

780 BLANSHARD - REHABILITATION + ADDITION

VICTORIA, BC

CIVIC ADDRESS: 780 BLANSHARD STREET, VICTORIA, BC V8W 2H1

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B

PROJECT TEAM

| OWNER | ARCHITECTURAL | LANDSCAPE | STRUCTURAL | TRANSPORTATION |
|--|---|--|---|--|
| Reliance Properties | office of mcfarlane biggar architects + designers | Gauthier + Associates Landscape Architects | Read Jones Christoffersen Ltd. | WATT Consulting Group |
| 305-111 Water St Vancouver, BC V6B 1A7 604.683.2404 | 301 - 1825 Quebec St Vancouver, BC V5T 2Z3 604.558.6344 | 629 Atlantic St Vancouver, BC V6A 2J9 604.317.9682 | Suite 220-645 Tyee Road, Victoria, BC V9A 6X5 778.746.1125 | 302 - 740 Hillside Avenue Victoria, BC V8T 1Z4 250.208.3874 |
| Contact Juan Pereira juanp@relianceproperties.ca | Contact Steve McFarlane smcfarlane@officemb.ca | Contact Bryce Gauthier bryce@gauthierla.com | Contact Clint Plett cplett@rjc.ca | Contact Tania Wegwitz twegwitz@wattconsultinggroup.com |
| GEOTECHNICAL | MECHANICAL | ELECTRICAL | ARBORIST | CIVIL |
| Ryzuk Geotechnical Ltd. | Integral Group | e2 Engineering Inc. | D. Clark Arboriculture | WSP |
| #6-40 Cadillac Avenue Victoria, BC V8Z 1T2 250.475.3131 | 1019 Wharf Street, Suite 101 Victoria, BC V8W 2Y9 250.418.1288 | 549 Herald Street Victoria, BC V8W 1S5 778.402.3060 | 2741 The Rise Victoria, BC V8T 3T4 250.208.1568 | 760 Enterprise Crescent Victoria, BC V8Z 6R4 250.475.1000 |
| Contact Pauline Sarmiento psarmiento@ryzuk.com | Contact Andy Chong achong@integralgroup.com | Contact Jay Singh jay.singh@e2eng.ca | Contact Darryl Clark clarkarbor@gmail.com | Contact Jeff Somerville Jeff.Somerville@wsp.com |

DRAWING LIST

A000 COVER SHEET

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|------|--|
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2022-06-2

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| # | DATE | DESCRIPTION |
|---|------------|--------------------------|
| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC 2019-039

COVER SHEET

SCALE As indicated



1 AERIAL VIEW





office of mcfarlane biggar architects + designers

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2022-06-2

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780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC 2019-039

3D VIEWS

SCALE 1:1

A001

2 BLANSHARD STREET ENTRY PLAZA 3 PENWILL GREEN PARK



F.S.R. EXISTING

| | Site Area | 24,460 SF/ 2,272 m2 |
|----------|-----------------------|---------------------|
| | F.S.R. Existing | 1.67 |
| Level 01 | 854.5 m ² | 855 m² |
| Level 02 | 985.5 m ² | 986 m² |
| Level 03 | 985.5 m ² | 986 m² |
| Level 04 | 985.5 m ² | 986 m² |
| | 3811.1 m ² | 3811 m² |

F.S.R. PROPOSED UNITS

| FLOOR | | ZONING FLOOR AREA | | | | | | | | UNIT CO | UNTS | | |
|------------|------------|--|--------------------------------|--------------------|-----------------|------------|-------------|-------------------|------------|-----------|-----------|---------------|---------------|
| | | EXCLUSIONS | | | | | | | | RES | SIDENTIAI | TOWER | |
| Α | В | С | D | E | F | G | н | J | | | | | |
| | | | _ | _ | · | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | =B-SUM(C:F) | | | | | |
| | | | | | | | | | | | | | |
| | GROSS AREA | BASEMENT, CRAWLSPACE, BELOW GRADE, OPEN TO BELOW | EXTERIOR ENVELOPE THICKNESS | ROOFTOP STRUCTURES | BICYCLE PARKING | COMMERCIAL | RESIDENTIAL | ZONING FLOOR AREA | HOTEL ROOM | STUDIO | 1 BR (SM) | 1 BR | 2 BR |
| evel 01 | 1,161.8 | 172.6 | 88.8 | | 295.4 | 455.2 | 149.9 | 605.1 | | | - | - | - |
| evel 02 | 1,038.7 | - | 81.3 | - | - | 957.4 | - | 957.4 | 26 | - | - | - | - |
| evel 03 | 1,036.3 | - | 80.2 | - | - | 956.2 | - | 956.2 | 21 | - | - | - | - |
| evel 04 | 1,036.0 | 27.9 | 79.6 | - | - | 928.5 | - | 928.5 | 26 | - | - | - | - |
| evel 05 | 397.4 | - | 19.6 | - | - | 267.4 | 110.4 | 377.8 | 4 | - | - | - | - |
| evel 06 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 07 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 08 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 09 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 10 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 11 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 12 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 13 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 14 | 407.5 | - | 21.7 | | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 15 | 407.5 | - | 21.7 | _ | _ | _ | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 16 | 407.5 | - | 21.7 | | | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 17 | 407.5 | _ | 21.7 | | _ | _ | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 18 | 407.5 | _ | 21.7 | - | - | | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 19 | 407.5 | - | 21.7 | - | - | | 385.8 | 385.8 | | 1 | 1 | 2 | 2 |
| | | | | | | - | | | - | • | | | |
| evel 20 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 21 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| evel 22 | 407.5 | - | 21.7 | - | - | - | 385.8 | 385.8 | - | 1 | 1 | 2 | 2 |
| Roof Level | 148.5 | - | - | 148.5 | - | - | - | | - | - | - | - | - |
| TOTAL (SM) | 11,746.3 | 200.5 | 718.1 | 148.5 | 295.4 | 3,564.6 | 6,819.1 | 10,383.7 | 77 | 17 | 17 | 34 33% | 34 33% |

1.6 3.0

Site Area (SM)

2272.4

AVG

30.0

21.0

54.2

Total Residential 102

35.8 43.3 50.8 69.2

35.8 43.3 50.5 68.9

35.8 43.3 51.2 69.5

UNIT AREAS (SM)

- B = Total horizontal building area, exclusive of balconies, unconditioned spaces, and exterior circulation
- C = Includes services spaces on Level 01 which would usually be located below grade
- G = Shared circulation on commercial levels (1-4) counted in commercial FSR (e.g. lobby, corridors, exits) H = All space on residential levels 06-22, including mechanical shafts shared with commercial use counted in residential FSR

Floor Space Ratio

PROJECT INFORMATION TABLE

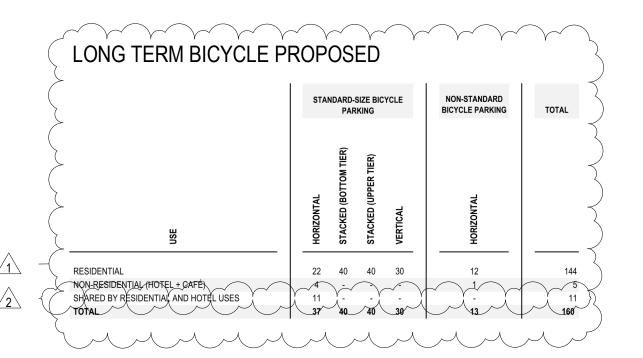
| | Existing | Permitted / Required | Proposed | Notes |
|----------------------------------|-----------------------------|--|------------------------------------|--|
| Zone | CBD-1 | - | New Zone | |
| Site Area | 2,272 m2 / 24,460 SF | - | - | |
| Site Coverage | 46% | - | 45% | |
| Open Site Space | 43% | - | ~51% ~ | |
| Height of building | 15.01m | 43m | 70.83m \(\sum_{5} \) | |
| Number of Storeys | 4 | - | 22 (4-Existing + 18 Addition) | |
| Parking Stalls | 6 | Apartment: 87 OR Condominium: 106 stalls | 2 on-site + 25 off-site stalls | See detail tables and Transportation Demand Management study and Traffic |
| Bicycle parking number (class 1) | 0 | 122 | | Impact Assessment Memo for details on traffic impacts, vehicle parking demand management, transit improvements, and active transportation |
| Bicycle parking number (class 2) | 8 | 13 { | 20 \(\sum_3 \) | measures. |
| | | | | |
| Building Setbacks | | | | |
| | | 6 — | L01 - L04 L06 - L22 | Existing building is not parallel to property line; setback to building faces. |
| Front Yard - Blanshard Street | 1.26m | - | _ 2.35m 9.75m \checkmark | Setbacks shown for heritage building and proposed addition. CBD-1 and DCAF |
| Side/Rear Yard - Burdett Avenue | ⁻ 6.31m ≺ | - | 1.06m 8.90m | stepbacks and inclined plane setbacks above street wall height have variable requirement; see A033 and A200-A203 for details of proposed variance. |
| Side/Rear Yard - Fairfield Road | 1.06m | - | 1.06m 3.54m | requirement, see 2000 and 2200-2200 for details of proposed variance. |
| 5 5 | | | | |
| Residential Use Details | | | | |
| Total Number of Units | No existing residential use | - | 102 | |
| Unit type, e.g. 1 bedroom | - | - | Studio: 17 1-Bed: 54 2-Bed: 34 | |
| Ground oriented units | - | - | 0 | See tables for additional detail. |
| Minimum Unit Floor Area | - | - | 35 SM | |
| Total Residential Floor Area | - | - | 6,823.8 SM | |
| Area and Floor Space Ratio | | | | |
| Commercial | 1.67 | | 1.6 | |
| Residential | - | | 3.0 | See tables for additional detail. |
| | | | | |

CBD-1: 3.0 | DCAP: 6.0 (3.0 max residential) **4.6**

LONG TERM BICYCLE REQUIREMENTS

| | | | | SECURE LONG-TERM | SPACES | SHORT-TERM SPA | CES |
|-----------------------|-----|--------|------------|--------------------|------------------|--------------------|---------------------|
| | , | A | | В | C = A * B | D | E = A * D |
| USE | - | | _ | RATE * | NUMBER REQUIRED | RATE * | NUMBER REQUIRED |
| RESIDENTIAL APARTMENT | 0.4 | 0. " | | 0. " | 04.0 | 0.4 0.7 | • |
| Units <45m2 | 34 | Suites | 1 | per Suite | 34.0 | 0.1 per Suite | 3 |
| Units >=45m2 <70m2 | 68 | Suites | | .25 per Suite | 85.0 | 0.1 per Suite | 7 |
| Units >70m2 HOTEL | - | Suites | 1 | .25 per Suite | - | 0.1 per Suite | - |
| Rooms | 77 | Rooms | 1 | per 25 rooms | 3.1 | 1 per 40 rooms | 1.9 |
| FOOD + BEVERAGE | | rtoomo | | por 20 100mo | 0.1 | i por le roomo | 11.0 |
| Floor Area | 125 | m2 | 1 | per 400 m2 | 0.3 | 1 per 100 m2 | 1.3 |
| | I | | ' <u>-</u> | Residential total† | 119 | Residential total† | 10 |
| | | | | Hotel + F&B total† | 3 | Hotel + F&B total† | 3 |
| | | | _ | Total | 122 | Total† | 13 |

* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking † Rounded to nearest full stall



PARKING REQUIREMENT

| | UNITS | VEHICLE PARKING | | | | |
|-------------------------|---------------|------------------------------------|-----------------|--------------------------------------|-----------------|--|
| | | APARTMENT USE | | SE CONDOMINIUM I | | |
| | A | В | С | D | E | |
| | | | =A*B | | =A°D | |
| | UNITS or AREA | SPACES / UNIT (Apartment use) * | NUMBER REQUIRED | SPACES / UNIT (Condominium use) * | NUMBER REQUIRED | |
| UNITS <45m2 | 34 | 0.50 | 17 | 0.65 | 22 | |
| UNITS >=45m2 and <=70m2 | 68 | 0.60 | 41 | 0.80 | 54 | |
| UNITS >70m2 | | 1.00 | - | 1.20 | - | |
| Visitor | 102 | 0.10 | 10 | 0.10 | 10 | |
| Hotel (Rooms) | 77 | 0.25 | 19 | 0.25 | 19 | |
| Café (SM) | 125 | - | - | | - | |
| | | total | 87 | total | 106 | |

* From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking



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| # DATE DESCRIPTION 1 2022-02-24 REZONING PRE-APPLICATION 2 2022-06-01 OPEN HOUSE PROGRESS SET 3 2022-06-21 REZONING APPLICATION | # DATE | _ ne | |
|--|---------|-----------|------------------------|
| 2 2022-06-01 OPEN HOUSE PROGRESS SET | | _ DL | SCRIPTION |
| E EULE GO OT OT ENTITOGOET TROONEGO DET | 1 2022- | -02-24 RE | ZONING PRE-APPLICATION |
| 3 2022-06-21 REZONING APPLICATION | 2 2022- | -06-01 OF | PEN HOUSE PROGRESS SET |
| | 3 2022- | -06-21 RE | ZONING APPLICATION |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

POST COMMUNITY **CONSULTATION REVISIONS**

ADDITIONAL LONG TERM SECURE BICYCLE STORAGE IS PROPOSED, INTEGRATING EXTRA-LARGE SPACES FOR CARGO BIKES AND igtriangle SIMILAR, AND USING STACKED STORAGE RACKS TO FURTHER INCREASE AVAILABLE STORAGE SPACE.

> AS AN ADDITIONAL TRANSPORTATION DEMAND MANAGEMENT MEASURE, A FLEET OF 11 SHARED EBIKES IS PROPOSED FOR THE

BUILDING. USE WILL BE SHARED BETWEEN THE BUILDING RESIDENTS AND HOTEL GUESTS

THE SHORT TERM BICYCLE PARKING HAS BEEN

INCREASED TO IMPROVE BIKE PARKING OPTIONS AROUND THE BUILDING AND PARK. AN AREA ALONG FAIRFIELD ROAD HAS ALSO BEEN IDENTIFIED AS A POSSIBLE LOCATION FOR A FUTURE PUBLIC BIKE SHARING STATION. THE LANDSCAPE DESIGN HAS BEEN REFINED SINCE THE PRE-APPLICATION PHASE, WITH

IMPROVED ACCESS AND BETTER INDOOR-OUTDOOR INTERFACES. AS A RESULT, THE BUILDING GRADES HAVE CHANGED AND THE AVERAGE GRADE RECALCULATED TO BE 0.15M LOWER. THERE IS NO CHANGE TO THE OVERALL SIZE OR MASSING OF THE PROPOSAL

THE BUILDING SETBACK INFORMATION HAS BEEN REFINED TO DISTINGUISH BETWEEN THE EXISTING HERITAGE BUILDING AND THE TOWER ADDITION. THERE IS NO CHANGE TO THE OVERALL SITING OR MASSING OF THE PROPOSAL.

780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

CONTEXT PLAN + PROJECT INFO

SCALE As indicated



BUILDING CODE ANALYSIS

| PROJECT INFORMATION | | BCBC Article or Reference | Notes |
|-------------------------|-------------------------|------------------------------|--|
| Project Type | Renovation and Addition | | |
| Governing Building Code | BC Building Code 2018 | | |
| Major Occupancies | Group C | 3.1.2.1 | Hotel and residential tower share a major occupancy. Dining, fitness centre and amenity spaces are subsidiary occupancies which are integral to the principal occupancy. |
| Building Area | 1038 m ² | 1.4.1.2 | Outside face of exterior walls (existing heritage building) |
| Grade | 14.86 m | 1.4.1.2 | BCBC Grade differs from City of Victoria Average Grade. BCBC Grade is the average along the lowest building face (along Fairfield Road). (14.88 m + 14.84 m) / 2 = 14.86 m |
| Building Height | 22 storeys | 1.4.1.2 | |
| High Building | Yes | 3.2.6.1 | |

BUILDING FIRE SAFETY + CONSTRUCTION CLASSIFICATION

| Classification | Group C, Any Height, Any Area, Sprinklered | 3.2.2.47 |
|------------------------------|---|----------|
| Maximum Building Area | Unlimited | 3.2.2.47 |
| Number of Streets Facing | 3 | 3.2.2.10 |
| Construction Types Permitted | Noncombustible | 3.2.2.47 |
| Interconnected Floor Space | Yes | 3.2.8 |

EXITS FROM FLOOR AREAS

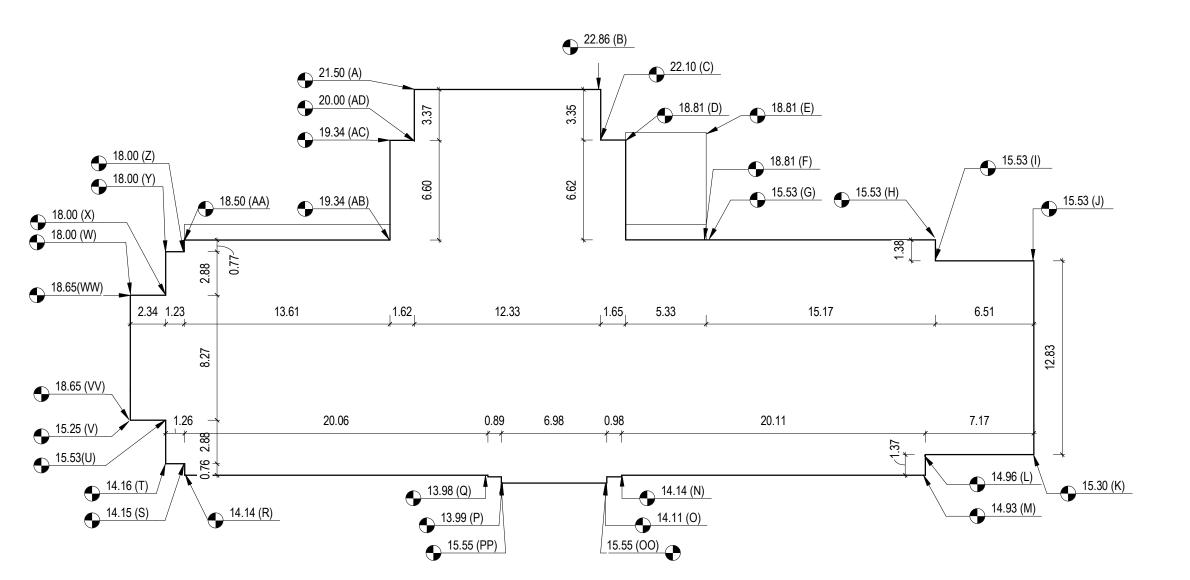
| Number of Exits Required | 2 | 3.4.2.1 | |
|---------------------------------|--|---------|--|
| Separation of Exits (Min.) | One half of diagonal floor area, but need not be more than 9 m | 3.4.2.3 | All floor areas served by public corridors |
| Maximum Travel Distance Allowed | 45 m | 3.4.2.5 | Measured from suite egress door into public corridor (3.4.2.4) |

FIRE RESISTANCE RATINGS

| 2 h | 3.2.2.47 | |
|-----|---|---|
| N/A | 3.2.2.47 | |
| 2 h | 3.2.2.13 | |
| 1 h | 3.2.2.47 | |
| 2 h | 3.4.4.1 | |
| 1 h | 3.3.1.1, 3.3.4.2 | |
| 1 h | 3.3.4.2, 3.2.6.5 | Elevator access directly to corridor |
| 2 h | 3.5.3.1 | |
| 1 h | 3.2.7.10 | |
| 1 h | 3.2.7.10 | |
| 2 h | 3.6.2.8 | |
| 1 h | 3.6.2.1 | |
| 2h | NFPA 13 | |
| 1 h | 3.6.3.1 | |
| | N/A 2 h 1 h 2 h 1 h 1 h 2 h 1 h 2 h 1 h 1 h 2 h 1 h 1 h 2 h 1 h 2 h 1 h 2 h 1 h 2 h 1 h 2 h 1 h 2 h 1 h 2 h 1 h 2 h | N/A 3.2.2.47 2 h 3.2.2.13 1 h 3.2.2.47 2 h 3.4.4.1 1 h 3.3.1.1, 3.3.4.2 1 h 3.3.4.2, 3.2.6.5 2 h 3.5.3.1 1 h 3.2.7.10 1 h 3.6.2.8 1 h 3.6.2.1 2 h NFPA 13 |

AVERAGE GRADE CALCULATION

| | | | | | Average Grade | | Distance Btw P | | Grade Points |
|----------|----------|---------|---------|---------|---------------|--------|----------------|----------|--------------|
| Total | Distance | Average | Point 2 | Point 1 | Point Pair | (m) | Point Pair | Elev (m) | Point |
| 273.48 | 12.33 | 22.18 | 22.86 | 21.50 | A & B | 12.33 | A & B | 21.50 | A |
| 75.31 | 3.35 | 22.48 | 22.10 | 22.86 | B & C | 3.35 | B & C | 22.86 | В |
| 33.75 | 1.65 | 20.46 | 18.81 | 22.10 | C & D | 1.65 | C & D | 22.10 | С |
| 100.26 | 5.33 | 18.81 | 18.81 | 18.81 | D & E | 5.33 | D & E | 18.81 | D |
| 124.52 | 6.62 | 18.81 | 18.81 | 18.81 | E&F | 6.62 | E&F | 18.81 | E |
| 0.00 | 0.00 | 17.17 | 15.53 | 18.81 | F & G | 0.00 | F & G | 18.81 | F |
| 235.59 | 15.17 | 15.53 | 15.53 | 15.53 | G & H | 15.17 | G & H | 15.53 | G |
| 21.43 | 1.38 | 15.53 | 15.53 | 15.53 | H & I | 1.38 | H & I | 15.53 | Н |
| 101.10 | 6.51 | 15.53 | 15.53 | 15.53 | I & J | 6.51 | I & J | 15.53 | l |
| 197.77 | 12.83 | 15.42 | 15.30 | 15.53 | J & K | 12.83 | J & K | 15.53 | J |
| 108.48 | 7.17 | 15.13 | 14.96 | 15.30 | K&L | 7.17 | K&L | 15.30 | K |
| 20.47 | 1.37 | 14.95 | 14.93 | 14.96 | L & M | 1.37 | L & M | 14.96 | L |
| 292.30 | 20.11 | 14.54 | 14.14 | 14.93 | M & N | 20.11 | M & N | 14.93 | M |
| 13.84 | 0.98 | 14.13 | 14.11 | 14.14 | N & O | 0.98 | N & O | 14.14 | N |
| 21.36 | 1.44 | 14.83 | 15.55 | 14.11 | 0 & 00 | 1.44 | 0 & 00 | 14.11 | 0 |
| 124.09 | 7.98 | 15.55 | 15.55 | 15.55 | 00 & PP | 7.98 | 00 & PP | 15.55 | 00 |
| 23.04 | 1.56 | 14.77 | 13.99 | 15.55 | PP & P | 1.56 | PP & P | 15.55 | PP |
| 12.45 | 0.89 | 13.99 | 13.98 | 13.99 | P & Q | 0.89 | P & Q | 13.99 | Р |
| 282.04 | 20.06 | 14.06 | 14.14 | 13.98 | Q&R | 20.06 | Q&R | 13.98 | Q |
| 10.75 | 0.76 | 14.15 | 14.15 | 14.14 | R&S | 0.76 | R&S | 14.14 | R |
| 17.84 | 1.26 | 14.16 | 14.16 | 14.15 | S&T | 1.26 | S&T | 14.15 | S |
| 42.75 | 2.88 | 14.85 | 15.53 | 14.16 | T & U | 2.88 | T & U | 14.16 | Т |
| 36.01 | 2.34 | 15.39 | 15.25 | 15.53 | U & V | 2.34 | U & V | 15.53 | U |
| 57.63 | 3.40 | 16.95 | 18.65 | 15.25 | V & VV | 3.40 | V & VV | 15.25 | V |
| 154.24 | 8.27 | 18.65 | 18.65 | 18.65 | VV & WW | 8.27 | VV & WW | 18.65 | VV |
| 11.91 | 0.65 | 18.33 | 18.00 | 18.65 | ww & w | 0.65 | ww & w | 18.65 | WW |
| 42.12 | 2.34 | 18.00 | 18.00 | 18.00 | W & X | 2.34 | W & X | 18.00 | W |
| 51.84 | 2.88 | 18.00 | 18.00 | 18.00 | X & Y | 2.88 | X & Y | 18.00 | Χ |
| 22.14 | 1.23 | 18.00 | 18.00 | 18.00 | Y & Z | 1.23 | Y & Z | 18.00 | Υ |
| 14.05 | 0.77 | 18.25 | 18.50 | 18.00 | Z & AA | 0.77 | Z & AA | 18.00 | Z |
| 257.50 | 13.61 | 18.92 | 19.34 | 18.50 | AA & AB | 13.61 | AA & AB | 18.50 | – AA |
| 127.64 | 6.60 | 19.34 | 19.34 | 19.34 | AB & AC | 6.60 | AB & AC | 19.34 | AB |
| 15.67 | 1.62 | 9.67 | 0.00 | 19.34 | AC & AD | 1.62 | AC & AD | 19.34 | AC |
| 69.93 | 3.37 | 20.75 | 21.50 | 20.00 | AD & A | 3.37 | AD & A | 20.00 | AD |
| 2,993.31 | 178.71 | | | 20.00 | Total | 178.71 | Perimeter | 20.00 | Total |



1 Building Grades
A003 1:250

office of mcfarlane biggar architects + designers

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2022-06-2

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| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
|---|------------|--------------------------|
| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |
| | | |

POST COMMUNITY CONSULTATION REVISIONS

THE LANDSCAPE DESIGN HAS BEEN REFINED SINCE THE PRE-APPLICATION PHASE, WITH IMPROVED ACCESS AND BETTER INDOOR-OUTDOOR INTERFACES. AS A RESULT, THE BUILDING GRADES HAVE CHANGED AND THE AVERAGE GRADE RECALCULATED TO BE 0.15M LOWER. THERE IS NO CHANGE TO THE OVERALL SIZE OR MASSING OF THE PROPOSAL.

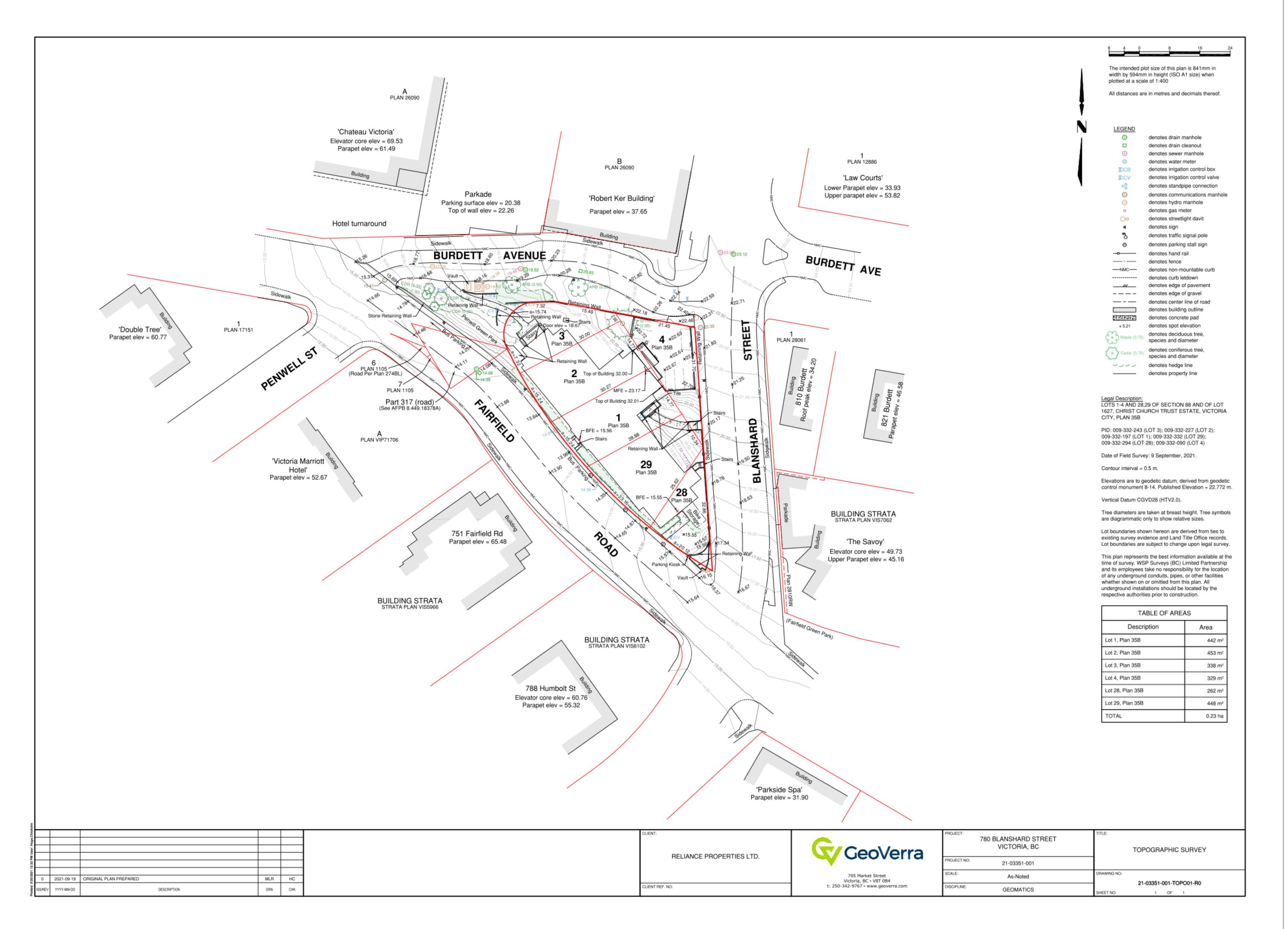
780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

PROJECT DATA

SCALE As indicated







2022-06-2

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| # | DATE | DESCRIPTION |
|---|------------|--------------------------|
| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |
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780 Blanshard - Rehabilitation + Addition

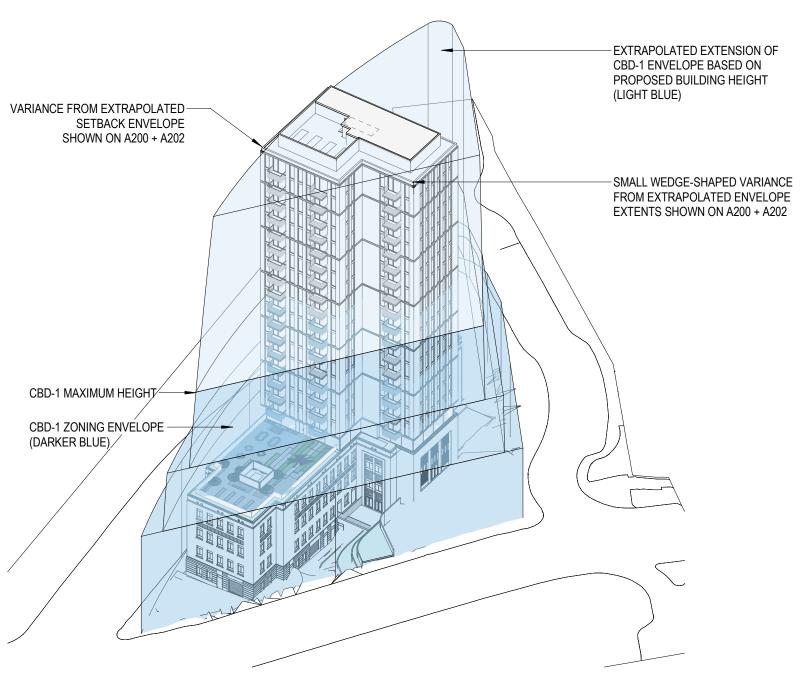
780 Blanshard Street, Victoria, BC

2019-039

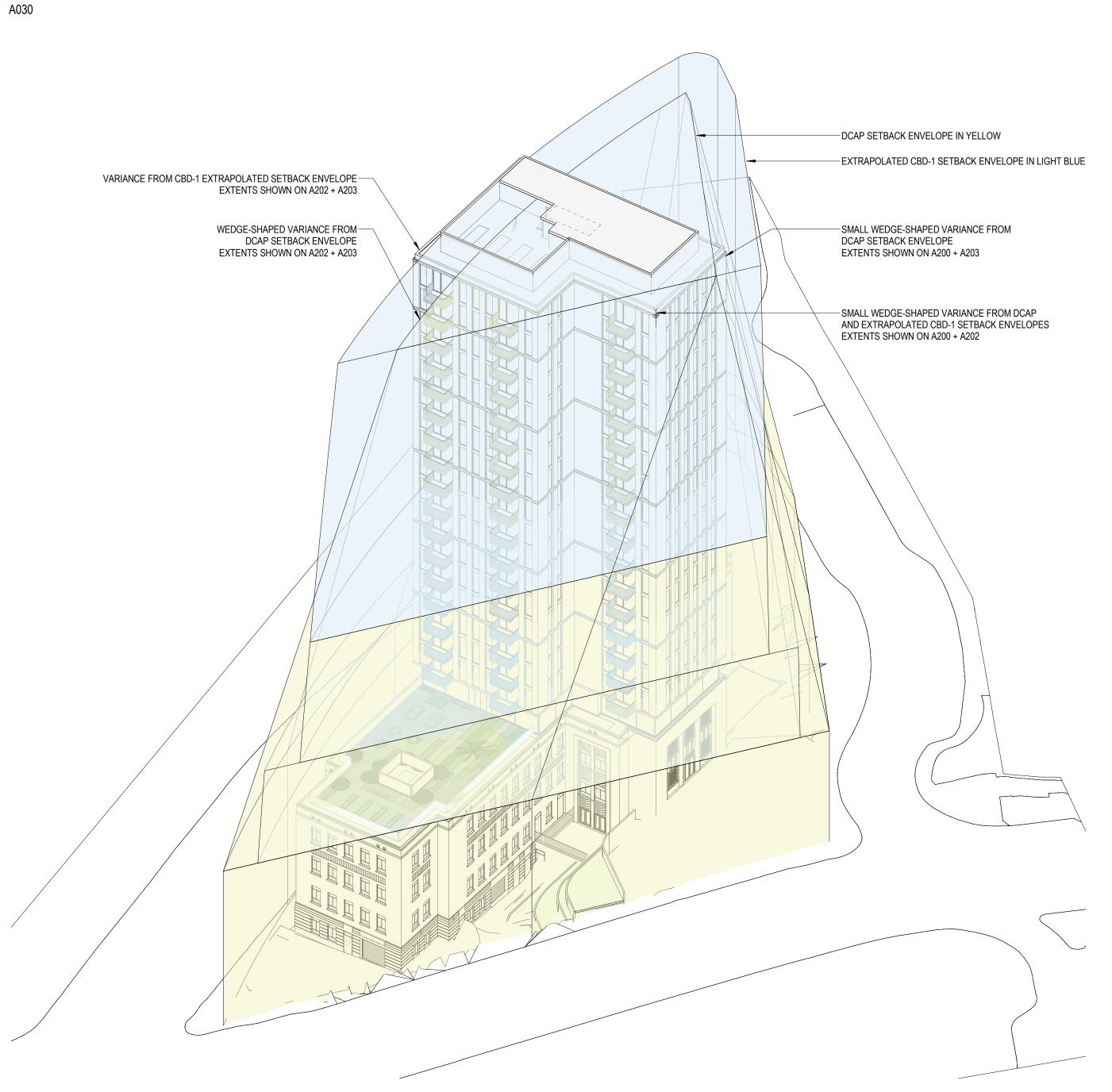
SITE SURVEY

SCALE

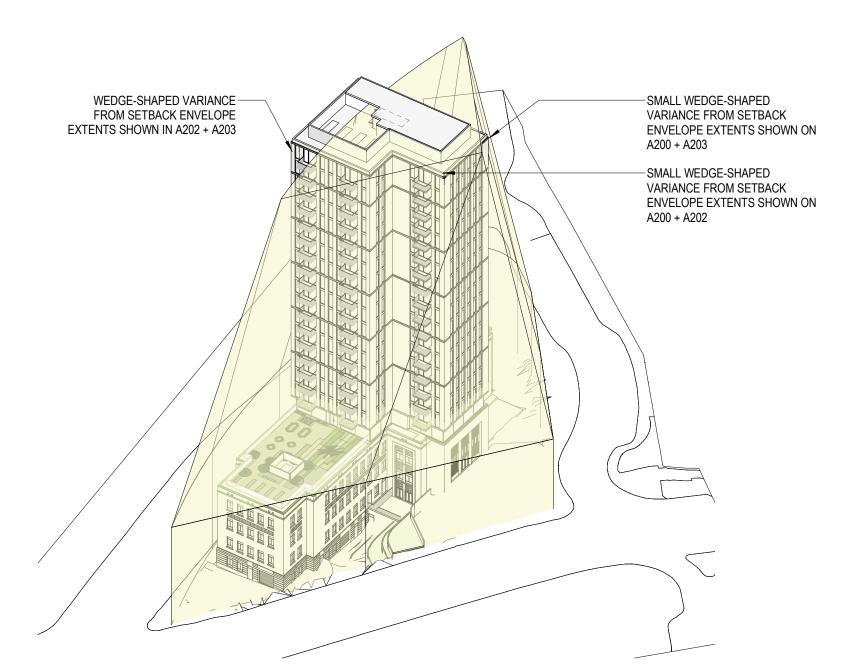
4004



3 Axonometric View of CBD-1 Setback Envelope



Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (East)



5 Axonometric View of DCAP Setback Envelope
A030

- DCAP SETBACK ENVELOPE IN YELLOW EXTRAPOLATED CBD-1 SETBACK ENVELOPE IN LIGHT BLUE SMALL WEDGE-SHAPED VARIANCE FROM DCAP AND-EXTRAPOLATED CBD-1 SETBACK ENVELOPES -VARIANCE FROM EXTRAPOLATED EXTENTS SHOWN ON A200 + A202 CBD-1 SETBACK ENVELOPE EXTENTS SHOWN ON A202 + A203 SMALL WEDGE-SHAPED VARIANCE FROM — DCAP SETBACK ENVELOPE EXTENTS SHOWN ON A200 + A203 - WEDGE-SHAPED VARIANCE FROM DCAP SETBACK ENVELOPE EXTENTS SHOWN ON A202 + A203

Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (West)

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SHEND. MCARRIANT

2022-06-22

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DATE DESCRIPTION

1 2022-02-24 REZONING PRE-APPLICATION

2 2022-06-01 OPEN HOUSE PROGRESS SET

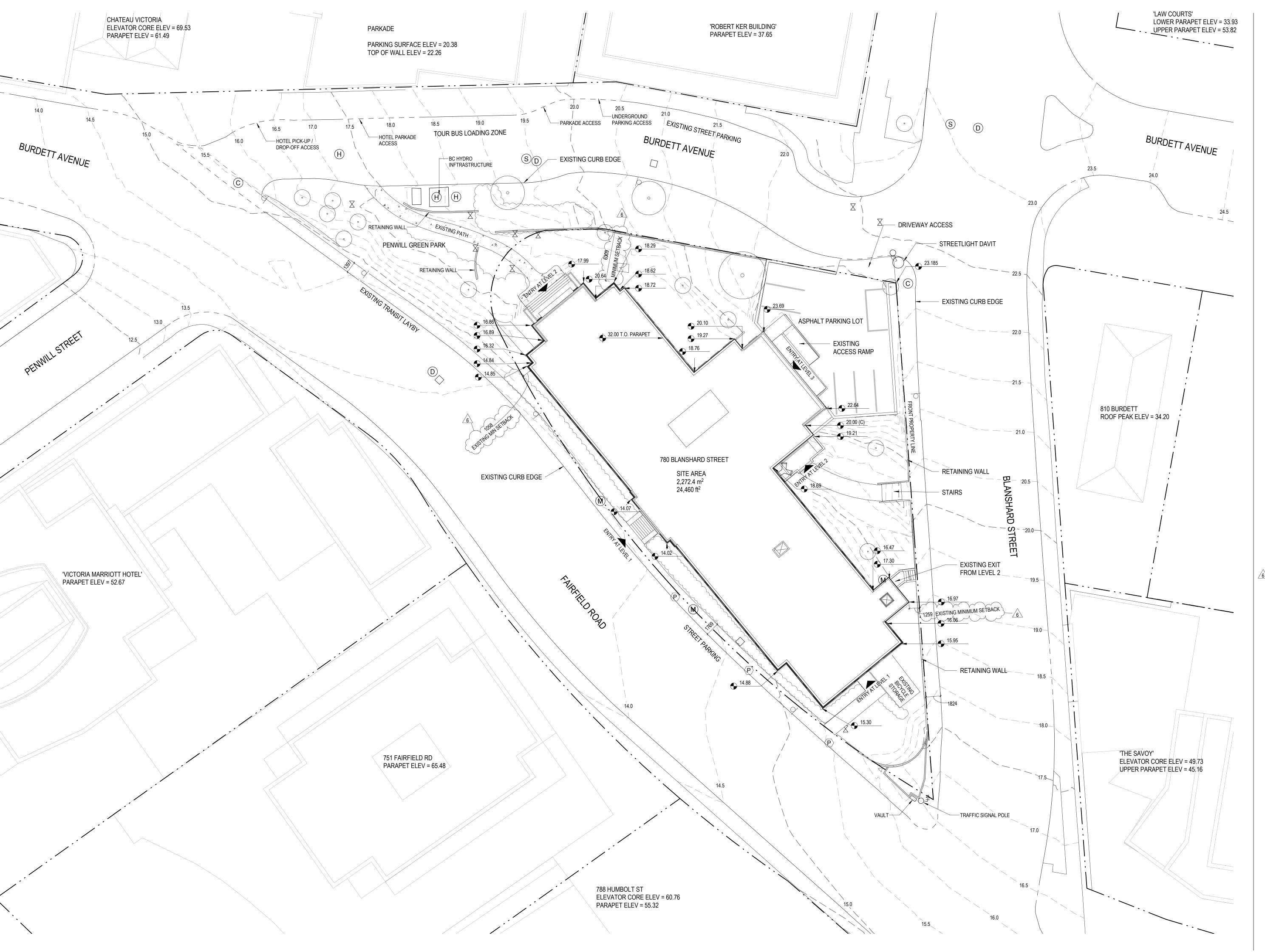
3 2022-06-21 REZONING APPLICATION

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780 Blanshard Street, Victoria, BC

2019-039

BUILDING FORM SETBACK ENVELOPE
CONSTRAINTS
SCALE







2022-06-22

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| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
|---|------------|--------------------------|
| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |

POST COMMUNITY CONSULTATION REVISIONS

THE BUILDING SETBACK INFORMATION HAS BEEN REFINED TO DISTINGUISH BETWEEN THE EXISTING HERITAGE BUILDING AND THE TOWER ADDITION. THERE IS NO CHANGE TO THE OVERALL SITING OR MASSING OF THE PROPOSAL.



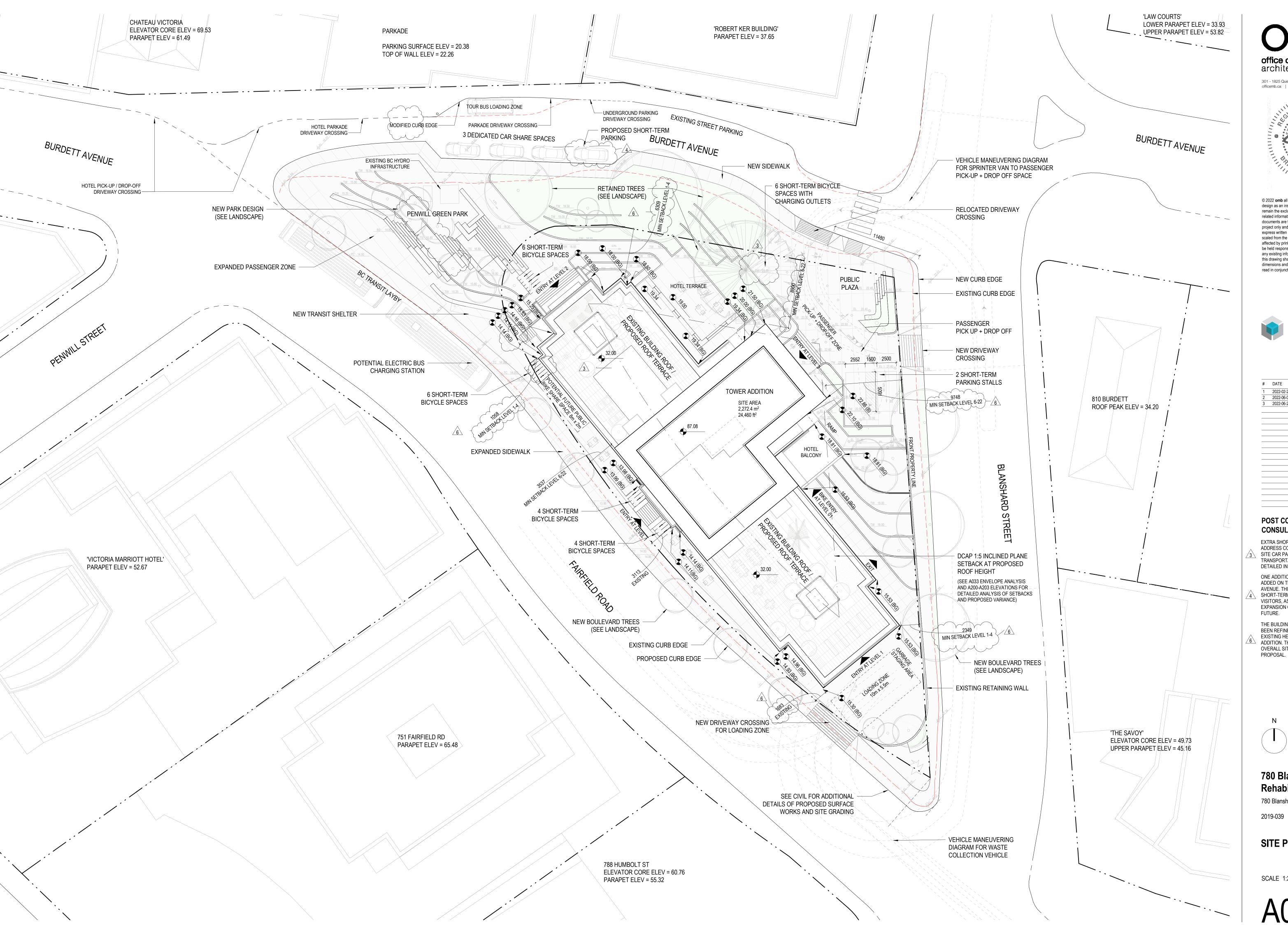
780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

SITE PLAN EXISTING

SCALE As indicated







2022-06-22

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| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
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| 3 | 2022-06-21 | REZONING APPLICATION |

POST COMMUNITY **CONSULTATION REVISIONS**

EXTRA SHORT TERM STALL PROVIDED TO ADDRESS CONCERNS RELATED TO LACK OF ON SITE CAR PARKING. REFER TO TRANSPORTATION DEMAND MANAGEMENT FOR DETAILED INFORMATION.

ONE ADDITIONAL STREET PARKING STALL WAS ADDED ON THE SOUTH SIDE OF BURDETT AVENUE. THIS STALL IS PROPOSED AS SHORT-TERM USE FOR BUILDING USERS AND VISITORS, AS WELL AS FOR THE POTENTIAL EXPANSION OF CAR SHARE OPTIONS IN THE

THE BUILDING SETBACK INFORMATION HAS BEEN REFINED TO DISTINGUISH BETWEEN THE EXISTING HERITAGE BUILDING AND THE TOWER ADDITION. THERE IS NO CHANGE TO THE OVERALL SITING OR MASSING OF THE

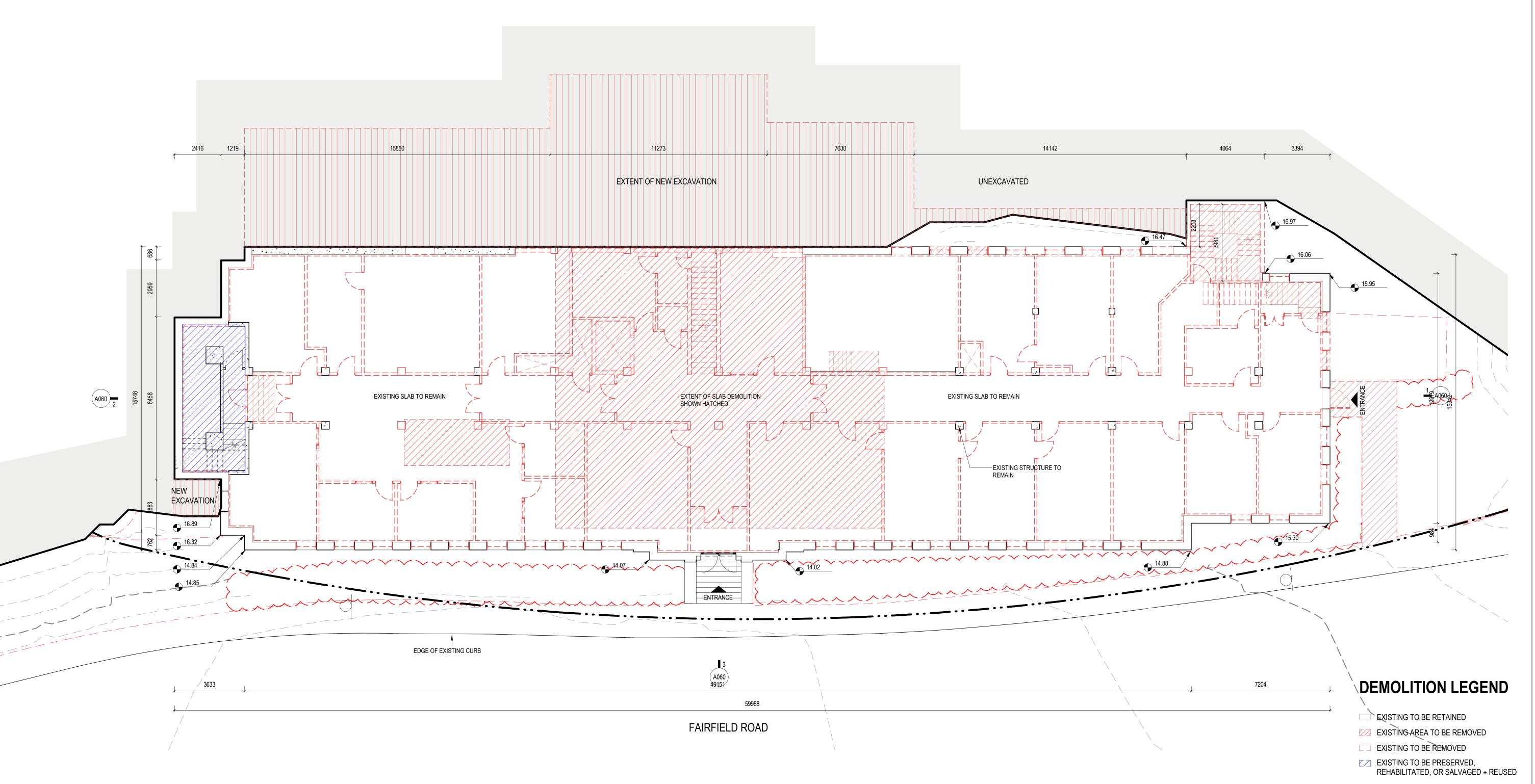


780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

SITE PLAN PROPOSED

SCALE 1:200







2022-06-2

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| REZONING PRE-APPLICATION OPEN HOUSE PROGRESS SET |
|--|
| OPEN HOUSE PROGRESS SET |
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| REZONING APPLICATION |
| |
| |

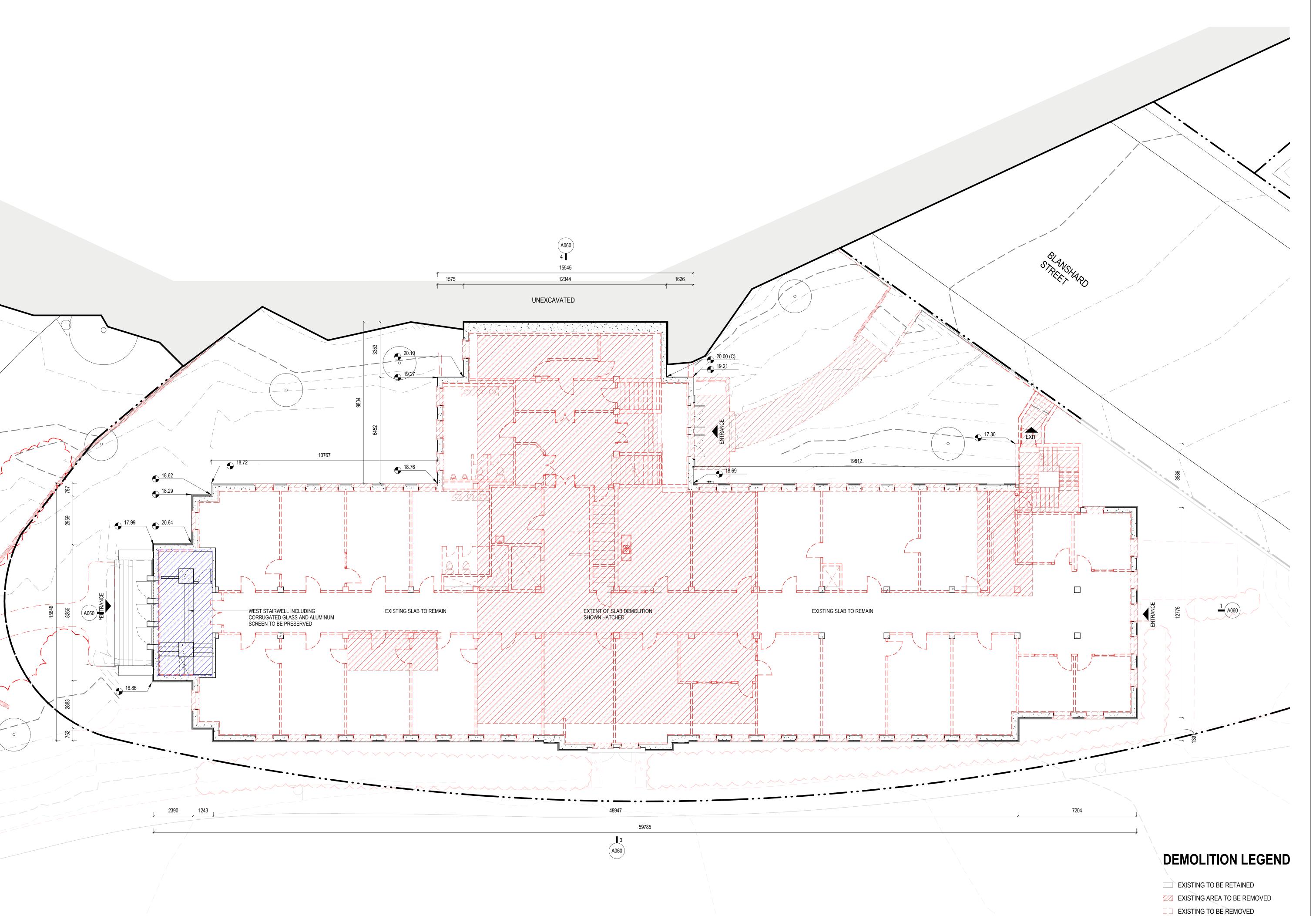


780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

LEVEL 1 DEMOLITION/RETENTION
PLAN
SCALE 1:100





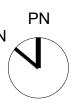


2022-06-22

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| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |



780 Blanshard -Rehabilitation + Addition

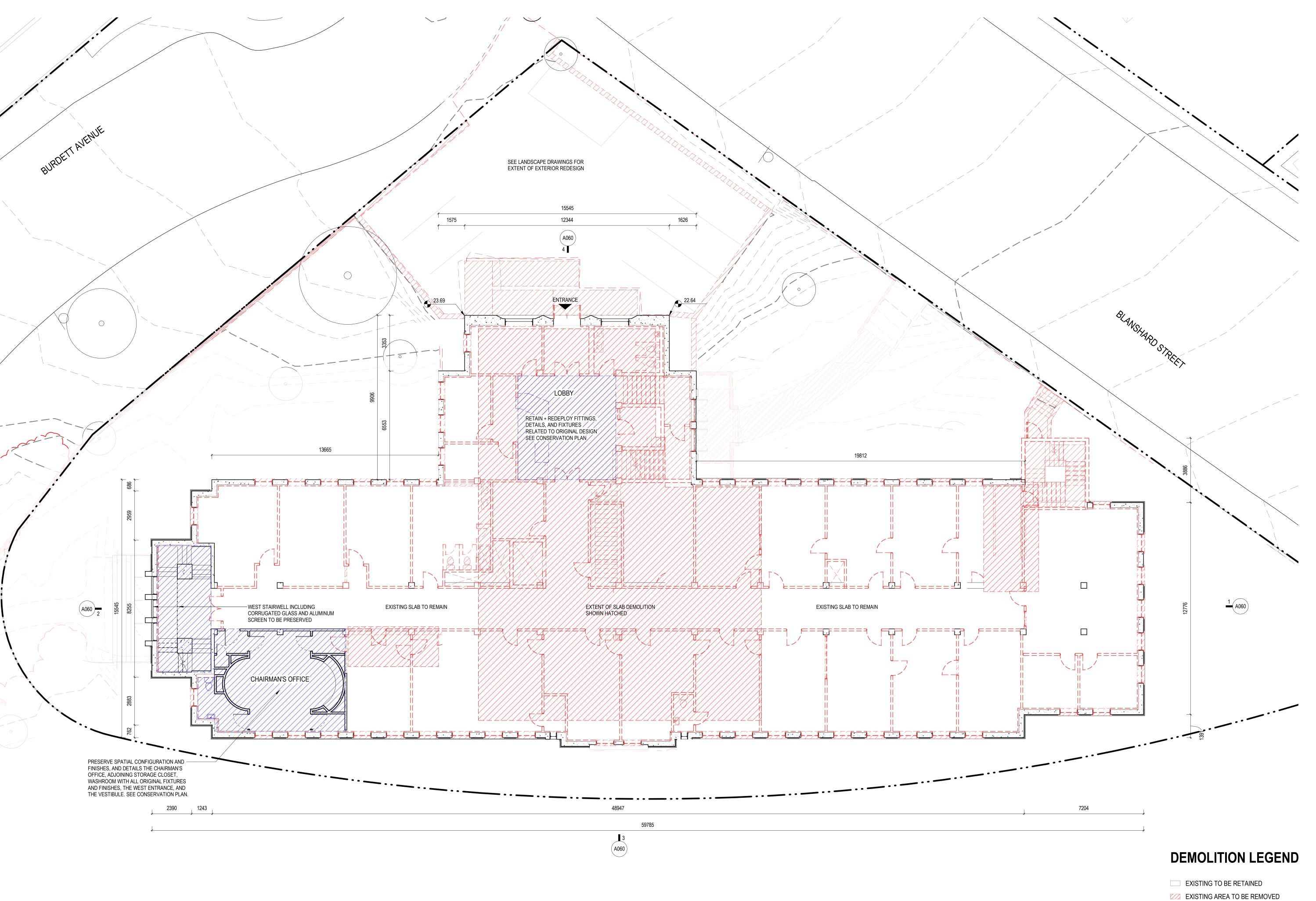
780 Blanshard Street, Victoria, BC 2019-039

LEVEL 2 -DEMOLITION/RETENT

DEMOLITION/RETENTION
PLAN
SCALE 1:100

A051

EXISTING TO BE PRESERVED, REHABILITATED, OR SALVAGED + REUSED





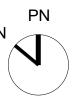


2022-06-22

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| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |



780 Blanshard -Rehabilitation + Addition

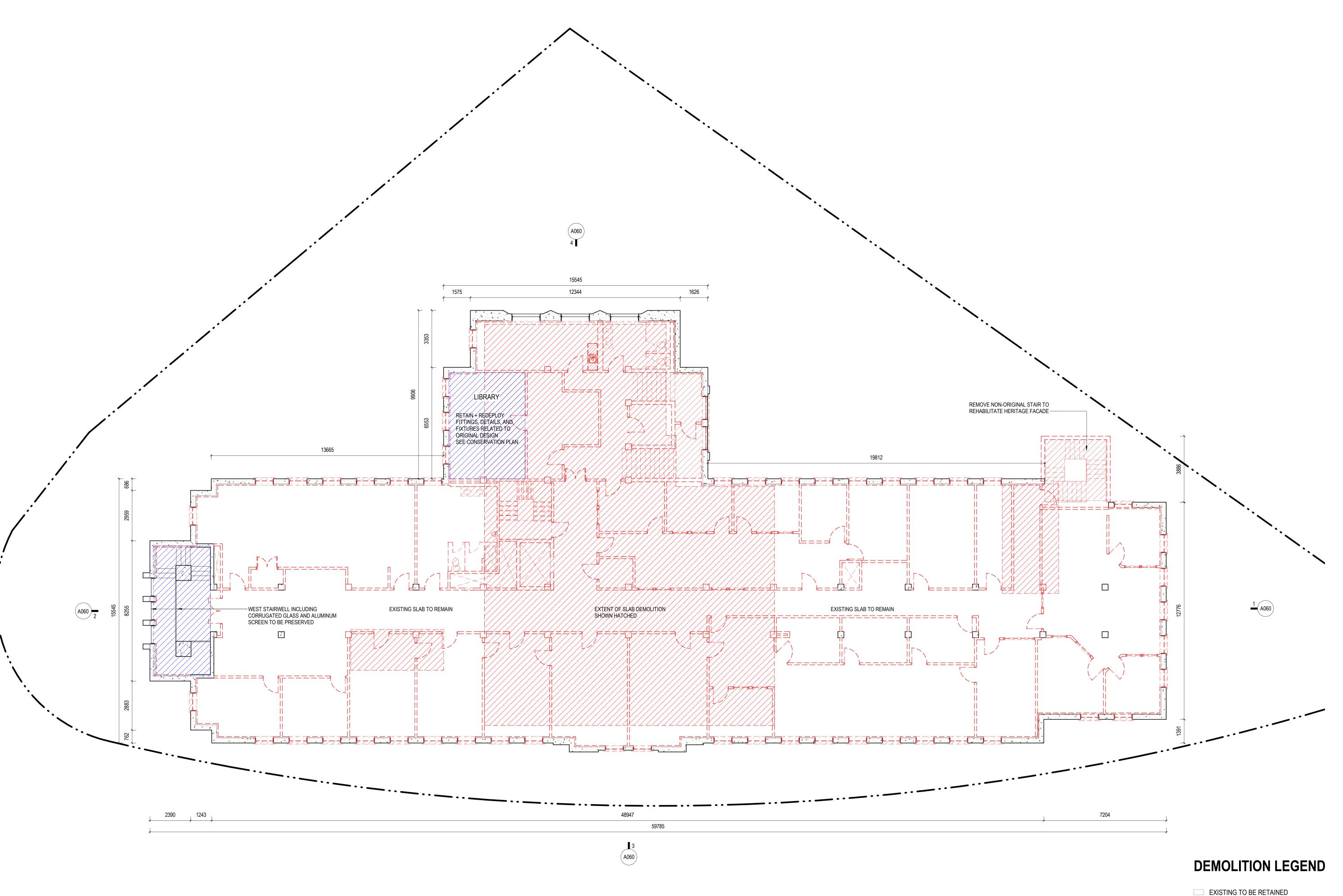
780 Blanshard Street, Victoria, BC

2019-039

EXISTING TO BE REMOVED

EXISTING TO BE PRESERVED, REHABILITATED, OR SALVAGED + REUSED

LEVEL 3 -**DEMOLITION/RETENTION PLAN** SCALE 1:100



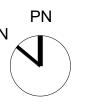




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| | 3 | 2022-06-21 | REZONING APPLICATION |
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780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

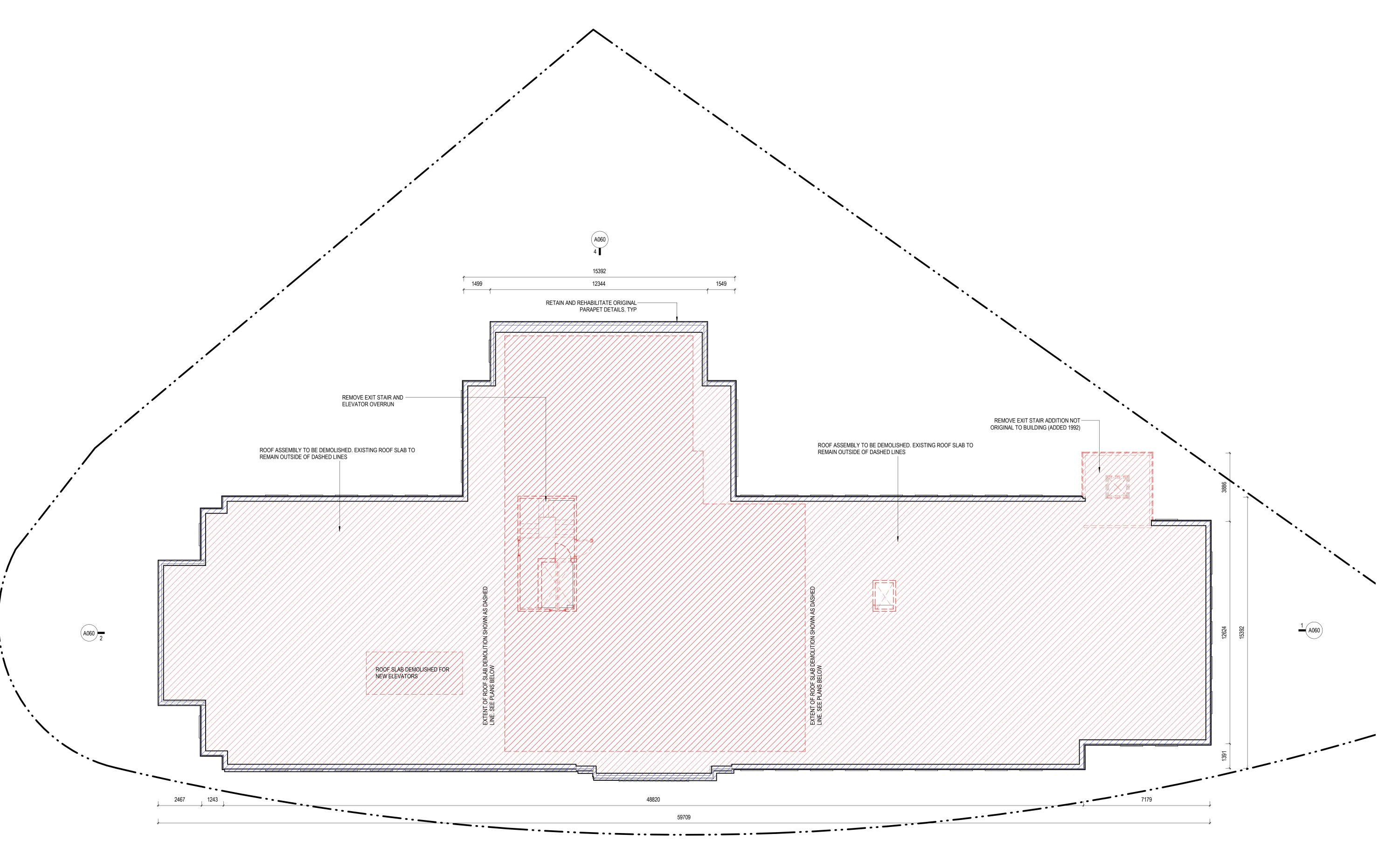
2019-039

EXISTING AREA TO BE REMOVED

EXISTING TO BE PRESERVED, REHABILITATED, OR SALVAGED + REUSED

EXISTING TO BE REMOVED

LEVEL 4 -**DEMOLITION/RETENTION** PLAN SCALE 1:100



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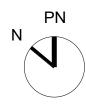


2022-06-2

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| 3 | 2022-06-21 | REZONING APPLICATION |
| | | |



780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

DEMOLITION LEGEND

EXISTING TO BE PRESERVED, REHABILITATED, OR SALVAGED + REUSED

EXISTING TO BE RETAINED

☐ ☐ EXISTING TO BE REMOVED

EXISTING AREA TO BE REMOVED

LEVEL 5 - ROOF
DEMOLITION/RETENTION
PLAN
SCALE 1:100



4 Demolition Elevation - North (Blanshard St. + Burdett Ave.)

A060 1:150

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2022-06

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DATE DESCRIPTION

1 2022-02-24 REZONING PRE-APPLICATION
2 2022-06-01 OPEN HOUSE PROGRESS SET
3 2022-06-21 REZONING APPLICATION

780 Blanshard Street, Victoria, BC 2019-039

780 Blanshard -

DEMOLITION/RETENTION ELEVATIONS

Rehabilitation + Addition

SCALE As indicated

A060

DEMOLITION LEGEND

EXISTING TO BE RETAINED

EXISTING AREA TO BE REMOVED

□ □ EXISTING TO BE REMOVED

EXISTING TO BE PRESERVED, REHABILITATED, OR SALVAGED + REUSED







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| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
|---|------------|--------------------------|
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| 3 | 2022-06-21 | REZONING APPLICATION |

POST COMMUNITY CONSULTATION REVISIONS

ADDITIONAL LONG TERM SECURE BICYCLE STORAGE IS PROPOSED, INTEGRATING EXTRA-LARGE SPACES FOR CARGO BIKES AND SIMILAR, AND USING STACKED STORAGE RACKS TO FURTHER INCREASE AVAILABLE STORAGE SPACE.

AS AN ADDITIONAL TRANSPORTATION DEMAND MANAGEMENT MEASURE, A FLEET OF 11 SHARED EBIKES IS PROPOSED FOR THE BUILDING. USE WILL BE SHARED BETWEEN THE

BUILDING RESIDENTS AND HOTEL GUESTS

THE SHORT TERM BICYCLE PARKING HAS BEEN INCREASED TO IMPROVE BIKE PARKING OPTIONS AROUND THE BUILDING AND PARK. AN AREA ALONG FAIRFIELD ROAD HAS ALSO BEEN IDENTIFIED AS A POSSIBLE LOCATION FOR A FUTURE PUBLIC BIKE SHARING STATION.

THE LANDSCAPE DESIGN HAS BEEN REFINED SINCE THE PRE-APPLICATION PHASE, WITH IMPROVED ACCESS AND BETTER

INDOOR-OUTDOOR INTERFACES. AS A RESULT, THE BUILDING GRADES HAVE CHANGED AND THE AVERAGE GRADE RECALCULATED TO BE 0.15M LOWER. THERE IS NO CHANGE TO THE OVERALL SIZE OR MASSING OF THE PROPOSAL.



780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

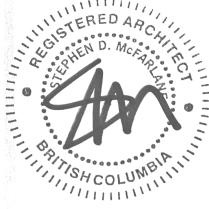
2019-039

LEVEL 1 - FLOOR PLAN

SCALE As indicated







2022-06-2

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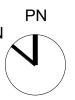


| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
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| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
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DATE DESCRIPTION

POST COMMUNITY CONSULTATION REVISIONS

THE SHORT TERM BICYCLE PARKING HAS BEEN INCREASED TO IMPROVE BIKE PARKING OPTIONS AROUND THE BUILDING AND PARK. AN AREA ALONG FAIRFIELD ROAD HAS ALSO BEEN IDENTIFIED AS A POSSIBLE LOCATION FOR A FUTURE PUBLIC BIKE SHARING STATION.



780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

LEVEL 2 - FLOOR PLAN

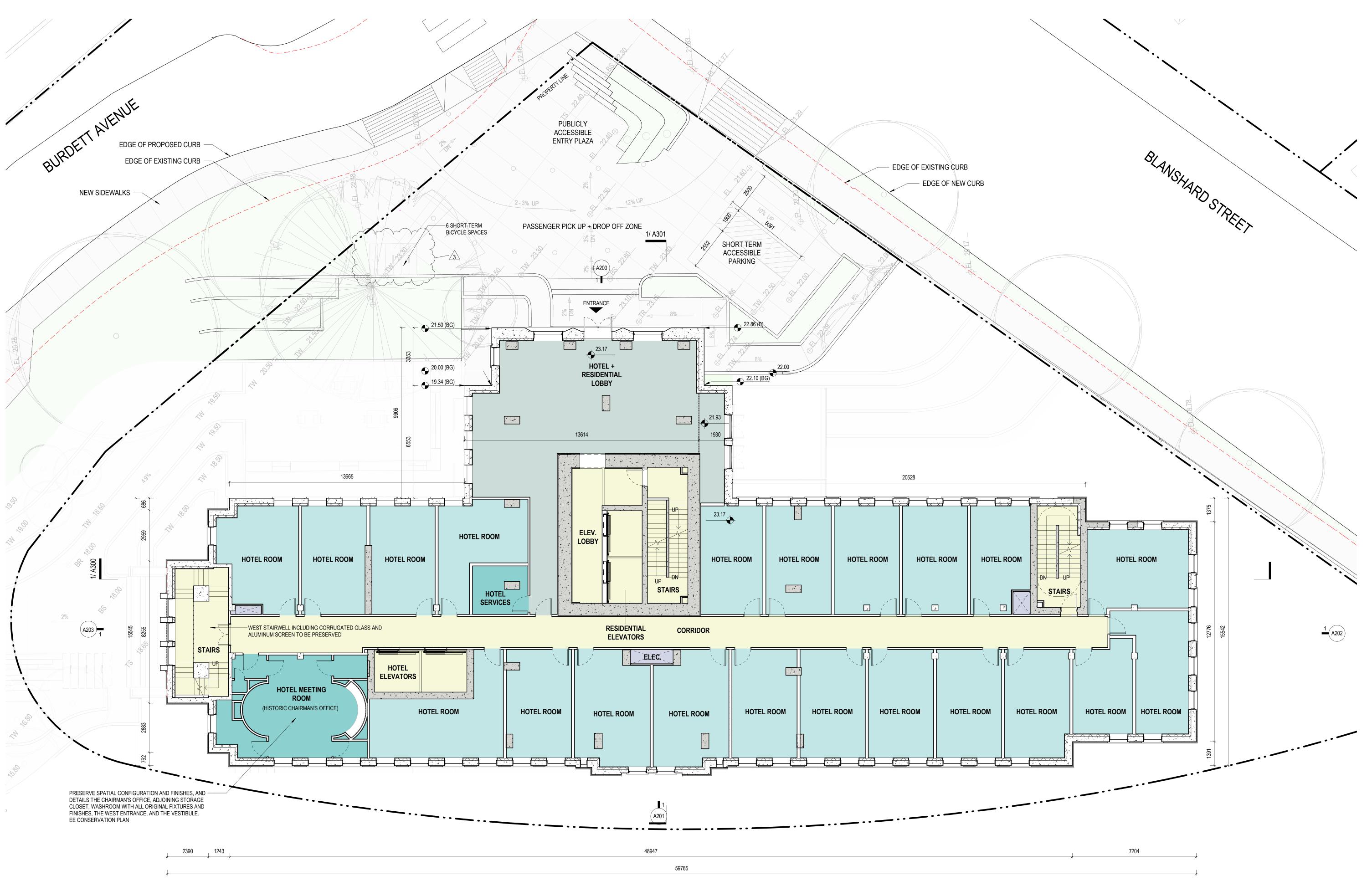
SCALE As indicated

Circulation

Hotel Program

Transit

Hotel Room
Residential
Services
Shared Spaces



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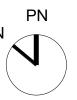
DESCRIPTION

DATE

| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
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| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |
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POST COMMUNITY CONSULTATION REVISIONS

THE SHORT TERM BICYCLE PARKING HAS BEEN INCREASED TO IMPROVE BIKE PARKING OPTIONS AROUND THE BUILDING AND PARK. AN AREA ALONG FAIRFIELD ROAD HAS ALSO BEEN IDENTIFIED AS A POSSIBLE LOCATION FOR A FUTURE PUBLIC BIKE SHARING STATION.



780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

LEVEL 3 - FLOOR PLAN

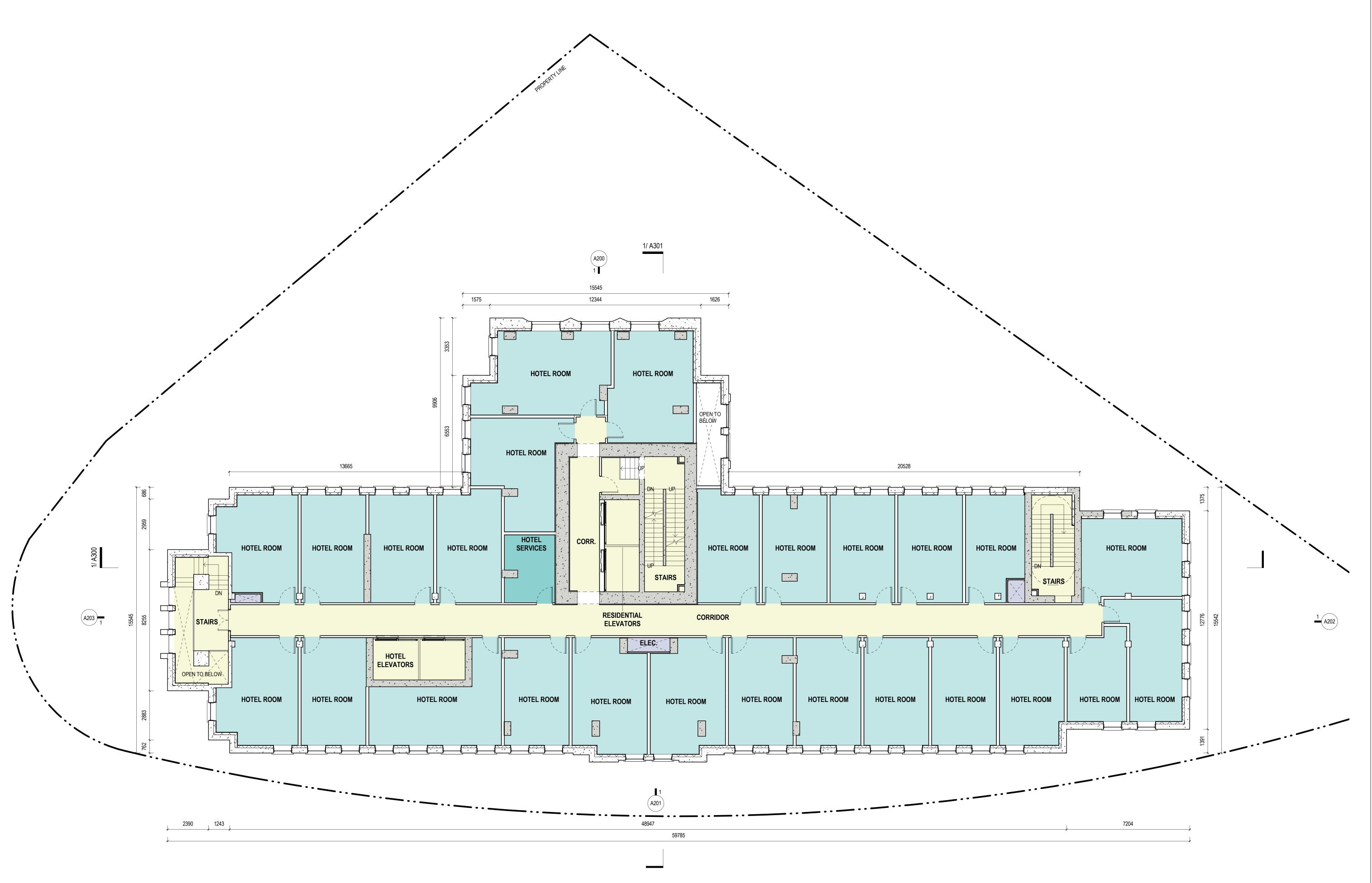
SCALE As indicated

LEGEND

Circulation

Hotel Program

Hotel Room
Residential
Services
Shared Spaces
Transit







2022-06-2

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| 1 2022-02-24 REZONING PRE-APP 2 2022-06-01 OPEN HOUSE PROG | |
|---|----------|
| 2 2022-06-01 OPEN HOUSE PROG | LICATION |
| | RESS SET |
| 3 2022-06-21 REZONING APPLICA | TION |

780 Blanshard -Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

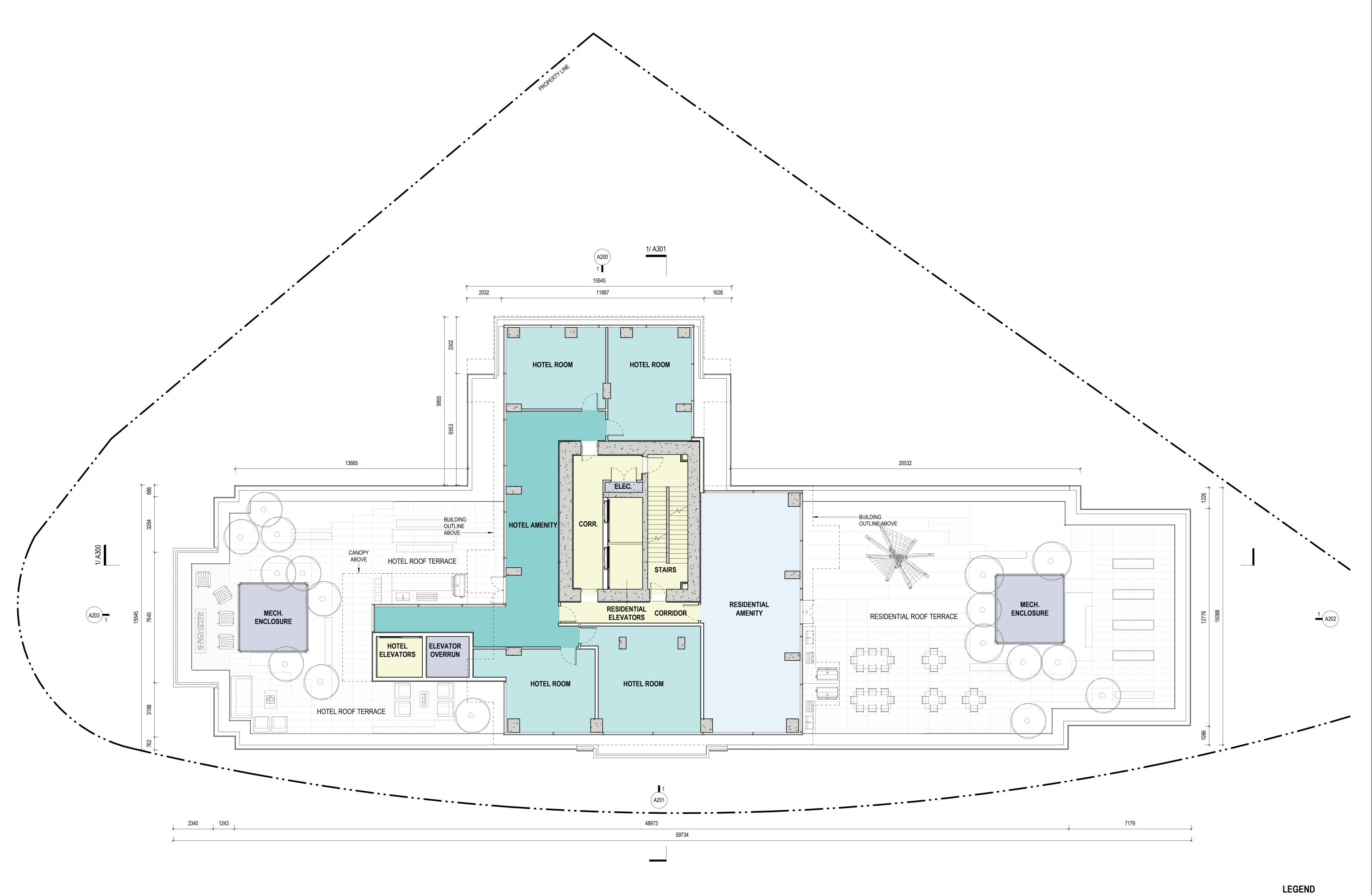
LEGEND

Hotel Room
Residential

Services
Shared Spaces
Transit

LEVEL 4 - FLOOR PLAN

SCALE 1:100





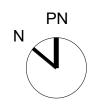


2022-06-2

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| 1 | 2022-02-24 | REZONING PRE-APPLICATION |
|---|------------|--------------------------|
| 2 | 2022-06-01 | OPEN HOUSE PROGRESS SET |
| 3 | 2022-06-21 | REZONING APPLICATION |



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LEVEL 5 - FLOOR

SCALE 1:100

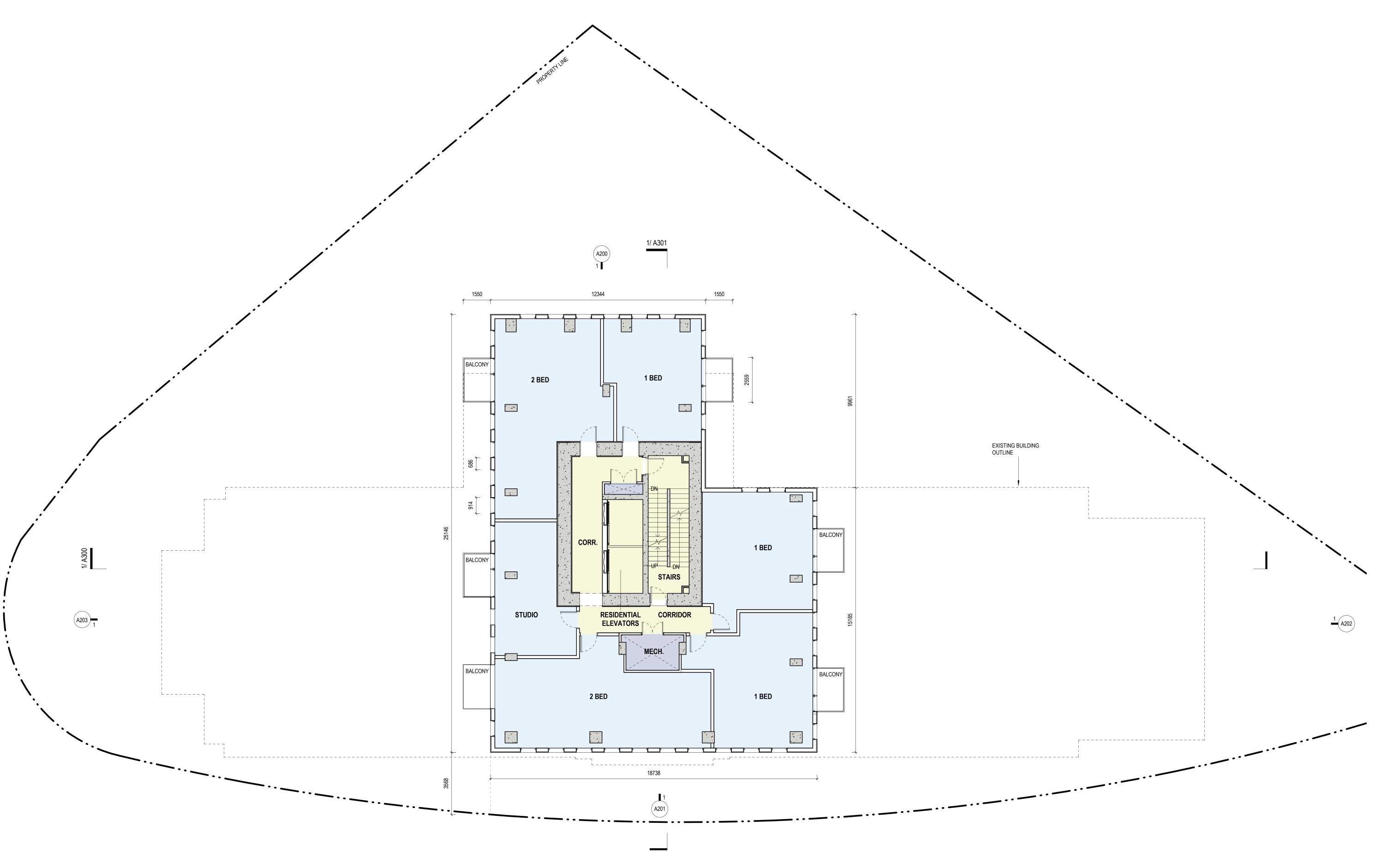
Circulation

Hotel Program

Hotel Room
Residential

Services
Shared Spaces
Transit

PLAN







2022-06-2

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| 3 | 2022-06-21 | REZONING APPLICATION |
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| | # 1 2 3 | 1 2022-02-24 2 2022-06-01 |



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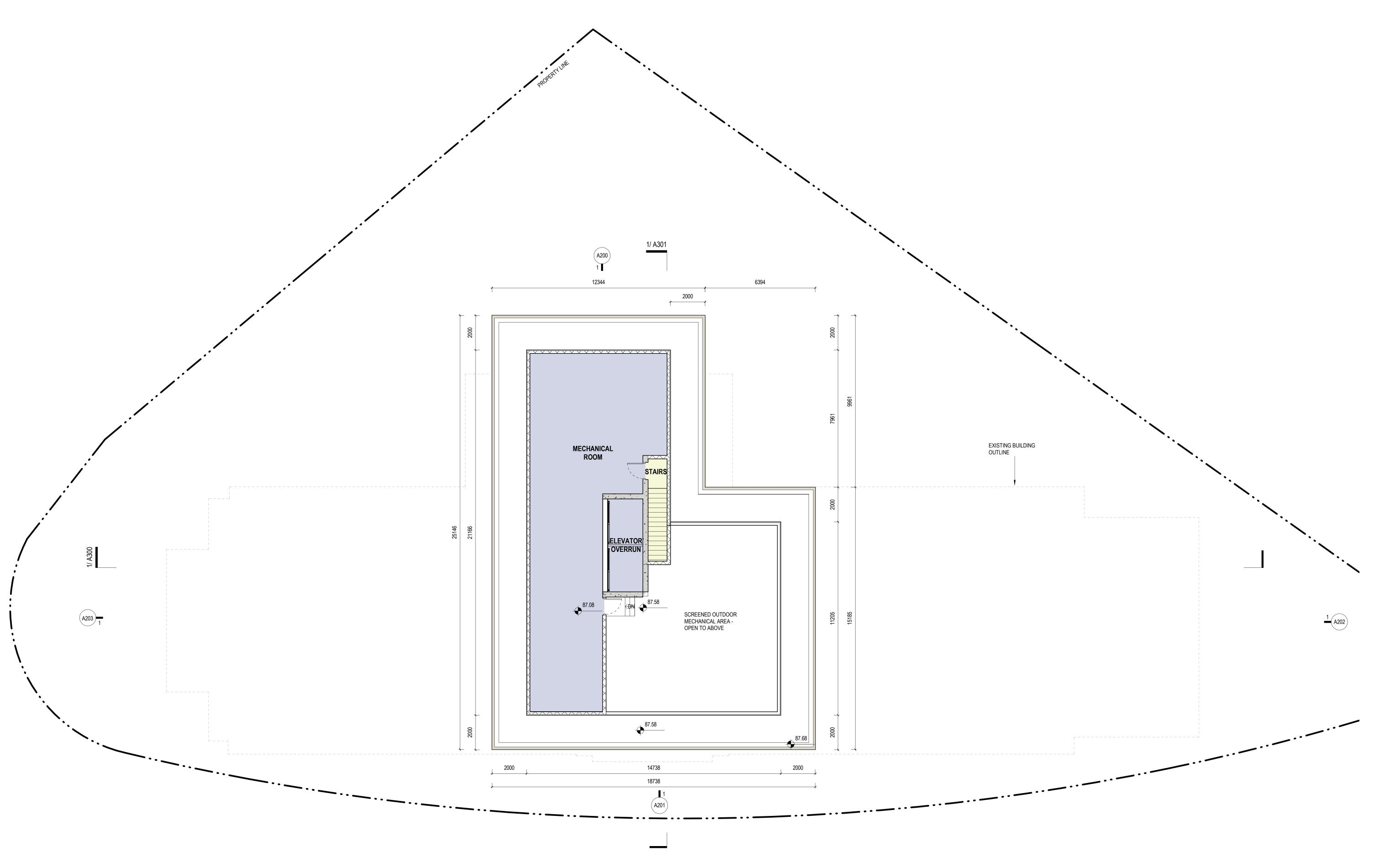
LEVEL 6-22 FLOOR PLAN

SCALE 1:100

LEGEND

Hotel Room
Residential

Services
Shared Spaces
Transit







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| 3 | 2022-06-21 | REZONING APPLICATION |



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MECHANICAL ROOFTOP PLAN

SCALE 1:100

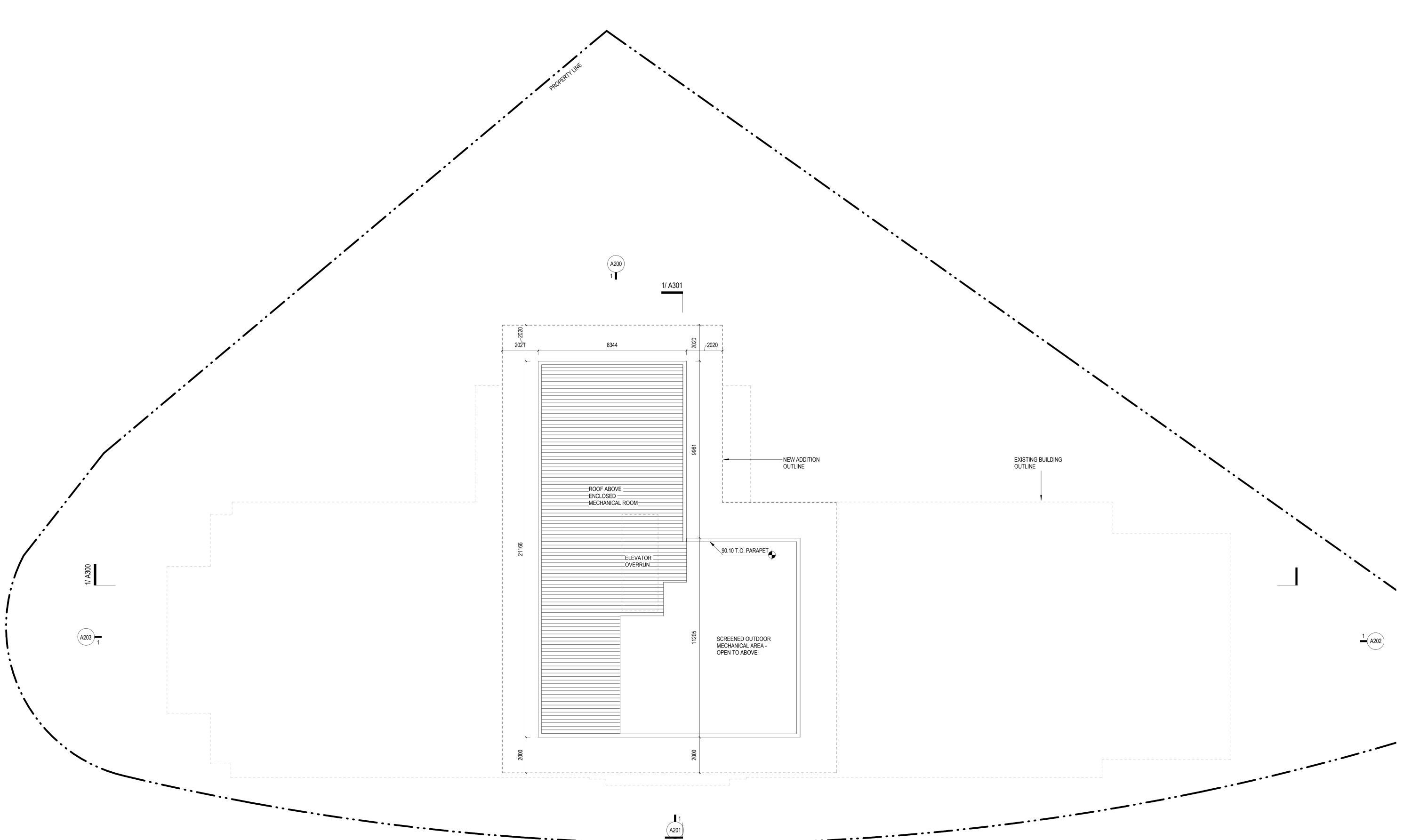
LEGEND

Circulation

Hotel Program

Hotel Room
Residential

Services
Shared Spaces
Transit







2022-06-2

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| | 3 | 2022-06-21 | REZONING APPLICATION |
| | | | |

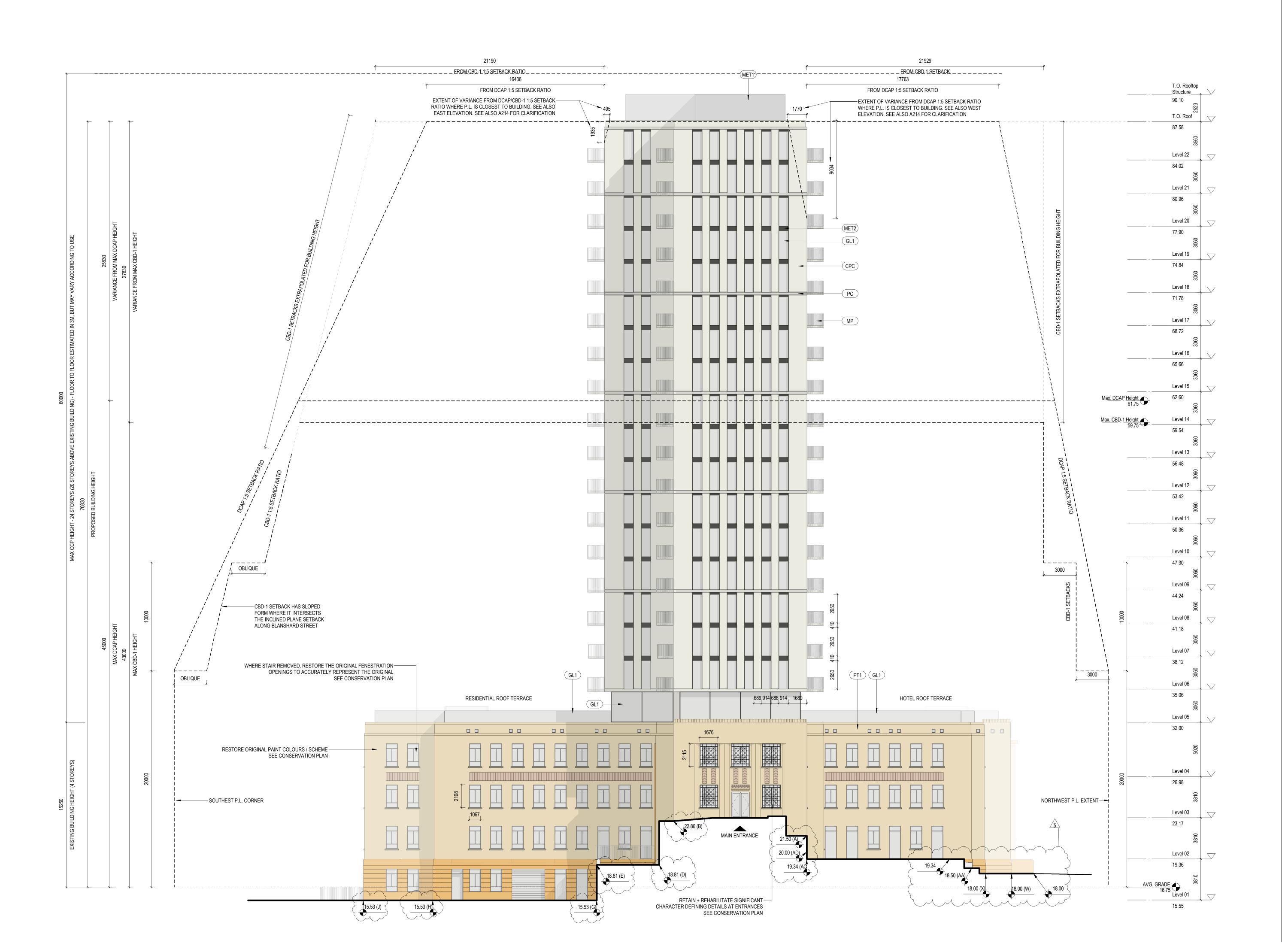
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ROOF PLAN

SCALE 1:100







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DESCRIPTION

2022-02-24 REZONING PRE-APPLICATION
2022-06-01 OPEN HOUSE PROGRESS SET

2022-06-21 REZONING APPLICATION

DATE

POST COMMUNITY CONSULTATION REVISIONS

THE LANDSCAPE DESIGN HAS BEEN REFINED SINCE THE PRE-APPLICATION PHASE, WITH IMPROVED ACCESS AND BETTER INDOOR-OUTDOOR INTERFACES. AS A RESULT, THE BUILDING GRADES HAVE CHANGED AND THE AVERAGE GRADE RECALCULATED TO BE 0.15M LOWER. THERE IS NO CHANGE TO THE OVERALL SIZE OR MASSING OF THE PROPOSAL

TO ACCENTUATE THE DIALOG BETWEEN OLD AND NEW, THE HISTORIC METALWORK DETAILING WILL BE USED AS A POINT OF DEPARTURE FOR A CONTEMPORARY DESIGN FOR THE METAL BALCONY GUARDS

MATERIAL LEGEND

(CPC) CEMENTITIOUS PANEL CLADDING

GL1 CLEAR GLASS

METAL GUARDS - DESIGN TO BE

MP DEVELOPED TO REFERENCE HERITAGE

BUILDING ELEMENTS

MET1 PERFORATED METAL SCREEN

MET2 METAL SPANDREL

PC PRECAST CONCRETE

PAINT - COLORS TO BE DEFINED
ACCORDING TO HERITAGE BUILDING
SCHEME

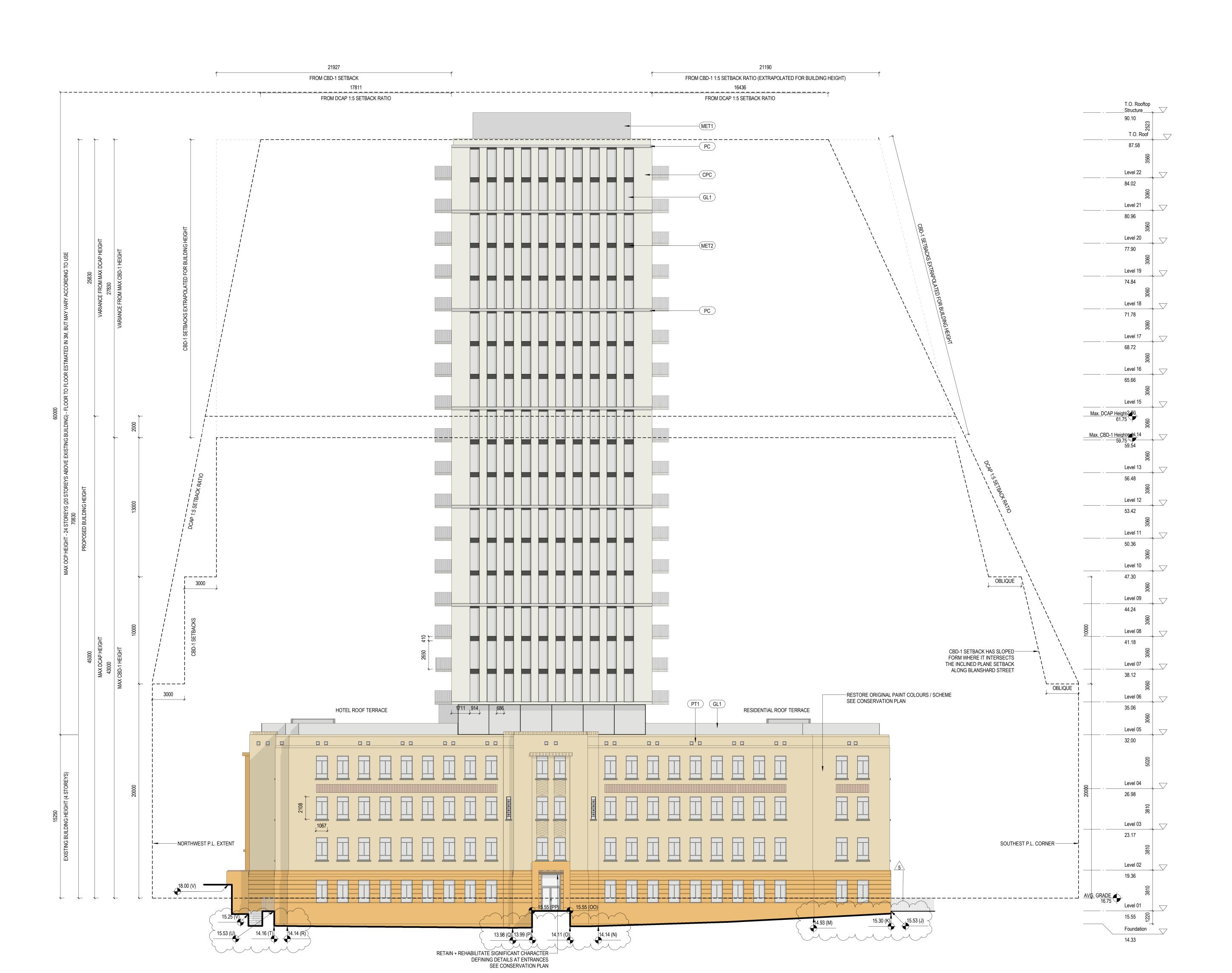
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BUILDING ELEVATION NORTH

SCALE As indicated





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| 3 | 2022-06-21 | REZONING APPLICATION |
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POST COMMUNITY CONSULTATION REVISIONS

THE LANDSCAPE DESIGN HAS BEEN REFINED SINCE THE PRE-APPLICATION PHASE, WITH IMPROVED ACCESS AND BETTER INDOOR-OUTDOOR INTERFACES. AS A RESULT, THE BUILDING GRADES HAVE CHANGED AND THE AVERAGE GRADE RECALCULATED TO BE 0.15M LOWER. THERE IS NO CHANGE TO THE OVERALL SIZE OR MASSING OF THE PROPOSAL

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MATERIAL LEGEND

CPC CEMENTITIOUS PANEL CLADDING

GL1 CLEAR GLASS

METAL GUARDS - DESIGN TO BE

MP DEVELOPED TO REFERENCE HERITAGE
BUILDING ELEMENTS

MET1 PERFORATED METAL SCREEN

(MET2) METAL SPANDREL

DC DDECAST CONCDETE

PC PRECAST CONCRETE

PAINT - COLORS TO BE DEFINED

ACCORDING TO HERITAGE BUILDING

SCHEME

780 Blanshard - Rehabilitation + Addition

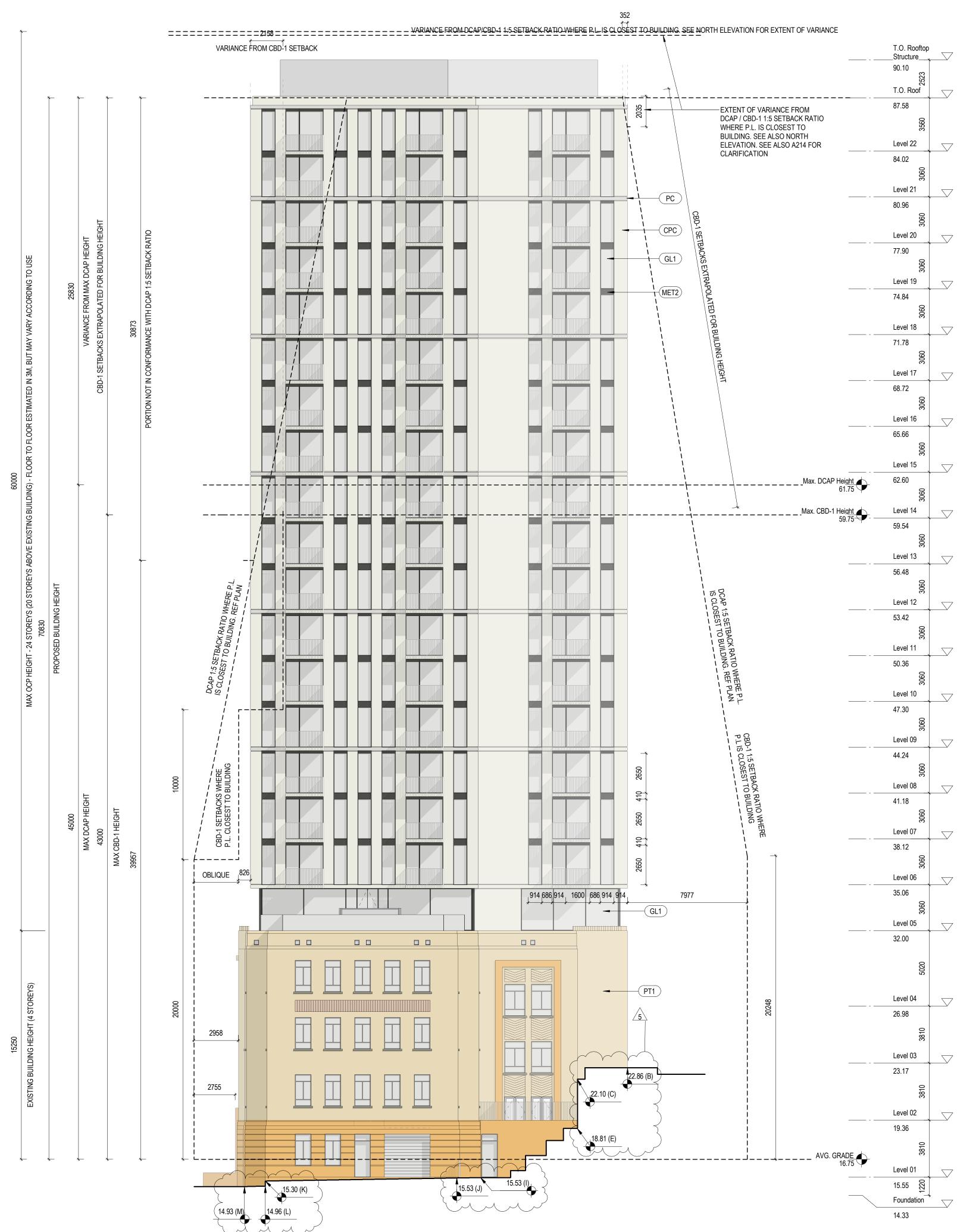
780 Blanshard Street, Victoria, BC

2019-039

BUILDING ELEVATION SOUTH

SCALE As indicated

VARIANCE FROM DCAP 1.5 SETBACK RATIO WHERE P.L. IS CLOSEST TO BUILDING





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| 1 2022-02-24 REZONING PRE-APPLICAT | | | |
|------------------------------------|---|------------|-----------------------|
| 2 2022-06-01 OPEN HOUSE PROGRESS | # | DATE | DESCRIPTION |
| | 1 | 2022-02-24 | REZONING PRE-APPLICAT |
| 3 2022-06-21 REZONING APPLICATION | 2 | 2022-06-01 | OPEN HOUSE PROGRESS |
| | 3 | 2022-06-21 | REZONING APPLICATION |

POST COMMUNITY CONSULTATION REVISIONS

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MATERIAL LEGEND

CPC CEMENTITIOUS PANEL CLADDING

METAL GUARDS - DESIGN TO BE
DEVELOPED TO REFERENCE HERITAGE
BUILDING ELEMENTS

MET1 PERFORATED METAL SCREEN

MET2 METAL SPANDREL

PC PRECAST CONCRETE

PAINT - COLORS TO BE DEFINED
ACCORDING TO HERITAGE BUILDING
SCHEME

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC

2019-039

BUILDING EAST ELEVATION

SCALE As indicated

VARIANCE FROM DCAP 1:5 SETBACK RATIO WHERE P.L. IS CLOSEST TO BUILDING VARIANCE FROM DCAP 1:5 SETBACK RATIO WHERE P.L. IS CLOSEST TO BUILDING. SEE NORTH ELEVATION FOR EXTENT OF VARIANCE VARIANCE FROM CBD-1 SETBACK WHERE P.L. IS CLOSEST TO BUILDING TO CDB-1 SETBACK WHERE P.L. IS CLOSEST TO BUILDING 2453 ______ __Structure____ T.O. Roof Level 22 Level 21 80.96 Level 20 Level 19 Level 18 71.78 Level 17 68.72 Level 16 Level 15 Level 14 Level 13 Level 12 53.42 Level 11 50.36 Level 10 47.30 OBLIQUE Level 09 44.24 Level 08 Level 07 38.12 L-----⊢---OBLIQUE Level 06 35.06 6836 914,686,914, 1600,686, 3568 Level 05 32.00 Level 04 26.98 I RESTORE ORIGINAL PAINT— COLOURS / SCHEME SEE CONSERVATION PLAN Level 03 23.17 21.50 (A) Level 02 20.00 (AD) 19.36 18.00 (Y) 18.00 (W) AVG. GRADE 16.75 Level 01 15.53 (U) 15.55 25 RETAIN + REHABILITATE SIGNIFICANT CHARACTER -DEFINING DETAILS AT ENTRANCES Foundation SEE CONSERVATION PLAN



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2022-06

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POST COMMUNITY CONSULTATION REVISIONS

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MATERIAL LEGEND

(CPC) CEMENTITIOUS PANEL CLADDING

METAL GUARDS - DESIGN TO BE
DEVELOPED TO REFERENCE HERITAGE
BUILDING ELEMENTS

MET1 PERFORATED METAL SCREEN

MET2) METAL SPANDREL

MET2 METAL SPANDREL

PC PRECAST CONCRETE

PAINT - COLORS TO BE DEFINED
ACCORDING TO HERITAGE BUILDING
SCHEME

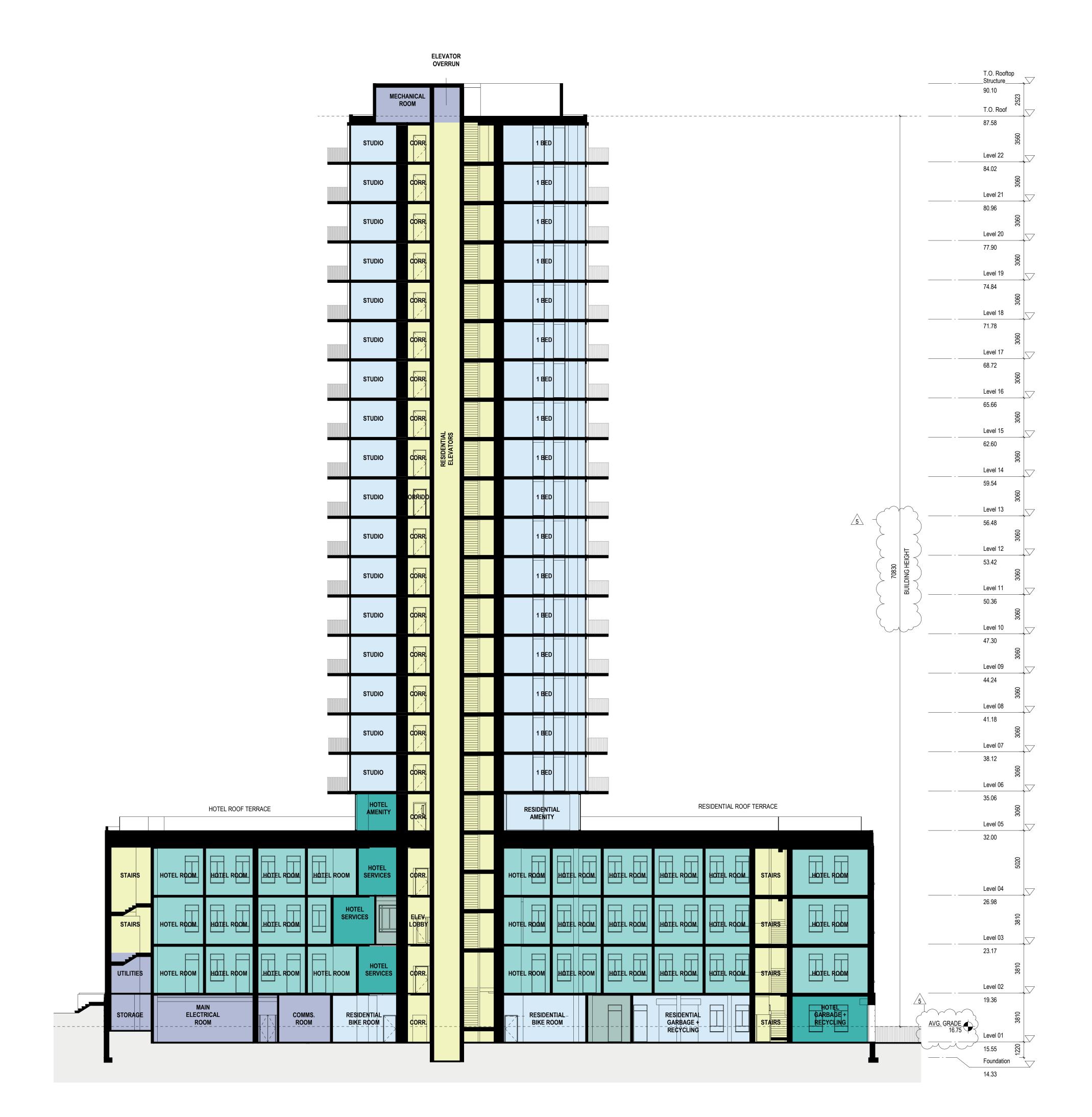
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2019-039

BUILDING WEST ELEVATION

SCALE As indicated







2022-06

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| 3 2022-06-21 REZONING APPLICATION | 2 | 2022-06-01 | OPEN HOUSE PROGRESS SE |
| | 3 | 2022-06-21 | REZONING APPLICATION |
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POST COMMUNITY CONSULTATION REVISIONS

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THE AVERAGE GRADE RECALCULATED TO BE
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OVERALL SIZE OR MASSING OF THE PROPOSAL.

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780 Blanshard Street, Victoria, BC 2019-039

LONGITUDINAL SECTION

SCALE As indicated

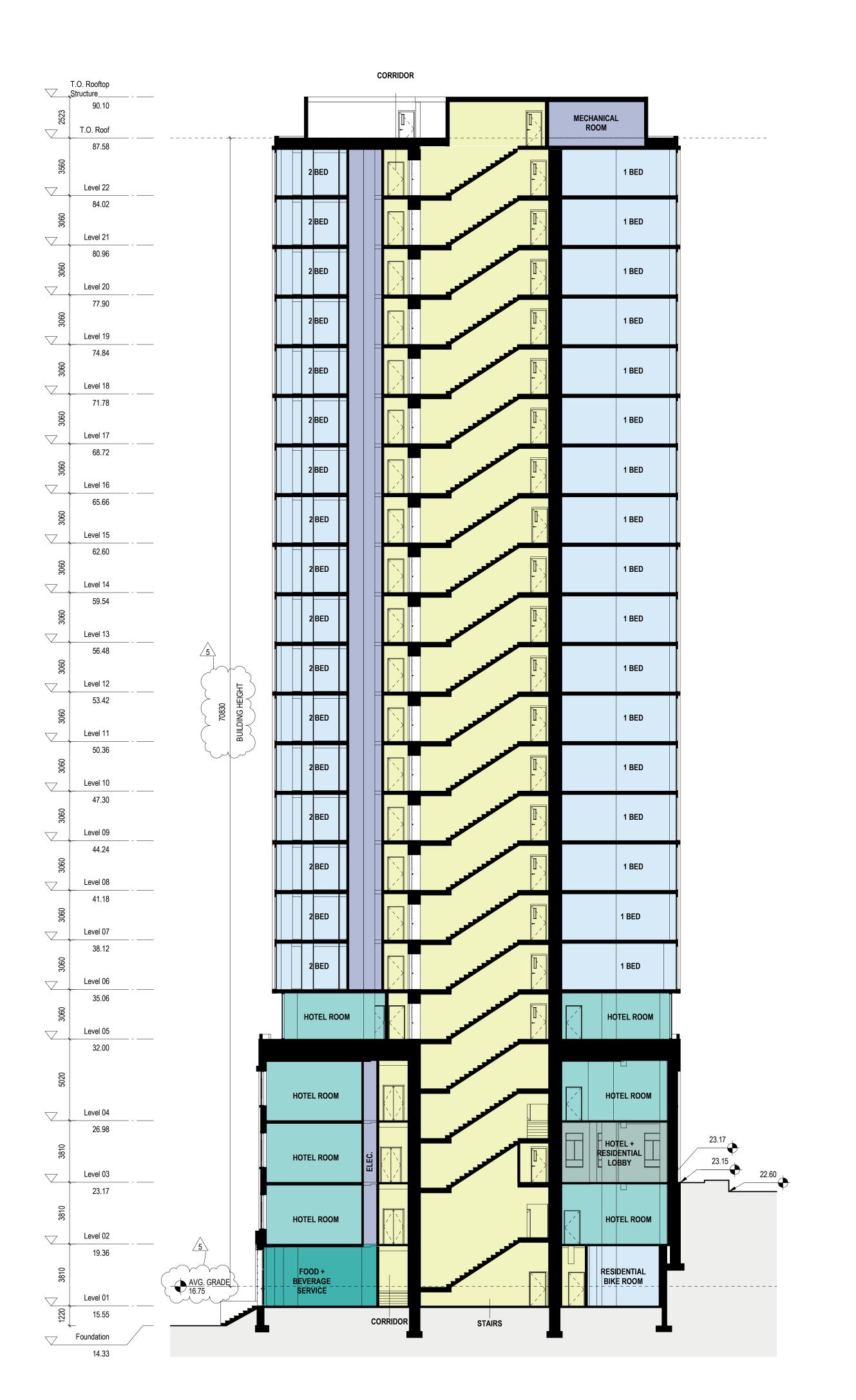
LEGEND

Circulation

Hotel Program

Hotel Room
Residential
Services

Shared Spaces
Transit







2022-06-2

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POST COMMUNITY CONSULTATION REVISIONS

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CROSS SECTIONS

SCALE As indicated

2019-039

LEGEND

Circulation

Hotel Program

Hotel Room

Residential

Shared Spaces

Services

Transit