

VIEW FROM GOVERNMENT AND CHATHAM STREET



CONTACTS

OWNER

Nicola Wealth Real Estate
1400, 1100 Melville Street
Vancouver, BC

Nathan Ma
Development Manager
nma@nicolawealth.com

ARCHITECT

Cascadia Architects
101-804 Broughton Street
Victoria, BC

Greg Damant
Architect AIBC
greg@cascadiaarchitects.ca

LANDSCAPE

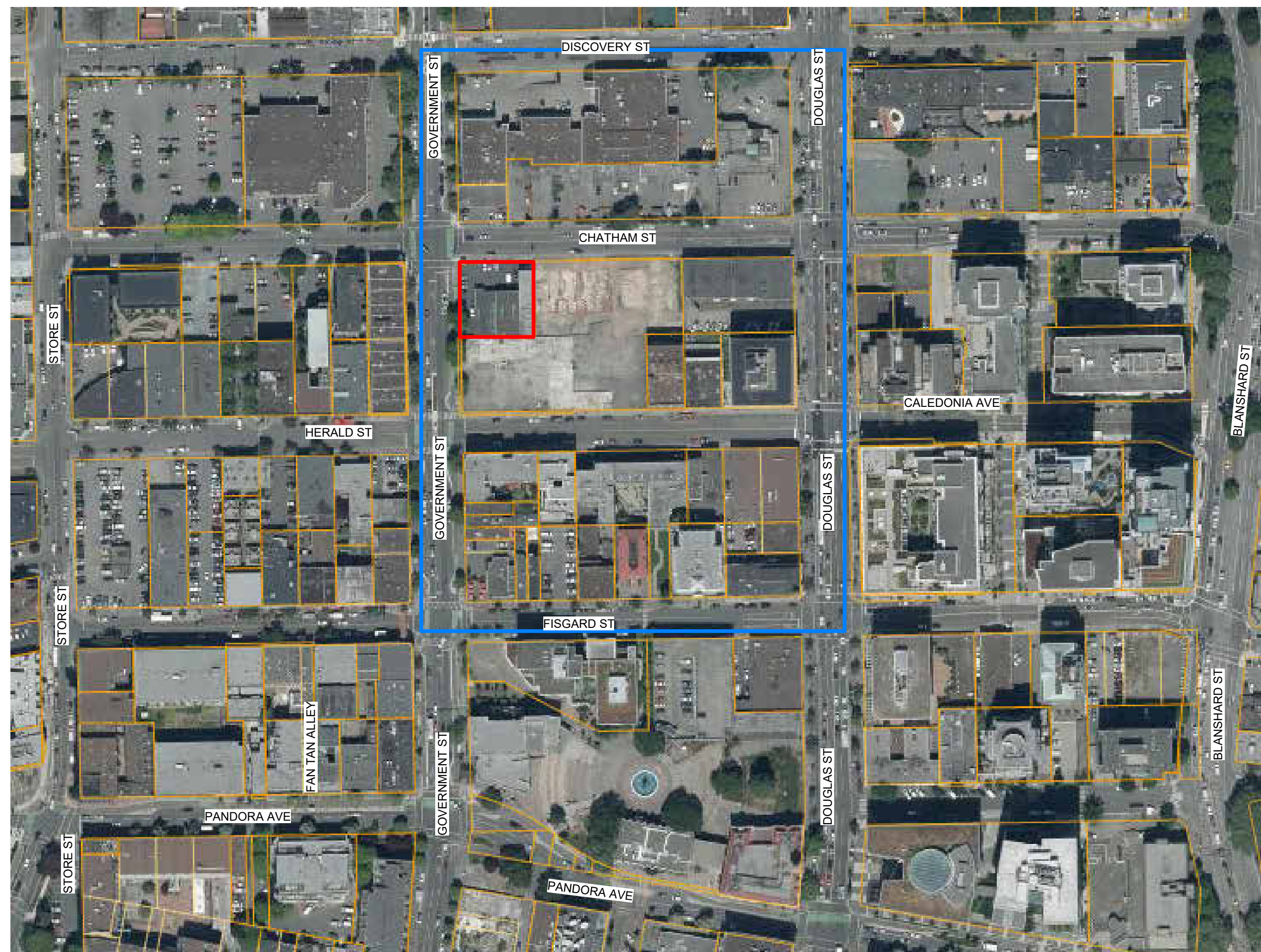
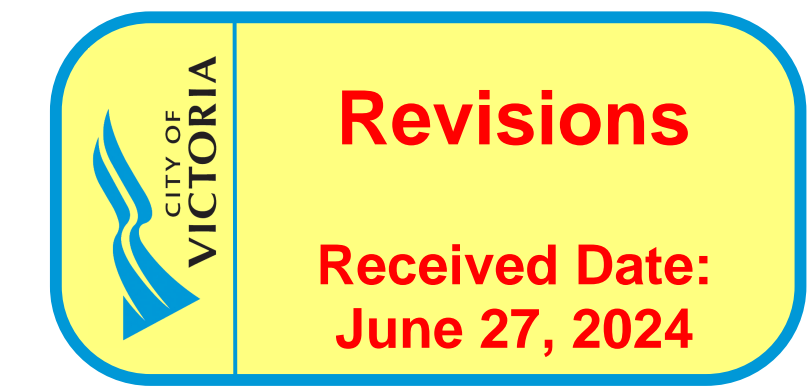
LADR Landscape Architects
3-864 Queens Avenue
Victoria, BC

Chris Windjack
Landscape Architect
cwindjack@ladria.ca

CIVIL

Herold Engineering
600-1112 Fort Street
Victoria, BC

David Pritchard
P.Eng
DPritchard@heroldengineering.com



PROJECT LOCATION PLAN (NTS)



PROJECT SITE (NTS)

REZONING & DEVELOPMENT PERMIT APPLICATION

LIST OF DRAWINGS

ARCHITECTURAL

- A 000 COVER
- A 010 PERSPECTIVES
- A 011 PERSPECTIVES
- A 012 CONTEXT ELEVATION
- A 013 SHADOW STUDIES
- A 050 SITE PLAN & PROJECT DATA
- A 051 ZONING CALCULATIONS
- A 052 CODE REVIEW
- A 053 SPATIAL SEPARATION
- A 100 PARKADE PROPOSED PLAN
- A 101 LEVEL 1 PROPOSED PLAN
- A 102 LEVEL 2 PROPOSED PLAN
- A 103 LEVEL 3-6 TYPICAL PROPOSED PLAN
- A 200 EXTERIOR ELEVATIONS
- A 201 EXTERIOR ELEVATIONS
- A 300 BUILDING SECTIONS

CIVIL

- C200 CONCEPTUAL SITE SERVICING

LANDSCAPE

- L1 LANDSCAPE CONCEPT PLAN

NICOLA WEALTH REAL ESTATE

1885 GOVERNMENT ST.
June 26, 2024

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			3





COURTYARD VIEW 1



VIEW FROM CHATHAM STREET

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

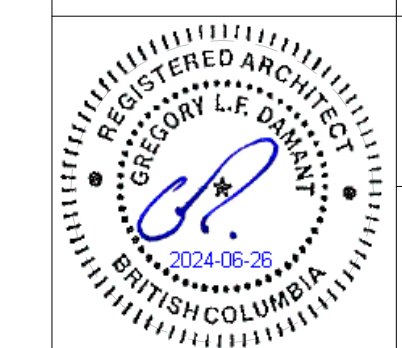
Sheet Name
PERSPECTIVES

Date
June 26, 2024

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Project #
2311

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Sheet #
A 010



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COURTYARD VIEW 2



COURTYARD VIEW 3

3	RZ DP Rev1	June XX, 2024
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Sheet Name
PERSPECTIVES

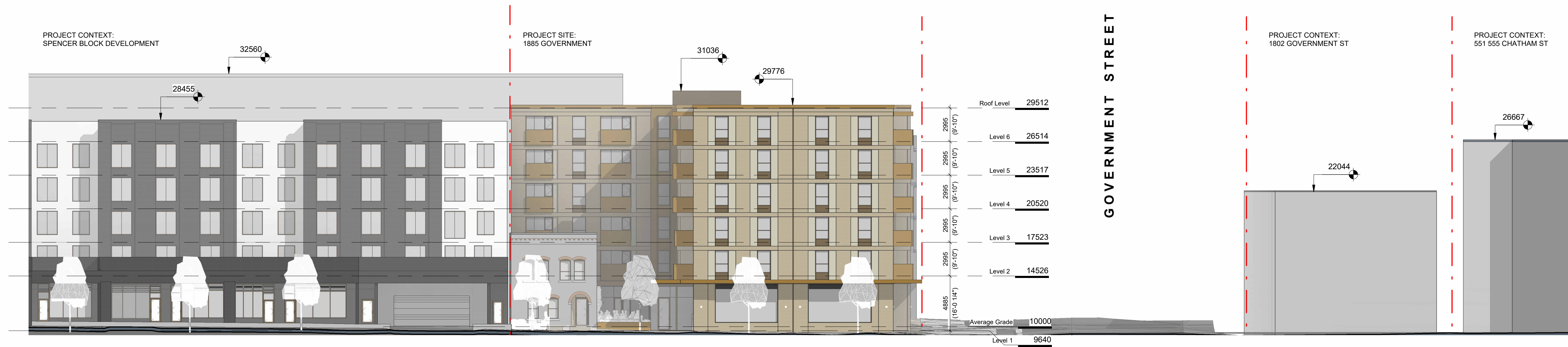
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June 26, 2024

Scale
Project # 2311

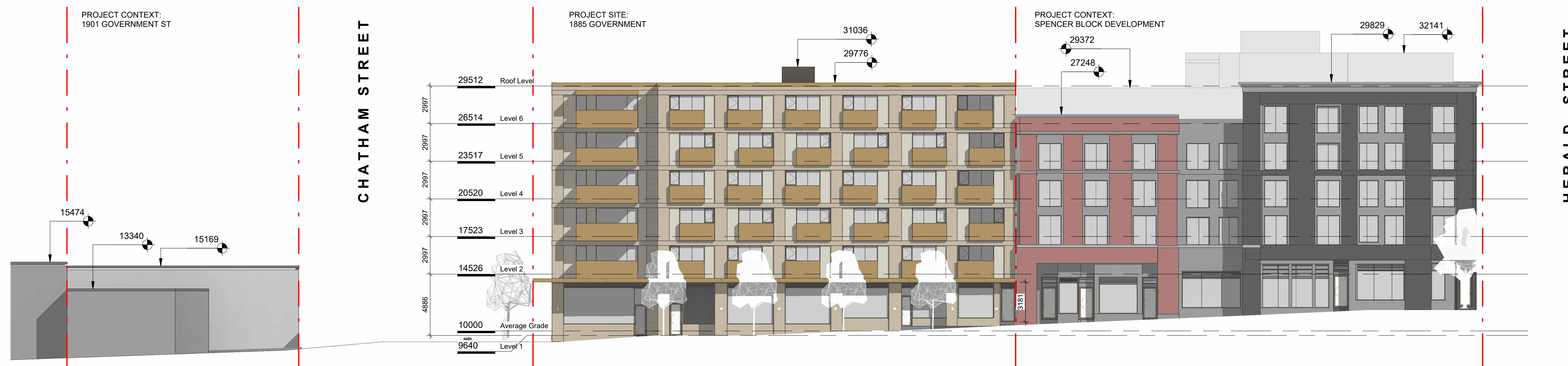
Revision
June XX, 2024 **3**

Sheet #
A 011





2 Context Elevation - Chatham Street
SCALE = 1 : 200



1 Context Elevation - Government Street
SCALE = 1 : 200

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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
CONTEXT ELEVATION

Date
June 26, 2024

Scale
1 : 200

Project #
2311

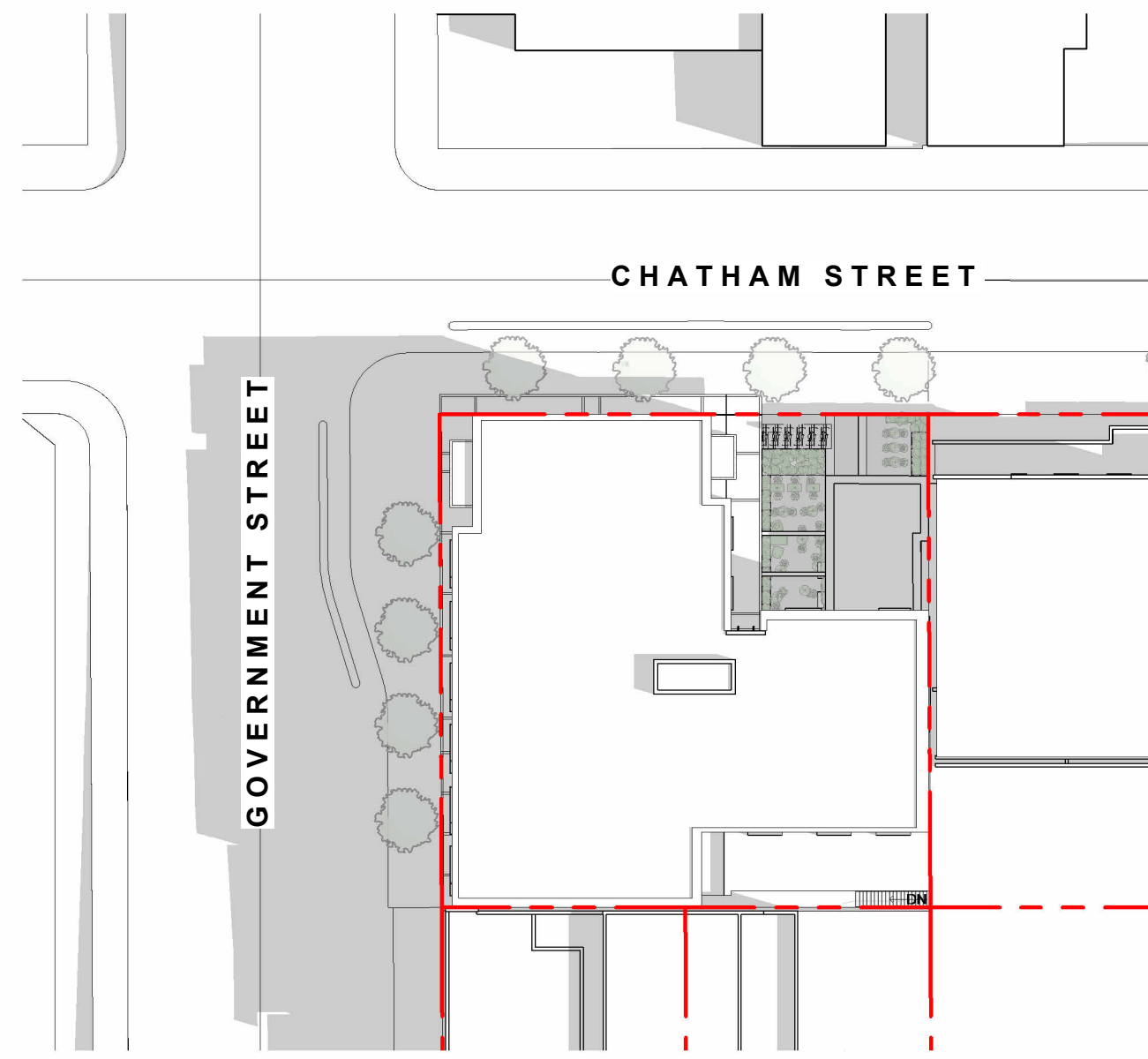
Revision
June XX, 2024

3

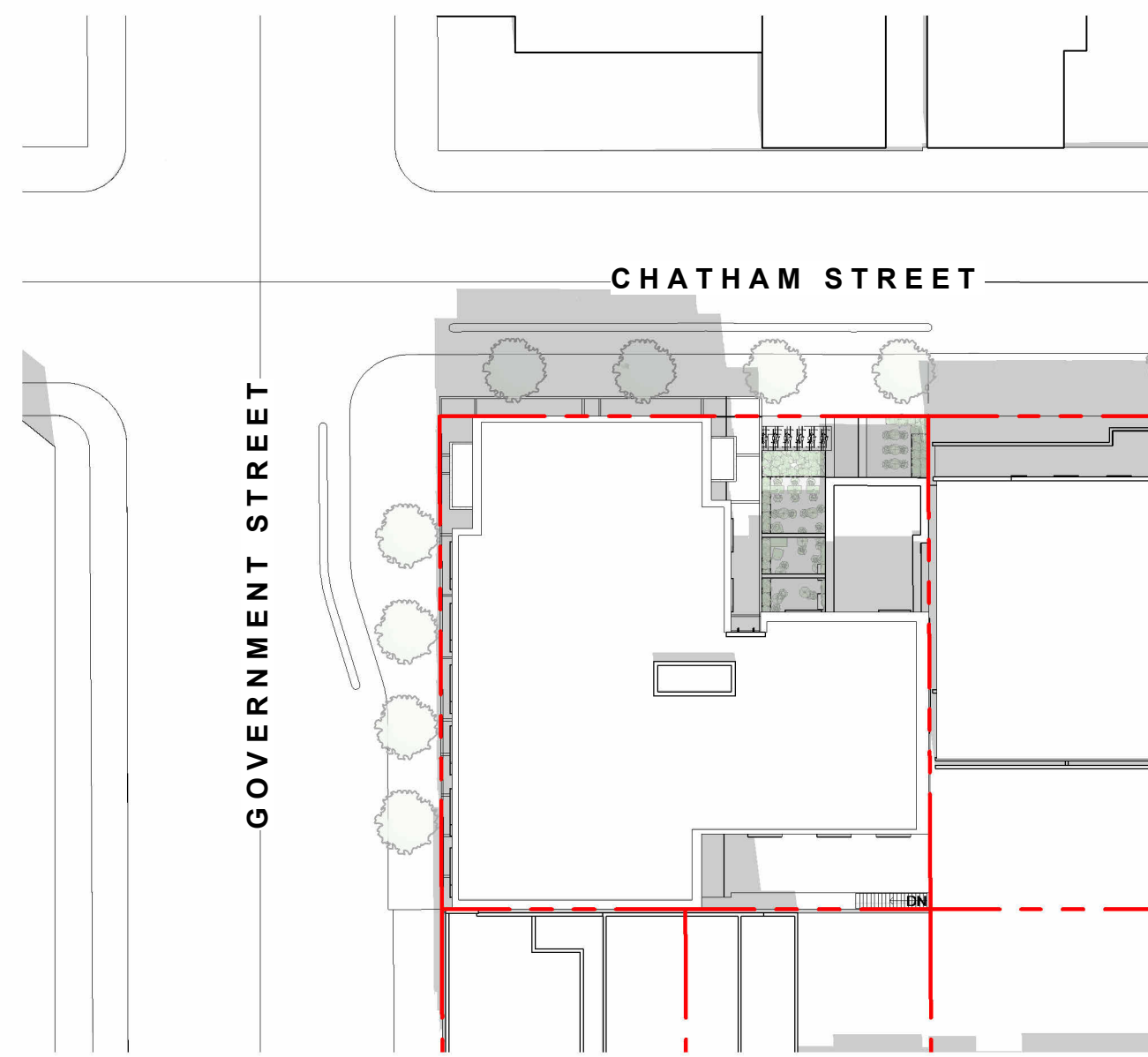
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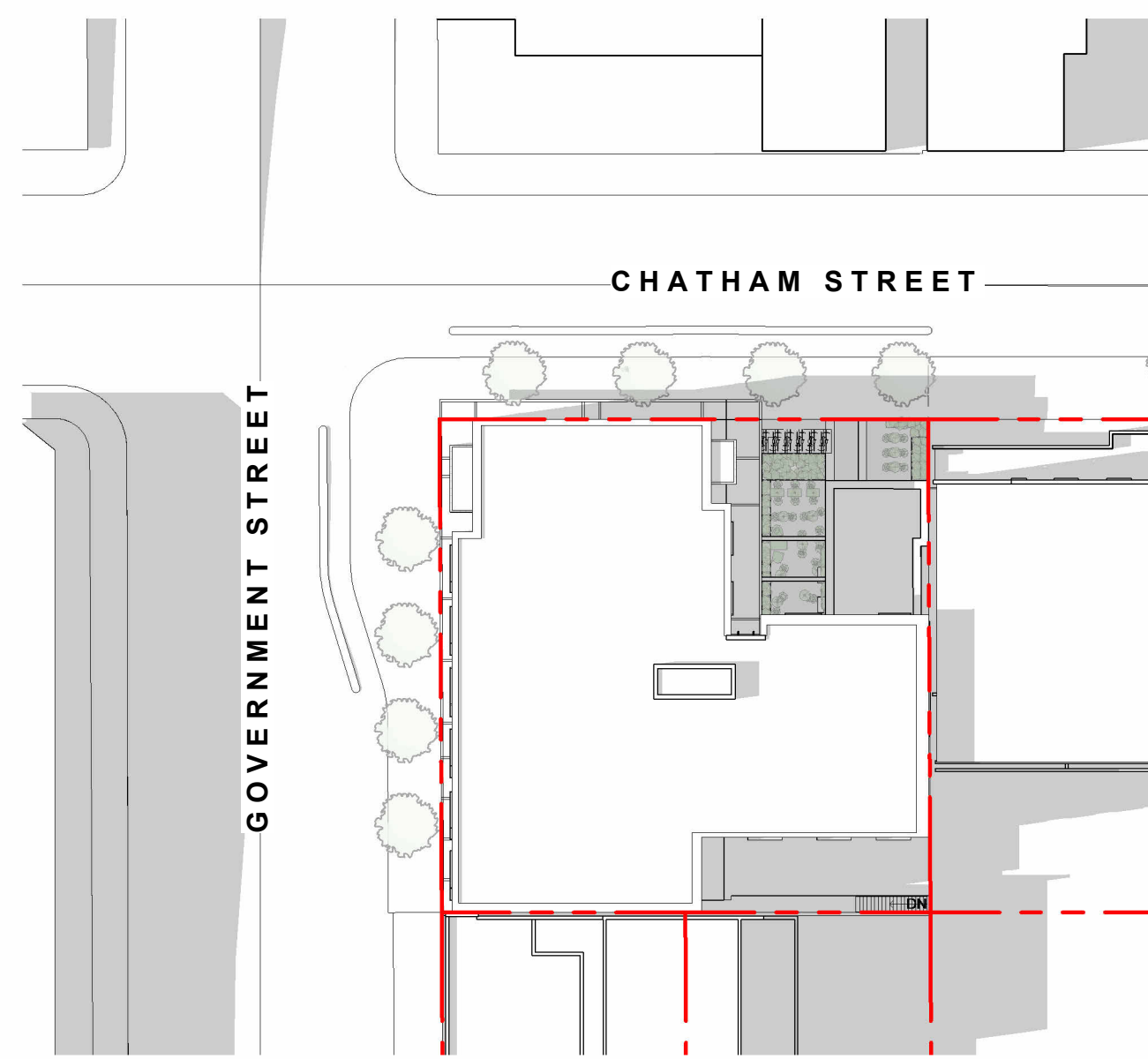
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7 Shadow Study 9am SUMMER SOLSTICE
SCALE = 1 : 500

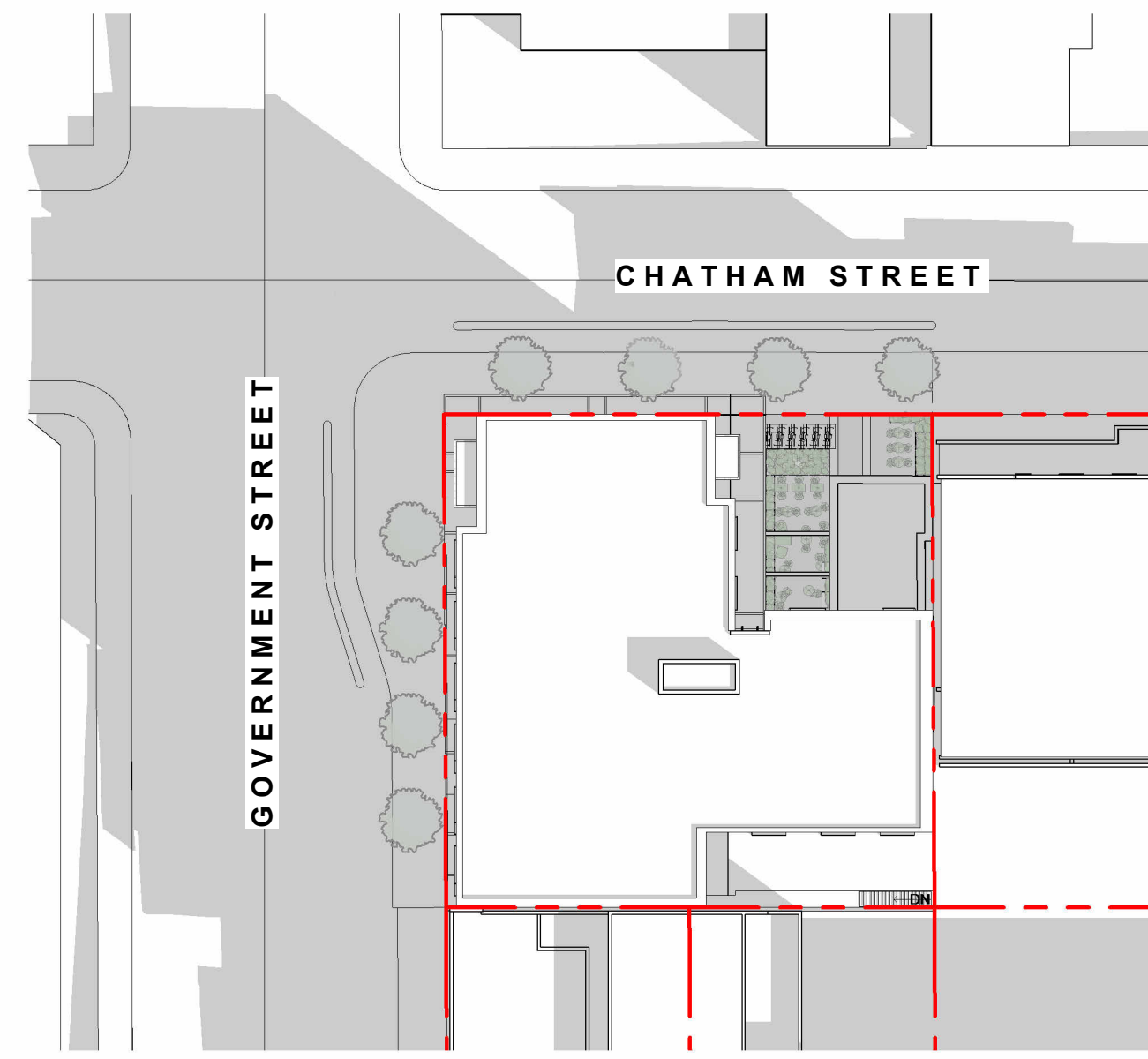


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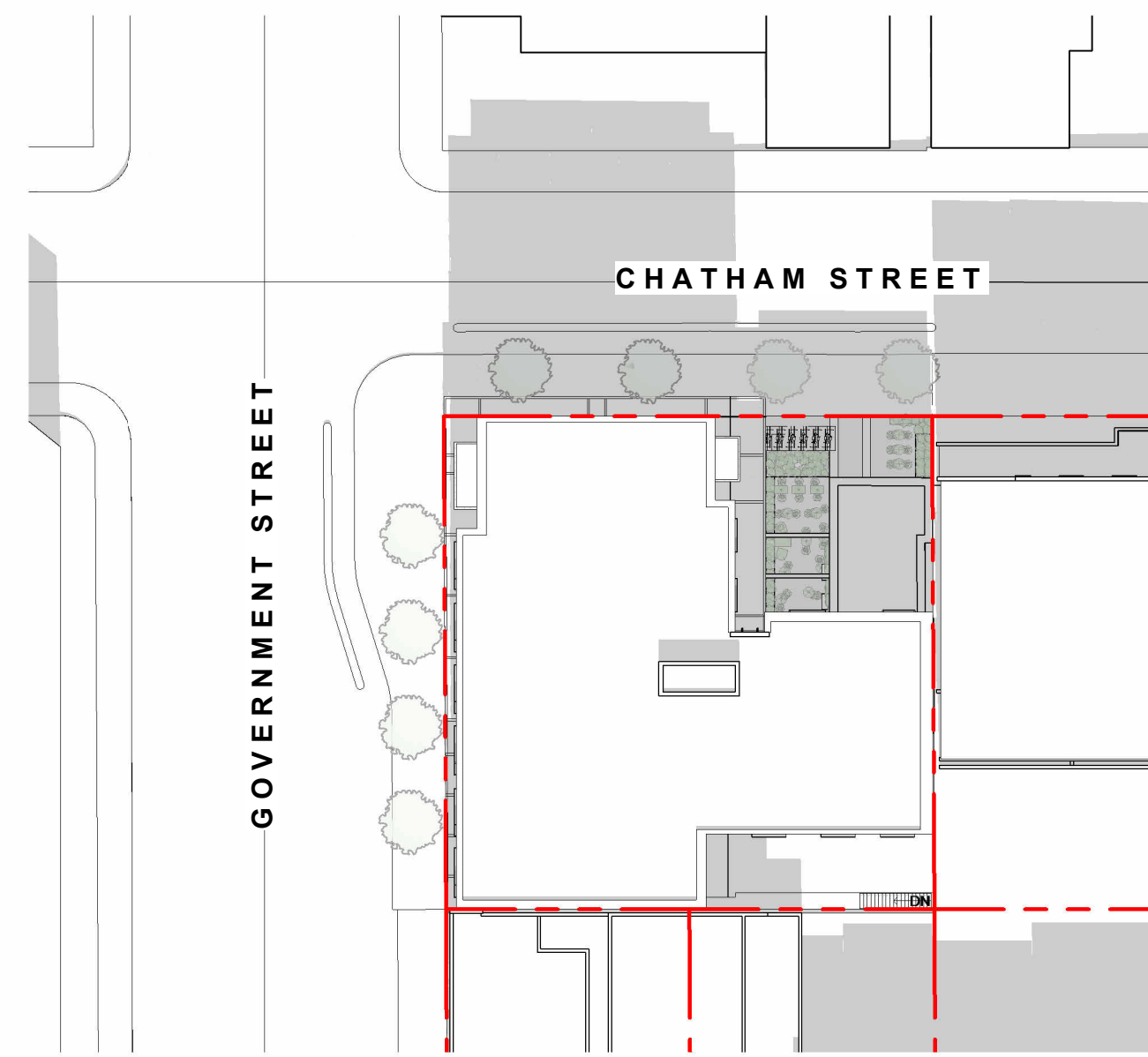


9 Shadow Study 4pm SUMMER SOLSTICE
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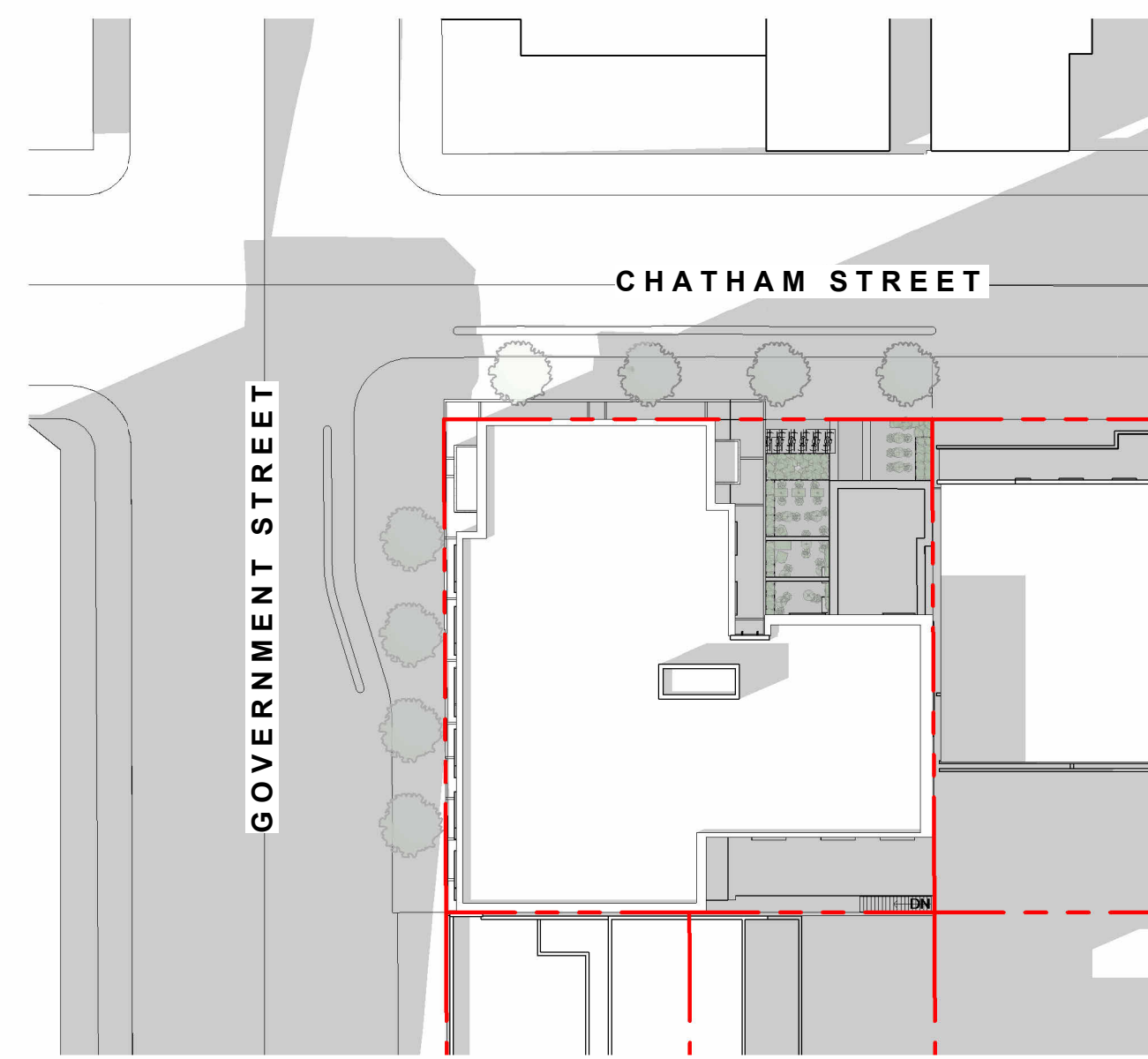
EQUINOX



6 Shadow Study 9am EQUINOX
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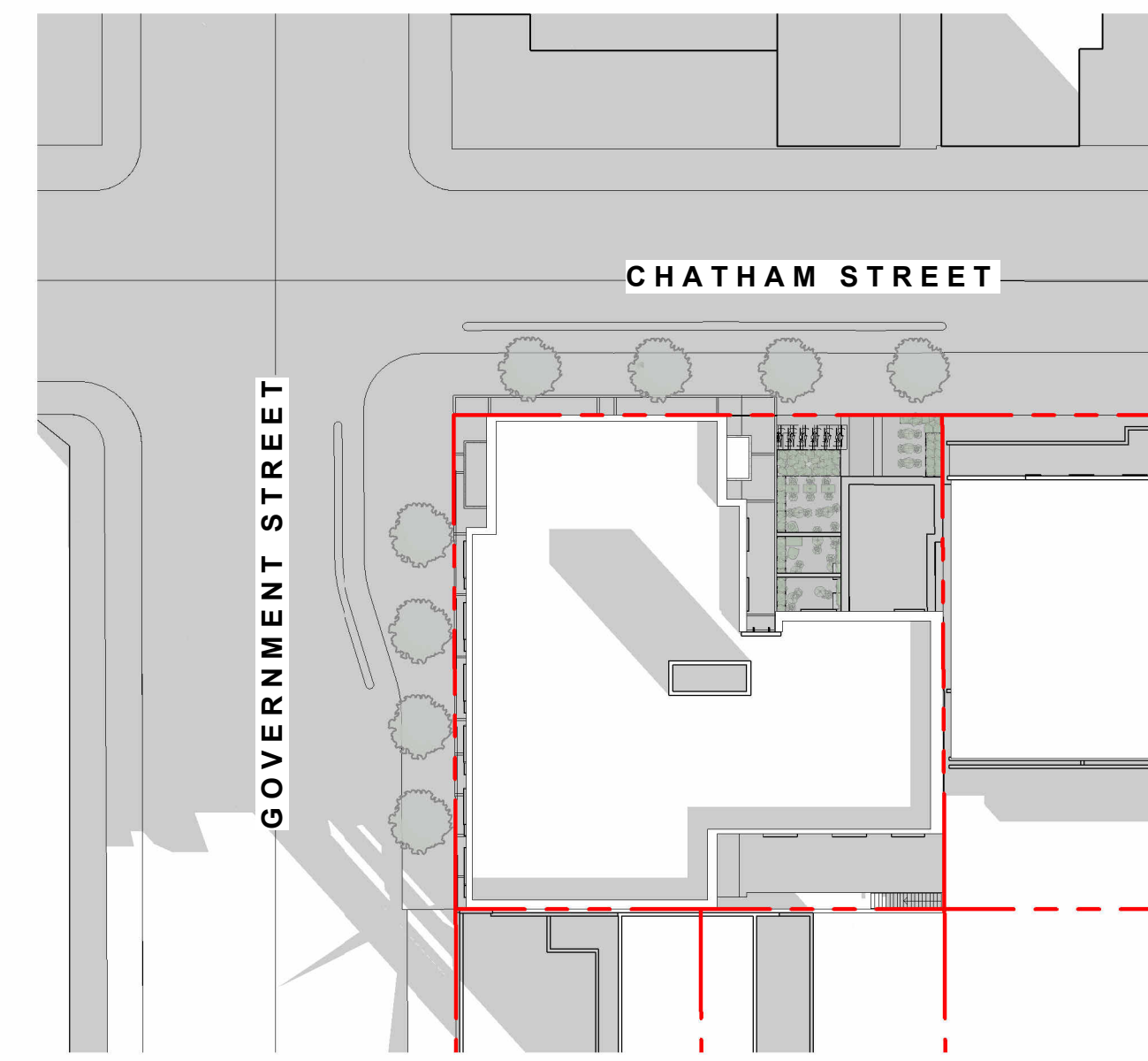


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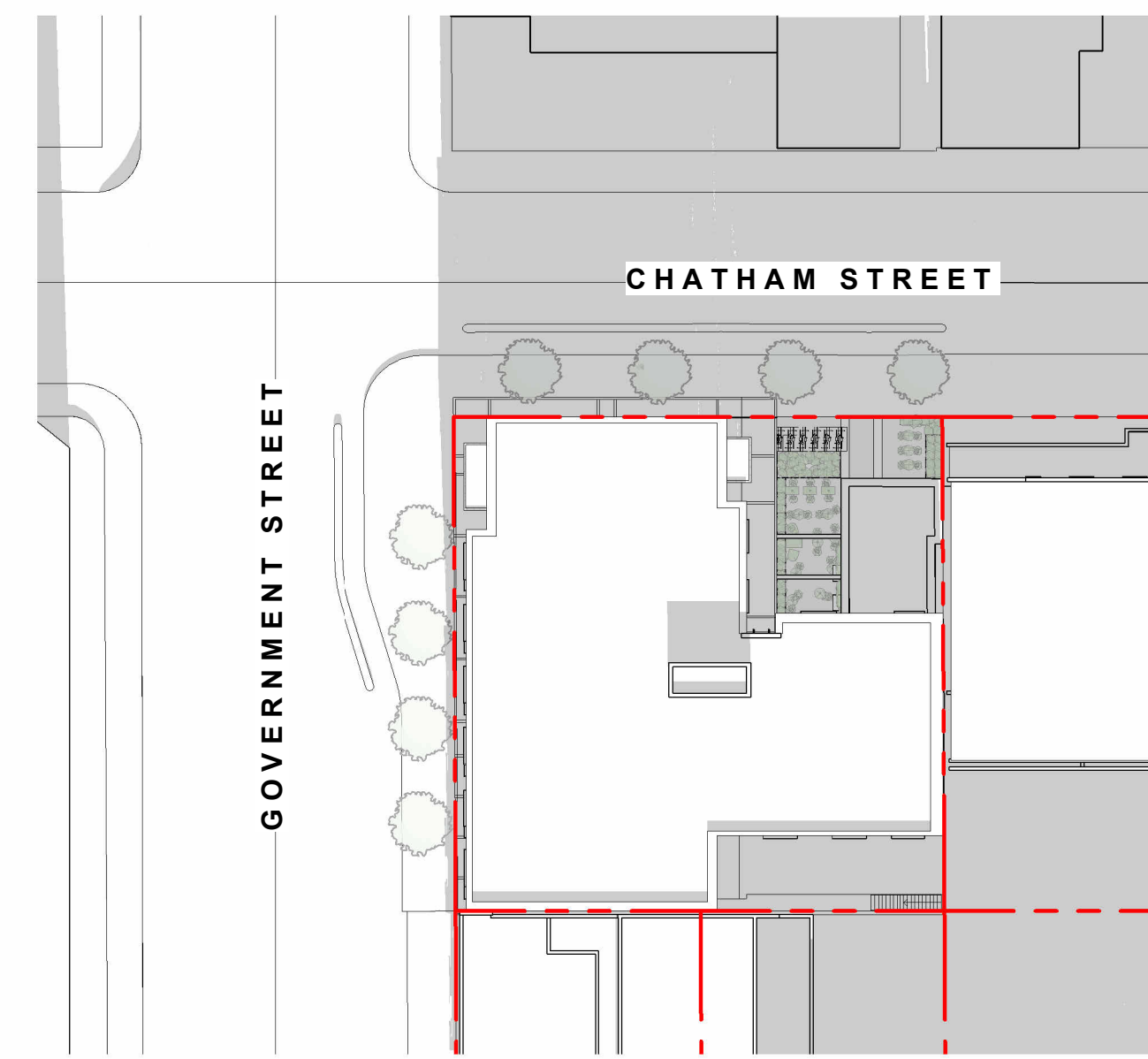


4 Shadow Study 4pm EQUINOX
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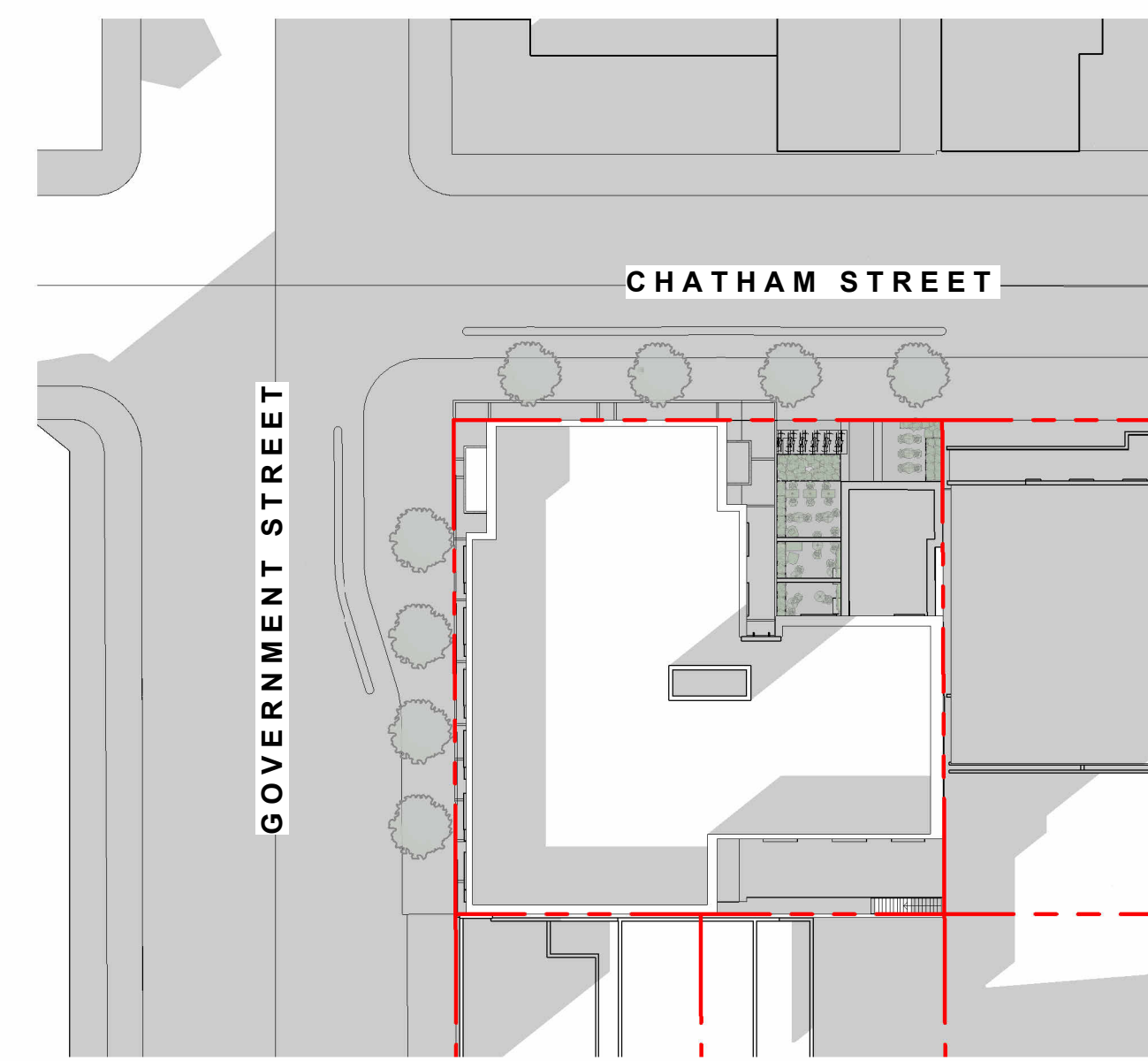
WINTER SOLSTICE



1 Shadow Study 9am WINTER SOLSTICE
SCALE = 1 : 500



2 Shadow Study 12pm WINTER SOLSTICE
SCALE = 1 : 500



3 Shadow Study 4pm WINTER SOLSTICE
SCALE = 1 : 500

2	RZ DP Submission	March 6, 2024
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NICOLA WEALTH REAL ESTATE

Sheet Name
SHADOW STUDIES

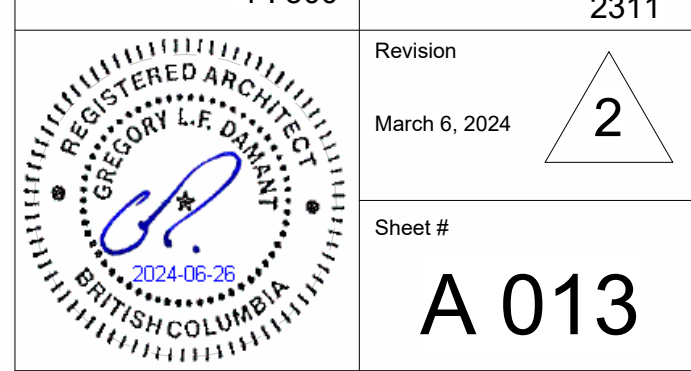
Date
June 26, 2024

Scale
1 : 500

Project #
2311

Revision
March 6, 2024

Sheet #
A 013





DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1885 GOVERNMENT STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 9, 10, 11, PLAN 1280, SECTION 68 VICTORIA
PROJECT DESCRIPTION	6 STOREY MULTI UNIT RESIDENTIAL BUILDING

PROJECT INFORMATION

ZONE (EXISTING)	OTD-1
PROPOSED ZONE	CD-1
LOT AREA (m ²)	1,380.67m ²
TOTAL FLOOR AREA (m ²)	5,573m ²
COMMERCIAL FLOOR AREA (m ²)	778m ²
FLOOR SPACE RATIO	4.13 : 1
LOT COVERAGE (%)	91%
OPEN SITE SPACE (%)	15%
HEIGHT (m)	19.51m
NUMBER OF STOREYS	6
	REQUIRED PROVIDED
PARKING STALLS (#) ON SITE	56 13
PARKING STALLS - VISITOR (#) ON SITE	8 0
BICYCLE PARKING (#) SHORT TERM	12 12
BICYCLE PARKING (#) LONG TERM	89 89

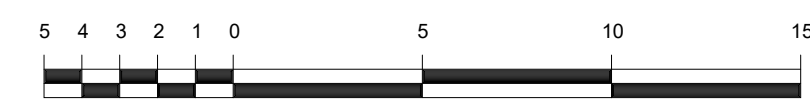
BUILDING SETBACKS (m)

	PROPOSED
FRONT LOT LINE (CHATHAM STREET)	Nominal 0
REAR LOT LINE	Nominal 0
INTERIOR SIDE LOT LINE	Nominal 0
SIDE LOT LINE (GOVERNMENT STREET)	Nominal 0
COMBINED SIDE YARDS	Nominal 0

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	79
UNIT TYPE	Studio 1 Bedroom 2 Bedroom
GROUND-ORIENTATED UNITS	0
MINIMUM UNIT FLOOR AREA (m ²)	32m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	3,654m ²

Site Plan Of:
Lot A of Lots 636 and 637,
Victoria City, Plan 45681.
P.I.D. 008-491-283



Scale = 1:200

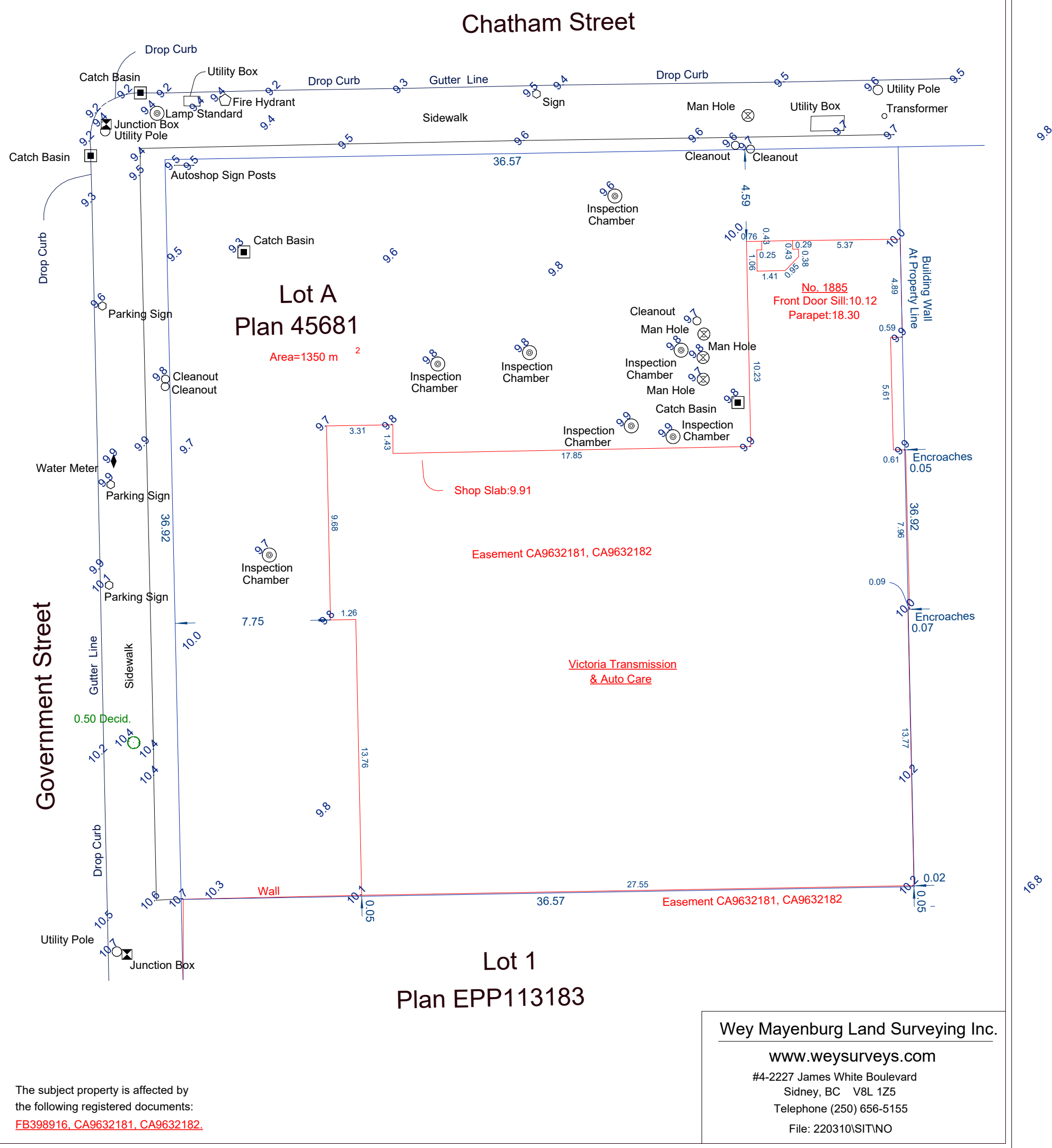
Dated this 16th day of November, 2022.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 17-97.

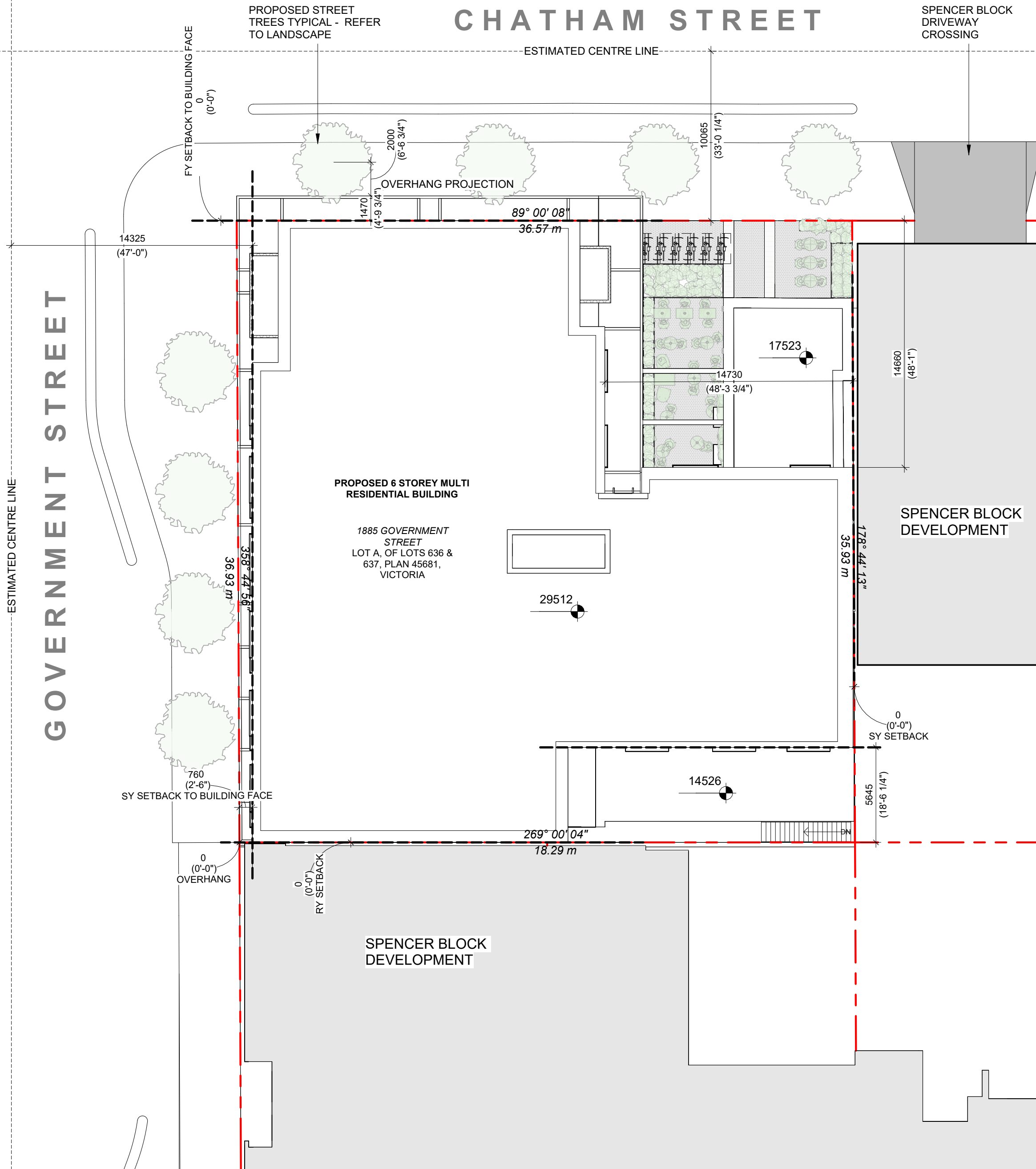
This site plan is for building and design purposes and is for the exclusive use of our client.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



The subject property is affected by the following registered documents:
 FB398916, CA9632181, CA9632182.

Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 656-5155
 File: 220310/SITNO



1 Site Plan
 SCALE = 1 : 200

2 Existing Site Survey
 SCALE = 1 : 200

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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
SITE PLAN & PROJECT DATA

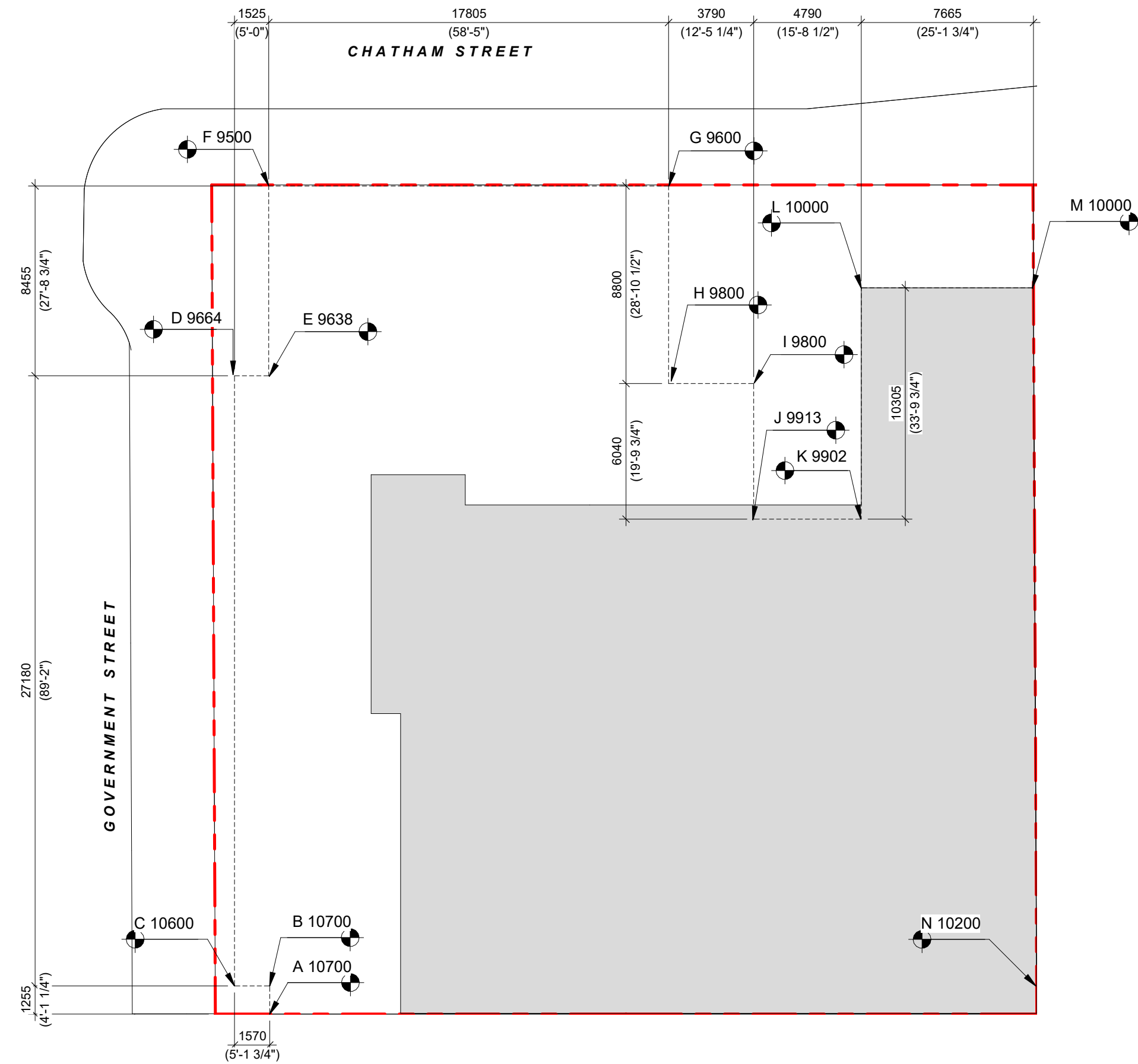
Date
 June 26, 2024

Scale
 As indicated

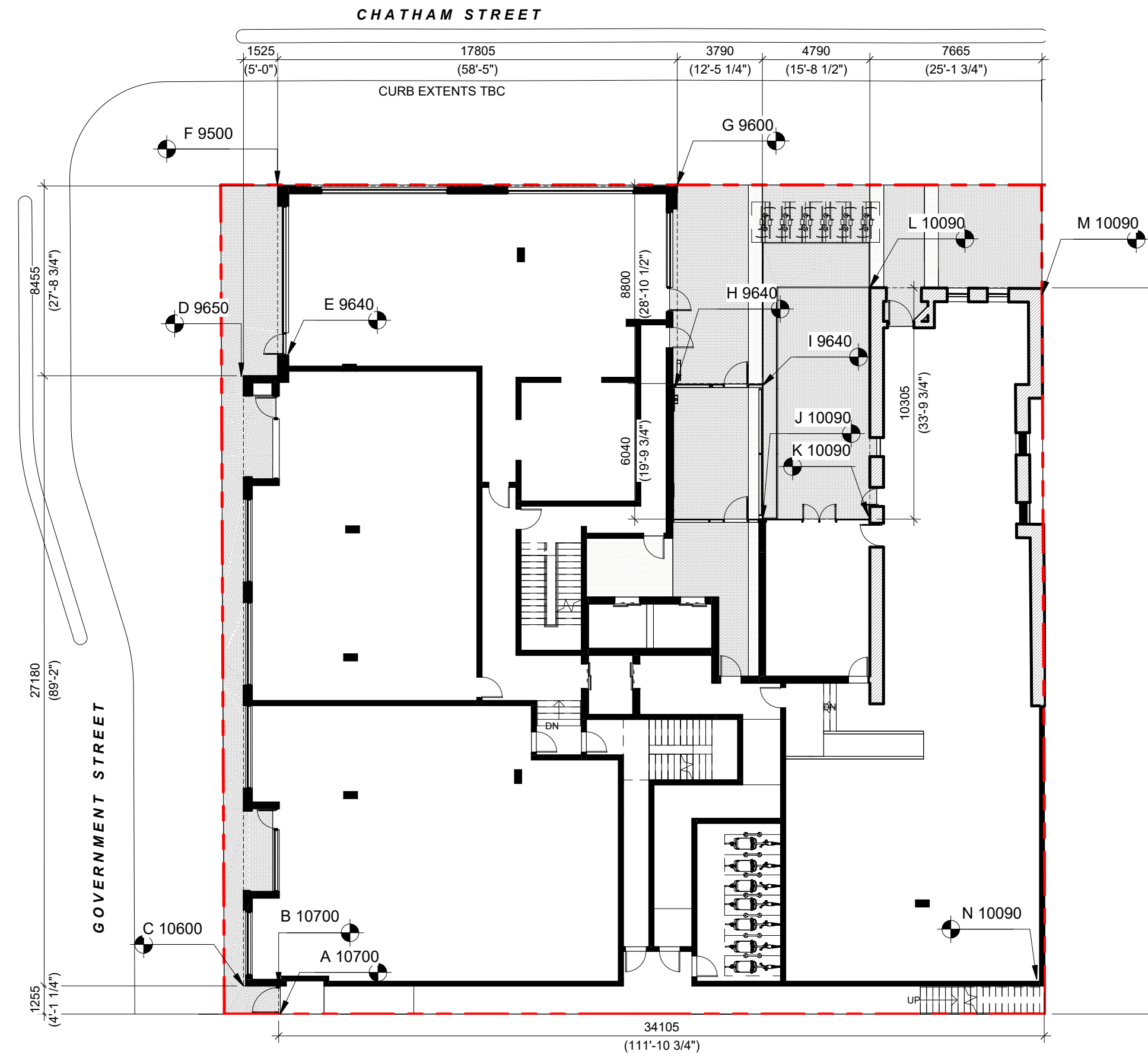
Project #
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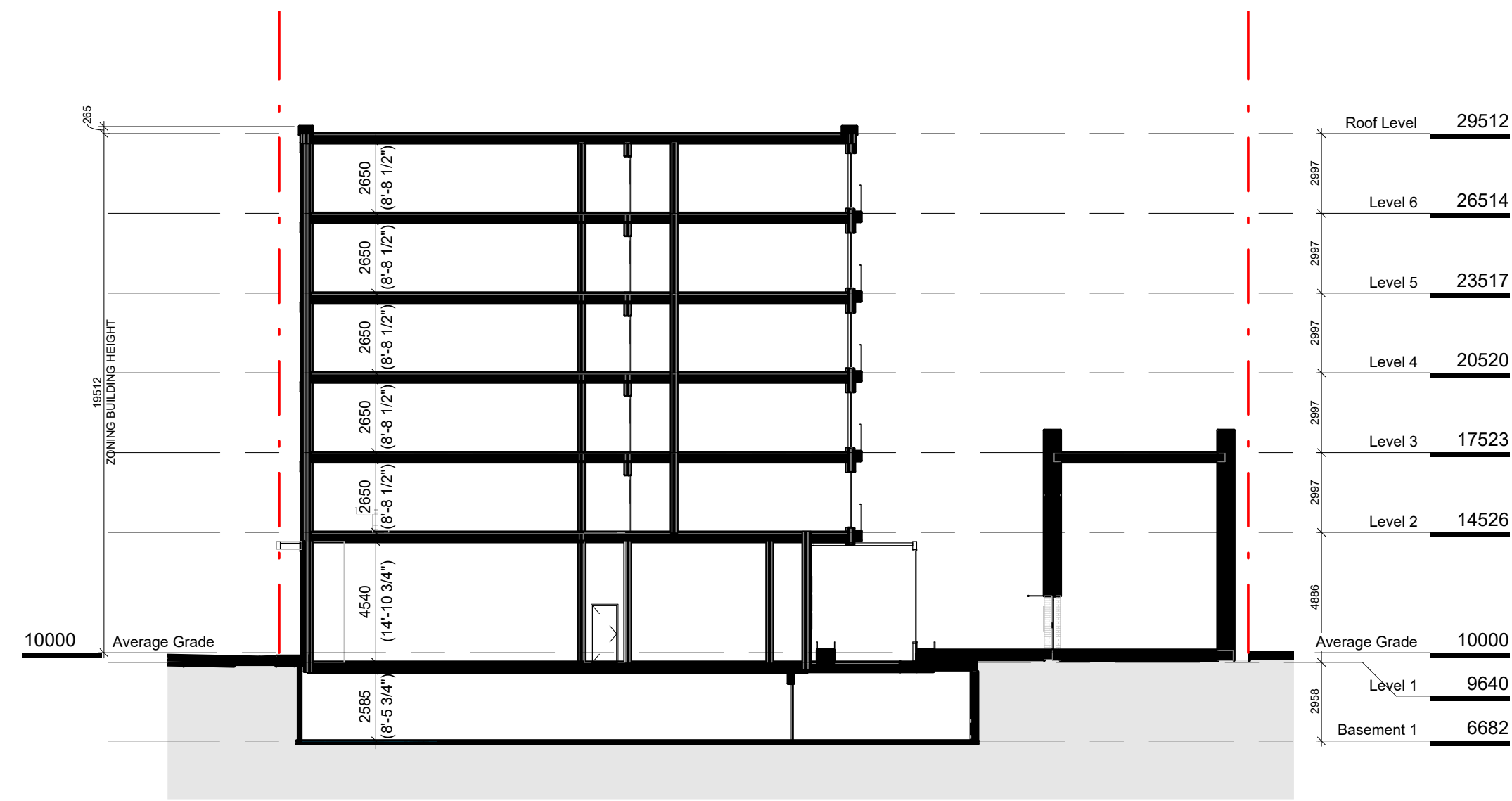
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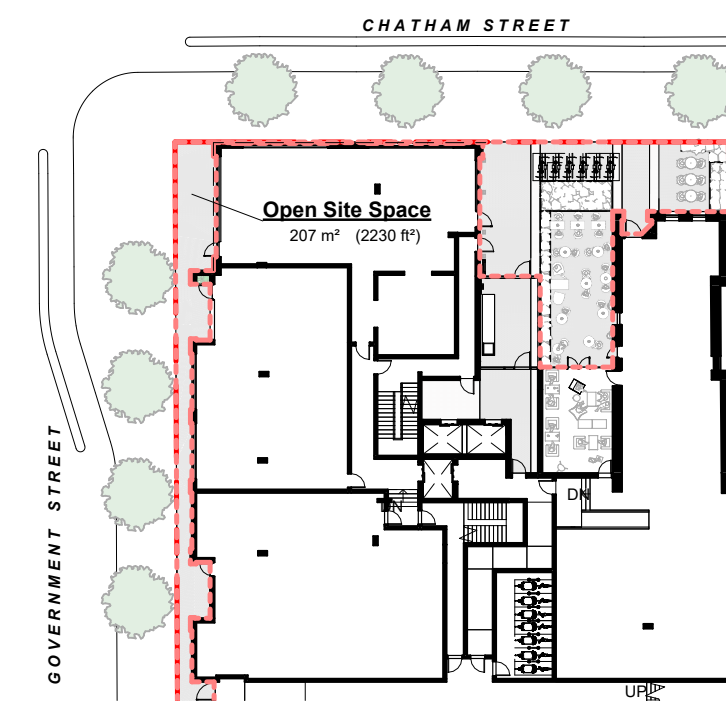
2 Natural Grade Key Plan
SCALE = 1 : 200



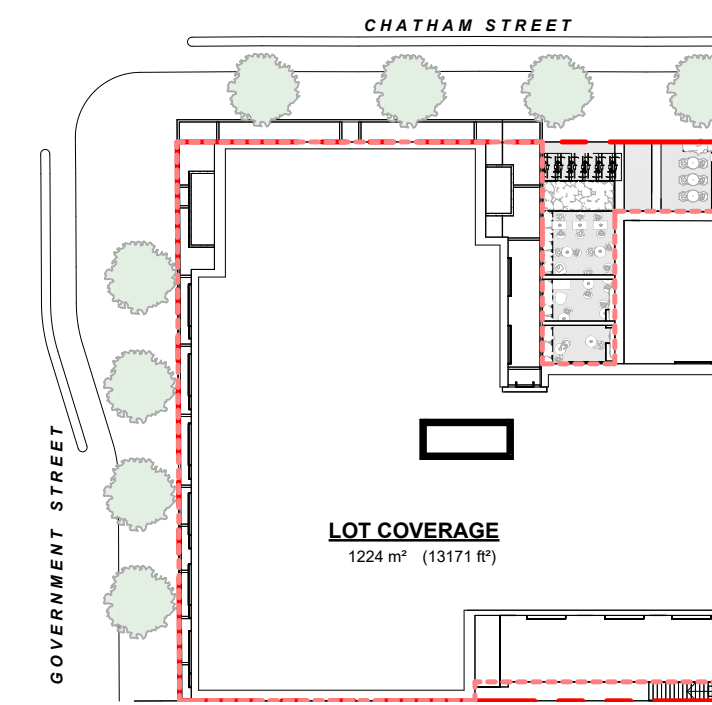
3 Proposed Grade Key Plan
SCALE = 1 : 200



1 BUILDING HEIGHT
SCALE = 1 : 200



4 Open Site Space
SCALE = 1 : 500



5 Lot Coverage
SCALE = 1 : 500

SUPPORTING CALCULATIONS

AVERAGE GRADE CALCULATIONS

A to B	(10.700m+10.700m)/2 x 1.255m	=	13.429
B to C	(10.700m+10.600m)/2 x 1.570m	=	16.729
C to D	(10.600m+9.650m)/2 x 27.180m	=	275.20
D to E	(9.650m+9.638m)/2 x 1.525m	=	14.700
E to F	(9.638m+9.500m)/2 x 8.455m	=	80.906
F to G	(9.500m+9.600m)/2 x 17.805m	=	170.04
G to H	(9.600m+9.640m)/2 x 8.800m	=	84.656
H to I	(9.640m+9.640m)/2 x 3.790m	=	36.537
I to J	(9.640m+9.913m)/2 x 6.040m	=	59.050
J to K	(9.913m+9.902m)/2 x 4.790m	=	47.457
K to L	(9.902m+9.880m)/2 x 10.305m	=	101.33
L to M	(9.880m+10.00m)/2 x 7.665m	=	76.190
M to N	(10.00m+10.09m)/2 x 32.350m	=	325.00
N to A	(10.09m+10.626m)/2 x 34.105m	=	354.52
TOTAL		=	1656.3

Divided by perimeter 1656.3/ 165.635 = 9.999

Average grade = 10.00m

ZONING REGULATION BYLAW FLOOR AREAS

LEVEL 1	1010m²
LEVEL 2	911m²
LEVEL 3	913m²
LEVEL 4	913m²
LEVEL 5	913m²
LEVEL 6	913m²
GRAND TOTAL : 6	5573m²

FLOOR SPACE RATIO
5,573m² / 1,350.67 = 4.13
FSR = 4.13 : 1

LOT COVERAGE
1,224m² / 1,350.67m² = 0.906 (91%)

OPEN SITE SPACE
207m² / 1,350.67m² = 0.1533 (15%)

COMMERCIAL FLOOR AREA
Level 1 = 778m²

VEHICLE PARKING SUPPLY REQUIREMENT & PROVISION - 1885 GOVERNMENT (SITE)

LAND USE	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT (SPACES)	PROPOSED RATE	PROVIDED (SPACES)	DIFFERENCE (SPACES)
Apartment	55 units (<45 m2)	0.50 / unit	27.5	0.16 / unit	13	-32.9
	14 units (>70 m2)	0.60 / unit	8.4			
	10 units (>70 m2)	1.0 / unit	10			
Visitor (Apartment)	79 units	0.1 / unit	7.9	0.0 / unit	0	-7.9
Commercial (Retail)	778 m2	1 / 80 m2	9.7	0.0 / m2	0	-9.7
TOTAL			64 Long Term	0.18	13	-51

BICYCLE PARKING SUPPLY REQUIREMENT & PROVISION

LAND USE	DENSITY	BYLAW RATE	BYLAW SUPPLY REQUIREMENT (SPACES)	PROVIDED (SPACES)	DIFFERENCE (SPACES)
Apartment, Long Term	55 units (<45 m2)	1 / unit	55 Long Term	85 Long Term	+0 Long Term
	24 units (>45 m2)	1.25 / unit	30 Long Term		
Apartment, Short Term	1 building, 79 units	Greater of: 6 / building OR 0.1 / unit	8 Short Term	8 Short Term	-
	Retail, Long Term	778 m2	1 / 200 m2		
Retail, Short Term	778 m2	1 / 200 m2	4 Short Term	4 Short Term	+0 Short Term
TOTAL			89 Long Term	89 Long Term	+0 Long Term
			12 Short Term	12 Short Term	+0 Short Term

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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
ZONING CALCULATIONS

Date
June 26, 2024

Scale
As indicated

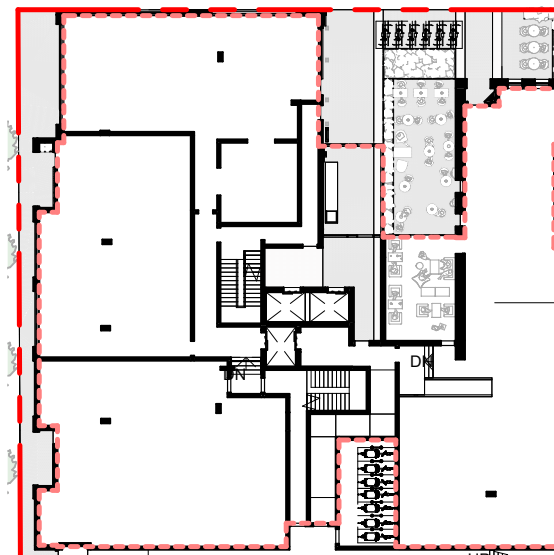
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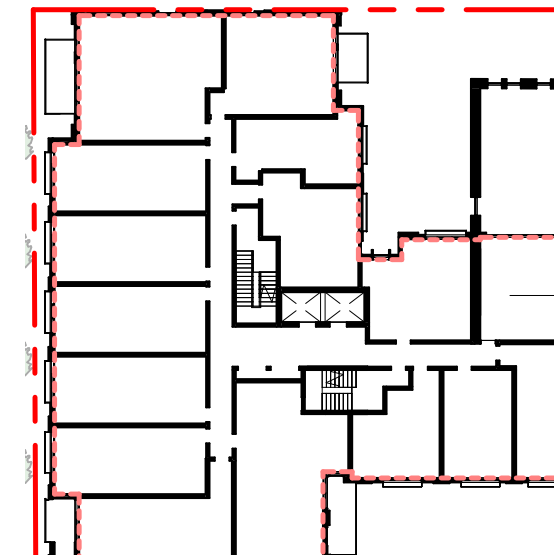
Sheet #
A 051

2024-06-26
REGISTERED ARCHITECT
GREGORY L.F. DOWN
BRITISH COLUMBIA

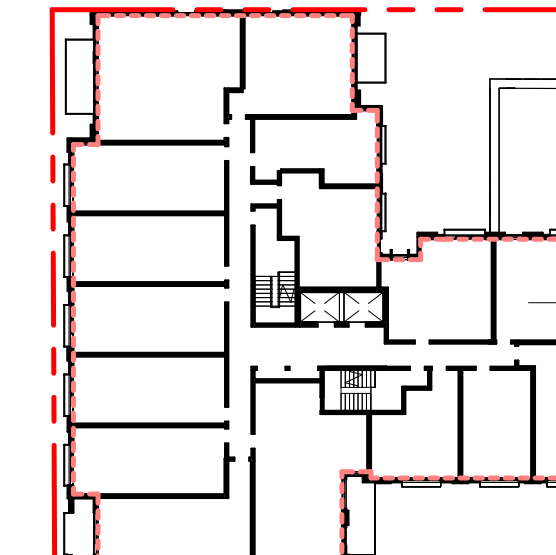
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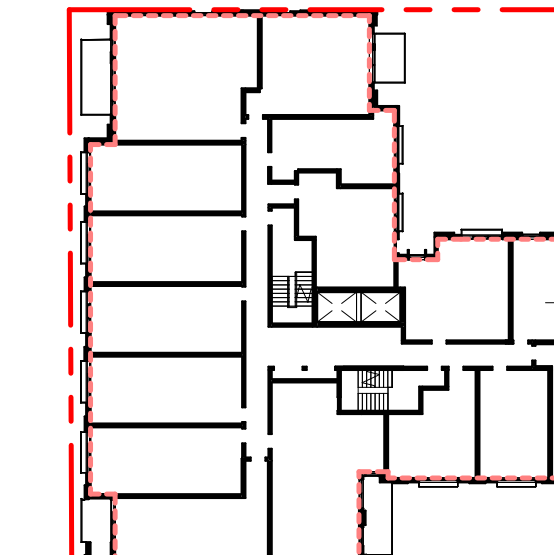
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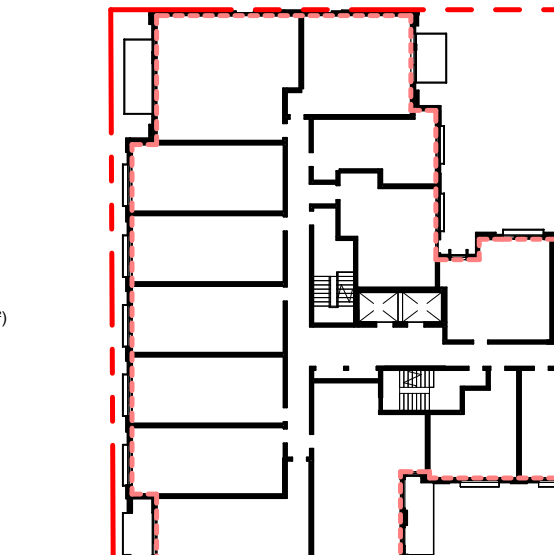
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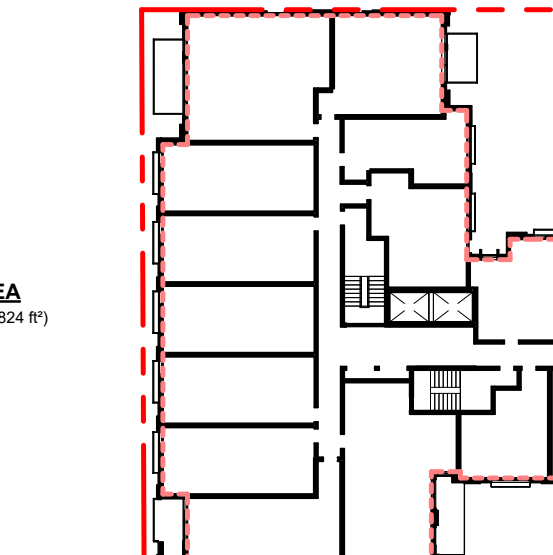
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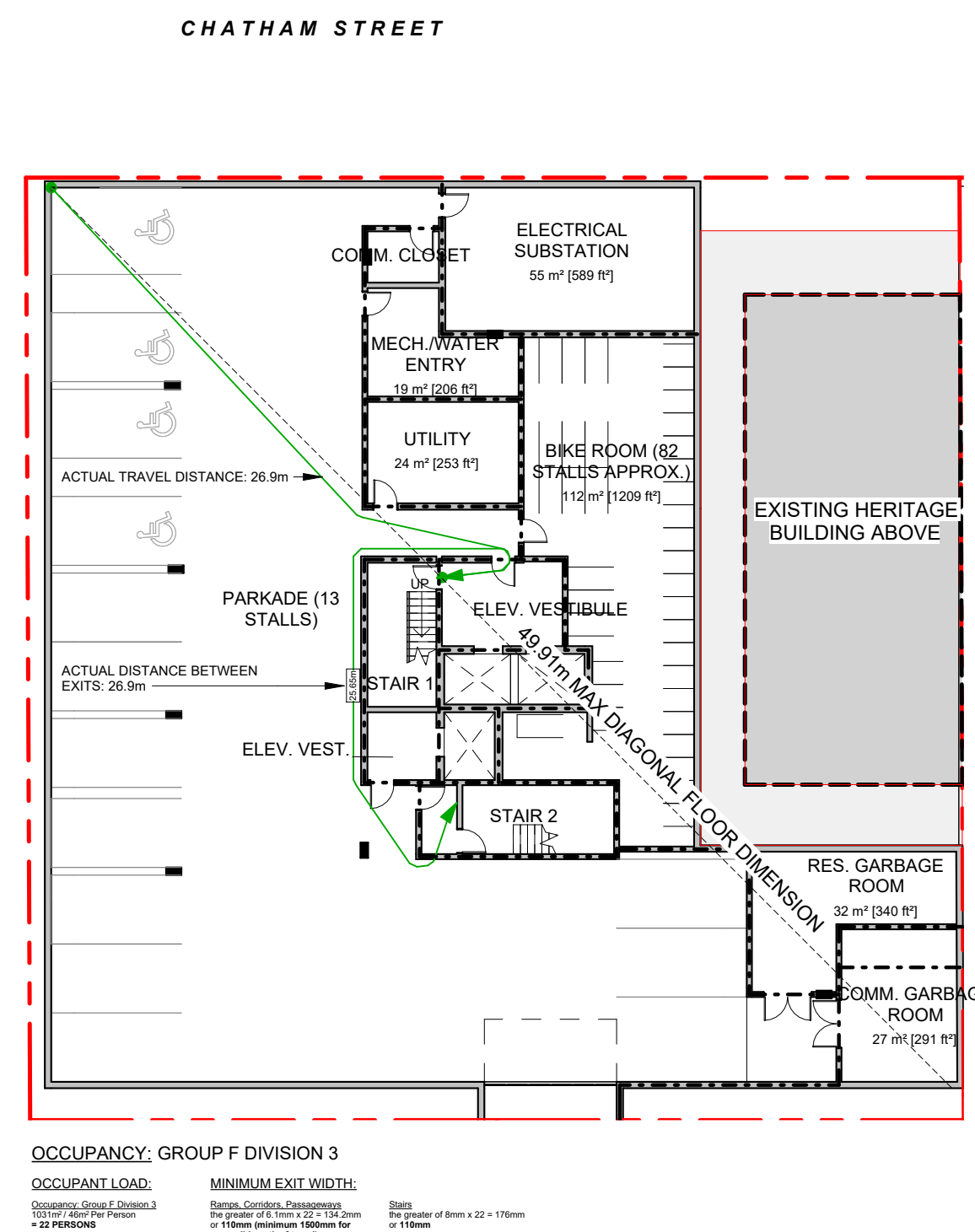
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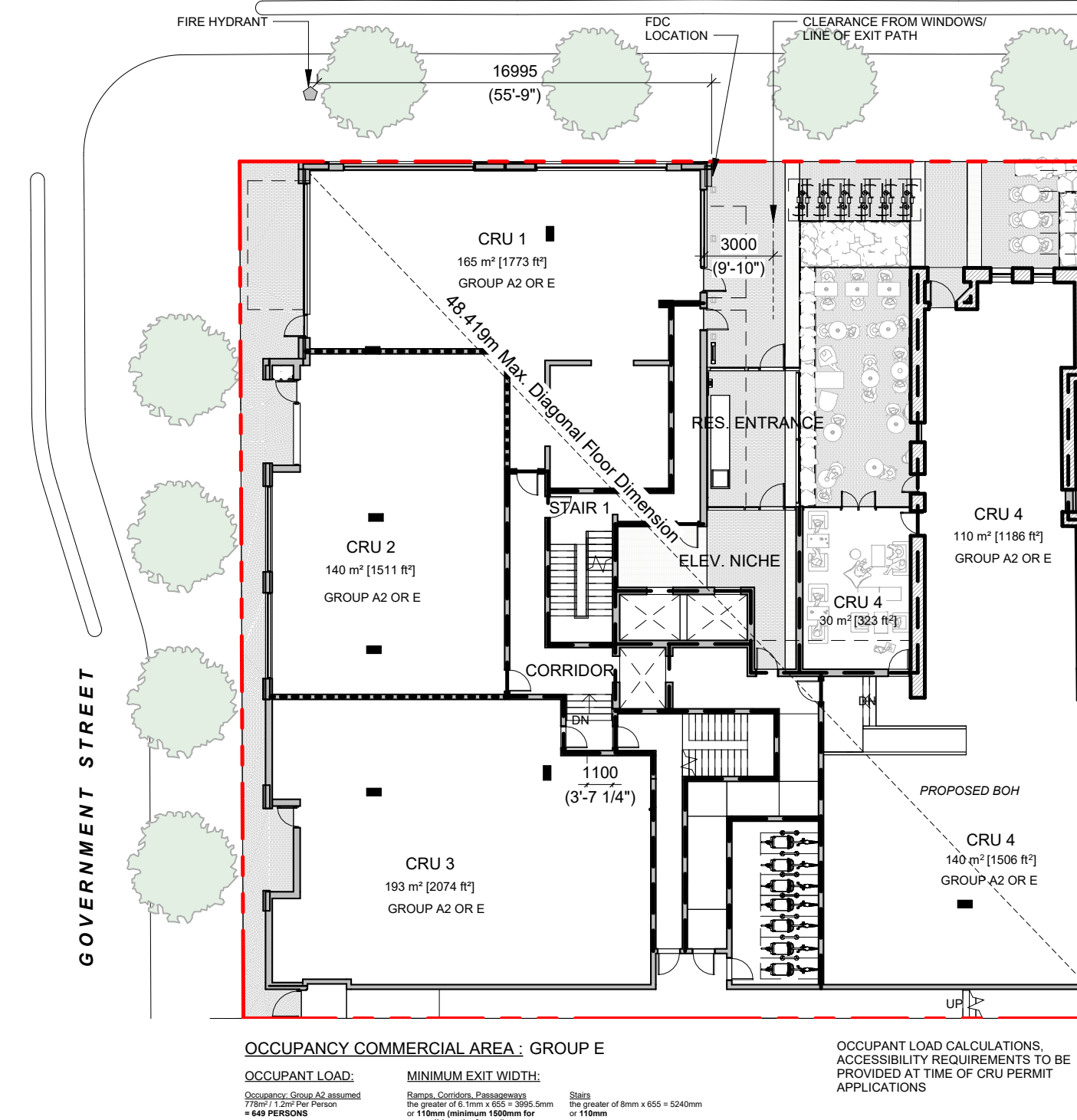
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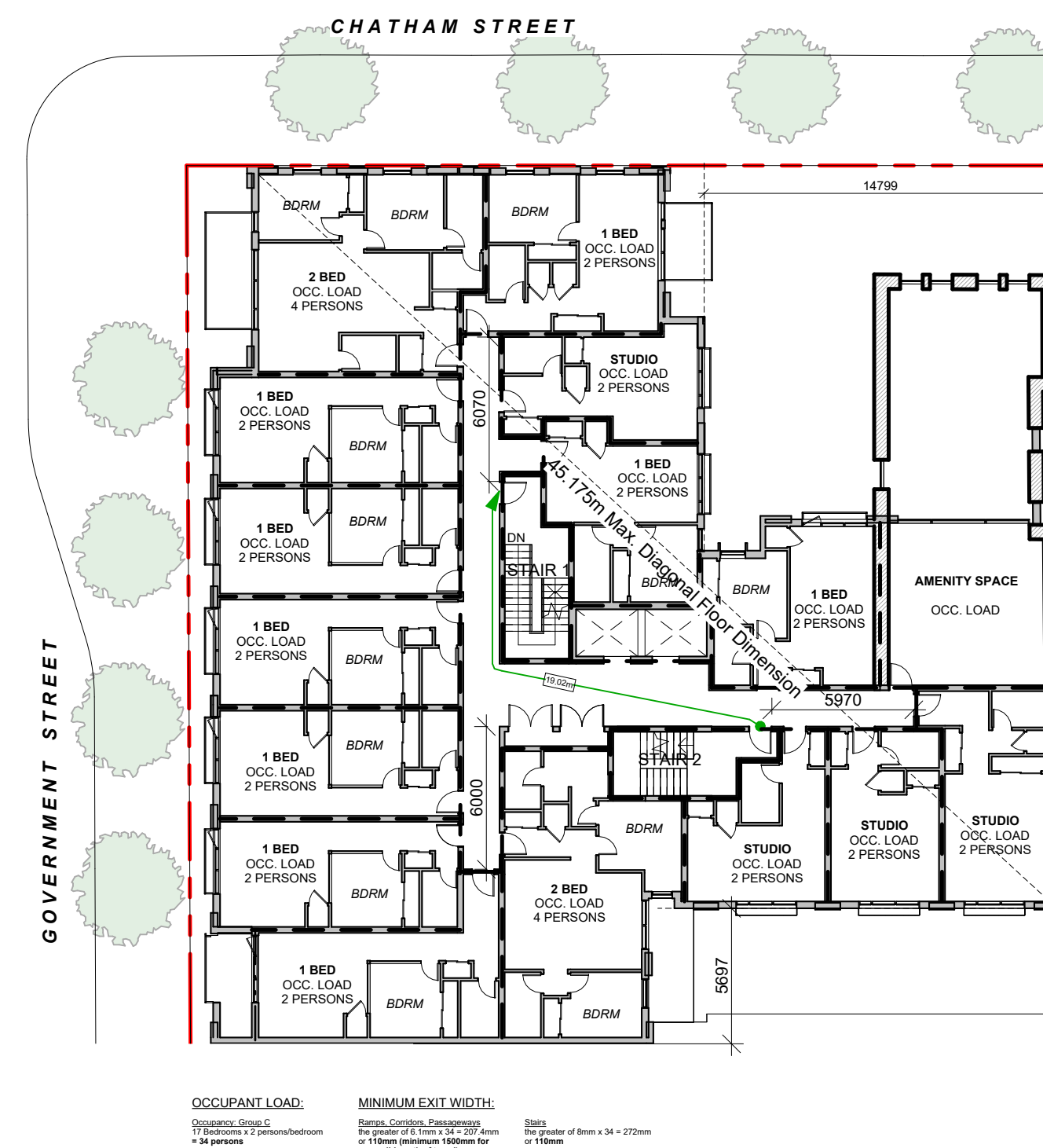
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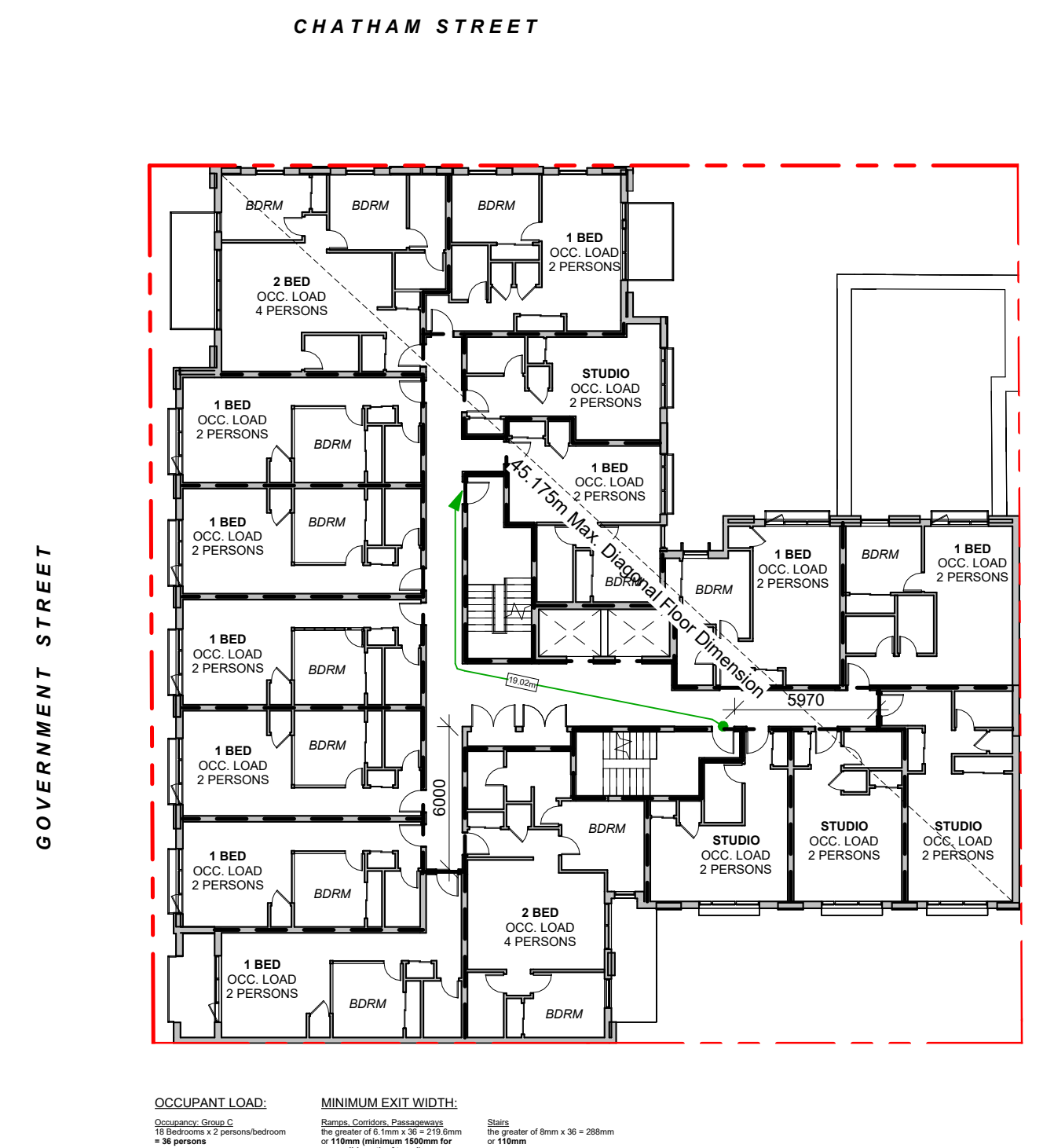
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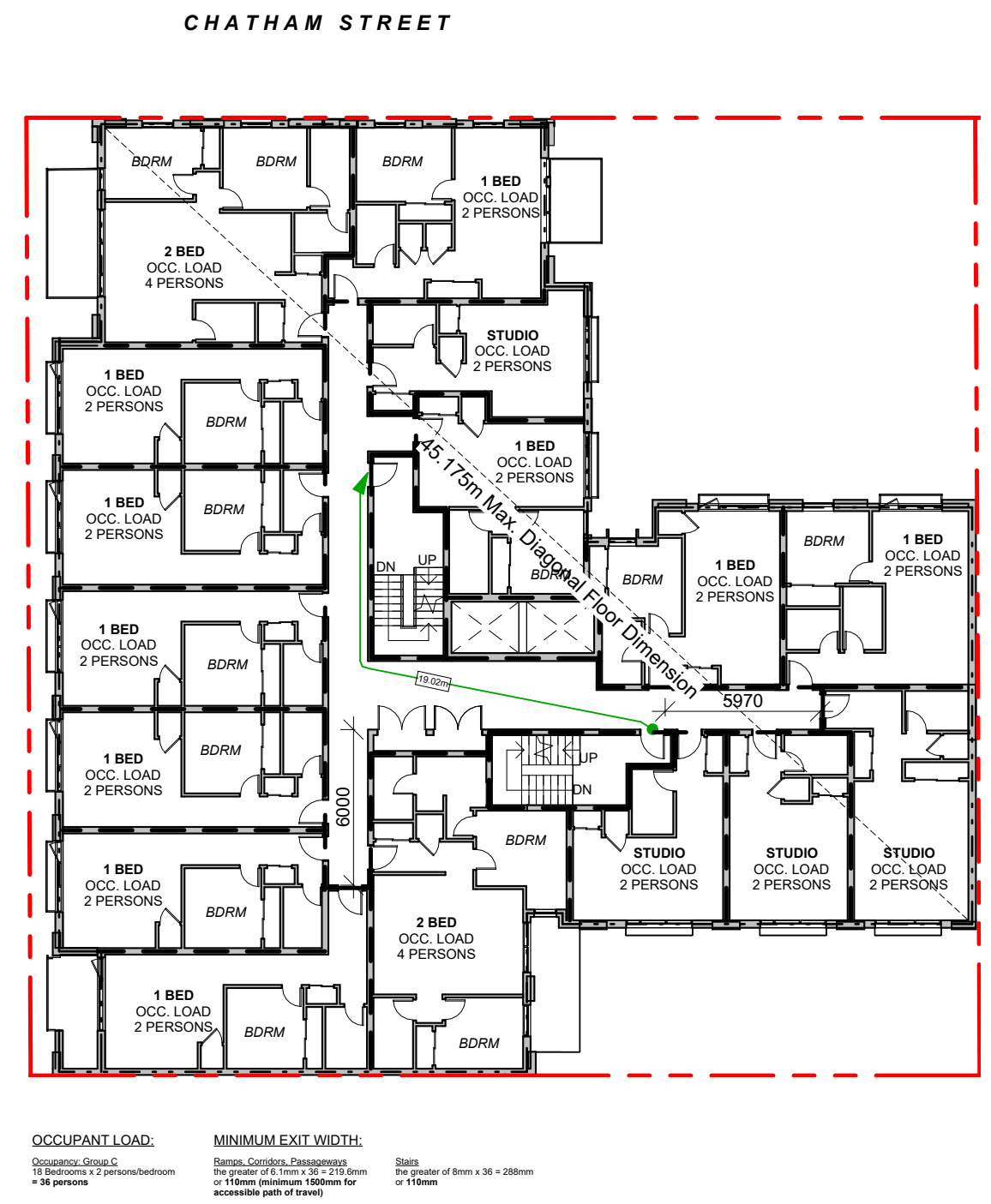
2 L1 Code Review Key Plan
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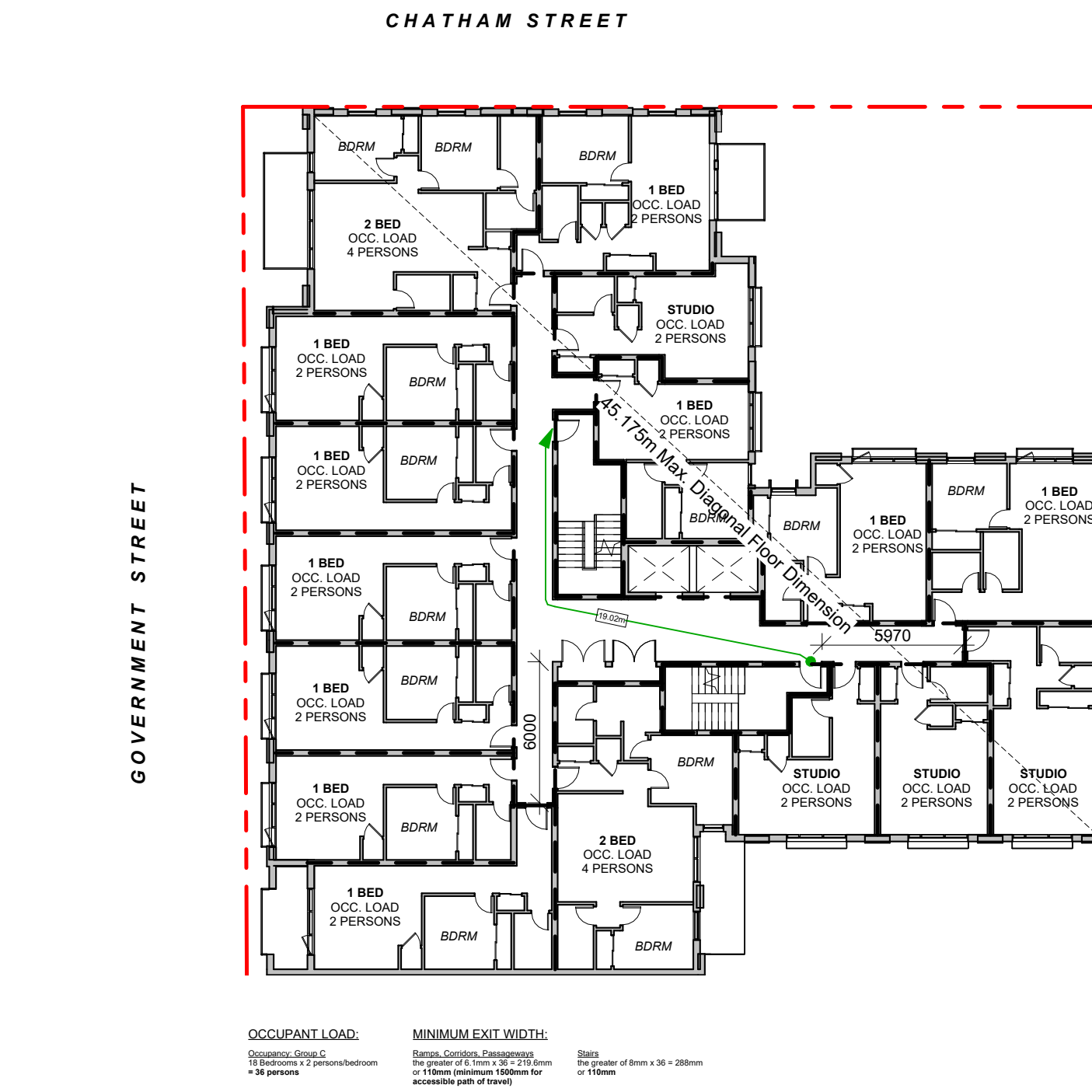
3 L2 Code Review Key Plan
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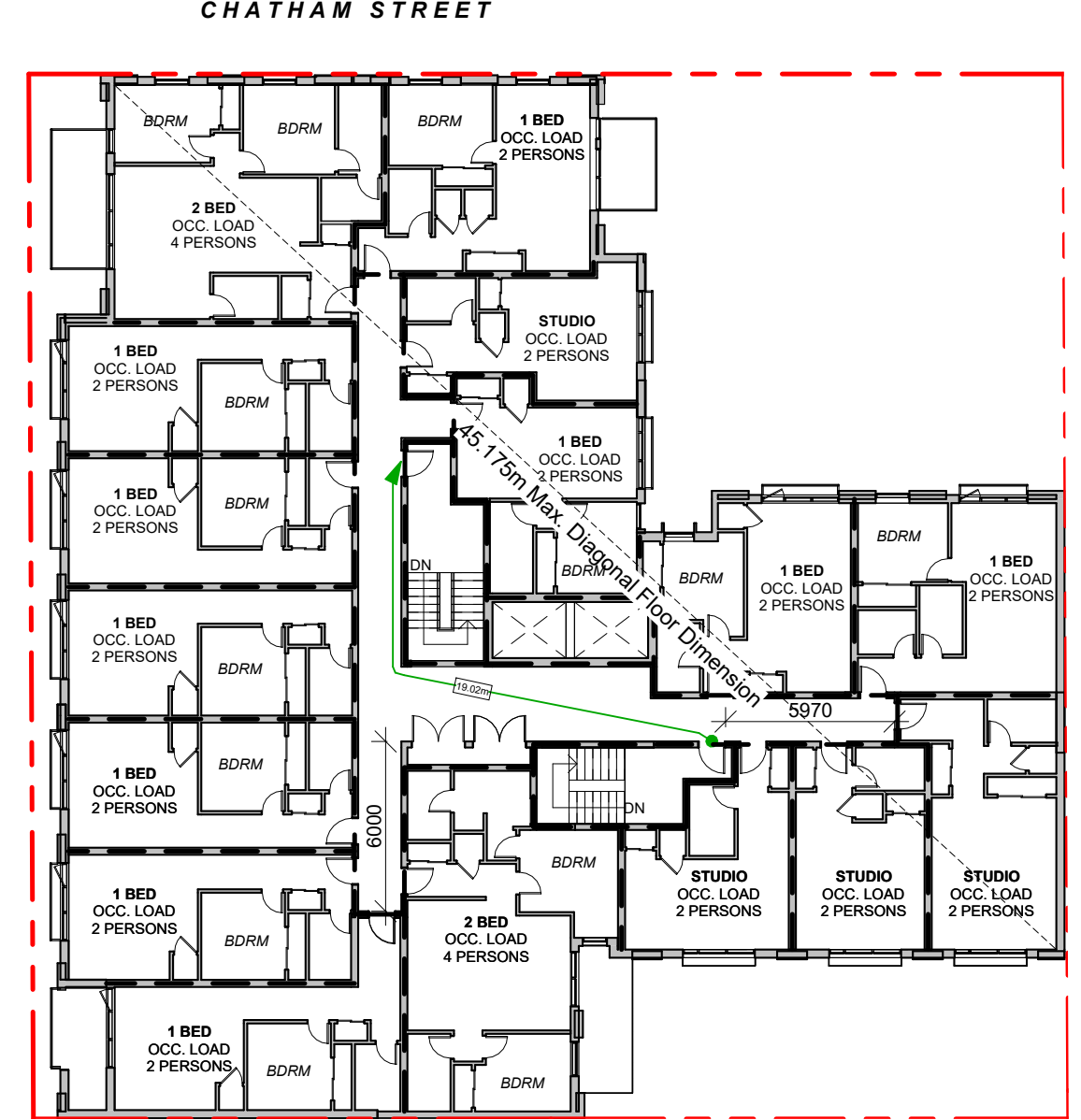
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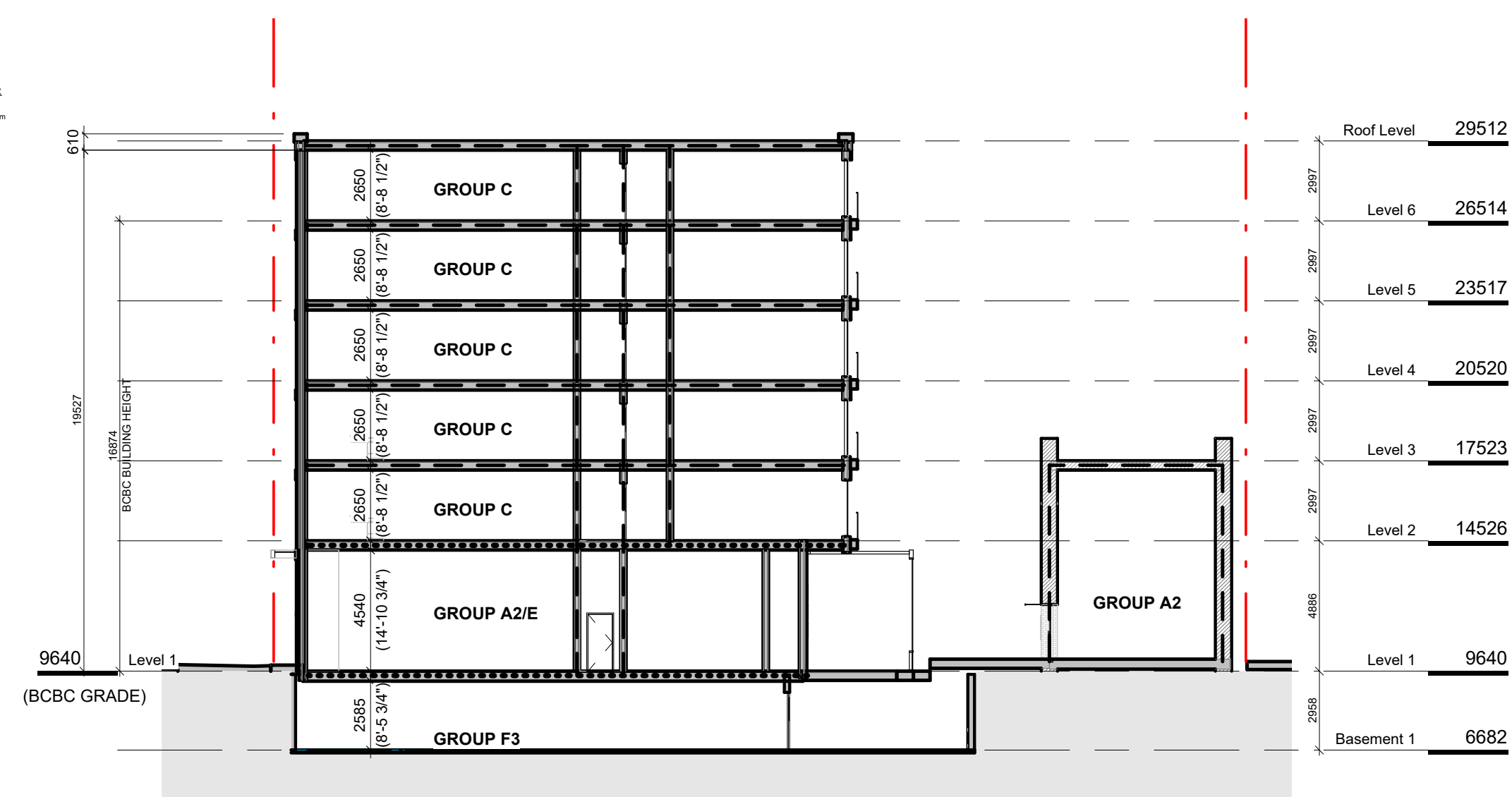
5 L4 Code Review Key Plan
SCALE = 1 : 250



6 L5 Code Review Key Plan
SCALE = 1 : 250



7 L6 Code Review Key Plan
SCALE = 1 : 250



8 Code Review Key Building Section
SCALE = 1 : 200

BUILDING CODE ANALYSIS		
PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE [3] PART	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input checked="" type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input checked="" type="checkbox"/>	3.1.2.1.
BUILDING AREA	1095 m ² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	9.640 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 16.87 m HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

SPATIAL SEPARATION LEGEND	
.....	0 HR
-----	1 HR
-----	1.5 HR
.....	2 HR

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, 6 STOREYS, SPRINKLERED	3.2.2.50
MAXIMUM BUILDING AREA	1500 m ²	3.2.2.50
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/>	3.2.2.50
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5.
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	1 hr FLOORS 1 hr MEZZANINE 1 hr ROOF	3.2.2.50
EXITS	1 hr	3.4.4.1

NO.	DESCRIPTION	DATE
2	RZ DP Rev1	June XX, 2024
3	RZ DP Submission	March 6, 2024



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1885 GOVERNMENT ST.
 NICOLA WEALTH REAL ESTATE

Sheet Name
CODE REVIEW

Date
 June 26, 2024

Scale
 As indicated

Project #
 2311

Revision
 June XX, 2024
 3

Sheet #
A 052

2024-06-26
 BRITISH COLUMBIA REGISTERED ARCHITECT
 GEORGE L.F. DANKO

2024-06-26 1:22:47 PM



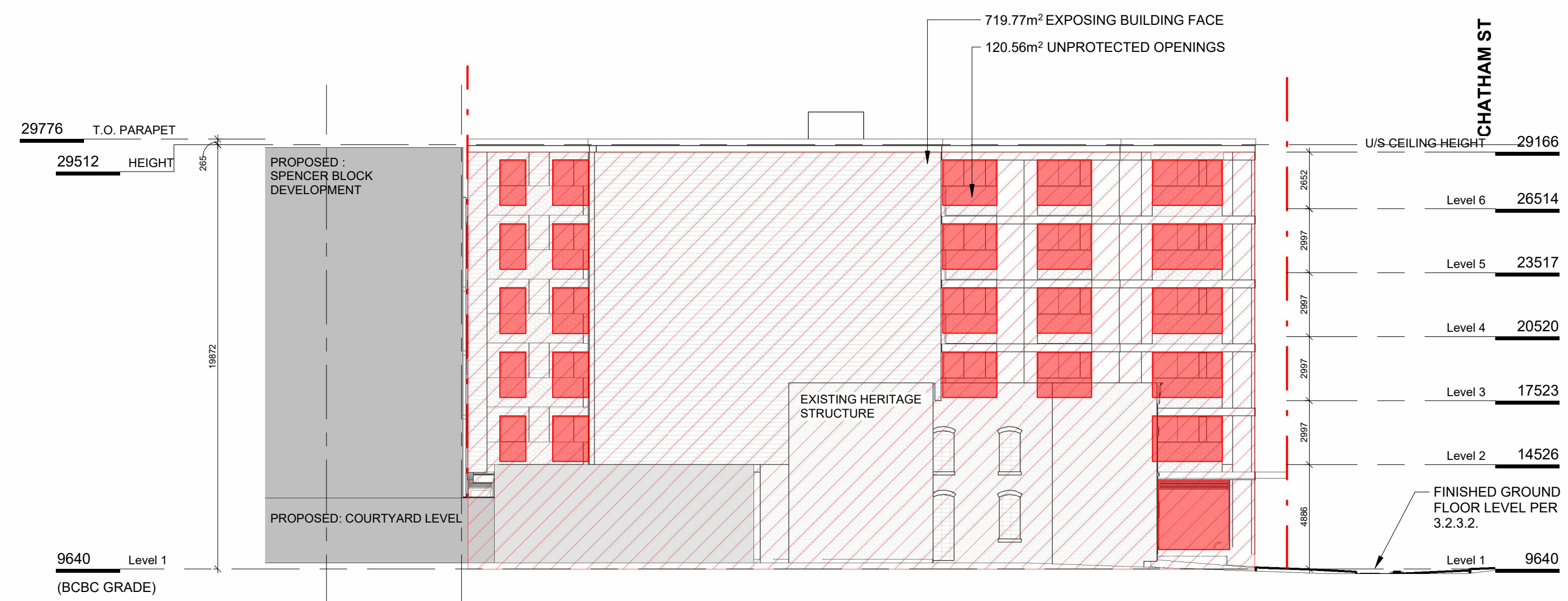
NORTH ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
10.17m (>9m)	100	694.70	205.14	29.53

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE



EAST ELEVATION

TABLE 3.2.3.1.-D

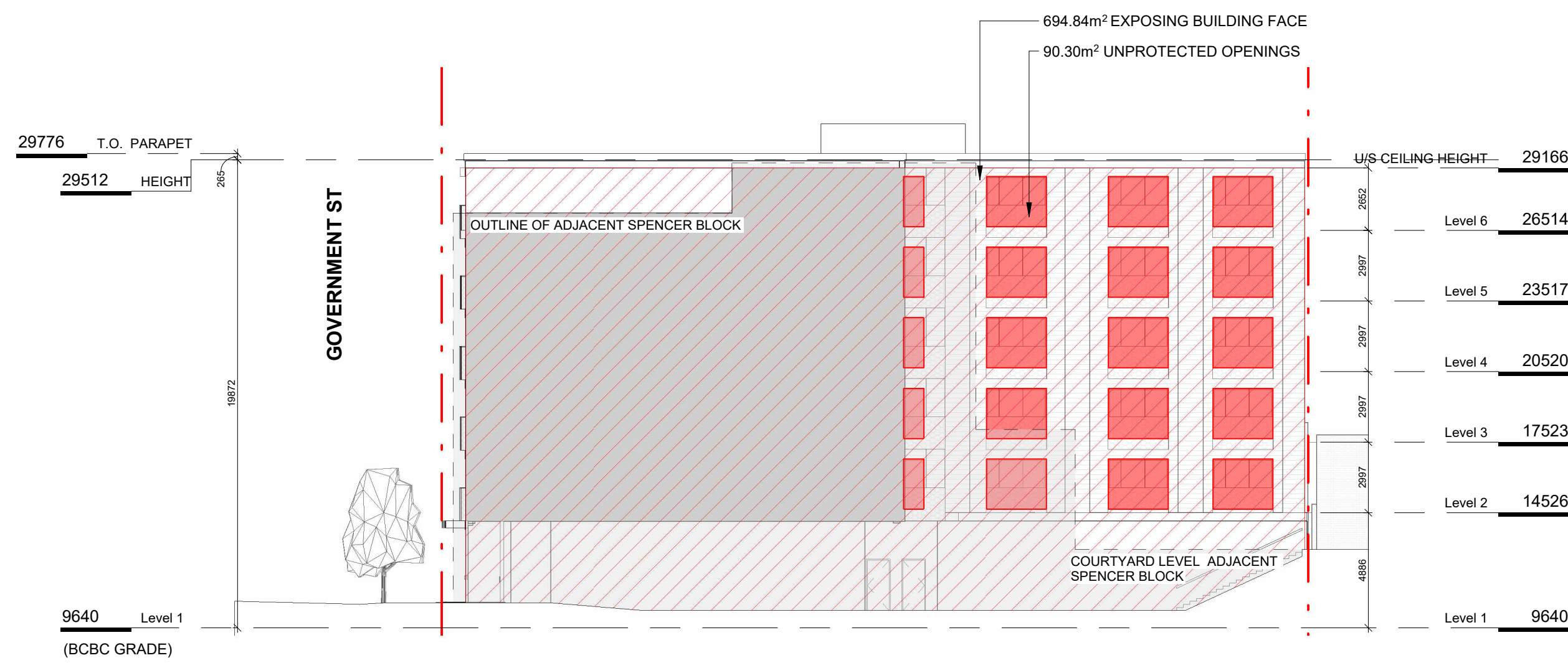
LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.80m (>9m)	100	719.77	120.56	16.75

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE

1 North Elevation - LD Key
SCALE = 1 : 200

2 East Elevation - LD Key
SCALE = 1 : 200



SOUTH ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
5.70m	100	694.84	90.30	13.0

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	COMBUSTIBLE OR NONCOMBUSTIBLE



WEST ELEVATION

TABLE 3.2.3.1.-D

LIMITING DISTANCE (m)	ALLOWABLE OPENINGS (%)	AREA OF EXPOSING BUILDING FACE (sq.m)	PROPOSED OPENINGS (sq.m)	PROPOSED OPENINGS (%)
14.30m (>9m)	100	720.24	316.33	43.92

TABLE 3.2.3.7

OCCUPANCY CLASSIFICATION	ALLOWABLE OPENINGS (%)	REQUIRED FRR	REQUIRED TYPE OF CONSTRUCTION	REQUIRED TYPE OF CLADDING
GROUP C	100	45 minutes	Any	Combustible or Noncombustible

3 South Elevation -LD Key
SCALE = 1 : 200

4 West Elevation - LD Key
SCALE = 1 : 200

3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
SPATIAL SEPARATION

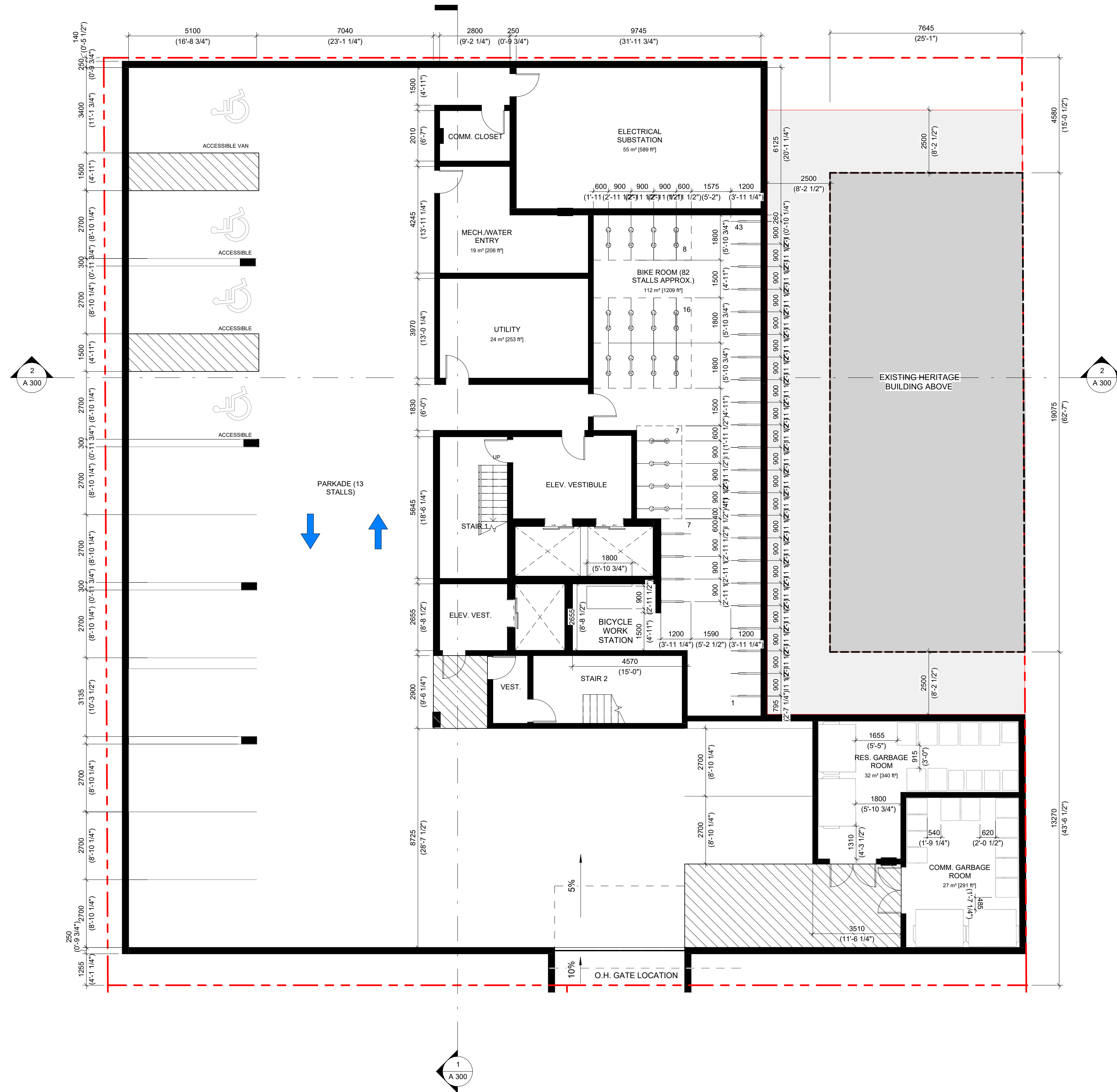
Date
June 26, 2024

Scale
1 : 200

Project #
2311

Revision
June XX, 2024

Sheet #
A 053



NO.	DESCRIPTION	DATE
3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
PARKADE PROPOSED PLAN

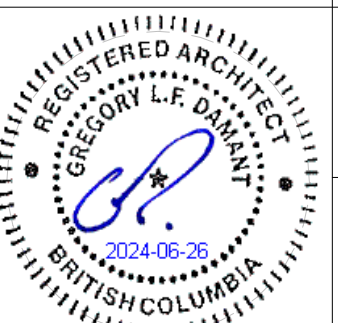
Date
June 26, 2024

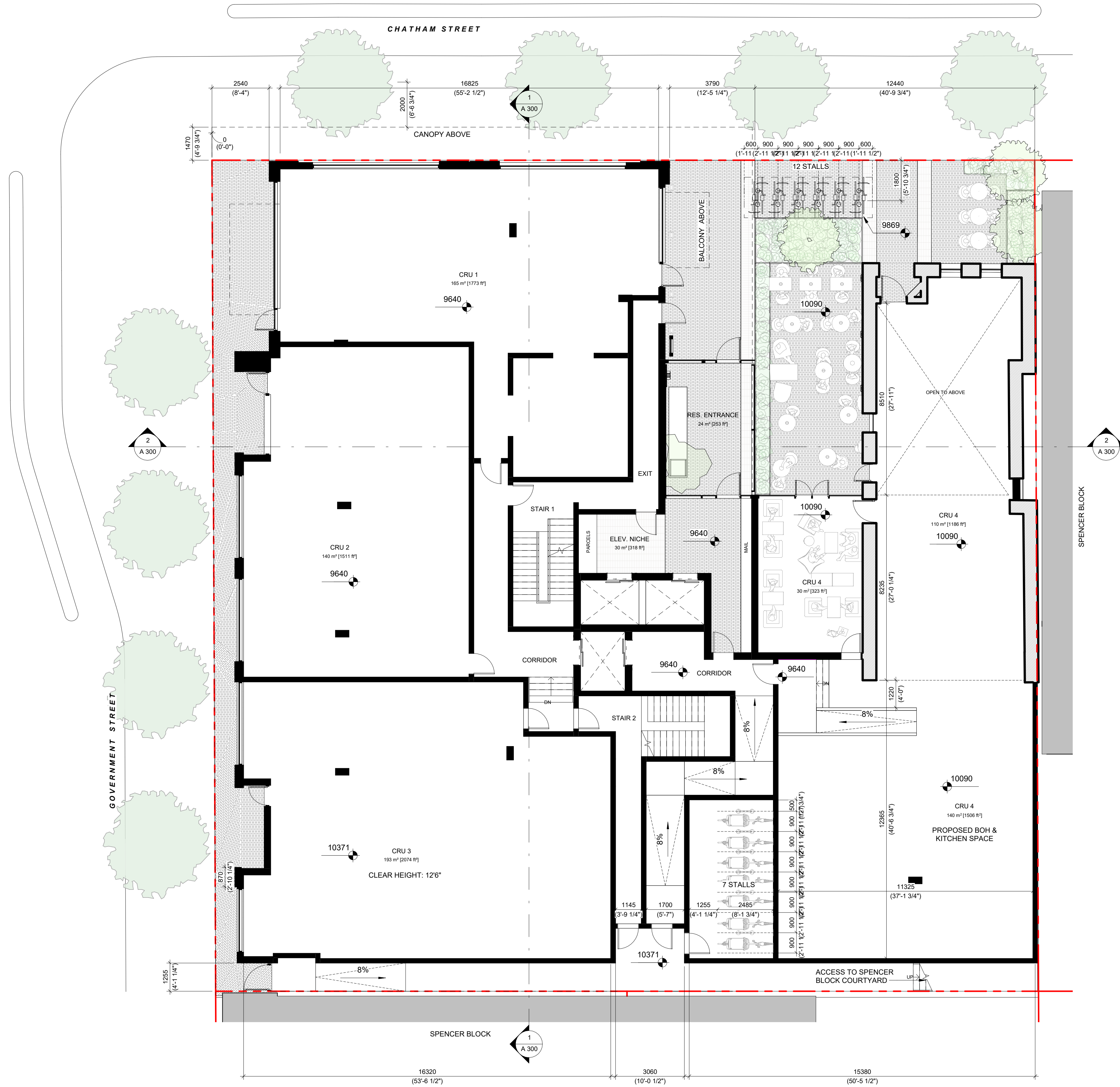
Scale
1 : 100

Project #
2311

Revision
June XX, 2024
3

Sheet #
A 100





NO.	DESCRIPTION	DATE
3	RZ DP Rev1	June XX, 2024
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 1 PROPOSED PLAN

Date
June 26, 2024

Scale
1 : 100

Project #
2311

Revision
June XX, 2024

Sheet #
A 101

2024-06-26
BRITISH COLUMBIA REGISTERED ARCHITECT
GREGORY L.F. DOWNS



2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 2 PROPOSED PLAN

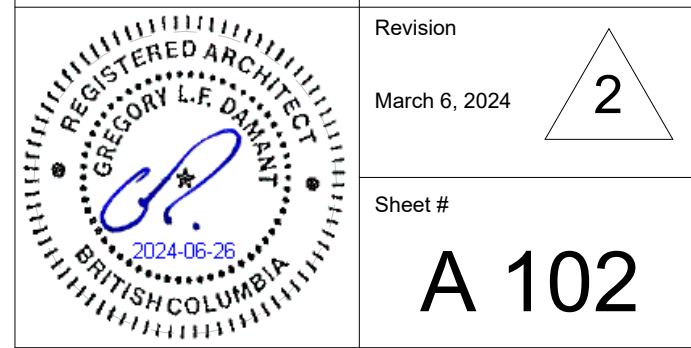
Date
June 26, 2024

Scale
1 : 100

Project #
2311

Revision
March 6, 2024

Sheet #
A 102





2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.
NICOLA WEALTH REAL ESTATE

Sheet Name
LEVEL 3-6 TYPICAL PROPOSED PLAN

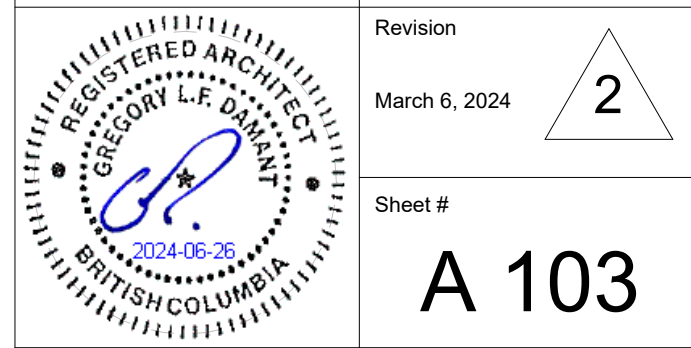
Date
June 26, 2024

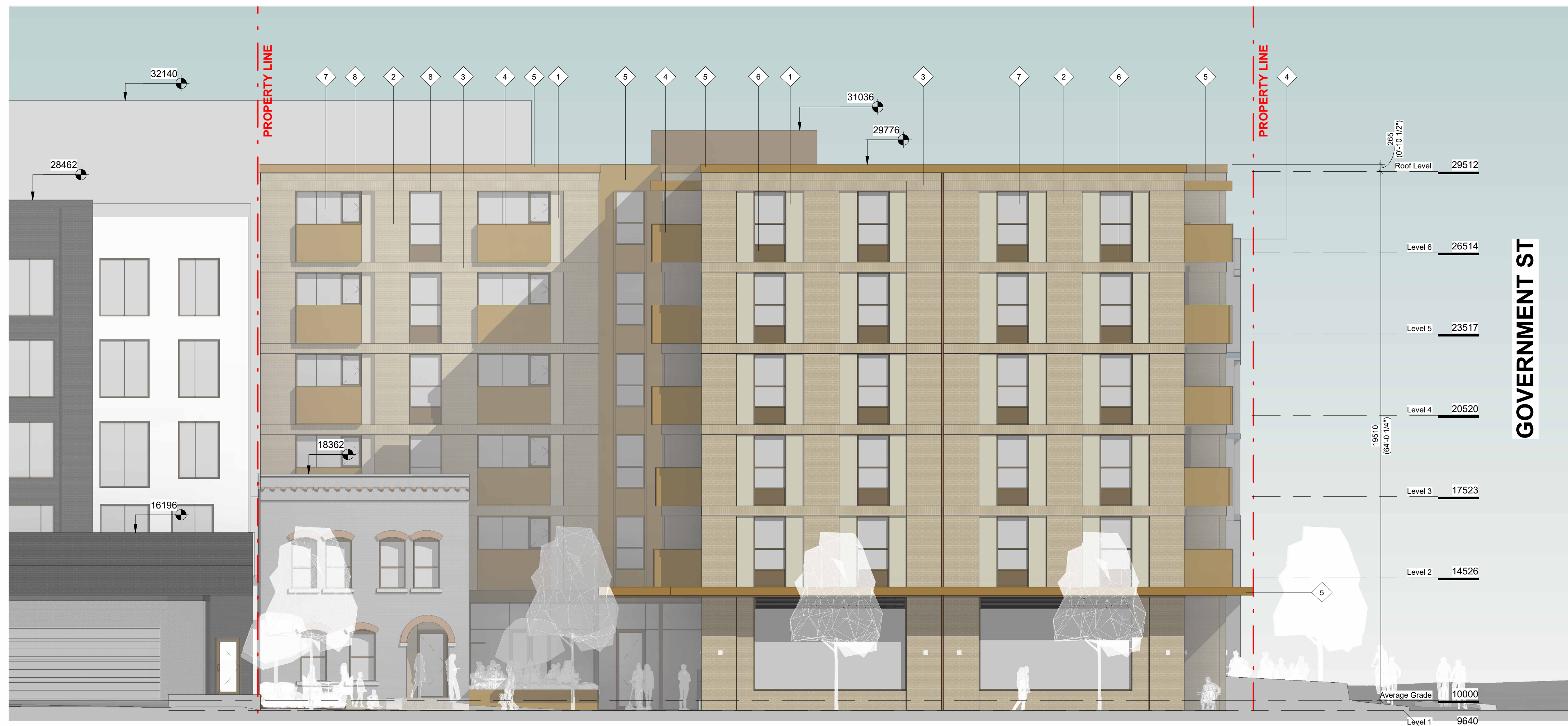
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Project #
2311

Revision
March 6, 2024

Sheet #
A 103

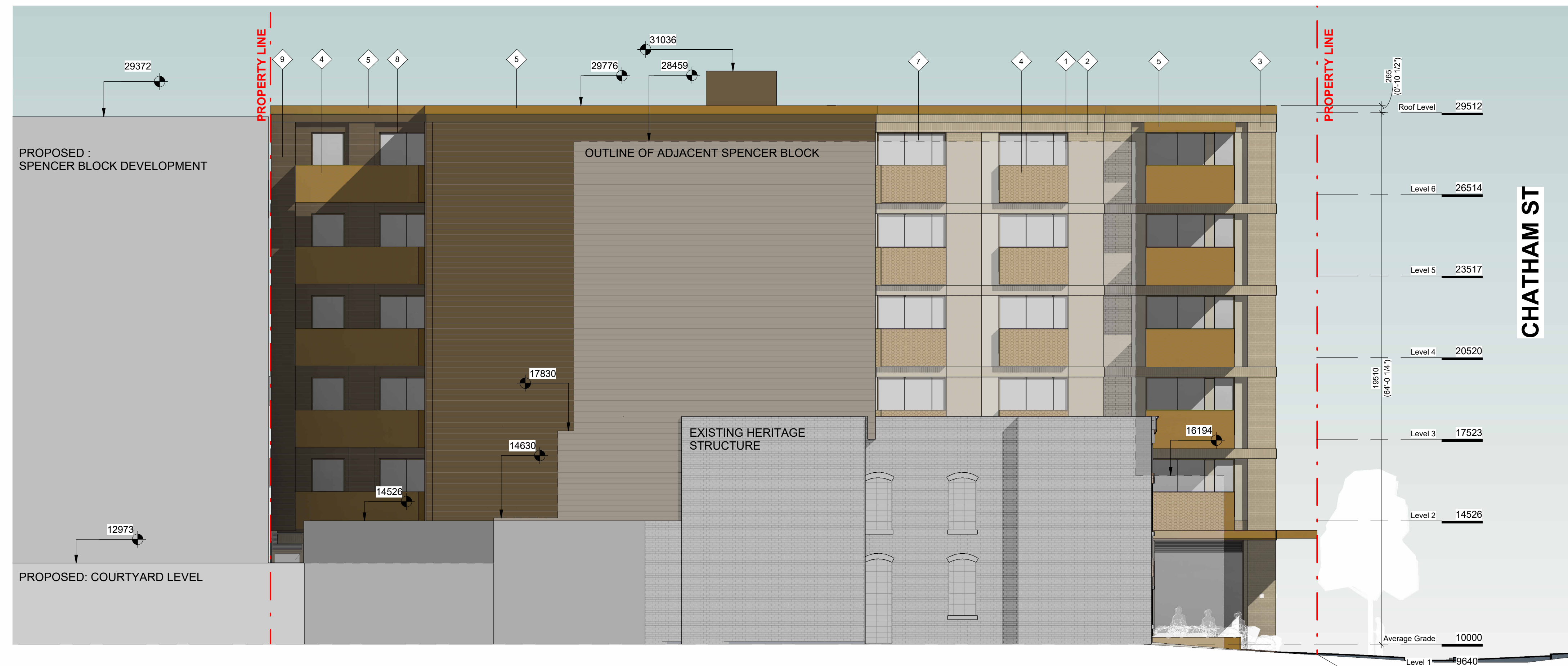




FINISH SCHEDULE

- ① **METAL PANEL**
INSET CLADDING
METALLIC FINISH
- ② **BRICK (1)**
FACE BRICK (CLADDING)
WARM BRICK, LIGHT GROUT
- ③ **BRICK (2)**
WARM BRICK, LIGHT GROUT
- ④ **EXPANDED METAL MESH**
BALCONY GUARDS
LIGHT BRONZE GLOSSY FINISH
- ⑤ **METAL**
SOFFITS, FASCIA, CORNICE
LIGHT BRONZE MATTE FINISH
- ⑥ **METAL PANEL**
WINDOW GUARDS
BROWN MATTE FINISH
- ⑦ **GLAZING**
DOORS & WINDOWS
CLEAR GLASS
- ⑧ **VINYL**
DOORS & WINDOWS
WARM BROWN FINISH
- ⑨ **CEMENTITIOUS CLADDING**
EXTERIOR WALLS
BROWN MATTE FINISH

① **North Elevation**
SCALE = 1 : 100



② **East Elevation**
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
EXTERIOR ELEVATIONS

Date
June 26, 2024

Scale
As indicated

Project #
2311

Revision
March 6, 2024

2

Sheet #
A 200

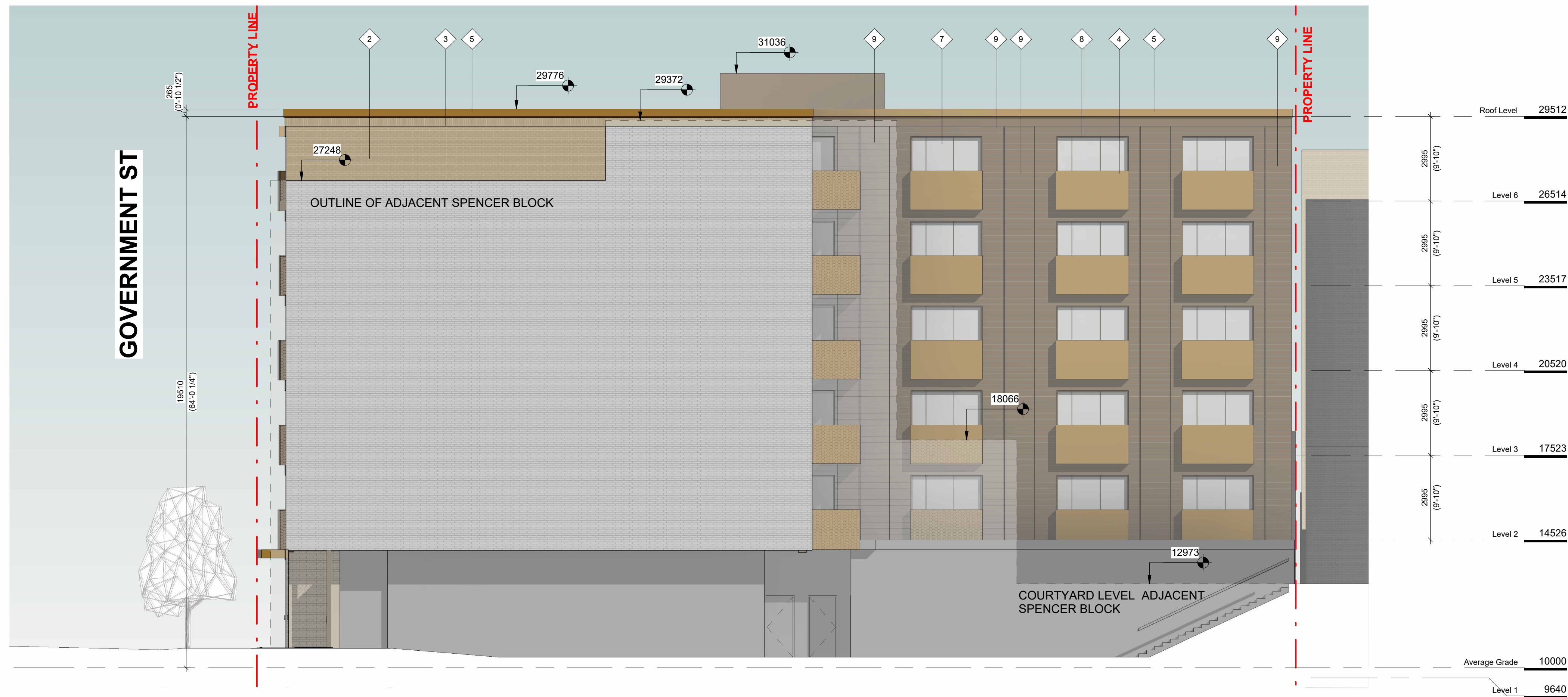
2024-06-26



FINISH SCHEDULE

- ① **METAL PANEL**
INSET CLADDING
METALLIC FINISH
- ② **BRICK (1)**
FACE BRICK (CLADDING)
WARM BRICK, LIGHT GROUT
- ③ **BRICK (2)**
WARM BRICK, LIGHT GROUT
- ④ **EXPANDED METAL MESH**
BALCONY GUARDS
LIGHT BRONZE GLOSSY FINISH
- ⑤ **METAL**
SOFFITS, FASCIA, CORNICE
LIGHT BRONZE MATTE FINISH
- ⑥ **METAL PANEL**
WINDOW GUARDS
BROWN MATTE FINISH
- ⑦ **GLAZING**
DOORS & WINDOWS
CLEAR GLASS
- ⑧ **VINYL**
DOORS & WINDOWS
WARM BROWN FINISH
- ⑨ **CEMENTITIOUS CLADDING**
EXTERIOR WALLS
BROWN MATTE FINISH

① **West Elevation**
SCALE = 1 : 100



② **South Elevation**
SCALE = 1 : 100

2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024
NO.	DESCRIPTION	DATE



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
EXTERIOR ELEVATIONS

Date
June 26, 2024

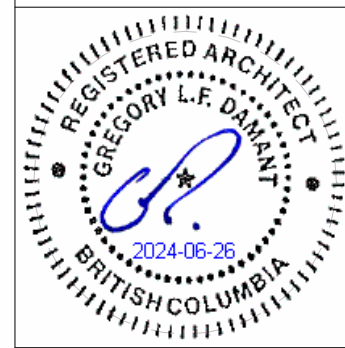
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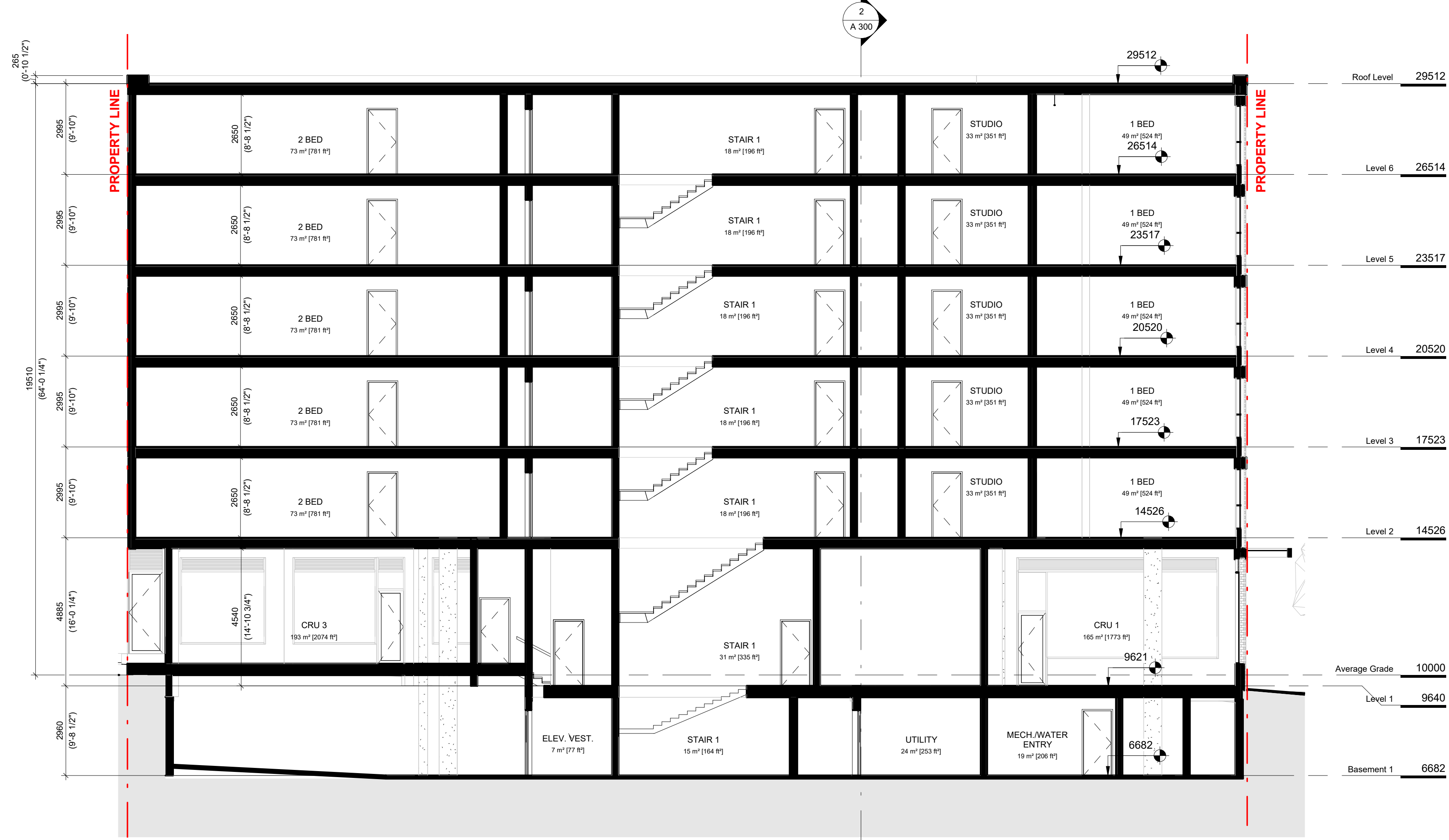
Project #
2311

Revision
March 6, 2024

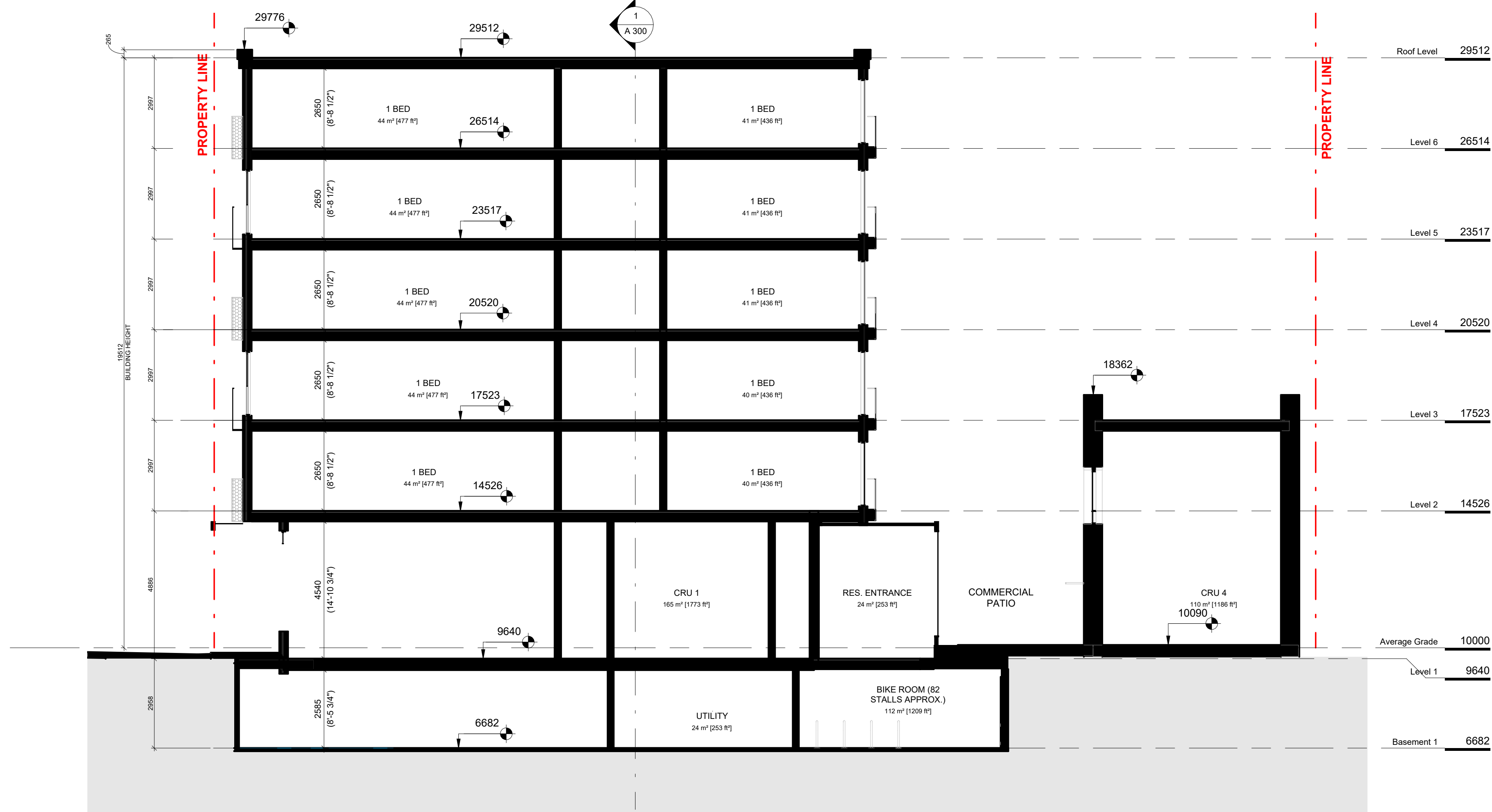
2

Sheet #
A 201





SECTION 1
SCALE = 1 : 100



SECTION 2
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
2	RZ DP Submission	March 6, 2024
1	Dev. Tracker Submission	Jan 18, 2024



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1885 GOVERNMENT ST.

NICOLA WEALTH REAL ESTATE

Sheet Name
BUILDING SECTIONS

Date
June 26, 2024

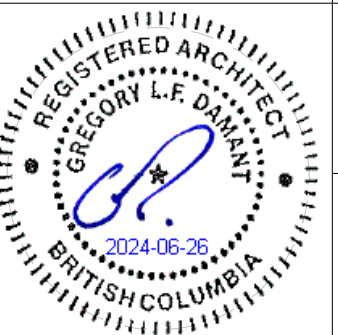
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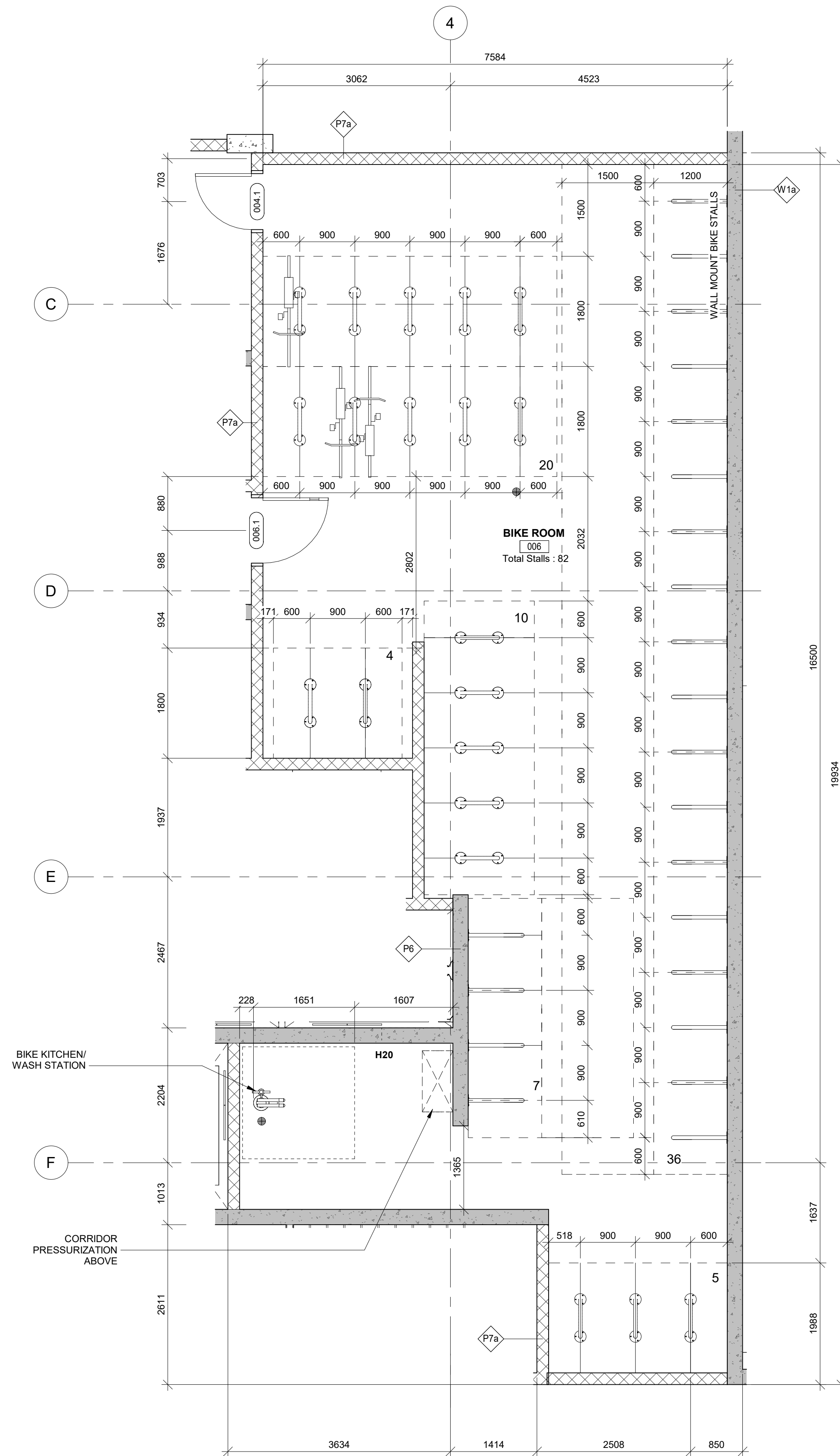
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2311

Revision
March 6, 2024

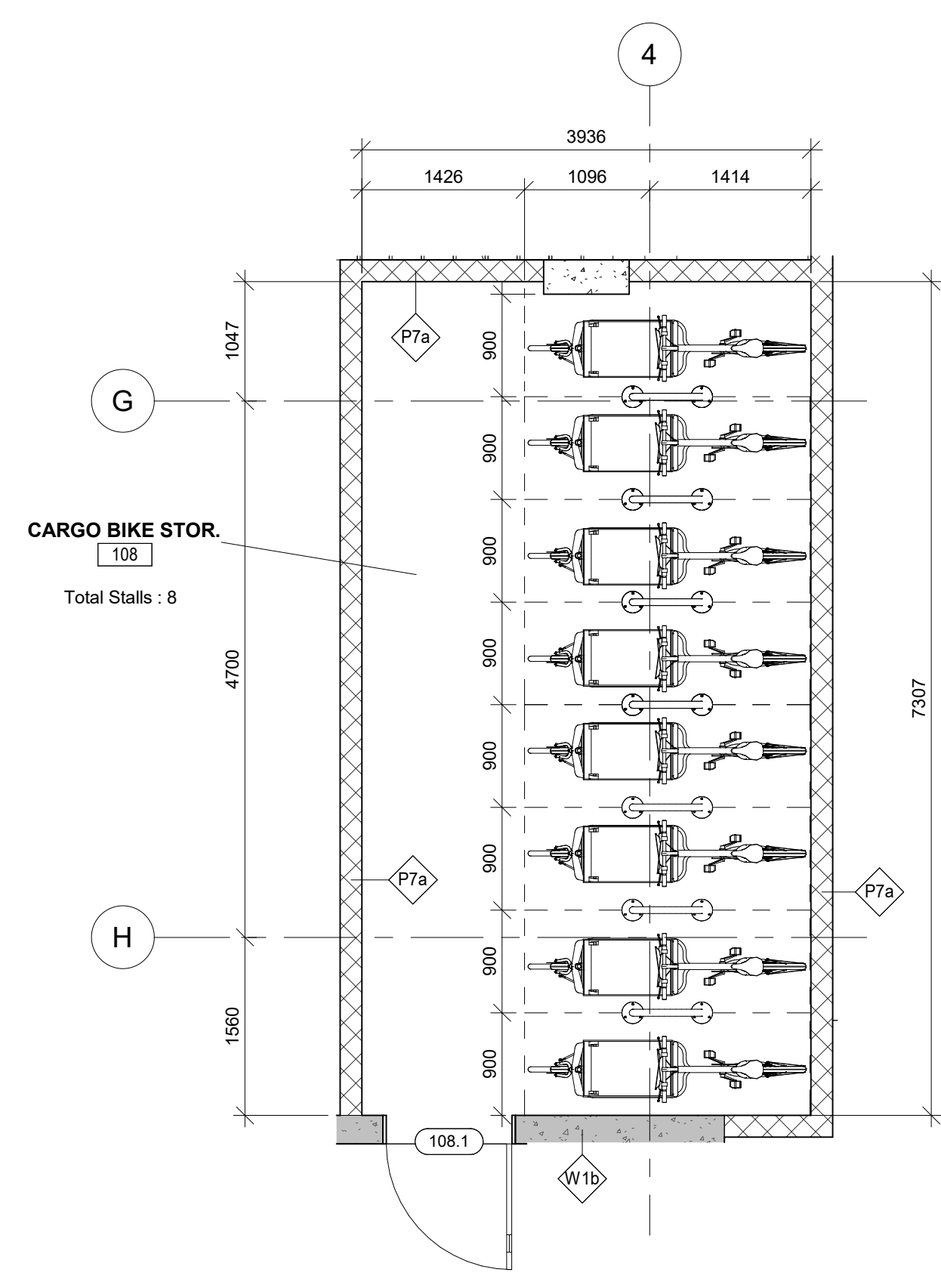
2

Sheet #
A 300





1 Bike Room Plan - Parkade
SCALE = 1 : 50



2 Cargo Bike Room Plan - Level 1
SCALE = 1 : 50

NO.	DESCRIPTION	DATE
10	Issued for Building Permit	May 7, 2025



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1885 Government Street
NICOLA REAL ESTATE
NICOLA
REAL ESTATE

Sheet Name
Detail Plan - Bike Room & Cargo Bike Room

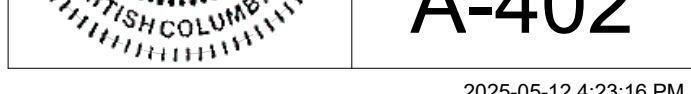
Date
May 7, 2025

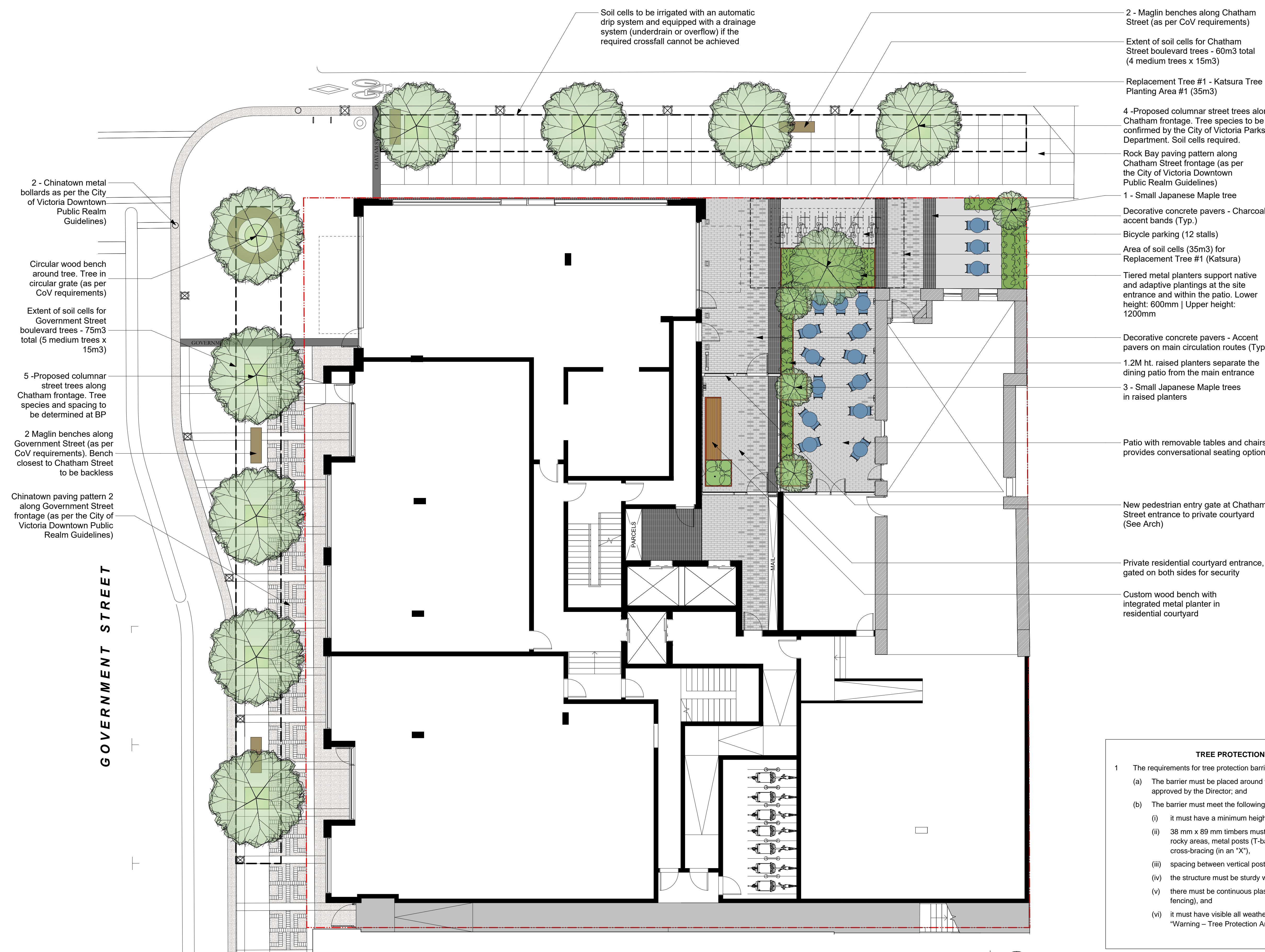
Scale
1 : 50

Project #
2311

Revision
May 7, 2025 **10**

Sheet #
A-402





Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 5	Acer palmatum 'Butterfly'	Butterfly Japanese Maple	4cm cal.
	Cercidiphyllum japonicum	Katsura Tree	6cm cal.
Large Shrubs	Botanical Name	Common Name	Size
Total: 2	Ribes sanguineum	Red Flowering Currant	#7 pot
Small Shrubs	Botanical Name	Common Name	Size
Total: 79	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot
	Gaultheria shallon	Salal	#1 pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 34	Blechnum spicant	Deer Fern	#1 pot
	Polystichum munium	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot

Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

Planting Area ID	Area (m2)	Soil volume multiplier	A. Estimated soil volume	Replacement Trees Proposed				Soil Volume Required (m³)			Total
				# Small	# Medium	# Large	E. Small	F. Medium	G. Large		
Onsite											
Planting Area X	35	1	35			1				35	35

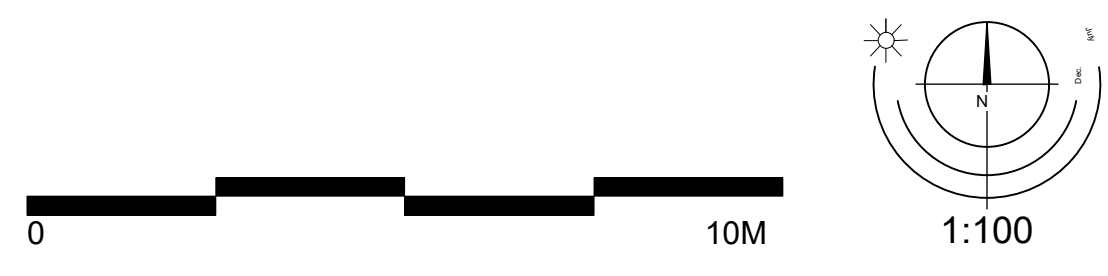
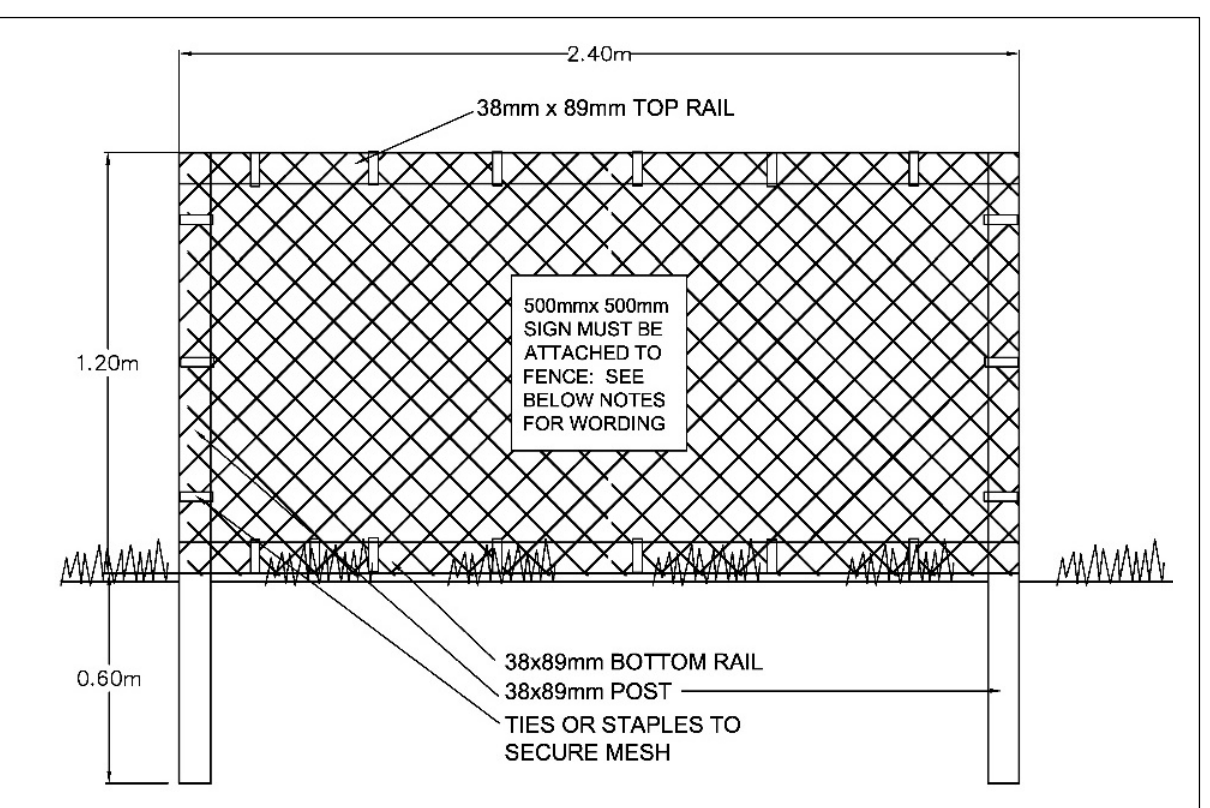
TREE DATA TABLE

REQUIRED TREES (1350M² SITE AREA)	7
EXISTING TREES	0
PROPOSED TREES (ONSITE REPLACEMENT)	1
PROPOSED TREES (BOULEVARD)	9

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	0	X 1	A. 0
B. Replacement trees proposed per Schedule "E", Part 1	1	X 1	B. 1
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 1
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*	7		G. 7
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 6
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	1	X 1	K. 1
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	1	X 1	L. 1
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 1
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 6
Q. Offsite trees proposed for cash-in-lieu Enter O.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$12,000

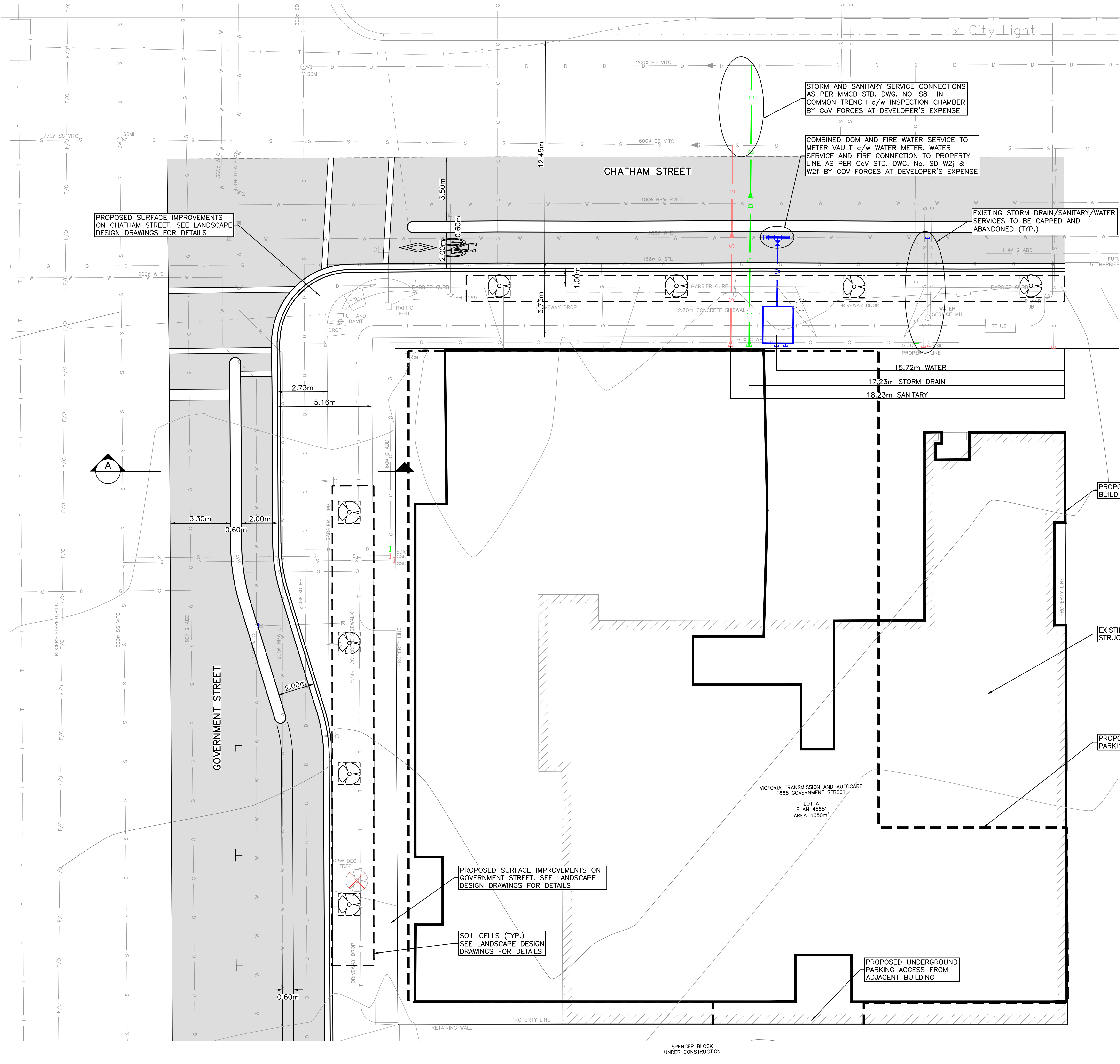
9 BOULEVARD TREES PROPOSED, 1 REPLACEMENT TREE REQUIRED, 8 NON-REPLACEMENT BOULEVARD TREES PROPOSED

- #### TREE PROTECTION BARRIER REQUIREMENTS
- The requirements for tree protection barriers are as follows:
 - The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and
 - The barrier must meet the following specifications:
 - it must have a minimum height of 1.2 m,
 - 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
 - spacing between vertical posts must be a maximum of 3.0 metres on center,
 - the structure must be sturdy with vertical posts driven firmly into the ground,
 - there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
 - it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning - Tree Protection Area".



1885 Government Street | Landscape Concept Plan

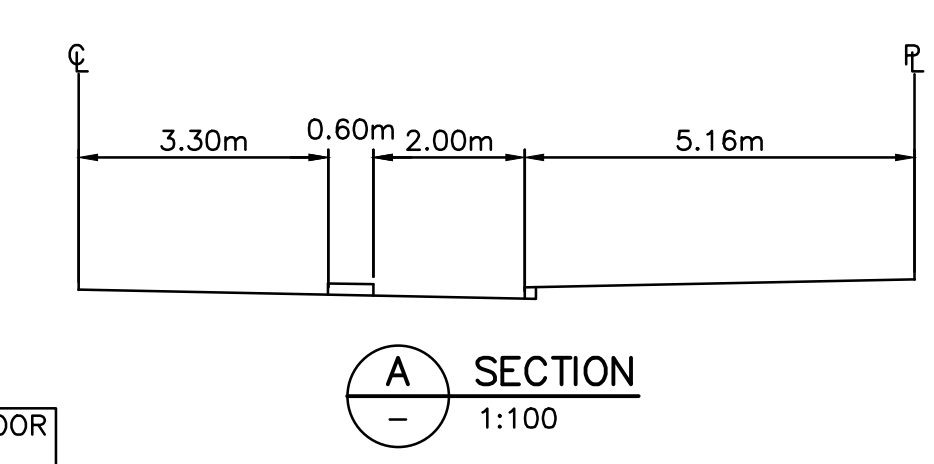
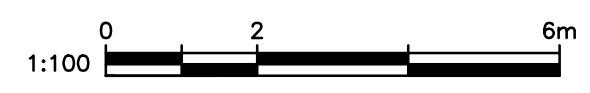
JUL 03-25
 JUN 26-24
 JUN 6-24
 MAR 4-24



- NOTES:**
1. FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
 2. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.

ISSUES		
No.	DATE	ISSUED FOR
1	2024.06.26	RZ DP REV1

ISSUED FOR DEVELOPMENT PERMIT



1885 GOVERNMENT STREET
6 STOREY MULTI UNIT RESIDENTIAL BUILDING

CITY OF VICTORIA
NICOLA WEALTH REAL ESTATE

HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

SITE SERVICING CONCEPT PLAN

DESIGNED DP	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED MDZ	CLIENT DRAWING No. 6327-001
DRAFTING REVIEW	
PROJECT No. 6327-001	PERMIT No.
SCALE H: AS NOTED V: -	HEL DRAWING No. C200
1 OF 1	
1	