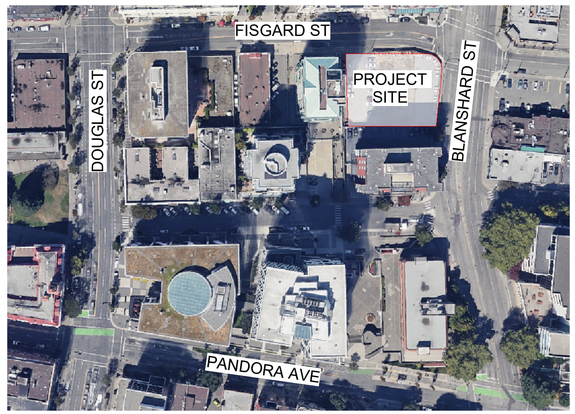


1620 BLANSHARD STREET
DP & REZONING

Architectural Rezoning	
A1.00	Survey, Existing Site Plan
A1.01	Site Plan and Project Data
A1.02	Area Plans and Calculations
A2.00	Floor Plan - Parkade Level 1
A2.01	Floor Plan - Parkade Level 2
A2.02	Floor Plan - Parkade Level 3
A2.04	Floor Plan - Level 1
A2.05	Floor Plan - L2 + L3
A2.06	Floor Plan - Level 4 Amenity
A2.07	Floor Plan - Typical Residential
A2.08	Floor Plan - Typical Sky Garden Level - Type 1
A2.09	Floor Plan - Typical Sky Garden Level - Type 2
A2.10	Floor Plan - Typical Sky Garden Level - Type 3
A2.11	Floor Plan - Typical Sky Garden Level - Type 4
A2.12	Floor Plan - Penthouse
A2.13	Roof Level
A3.00	Elevations South + West
A3.01	Elevations North + East
A3.02	Context Elevations
A4.00	Building Sections
A9.00	Perspectives

PROJECT LOCATION



PROJECT CONTACTS

OWNER

1620 Blanshard St Holdings Ltd.
330-4392 W Saanich Road
Victoria, BC

Contact
David Jawl, Director
djawl@jawlresidential.com

Travis Lee, Director
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ARCHITECT

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Gregory Damant, Architect AIBC, RAIC, LEED® AP
greg@cascadiaarchitects.ca

in Colaboration with BoForm

BoForm
2771 Burdick Ave, Victoria, BC
V8R 3L8
(250) 598-3172

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220 - Tyee Road
Victoria, BC

Clint Plett, P.Eng., Struct. Eng., MIStructE, LEED® AP
cplett@rjc.ca

LANDSCAPE ARCHITECT

MDI Landscape Architects Inc.
3388A Tennyson Avenue
Victoria, BC V8Z 3P6

Scott Murdoch, R.P. Bio.
scott@mdidesign.ca

1620 Blanshard Rezoning
May 27, 2024

Project #	Date	
2328	May 27, 2024	
Sheet #	Revision	
A0.00		

2024-05-27

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101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 1620 Blanshard Street

Legals:

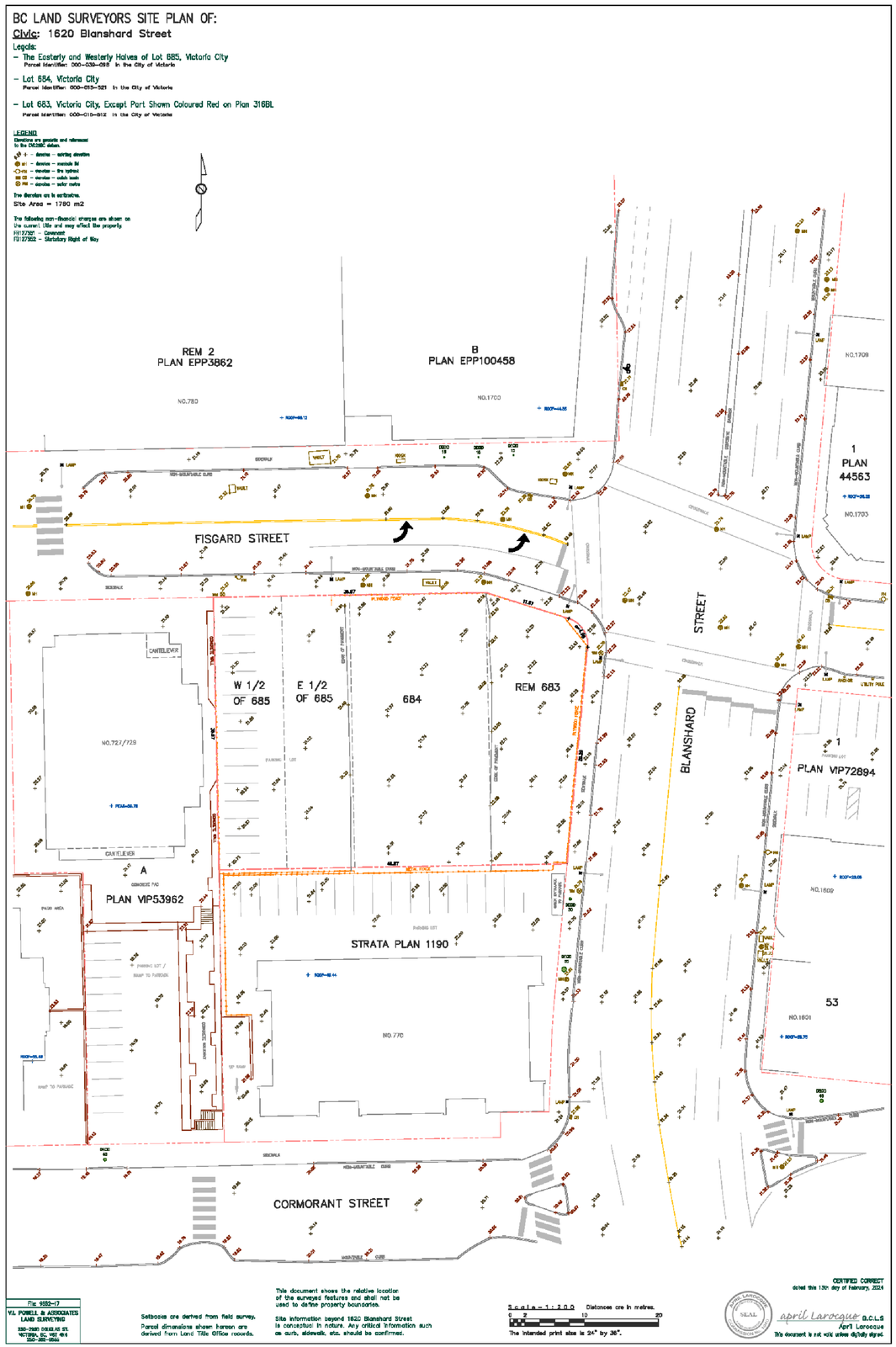
- The Easterly and Westerly Halves of Lot 685, Victoria City
  Parcel Identifier: 000-030-058 in the City of Victoria
- Lot 684, Victoria City
  Parcel Identifier: 000-013-521 in the City of Victoria
- Lot 683, Victoria City, Except Part Shown Coloured Red on Plan 316BL
  Parcel Identifier: 000-010-912 in the City of Victoria

LEGEND
Elevations are geodetic and referenced to the CVD28GC datum.

- + – denotes – existing elevation
- ● – denotes – monsole (M)
- ○ – denotes – fire hydrant
- ● – denotes – catch basin
- ● – denotes – water meters

Tree diameters are in centimetres.
Site Area = 1780 m2

The following non-financial charges are shown on the current title and may affect the property
FB127501 – Covenant
FB127502 – Statutory Right of Way



File: 9552-17
V.L. POWELL & ASSOCIATES
LAND SURVEYING
330-2989 DOUGLAS ST.
VICTORIA, BC V8T 4L6
250-382-0566

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

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

Site information beyond 1620 Blanshard Street is conceptual in nature. Any critical information such as curb, sidewalk, etc. should be confirmed.

Scale – 1 : 200 Distances are in metres.
0 2 10 20
The intended print size is 24" by 36".

CERTIFIED CORRECT
dated this 13th day of February, 2024
April Larocque B.C.L.S
April Larocque
This document is not valid unless digitally signed.

NO.	DESCRIPTION	DATE

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1620 Blanshard Rezoning

30.00° Project North

Sheet Name
Survey, Existing Site Plan

Date
May 27, 2024

Scale

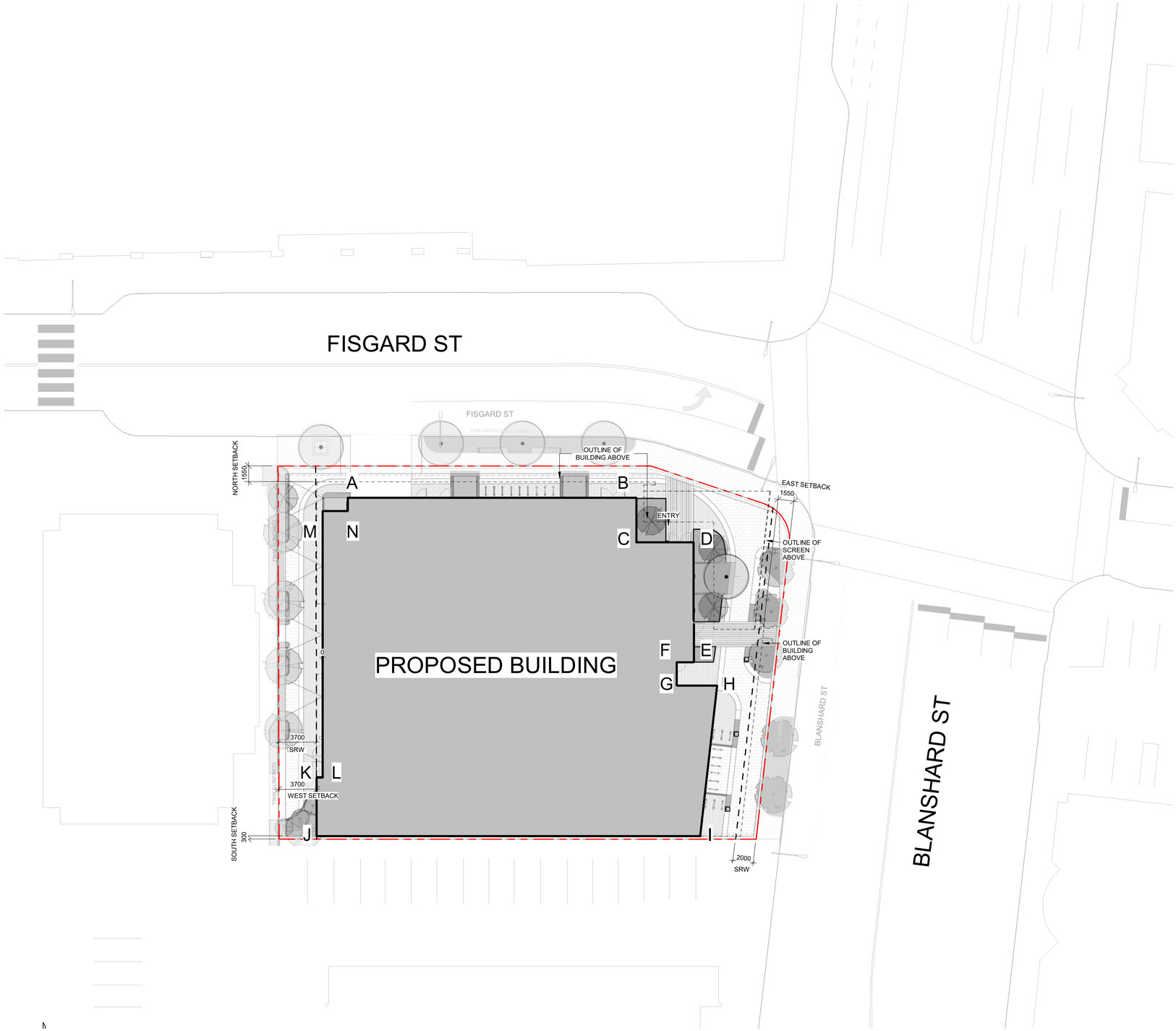
Project #
2328

Revision

Sheet #
A1.00

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DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1620 BLANSHARD STREET, VICTORIA, BC
LEGAL DESCRIPTION	LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E 1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA
PROJECT DESCRIPTION	22 STOREY MIXED USE RESIDENTIAL BUILDING

PROJECT INFORMATION

	CURRENT	PROPOSED
ZONE	CBD-2 SITE SPECIFIC: Central Business District-2 - Site Specific Regulations	SITE SPECIFIC
SITE AREA (m^2)	1760m^2	1760m^2
TOTAL FLOOR AREA (m^2)	5280m^2	18147m^2 (SEE CALCULATION)
FLOOR SPACE RATIO	Base Density: 3.0:1 / Bonus to 7.6:1*	7.6:1*
SITE COVERAGE (%)	N/A	78%
OPEN SITE SPACE (%)	N/A	22%
HEIGHT OF BUILDING (m)	58.0m	75.0m
NUMBER OF STOREYS	N/A	22
PARKING STALLS (#) ON SITE	140	107
BICYCLE PARKING (#) LONG TERM	42	164
BICYCLE PARKING (#) SHORT TERM	20	20

*Subject to terms of the 2018 Zone and historical 2003 MDA.

BUILDING SETBACKS (m)

FRONT (NORTH)	***0.00m***	***1.55m***
REAR (SOUTH)	***0.0m to 5m / 8.0m to 18.0m / 10.00 above***	***0.3m to L4 (15m) / 8.0m above***
SIDE (WEST)	***0.0m to 23.0m / 10.0m above***	***3.7m to L4 (15m) / 14.6m above***
SIDE (EAST)	***0.0m to 23m / 10.0m above***	***1.55m to L4 (15m) / 4.95m above***

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	154
UNIT TYPE	STUDIO (23), 1-BED (87), 2 BED (44),
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA (m^2)	33m^2
TOTAL RESIDENTIAL FLOOR AREA (m^2)	12618m^2

COMMERCIAL USE DETAILS

TOTAL NUMBER OF UNITS	4
TOTAL COMMERCIAL FLOOR AREA (m^2)	445m^2

AVERAGE GRADE CALCULATIONS

ZONING REGULATION BYLAW
SCHEDULE A

Grade Points		Lengths	
A	21.44m	A-B	28.36m
B	22.00m	B-C	4.38m
C	22.05m	C-D	5.63m
D	22.19m	D-E	11.77m
E	22.10m	E-F	1.67m
F	22.11m	F-G	2.37m
G	22.11m	G-H	3.96m
H	22.13m	H-I	14.72m
I	21.96m	I-J	37.67m
J	20.73m	J-K	5.63m
K	20.87m	K-L	0.3m
L	20.87m	L-M	26.88m
M	21.30m	M-N	2.54m
N	21.40m	N-A	1.30m

Calculation

A-B	(21.44 + 22.00)/2	X	28.36m	=	615.98
B-C	(22.00 + 22.05)/2	X	4.38m	=	96.47
C-D	(22.05 + 22.19)/2	X	5.63m	=	124.54
D-E	(22.19 + 22.10)/2	X	11.77m	=	260.65
E-F	(22.10 + 22.11)/2	X	1.67m	=	36.91
F-G	(22.11 + 22.11)/2	X	2.37m	=	52.40
G-H	(22.11 + 22.13)/2	X	3.96m	=	87.60
H-I	(22.13 + 21.96)/2	X	14.72m	=	324.50
I-J	(21.96 + 20.73)/2	X	37.67m	=	804.07
J-K	(20.73 + 20.87)/2	X	5.63m	=	117.10
K-L	(20.87 + 20.87)/2	X	0.3m	=	6.26
L-M	(20.87 + 21.30)/2	X	26.88m	=	566.76
M-N	(21.30 + 21.40)/2	X	2.54m	=	54.23
N-A	(21.40 + 21.44)/2	X	1.30m	=	27.84
			146.91m		**3,130.41**

AVERAGE GRADE = 3,119.54 / 146.92 = **21.31**

NOTE: There is no proposed change to the average grade of the site.

BC Building Code *Grade* is determined as the lowest average grade at an exterior wall. This occurs at the project's West side (J-K): (20.73 + 20.87)/2 = 20.80

BCBC GRADE = ***20.80***

NO.	DESCRIPTION	DATE

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1620 Blanshard Rezoning

30.00° Project North

Sheet Name
Site Plan and Project Data

Date
May 27, 2024

Scale
As indicated

Project #
2328

Revision

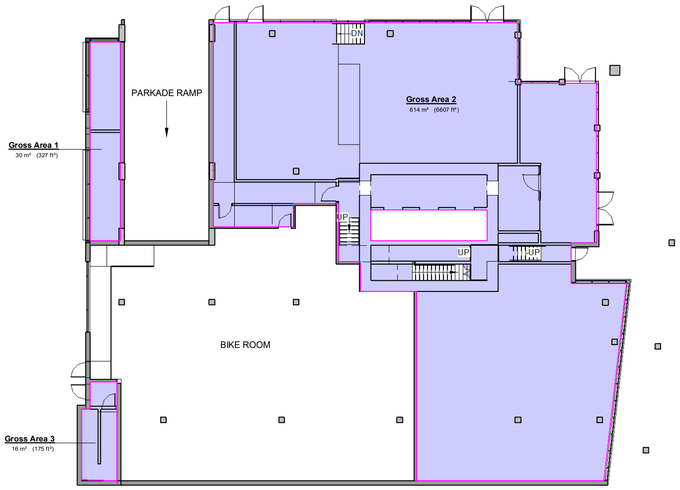
Sheet #
A1.01

REGISTERED ARCHITECT PETER JOHANNKNECHT BRITISH COLUMBIA

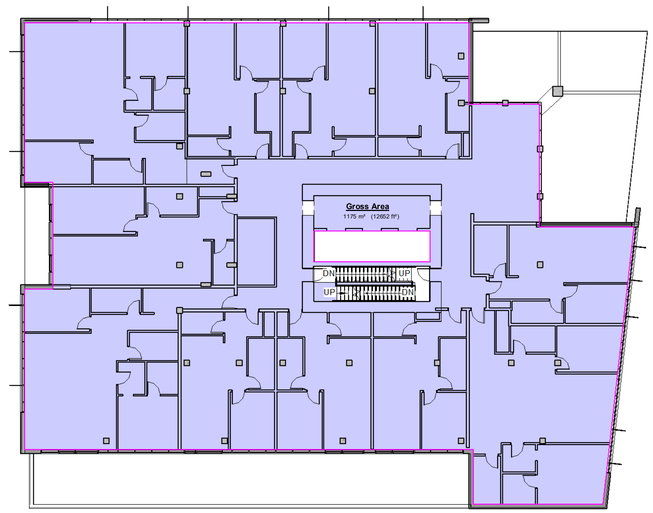
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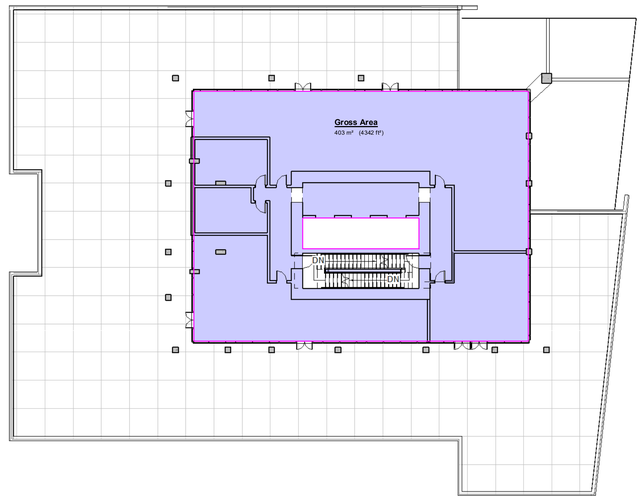
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1 Level 1
SCALE = 1 : 200



2 Typical Podium Residential Level x2
SCALE = 1 : 200



3 Level 4 - Amenity
SCALE = 1 : 200

Gross Bldg. FSR	
Level	Area
Main Level	614 m²
Main Level	30 m²
Main Level	16 m²
Level 2	1175 m²
Level 3	1175 m²
Level 4	403 m²
Level 5	602 m²
Level 6	602 m²
Level 7	534 m²
Level 8	534 m²
Level 9	540 m²
Level 10	540 m²
Level 11	602 m²
Level 12	534 m²
Level 13	534 m²
Level 14	540 m²
Level 15	540 m²
Level 16	602 m²
Level 17	534 m²
Level 18	534 m²
Level 19	534 m²
Level 20	534 m²
Level 21	602 m²
Penthouse L1	461 m²
Grand total: 24	13314 m²

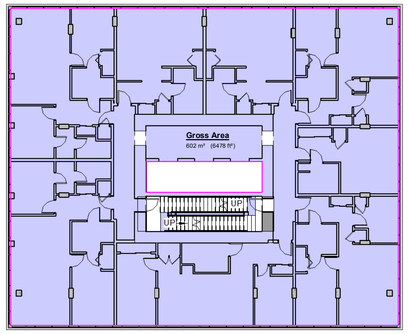
GROSS BUILDING AREA (ZONING)

MEASURED TO INTERIOR FACE OF EXTERIOR WALLS EXCLUSIVE OF PARKADE, BIKE PARKING AND ELEVATOR SHAFT

TOTAL: 13,314m²

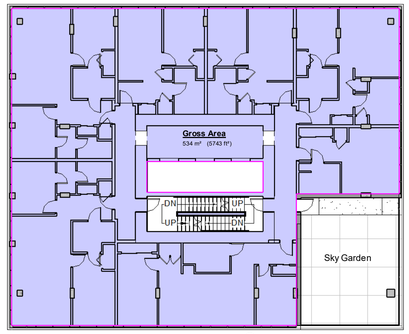
LOT AREA: 1,760 m²

FSR: 13,314/1,760 = 7.6



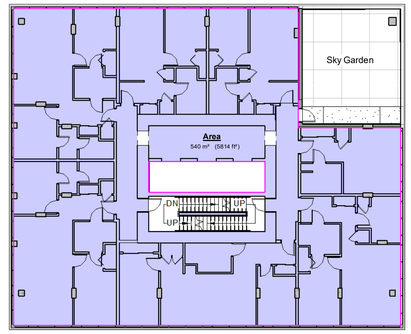
4 Typical Residential Level
SCALE = 1 : 200

Occupancy
Classification: Group C
Levels 5, 6, 11, 16, 21



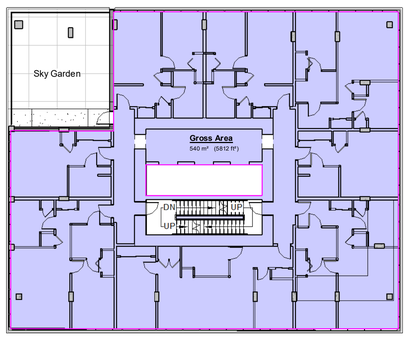
5 Typical Sky Garden Level - Type 1
SCALE = 1 : 200

Occupancy
Classification: Group C
Levels: 7, 8,17,18



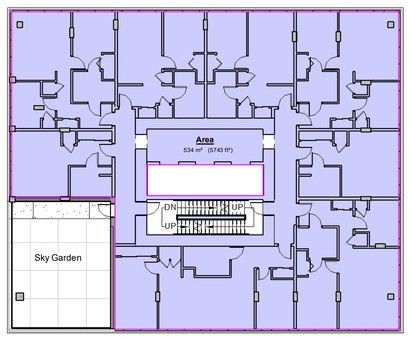
6 Typical Sky Garden Level - Type 2
SCALE = 1 : 200

Occupancy
Classification: Group C
Level 14 & 15



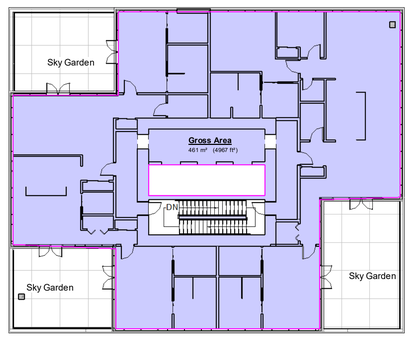
7 Typical Sky Garden Level - Type 3
SCALE = 1 : 200

Occupancy
Classification: Group C
Levels: 9 & 10



8 Typical Sky Garden Level - Type 4
SCALE = 1 : 200

Occupancy
Classification: Group C
Levels: 12, 13, 19, 20



9 Penthouse Level 1
SCALE = 1 : 200

Occupancy
Classification: Group C
Levels: 21

NO.	DESCRIPTION	DATE

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Area Plans and Calculations

Date
May 27, 2024

Scale
1 : 200

Project #
2328

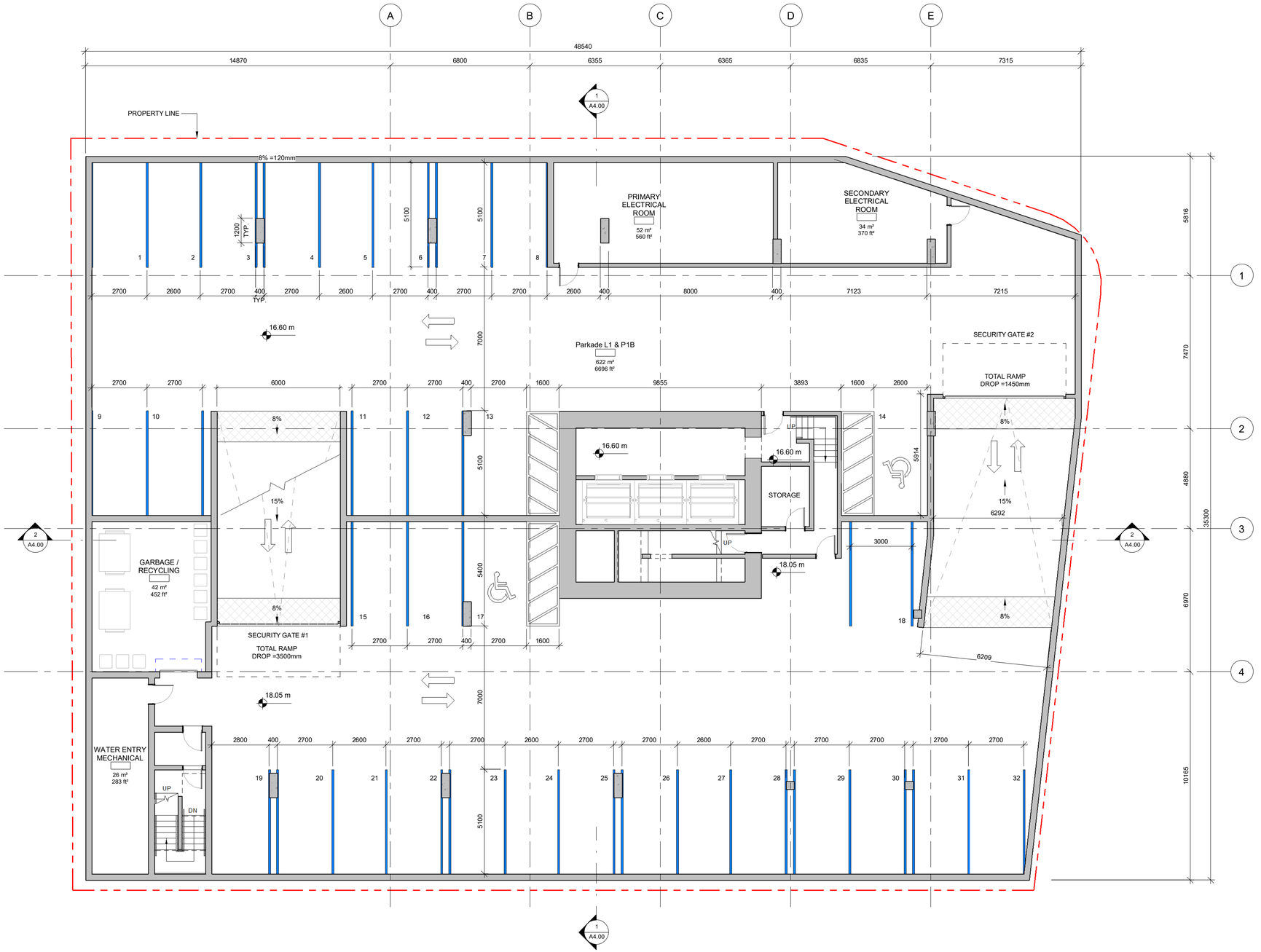
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1	Revision 1	Date 1

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Floor Plan - Parkade Level 1

Date
May 27, 2024

Scale
1 : 100

Project #
2328

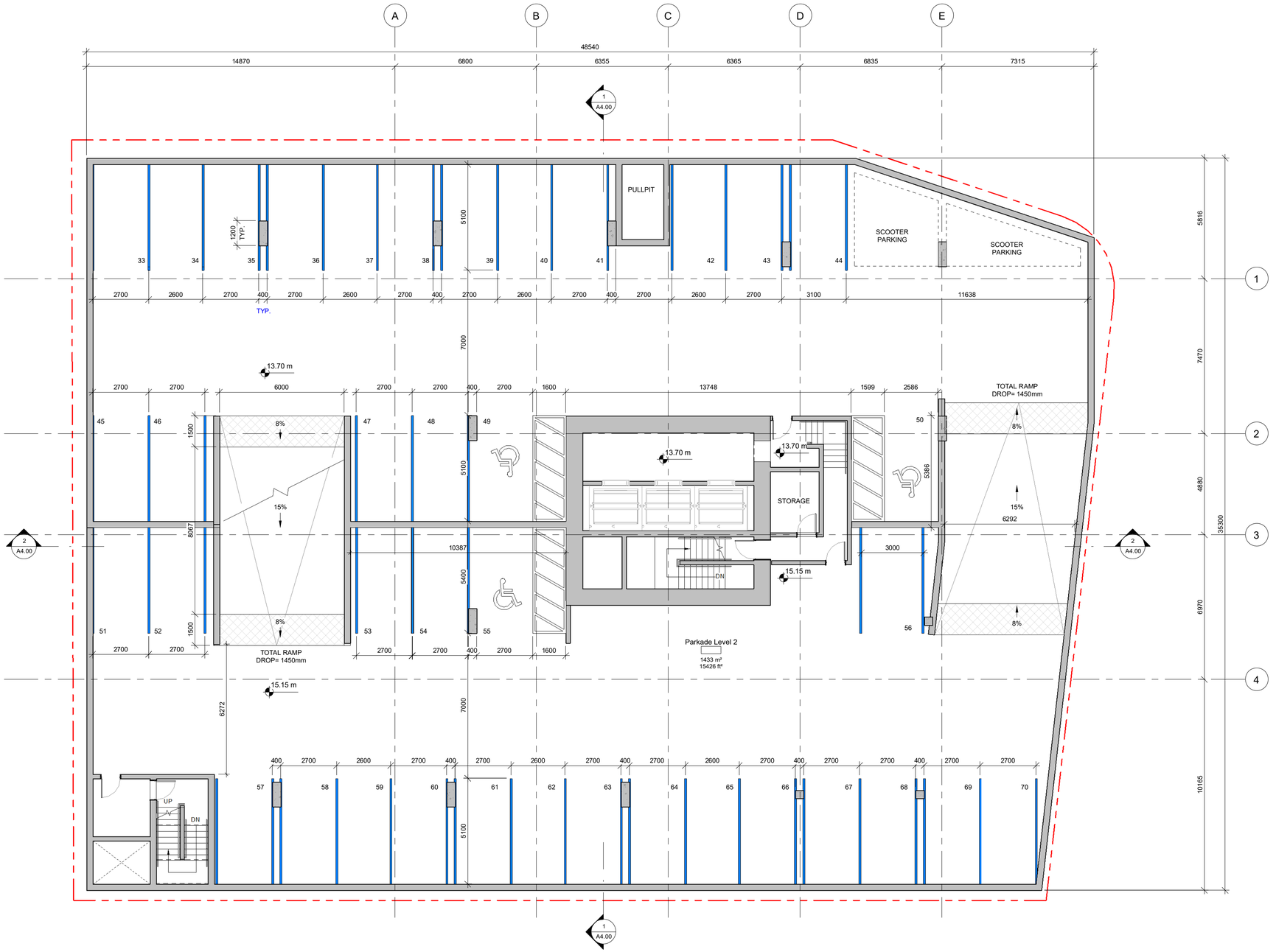
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Date 1
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Sheet #
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1620 Blanshard Rezoning

80.47°
Project North

Sheet Name
Floor Plan - Parkade Level 2

Date
May 27, 2024

Scale
1 : 100

Project #
2328

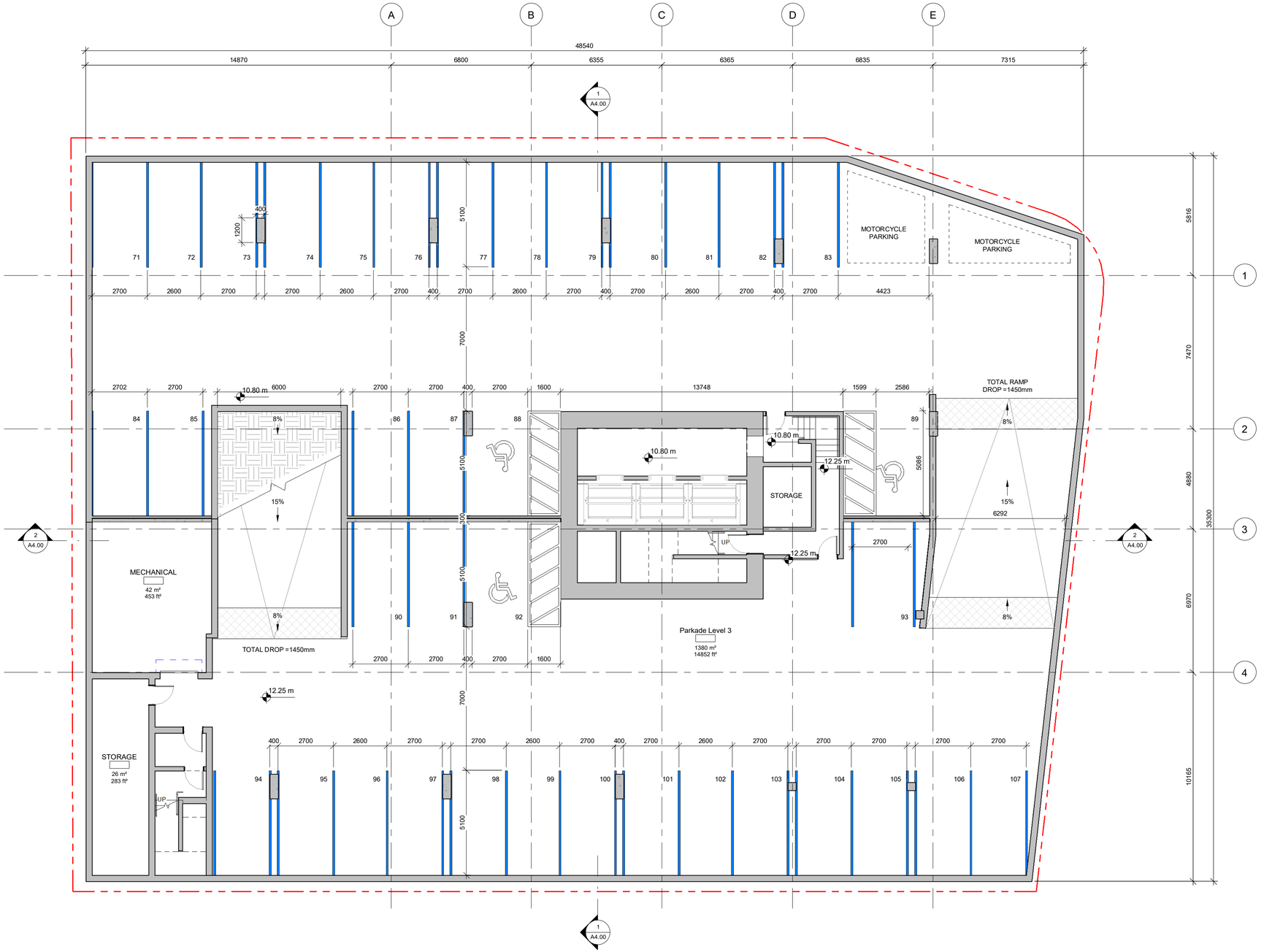
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1620 Blanshard Rezoning

80.47°
Project North

Sheet Name
Floor Plan - Parkade Level 3

Date
May 27, 2024

Scale
1 : 100

Project #
2328

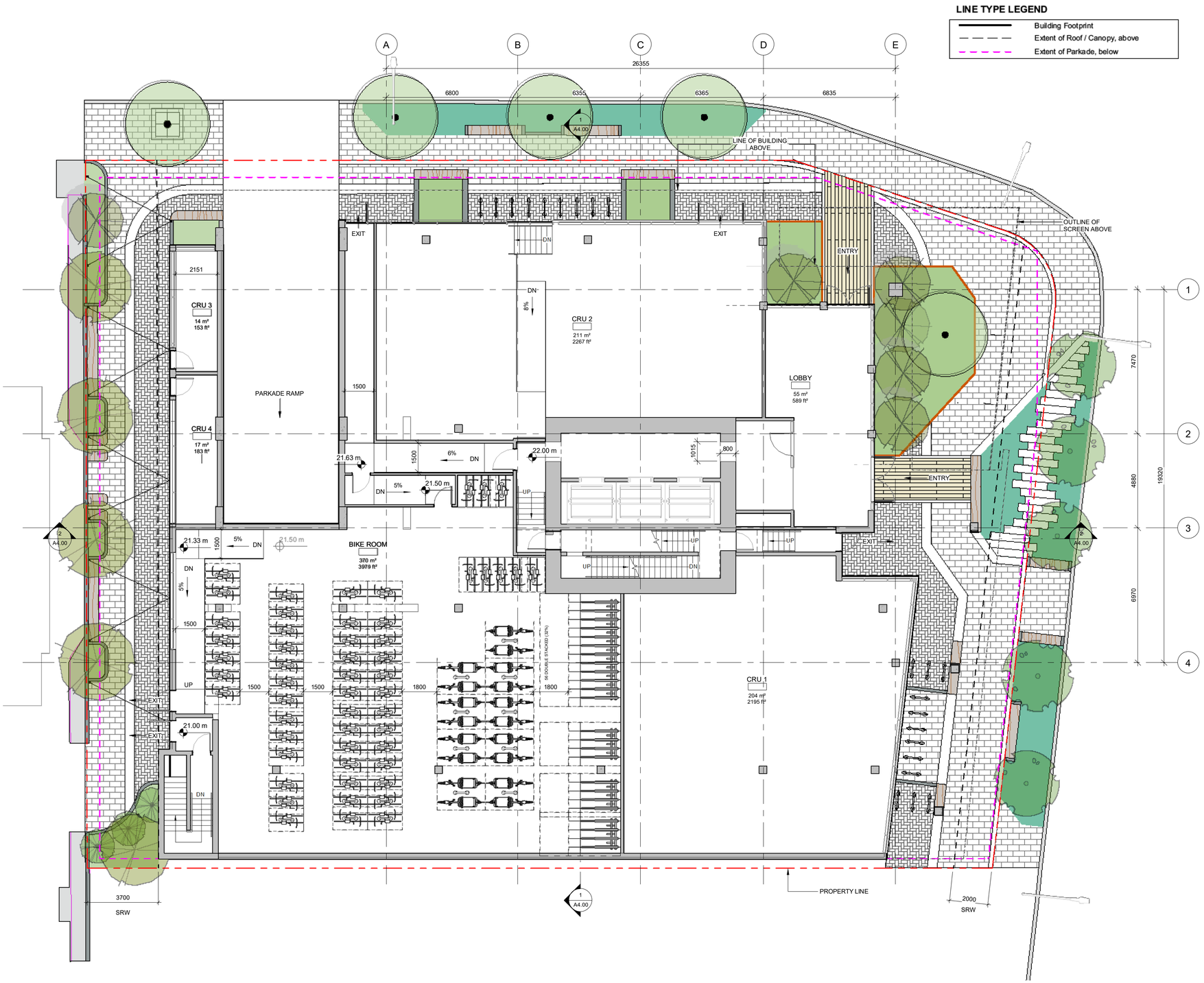
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1620 Blanshard Rezoning

80.47°
Project North

Sheet Name
Floor Plan - Level 1

Date
May 27, 2024

Scale
1 : 100

Project #
2328

Revision

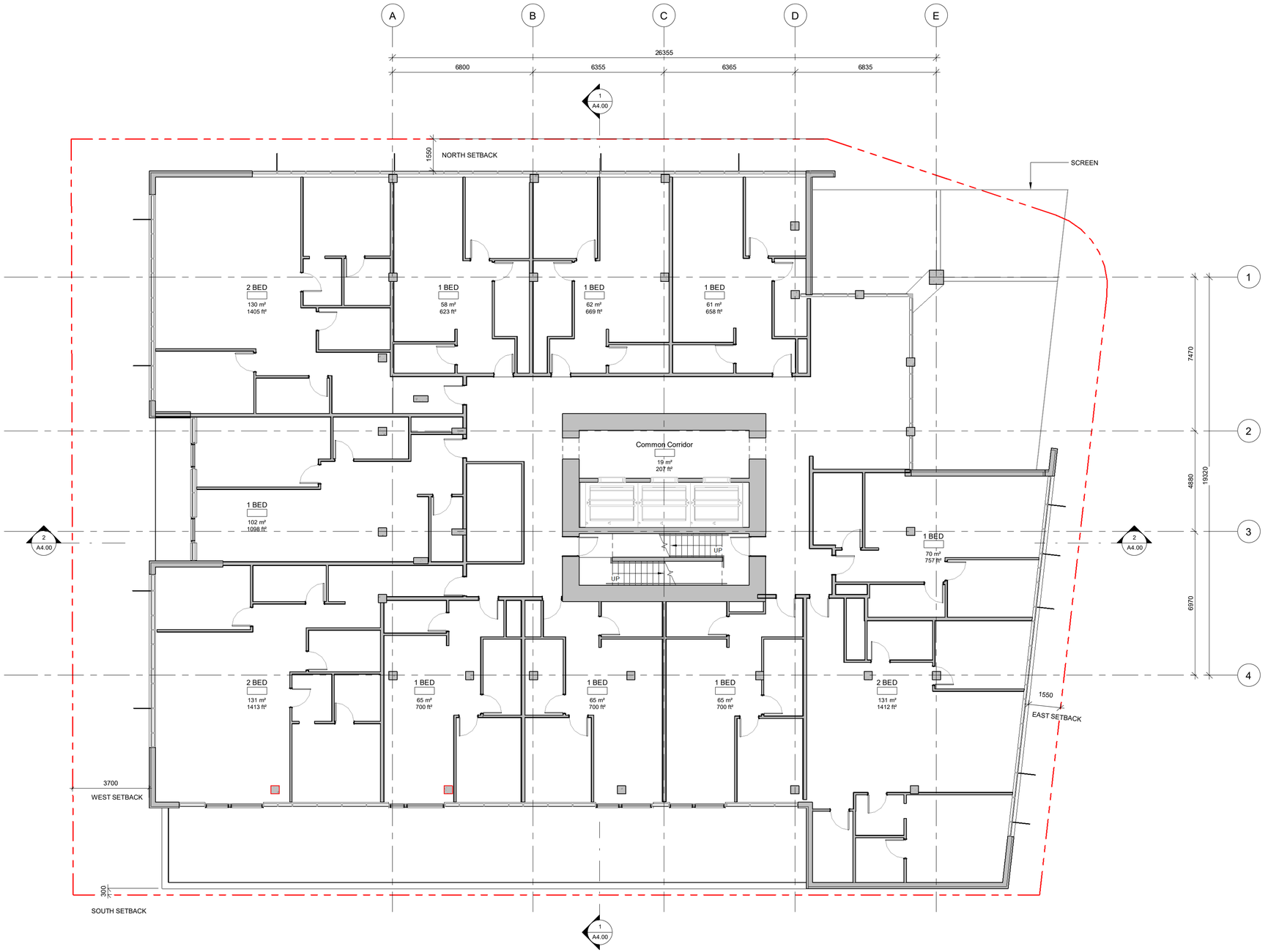
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1620 Blanshard Rezoning

80.47°
Project North

Sheet Name
Floor Plan - L2 + L3

Date
May 27, 2024

Scale
1 : 100

Project #
2328

Revision

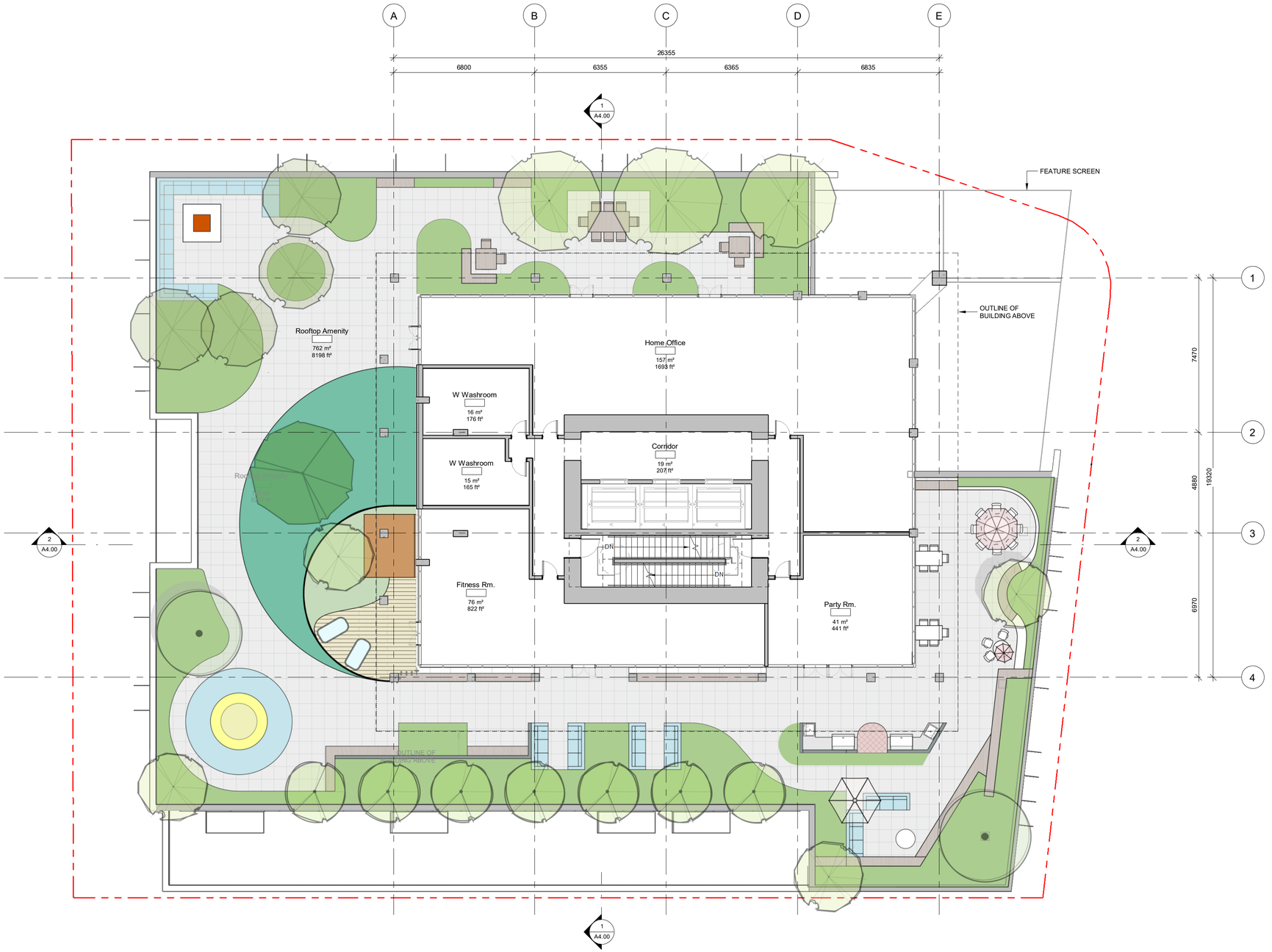
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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

2024-05-27

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1620 Blanshard Rezoning

80.47°
Project North

Sheet Name
Floor Plan - Level 4 Amenity

Date
May 27, 2024

Scale
1 : 100

Project #
2328

Revision

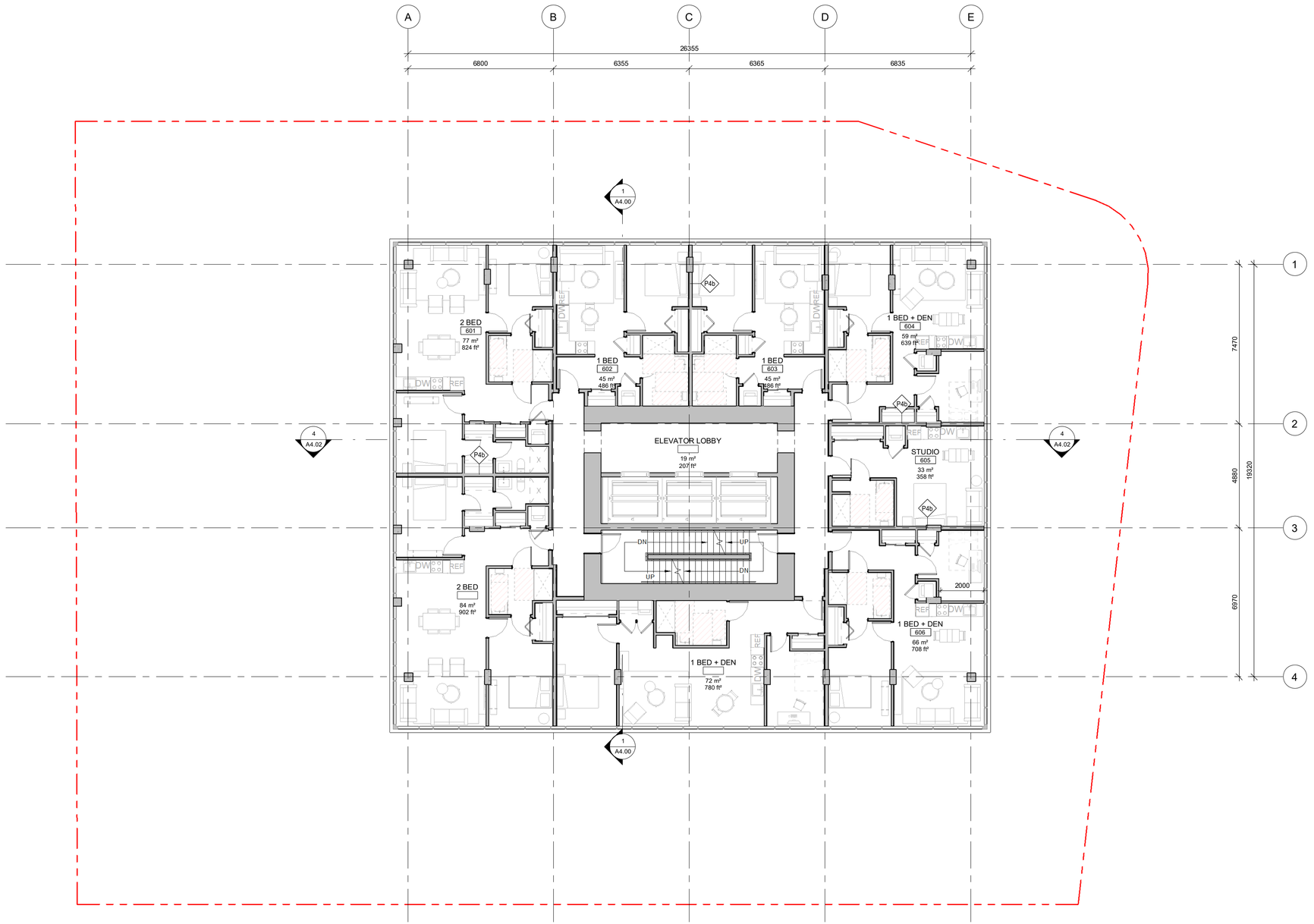
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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Floor Plan - Typical Residential

Date
May 27, 2024

Scale
1 : 100

Project #
2328

Revision

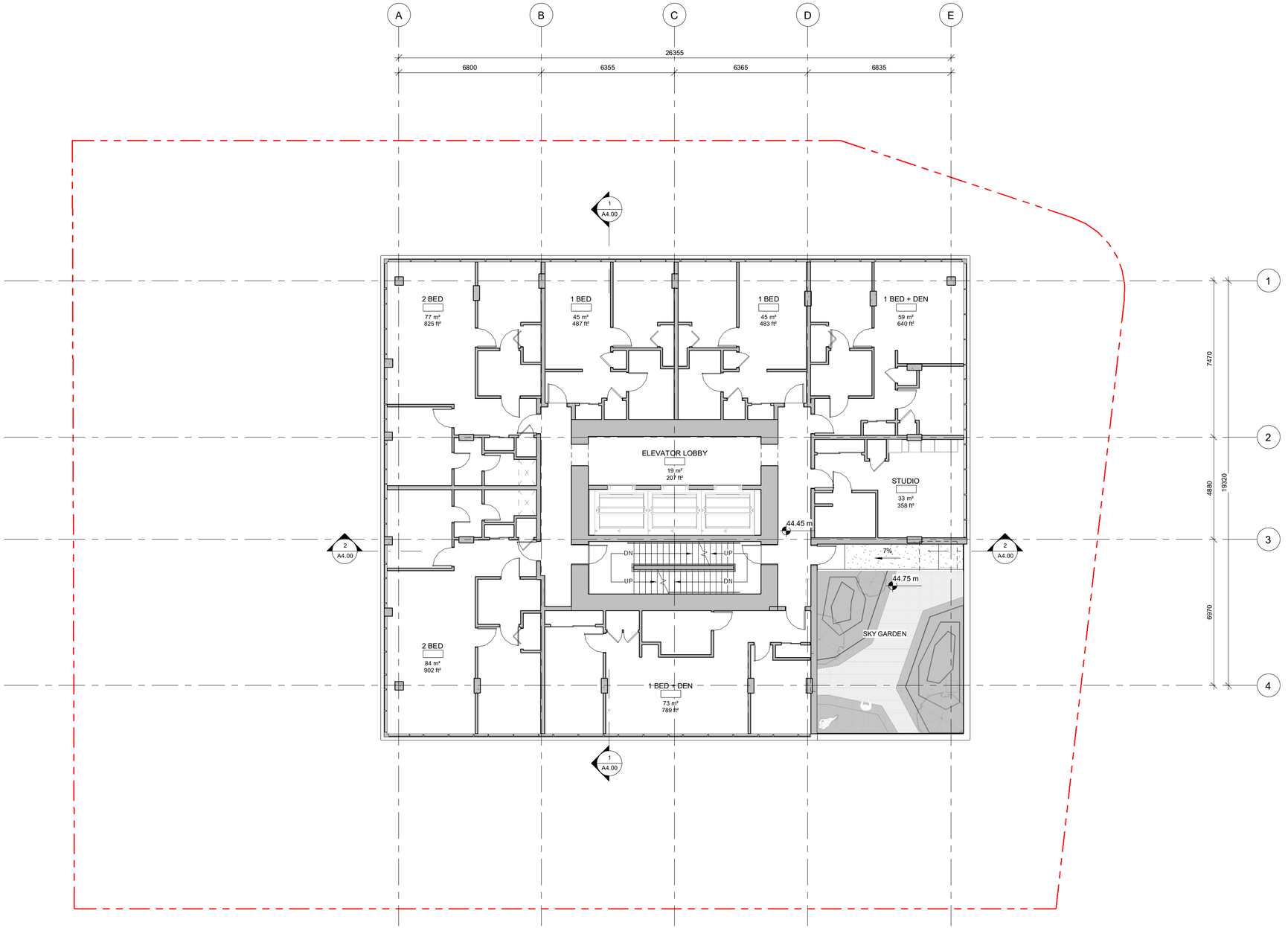
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REGISTERED ARCHITECT
PETER JOHANSEN
BRITISH COLUMBIA

2024-05-27

5/27/2024 9:18:55 AM

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Floor Plan - Typical Sky Garden Level - Type 1

Date
May 27, 2024

Scale
1 : 100

Project #
2328

Revision

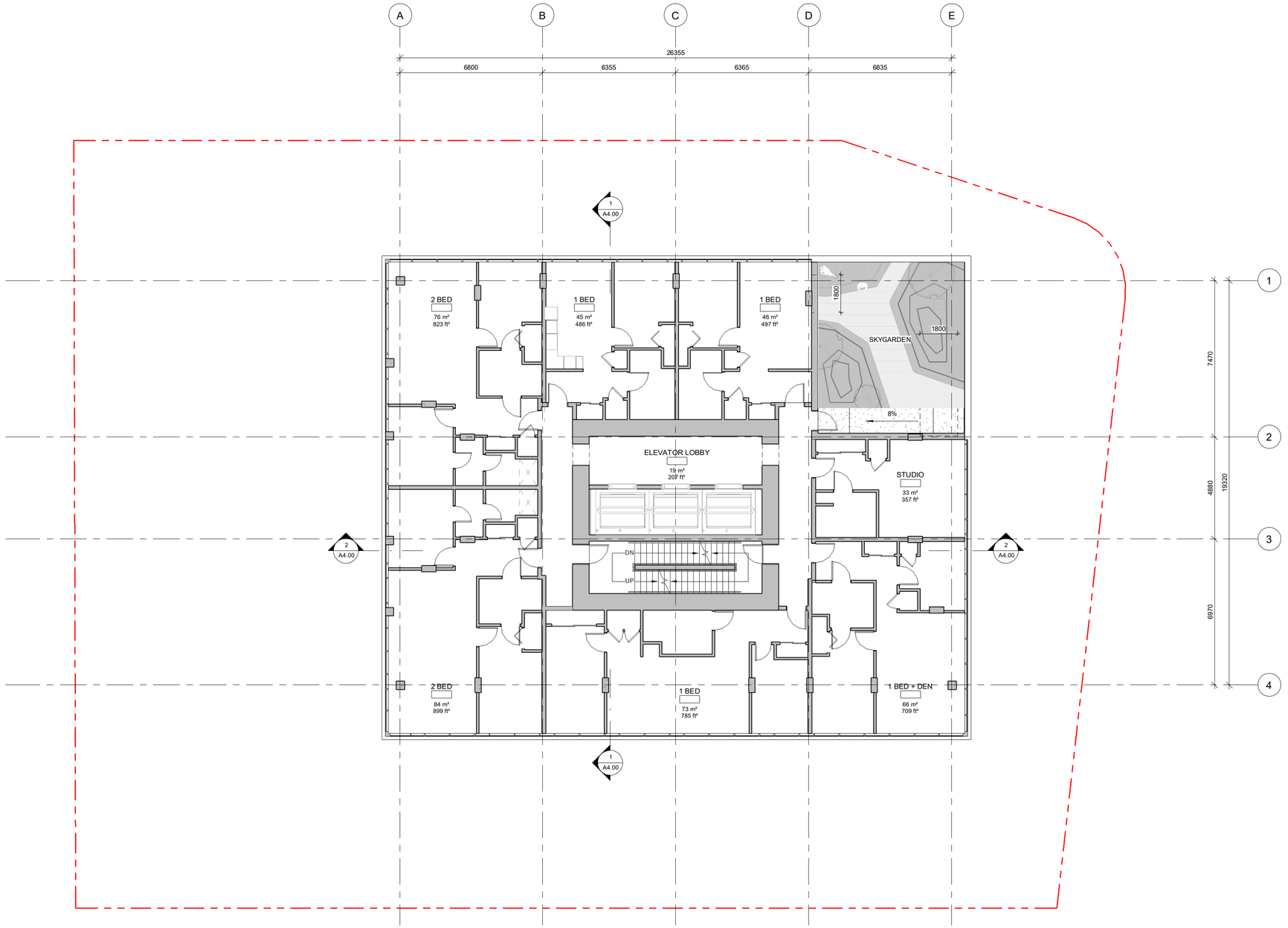
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REGISTERED ARCHITECT
PETER ANANIADES
BRITISH COLUMBIA

2024-05-27

5/27/2024 9:18:56 AM

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Floor Plan - Typical Sky Garden Level - Type 2

Date
May 27, 2024

Scale
1 : 100

Project #
2328

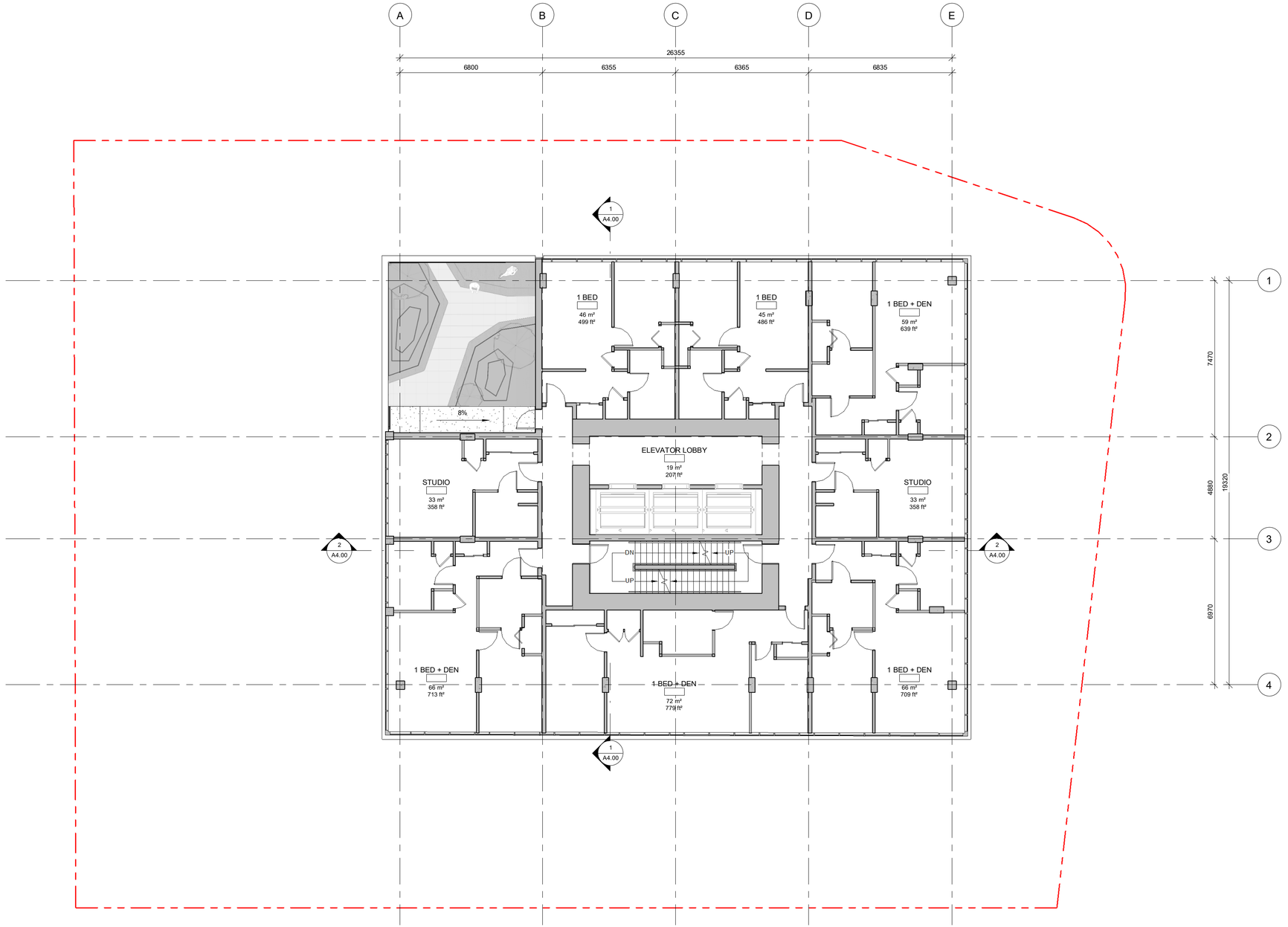
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A2.09

2024-05-27

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Floor Plan - Typical Sky Garden Level - Type 3

Date
May 27, 2024

Scale
1 : 100

Project #
2328

Revision

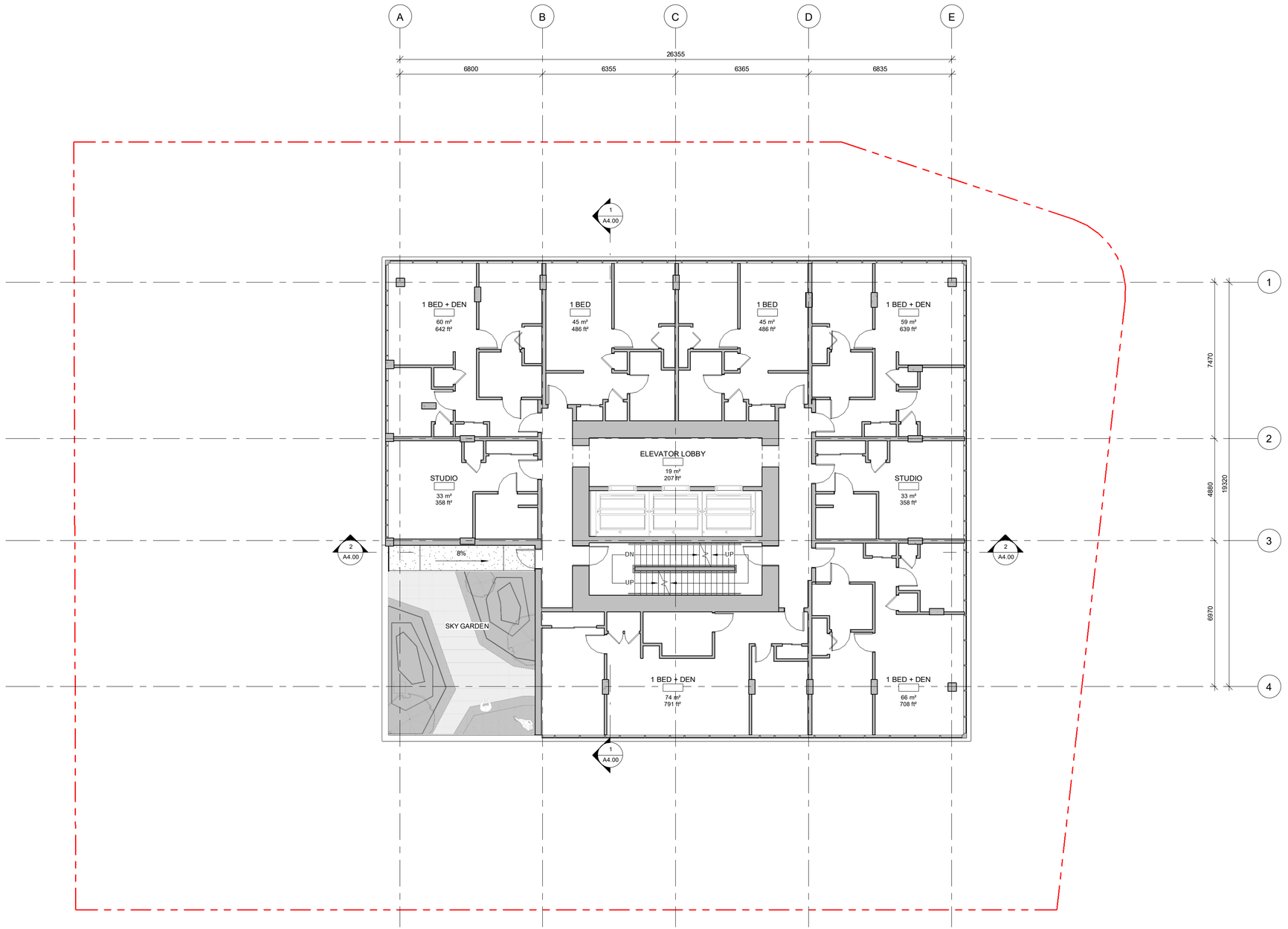
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REGISTERED ARCHITECT
PEYVAN JOHANNESSY
BRITISH COLUMBIA

2024-05-27

5/27/2024 9:19:00 AM

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Floor Plan - Typical Sky Garden Level - Type 4

Date
May 27, 2024

Scale
1 : 100

Project #
2328

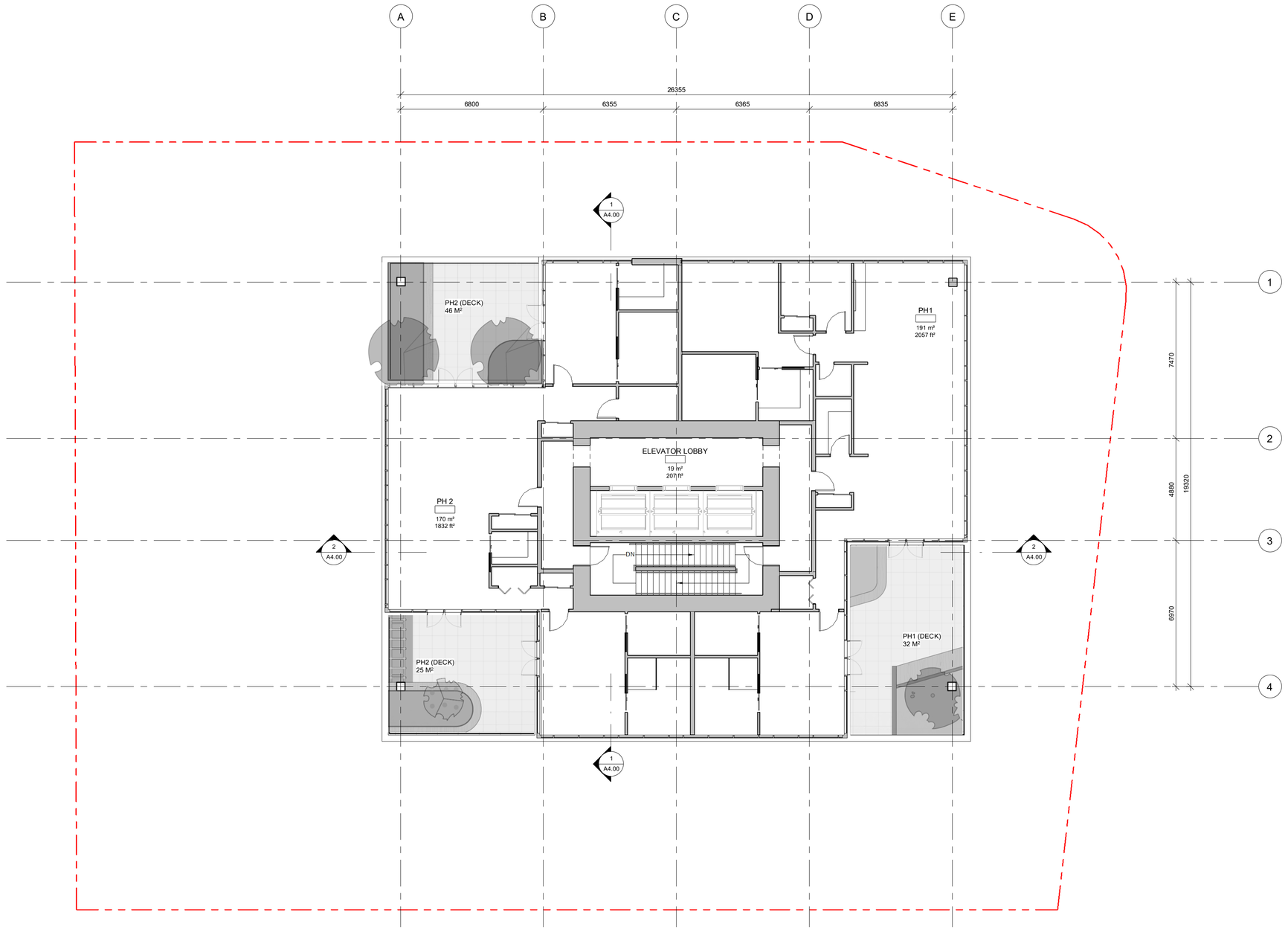
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2024-05-27

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Floor Plan - Penthouse

Date
May 27, 2024

Scale
1 : 100

Project #
2328

Revision

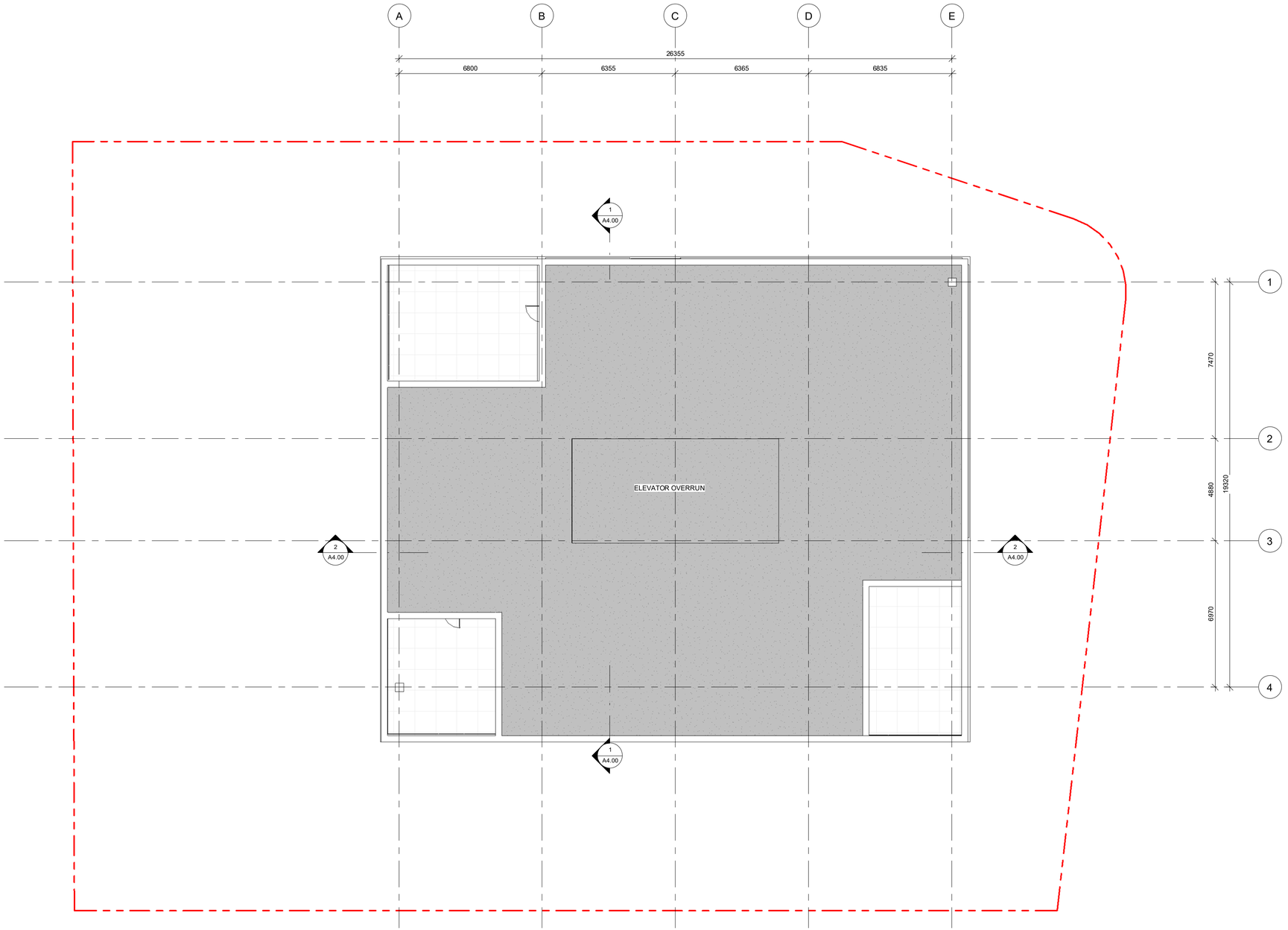
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REGISTERED ARCHITECT PETER JOHANNKNECHT BRITISH COLUMBIA

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Roof Level

Date
May 27, 2024

Scale
1 : 100

Project #
2328

REGISTERED ARCHITECT
PEDRO JOHANNESSEN
BRITISH COLUMBIA
2024-05-27

Revision

Sheet #
A2.13

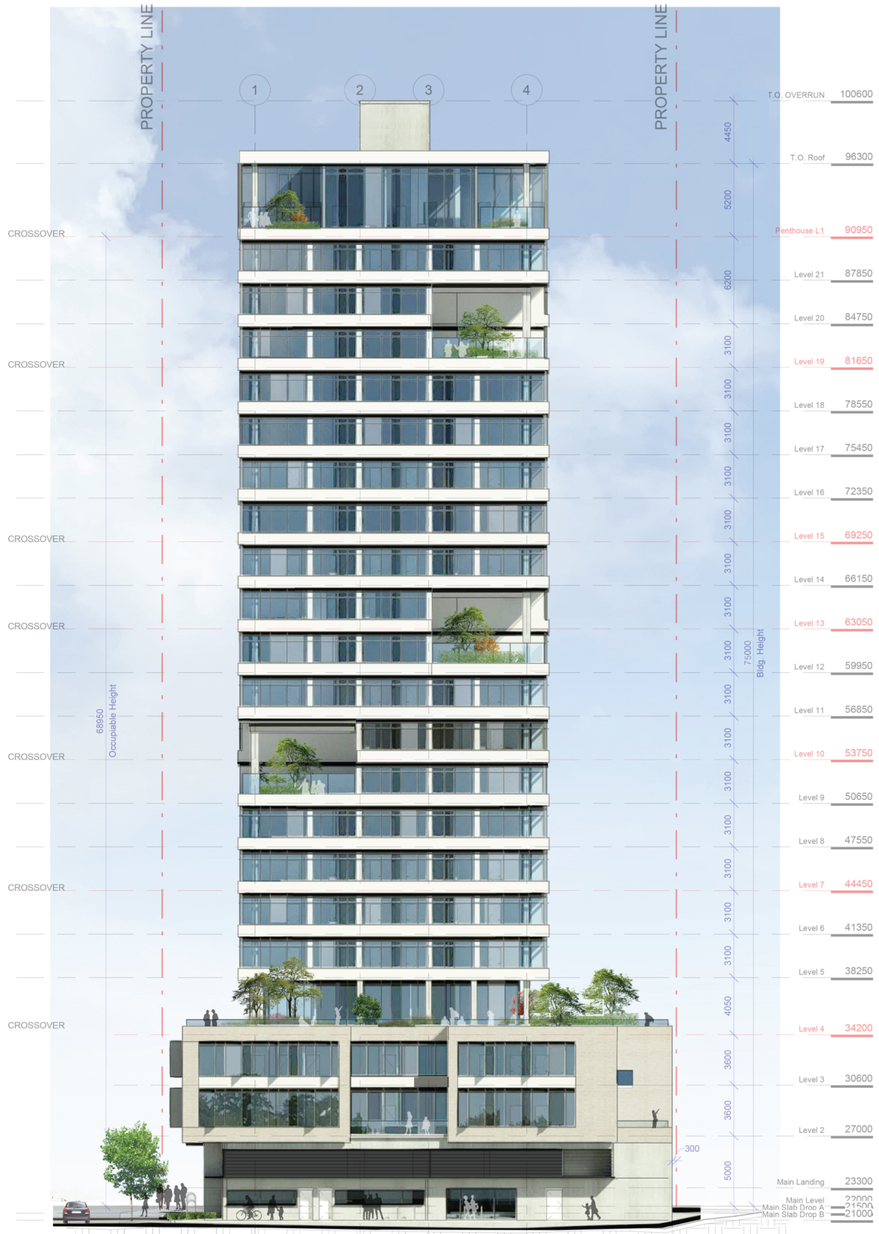
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1 Elevation - South

SCALE = 1 : 200



2 Elevation - West

SCALE = 1 : 200

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1620 Blanshard Rezoning

30.00°

Project North

Sheet Name

Elevations South + West

Date

May 27, 2024

Scale

Project #

2328

REGISTERED ARCHITECT PETER JOHANNKNECHT PROVINCE OF BRITISH COLUMBIA

Revision

Sheet #

A3.00

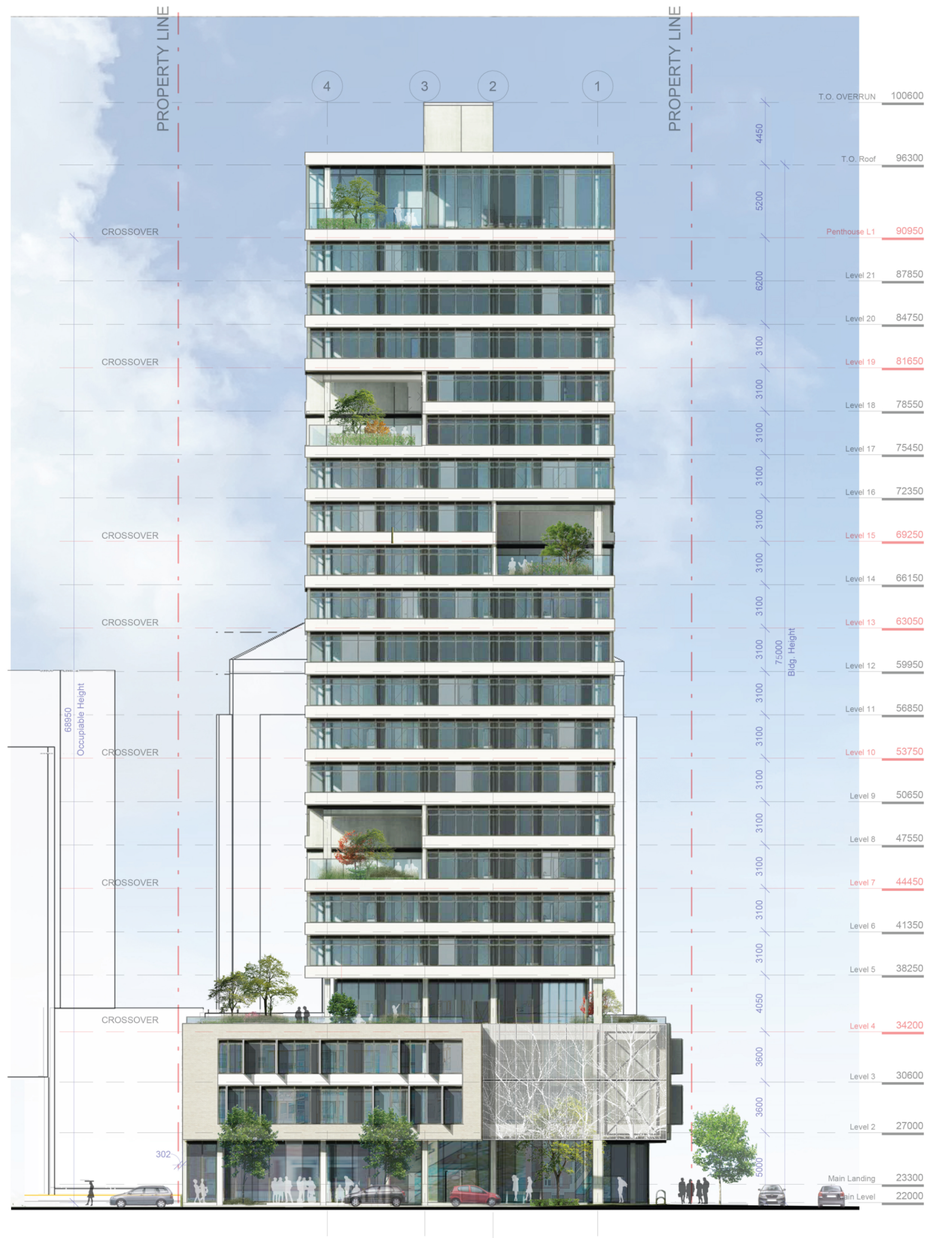
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1 Elevation - North
SCALE = 1 : 200



2 Elevation - East
SCALE = 1 : 200

NO.	DESCRIPTION	DATE

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1620 Blanshard Rezoning

30.00°
Project North

Sheet Name
Elevations North + East

Date
May 27, 2024

Scale

Project #
2328

Revision

Sheet #
A3.01

REGISTERED ARCHITECT
PETER JOHANSSON
BRITISH COLUMBIA

2024-05-27

5/27/2024 9:19:06 AM

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1 Contextual Elevation at Blanshard Street



2 Contextual Elevation at Blanshard Street



3 Contextual View Looking East Across Johnson Street Bridge

NO.	DESCRIPTION	DATE

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1620 Blanshard Rezoning

Sheet Name: Context Elevations

Date: May 27, 2024

Scale

Project #: 2328

Revision

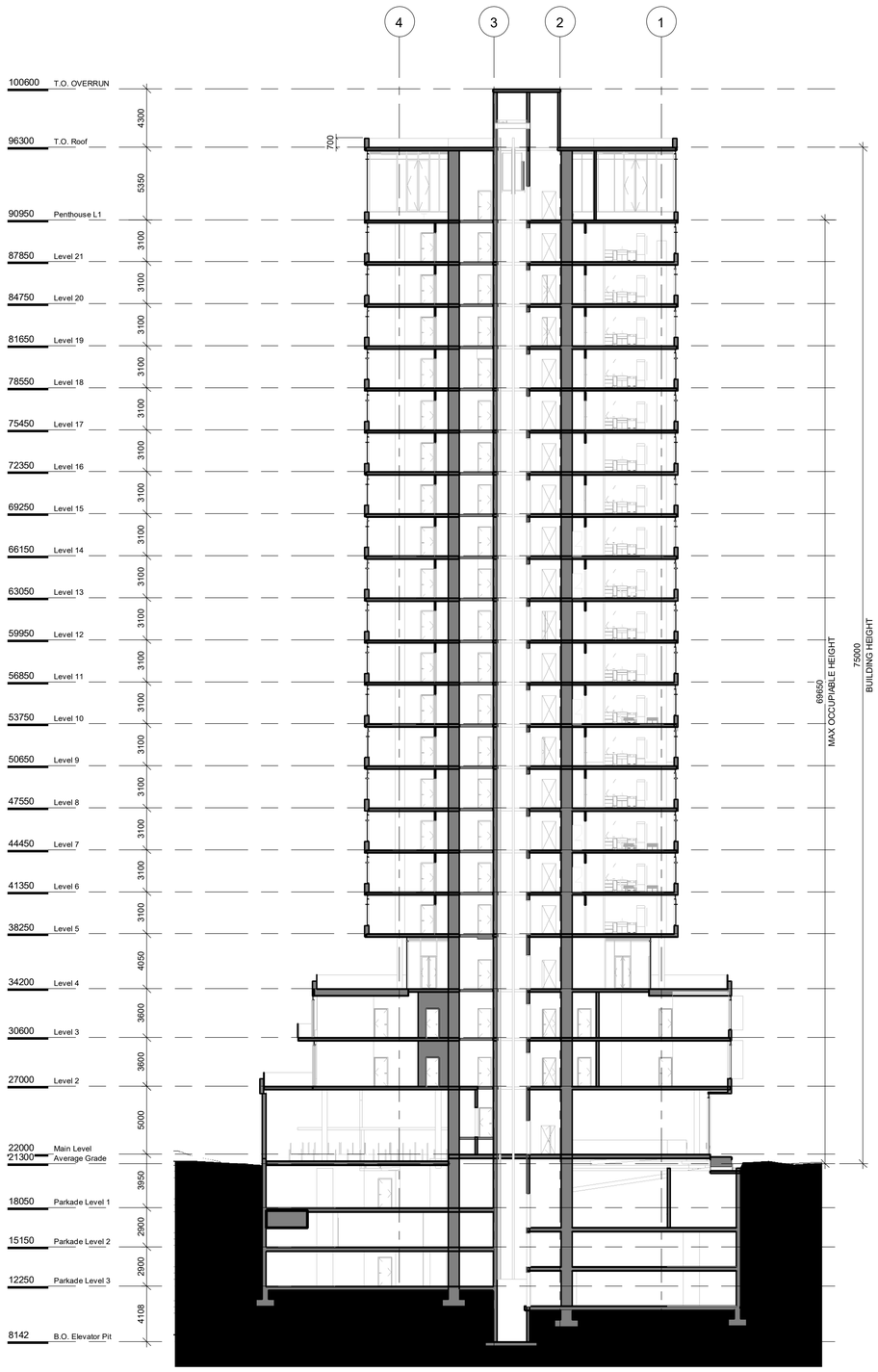
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REGISTERED ARCHITECT PETER JOHN CARDWELL BRITISH COLUMBIA

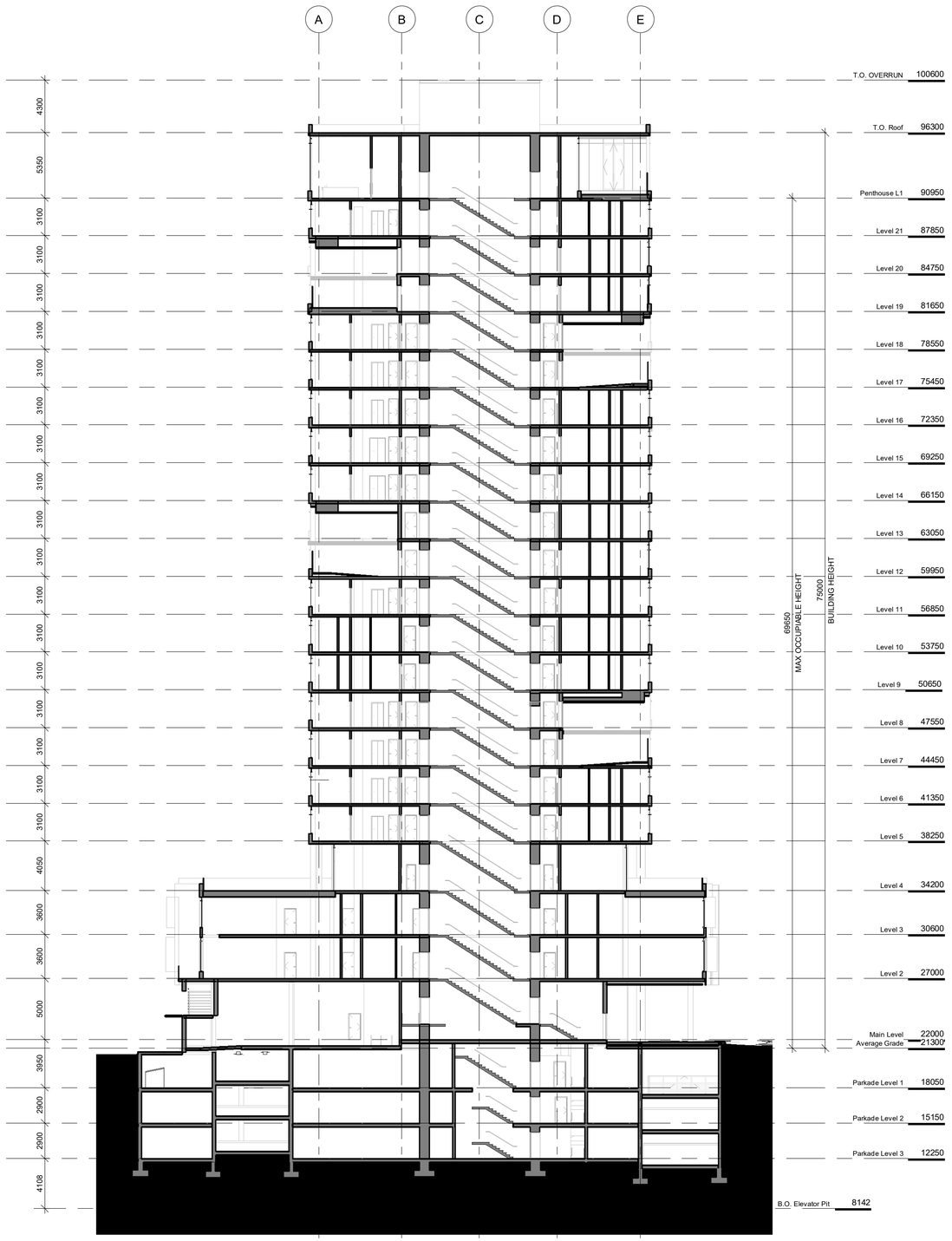
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1 Building Section 1
SCALE = 1 : 200



2 Building Section 2
SCALE = 1 : 200

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1620 Blanshard Rezoning

30.00° Project North

Sheet Name
Building Sections

Date
May 27, 2024

Scale
1 : 200

Project #
2328

Revision

Sheet #
A4.00

REGISTERED ARCHITECT PETER HUANG BRITISH COLUMBIA

2024-05-27

5/27/2024 9:19:12 AM

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1 Perspective at Corner of Blanshard and Fisgard

2 Perspective Looking North Along Blanshard Street



3 Perspective Street Level View at Blanshard and Fisgard

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1620 Blanshard Rezoning

80.47°
Project North

Sheet Name
Perspectives

Date
May 27, 2024

Scale

Project #
2328

Revision

Sheet #
A9.00

REGISTERED ARCHITECT
BRIAN DAVID CHAMBERLAIN
PROFESSIONAL ENGINEER
BRITISH COLUMBIA

2024-05-27

5/27/2024 9:19:14 AM

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