1050 YATES ST

DEVELOPMENT PERMIT RESPONSE







Revisions

Received Date:
August 10, 2023

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1050 YATES ST. MIXED USE DEVELOPMENT

222032

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CHARD

1	ISSUED FOR DP RESPONSE	2023-08-03
Revisions		YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

COVER SHEET

Sheet **A000**

DRAWING LIST

Sheet	Drawing Title	Scale
A000 - GENERAL		
A000	COVER SHEET	N/A
A001	DRAWING INDEX	N/A
A002	PROJECT STATISTICS	N/A
A010	MATERIAL BOARD	N/A
A100 - SITE PLANS		
A101	CONTEXT PLAN	N/A
A102	SURVEY PLAN EXISTING	N/A
A103	SITE PLAN PROPOSED	1/16" = 1'-0"
A200 - FLOOR PLANS		
A201	LEVEL P2 PLAN	1/8" = 1'-0"
A202	LEVEL P1 PLAN	1/8" = 1'-0"
A203	LEVEL 01 PLAN	1/8" = 1'-0"
A204	LEVEL 02 PLAN	1/8" = 1'-0"
A205	LEVEL 03-04 PLAN	1/8" = 1'-0"
A206	LEVEL 05 PLAN	1/8" = 1'-0"
A207	LEVEL 06 PLAN	1/8" = 1'-0"
A208	LEVEL 07-12 PLAN	1/8" = 1'-0"
A209	LEVEL 13 PLAN	1/8" = 1'-0"
A210	LEVEL 14 PLAN	1/8" = 1'-0"
A211	LEVEL 15 PLAN	1/8" = 1'-0"
A212	LEVEL 16 PLAN	1/8" = 1'-0"
A213	LEVEL 17-23 PLAN	1/8" = 1'-0"
A214	LEVEL 24 PLAN	1/8" = 1'-0"
A215	LEVEL 25 PLAN	1/8" = 1'-0"
A216	LEVEL ROOF PLAN	1/8" = 1'-0"
A300 - BUILDING SECTIONS		
A301	BUILDING SECTION	1/16" = 1'-0"
A302	BUILDING SECTION	1/16" = 1'-0"
A400 - BUILDING ELEVATIONS		
A401	SOUTH ELEVATION	1/8" = 1'-0"
A402	WEST ELEVATION	1/8" = 1'-0"
A403	EAST ELEVATION	1/8" = 1'-0"
A404	NORTH ELEVATION	1/8" = 1'-0"
A450	STREET ELEVATION	

TOTAL SHEETS: 30

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1050 Yates - Drawings List Changes

Orginal DP Submission Drawing Number / Name	Adjustment between Orignial DP and DP Response	DP Response Set Drawing Number / Name
A000 COVER & PROJECT INFO.	Info moved to sheet A001 & A002	A000 COVER,
		A001 DRAWING INDEX & GENERAL INFO
		A002 PROJECT STISTICS
A100 PROJECT STATISTICS	Info moved to sheet A002	
A101 CONTEXT PLAN		A101 CONTEXT PLAN
A102 SITE PLAN EXISTING		A102 SURVEY PLAN EXISTING
A103 SITE PLAN PROPOSED		A103 SITE PLAN PROPOSED
A201 PARKING PLAN P2	Drawing name change	A201 LEVEL P2 PLAN
A202 PARKING PLAN P1	Drawing name change	A202 LEVEL P1 PLAN
A203 GROUND FLOOR PLAN	Drawing name change	A203 LEVEL 01 PLAN
A204 LEVEL 2 FLOOR PLAN	Drawing name change	A204 LEVEL 02 PLAN
A205 LEVELS 3-5 FLOOR PLAN	Drawing name change	A205 LEVEL 03-05 PLAN
A206 LEVEL 6 FLOOR PLAN	Drawing name change	A206 LEVEL 06 PLAN
A207 LEVELS 7-14 FLOOR PLAN	Drawing name & sheet change	A207 LEVEL 07-12 PLAN
		A208 LEVEL 13 PLAN
		A209 LEVEL 14 PLAN
A208 LEVEL 15 FLOOR PLAN	Drawing name change	A210 LEVEL 15 PLAN
A209 LEVEL 16 FLOOR PLAN	Drawing name change	A211 LEVEL 16 PLAN
A210 LEVELS 17-24 FLOOR PLAN	Drawing name & sheet change	A212 LEVEL 17-23 PLAN
		A213 LEVEL 24 PLAN
A211 LEVEL 25 FLOOR PLAN	Drawing name change	A214 LEVEL 25 PLAN
A212 ROOF LEVEL FLOOR PLAN	Drawing name change	A215 LEVEI ROOF PLAN
A300 BUILDING SECTION	Drawing name change	A301 BUILDING SECTION
A301 BUILDING SECTION	Drawing name change	A302 BUILDING SECTION
A400 BUILDING ELEVATION - SOUTH	Drawing name change	A401 SOUTH ELEVATION
A401 BUILDING ELEVATION - WEST	Drawing name change	A402 WEST ELEVATION
A402 BUILDING ELEVATION - EAST	Drawing name change	A403 EAST ELEVATION
A403 BUILDING ELEVATION - NORTH	Drawing name change	A404 NORTH ELEVATION
A404 STREET ELEVATIONS	Drawing name change	A450 STREET ELEVATION
A500 MATERIAL BOARD	Drawing name change	A010 MATERIAL BOARD

ABBREVIATIONS

AB	ANCHOR BOLT
ABRR	AIR BARRIER
ABV	ABOVE
ACP	ASPHALTIC CONCRETE PAVING
ACT	ACOUSTIC CEILING TILES
ACOUS	ACOUSTICAL
A/C	AIR CONDITIONING
AD	AREA DRAIN
ADR	ACCESS DOOR
ADJ	ADJUSTABLE
ADJC	ADJACENT
AF	ALUMINUM-FRAME WINDOW
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ANO	ANODIZED
APNL	ACESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT; ARCHITECTURAL
ASPH	ASPHALT PAVING
AV	AUDIO VISUAL
AVG	AVERAGE
AWP	ACOUSTIC WALL PANEL
BC	BABY CHANGE
BD	BOARD
BETW	BETWEEN
BF	BARRIER-FREE
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK OR BLOCKING
BLW	BELOW
BM	BEAM
BO	BOTTOM OF
BR	BEDROOM
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
BUR	BUILT-UP ROOFING
B/W	BOTH WAYS
CAB	CABINET
CACF	CENTRAL ALARM CONTROL FACILITY
CB	CATCH BASIN
CBB	CEMENT BACKER BOARD
CBD	CORNER BEAD
CEM	CEMENT, CEMENTICIOUS
CER	CERAMIC
CG	CORNER GUARD
CHBD	CHAULK BOARD
CHFR	CHAMFER
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT
CL	CENTRELINE
CLG	CEILING
CLJ	CONTROL JOINT
CLR	CLEAR; CLEARANCE
CLF	CHAIN LINK FENCE
CLKG	CAULKING
CLO	CLOSET
CLOS	CLOSURE
CLW	CLOCKWISE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRUGATED
CPRS	COMPRESSIBLE
CPT	CARPET OR CARPET TILE
CRS	COURSE
CSK	COUNTERSUNK (SINK)
CT	CERAMIC TILE
CTR	CENTRE
CW	COLD WATER
CWL	CURTAIN WALL
C/W	COMPLETE WITH; COMES WITH
C/C	CENTRE TO CENTRE
C&G	CURB AND GUTTER
D	DEPTH
DBL	DOUBLE
DEG	DEGREES
DEMO	DEMOLITION ITEMS
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA or ∅	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DO	DITTO
DMPF	DAMPPROOFING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
E	EAST - DIRECTION OR ORIENTATION
EA	EACH
EAF	EACH FACE
EB	EXPANSION BOLT
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR OF ANY KIND
EMER	EMERGENCY
EMR	ELEVATOR MACHINE ROOM
ENAM	ENAMEL - PAINT
ENCL	ENCLOSURE
ENG	ENGINEER; ENGINEERED
ENT	ENTRY; ENTRANCE
EP	ELECTRICAL PANEL
EPC	EPOXY COATING
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXP	EXPANSION; EXPOSED
EXH	EXHAUST
EXIST	EXISTING
EXT	EXTERNAL; EXTERIOR
EXTR	EXTRUDED; EXTRUSION
FA	FIRE ALARM
FAB	FABRICATE
FACP	FIRE ALARM CONTROL PANEL
FAPB	FIRE ALARM PULL BOX
FB	FLAT BAR
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDP	FIRE DAMPER
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FG	FLOAT GLASS
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLASHING
FLR	FLOOR
FLEX	FLEXIBLE
FO?	FACE OF ?
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FPLY	FIRE RATED PLYWOOD
FRPF	FIRE PROOF (FIREPROOFING)
FRP	FIBRE REINFORCED PLASTIC
FRR	FIRE RESISTANCE RATING
FRT	FIRE RETARDANT MATERIAL
FTG	FOOTING
FT	FOOT; FEET
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GLAZ	GLAZING; GLAZED
GND	GROUND
GWB	GYPSUM WALL BOARD
H	HIGH
HB	HOSE BIB
HC	HOLLOW CORE
H/C	HANDICAPPED - DISABLED
HT	HEIGHT
HD	HEAD
HDT	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HEX	HEXAGONAL
HGT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HPT	HIGH POINT
HR	HOUR
HSS	HOLLOW STEEL SECTION
HTR	HEATER, HEATING
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
HW	HOT WATER
HWY	HIGHWAY
HYD	HYDRANT
HYDR	HYDRAULIC
ID	INSIDE DIAMETER
IN	INCHES
INCL	INCLUDE, INCLUDING, INCLUSIVE
INSUL	INSULATION; INSULATED
INTM	INTERMEDIATE
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
KD	KNOCK DOWN
KO	KNOCK OUT
KPL	KICKPLATE
KW	KILOWATS
L	LONG; LENGTH
LAB	LABORATORY
LAM	LAMINATED; LAMINATION
LAV	LAVATORY
LB	POUNDS
LBL	LABEL; LABELLED
LF	LINEAR FEET
LH	LEFT HAND
LG	LAMINATED GLASS
LIN	LINEAR; LINOLEUM
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVR	LOUVER
LWC	LIGHT WEIGHT CONCRETE
M	MARBLE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MG	MIRRORED GLASS
MGR	MANAGER
MH	MANHOLE
MIR	MIRROR; MIRRORED
MISC	MISCELLANEOUS
MIN	MINIMUM
MP	METAL PANEL
MTD	MOUNTED
N	NORTH
N/A	NOT APPLICABLE
NFHB	NON-FREEZE HOSE BIBB
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRP	NON-REMOVABLE PIN
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OH	OVERHEAD
O.C.	ON CENTRE
OD	OUTSIDE DIAMETER
OPG	OPENING
ORD	OVERFLOW ROOF DRAIN
OTS	OPEN TO STRUCTURE
OWSJ	OPEN WEB STEEL JOIST
OZ	OUNCE
PAV	PAVERS
PB	PUSH BUTTON
PBD	PARTICLE BOARD
PC	PIECE
PCF	POUNDS PER CUBIC FEET
PDC	PEDESTRIAN DECK COATING
PE	PORCELAIN ENAMEL
PER	PERFORETAED
PGBD	PEGBOARD
PL	PLASTER
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED, POLISH
PRE-FAB	PREFABRICATED ELEMENT
PRE-FIN	PREFINISHED
PRKG	PARKING
PR	PRIME
PROP	PROPERTY
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PS	PRESSED STEEL
PNT	POINT
PT	PAINT; PAINTED
PPT	PRIMED AND PAINTED
PTN	PARTITION
PROJ	PROJECT; PROJECTED
PVMT	PAVEMENT
QRT	QARTER
QTY	QUANTITY
R	RISER
R/A	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN OR ROAD
RE	REFER TO
REBAR	REINFORCING STEEL BAR
REC	RECESSED
REF	REFERENCE
REFR	REFRIGERATOR, REFRIGERATION
REG	REGULATE, REGULATION, REGISTER
REINF	REINFORCED
REQ'D	REQUIRED
RET	RETAINING
REV	REVERSE, REVERT, REVISED OR REVISION
RFG	ROOFING - NOT SPECIFIC
RH	RIGHT HAND
RM	ROOM
R.O.	ROUGH OPENING
ROW	RIGHT-OF-WAY
RTU	ROOFTOP UNIT
RWL	RAINWATER LEADER
S	SOUTH
S/A	SUPPLY AIR
SBR	SEALER (CAULKING) AND BACKER ROD
SC	SOLID CORE
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SCRN	SCREEN
SECT	SECTION
SFF	SPRAYED FOAM FIBRE
SFU	SPRAYED FOAM URETHANE
SG	SPECIALTY GLASS
SHT	SHEET
SHTM	SHEET MATERIAL/ METAL
SHG	SHEATHING
SIM	SIMILAR
SM	SPECIALTY MATERIAL
SJ	SEISMIC JOINT
S.O.G.	SLAB ON GRADE
SP	SPACING
SPEC	SPECIFICATION
SPKL	FIRE SPRINKLER
SPL	PLATE
SQ	SQUARE
SSW	SANITARY SEWER
SS	STAINLESS STEEL
ST	STREET; STAIR
STAG	STAGGERED
SQ.FT.	SQUARE FEET
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STG	SEATING
STL	STEEL
STOR	STORAGE
STN	STAIN
STRUCT	STRUCTURE; STRUCTURAL MEMBER
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM, SYSTEMS
T	TEMPERED GLASS
T&B	TOP AND BOTTOM
T&F	TAPED AND FILLED
T&G	TONGUE AND GROOVE
TBB	TILE BACKER BOARD
TD	TRENCH DRAIN
TDC	TRAFFIC DECK COATING
TE	TOP ELEVATION
TEL	TELEPHONE
TEMP	TEMPORARY OR TEMPERATURE
TG	TEMPERED GLASS
THK	THICK; THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TI	TILE
TJ	TOOLED JOINT
T.O.(?)	TOP OF (ABBREVIATION OF ELEMENT)
TR	TREAD
TSTAT	TERMOSTAT
TYP	TYPICAL
TZ	TERRAZO
UGND	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY
ULC	UNDERWRITERS LABORATORY CANADA
UNFIN	INFINISHED
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UTIL	UTILITY
UV	ULTRAVIOLET
V	VOLT
VCT	VINYL COMPOSITE TILE
VENT	VENTILATION, VENTED
VERT	VERTICAL
VEST	VESTIBULE
VN	VINYL
VNR	VENEER
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST, WIDE
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER CLOSET
WD	WOOD
WFC	WATERPROOF FLOOR COATING
WG	WIRED GLASS
WHTR	WATER HEATER
W.O.	WALL OPENING
WP	WATER PROOF(ING)
WKP	WORK POINT
WR	WATER RESISTENT
W.R.T.	WITH RESPECT TO
WSG	WIRED SAFETY GLASS
WSP	WET STANDPIPE
WT	WEIGHT
YD	YARD DRAIN

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CHARD

2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

DRAWING INDEX

Drawing

Scale

Project 222032

Sheet **A001**

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GROSS AND FSR AREAS - RESIDENTIAL

	TOTAL GROSS FLOOR AREA																FSR EXCLUSIONS						
	RESIDENTIAL UNITS		RESIDENTIAL LOBBY/ MAIL		AMENITY/ MNG OFFICE		SERVICE RMS/ CIRCULATION/ CORE		RESIDENTIAL STORAGE		BIKE STORAGE		ELEVATOR SHAFT		TOTAL GFA		BIKE STORAGE		ELEVATOR SHAFT		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS	
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	2716	252	3230	300	728	68	3913	363	462	43	2553	237	756	70	14358	1334	2553	237	756	70	3309	307	11049	1027
LEVEL 2	23228	2158	0	0	0	0	3612	336	279	26	0	0	386	36	27505	2555	0	0	386	36	386	36	27119	2519
LEVEL 3	23653	2197	0	0	0	0	4007	372	279	26	0	0	386	36	28325	2632	0	0	386	36	386	36	27939	2596
LEVEL 4	23653	2197	0	0	0	0	4007	372	279	26	0	0	386	36	28325	2632	0	0	386	36	386	36	27939	2596
LEVEL 5	23651	2197	0	0	0	0	4007	372	279	26	0	0	386	36	28323	2631	0	0	386	36	386	36	27937	2595
LEVEL 6	16446	1528	0	0	0	0	2630	244	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 7	16774	1558	0	0	0	0	2301	214	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 8	16774	1558	0	0	0	0	2301	214	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 9	16774	1558	0	0	0	0	2301	214	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 10	16774	1558	0	0	0	0	2309	215	0	0	0	0	378	35	19461	1808	0	0	378	35	378	35	19083	1773
LEVEL 11	16774	1558	0	0	0	0	2301	214	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 12	16774	1558	0	0	0	0	2301	214	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 13	16774	1558	0	0	0	0	2301	214	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 14	16774	1558	0	0	0	0	2301	214	0	0	0	0	386	36	19461	1808	0	0	386	36	386	36	19075	1772
LEVEL 15	5135	477	0	0	5061	470	1573	146	0	0	0	0	386	36	12156	1129	0	0	386	36	386	36	11770	1093
LEVEL 16	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 17	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 18	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 19	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 20	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 21	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 22	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 23	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 24	5135	477	0	0	0	0	771	72	0	0	0	0	189	18	6096	566	0	0	189	18	189	18	5906	549
LEVEL 25	0	0	0	0	2232	207	693	64	0	0	0	0	189	18	3115	289	0	0	189	18	189	18	2926	272
	298892	27768	3230	300	8022	745	49798	4626	1580	147	2553	237	8045	747	372119	34571	2553	237	8045	747	10598	985	361522	33586

GROSS AND FSR AREAS - RETAIL

	GROSS FLOOR AREA						FSR EXCLUSIONS							
	RETAIL UNITS		COMMON		BIKE STORAGE		TOTAL GFA		BIKE STORAGE		TOTAL EXCLUSIONS		FSR AFTER EXCLUSIONS	
LEVEL	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	14086 SF	1308.6 m²	415 SF	39 m²	164 SF	20 m²	14665 SF	1362 m²	164 SF	15 m²	164 SF	15 m²	14501 SF	1347 m²
LEVEL 2	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 3	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 4	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 5	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 6	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 7	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 8	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 9	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 10	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 11	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 12	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 13	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 14	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 15	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 16	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 17	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 18	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 19	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 20	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 21	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 22	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 23	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 24	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
LEVEL 25	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²	0 SF	0 m²
	14086 SF	1308.6 m²	415 SF	39 m²	164 SF	20 m²	14665 SF	1362 m²	164 SF	15 m²	164 SF	15 m²	14501 SF	1347 m²

GROSS AND FSR AREAS - COMBINED

	TOTAL COMBINED GFA		TOTAL COMBINED EXCLUSIONS		TOTAL COMBINED FSR	
LEVEL	ft²	m²	ft²	m²	ft²	m²
LEVEL 1	29023	2696	3473	323	25550	2374
LEVEL 2	27505	2555	386	36	27119	2519
LEVEL 3	28325	2632	386	36	27939	2596
LEVEL 4	28325	2632	386	36	27939	2596
LEVEL 5	28323	2631	386	36	27937	2595
LEVEL 6	19461	1808	386	36	19075	1772
LEVEL 7	19461	1808	386	36	19075	1772
LEVEL 8	19461	1808	386	36	19075	1772
LEVEL 9	19461	1808	386	36	19075	1772
LEVEL 10	19461	1808	378	35	19083	1773
LEVEL 11	19461	1808	386	36	19075	1772
LEVEL 12	19461	1808	386	36	19075	1772
LEVEL 13	19461	1808	386	36	19075	1772
LEVEL 14	19461	1808	386	36	19075	1772
LEVEL 15	12156	1129	386	36	11770	1093
LEVEL 16	6096	566	189	18	5906	549
LEVEL 17	6096	566	189	18	5906	549
LEVEL 18	6096	566	189	18	5906	549
LEVEL 19	6096	566	189	18	5906	549
LEVEL 20	6096	566	189	18	5906	549
LEVEL 21	6096	566	189	18	5906	549
LEVEL 22	6096	566	189	18	5906	549
LEVEL 23	6096	566	189	18	5906	549
LEVEL 24	6096	566	189	18	5906	549
LEVEL 25	3115	289	189	18	2926	272
	386784	35933	10761	1000	376023	34934

GROSS AREA PARKING EXCLUSION

	TOTAL GROSS FLOOR AREA			
	BELOW GRADE		TOTAL GFA	
LEVEL	ft²	m²	ft²	m²
LEVEL P2	49615	4609	49615	4609
LEVEL P1	49615	4609	49615	4609
	99229	9219	99229	9219

UNIT MIX

	STUDIO	1 BED	2 BED	3 BED	TOWNHOUSE	GUEST	TOTAL
LEVEL 1					5		5
LEVEL 2	2	20	8	2			32
LEVEL 3	3	24	7	4			38
LEVEL 4	3	24	7	4			38
LEVEL 5	3	24	7	4			38
LEVEL 6	1	19	6	1		2	29
LEVEL 7	1	21	6	1			29
LEVEL 8	1	21	6	1			29
LEVEL 9	1	21	6	1			29
LEVEL 10	1	21	6	1			29
LEVEL 11	1	21	6	1			29
LEVEL 12	1	21	6	1			29
LEVEL 13	1	21	6	1			29
LEVEL 14	1	21	6	1			29
LEVEL 15		4	4				8
LEVEL 16		4	4				8
LEVEL 17		4	4				8
LEVEL 18		4	4				8
LEVEL 19		4	4				8
LEVEL 20		4	4				8
LEVEL 21		4	4				8
LEVEL 22		4	4				8
LEVEL 23		4	4				8
LEVEL 24		4	4				8
		4	4				8
TOTAL	20	319	123	23	5	2	492

STORAGE LOCKERS

LEVEL P2	STORAGE LOCKER	158
LEVEL 3	STORAGE LOCKER	5
LEVEL 4	STORAGE LOCKER	5
LEVEL 5	STORAGE LOCKER	5
TOTAL		173

RESIDENTIAL PARKING

	0.5 SPACES / UNIT (<45m²)		0.5 SPACES / UNIT (<45m²-70m²)		1.00 SPACES / UNIT (>70m²)		0.1 VISITOR SPACE / UNIT (>70m²)		TOTAL
REQUIRED	132 x 0.5 =	66.0	320 x 0.6 =	192	40 x 1.0 =	40.0	492 x 1.0 =	50.0	345
PROVIDED	164						11		175

COMMERCIAL PARKING

	CAR SHARE	RETAIL	RESTAURANT		TOTAL
		1 SPACE / 80m²	1 SPACE / 40m²		
REQUIRED	0	9	17		26
PROVIDED	4	10	17		31

ACCESSIBLE PARKING

	RESIDENTIAL 1 ACCESSIBLE / 25 PARKING SPACE	COMMERCIAL 1 ACCESSIBLE / 25 PARKING SPACE	VISITOR 26-50 VISITOR MIN. 1 ACCESSIBLE		TOTAL
REQUIRED	14	1	1		16
PROVIDED	14	1	1		16

RESIDENTIAL & COMMERCIAL PARKING TOTALS

REQUIRED	373
PROVIDED	206

RESIDENTIAL BIKE PARKING

	LONG TERM			SHORT TERM
	1 SPACES / UNIT (<45m²)	1.25 SPACES / UNIT (>45m²)	TOTAL	0.1 SHORT TERM BIKE / UNIT
REQUIRED	132 x 1.0 = 132.0	356 x 1.25 = 445.0	577	49
PROVIDED	614		614	49

COMMERCIAL BIKE PARKING

	LONG TERM			SHORT TERM		
	RETAIL	RESTAURANT		RETAIL	RESTAURANT	
	1 SPACES / 200m²	1 SPACES / 400m²	TOTAL	1 SPACES / 200m²	1 SPACES / 100m²	TOTAL
REQUIRED	4	2	6	4	7	11
PROVIDED	4	2	6	4	7	11

RESIDENTIAL & COMMERCIAL LONG TERM BIKE PARKING TOTALS

REQUIRED	583
PROVIDED	620

RESIDENTIAL & COMMERCIAL SHORT TERM BIKE PARKING TOTALS

REQUIRED	60
PROVIDED	60

RESIDENTIAL & COMMERCIAL LONG TERM BIKE BIKE PARKING TOTALS

	OVERSIZED	HORIZONTAL	VERTICAL	TOTAL
REQUIRED	62	256	302	620
PROVIDED	10%	41.3%	48.7%	100%

SITE STATISTICS

	AREA	
SITE AREA	50893.69 SF	4728.18 SM	
SITE COVERAGE	31350.51 SF	2912.56 SM	61.6%
OPEN SITE SPACE	19543.18 SF	1815.62 SM	38.4%

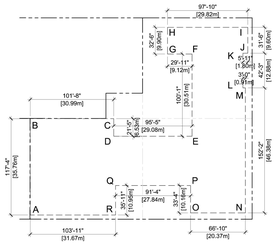
	AREA		
COMBINED FSR	376026 SF	34934 SM	7.39

BULDING HEIGHTS

	IMPERIAL	METRIC	STOREYS
TOWER BUILDING	243' - 6"	74.22 m	25
BAR BULDING	147' - 7"	44.98 m	15
PODIUM	52' - 2"	15.90 m	05

AVARAGE GRADE CALCULATION

A - B =	[(20.84m + 21.25m)/2] x 35.76m =	752.57
B - C =	[(21.25m + 21.37m)/2] x 30.99m =	660.40
C - D =	[(21.37m + 21.00m)/2] x 6.53m =	138.34
D - E =	[(21.00m + 21.79m)/2] x 29.08m =	622.17
E - F =	[(21.79m + 22.52m)/2] x 30.51m =	675.95
F - G =	[(22.52m + 22.60m)/2] x 9.12m =	205.75
G - H =	[(22.60m + 22.75m)/2] x 9.90m =	224.48
H - I =	[(22.75m + 22.60m)/2] x 29.82m =	676.17
I - J =	[(22.60m + 23.00m)/2] x 9.60m =	218.88
J - K =	[(23.00m + 23.00m)/2] x 1.80m =	41.40
K - L =	[(23.00m + 23.00m)/2] x 12.88m =	296.24
L - M =	[(23.00m + 23.00m)/2] x 0.91m =	20.93
M - N =	[(23.00m + 21.23m)/2] x 46.38m =	1025.69
N - O =	[(21.23m + 21.00m)/2] x 20.37m =	430.11
O - P =	[(21.00m + 21.00m)/2] x 10.16m =	213.36
P - Q =	[(21.00m + 21.00m)/2] x 27.84m =	584.64
Q - R =	[(21.00m + 20.94m)/2] x 10.95m =	229.62
R - A =	[(20.94m + 20.84m)/2] x 31.67m =	661.59
SUBTOTAL		7678.29
AVARAGE GRADE =	7678.29 / 354.27m =	21.67



SITE INFORMATION

CIVIC ADDRESS:	1050 YATES STREET, VICTORIA, B.C.
LEGAL ADDRESS:	LOT 2 OF LOTS 956 TO 958 AND 966 TO 970 EPP88913
SITE AREA:	50,893.69 sf (4,728.18 m²)
ZONING:	CA-90 MID COOK DISTRICT
BYLAW:	BRITISH COLUMBIA BUILDING CODE 2018

Gross Area Calculation per Floor per Building

LEVEL	PODIUM (SF)	TOWER (SF)	BAR (SF)	OVERALL (SF)
L1	29,023			29,023
L2	27,505			27,505
L3	28,325			28,325
L4	28,325			28,325
L5	28,323			28,323
L6		6,096	13,365	19,461
L7		6,096	13,365	19,461
L8		6,096	13,365	19,461
L9		6,096	13,365	19,461
L10		6,096	13,365	19,461
L11		6,096	13,365	19,461
L12		6,096	13,365	19,461
L13		6,096	13,365	19,461
L14		6,096	13,365	19,461
L15		6,096	6,059	12,155
L16		6,096		6,096
L17		6,096		6,096
L18		6,096		6,096
L19		6,096		6,096
L20		6,096		6,096
L21		6,096		6,096
L22		6,096		6,096
L23		6,096		6,096
L24		6,096		6,096
L25		3,115		3,115
TOTAL	141,501	118,939	126,344	386,784

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CHARD

2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

PROJECT
STATISTICS

Drawing

Scale 12" = 1'-0"

Project 222032

Sheet **A002**

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BUILDING CLADDING

Metal Panel
White



Metal Panel
Blue

PODIUM CLADDING



Concrete
Light Grey



Brick
Coal Creek

GLAZING

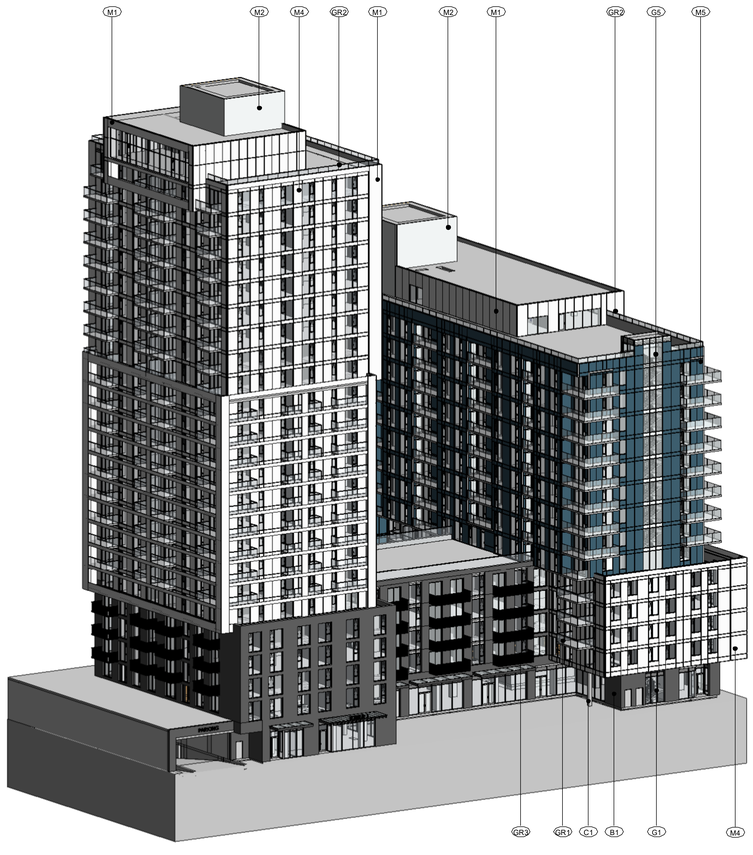


Double Glazed
Vision
Aluminum Frame



Double Glazed
Spandrel
Aluminum Frame

MATERIAL APPLICATION



MATERIAL LEGEND

B1	BRICK
C1	CONCRETE
G1	DOUBLE GLAZED CURTAINWALL
G5	DOUBLE GLAZED WINDOW WALL
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - WHITE
M5	WINDOW WALL RAISED METAL PANEL - BLUE

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1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

MATERIAL BOARD

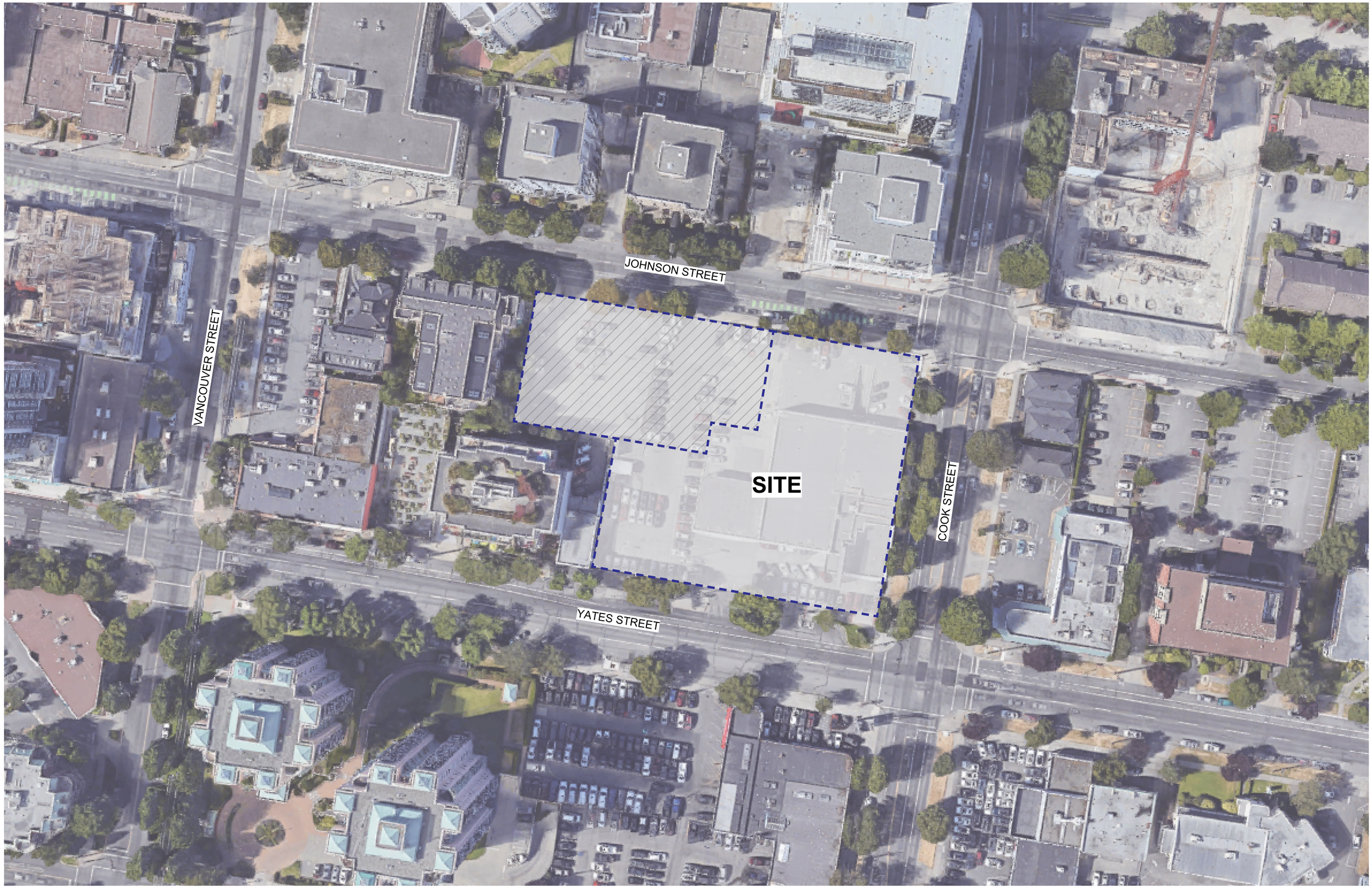
Drawing

Scale 12" = 1'-0"

Project 22032

Sheet **A010**

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Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

CONTEXT PLAN

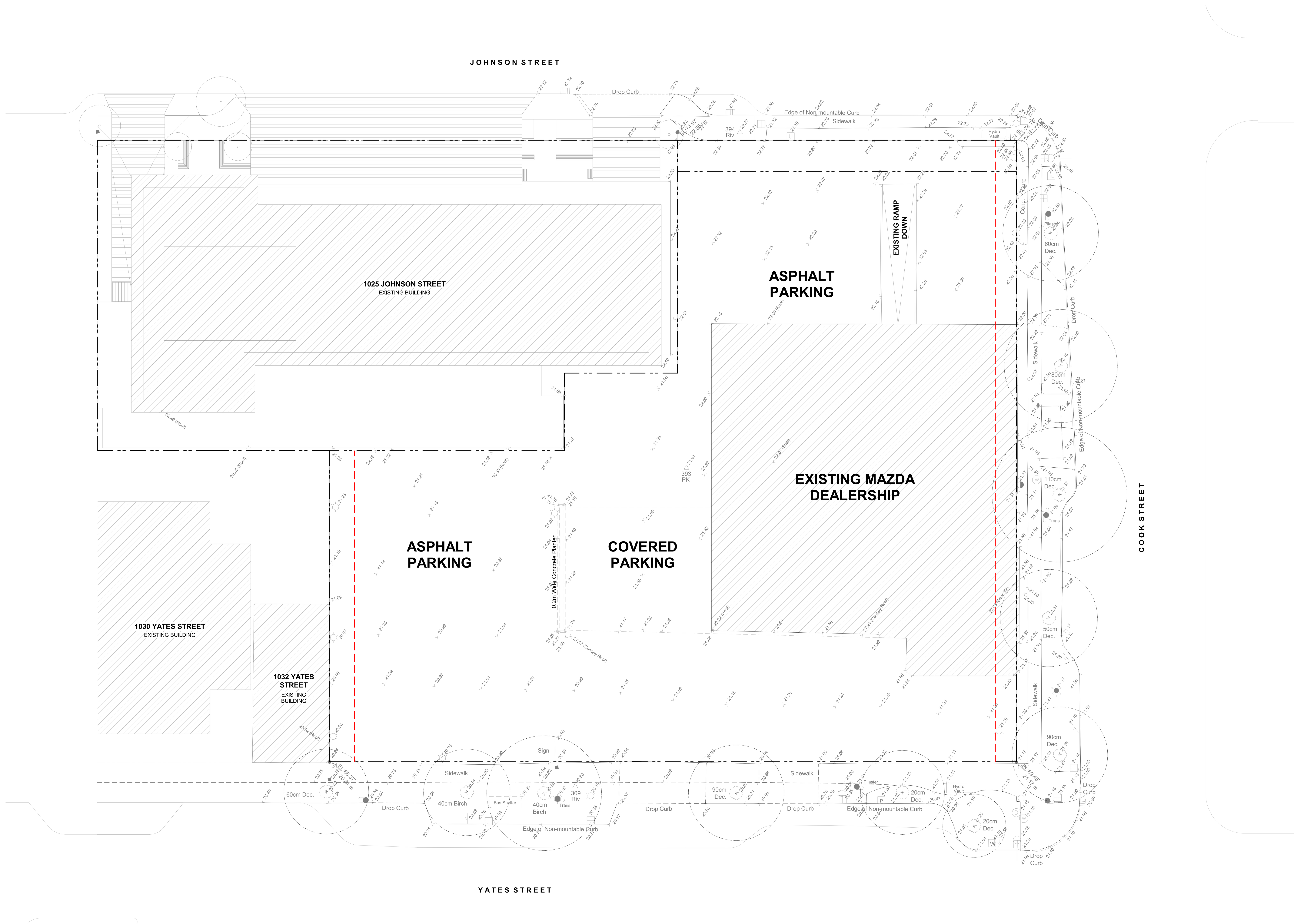
Drawing

Scale

Project 222032

Sheet **A101**

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Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SURVEY PLAN
EXISTING

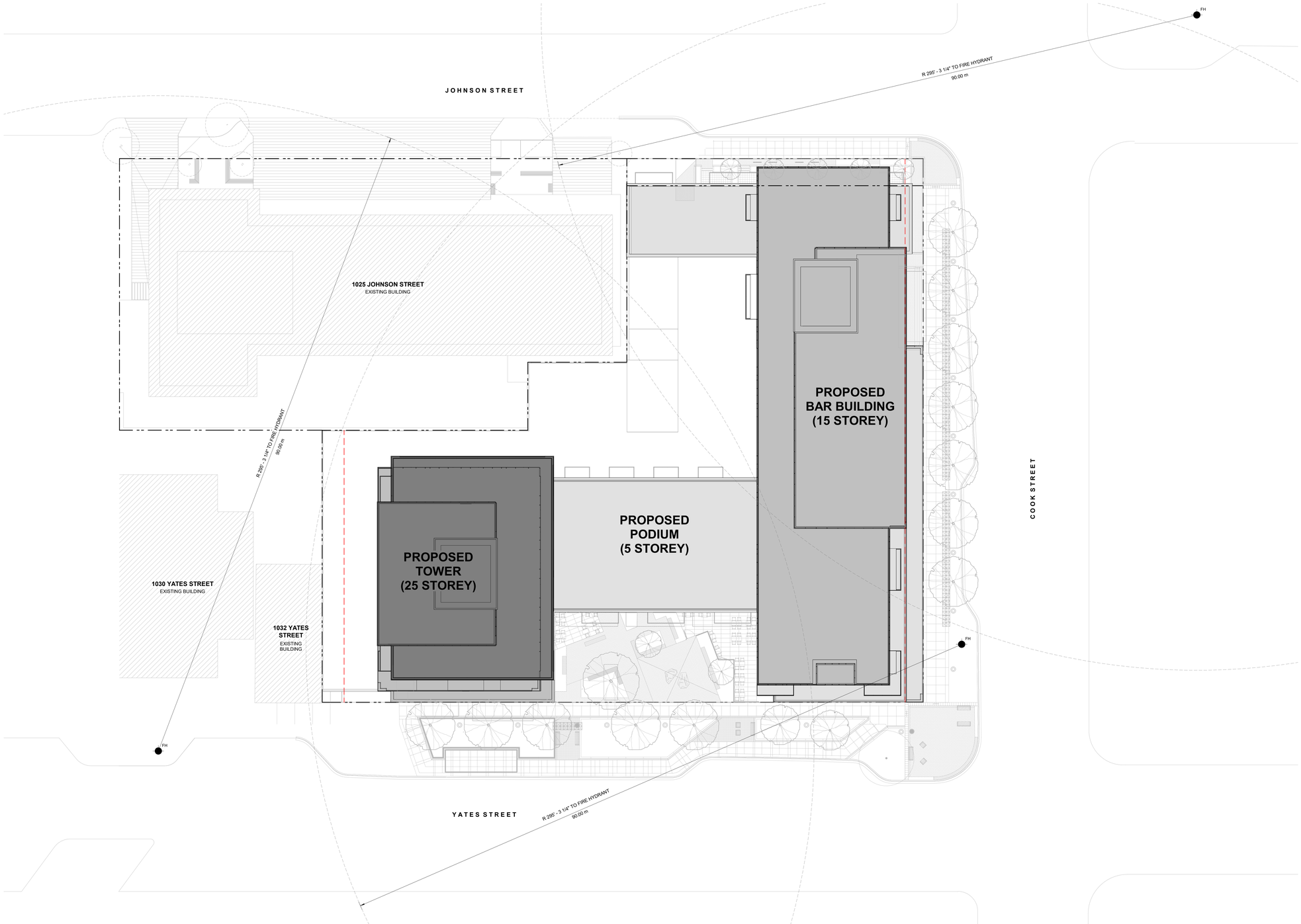
Drawing

Scale 1/16" = 1'-0"

Project 222032

Sheet **A102**

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1	ISSUED FOR DP RESPONSE	2023-08-03

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SITE PLAN
PROPOSED

Drawing

Scale 1/16" = 1'-0"

Project 222032

Sheet **A103**

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GENERAL NOTES

1. ACCESSIBLE PARKING STALLS WILL BE PROVIDED WITH SIGNAGE AND PAINTED MARKINGS IN ACCORDANCE TO SCHEDULE C.
2. ELECTRICAL VEHICLES WILL BE PROVIDED WITH ELECTRICAL RECEPTABLES IN ACCORDANCE TO SCHEDULE C

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

STORAGE
P2 MECH EXHAUST
STORAGE
EL. 50' - 5"
84 STORAGE
P2 MECH EXHAUST
MECHANICAL DUCT ABOVE
ACCESS TO P1
RESIDENTIAL PARKING
109 STALLS
EL. EL. 50' - 5"
ELEV. PIT ABOVE
STAIR TO LOWER P1
MOTORCYCLE PARKING (2) STALLS
RAMP DN 5% AT 180'-0"
EL. 41' -3"
EL. 68' -3"
VEST
PE #4 FF
PE #5
PE #6
ELEV. LOBBY
STORAGE
UP
STORAGE
EL. 50' - 5"
60 STORAGE
VEST
PE #1 FF
PE #2
PE #3
ELEV LOBBY
STORAGE
UP
STORAGE
17 STORAGE
UP
DN

138 TANDEM
136 TANDEM
139 TANDEM

33' - 0"
270' - 3"
33' - 5 1/4" | 19' - 7 1/4" | 22' - 5" | 18' - 2 5/8" | 5' - 1" | 38' - 1" | 16' - 5 1/8" | 61' - 9 3/8" | 12' - 0 3/8" | 10' - 4 5/8" | 32' - 9 1/2"

29' - 0 3/8" | 19' - 6 5/8" | 26' - 8" | 16' - 5" | 30' - 10" | 244' - 9 1/8" | 44' - 3 5/8" | 7' - 3 3/8" | 25' - 8" | 26' - 0 1/8" | 8' - 0" | 9' - 0"

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CHARD

2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30
Revisions		YYYY-MM-DD

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL P2 PLAN

Drawing

Scale: As indicated

Project: 222032

Sheet: **A201**

1 LEVEL P2
SCALE: 1/8" = 1'-0"

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1. ACCESSIBLE PARKING STALLS WILL BE PROVIDED WITH SIGNAGE AND PAINTED MARKINGS IN ACCORDANCE TO SCHEDULE C.
2. ELECTRICAL VEHICLES WILL BE PROVIDED WITH ELECTRICAL RECEPTABLES IN ACCORDANCE TO SCHEDULE C

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING
BUILDING
(1 STOREY)

EXTENT OF BUILDING ENVELOPE ABOVE

LEVEL 1 ABOVE

HIGH VOLTAGE

P2 MECH EXHAUST

P1 MECH EXHAUST

MECH.

BIKE STORAGE
350 TOTAL
194 HORIZ.
156 VERT.

128 TOTAL
67 HORIZ.
61 VERT.

BIKE STORAGE
164 TOTAL
54 HORIZ.
92 VERT.
18 OVERSIZE

RESIDENTIAL PARKING
22 TOTAL STALLS

COMMERCIAL PARKING
40 TOTAL STALLS
14 VISITOR STALLS
4 CAR SHARE
22 COMM STALLS

VEST

PE #4 FF

ELECT RM

PE #5

ELEV LOBBY

PE #6

VEST

22' - 3 3/8"
6790
GATE

AIR INTAKE PLENUM ABOVE

AIR INTAKE PLENUM ABOVE

MECHANICAL DUCT BELOW

UP

DN

PE #1 FF

PE #2

PE #3

VEST

STORAGE

9' - 6 1/4"
2902

DOG WASH

STAIR TO UPPER P2

VEST

CE #7

RESIDENTIAL PARKING
28 TOTAL STALLS

RAMP DN 5% AT 180'-0"

EL. 50' - 5"

EL. 69' - 5"

COMM / SUB-ELECT

MECH

MECH. ROOM

WATER ENTRY RM

EXTENT OF BUILDING ENVELOPE ABOVE

1 LEVEL P1
SCALE: 1/8" = 1'-0"

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1050 YATES ST.
MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL P1 PLAN

Drawing

Scale As indicated

Project 222032

Sheet **A202**

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1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING BUILDING
(1 STOREY)

CORRIDOR
EL. 74' - 6"
VEST
PE #4 FF
PE #5
PE #6
ELEV LOBBY
HOLD STORAGE
BIKE RENTAL
12 BIKES
EXTENT OF BUILDING ENVELOPE ABOVE
PARCEL ROOM
5 PARCEL LOCKERS
PARKADE EXIT
ABOVE GRADE EXIT
MAIL ROOM
7 MAILBOX
RESIDENTAL LOBBY
EL. 74' - 6"
EXIT STAIR
PARKADE EXHAUST BELOW
3.8% SLOPE DN
74' - 5 7/8"
71' - 11 7/8"
13' - 11 5/8"
65' - 3 1/8"
EXTENT OF ROOF ABOVE
RES. LOADING 1
6M BUILDING SEPARATION
COM. LOADING 2
3 COM. LOADING
4 COM. LOADING
5% SLOPE DN
40' - 11 1/4"
GENSET DIESEL EXHAUST ABOVE
AIR INTAKE DUCT ABOVE
EXHAUST DUCT ABOVE
69' - 0 3/8"
69' - 11 1/4"
17' - 11 1/8"
RAMP DN 8.5%
12' - 6"
GARBAGE
CRU #004
2974 SF
EL. 72' - 0"
CRU #003
2844 SF
EL. 71' - 0"
AIR INTAKE PLENUM
8' - 2"
2.49 m SETBACK
9' - 10 1/8"
3.00 m SETBACK
P2 MECH EXHAUST
P1 MECH EXHAUST
MECH EXHAUST ABOVE
PROPERTY LINE
SIDE YARD SETBACK
BIKE STORAGE (RETAIL)
6 TOTAL
2 HORIZ.
4 VERT.
E.O.T.
E.O.T.
GENERATOR
BIKE STORAGE
102 TOTAL
8 HORIZ.
50 VERT.
44 OVERSIZE
MAIL & PARCEL
JAN
6 MAILBOX
4 PARCEL LOCKERS
ELECT
BIKE MAINTENANCE
STORAGE
ELEV LOBBY
PE #1 FF
PE #2
PE #3
HOLD STORAGE
RESIDENTIAL LOADING
EL. 68' - 10 1/2"
EXIT CORRIDOR
CRU #001 (POTENTIAL FOOD USE)
1149 SF
EL. 68' - 10 1/2"
CRU #002 (POTENTIAL FOOD USE)
6941 SF
EL. 68' - 10 1/2"
CE #7
PATIO 272 SF
PATIO 1576 SF
PATIO 436 SF
EXTENT OF BUILDING ENVELOPE ABOVE
LEASING OFFICE
EL. 68' - 10 1/2"
RESIDENTIAL LOBBY
EL. 68' - 10 1/2"
ENTRANCE VESTIBULE
RAMP DN 9.4% AT 90°-10"
RAMP DN 15% AT 40'
RAMP DN 7.5% AT 20'
DRIVELANE SIGHT TRIANGLE
DRIVELANE SIGHT TRIANGLE

33' - 5 1/4" | 19' - 7 1/4" | 22' - 5" | 18' - 2 5/8" | 5' - 1" | 38' - 1" | 270' - 3" | 16' - 5 1/8" | 14' - 0 5/8" | 47' - 8 3/4" | 12' - 0 3/8" | 10' - 4 5/8" | 32' - 9 1/2"

244' - 9 1/8" | 44' - 3 5/8" | 7' - 3 3/8" | 25' - 8" | 28' - 0 1/8" | 8' - 0" | 9' - 0" | 39' - 10" | 16' - 5" | 26' - 8" | 19' - 6 5/8" | 29' - 0 3/8"

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1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project
LEVEL 01 PLAN

Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A203**

1 LEVEL 1
SCALE: 1/8" = 1'-0"

1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING
BUILDING
(1 STOREY)

8' - 2"
2.49 m
SETBACK

6M BUILDING SEPARATION

19' - 8 1/4"
6.00 m

P2 MECH EXHAUST

P1 MECH EXHAUST

9' - 10 1/8"
3.00 m
SIDE YARD SETBACK

PE #4 FF
ELECT RM
PE #5
ELEV LOBBY
PE #6
CORRIDOR
MECH
MECH
DN
UP
MECH
STORAGE
ELECT/COMM
CORRIDOR
PE #1 FF
PE #2
PE #3
ELEV LOBBY
MANAGEMENT OFFICE
STORAGE
VEST
CORRIDOR
STORAGE
STORAGE
CORRIDOR
MECH
CORRIDOR
DN
UP

33' - 5 1/4" | 19' - 7 1/4" | 22' - 5" | 18' - 2 5/8" | 5' - 1" | 38' - 1" | 16' - 5 1/8" | 61' - 9 3/8" | 12' - 0 3/8" | 10' - 4 5/8" | 32' - 9 1/2"
270' - 3"

29' - 0 3/8" | 19' - 6 5/8" | 26' - 8" | 16' - 5" | 30' - 10" | 244' - 9 1/8" | 44' - 3 5/8" | 7' - 3 3/8" | 25' - 8" | 28' - 0 1/8" | 8' - 0" | 9' - 0"

1 LEVEL 2
SCALE: 1/8" = 1'-0"

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MIXED USE
DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 02 PLAN

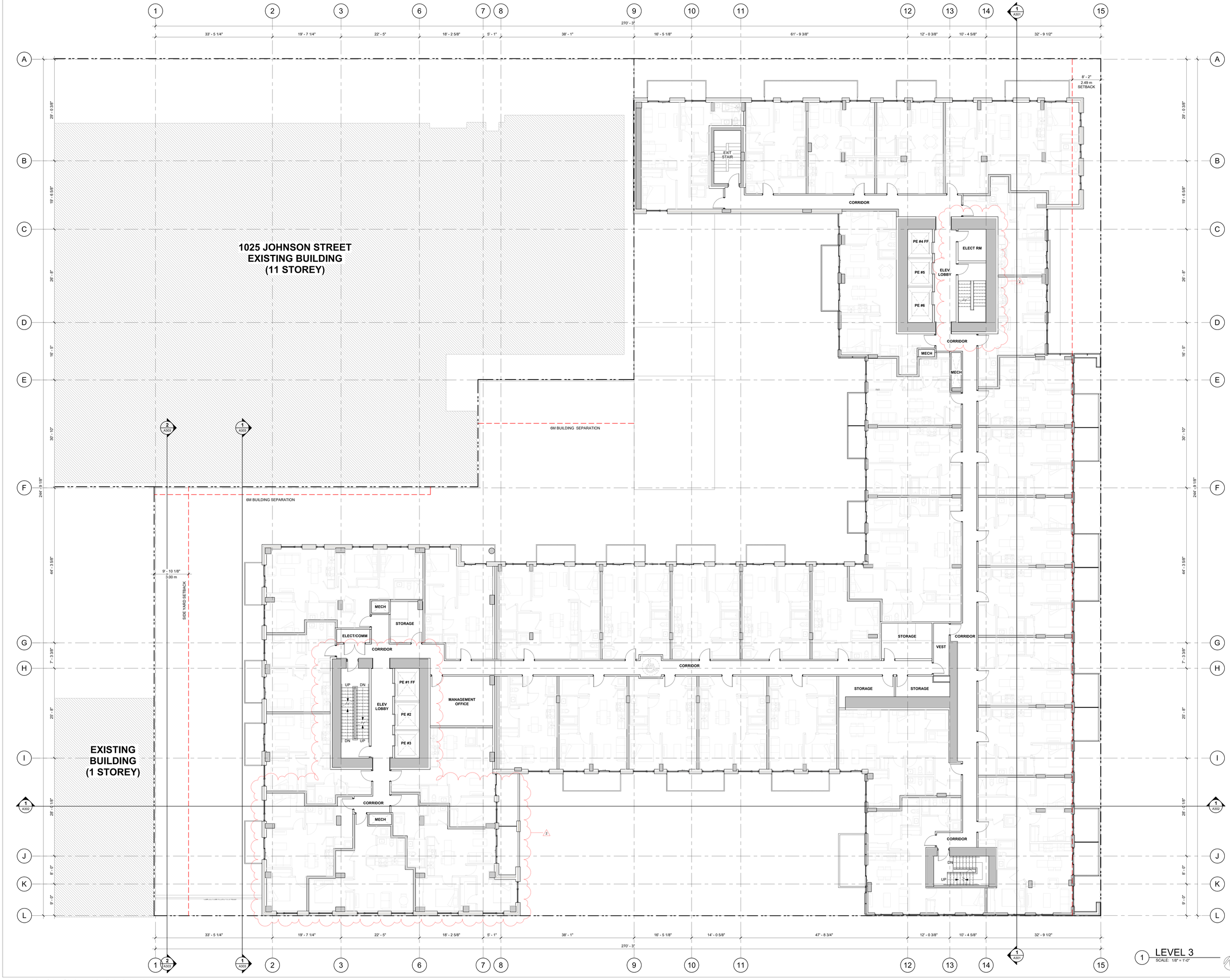
Drawing

Scale 1/8" = 1'-0"

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Sheet **A204**

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1 LEVEL 3
SCALE: 1/8" = 1'-0"

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VICTORIA, B.C.

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LEVEL 03-04 PLAN

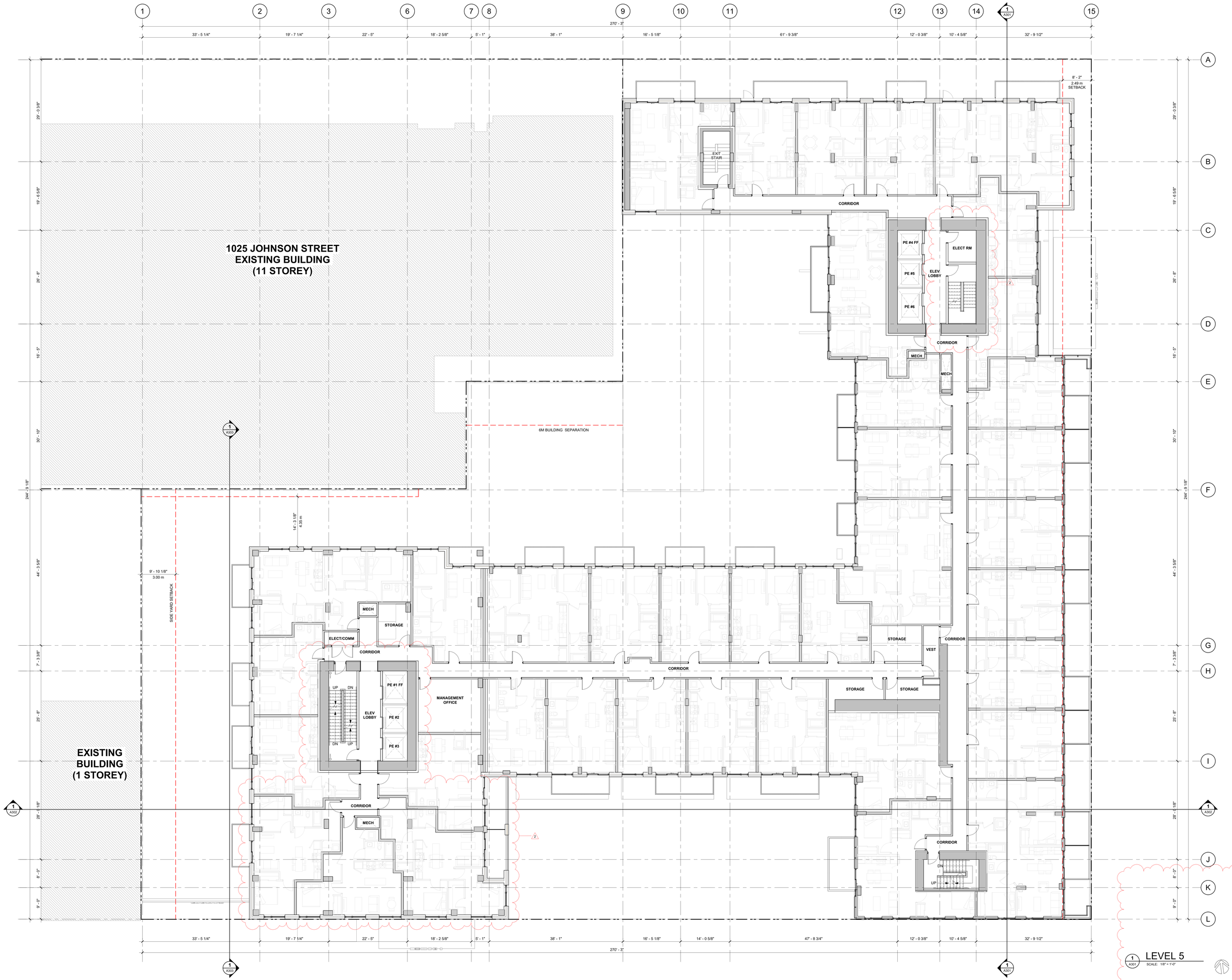
Drawing

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2

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LEVEL 05 PLAN

Drawing

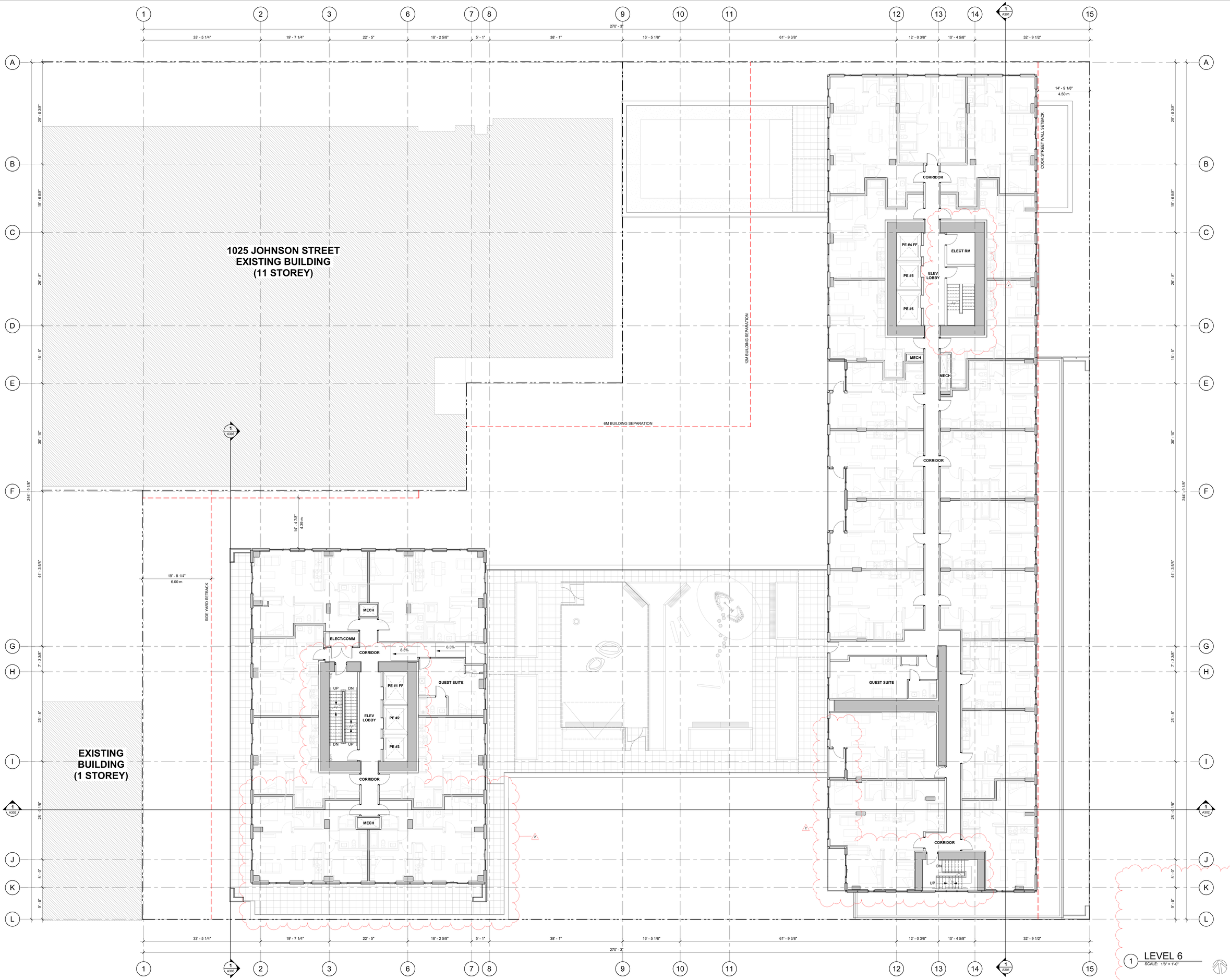
Scale 1/8" = 1'-0"

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Sheet **A206**

1 A301 LEVEL 5
SCALE: 1/8" = 1'-0"

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2

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LEVEL 06 PLAN

Drawing

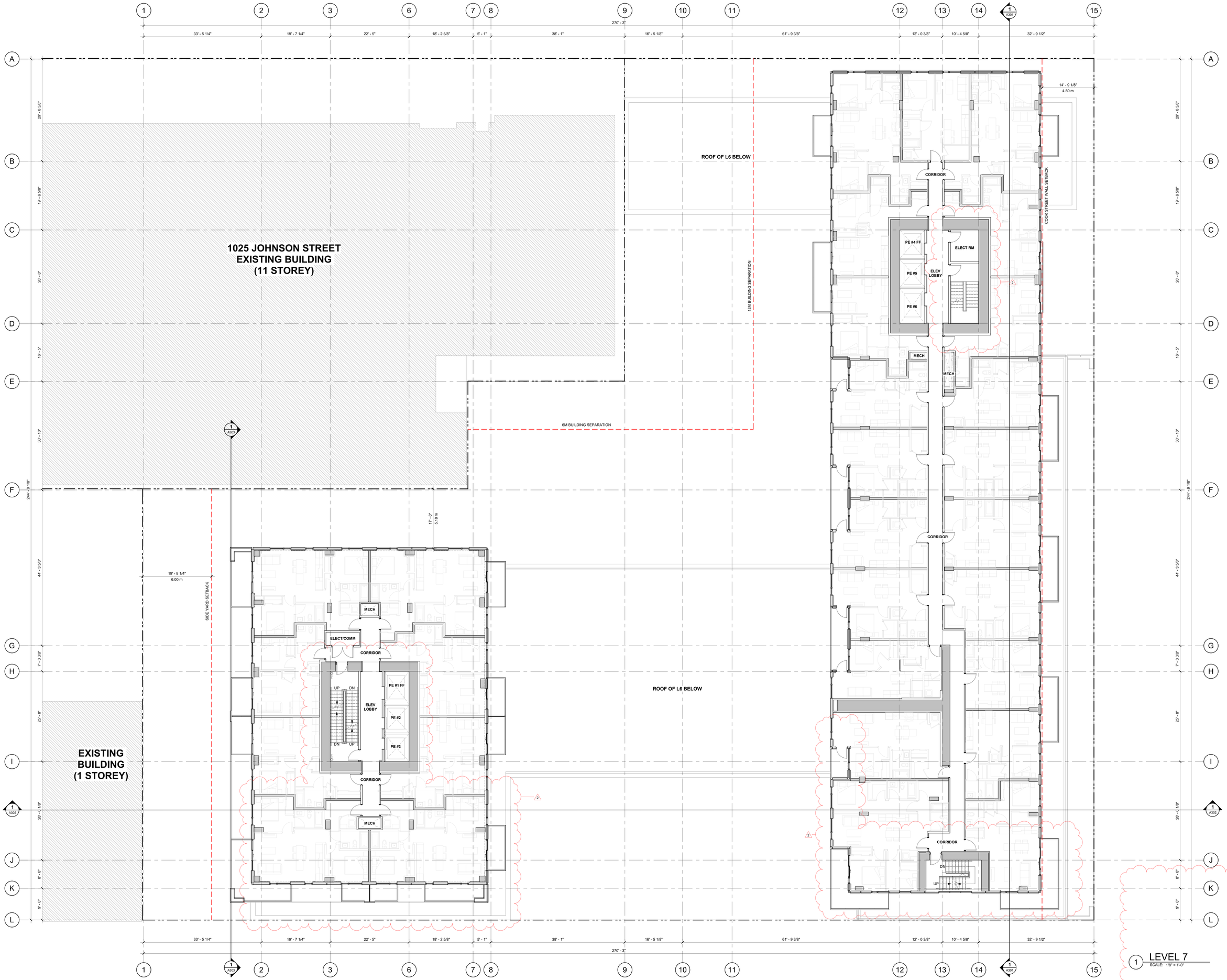
Scale 1/8" = 1'-0"

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Sheet **A207**

1 LEVEL 6
SCALE: 1/8" = 1'-0"

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1 LEVEL 7
SCALE: 1/8" = 1'-0"

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Project

LEVEL 07-12 PLAN

Drawing

Scale 1/8" = 1'-0"

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Sheet **A208**

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1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING
BUILDING
(1 STOREY)

ROOF OF L6 BELOW

ROOF OF L6 BELOW

6M BUILDING SEPARATION

12M BUILDING SEPARATION

SIDE YARD SETBACK

19' - 8 1/4"
6.00 m

14' - 9 1/8"
4.50 m

17' - 0"
5.18 m

CORRIDOR
PE #4 FF
ELECT RM
PE #5
ELEV. LOBBY
PE #6
MECH
MECH
CORRIDOR
MECH
ELECT/COMM
CORRIDOR
UP
PE #1 FF
ELEV LOBBY
PE #2
PE #3
UP
CORRIDOR
MECH
CORRIDOR
DN
UP

33' - 5 1/4" | 19' - 7 1/4" | 22' - 5" | 18' - 2 5/8" | 5' - 1" | 38' - 1" | 16' - 5 1/8" | 61' - 9 3/8" | 12' - 0 3/8" | 10' - 4 5/8" | 32' - 9 1/2"
270' - 3"

29' - 0 3/8" | 19' - 6 5/8" | 26' - 8" | 16' - 5" | 30' - 10" | 244' - 9 1/8" | 44' - 3 5/8" | 7' - 3 3/8" | 25' - 8" | 26' - 0 1/8" | 8' - 0" | 9' - 0"

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LEVEL 13 PLAN

Drawing

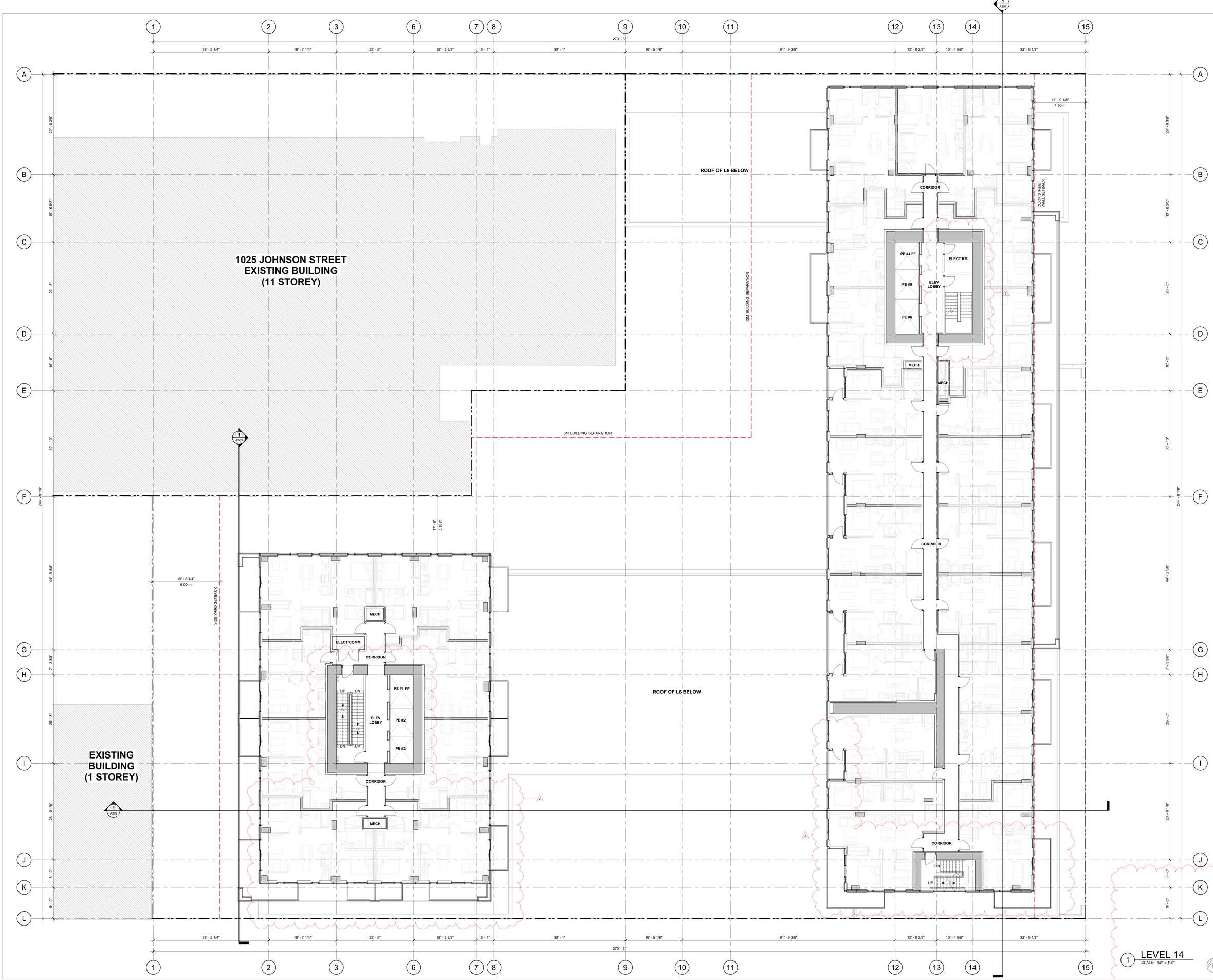
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Sheet **A209**

1 LEVEL 13
SCALE: 1/8" = 1'-0"

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LEVEL 14 PLAN

Drawing

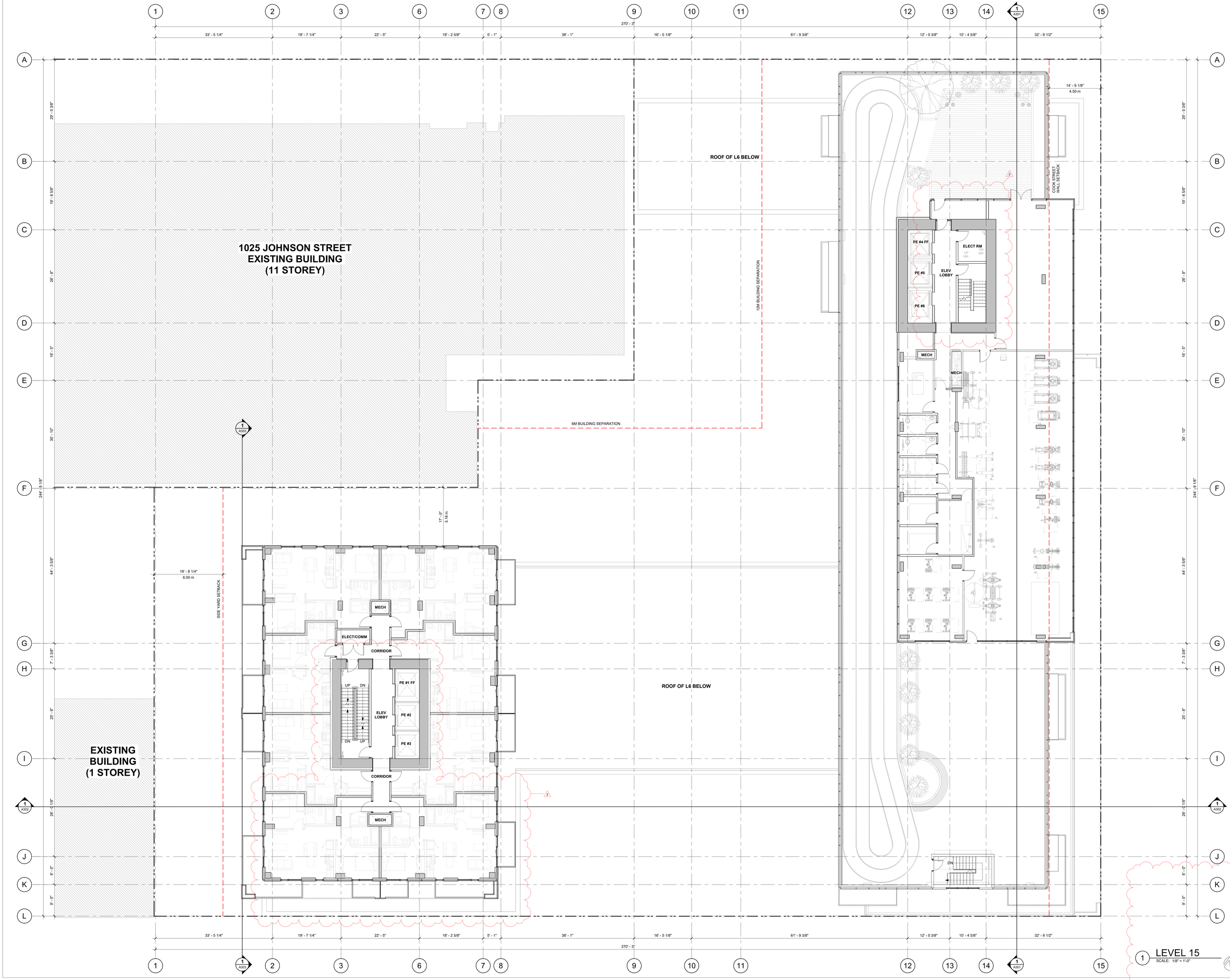
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Sheet **A210**

1 LEVEL 14
SCALE: 1/8" = 1'-0"

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LEVEL 15 PLAN

Drawing

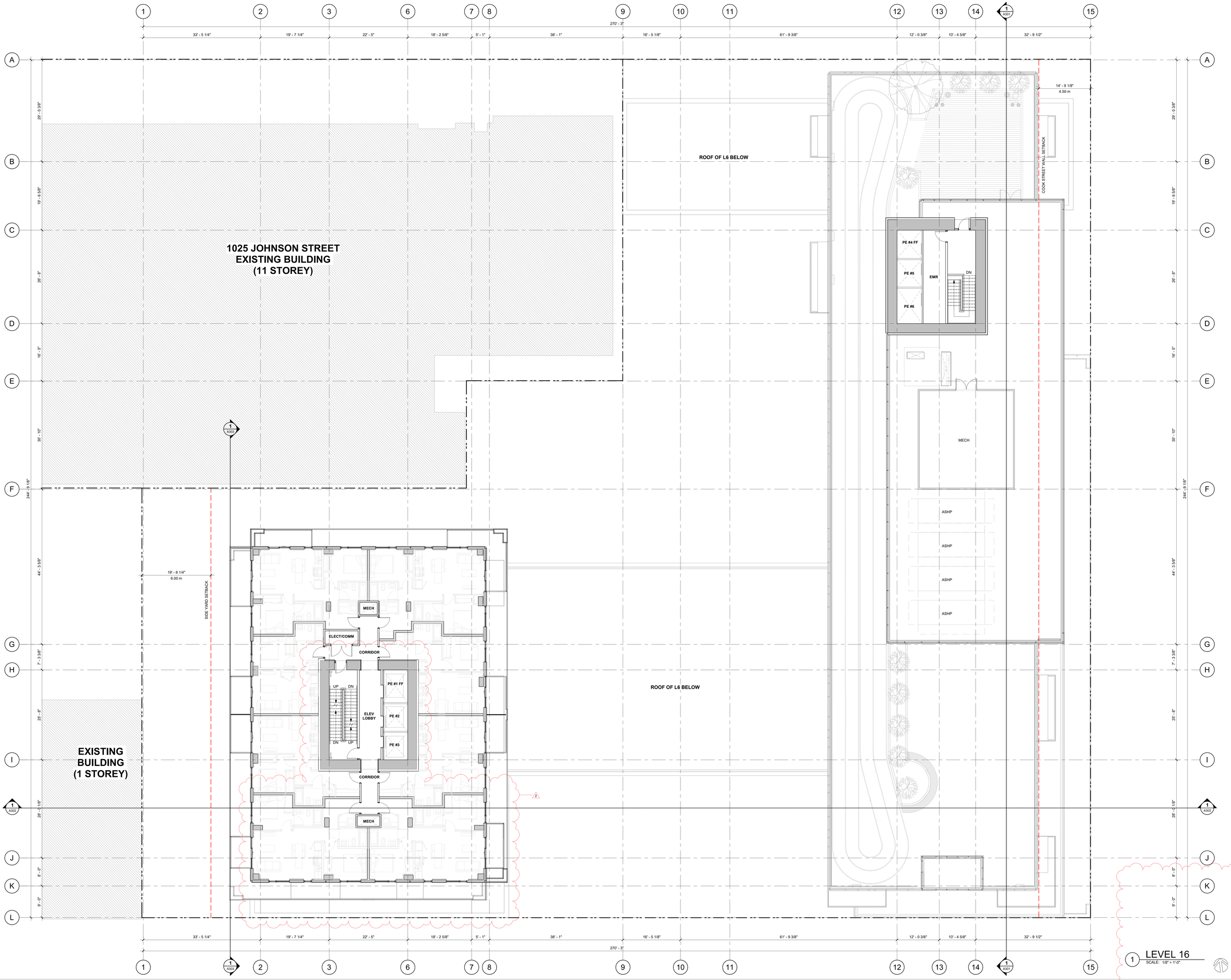
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1 LEVEL 15
SCALE: 1/8" = 1'-0"

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DEVELOPMENT

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LEVEL 16 PLAN

Drawing

Scale 1/8" = 1'-0"

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Sheet **A212**

1 LEVEL 16
SCALE: 1/8" = 1'-0"

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1025 JOHNSON STREET
EXISTING BUILDING
(11 STOREY)

EXISTING
BUILDING
(1 STOREY)

ROOF OF L6 BELOW

ROOF OF L6 BELOW

PE #4 FF
PE #5
PE #6

MECH

COOK STREET WALL SETBACK

14' - 9 1/8"
4.50 m

SIDE YARD SETBACK

19' - 8 1/4"
6.00 m

MECH
ELECT/COMM
CORRIDOR
UP
DN
ELEV
LOBBY
PE #1 FF
PE #2
PE #3
CORRIDOR
MECH

33' - 5 1/4" | 19' - 7 1/4" | 22' - 5" | 18' - 2 5/8" | 5' - 1" | 38' - 1" | 270' - 3" | 16' - 5 1/8" | 61' - 9 3/8" | 12' - 0 3/8" | 10' - 4 5/8" | 32' - 9 1/2"

1 2 3 6 7 8 9 10 11 12 13 14 1 (A301) 15

A B C D E F G H I J K L

29' - 0 3/8" | 19' - 6 5/8" | 26' - 8" | 16' - 5" | 30' - 10" | 244' - 9 1/8" | 44' - 3 5/8" | 7' - 3 3/8" | 25' - 8" | 28' - 1 1/8" | 8' - 0" | 9' - 0"

1 (A302)

1 (A303)

2

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VICTORIA, B.C.

Project

LEVEL 17-23 PLAN

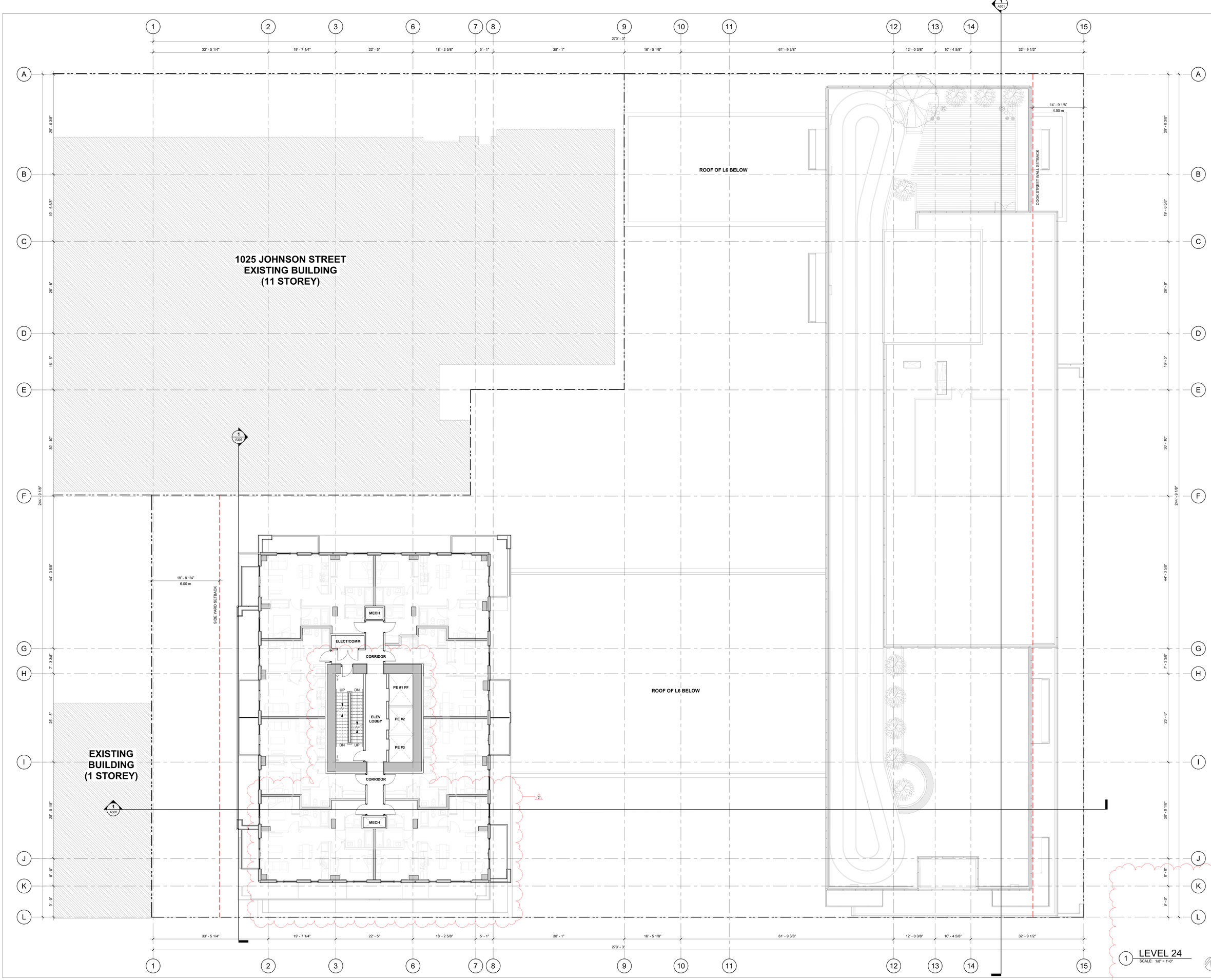
Drawing

1 LEVEL 17
SCALE: 1/8" = 1'-0"

Scale 1/8" = 1'-0"

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Sheet A213



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DEVELOPMENT

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1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL 24 PLAN

Drawing

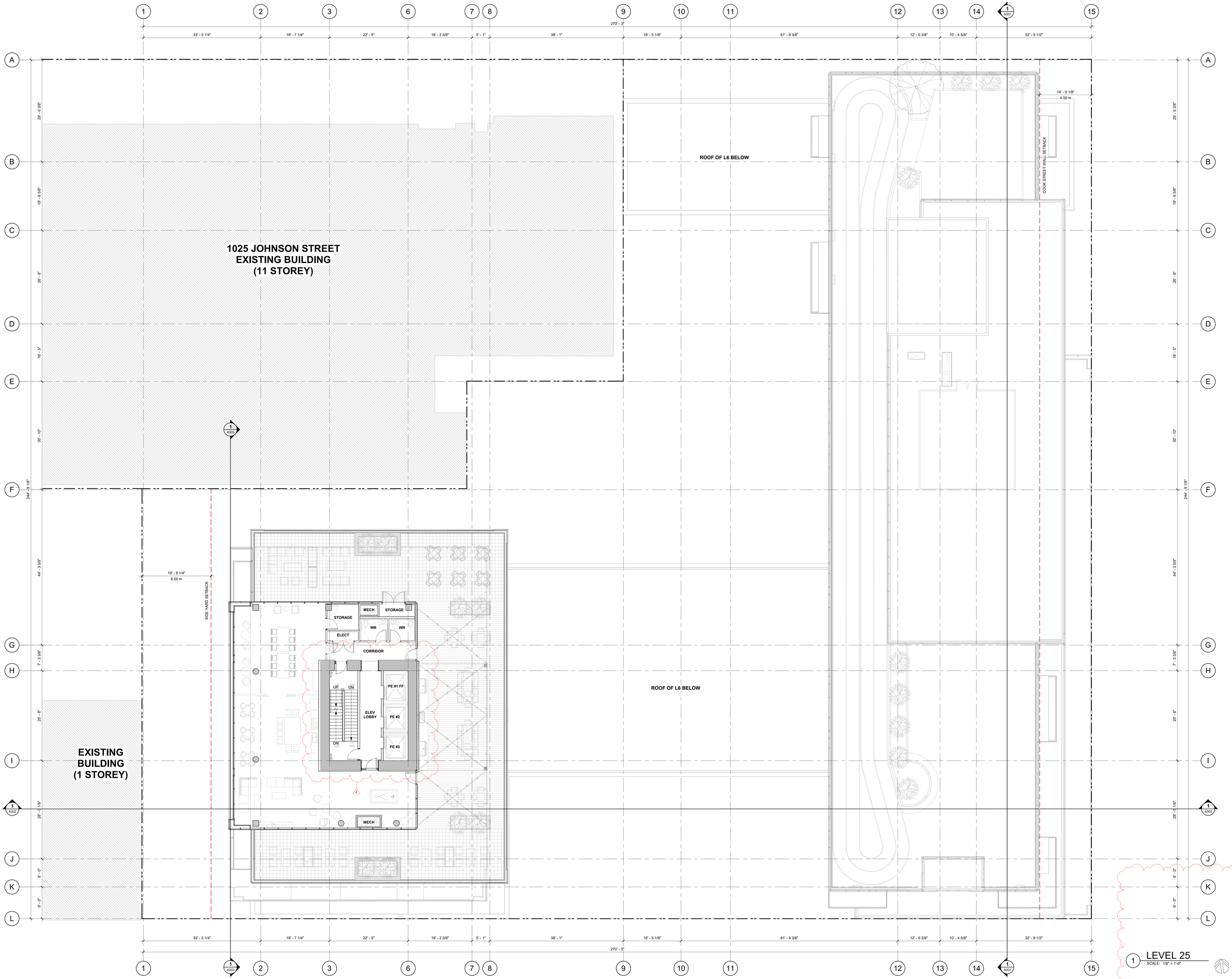
Scale 1/8" = 1'-0"

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Sheet **A214**

1 LEVEL 24
SCALE: 1/8" = 1'-0"

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DEVELOPMENT

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LEVEL 25 PLAN

Drawing

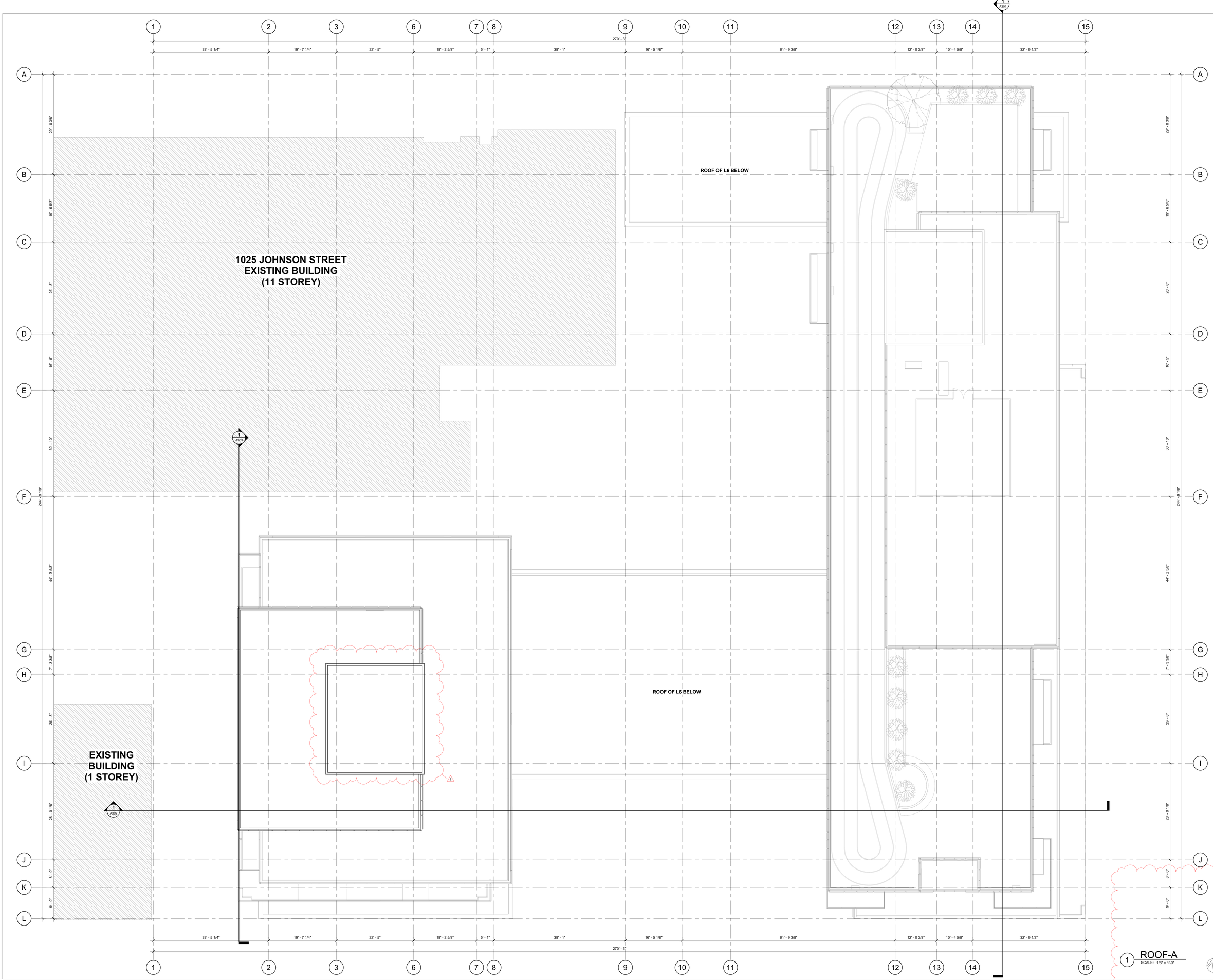
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Sheet **A215**

1 LEVEL 25
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2	ISSUED FOR DP RESPONSE	2023-08-03
1	ISSUED FOR COORDINATION	2023-06-30

Revisions YYYY-MM-DD

Seal

1050 YATES ST. MIXED USE DEVELOPMENT

2

1050 YATES ST.
VICTORIA, B.C.

Project

LEVEL ROOF PLAN

Drawing

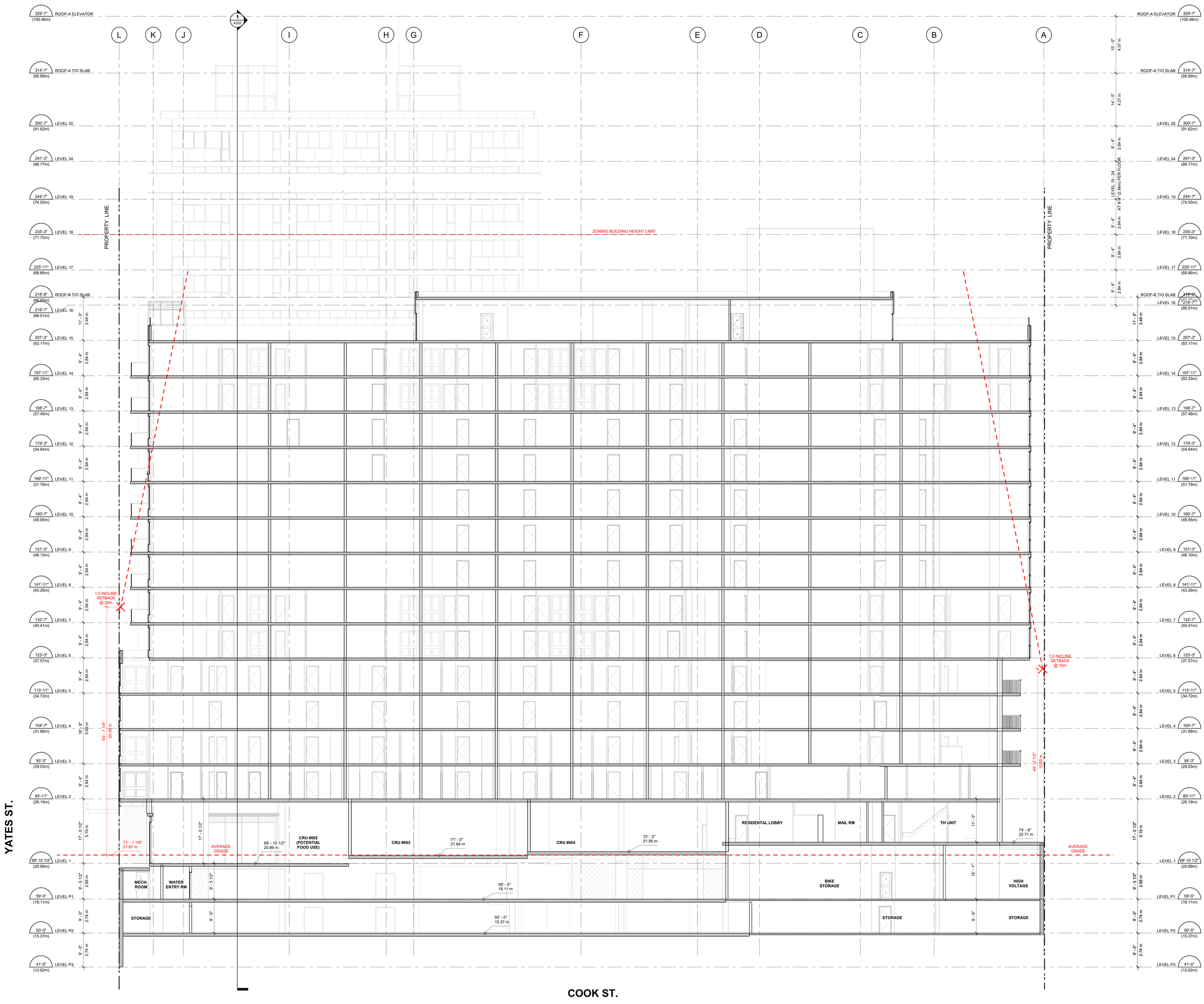
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Project 222032

Sheet **A216**

1 ROOF-A
SCALE: 1/8" = 1'-0"

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1 A201 BUILDING SECTION 2

SCALE: 1/8" = 1'-0"

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DEVELOPMENT

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Project

BUILDING SECTION

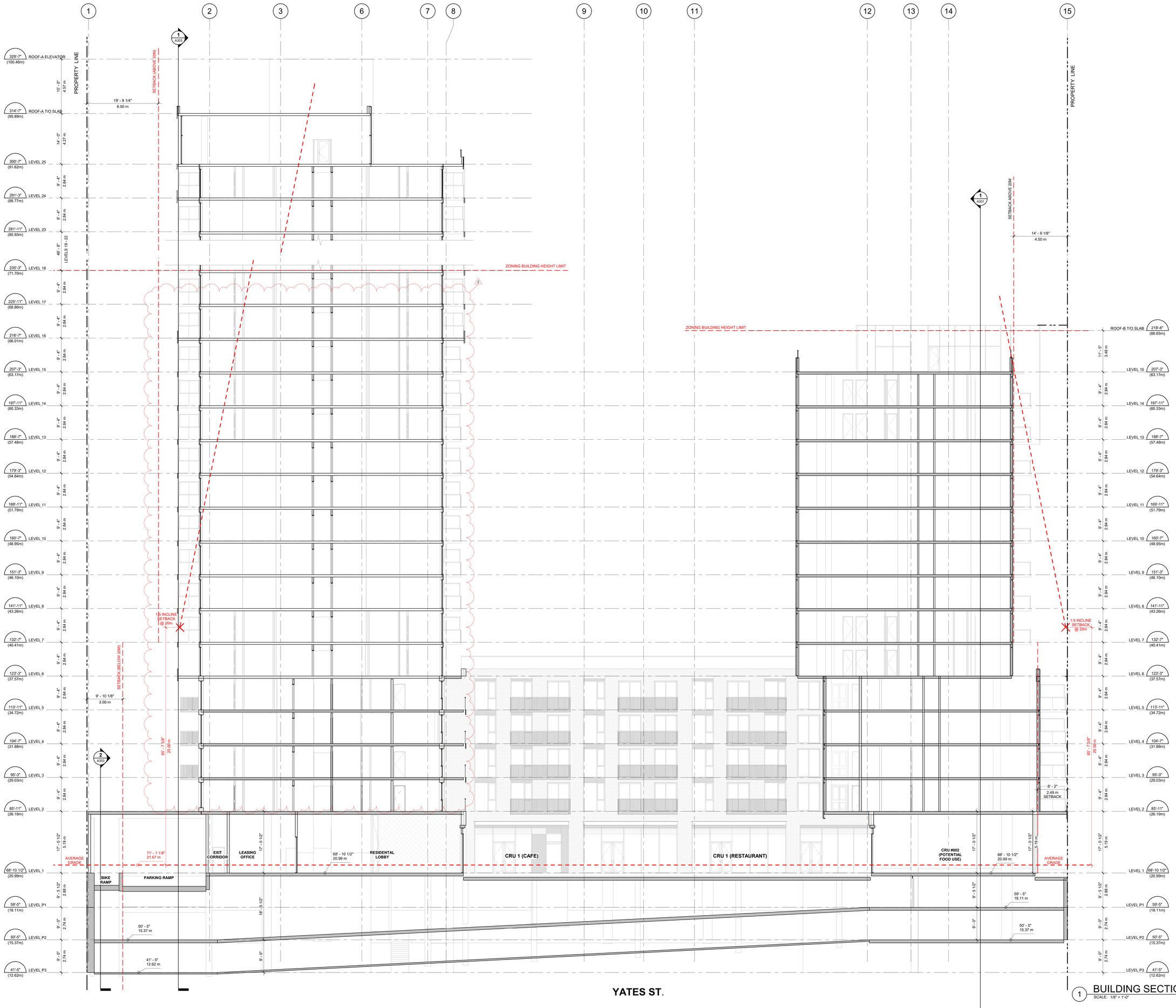
Drawing

Scale 1/8" = 1'-0"

Project 222032

Sheet **A301**

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1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"

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BUILDING SECTION

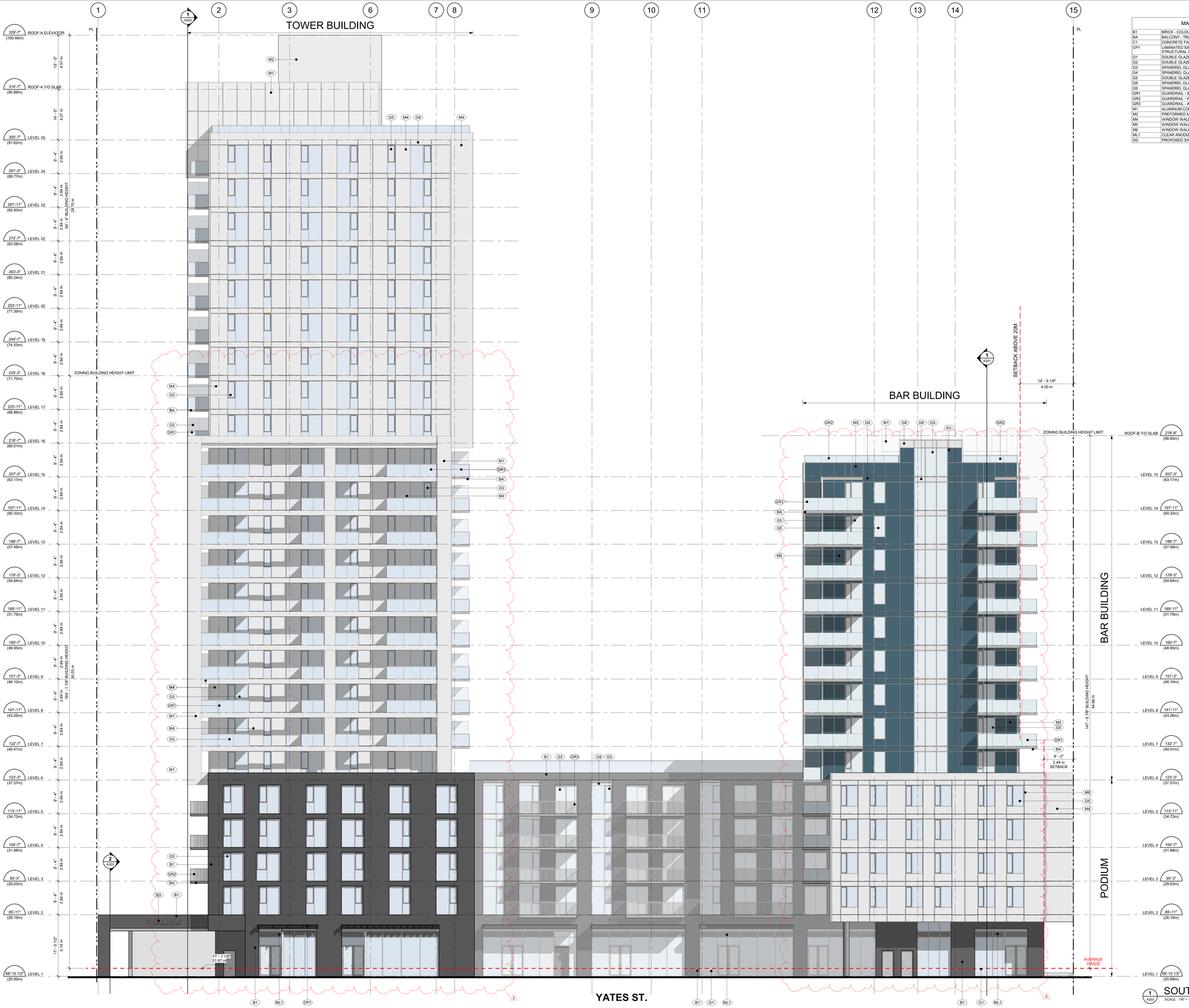
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Scale 1/8" = 1'-0"

Project 222032

Sheet **A302**

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MATERIAL LEGEND

B1	BRICK - COLOUR 1
BA	BALCONY - TRAFFIC DECK COATING
C1	CONCRETE FACED INSULATION
CP1	LAMINATED SAFETY GLASS CANOPY WITH PAINTED STRUCTURAL STEEL FRAME
G1	DOUBLE GLAZED CURTAINWALL - 4 SIDE SSG
G2	DOUBLE GLAZED CURTAINWALL - CAPPED
G3	SPANDREL GLASS CURTAINWALL - 4 SIDE SSG
G4	SPANDREL GLASS CURTAINWALL - CAPPED
G5	DOUBLE GLAZED WINDOW WALL - COLOUR 1
G8	SPANDREL GLASS WINDOW WALL - COLOUR 1
G9	SPANDREL GLASS WINDOW WALL - COLOUR 2
GR1	GUARDRAIL - SAFETY GLAZED WITH ALUMINUM FRAME
GR2	GUARDRAIL - WIND
GR3	GUARDRAIL - ALUMINUM PICKET
M1	ALUMINUM COMPOSITE METAL PANEL (ACM)
M2	PREFORMED METAL PANEL
M4	WINDOW WALL RAISED METAL PANEL - COLOUR 1
M5	WINDOW WALL RAISED METAL PANEL - COLOUR 2
M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER

1 A303 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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Seal

1050 YATES ST. MIXED USE DEVELOPMENT

1050 YATES ST.
VICTORIA, B.C.

Project

SOUTH ELEVATION

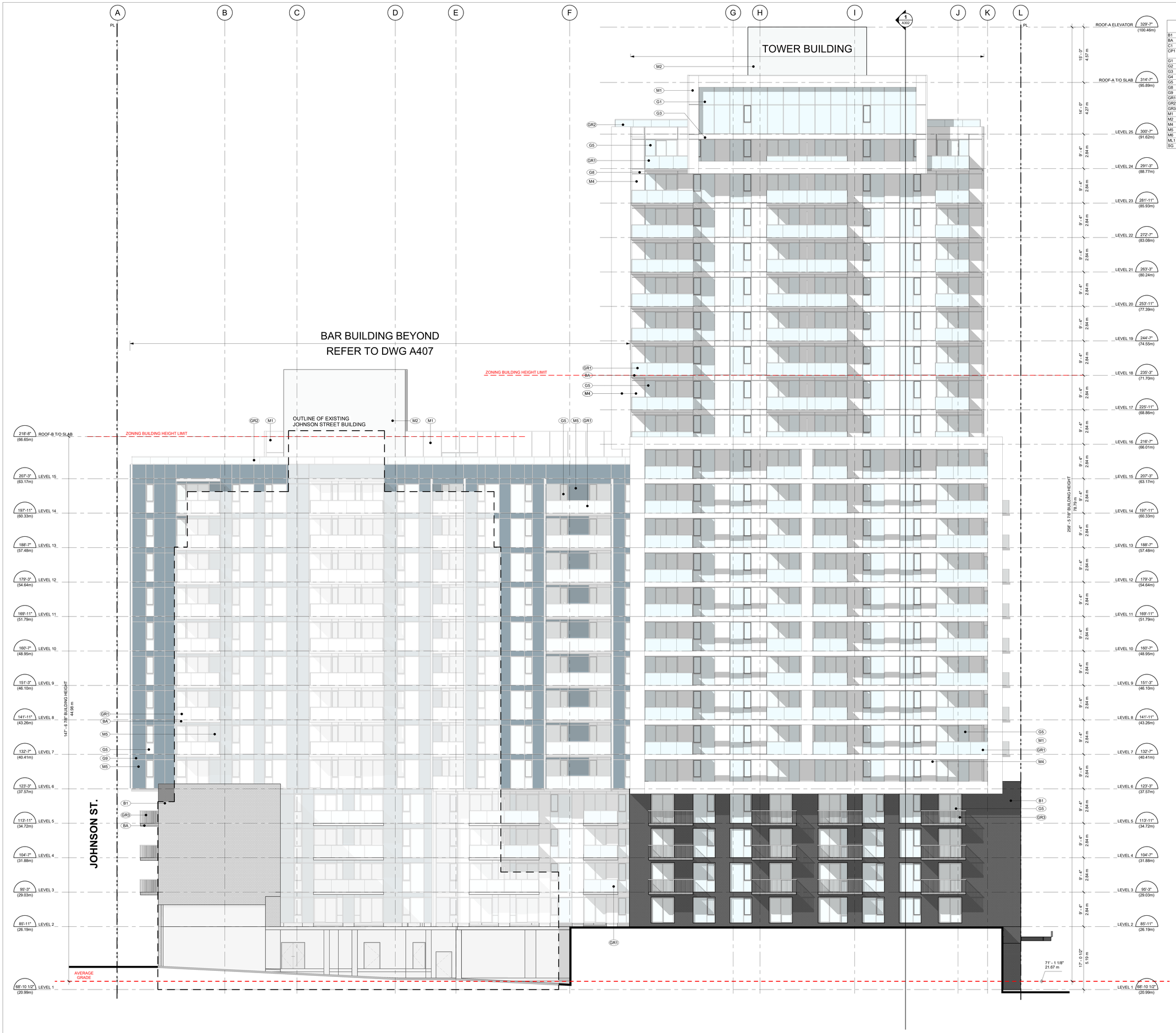
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Scale 1/8" = 1'-0"

Project 222032

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ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER

1 A203 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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2 ISSUED FOR DP RESPONSE	2023-08-03
1 ISSUED FOR COORDINATION	2023-06-30

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

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VICTORIA, B.C.

Project

WEST ELEVATION

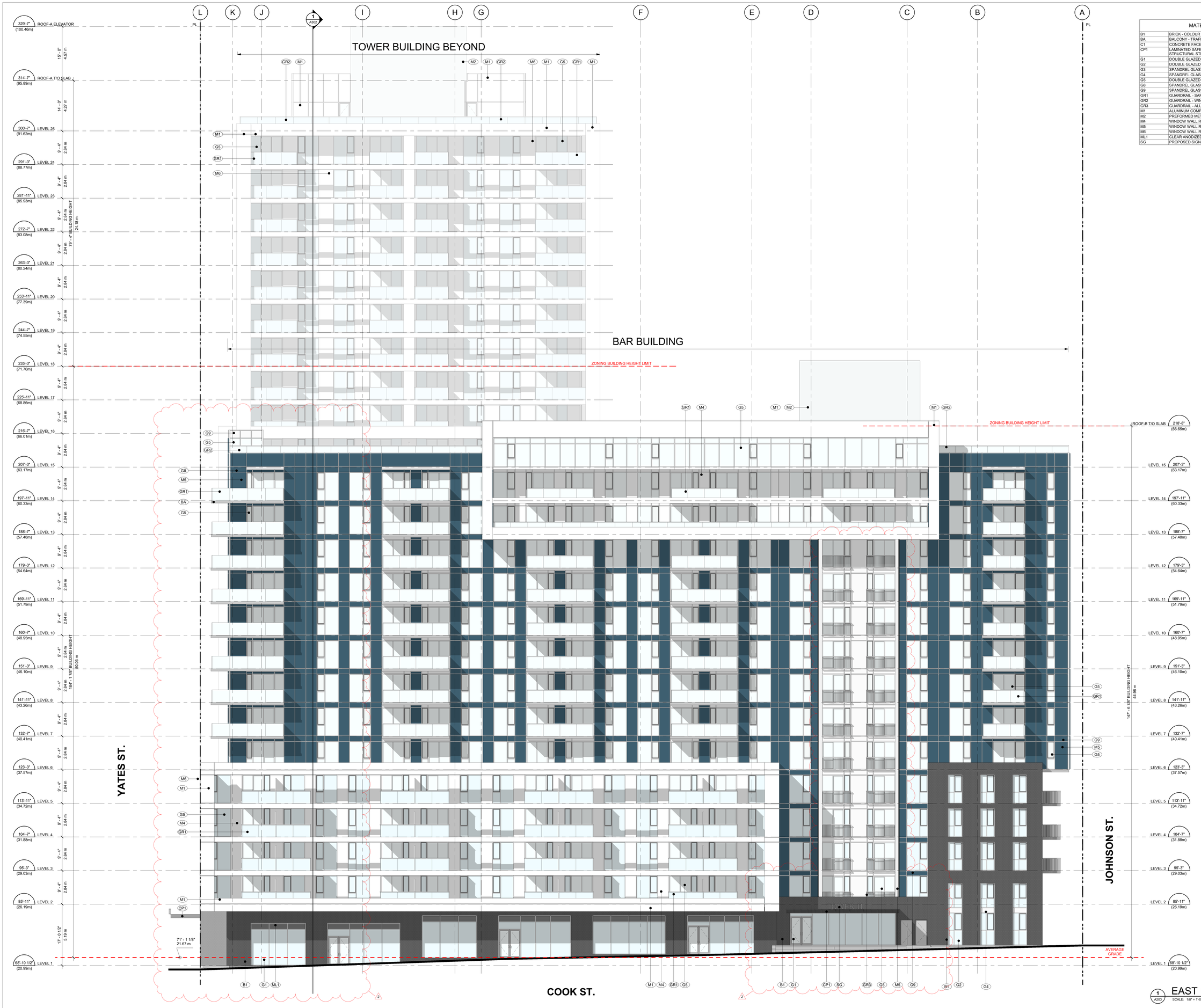
Drawing

Scale 1/8" = 1'-0"

Project 222032

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ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER

1 A203 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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1 ISSUED FOR COORDINATION	2023-06-30

Seal

1050 YATES ST.
MIXED USE
DEVELOPMENT

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Project

EAST ELEVATION

Drawing

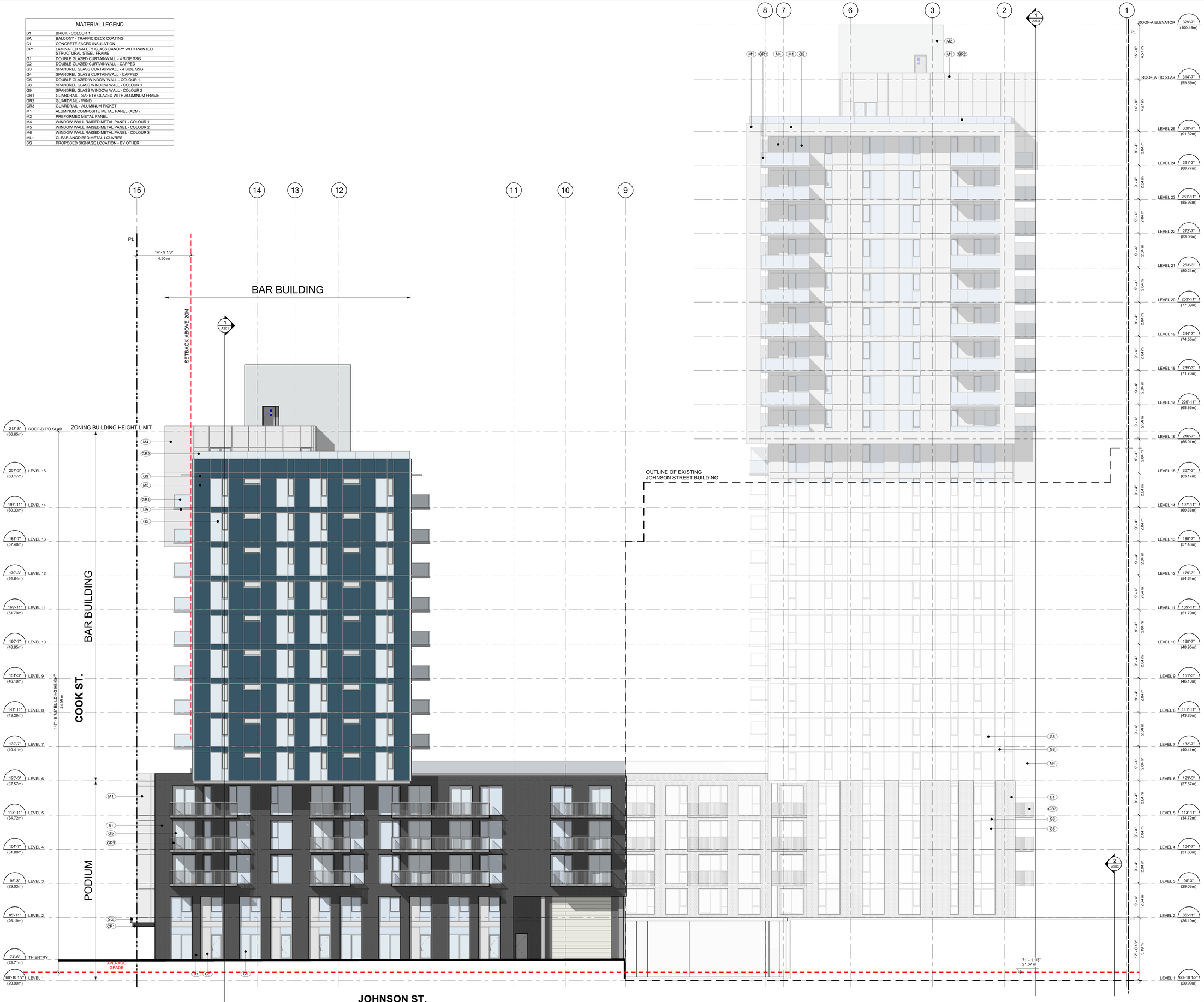
Scale 1/8" = 1'-0"

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MATERIAL LEGEND	
B1	BRICK - COLOUR 1
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M6	WINDOW WALL RAISED METAL PANEL - COLOUR 3
ML1	CLEAR ANODIZED METAL LOUVRES
SG	PROPOSED SIGNAGE LOCATION - BY OTHER



1 A203 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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Seal

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DEVELOPMENT

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NORTH ELEVATION

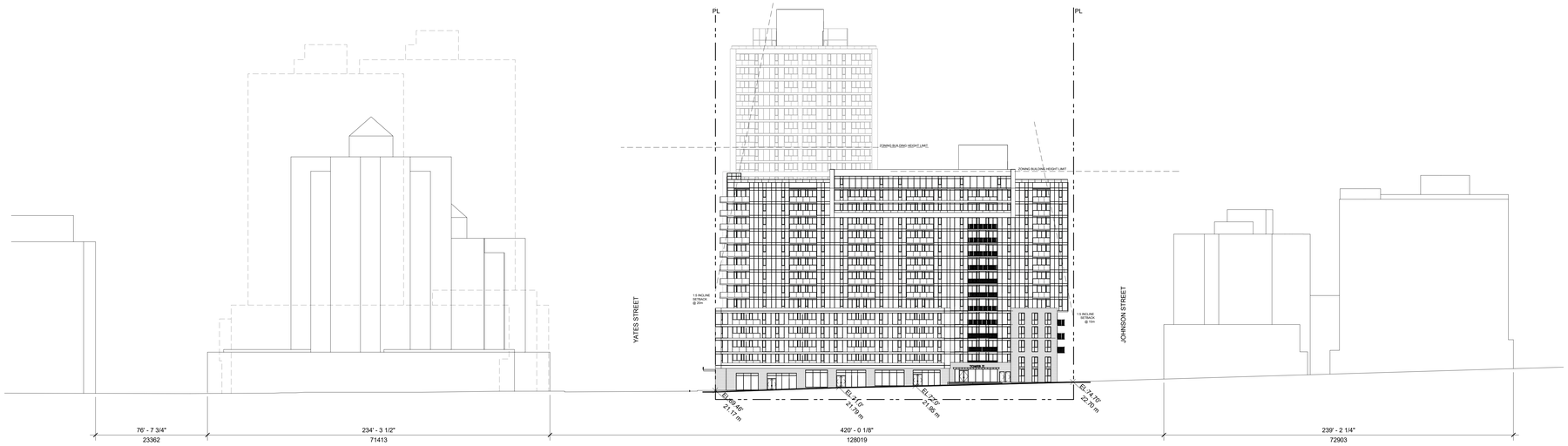
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Scale 1/8" = 1'-0"

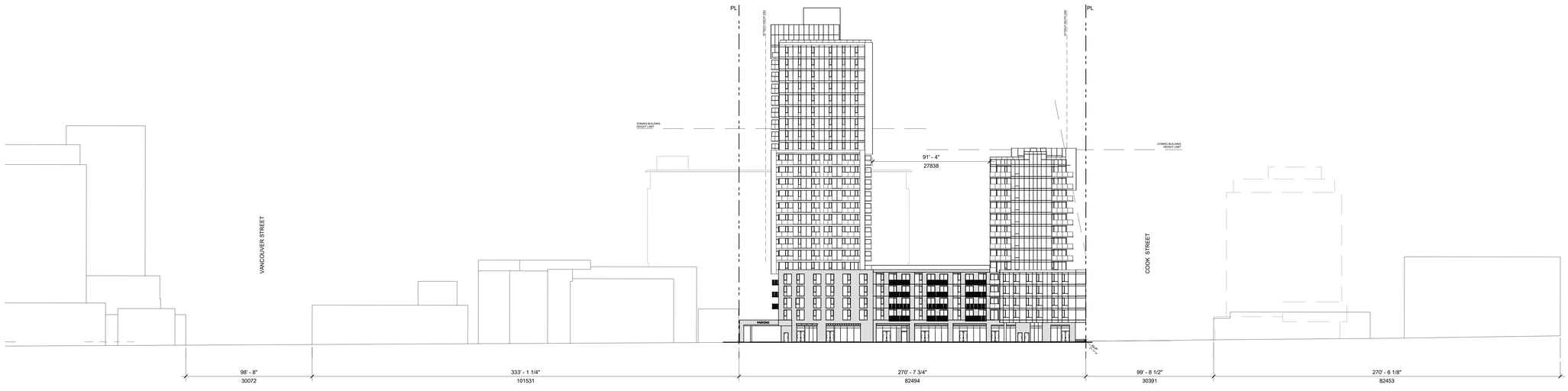
Project 222032

Sheet **A404**

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1 STREET ELEVATION - COOK
SCALE: 1/32" = 1'-0"



2 STREET ELEVATION - YATES
SCALE: 1/32" = 1'-0"

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1	ISSUED FOR DP	2023-03-04

Revisions YYYY-MM-DD

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DEVELOPMENT

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Project

STREET ELEVATION

Drawing

Scale 1/32" = 1'-0"

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Sheet **A450**

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1050 Yates Street, Victoria
Landscape Drawings

Development Permit Set 2023-08-02

DRAWING LIST

L-0.01 - Cover Sheet
L-1.01- Ground Level Landscape Plan
L-1.02 - Ground Level Offsite Landscape Plan
L-1.03 - Level 2 Landscape Plan
L-1.04 - Level 6 Landscape Plan
L-1.05 - Level 15 Landscape Plan
L-1.06 - Level 25 Landscape Plan
L-1.07 - Landscape Roof Level (Overall)
L-1.08 - Tree Preservation Plan
L-1.09 - Soil Loading Plan
L-2.01 - Landscape Sections
L-2.02 - Landscape Sections
L-2.03 - Landscape Sections
L-3.01 - Landscape Details
L-3.02 - Landscape Details
L-4.01 - Appendices
L-4.02 - Appendices

MATERIALS KEY

Offsite

S1 — Light Broom Finish Concrete with Saw Cut
Per CoV Downtown Public Realm Plan
New Town Standard
Refer to Civil Engineering

S2 — Stone Sett Pavers
Size: 100mmx100mm
Colour: Natural Grey
Refer to Civil Engineering

S3 — Concrete Unit Pavers - 45 degree herringbone
Size: 225mmx75mmx60mm
Colour: Charcoal Unsealed
Refer to Civil Engineering

S4 — Basalt Entry Banding with Street Name Insert
Pattern: 450mm wide single row soldier course
Larger slab where street name appears
Street name sandblasted into basalt slabs
Font: Tisa Pro Bold, all caps

Onsite

S5 — Concrete Unit Pavers
Size: 225mmx75mmx60mm
Color: Natural Grey & Charcoal
Pattern as shown

S6 — Pre-cast Concrete Slab Pavers - on Site
New Stone-Manhattan Vibro Pressed Slabs
24" x 48" x 2" - Color: Natural Grey & Charcoal

S7 — Concrete Paving Slabs
Size: 457mmx457mmx40mm
Colour: Natural Finish: Texada
Supplied by Abbotsford Concrete

S8 — Crushed Granite or Basalt Screenings

S9 — Pour-in-place Virgin Rubber Play Surface
w/ Galvanized Metal Edge

S10 — Vulcanized Rubber Athletic Surface

S11 — IPE Wood Decking

S12 — Artificial Lawn to Outdoor Gym

S13 — Extensive Sedum Green Roof System

Planting Beds

Screen Hedging

Proposed Trees

Proposed Seating

Public Realm Bike Racks - 30#

Concrete Raised Planter

Metal Planter

BG — Building Grade
as per architectural drawings

PLAZA DESIGN RATIONALE

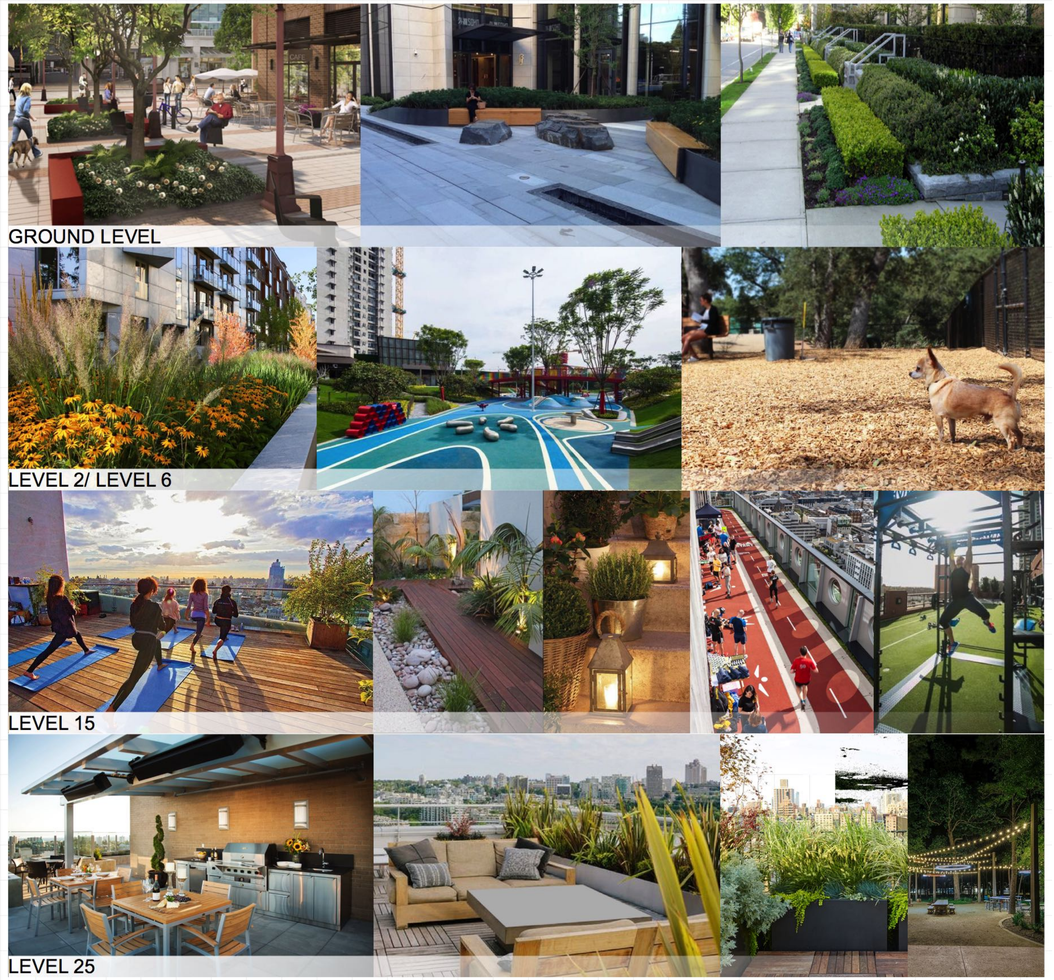
The presence of trees with adequate seating opportunities within a universally accessible environment were highlighted by local residents as key criteria for creating a successful space.

This design combines areas of attractive two tone paving with sweeping bands of planting flush with the ground plane. A large feature tree is proposed with two ornamental flowering trees to occupy built up soil mounds.

The feature paving expression continues along the Yates Street frontage before sweeping into the plaza, drawing pedestrians in. The presence of feature sculptural elements evokes curiosity and an interest to stay and sit. These feature elements are proposed as sculptural boulders, acting as informal play/ seating opportunities. Their presence will help to define the plaza with a distinct identity among local residents. A variety of seating options allow for groups of all sizes to gather comfortably.

Offset from the entry parkette is a more intimate shaded zone where groups can gather beneath the canopy of the large feature tree. A green band provides separation from the main street with the large feature tree providing protection from surrounding elevations.
The cafe terrace occupies the NW corner but can be allowed to spill out onto the adjacent plaza, protected on all sides by lush planting. This will form a highly attractive and desirable sitting space particularly in summer months when the flowering perennials and specimen trees are in full bloom.

The restaurant terrace is generously sized and separated from the rest of the plaza by planted beds. This will still allow for a visual connection and the plaza environment itself will benefit from this activation. The design configuration allows for a non-obtrusive secure raling/ glazing to be installed.



Client:

Architect:

Seal:

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102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
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F:604.684.0577
www .dkl.bc.ca

Project:
1050 YATES ST

Drawn by: JW

Checked by: SV

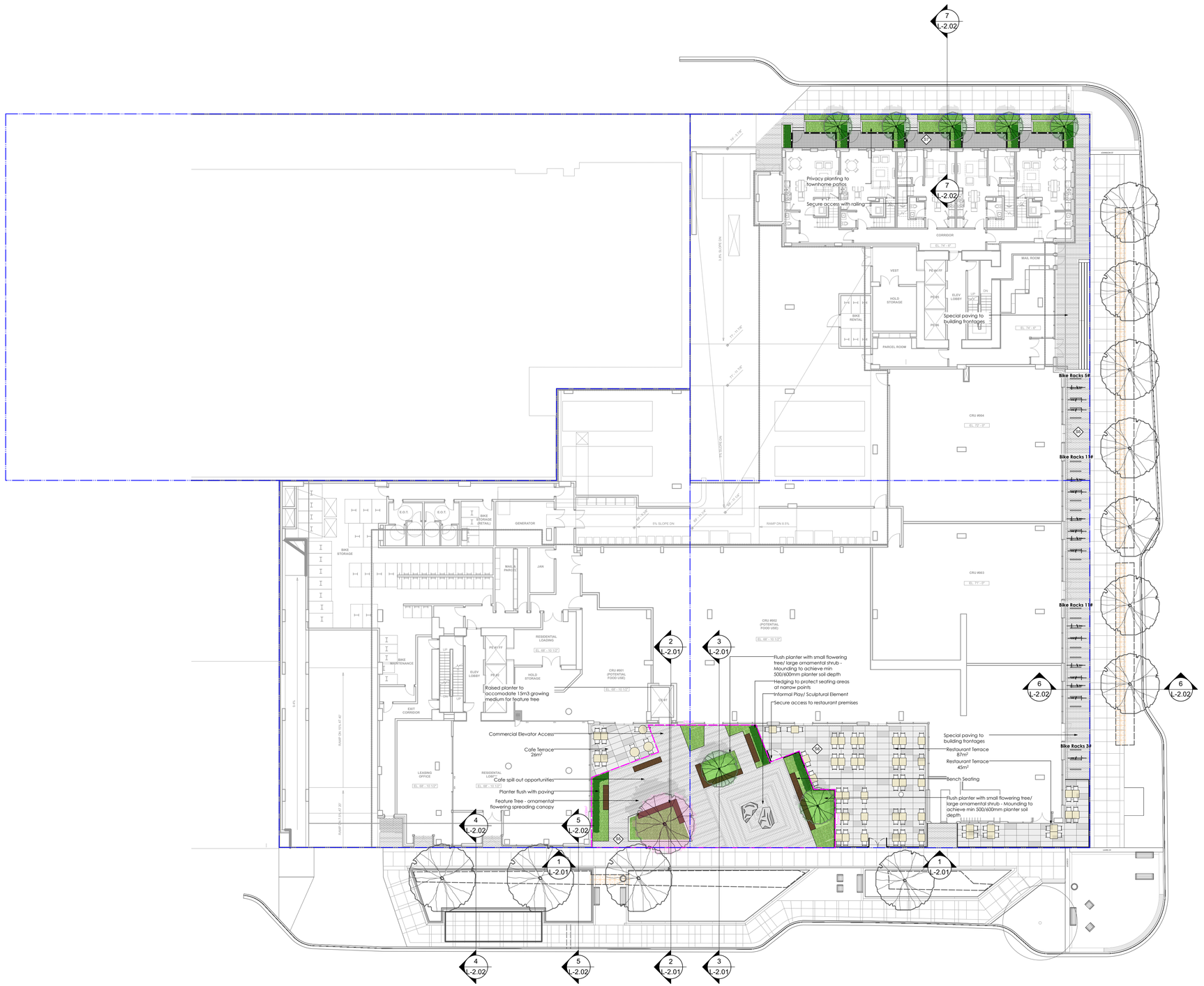
Date: AUG 02nd 2023

Scale:

Drawing Title:
Cover Sheet

Project No.:
22102

Sheet No.:
L-0.01



Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

Drawn by: JW

Checked by: SV

Date: AUG 02nd 2023

Scale: 1:200

Drawing Title:

Landscape Ground Level

Project No.:

22102

Sheet No.:

L-1.01

STREET TREE NOTES

1. All proposed boulevard trees as species to be determined by City of Victoria Parks Department.

Street Tree Inspection Notes:

Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

2. Irrigation

Must meet the Standards for Irrigation Installation set out in the City of Victoria Supplementary Specifications for Street Trees and Irrigation, Schedule C, to Victoria Subdivision and Development Servicing Bylaw.

Irrigation Inspection Notes:

All irrigation systems will require inspection by the Director of Parks. Inspections require 24hr notice. Inspections will be according to Table 6.1 of The CoV Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042.

3. Tree spacing and clearance:

Tree spacing per Schedule C:
Small - Medium Tree: Minimum 8m
Medium - Large: Minimum 10m

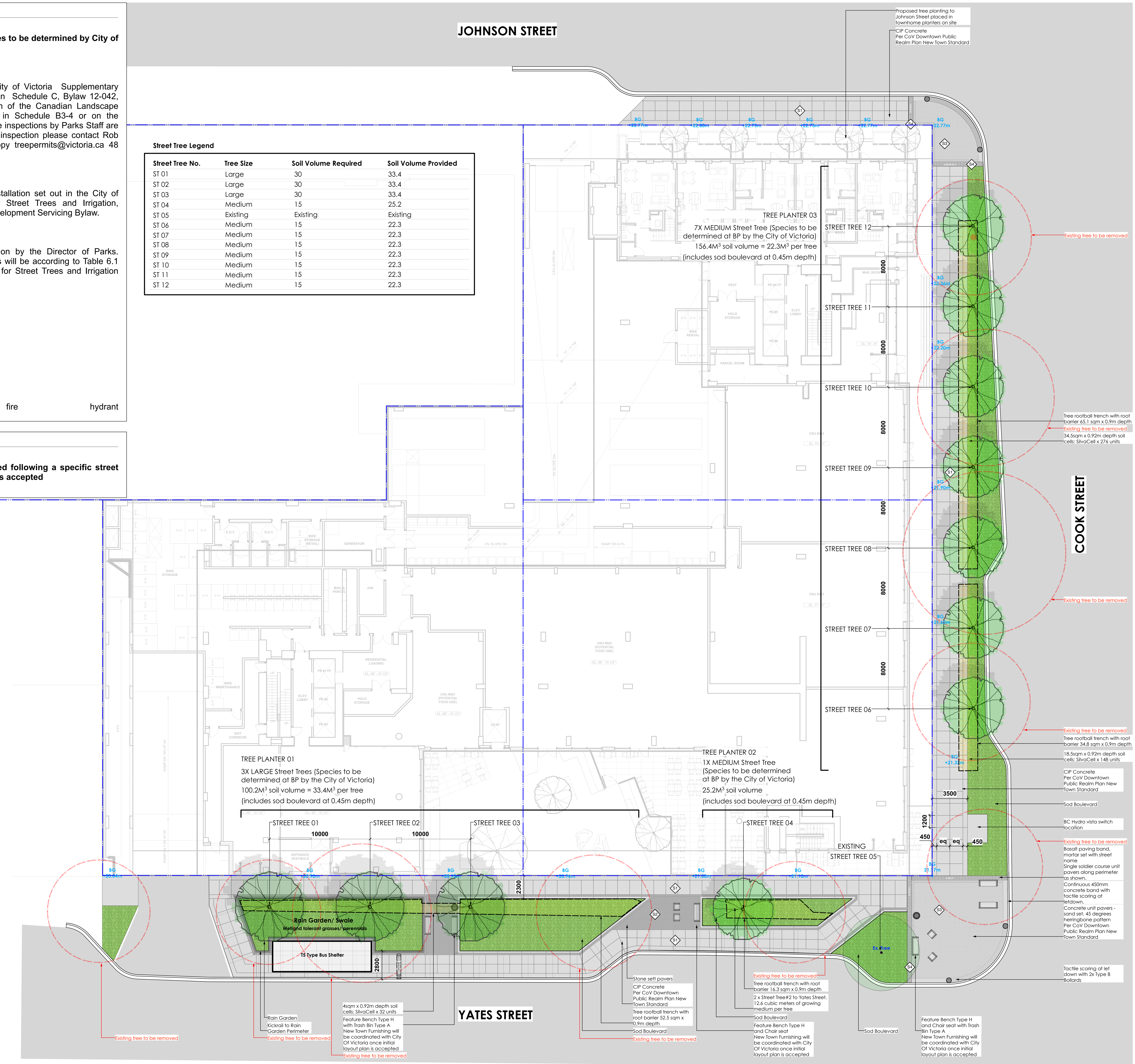
Tree clearance per Schedule C:
5m from street lights
7m from intersection
3m from driveway
2m from fire hydrant

STREET LIGHTING NOTES

1. New Town Lighting will be coordinated following a specific street lighting analysis once initial layout plan is accepted

Street Tree Legend

Street Tree No.	Tree Size	Soil Volume Required	Soil Volume Provided
ST 01	Large	30	33.4
ST 02	Large	30	33.4
ST 03	Large	30	33.4
ST 04	Medium	15	25.2
ST 05	Existing	Existing	Existing
ST 06	Medium	15	22.3
ST 07	Medium	15	22.3
ST 08	Medium	15	22.3
ST 09	Medium	15	22.3
ST 10	Medium	15	22.3
ST 11	Medium	15	22.3
ST 12	Medium	15	22.3



m 0 1 2 5 10 20 50

Client:

Architect:

Seal:

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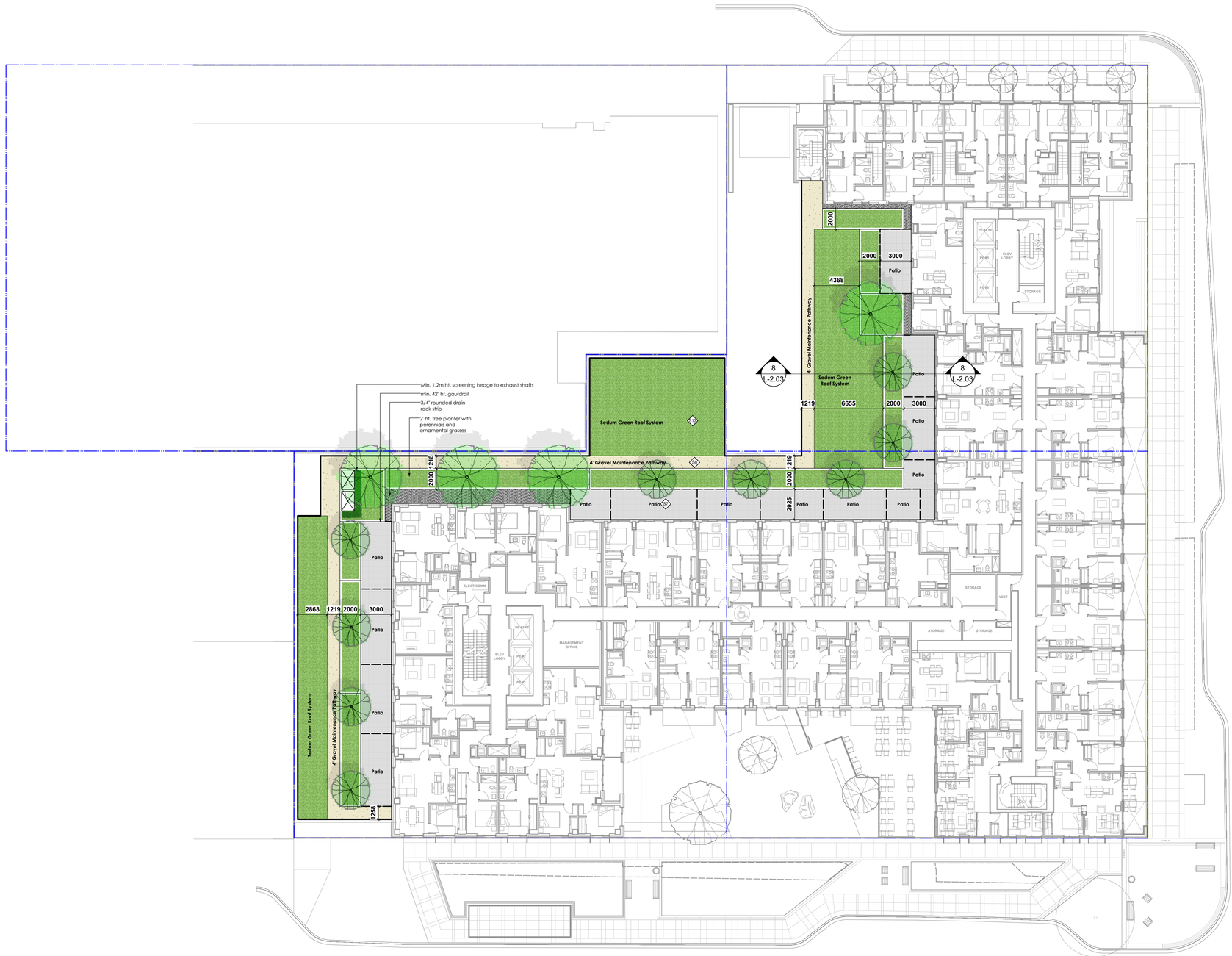
Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	1:200

Drawing Title:

Landscape Ground Level Offsite

Project No.: **22102**

Sheet No.: **L-1.02**



Client:

Architect:

Seal:

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Project:

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Drawn by:	JW
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Date:	AUG 02nd 2023
Scale:	1:200

Drawing Title:

Landscape Level 2

Project No.: **22102**

Sheet No.: **L-1.03**

JOHNSON STREET

COOK STREET

YATES STREET

Sedum Green Roof System

4' Gravel Maintenance Pathway

Patio

2000

3000

min 42" ht. gaurdrail

Privacy Hedging

4' ht Timber Fencing

Tree Planter

Bench Seating

1210

Fire Hydrant Prev Element

Boulder Play

Dog Run

Play Mound

Kid's Play

Balancing beams

Play Mound

Patio

2500

7584

7584

2000

Bench seating beneath glazed canopy

Raised buffer planter with privacy hedging and ornamental shrubs

Double Gated Entry to Dog Run

9 L-2.03

ELECTOOMM

CORRIDOR

ELEV LOBBY

PD #1

PD #2

PD #3

PD #4

PD #5

PD #6

STORAGE

RSOT

CORRIDOR

m 0 1 2 5 10 20 50

Client:

Architect:

Seal:

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Project:

1050 YATES ST

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Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	1:200

Drawing Title:

Landscape Level 6

Project No.: **22102**

Sheet No.: **L-1.04**

JOHNSON STREET

COOK STREET

YATES STREET

Uniform Top of gaurding at 66" min (2' + 42")

Tree Planter

Privacy hedging

10
L-2.03

Running Track

Outdoor Yoga Studio

Plant pots and hurricane candles

Open Programme Space eg. Yoga

2' ht. planter to perimeter, 42" gaurding behind

Ipe Timber Decking

2' ht. separation planter with large ornamental shrubs

Maintain sightlines to parks & water

Fitness Room Spill Out Zone

Free Weight Training

Calisthenics/ Movement Training

Artificial Lawn

2' ht. separation planter with large ornamental shrubs

Seating wall

Floor Exercise/ Stretching Zone

Outdoor Classes

Resilient rubber safety surface

Running Track

m 0 1 2 5 10 20 50

Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	1:200

Drawing Title:

Landscape Level 15

Project No.:

22102

Sheet No.:

L-1.05

JOHNSON STREET

COOK STREET

YATES STREET

11
L-2.03

2' ht. modular metal planter as space divider

Small Group Gathering

STORAGE

STORAGE

ELEC

Kitchen/ Dining

EL. 297.78'
(88.60m)

BBQ

AMENITY
3,270 SF

lounge Gathering

Metal planter with min. 600mm topsoil with ornamental shrubs and grasses. Railing to inside of planter and 300mm gravel border

2' ht. modular metal planter as space divider with ornamental shrub planting

Catenary Lighting above

Timber Decking to Dining Area

BBQ x 2 & Sink

Covered Kitchen/ Dining

COOK STREET WALL SETBACK

2' ht. modular metal planter as space divider with ornamental shrub planting

Metal planter with min. 600mm topsoil with ornamental shrubs and grasses. Railing to inside of planter and 300mm gravel border

2' ht. modular metal planter as space divider

2' ht. modular metal planter as space divider

11
L-2.03

m
0 1 2 5 10 20 50

Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

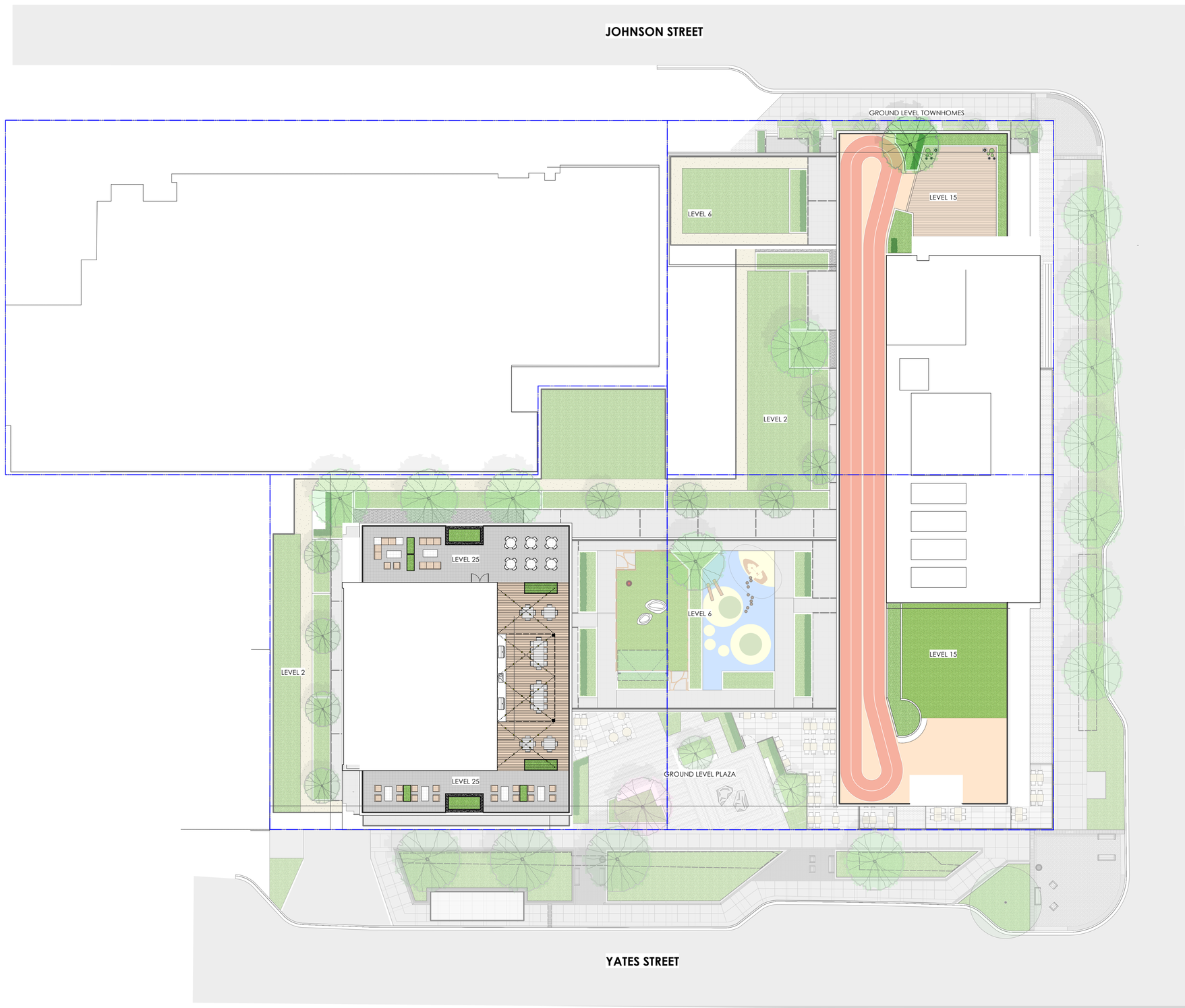
Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	1:200

Drawing Title:

Landscape Level 25

Project No.: **22102**

Sheet No.: **L-1.06**



m 0 1 2 5 10 20 50

Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

Drawn by: JW

Checked by: SV

Date: AUG 02nd 2023

Scale: 1:200

Drawing Title:

Landscape Roof Plan

Project No.: **22102**

Sheet No.: **L-1.07**

TREE PLANTING

Existing

OF TREES TO BE REMOVED - 10

OF EXISTING TREES TO BE RETAINED - 1

Proposed

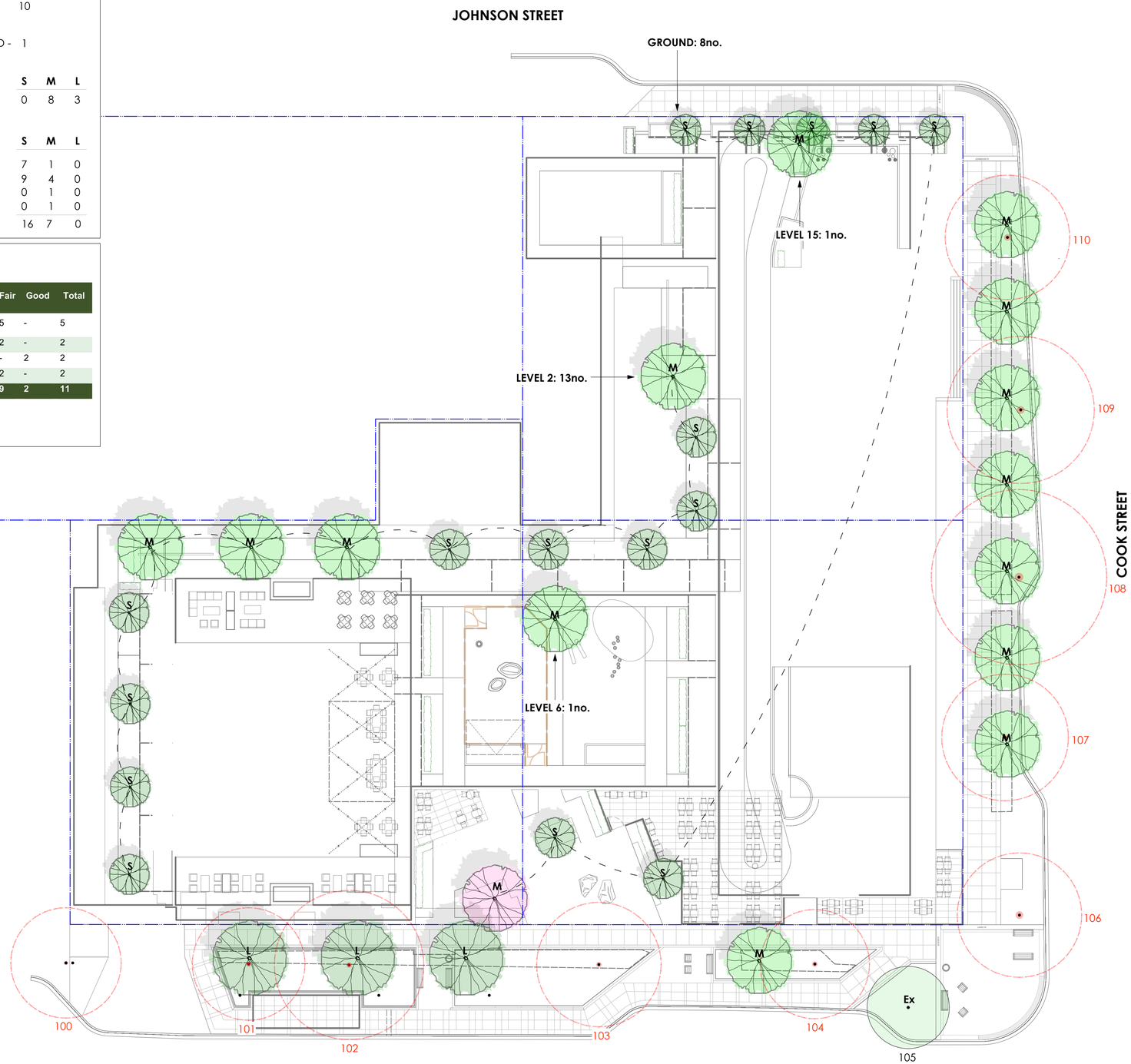
# OF PROPOSED TREES OFFSITE -	S	M	L
small	0	8	3
medium			
large			

# OF PROPOSED TREES ONSITE -	S	M	L
- Ground Level:	7	1	0
- Level 2:	9	4	0
- Level 6:	0	1	0
- Level 15:	0	1	0
	16	7	0

TABLE 1: TREE CONDITION AND ABUNDANCE

Common Name	Scientific Name	Dead	Poor	Fair	Good	Total
horse chestnut	*Aesculus hippocastanum*	-	-	5	-	5
Paper birch	*Betula papyrifera*	-	-	2	-	2
honeylocust	*Gleditsia triacanthos*	-	-	-	2	2
Siberian elm	*Ulmus pumila*	-	-	2	-	2
Total		**-**	**-**	**9**	**2**	**11**

- Tree Preservation Plan - Bartlett Consulting
See Full Report For Further Details



m 0 1 2 5 10 20 50

Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

Drawn by: JW

Checked by: SV

Date: AUG 02nd 2023

Scale: 1:200

Drawing Title:

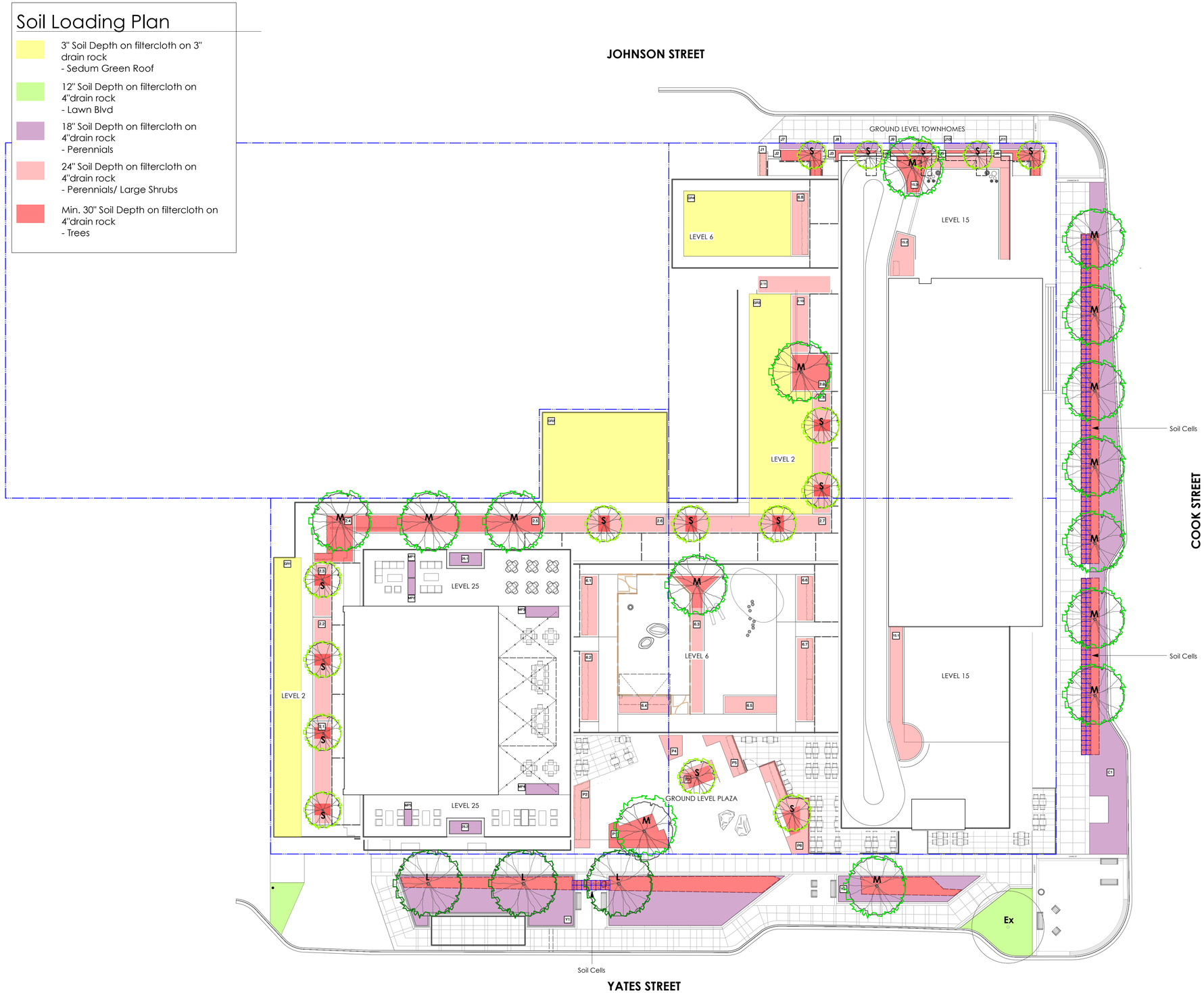
Tree Preservation Plan

Project No.: **22102**

Sheet No.: **L-1.08**

Soil Loading Plan

- 3" Soil Depth on filtercloth on 3" drain rock
  - Sedum Green Roof
- 12" Soil Depth on filtercloth on 4"drain rock
  - Lawn Blvd
- 18" Soil Depth on filtercloth on 4"drain rock
  - Perennials
- 24" Soil Depth on filtercloth on 4"drain rock
  - Perennials/ Large Shrubs
- Min. 30" Soil Depth on filtercloth on 4"drain rock
  - Trees



#	Proposed Trees	Area	Soil Volume
Offsite			
Yates St.			
Y1	(L) x3	158m²	100.2m³
Y2	(M) x1	35.7m²	25.2m³
Cook St.			
C1	(M) x7	224m²	156.4m³
Onsite			
Johnson St.			
J1		1.8m²	1m²
J2	(S) x1	6.3m²	6.3m²
J3	(S) x1	6.3m²	6.3m²
J4	(S) x1	6.3m²	6.3m²
J5	(S) x1	6.3m²	6.3m²
J6	(S) x1	6.3m²	6.3m²
J7		2.7m²	1.2m²
J8		2.7m²	1.2m²
J9		2.7m²	1.2m²
J10		2.7m²	1.2m²
J11		2.7m²	1.2m²
Plaza			
P1	(M) x1	16.6m²	16.6m²
P2		11.5m²	6.9m²
P3	(S) x1	7.3m²	6m²
P4		4.9m²	2.9m²
P5		8m²	4.8m²
P6	(S) x1	21m²	14.2m²
Level 02			
2.1	(S) x2	18m²	12.2m²
2.2	(S) x1	18m²	11.6m²
2.3	(S) x1	9.2m²	6.3m²
2.4	(M) x1	15m²	15m²
2.5	(M) x2	33.1m²	33.1m²
2.6	(S) x1	21.7m²	13.2m²
2.7	(S) x2	29m²	19m²
2.8	(S) x2	21.4m²	14.4m²
2.9	(M) x1	15m²	15m²
2.10		10m²	6m²
2.11		12.8m²	7.7m²
Level 06			
6.1		10.6m²	6.4m²
6.2		12.1m²	7.3m²
6.3	(M) x1	20.5m²	15.2m²
6.4		9m²	5.4m²
6.5		9.2m²	5.5m²
6.6		8m²	4.8m²
6.7		14.7m²	8.8m²
6.8		11.1m²	6.7m²
Level 15			
15.1		22.9m²	13.7m²
15.2		9.7m²	5.8m²
15.3	(M) x1	28.8m²	20.8m²
Level 25			
25.1		4.2m²	1.9m²
25.2		4.2m²	1.9m²
Metal Planters			
MP1		1.2m²	0.5m²
MP2		1.2m²	0.5m²
MP3		3.7m²	1.7m²
MP4		3.7m²	1.7m²
MP5		1.2m²	0.5m²
Green Roofs			
GR1		84.1m²	6.3m²
GR2		123.3m²	9.2m²
GR3		130.4m²	9.8m²
GR4		77m²	5.8m²

m 0 1 2 5 10 20 50

Client:

Architect:

Seal:

durantekreuk
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Project:

1050 YATES ST

N

Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	1:200

Drawing Title:

Soil Loading Plan

Project No.:

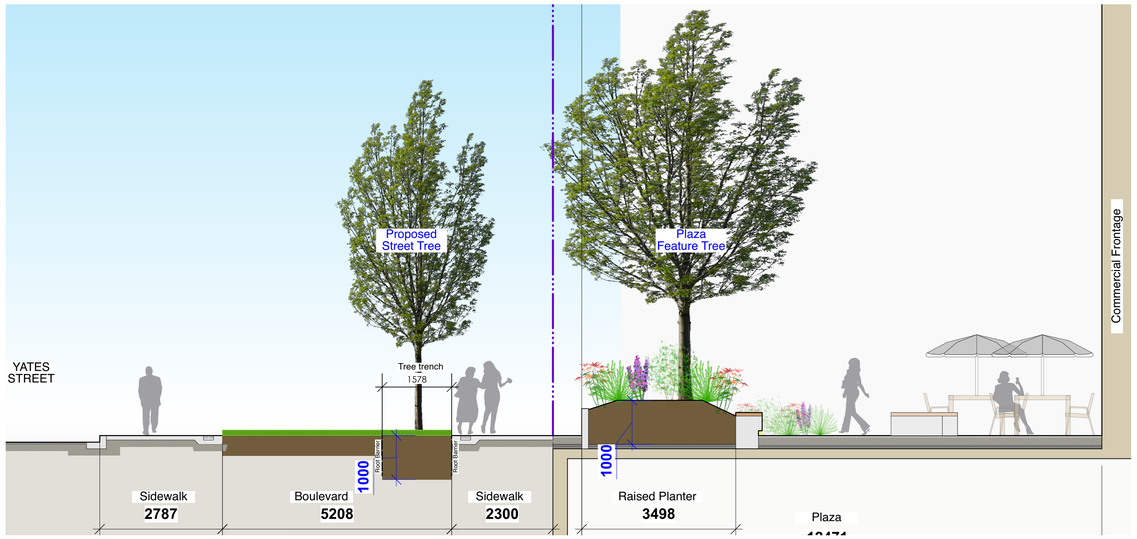
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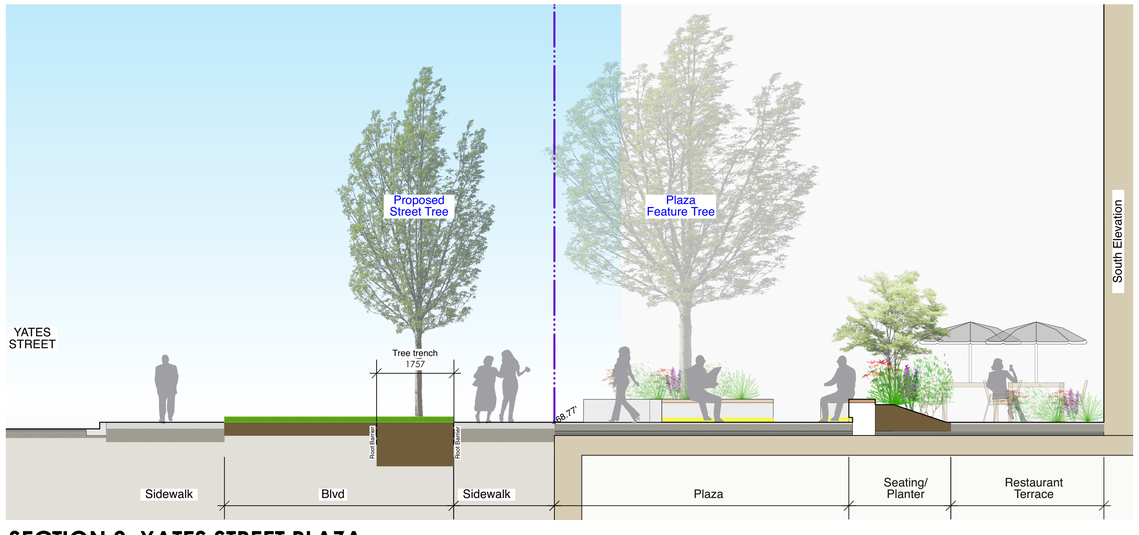
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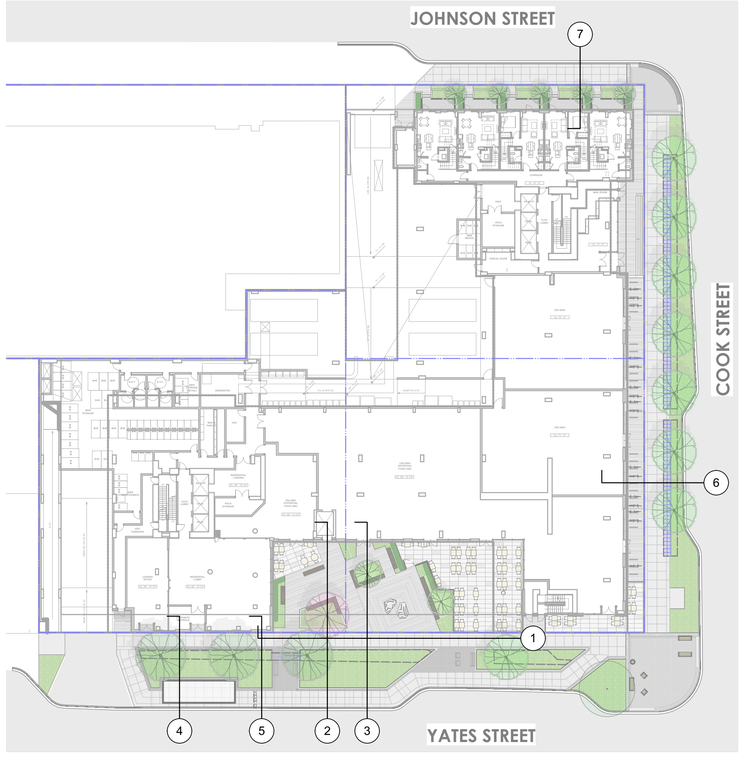
SECTION 1: YATES STREET PLAZA



SECTION 2: YATES STREET PLAZA



SECTION 3: YATES STREET PLAZA



Client:

Architect:

Seal:

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Project:

1050 YATES ST

Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	1:64 3/16" = 1'0"

Drawing Title:

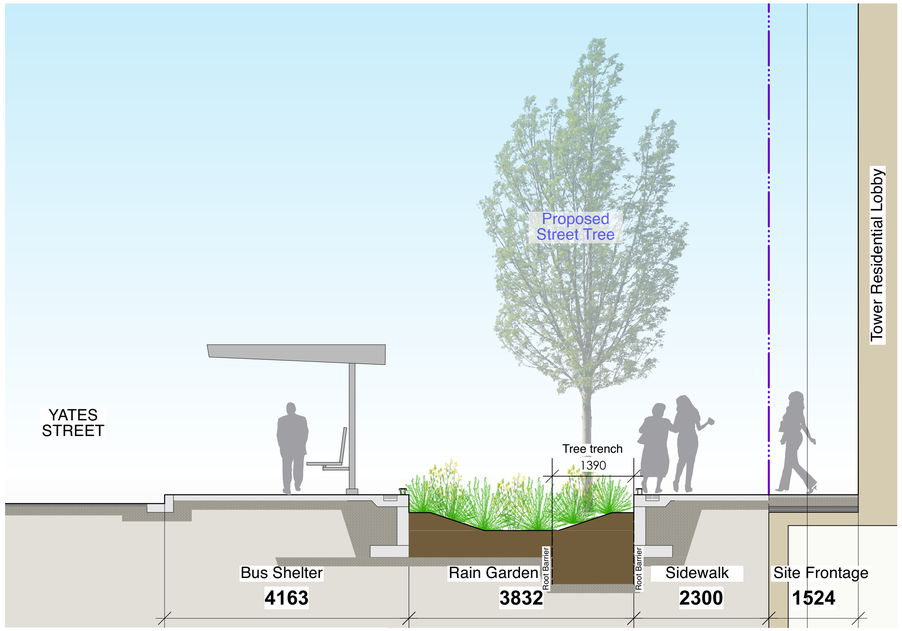
Landscape Sections

Project No.:

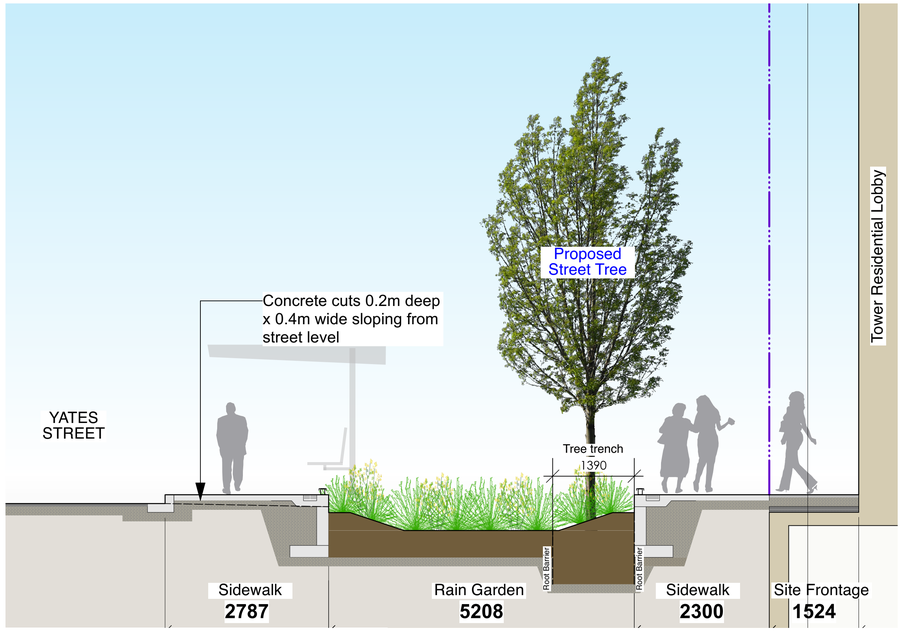
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Sheet No.:

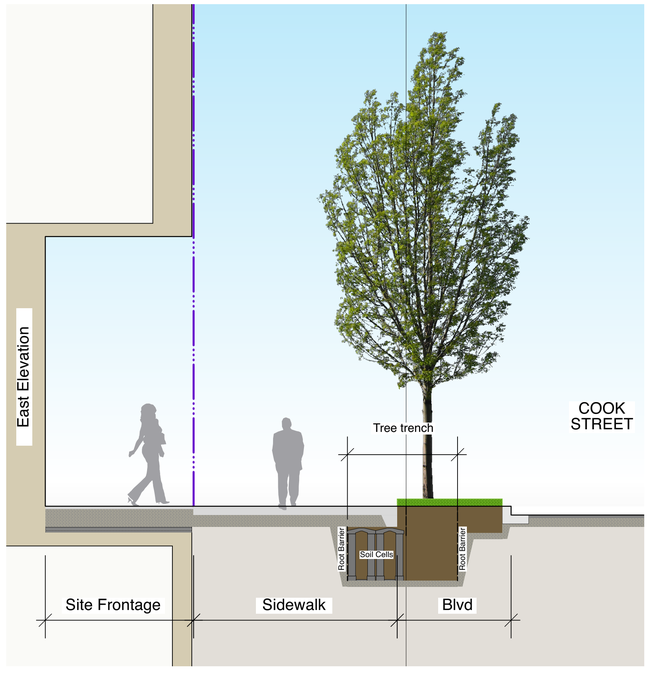
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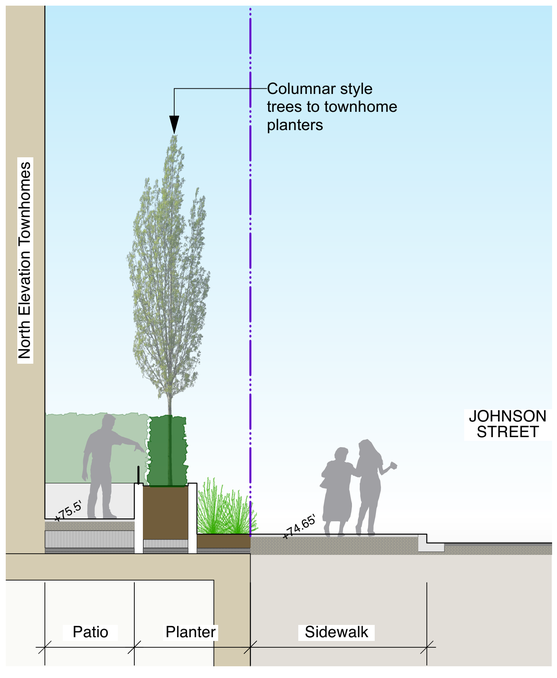
SECTION 4: YATES STREET RMA



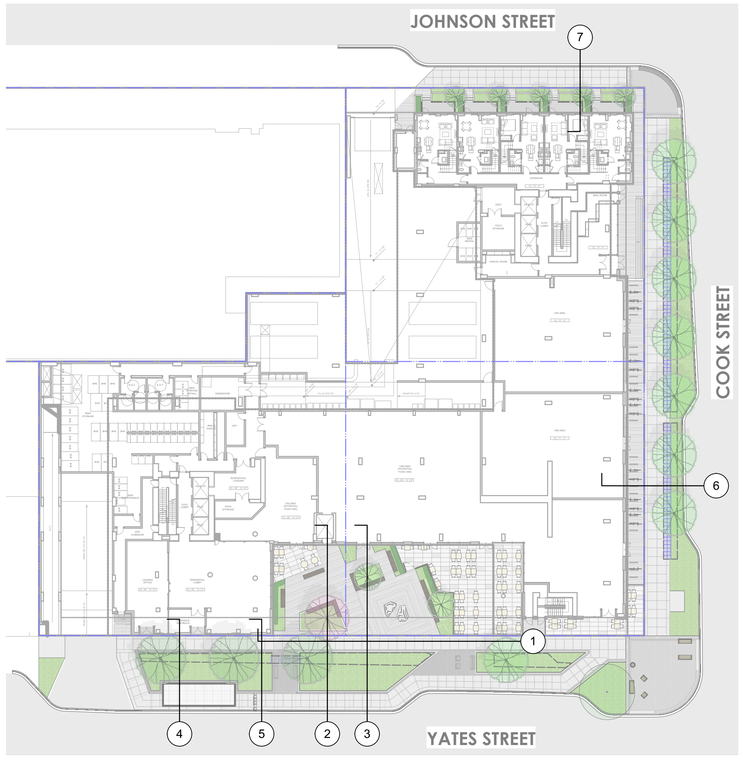
SECTION 5: YATES STREET RMA



SECTION 6: COOK STREET



SECTION 7: JOHNSON STREET TOWNHOMES



Client:

Architect:

Seal:

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Project:

1050 YATES ST

Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	1/4" = 1'0"

Drawing Title:

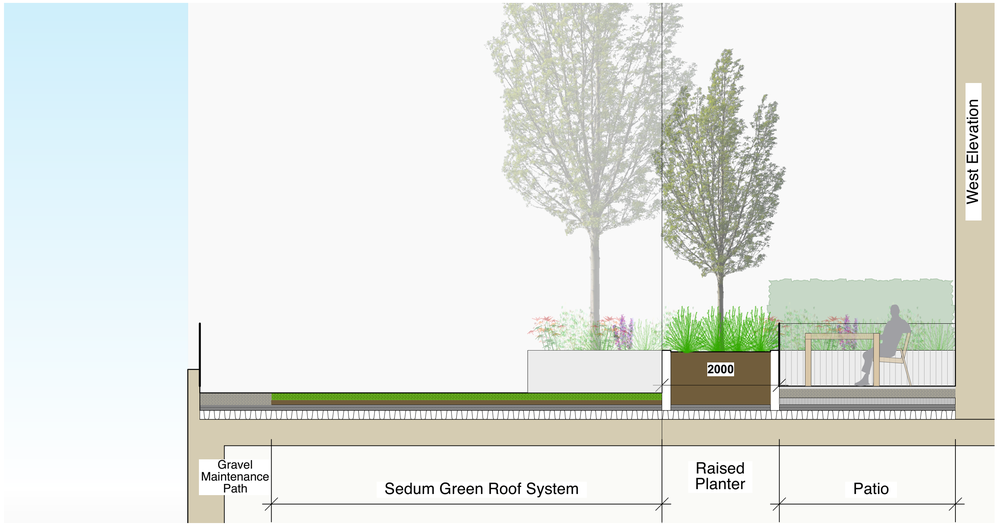
Landscape Sections

Project No.:

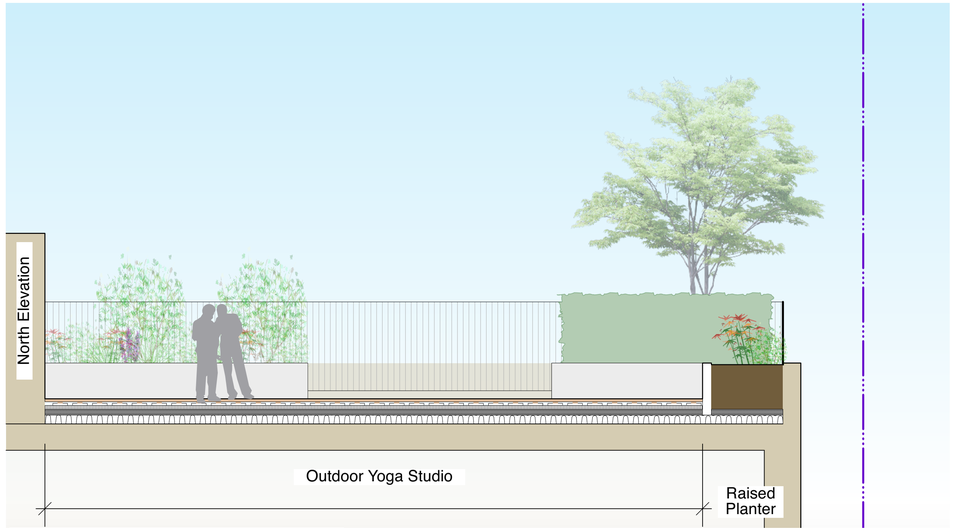
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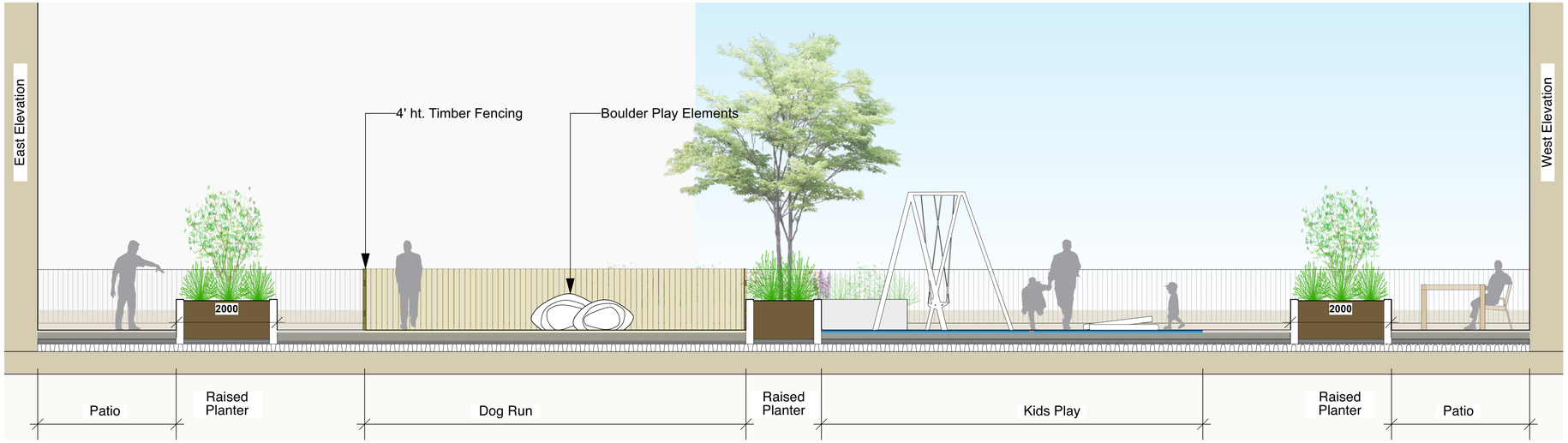
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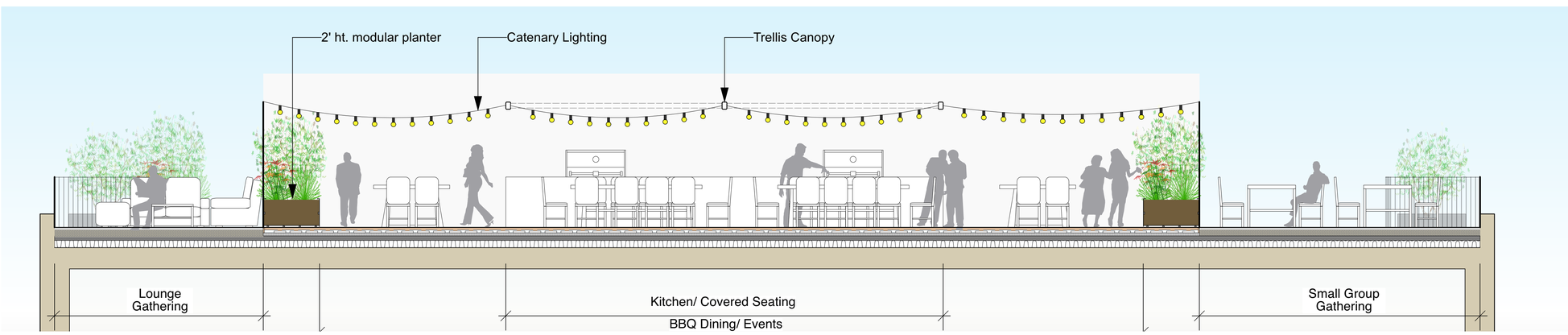
SECTION 4: LEVEL 2



SECTION 6: LEVEL 15 AMENITY



SECTION 5: LEVEL 6 AMENITY



SECTION 7: LEVEL 25 AMENITY

Client:

Architect:

Seal:

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Scale: 1/4" = 1'0"

Drawing Title:

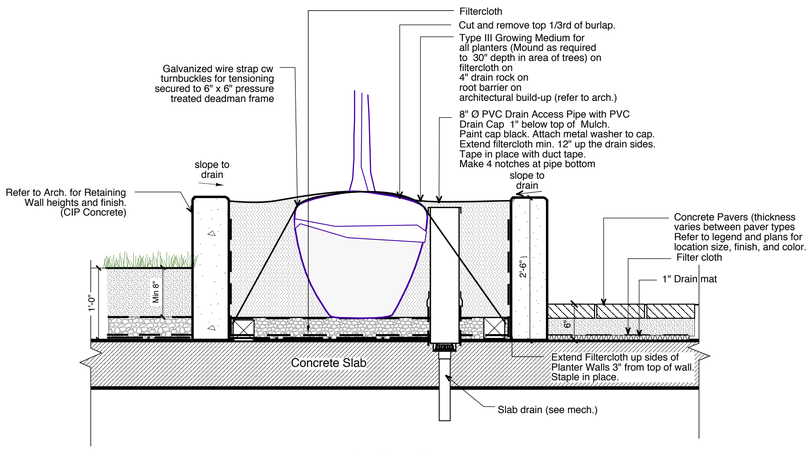
Landscape Sections

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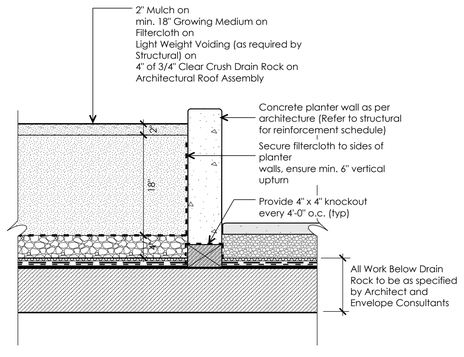
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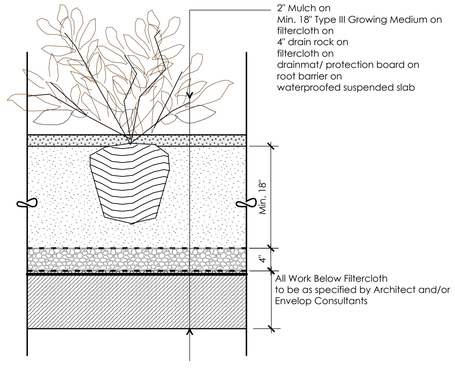
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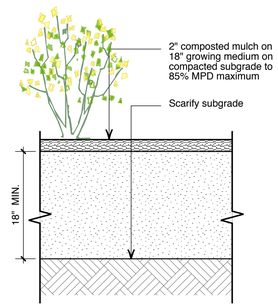
DETAIL 1: TREE PLANTING ON SLAB



DETAIL 2: TYP CIP CONCRETE PLANTER ON SLAB



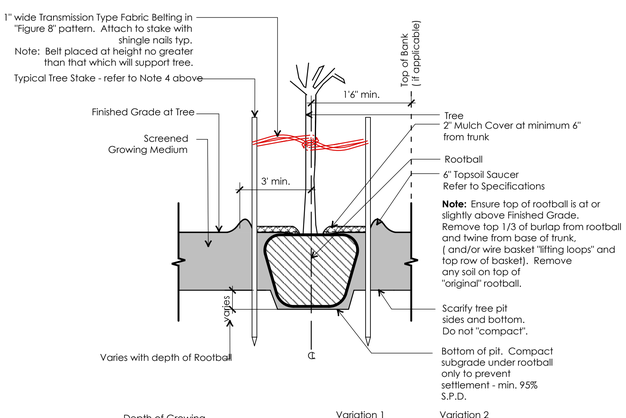
DETAIL 3: SHRUB PLANTING ON SLAB



DETAIL 4: PLANTING ON GRADE

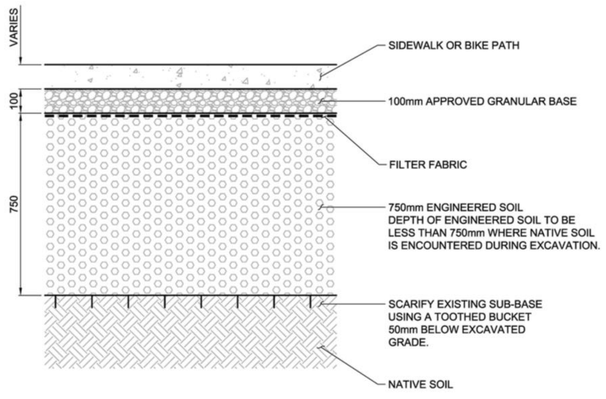
General Notes:

1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. All street trees to be staked with 2 - 4"Ø x 8' long. Minimum depth of stake embedment is 3'. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
5. Provide min. 5 cubic meters of growing medium per tree.
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

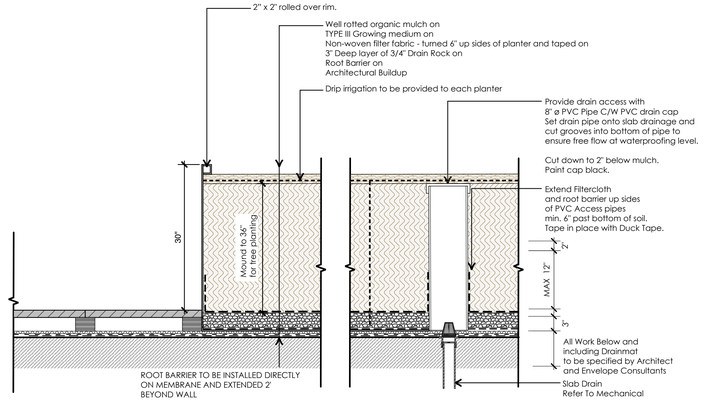


Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

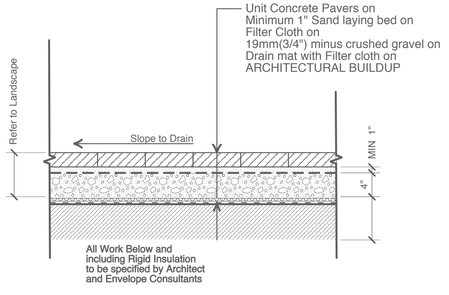
DETAIL 5: TREE PLANTING ON GRADE - NTS



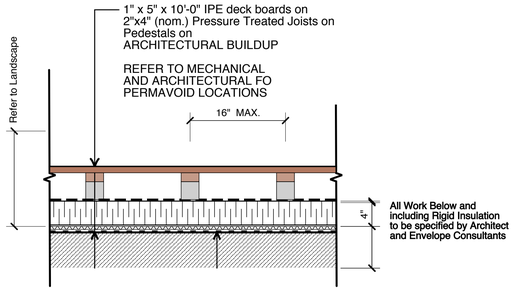
DETAIL 6: TYP STRUCTURAL SOIL FOR TREE PLANTING - NTS



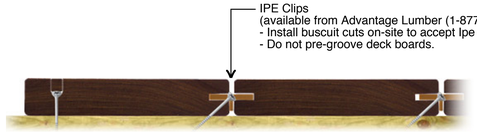
DETAIL 7: PREFABRICATED METAL PLANTERS - LEVEL 25



DETAIL 8: CONCRETE PAVERS ON SLAB



DETAIL 9: IPE WOOD DECKING ON SLAB



IPE DECKING NOTES;

1. END SEALING; All cut ends of IPE decking to be treated with end grain sealant within 24 hours of cutting. Do Not apply end grain sealant to surface of decking. Sealant to be wiped off surface of deck boards immediatly.
2. CUTTING AND DRILLING; Due to the hard nature of IPE premium carbide tipped saw blades to be used for cutting. Use Brad point drill bits or fostner bits to provide cleaner holes.
3. FASTERNERS; Use only 305 or higher grade stainless steel fasteners to fasten hardwood IPE decking. Pre-drilling is required. Pre-drill all holes with appropriatly sized drill bit for your screw size. Use Ipe Clip® Extreame4 hidden deck fasteners to fasten the deck boards to pressure treated sleepers. Available through http://www.advantagelumber.com

DETAIL 10: IPE DECKING ON SLAB

Client:

Architect:

Seal:

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Project:

1050 YATES ST

Drawn by: JW

Checked by: SV

Date: AUG 02nd 2023

Scale: 1" = 1'0"

Drawing Title:

Landscape Details

Project No.:

22102

Sheet No.:

L-3.01

1 TROWEL JOINT CONCRETE



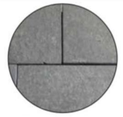
- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish

2 CONCRETE UNIT PAVERS



- Dimensions: 225mm x 75mm x 60
- Installation Method: Mortar set
- Application: Paving field
- Colours: Natural grey
- Finish: Unsealed

3 BASALT PAVERS



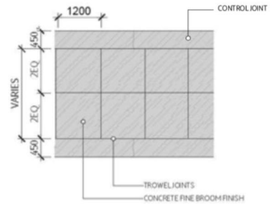
- Dimensions: 300mm x 450mm x 60mm
- Installation Method: Mortar set
- Application: Entry banding
- Colour: Charcoal grey
- Finish: Flamed



DETAIL 1: CITY OF VICTORIA PUBLIC REALM - NEW TOWN PAVING

1 SIDEWALK

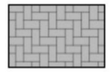
- 1200mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and buiding face
- Control joits shall be provided accross 450mm bands every 3rd panel
- Narrow sidewalks - 2m or less: eliminate 450mm banding along building face from the pattern



2 CORNERS

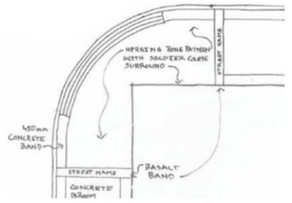
Paving field

- 45° Herringbone field with single row soldier course
- Installation: Mortar set



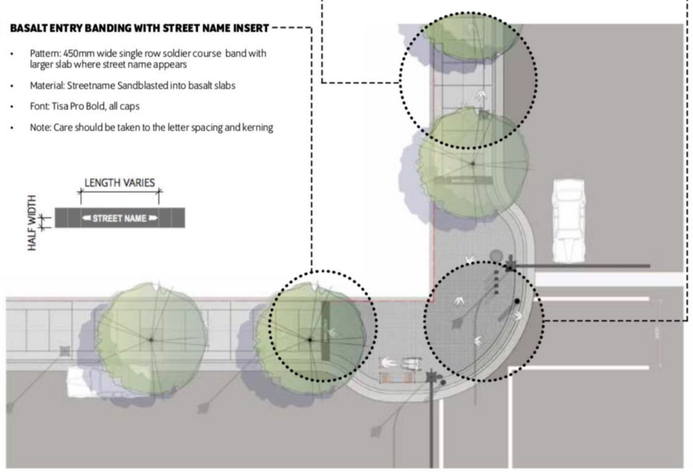
Tactile band

- continuous 450mm concrete band adjacend to curb with tactile scoring at let down



3 BASALT ENTRY BANDING WITH STREET NAME INSERT

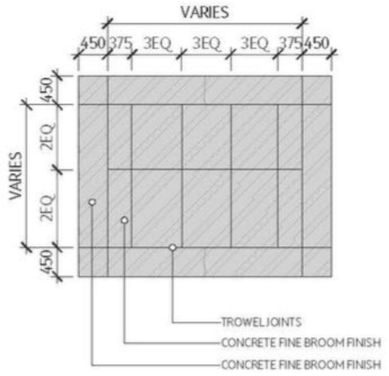
- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streetname Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning



NEW TOWN PAVING APPLICATIONS

1 SIDEWALK

- Pattern: Concrete frame with concrete fill with trowel joint grid pattern shown below
- Note: Equal spacing of banding takes priority over architectural coordination



STANDARD BIKE RACK

PRODUCT TYPE:	2 Capacity Bike Rack
PRODUCT NAME:	Standard Bike Rack
DESIGN STYLE:	Standard
MATERIALS:	1.5" Galvanized Steel Pipe
COLOUR/ FINISH:	Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS:	12" Length, 3' Height
DISTRIBUTION:	Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING:	Sleeve Mount
MANUFACTURER:	City of Victoria
SPECIAL NOTES:	See Character area section of Streetscape Standards for specific location guidelines.



DETAIL 2: CITY OF VICTORIA PUBLIC REALM - STANDARD BIKE RACK

HERITAGE BENCH

PRODUCT TYPE:	Type A Wood Bench with Backrest
PRODUCT NAME:	Heritage Bench
DESIGN STYLE:	Heritage
MATERIALS:	Cast Aluminum Frame with Oak Slats
COLOUR/ FINISH:	Glossy Black (RAL 9017) Baked-on Powder Coat Frame, Varnished Slats
DIMENSIONS:	6' Length, 18" Height
DISTRIBUTION:	Inner Harbour, Old Town, Douglas Street, New Town
MANUFACTURER:	City of Victoria
SPECIAL NOTES:	Detailed design to be provided by the City of Victoria; see Character area section of Streetscape Standards for specific location guidelines.



DETAIL 3: CITY OF VICTORIA PUBLIC REALM - HERITAGE BENCH

Client:

Architect:

Seal:

DURANTE KREUK LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
F:604.684.0577
www .dkl.bc.ca

Project:

1050 YATES ST

Drawn by:	JW
Checked by:	SV
Date:	AUG 02nd 2023
Scale:	NTS

Drawing Title:

Landscape Details

Project No.: **22102**

Sheet No.: **L-3.02**

1050 YATES STREET
- DESIGN CHARETTE STRATEGY

Rezoning (19th October 2019)

A Public accessible plaza totaling an area of 250m2 was secured as a Public Realm improvement on 1050 Yates Street as part of Rezoning Application No. 00660. As agreed, as part of the rezoning a **Community Design Charrette** was required to take place prior to a Development Permit Submission.

Outline Strategy for Public Engagement

Late 2022 a strategy for the Community Design Charrette was developed. The strategy included both an in person and online approach to elicit feedback from a diverse cross section of the immediate and wider community and ensure feedback is collected from as many residents as possible and used to shape the final design of the Plaza.

It was agreed that the process was to be documented by the Landscaped Architect (DKL) and included as part of the Development Permit.

The following framework for the Public Engagement was developed below:

1. **Develop a Conceptual Plaza Presentation**. The package was to be closely linked to City Goals with clear explanation as to how each achieves these.
2. **In person Design Charette** held in a large accessible room at the Victoria Professional Building @ 1120 Yates Street on Wednesday 1st February 2023 between 5-7pm.
3. **Online virtual platform** with a copy of the Presentation and Questionnaire was provided with a link sent with the initial event invite and advertised via Social Media / Signage / Direct Delivery

Invite List (among others)

- Downtown Residents Association
- Fernwood Community Association
- Walk On Victoria
- Place Making Victoria
- Accessibility Advisory Committee
- Sidewalking Victoria
- Planning & Zoning Committee of Fairfield Gonzales Community Association
- North Park Neighbourhood Association
- Homes for Living
- Greater Victoria Housing
- Signage / Advertising event to ensure a diverse cross section of the downtown community is canvassed / contacted (social media)
- City of Victoria Officials
- Addresses within 50m of the Site (where possible given privacy concerns / restrictions)

Public Engagement

Copies of the materials used as part of the process have been included as part of this package. These include:

Presentation – Appendix One
Questionnaire – Appendix Two
In-Person Event (Photos)– Appendix Three
External Promotional Signage – Appendix Four
Invitation (Delivered Direct) - Appendix Five
Social Media Announcements – Appendix Six

Final Design

Feedback and results from the Plaza Design Charette and Questionnaire were reviewed in depth and used to build and form a clear set of requirements for the Landscape Architects (DKL) to meet along with the City Guidelines for Privately Owned Public Spaces. The Plaza design submitted in connection with the wider Development Permit for 1050 Yates is the result of this process.

APPENDIX 1
- CONCEPTUAL PLAZA PRESENTATION

APPENDIX 2
- ONLINE QUESTIONNAIRE

THANK YOU FOR JOINING US FOR THE 1050 YATES PUBLIC PLAZA COMMUNITY DESIGN CHARETTE!

Now we want to hear from you: complete our feedback survey and provide your thoughts. Please complete both sides of the survey.

Once you are finished you can either submit it in person in the box provided, or scan and email a copy to AQuin@charddevelopment.com by no later than 5pm on February 3rd.

1. Which Plaza Design Idea is your favourite? (Please check only one)

○ Idea A - Urban Forest ○ Idea B - Informal Play ○ Idea C - Greenscape ○ Idea D - Water Feature

2. Please explain why this is your favourite option.

3. Which Plaza Design Idea is your **LEAST** favourite? (Please check only one)

○ Idea A - Urban Forest ○ Idea B - Informal Play ○ Idea C - Greenscape ○ Idea D - Water Feature

4. Please explain why this is your **LEAST** favourite option.

5. Thinking about the Harris Green Neighbourhood as a whole, what kinds of amenity spaces do you feel are missing from the neighbourhood?

6. As densities increase within the Harris Green Neighbourhood to support sustainability and housing goals, what kinds of outdoor spaces are needed to contribute to a liveable neighbourhood?

MAKE SURE YOU FILL OUT BOTH SIDES OF THE SURVEY BEFORE HANDING IT IN.

7. Please rank the design elements below in order of most to least important (1 = Most Important)

☐ Public Art ☐ Architectural Lighting ☐ Raised Planter Boxes
☐ Play Feature ☐ Bench Seating ☐ Storm Water Management
☐ Feature Trees ☐ Water Feature ☐ Universal Accessibility

8. Please rank the Plaza Design Ideas in order of your most to least preferred (1 = Most Preferred)

☐ Idea A - Urban Forest ☐ Idea B - Informal Play ☐ Idea C - Greenscape ☐ Idea D - Water Feature

9. Which Plaza Design Idea do you feel best achieves the design guidelines established by the City (and presented during the Community Design Charette)? (Please check only one)

○ Idea A - Urban Forest ○ Idea B - Informal Play ○ Idea C - Greenscape ○ Idea D - Water Feature

10. Please explain why you feel this Design Idea best meets the City guidelines.

11. Is there anything that you feel is missing from the Plaza Design Ideas presented?

12. Please provide any additional comments below.

13. Please provide your first name and email.

NAME: _____

EMAIL: _____

MAKE SURE YOU FILL OUT BOTH SIDES OF THE SURVEY BEFORE HANDING IT IN.

CHARD

Client:

Architect:

Seal:

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Scale:

Drawing Title:
Appendices

Project No.:
22102

Sheet No.:
L-4.01

APPENDIX 3

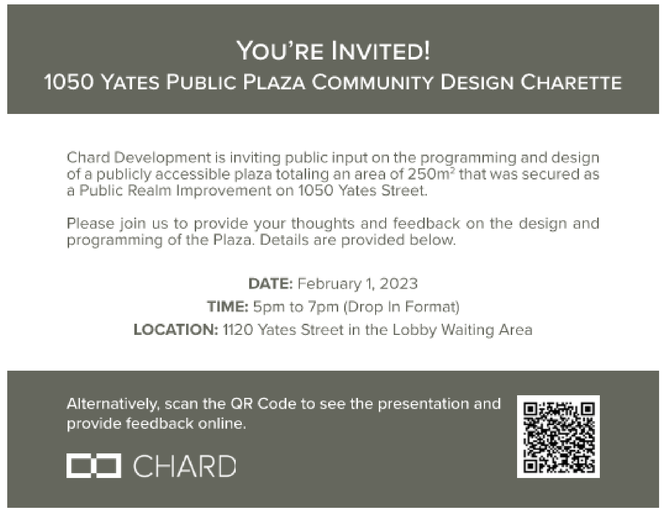
Photo of Public Design Charette held in a large accessible room at the Victoria Professional Building @1120 Yates Street on Wednesday Feb 1st, 2023 5-7PM



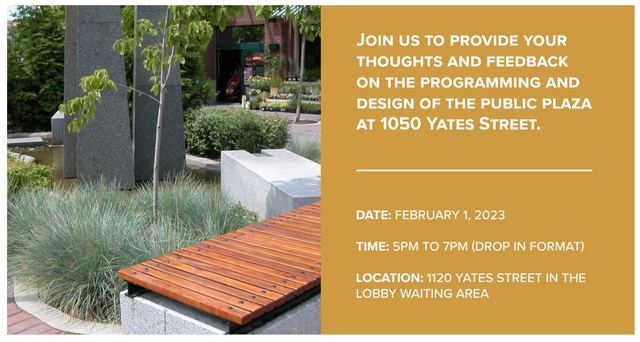
APPENDIX 4
- EXTERNAL PROMOTIONAL SIGNAGE



APPENDIX 5
- INVITATION (DELIVERED DIRECT)



APPENDIX 6
- SOCIAL MEDIA ANNOUNCEMENT EXAMPLE



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Architect:

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