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A301	2	Context Elevation - Quadra Street
A302	2	Context Elevation - Broughton Street
A303	2	Context Elevation - Fort Street
A402a	2	North Elevation (Fort Street)
A402b	2	North Elevation (Fort Street)
A403a	2	East Elevation (Quadra Street)
A403b	2	East Elevation (Quadra Street)
A404a	2	South Elevation (Broughton Street)
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A405	2	North Elevation - Building 1
A406	2	East Elevation - Building 1
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A410	2	East Elevation - Building 2
A411	2	South Elevation - Building 2
A412	2	West Elevation - Building 2
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A601	2	East-West Section
A602	2	East-West Section
A603	2	East-West Section
A604	2	North-South Section
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Pacific Arbour Six
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829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC



Pacific Arbour Six
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date	rev	issue
250512	1	DRA (CALUC) SUBMISSION
250721	2	RZ/DP SUBMISSION

Cover

A000

B. C. LAND SURVEYOR'S SITE PLAN OF:

LOT 266 and 267, VICTORIA CITY

LOT 266 and 267, VICTORIA CITY

LEGEND

Elevations are geodetic based on City of Victoria Integrated Survey Monument 16-114 (elev. = 21.092m). Contours are descriptive, and only accurate to +/- 1/2 interval. Grade shot are taken at the point marked x, grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale. Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.

- denotes Utility Pole
- denotes Utility Pole with Light and transformer
- denotes Water Meter
- denotes Victoria City Heritage Lamppost
- denotes Water Valve
- denotes Light Box
- denotes Traffic Sign
- denotes City Light Manhole
- denotes fire hydrant
- denotes Catch Basin
- denotes Manhole (Sanitary)
- denotes Manhole (Storm)
- denotes Manhole (specific)
- denotes parking kiosk
- denotes overhead wires

MUNICIPALITY

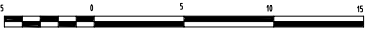
Victoria

PID No. 's

000-044-059
000-436-925
004-005-902
007-890-664
007-890-711
009-366-555
019-023-740

SITE AREA

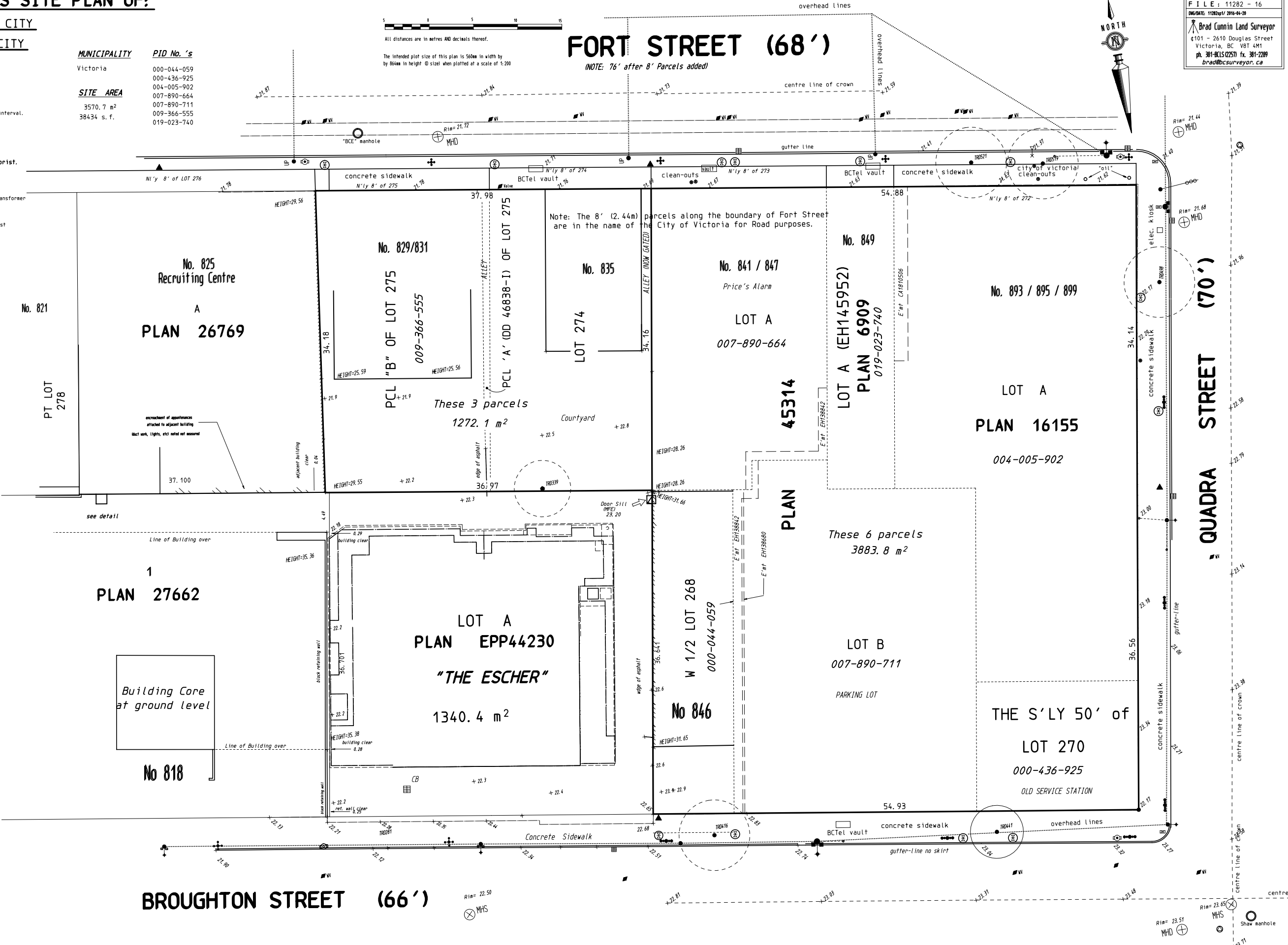
3570.7 m²
38434 s. f.



All distances are in metres AND decimals thereof.
The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:200

FORT STREET (68')

(NOTE: 76' after 8' Parcels added)



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*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey.

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CERTIFIED CORRECT

on the 20th day of April, 2016.

Bradley W. Cunnin, BCLS

FILE: 11282 - 16

DWG/DATE: 11282pl/ 2016-04-20

Brad Cunnin Land Surveyor
4101 - 2610 Douglas Street
Victoria, BC V8T 4M1
ph. 381-BCLS(2257) fx. 381-2289
brad@bclsurveyor.ca

Legal and planning Information

	Address	PID	Legal Description
Site Description	829 Fort St	009-366-555	Victoria Parcel B of Lots 275/6
	835 Fort St	008-426-031	Lot 274, Victoria City, Except the Northerly 8 Feet, Now Forming Part of Fort Street
	841 Fort St	007-890-664	Lot A, Victoria Lots 272 & 273, Plan 45314
	849 Fort St	019-023-740	Lot A Plan 6909 Victoria of Lot 272 (DD EH145952)
	891 Fort St	004-005-902	Lot A of Lots 270, & 272, Victoria, Plan 16155
	846 Broughton St	000-044-059	W 1/2 of Lot 268, Victoria
	854 Broughton St	007-890-711	Lot "B", Victoria City Lots 268, 269, and 272, Plan 45314
	856 Broughton St	000-436-925	The Southerly 50 Ft of Lot 270, Victoria
Right-of-way Width			
Street Classification	Fort Street (North)	Secondary Arterial	23.16 m
	Quadra Street (East)	Secondary Arterial	21.34 m
	Broughton Street (South)	Local	20.12 m
Site Dimansions	Site Area	5155.90 m2	
	Site Frontage	215.03 m	
	Fort Street (North)	91.13 m	
	Quadra Street (East)	70.71 m	
	Broughton Street (South)	53.20 m	
Planning Summary	Neighbourhood	Downtown	
	Development Permit Area	DPA 7B (HC) / DPA 14 - Corridors Heritage / Cathedral Hill Precinct	
	Urban Place Designation	Urban Core Residential	
	DCAP District	Residential Mixed-Use	
	DCAP Density Bonus Area	Special Density Area ("More housing in Northwest" per Fairfield plan 2019, bonus density up to 5.0)	
	Public Realm Character Area	New Town District	
	Current Zoning	CA-2 / CHP-OB/ CHP-CR	
	Proposed Zoning	New Zone	
Building Data	Building 1 (Fort Building)	Height	34.2 m
		Storeys	11 storeys
		Gross Buildable Area	9,915.9 m2
		Floor Area	9402.7 m2
		Lot Coverage	1,714.8 m2
	Building 2 (Quadra Tower)	Height	80.0 m
		Storeys	27 storeys
		Gross Buildable Area	18,240.4 m2
		Floor Area	17,386.7 m2
		Lot Coverage	693.8 m2
	Building 3 (Broughton Building)	Height	31.6 m
		Storeys	10 Storeys
		Gross Buildable Area	6,985.3 m2
		Floor Area	6,632.3 m2
		Lot Coverage	1,232.5 m2
	Total Development	Gross Buildable Area	35,141.6 m2
		Floor Area	33421.7 m2
		Density	6.48 : 1
		Lot Coverage	3,641.1 m2 = 71 %

Areas and Unit Count

Building 1 (Fort Building)	Storey	GBA m2	FSR m2	Net Areas:					Unit Count					
				CRU	Childcare	Amenity	Service	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
				175	127	426	414		6		1			7
	01	1,136	1,095						10		2			12
	02	970	925						10		2			12
	03	882	842						10		2			12
	04	882	842						10		2			12
	05	882	842						10		2			12
	06	882	842						10		2			12
	07	882	842						10		2			12
	08	882	842						10		2			12
	09	882	842						10		2			12
	10	882	842						10		2			12
	11	747	710						8		1			9
subtotal		9,908	9,470 m2	175	403	481	414	6,608 m2	94	0	18	0	0	112

Building 2 (Quadra Tower)	Storey	GBA m2	FSR m2	Net Areas:					Unit Count					
				CRU		Amenity	Service	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
				365				66						
	1	527	504											
	2	563	538											
	3	693	640						3	1	2	1		7
	4	717	671						3	1	1	1	1	7
	5	717	671						3	1	1	1	1	7
	6	737	695						3	1		1	2	7
	7	737	695						3	1		1	2	7
	8	737	695						3	1		1	2	7
	9	737	695						3	1		1	2	7
	10	737	695						3	1		1	2	7
	11	673	633						3	2		1	1	7
	12	713	665						3	1	1	1	1	7
	13	713	665						3	1	1	1	1	7
	14	662	615						2		2	1	1	6
	15	713	671						3	1	2		1	7
	16	735	698						2	1	3	1		7
	17	735	698						2	1	3		1	7
	18	735	698						2	1	3		1	7
	19	683	652						2	3	1		1	7
	20	683	656						2	3	1		1	7
	21	683	656						2	3	1		1	7
	22	633	600						1	2	1	2		6
	23	633	603						1	2	1	2		6
	24	633	603						1	2	1	2		6
	25	633	594						1	2	1	2		6
	26	633	594						1	2	1	2		6
	27	633	594						1	1	1	2		5
subtotal		18,422	17,398 m2	365		449	66	13,281 m2	56	36	28	25	22	167

Building 3 Broughton Building	Storey	GBA m2	FSR m2	Net Areas:					Unit Count					
				CRU		Amenity	Service	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
				294				70						
	01	585	563						2	1			3	6
	02	743	703				95		1	1			3	6
	03	743	703						1	1	1		3	6
	04	743	703						1	1	1		3	6
	05	743	703						1	1	1		3	6
	06	743	703						1	1	1		3	6
	07	743	703						1	1	1		3	6
	08	743	703						1	1	1		3	6
	09	611	574						1	1	4	2		8
	10	611	574											
subtotal		7,008	6,628 m2	294		95	70	4,865 m2	9	8	10	2	21	50

Project Total		35,338	33,496 m2	835	403	1025	550	24,753 m2	159	44	56	27	43	329
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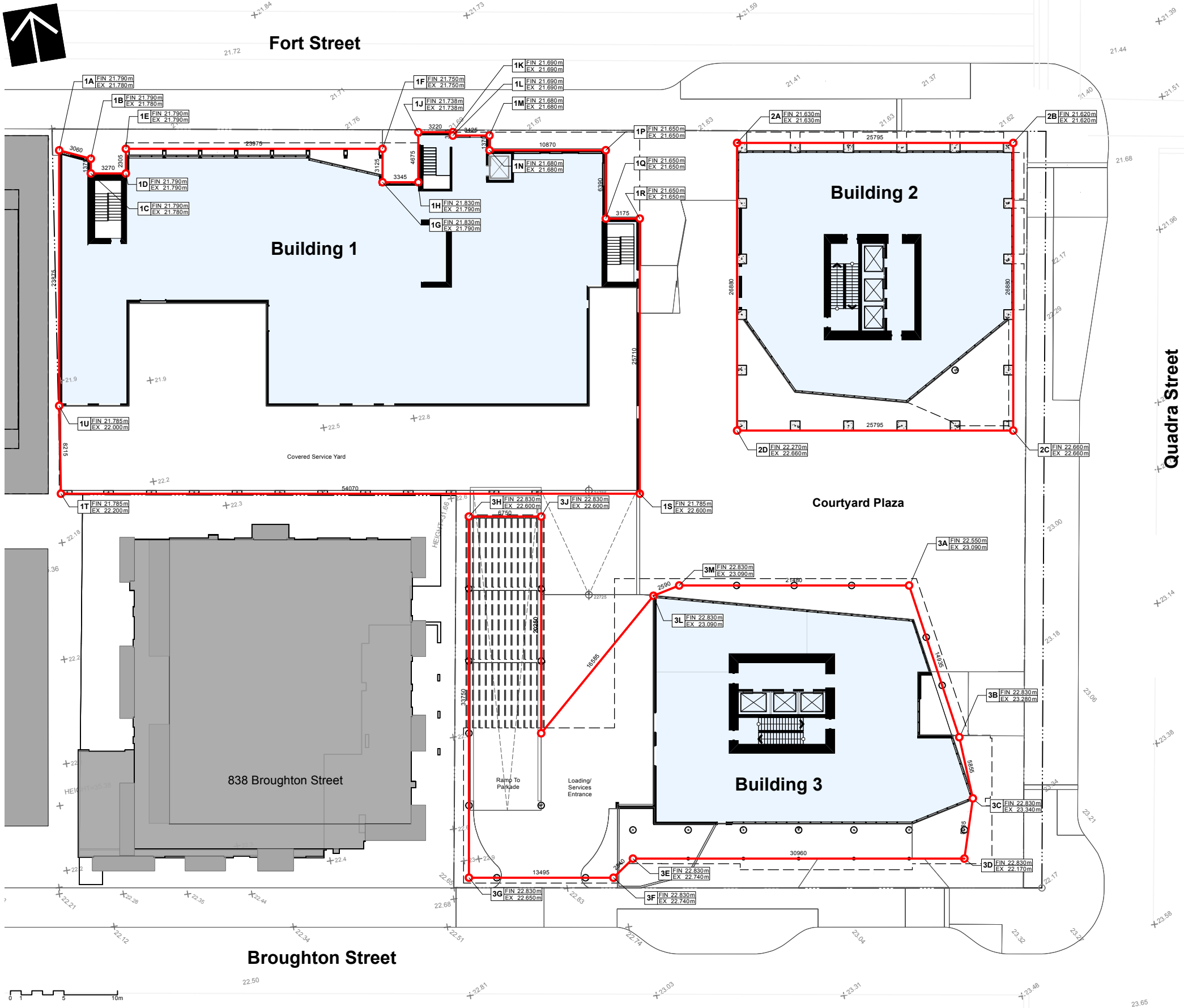


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date	rev	issue
250512	1	DRA (CALUC) SUBMISSION
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Project Data

A002



Building 1 (Fort Building)

Grade Point	Existing (m)	Proposed (m)	Grade used
1A	21.780	21.790	21.790
1B	21.790	21.790	21.790
1C	21.780	21.790	21.790
1D	21.790	21.790	21.790
1E	21.790	21.790	21.790
1F	21.750	21.750	21.750
1G	21.790	21.830	21.830
1H	21.790	21.830	21.830
1J	21.738	21.738	21.738
1K	21.690	21.690	21.690
1L	21.690	21.690	21.690
1M	21.680	21.680	21.680
1N	21.680	21.680	21.680
1P	21.650	21.650	21.650
1Q	21.650	21.650	21.650
1R	21.650	21.650	21.650
1S	22.600	21.785	22.600
1T	22.200	21.785	22.200
1U	22.000	21.785	22.000

Grade Point	Points average	Distance (m)	Totals
1A-1B	21.790	3.060	66.677
1B-1C	21.790	1.375	29.961
1C-1D	21.790	3.270	71.253
1D-1E	21.790	2.305	50.226
1E-1F	21.770	23.975	521.936
1F-1G	21.790	3.125	68.094
1G-1H	21.830	3.345	73.021
1H-1J	21.784	4.675	101.840
1J-1K	21.714	3.220	69.919
1K-1L	21.690	0.315	6.832
1L-1M	21.685	3.425	74.271
1M-1N	21.680	1.370	29.702
1N-1P	21.665	10.870	235.499
1P-1Q	21.650	6.390	138.344
1Q-1R	21.650	3.175	68.739
1R-1S	22.125	25.710	568.834
1S-1T	22.400	54.070	1211.168
1T-1U	22.100	8.215	181.552
1U-1A	22.000	23.875	525.250

Perimeter	185.765
Total	4093.117
Average Grade	22.034

Building 2 (Quadra Building)

Grade Point	Existing (m)	Proposed (m)	Grade used
2A	21.630	21.630	21.630
2B	21.620	21.620	21.620
2C	22.660	22.660	22.660
2D	22.660	22.270	22.660

Grade Point	Points average	Distance (m)	Totals
2A-2B	21.625	25.795	557.817
2B-2C	22.140	26.880	595.123
2C-2D	22.660	25.795	584.515
2D-2A	22.660	26.880	609.101

Perimeter	105.350
Total	2346.556
Average Grade	22.274

Building 3 (Broughton Building)

Grade Point	Existing (m)	Proposed (m)	Grade used
3A	23.090	22.550	23.090
3B	23.280	22.830	23.280
3C	23.340	22.830	23.340
3D	22.170	22.830	22.830
3E	22.740	22.830	22.830
3F	22.740	22.830	22.830
3G	22.650	22.830	22.830
3H	22.600	22.830	22.830
3J	22.600	22.830	22.830
3K	22.830	22.830	22.830
3L	23.090	22.830	23.090
3M	23.090	22.830	23.090

Grade Point	Points average	Distance (m)	Totals
3A-3B	23.185	14.935	346.268
3B-3C	23.310	5.855	136.480
3C-3D	23.085	5.685	131.238
3D-3E	22.830	30.960	706.817
3E-3F	22.830	2.540	57.988
3F-3G	22.830	13.495	308.091
3G-3H	22.830	33.750	770.513
3H-3J	22.830	6.750	154.103
3J-3K	22.830	20.250	462.308
3K-3L	22.960	16.585	380.792
3L-3M	23.090	2.590	59.803
3M-3A	23.090	21.480	495.973

Perimeter	174.875
Total	4010.373
Average Grade	22.933

	Perimeter (m)	factor	avg grade	factored avg
Building 1 (Fort Building)	185.765	39.9%	22.034	8.784
Building 2 (Quadra Building)	105.350	22.6%	22.274	5.036
Building 3 (Broughton Building)	174.875	37.5%	22.933	8.606
Total perimeter	465.990	100.0%		
Combined Average Grade (m geodetic)				22.425



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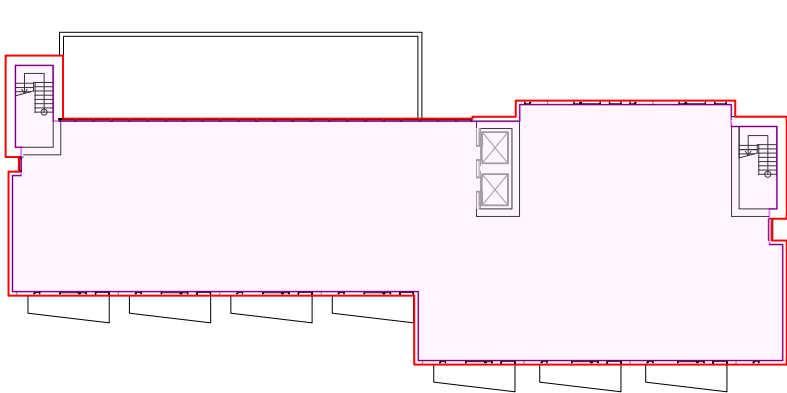


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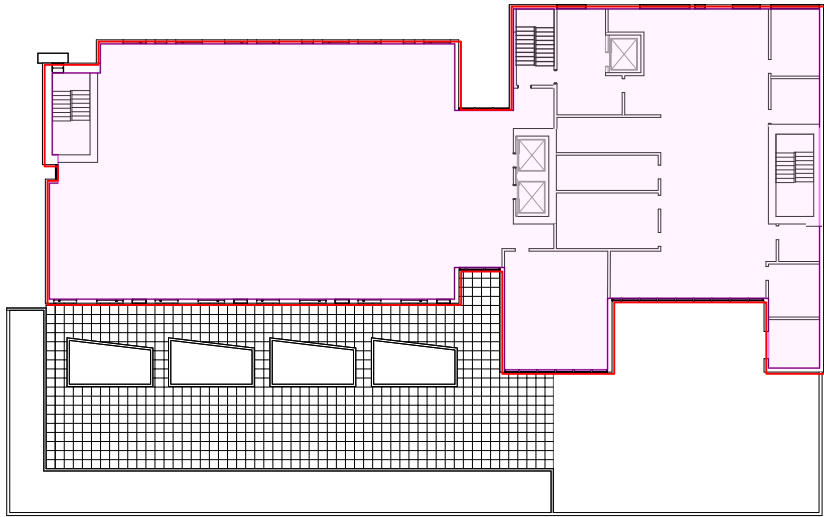
date rev issue
250721 2 RZ/DP SUBMISSION

Average Grade Calculation

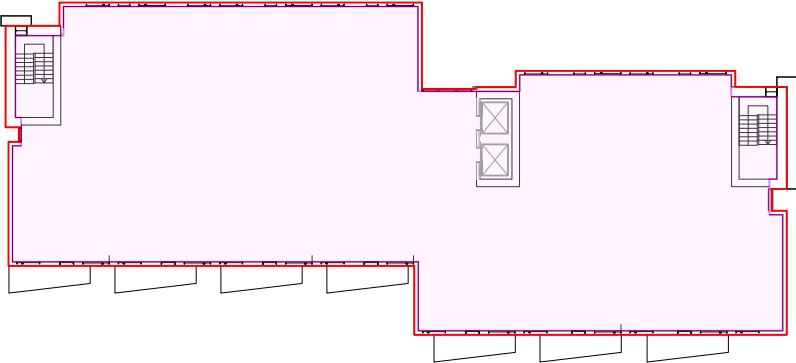
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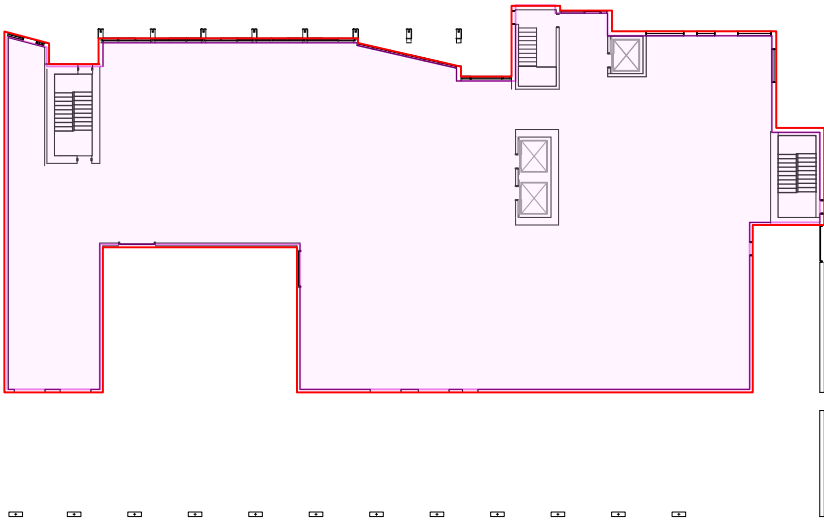
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Level 2
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Levels 3 to 10
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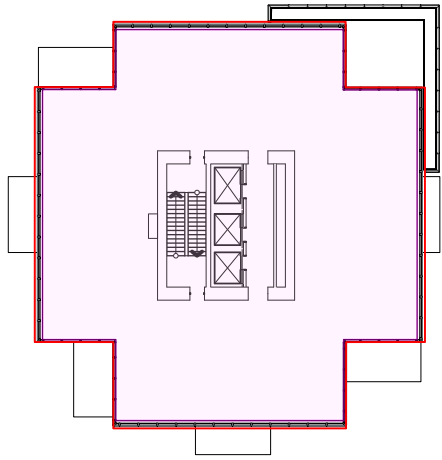


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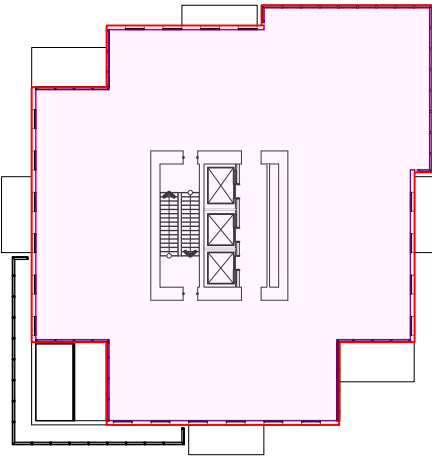
- GROSS BUILDABLE AREA
- FSR

	Level	Area (m2)
Floor Area	01	1,088.9
	02	921.4
	03	836.3
	04	836.3
	05	836.3
	06	836.3
	07	836.3
	08	836.3
	09	836.3
	10	836.3
	11	702.3
	FOR	9,402.7 m2

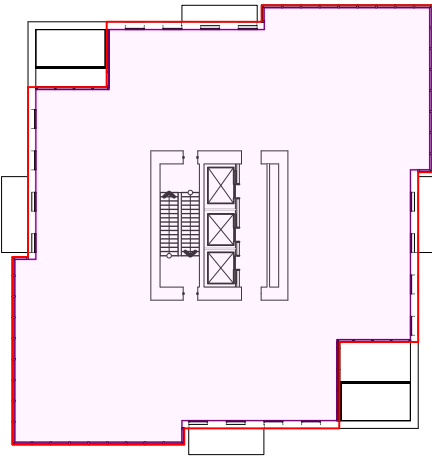
	Level	Area (m2)
Gross Building Area	01	1,133.6
	02	969.2
	03	883.2
	04	883.2
	05	883.2
	06	883.2
	07	883.2
	08	883.2
	09	883.2
	10	883.2
	11	747.3
	FOR	9,915.9 m2



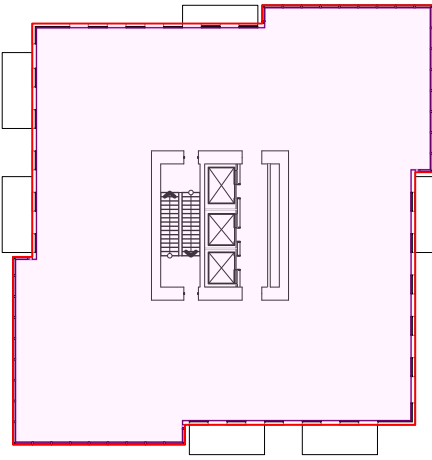
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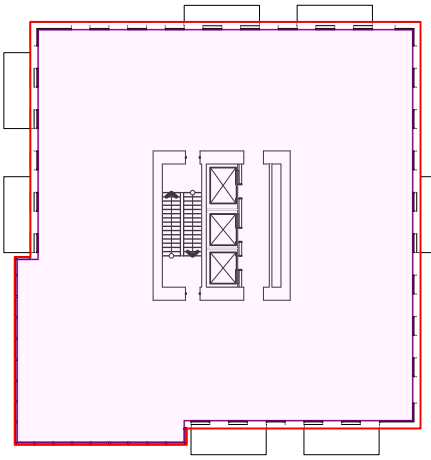
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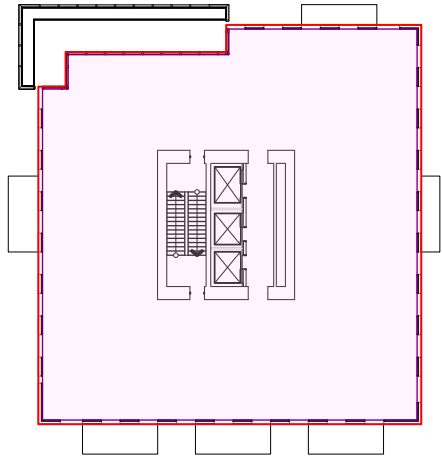
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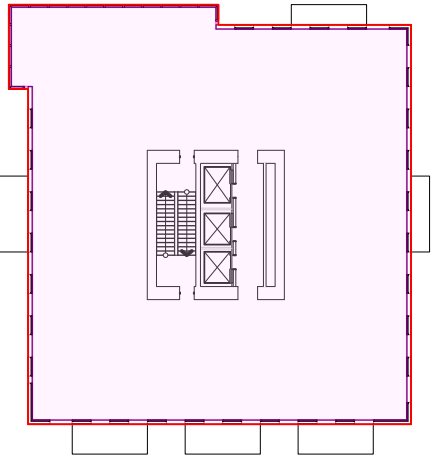
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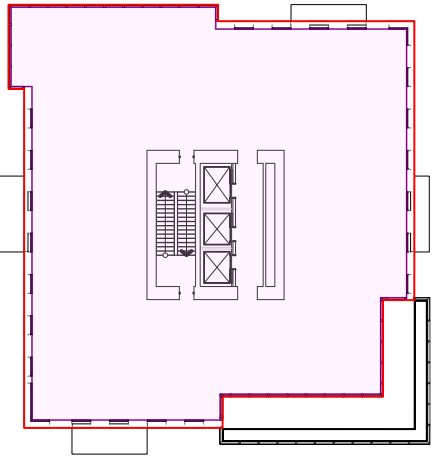
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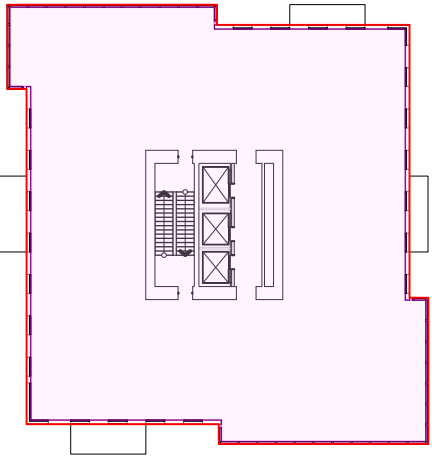
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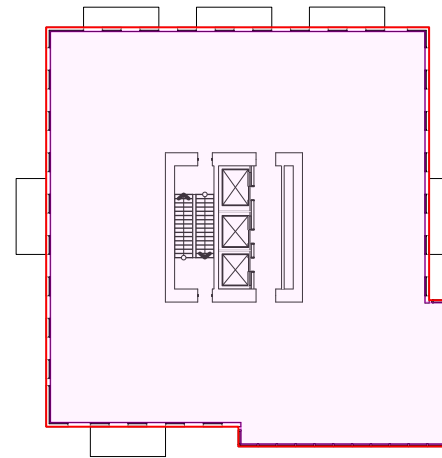
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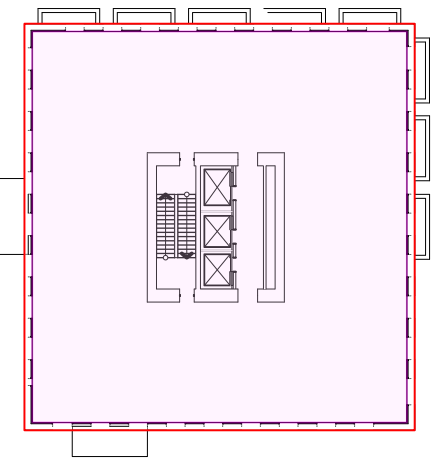
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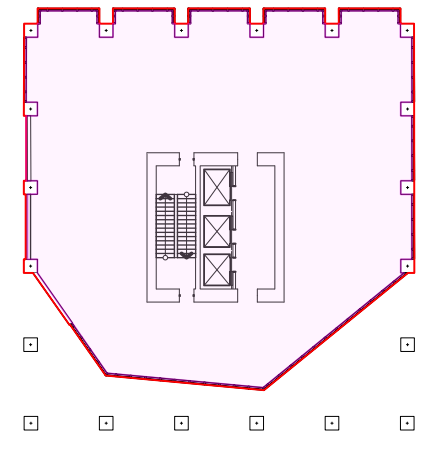
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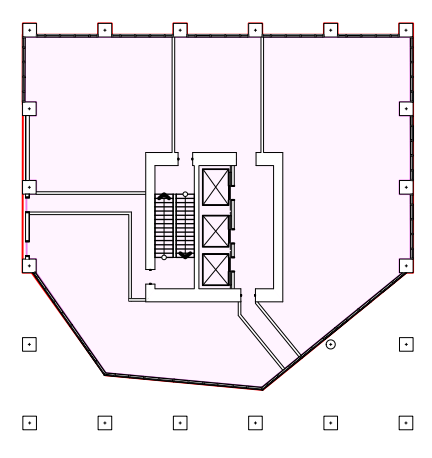
Level L04-L05
Scale: 1:500



Level L03
Scale: 1:500



Level L02
Scale: 1:500



Level 01
Scale: 1:500

Floor Area	Level	Net Area (m2)
	01	515.4
	02	550.3
	03	640.9
	04	671.1
	05	671.1
	06	696.0
	07	696.0
	08	696.0
	09	696.0
	10	696.0
	11	633.8
	12	665.9
	13	665.9
	14	616.3
	15	671.5
	16	701.2
	17	701.2
	18	701.2
	19	654.1
	20	654.1
	21	654.1
	22	597.7
	23	597.7
	24	597.7
	25	597.7
	26	597.7
	27	550.4
Total	QUA	17,386.7 m2
Gross Building Area	Level	Net Area (m2)
	01	538.5
	02	574.4
	03	694.2
	04	697.7
	05	717.7
	06	721.5
	07	737.4
	08	721.5
	09	737.4
	10	721.5
	11	674.4
	12	693.0
	13	715.6
	14	642.5
	15	718.0
	16	726.4
	17	726.4
	18	726.4
	19	687.3
	20	687.3
	21	687.3
	22	620.9
	23	620.9
	24	620.9
	25	620.9
	26	620.9
	27	589.4
Total	QUA	18,240.4 m2

GROSS BUILDABLE AREA

FSR



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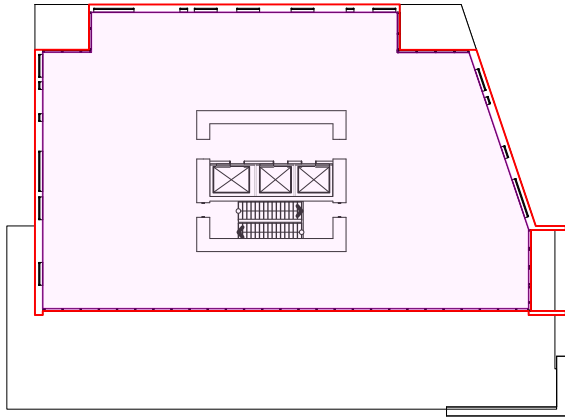
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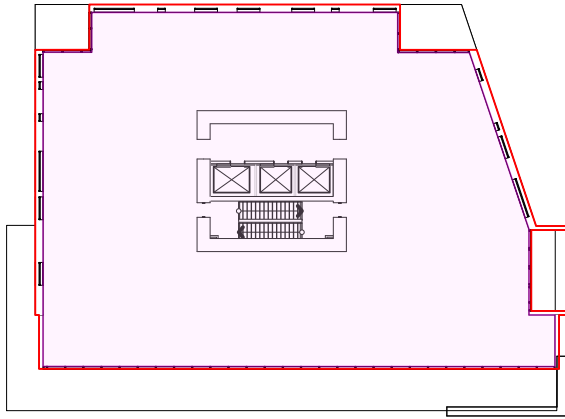
Building Area - Building 2

A005

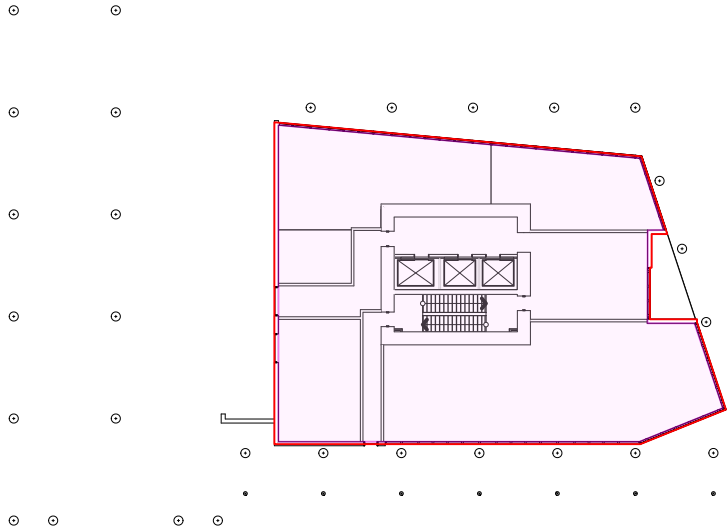
project num.
2426



Levels 09 to 10
Scale: 1:500



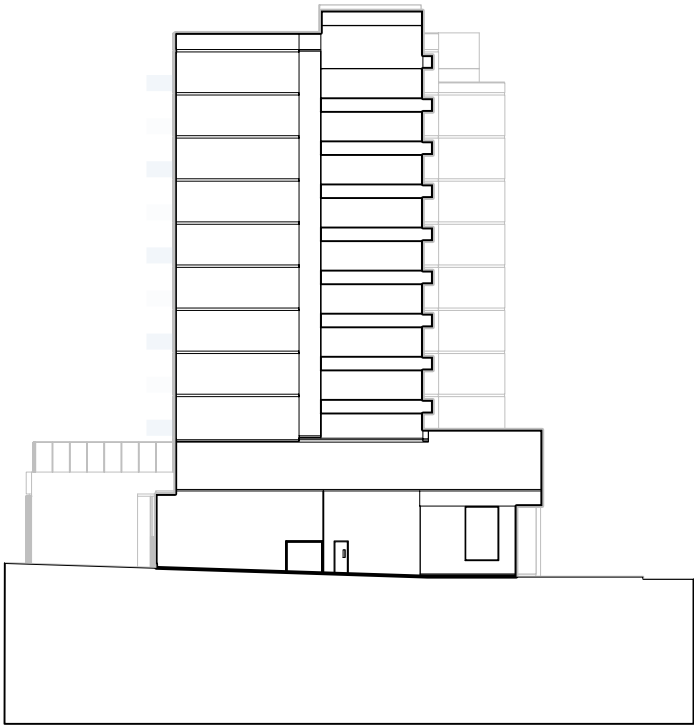
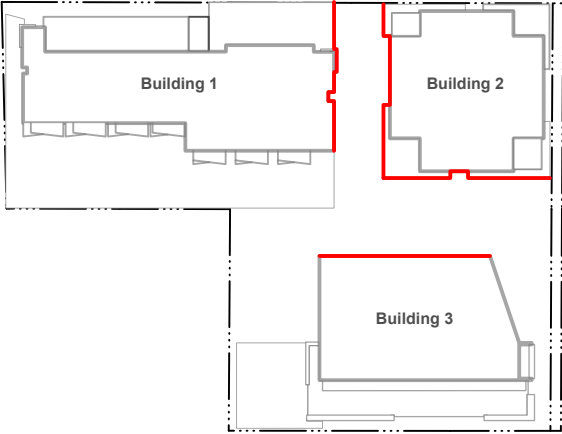
Levels 02 to 08
Scale: 1:500



Level 1
Scale: 1:500

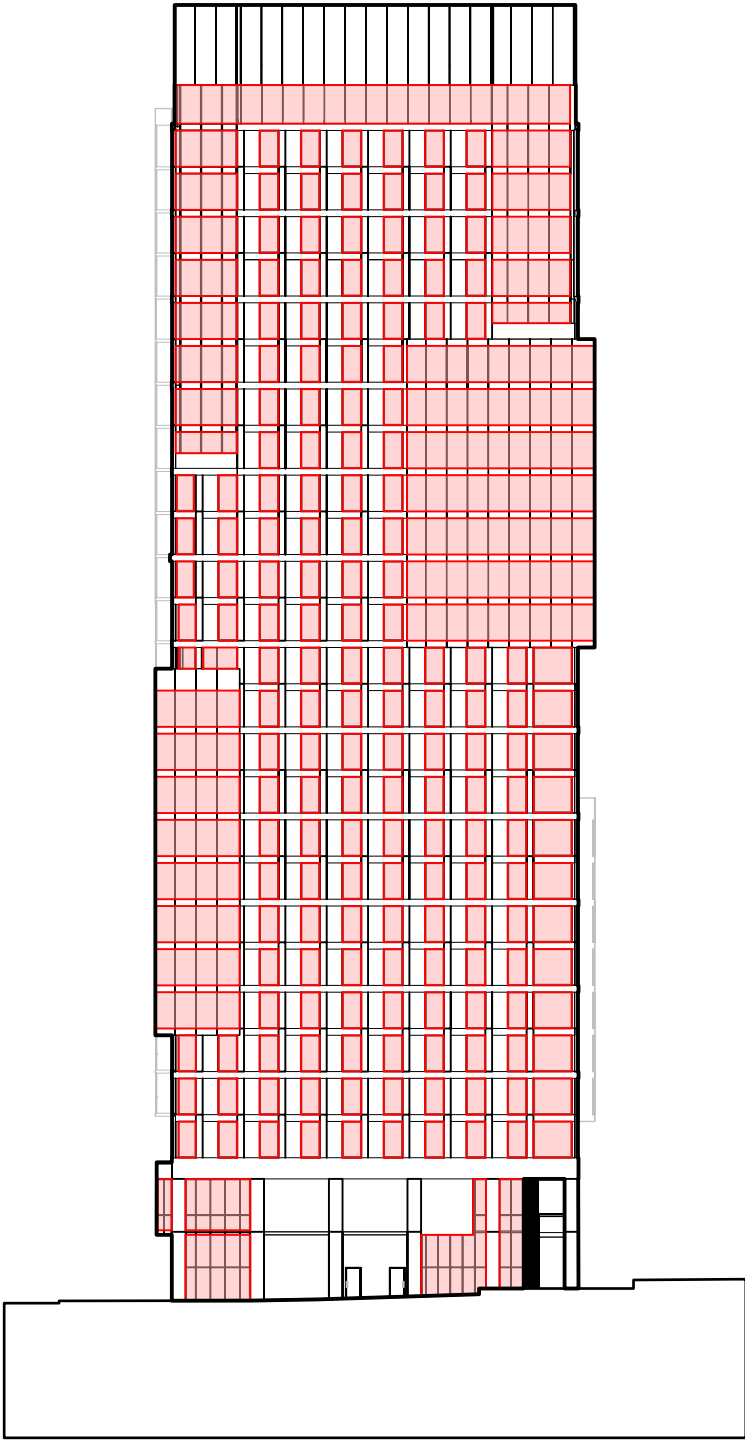
	Level	Net Area (m2)
Floor Area	01	553.6
	02	704.0
	03	704.0
	04	704.0
	05	704.0
	06	704.0
	07	704.0
	08	704.0
	09	575.5
	10	575.1
Total Area-FSR		6,632.3 m2
Gross Building Area	01	572.0
	02	741.7
	03	741.7
	04	741.7
	05	741.7
	06	741.7
	07	741.7
	08	741.7
	09	610.7
	10	610.5
Total Area-Gross B		6,985.3 m2

- GROSS BUILDABLE AREA
- FSR



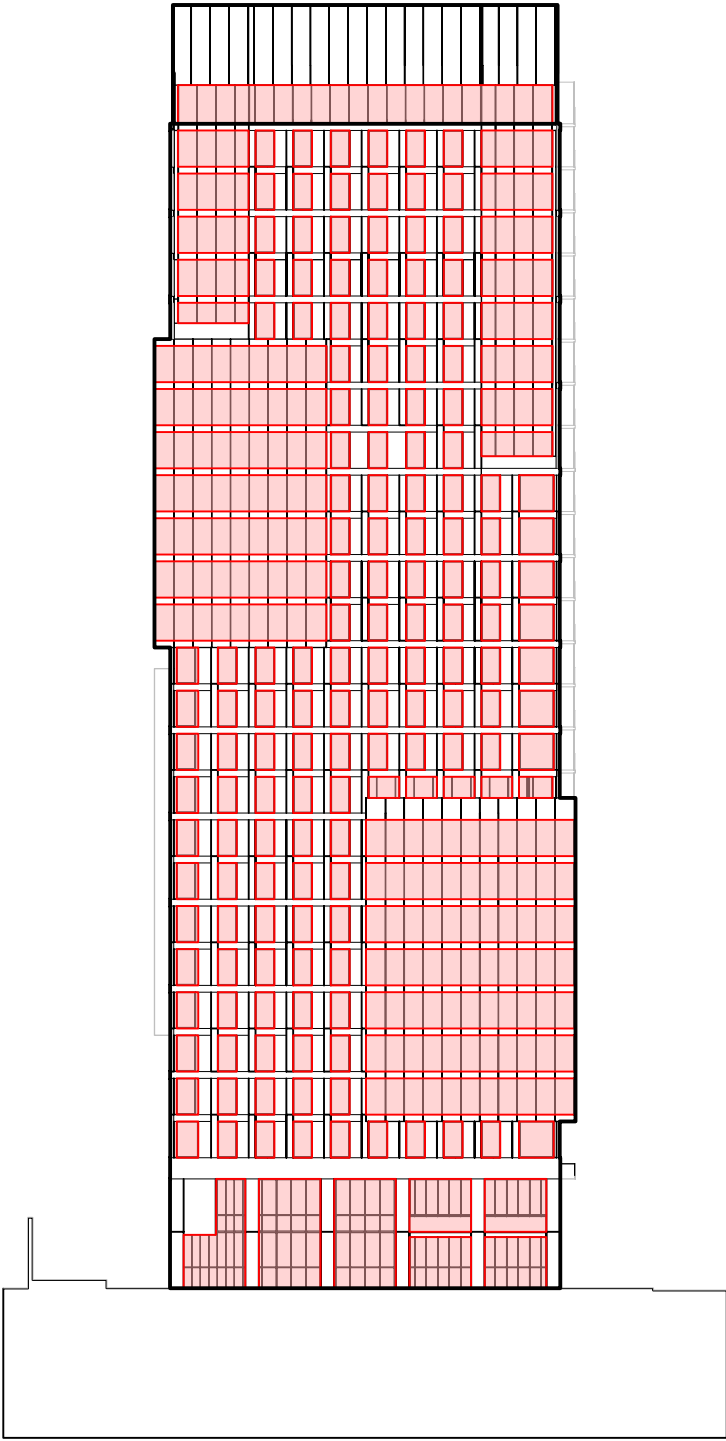
Building 1 (Fort Building) East Elevation

Limiting Distance (m)	6.76
Allowable Openings (%)	22.4
Building Face Area (m²)	675.5
Proposed openings (m²)	0.0
Proposed openings (%)	0.0



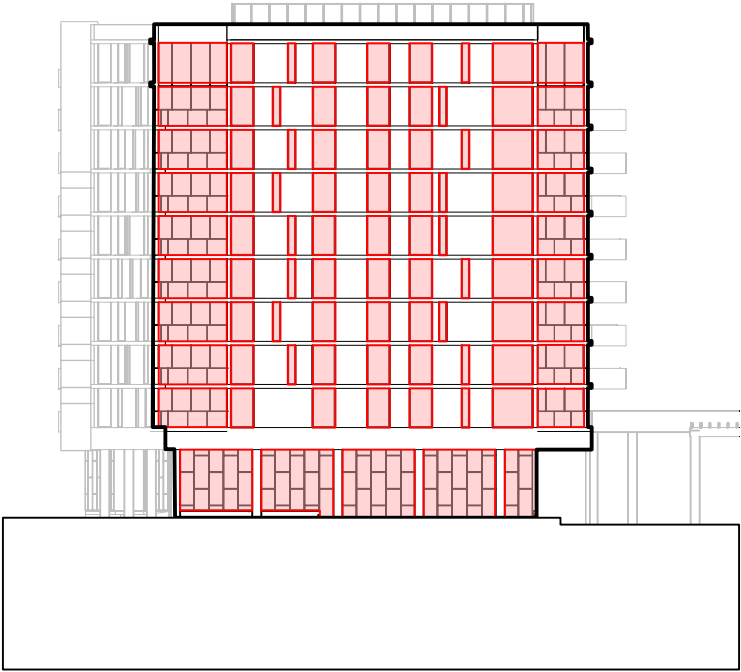
Building 2 (Quadra Tower) West Elevation

Limiting Distance (m)	62.28
Allowable Openings (%)	100.0
Building Face Area (m²)	2,325.4
Proposed openings (m²)	1126.9
Proposed openings (%)	48.5



Building 2 (Quadra Tower) South Elevation

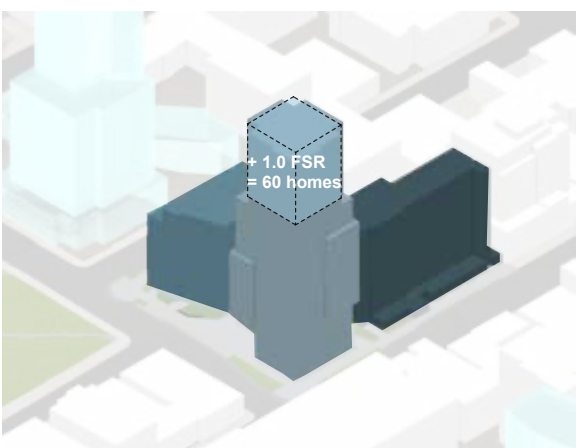
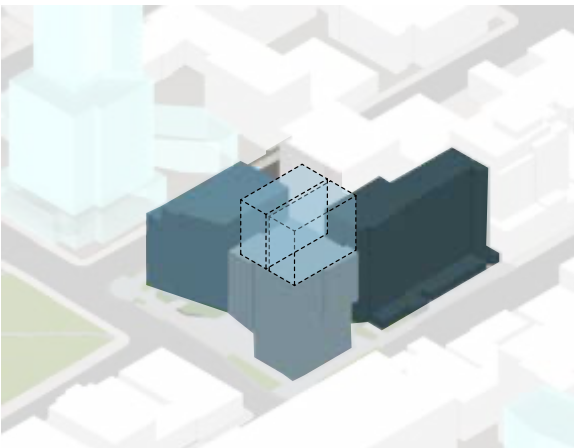
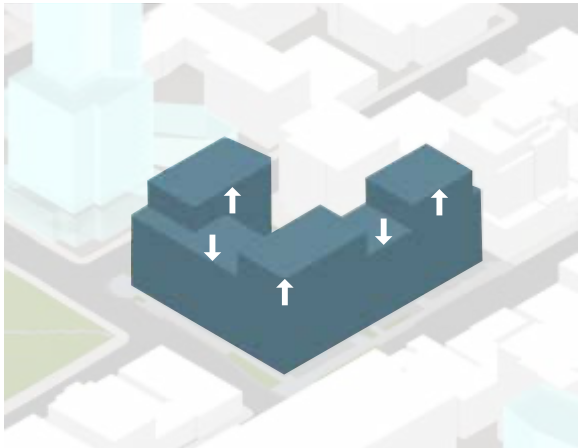
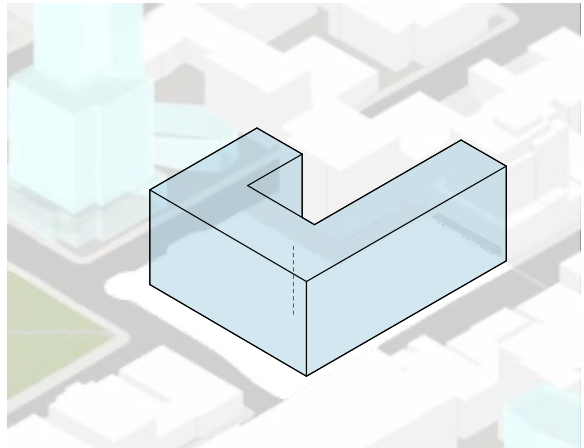
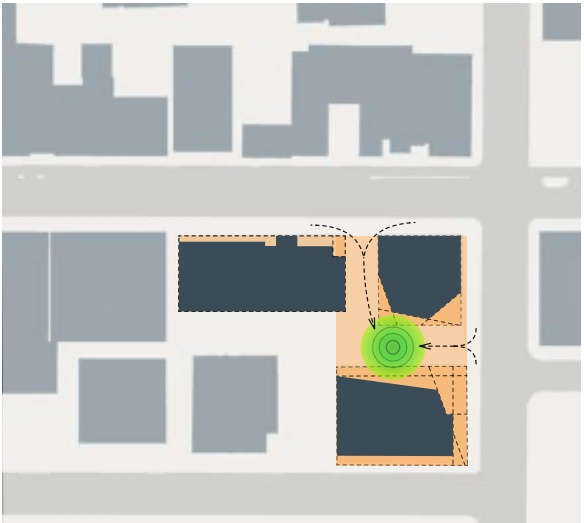
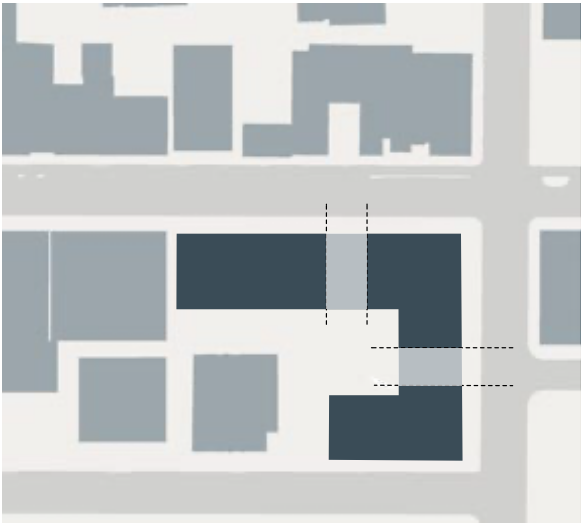
Limiting Distance (m)	13
Allowable Openings (%)	64.3
Building Face Area (m²)	2227.0
Proposed openings (m²)	1238.9
Proposed openings (%)	55.6



Building 3 Broughton Building) North Elevation

Limiting Distance (m)	13
Allowable Openings (%)	64.3
Building Face Area (m²)	916.2
Proposed openings (m²)	493.5
Proposed openings (%)	53.9





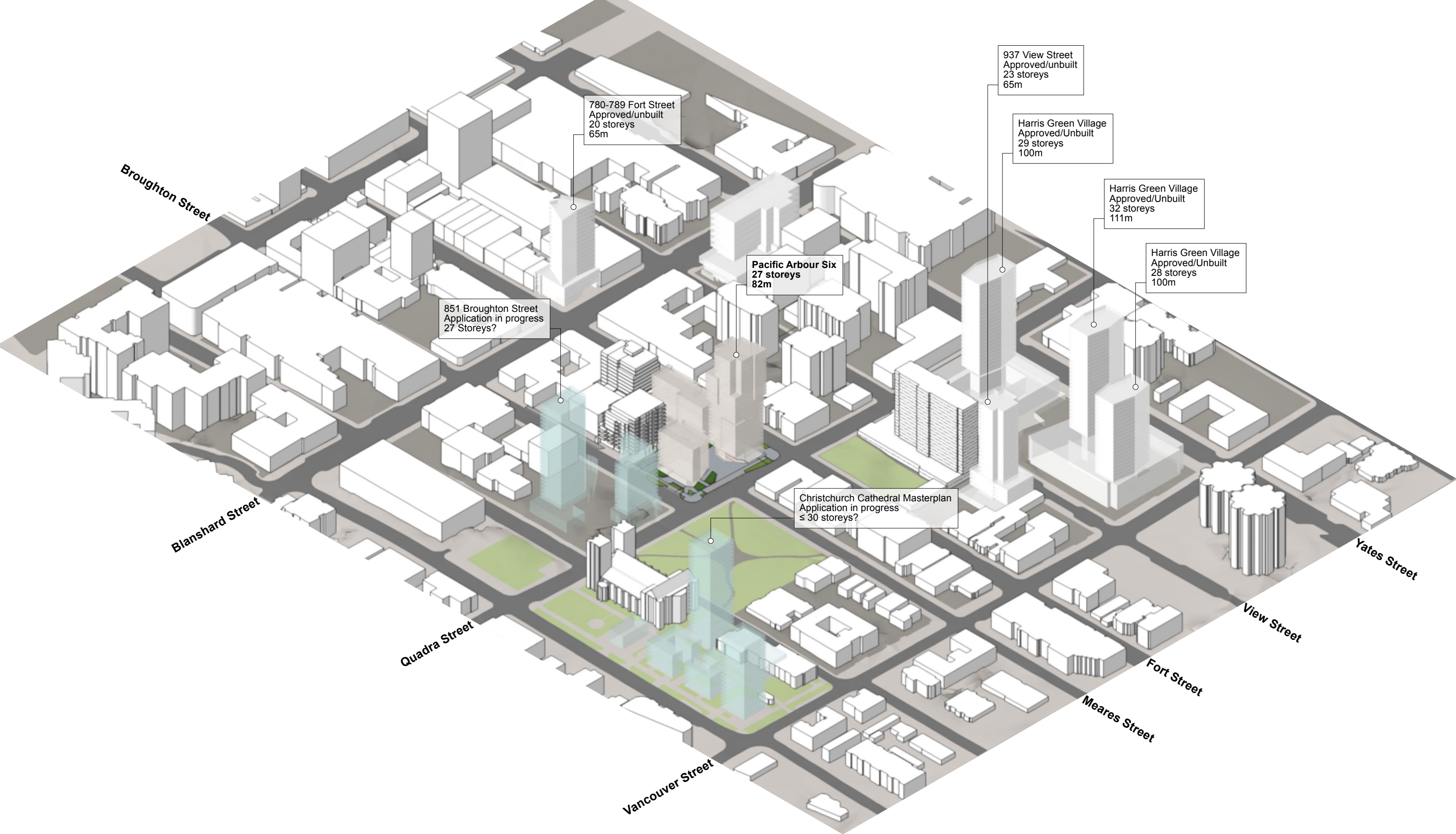
DCAP and emerging policy suggest a 10 to 15 storey block with a deep footprint and continuous street wall to reach the supportable density. Buildings are separated by firewalls without useful gaps and have long double-loaded corridors. Only minimal enhancement of the public realm is possible along the street edge.

A previous application for the site raised and lowered parts of the building in an attempt to break down the mass and provide a more varied skyline. the street edge was pushed back in places to allow for some enlargement of the public realm for patios and landscaping.

Removing some of the floor area from the plan increases the surface area of the remaining buildings and the variety of possible unit types. Publicly accessible open space and the permeability of the site from the street is increased, along with more opportunities for activating businesses.

Moving the density to upper storeys preserves the open space at street level and the number of homes being built within the City-suggested density of 5.5 FSR. The vibrancy and year-round usefulness of the open space is further enhanced with increased covered area created by carving away at the ground floor area.

Adding additional storeys to reach a density of 6.5 FSR adds approximately 60 homes to the project, while preserving the important publicly-accessible open space at street level.





838 Broughton Street Existing 10 Storeys	825 Fort Street Under construction 11 Storeys	1221 Blanshard Street Approved/Unbuilt 10 Storeys (office height, equals 16 residential storeys)	1147 Quadra Street Existing 19 Storeys	780-799 Fort Street Approved/unbuilt 20 Storeys	937 View Street Approved/unbuilt 23 Storeys	Christchurch Cathedral Masterplan Application in progress ≤ 30 Storeys?	Pacific Arbour 6 Application in progress 27 Storeys	851 Broughton Street Application in progress 27 Storeys?	Harris Green Village Approved/Unbuilt 28-32 Storeys

DCAP Compliant Shadow Impacts (15 storeys)
Net Incremental Shadow Impacts (16-27 Storeys)



21 December 8:00



21 December 10:00



21 December 12:00



21 December 14:00



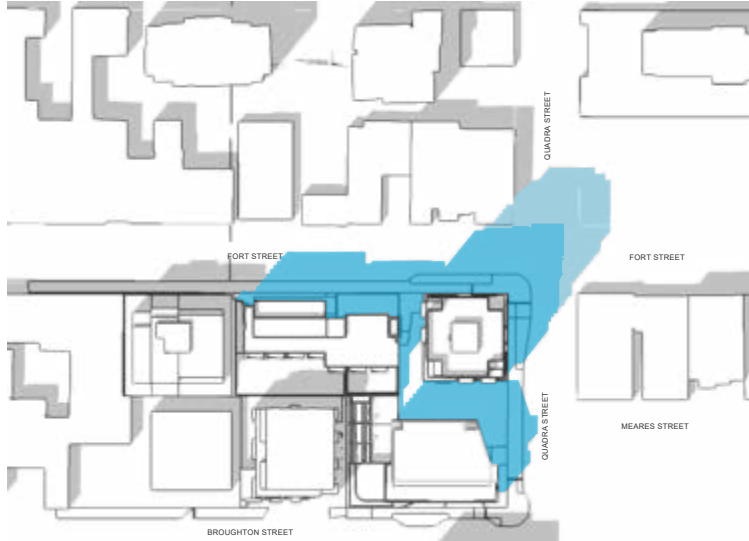
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20 June 10:00



20 June 12:00



20 June 14:00



19 March 8:00



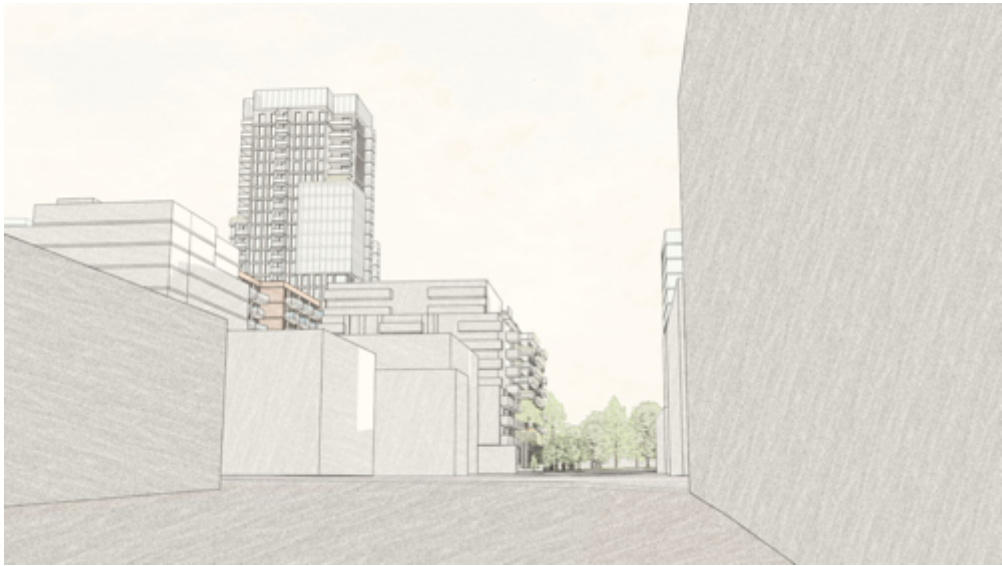
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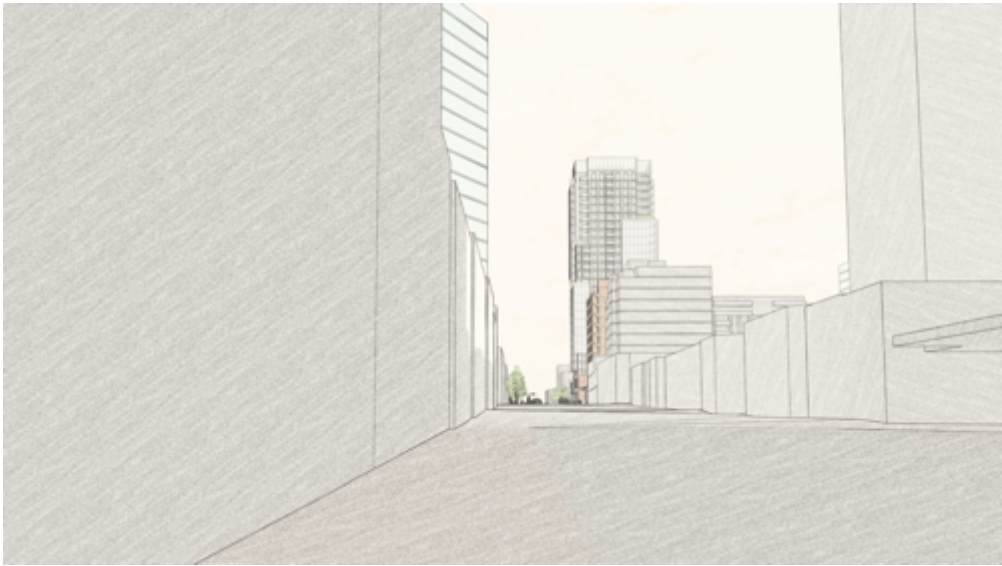
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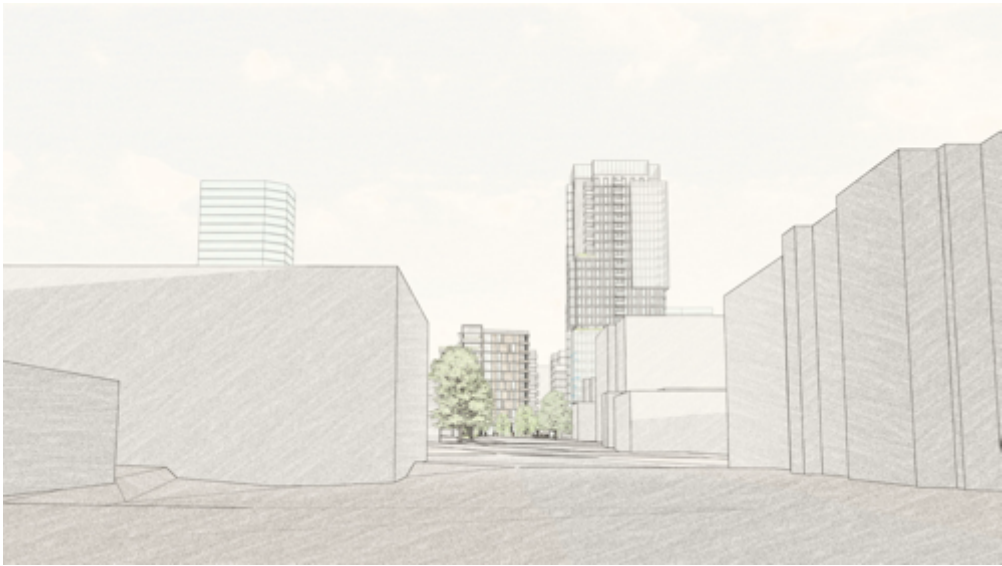
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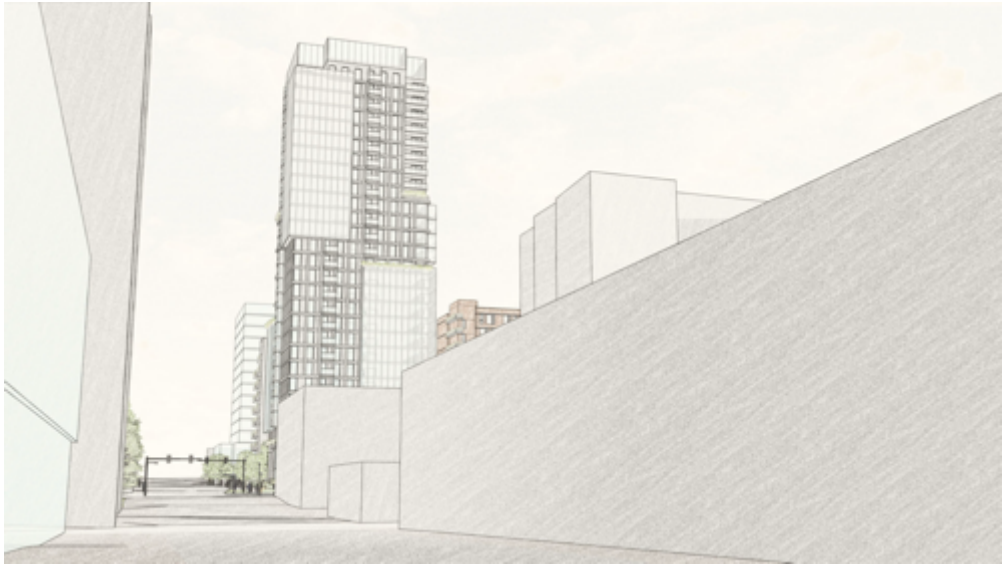
1. View to north from Broughton and Blanshard St



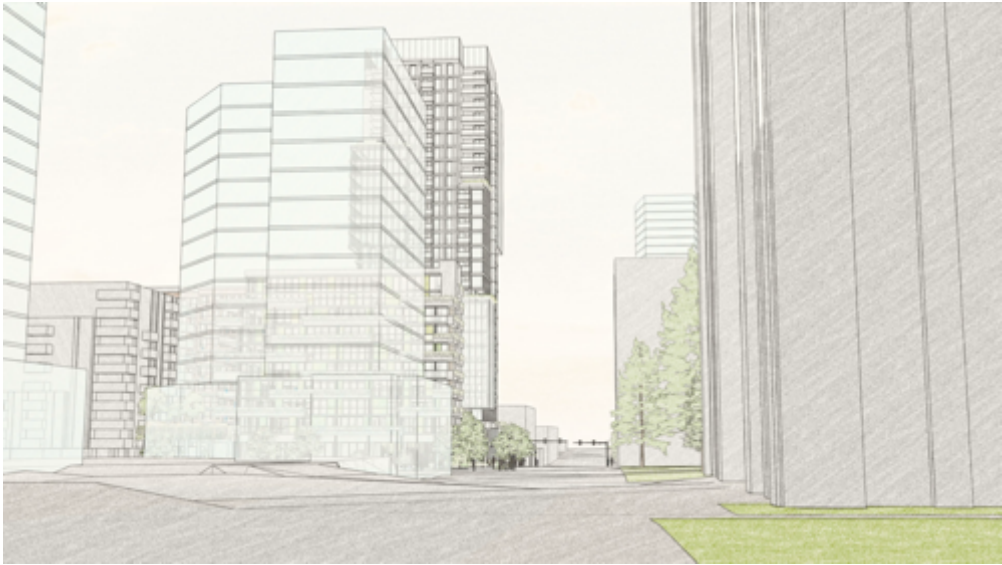
2. View to east from Fort St & Douglas St



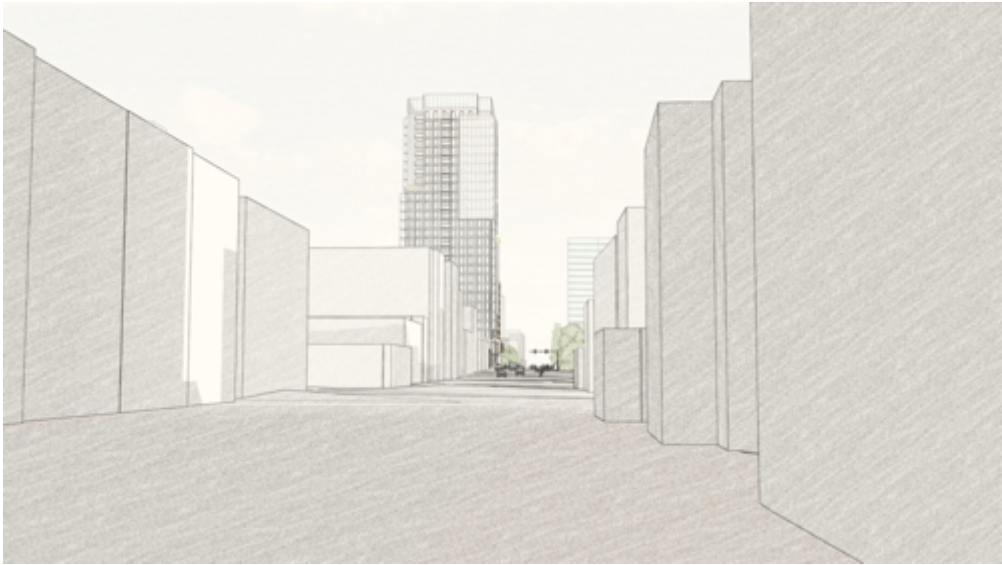
3. View to west from Meares and Vancouver Street



4. View to south from Quadra and Yates Street



5. View to north from Quadra and Rockland Ave



6. View to west from Fort St and Vancouver Street



1. View to north from Quadra and Broughton Street



2. View to Pioneer Square along Broughton Street



3. View to east along 800-block of Fort Street



4. View to north from Quadra and Rockland Ave



5. View to southwest from the corner of Fort Street and Quadra Street



6. View south along Quadra and towards Pioneer Square and cathedral from courtyard entry



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250512	1	DRA (CALUC) SUBMISSION
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Plan - Level P1

A101

project num
2426

1/A603

1/A602

1/A601

1/A603

1/A602

1/A601

2/A606

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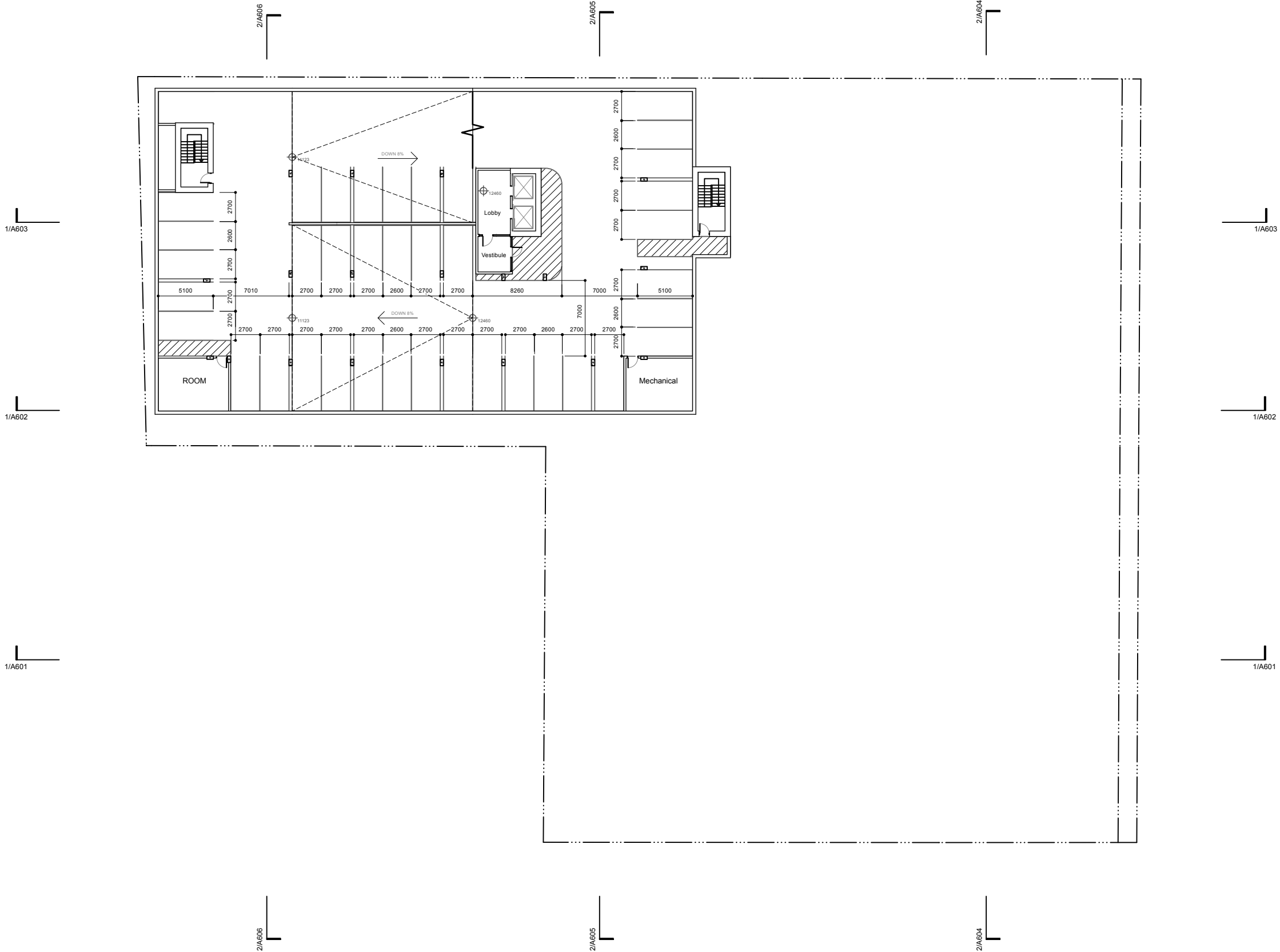
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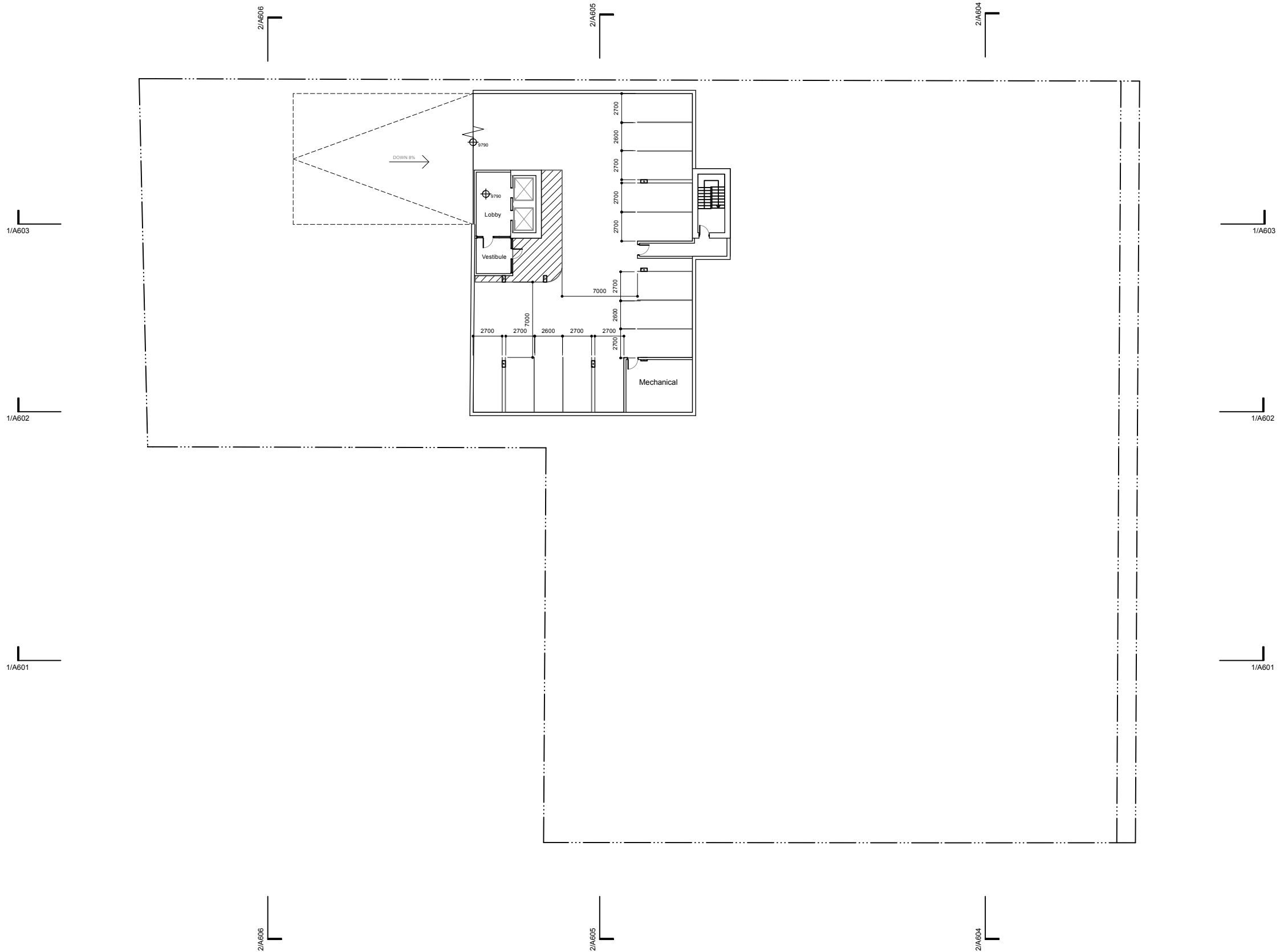
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Plan - Level P4

A104

2426





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Plan - Level 02

A202

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Plan - Level 03

A203

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Plan - Level 04

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Plan - Level 05

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Plan - Level 06

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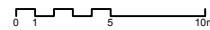
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Plan - Level 07

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Plan - Level 08

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Plan - Level 09

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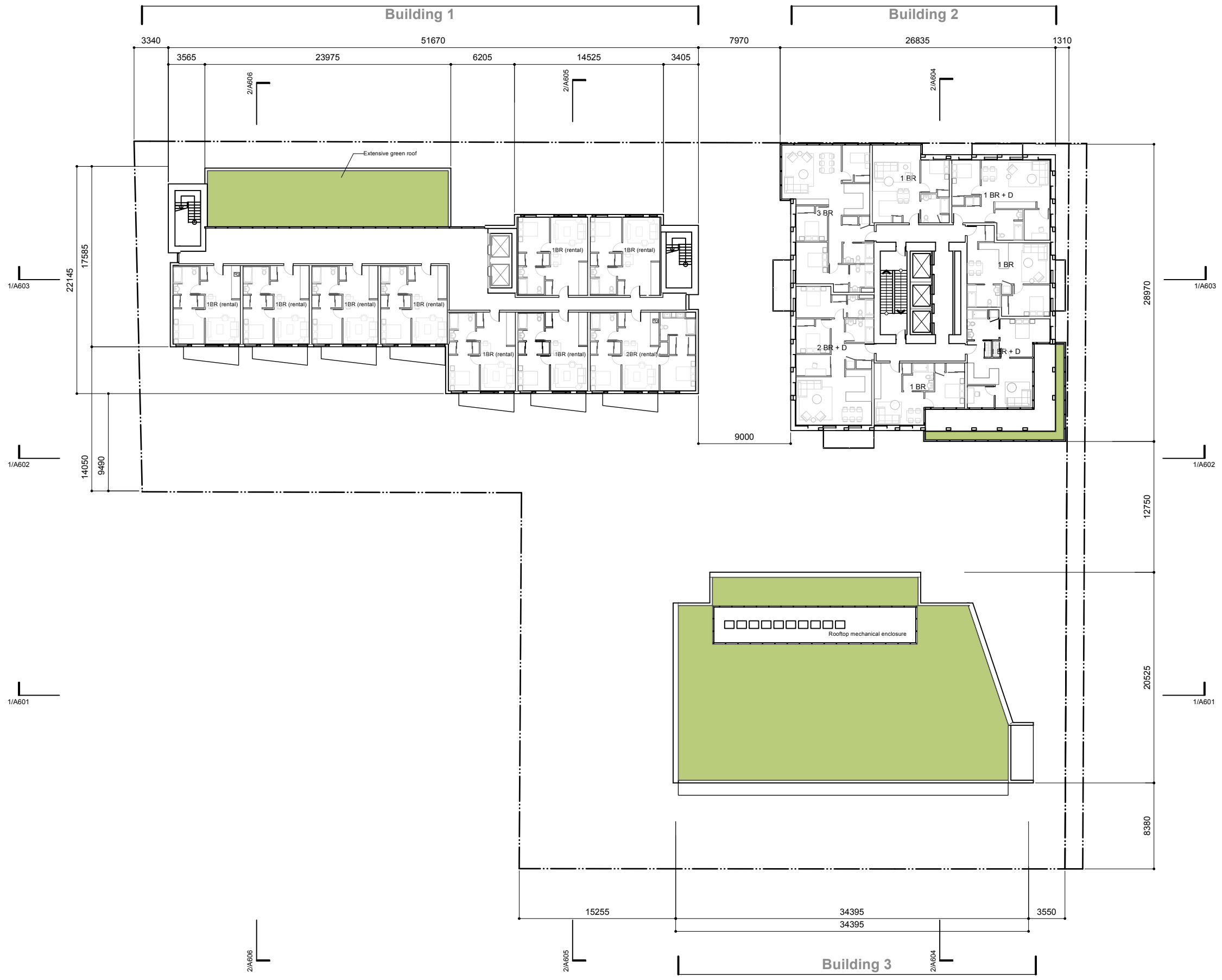
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Plan - Level 10

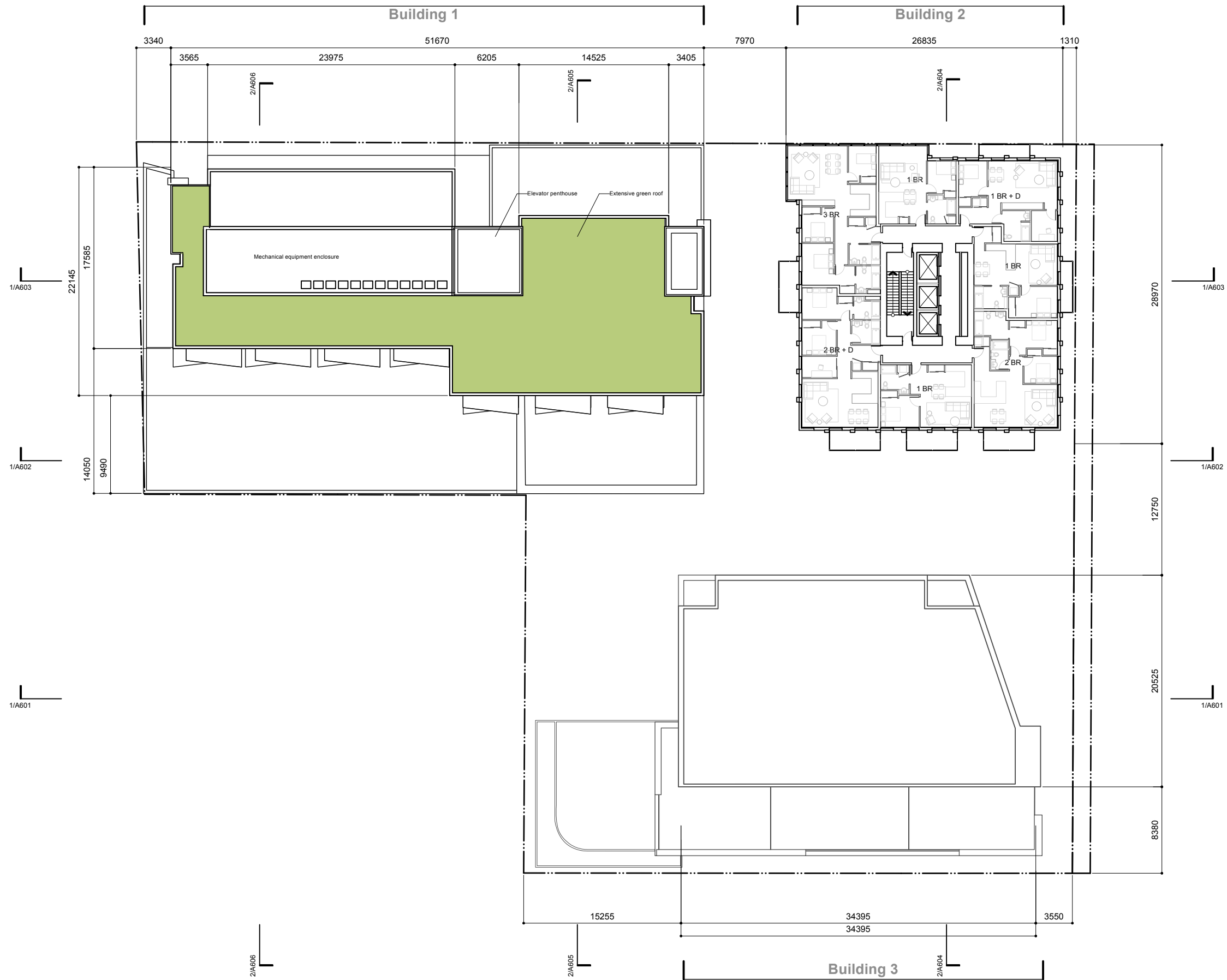
A210

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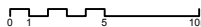
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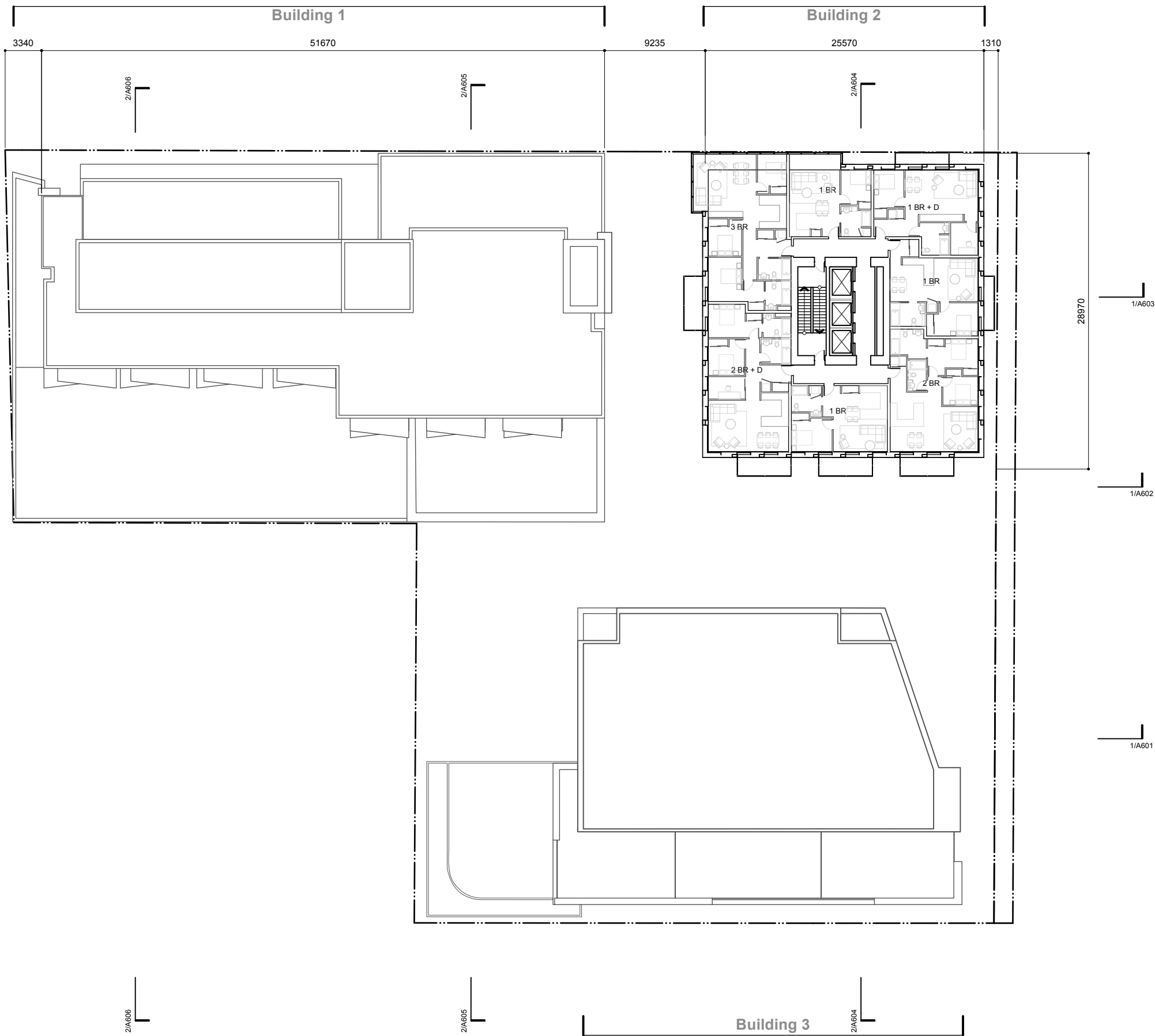
date	rev	issue
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Plan - Level 12

A212

project num
2426





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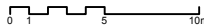
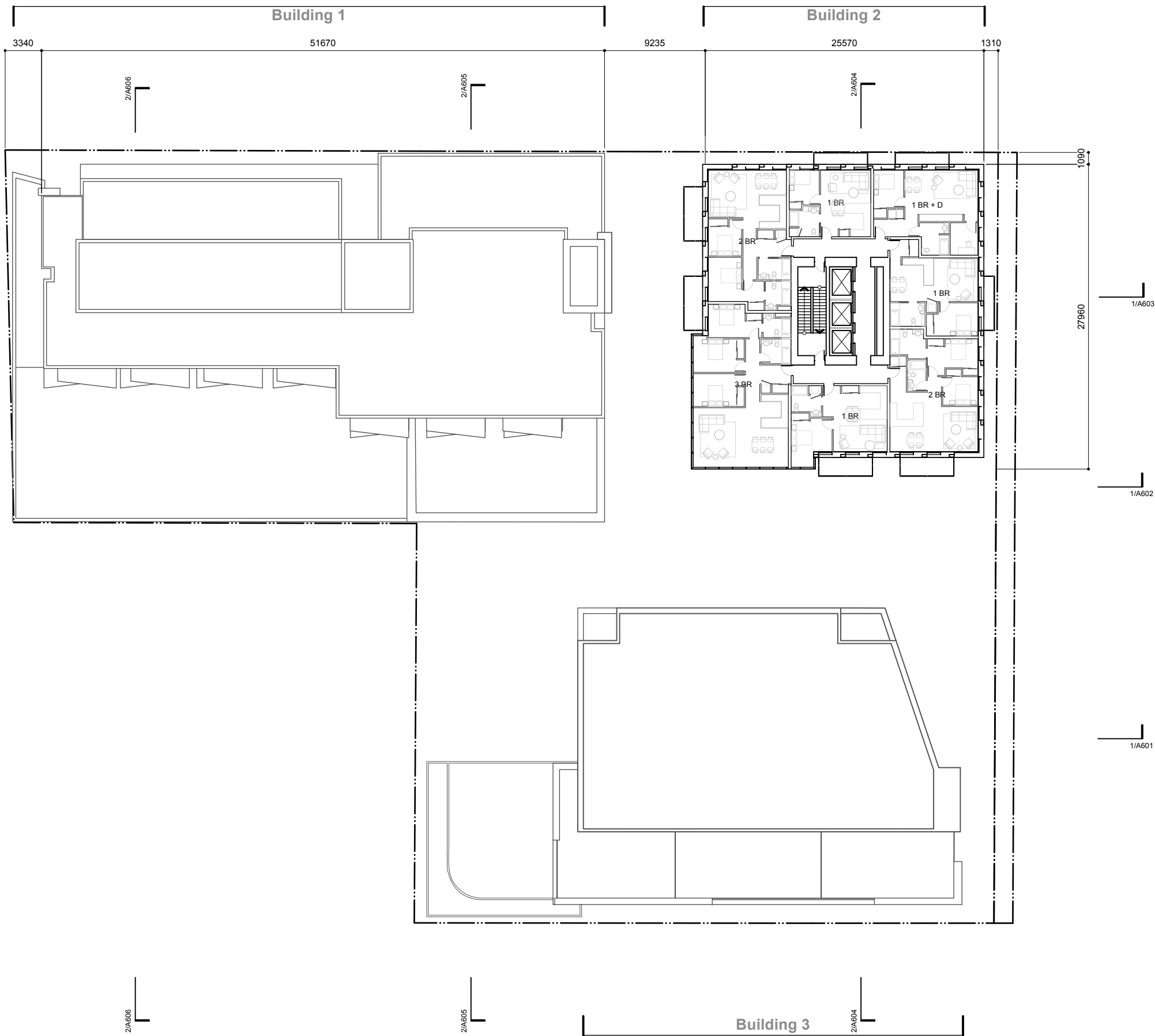
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250721	2	RZ/DP SUBMISSION

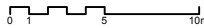
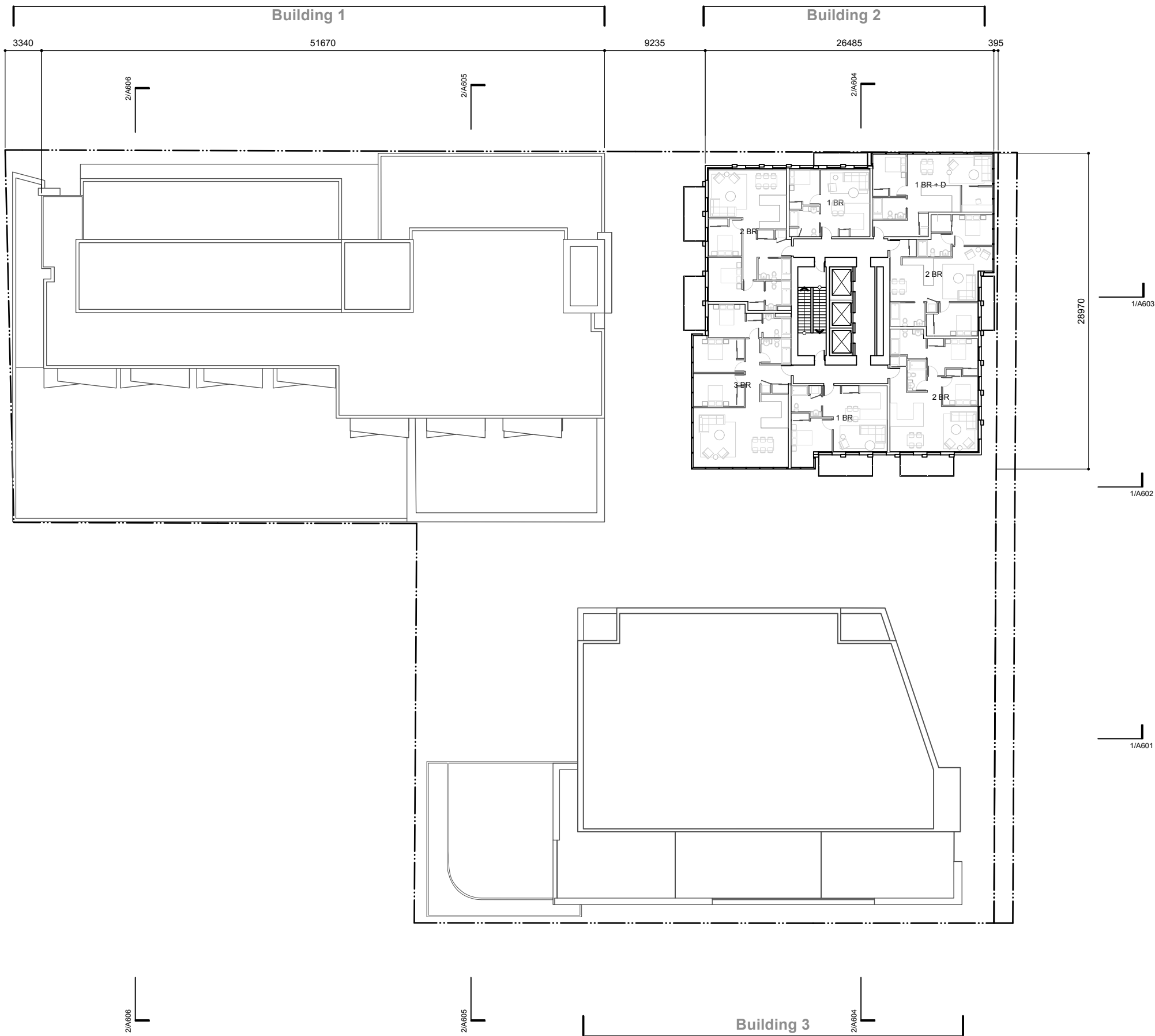
Plan - Level 13

A213

project num
2426







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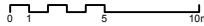
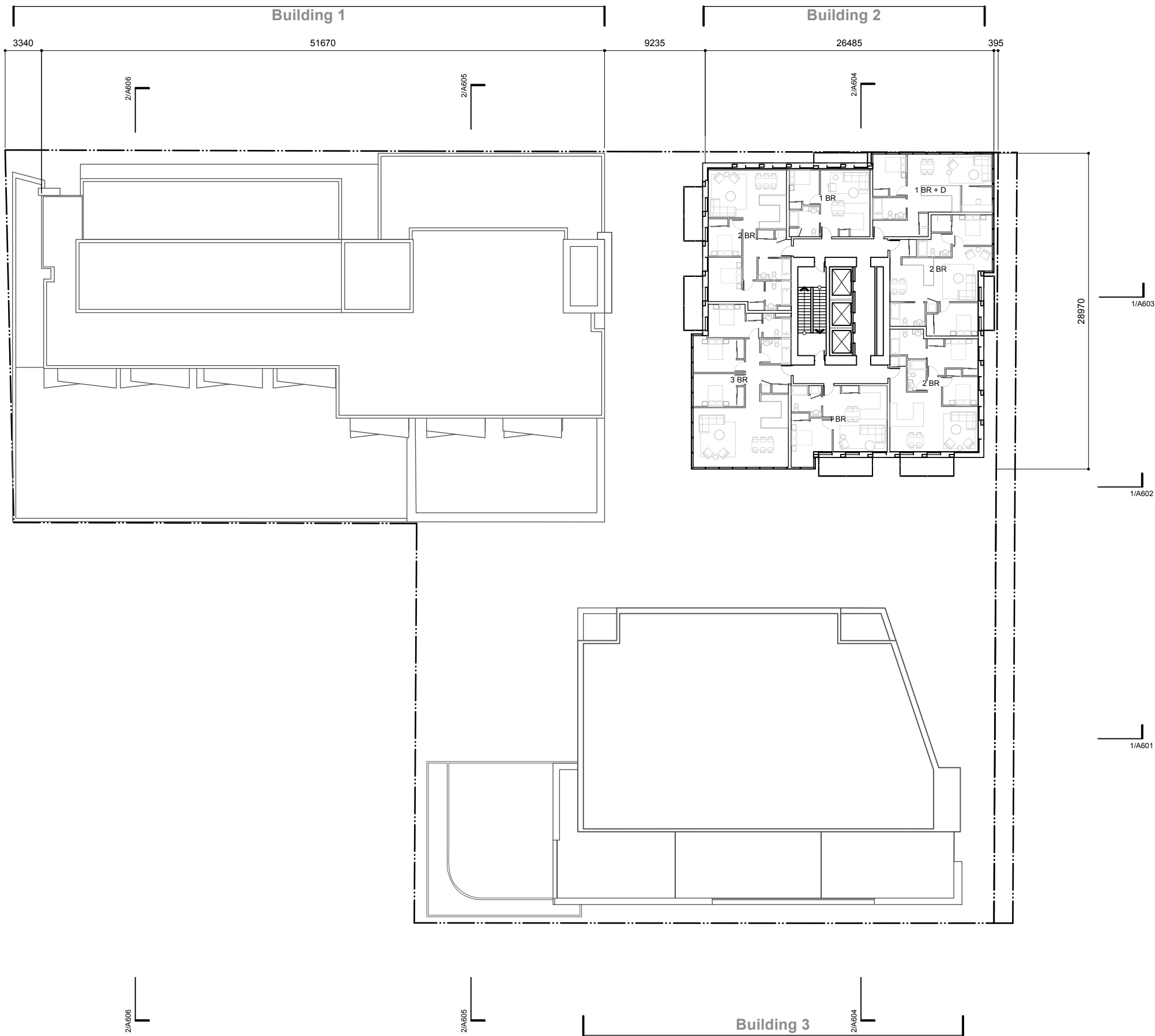
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250512	1	DRA (CALUC) SUBMISSION
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Plan - Level 16

A216

project num
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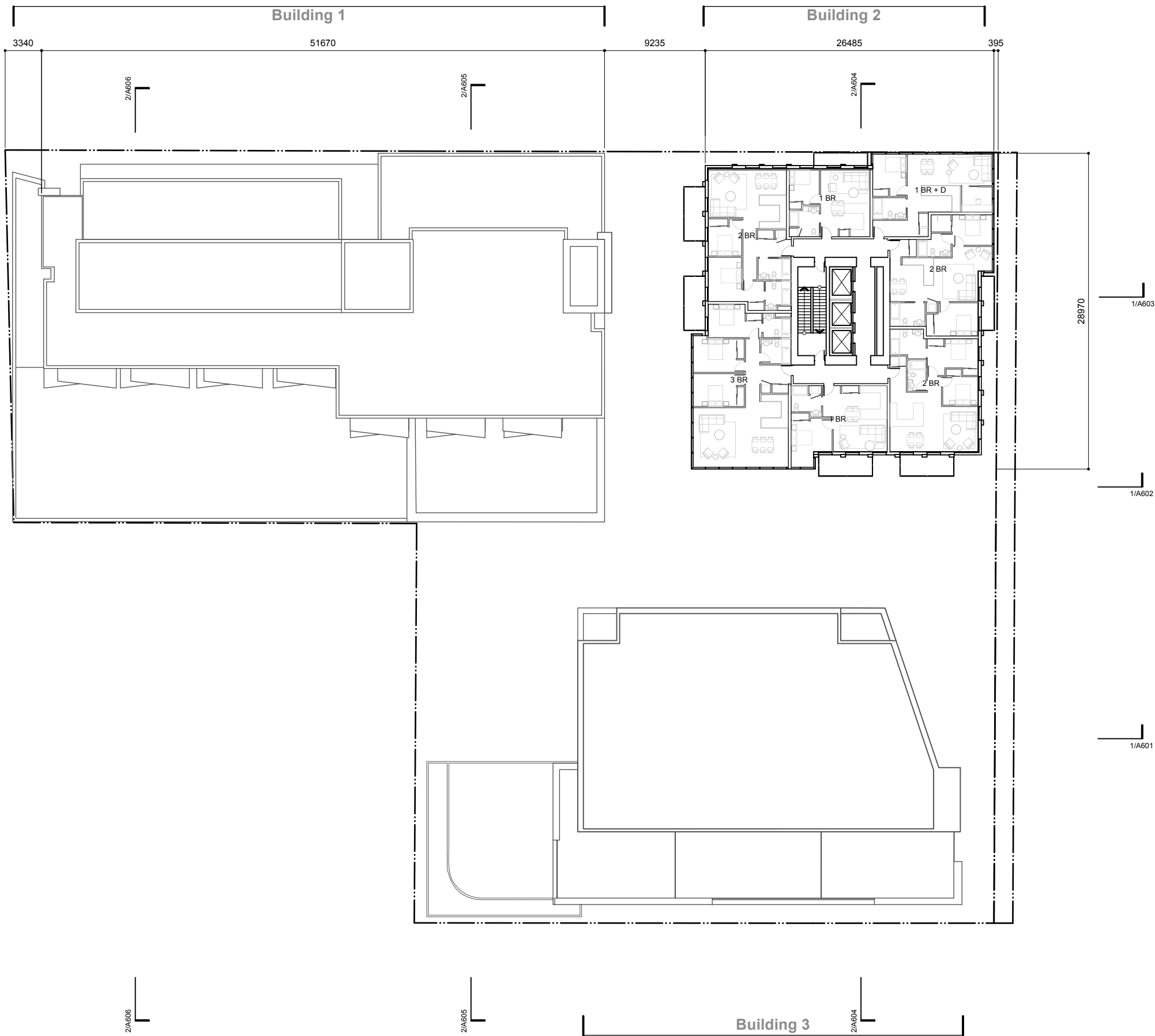
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Plan - Level 17

A217

project num
2426



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Plan - Level 18

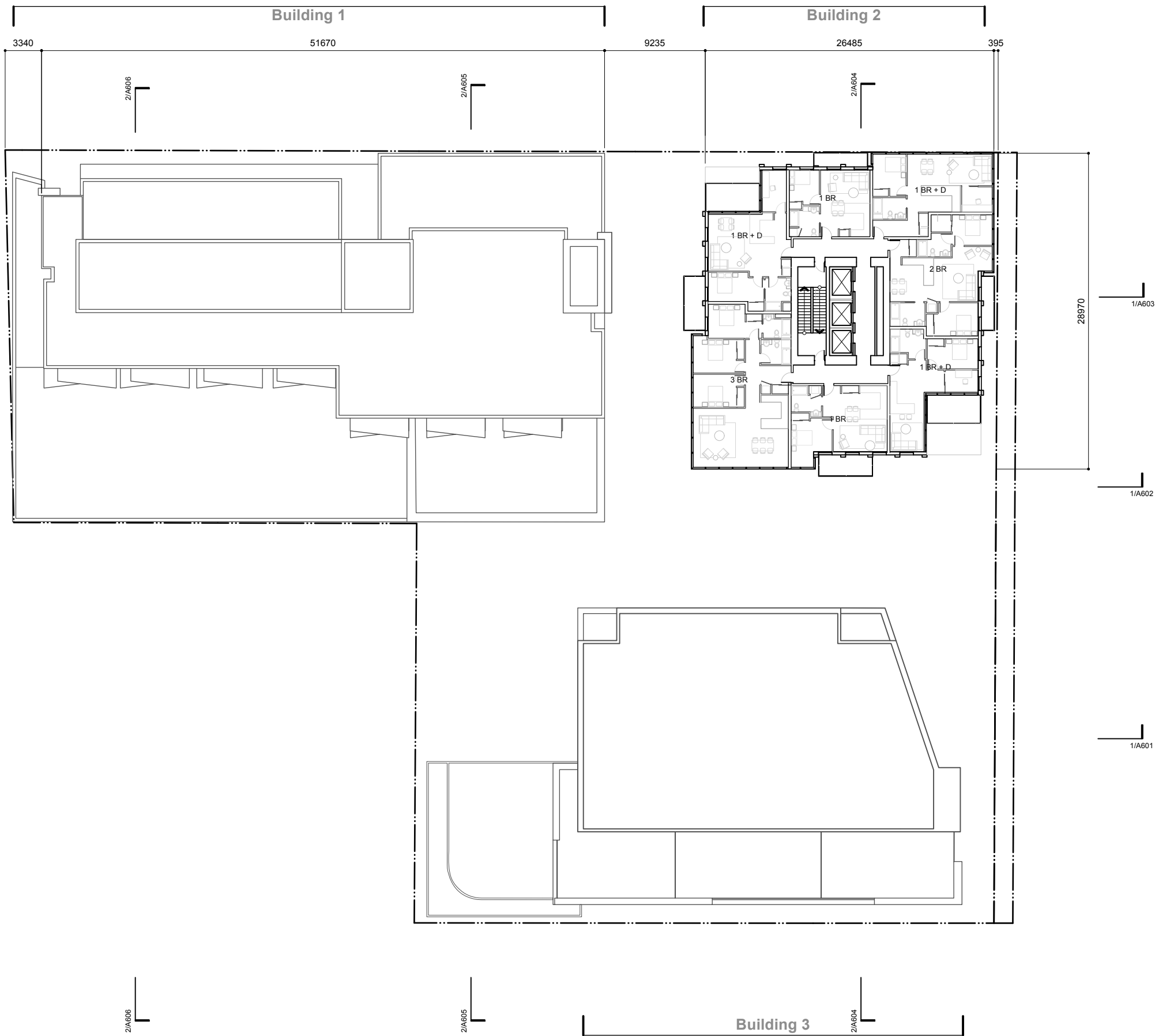
A218

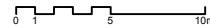
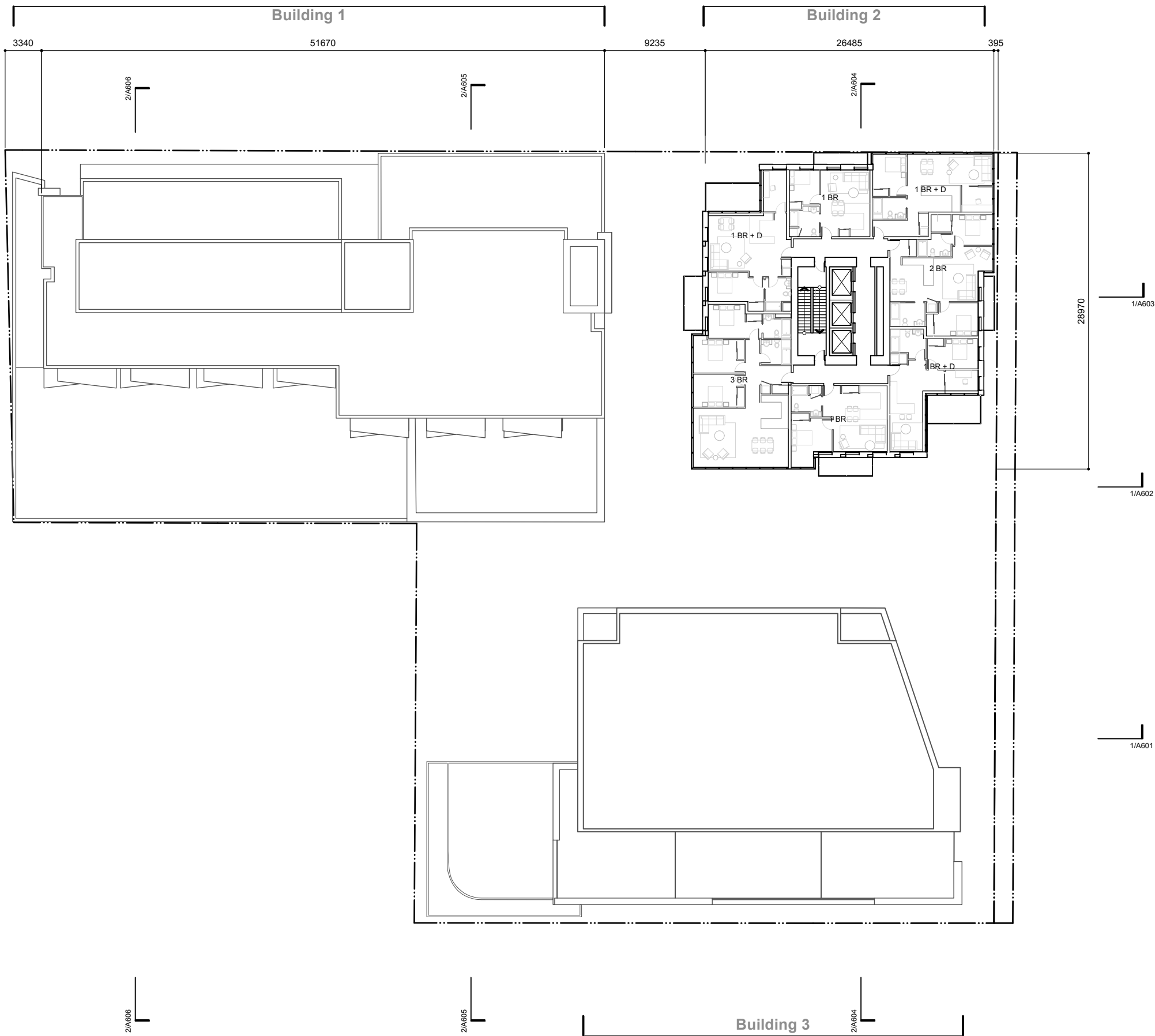
project num
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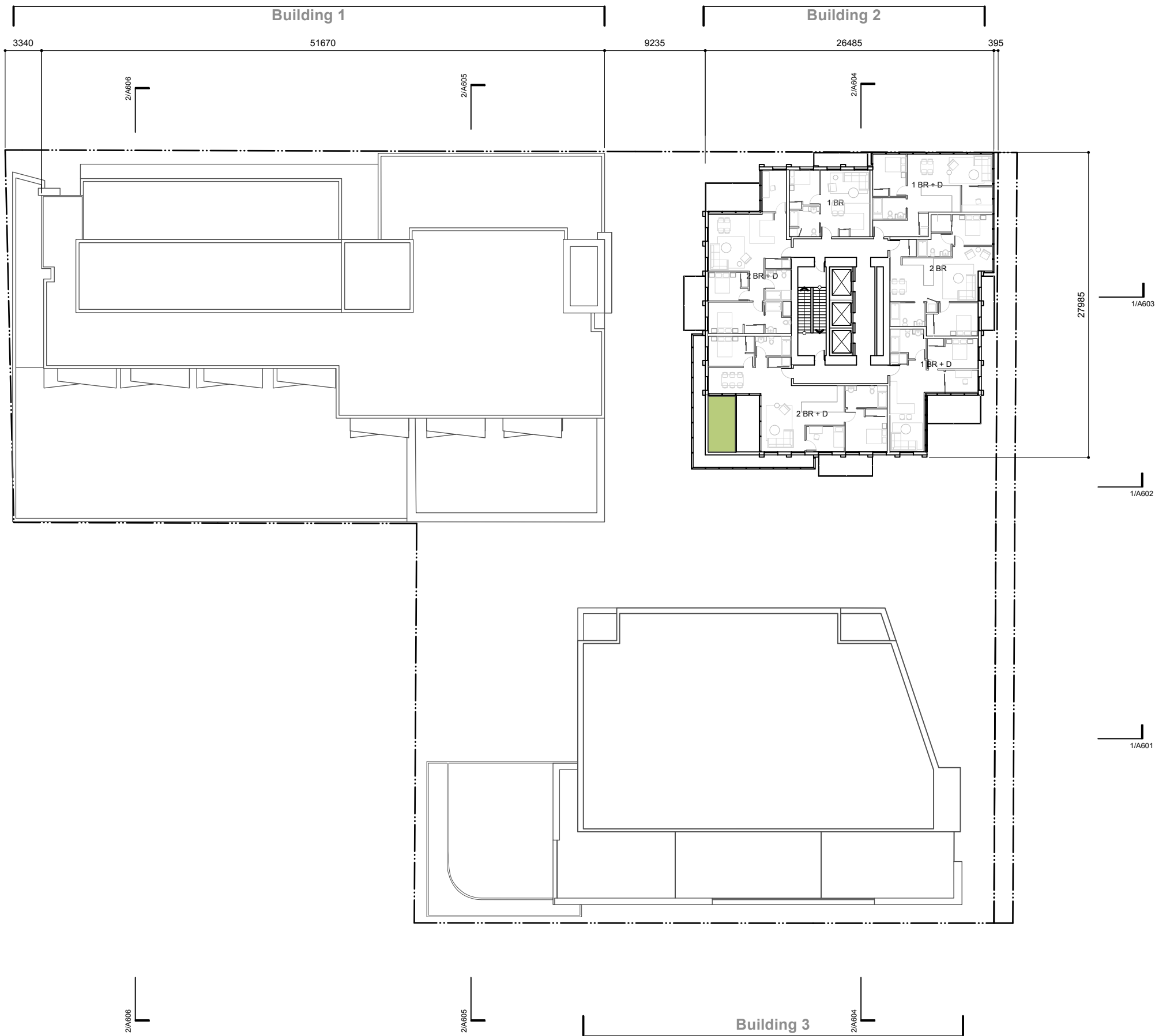
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Plan - Level 21

A221

project num
2426



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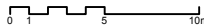
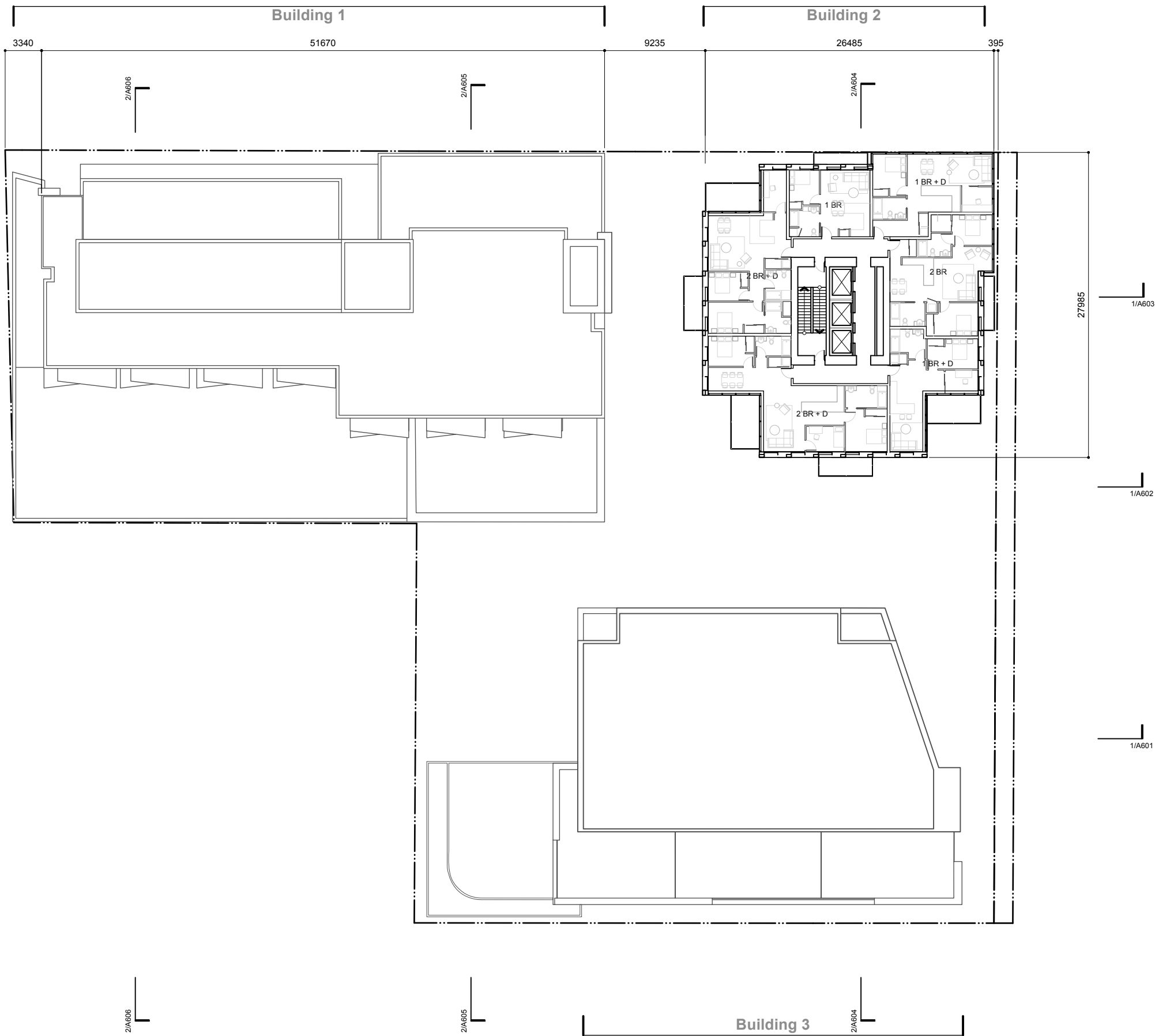
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250512	1	DRA (CALUC) SUBMISSION
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Plan - Level 22

A222

project num
2426



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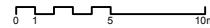
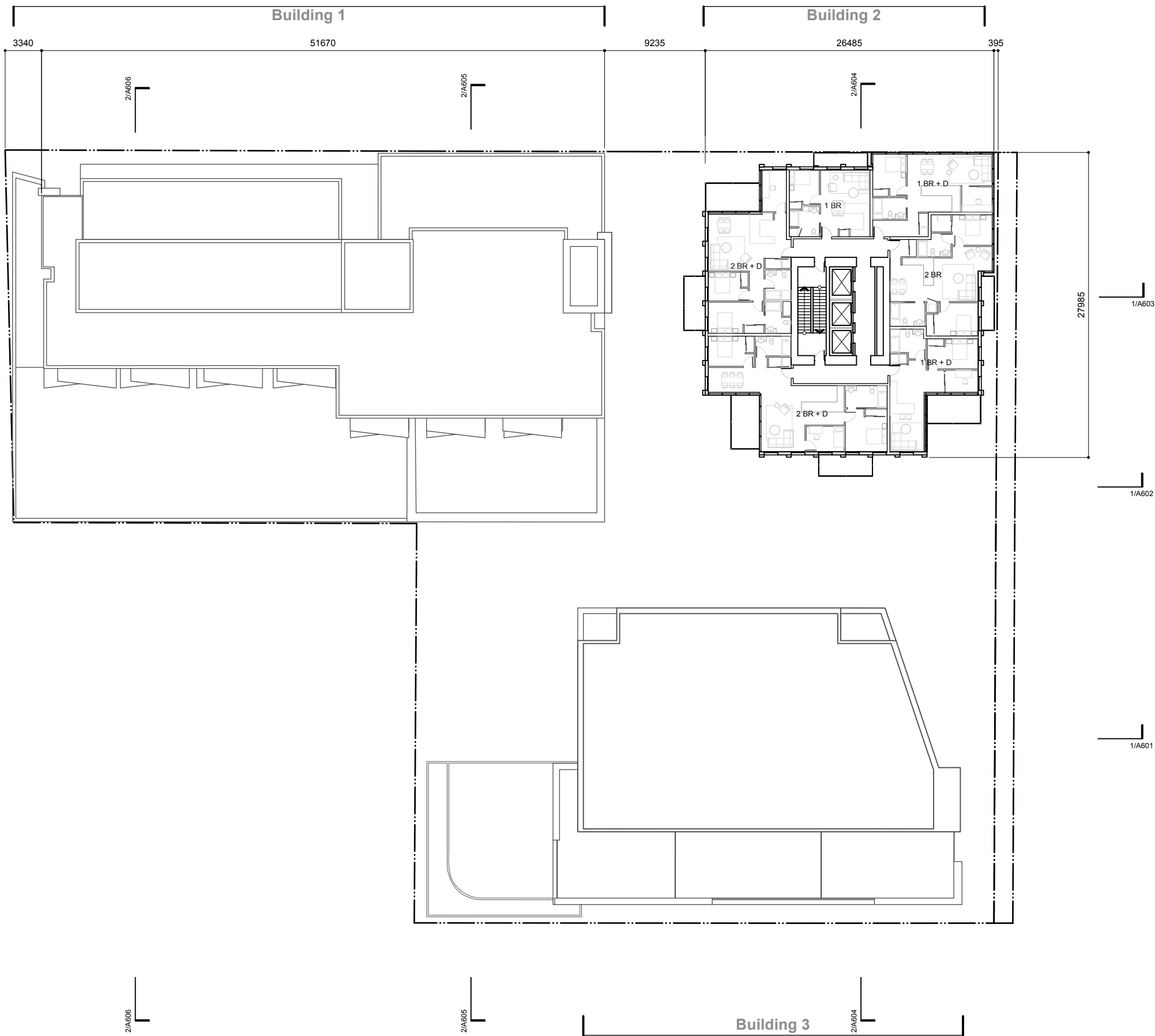
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Plan - Level 23

A223

project num
2426



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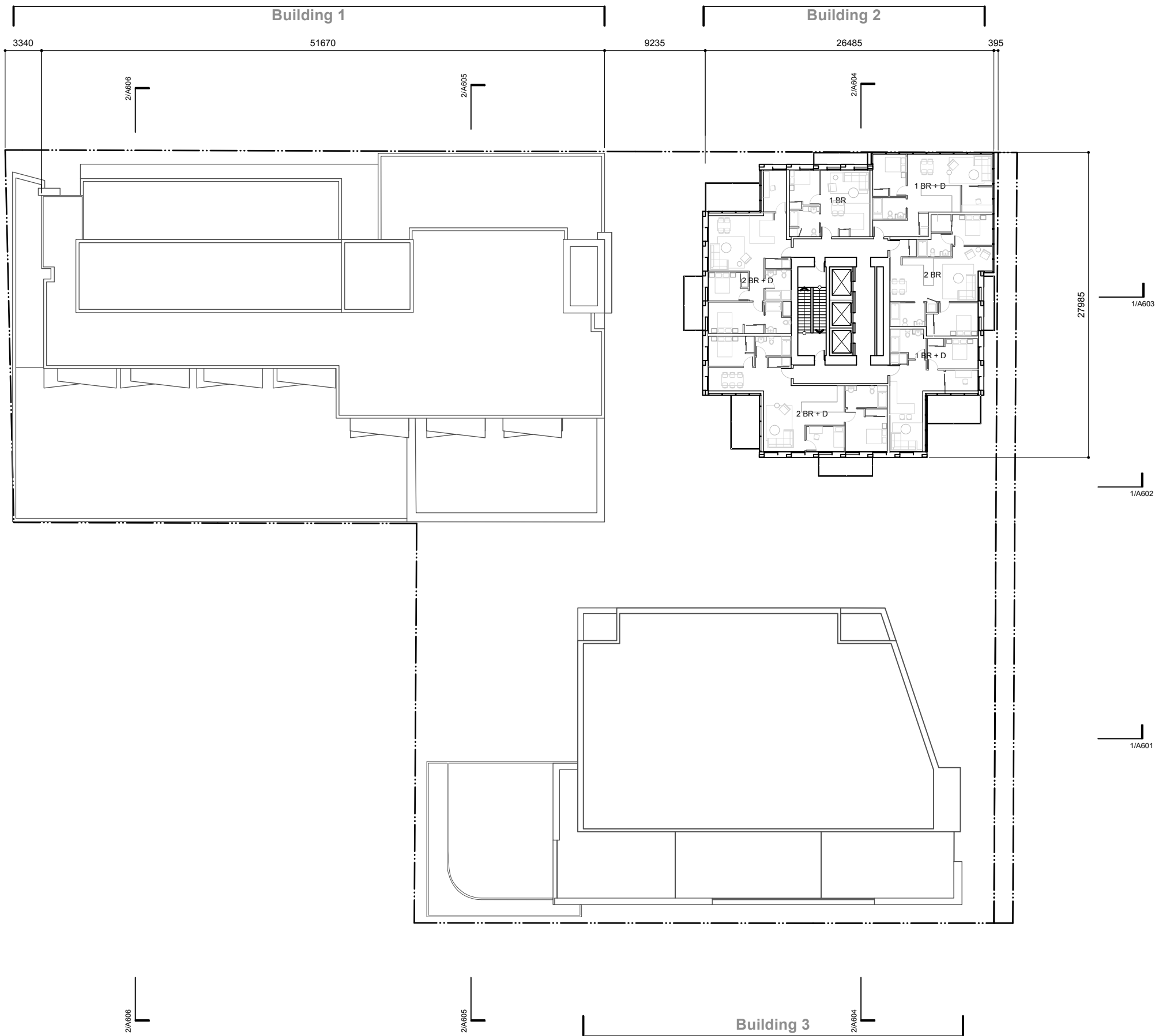
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Plan - Level 24

A224

project num
2426



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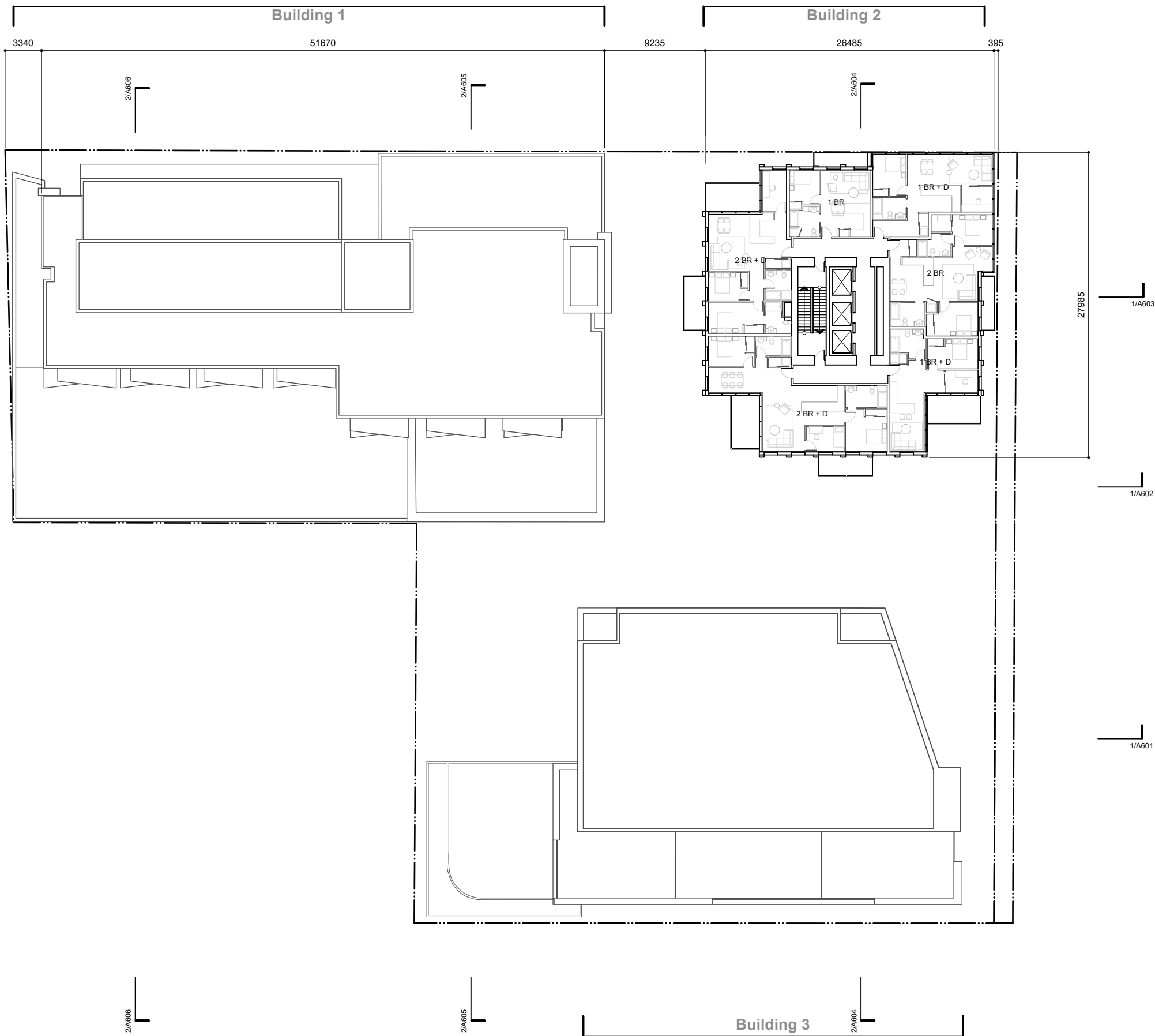
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Plan - Level 25

A225

project num
2426



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Plan - Level 26

A226

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Plan - Level 27

A227

project num
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