



A000



1 AERIAL VIEW



2 BLANSARD STREET ENTRY PLAZA



3 PENWILL GREEN PARK

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2022-06-22

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

**780 Blanshard -
Rehabilitation + Addition**

780 Blanshard Street, Victoria, BC

2019-039

3D VIEWS

SCALE 1:1

A001

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

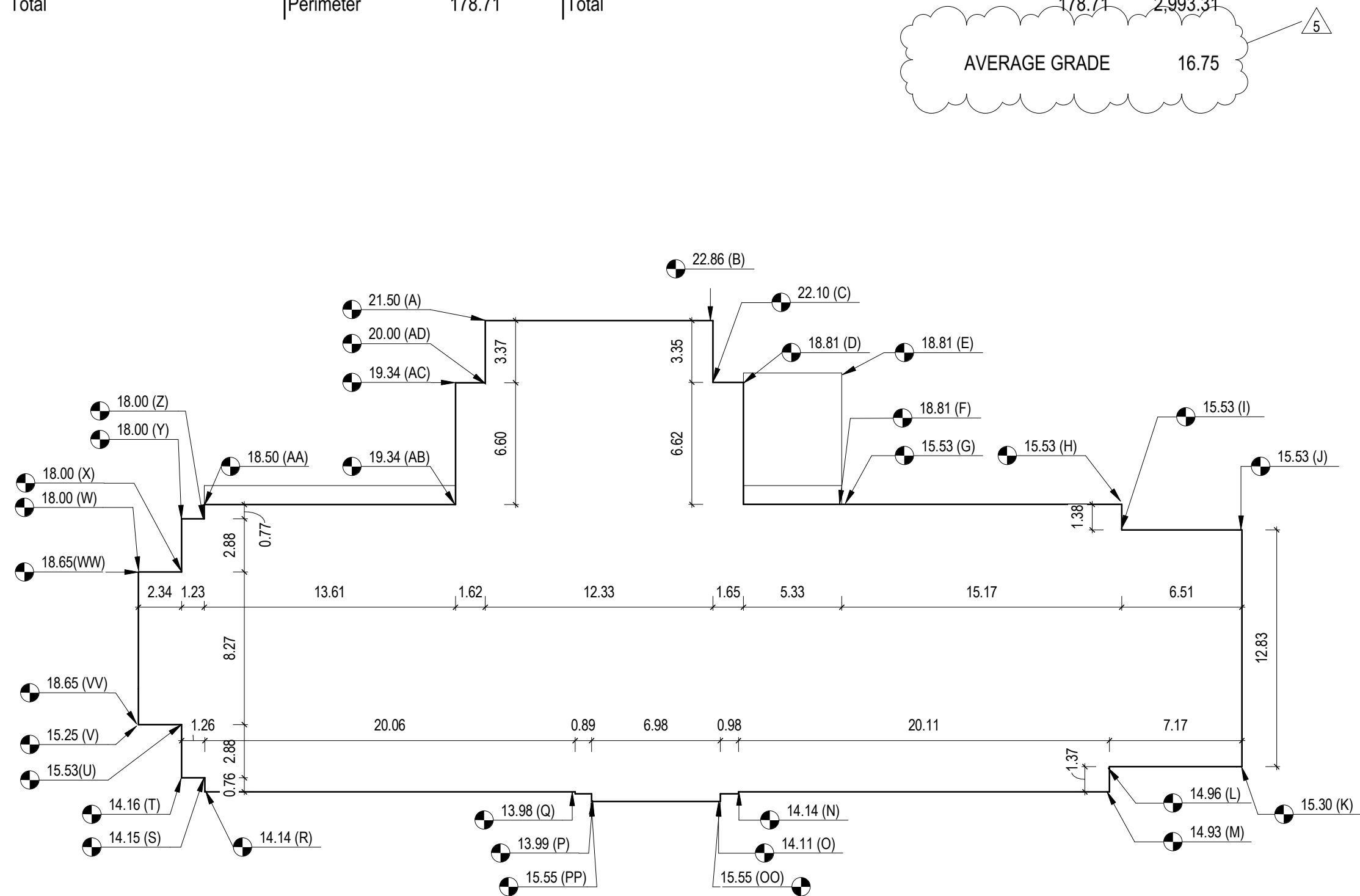
Number of Exits Required	2	3.4.2.1	
Separation of Exits (Min.)	One half of diagonal floor area, but need not be more than 9 m	3.4.2.3	All floor areas served by public corridors
Maximum Travel Distance Allowed	45 m	3.4.2.5	Measured from suite egress door into public corridor (3.4.2.4)

FIRE RESISTANCE RATINGS

Floor Assemblies	2 h	3.2.2.47	
Roofs	N/A	3.2.2.47	
Occupied Roofs	2 h	3.2.2.13	
Mezzanines	1 h	3.2.2.47	
Exits	2 h	3.4.4.1	
Between Suites	1 h	3.3.1.1, 3.3.4.2	
Between Suites and Public Corridors	1 h	3.3.4.2, 3.2.6.5	Elevator access directly to corridor
Elevator Hoistways	2 h	3.5.3.1	
Service Spaces Containing Emergency Equipment	1 h	3.2.7.10	
Rooms Containing Fire Alarm Equipment	1 h	3.2.7.10	
Generator Room and Fuel Tank	2 h	3.6.2.8	
Electrical Equipment Room (sprinklered)	1 h	3.6.2.1	
Electrical Equipment Vault (unsprinklered)	2h	NFPA 13	
Vertical Service Spaces	1 h	3.6.3.1	

AVERAGE GRADE CALCULATION

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



1 Building Grades

A003 1 : 250



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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.

**780 Blanshard -
Rehabilitation + Addition**

780 Blanshard Street, Victoria, BC

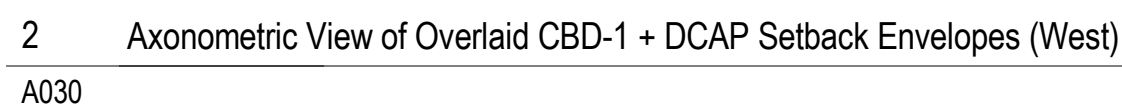
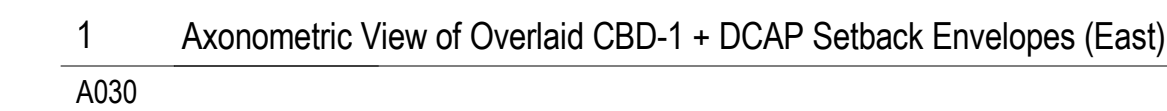
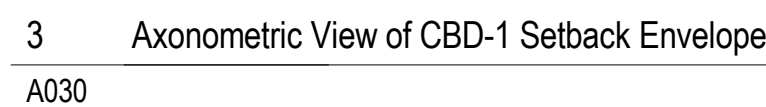
2019-039

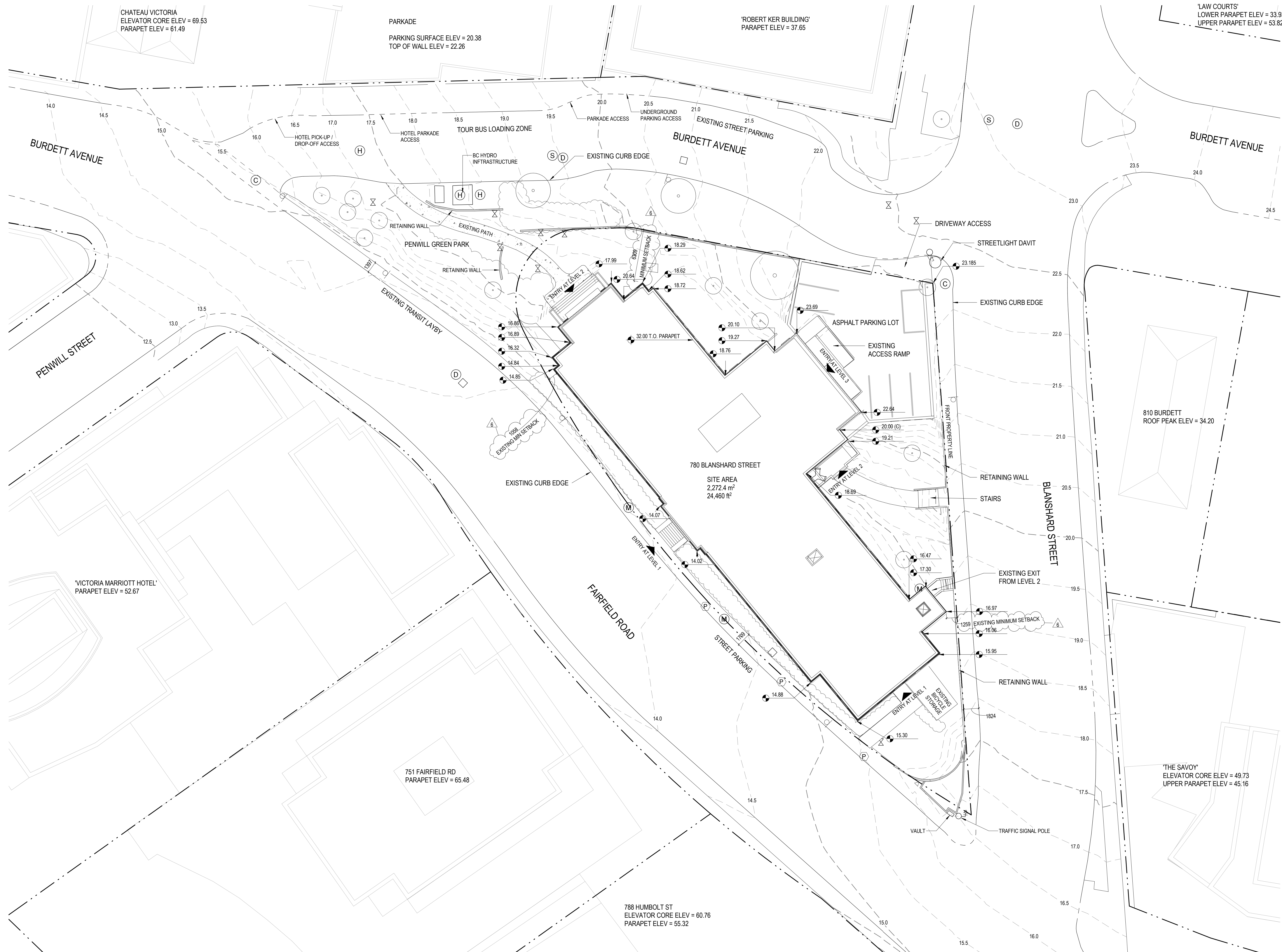
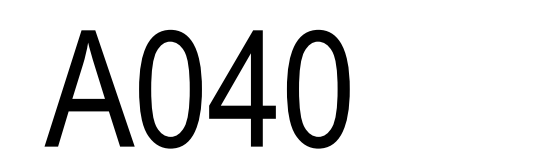
PROJECT DATA

SCALE As indicated

A003







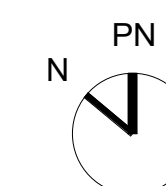


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Rehabilitation + Addition**

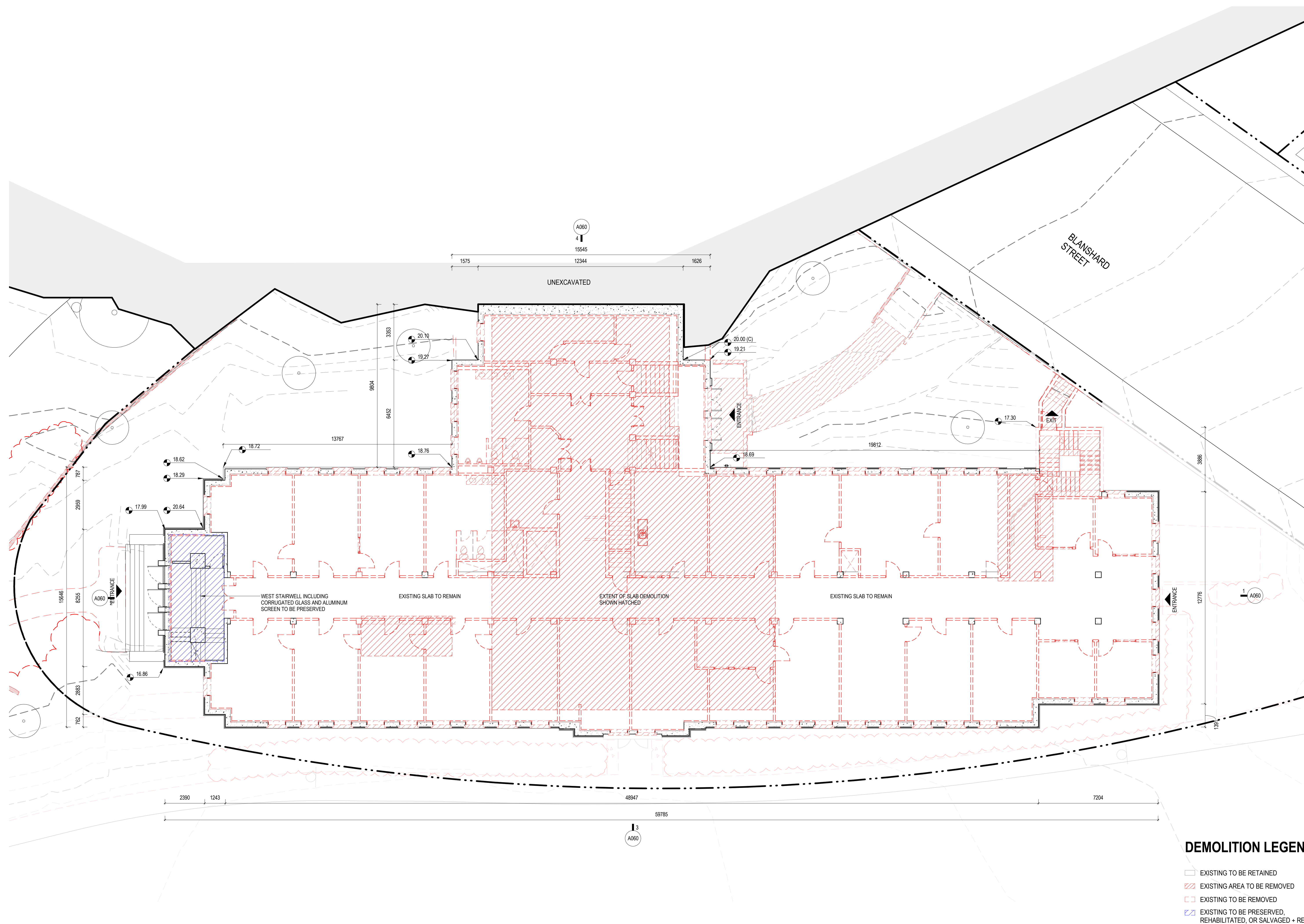
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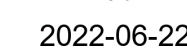
2019-039

LEVEL 2 - DEMOLITION/RETENTION PLAN

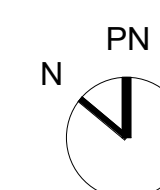
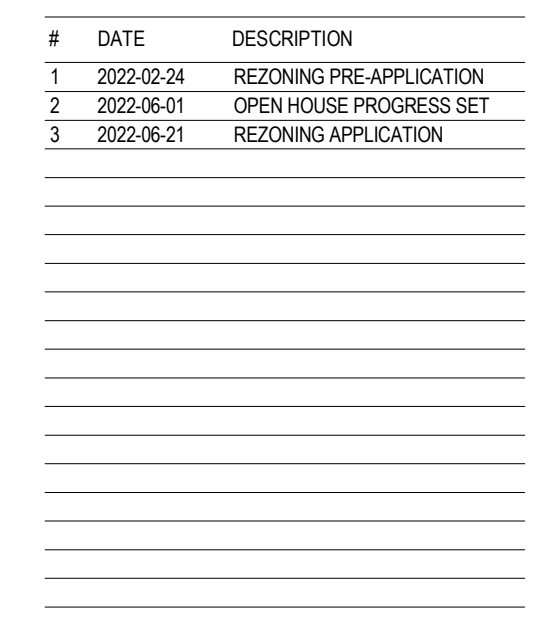
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A051





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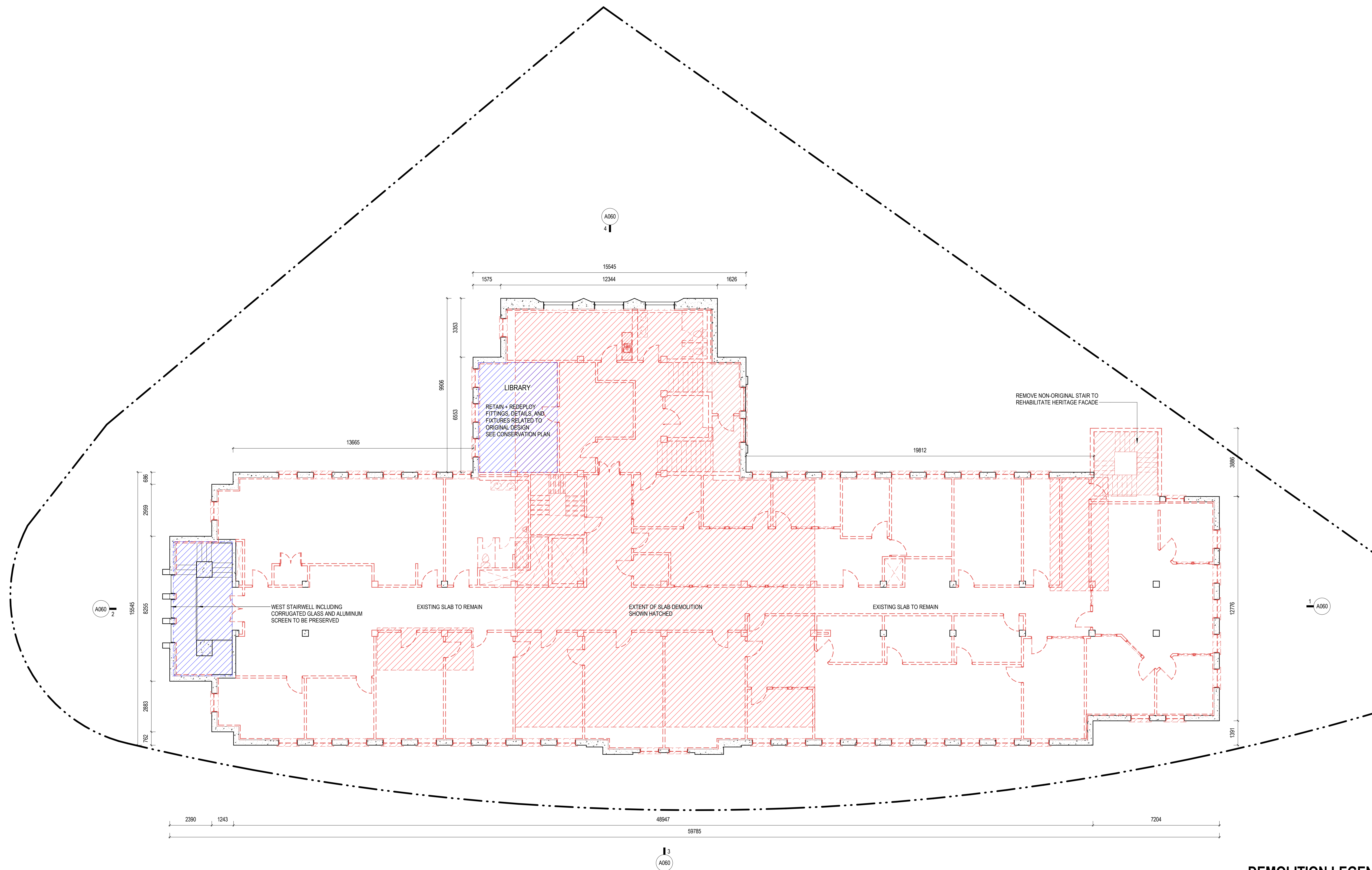


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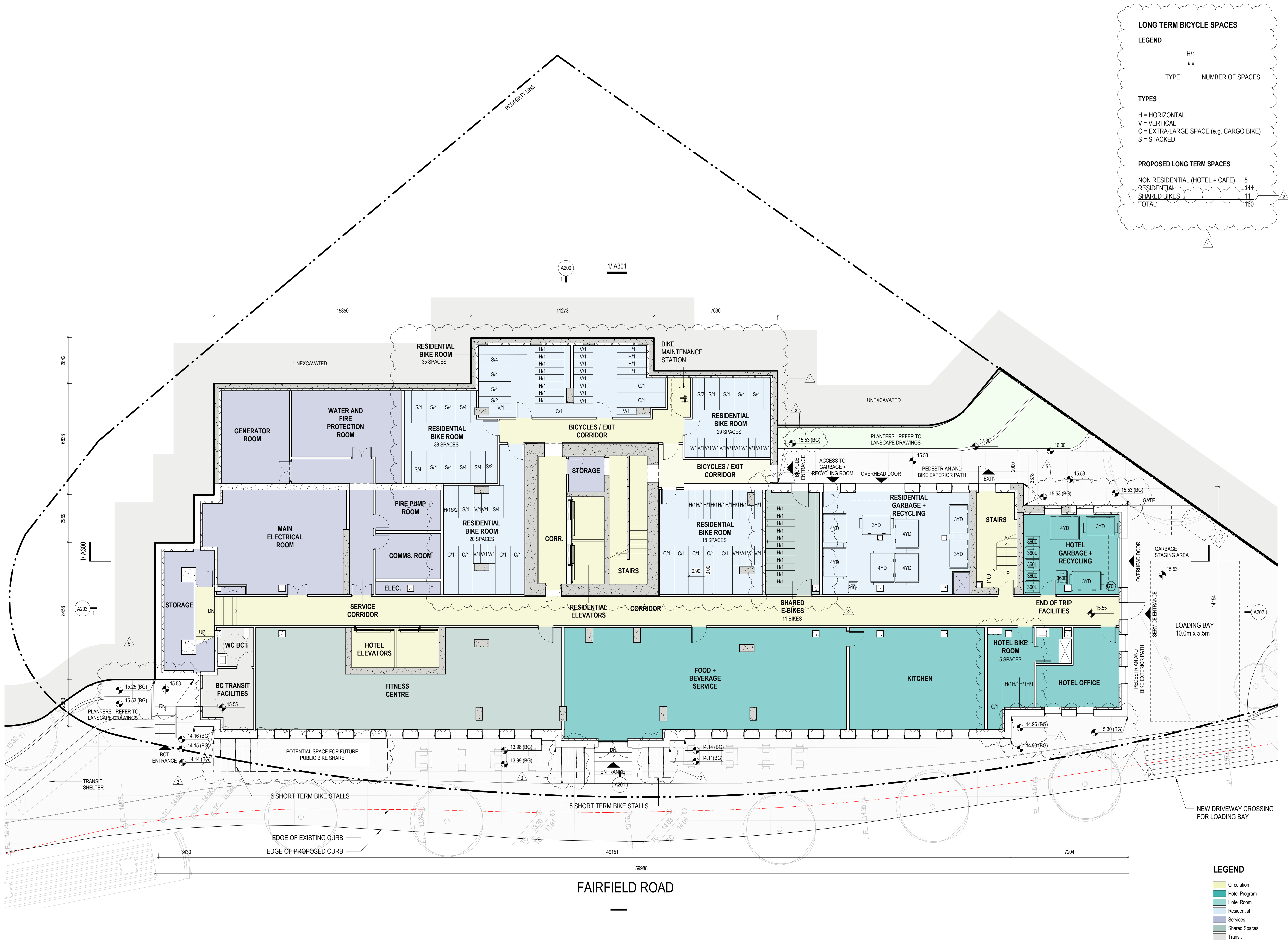
SCALE 1 : 100

A053



DEMOLITION LEGEND

-  EXISTING TO BE RETAINED
 EXISTING AREA TO BE REMOVED
 EXISTING TO BE REMOVED
 EXISTING TO BE PRESERVED, REHABILITATED, OR SALVAGED + REUSED



LONG TERM BICYCLE SPACES

LEGEND

H/1
TYPE NUMBER OF SPACES

TYPES

H = HORIZONTAL
V = VERTICAL
C = EXTRA-LARGE SPACE (e.g. CARGO BIKE)
S = STACKED

PROPOSED LONG TERM SPACES

NON RESIDENTIAL (HOTEL + CAFE)	5
RESIDENTIAL SHARED BIKES	144
TOTAL	149

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REGISTERED ARCHITECT
STEPHEN D. MCFARLANE
BRITISH COLUMBIA

2022-06-22

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RELIANCE
PROPERTIES

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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.

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Rehabilitation + Addition**

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2019-039

**LEVEL 1 - FLOOR
PLAN**

SCALE As indicated

A100

LEGEND

- Circulation
- Hotel Program
- Hotel Room
- Residential
- Services
- Shared Spaces
- Transit

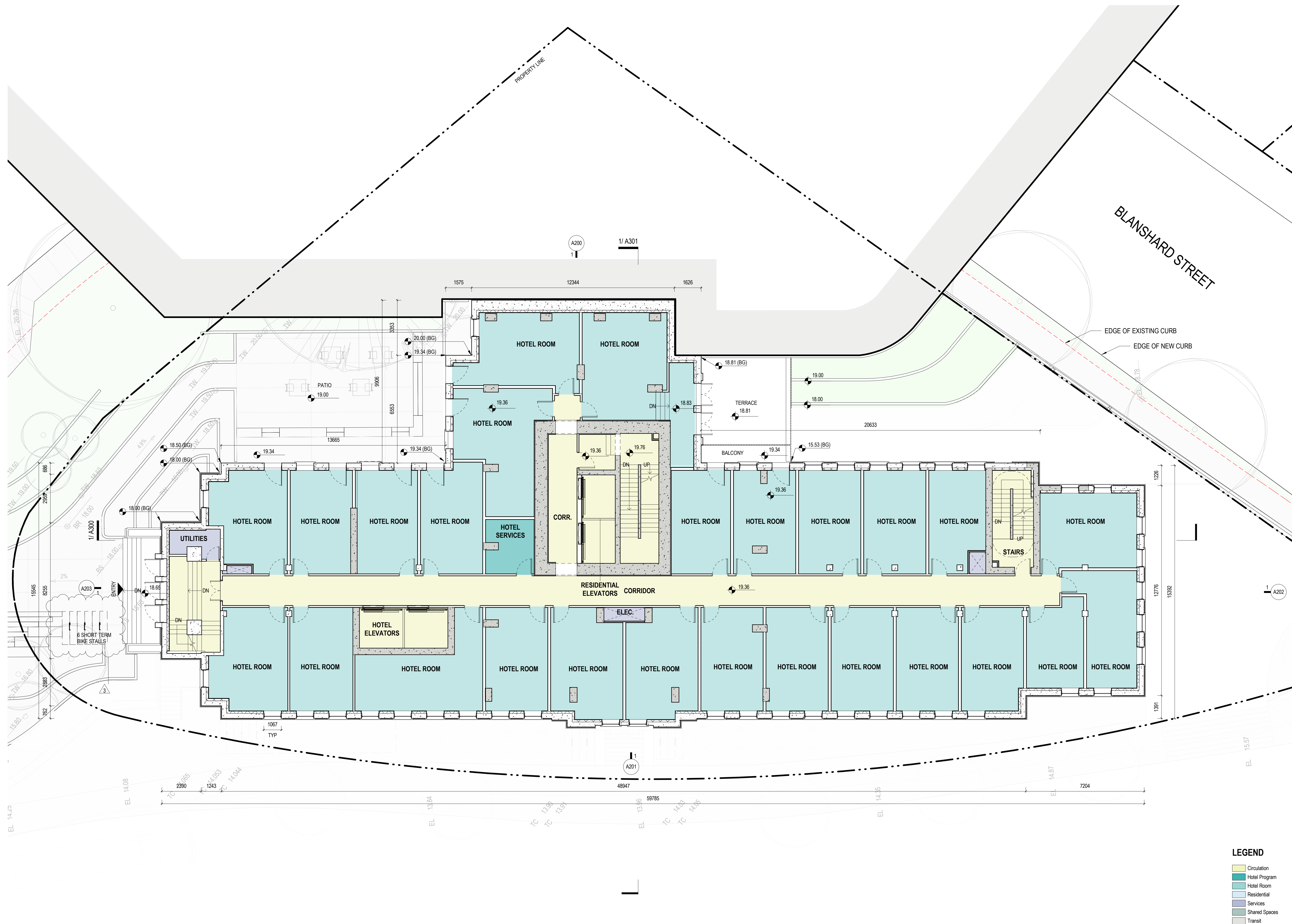
POST COMMUNITY CONSULTATION REVISIONS

3



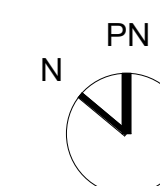
**LEVEL 2 - FLOOR
PLAN**

A101



POST COMMUNITY CONSULTATION REVISIONS

3



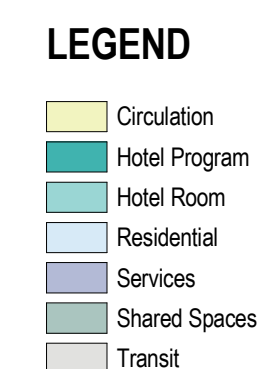
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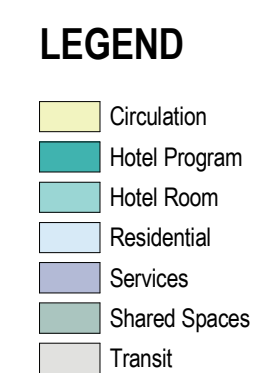
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SCALE As indicated

SCALE As indicated

A102





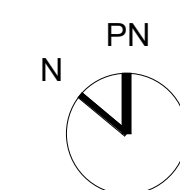
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**LEVEL 4 - FLOOR
PLAN**

SCALE 1 : 100

A103

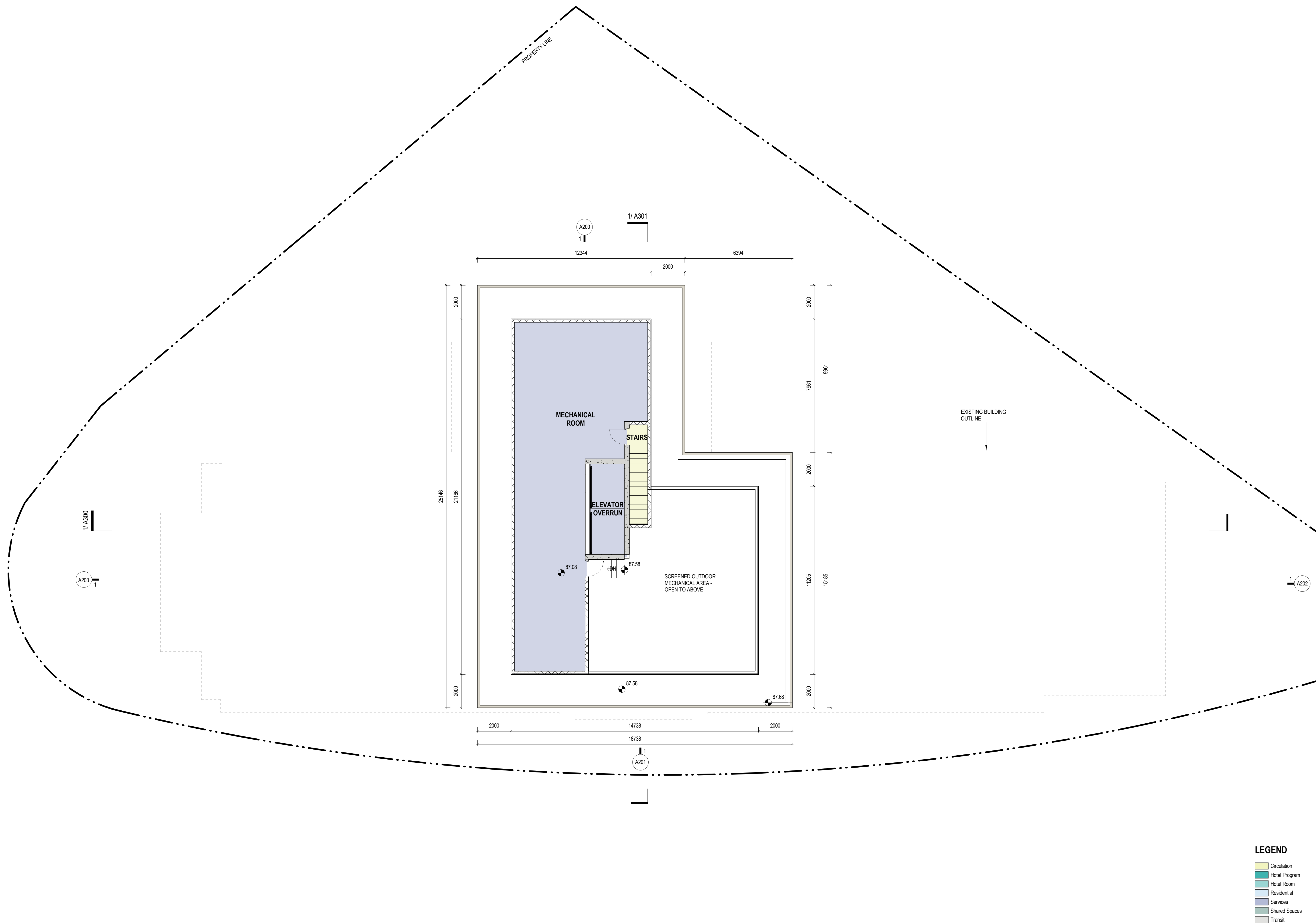
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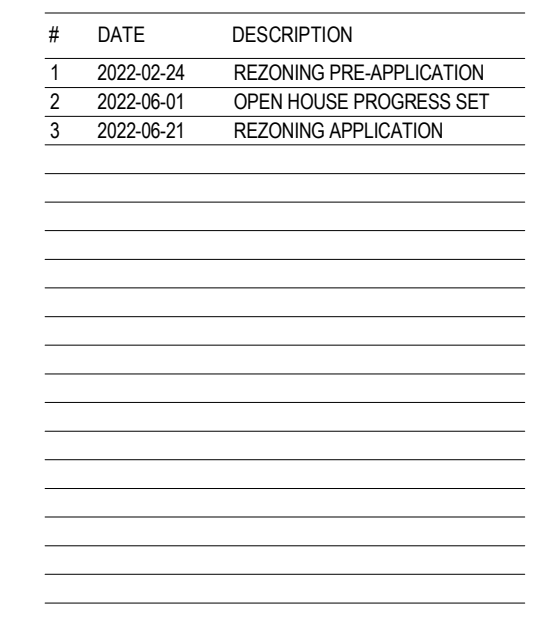
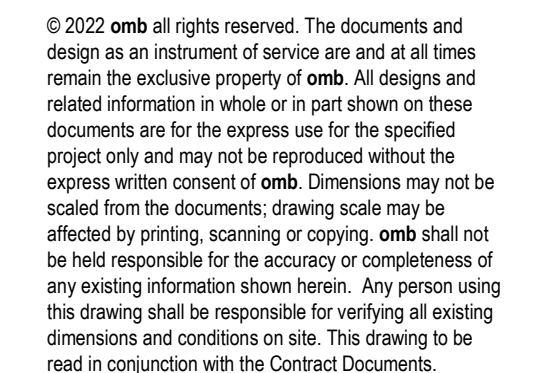
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SCALE 1 : 100

A107





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SCALE 1 : 100



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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
- MP METAL GUARDS - DESIGN TO BE DEVELOPED TO REFERENCE HERITAGE BUILDING ELEMENTS
- MET1 PERFORATED METAL SCREEN
- MET2 METAL SPANDREL
- PC PRECAST CONCRETE
- PC PAINT - COLORS TO BE DEFINED ACCORDING TO HERITAGE BUILDING SCHEME

780 Blanshard - Rehabilitation + Addition

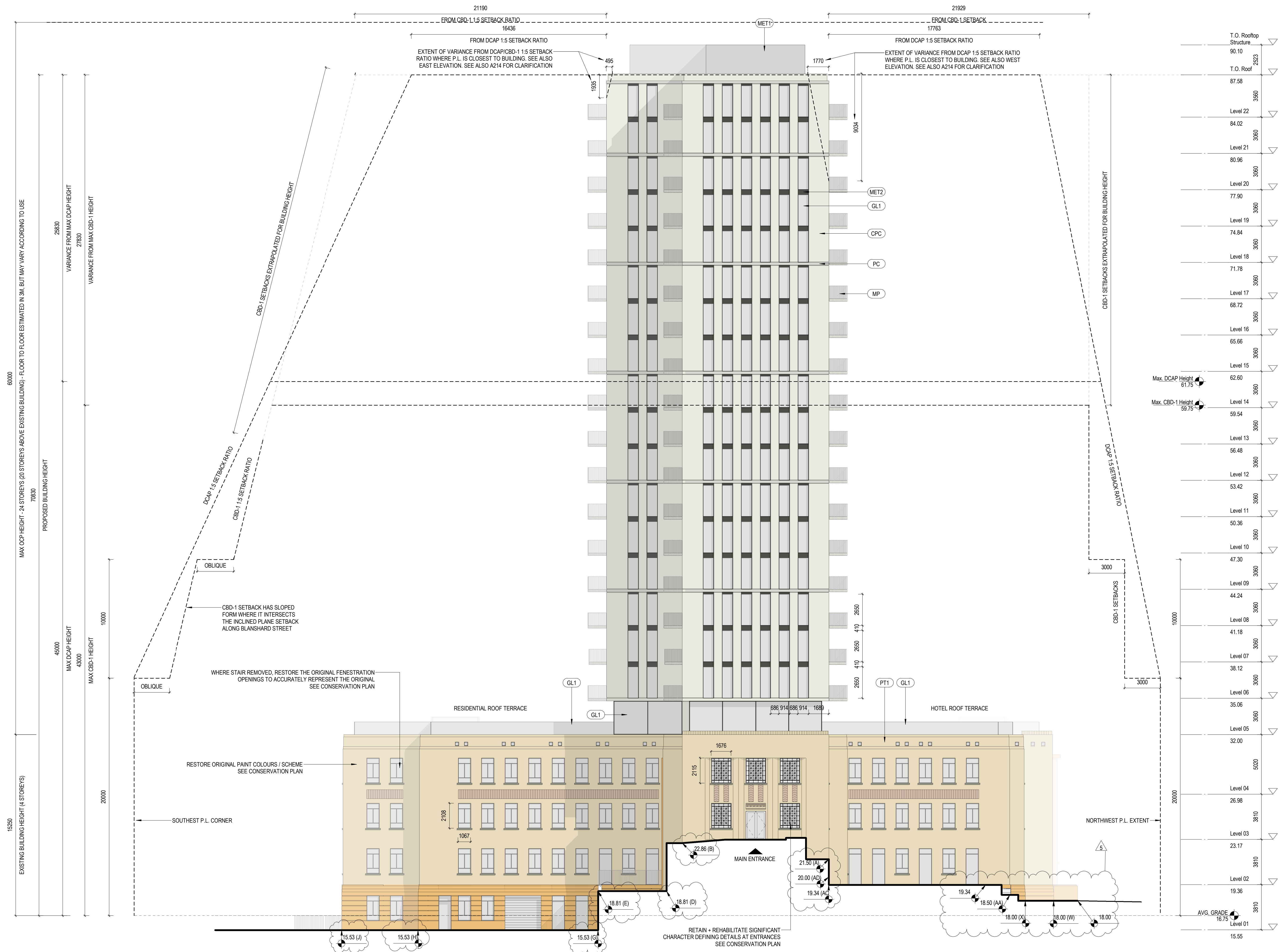
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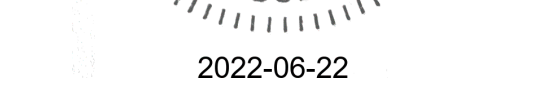
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BUILDING ELEVATION NORTH

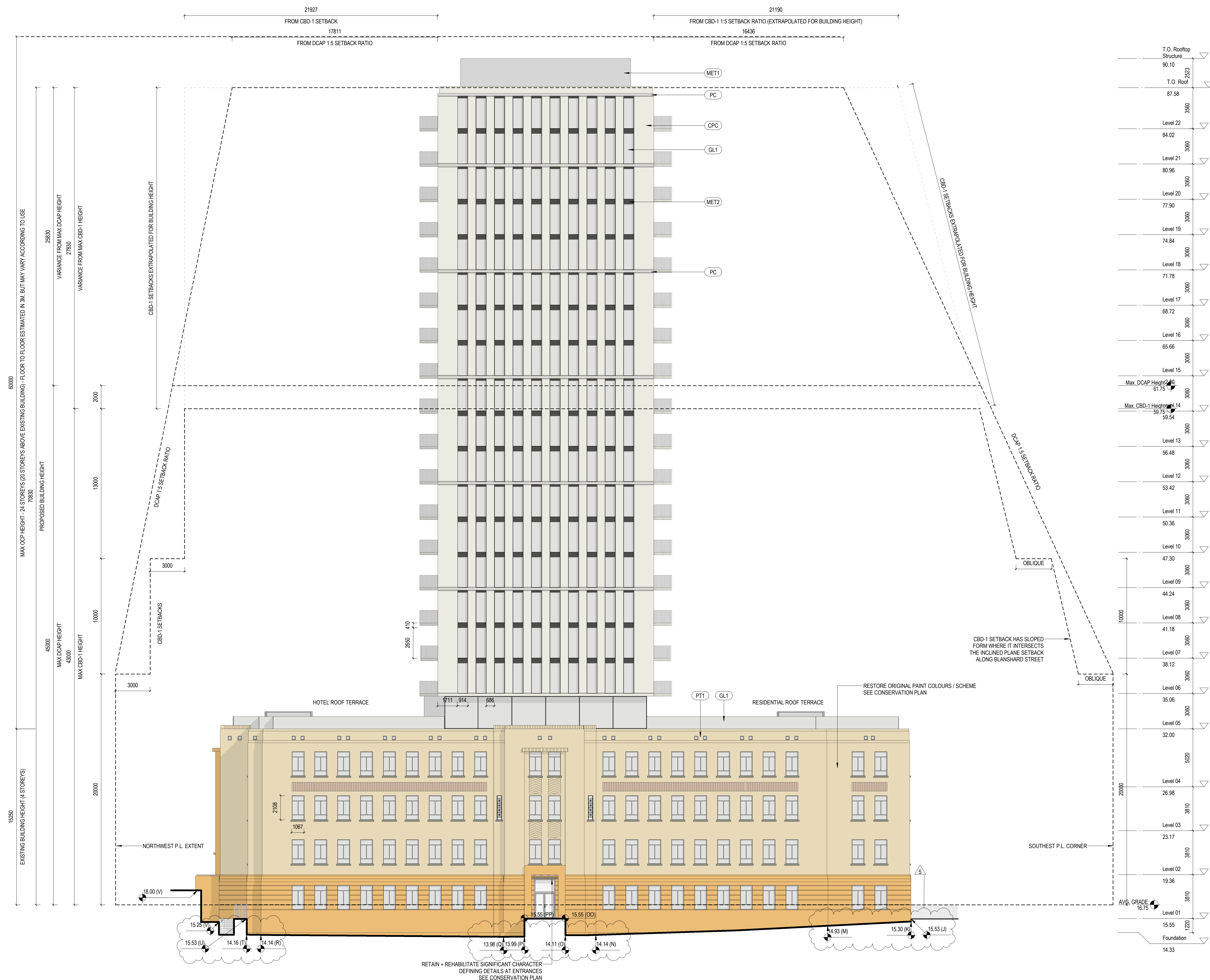
SCALE As indicated

A200





300 DE LA ROSA, LOPEZ, AND VILLALBA



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GL1 CLEAR GLASS
MP METAL GUARDS - DESIGN TO BE DEVELOPED TO REFERENCE HERITAGE BUILDING ELEMENTS
MET1 PERFORATED METAL SCREEN

(MET2) METAL SPANDREL

PC PRECAST CONCRETE

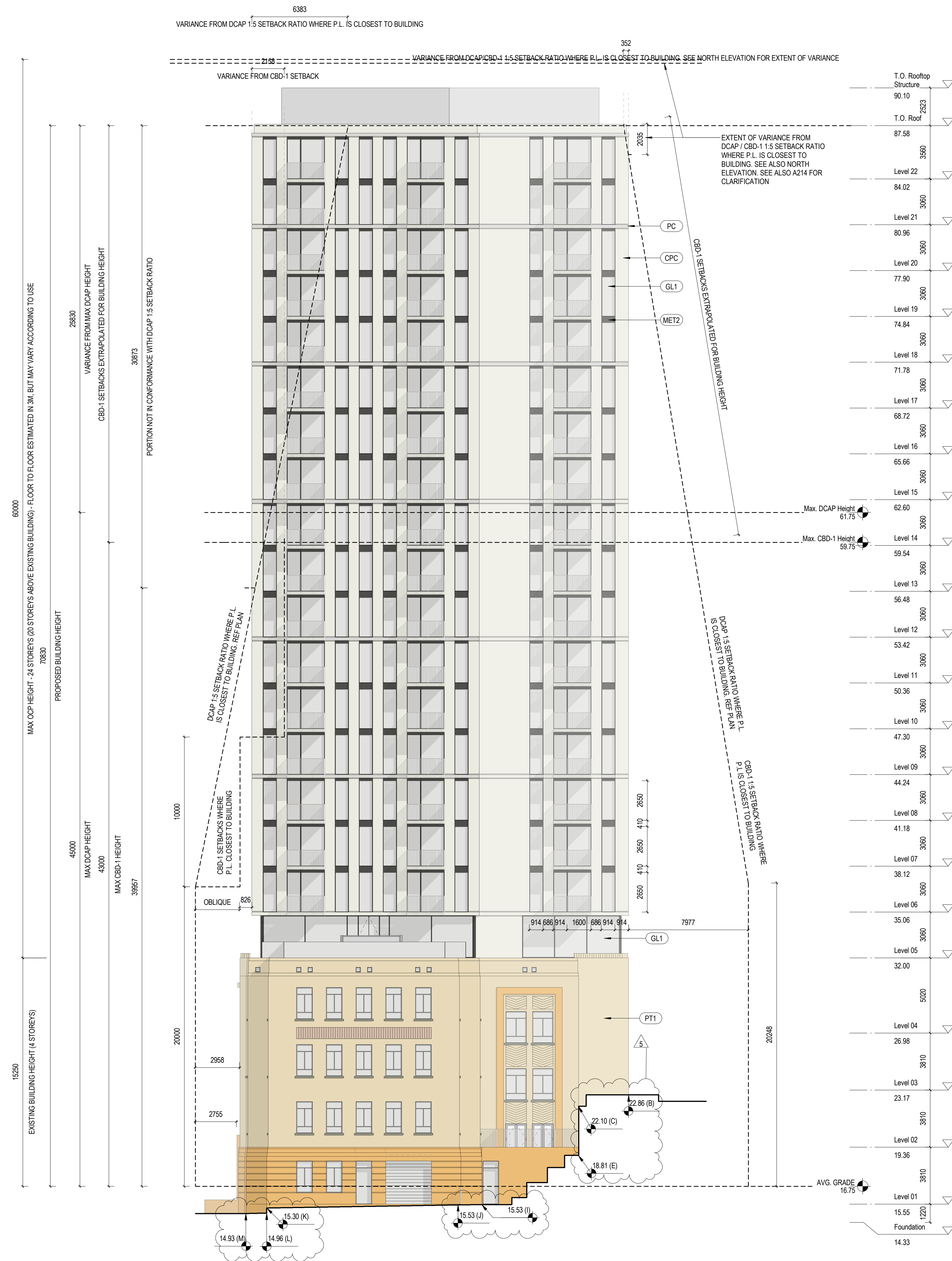
PC PAINT - COLORS TO BE DEFINED
ACCORDING TO HERITAGE BUILDING
SCHEME

780 Blanshard Street, Victoria, BC

2019-039

**BUILDING EAST
ELEVATION**

SCALE As indicated



POST COMMUNITY CONSULTATION REVISIONS

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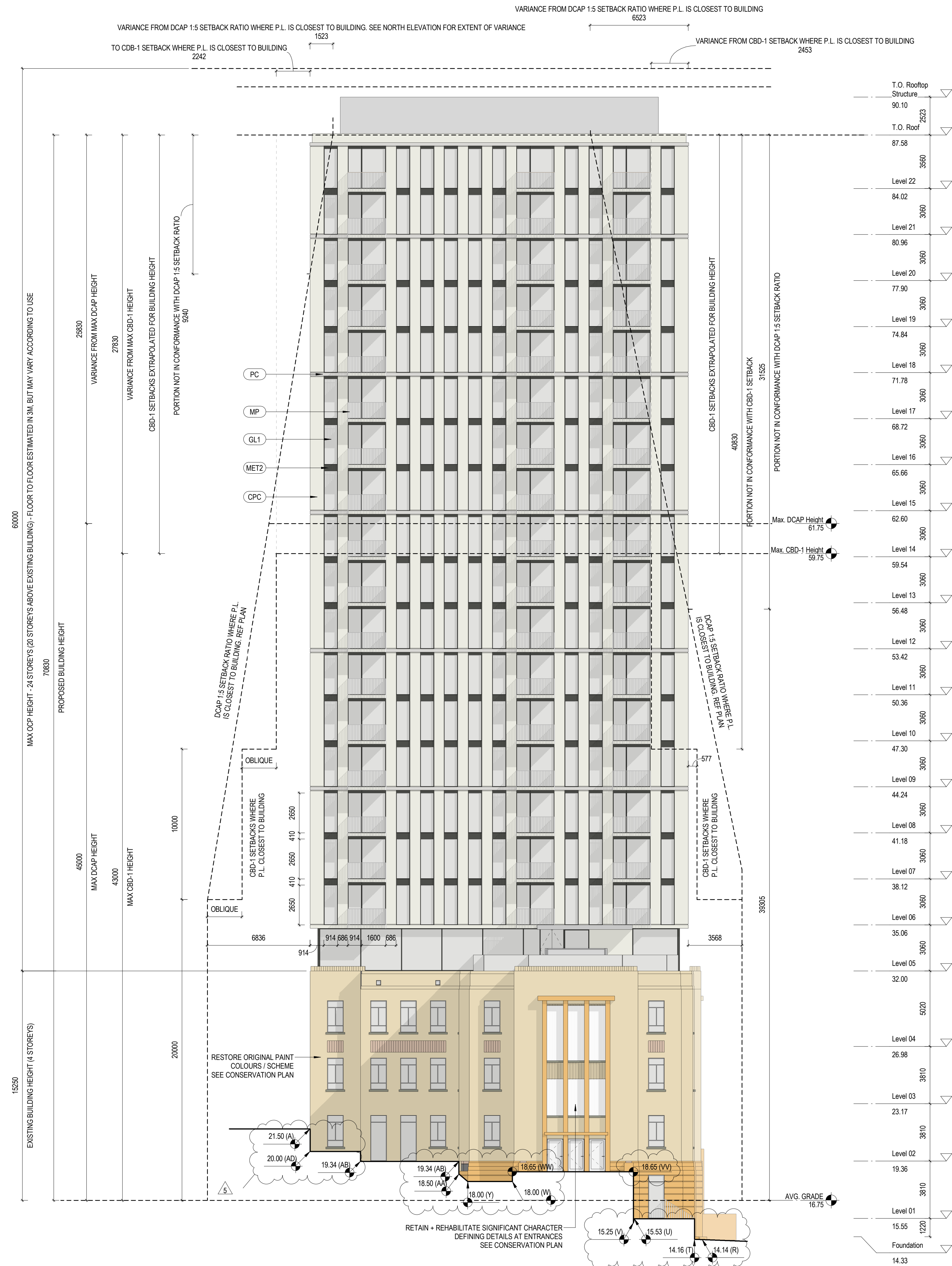
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LONGITUDINAL SECTION

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A300

