

520 MENZIES - NEW INFILL HOTEL
ISSUED FOR DEVELOPMENT TRACKER

LIST OF DRAWINGS

A000	Cover
A010	Site Survey
A011	3D Perspective Views
A012	3D Outward Views
A013	3D External Views
A100	Site Plan
A120	Overall Parkade Plan
A122	Level 1 - Ground Floor Plan
A123	Level 2 - Amenities Plan
A124	Levels 3-10 - Typical Suite Floor Plan
A125	Level 11 - Amenities Plan
A126	Roof Plan
A200	Elevations
A202	Materials Board
A300	Building Sections

LOCATION PLAN - NTS



PROJECT CONTACTS

OWNER

Reliance Properties
305 - 111 Water Street
Vancouver, BC

Joanna Kwan | Director of Dev.
(604) 671-4363
joannak@relianceproperties.ca

Mitchell Mills | Development Manager
(604) 817-4333
mitchellm@relianceproperties.ca

ARCHITECT

Cascadia Architects
101-804 Broughton Street
Victoria, BC

Peter Johannknecht | Architect AIBC, LEED® AP,MRAIC,cert. CPHD
peter@cascadiaarchitects.ca
(250) 590-3223; ext. 1000

Sally Miller | Architect AIBC, CPHD, LEED Green Assoc.
sally@cascadiaarchitects.ca
(250) 590-3223; ext. 1016

STRUCTURAL ENGINEER

SKYLINE ENGINEERING
380 - 4243 Glanford Avenue, Victoria, BC V8Z 4B9

Cord MacLean | Principal
PEng., LEED AP
(250) 590-4133; Ext. 104
cmaclean@seng.ca

MECHANICAL ENGINEER

AVALON Mechanical Consultants Ltd.
200–1245 Esquimalt Rd.
Victoria, BC V9A 3P2

Kevin Jackson | P.Eng.
(250) 940-2976
kjackson@avalon
mechanical.com

ELECTRICAL ENGINEER

e2 Engineering Inc.
Victoria 530 Herald Street
778.433.9391

Jay Singh | Principal
(778) 402-3060
jay.singh@e2eng.ca

LANDSCAPE ARCHITECT

MDI
3388A Tennyson Ave,
Victoria, BC V8Z 3P6

Devin Tepleski | Designer
(250) 412-2891; ext. 9
devin@mdidesign.ca

Scott Murdoch | MLA, RPBio
(250) 412-2891
scott@mdidesign.ca

CIVIL ENGINEER

WSP
Address: 3600 Uptown
Blvd, Victoria, BC V8Z 0B9

Ayden Martin P.Eng.
(250) 389-8047
Ayden.Martin@wsp.com

Jeff Somerville, P.Eng.,
(250) 389-8068
jeff.somerville@wsp.com

CODE CONSULTANT

TCCP
769 Roslyn Blvd. North Vancouver BC, V7G 1P4

Barry Thorson | P.Eng., CP, FEC
(604) 929-8520
barry@tccp.ca

GEOTECHNICAL

Ryzuk GEOTECHNICAL
100 - 771 Vernon Avenue, Victoria, BC

Cam Schellenberg | P.Eng.
(250) 475-3131
cschellenberg@ryzuk.com

SURVEYOR

GeoVera
795 Market Street
Victoria, BC V8T 0B4

Hugo Chisholm
(236) 464-2790
Hugo.Chisholm@geoverra.com

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

RELIANCE PROPERTIES

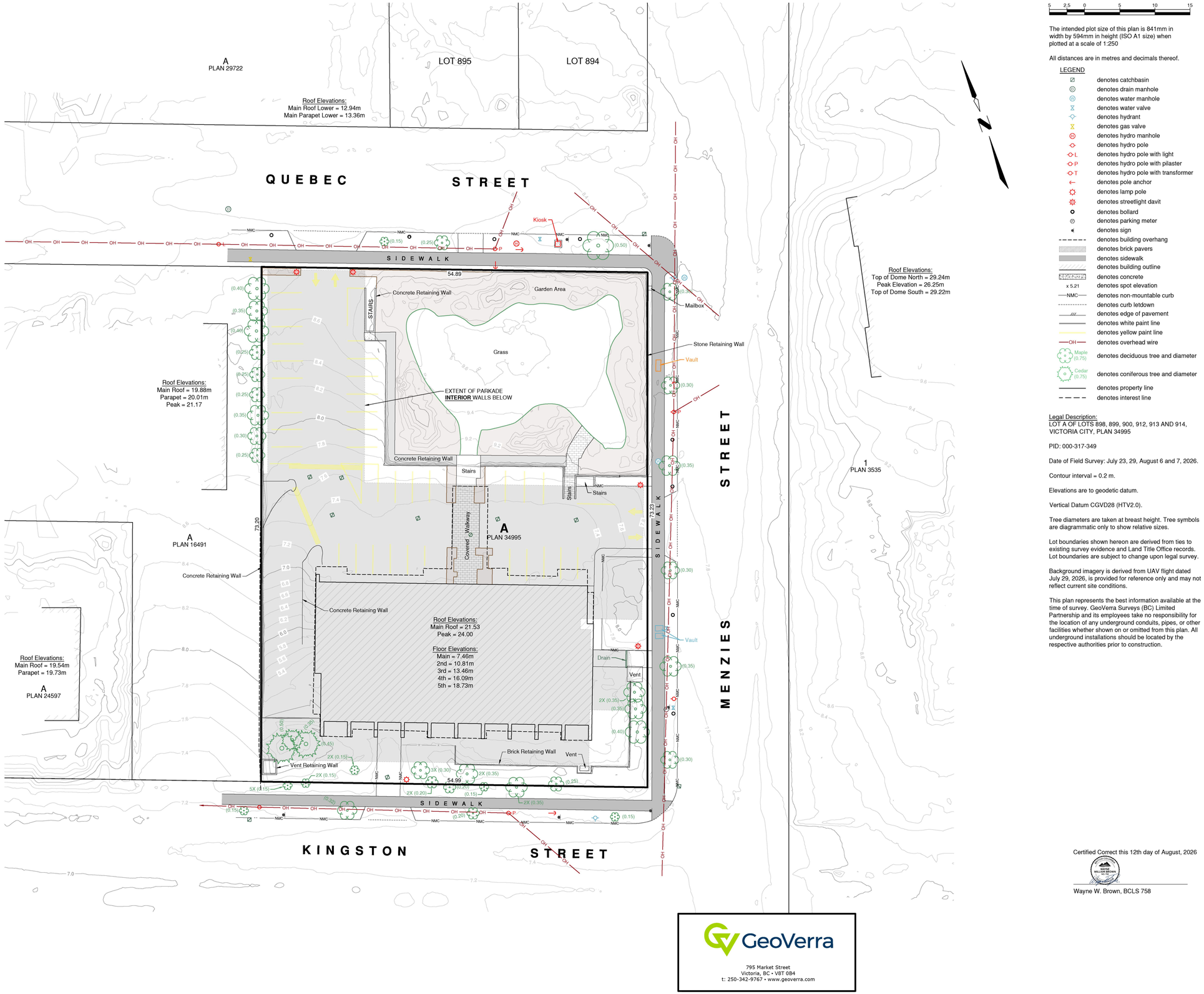
Reliance Properties Inc.
520 Menzies Street
520 MENZIES - NEW HOTEL
Issued for Development Tacker - Oct. 20, 2026

Project #	2611
Date	Oct. 20, 2026
Sheet #	A000
Revision	

REGISTERED ARCHITECT
PETER JOHANNKNECHT
BRITISH COLUMBIA

2026-10-20

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



5 2.5 0 5 10 15

The intended plot size of this plan is 841mm in width by 594mm in height (ISO A1 size) when plotted at a scale of 1:250

All distances are in metres and decimals thereof.

LEGEND

- denotes catchbasin
- denotes drain manhole
- denotes water manhole
- denotes water valve
- denotes hydrant
- denotes gas valve
- denotes hydro manhole
- denotes hydro pole
- denotes hydro pole with light
- denotes hydro pole with pilaster
- denotes hydro pole with transformer
- denotes pole anchor
- denotes lamp pole
- denotes streetlight davit
- denotes bollard
- denotes parking meter
- denotes sign
- denotes building overhang
- denotes brick pavers
- denotes sidewalk
- denotes building outline
- denotes concrete
- denotes spot elevation
- denotes non-mountable curb
- denotes curb letdown
- denotes edge of pavement
- denotes white paint line
- denotes yellow paint line
- denotes overhead wire
- denotes deciduous tree and diameter
- denotes coniferous tree and diameter
- denotes property line
- denotes interest line

Legal Description:
LOT A OF LOTS 898, 899, 900, 912, 913 AND 914, VICTORIA CITY, PLAN 34995

PID: 000-317-349

Date of Field Survey: July 23, 29, August 6 and 7, 2026.

Contour interval = 0.2 m.

Elevations are to geodetic datum.

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.

Background imagery is derived from UAV flight dated July 29, 2026, is provided for reference only and may not reflect current site conditions.

This plan represents the best information available at the time of survey. GeoVerra 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.

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

Certified Correct this 12th day of August, 2026

Wayne W. Brown, BCLS 758

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

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

20.23°
Project North

Sheet Name
Site Survey

Date
10/20/2026 12:58:21 PM

Scale
1 : 1

Project #
2611

Revision

Sheet #
A010

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sallyLHRQR.rvt



PERSPECTIVE 1 - VIEW FROM INNER HARBOR



PERSPECTIVE 2 - AERIAL OF SURROUNDING HISTORICAL LANDMARKS



PERSPECTIVE 3 - VIEW FROM LEGISLATURE LAWN

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

Sheet Name: 3D Perspective Views

Date: 10/20/2026 12:58:21 PM

Scale:

Project #: 2611

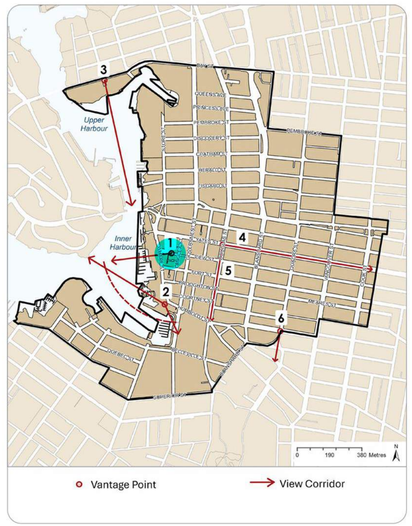
Revision:

Sheet #: A011

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

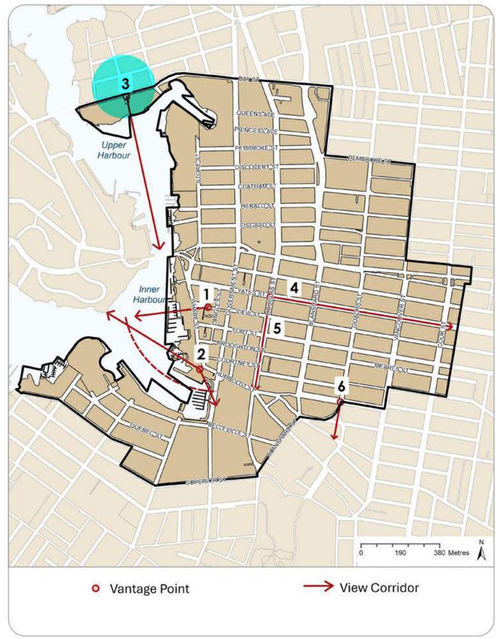
2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\REVIT 2026_i20 Mercer Street - New Hotel - CENTRAL_sally.rvt#RQR.rvt



Map 21: Outward Views





Map 21: Outward Views



NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

Sheet Name

3D Outward Views

Date

10/20/2026 12:58:21 PM

Scale

1 : 1

Project #

2611

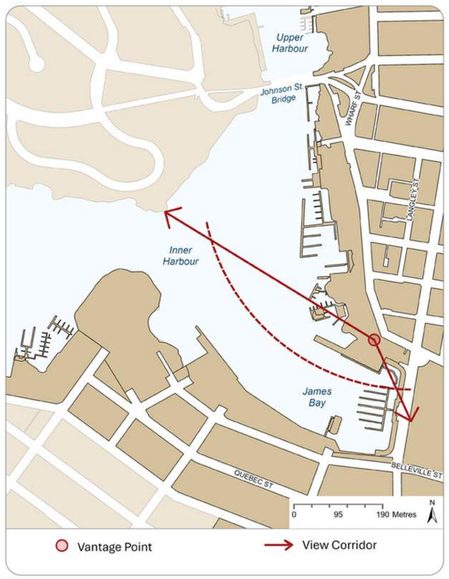
Revision

Sheet #

A012

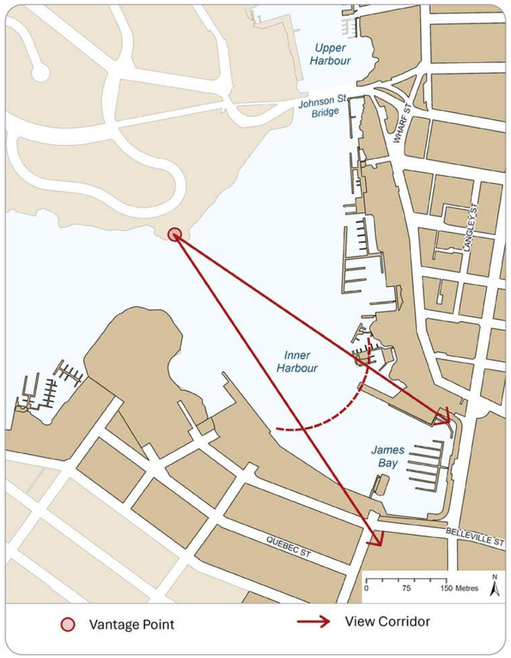
2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sally3.rvt#CQR.rvt



Map 24: External View 3





Map 23: External View 2



	Issued for Development Tacker	Oct. 20, 2026
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

Sheet Name

3D External Views

Date

10/20/2026 12:58:21 PM

Scale

1 : 1

Project #

2611

Revision

Sheet #

A013

REGISTERED ARCHITECT
KRISTEN JOHANNESEN
BRITISH COLUMBIA

2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sallyLHR2R.rvt

ZONING DATA

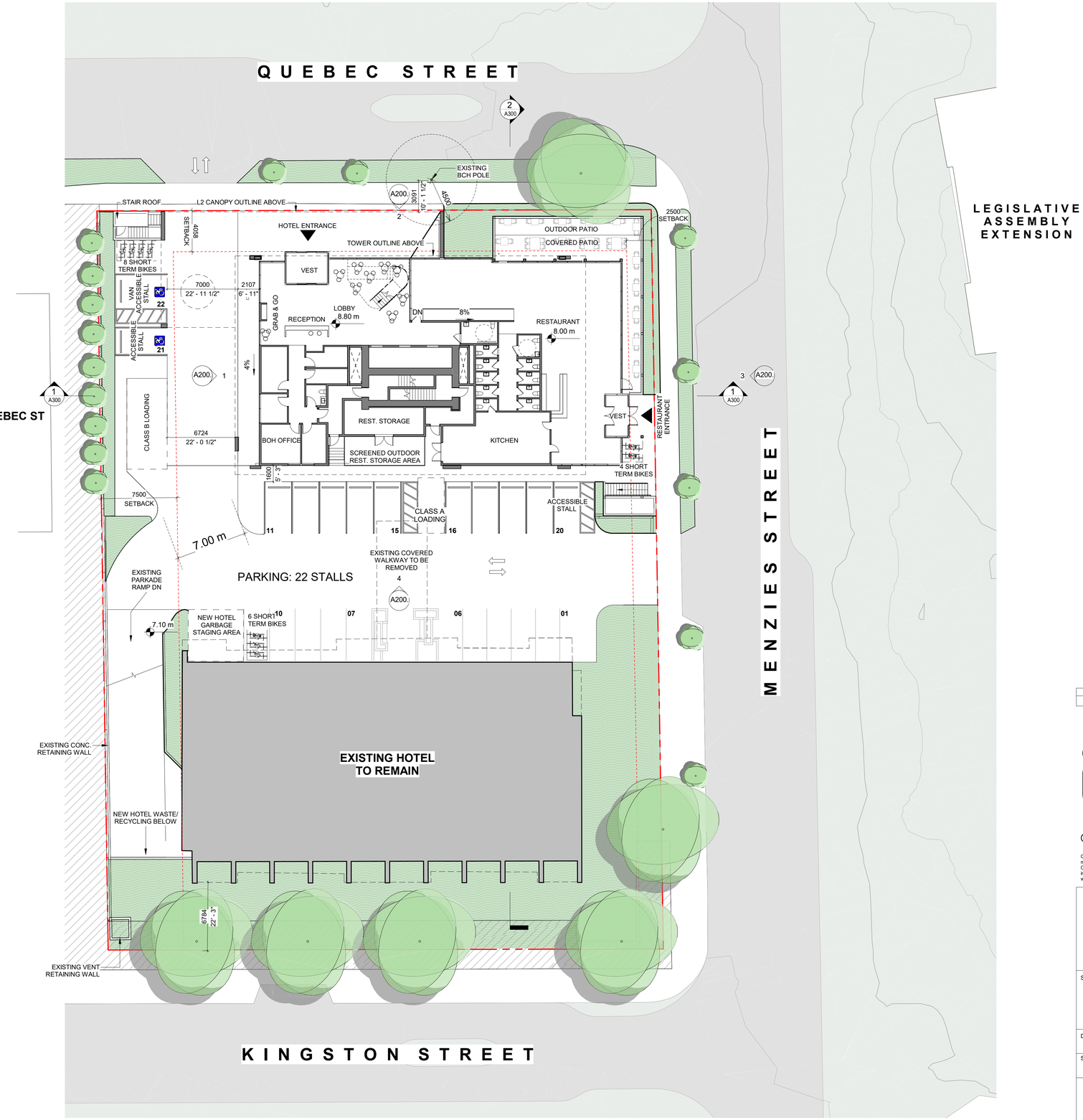
PROPERTY INFORMATION FOR 520 MENZIES STREET

PID: 000-317-349
Folio: 02139016
Lot Number: A
Plan Number: VIP34995
Legal Description:LOT A OF LOTS 898, 899, 900, 912, 913 & 914, VICTORIA, PLAN 34995

	EXISTING	PROPOSED	COMBINED TOTAL
ZONE (EXISTING)	T-1	NEW ZONE	-
SITE AREA	4017.8 m²	-	4017.8 m²
TOTAL FLOOR AREA	3950 m²	7,938 m²	11,888 m²
COMMERCIAL FLOOR AREA	X m²	372 m²	372 m²
FSR	0.98	1.98	2.96
SITE COVERAGE	23%	27%	50%
OPEN SITE SPACE	-	-	25%
HEIGHT OF BUILDING	X m	40 m	-
NUMBER OF STOREYS	5	11	-
VEHICLE PARKING	113	-	88
BICYCLE PARKING - LONG TERM	-	17	17
BICYCLE PARKING - SHORT TERM	6	12	18
BUILDING SETBACKS			
Front Yard	7.5 m	4 m	
Rear Yard	7.5 m	Existing	
Side Yard (West)	7.5 m	7.5 m	
Side Yard (East)	7.5 m	2.5 m	
HOTEL ROOMS	80	144	224

PARKING CALCULATIONS

REQUIRED VEHICLES	EXISTING	PROPOSED	COMBINED
HOTEL (0.25/SUITE)	(0.25 * 80 SUITES): 20	(0.25 * 144 SUITES): 36	56
RESTAURANT (1/40m²)	(1/40m² * 182m²): 5	(1/40m² * 408m²): 11	16
LOUNGE (1/40m²)	(1/40m² * 46m²): 2	-	2
MEETING (1/70m²)	-	(1/70m² * 366m²): 6	6
EVENT (1/30m²)	-	(1/30m² * 220m²) 8	8
TOTAL REQUIRED	**27**	**61**	**88**
EXISTING PARKING	113	-	-
PROPOSED PARKING	**27**	**61**	**88**
REQUIRED BIKES - LONG TERM			
HOTEL (0.04/SUITE)	(0.04 * 80 SUITES): 4	(0.04 * 144 SUITES): 6	10
RESTAURANT (1/400m²)	(1/400m² * 182m²): 1	(1/400m² * 408m²): 2	3
LOUNGE (1/400m²)	(1/400m² * 46m²): 1	-	1
MEETING (1/150m²)	-	(1/150m² * 366m²): 3	3
EVENT (n/a)	-	(n/a) 0	0
TOTAL REQUIRED	**6**	**11**	**17**
REQUIRED BIKES - SHORT TERM			
HOTEL (0.025/SUITE)	(0.025 * 80 SUITES): 2	(0.025 * 144 SUITES): 4	6
RESTAURANT (1/100m²)	(1/100m² * 182m²): 2	(1/100m² * 408m²): 5	7
LOUNGE (1/100m²)	(1/100m² * 46m²): 1	-	1
MEETING (1/400m²)	-	(1/400m² * 366m²): 1	1
EVENT (1/200m²)	-	(1/200m² * 220m²) 2	2
TOTAL REQUIRED	**5**	**12**	**17**



1 Overall Site Plan
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

20.23°
Project North

Sheet Name: Site Plan

Date: 10/20/2026 12:58:24 PM

Scale: As indicated

Project #: 2611

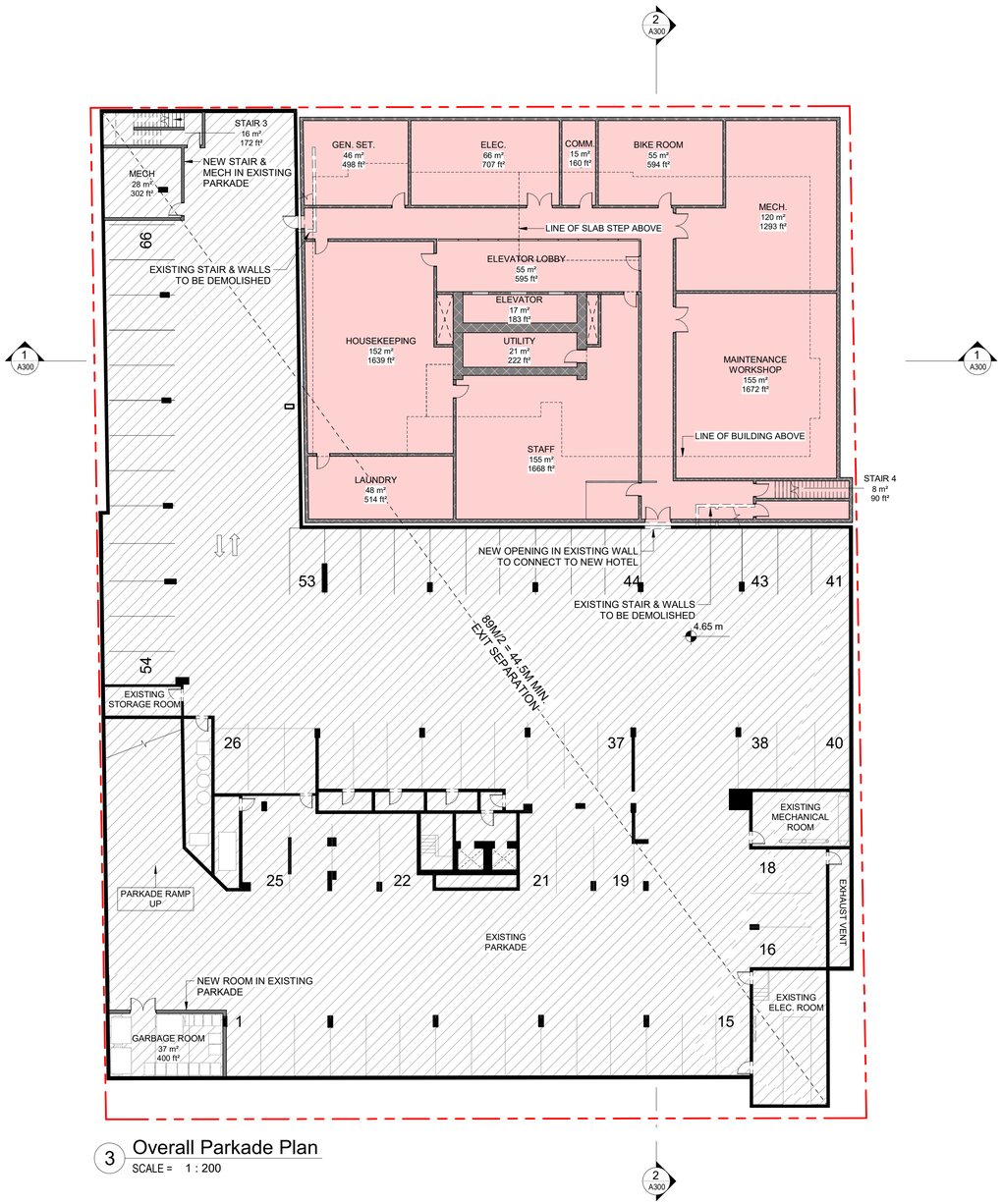
Revision

REGISTERED ARCHITECT JOHN JOHANNESSEN BRITISH COLUMBIA

2026-10-20

Sheet #: A100

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sally\ARCH.rvt

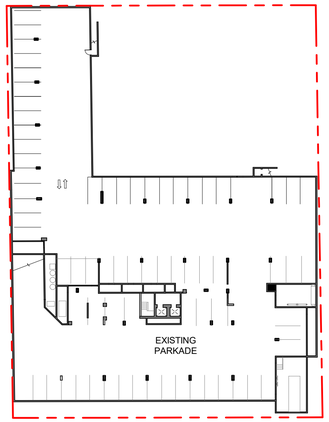


PROJECT SCOPE

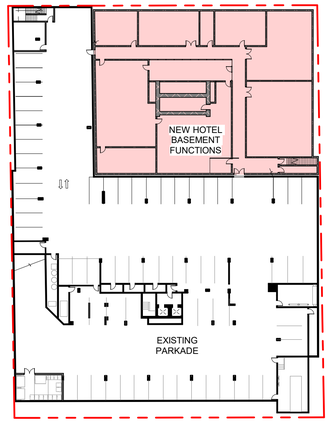
	EXISTING PARKADE
	NEW CONSTRUCTION

WALL LEGEND

	EXISTING
	PLANNED DEMO
	NEW CONSTRUCTION



1 Parkade - Existing Key Plan
SCALE = 1 : 500



2 Parkade - New Key Plan
SCALE = 1 : 500

3 Overall Parkade Plan
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

20.23°
Project North

Sheet Name
Overall Parkade Plan

Date
10/20/2026 12:58:24 PM

Scale
As indicated

Project #
2611

Revision

Sheet #
A120

REGISTERED ARCHITECT
ANDREW JOHANNESSEN
BRITISH COLUMBIA

2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_r20 Menzies Street - New Hotel - CENTRAL_sallyAHROR.rvt

QUEBEC STREET

SIDEWALK

EXISTING BCH POLE

HOTEL ENTRANCE

TOWER OUTLINE ABOVE

L2 CANOPY OUTLINE ABOVE

CANOPY PROJECTION 1137

6363

9.90 m STAIR ROOF

DN

1251 4' - 1"

8 SHORT TERM BIKES

SETBACK 4636

CANOPY PROJECTION 3947

7000 22' - 11 1/2"

2107 6' - 11"

VEST 13 m² 142 ft²

LOBBY 128 m² 1380 ft²

8.80 m

UP

GRAB & GO

RECEPTION

OUTDOOR PATIO 24 m² 259 ft²

PATIO PROJECTION 2487

1000 3' - 3 1/2"

1571

COVERED PATIO 63 m² 676 ft²

1132 3' - 8 1/2"

2500 SETBACK

838

1662 PATIO PROJECTION

1029 3' - 4 1/2"

RESTAURANT 230 m² 2476 ft²

8.00 m

8%

UNIV WC 8 m² 83 ft²

VAN ACCESSIBLE STALL

5100

22

3400

1500

370

ACCESSIBLE STALL

21

2700

A200 1

1 A300

HOTEL DROP-OFF ZONE

BOH OFFICE 12 m² 127 ft²

LUGGAGE STOR. 7 m² 80 ft²

BOH OFFICE 6 m² 66 ft²

MECH

ELEVATOR 17 m² 183 ft²

MECH / ELEC

STAIR 1 10 m² 107 ft²

STAIR 2 9 m² 99 ft²

WC 4 m² 44 ft²

ALL GENDER WC 42 m² 454 ft²

WC 3 m² 28 ft²

BOH OFFICE 8 m² 84 ft²

CORRIDOR 14 m² 154 ft²

EXIT CORR 11 m² 113 ft²

REST. STORAGE 22 m² 238 ft²

8.00 m

EXIT CORR. 11 m² 114 ft²

KITCHEN 49 m² 533 ft²

VEST 10 m² 105 ft²

RESTAURANT ENTRANCE

BOH OFFICE 15 m² 163 ft²

BOH OFFICE 9 m² 101 ft²

9000

SCREENED OUTDOOR REST. STORAGE AREA

1500

4 SHORT TERM BIKES

3 A200

1 A300

SIDEWALK

MENZIES STREET

475 QUEBEC ST

CLASS B LOADING

7500 SETBACK

7.00 m

CLASS A LOADING

ACCESSIBLE STALL

DN

11 15 16 20

2600 1500

EXISTING COVERED WALKWAY TO BE REMOVED

PARKING: 22 STALLS

4 A200

6 SHORT TERM BIKES

10 07 06 01

NEW HOTEL GARBAGE STAGING AREA

PARKADE RAMP DN

EXISTING HOTEL

2 A300

1 Level 1 - Ground Floor

SCALE = 1 : 100

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

20.23°

Project North

Sheet Name

Level 1 - Ground Floor Plan

Date 10/20/2026 12:58:26 PM

Scale 1 : 100

Project # 2611

Revision

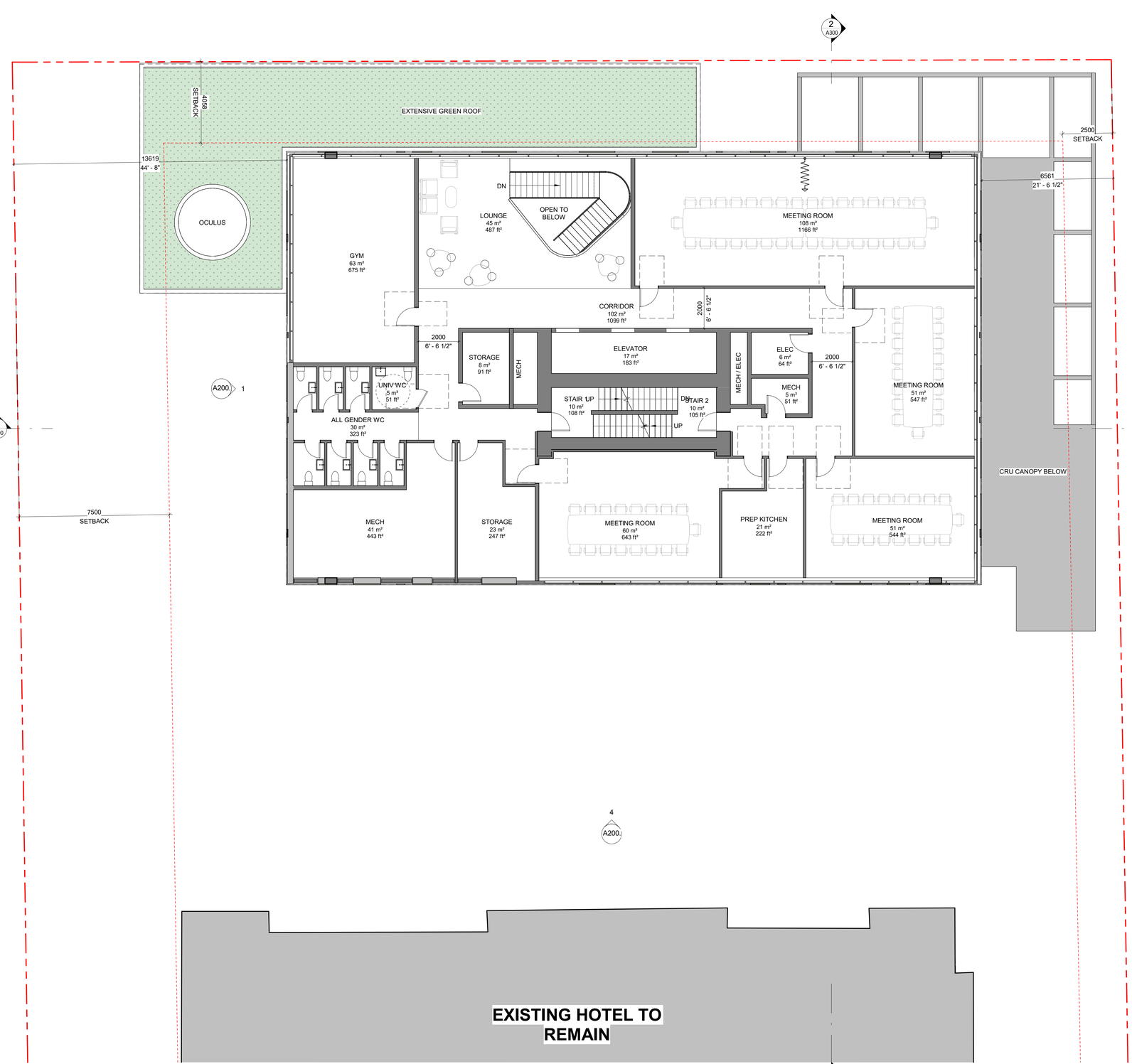
Sheet # A122

REGISTERED ARCHITECT JOHANNA... BRITISH COLUMBIA

2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sally.kARR2R.rvt

475 QUEBEC ST



1 Floor Plan - Level 2 - Amenities
SCALE = 1 : 100

	Issued for Development Tacker	Oct. 20, 2026
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

20.23°
Project North

Reliance Properties Inc.

520 Menzies Street

Sheet Name
Level 2 - Amenities Plan

Date
10/20/2026 12:58:27 PM

Scale
1 : 100

Project #
2611

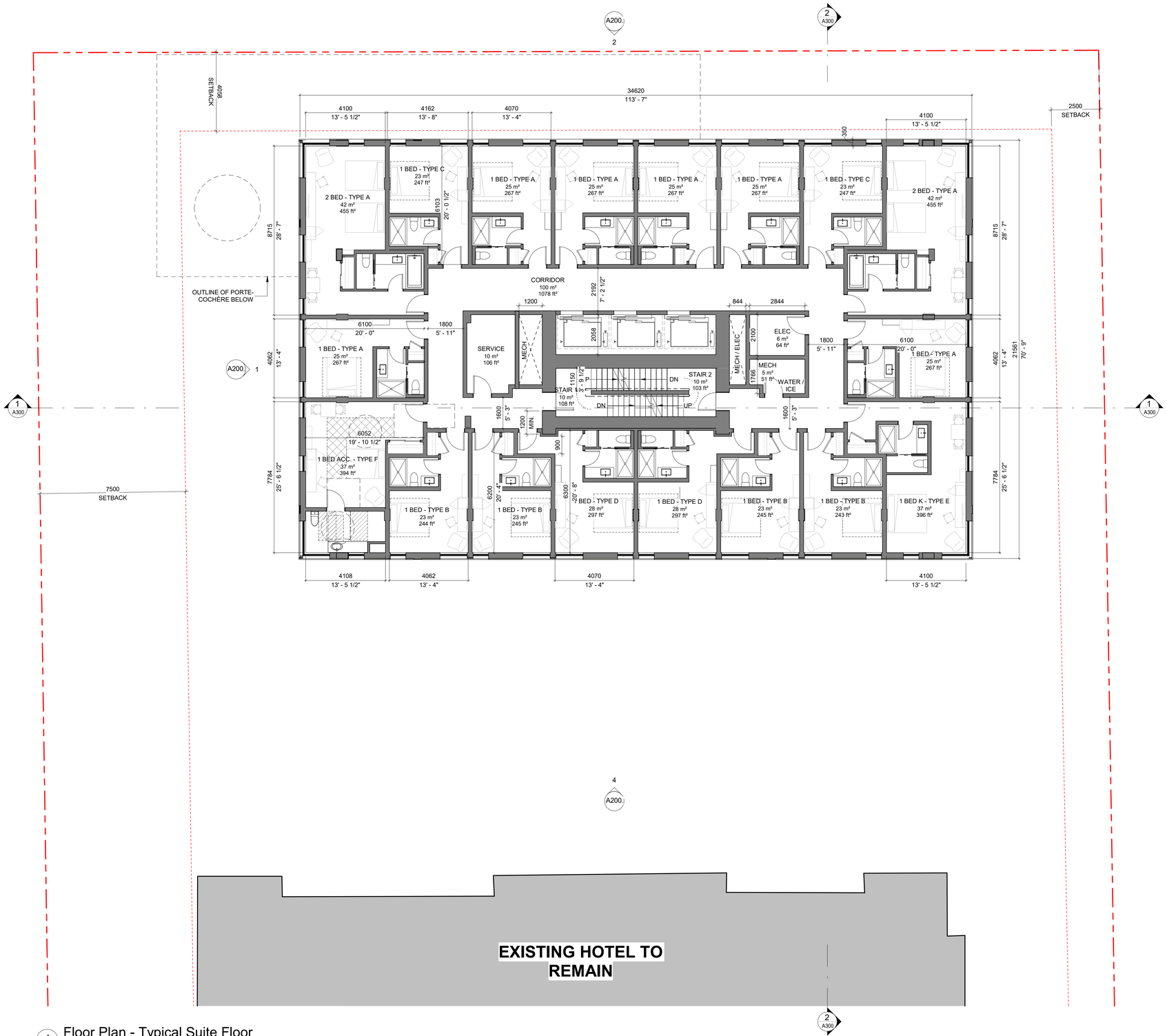
Revision

Sheet #
A123

REGISTERED ARCHITECT
KEVIN JOHANNESSEN
BRITISH COLUMBIA

2026-10-20

C:\Users\SaiVi\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_saiVi.rvt#FiQR.rvt



1 Floor Plan - Typical Suite Floor

SCALE = 1 : 100

Hotel GFA HOTEL FLOORPLATE					
Custom Area	Level	Area	# of Storeys	GFA AREA	GFA SF
Circulation	Level 03 - Suite	148 m²	8	1185 m²	12,752
Mech/Elec	Level 03 - Suite	18 m²	8	141 m²	1,515
Suite	Level 03 - Suite	570 m²	8	4559 m²	49,068
Utility	Level 03 - Suite	18 m²	8	141 m²	1,515
		753 m²		6025 m²	64,850

HOTEL SUITE MIX & AREA			
Level	Name	Area	Count
Level 03 - Suite	1 BED - TYPE A	149 m²	6
Level 03 - Suite	1 BED - TYPE B	91 m²	4
Level 03 - Suite	1 BED - TYPE C	46 m²	2
Level 03 - Suite	1 BED - TYPE D	55 m²	2
Level 03 - Suite	1 BED ACC. - TYPE F	37 m²	1
Level 03 - Suite	1 BED K - TYPE E	37 m²	1
Level 03 - Suite	2 BED - TYPE A	85 m²	2
Level 03 - Suite	CORRIDOR	100 m²	1
Level 03 - Suite	ELEC	6 m²	1
Level 03 - Suite	MECH	5 m²	1
Level 03 - Suite	SERVICE	10 m²	1
Level 03 - Suite	STAIR 1	10 m²	1
Level 03 - Suite	STAIR 2	10 m²	1
		639 m²	

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

20.23°

Project North

Sheet Name

Levels 3-10 - Typical Suite Floor Plan

Date 10/20/2026 12:58:27 PM

Scale 1 : 100

Project # 2611

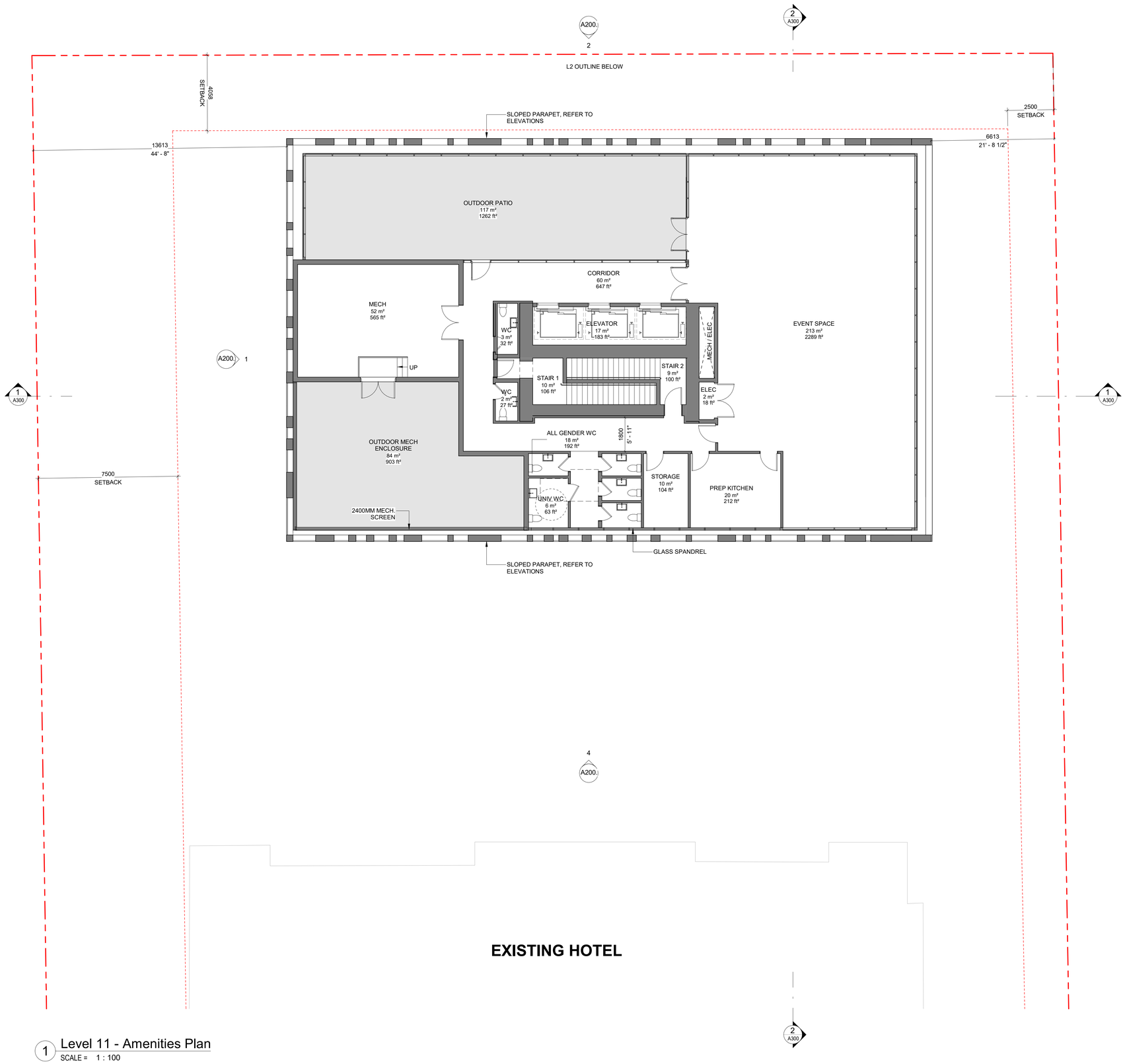
Revision

Sheet # A124

REGISTERED ARCHITECT CASCADIA ARCHITECTS INC. BRITISH COLUMBIA

2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\REVIT 2026_220 Menzies Street - New Hotel - CENTRAL_sally3.rvtRCR.rvt



475 QUEBEC ST

1 Level 11 - Amenities Plan
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

20.23°
Project North

Reliance Properties Inc.

520 Menzies Street

Sheet Name
Level 11 - Amenities Plan

Date
10/20/2026 12:58:27 PM

Scale
1 : 100

Project #
2611

REGISTERED ARCHITECT
JOHANNA
BRITISH COLUMBIA

Revision

Sheet #
A125

2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sallyh4RQR.rvt



1 Roof Plan
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

20.23°
Project North

Reliance Properties Inc.

520 Menzies Street

Sheet Name
Roof Plan

Date
10/20/2026 12:58:27 PM

Scale
1 : 100

Project #
2611

Revision

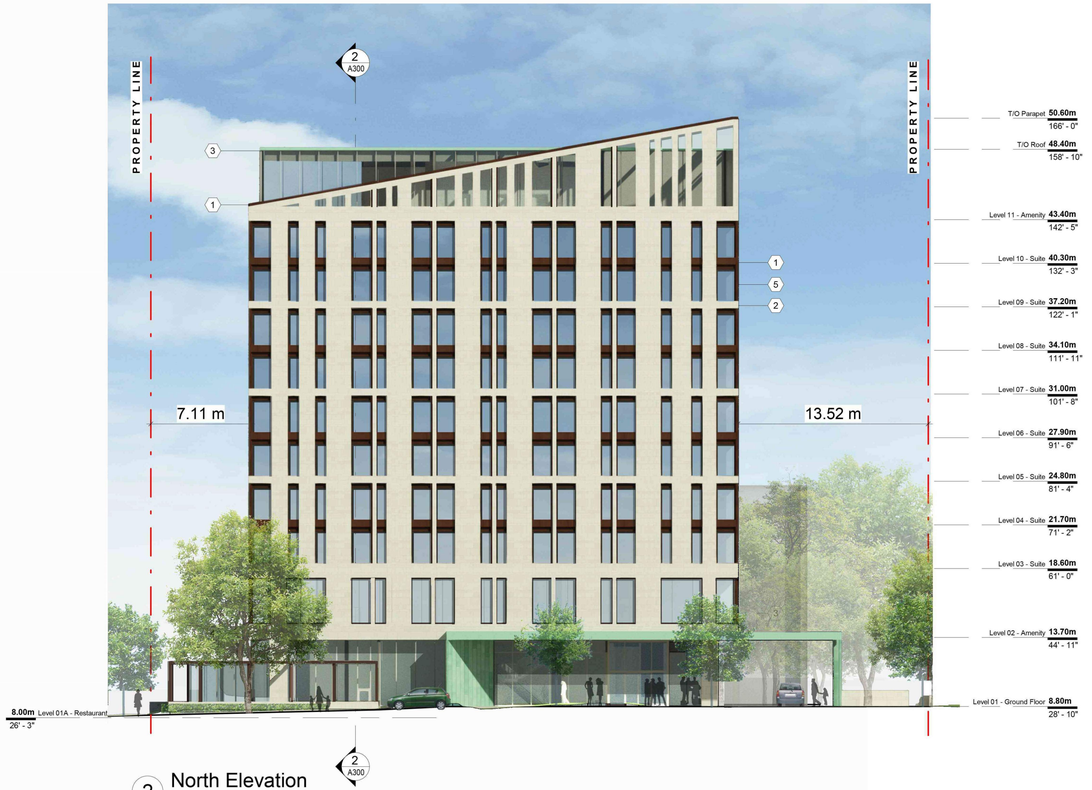
Sheet #
A126

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sally.kHROR.rvt



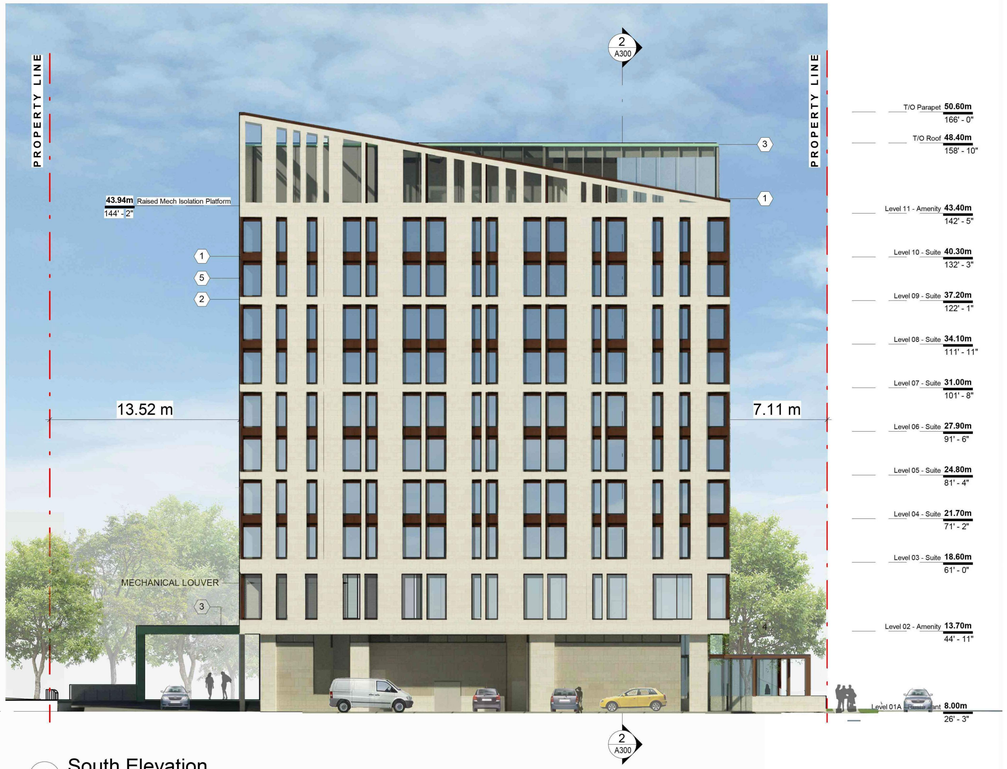
1 West Elevation
SCALE = 1 : 200



2 North Elevation
SCALE = 1 : 200



3 East Elevation
SCALE = 1 : 200



4 South Elevation
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

Sheet Name: Elevations

Date: 10/20/2026 12:58:28 PM

Scale

Project # 2611

Revision

Sheet # A200

REGISTERED ARCHITECT ROBERT JOHANNESSEN BRITISH COLUMBIA

2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sally.jo#RQR.rvt



Quebec St. Section / Elevation 1 : 500



Menzies St. Section / Elevation 1 : 500

	Issued for Development Tacker	Oct. 20, 2026
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

Sheet Name

Context Elevations

Date

10/20/2026 12:58:28 PM

Scale

Project #

2611

REGISTERED ARCHITECT JOHANNES MARAIS BRITISH COLUMBIA

2026-10-20

Revision

Sheet #

A201

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_\20 Menzies Street - New Hotel - CENTRAL_sally.rvtHRQR.vrt



1 YOUNG COPPER APPEARANCE

2 PORCELAIN STONE APPEARANCE

4 WOOD ACCENTS







5 DARK FRAMES & WINDOW MULLIONS



3 AGED COPPER APPEARANCE

	Issued for Development Tacker	Oct. 20, 2026
NO.	DESCRIPTION	DATE

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

Sheet Name: Materials Board

Date: 10/20/2026 12:58:28 PM

Scale: 1 : 1

Project #: 2611

Revision

Sheet #: A202

REGISTERED ARCHITECT — PROVINCE OF BRITISH COLUMBIA

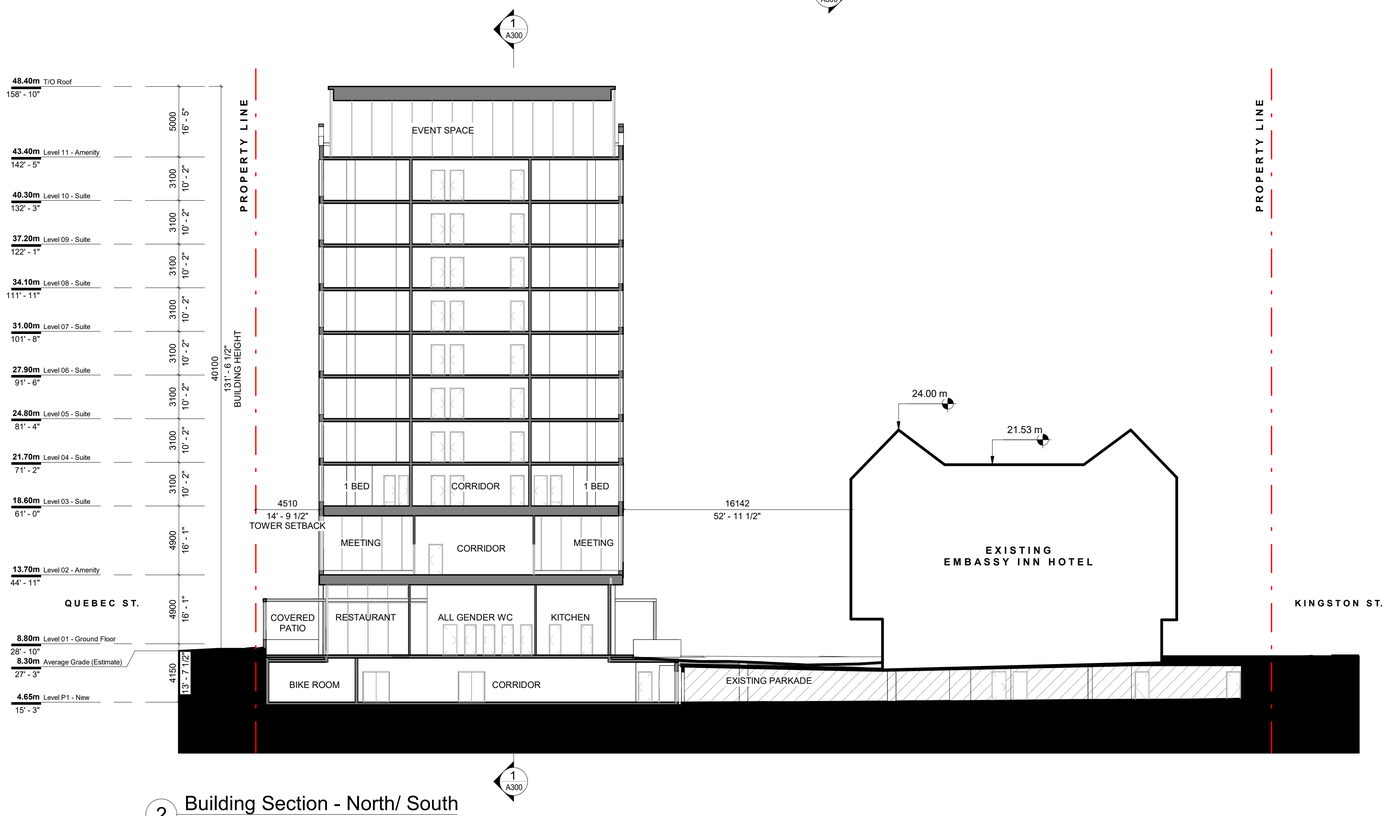
2026-10-20

C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sallyLHMQR.rvt



1 Building Section - East/ West Through Stairs

SCALE = 1 : 200



2 Building Section - North/ South

SCALE = 1 : 200

NO.	DESCRIPTION	DATE
	Issued for Development Tacker	Oct. 20, 2026

CASCADIA ARCHITECTS INC

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.

520 MENZIES - NEW HOTEL

Reliance Properties Inc.

520 Menzies Street

Sheet Name: Building Sections

Date: 10/20/2026 12:58:28 PM

Scale: 1 : 200

Project #: 2611

Revision:

Sheet #: A300

REGISTERED ARCHITECT — PROVINCE OF BRITISH COLUMBIA — JOHANNA

2026-10-20

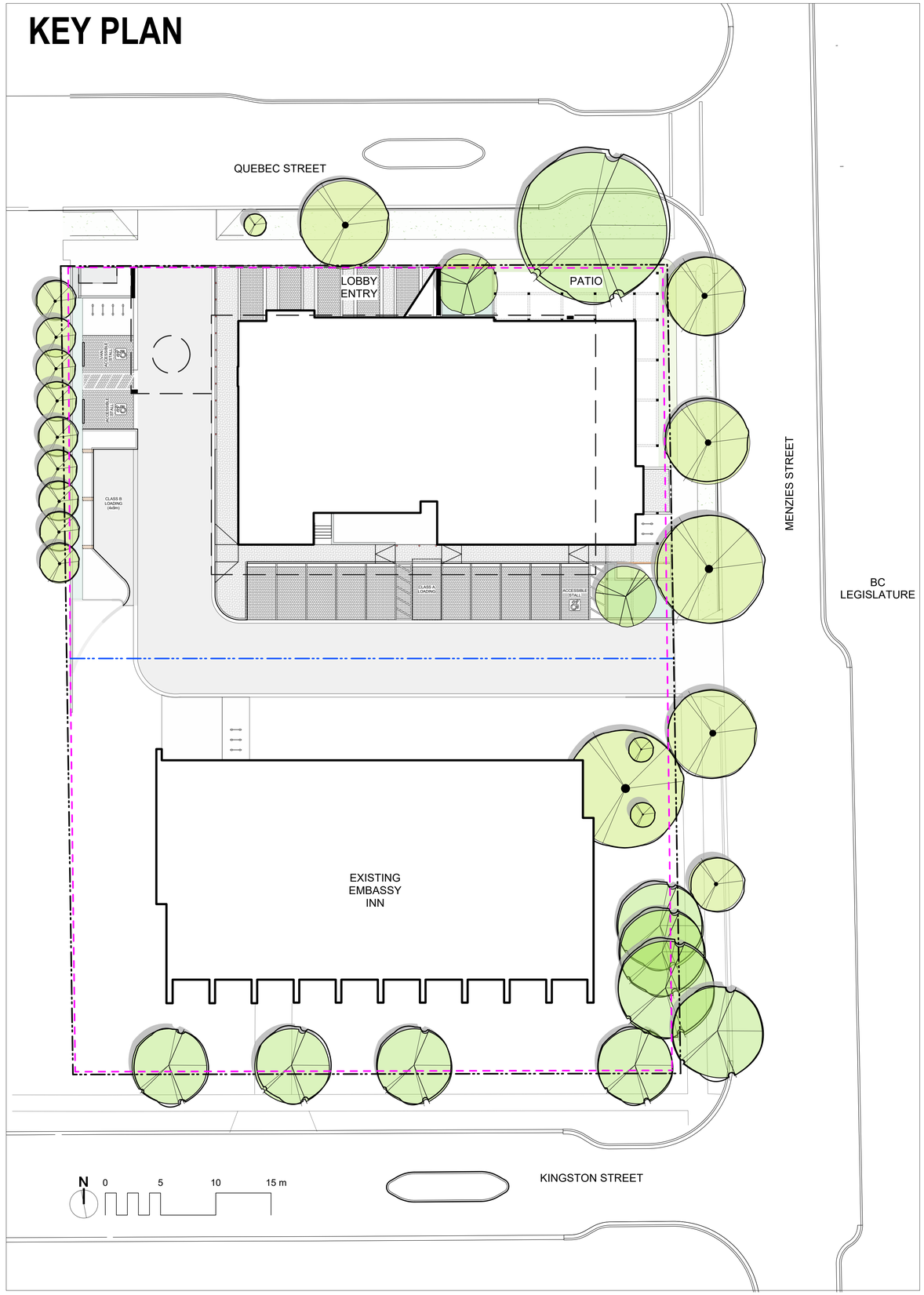
C:\Users\Sally\OneDrive - CASCADIA ARCHITECTS INC\Documents\RVT 2026_520 Menzies Street - New Hotel - CENTRAL_sally\JHRDR.rvt

Reliance Properties Ltd.

520Menzies Hotel

Victoria, BC

KEY PLAN



MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

NOTFORCONSTRUCTION

No.	Issued For	Issue Date
2	Dev. Tracker	2026-10-20
1	Pre-App	2026-09-10

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-10-20

client

RELIANCE PROPERTIES LTD.
SUITE 305, 111 WATER STREET
VANCOUVER, BC, V6B 1A7

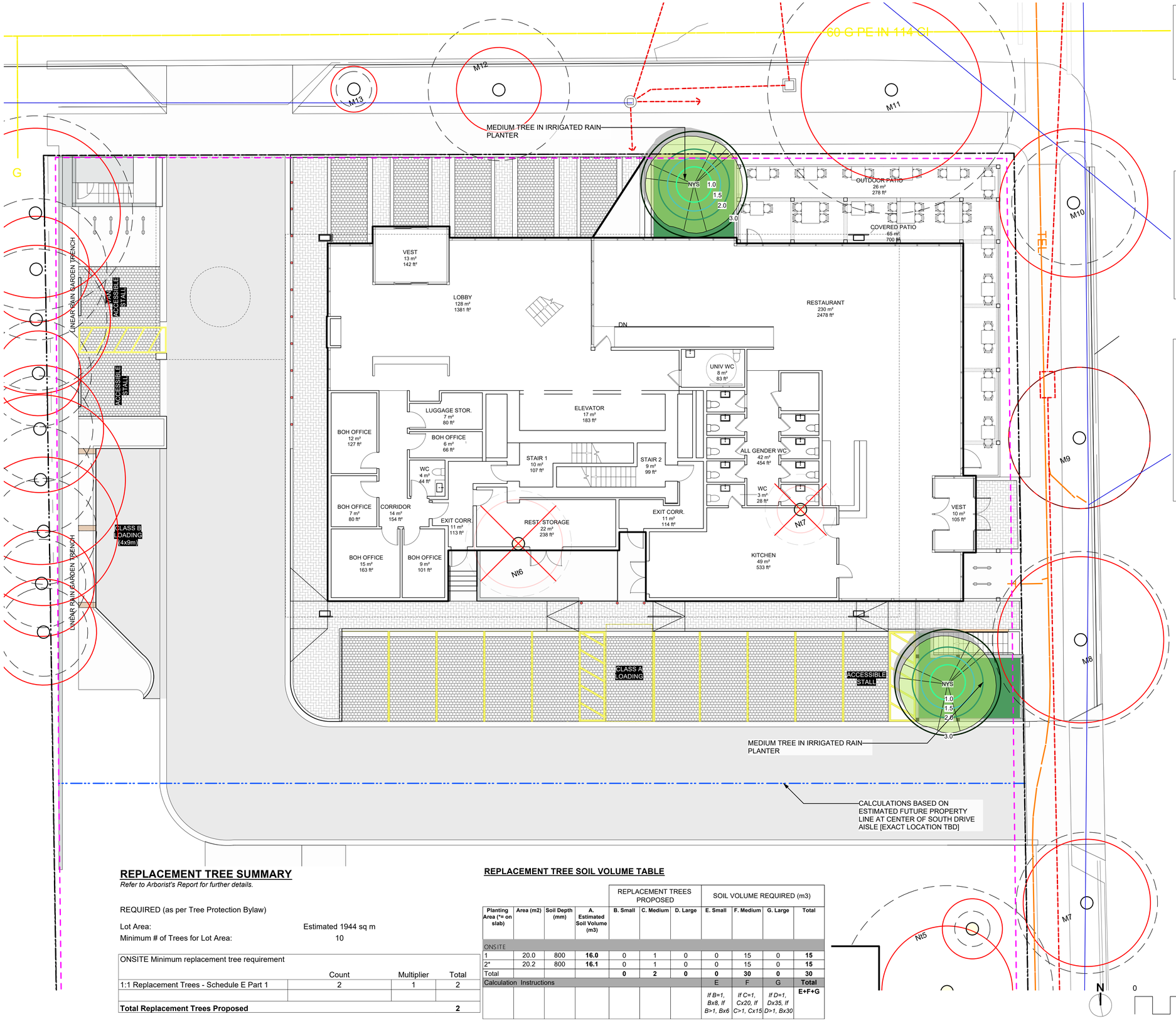
project

520 MENZIES HOTEL
520 MENZIES ST.
VICTORIA, BC, V8V 2H4

sheet title

Cover

project no.	126.26
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	**L0.00**



LINE TYPE LEGEND

- Property line
- Estimated Future Property Line Used in Volume Calcs
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Right of Way
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

Existing Tree to be retained
- Trunk diameter (DBH)
- Tree Tag Number
- Tree Crown Spread
- Protected Root Zone

Existing Tree to be removed
- Trunk diameter (DBH)
- Tree Tag Number

REPLACEMENT TREE LEGEND

1.0
1.5
2.0
3.0

Proposed Tree Offsets

800 mm Soil Depth

REPLACEMENT TREE SUMMARY

Refer to Arborist's Report for further details.

REQUIRED (as per Tree Protection Bylaw)

Lot Area: Estimated 1944 sq m

Minimum # of Trees for Lot Area: 10

ONSITE Minimum replacement tree requirement	Count	Multiplier	Total
1:1 Replacement Trees - Schedule E Part 1	2	1	2
Total Replacement Trees Proposed			**2**

REPLACEMENT TREE SOIL VOLUME TABLE

Planting Area (*= on slab)	Area (m2)	Soil Depth (mm)	A. Estimated Soil Volume (m3)	REPLACEMENT TREES PROPOSED B. Small	C. Medium	D. Large	SOIL VOLUME REQUIRED (m3) E. Small	F. Medium	G. Large	Total
ONSITE										
1	20.0	800	**16.0**	0	1	0	0	15	0	**15**
2*	20.2	800	**16.1**	0	1	0	0	15	0	**15**
Total				**0**	**2**	**0**	**0**	**30**	**0**	**30**
Calculation Instructions							E	F	G	**Total**
							If B=1, Bx8, If B>1, Bx6	*If C=1, Cx20, If C>1, Cx15*	*If D=1, Dx35, If D>1, Bx30*	**E+F+G**

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave, Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
2	Dev. Tracker	2026-10-20
1	Pre-App	2026-09-10

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-10-20

client

RELIANCE PROPERTIES LTD.
SUITE 305, 111 WATER STREET
VANCOUVER, BC, V6B 1A7

project

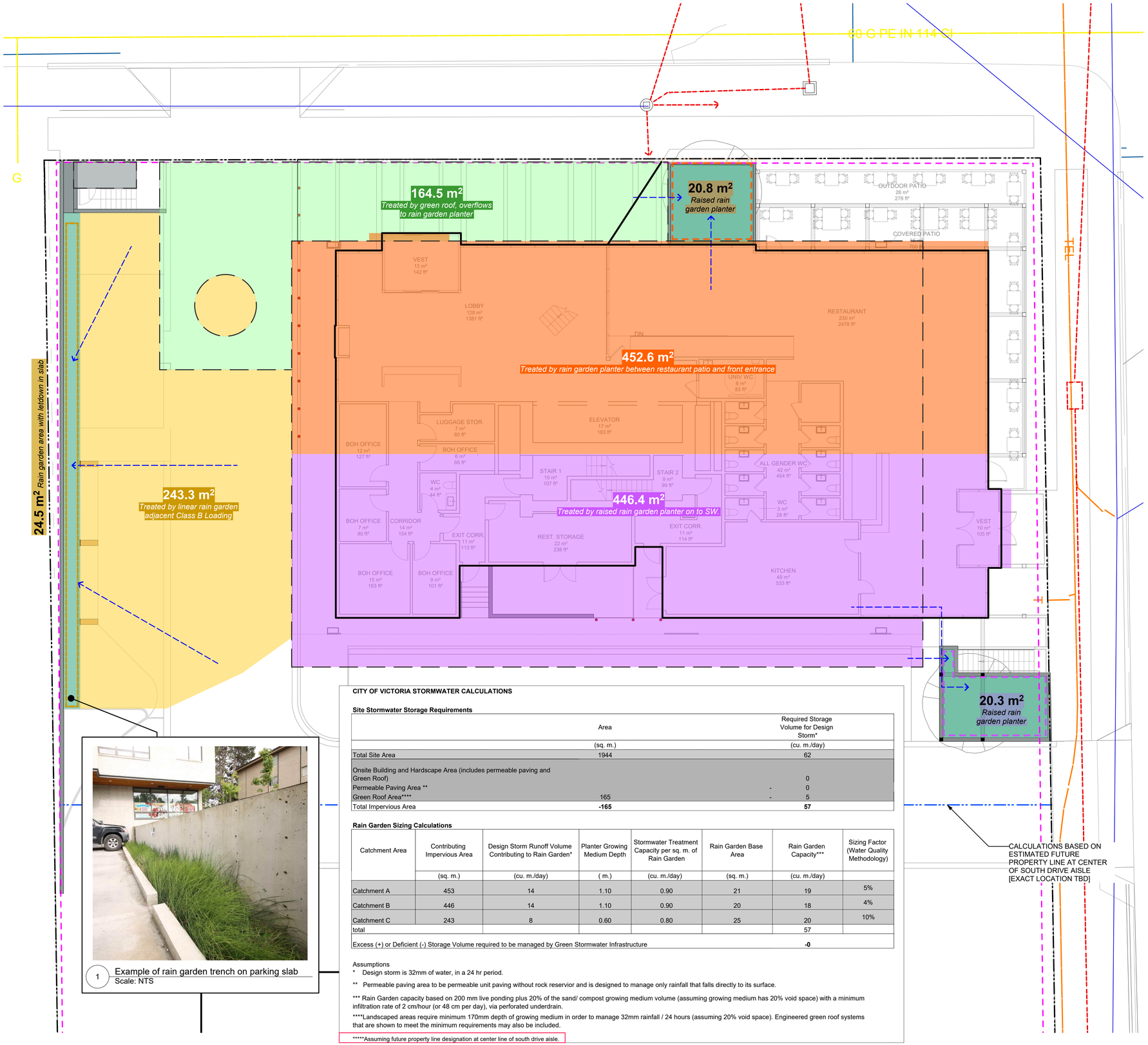
520 MENZIES HOTEL
520 MENZIES ST.
VICTORIA, BC, V8V 2H4

sheet title

Tree Replacement

project no.	126.26
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	**L0.02**

N 0 5 10 15 m



STORMWATER MANAGEMENT LEGEND

IMPERVIOUS AREAS

- ROOF DRAINS TO LINEAR RAIN GARDEN IN SLAB LET DOWN (CATCHMENT A)
- ROOF AREA DRAINS TO RAIN GARDEN PLANTER(CATCHMENT B)
- ROOF AREA DRAINS TO RAIN GARDEN PLANTER(CATCHMENT C)
- ROOF AREA MANAGED ON GREEN ROOF w/ OVERFLOW TO RAISED RAIN GARDEN (CATCHMENT D)

- Direction of Flow
- Rain Garden Area

- Property line
- Estimated Future Property Line Used in Volume Calcs
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below

1 Example of rain garden trench on parking slab
Scale: NTS

CITY OF VICTORIA STORMWATER CALCULATIONS

Site Stormwater Storage Requirements

	Area		Required Storage Volume for Design Storm*
	(sq. m.)		(cu. m./day)
Total Site Area	1944		62
Onsite Building and Hardscape Area (includes permeable paving and Green Roof)			0
Permeable Paving Area **		-	0
Green Roof Area****	165	-	5
Total Impervious Area	**-165**		**57**

Rain Garden Sizing Calculations

Catchment Area	Contributing Impervious Area	Design Storm Runoff Volume Contributing to Rain Garden*	Planter Growing Medium Depth	Stormwater Treatment Capacity per sq. m. of Rain Garden	Rain Garden Base Area	Rain Garden Capacity***	Sizing Factor (Water Quality Methodology)
	(sq. m.)	(cu. m./day)	(m.)	(cu. m./day)	(sq. m.)	(cu. m./day)	
Catchment A	453	14	1.10	0.90	21	19	5%
Catchment B	446	14	1.10	0.90	20	18	4%
Catchment C	243	8	0.60	0.80	25	20	10%
total						57	
Excess (+) or Deficient (-) Storage Volume required to be managed by Green Stormwater Infrastructure						**-0**	

Assumptions

* Design storm is 32mm of water, in a 24 hr period.

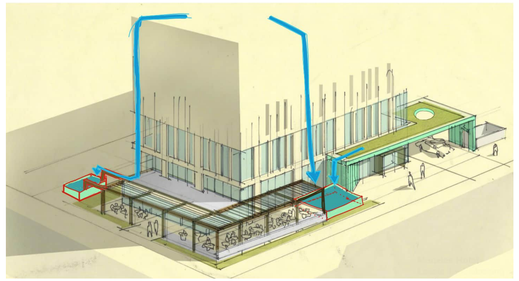
** Permeable paving area to be permeable unit paving without rock reservior and is designed to manage only rainfall that falls directly to its surface.

*** Rain Garden capacity based on 200 mm live ponding plus 20% of the sand/ compost growing medium volume (assuming growing medium has 20% void space) with a minimum infiltration rate of 2 cm/hour (or 48 cm per day), via perforated underdrain.

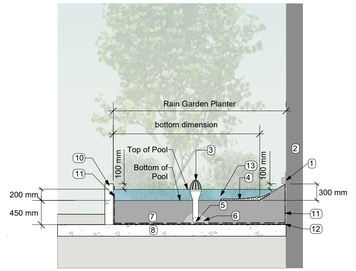
****Landscaped areas require minimum 170mm depth of growing medium in order to manage 32mm rainfall / 24 hours (assuming 20% void space). Engineered green roof systems that are shown to meet the minimum requirements may also be included.

*****Assuming future property line designation at center line of south drive aisle.

CALCULATIONS BASED ON ESTIMATED FUTURE PROPERTY LINE AT CENTER OF SOUTH DRIVE AISLE [EXACT LOCATION TBD]



2 Raised Rain Garden Planter Schematic Sketch
Scale: NTS



RAIN GARDEN MATERIALS

1. Building downspout or scupper, max 100 mm above top of pool
2. Building wall
3. Overflow drain, 200 mm domed grate + adapter
4. Gravel flow dissipator
5. 100 mm diameter perforated pipe
6. 25 mm dia drain rock, 100 mm depth
7. Bioretention growing medium, 450 mm depth (30% void space)
8. Building slab
9. Structural retaining wall
10. Root barrier
11. Waterproof PVC boot and clamp
12. Drain board
13. Rain garden pool (100% live storage)

3 Typical Rain Garden on Grade
Scale: 1:50

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave, Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
2	Dev. Tracker	2026-10-20
1	Pre-App	2026-09-10

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-10-20

client

RELIANCE PROPERTIES LTD.
SUITE 305, 111 WATER STREET
VANCOUVER, BC, V6B 1A7

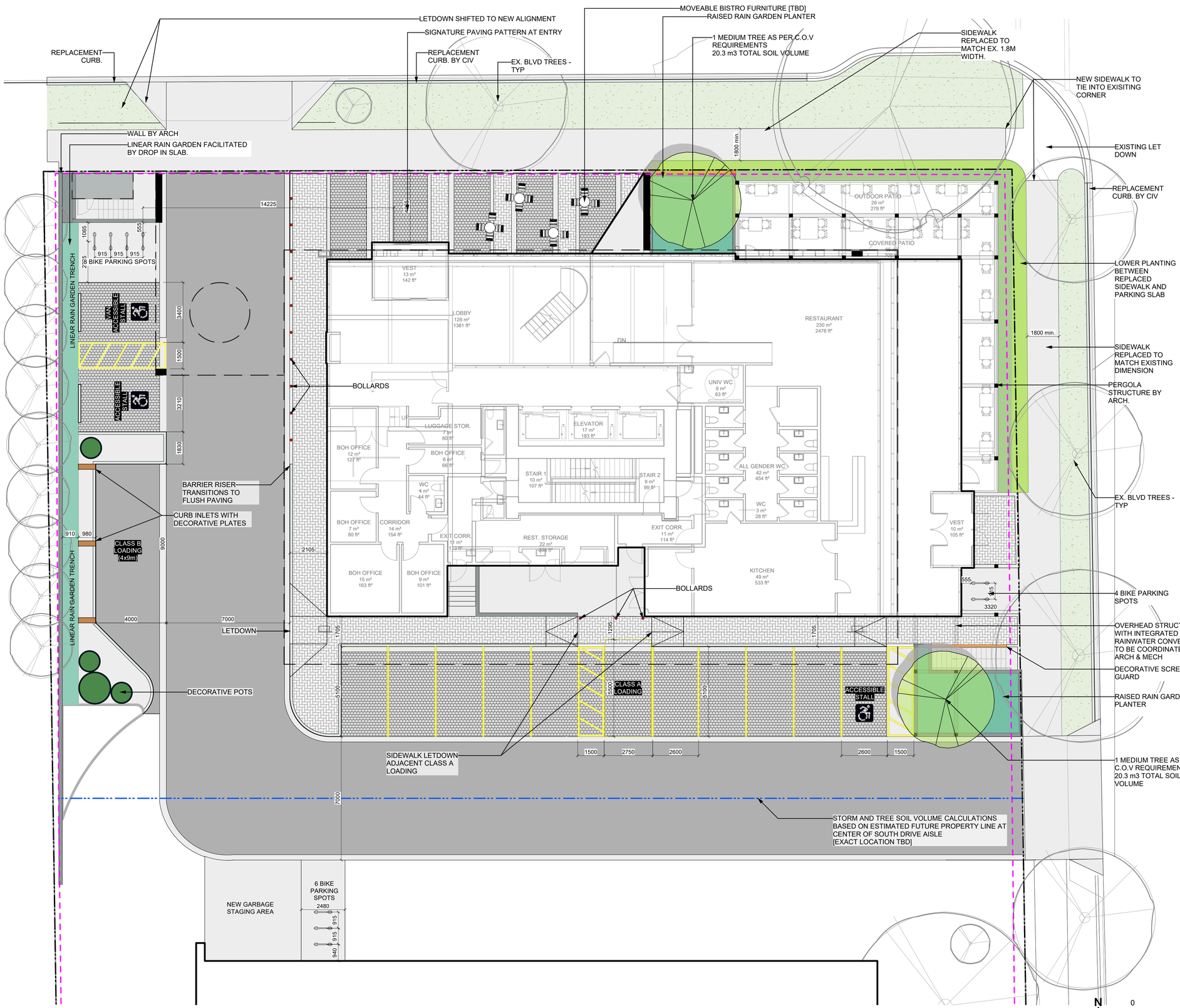
project

520 MENZIES HOTEL
520 MENZIES ST.
VICTORIA, BC, V8V 2H4

sheet title

Stormwater Management

project no.	126.26
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	**L0.03**



MATERIALS LEGEND

	Municipal Sidewalk *(for reference only)*
	Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver A - On Slab Decorative Paver Style A [TBD]
	Unit Paver B - On Slab Decorative Paver Style B [TBD]
	Concrete Bands Dimensions vary
	Curb CIP Barrier Concrete Curb
	Curb CIP Flush Concrete Curb
STEPS, RAMPS, CURBS, WALLS	
	Cast in Place Concrete Wall -25 MPa concrete wall, smooth-rubbed exposed faces. Height varies, 1200 mm high max. Refer to grading plan.
	Stairs with Handrail -To meet BCBC requirements
SOFTSCAPE	
	Planting - Shrub and Perennial 450 mm Depth Growing Medium
	Planting - On Slab 450mm Depth Growing Medium
	Planting - Rain Garden - On Slab 600 to 800mm Depth Growing Medium as per volume requirements, 200mm Pooling Depth
	Lawn - On Grade Sod over 150mm Depth Growing Medium, min 600 mm at all tree locations
	Green Roof Sedum Green Roof over 200mm depth Green Roof Growing Medium.

FENCING & RAILS

	Decorative Screen / Guard TBD

SITE FURNISHINGS

	Bike Rack 2 bicycle capacity. Maglin Iconic 2300 series.
	Bistro Tables and Chairs TBD
	Decorative Planter Pots TBD

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
2	Dev. Tracker	2026-10-20
1	Pre-App	2026-09-10

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659

2026-10-20

client

RELIANCE PROPERTIES LTD.
SUITE 305, 111 WATER STREET
VANCOUVER, BC, V6B 1A7

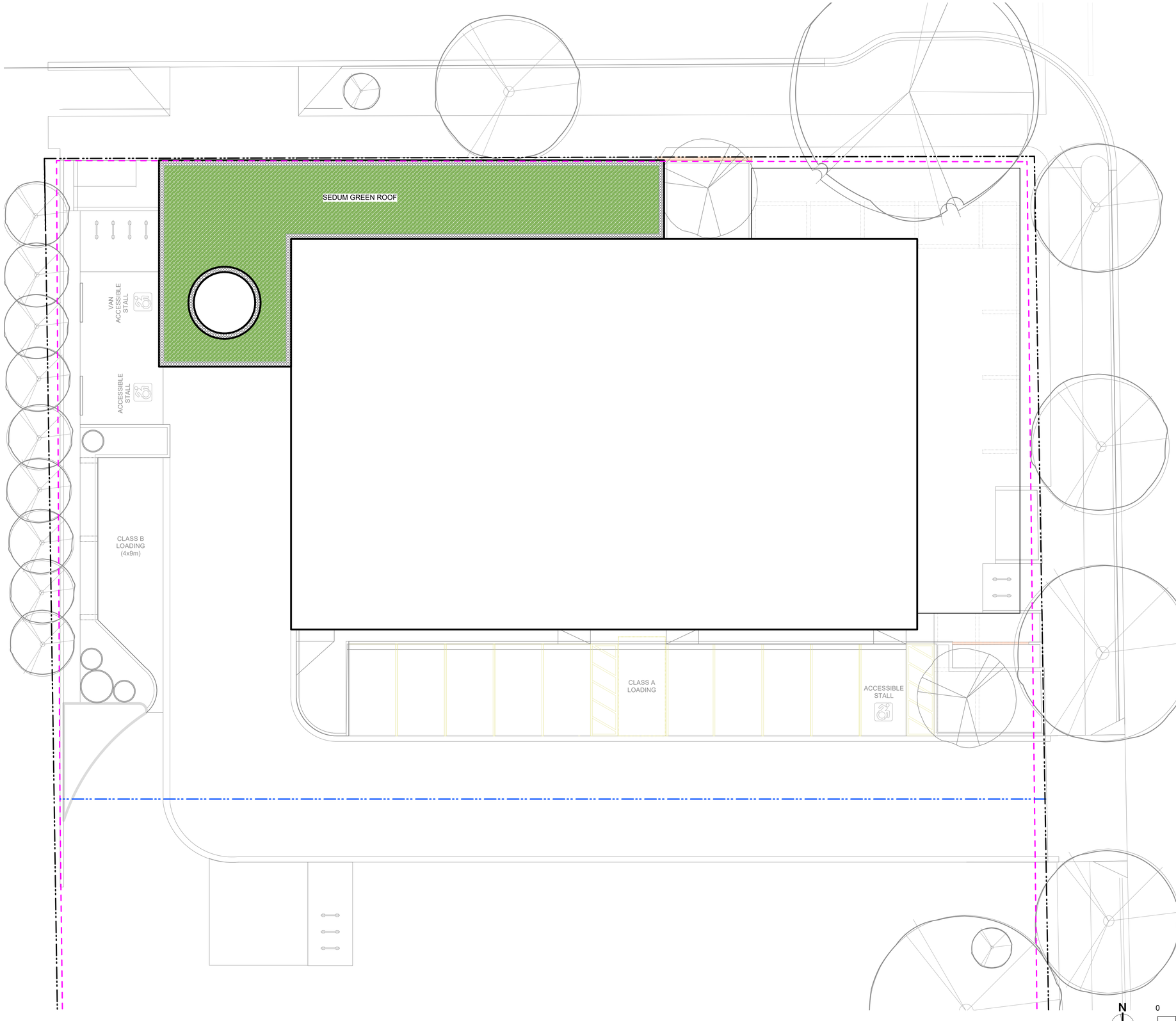
project

520 MENZIES HOTEL
520 MENZIES ST.
VICTORIA, BC, V8V 2H4

sheet title

Landscape Materials

project no.	126.26
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	**L1.01**



MATERIALS LEGEND

	Municipal Sidewalk *(for reference only)*
	Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver A - On Slab Decorative Paver Style A [TBD]
	Unit Paver B - On Slab Decorative Paver Style B [TBD]
	Concrete Bands Dimensions vary
	Curb CIP Barrier Concrete Curb
	Curb CIP Flush Concrete Curb
STEPS, RAMPS, CURBS, WALLS	
	Cast in Place Concrete Wall -25 MPa concrete wall, smooth-rubbed exposed faces. Height varies, 1200 mm high max. Refer to grading plan.
	Stairs with Handrail -To meet BCBC requirements
SOFTSCAPE	
	Planting - Shrub and Perennial 450 mm Depth Growing Medium
	Planting - On Slab 450mm Depth Growing Medium
	Planting - Rain Garden - On Slab 600 to 800mm Depth Growing Medium as per volume requirements, 200mm Pooling Depth
	Lawn - On Grade Sod over 150mm Depth Growing Medium, min 600 mm at all tree locations
	Green Roof Sedum Green Roof over 200mm depth Green Roof Growing Medium.

FENCING & RAILS	
	Decorative Screen / Guard TBD
SITE FURNISHINGS	
	Bike Rack 2 bicycle capacity. Maglin Iconic 2300 series.
	Bistro Tables and Chairs TBD
	Decorative Planter Pots TBD

	Property line
	Estimated Future Property Line Used in Volume Calcs
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below

N 0 5 10 15 m

MDI LANDSCAPE ARCHITECTS
3388A Tennyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

No.	Issued For	Issue Date
2	Dev. Tracker	2026-10-20
1	Pre-App	2026-09-10

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
TAMARA BONNEMAISON
659
2026-10-20

client
RELIANCE PROPERTIES LTD.
SUITE 305, 111 WATER STREET
VANCOUVER, BC, V6B 1A7

project
520 MENZIES HOTEL
520 MENZIES ST.
VICTORIA, BC, V8V 2H4

sheet title
Landscape Materials - Green Roof

project no.	126.26
scale	1: 100 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	**L1.02**