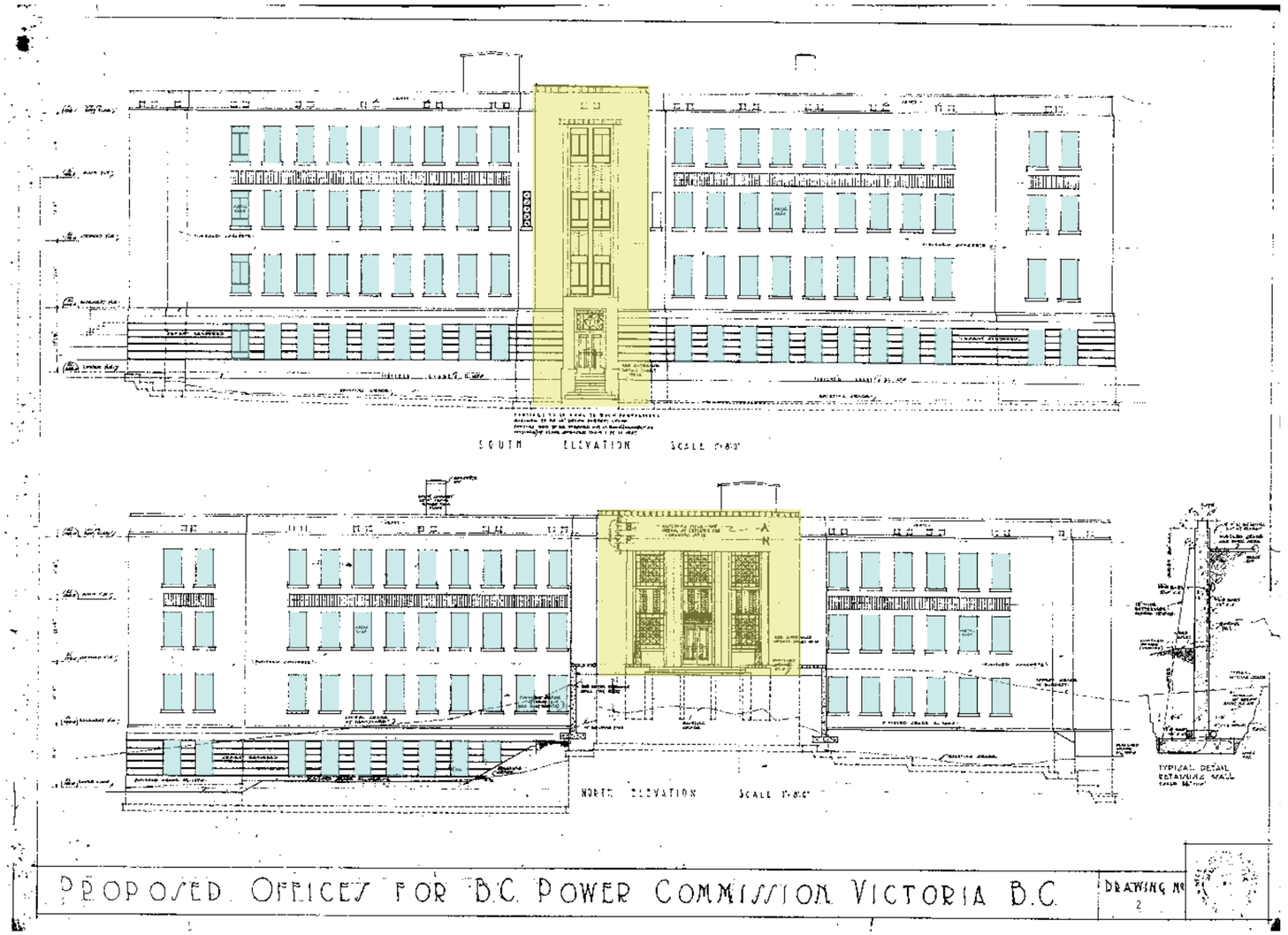
B Decorative metalwork

C Corrugated glass detail

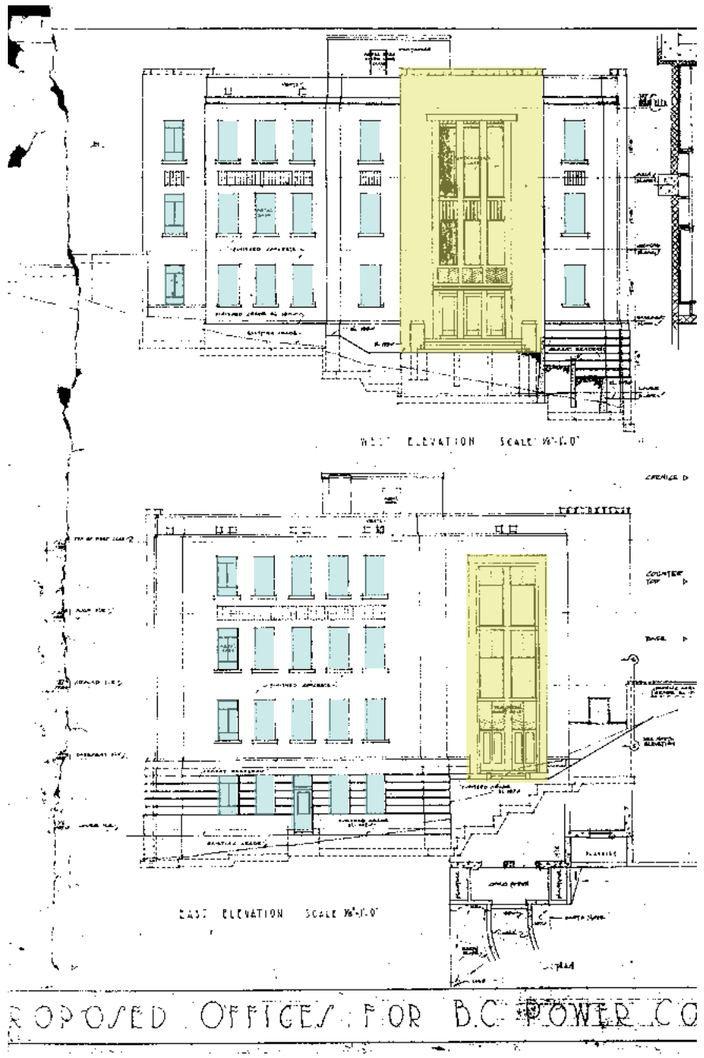




02 HISTORICAL ANALYSIS
BUILDING HIERARCHY

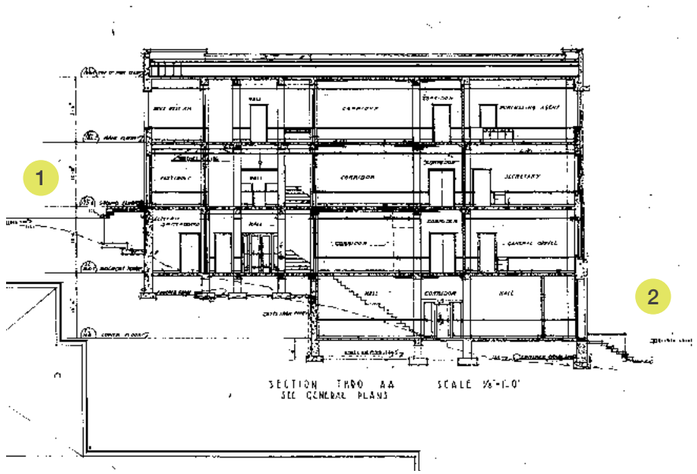


The original design establishes a clear hierarchy between building entrances (highlighted in yellow) and functional wings.

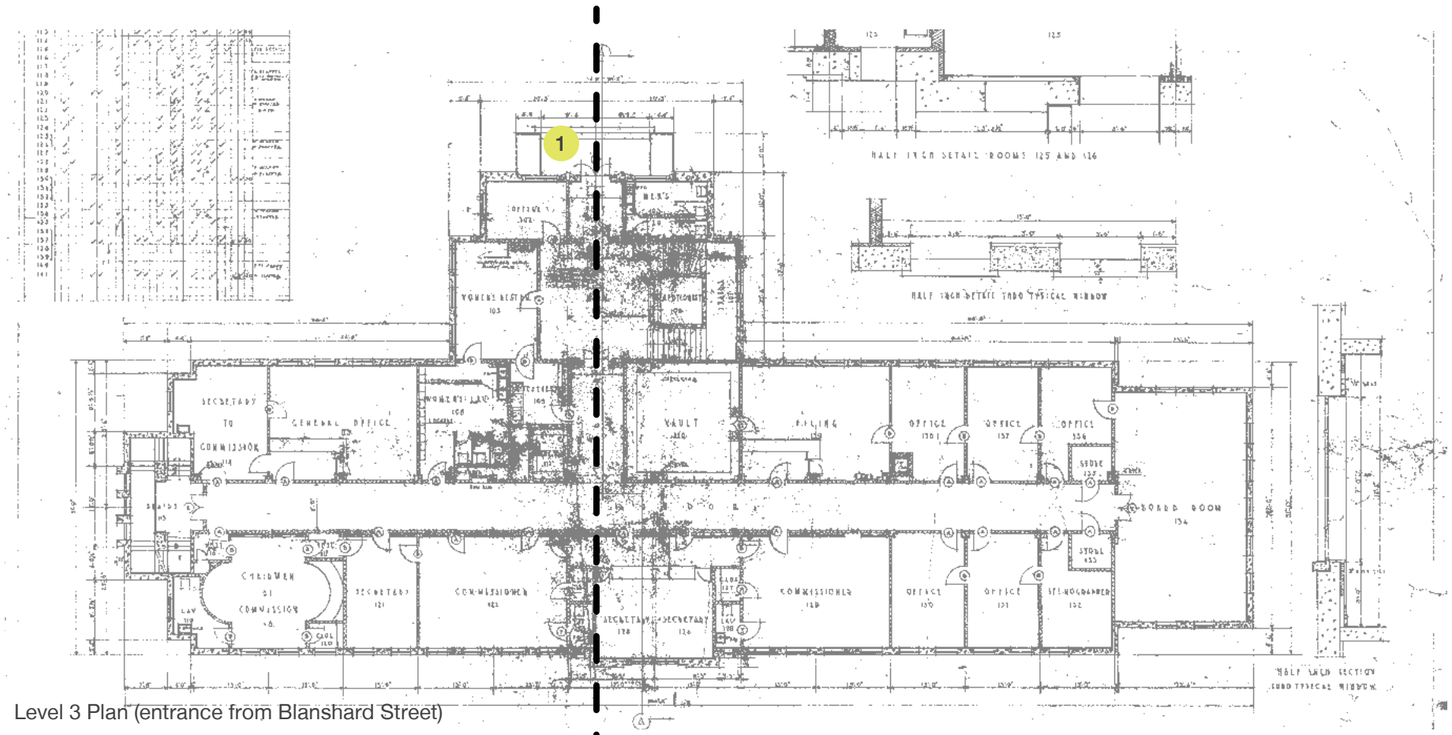


Entrances are expressed with strong vertical components and decorative elements.

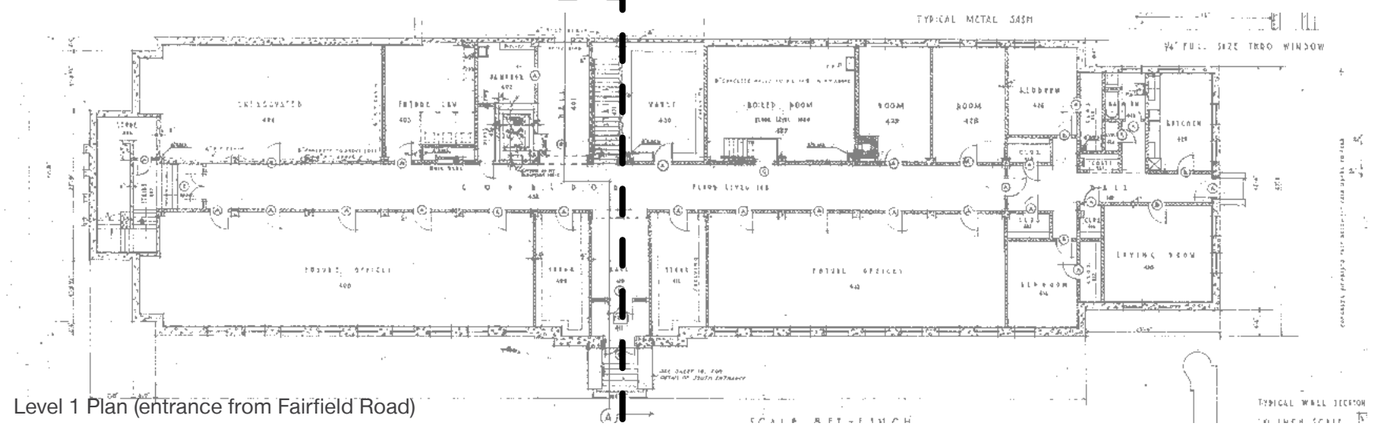
02 HISTORICAL ANALYSIS
NORTH + SOUTH ENTRANCES SLOPE + ASYMMETRY



The primary north entrance (1) at the corner of Blanshard Street and Burdett Avenue and the primary south entrance on Fairfield Road (2) are not symmetrically aligned with their elevations, nor aligned with one another. The Fairfield Road entrance is two storeys lower than the Blanshard Street entrance.



Level 3 Plan (entrance from Blanshard Street)



Level 1 Plan (entrance from Fairfield Road)

2

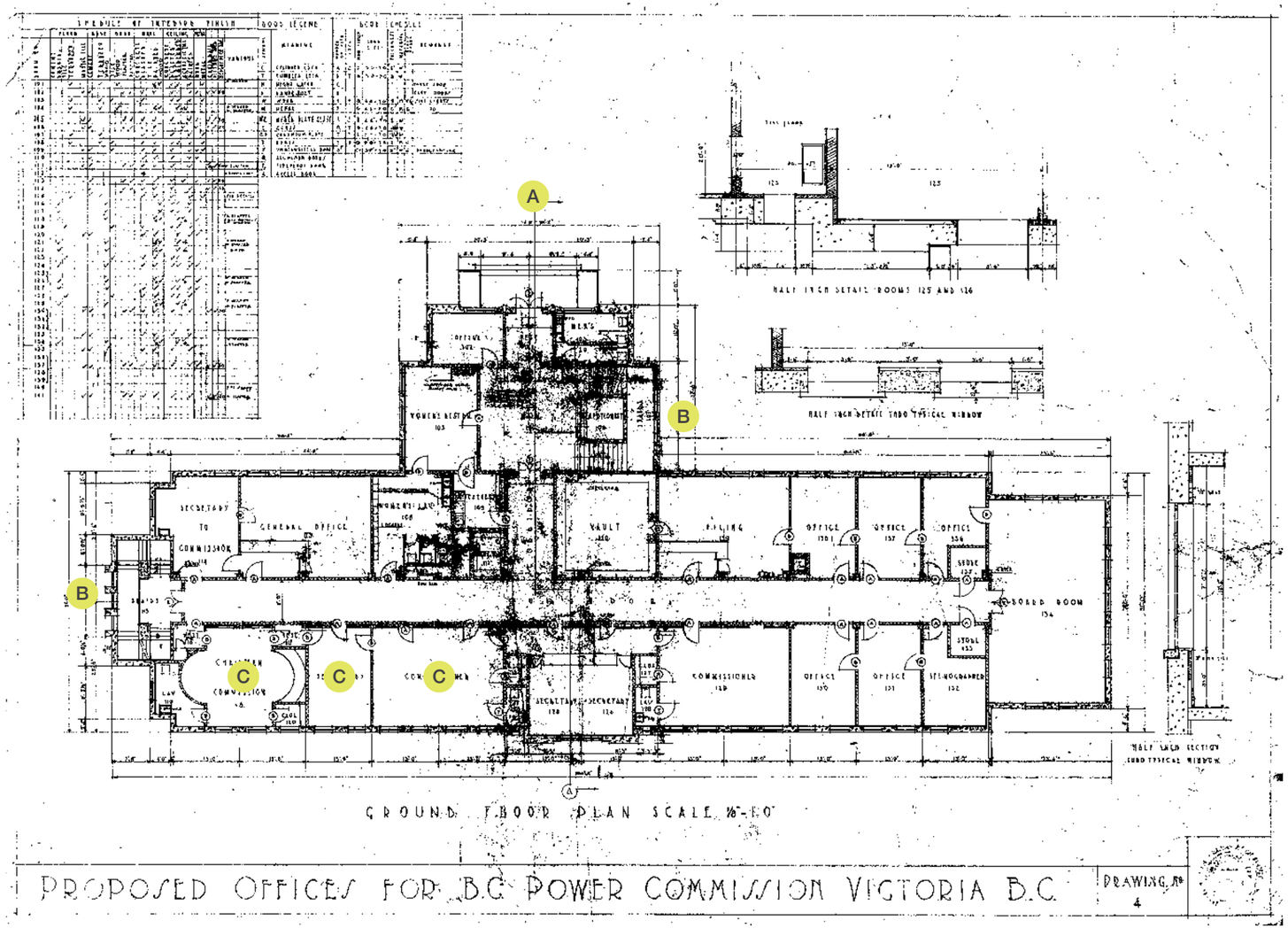
02 HISTORICAL ANALYSIS
1949 – ORIGINAL THIRD FLOOR

KEY FEATURES

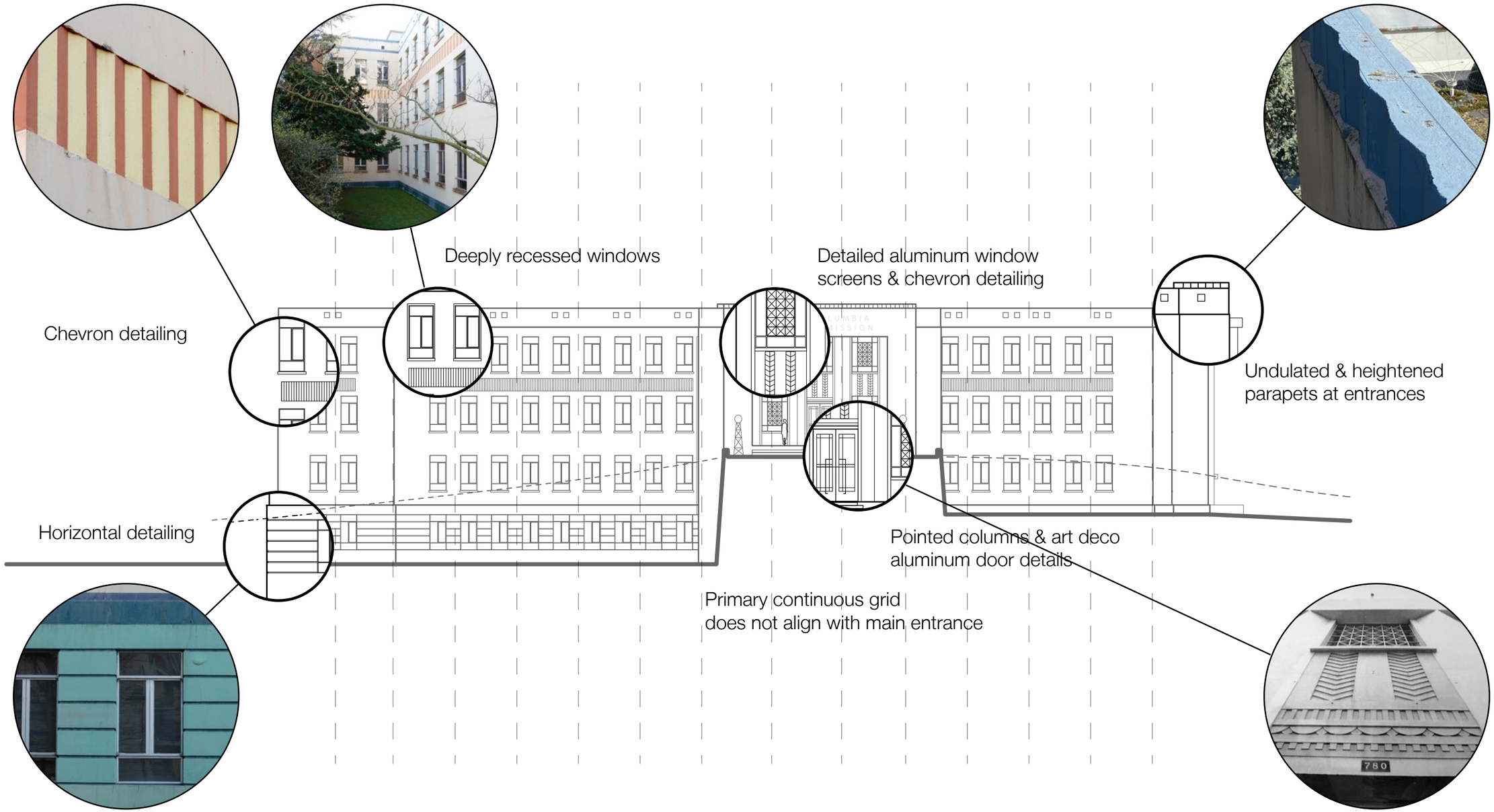
A Articulated entrance at Blanshard Street with numerous Art Deco details

B Exit stairs positioned against exterior walls have a vertical expression to the exterior

C Historically intact rooms with exotic wood veneer paneling

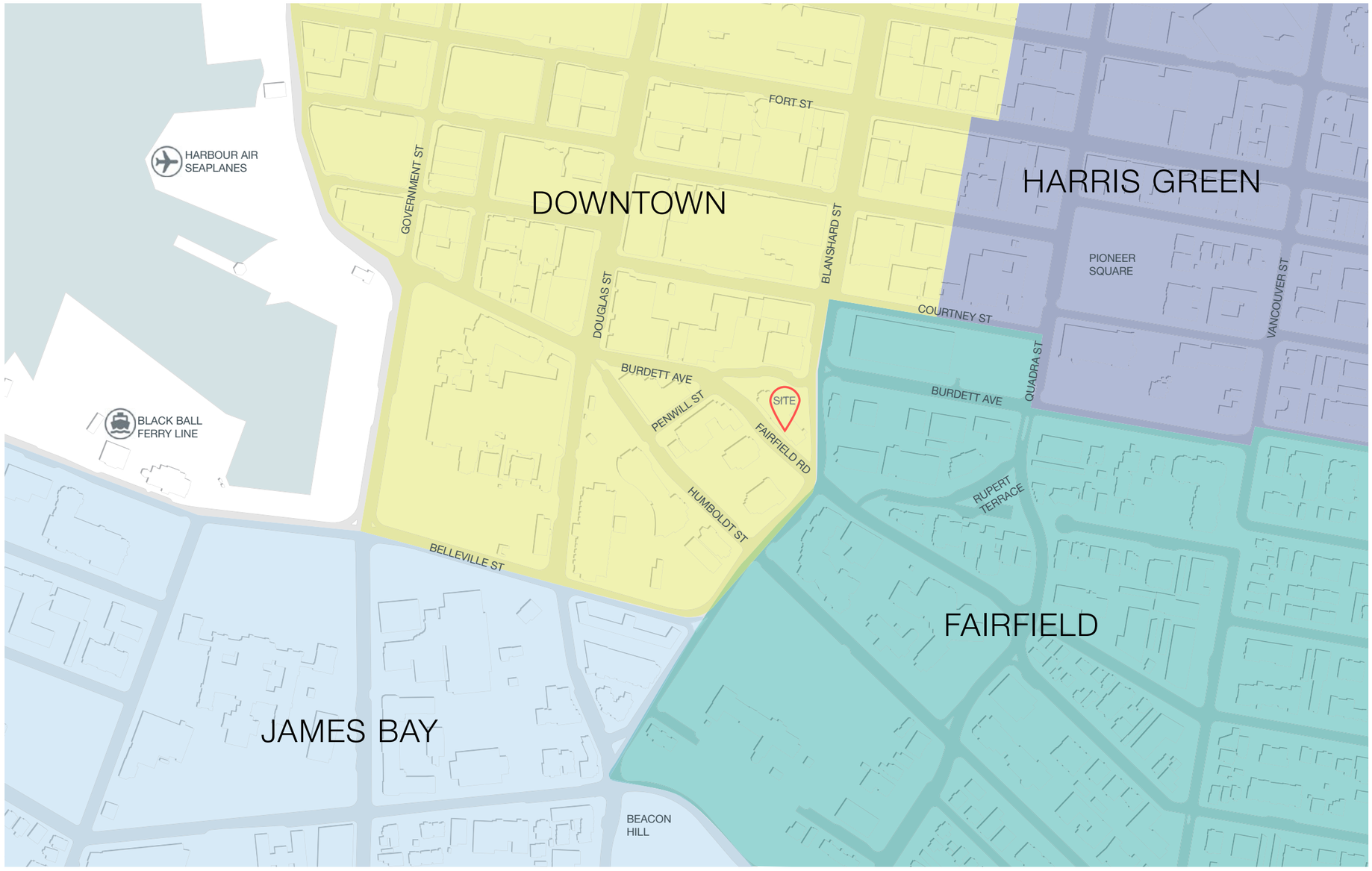


02 HISTORICAL ANALYSIS
CHARACTER DEFINING ELEMENTS



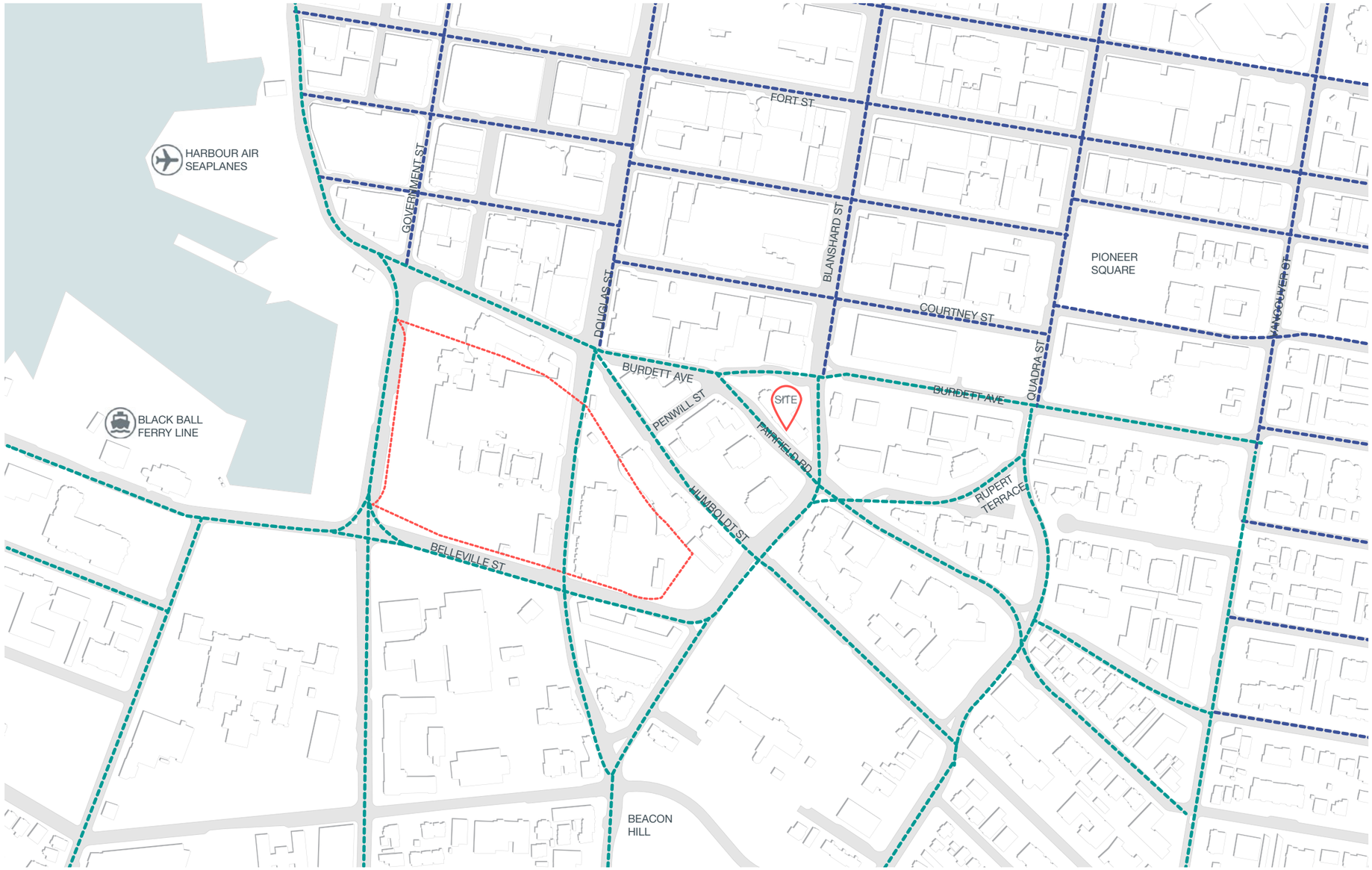
03 URBAN ANALYSIS

03 URBAN ANALYSIS
NEIGHBORHOOD BOUNDARIES



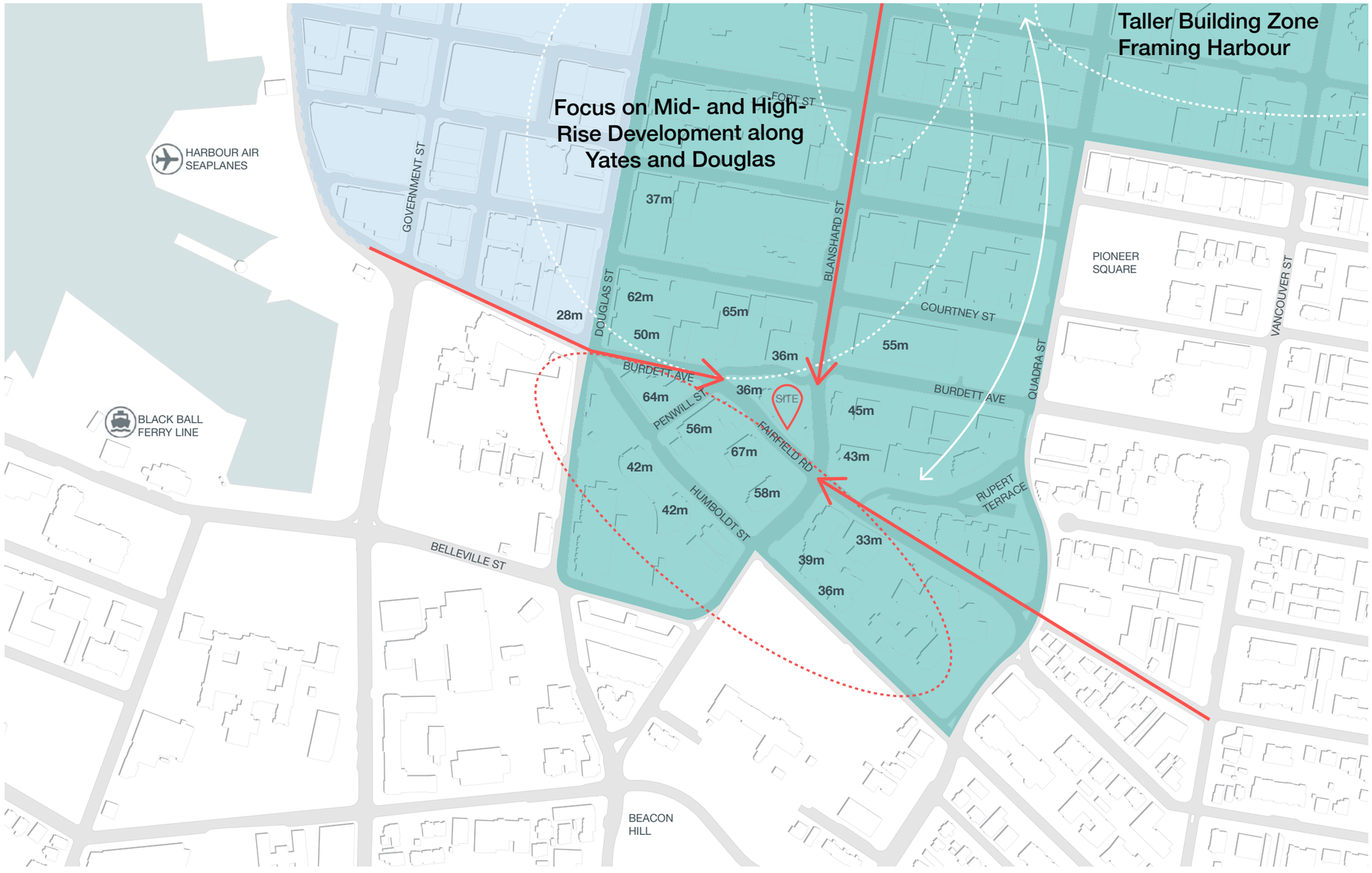
The site is situated between the cultural precinct to the southwest (e.g. Provincial Parliament Buildings, Royal BC Museum), the commercial density of downtown to the north, and the residential neighbourhoods and parkland to the south and east (e.g. Fairfield, Beacon Hill Park).

03 URBAN ANALYSIS
GRID INTERSECTIONS



The irregular triangular lot is at the historical intersection between the regularized old town grid to the north and the organic topography and shore-oriented grid to the south and west.

03 URBAN ANALYSIS
BUILT-FORM INTERSECTIONS



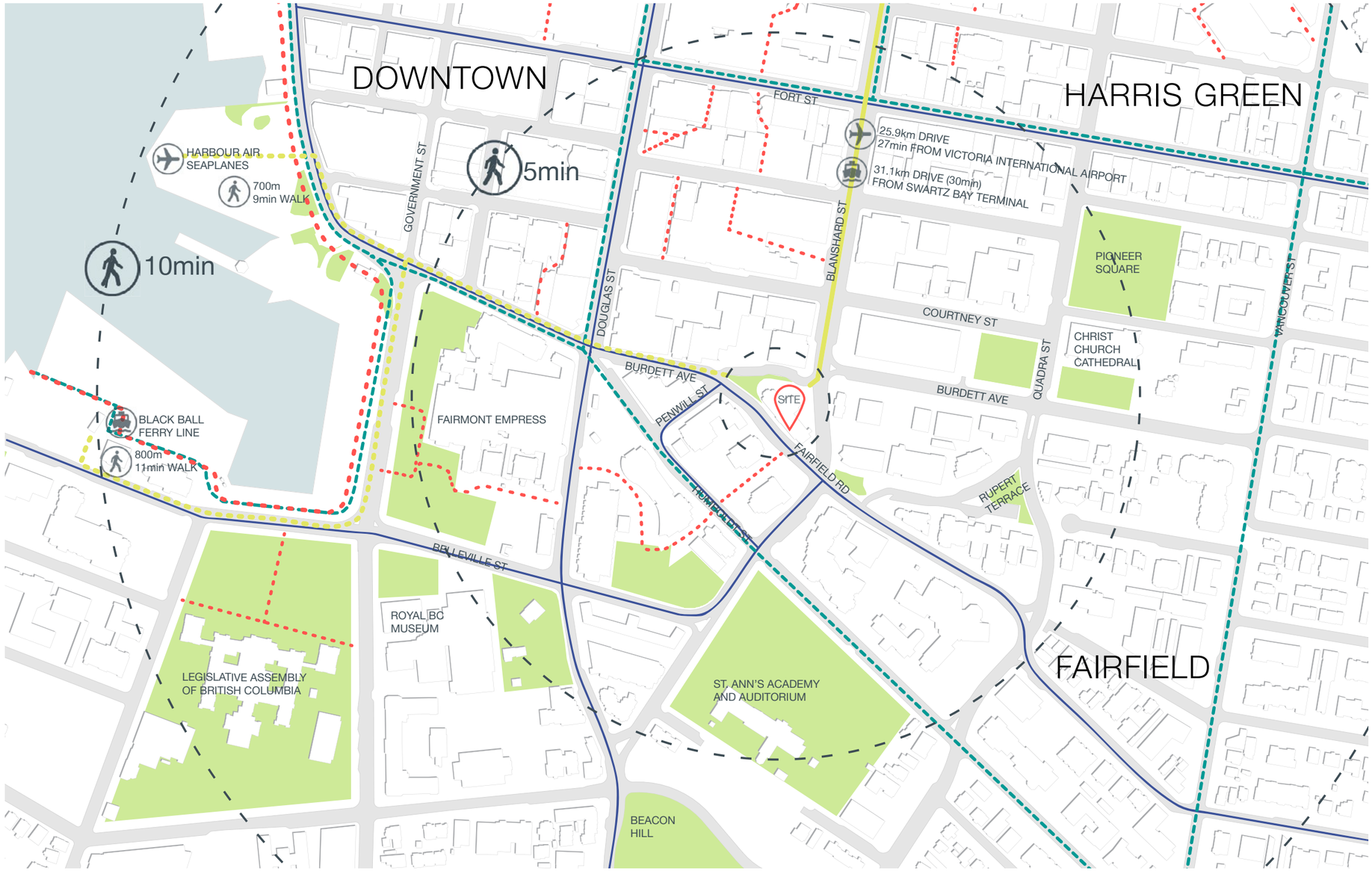
The site is located at the south end of the downtown tall building development zone intended to provide a backdrop to the historic downtown and waterfront. Significant existing density is adjacent to the the site on the south and west in the form of hotel and residential towers.

Future Tall Building Development

Area of Recent Tall Building Development

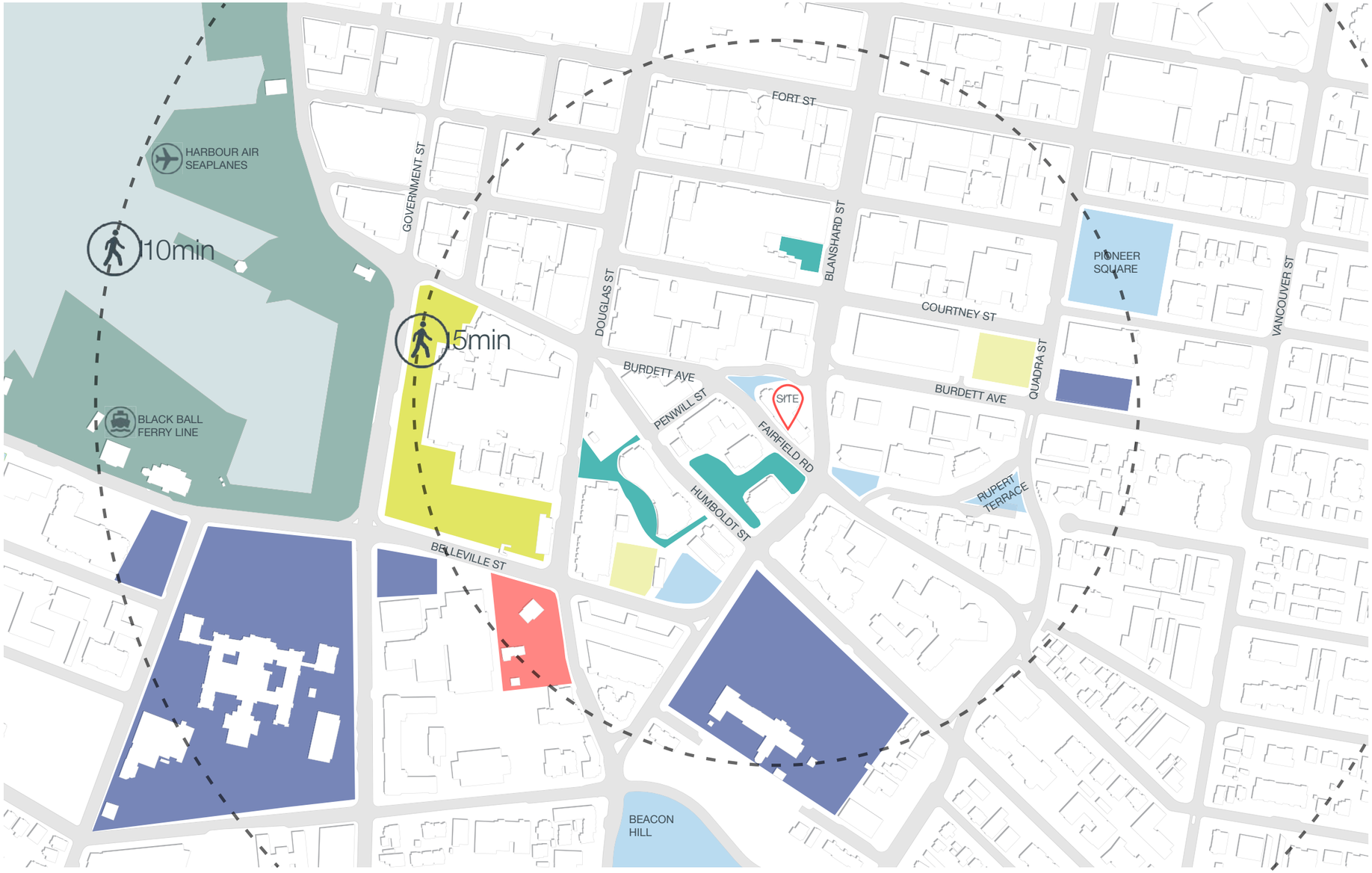
Old Town

03 URBAN ANALYSIS
MOBILITY



780 Blanshard Street is a short walk from the waterfront, the legislature, downtown shopping and amenities, and Beacon Hill Park. The site also has nearby access to key bike routes, multiple bus lines, main arterial streets, and harbour ferry and sea plane connections.

03 URBAN ANALYSIS
OPEN SPACES TYPOLOGIES



A variety of public open spaces are located within a short distance of the site. They range from small parks to plazas to large civic spaces.

03 URBAN ANALYSIS
CONTEXT PLAN

A wide variety of land uses are established all around the site, including mixed-used, residential, commercial, institutional, civic, hotels, and parks.

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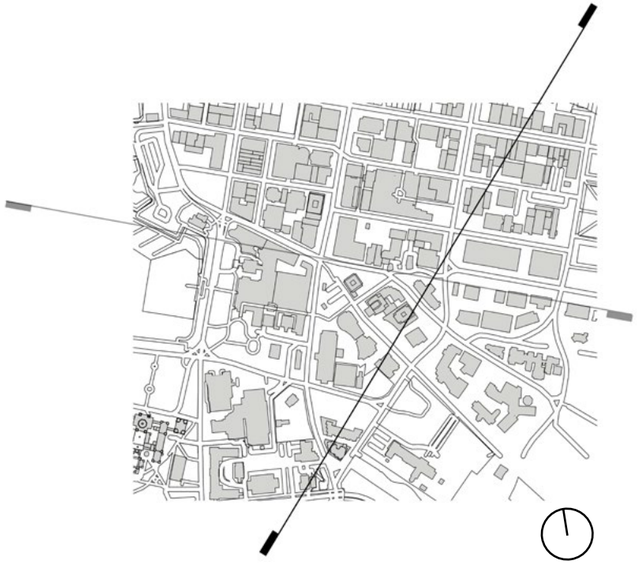
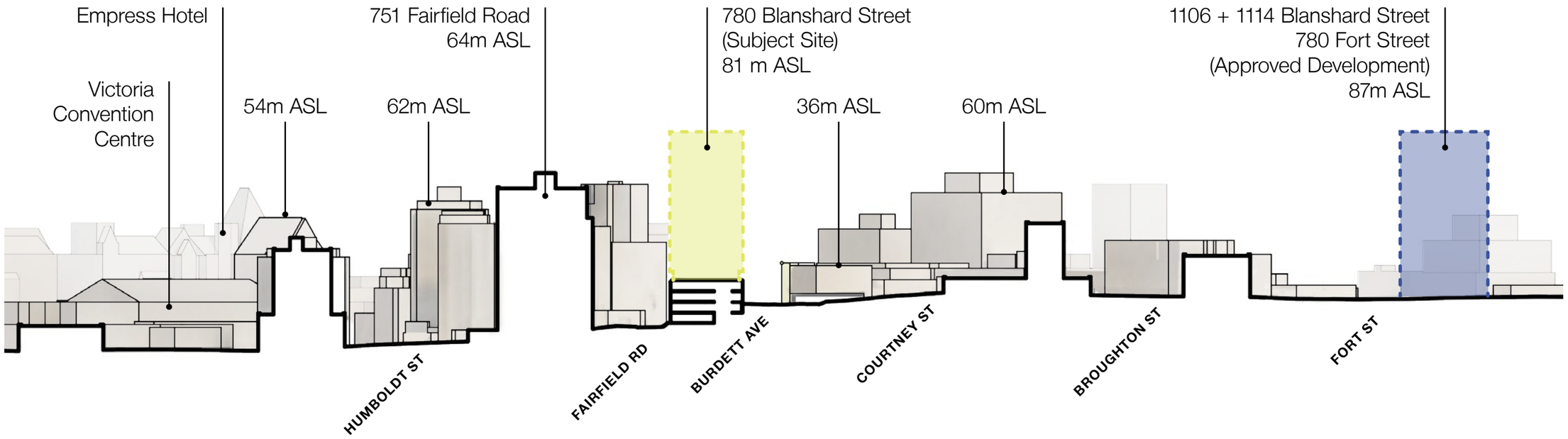
03 URBAN ANALYSIS
SITE SECTION

NORTH-SOUTH SECTION





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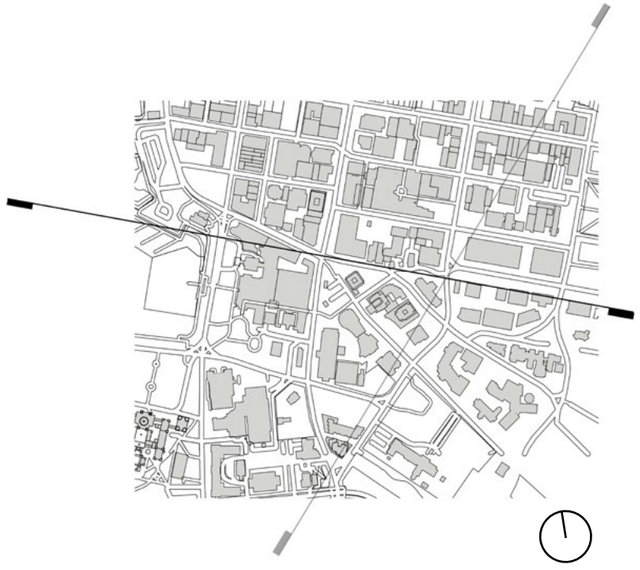
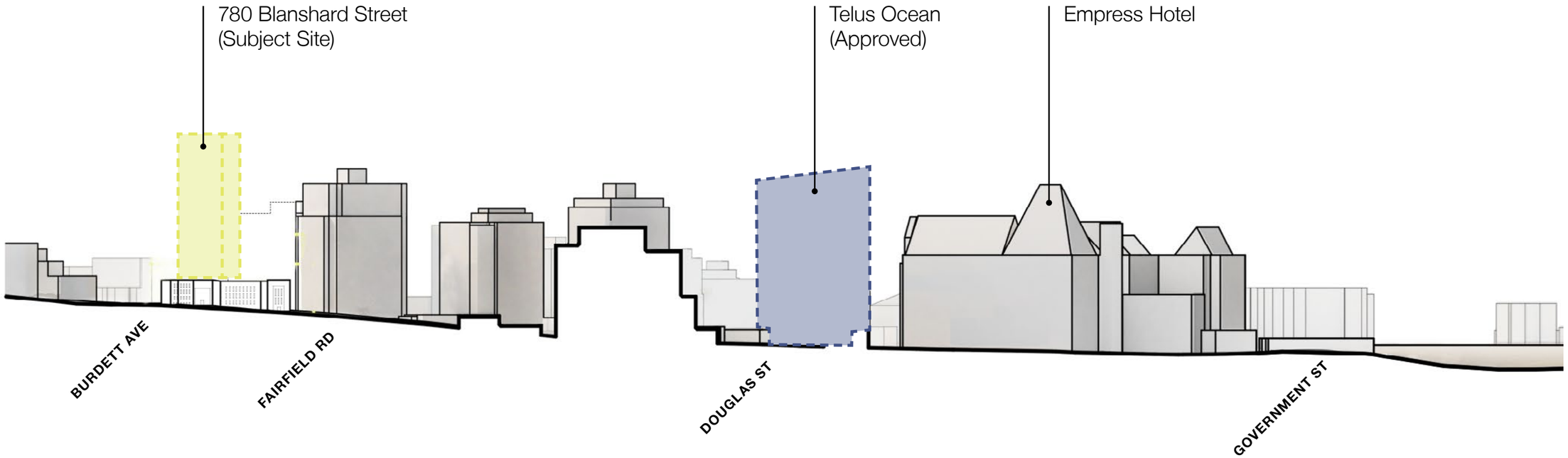
03 URBAN ANALYSIS
SITE SECTION

EAST-WEST SECTION





03 URBAN ANALYSIS
STREET ELEVATIONS

STREETSCAPE ALONG BLANSHARD STREET

FAIRFIELD ROAD | SITE | BURDETT AVENUE

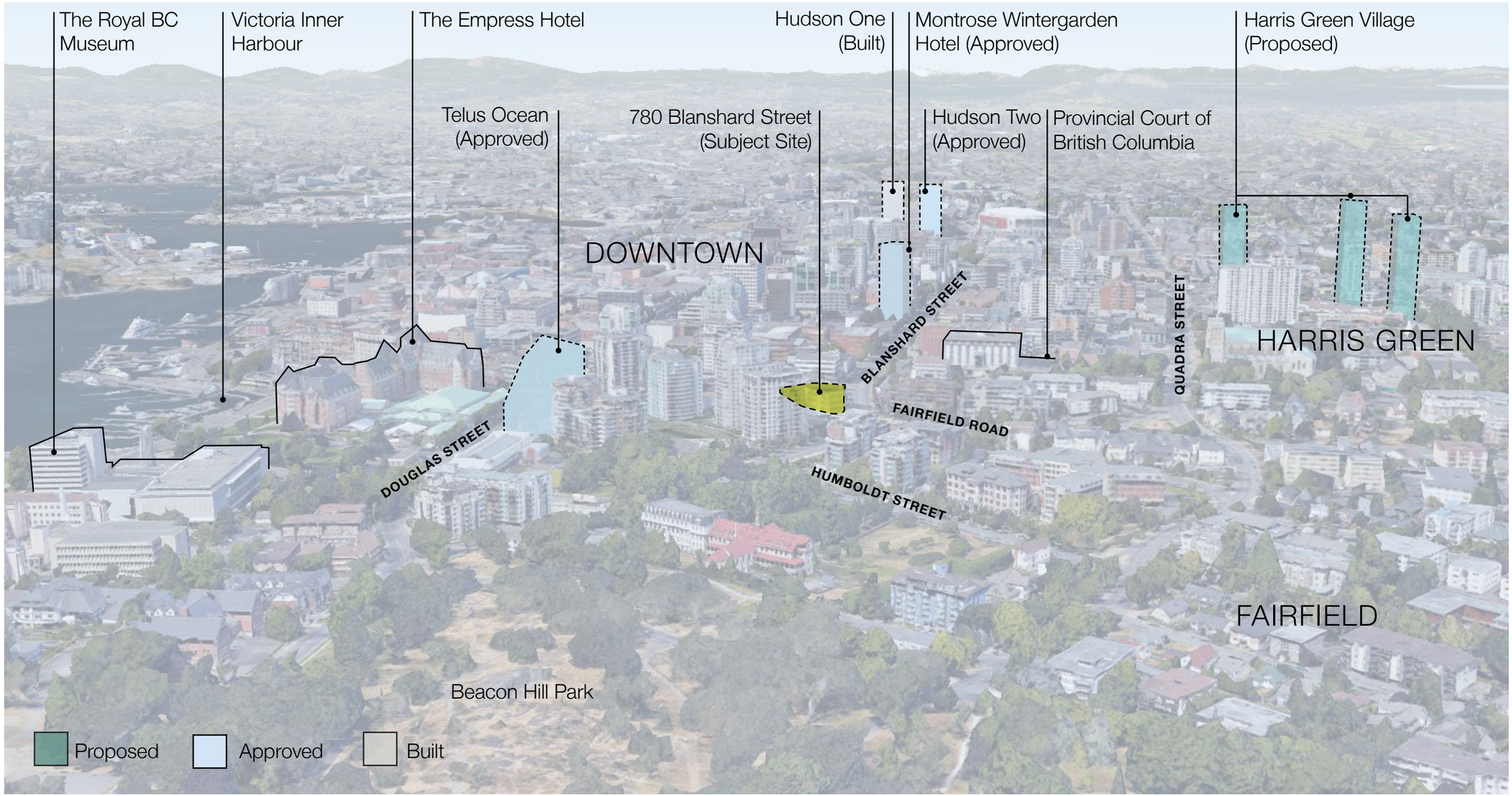
STREETSCAPE ALONG FAIRFIELD ROAD

BURDETT AVENUE | SITE | BLANSHARD STREET

04 SITE ANALYSIS

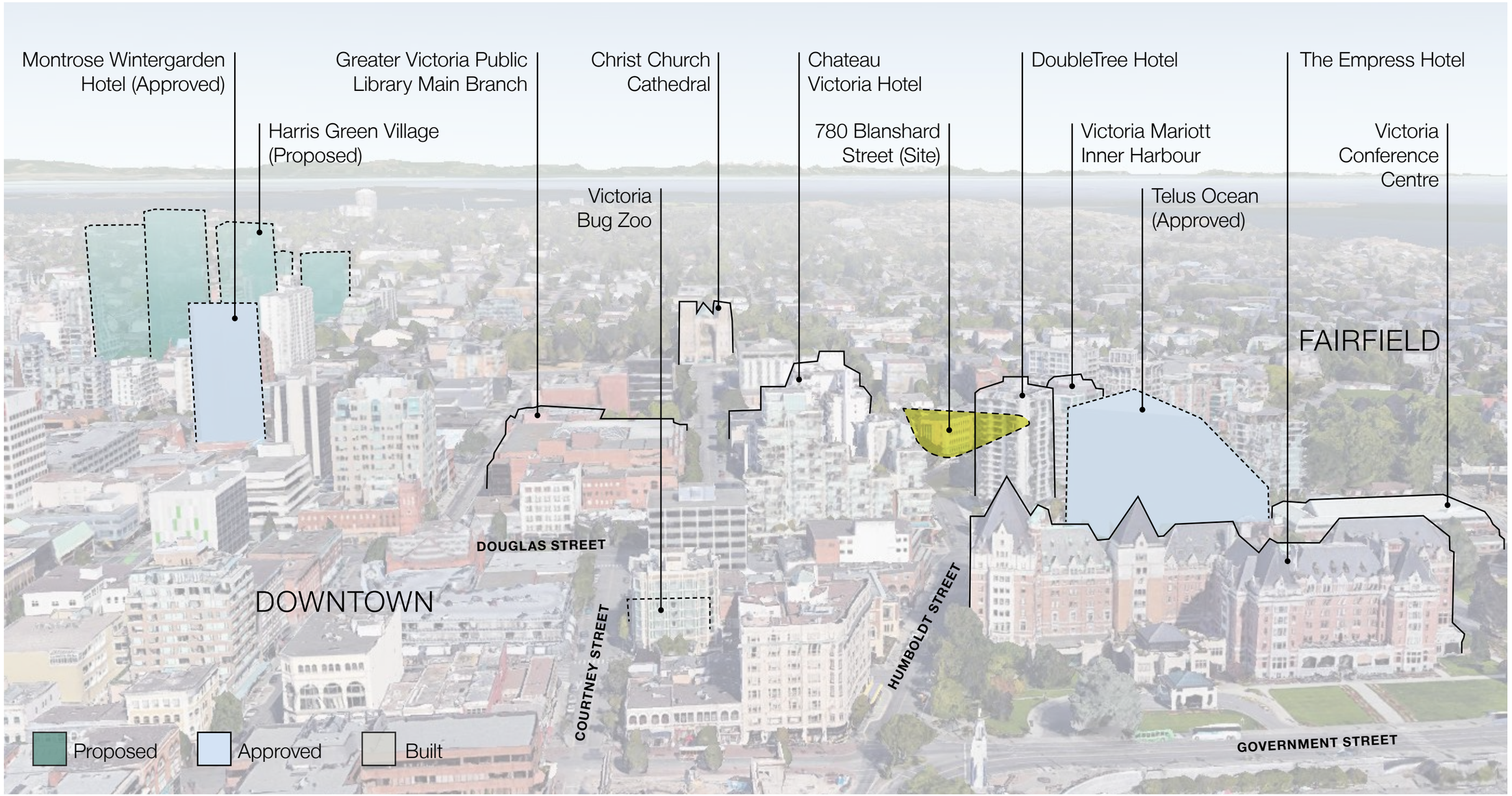
04 SITE ANALYSIS
NEIGHBOURHOOD CONTEXT

VIEW TO SITE ABOVE BEACON HILL



04 SITE ANALYSIS
NEIGHBOURHOOD CONTEXT

VIEW TO SITE LOOKING EAST ABOVE HARBOUR



04 SITE ANALYSIS
IMMEDIATE CONTEXT

The current condition of the site is characterized by uninviting sidewalks, a faded unsympathetic, non-original paint scheme (B), and under developed and underused park (C). The dominant asphalt parking lot and awkwardly retrofitted accessibility ramp make an unwelcoming front to the heritage structure (A).

A

B

C

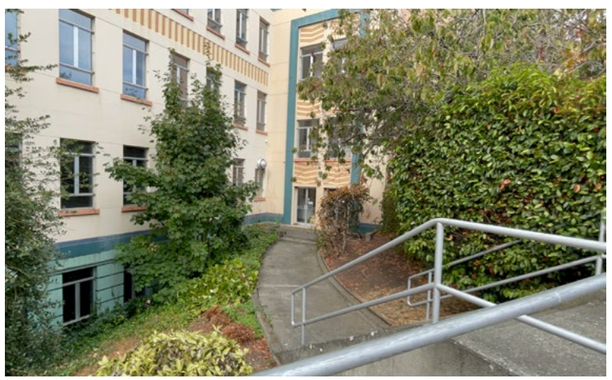
04 SITE ANALYSIS
IMMEDIATE CONTEXT

With no sidewalk on the south side of Burdett Avenue, Penwill Green park is not easily accessed from the north. The park itself offers few opportunities for informal seating or gathering and feels more like an extended entrance court for the heritage building (A). Small courtyards adjacent to the east and west wings of the building (B and C) offer an opportunity to reconsider the landscape and exterior activation of the spaces with new programs.

A

B

C



05 CONTEXT ELEVATIONS

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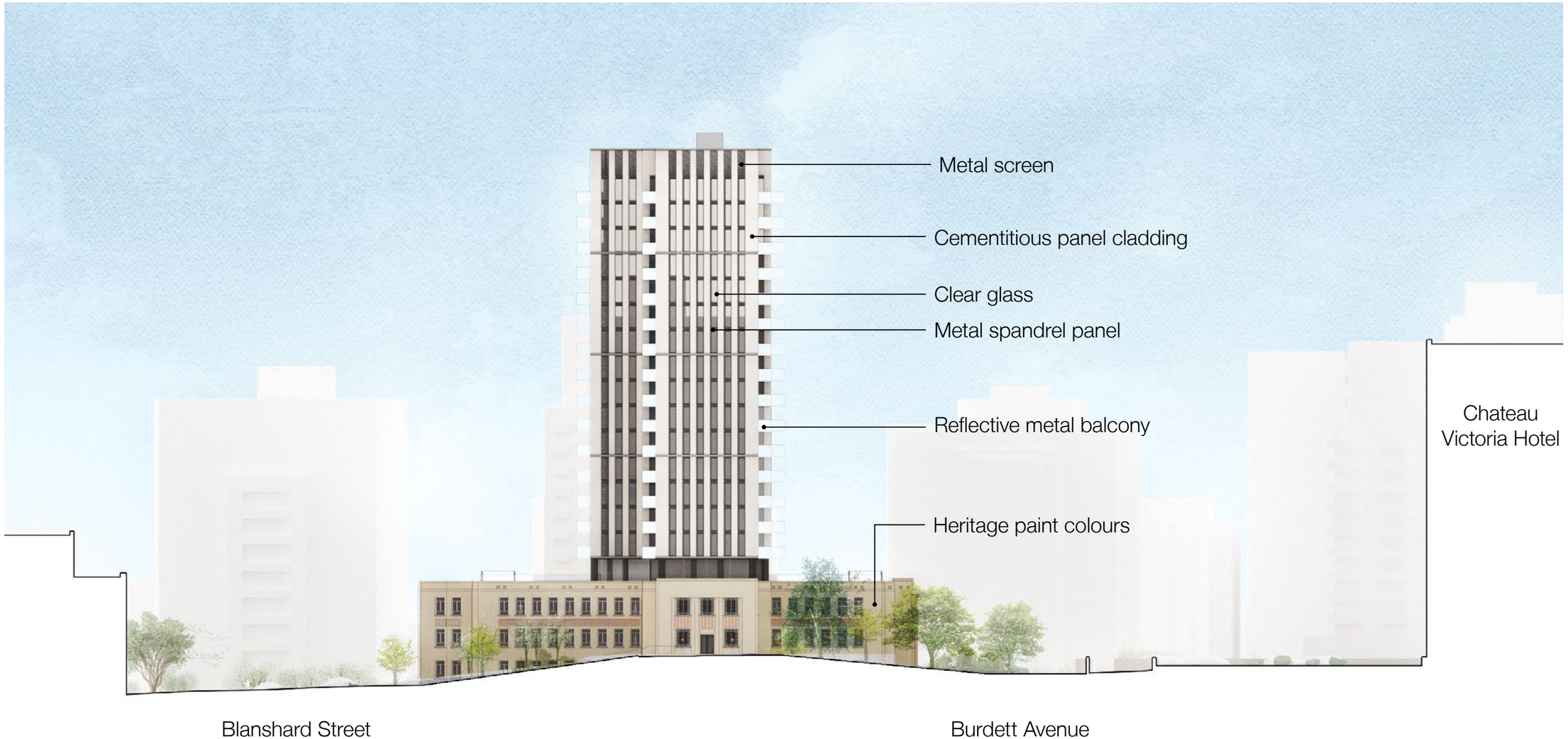
05 CONTEXT ELEVATIONS
NORTH



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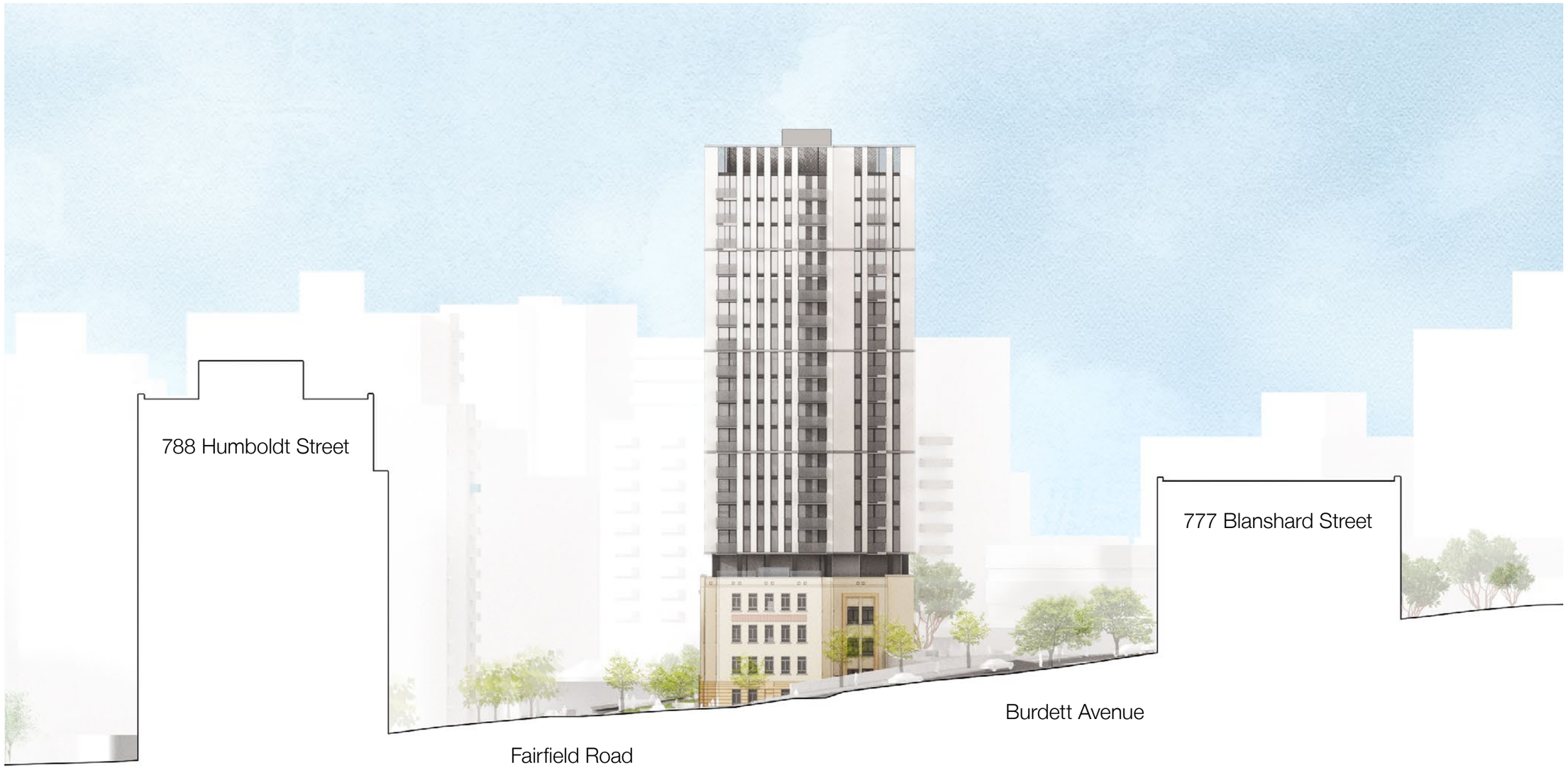
05 CONTEXT ELEVATIONS
SOUTH

UPDATED PAGE

05 CONTEXT ELEVATIONS
EAST



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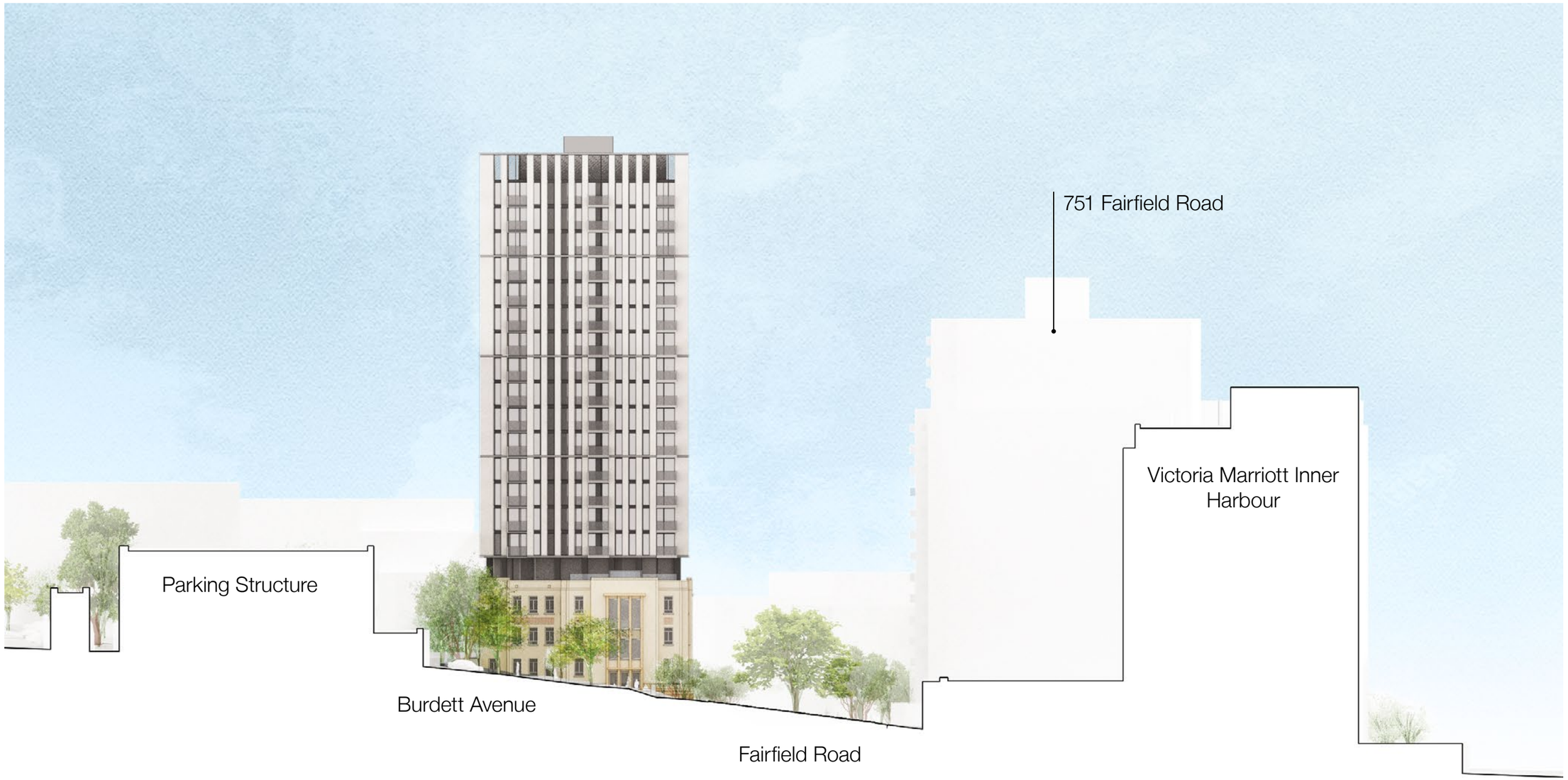
05 CONTEXT ELEVATIONS
WEST



06 SHADOW ANALYSIS

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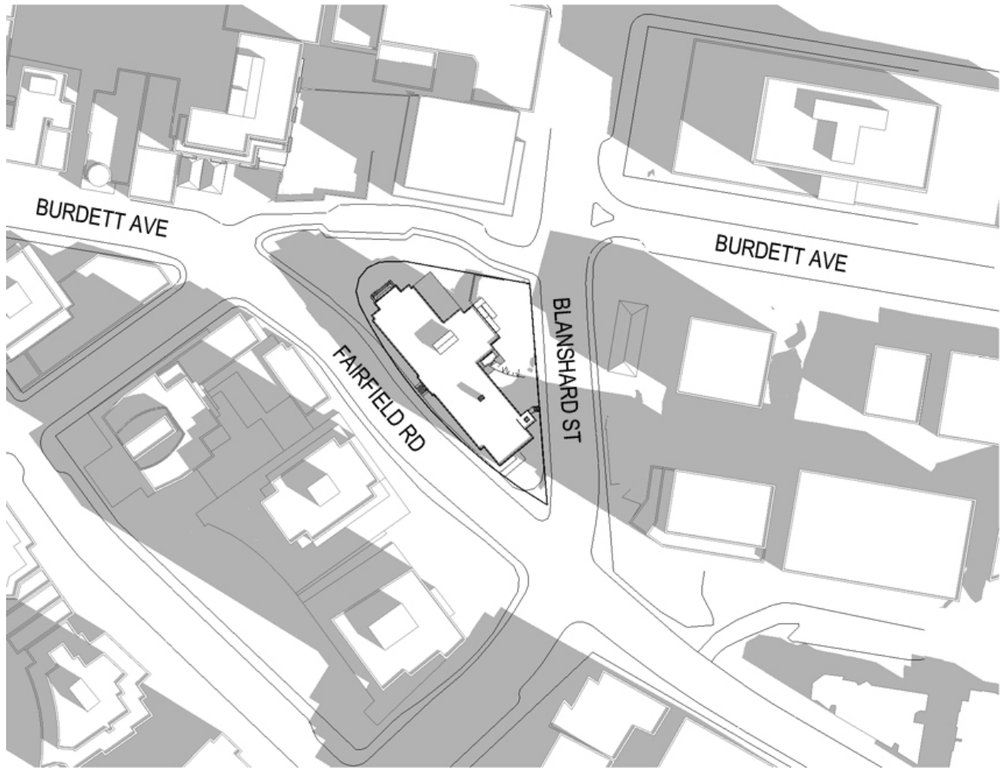
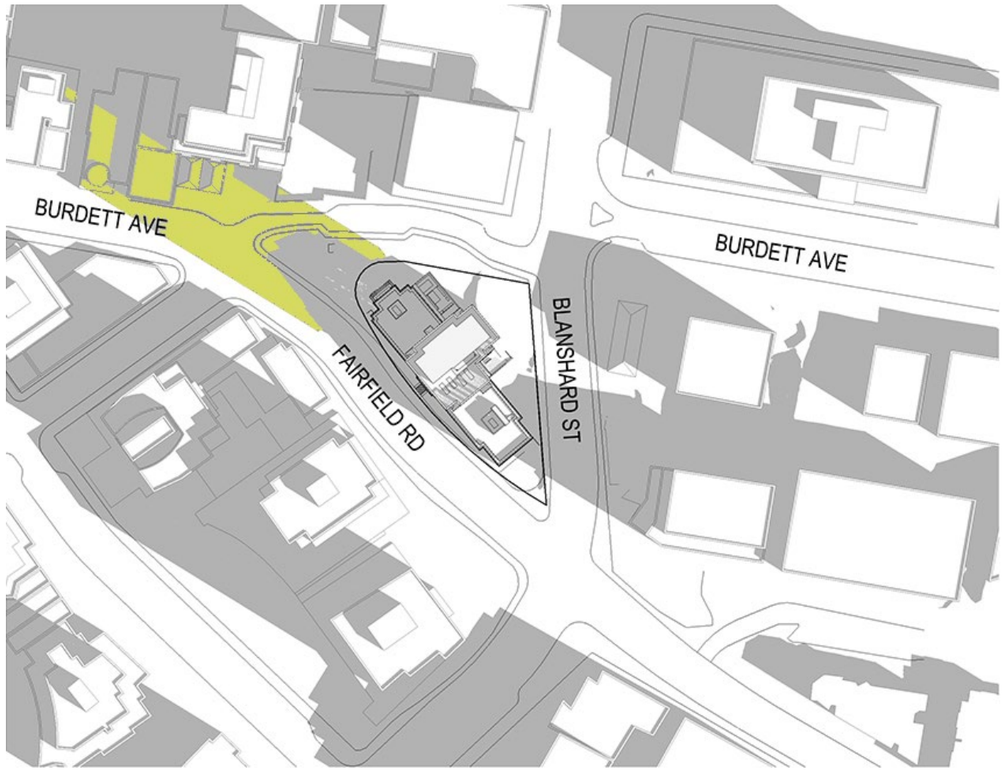
06 SHADOW ANALYSIS
EQUINOX 10 AM

Existing



Proposed



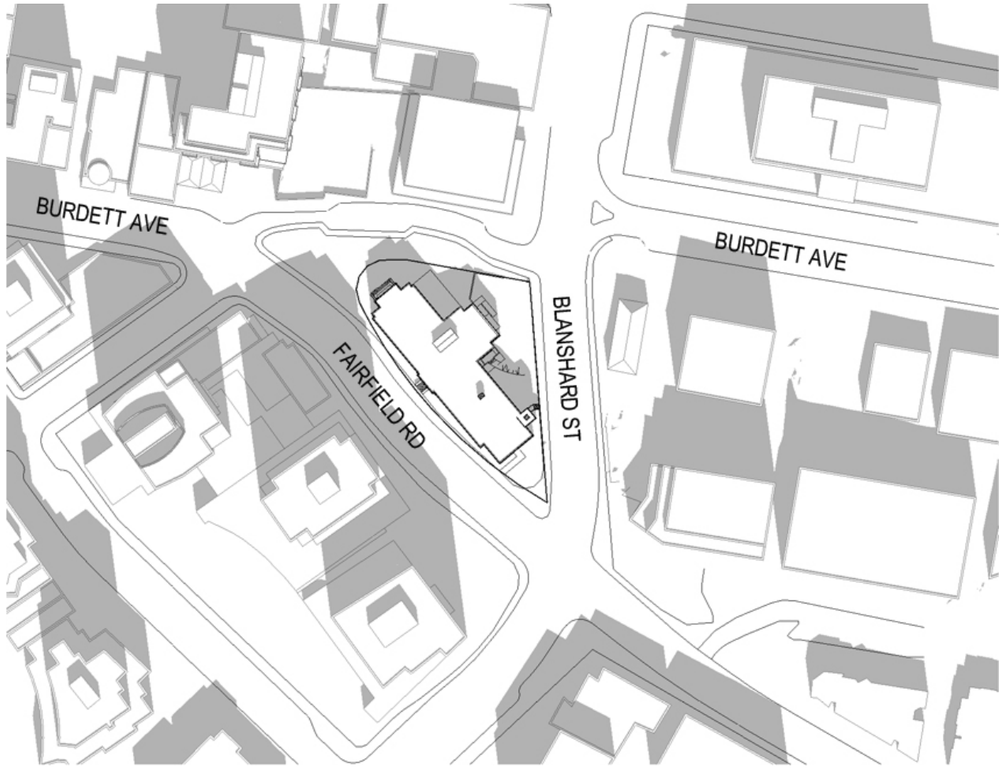
Net Incremental Shadow Impact

In the morning on the spring / fall equinox, the proposal adds shadows on the Burdett Avenue sidewalks, the Chateau Victoria entrance area, and the parking structure on the north side of Burdett Avenue. No open spaces or residential uses are impacted.

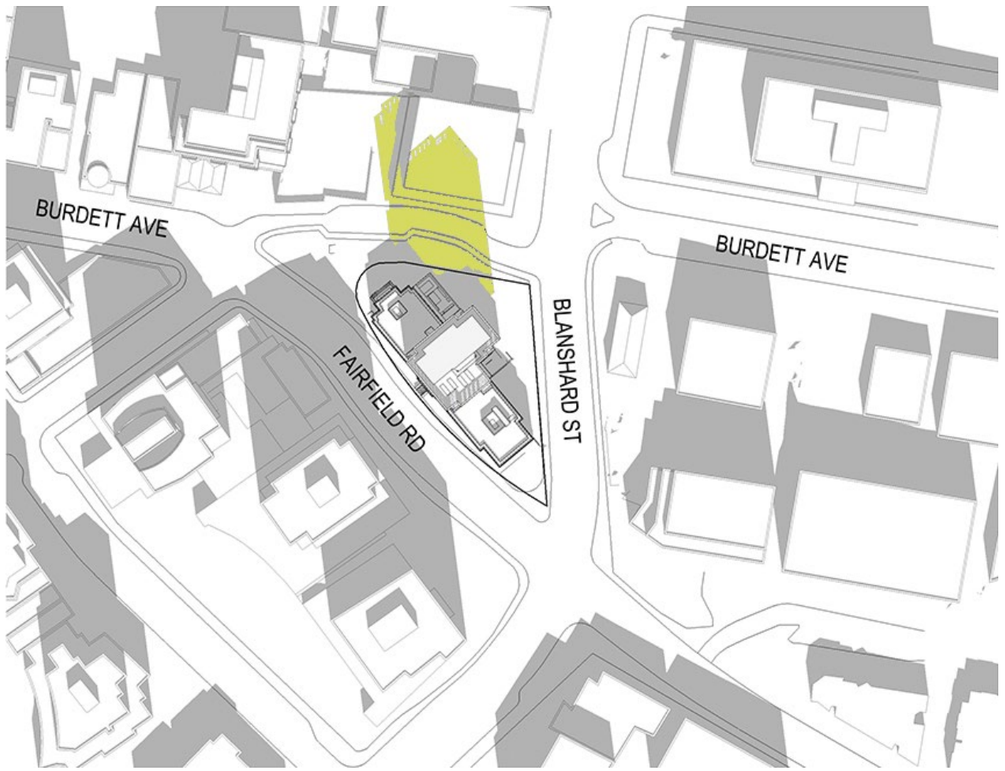
UPDATED PAGE

06 SHADOW ANALYSIS
EQUINOX 1 PM

Existing



Proposed



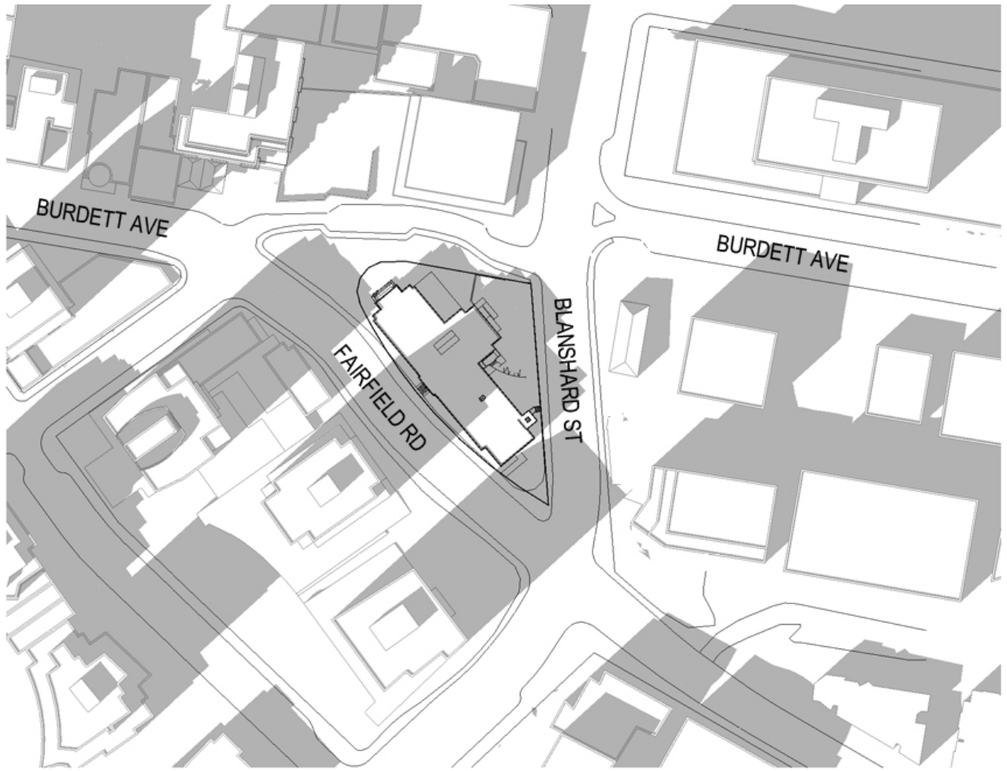
Net Incremental Shadow Impact

At 1pm on the spring / fall equinox, the proposal adds shadows on the sidewalks and office building to the north. No open spaces or residential uses are impacted.

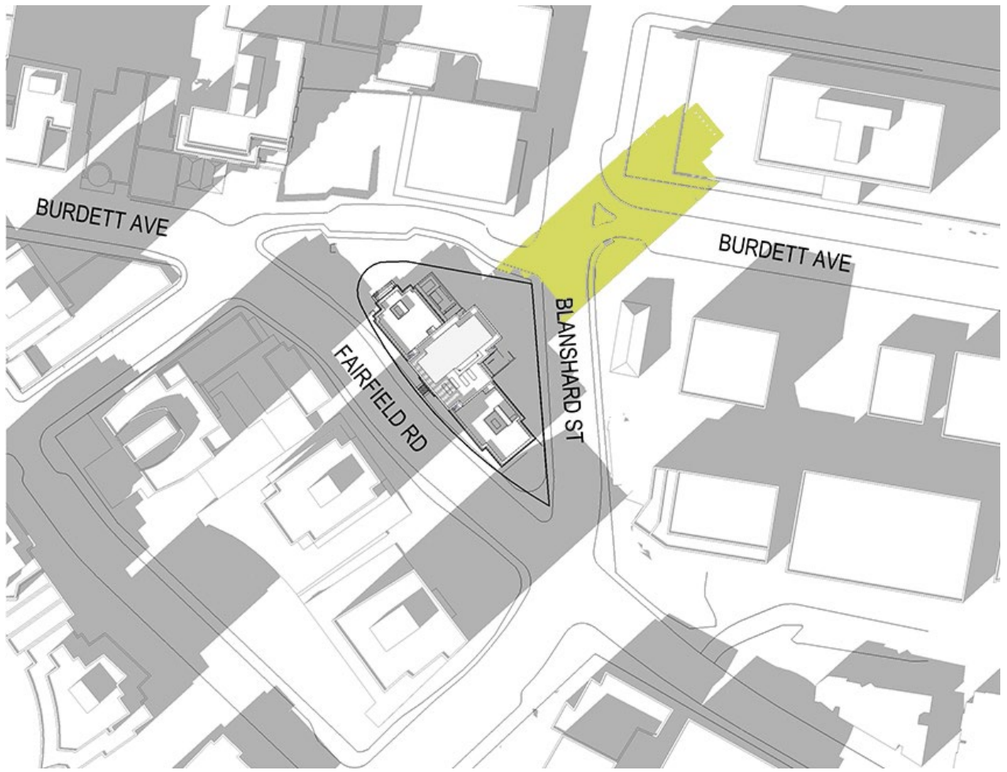
UPDATED PAGE

06 SHADOW ANALYSIS
EQUINOX 4 PM

Existing



Proposed



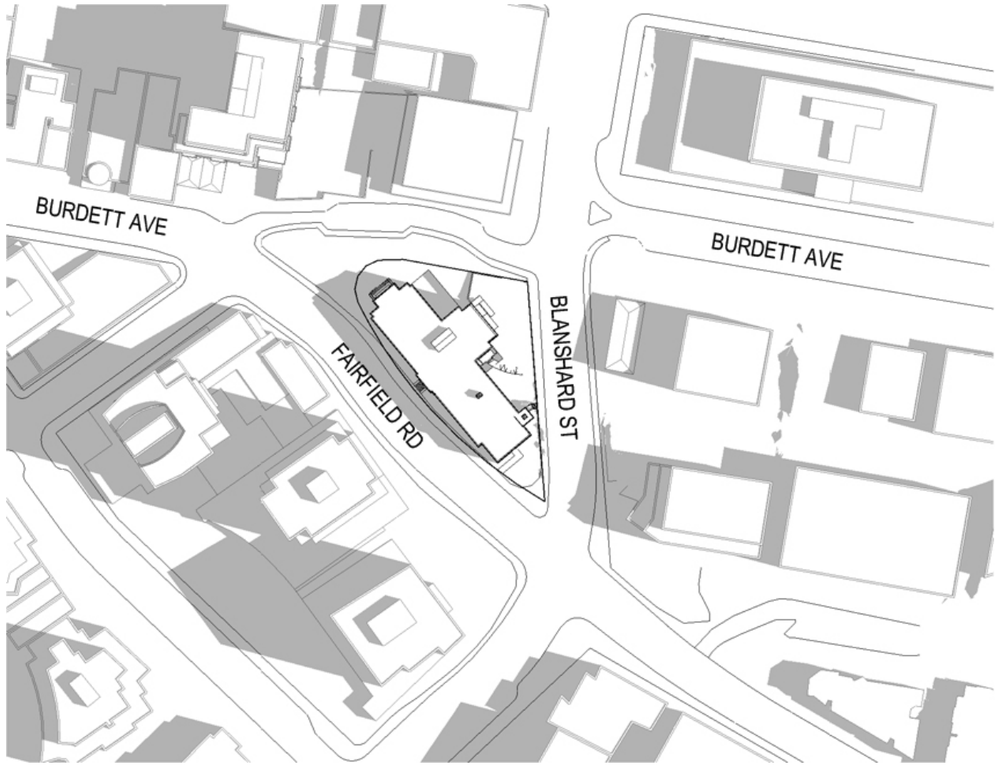
Net Incremental Shadow Impact

Shadows from the proposal move across the Blanshard Street to fall on a portion of the BC Provincial Court and buildings opposite on Burdett Avenue. The women's shelter (809 Burdett Ave.) would begin to be shadowed at around 5pm. The and mixed-use building at 821 Burdett Ave. would be partially shadowed starting at around 6pm.

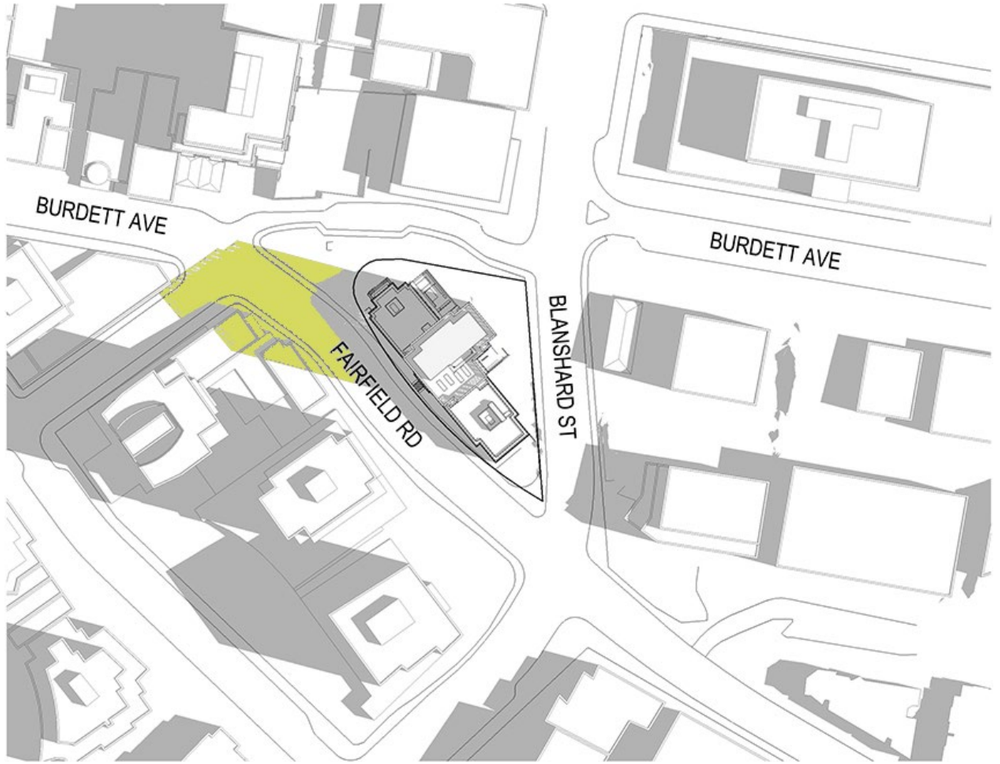
UPDATED PAGE

06 SHADOW ANALYSIS
SUMMER SOLSTICE 10 AM

Existing



Proposed



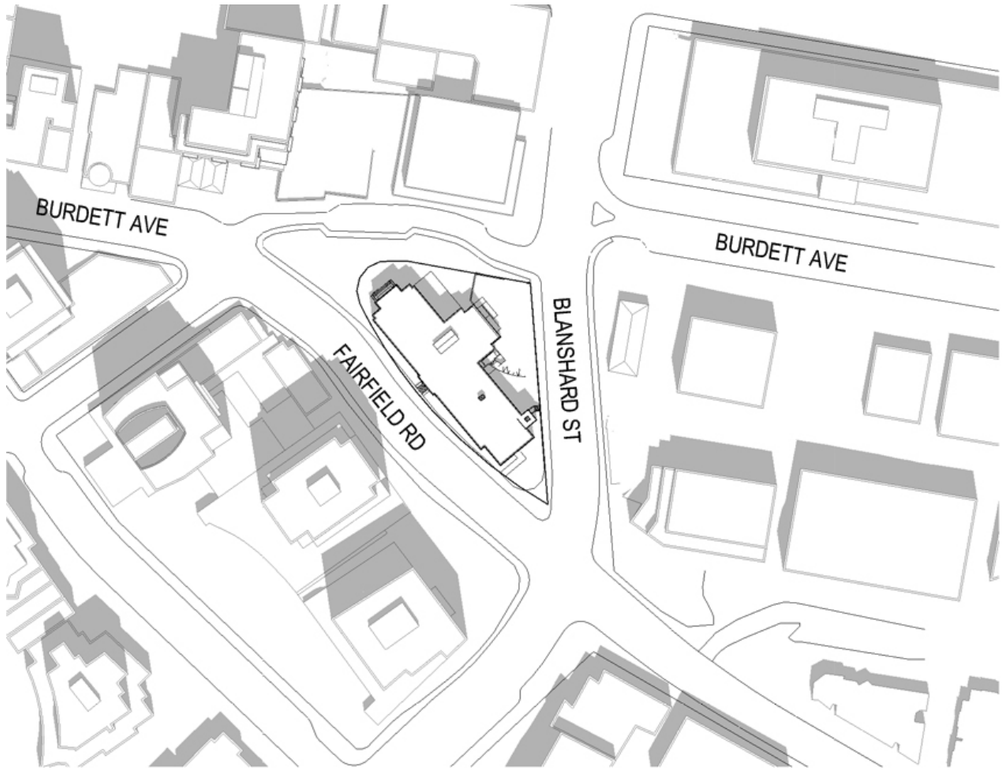
Net Incremental Shadow Impact

In the morning on the summer solstice, the proposal increases shadows on Penwill Green park and the sidewalks on Fairfield Road and Burdett Avenue.

UPDATED PAGE

06 SHADOW ANALYSIS
SUMMER SOLSTICE 1 PM

Existing



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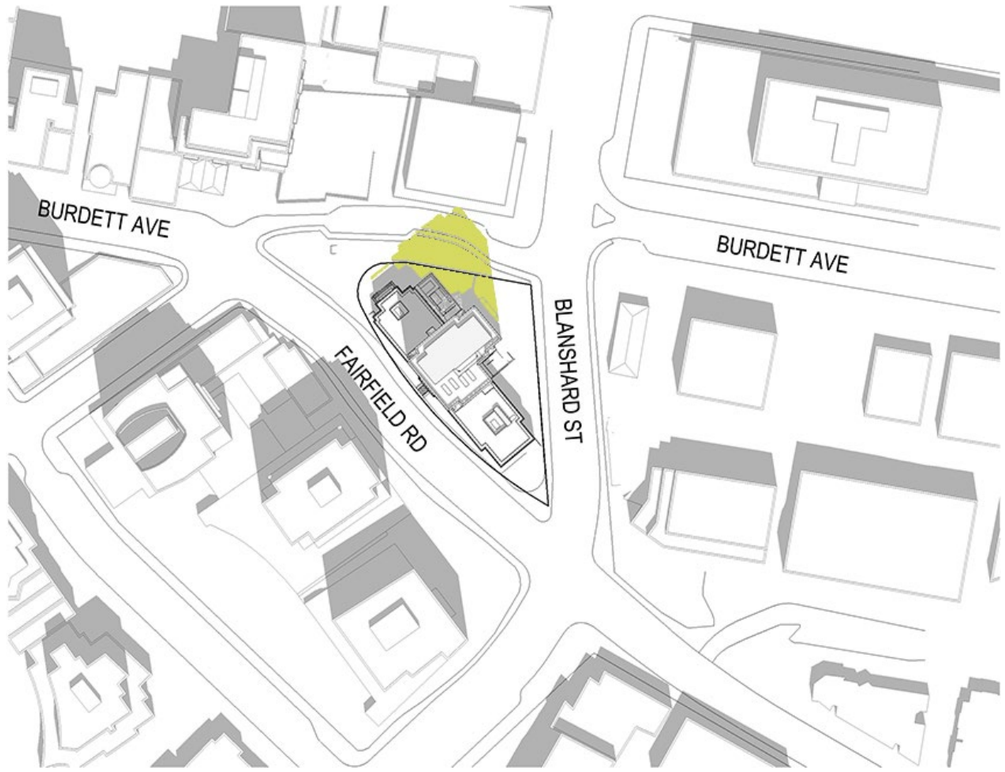


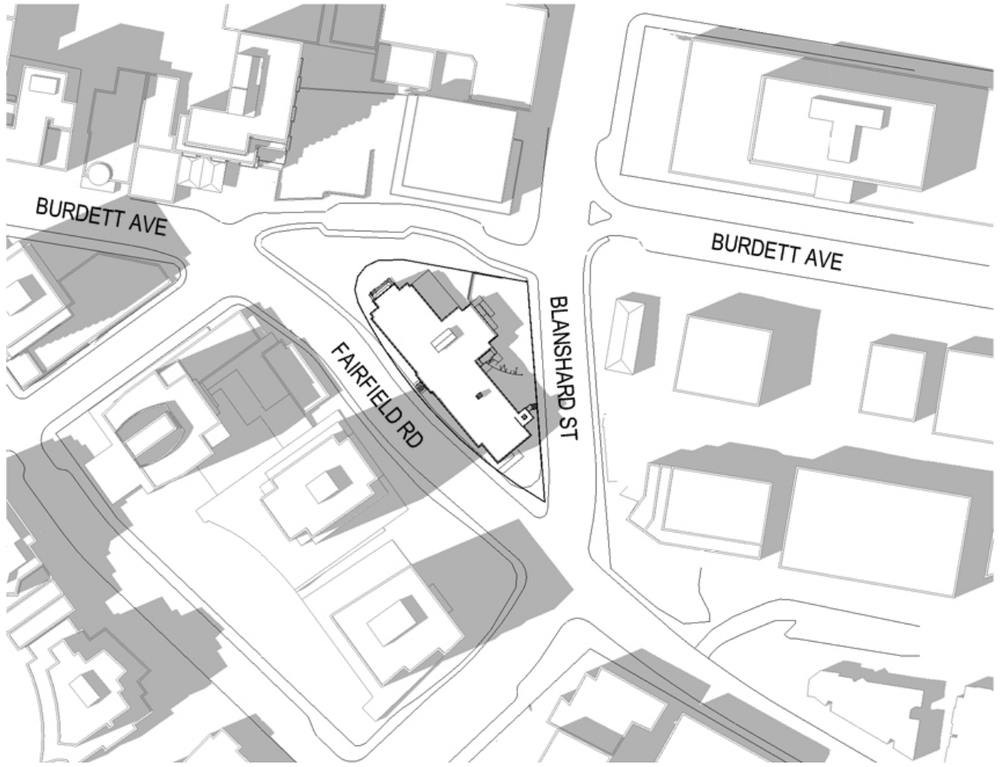
Net Incremental Shadow Impact

The additional shadowing at 1pm on the summer solstice is limited to a small portion of the south façade of the commercial building opposite and the sidewalks along Burdett Avenue.

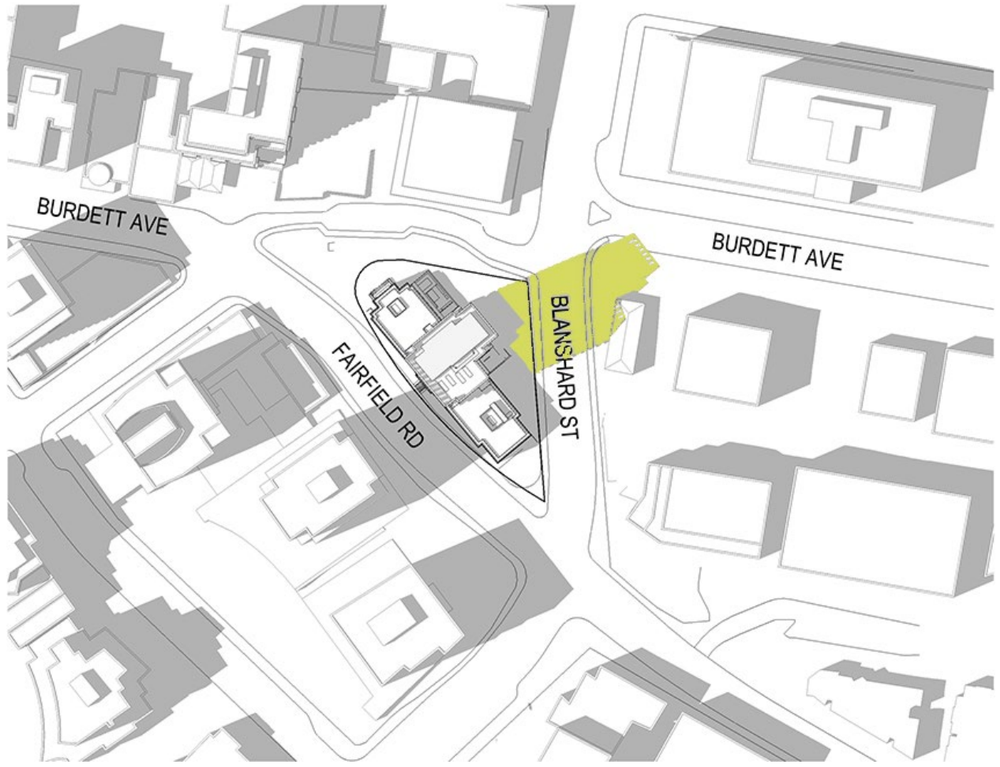
UPDATED PAGE

06 SHADOW ANALYSIS
SUMMER SOLSTICE 4 PM

Existing



Proposed

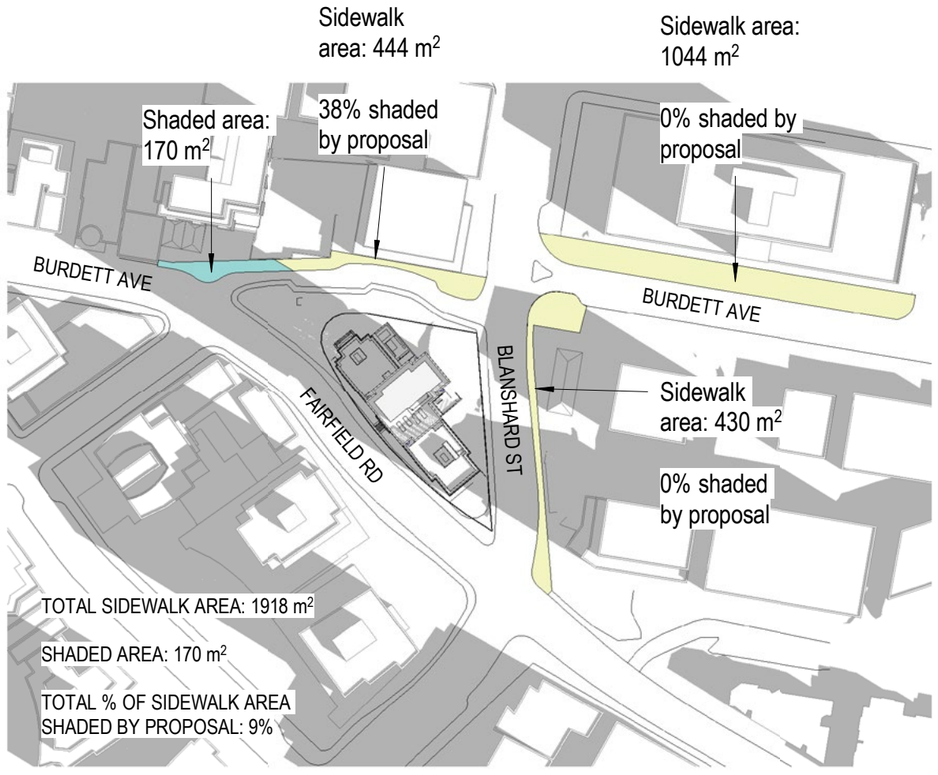


Net Incremental Shadow Impact

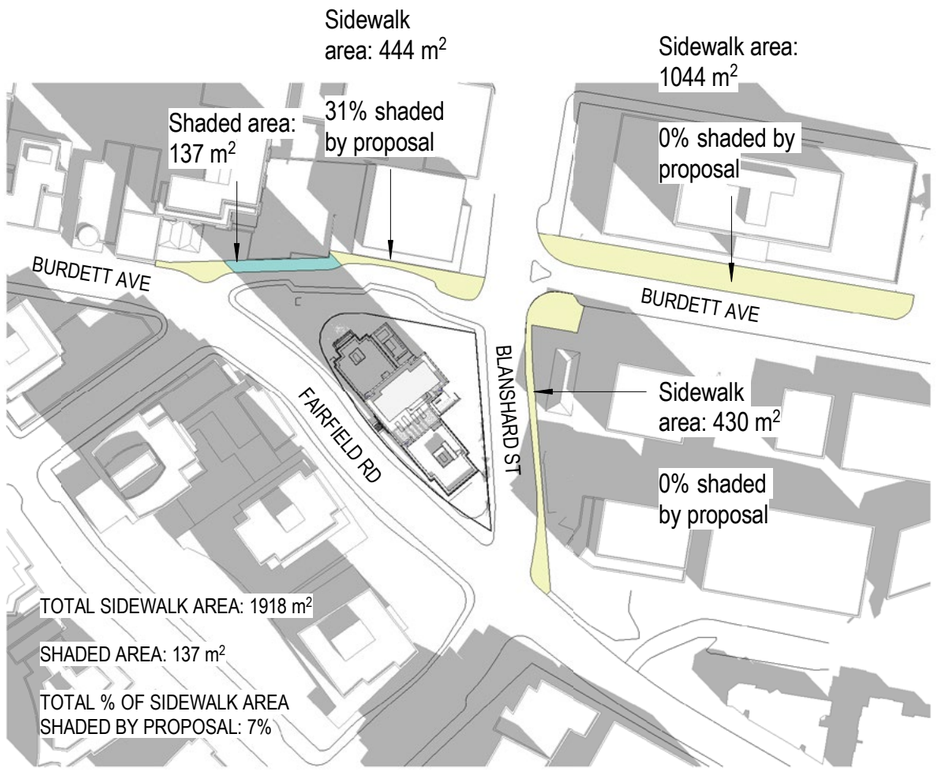
In the afternoon on the summer solstice, the additional shadowing from the proposal is generally limited to sidewalks along Burdett Avenue and Blanshard Street, with some shadowing of 809 Burdett Avenue and the lower floors of 821 Burdett Avenue later in the afternoon.

NEW PAGE

06 SHADOW ANALYSIS
SITE CONTEXT - SPRING / FALL EQUINOX



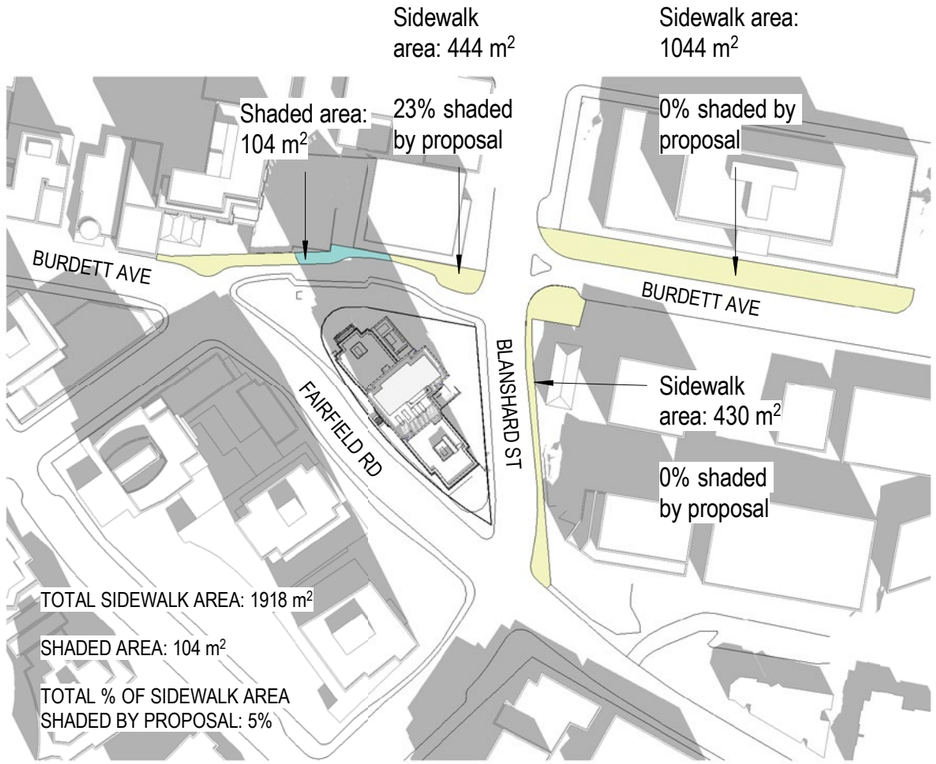
1 Shadow Analysis - Proposed - Equinox 10am



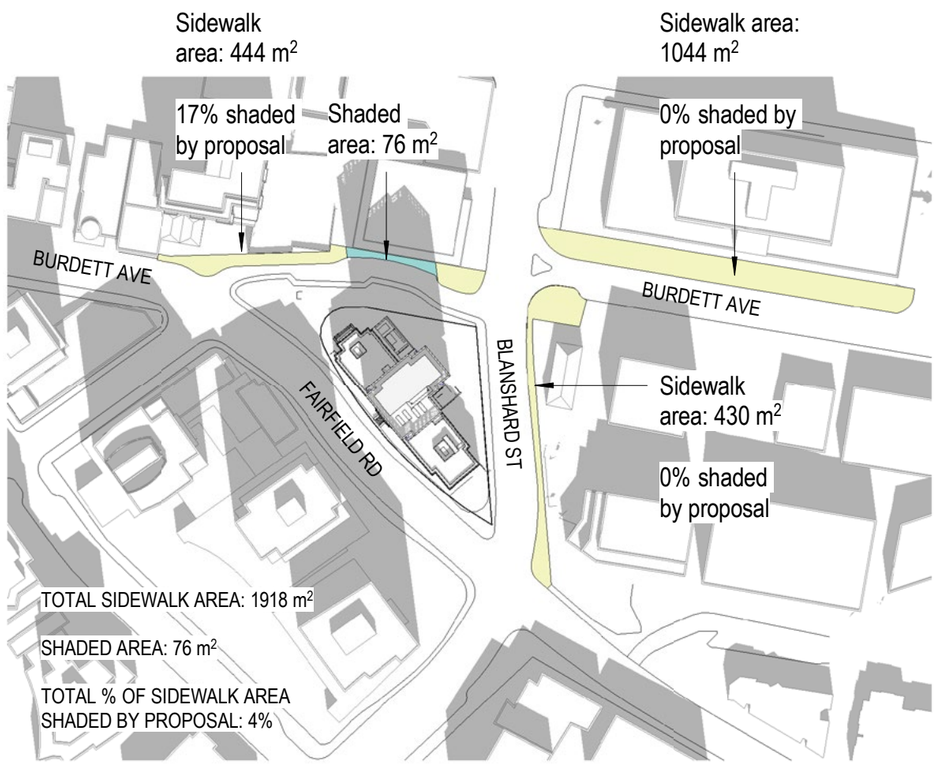
2 Shadow Analysis - Proposed - Equinox 11am

NEW PAGE

06 SHADOW ANALYSIS
SITE CONTEXT - SPRING / FALL EQUINOX



3 Shadow Analysis - Proposed - Equinox 12pm



4 Shadow Analysis - Proposed - Equinox 1pm

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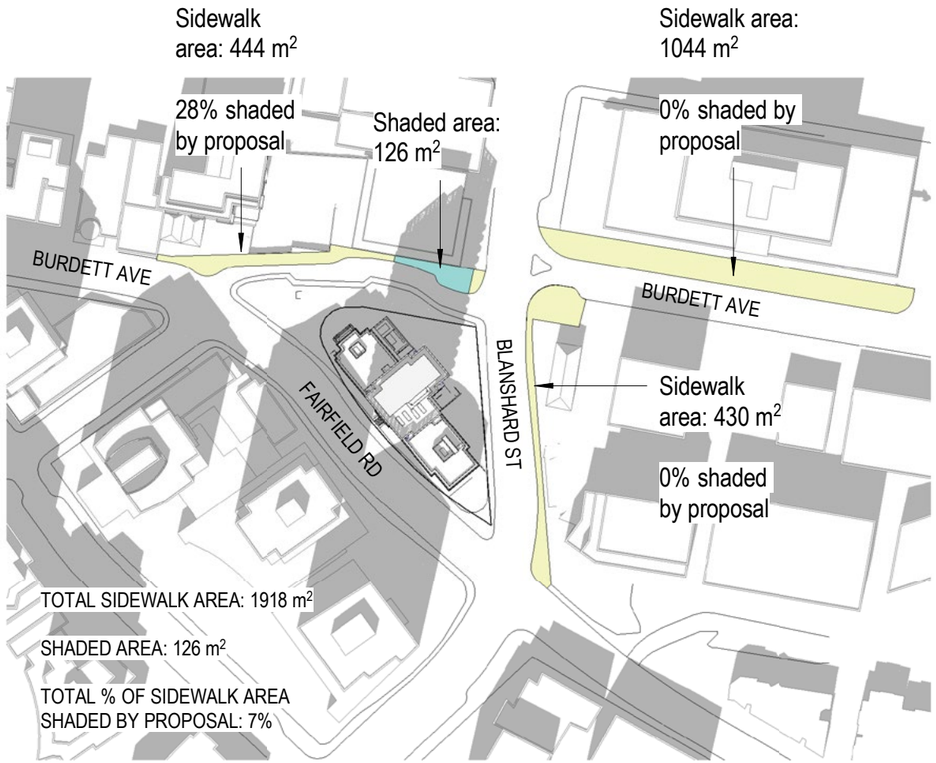
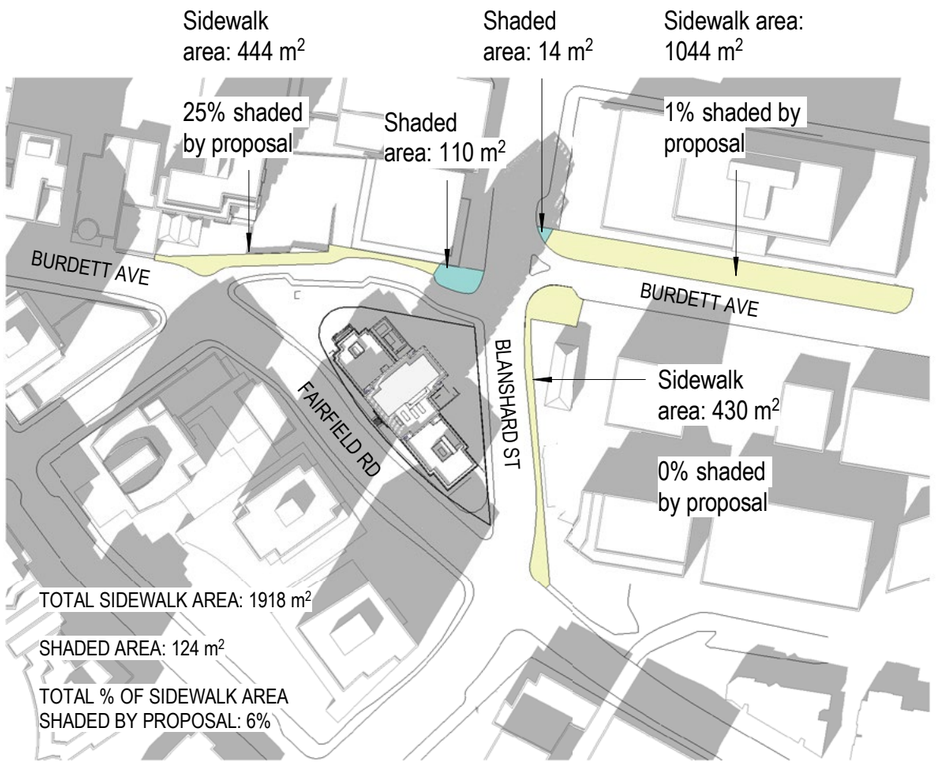
06 SHADOW ANALYSIS
SITE CONTEXT - SPRING / FALL EQUINOX



5 Shadow Analysis - Proposed - Equinox 2pm



6 Shadow Analysis - Proposed - Equinox 3pm

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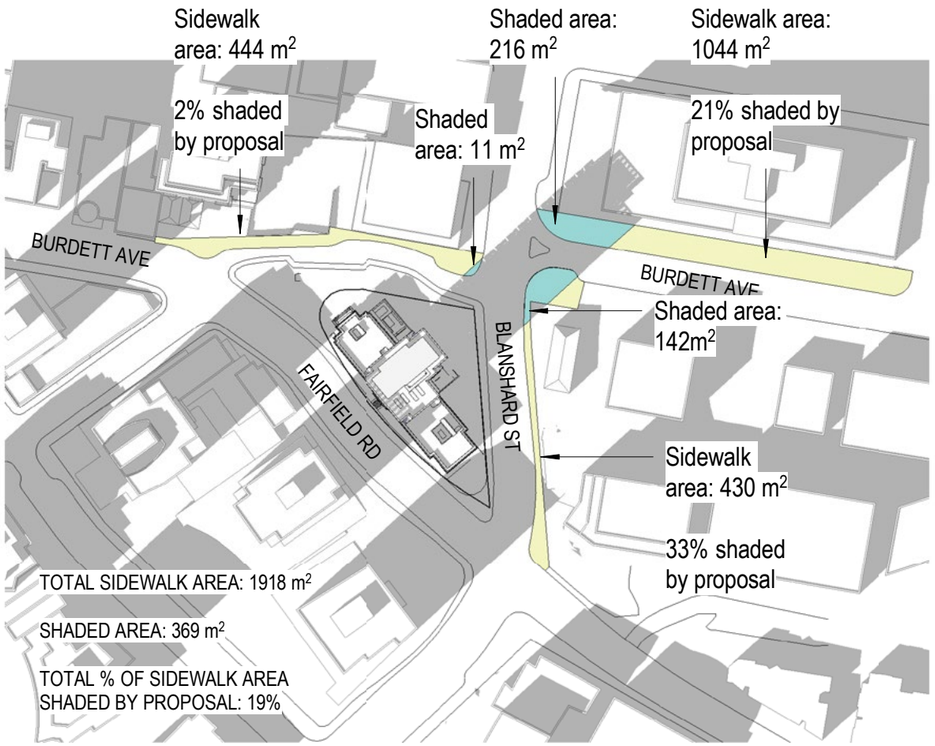
06 SHADOW ANALYSIS
SITE CONTEXT - SPRING / FALL EQUINOX



7 Shadow Analysis - Proposed - Equinox 4pm

The sidewalk along Burdett Ave. directly north of the site has the greatest shadow impact from the proposed tower at 10am where 38% of the sidewalk is in shadow. At 4pm the sidewalk corners at the Burdett Ave. and Blanshard St. intersection sees the greatest impact with 21% and 33% of the sidewalks in shadow. Every hour between 10am and 4pm maintains a minimum of 60% solar access for the three neighbouring sidewalks.

07 VIEW ANALYSIS

UPDATED PAGE

07 VIEW ANALYSIS
PUBLIC EXTERNAL VIEW 1: LAUREL POINT TO DOWNTOWN CORE AREA

The proposal helps to establish the anticipated CBD backdrop at the boundary between the Historic Commercial District and the Inner Harbour Causeway area, creating a multilayered and tiered urban profile. It contributes to this backdrop with a reserved material palette and regular fenestration pattern, allowing the richly detailed facades of the historic building stock to maintain prominence. The slim massing of the tower maximizes the sky view and preserves the legibility of the Empress Hotel's roofline. By preserving the scale and character of the existing BC Power Commission Building as a podium, the proposal also helps maintain a massing and proportion that is compatible with the surrounding context at street level.

UPDATED PAGE

07 VIEW ANALYSIS
PUBLIC EXTERNAL VIEW 2: INNER HARBOUR FROM SONGHEES POINT

The proposal sits at the northern extent of this view as a backdrop to the Empress Hotel and the Customs House in a cluster of other tall contemporary buildings. It contributes to the anticipated stepped urban backdrop that helps frame the historic buildings along the Inner Harbour Causeway. The roofline of the proposal is simple and quiet, allowing the variegated roofline of the Empress Hotel to remain legible and prominent. The façade is crafted from high quality materials that complement the surrounding context while remaining distinguishable and contemporary. The slim massing creates a unique fixture in the skyline, while the refined fenestration and balcony pattern does not detract from the prominence of the landmarks along the Inner Harbour Causeway.

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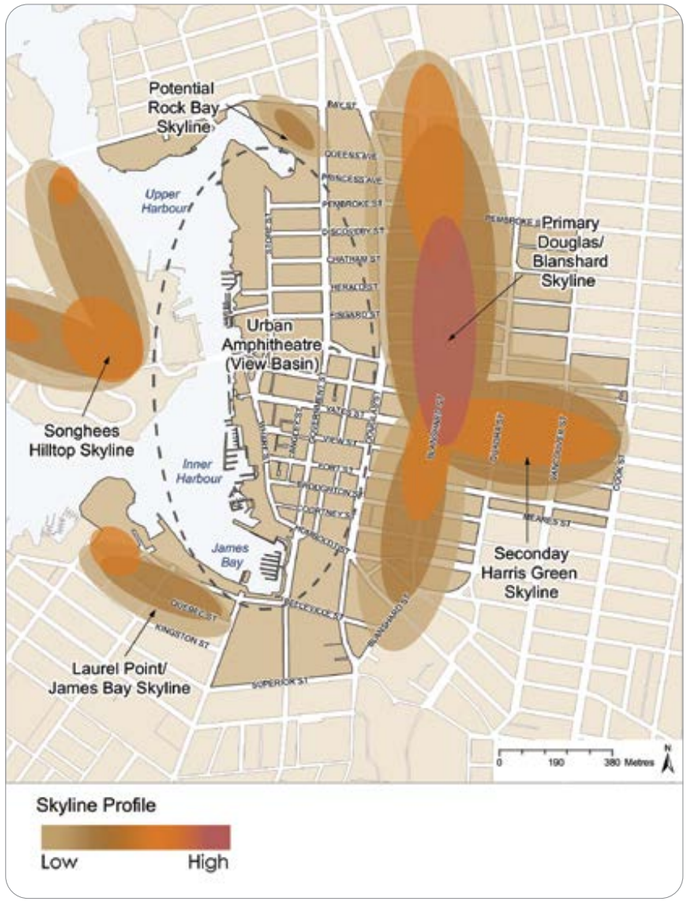
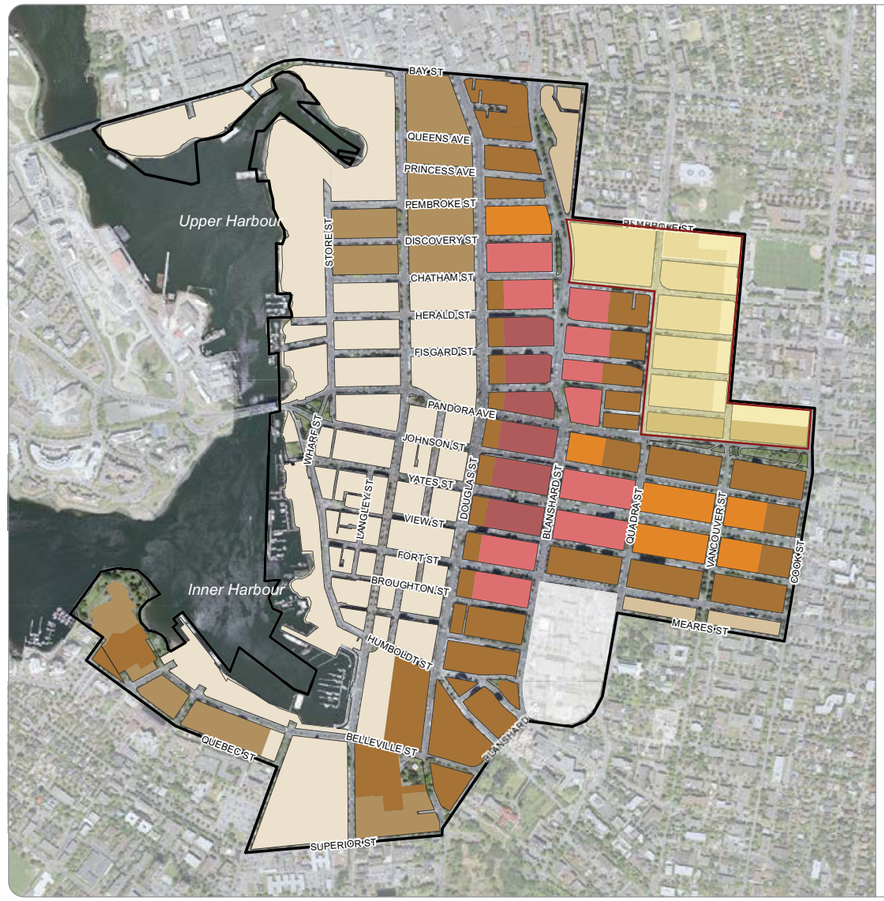
07 VIEW ANALYSIS
URBAN AMPHITHEATRE - POLICY OVERVIEW



City of Victoria Urban Amphitheatre Concept Map



MAP 29

Maximum Building Heights

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

See Fairfield Neighbourhood Plan (2019) for building height policies.

See North Park Neighbourhood Plan (2022) for building height policies.

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.

N

Metres
0 75 150 300

UPDATED: MAY 9, 2012

City of Victoria DCAP Maximum Building Heights Map

NEW PAGE

07 VIEW ANALYSIS

URBAN AMPHITHEATRE - DCAP MAXIMUM HEIGHTS (PER MAP 29)

Inner Harbour view from Laurel Point (as visualized in GoogleEarth)

NEW PAGE

07 VIEW ANALYSIS

URBAN AMPHITHEATRE - REZONING PROPOSAL IN CONTEXT

Inner Harbour view from Laurel Point (as visualized in GoogleEarth)

NEW PAGE

07 VIEW ANALYSIS

URBAN AMPHITHEATRE - 5 STOREY REDUCTION FROM REZONING PROPOSAL HEIGHT

Inner Harbour view from Laurel Point (as visualized in GoogleEarth)

NEW PAGE

07

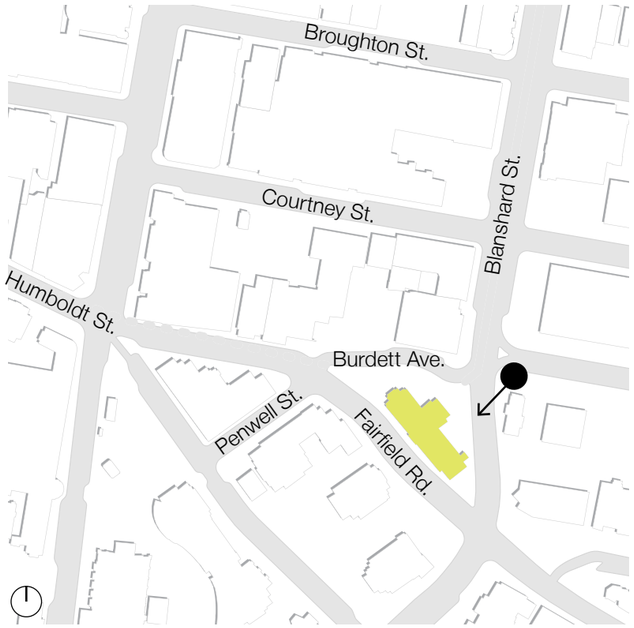
VIEW ANALYSIS

URBAN AMPHITHEATRE - REVISED PROPOSAL (2 STOREY REDUCTION FROM REZONING PROPOSAL HEIGHT)

Inner Harbour view from Laurel Point (as visualized in GoogleEarth)

UPDATED PAGE

07 VIEW ANALYSIS
LOOKING SOUTHWEST ACROSS BLANSHARD STREET



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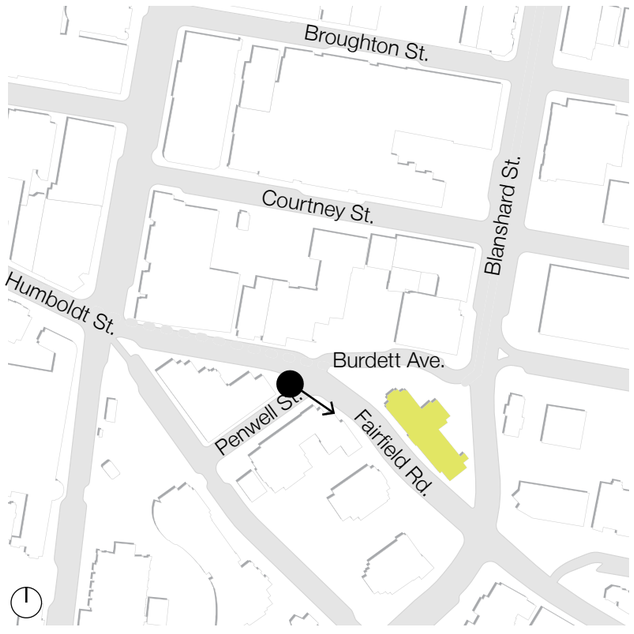
07 VIEW ANALYSIS
VIEW FROM HARBOUR ALONG HUMBOLDT STREET

UPDATED PAGE

07 VIEW ANALYSIS
LOOKING NORTH ALONG BLANSHARD STREET

UPDATED PAGE

07 VIEW ANALYSIS
LOOKING EAST ALONG FAIRFIELD ROAD



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07 VIEW ANALYSIS
LOOKING SOUTH AT BLANSHARD ST + BROUGHTON ST

NEW PAGE

07 VIEW ANALYSIS
LOOKING SOUTH AT BLANSHARD ST + COURTNEY ST

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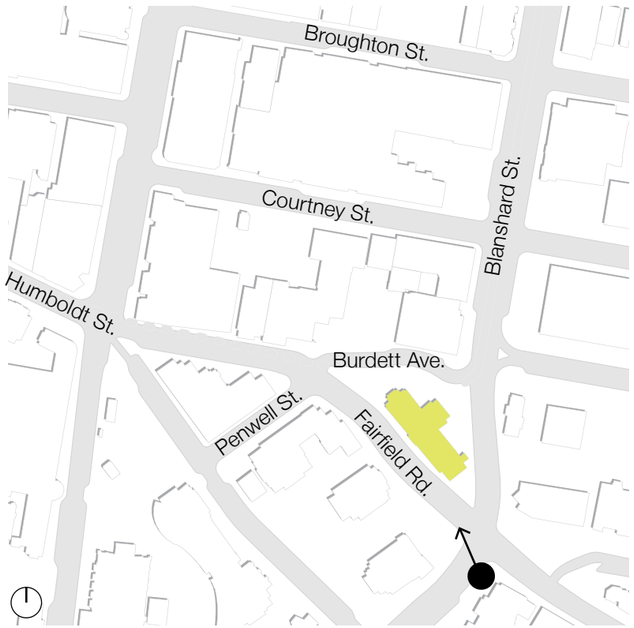
07 VIEW ANALYSIS
FAIRFIELD ROAD CORNER



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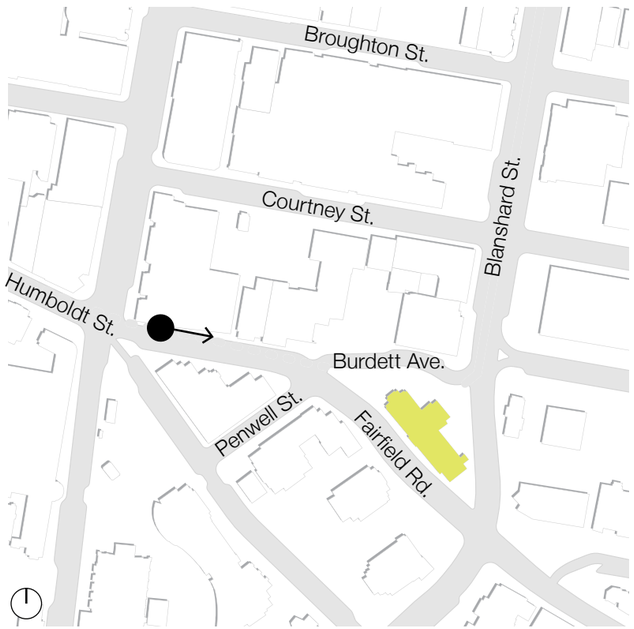
07 VIEW ANALYSIS
VIEW ALONG HUMBOLDT STREET



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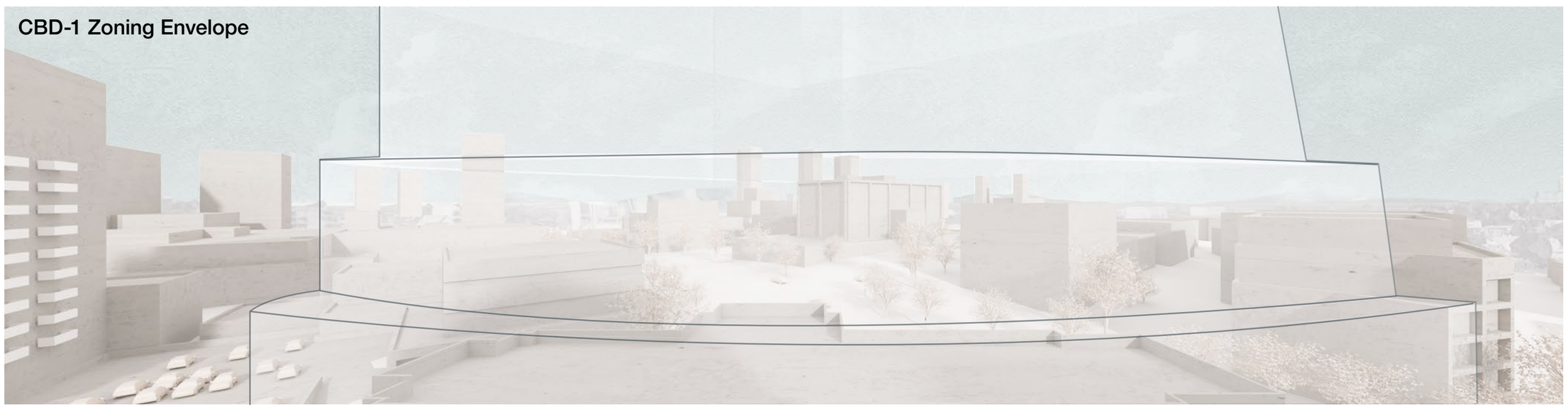
07 VIEW ANALYSIS

VIEW FROM 751 FAIRFIELD ROAD, 12TH FLOOR



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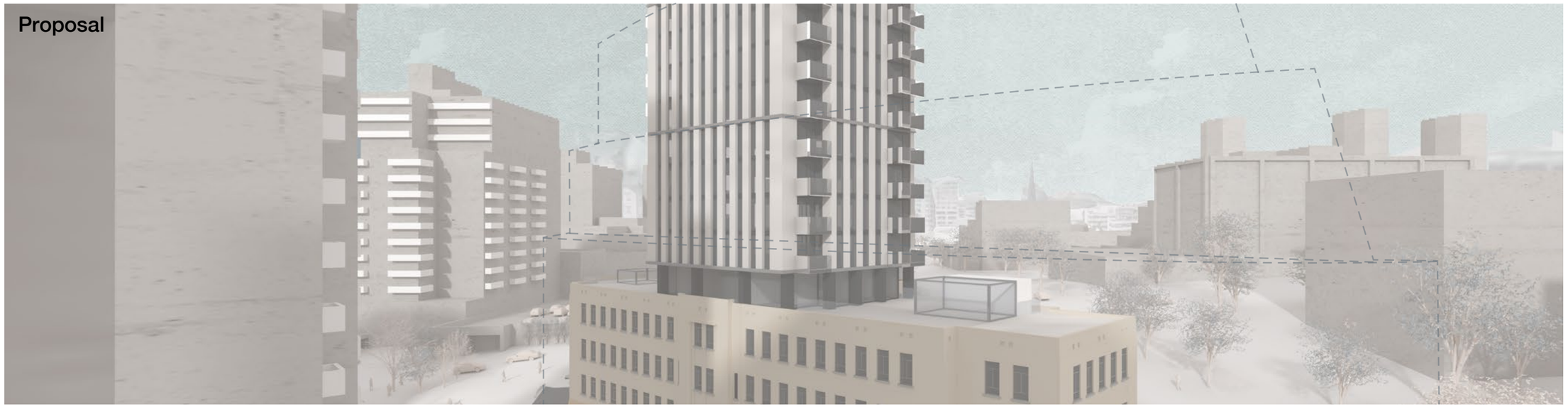
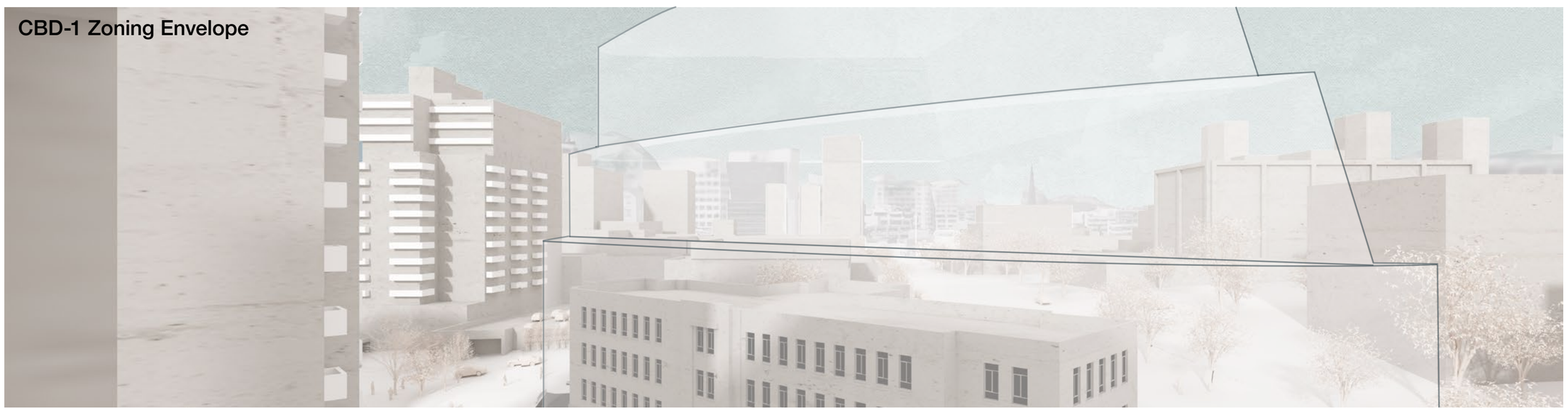
07 VIEW ANALYSIS

VIEW FROM 788 HUMBOLDT STREET, 10TH FLOOR





08 PERSPECTIVE STUDIES

UPDATED PAGE

08 PERSPECTIVE STUDIES
AERIAL VIEW LOOKING WEST

UPDATED PAGE

08 PERSPECTIVE STUDIES
PENWILL GREEN PARK FROM FAIRFIELD ROAD

UPDATED PAGE

08 PERSPECTIVE STUDIES
PLAZA AT BLANSHARD STREET ENTRANCE

09 MATERIALS + DETAILS

MATERIALS + DETAILS
CONTEMPORARY RESPONSE TO HERITAGE ELEMENTS

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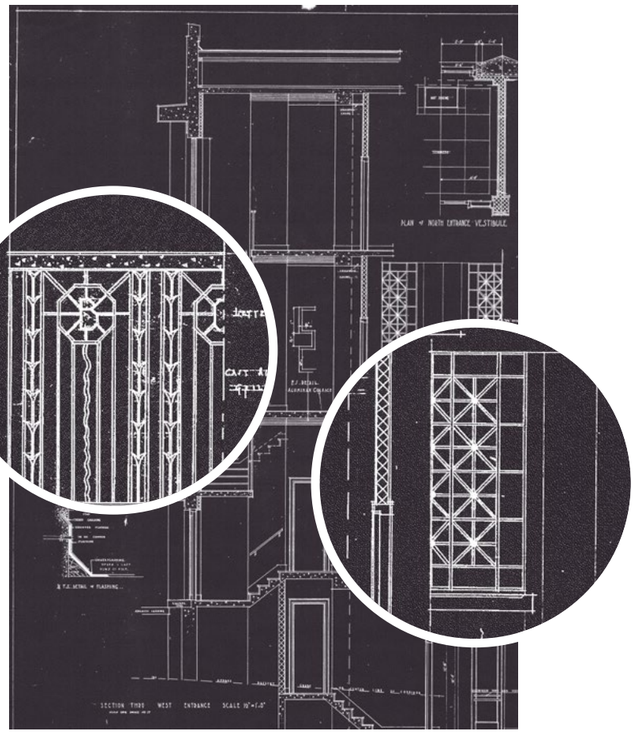
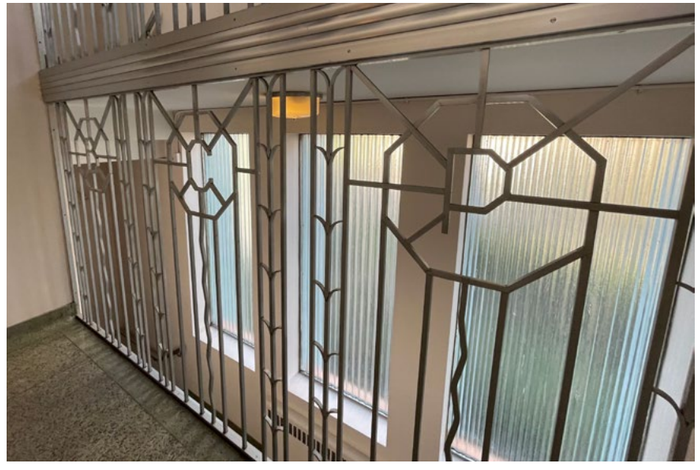
The design proposes a palette of contemporary materials inspired by those used in the heritage building. Modern rain-screened wall assemblies will be clad with cementitious panels reminiscent of the historic cast-in-place concrete. Metal-detailed windows and doors will take cues from the existing aluminum window grilles, stairway guards, and window systems to create a distinguishable but compatible design. Balconies with a polished metal finish will blend into the surrounding context.



Original metal window screen detail on north elevation



Original aluminum screen in west stairwell with BC Power Commission letters

Natural aggregate cementitious panel cladding

Glass

Dark metal window frames

Polished metal

NEW PAGE

10 RESPONSE TO ARS COMMENTS

NEW PAGE

10 RESPONSE TO ARS COMMENTS
KEY COMMENTS TO BE ADDRESSED

ARS COMMENT #22

Staff recommend reducing the proposed tower height by approximately 5 storeys so that it reflects a gentler transition from the height of the current buildings in the area and to maintain the City amphitheatre which will improve its contextual skyline fit.

ARS COMMENT #23

The proposal does not meet the minimum recommended 3m setback for a rooftop addition to a heritage building. To improve the consistency with the design guidelines an increased “reveal” or inset transition storey is recommended to distinguish the tower from the podium.

ARS COMMENT #24

The tower addition from the north elevation currently compresses the façade at the main entrance at the corner of Burdett and Blanshard. As this is the main entrance, it is suggested that the design should be developed further to allow for this front façade to be prominent and the design of the tower to emphasize this. The waistband/reveal could be greater on this North elevation and additional design consideration should be given to the tower portion of the building to achieve the same proportions as the relationship between tower and podium on the south elevation. This particularly pertinent given the co-planer faces of the podium and tower.

ARS COMMENT #25

Consider increasing the height of the parapet of the tower to hide the roof top mechanical equipment and to simplify the building form. Consider contemporary interpretations of the historic building elements to reference and reflect the art deco era and proportions.

PRELIMINARY HERITAGE COMMENT 1.3.B III.

Exploration of the balcony approach to better align the addition with the heritage structure.

NEW PAGE

10 RESPONSE TO ARS COMMENTS
EVALUATION CRITERIA - CITY OF VICTORIA DCAP

SKYLINE EVOLUTION

This Plan supports the emergence of an undulating skyline that rises gradually from the north and south ends of the Downtown Core Area to an apex within the Central Business District reflecting the general hilly regional geographic setting of Victoria

Skyline Policies and Actions:

01 Evaluate the impact and influence of new development within the Downtown Core Area skyline from the public vantage point identified in Map 25.

02 Consider the location of buildings and related building heights that reinforce a skyline profile that rises gradually from the north and south ends of the Downtown Core Area to the area of tallest height within the Central Business District.

03 Consider the following criteria for tall buildings that are visible within the Downtown Core Area skyline:

- Visual impact within the existing skyline;
- Location and clustering in relation to other tall buildings;
- Massing, orientation, and expression of the shape of the base, the body, and the top of the building; and
- Use lighter colours including a palette of warm brick and soft pastel tones to lighten up the visual appearance of the skyline and complement the existing appearance.

URBAN AMPHITHEATRE CONCEPT

To build on the Downtown Core Area's geographic and historic urban setting, this Plan promotes a general urban form in the shape of an amphitheatre, stepping up from Victoria's open Harbour basin, where building height remains low near the Harbour but gradually increases further inland, with tall buildings at a distance from the Harbour, concentrated along Douglas and Yates Streets.

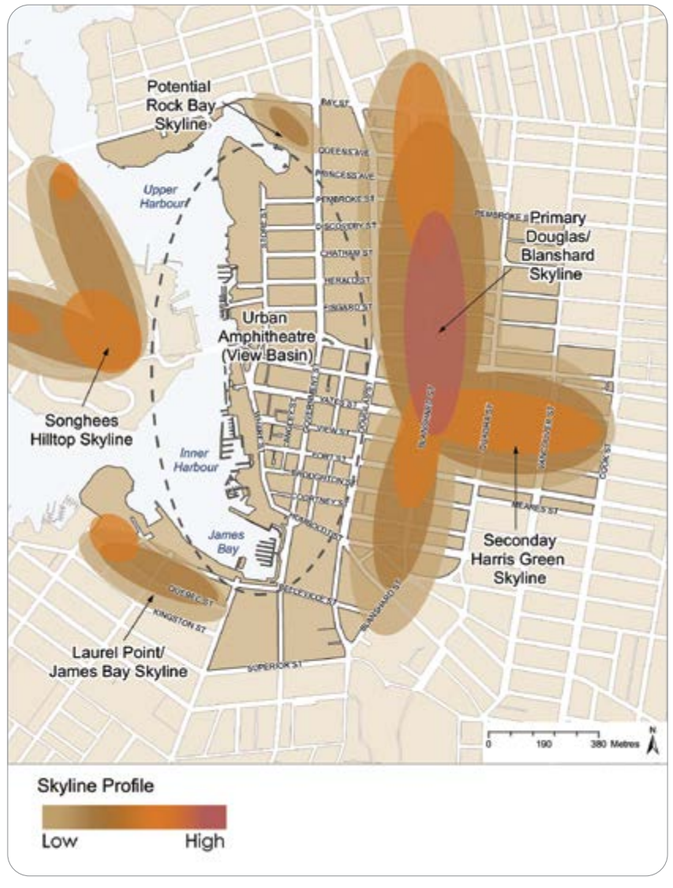
The Urban Amphitheatre shape:

01 Builds on the pattern of historical development in the Downtown Core Area by having growth tier up away from the Harbour.

02 Reflects and emphasizes the natural, underlying hilly landscape and the rise of natural grades in several directions away from the water.

03 Creates a series of backdrops with buildings along the waterfront as well as along higher elevations that also help to frame the Harbour.

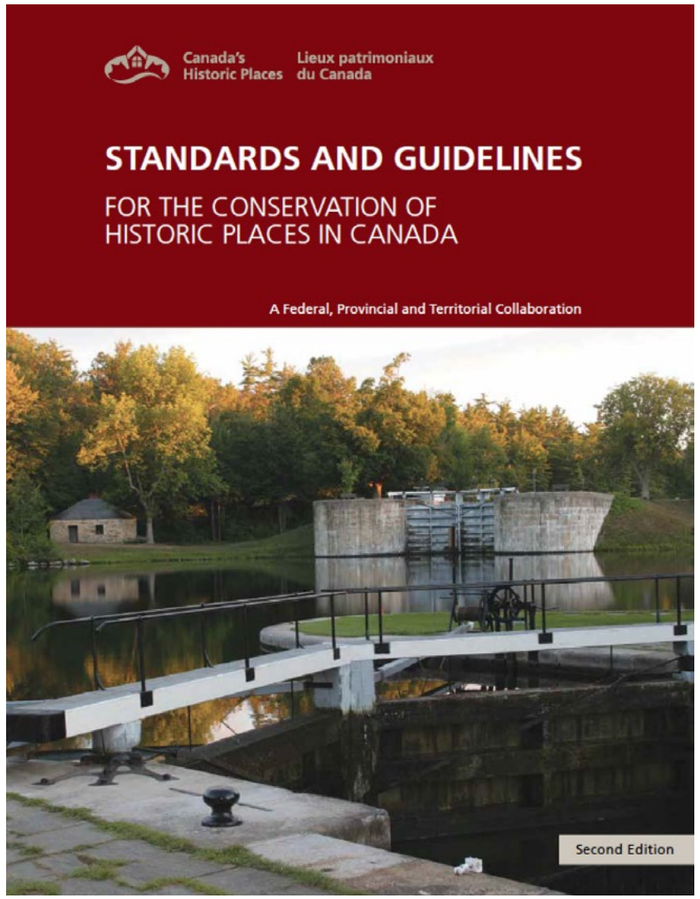
04 Supports the concentration of taller buildings in strategic locations to create a series of unique and varied skylines that frame the Harbour.



Map 20: Urban Amphitheatre Concept

NEW PAGE

10 RESPONSE TO ARS COMMENTS
EVALUATION CRITERIA - HERITAGE STANDARDS + GUIDELINES



STANDARD 11

A Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.

B Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

- Additions or new construction may be needed to assure the continued use of an historic place. Additions or new construction must not obscure, radically change or have a negative impact on character-defining materials, forms, uses or spatial configurations.
- Physical compatibility includes using materials, assemblies and construction methods that are well suited to the existing materials.
- To accomplish an addition that is visually compatible with, yet distinguishable from, the historic place, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.
- An addition should be subordinate to the historic place, best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

NEW PAGE

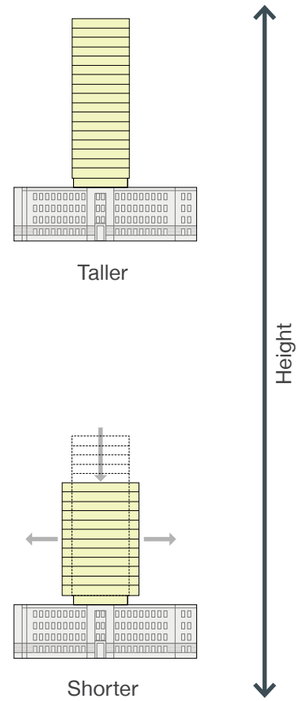
10 RESPONSE TO ARS COMMENTS
CRITICAL CONSIDERATIONS FOR REVISED MASSING

FIXED

- Proposed residential FSR of 3.0 is required to ensure the project is feasible
- Massing of the addition must respect the outline of the existing building below

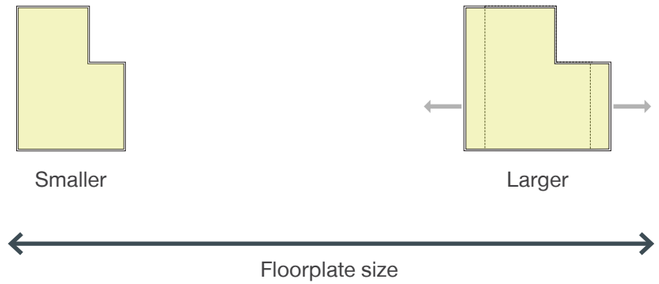
VARIABLE

- Heights and setbacks versus bulk (slenderness)
- Building height versus seismic performance in relation to heritage impact
- Floorplate size and structural feasibility versus seismic performance in relation to heritage impact



Lower seismic forces
Less impact on existing
Smaller floorplate
More slender massing

Higher seismic forces
Greater impact on existing
Larger floorplate
More bulky massing



Lower seismic forces
Less impact on existing
Taller height
More slender massing

Higher seismic forces
Greater impact on existing
Shorter height
More bulky massing

NEW PAGE

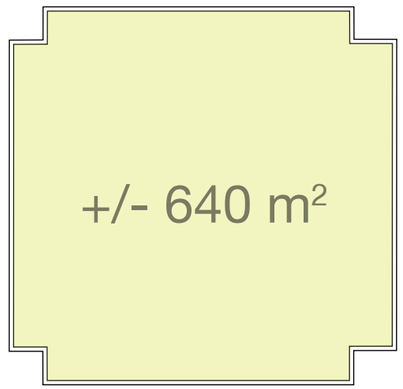
10 RESPONSE TO ARS COMMENTS
COMPARISON OF PROPOSED + TYPICAL FLOORPLATES

780 Blanshard St.

Rezoning floorplate

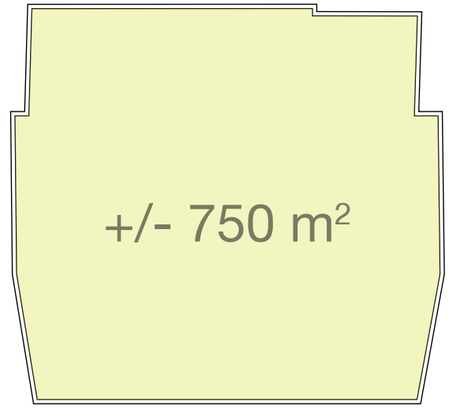
City of Victoria DCAP

Maximum residential floorplate size



1. 777 Douglas St.

DoubleTree Hotel floorplate



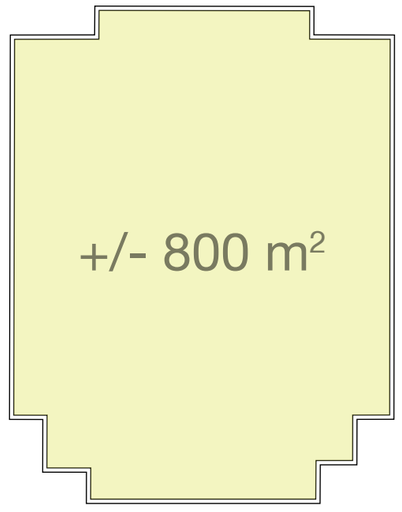
2. 809 Penwell St.

Marriott Hotel floorplate

The proposed floorplate responds to the proportions and alignments of the existing heritage building which results in a smaller floorplate and lower efficiency in comparison to the City of Victoria DCAP guideline and neighbouring towers.

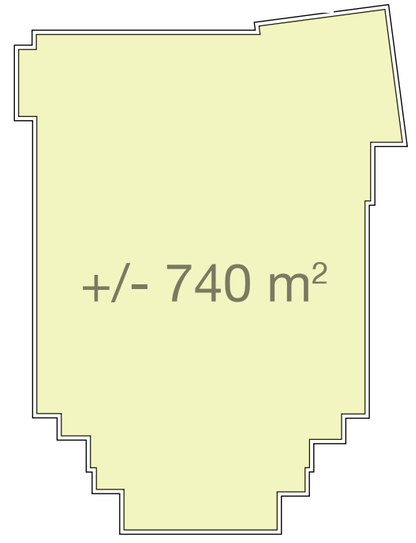
780 Blanshard efficiency: 75%

Typical efficiency of neighbouring towers: 85-90%



3. 751 Fairfield Rd.

City Life Suites floorplate



4. 788 Humboldt St.

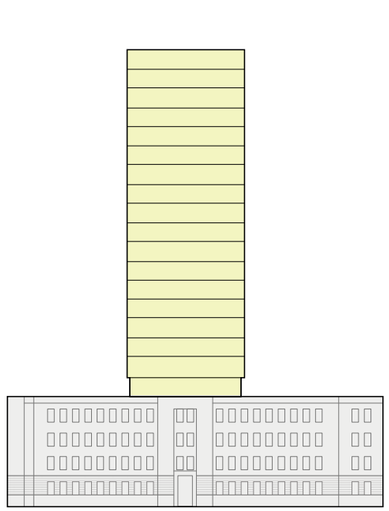
Condo floorplate

* Derived from building footprint data in VicMap

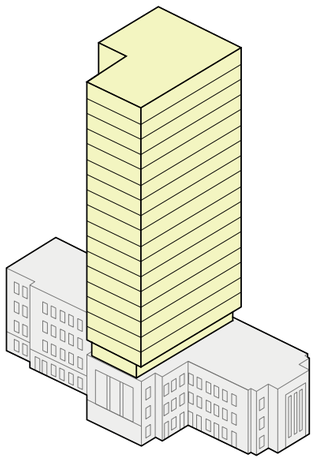
NEW PAGE

10 RESPONSE TO ARS COMMENTS
RELATIONSHIP OF HEIGHT, SETBACKS, AND MASS

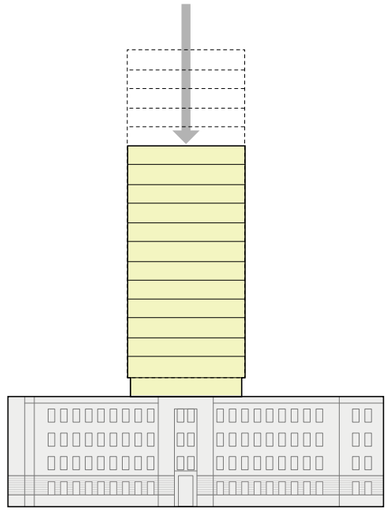
In working toward an updated massing approach in response to the ARS comments received, the relationship between height, setbacks and mass was considered. Decreasing the tower by 5 storeys results in a bulkier tower mass in order to maintain a 3.0 FSR, adding more visual weight to the tower. Similarily, a setback on the north facade also results in a width increase to maintain a 3.0 FSR.



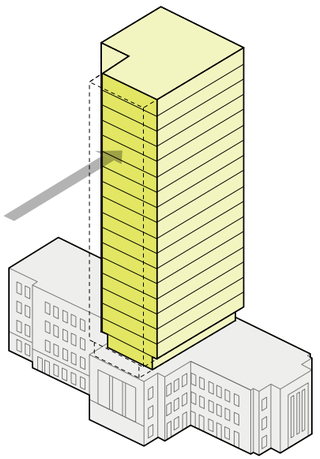
Rezoning height



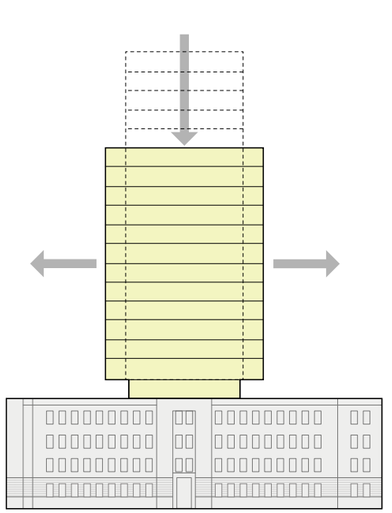
Rezoning massing



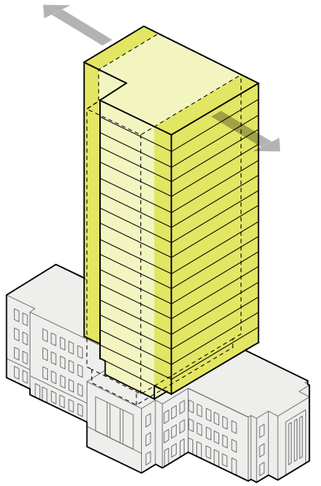
5 storey reduction



North setback



Width increase to maintain 3.0 FSR

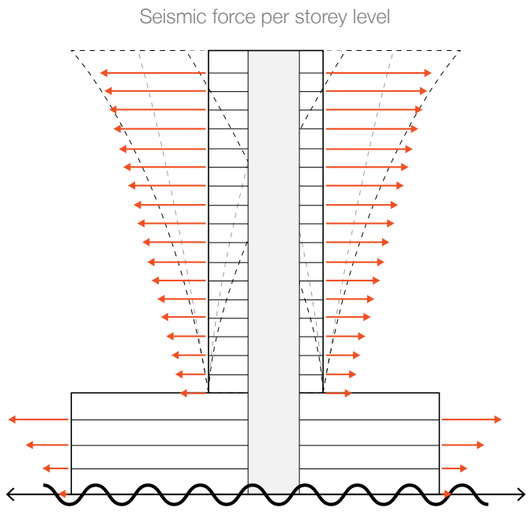


Width increase to maintain 3.0 FSR

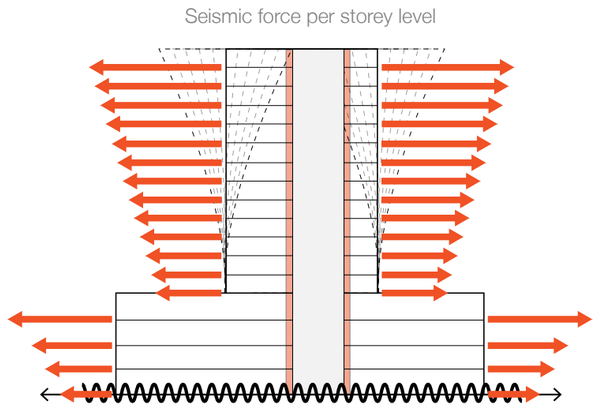
NEW PAGE

10 RESPONSE TO ARS COMMENTS
RELATIONSHIP OF HEIGHT + SEISMIC PERFORMANCE

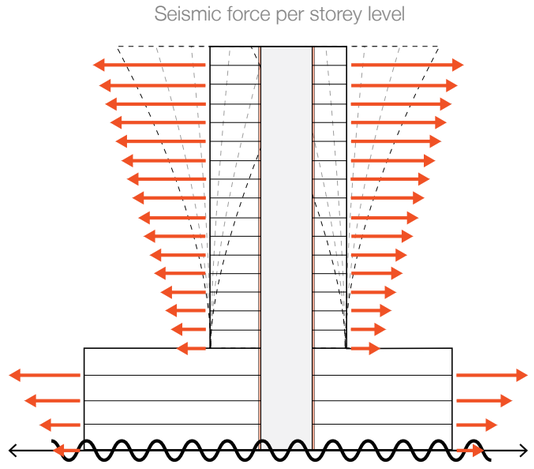
18 storey tower
RZ massing



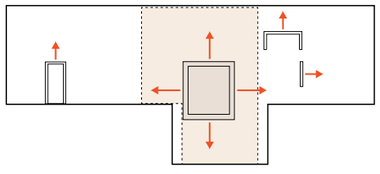
13 storey tower
5 storey reduction

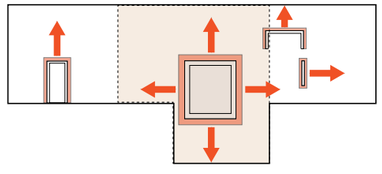


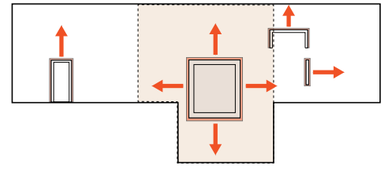
16 storey tower
2 storey reduction



The relationship between height, seismic performance, and its potential impact on the heritage building was considered. A taller, more slender building has a smaller force applied per floor in event of an earthquake and a lower frequency of building deflection. This allows more time for energy to dissipate before impacting the heritage building. A 5 storey reduction and increased floorplate size results in greater seismic forcers per storey and a higher frequency of building deflection, leading to greater forces impacting the heritage building.







Footprint of tower addition above

Additional structural elements

* Note: allowable deflection for existing heritage building is limited

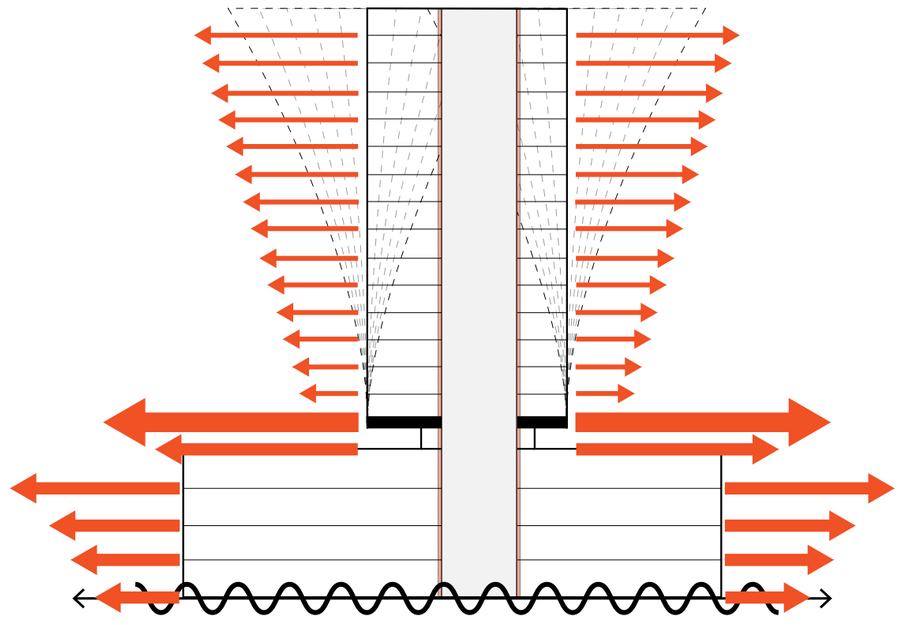
NEW PAGE

10 RESPONSE TO ARS COMMENTS
STRUCTURAL CONSTRAINTS: TRANSFERS

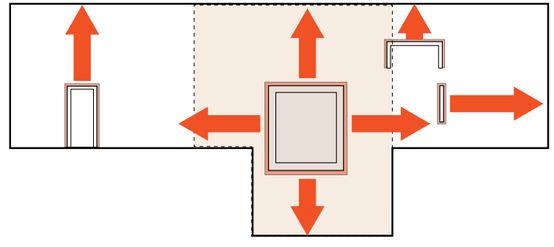
16 storey tower

Level 6 transfer slab to accomodate greater Level 5 setback

Seismic force per storey level



Frequency of building deflection



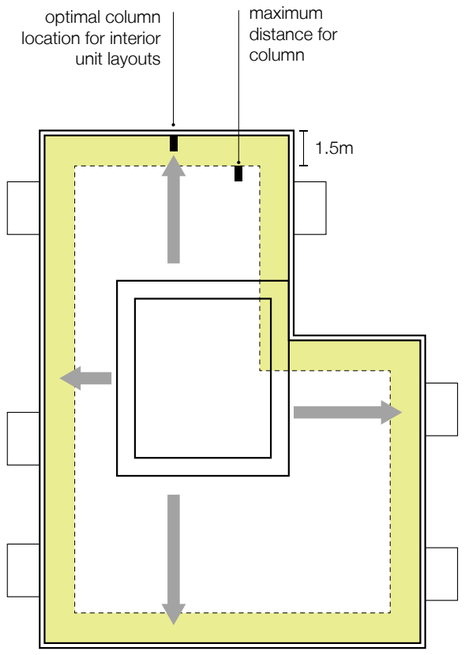
Impact on heritage building

The potential of having a transfer slab at Level 6 to allow for a greater setback at Level 5 results in a significantly greater amount of seismic force applied at Level 6 in an earthquake, resulting in greater forces and impact on the heritage building.

NEW PAGE

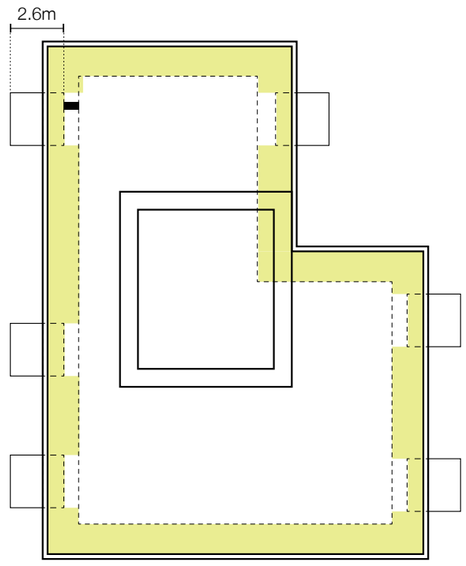
10 RESPONSE TO ARS COMMENTS
STRUCTURAL CONSTRAINTS: CORE + COLUMNS

Constraints on the optimal location of columns effect the extent of the setback at the Level 5 beltline. The interior unit layouts benefit from having the columns closer to the slab edge for better livability. The maximum distance from the face of column to the slab edge is 1.5m. The face of columns need to be within 2.6m from the balcony edge. Columns also cannot be located within 2.0m from the core.



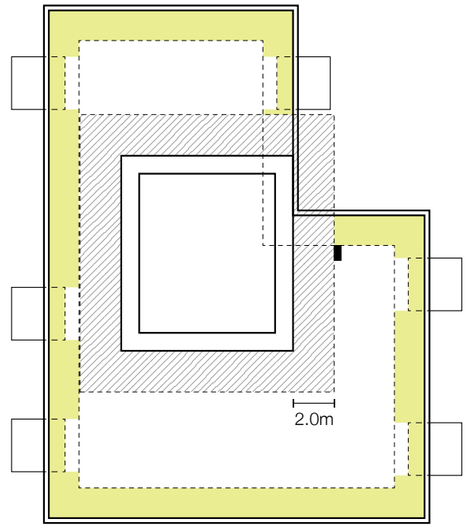
Constraint 01

Column location zone within 1.5m from slab edge*



Constraint 02

Column location zone within 2.6m from balcony edge



Constraint 03

Column location zone cannot be within 2.0m from the core

Column location zone (to outside face of column)

* Note: a greater distance for column location from exterior face will have greater impacts for interior layouts

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11 REVISED REZONING PROPOSAL

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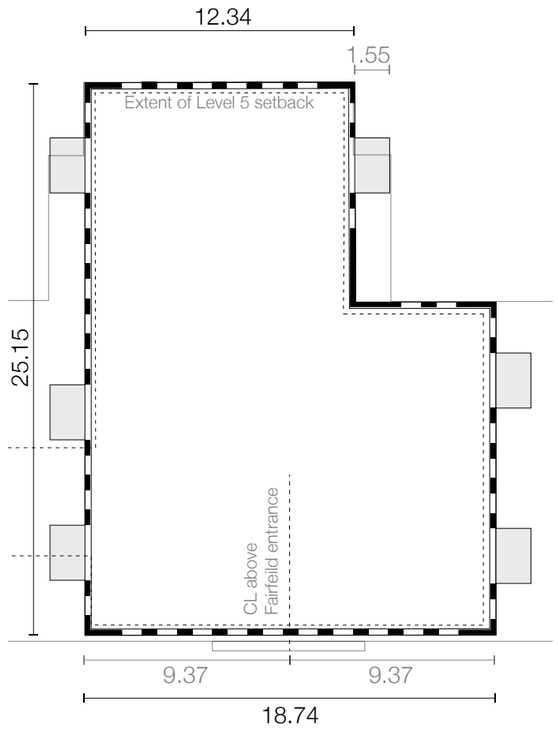
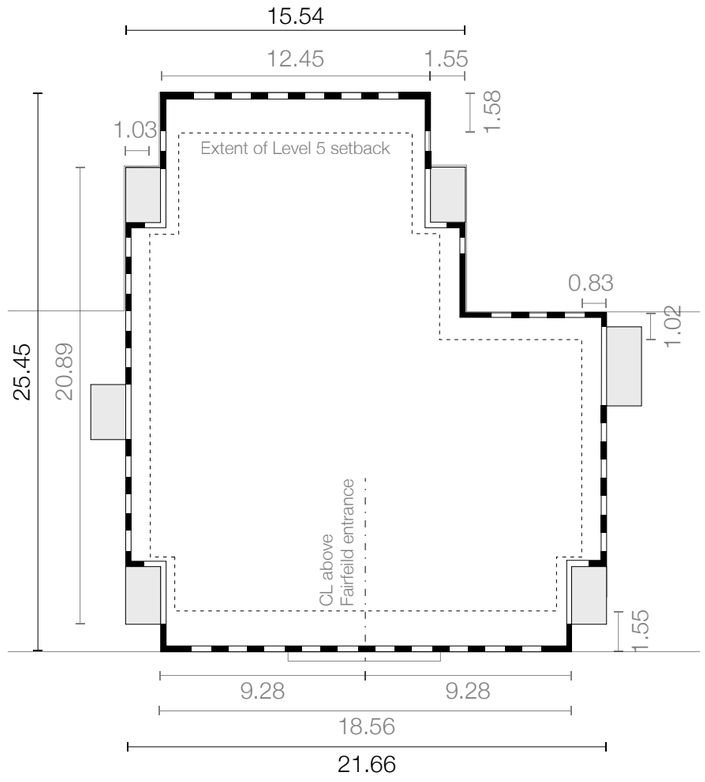
11 REVISED REZONING PROPOSAL
TOWER FLOOR PLATES — COMPARISON





ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

- Faces of tower align with face of parapet below
- 0 m setback at north elevation
- All balconies projected
- Symmetric above Fairfield

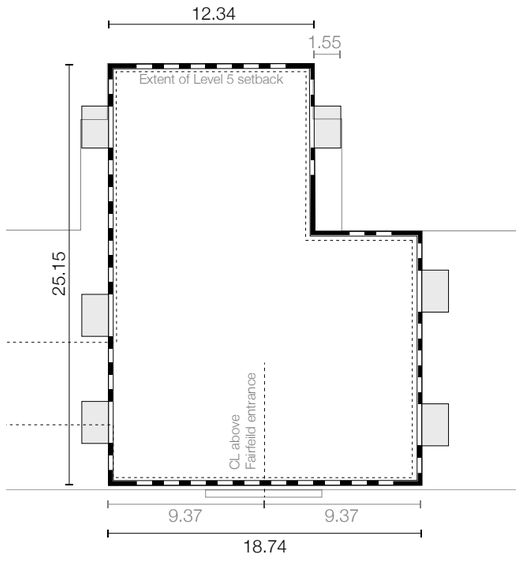
REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

- Faces of tower align with face of parapet below
- 0 m setback at north elevation
- Inset balconies at north and south corners
- Symmetric above Fairfield

NEW PAGE

11 REVISED REZONING PROPOSAL
ORIGINAL REZONING SUBMISSION (FOR COMPARISON)



REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

KEY ATTRIBUTES

- Tall, slim, unarticulated form with add-on balconies supported in rezoning conservation plan
- Height does not conform to DCAP guidelines related to urban amphitheatre and height map

View 01 Blanshard Street Corner

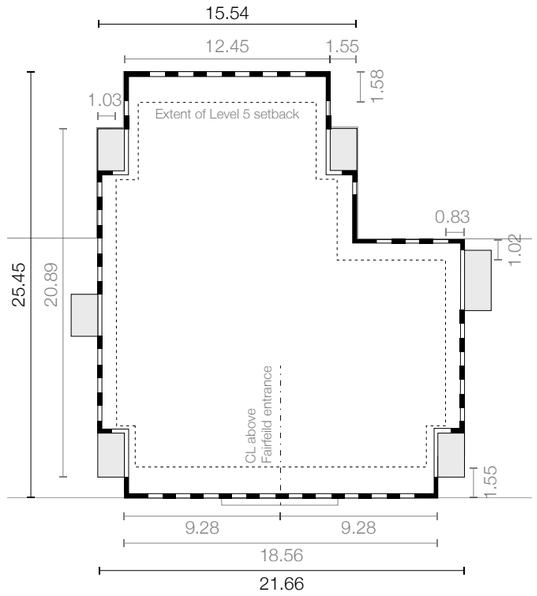
View 02 Fairfield Road Corner

View 03 View Along Humboldt Street

View 04 View Across Blanshard Street

NEW PAGE

11 REVISED REZONING PROPOSAL
REVISED MASSING



REVISED OPTION 03

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65m or 2 storeys)
- Faces of tower align with face of parapet below
- 0 m setback at north elevation
- Inset balconies at north and south corners
- Symmetric above Fairfield

KEY ATTRIBUTES

- Best addresses TRG comment related to height
- Introduces inset balconies at south corners above Fairfield Road to soften appearance of massing

View 01 Blanshard Street Corner

View 02 Fairfield Road Corner

View 03 View Along Humboldt Street

View 04 View Across Blanshard Street

NEW PAGE

11 REVISED REZONING PROPOSAL
COMPARISON — VIEW 01 BLANSHARD STREET CORNER

ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

NEW PAGE

11 REVISED REZONING PROPOSAL
COMPARISON — VIEW 02 FAIRFIELD ROAD CORNER

ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

NEW PAGE

11 REVISED REZONING PROPOSAL
COMPARISON — VIEW 03 ALONG HUMBOLDT STREET

ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

NEW PAGE

11 REVISED REZONING PROPOSAL
COMPARISON — VIEW 04 ACROSS BLANSHARD STREET

ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

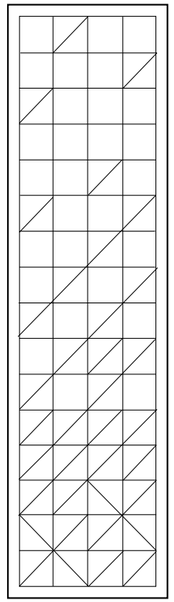
REVISED REZONING PROPOSAL

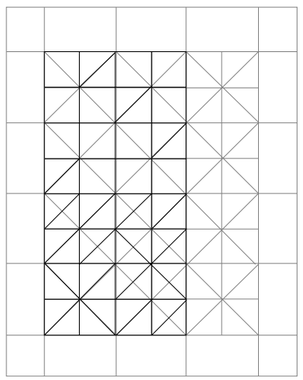
- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

NEW PAGE

11 REVISED REZONING PROPOSAL
ROOF TERMINATION APPROACH

In response to HAP comment #25, the revised roof termination proposes to extend the facade to become the screening element for the rooftop mechanical. A patterned metal screen that references the existing metalwork on the heritage building begins to abstract and dissipate toward the sky, creating transparency and lightness to the roof termination.





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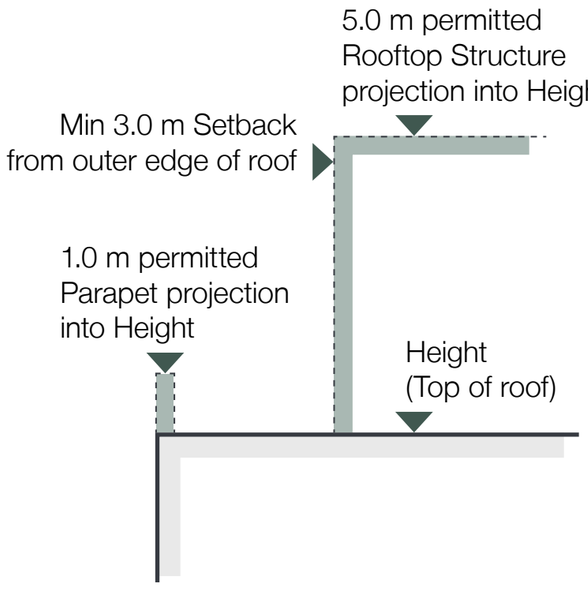
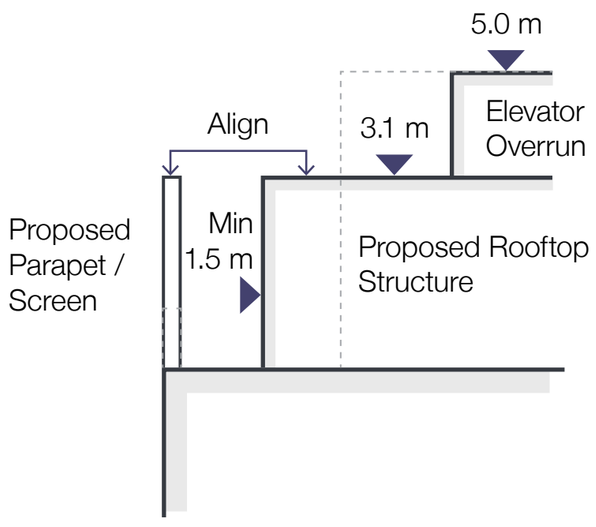
11 REVISED REZONING PROPOSAL
PARAPET + ROOFTOP STRUCTURE VARIANCES

DCAP GUIDELINES ON PARAPETS + ROOFTOP STRUCTURES



PROPOSED PARAPET + ROOFTOP STRUCTURES CONFIGURATION



EXTENT OF PROPOSED PARAPET + ROOFTOP STRUCTURES VARIANCES

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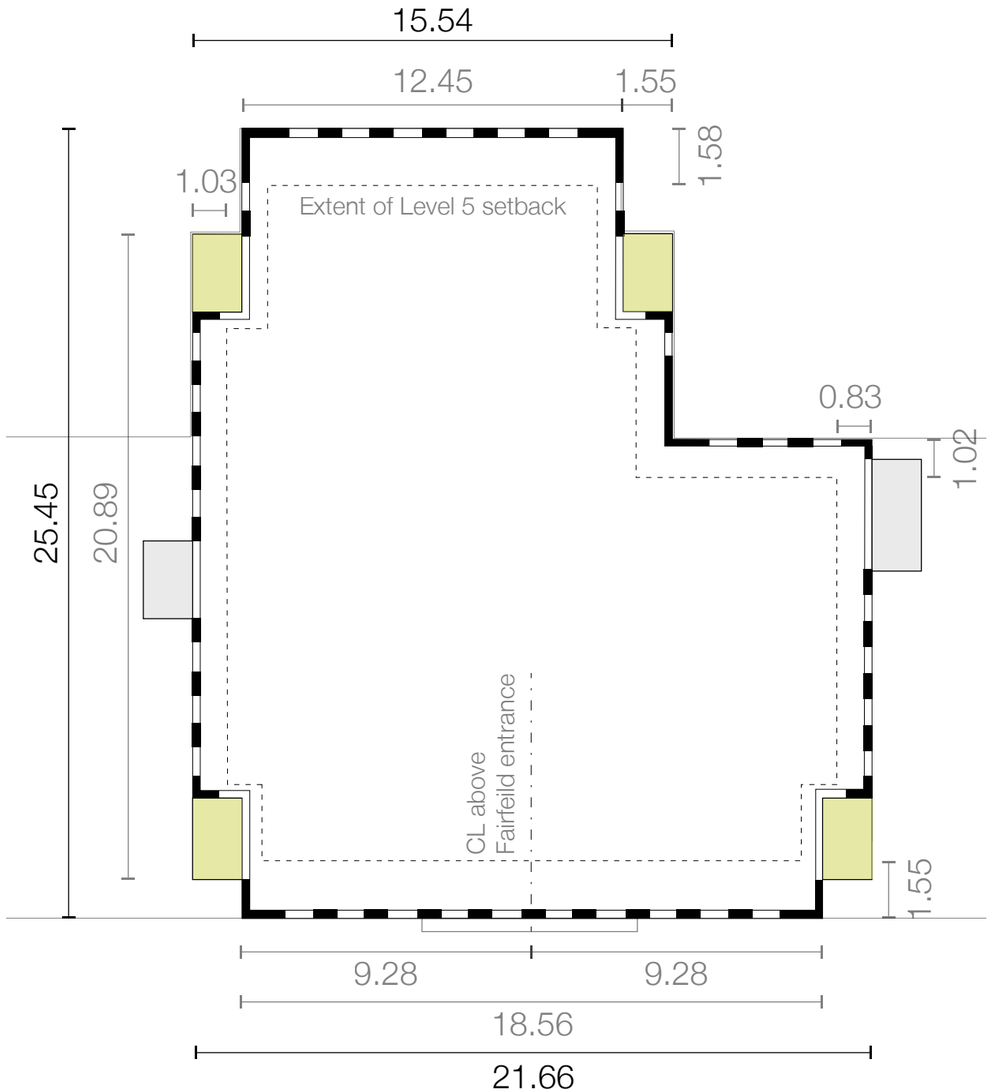
11 REVISED REZONING PROPOSAL
BALCONY APPROACH — INSET CORNERS



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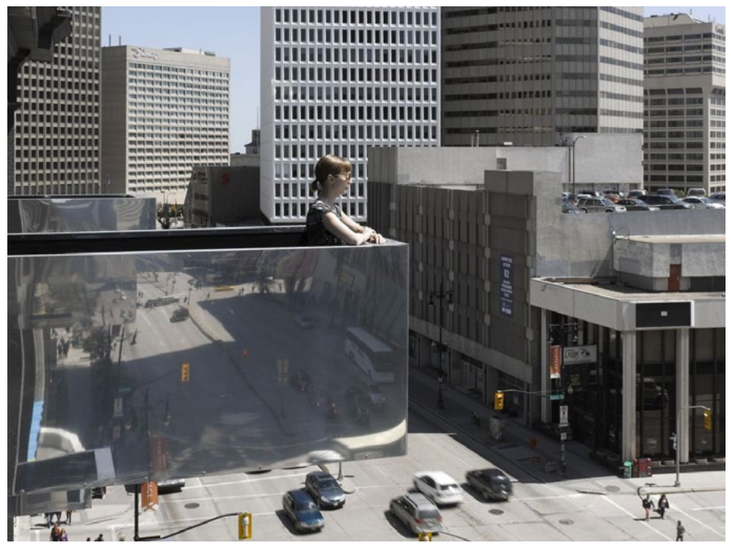
11 REVISED REZONING PROPOSAL
BALCONY APPROACH — MATERIALITY



The Avenue on Portage
5468796 Architecture
Winnipeg

NEW PAGE

REVISED REZONING PROPOSAL
HERITAGE RESPONSE - POLICY OVERVIEW

CITY OF VICTORIA DCAP DESIGN GUIDELINES

5.2 ADDITIONS TO HERITAGE BUILDINGS

a. Where a new rooftop addition is proposed as part of a heritage restoration and seismic upgrade project, ensure the rooftop addition is designed and integrated in a manner that is sensitive and compatible with the principle heritage building and that enables conservation of the whole building including its original structure to the greatest extent possible.

b. Construct new additions in such a manner that if removed in the future, the essential form and integrity of the heritage building would still be legible.

c. Conserve and reuse original finishes, columns, or other elements within publicly accessible, ground floor interior spaces.

d. Restore missing facade features and preserve existing features when a new rooftop addition is proposed.

e. Design new rooftop additions with high quality, durable materials and finishes.

f. Rooftop additions should be stepped back no less than 3 m from the facade of the building that faces a street in order to reduce the impact of the additional building mass on the public street, improve sunlight access on the public street and better distinguish the form and scale of the original heritage building.

g. Design and locate balcony railings, plantings, mechanical equipment, furniture, or any other structures associated with a new addition so that they are minimally visible when viewed from the adjacent street.

NEW PAGE

11 REVISED REZONING PROPOSAL
HERITAGE RESPONSE + RATIONALE

HERITAGE CONSULTANT RESPONSE (CDS)

The proposed revised massing for the BC Power Commission building addresses site constraints in a manner that does not necessarily meet the design guidelines provided in **Appendix 4 of the DCAP for Heritage Buildings – Additions and Adjacencies**. The intent of the guidelines is to ensure the design of new buildings and additions complement adjacent heritage buildings.

In terms of section 5.2. Additions to Heritage Buildings, the rationale for the revised rezoning proposal responds to the guidelines as follows:

a. The addition is proposed as part of a heritage restoration and seismic upgrade project that enables conservation of the whole building, including its original structure. It is designed and integrated to express compatibility in terms of its solidity, materiality, texture, colour, rhythm of solids to voids, receding corners and setbacks that align with the outline of the heritage building, all of which strengthen the co-planar relationship and convey a respectful three-dimensional dialogue between old and new.

b. If the addition were to be removed in the future, the essential form and integrity of the heritage building would still be legible.

c. All interior character-defining elements identified in the Statement of Significance will be preserved. The intent is to also inventory and sensitively reuse or rehabilitate finishes and fixtures original to the Art Deco building for a contemporary use.

d. Missing façade features, such as the south entry marble surround and the marble cladding on the west pilasters will be restored, all existing features will be preserved.

e. The addition proposes materials and finishes that reflect the solidity of the heritage building and express a contemporary Art Deco interpretation.

f. Rooftop additions should be stepped back no less than 3 m from the façade of the building that faces the street to reduce the impact of additional building mass, improve sunlight access, and better distinguish the form and scale of the original building. The proposed addition meets this requirement on the west and east street facing facades. However, due to the addition's confined footprint to protect the building and minimize interior structural impacts, the addition's waistband is setback 1.5 m to create a subordinate transparent separation strengthened by a subdued column treatment that aligns with the heritage building's north pilasters below and the rhythm of the addition above, and with the south entrance projection that, in combination, reinforces the solidity and outline of the heritage building while differentiating its form and scale from the addition above. Distinguishability is further enhanced by the addition's ninety degree reverse of horizontal proportion that partially floats above in a co-planar solid relationship that respects and emphasizes the proportions and configuration of the heritage building rather than disconnecting and fragmenting the composition of a complimentary and respectful geometric alignment.

g. All corner balconies are set back to punctuate the corners and align with the outline of the heritage building and are mirrored to dissipate into the surrounding context. A decorative parapet with a contemporary interpretation of the iron window grilles on the north façade entrance obscures the rooftop mechanical equipment.

The rationale for this revision is further based on an analysis of how it addresses Standard 11 in terms of compatibility, subordination, and distinguishability, as identified in *Standards and Guidelines for the Conservation of Historic Places in Canada*, and which are addressed in the revised rezoning proposal response to the DCAP design guidelines for heritage buildings above.

The revised massing also ensures the exterior of the heritage building is, in its entirety, not obscured or radically changed and reduces negative impact by confining the addition's footprint to protect the heritage building's structural integrity and minimize change to its interior spatial configurations.

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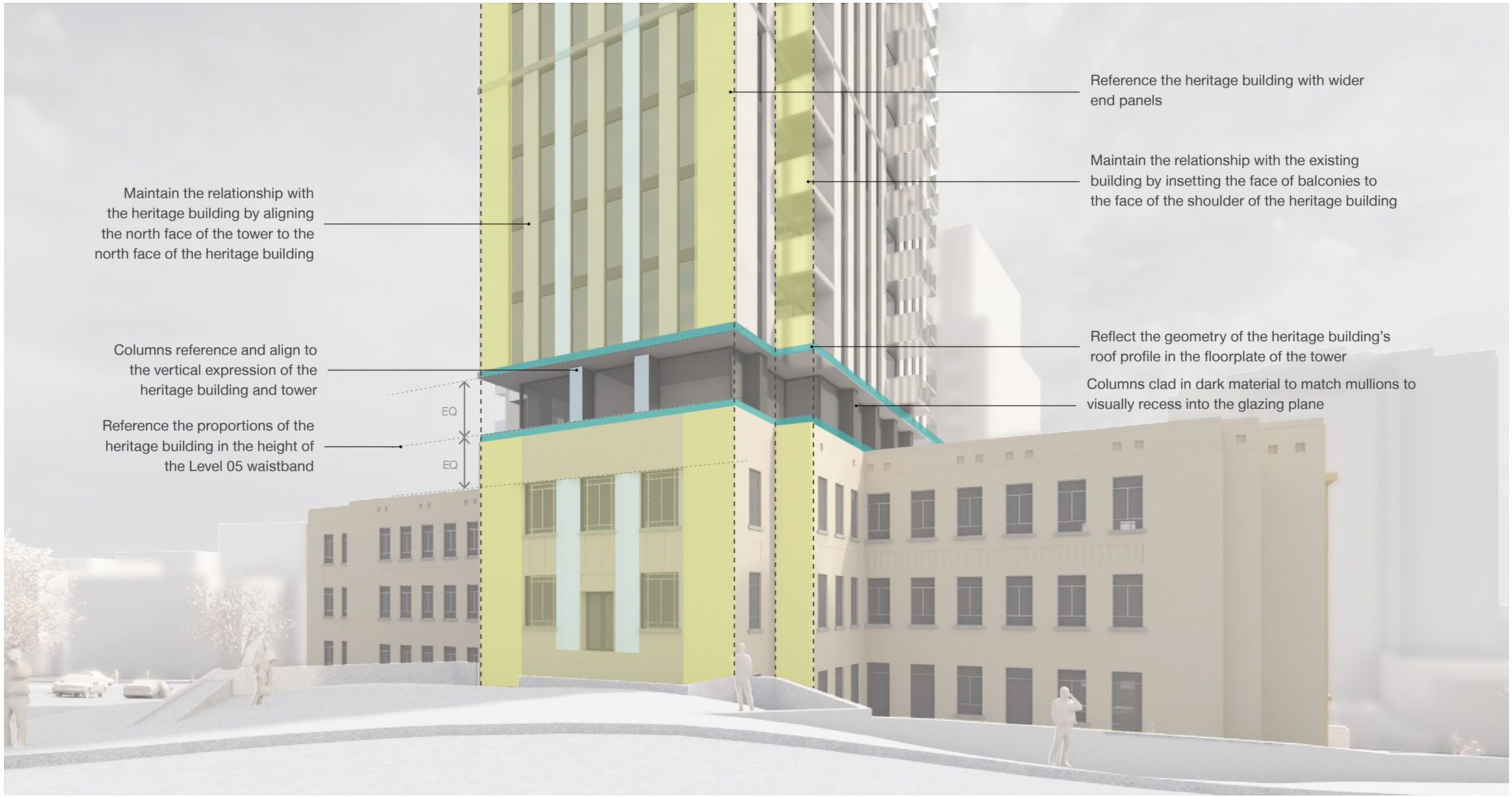
11 REVISED REZONING PROPOSAL
HERITAGE RESPONSE — PROPORTIONS



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11 REVISED REZONING PROPOSAL
HERITAGE RESPONSE — PROPORTIONS

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11 REVISED REZONING PROPOSAL
HERITAGE RESPONSE — PROPORTIONS

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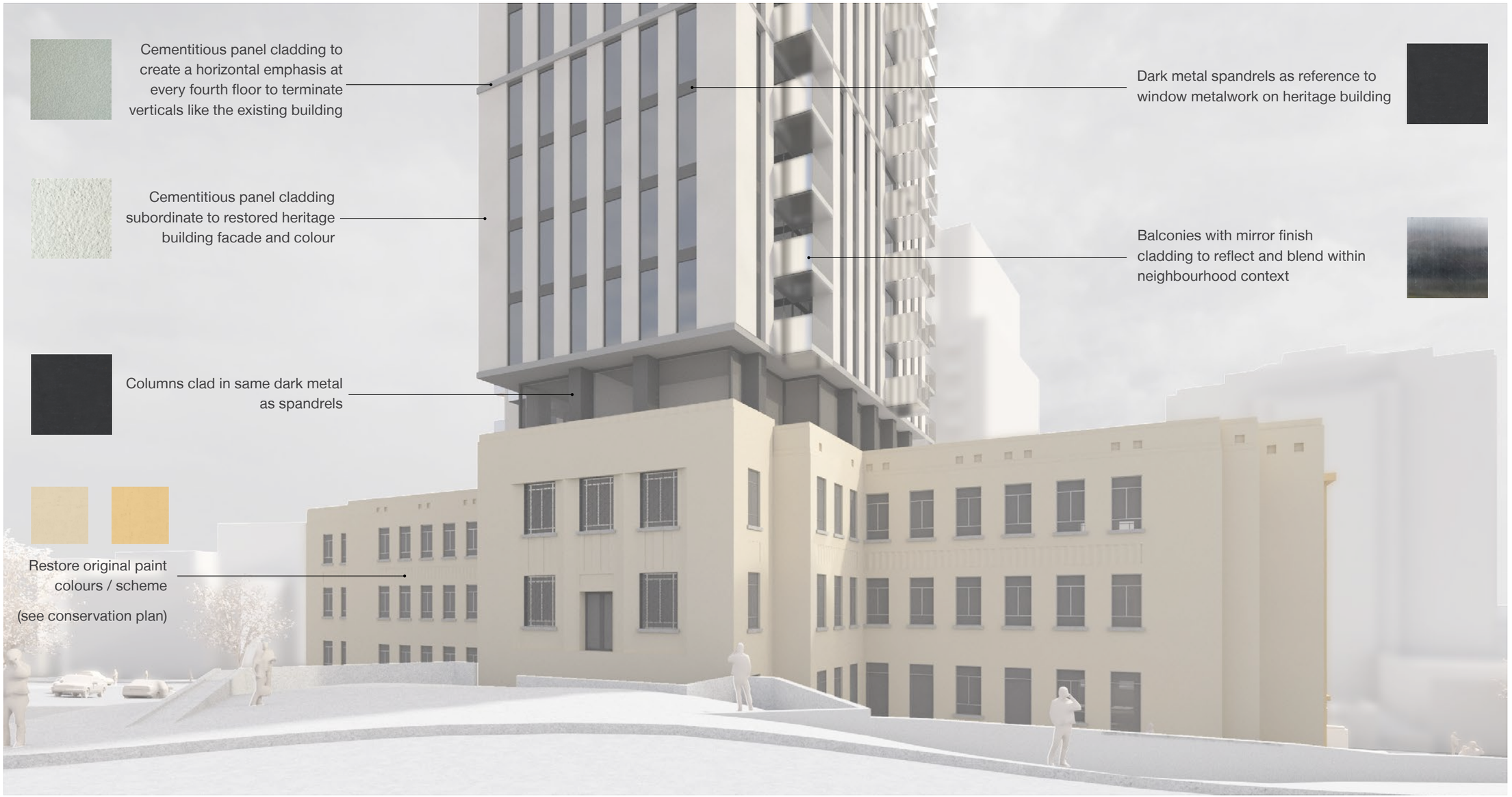
11 REVISED REZONING PROPOSAL
HERITAGE RESPONSE — MATERIALITY



A APPENDIX

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780 BLANSHARD - REHABILITATION + ADDITION

VICTORIA, BC

HAV00034 CONCURRENT WITH REZ00825

CIVIC ADDRESS: 780 BLANSHARD STREET, VICTORIA, BC V8W 2H1

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B

PROJECT TEAM

OWNER	ARCHITECTURAL	LANDSCAPE	STRUCTURAL	TRANSPORTATION
Reliance Properties	**office of mcfarlane biggar architects + designers**	**Gauthier + Associates Landscape Architects**	**Read Jones Christoffersen Ltd.**	**WATT Consulting Group**
305-111 Water St Vancouver, BC V6B 1A7 604.683.2404	301 - 1825 Quebec St Vancouver, BC V5T 2Z3 604.558.6344	629 Atlantic St Vancouver, BC V6A 2J9 604.317.9682	Suite 220-645 Tyee Road, Victoria, BC V9A 6X5 778.746.1125	302 - 740 Hillside Avenue Victoria, BC V8T 1Z4 250.208.3874
Contact Juan Pereira juanp@relianceproperties.ca	Contact Steve McFarlane smcfarlane@officemb.ca	Contact Bryce Gauthier bryce@gauthierla.com	Contact Clint Plett cplett@rjc.ca	Contact Tania Wegwitz twegwitz@wattconsultinggroup.com

GEOTECHNICAL	MECHANICAL	ELECTRICAL	ARBORIST	CIVIL
Ryzuk Geotechnical Ltd.	**Introba Group**	**e2 Engineering Inc.**	**D. Clark Arboriculture**	**WSP**
#6-40 Cadillac Avenue Victoria, BC V8Z 1T2 250.475.3131	1515 Douglas Street, Suite 210 Victoria, BC V8W 2G4 250.418.1288	549 Herald Street Victoria, BC V8W 1S5 778.402.3060	2741 The Rise Victoria, BC V8T 3T4 250.208.1568	760 Enterprise Crescent Victoria, BC V8Z 6R4 250.475.1000
Contact Cameron Schellenberg cschellenberg@ryzuk.com	Contact Andy Chong achong@integralgroup.com	Contact Jay Singh jay.singh@e2eng.ca	Contact Darryl Clark clarkarbor@gmail.com	Contact Jeff Somerville Jeff.Somerville@wsp.com

DRAWING LIST

A000	COVER SHEET
A001	3D VIEWS
A002	GENERAL NOTES + ABBREVIATIONS
A010	CONTEXT PLAN
A011	PROJECT INFO
A012	PUBLIC EXTERNAL VIEWS
A014	SHADOW ANALYSIS - EQUINOX
A015	BUILDING FORM - ZONING ENVELOPE
A020	BUILDING CODE AND AVERAGE GRADE
A021	CODE ANALYSIS - PLANS
A022	CODE ANALYSIS - ELEVATIONS
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A031	LEVEL 1 DEMOLITION/RETENTION PLAN
A032	LEVEL 2 DEMOLITION/RETENTION PLAN
A033	LEVEL 3 DEMOLITION/RETENTION PLAN
A034	LEVEL 4 DEMOLITION/RETENTION PLAN
A035	LEVEL 5 ROOF DEMOLITION/RETENTION PLAN
A036	DEMOLITION/RETENTION ELEVATIONS
A041	FSR OVERLAYS EXISTING
A042	FSR OVERLAYS PROPOSED
A100	SITE PLAN PROPOSED
A101	LEVEL 1 FLOOR PLAN
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A106	LEVEL 6 FLOOR PLAN
A107	LEVEL 7-17 FLOOR PLAN
A108	LEVEL 18-20 FLOOR PLAN
A110	ROOF PLAN
A200	ELEVATION NORTH
A201	ELEVATION SOUTH
A202	EAST ELEVATION
A203	WEST ELEVATION
A300	BUILDING SECTION EAST-WEST
A301	BUILDING SECTION NORTH-SOUTH

LANDSCAPE DRAWINGS:

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	DEMOLITION PLAN
L0.3	OVERALL IMPERMEABLE SURFACES OVERLAY
L1.0	OVERALL SITE PLAN
L1.1	WEST ENLARGMENT PLAN
L1.2	NORTH ENLARGEMENT PLAN
L1.3	SOUTH ENLARGEMENT PLAN
L1.4	PENWILL GREEN PARK ENLARGEMENT PLAN
L1.5	OVERALL PLANTING PLAN
L1.6	OVERALL IRRIGATION PLAN
L1.7	PRECEDENT IMAGES
L2.0	LEVEL 5: MATERIALS AND LAYOUT PLAN
L3.0	PRECEDENT IMAGES
L4.0	SECTIONS
L4.1	SECTIONS

CIVIL DRAWINGS:

C01	CONCEPTUAL CIVIL PLAN
C02	CONCEPTUAL SURFACE WORKS & SITE GRADING

SURVEY:

TOPOGRAPHIC SURVEY

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RELIANCE PROPERTIES

2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

COVER SHEET

As indicated

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APPENDIX
ARCHITECTURE DRAWINGS

1 AERIAL VIEW

2 BLANSHARD STREET ENTRY PLAZA

3 PENWILL GREEN PARK

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RELIANCE PROPERTIES

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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

3D VIEWS

1 : 1

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A APPENDIX
ARCHITECTURE DRAWINGS

GENERAL NOTES

1. THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.

2. ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE FOR DESIGN INTENT ONLY.

3. ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.

4. ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION, UNLESS OTHERWISE STATED.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."

6. ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

7. ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.

8. CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.

9. PROVIDE GUARDS WHERE SHOWN ON THE DRAWINGS AND WHERE ADJACENT GRADE OR FLOOR LEVEL IS LOWER BY 600mm OR MORE. UNLESS OTHERWISE NOTED GUARDS TO BE 1070mm. UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 100mm DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN NBC 2015. REFER TO STRUCTURAL INFORMATION FOR MORE INFORMATION.

10. GLAZING IN DOORS, SIDELIGHTS, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.

11. GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS.

12. ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

13. DOORS IN THEIR SWING SHALL NOT REDUCE THE EFFECTIVE WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750mm, MEASURED FROM THE EDGE OF THE DOOR TO THE HANDRAIL.

14. PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.

15. ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF NEW STUD WALL, FACE OF FINISHED EXISTING STUD WALL, OUTSIDE FACE OF EXTERIOR WALL, UNO.

16. UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH. PROVIDE FOR STRUCTURAL DEFLECTION WHERE REQUIRED.

17. ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.

18. ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.

19. PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL AND CEILING FINISH INSTALLATION.

20. CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS AND CEILING REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERS' SPECIFICATIONS AND BUILDING CODES.

21.THE EXISTING BUILDING HAS BEEN CONSTRUCTED OVER EXISTING ELECTRICAL AND MECHANICAL SERVICES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING SERVICES THROUGHOUT CONSTRUCTION AND TAKING ALL MEASURES NECESSARY INCLUDING HAND EXCAVATING TO ENSURE THEIR INTEGRITY IS MAINTAINED.

22. THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNO. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL, ARCHITECTURAL, OR OTHER TRADES.

23. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL DRYWALL AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ANY REVEALS INDICATED IN DRAWINGS ARE ACHIEVABLE.

24. COORDINATE MECHANICAL AND ELECTRICAL DEVICES WITH FOUNDATION WALLS, SHEAR WALLS, REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS.

25. REFER TO STRUCTURAL DOCUMENTS FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEARWALLS, STAIRS, CONCRETE ETC.

26. CONTRACTOR TO FIELD CHECK AND CONFIRM EXACT LOCATIONS, ELEVATIONS INVERTS AND INSTALLATIONS OF ALL SERVICES FOR THIS PROJECT.

27. ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.

28. ROOF INSTALLATION AND MATERIALS TO MEET ACCEPTED RCABC STANDARDS, MATERIALS & GUIDELINES

29. ALL ROOFS AND GUTTERS TO HAVE POSITIVE SLOPE TO DRAIN, UNO.

30. ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING, UNO.

31. ALL TILE SET OUT JOINTS AND CONCRETE JOINT/REGLET DETAILS TO BE RESOLVED ON SITE WITH ARCHITECT.

32. NO FLOOR TRANSITION TO BE GREATER THAN 6mm AT THRESHOLDS AND BETWEEN ADJACENT MATERIALS, UNO.

33. ALL MIRRORS TO HAVE POLISHED EDGES WITH MINIMAL EDGE RADIUS. MIRRORS TO BE GLUED IN PLACE WITH SUITABLE ADHESIVE AND MINIMAL CONCEALED GRAVITY CLIPS WHERE NECESSARY TO HOLD MIRROR WHILE GLUE SETS.

34. ANY BUILDING CONTROL SWITCHES SUCH AS ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES THAT ARE INTENDED TO BE OPERATED BY THE OCCUPANT SHALL BE MOUNTED BETWEEN 400-1200mm ABOVE FFL.

35. PAINT ALL INTERIOR AND EXTERIOR CAVITIES, INCLUSIVE OF BUT NOT LIMITED TO STRUCTURE, ELECTRICAL, MECHANICAL, BLIND HOUSINGS, OR OTHER COMPONENTS FLAT BLACK, ABOVE THE WOOD CEILING, IN WALL REVEALS, GAPS, ETC AND BEHIND ALL INTERIOR AND EXTERIOR LOUVRES INCLUDING WOOD SOFFIT LOUVRES.

36. REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES IN PUBLIC AREAS UNLESS APPROVED BY ARCHITECT.

37. GLAZING WITH LOW-E SOFT OR HARD COATING SHALL LOCATE THE COATING ON SPECIFIED SURFACE AND SHALL BE LABELED WITH A REMOVABLE LABEL FOR INSTALLATION TO ENSURE PROPER ORIENTATION OF GLASS. ALL EXTERIOR WOOD TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.

38. ALL EXTERIOR FASTENERS TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED. ALL EXTERIOR WOOD TO BE FASTENED WITH STAINLESS STEEL FASTENERS UNLESS OTHERWISE NOTED.

39. CONTRACTOR TO MAKE GOOD ALL FLOOR, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY TO MATCH EXISTING CONDITIONS. DISRUPTIONS TO WORKSTATIONS AND PUBLIC CIRCULATION TO BE MINIMIZED AND COORDINATED WITH THE OWNER PRIOR TO EXECUTING THE WORK.

40. METAL FLASHING JOINTS & SEAMS TO ALIGN w/ CENTRELINE CURTAINWALL MULLIONS AND CLADDING JOINTS ONLY.

41. CONTRACTOR TO ALLOW FOR HORIZONTAL CONSTRUCTION JOINT (COLD JOINT) BETWEEN POURS. FINAL LAYOUT TO BE COORDINATED THROUGH SHOP DRAWINGS.

42. CONTRACTOR TO PROVIDE 20mm PLY PAINTED WITH FIRE RETARDANT PAINT PRIOR TO ELECTRICAL PANEL INSTALLATION ALL SERVICE ROOMS TYP.

43. WHERE FIELD WELDING OF GALVANIZED MATERIAL IS REQUIRED, GRIND SURFACE SMOOTH AND FILL/SKIM WITH BONDO BODY FILLER TO ACHIEVE SMOOTH SURFACE. PROVIDE ZINC RICH COATING PRIOR TO PAINTING PER SCHEDULE.

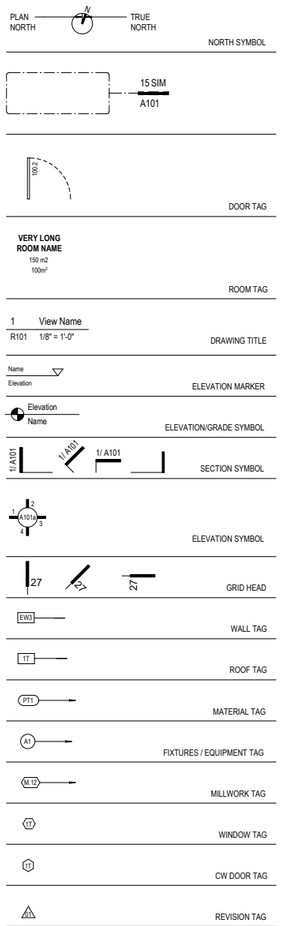
44. PROVIDE 38mm BLOCKING AT JOIST WEBS TO INFILL GAP IN SHEATHING WHERE JOISTS PASS THROUGH SHEATHING LINE - TYP. WHERE JOIST ARE PERPENDICULAR TO SHEATHING FACE.

45. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING THE INSTALLATION OF SIGNS AND ENSURING THAT THE WORK AND ROUGHINS, BACKING, AND SUPPORT STRUCTURES IS COMPLETE PRIOR TO INSTALLATION.

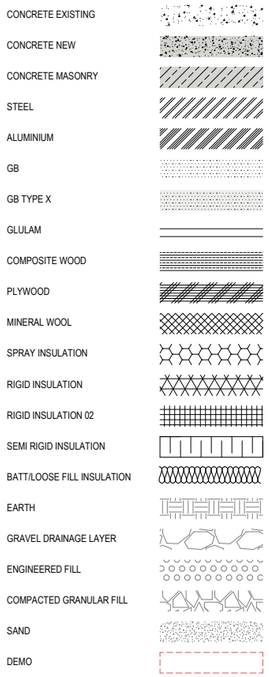
46. CEILINGS ARE TO BE INSTALLED WITH THE USE OF LASER ALIGNMENT TO ENSURE LEVEL ASSEMBLY.

47. DO NOT SCALE MEASUREMENTS OFF DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CLIENT'S REPRESENTATIVE.

SYMBOLS LEGEND



HATCHES



ABBREVIATIONS

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

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office of mcfarlane biggar
architects + designers
303 - 535 Yates Street Victoria BC
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RELIANCE PROPERTIES

2023-03-23

DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

GENERAL NOTES + ABBREVIATIONS

N.T.S.

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APPENDIX
ARCHITECTURE DRAWINGS

1 Context Plan
A010 1 : 1000

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RELIANCE PROPERTIES

2023-03-23

DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

N

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

CONTEXT PLAN

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A APPENDIX
ARCHITECTURE DRAWINGS

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PROJECT INFORMATION TABLE

	Existing	Permitted / Required	Proposed	Notes
Zone	CBD-1	-	New Zone	
Site Area	2,272 m² / 24,460 ft²	-	-	
Site Coverage	46%	-	45%	
Open Site Space	43%	-	51%	
Height of building	15.01 m	43 m	64.18 m	
Number of Storeys	4	-	20 (4 Existing + 16 Addition)	
Parking Stalls	6	99 stalls	2 on-site + 25 off-site stalls	See detail tables and Parking & TDM Study and Traffic Impact Assessment from WATT Consulting Group for details on traffic impacts, vehicle parking demand management, transit improvements, and active transportation measures.
Bicycle parking number (class 1)	0	111	161	
Bicycle parking number (class 2)	8	14	29	

Building Setbacks

	Existing	Permitted / Required	L01 - L04	L06 - L20	Notes
Front Yard - Blanshard Street	1.19 m	-	2.33 m	9.73 m	Existing building is not parallel to property line; setback to building faces. Setbacks shown for heritage building and proposed addition. CBD-1 and DCAP stepbacks and inclined plane setbacks above street wall height have variable requirement; see A015 and A200-A203 for details of proposed variance.
Side/Rear Yard - Burdett Avenue	6.65 m	-	6.65 m	8.90 m	
Side/Rear Yard - Fairfield Road	1.11 m	-	1.11 m	3.25 m	

Residential Use Details

	Existing	Permitted / Required	Proposed	Notes
Total Number of Units	No existing residential use	-	98	
Unit type, e.g. 1 bedroom	-	-	Studio: 23 1-Bed: 38 | 1-Bed + Den: 16 2-Bed: 16 | 2-Bed + Den: 3 3-Bed: 3	See tables for additional detail.
Ground oriented units	-	-	0	
Minimum Unit Floor Area	-	-	36.6 m²	
Total Residential Floor Area	-	-	6,906.7 m²	

Area and Floor Space Ratio

	Existing	Permitted / Required	Proposed	Notes
Commercial	1.67		1.5	
Residential - Strata	-		3.0	See tables for additional detail.
Total	**1.67**	CBD-1: 3.0 | DCAP: 6.0 (3.0 max residential)	**4.5**	

Commercial

VEHICLE PARKING

FOR MORE DETAILED INFORMATION ON VEHICLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

ID	UNITS: A	REQUIREMENT: B	C	D
FORMULA			=A*B	
	UNITS or AREA	SPACES / UNIT (Condominium use) *	REQUIREMENT	ROUNDED TOTAL
UNITS <45m²	59	0.65	38.4	
UNITS >=45m² and <=70m²	33	0.80	26.4	
UNITS >70m²	6	1.20	7.2	
				72
Visitor (Total # Units)	98	0.10	9.8	
				10
Hotel (Rooms)	69	0.25	17.3	
Café (m²)	215	-	-	
				17
			total	99

	PROPOSED
On-Site Stalls	2
Off-Site Stalls	25
total	27

NOTES

* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking

† Includes area for outdoor seating

BICYCLE PARKING

FOR MORE DETAILED INFORMATION ON BICYCLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

ID	A		REQUIREMENT — LONG-TERM SPACES: B	C	SHORT-TERM SPACES: D	E
FORMULA				= A * B		= A * D
USE	UNIT COUNT		RATE *	NUMBER REQUIRED	RATE *	NUMBER REQUIRED
RESIDENTIAL USE						
Units <45m²	59	Suites	1 per Suite	59.0	0.1 per Suite	6
Units >=45m² <70m²	33	Suites	1.25 per Suite	41.3	0.1 per Suite	3
Units >70m²	6	Suites	1.25 per Suite	7.5	0.1 per Suite	0.6
HOTEL						
Rooms	69	Rooms	1 per 25 rooms	2.8	1 per 40 rooms	1.7
FOOD + BEVERAGE						
Floor Area	215	m²	1 per 400 m2	0.5	1 per 100 m2	2.1
			Residential total†	108	Residential total†	10
			Hotel + F&B total†	3	Hotel + F&B total†	4
			Total	111	Total	14

	PROPOSED — LONG-TERM SPACES ¤	SHORT-TERM SPACES
RESIDENTIAL USE		
Horizontal Stall (Standard Size)	49	
Horizontal Stall (Cargo Size)	11	
Vertical Stall	19	
Stacked Stall (Lower Tier)	39	
Stacked Stall (Upper Tier)	26	
Total Residential	144	
HOTEL + CAFÉ USE		
Horizontal Stall (Standard Size)	4	
Horizontal Stall (Cargo Size)	1	
Total Hotel + Café	5	
SHARED USE		
Building Ebikes	12	
Horizontal Stall (Standard Size)‡		26
Horizontal Stall (Cargo Size)‡		3
Total Shared	12	29
Total	161	29

NOTES

* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking
† Rounded to nearest full stall
¤ All long-term stalls to have access to outlets for ebike charging
‡ Some stalls electrified for ebike charging; see A100 for details

FLOOR AREA + UNITS SUMMARY

ZONING FLOOR AREA

ID	FLOOR: A	B	EXCLUSIONS: C	D	E	F	G	HOTEL FLOOR AREA: H	J	K	RESIDENTIAL FLOOR AREA: L	M	N
FORMULA						=B-SUM(C:E)			=G*X	=H+J		=G*Y	=L+M
		AREA TO INTERIOR SURFACE OF EXTERIOR WALLS	BASEMENT, CRAWLSPACE, BELOW GRADE, OPEN TO BELOW	ROOFTOP STRUCTURES	BICYCLE PARKING	TOTAL FLOOR AREA	SHARED FLOOR AREA	HOTEL FLOOR AREA	PRORATED PORTION OF SHARED FLOOR AREA	HOTEL FLOOR AREA	RESIDENTIAL FLOOR AREA	PRORATED PORTION OF SHARED FLOOR AREA	RESIDENTIAL FLOOR AREA
	Level 01	1,094.3	148.5	-	266.9	679.0	154.0	456.3	50.5	506.9	68.3	103.5	171.8
	Level 02	960.1	-	-	-	960.1	55.6	883.6	18.2	901.8	20.9	37.3	58.2
	Level 03	960.2	-	-	-	960.2	75.8	814.8	24.9	839.7	69.6	50.9	120.6
	Level 04	960.2	18.4	-	-	941.8	53.1	867.5	17.4	884.9	21.2	35.7	56.9
	Level 05	351.0	-	-	-	351.0	67.3	177.2	22.1	199.3	106.5	45.2	151.8
	Level 06	425.8	-	-	-	425.8	4.4	18.6	1.4	20.0	402.8	3.0	405.8
	Level 07	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 08	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 09	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 10	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 11	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 12	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 13	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 14	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 15	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 16	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 17	425.8	-	-	-	425.8	4.4	-	1.4	1.4	421.4	3.0	424.4
	Level 18	425.8	-	-	-	425.8	3.9	-	1.3	1.3	421.9	2.6	424.5
	Level 19	425.8	-	-	-	425.8	3.9	-	1.3	1.3	421.9	2.6	424.5
	Level 20	425.8	-	-	-	425.8	3.9	-	1.3	1.3	421.9	2.6	424.5
	Roof Level	190.4	-	190.4	-	-	-	-	-	-	-	-	-
	TOTAL (m²)	10,903.3	166.8	190.4	266.9	10,279.2	470.3	3,218.1 (U)	154.3	3,372.4	6,590.7 (V)	316.0	6,906.7 *

Proportion of Unshared Floor Area by Use	Hotel	Residential
	33% (X =U/(U+V))	67% (Y =V/(U+V))

Total FSR	Commercial FSR	Residential FSR
4.5	1.5	3.0

Site Area 2272.4 m²

UNITS SUMMARY

FLOOR	HOTEL: HOTEL ROOM	RESIDENTIAL TOWER: STUDIO	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR
Level 01	-	-	-	-	-	-	-
Level 02	24	-	-	-	-	-	-
Level 03	19	-	-	-	-	-	-
Level 04	24	-	-	-	-	-	-
Level 05	2	-	-	-	-	-	-
Level 06	-	1	2	2	1	-	-
Level 07	-	2	3	1	1	-	-
Level 08	-	2	3	1	1	-	-
Level 09	-	2	3	1	1	-	-
Level 10	-	2	3	1	1	-	-
Level 11	-	2	3	1	1	-	-
Level 12	-	2	3	1	1	-	-
Level 13	-	2	3	1	1	-	-
Level 14	-	2	3	1	1	-	-
Level 15	-	2	3	1	1	-	-
Level 16	-	2	3	1	1	-	-
Level 17	-	2	3	1	1	-	-
Level 18	-	-	1	1	1	1	1
Level 19	-	-	1	1	1	1	1
Level 20	-	-	1	1	1	1	1
Roof Level	-	-	-	-	-	-	-
TOTAL	69	23	38	16	15	3	3
		23%	39%	16%	15%	3%	3%

Total Residential Units 98

UNIT AREA SIZE SUMMARY

	HOTEL ROOM	STUDIO	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR
AVG	27.5	36.9	44.0	55.7	63.7	76.5	97.5
MIN	20.3	36.6	36.6	54.6	63.4	76.5	97.5
MAX	42.9	37.1	49.8	59.3	65.2	76.5	97.5

NOTES

Areas All areas are in square meters
Column C Includes services spaces on Level 01 which would usually be located below grade (i.e. primary Mechanical + Electrical rooms)

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RELIANCE PROPERTIES

REGISTERED ARCHITECT STEPHEN D. MCFARLANE BRITISH COLUMBIA
2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

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PROJECT INFO

A011

Public External Views
The proposed addition appears in two of the public external views of downtown identified in DCAP Appendix 2. Visualizations of the proposal from the View 1: Laurel Point to Downtown Core Area and View 2: Inner Harbour from Songhees Point are shown below.

The proposal as seen from View 1: Laurel Point to Downtown Core Area.

In View 1 from Laurel Point, the proposal helps to establish the anticipated CBD backdrop articulated in the DCAP at the boundary between the Historic Commercial District and the Inner Harbour Causeway area, creating a multilayered and tiered urban profile. It contributes to this backdrop with a reserved material palette and regular fenestration pattern, allowing the richly detailed facades of the historic building stock to maintain prominence. The slim massing of the tower maximizes the sky view and preserves the legibility of the Empress Hotel's roofline. By preserving the scale and character of the existing BC Power Commission Building as a podium, the proposal also helps maintain a massing and proportion that is compatible with the surrounding context at street level.

The proposal as seen from View 2: Inner Harbour from Songhees Point.

In View 2 from Songhees Point, the proposal is visible at the northern extent of this view as a backdrop to the Empress Hotel and the Customs House in a cluster of other tall contemporary buildings. It contributes to the anticipated stepped urban backdrop that helps frame the historic buildings along the Inner Harbour Causeway. The profile of the proposal is simple and quiet, allowing the variegated roofline of the Empress Hotel to remain legible and prominent. The façade is crafted from high quality materials that complement the surrounding context while remaining distinguishable and contemporary. The slim massing creates a unique fixture in the skyline, while the refined fenestration and balcony pattern does not detract from the prominence of the many important landmarks along the Inner Harbour Causeway.

Additional visualizations and analysis of shadowing, near and distant perspective views, and the impact of the proposed addition on the existing views from two nearby high rise residential developments are included in the Large Project Supplementary Information Booklet.

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RELIANCE PROPERTIES

REGISTERED ARCHITECT STEPHEN D. McFARLANE BRITISH COLUMBIA
2023-03-23

DATE	REV	ISSUE DESCRIPTION
2023-02-17	1	ISSUED FOR COORDINATION
2023-03-14	2	FINAL PROGRESS SET
2023-03-23	3	HAP & REZONING RESUBMISSION

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PUBLIC EXTERNAL VIEWS

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A012

APPENDIX
ARCHITECTURE DRAWINGS

NEW PAGE

1 STREETSCAPE ALONG BLANSHARD STREET
A013 N.T.S.

2 STREETSCAPE ALONG FAIRFIELD ROAD
A013 N.T.S.

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CONTEXT STREETSCAPES

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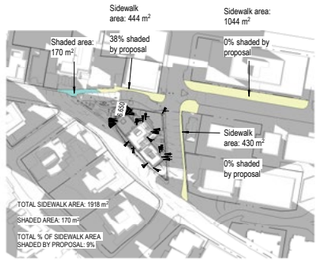
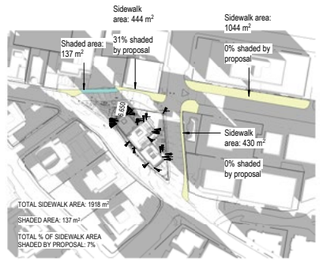
APPENDIX
ARCHITECTURE DRAWINGS



1 Shadow Analysis - Proposed - Equinox 10am



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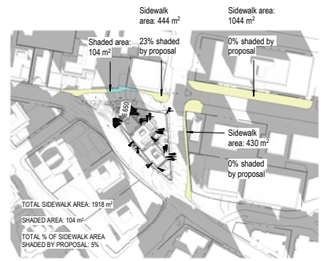
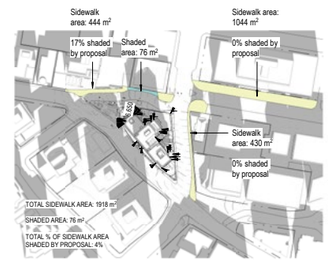
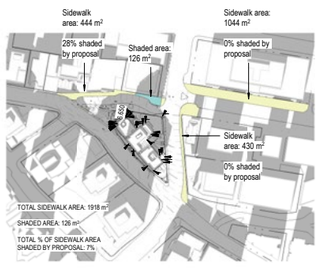


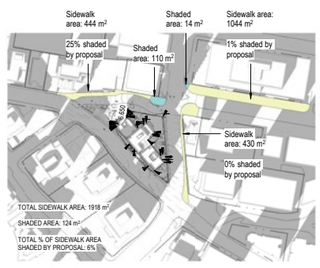
3 Shadow Analysis - Proposed - Equinox 12pm



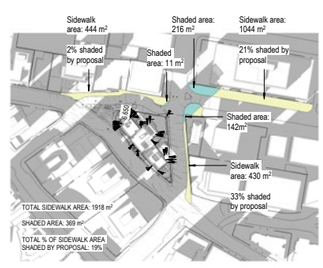
4 Shadow Analysis - Proposed - Equinox 1pm



5 Shadow Analysis - Proposed - Equinox 2pm



6 Shadow Analysis - Proposed - Equinox 3pm



7 Shadow Analysis - Proposed - Equinox 4pm

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RELIANCE PROPERTIES

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SHADOW ANALYSIS - EQUINOX

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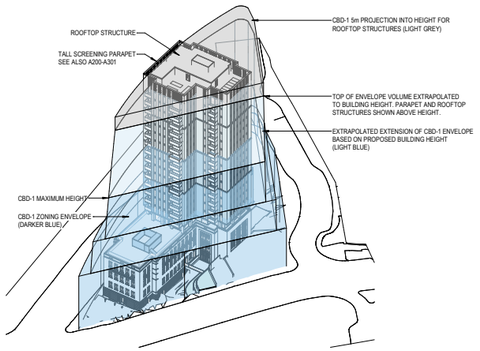
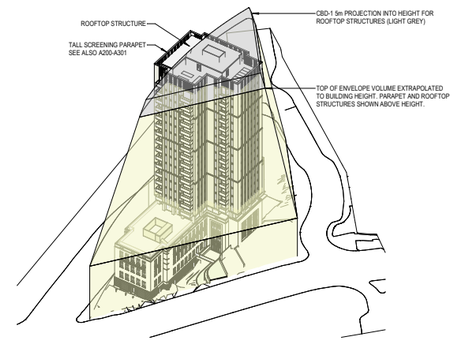
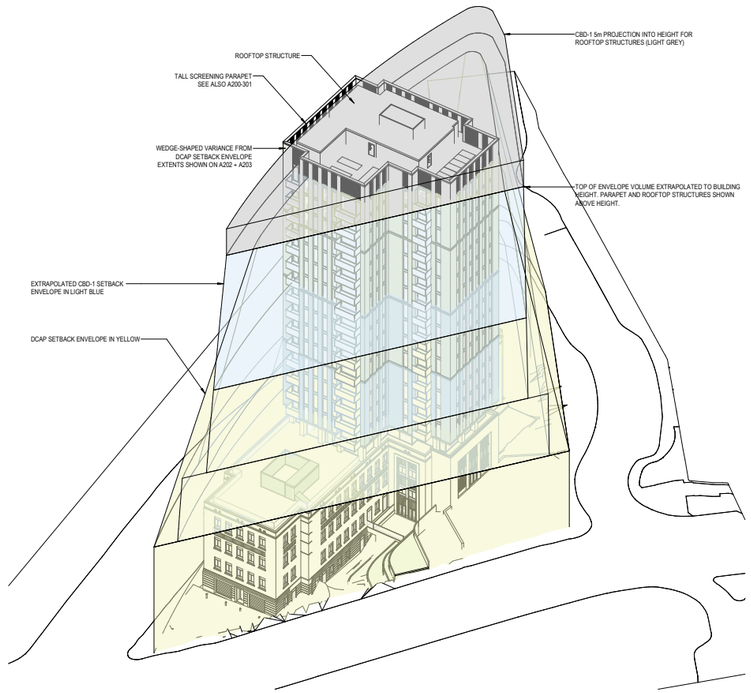
APPENDIX
ARCHITECTURE DRAWINGS



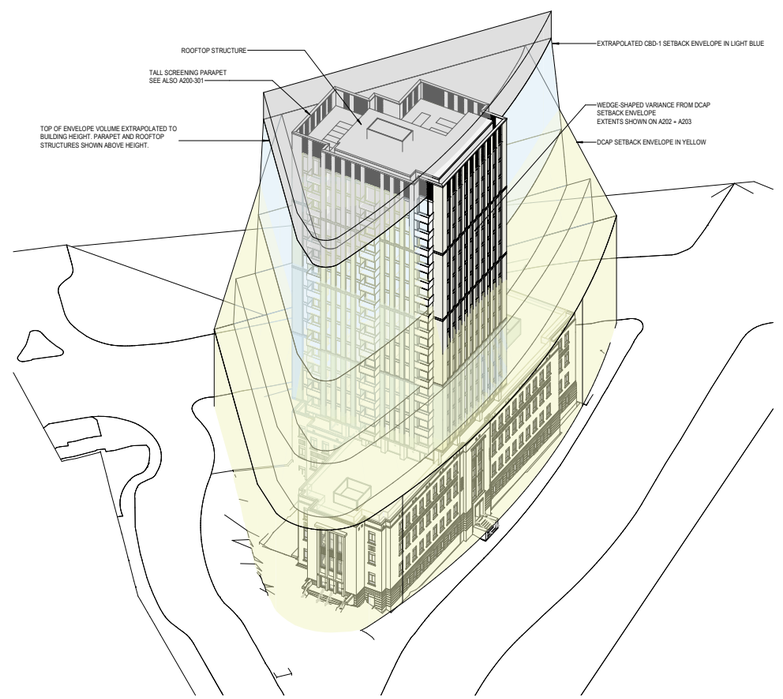
3 Axonometric View of CBD-1 Setback Envelope
A015



4 Axonometric View of DCAP Setback Envelope
A015



1 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (East)
A015



2 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (West)
A015

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RELIANCE PROPERTIES

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BUILDING FORM - ZONING ENVELOPE

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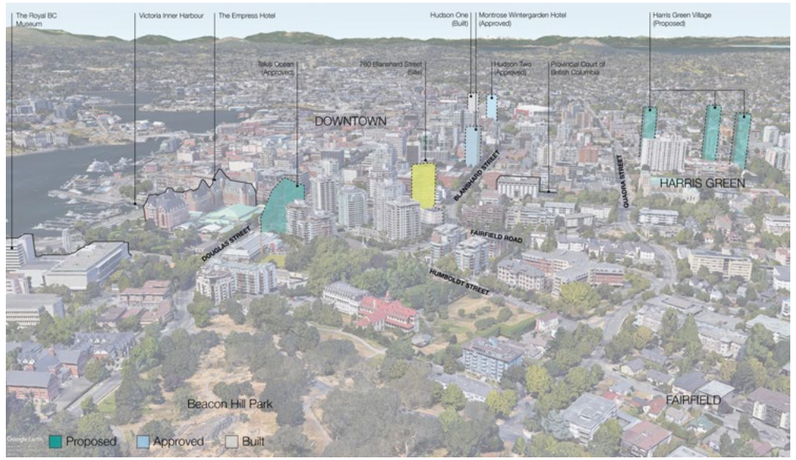
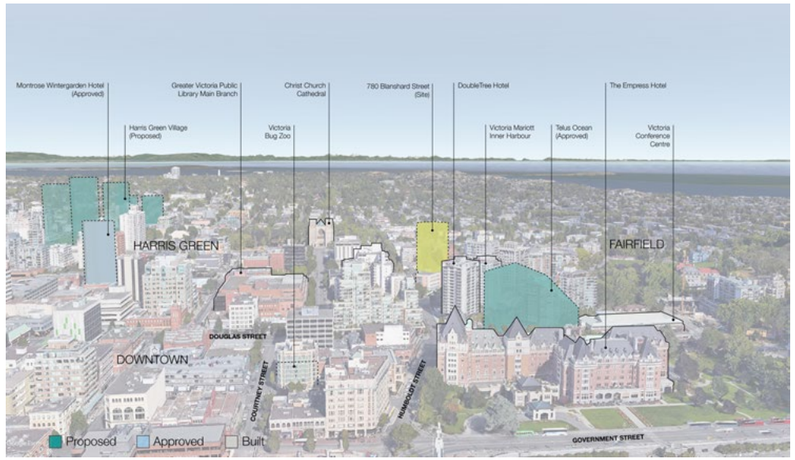
APPENDIX
ARCHITECTURE DRAWINGS

NEW PAGE



1 VIEW TO SITE ABOVE BEACON HILL



2 VIEW TO SITE LOOKING EAST ABOVE HARBOUR

3 CONTEXT SECTION - SOUTH TO NORTH FACING WEST

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RELIANCE PROPERTIES

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2019-039

CONTEXT SCHEMATIC VIEWS AND SECTION

As indicated

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APPENDIX
ARCHITECTURE DRAWINGS

NEW PAGE

BUILDING CODE ANALYSIS

SEE ALSO OUTLINE CODE REPORT BY GHL CONSULTANTS

PROJECT INFORMATION		BCBC Reference	Notes
Project Type	Renovation and Addition		
Governing Building Code	BC Building Code 2018		
Major Occupancies	Group C	3.1.2.1	Hotel and residential tower share a major occupancy. Dining, fitness centre, and amenity spaces are subsidiary occupancies which are integral to the principal occupancy.
Building Area	1038 m^2	1.4.1.2	Outside face of exterior walls (existing heritage building)
Grade	14.86 m	1.4.1.2	BCBC Grade differs from City of Victoria Average Grade. BCBC Grade is the average along the lowest building face (along Fairfield Road). (14.88 m + 14.84 m) / 2 = 14.86 m
Building Height	20 storeys	1.4.1.2	
High Building	Yes	3.2.6.1	

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

EXITS FROM FLOOR AREAS			
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 9 m	3.4.2.3	All floor areas served by public corridors
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			
Floor Assemblies	2 h	3.2.2.47	
Roofs	N/A	3.2.2.47	
Occupied Roofs	2 h	3.2.2.13	
Mezzanines	1 h	3.2.2.47	
Exits	2 h	3.4.4.1	
Between Suites	1 h	3.3.1.1, 3.3.4.2	
Between Suites and Public Corridors	1 h	3.3.4.2, 3.2.6.5	Elevator access directly to corridor
Elevator Hoistways	2 h	3.5.3.1	
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 Vault (unsprinklered)	2h	NFPA 13	
Vertical Service Spaces	1 h	3.6.3.1	

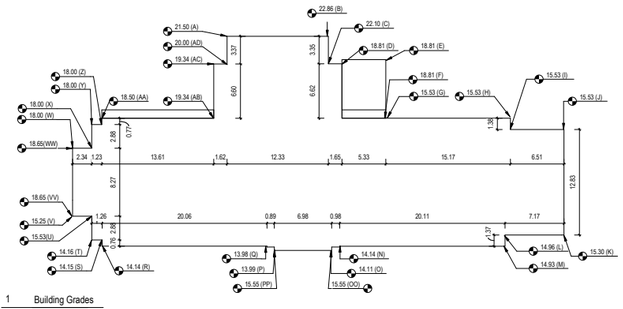
SPATIAL SEPARATION

Table 3.2.3.1.-D
Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout
Forming Part of Article 3.2.3.1.

Exposing Building Face	Area of Unprotected Opening for Groups A, B, C, D and F, Division 3 Occupancies, %											
	Limiting Distance, m											
Max. Area, m^2	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9
10	0	16	24	42	66	100						
15	0	16	20	34	50	74	100					
20	0	16	20	30	42	60	100					
25	0	16	18	26	38	52	90	100				
30	0	14	18	24	34	48	78	100				
40	0	14	16	22	30	42	64	86	100			
50	0	14	16	20	28	38	56	82	100			
60	0	14	16	20	26	32	50	72	96	100		
80	0	14	16	18	22	28	42	58	80	100		
100	0	14	16	16	22	26	36	50	68	86	100	
100 or more	0	14	14	16	20	22	30	40	52	66	82	100

NOTE:

THE EXISTING BUILDING AND PROPOSED ADDITION WILL CONTAIN GROUP A AND C OCCUPANCIES AND WILL BE SPRINKLERED THROUGHOUT. AS SUCH, SPATIAL SEPARATION REQUIREMENTS WILL BE GOVERNED BY BCBC 2018 TABLE 3.2.3.1-D UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT. ACCORDING TO THE TABLE, AT A LIMITING DISTANCE OF 9 M OR GREATER, THE AREA OF UNPROTECTED OPENINGS IS PERMITTED TO BE 100%. THIS UNIQUE SITE FACES THREE STREETS AND IN ALL CASES HAS LIMITING DISTANCES THAT ARE AT LEAST 9 M. THEREFORE, ALL ELEVATIONS OF THE BUILDING WILL BE PERMITTED TO HAVE AN AREA OF UNPROTECTED OPENINGS OF 100%. THE ACTUAL PERCENTAGE OF UNPROTECTED OPENINGS AT THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE SUBSTANTIALLY LOWER AND WILL BE IN COMPLIANCE WITH SPATIAL SEPARATION REQUIREMENTS.



1 Building Grades
A020 1 : 250

AVERAGE GRADE CALCULATION

Grade Points		Distance Btw Points		Average Grade Calculation					
Point	Elev (m)	Point Pair	(m)	Point Pair	Point 1	Point 2	Average	Distance	Total
A	21.50	A & B	12.33	A & B	21.50	22.86	22.18	12.33	273.48
B	22.86	B & C	3.35	B & C	22.86	22.10	22.48	3.35	75.31
C	22.10	C & D	1.65	C & D	22.10	18.81	20.46	1.65	33.75
D	18.81	D & E	5.33	D & E	18.81	18.81	18.81	5.33	100.26
E	18.81	E & F	6.62	E & F	18.81	18.81	18.81	6.62	124.52
F	18.81	F & G	0.00	F & G	18.81	15.53	17.17	0.00	0.00
G	15.53	G & H	15.17	G & H	15.53	15.53	15.53	15.17	235.59
H	15.53	H & I	1.38	H & I	15.53	15.53	15.53	1.38	21.43
I	15.53	I & J	6.51	I & J	15.53	15.53	15.53	6.51	101.10
J	15.53	J & K	12.83	J & K	15.53	15.30	15.42	12.83	197.77
K	15.30	K & L	7.17	K & L	15.30	14.96	15.13	7.17	108.48
L	14.96	L & M	1.37	L & M	14.96	14.93	14.95	1.37	20.47
M	14.93	M & N	20.11	M & N	14.93	14.14	14.54	20.11	292.30
N	14.14	N & O	0.98	N & O	14.14	14.11	14.13	0.98	13.84
O	14.11	O & OO	1.44	O & OO	14.11	15.55	14.83	1.44	21.36
OO	15.55	OO & PP	7.98	OO & PP	15.55	15.55	15.55	7.98	124.09
PP	15.55	PP & P	1.56	PP & P	15.55	13.99	14.77	1.56	23.04
P	13.99	P & Q	0.89	P & Q	13.99	13.98	13.99	0.89	12.45
Q	13.98	Q & R	20.06	Q & R	13.98	14.14	14.06	20.06	282.04
R	14.14	R & S	0.76	R & S	14.14	14.15	14.15	0.76	10.75
S	14.15	S & T	1.26	S & T	14.15	14.16	14.16	1.26	17.84
T	14.16	T & U	2.88	T & U	14.16	15.53	14.85	2.88	42.75
U	15.53	U & V	2.34	U & V	15.53	15.25	15.39	2.34	36.01
V	15.25	V & VV	3.40	V & VV	15.25	18.65	16.95	3.40	57.63
VV	18.65	VV & WW	8.27	VV & WW	18.65	18.65	18.65	8.27	154.24
WW	18.65	WW & W	0.65	WW & W	18.65	18.00	18.33	0.65	11.91
W	18.00	W & X	2.34	W & X	18.00	18.00	18.00	2.34	42.12
X	18.00	X & Y	2.88	X & Y	18.00	18.00	18.00	2.88	51.84
Y	18.00	Y & Z	1.23	Y & Z	18.00	18.00	18.00	1.23	22.14
Z	18.00	Z & AA	0.77	Z & AA	18.00	18.50	18.25	0.77	14.05
AA	18.50	AA & AB	13.61	AA & AB	18.50	19.34	18.92	13.61	257.50
AB	19.34	AB & AC	6.60	AB & AC	19.34	19.34	19.34	6.60	127.64
AC	19.34	AC & AD	1.62	AC & AD	19.34	0.00	9.67	1.62	15.67
AD	20.00	AD & A	3.37	AD & A	20.00	21.50	20.75	3.37	69.93
Total		Perimeter	178.71	Total				178.71	2,993.31
							AVERAGE GRADE		16.75

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RELIANCE PROPERTIES

REGISTERED ARCHITECT
2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

BUILDING CODE AND AVERAGE GRADE

As indicated

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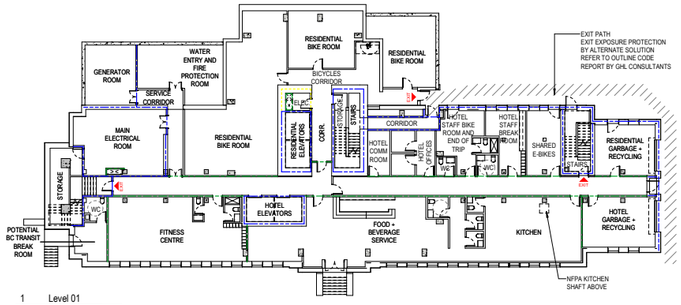
A020

NEW PAGE

A

APPENDIX
ARCHITECTURE DRAWINGS



1 Level 01
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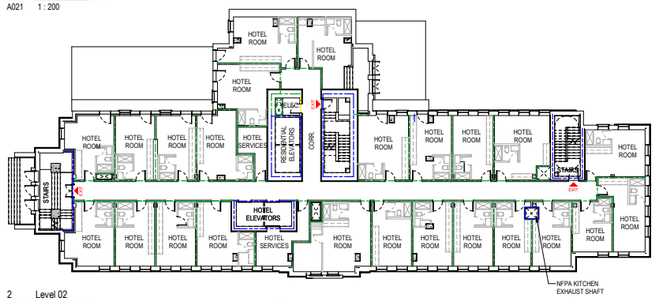

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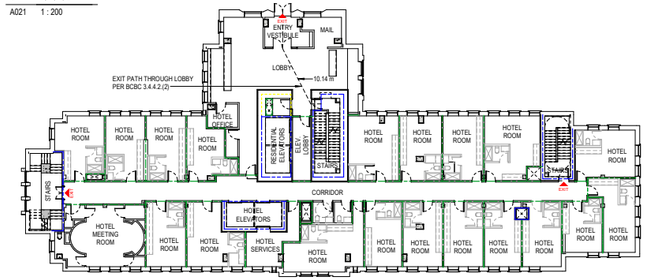

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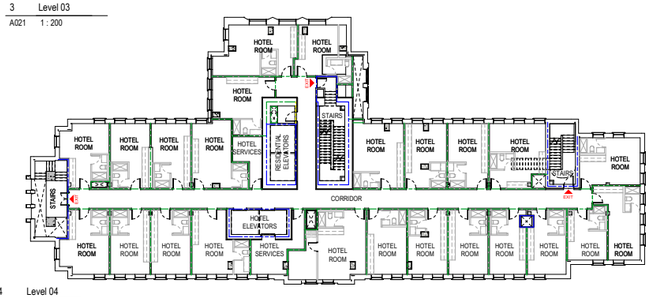

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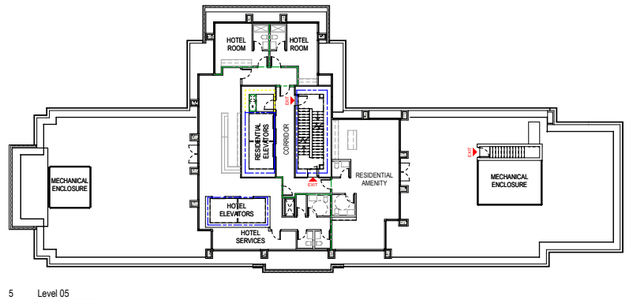

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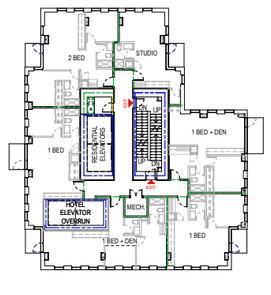

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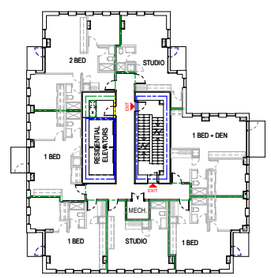
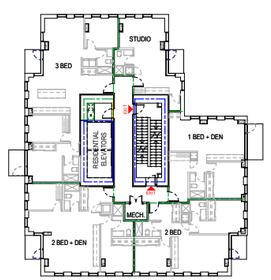


7 Level 07-17
A021 1 : 200



8 Level 18-20
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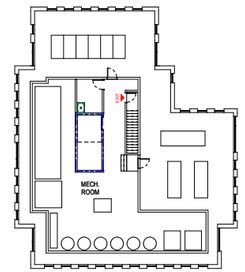

9 Mechanical Rooftop
A021 1 : 200

LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

NOTE:
1. DRAWING TO BE READ IN COLOUR.
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RELIANCE PROPERTIES

DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

PN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

CODE ANALYSIS - PLANS

As indicated

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A021

NEW PAGE

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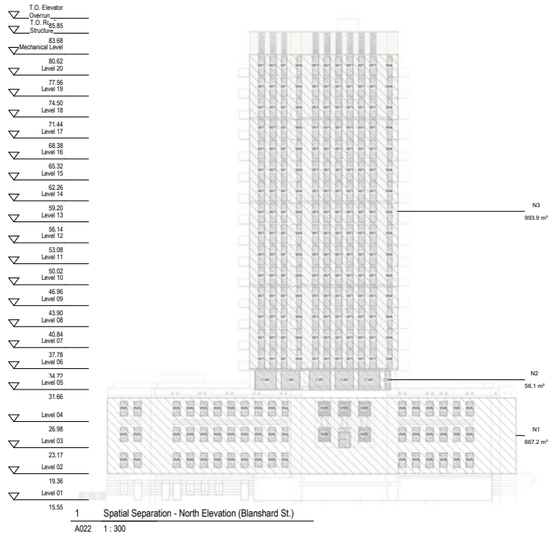
APPENDIX
ARCHITECTURE DRAWINGS



1 Spatial Separation - North Elevation (Blanshard St.)

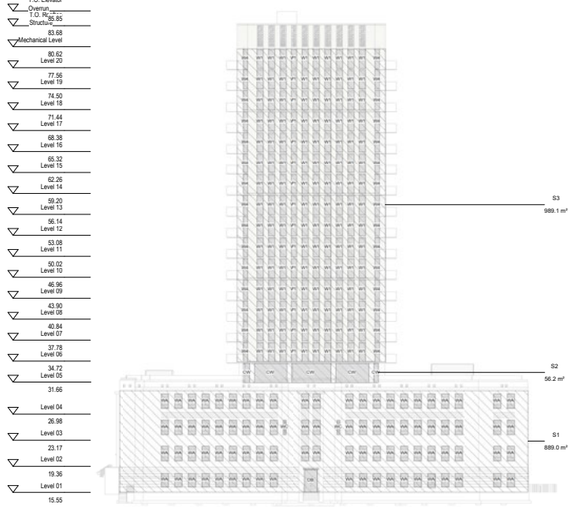
A022 1 : 300

NORTH - BUILDING FACE

N1	11.16 m	59.79 m	667.2 m²
N2	2.84 m	19.76 m	56.1 m²
N3	45.90 m	21.65 m	993.9 m²
			1717.3 m²

NORTH - UNPROTECTED OPENINGS

N1	136.4 m²
N2	44.4 m²
N3	407.0 m²
	587.8 m²



2 Spatial Separation - South Elevation (Fairfield Road)

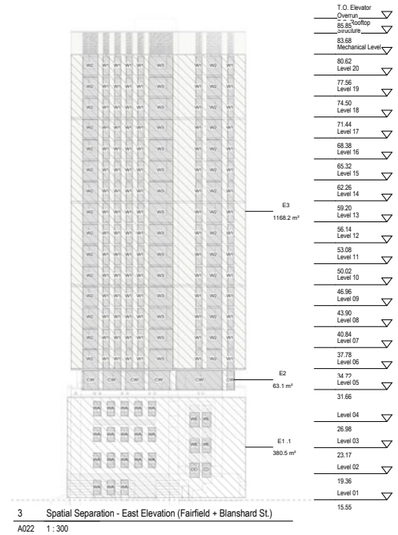
A022 1 : 300

SOUTH - BUILDING FACE

S1	14.87 m	59.79 m	889.0 m²
S2	2.84 m	19.81 m	56.2 m²
S3	45.68 m	21.65 m	989.1 m²
			1934.3 m²

SOUTH - UNPROTECTED OPENINGS

N1	136.4 m²
N2	44.4 m²
N3	407.0 m²
	587.8 m²



3 Spatial Separation - East Elevation (Fairfield + Blanshard St.)

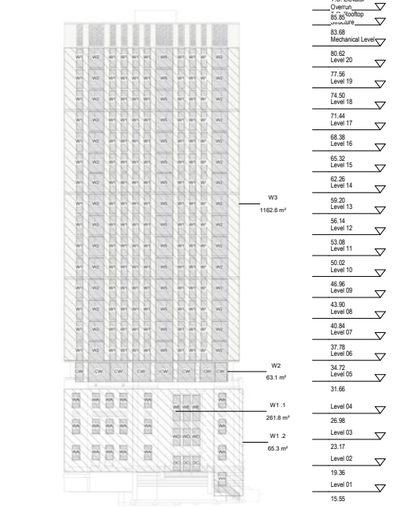
A022 1 : 300

EAST - BUILDING FACE

E1	14.65 m	25.98 m	380.5 m²
E2	2.84 m	22.22 m	63.1 m²
E3	45.90 m	25.45 m	1168.2 m²
			1611.8 m²

EAST - UNPROTECTED OPENINGS

E1	57.8 m²
E2	52.4 m²
E3	575.4 m²
	685.7 m²



4 Spatial Separation - West Elevation (Burdett Ave.)

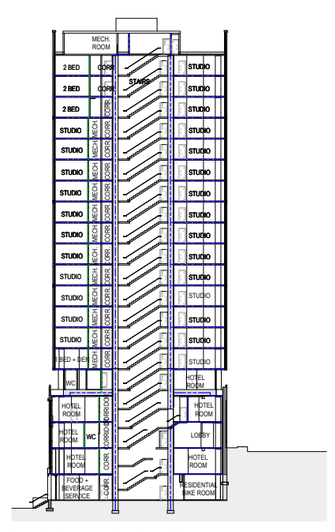
A022 1 : 300

WEST - BUILDING FACE

W1			327.1 m²
W2	2.84 m	22.22 m	63.1 m²
W3	45.68 m	25.45 m	1162.6 m²
			1552.8 m²

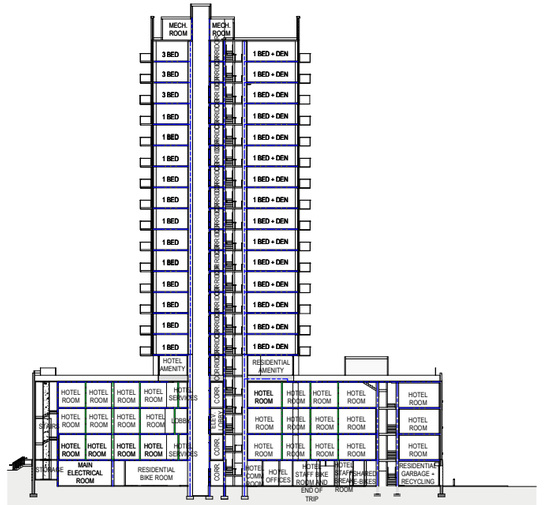
WEST - UNPROTECTED OPENINGS

W1	69.2 m²
W2	53.1 m²
W3	611.5 m²
	733.8 m²



5 Fire Compartment - Cross Section @ Stair

A022 1 : 300



6 Fire Compartment - Longitudinal Section

A022 1 : 300

LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTES F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

NOTE:
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RELIANCE PROPERTIES

REGISTERED ARCHITECT JOHN C. MCFARLANE CANADA 2023-03-23

DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

CODE ANALYSIS - ELEVATIONS

As indicated

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A022

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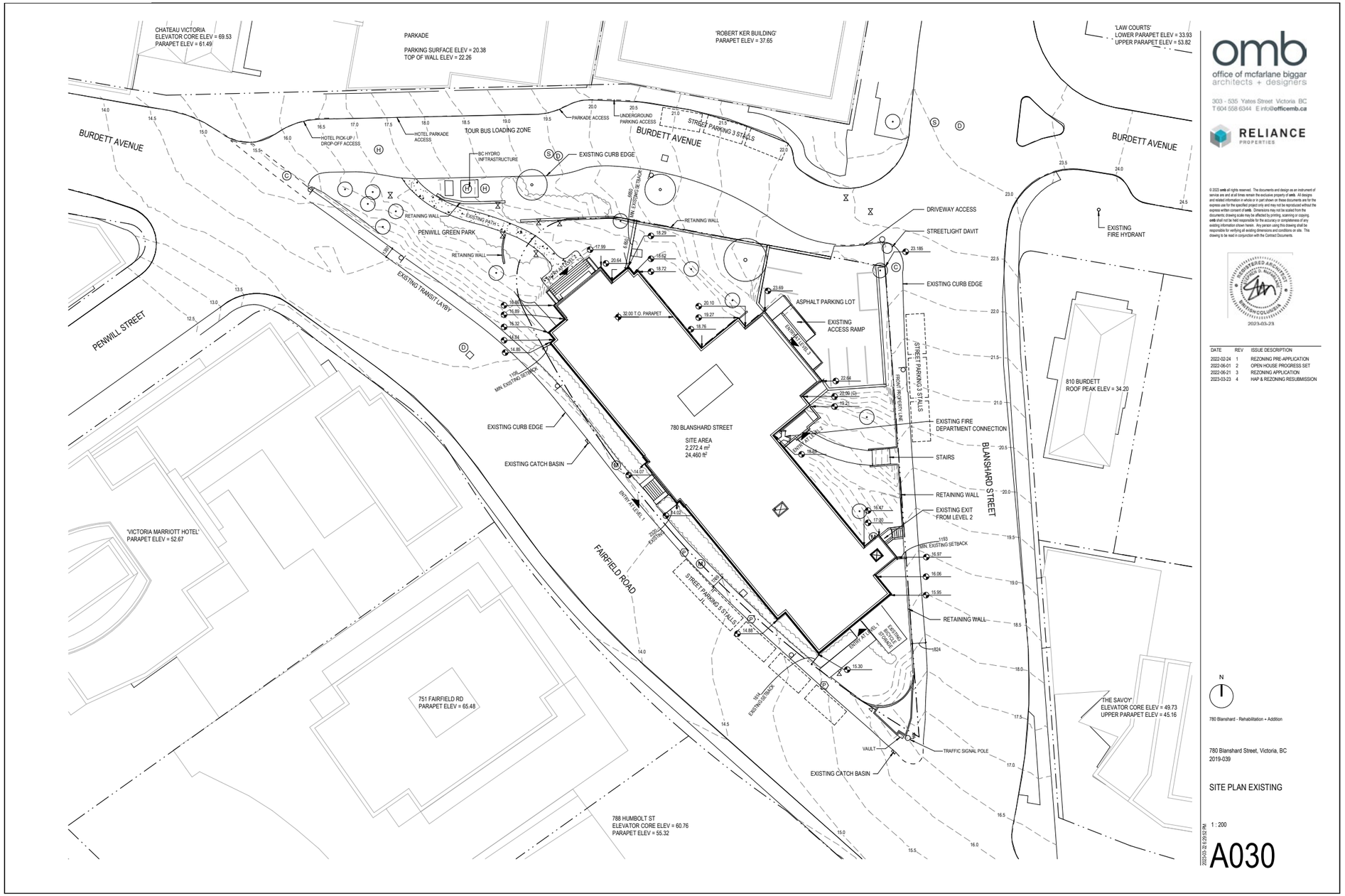
APPENDIX
ARCHITECTURE DRAWINGS



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RELIANCE PROPERTIES

2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

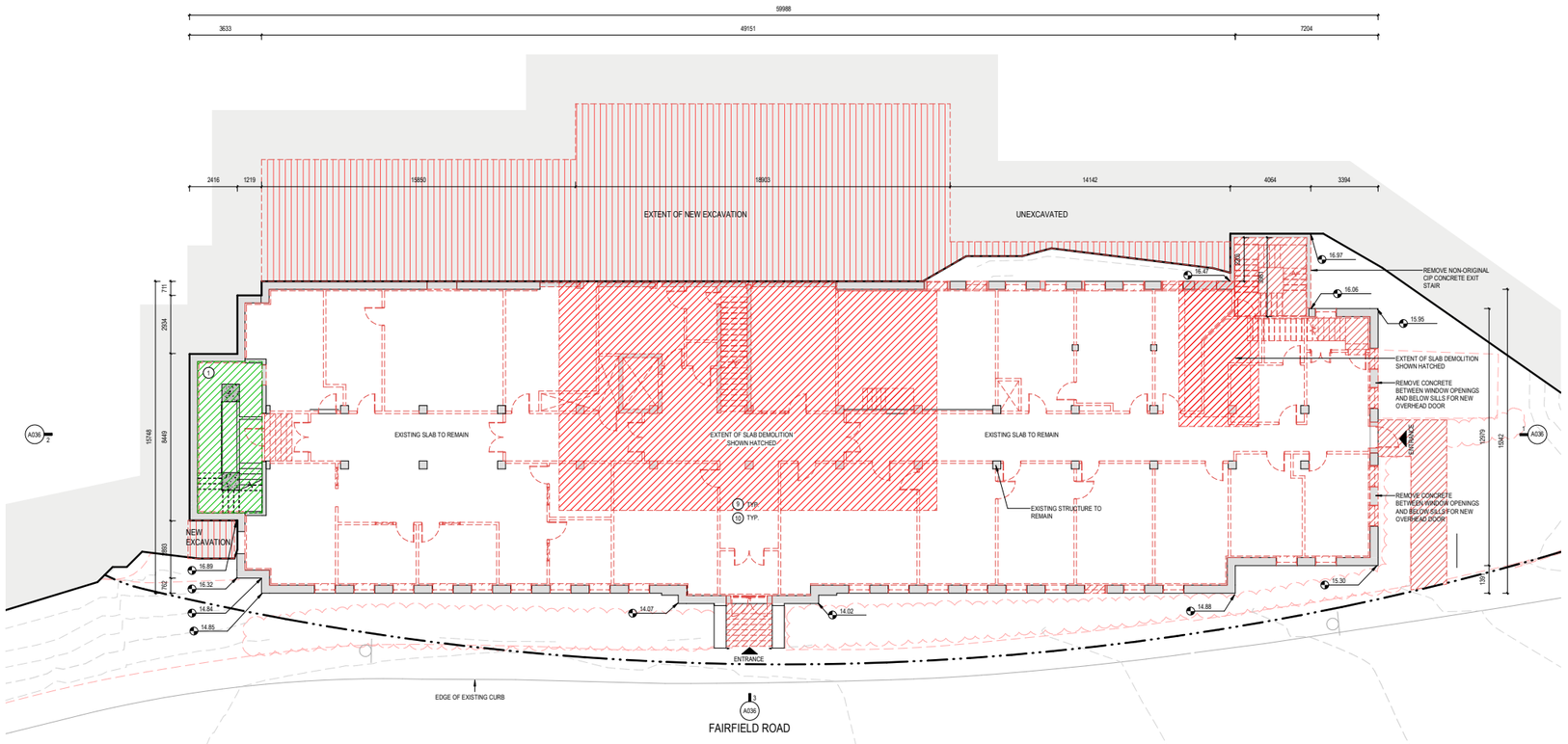
2023-03-23 6:29:03 PM

NEW PAGE

A APPENDIX
ARCHITECTURE DRAWINGS

HERITAGE CONSERVATION NOTES
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

1 PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
2 PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
3 PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
4 RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
5 RETAIN AND POTENTIALLY REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
6 RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
7 RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
8 RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FROM THE LIBRARY ON THE FOURTH FLOOR.
9 RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
10 RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE HOTEL ROOMS AND AMENITY SPACES.



DEMOLITION NOTES:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS.
ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR BRICK ON ALL ELEVATIONS.
ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT.
ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

GENERAL NOTES - HERITAGE RETENTION:

ALL PARTS OF THE BUILDING SHOW AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK. ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

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RELIANCE PROPERTIES

2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

PN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

LEVEL 1
DEMOLITION/RETENTION PLAN

1 : 100

2023-03-27 6:29:03 PM

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NEW PAGE

A APPENDIX
ARCHITECTURE DRAWINGS

HERITAGE CONSERVATION NOTES
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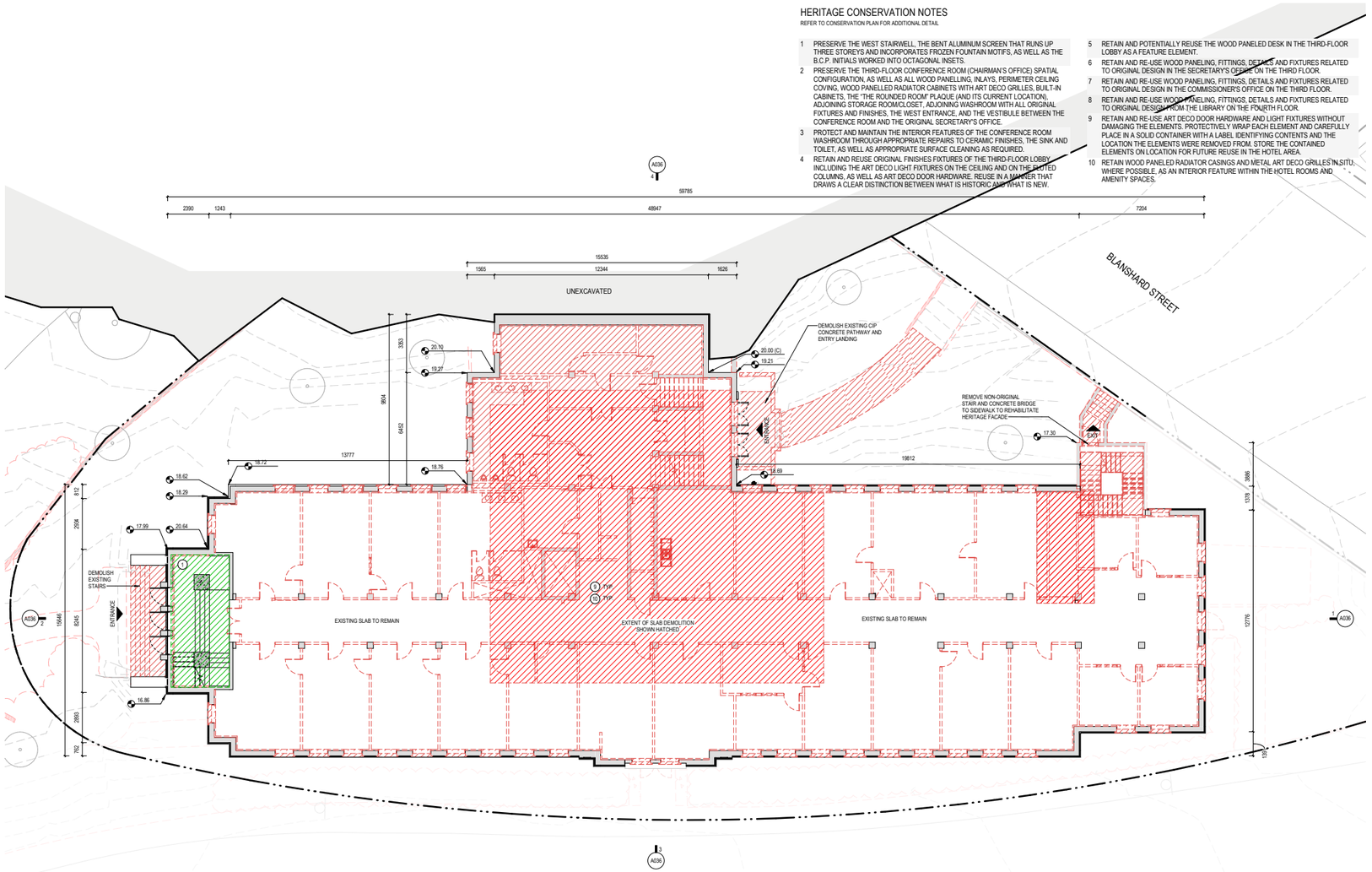

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RELIANCE PROPERTIES

REGISTERED ARCHITECT
2023-03-23

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PN

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LEVEL 2
DEMOLITION/RETENTION PLAN

1 : 100

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A APPENDIX
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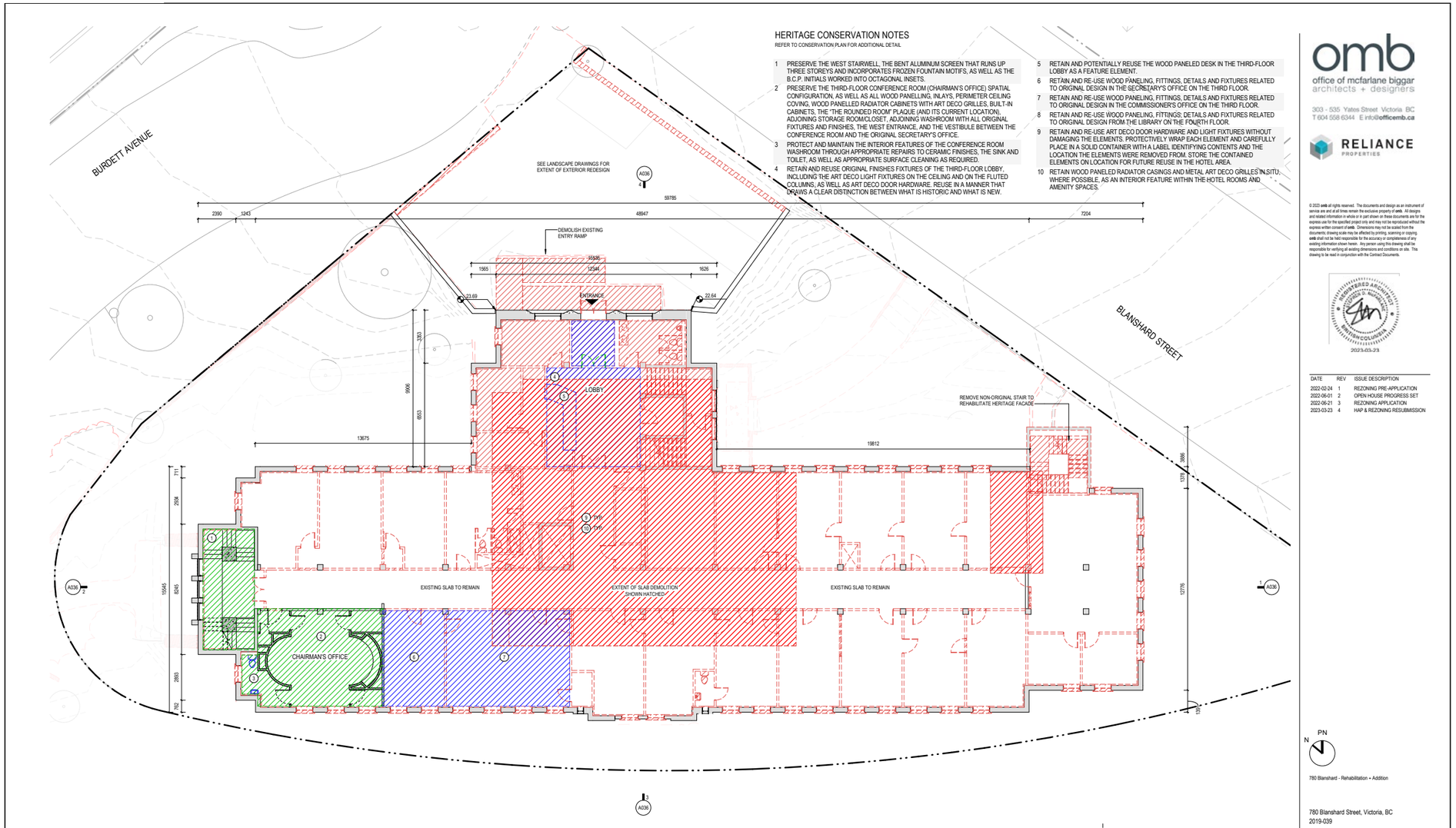

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LEVEL 3
DEMOLITION/RETENTION PLAN

1 : 100

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APPENDIX
ARCHITECTURE DRAWINGS

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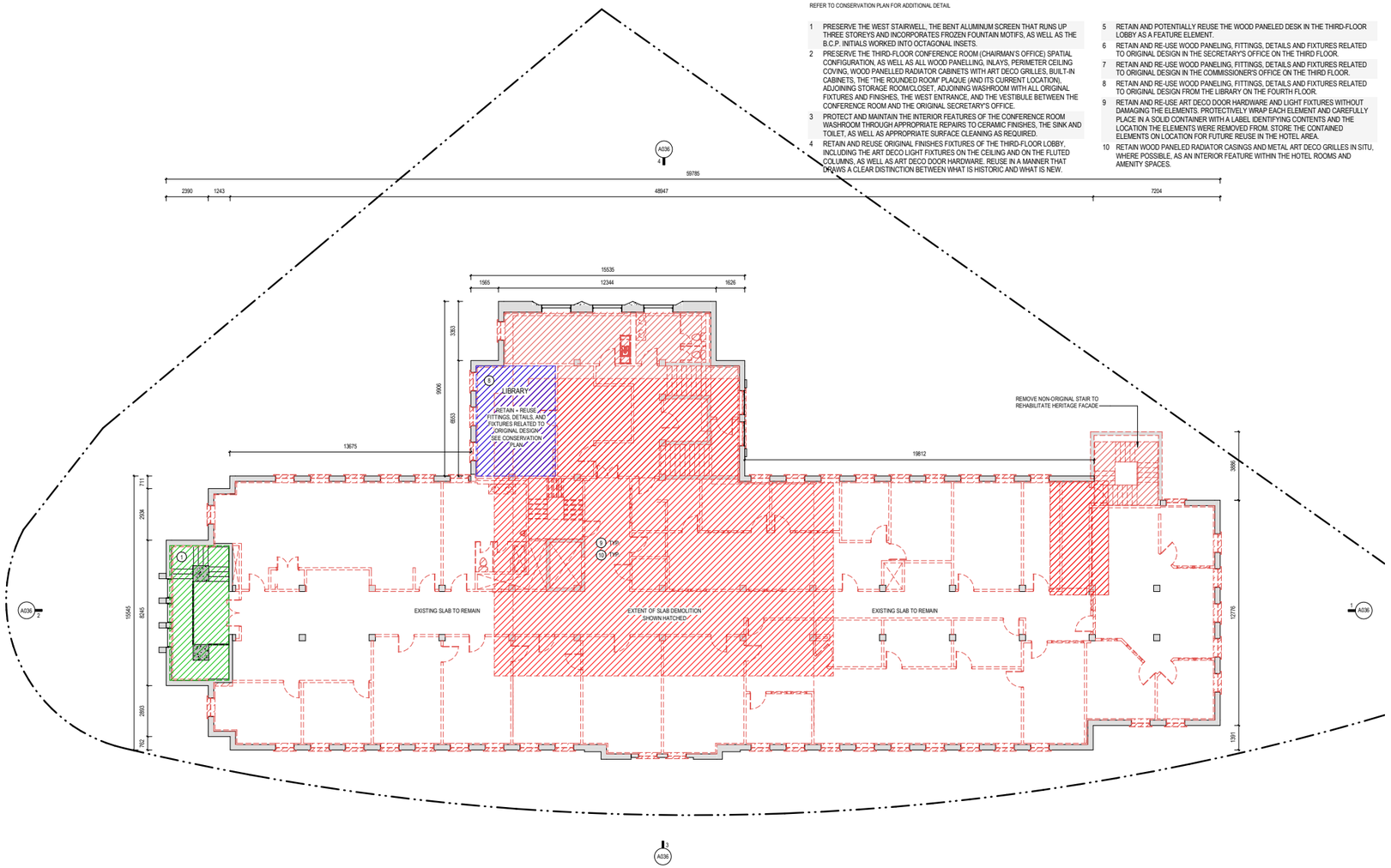

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LEVEL 4
DEMOLITION/RETENTION PLAN

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NEW PAGE

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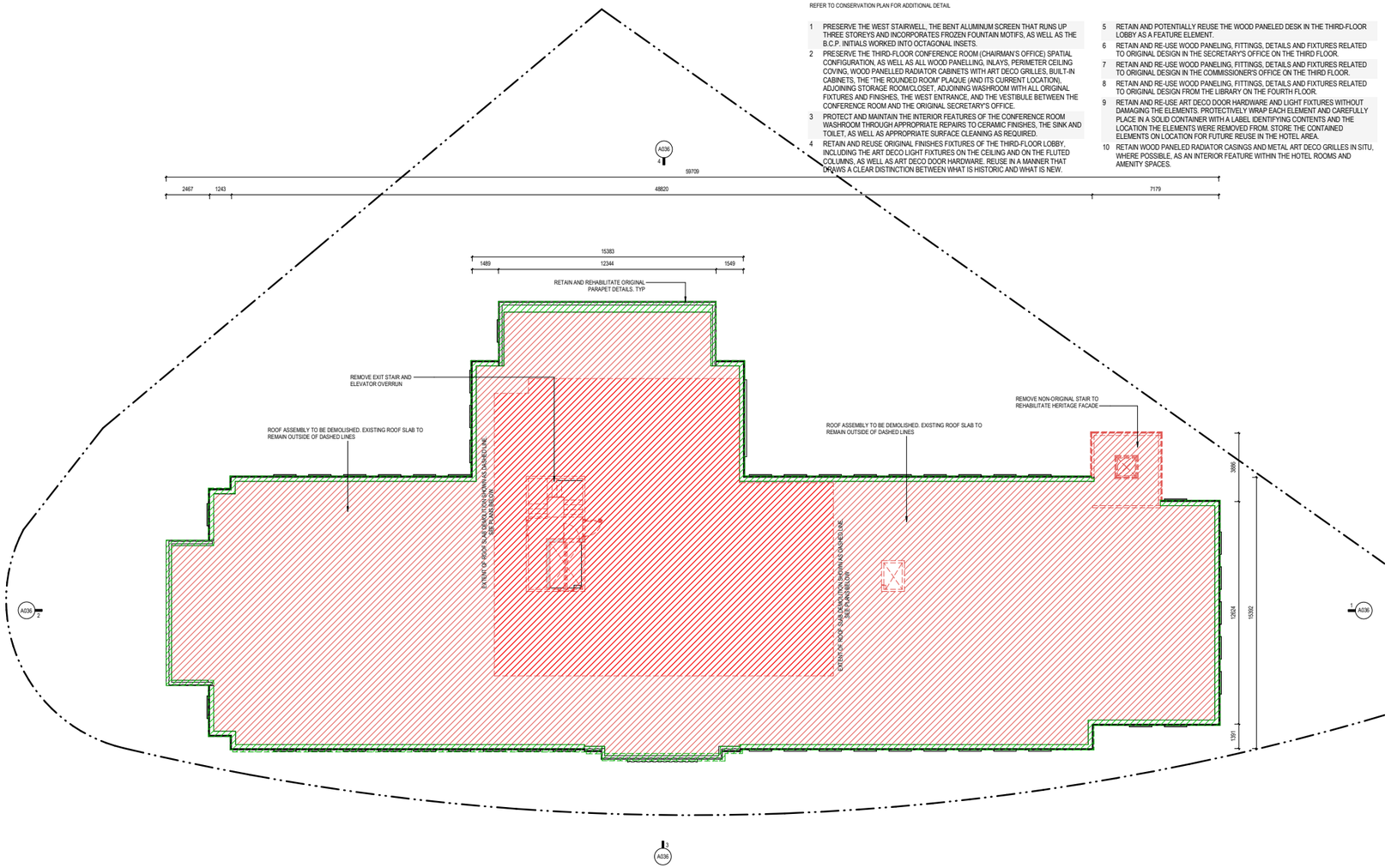

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ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR BRICK ON ALL ELEVATIONS.
ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT.
ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN, PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

GENERAL NOTES - HERITAGE RETENTION:

ALL PARTS OF THE BUILDING SHOW AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK. ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

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RELIANCE PROPERTIES

2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

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2019-039

LEVEL 5 ROOF
DEMOLITION/RETENTION PLAN

1 : 100

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A035

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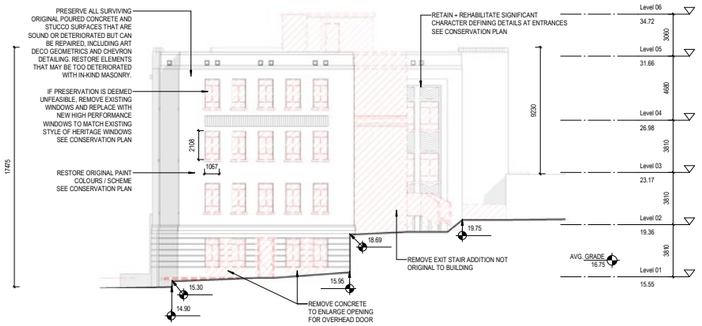
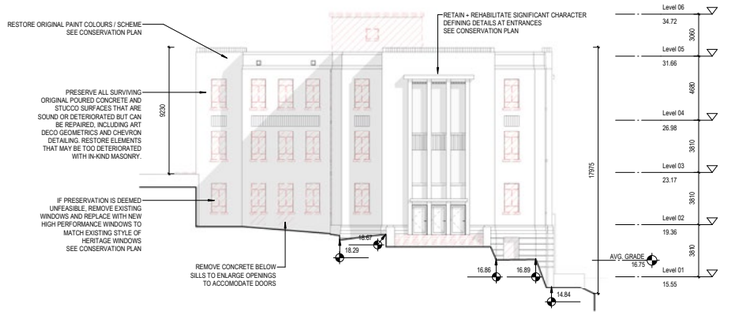
A APPENDIX
ARCHITECTURE DRAWINGS

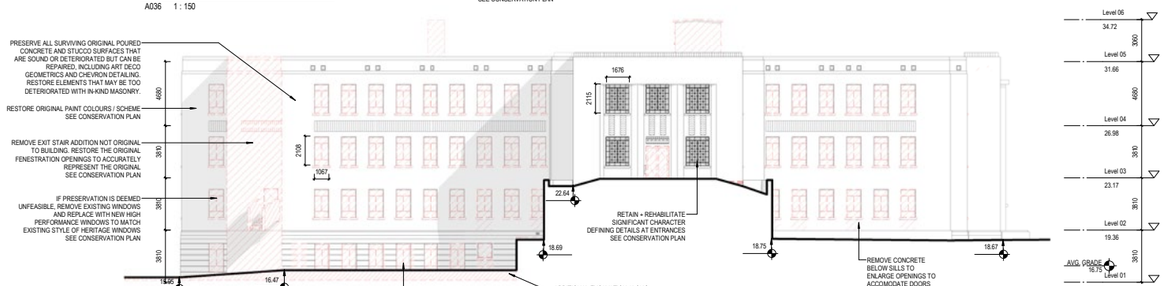


1 Demolition Elevation - East (Blanshard St.)
A036 1 : 150



2 Demolition Elevation - West (Burdett Ave.)
A036 1 : 150

3 Demolition Elevation - South (Fairfield Road)
A036 1 : 150



4 Demolition Elevation - North (Blanshard St. + Burdett Ave.)
A036 1 : 150

DEMOLITION NOTES:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS. ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

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RELIANCE PROPERTIES

2023-03-23

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DEMOLITION/RETENTION ELEVATIONS

As indicated

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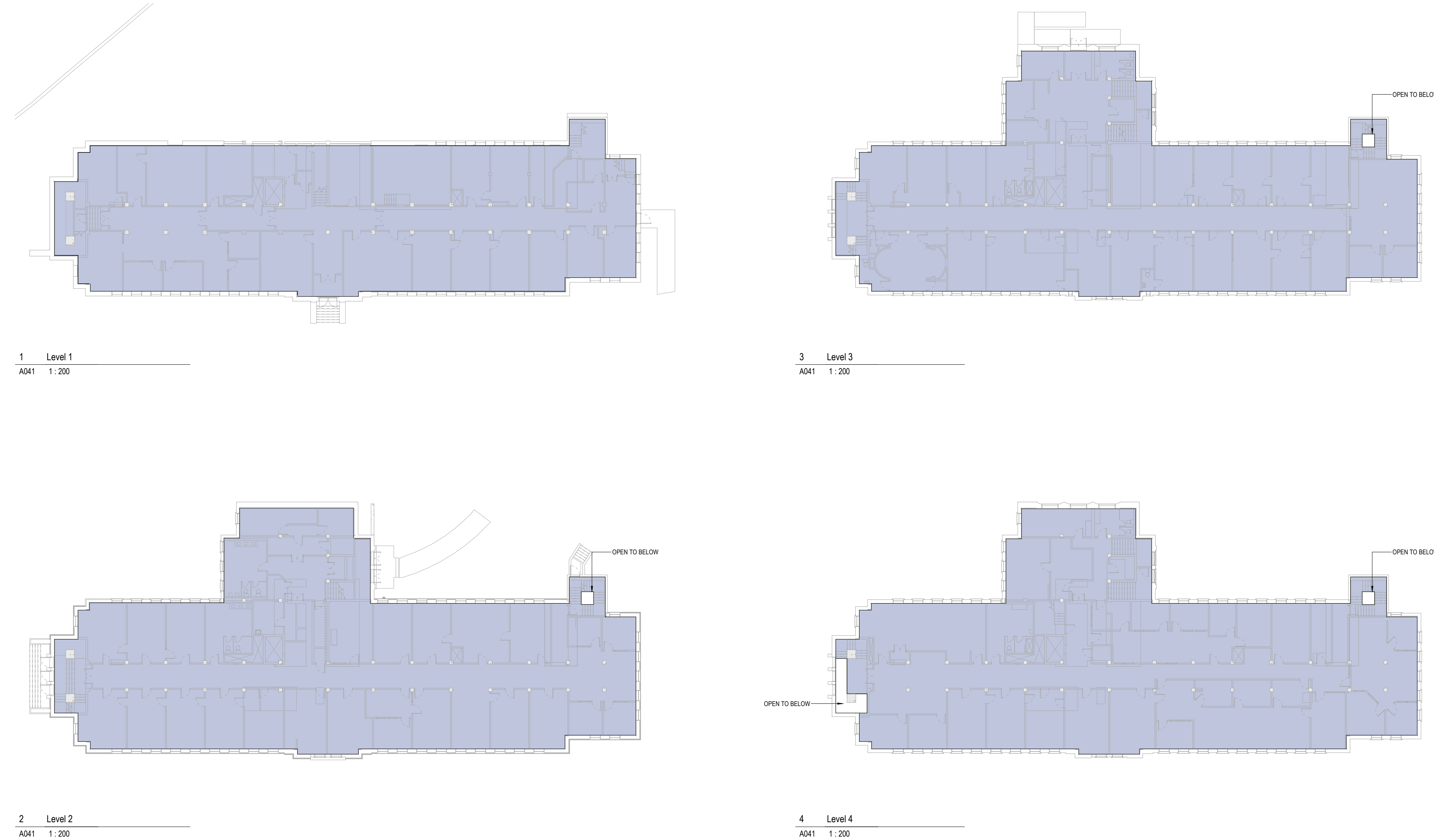

EXISTING FLOOR AREA

Level 01	852.3 m²
Level 02	985.2 m²
Level 03	982.6 m²
Level 04	972.3 m²
	3792.5 m²

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RELIANCE PROPERTIES

DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

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FSR OVERLAYS EXISTING

1 : 200

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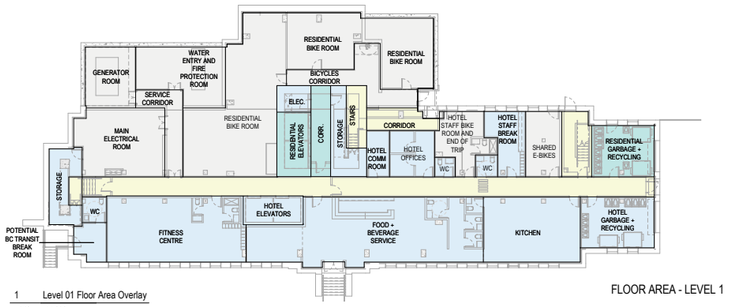
APPENDIX
ARCHITECTURE DRAWINGS



1 Level 01 Floor Area Overlay
A042 1 : 200

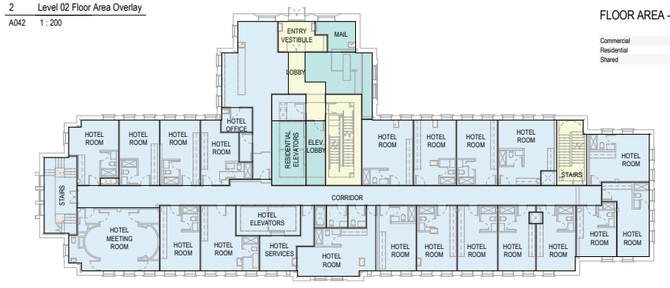
FLOOR AREA - LEVEL 1

Commercial	456.6 m²
Excluded	415.1 m²
Residential	68.3 m²
Shared	154.0 m²

2 Level 02 Floor Area Overlay
A042 1 : 200

FLOOR AREA - LEVEL 2

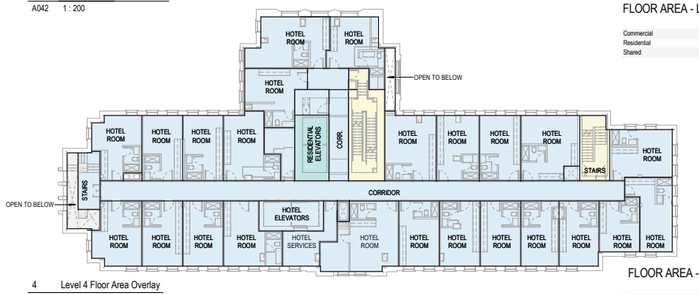
Commercial	883.6 m²
Residential	20.9 m²
Shared	55.6 m²



3 Level 3 Floor Area Overlay
A042 1 : 200

FLOOR AREA - LEVEL 3

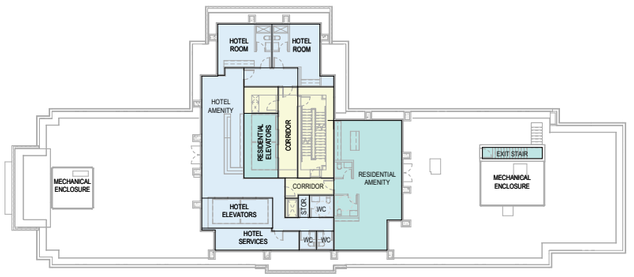
Commercial	814.8 m²
Residential	69.6 m²
Shared	75.8 m²



4 Level 4 Floor Area Overlay
A042 1 : 200

FLOOR AREA - LEVEL 4

Commercial	867.5 m²
Excluded	18.4 m²
Residential	21.2 m²
Shared	53.1 m²

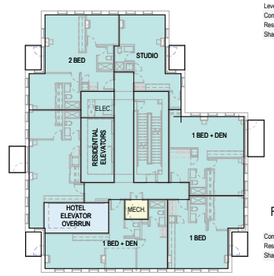


5 Level 5 Floor Area Overlay
A042 1 : 200

FLOOR AREA - LEVEL 5

Level 05

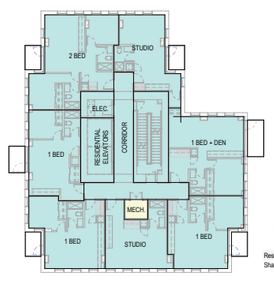
Commercial	177.2 m²
Residential	106.5 m²
Shared	67.3 m²



FLOOR AREA - LEVEL 6

Commercial	18.6 m²
Residential	402.8 m²
Shared	4.4 m²

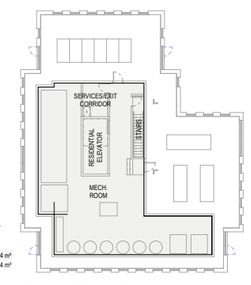
6 Level 6-17 Floor Area Overlay
A042 1 : 200



FLOOR AREA - Level 7-17

Residential	421.4 m²
Shared	4.4 m²

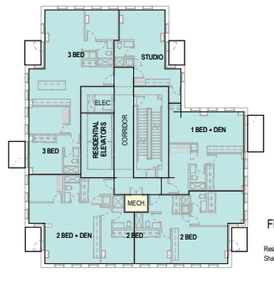
7 Level 7 FSR Overlay
A042 1 : 200



9 Roof Floor Area Overlay
A042 1 : 200

FLOOR AREA - ROOF

Excluded	190.4 m²



FLOOR AREA - Level 18-20

Residential	421.9 m²
Shared	3.9 m²

8 Level 18-20 Floor Area Overlay
A042 1 : 200

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RELIANCE PROPERTIES

REGISTERED ARCHITECT
ERIN MCFARLANE
PROVINCE OF BRITISH COLUMBIA
2023-03-23

DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

PN

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2019-039

FSR OVERLAYS PROPOSED

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FSR by Use
Commercial
Excluded
Residential
Shared

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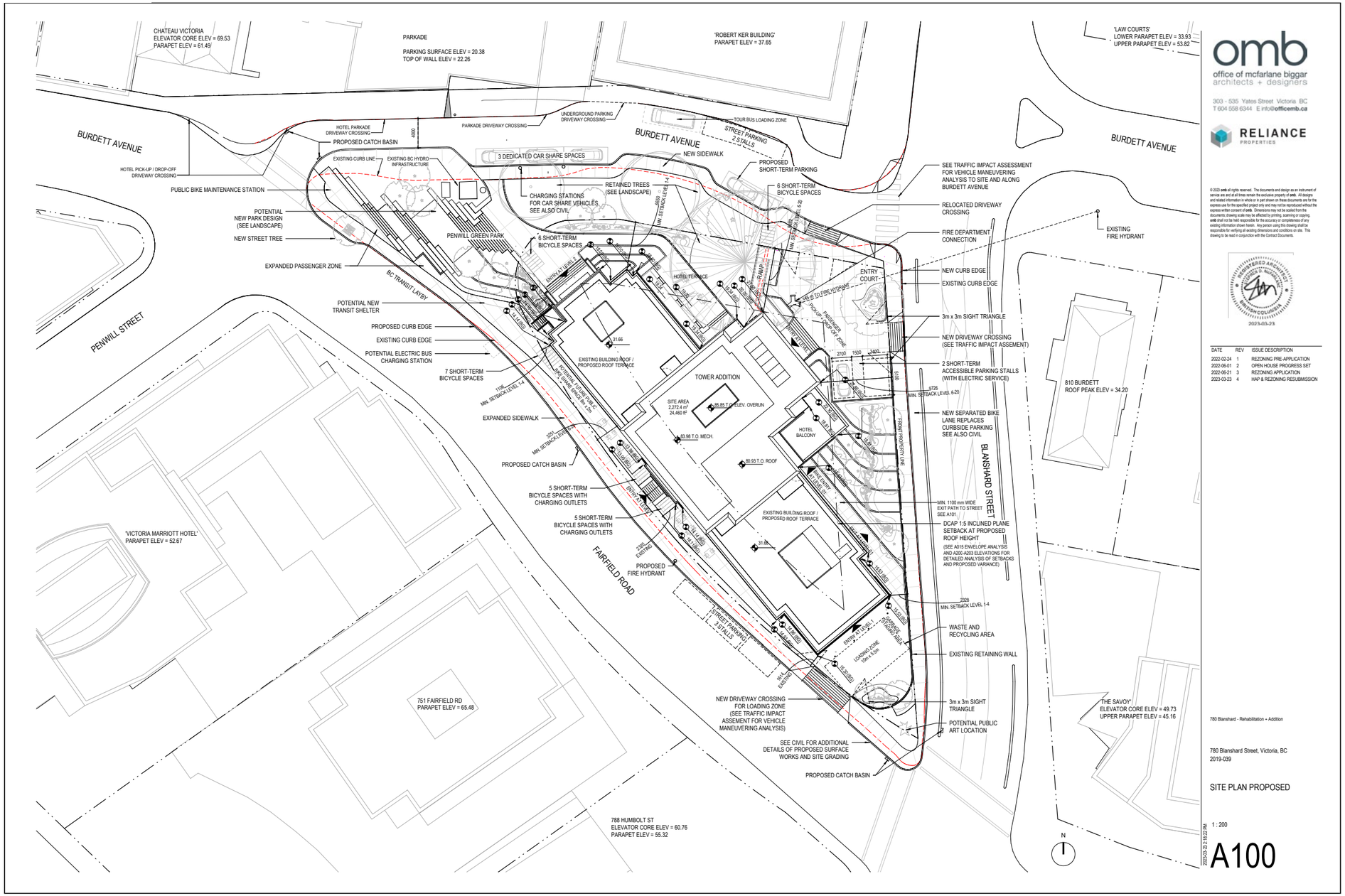
APPENDIX
ARCHITECTURE DRAWINGS



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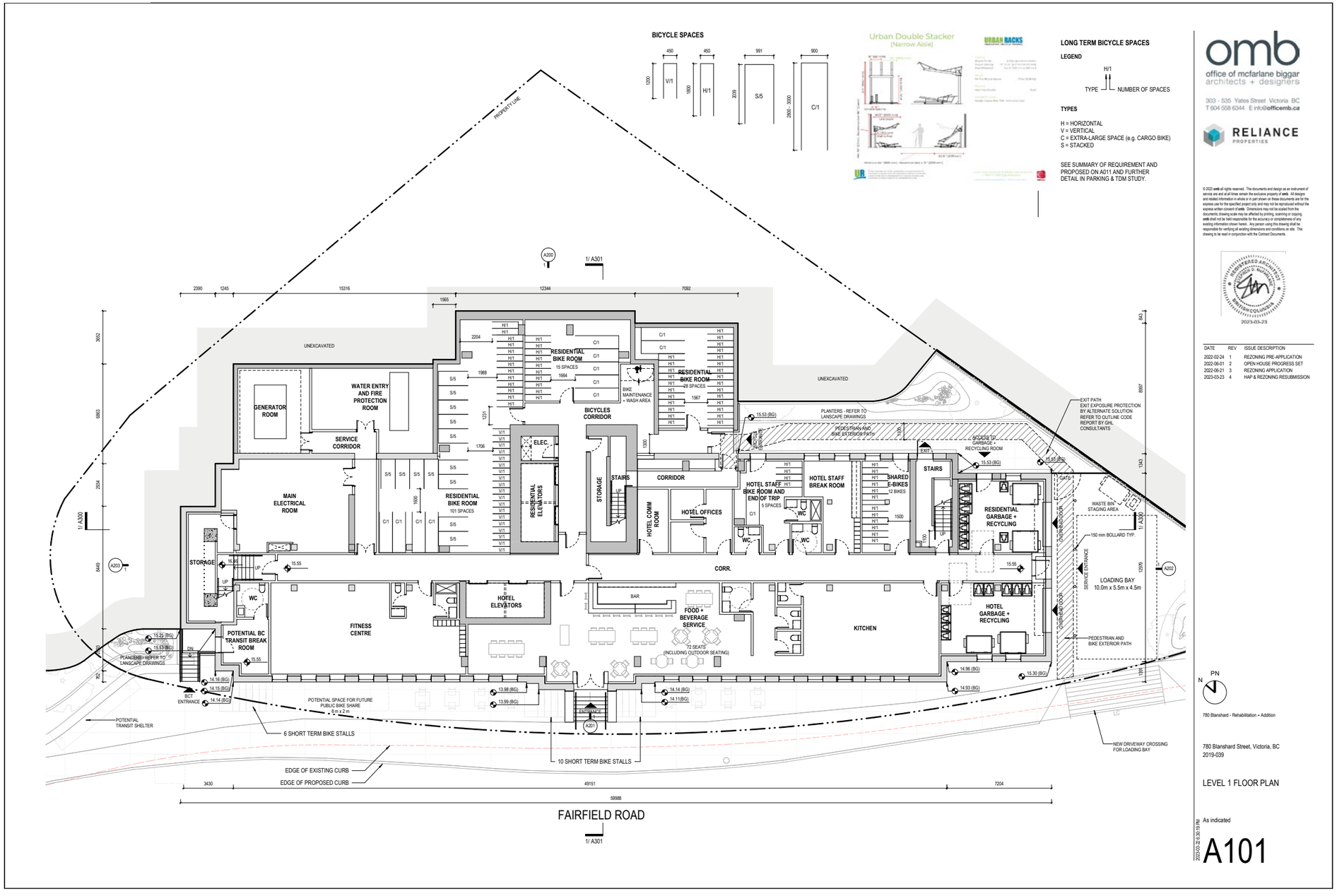

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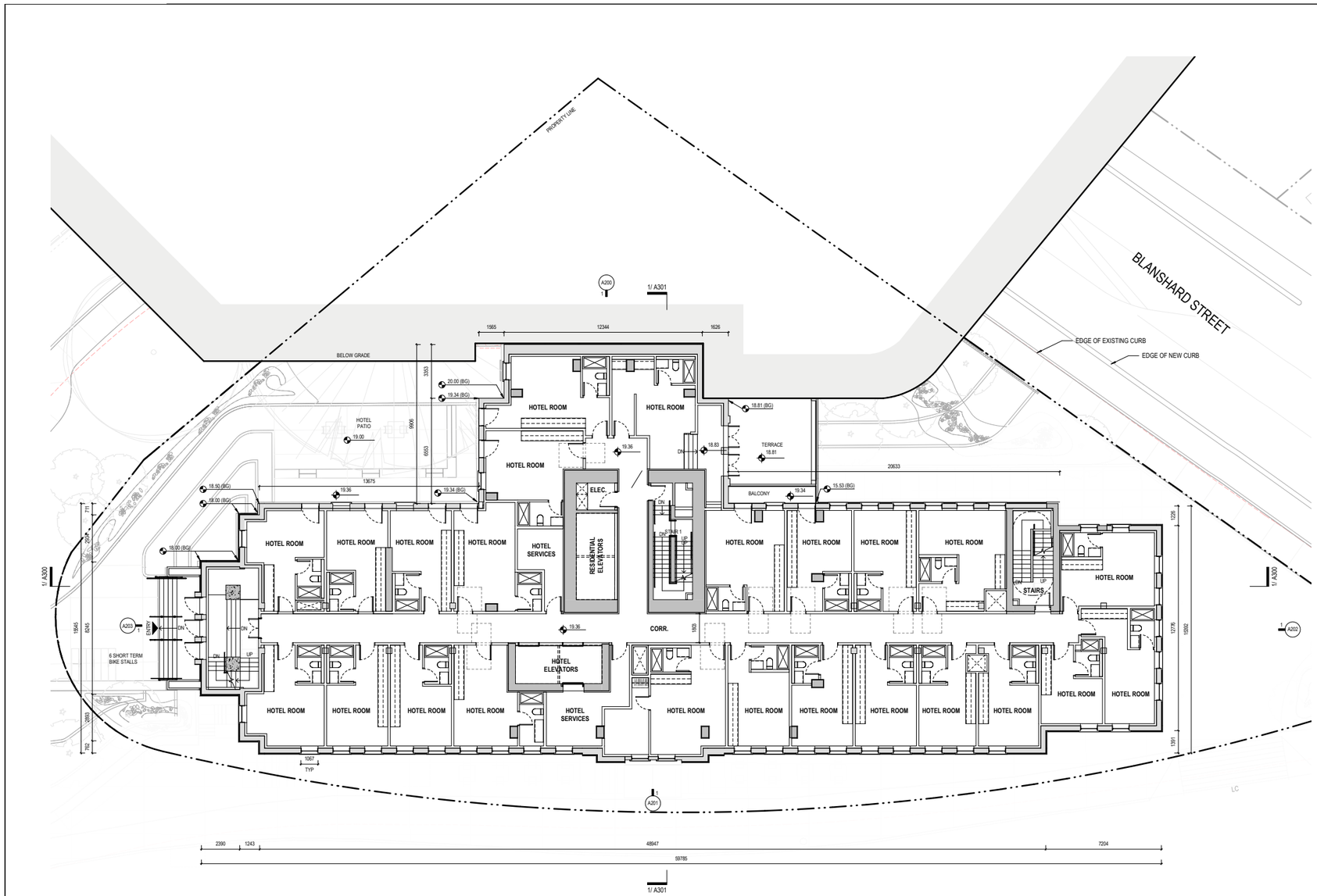
APPENDIX
ARCHITECTURE DRAWINGS



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RELIANCE PROPERTIES

2023-03-23

DATE	REV	ISSUE DESCRIPTION
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2023-03-23	4	HAP & REZONING RESUBMISSION

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2019-039

LEVEL 2 FLOOR PLAN

1 : 100

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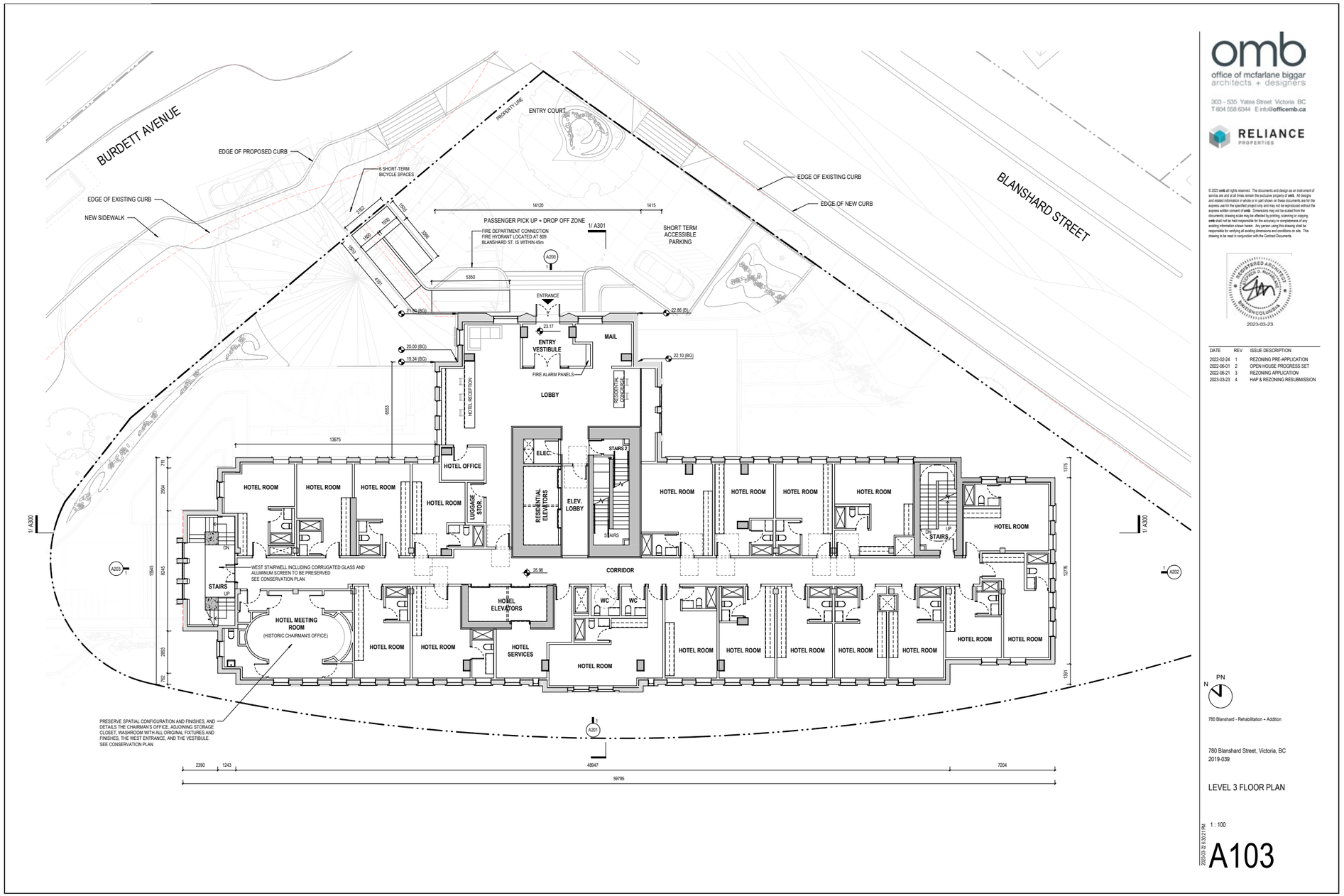
APPENDIX
ARCHITECTURE DRAWINGS



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LEVEL 3 FLOOR PLAN

1 : 100

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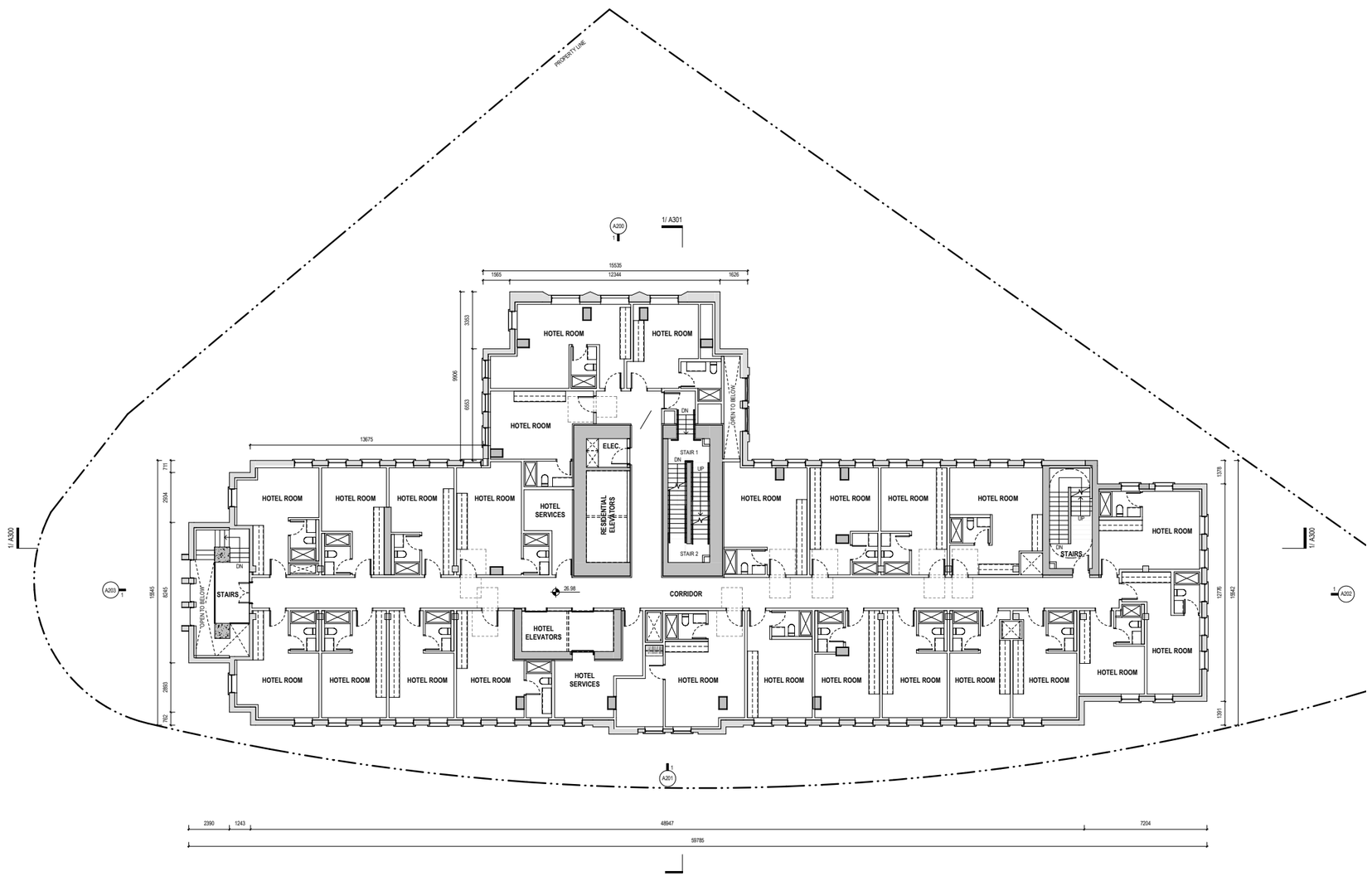

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RELIANCE
PROPERTIES

STEPHEN D. McFARLANE
2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
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LEVEL 4 FLOOR PLAN

1 : 100

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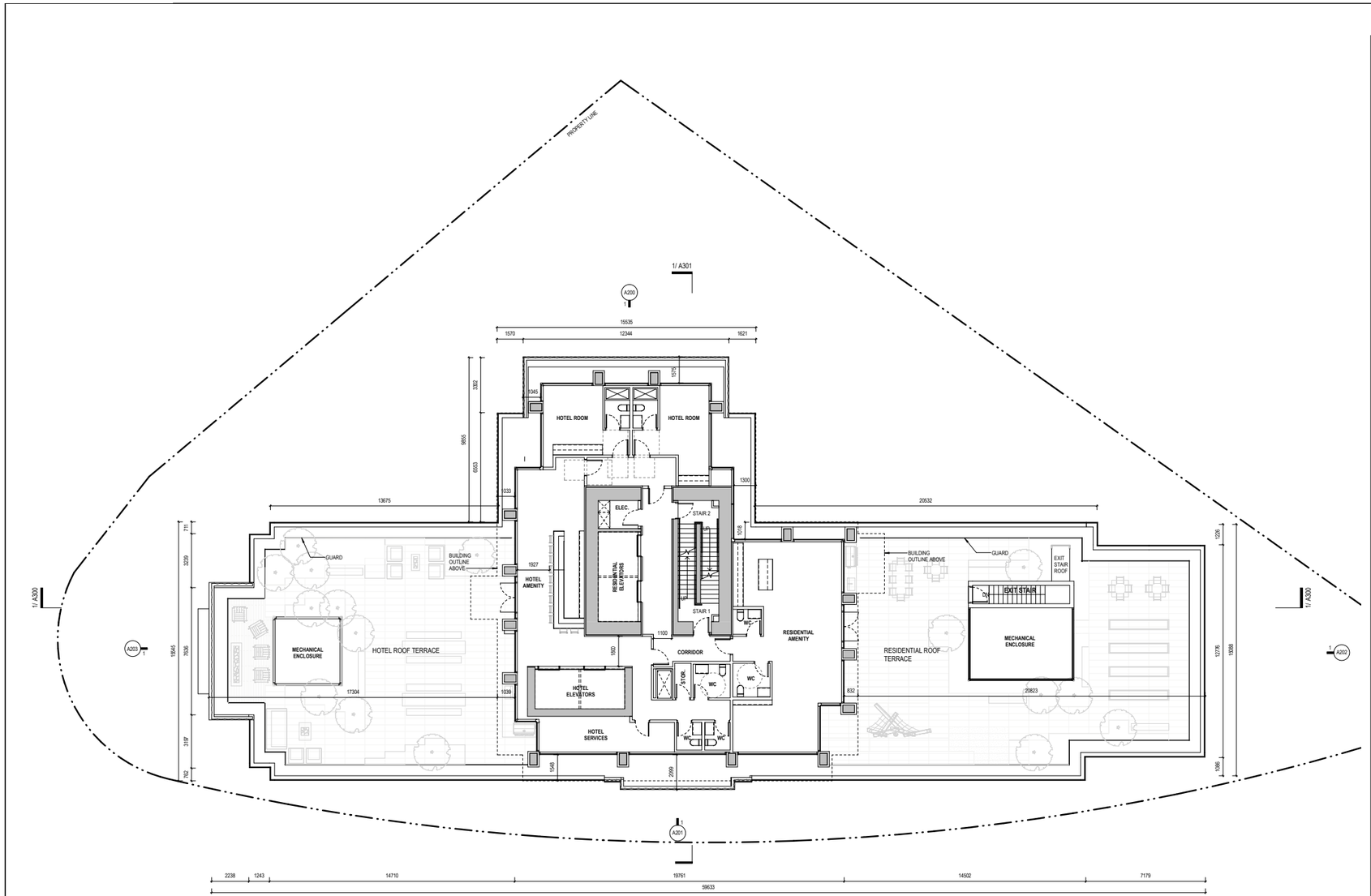
APPENDIX
ARCHITECTURE DRAWINGS



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RELIANCE PROPERTIES

REGISTERED ARCHITECT
2023-03-23

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LEVEL 5 FLOOR PLAN

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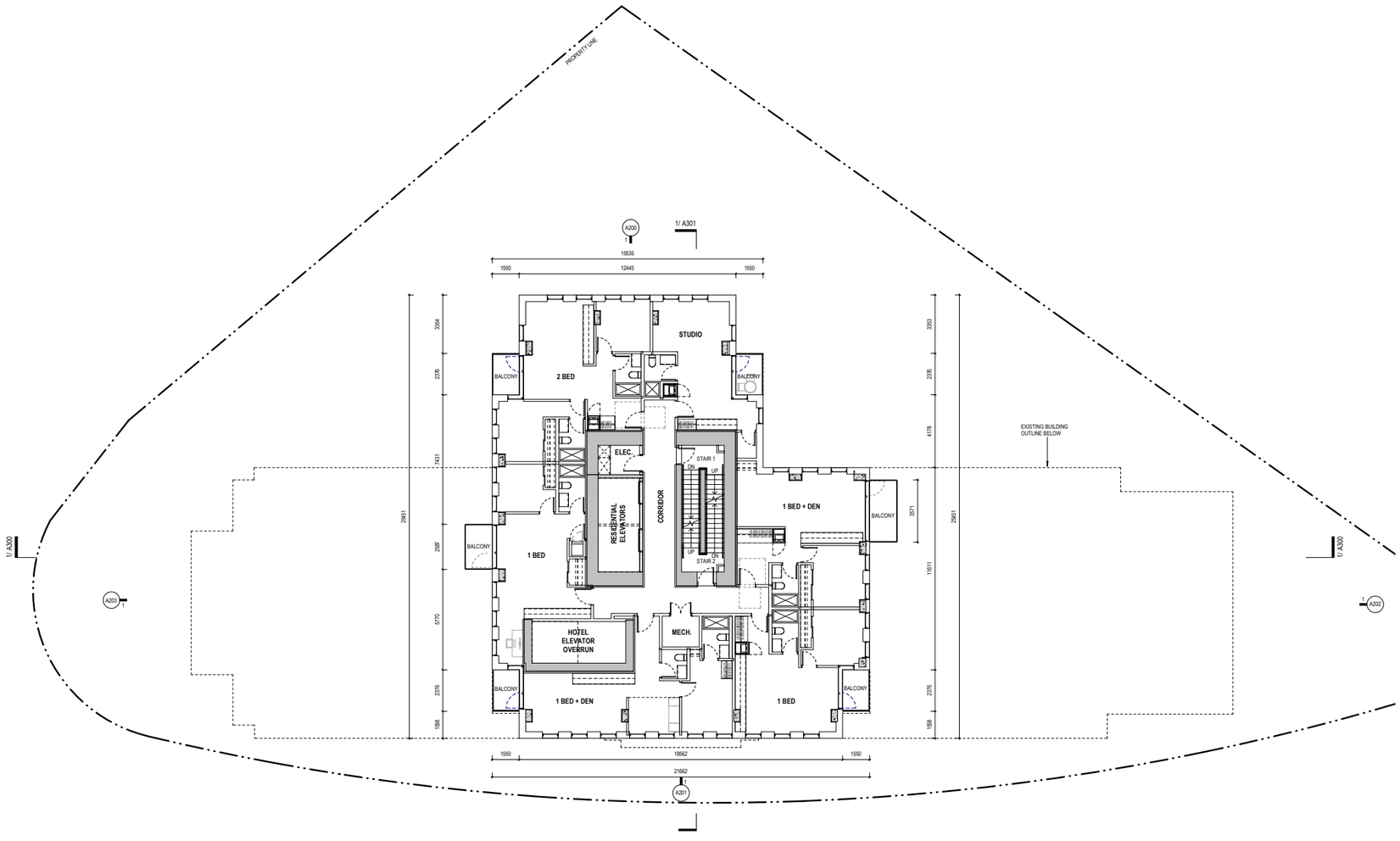
A APPENDIX
ARCHITECTURE DRAWINGS



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RELIANCE PROPERTIES

REGISTERED ARCHITECT
STEPHEN MCFARLANE
BRITISH COLUMBIA
2023-03-23

DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

PN
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LEVEL 6 FLOOR PLAN

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A APPENDIX
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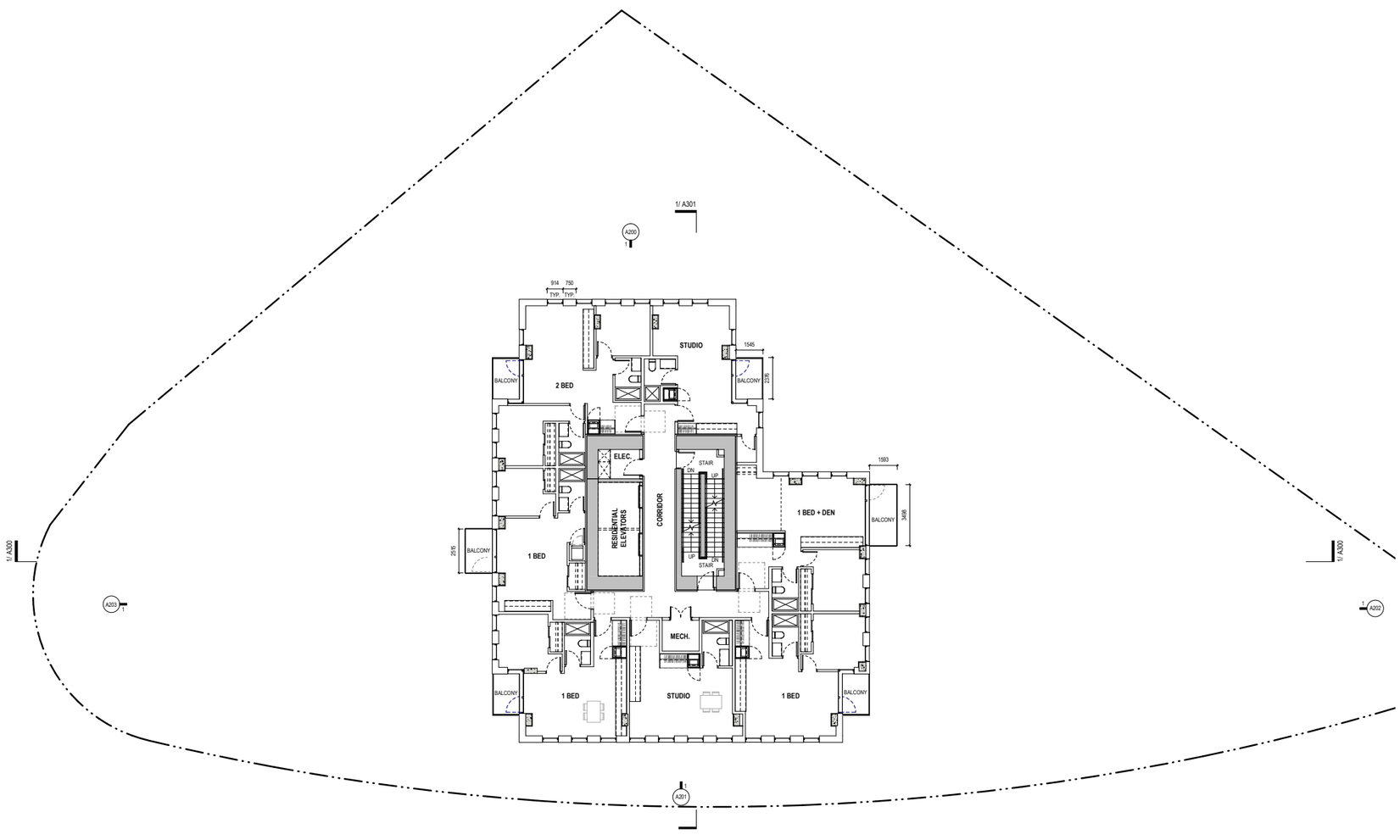

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LEVEL 7-17 FLOOR PLAN

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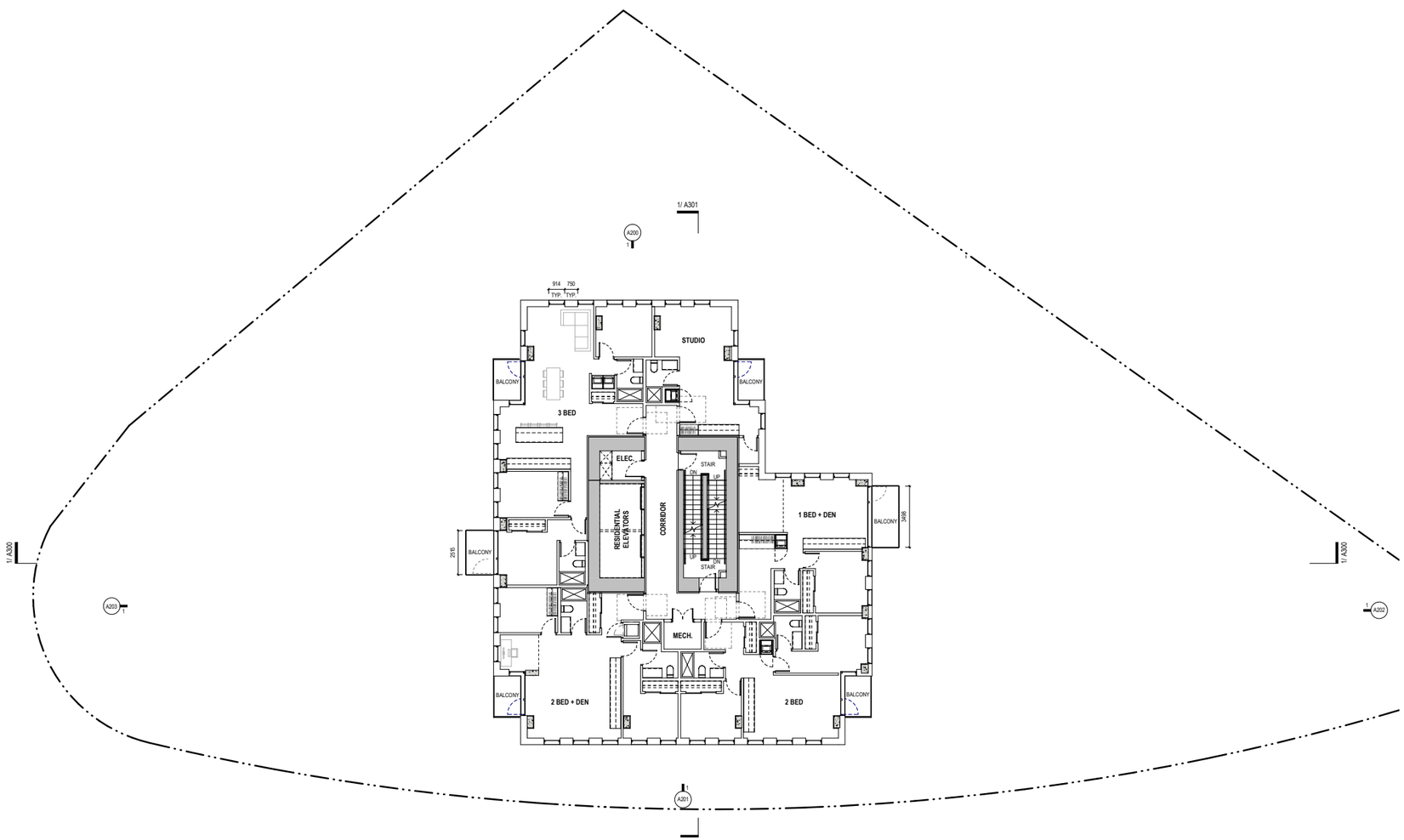
APPENDIX
ARCHITECTURE DRAWINGS



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LEVEL 18-20 FLOOR PLAN

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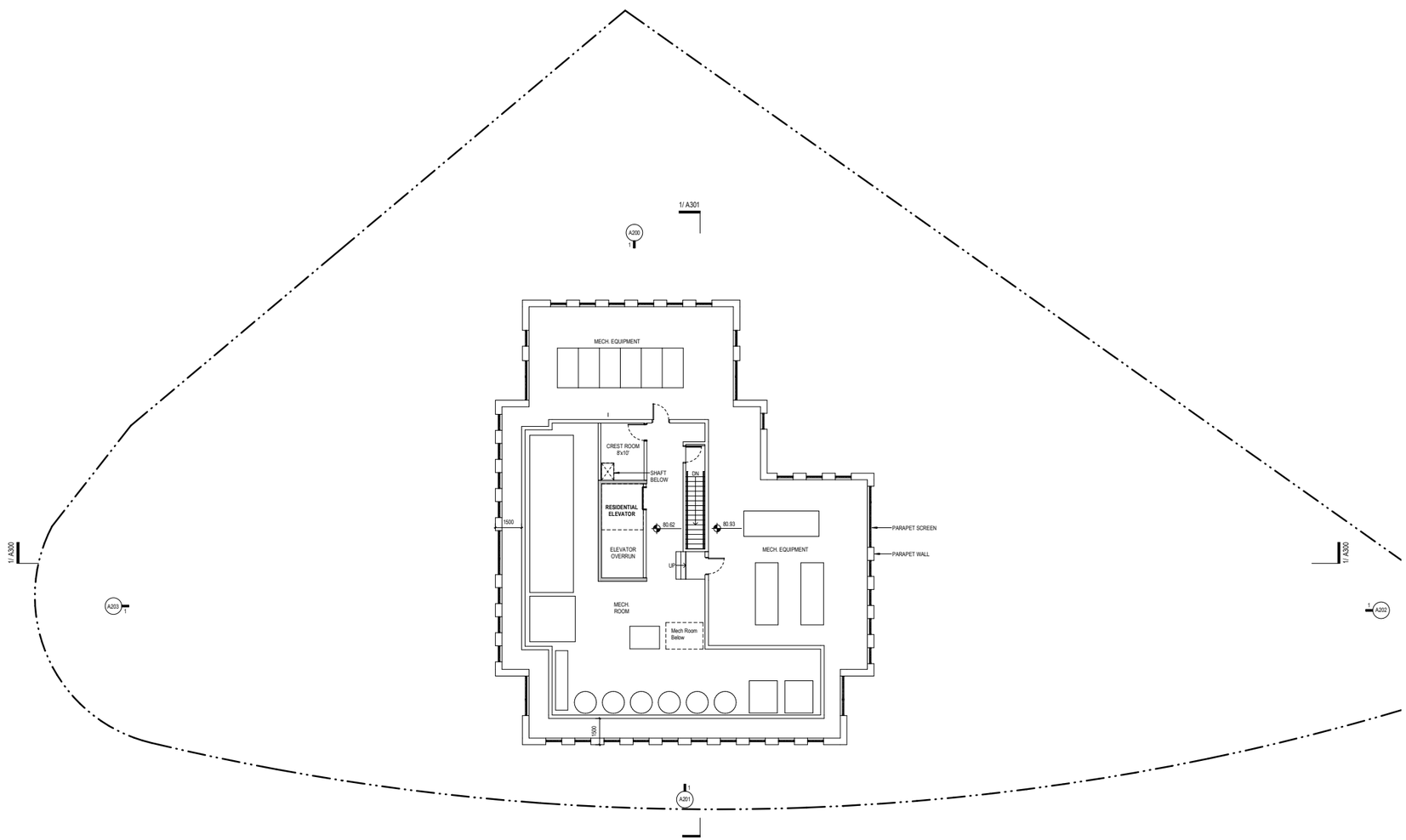
A APPENDIX
ARCHITECTURE DRAWINGS



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MECHANICAL ROOFTOP PLAN

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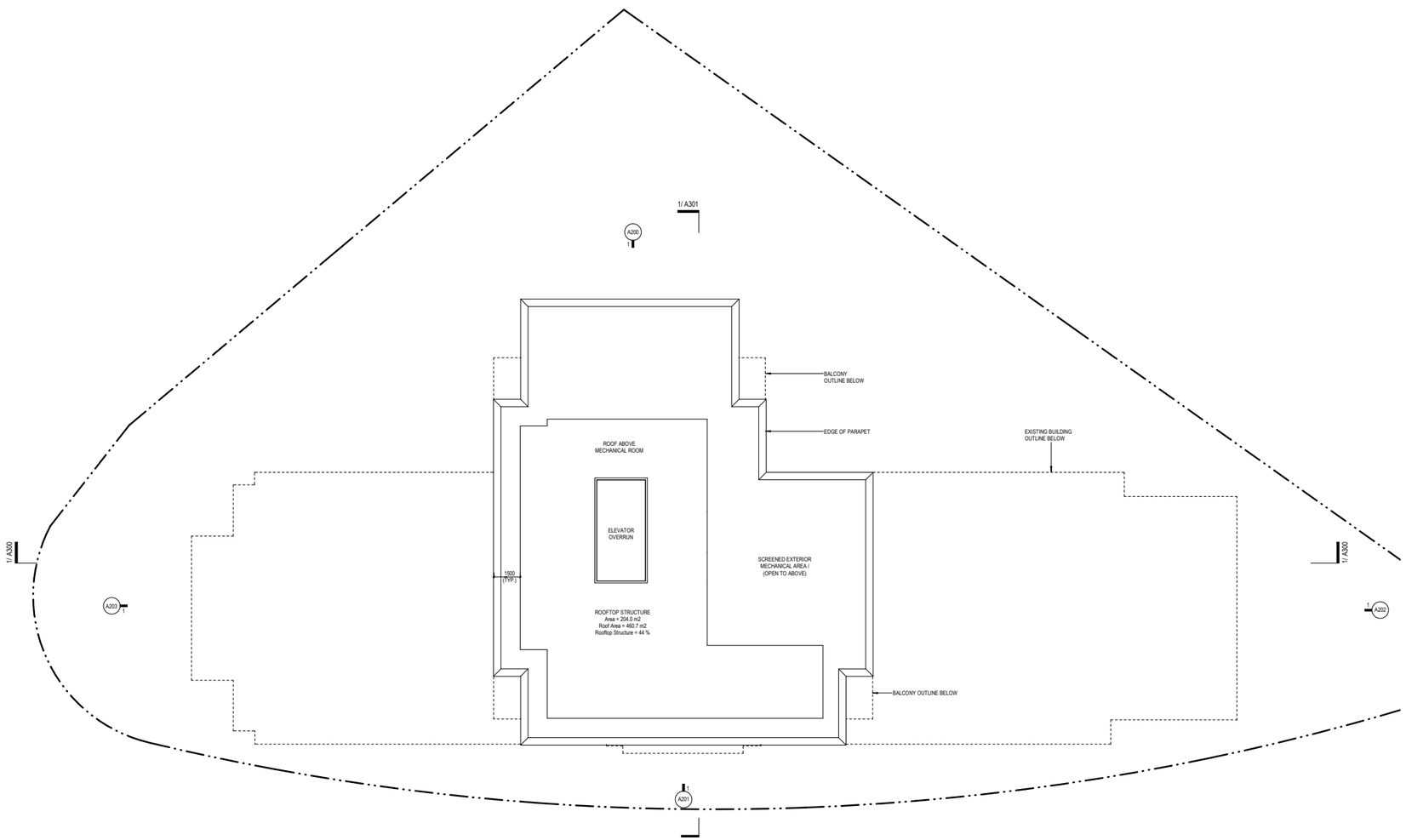
APPENDIX
ARCHITECTURE DRAWINGS



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ROOF PLAN

1 : 100

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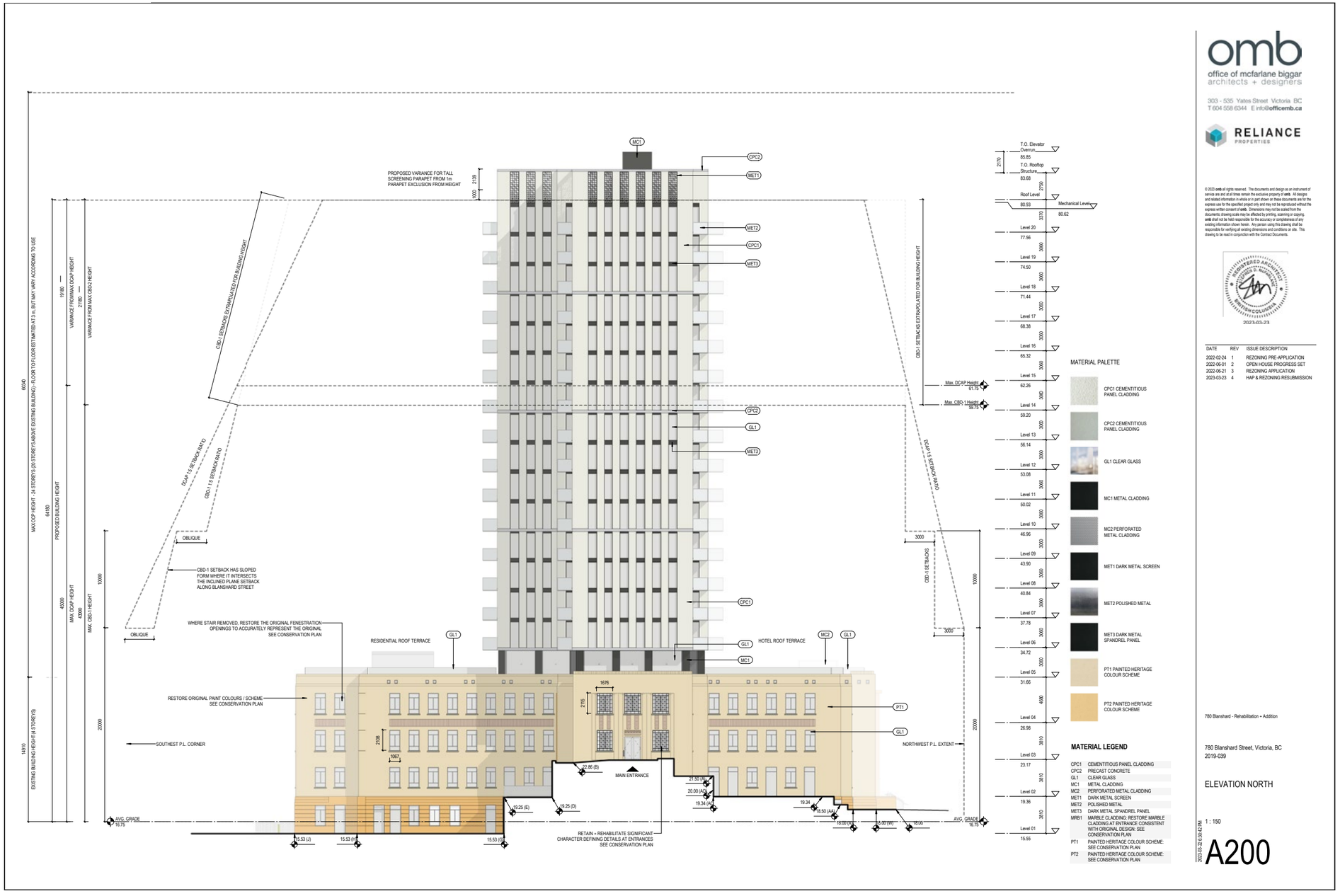
A APPENDIX
ARCHITECTURE DRAWINGS



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RELIANCE PROPERTIES

REGISTERED ARCHITECT
2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

MATERIAL PALETTE

- CPC1 CEMENTITIOUS PANEL CLADDING
- CPC2 CEMENTITIOUS PANEL CLADDING
- GL1 CLEAR GLASS
- MC1 METAL CLADDING
- MC2 PERFORATED METAL CLADDING
- MET1 DARK METAL SCREEN
- MET2 POLISHED METAL
- MET3 DARK METAL SPANDREL PANEL
- PT1 PAINTED HERITAGE COLOUR SCHEME
- PT2 PAINTED HERITAGE COLOUR SCHEME

MATERIAL LEGEND

CPC1	CEMENTITIOUS PANEL CLADDING
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MRB1	MARBLE CLADDING. RESTORE MARBLE CLADDING AT ENTRANCE CONSISTENT WITH ORIGINAL DESIGN. SEE CONSERVATION PLAN
PT1	PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN
PT2	PAINTED HERITAGE COLOUR SCHEME: SEE CONSERVATION PLAN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

ELEVATION NORTH

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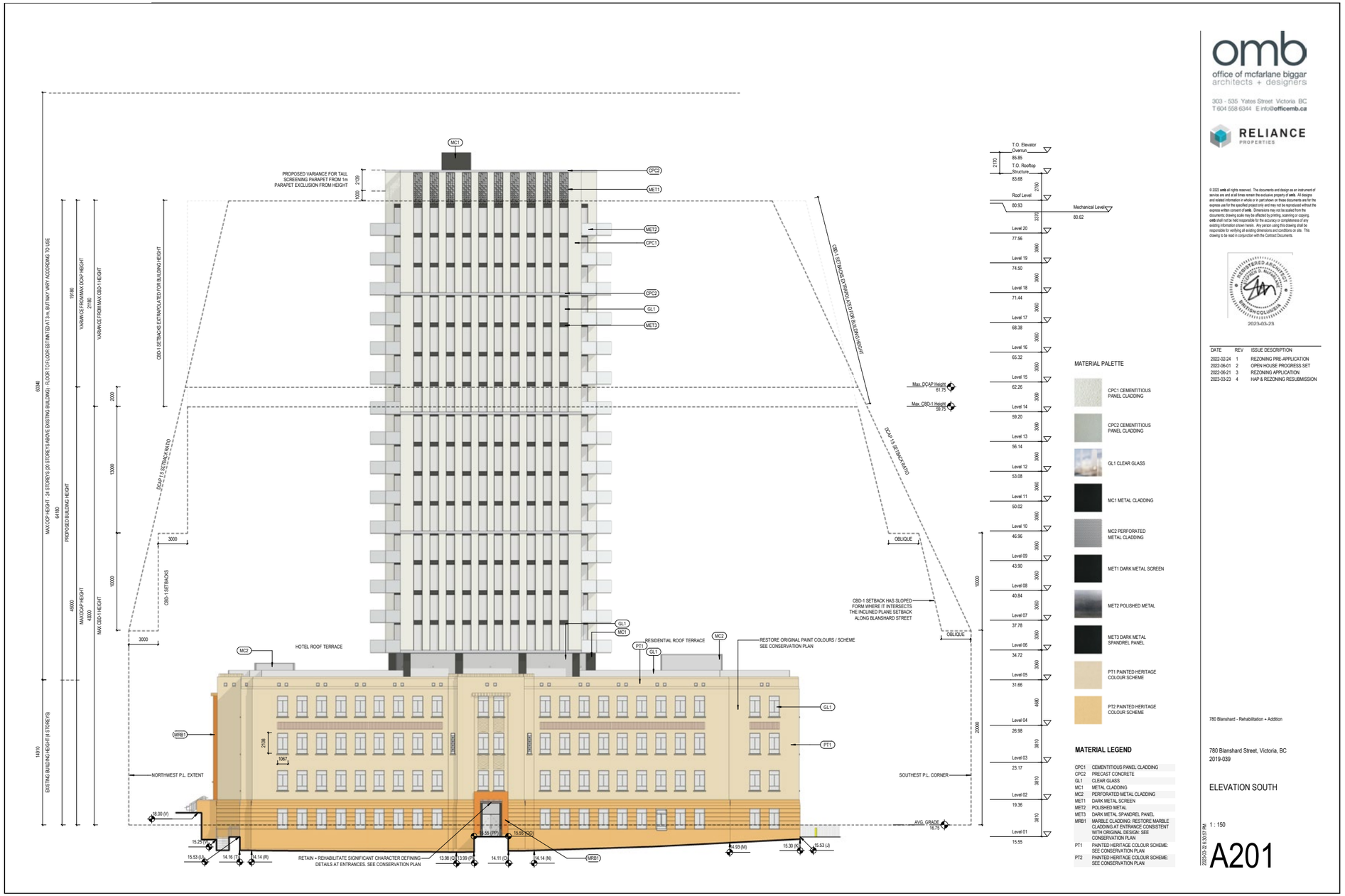

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RELIANCE
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2023-03-23

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ELEVATION SOUTH

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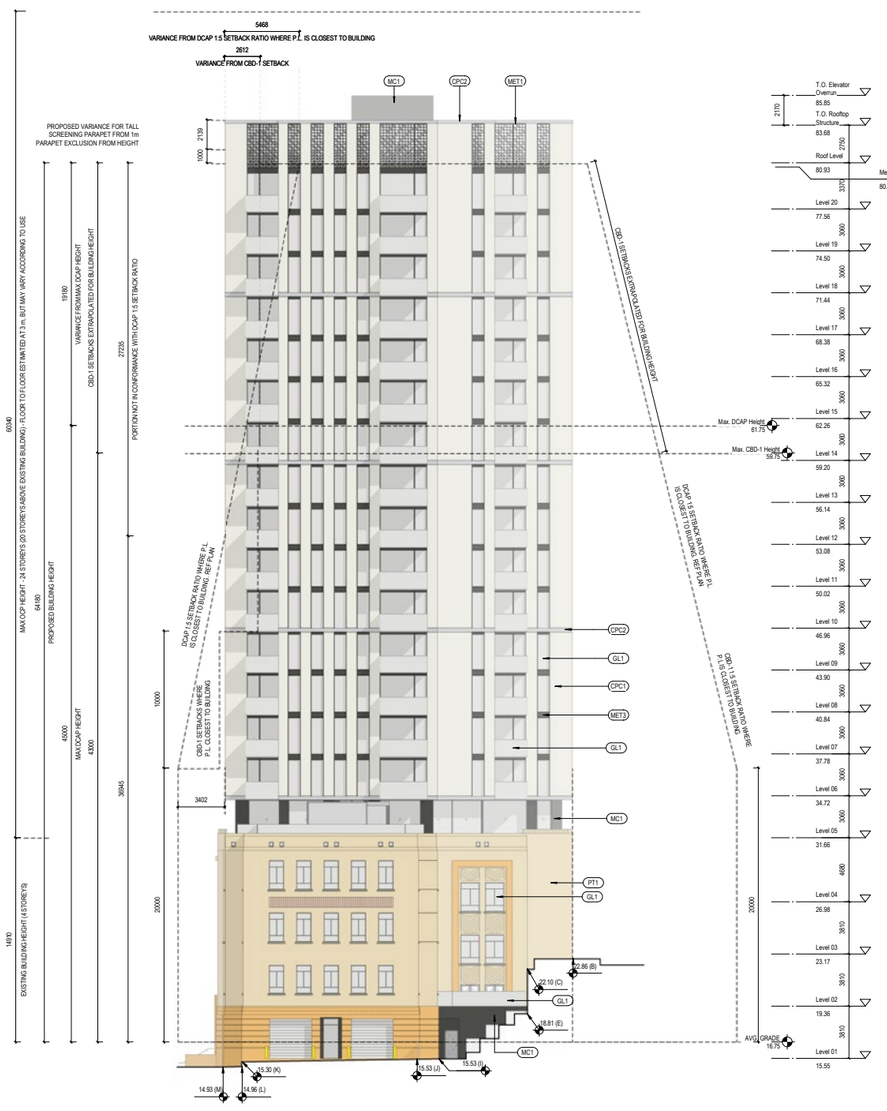

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EAST ELEVATION

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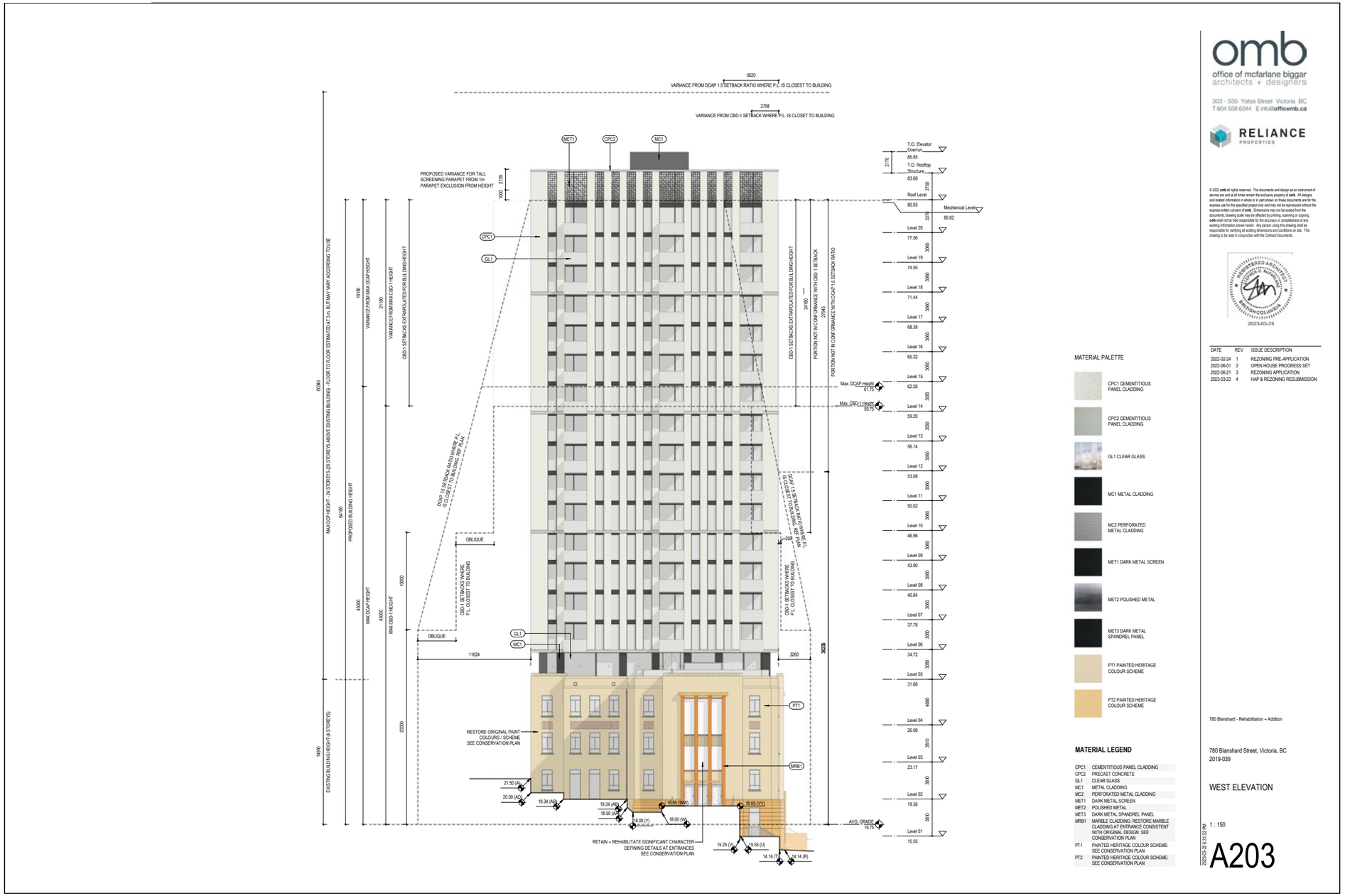

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WEST ELEVATION

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BUILDING SECTION
EAST-WEST

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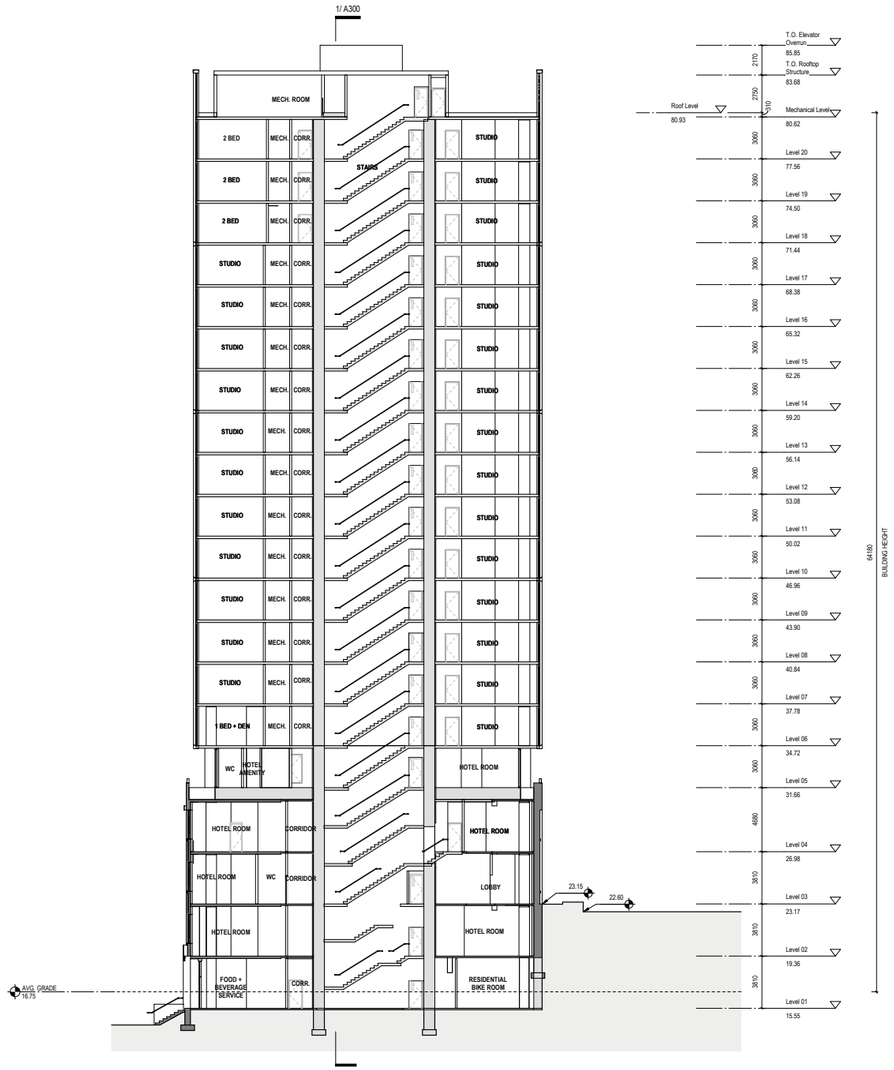

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BUILDING SECTION
NORTH-SOUTH

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780 BLANSHARD STREET

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LANDSCAPE DRAWING INDEX PERMIT

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COVER SHEET

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APPENDIX
LANDSCAPE DRAWINGS

TYPICAL TREE PROTECTION FOR VICTORIA

1. THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
2. BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPERATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
3. THE PERMIT HOLDER MUST CONTINUOUSLY MAINTAIN THE FENCE OR OTHER PROTECTIVE MEASURE UNTIL THE COMPLETION OF THE WORK PROPOSED TO BE CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES;
4. THE PERMIT HOLDER MUST POST AND CONTINUOUSLY MAINTAIN ON THE FENCE OR OTHER PROTECTIVE MEASURE AN ALL-WEATHER SIGN STATING "PROTECTED ROOT ZONE - NO ENTRY";
5. IF TREE ROOTS ARE CUT BY EXCAVATION, THE PERMIT HOLDER MUST IMMEDIATELY WRAP THE REMAINING ROOTS IN A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP SURROUNDED BY POSTS;
6. THE PERMIT HOLDER MUST CONTINUOUSLY KEEP ROOT CURTAIN OF WIRE MESH MOIST THROUGHOUT THE HOLDER'S CONSTRUCTION PROCESS;
7. THE PERMIT HOLDER MAY PRUNE AND CUT A PROTECTED TREE'S BRANCHES, LIMBS, OR ROOTS ONLY UNDER THE SSUPERVISION OF CERTIFIED ARBORIST;
8. IF THE PERMIT HOLDER CUTS DOWN OR REMOVES A PROTECTED TREE OR A PROTECTED SEEDLING, THE PERMIT HOLDER MUST PLANT AND MAINTAIN TWO REPLACEMENT TREES OR SEEDLINGS OF THE FOLLOWING:
9. OF THE SAME SPECIES AND IN THE SAME LOCATION AS THAT CUT DOWN OR REMOVED, OR OF A DIFFERENT SPECIES AUTHORIZED BY THE DIRECTOR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES, AND
10. THAT HAVE AT LEAST ONE OF THE FOLLOWING SIZES:
11. A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
12. WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII, MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER.
13. BYLAW APPLIES TO ALL LANDS IN CITY.
14. PERMIT REQUIRED FOR CUTTING PROTECTED TREE SIZE/TYPE OF ANY SIZE TREE OF 4 SPECIES; GREATER THAN 60CM OF 3 OTHER SPECIES; ANY TREE GREATER THAN 80CM; SIGNIFICANT TREES (INVENTORY); RETAINED OR COVENANTED TREES; TREES ON A STEEP SLOPE.
15. REPLACEMENT TREES ARE REQUIRED, MINIMUM 2:1.
16. THE FOLLOWING SPECIES ARE PROTECTED:
17. GARRY OAK (QUERCUS GARRYANA), ARBUTUS (ARBUTUS MENZIESSII), PACIFIC YEW (TAXUS BREVIFOLIA) OVER 50CM IN HT, PACIFIC DOGWOOD (CORNUS NUTTALLII), DOUGLAS FIR (PSEUDOTSUGA MENZIESII) OVER 60CM IN TRUNK DIAMETER, WESTERN RED CEDAR (THUJA PLICATA) OVER 60CM IN TRUNK DIAMETER, BIG LEAF MAPLE (ACER MACROPHYLLUM) OVER 60CM IN TRUNK DIAMETER;
18. A SIGNIFICANT TREE;
19. ANY TREE OVER 80CM IN TRUNK DIAMETER;
20. A TREE ON A STEEP SLOPE;
21. A TREE THAT IS RETAINED VOLUNTARILY BY THE OWNER AS PART OF AN APPLICATION FOR A PERMIT THAT WOULD AFFECT THE TREE, AND IS PROTECTED BY A RESTRICTIVE COVENANT IN FAVOUR OF THE CITY;
22. THE FOLLOWING TREE SEEDLINGS ARE PROTECTED (YOUNG, INDEPENDENT, LIVING, ERECT, WOODY PLANT THAT HAS A HT OF MORE THAN 50CM AND LESS THAN 5M).:
23. GARRY OAK (QUERCUS GARRYANA), PACIFIC DOGWOOD (CORNUS NUTTALLII), ARBUTUS (ARBUTUS MENZIESII);
24. TO MINIMIZE ROOT DAMAGE, SOIL EROSION AND TREE DISTURBANCE, WRAP A TEMPORARY ROOT CURTAIN AROUND ROOT ZONE TO RETAIN AND PROTECT THE EXPOSED AREA, WHICH ROOT CURTAIN IS TO CONSIST OF HEAVY WIRE MESH OR SIMILAR MATERIAL LINED WITH BURLAP AND SUPPORTED BY POSTS;
25. IF REQUIRED BY THE DIRECTOR OF PLANNING, TUNNEL RATHER THAN TRENCH WHEN INSTALLING UNDERGROUND UTILITIES AND DRAINAGE LINES, WHICH TECHNIQUE INCLUDES BORING A HOLE UNDER OR THROUGH THE ROOT SYSTEM WITHIN MINIMUM DISTURBANCE, CARRY OUT ANY EXCAVATION WITHIN THE TREE PROTECTION AREA TO ACCOMMODATE UNDERGROUND INSTALLATIONS, INCLUDING SERVICES AND FOOTINGS, BY HAND, AND
26. MAINTAIN SUCH PROTECTION BARRIER, REPAIR ANY DAMAGE TO IT, AND NOT ALTER OR REMOVE IT UNTIL CONSTRUCTION IS COMPLETE.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
X	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED: TREE CANOPY OUTLINE PROTECTED ROOT ZONE
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL
	EXISTING RETAINING WALL TO REMAIN
	EXISTING CONDITIONS

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TREE MANAGEMENT PLAN

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A APPENDIX
LANDSCAPE DRAWINGS

GENERAL DEMOLITION NOTES:

1. VEHICLES SHALL NOT BE PARKED OR PARKED TEMPORARILY STANDING IDLE WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
2. THE CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
3. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
4. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. INTIATE BC ONE CALL PRIOR TO EXCAVATION; IDENTIFY AND PROTECT ALL EXISTING UTILITIES.
6. INSTALL TREE PROTECTION FENCING PRIOR TO EXCAVATION; PROTECT AND PRESERVE DRIP LINES OF TREES TO REMAIN AT ALL TIMES.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. EXISITING PLANTS MAY BE REMOVED, PROTECTED AND REPLANTED AT THE LANDSCAPE ARCHITECTS DESCREATION.
9. ALL NEW CONCRETE MUST DRAIN TO EXISTING CATCH BASINS.
10. REFER TO CITY OF VICTORIA TREE PROTECTION GUIDELINE FOR TREE PROTECTION FENCING.
11. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
12. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
13. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
15. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
16. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
17. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY CONTRACTOR. PROVIDE DUST CONTROL, AS APPROVED BY LANDSCAPE ARCHITECT.
18. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
19. THE CONTRACTOR IS REPSONSIBLE FOR ANY DAMAGE TO EXISITING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES, SHRUBS AND TURF DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXTENT OF DEMOLITION
	AREA TO BE PROTECTED

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DEMOLITION PLAN

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LANDSCAPE DRAWINGS

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A APPENDIX
LANDSCAPE DRAWINGS

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LANDSCAPE DRAWINGS

LEGEND

SYMBOL	QTY	DESCRIPTION
		EXISTING CURB LINE
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD, as per New Town Design
		PAVING TYPE 2 Concrete Unit Pavers, 225mm x 75mm x 60mm, as per New Town Design
		PLANTING TYPE 1 Garry Oak Ecosystem
		PLANTING TYPE 2 Rain Gardens,18" maximum depth
		EXISTING RETAINING WALL TO REMAIN
		SITE FURNISHING Bollard as per New Town Public Realm design.
		SITE FURNISHING Heritage Light Fixtures as per New Town Public Realm design.
		SITE FURNISHING Moveable Cafe Table + Chairs
		SITE FURNISHING Public Art Feature
		SITE FURNISHING Zoe Bike Racks by Sholto Design Studio
		SITE FURNISHING Tree Grate as per City of Victoria Standards, 48"x48"
		CIP CONCRETE RETAINING WALLS & SEATING
		BUS SHELTER
		STAIRS
		BIKE REPAIR STATION

GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
TR 0.00	TOP OF RAMP ELEVATION
BR 0.00	BOTTOM OF RAMP ELEVATION
BG 0.00	BUILDING GRADE ELEVATION
TF 0.00	TOP OF FENCE ELEVATION
TC 0.00	TOP OF CURB ELEVATION
1%	SLOPE AND DIRECTION

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WEST ENLARGEMENT PLAN

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LANDSCAPE DRAWINGS

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APPENDIX
LANDSCAPE DRAWINGS

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LANDSCAPE DRAWINGS

APPENDIX
LANDSCAPE DRAWINGS

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PLANT IMAGES

TREES


Arbutus menziesii
Arbutus


Cedrus deodara
Cedar


Quercus garryanna
Garry Oak

SHRUBS


Gaultheria shallon
Salal


Physocarpus opulifolius
Ninebark


Rhododendron menziesii
False Azalea


Rhododendron x 'Purple Gem'
Purple Gem Rhododendron

PERENNIALS, GRASSES, GROUNDCOVER


Adiantum venustum
Evergreen Maidenhair Fern


Arctostaphylos uva-ursi
Bearberry, Kinnikinick


Blechnum spicant
Deer Fern


Carex obnupta
Slough Sedge


Deschampsia caespitosa 'Northern Light'
Northern Lights Tufted Hair Grass


Juncus effusus
Soft Common Rush


Leymus mollis
Dune Grass


Oxalis oregana
Rewood Sorrel


Polystichum munitum
Western Sword Fern


Akebia quinata
Chocolate Vine

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.

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L1.5
OVERALL PLANTING PLAN

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LANDSCAPE DRAWINGS

GENERAL IRRIGATION NOTES:

1. INSTALL POP-UP SPRINKLER HEADS POSITIONED WITHIN SHRUB OR GROUND COVER AREAS WITH THE TOP OF SPRINKLER ABOVE FINISH GRADE AS SHOWN IN THE DETAILS
2. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO IRRIGATED UNLESS INDICATED OTHERWISE ON THE DRAWINGS
3. SPRINKLER SYSTEM WILL BE BASED ON MINIMUM PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS. VERIFY PERMANENT WATER PRESSURE BEFORE THE START OF CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL SITE PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, ASSUME ALL RESPONSIBILITY FOR REVISIONS.
4. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, WALLS, FENCES AND BUILDINGS. SELECT THE MOST APPROPRIATE PART CIRCLE PATTERN NOZZLE TO FIT THE SITE CONDITIONS AND THROTTLE THE FLOW CONTROL ADJUSTMENT AT EACH CONTROL VALVE TO OBTAIN OPTIMUM SPRINKLER HEAD PRESSURE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL LINE PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WIRES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE DRAWINGS.
7. TEST ALL PRESSURE MAIN LINES UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR PERIOD OF 3 HOURS. TESTING OF PRESSURE MAIN LINE PIPING SHALL OCCUR PRIOR TO THE INSTALLTION OF ANY ELECTRONIC CONTROL VALVE, BASKET STRAINERS, QUICK COUPLING VALVES AND OTHER PRESSURE-SIDE IRRIGATION FACILITIES. PRESSURE TESTING RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT
8. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTRE SPACING, AND ADDITIONAL INFORMATION.
9. DO NOT INSTALL DRIPLINE TUBING UNDER PAVED SURFACES. CONNECT DRIPLINE TUBING TO SCHEDULE 40 PVC LATERAL LINE PIPING FOR ROUTING UNDER PAVED SURFACES AND SCHEDULE 80 PVC PIPING ROUTING THROUGH PLANTER WALLS. ADAPT DRIPLINE TUBING TO PVC PIPING AS REQUIRED WITH COMPRESSION ADAPTER FITTINGS
10. CONNECT DRIPLINE PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS AND COMPRESSION ADAPTER FITTINGS
11. PROVIDE COMPRESSION SERIES FITTINGS FOR TUBING CONNECTIONS AND CONNECTIONS TO PVC PIPING AS INDICATED IN THE EQUIPMENT LEGEND IN THIS SHEET. THE IRRIGATION DESIGN SHALL BE DONE BY A LICENSED IRRIGATION CONTRACTOR AND BE FULLY COMPLIANT WITH THE CONSULTANT'S SPECIFICATIONS. THE LANDSCAPE OR GENERAL CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN AS A SHOP DRAWING FOR REVIEW BY THE LANDSCAPE ARCHITECT AT LEAST TWO MONTHS PRIOR TO INSTALLATION. NO WORK SHALL BEGIN UNTIL THE SHOP DRAWING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE SHOP DRAWINGS MUST BE COMPLIANT WITH ALL MUNICIPAL BYLAWS AND PROVINCIAL HEALTH AND BUILDING CODES.
12. SYSTEM TO BE DESIGN BUILD. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ALL WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS FOR ALL COMPLETED WORK ONCE APPROVED BY LANDSCAPE ARCHITECT.
14. ALL PIPE TO BE SCHEDULE 40.
15. IRRIGATION CONTROLLER TO BE INSTALLED IN VANDAL RESISTANT METAL LOCK BOX.
16. INSTALL PRECISION SOIL SENSOR ON SYSTEM
17. ALL PIPING RUNS ARE DIAGRAMMATIC, AVOID TRENCHING NEAR EXISTING TREE DRIP LINE.
18. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE IRRIGATION SYSTEM SHALL BE DESIGNED AT 65PSI AND 18GPM.
19. THE SYSTEM SHALL INCLUDE A RAIN SENSOR.
20. THE SYSTEM SHALL BE A HIGH EFFICIENCY SYSTEM WITH A BUILT-IN RAIN SENSOR.
21. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
22. IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT.
23. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
——	IRRIGATION SLEEVE FOR IRRIGATION CONDUIT
▨	RAISED / RECESSED PLANTER AREA TO BE IRRIGATED

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L1.6
OVERALL IRRIGATION PLAN

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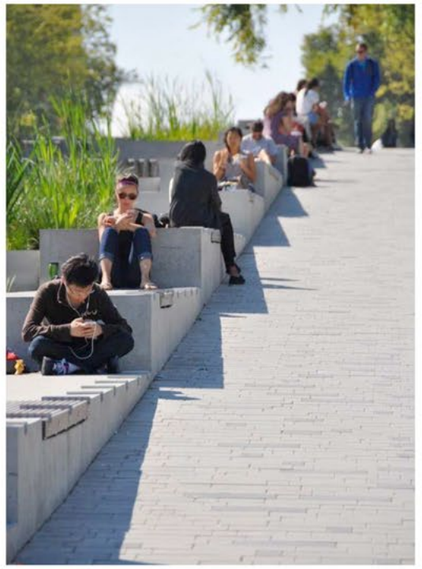
APPENDIX
LANDSCAPE DRAWINGS



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L1.7
PRECEDENT IMAGES

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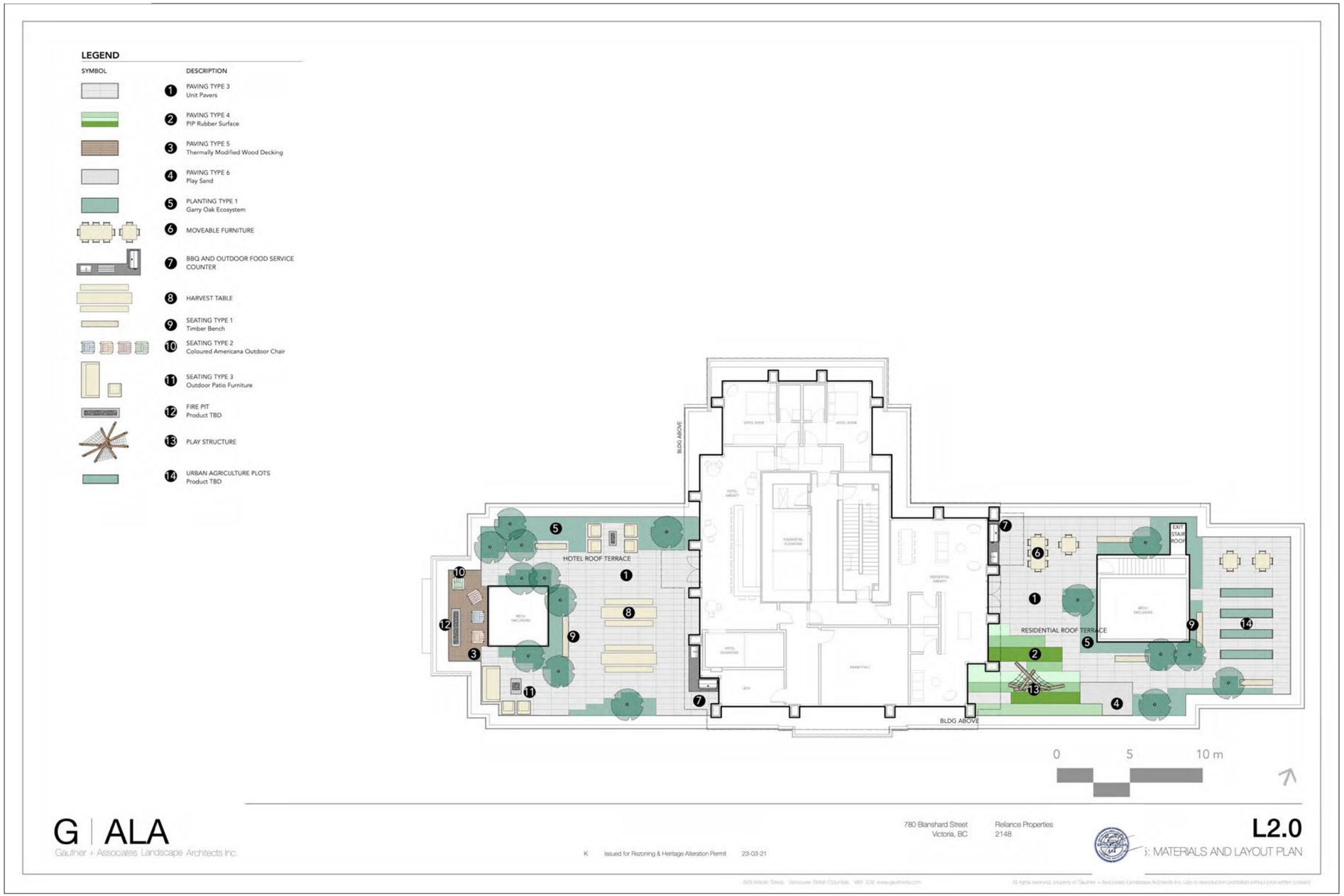
A APPENDIX
LANDSCAPE DRAWINGS



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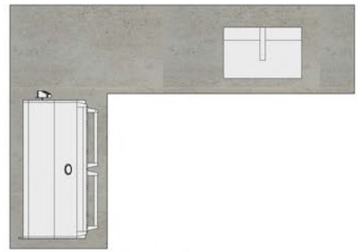
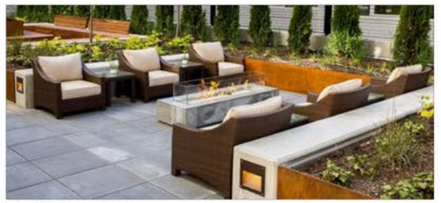
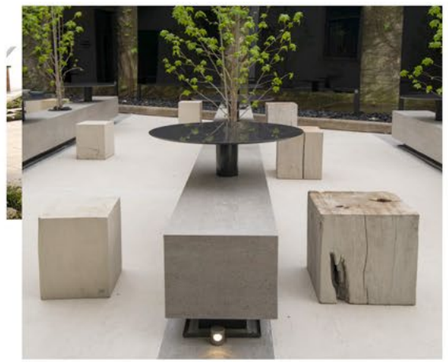
A APPENDIX
LANDSCAPE DRAWINGS


1) PRE-CAST CONCRETE PAVERS INTEGRATED WITH PLANTING

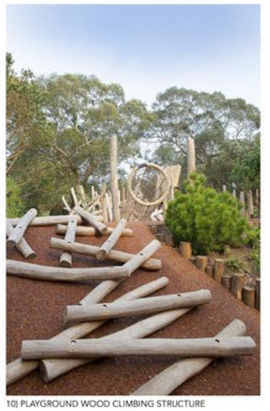

7) MOVEABLE OUTDOOR CHAIRS


4) BBQ AND OUTDOOR FOOD SERVICE COUNTER


8) OUTDOOR PATIO FURNITURE


9) FIRE PIT


2) PIP RUBBER SURFACE / SANDPLAY AREA


10) PLAYGROUND WOOD CLIMBING STRUCTURE


5) HARVEST TABLE


KEON – TECH COLLECTION BY DEKTON
USED AS COUNTER TOP FOR OUTDOOR KITCHEN


DOMOOS – SOLID COLLECTION BY DEKTON
USED UNDER THE COUNTER TO HIDE MECHANICS FROM BARBECUE AND SINK + SEATING AREA


3) WOOD DECKING


4) OUTDOOR BBQ + BAR STOOL SEATING


10) URBAN AGRICULTURE


6) TIMBER BENCH

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A APPENDIX
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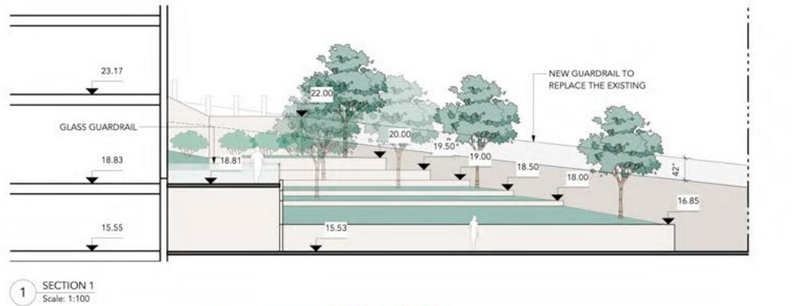

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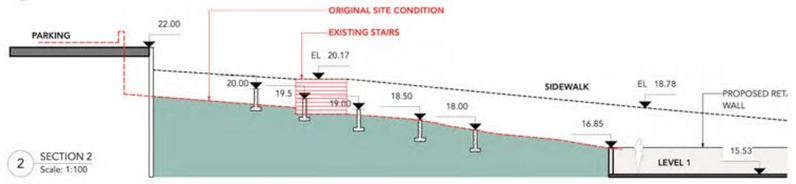

2 SECTION 2
Scale: 1:100

3 SECTIONS 3
Scale: 1:100

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SECTIONS

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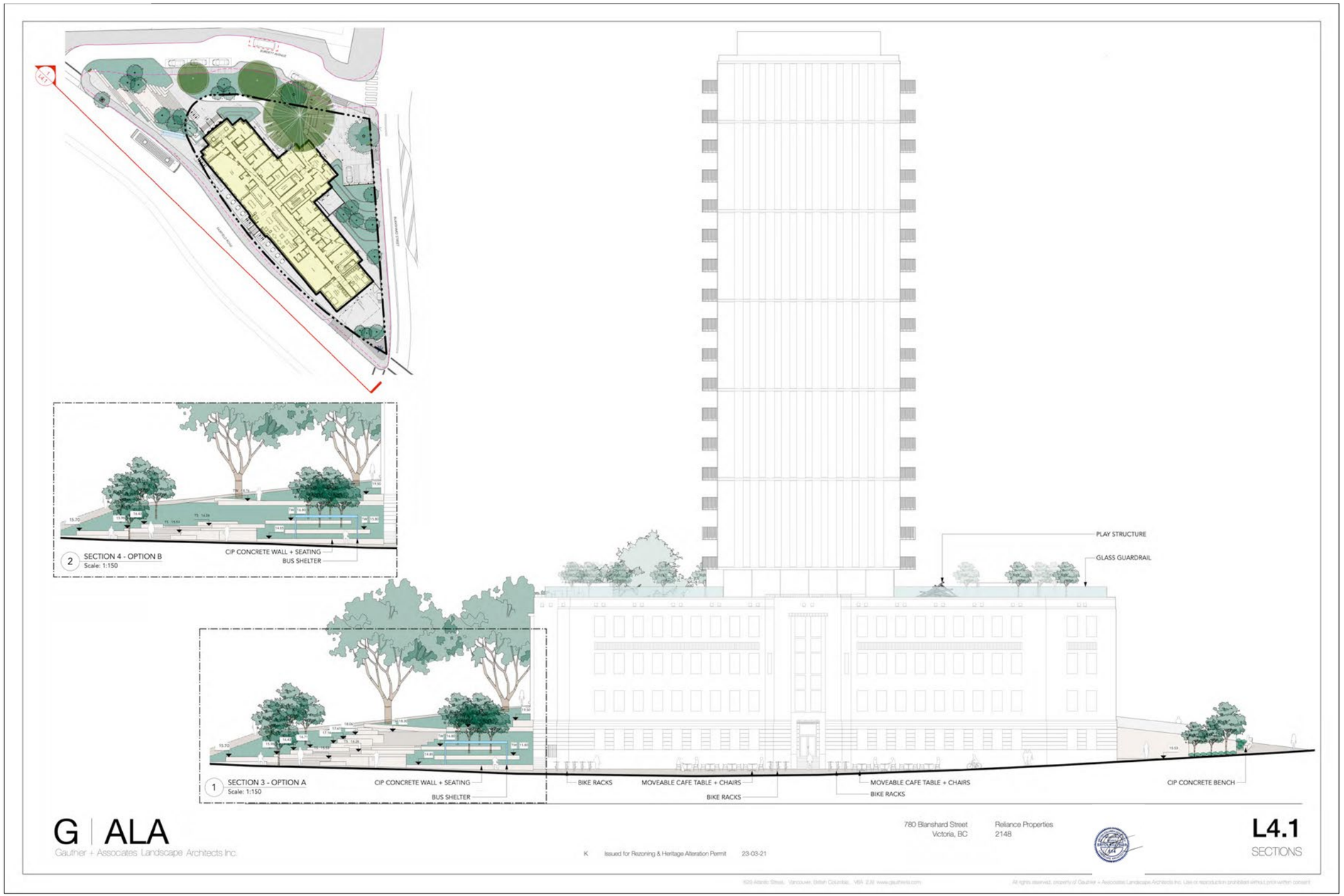
APPENDIX
LANDSCAPE DRAWINGS



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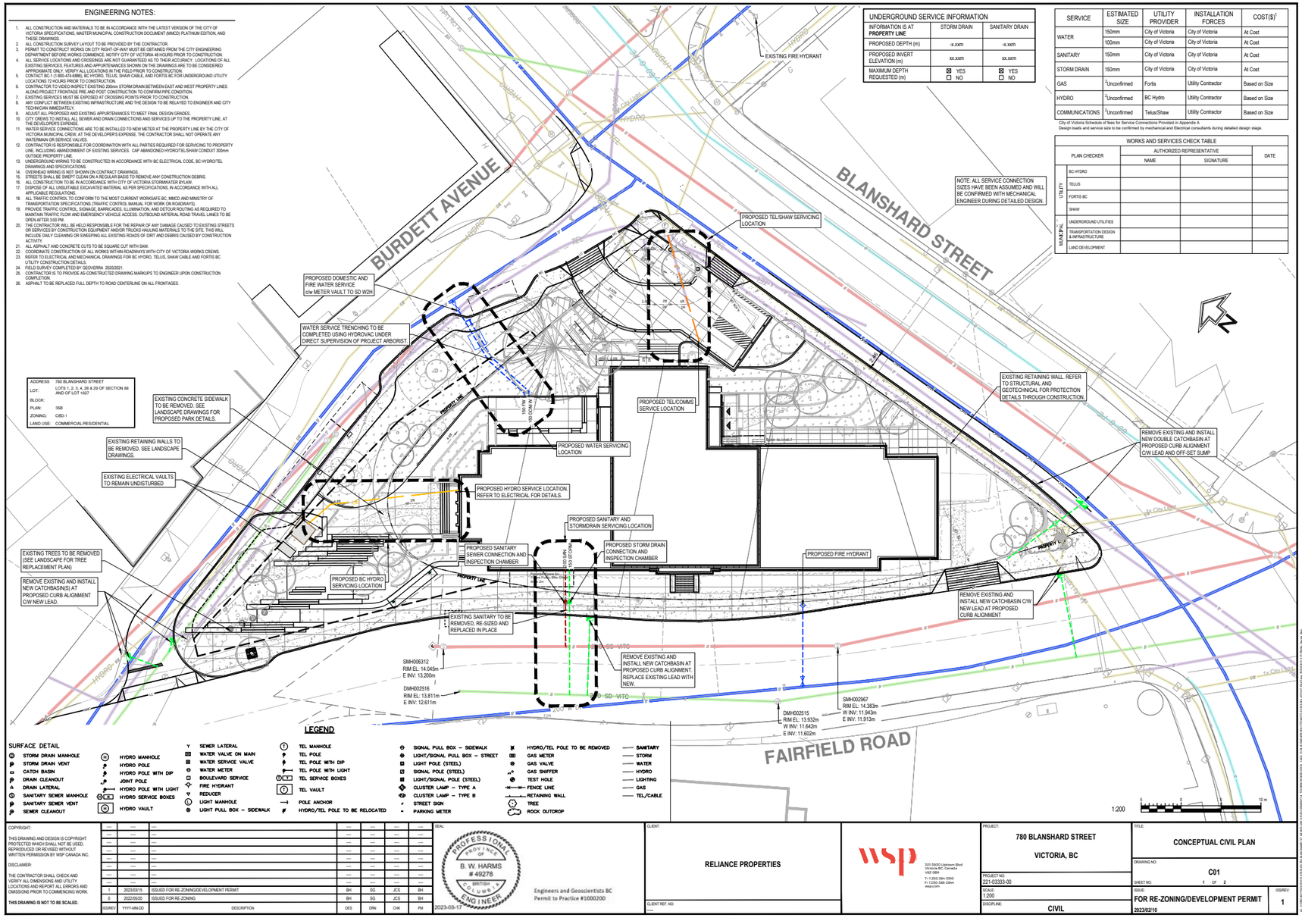
CIVIL DRAWINGS



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APPENDIX
CIVIL DRAWINGS

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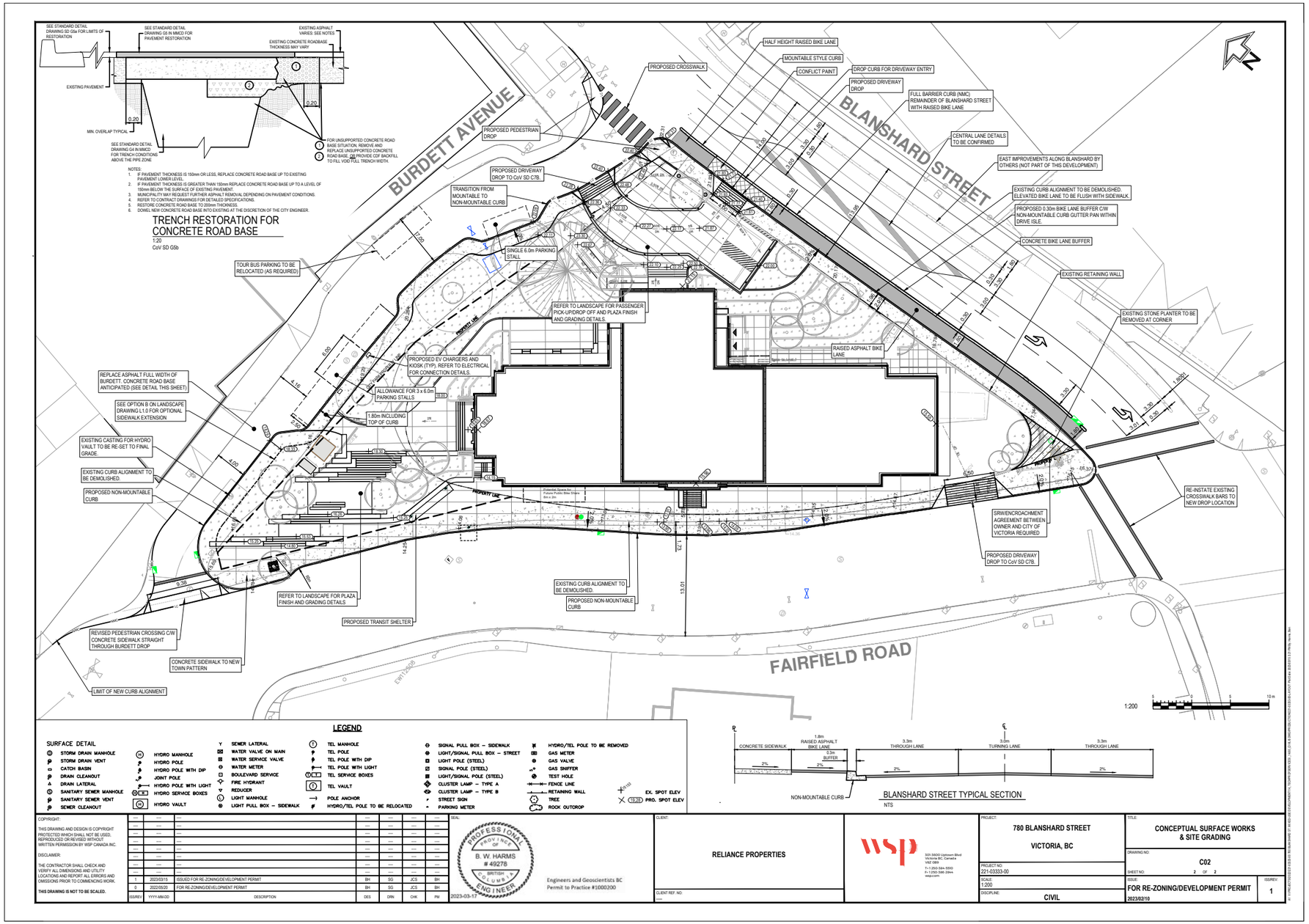

A APPENDIX
SURVEY

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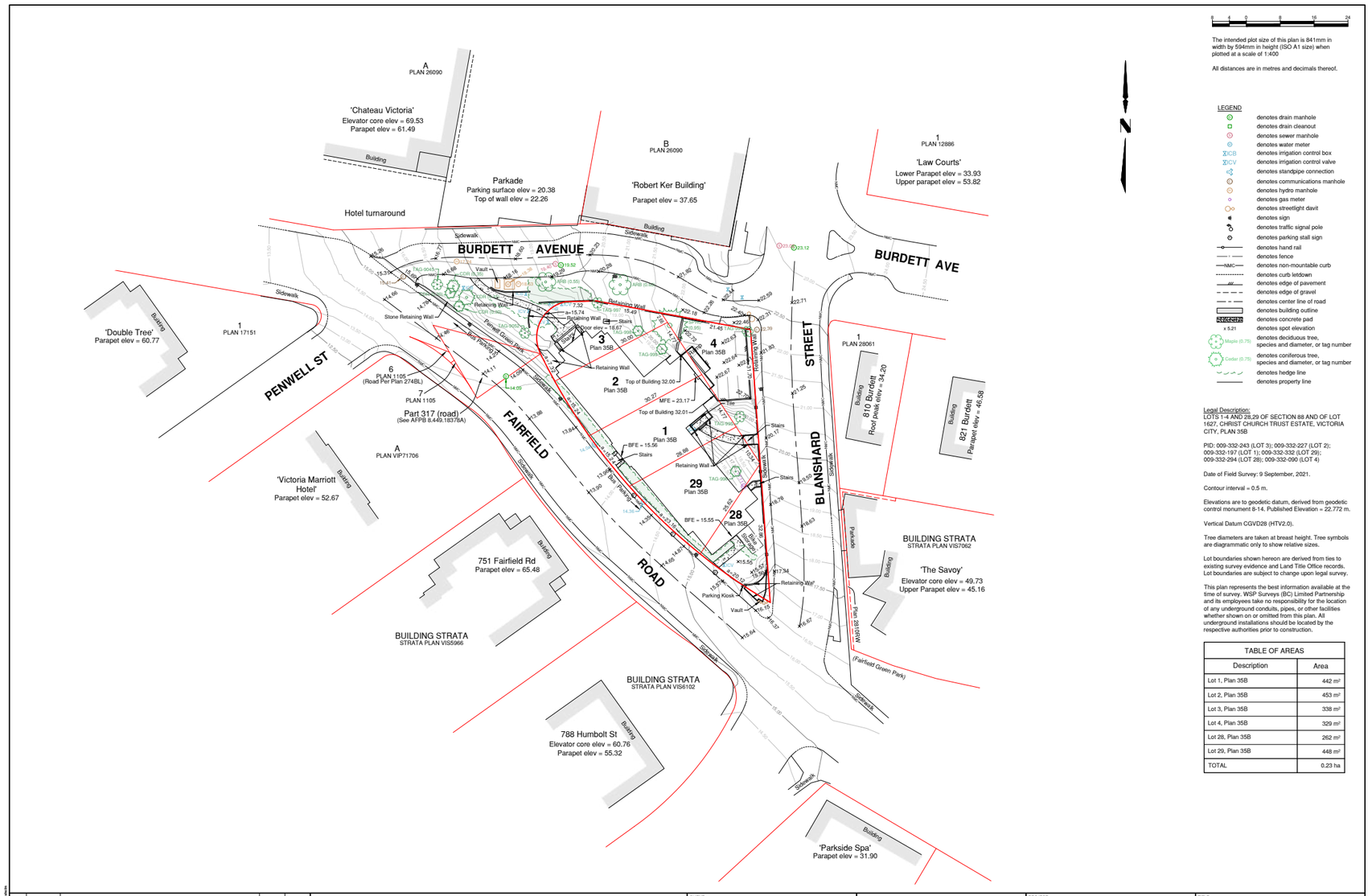

8 4 0 8 16 24

The intended plot size of this plan is 841mm in width by 594mm in height (ISO A1 size) when plotted at a scale of 1:400

All distances are in metres and decimals thereof.

LEGEND

- denotes drain manhole
- denotes drain cleanout
- denotes sewer manhole
- denotes water meter
- ICB denotes irrigation control box
- ICV denotes irrigation control valve
- denotes standpipe connection
- denotes communications manhole
- denotes hydro manhole
- denotes gas meter
- denotes streetlight davit
- denotes sign
- denotes traffic signal pole
- denotes parking stall sign
- denotes hand rail
- denotes fence
- denotes non-mountable curb
- denotes curb letdown
- denotes edge of pavement
- denotes edge of gravel
- denotes center line of road
- denotes building outline
- denotes concrete pad
- x 5.21 denotes spot elevation
- Maple (0.75) denotes deciduous tree, species and diameter, or tag number
- Cedar (0.75) denotes coniferous tree, species and diameter, or tag number
- denotes hedge line
- denotes property line

Legal Description:
LOTS 1-4 AND 28,29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA CITY, PLAN 35B

PID: 009-332-243 (LOT 3); 009-332-227 (LOT 2); 009-332-197 (LOT 1); 009-332-332 (LOT 29); 009-332-294 (LOT 28); 009-332-090 (LOT 4)

Date of Field Survey: 9 September, 2021.

Contour interval = 0.5 m.

Elevations are to geodetic datum, derived from geodetic control monument 8-14, Published Elevation = 22.772 m.

Vertical Datum CGVD28 (HTV2.0).

Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. WSP Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

TABLE OF AREAS

Description	Area
Lot 1, Plan 35B	442 m²
Lot 2, Plan 35B	453 m²
Lot 3, Plan 35B	338 m²
Lot 4, Plan 35B	329 m²
Lot 28, Plan 35B	262 m²
Lot 29, Plan 35B	448 m²
TOTAL	0.23 ha

ISS/REV	YYYY-MM-DD	DESCRIPTION	DRN	CHK
2	2022-04-15	ADDITIONAL TREES AND REVISED BUILDING OUTLINE	MLR	HC
1	2022-09-23	COORDINATE SYSTEM SHIFT	MLR	HC
0	2021-09-13	ORIGINAL PLAN PREPARED	MLR	HC

CLIENT: RELIANCE PROPERTIES LTD.
CLIENT REF. NO:

GeoVerra
795 Market Street
Victoria, BC • V8T 0B4
t: 250-342-9767 • www.geoverra.com

PROJECT: 780 BLANSHARD STREET VICTORIA, BC
PROJECT NO: 21-03351-001
SCALE: As-Noted
DISCIPLINE: GEOMATICS

TITLE: TOPOGRAPHIC SURVEY
DRAWING NO: 21-03351-001-TOPO01-R2
SHEET NO: 1 OF 1

Plotted: 4/15/2022 12:45:08 PM (User: Hugo Chrisostomo)