



1620 BLANSHARD STREET
DP & REZONING

Architectural Rezoning

- A0.10 Survey, Existing Site Plan
- A0.11 Site Plan and Project Data
- A0.50 Code Analysis
- A0.51 Code Analysis
- A0.52 Code Analysis
- A0.53 Spatial Separations South + West
- A0.54 Spatial Separations North + East
- A1.02 Area Plans and Calculations
- A2.00 Floor Plan - Parkade Level 1
- A2.01 Floor Plan - Parkade Level 2
- A2.02 Floor Plan - Parkade Level 3
- A2.04 Floor Plan - Level 1
- A2.05 Floor Plan - L2 + L3
- A2.06 Floor Plan - Level 4 Amenity
- A2.07 Floor Plan - Typical Residential
- A2.08 Floor Plan - Typical Sky Garden Level - Type 1
- A2.09 Floor Plan - Typical Sky Garden Level - Type 2
- A2.10 Floor Plan - Typical Sky Garden Level - Type 3
- A2.11 Floor Plan - Typical Sky Garden Level - Type 4
- A2.12 Floor Plan - Penthouse
- A2.13 Roof Level
- A3.00 Elevations South + West
- A3.01 Elevations North + East
- A3.02 Context Elevations
- A5.01 Shadow Study
- A9.00 Perspectives
- A9.01 Building Sections

- Civil
- C100 Conceptual Site Servicing

- Landscape
- L100 Landscape Plan L1
- L102 Landscape Plan L4
- L103 Landscape Plan Skygardens
- L104 Landscape Plan Penthouse Level

PROJECT LOCATION



PROJECT CONTACTS

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BC LAND SURVEYORS SITE PLAN OF:
Civic: 1620 Blanshard Street

Legals:

- The Easterly and Westerly Halves of Lot 685, Victoria City
Parcel Identifier: 000-039-038 In the City of Victoria
- Lot 684, Victoria City
Parcel Identifier: 000-015-521 In the City of Victoria
- Lot 683, Victoria City, Except Part Shown Coloured Red on Plan 316BL
Parcel Identifier: 000-015-512 In the City of Victoria

LEGEND
Elevations are geoidic and referenced to the CGVD2013 datum.

- WM - denotes - existing elevation
- WM - denotes - mobile lid
- WM - denotes - fire hydrant
- WM - denotes - catch basin
- WM - denotes - catch basin
- WM - denotes - water metre

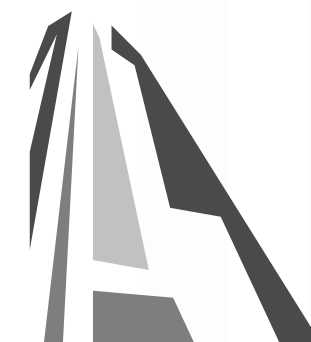
Tree diameters are in centimetres.

Site Area = 1760 m2

The following non-financial charges are shown on the current title and may affect the property.
FPI27551 - Covenant
FPI27552 - Statutory Right of Way



NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Survey, Existing Site Plan

Date September 26, 2024

Scale Project # 2328

Revision

Sheet #

A0.10

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File: 9652-17
V.L. POWELL & ASSOCIATES
250-2800 POUSSIN ST
VICTORIA, BC V8T 4M4
250-382-8855

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.

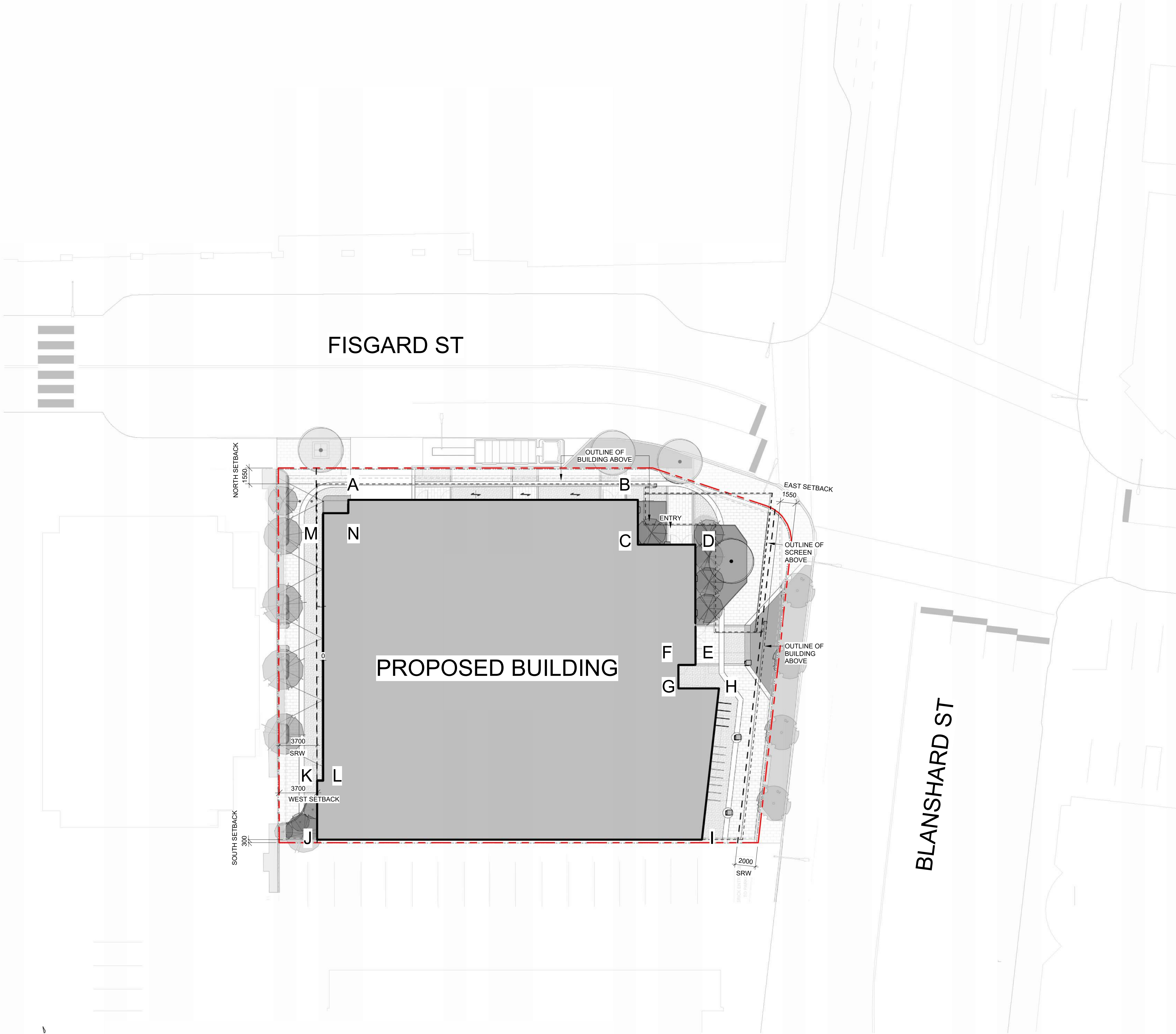
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.
Site information beyond 1620 Blanshard Street
is conceptual in nature. Any critical information such
as curb, sidewalk, etc. should be confirmed.

Scale - 1:200 Distances are in metres.
0 2 10 20
The intended print size is 24" by 36".



April Laroque B.C.L.S.
The document is not valid unless digitally signed.
certified correct
dated this 13th day of February, 2024

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DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	1620 BLANSHARD STREET, VICTORIA, BC
PID	000-015-512
LEGAL DESCRIPTION	LOT 684 & LOT 683, VICTORIA, EXCEPT PART SHOWN COLOURED RED ON PLAN 316 BL, THE E 1/2 OF LOT 685 AND THE W 1/2 OF LOT 685, VICTORIA
PROJECT DESCRIPTION	22 STOREY MIXED USE RESIDENTIAL BUILDING

PROJECT INFORMATION

	CURRENT	PROPOSED
ZONE	CBD-2 SITE SPECIFIC: Central Business District-2 - Site Specific Regulations	SITE SPECIFIC
SITE AREA (m²)	1760m²	1760m²
TOTAL FLOOR AREA (m²)	5280m²	13327m²
FLOOR SPACE RATIO	Base Density: 3.0:1 / Bonus to 7.6:1*	7.6:1*
SITE COVERAGE (%)	N/A	78%
OPEN SITE SPACE (%)	N/A	22%
HEIGHT OF BUILDING (m)	58.0m	79.3m
NUMBER OF STOREYS	N/A	22
PARKING STALLS (#) ON SITE	154	107
BICYCLE PARKING (#) LONG TERM	164	192
BICYCLE PARKING (#) SHORT TERM	20	24

*Subject to terms of the 2018 Zone and historical 2003 MDA.

BUILDING SETBACKS (m)

FRONT (NORTH)	0.00m	1.50m
REAR (SOUTH)	0.0m to 5m / 8.0m to 18.0m / 10.00 above	0.3m to L4 (15m) / 8.0m above
SIDE (WEST)	0.0m to 23.0m / 10.0m above	3.7m to L4 (15m) / 14.6m above
SIDE (EAST)	0.0m to 23m / 10.0m above	1.50m to L4 (15m) / 4.95m above

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	156
UNIT TYPE	STUDIO (24), 1-BED (88), 2 BED (44),
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA (m²)	33m²
TOTAL RESIDENTIAL FLOOR AREA (m²)	10136m²

COMMERCIAL USE DETAILS

TOTAL NUMBER OF UNITS	4
TOTAL COMMERCIAL FLOOR AREA (m²)	445m²

AVERAGE GRADE CALCULATIONS

ZONING REGULATION BYLAW
SCHEDULE A

Grade Points		Lengths	
A	21.44m	A-B	28.36m
B	22.00m	B-C	4.38m
C	22.05m	C-D	5.63m
D	22.19m	D-E	11.77m
E	22.10m	E-F	1.67m
F	22.11m	F-G	2.37m
G	22.11m	G-H	3.96m
H	22.13m	H-I	14.72m
I	21.96m	I-J	37.67m
J	20.73m	J-K	5.63m
K	20.87m	K-L	0.3m
L	20.87m	L-M	26.88m
M	21.30m	M-N	2.54m
N	21.40m	N-A	1.30m

Calculation			
A-B	(21.44 + 22.00)/2	X	28.36m = 615.98
B-C	(22.00 + 22.05)/2	X	4.38m = 96.47
C-D	(22.05 + 22.19)/2	X	5.63m = 124.54
D-E	(22.19 + 22.10)/2	X	11.77m = 260.65
E-F	(22.10 + 22.11)/2	X	1.67m = 36.91
F-G	(22.11 + 22.11)/2	X	2.37m = 52.40
G-H	(22.11 + 22.13)/2	X	3.96m = 87.60
H-I	(22.13 + 21.96)/2	X	14.72m = 324.50
I-J	(21.96 + 20.73)/2	X	37.67m = 804.07
J-K	(20.73 + 20.87)/2	X	5.63m = 117.10
K-L	(20.87 + 20.87)/2	X	0.3m = 6.26
L-M	(20.87 + 21.30)/2	X	26.88m = 566.76
M-N	(21.30 + 21.40)/2	X	2.54m = 54.23
N-A	(21.40 + 21.44)/2	X	1.30m = 27.84
		146.91m	3,130.41

AVERAGE GRADE = 3,119.54 / 146.92 = 21.31

NOTE: There is no proposed change to the average grade of the site.

BC Building Code Grade is determined as the lowest average grade at an exterior wall. This occurs at the project's West side (J-K); (20.73 + 20.87)/2 = 20.80

BCBC GRADE = 20.80

NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Sheet Name
Site Plan and Project Data

Date
September 26, 2024

Scale
As indicated

Project #
2328

Revision

Sheet #
A0.11

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BUILDING CODE ANALYSIS

GENERAL INFORMATION		
PROJECT TYPE	☒ NEW CONSTRUCTION ☐ RENOVATION ☐ ADDITION	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE ☒ PART 3 ☐ PART 9	
MAJOR OCCUPANCIES	A1 ☐ A2 ☒ A3 ☐ A4 ☐ B1 ☐ B2 ☐ B3 ☐ C ☒ D ☒ E ☒ F1 ☐ F2 ☐ F3 ☒	
MULTIPLE MAJOR OCCUPANCIES	YES ☒ NO ☐	
BUILDING AREA	1395 sq.m	
No. OF STREETS FACING	2	
GRADE	20.80 m	
BUILDING HEIGHT (STOREYS, m)	22 STOREYS ABOVE GRADE 70.15 m HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL 3 STOREYS BELOW GRADE	
HIGH BUILDING	YES ☒ NO ☐	
FIRE ALARM & DETECTION SYSTEM	REQUIRED ☒ PROVIDED ☒ N/A ☐	
AUTOMATIC SPRINKLER SYSTEM	REQUIRED ☒ PROVIDED ☒ N/A ☐	
ROOF ACCESS	REQUIRED ☒ PROVIDED ☒ N/A ☐	
FIRE DEPARTMENT ACCESS ROUTE	REQUIRED ☒ PROVIDED ☒ N/A ☐	
STANDPIPE SYSTEM	REQUIRED ☒ PROVIDED ☒ N/A ☐	
LIGHTING & EMERGENCY POWER	REQUIRED ☒ PROVIDED ☒ N/A ☐	
EMERGENCY GENERATOR	REQUIRED ☒ PROVIDED ☒ N/A ☐	
INTERCONNECTED FLOOR SPACE	YES ☐ NO ☒	

CONSTRUCTION CLASSIFICATION - PARKADE Storage Garage Considered as a Separate Building 3.2.1.2		
CLASSIFICATION	Group F, Division 3, Up to 4 Storeys, Sprinklered 3.2.2.86.	
MAX. BUILDING AREA PERMITTED	4,800 m2 3.2.2.86.(1)(c)(iii)	
CONSTRUCTION TYPES PERMITTED	☒ COMBUSTIBLE ☒ NON-COMBUSTIBLE 3.2.2.86.(2)	
HORIZONTAL SEPARATIONS	45 Min FLOORS N/A MEZZANINE 2 HR ROOF ¹ 3.2.2.86.(2)(a) 3.2.1.2	
LOADBEARING STRUCTURE	F.R.R. NOT LESS THAN THE SUPPORTED ASSEMBLY	

CONSTRUCTION CLASSIFICATION - BUILDING Superimposed Major Occupancies 3.2.2.7.		
CLASSIFICATION	Group A, Division 2, Any Height, Any Area, Sprinklered (LEVEL 1) 3.2.2.23. Group D, Any Height, Any Area, Sprinklered (LEVEL 1) 3.2.2.56 Group E, Any Height, Any Area, Sprinklered (LEVEL 1) 3.2.2.66 Group C, Any Height, Any Area, Sprinklered 3.2.2.47	
MAX. BUILDING AREA PERMITTED	N/A	
CONSTRUCTION TYPES PERMITTED	☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE	
HORIZONTAL SEPARATIONS	2 HR FLOORS N/A MEZZANINE N/A ROOF	
LOADBEARING STRUCTURE	F.R.R. NOT LESS THAN THE SUPPORTED ASSEMBLY	

FIRE RATINGS AND SEPARATIONS (REFER TO FLOOR PLANS & SECTIONS FOR SHOWN FIRE SEPARATIONS)		
BETWEEN STORAGE GARAGE & COMMERCIAL	2 HR	3.2.1.2
BETWEEN COMMERCIAL (E) & RESIDENTIAL (C)	2 HR	3.1.3.1
BETWEEN BUSINESS (D) & RESIDENTIAL (C)	1 HR	3.1.3.1
BETWEEN SUITES	1 HR	3.3.1.1.
BETWEEN SUITES & PUBLIC CORRIDOR	1 HR	3.3.4.2.
STORAGE ROOMS	1 HR	3.3.4.3.
STORAGE GARAGE FROM OTHER OCCUPANCIES	1.5 HR	3.3.5.6.
EXIT ENCLOSURES	1 HR	3.4.4.1.
ELEVATOR HOISTWAY	1 HR	3.5.3.1.
SERVICE ROOMS	1 HR	3.6.2.1.
COMBUSTIBLE REFUSE STORAGE	1 HR	3.6.2.5.
VERTICAL SERVICE SPACES	45 MINS	3.6.3.1.
HORIZONTAL SERVICE SPACES	30 MINS	3.6.4.2.

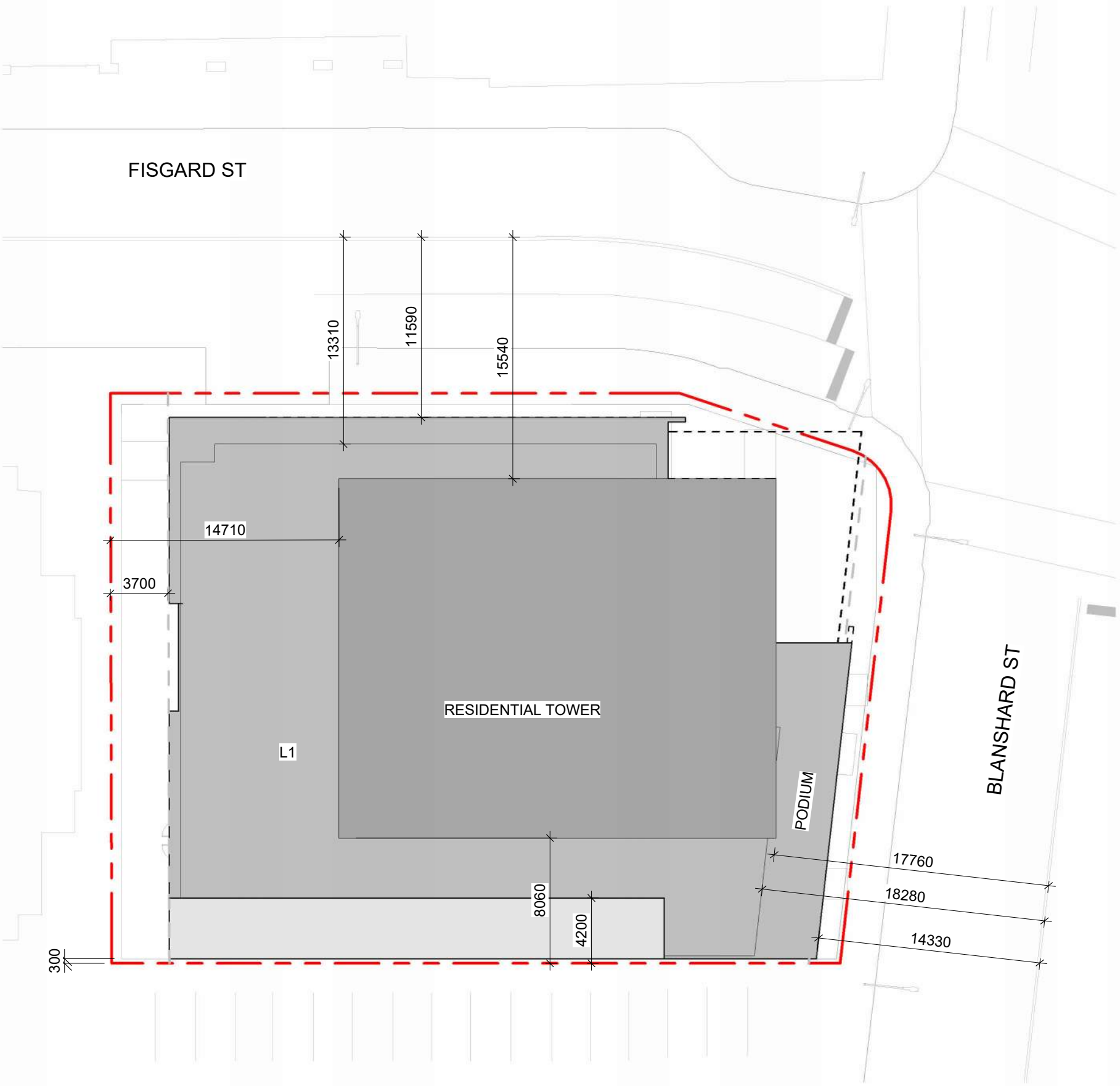
SAFETY WITHIN FOORS			
EGRESS DOORWAYS (FROM EACH FLOOR)		REQUIRED 2 PROVIDED 2	3.3.1.5 3.4.2.3
		DOORS TO BE SEPARATED BY LESSER OF 1/3 DIAGONAL DIMENSION OF FLOOR AREA OR 9m	
TRAVEL DISTANCE		REQUIRED ≤ 45m PROVIDED ≤ 45m	3.3.1.6 & 3.4.2.4 / 5
EXIT WIDTH CORRIDORS & PASSAGES	REQUIRED	≥ 1100mm	PROVIDED ≥ 1100mm
	REQUIRED	≥ 1100mm	PROVIDED ≥ 1100mm
	REQUIRED	≥ 1100mm	PROVIDED ≥ 1100mm
	REQUIRED	≥ 800mm	PROVIDED ≥ 800mm
CLEARANCE	EXITS	REQUIRED ≥ 2050mm PROVIDED ≥ 2050mm	3.4.3.4.
	STAIRS	REQUIRED ≥ 2050mm PROVIDED ≥ 2050mm	3.4.3.4.
	STORAGE GARAGE	REQUIRED ≥ 2000mm PROVIDED ≥ 2000mm	3.3.5.4.(5)
ELEVATORS		PROVIDED 3	3.5.1.1
FIREFIGHTERS ELEVATOR		REQUIRED ☒ PROVIDED ☒	3.2.6.5
STRETCHER ACCOMODATION		REQUIRED ☒ PROVIDED ☒	3.5.4.1
STAIRS	TREAD WIDTH (RUN)	REQUIRED ≥ 280mm PROVIDED ≥ 280mm	3.4.6.8
	RISER HEIGHT (RISE)	REQUIRED 125mm - 180mm PROVIDED 125mm - 180mm	
	LANDING	REQUIRED ≥ 1100mm PROVIDED ≥ 1100mm	3.4.6.4
STAIR HANDRAILS	REQUIRED	☒	PROVIDED ☒
	HEIGHT	REQUIRED 865mm - 1070mm PROVIDED 865mm - 1070mm	3.4.6.5
	EXTENSION	REQUIRED ≥ 300mm, ONE SIDE PROVIDED ≥ 300mm, ONE SIDE	
STAIR FINISHES	SLIP RESISTANT FINISH / CONTRASTING EDGE	REQUIRED ☒ PROVIDED ☒	3.4.6.1 3.4.6.3
	TACTILE WARNING AT LANDINGS	REQUIRED ☒ PROVIDED ☒	3.8.2.10.(3)
DEADEND CORRIDORS		REQUIRED ≥ 6m PROVIDED ≥ 6m	3.3.1.9.(7)

ENERGY EFFICIENCY		
ENERGY STANDARD	STEP CODE 3 TEUI & TEDI TO CONFORM TO NEBC PART 8	10.2.2.1. & 10.2.3.1 10.2.3.4
ENERGY MODELING	REQUIRED	10.2.3.4
BUILDING AIR TIGHTNESS TESTING	REQUIRED	10.2.3.5

OCCUPANCY SUMMARY¹

Level	Use	Occupancy
Parkade (P1, P2, P3)	Storage	108
	Total	108
Main (L1)	Residential Lobby	15
	CRU1	57
	CRU2	59
	CRU3	5
	CRU4	5
	Bike Storage	8
	Total	149
Podium (L2, L3)	Residential Lounge	26
	Residential Units	56
	Total	82
Amenity (L4)	Lounge	25
	Gym	60
	Office	12
	Residential Units	6
	Total	103
Typical Residential (L5,L6,L11,L16,L21)	Residential Units	100
	Total	100
Typical Skygarden 1 (L7,L17)	Residential Units	36
	Skygarden	30
	Total	66
Typical Skygarden 2 (L14)	Residential Units	36
	Skygarden	30
	Total	66
Typical Skygarden 3 (L9)	Residential Units	32
	Skygarden	30
	Total	62
Typical Skygarden 4 (L12,L19)	Residential Units	32
	Skygarden	30
	Total	62
Pentouse (L22)	Penthouse 1	4
	Penthouse 2	4
	Total	8
Building Total		806

¹ SEE DIAGRAMS ON SHEET A0.51



1 Spatial Separation Limiting Distances
SCALE = 1 : 300

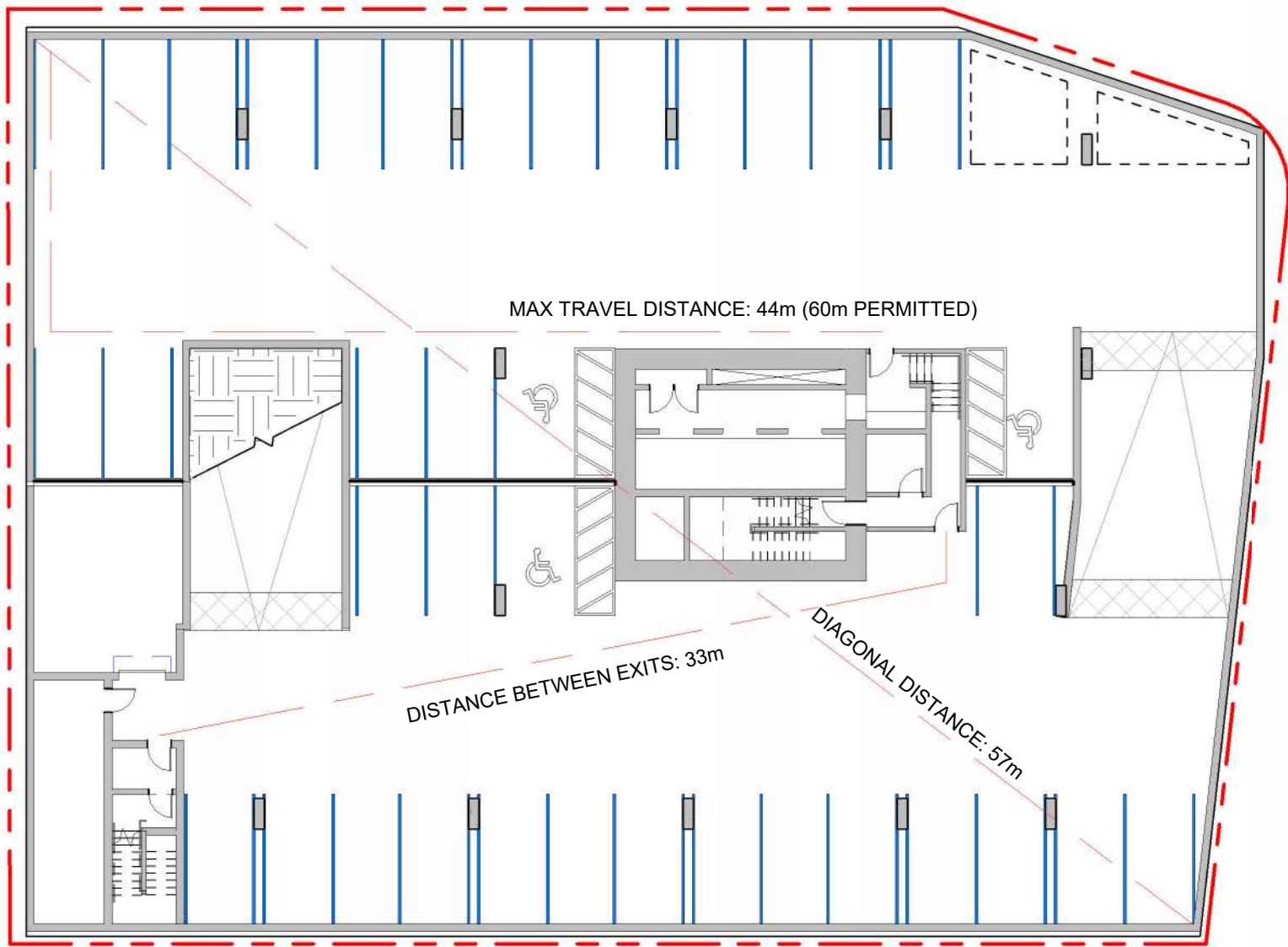
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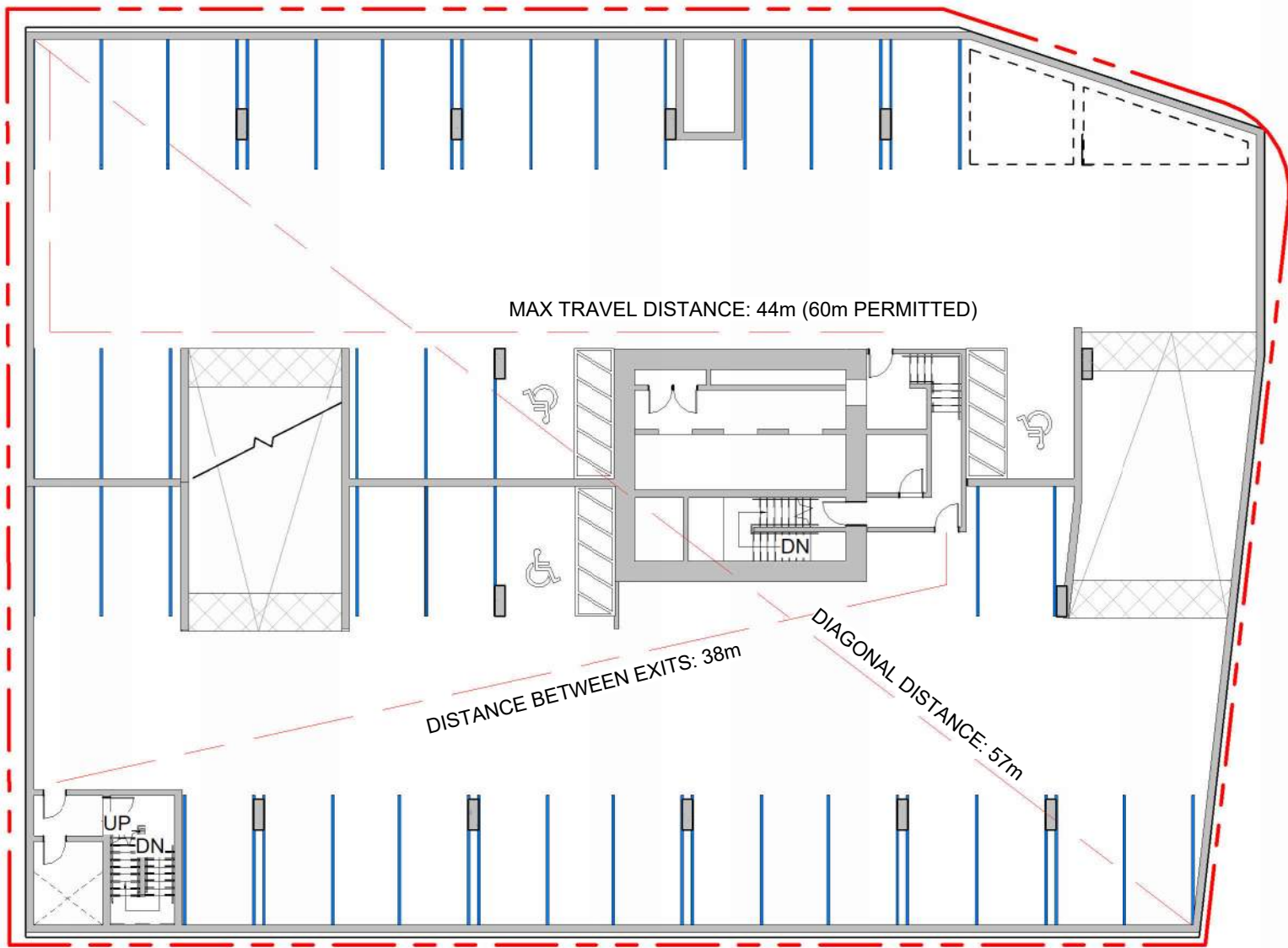
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1620 Blanshard Street Development Permit / Rezoning Application	
Sheet Name Code Analysis	
Date September 26, 2024	Project # 2328
Scale As indicated	Revision
	Sheet # A0.50



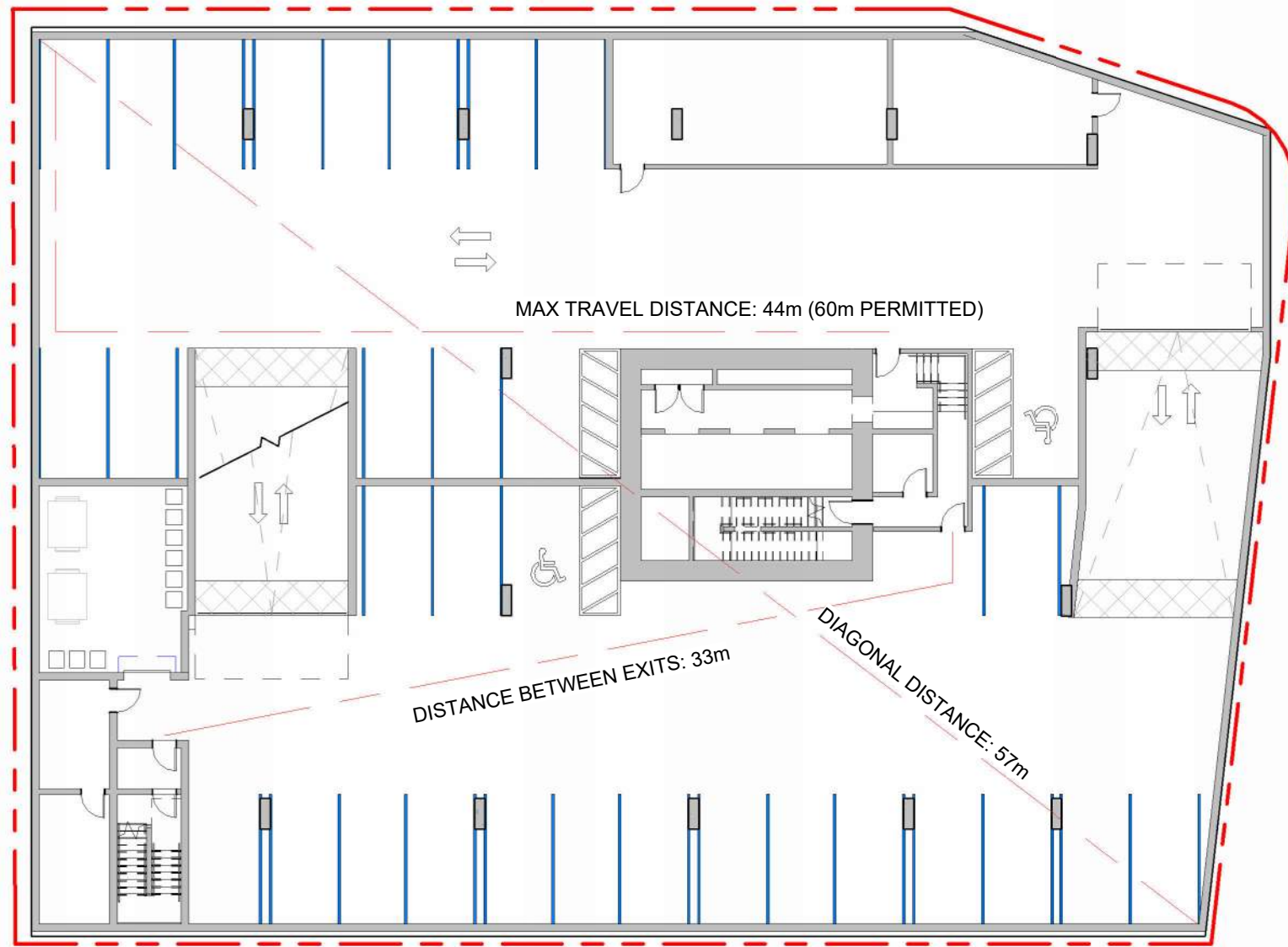
1 Parkade Level 3 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 28.5m (57m / 2)
OCCUPANT LOAD:
Occupancy: Group F, Divisions 3 Storage Garage
1663m² / 46m² per person = 36 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



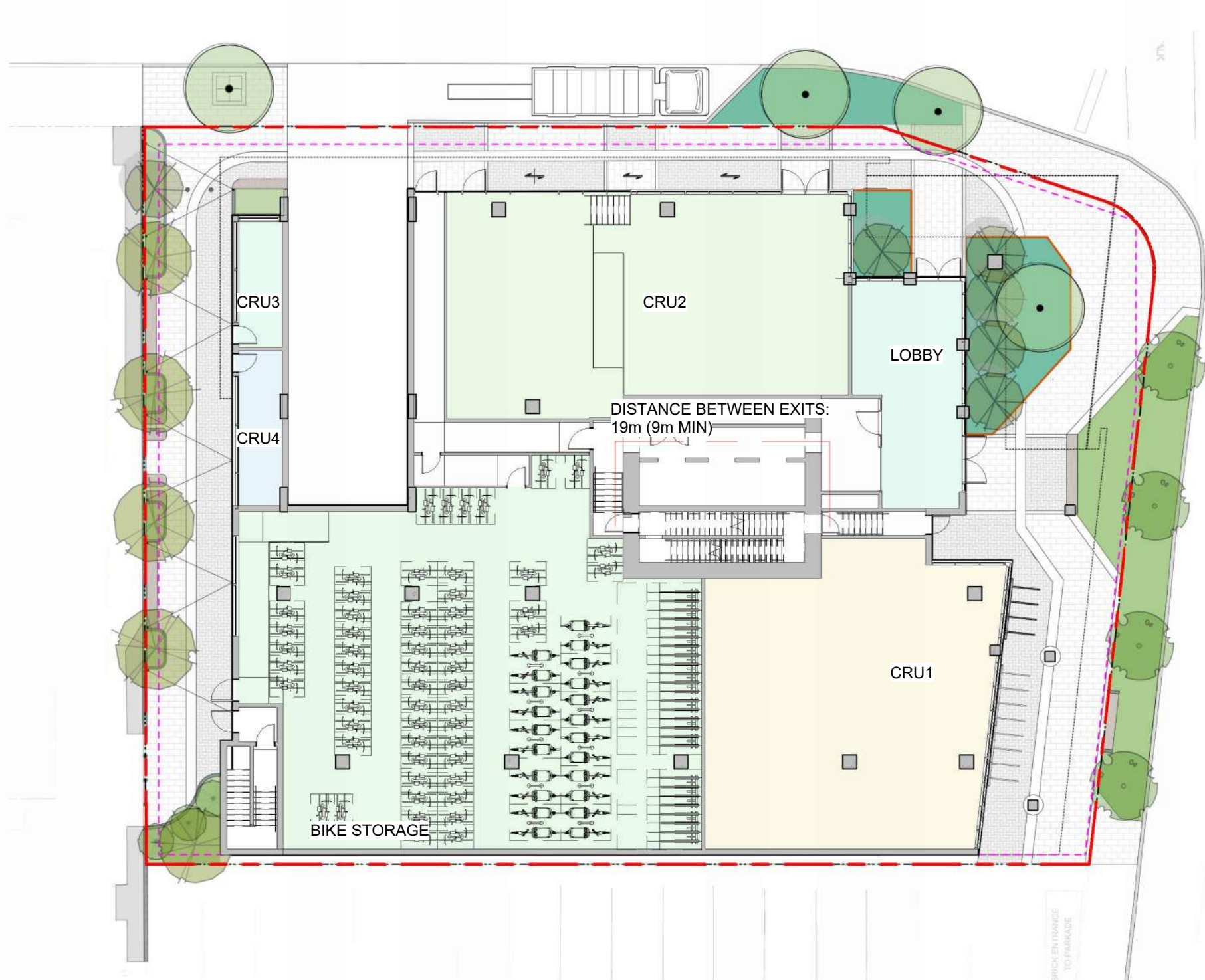
2 Parkade Level 2 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 28.5m (57m / 2)
OCCUPANT LOAD:
Occupancy: Group F, Divisions 3 Storage Garage
1663m² / 46m² per person = 36 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



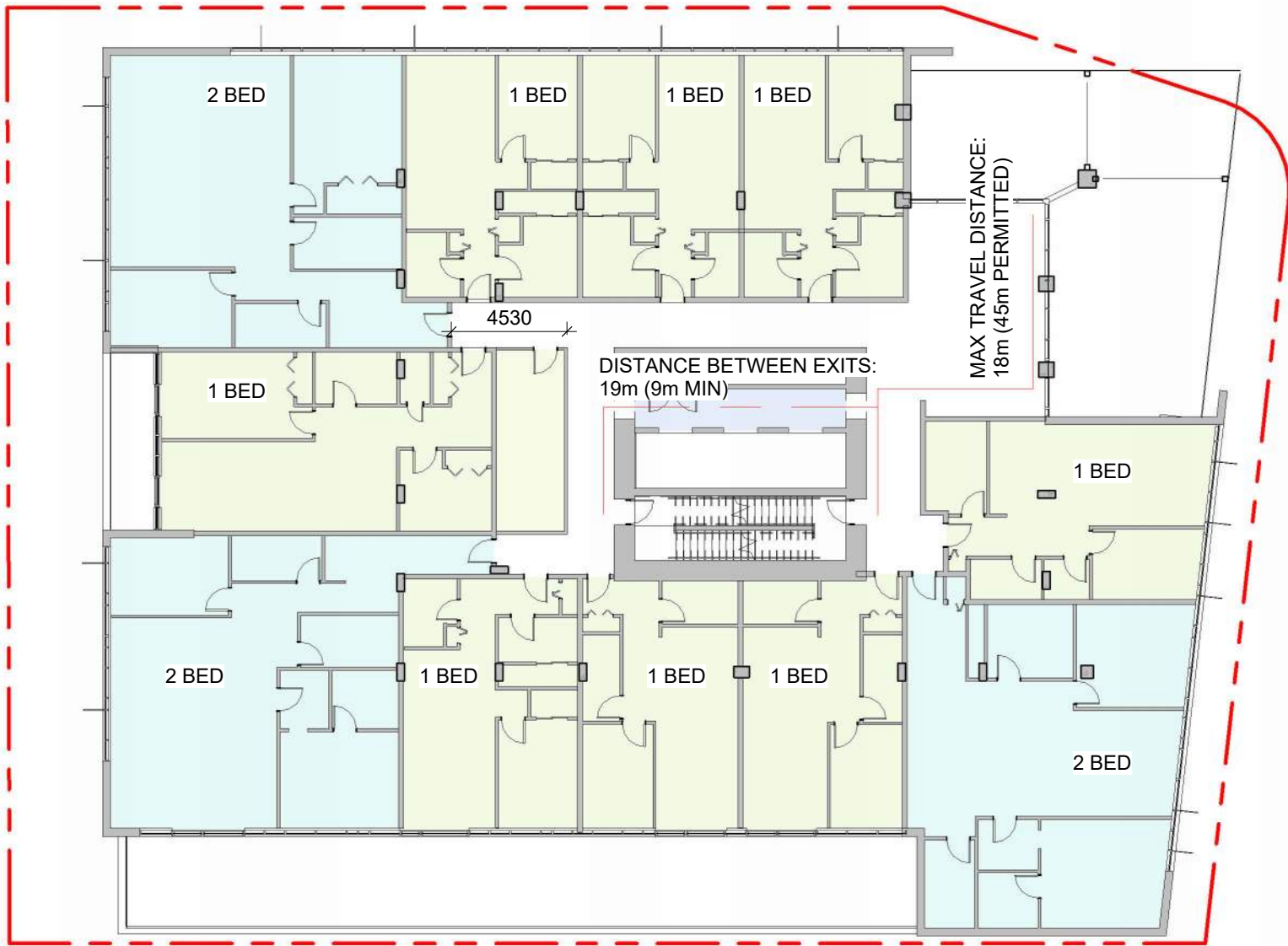
3 Parkade Level 1 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 28.5m (57m / 2)
OCCUPANT LOAD:
Occupancy: Group F, Divisions 3 Storage Garage
1663m² / 46m² per person = 36 persons
MINIMUM EXIT WIDTH:
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



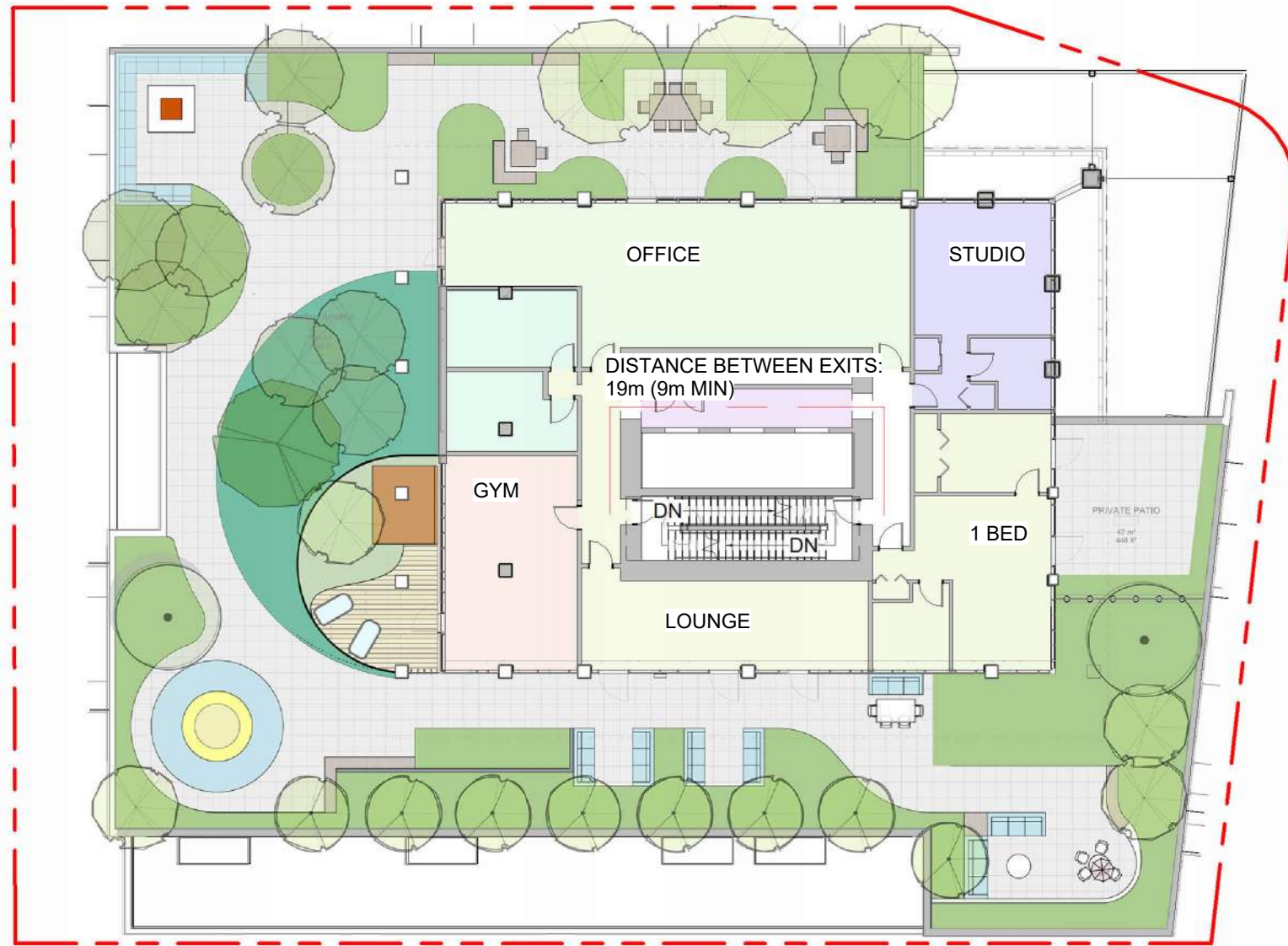
4 Floor Plan - Level 1 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Public corridors intended for occupancies (Residential Lobby)
54 / 3.7 = 15 persons
Occupancy: Group E, CRU1
208 / 3.7 = 57 persons
Occupancy: Group E, CRU2
216 / 3.7 = 59 persons
Occupancy: Group E, CRU3
16 / 3.7 = 5 persons
Occupancy: Group E, CRU4
16 / 3.7 = 5 persons
Occupancy: Group F, Division 3 Storage (Bike Storage)
368 / 46 = 8 persons
MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



5 Floor Plan - Level 2 / 3 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Public corridors intended for occupancies (Lounge)
46 / 3.7 = 13 persons
Occupancy: Group C (Residences)
14 bedrooms x 2 persons per bedroom = 28 persons
MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm



6 Floor Plan - Level 4 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m
OCCUPANT LOAD:
Occupancy: Group A, Division 2, (Lounge)
45 / 1.85 = 25 persons
Occupancy: Group A, Division 2, (Gym)
45 / 0.75 = 60 persons
Occupancy: Group C, (Offices)
98 / 9.3 = 11 persons
Occupancy: Group C (Residences)
3 bedrooms x 2 persons per bedroom = 6 persons
MINIMUM EXIT WIDTH
Ramps, Corridors, Passageways
1100mm
Stairs
1100mm

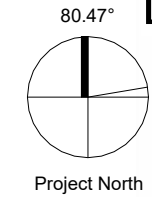
NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application



Sheet Name Code Analysis

Date September 26, 2024

Scale 1 : 250 Project # 2328

Revision

Sheet # A0.51



1 Floor Plan - Typical Residential Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m	MINIMUM EXIT WIDTH
OCCUPANT LOAD:	Ramps, Corridors, Passageways
Occupancy: Group C (Residences)	1100mm
10 bedrooms x 2 persons per bedroom = 20 persons	
	Stairs
	1100mm



2 Floor Plan - Sky Garden 1 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m	MINIMUM EXIT WIDTH
OCCUPANT LOAD:	Ramps, Corridors, Passageways
Occupancy: Group C (Residences)	1100mm
9 bedrooms x 2 persons per bedroom = 18 persons	
Occupancy: Group A, Division 2 (Skygarden Lounge)	
54 / 1.85 = 30 persons	
	Stairs
	1100mm



3 Floor Plan - Sky Garden 2 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m	MINIMUM EXIT WIDTH
OCCUPANT LOAD:	Ramps, Corridors, Passageways
Occupancy: Group C (Residences)	1100mm
9 bedrooms x 2 persons per bedroom = 18 persons	
Occupancy: Group A, Division 2 (Skygarden Lounge)	
54 / 1.85 = 30 persons	
	Stairs
	1100mm



4 Floor Plan - Sky Garden 3 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m	MINIMUM EXIT WIDTH
OCCUPANT LOAD:	Ramps, Corridors, Passageways
Occupancy: Group C (Residences)	1100mm
8 bedrooms x 2 persons per bedroom = 16 persons	
Occupancy: Group A, Division 2 (Skygarden Lounge)	
54 / 1.85 = 30 persons	
	Stairs
	1100mm



5 Floor Plan - Sky Garden 4 Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m	MINIMUM EXIT WIDTH
OCCUPANT LOAD:	Ramps, Corridors, Passageways
Occupancy: Group C (Residences)	1100mm
8 bedrooms x 2 persons per bedroom = 16 persons	
Occupancy: Group A, Division 2 (Skygarden Lounge)	
54 / 1.85 = 30 persons	
	Stairs
	1100mm



6 Floor Plan - Penthouse Code Review
SCALE = 1 : 250

MINIMUM SEPARATION BETWEEN EXITS: 9m	MINIMUM EXIT WIDTH
OCCUPANT LOAD:	Ramps, Corridors, Passageways
Occupancy: Group C (Residences)	1100mm
4 bedrooms x 2 persons per bedroom = 8 persons	
	Stairs
	1100mm

NO.	DESCRIPTION	DATE



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1620 Blanshard Street
Development Permit /
Rezoning Application



Sheet Name

Code Analysis

Date

September 26, 2024

Scale

1 : 250

Project #

2328

Revision

Sheet #

A0.52



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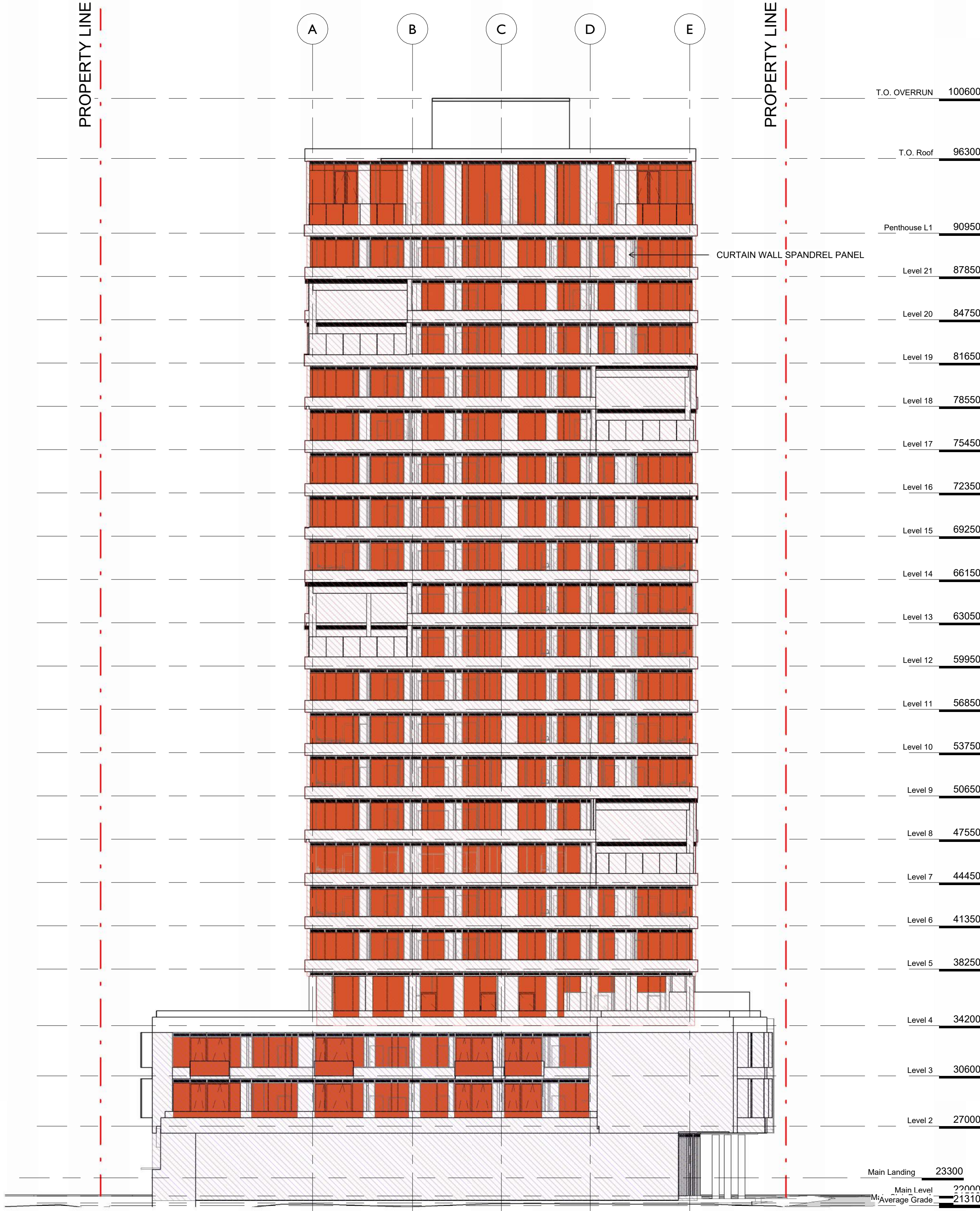
SOUTH ELEVATION

L1. PODIUM

Occupancy Classification	Table 3.2.3.1-D					Table 3.2.3.7		
	Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
Group C	4.2m	489.3m²	32%	115.4m²	24%	45 min	Any	Noncombustible

TOWER

Occupancy Classification	Table 3.2.3.1-D					Table 3.2.3.7		
	Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
Group A, C & D	8.1m	1724.4m²	83%	669.0m²	39%	45 min	Any	Combustible or Noncombustible



1 Elevation - South Limiting Distance Key
SCALE = 1 : 200

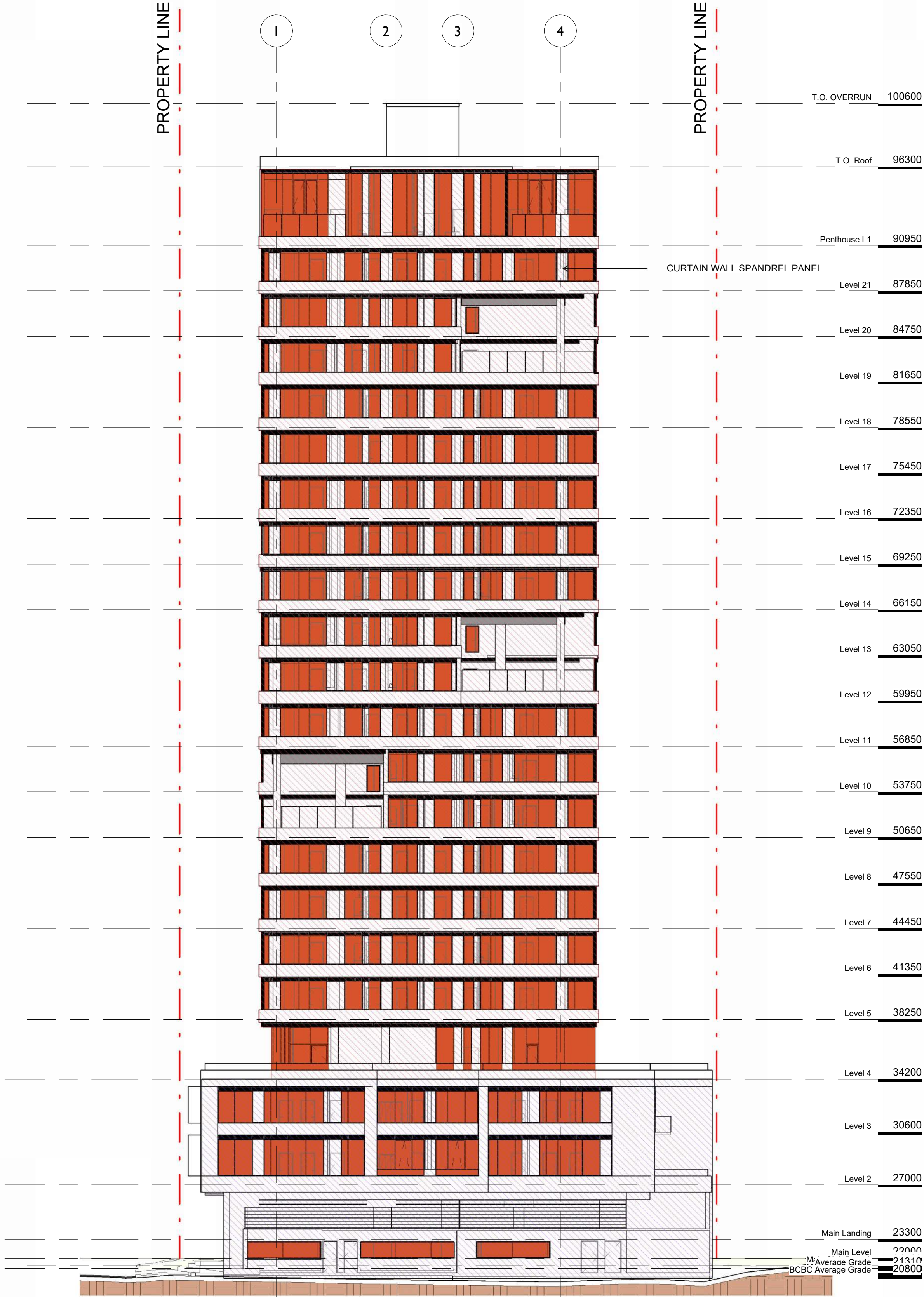
WEST ELEVATION

L1. PODIUM

Occupancy Classification	Table 3.2.3.1-D					Table 3.2.3.7		
	Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
Group A & C	3.7m	462.7m²	28%	111.8m²	24%	45 min	Any	Noncombustible

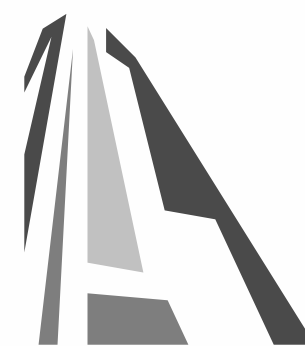
TOWER

Occupancy Classification	Table 3.2.3.1-D					Table 3.2.3.7		
	Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
Group C & D	14.7m	1415m²	100%	529.5m²	37%	45 min	Any	Combustible or Noncombustible



2 Elevation - West Limiting Distance Key
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Sheet Name
Spatial Separations South +
West

Date
September 26, 2024

Scale
1 : 200

Project #
2328

Revision
A0.53

Sheet #
A0.53

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NORTH ELEVATION

L1

Occupancy
Classification
Group E

Table 3.2.3.1-E				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
13.3m	202.4m²	98%	123.7m²	61%

Table 3.2.3.7		
Required FRR	Required Type of Construction	Required Type of Cladding
1 Hr	Any	Combustible or Noncombustible

PODIUM

Occupancy
Classification
Group C

Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
11.6m	320.7m²	100%	111.6m²	35%

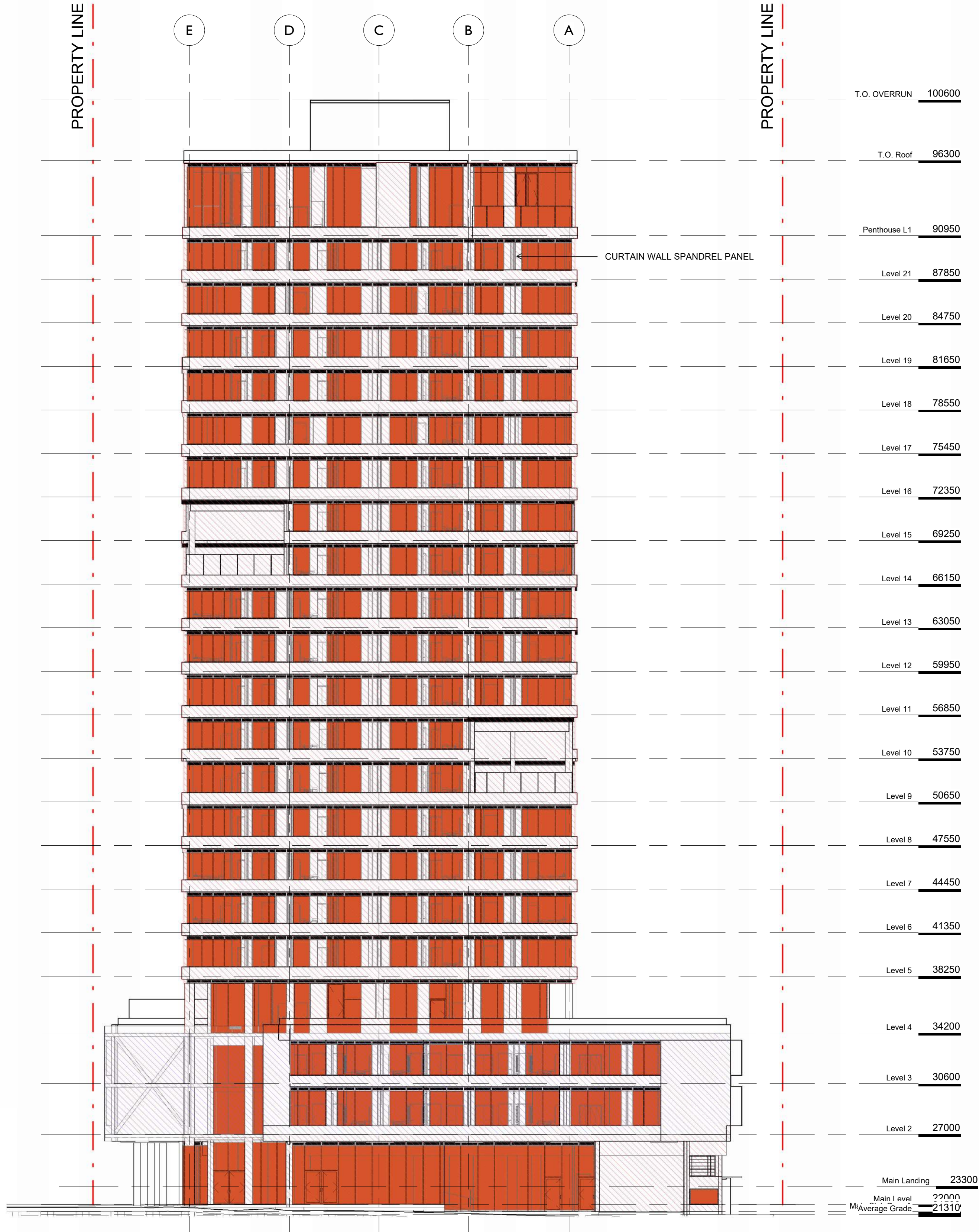
Table 3.2.3.7		
Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

TOWER

Occupancy
Classification
Group A, C & D

Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
15.5m	1720.9m²	100%	724.2m²	42%

Table 3.2.3.7		
Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible



1 Elevation - North Limiting Distance Key
SCALE = 1 : 200

EAST ELEVATION

L1

Occupancy
Classification
Group E

Table 3.2.3.1-E				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
18.8m	167.2m²	100%	114.3m²	68%

Table 3.2.3.7		
Required FRR	Required Type of Construction	Required Type of Cladding
1 Hr	Any	Combustible or Noncombustible

PODIUM

Occupancy
Classification
Group C

Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
14.3m	249.4m²	100%	101.3m²	41%

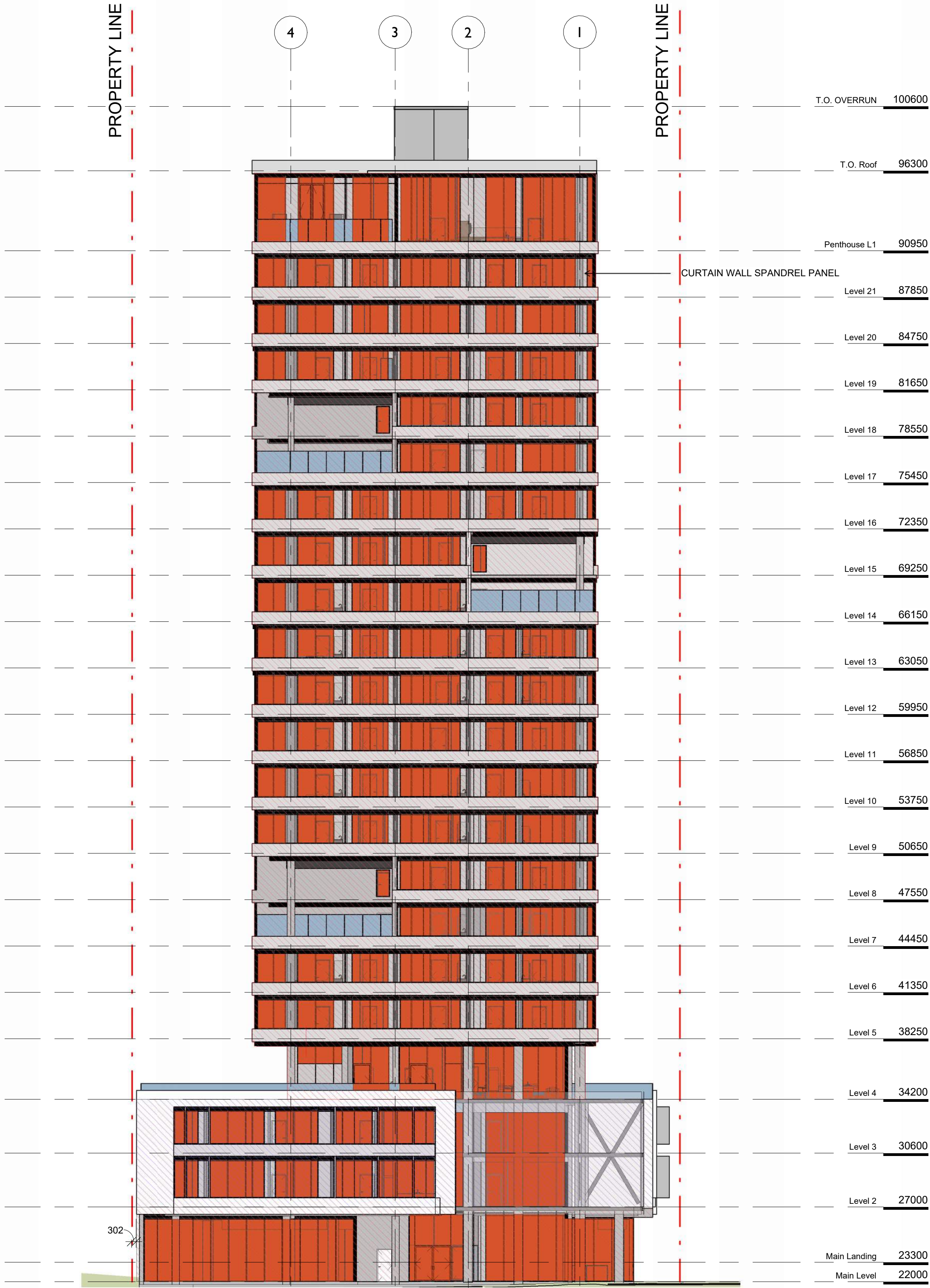
Table 3.2.3.7		
Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible

TOWER

Occupancy
Classification
Group C

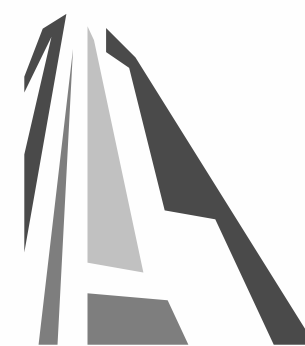
Table 3.2.3.1-D				
Limiting Distance (m)	Area of Exposing Building Face (m²)	Allowable Openings (%)	Proposed Openings (m²)	Proposed Openings (%)
17.7m	1407.5m²	100%	577.7m²	41%

Table 3.2.3.7		
Required FRR	Required Type of Construction	Required Type of Cladding
45 min	Any	Combustible or Noncombustible



2 Elevation - East Limiting Distance Key
SCALE = 1 : 200

NO.	DESCRIPTION	DATE
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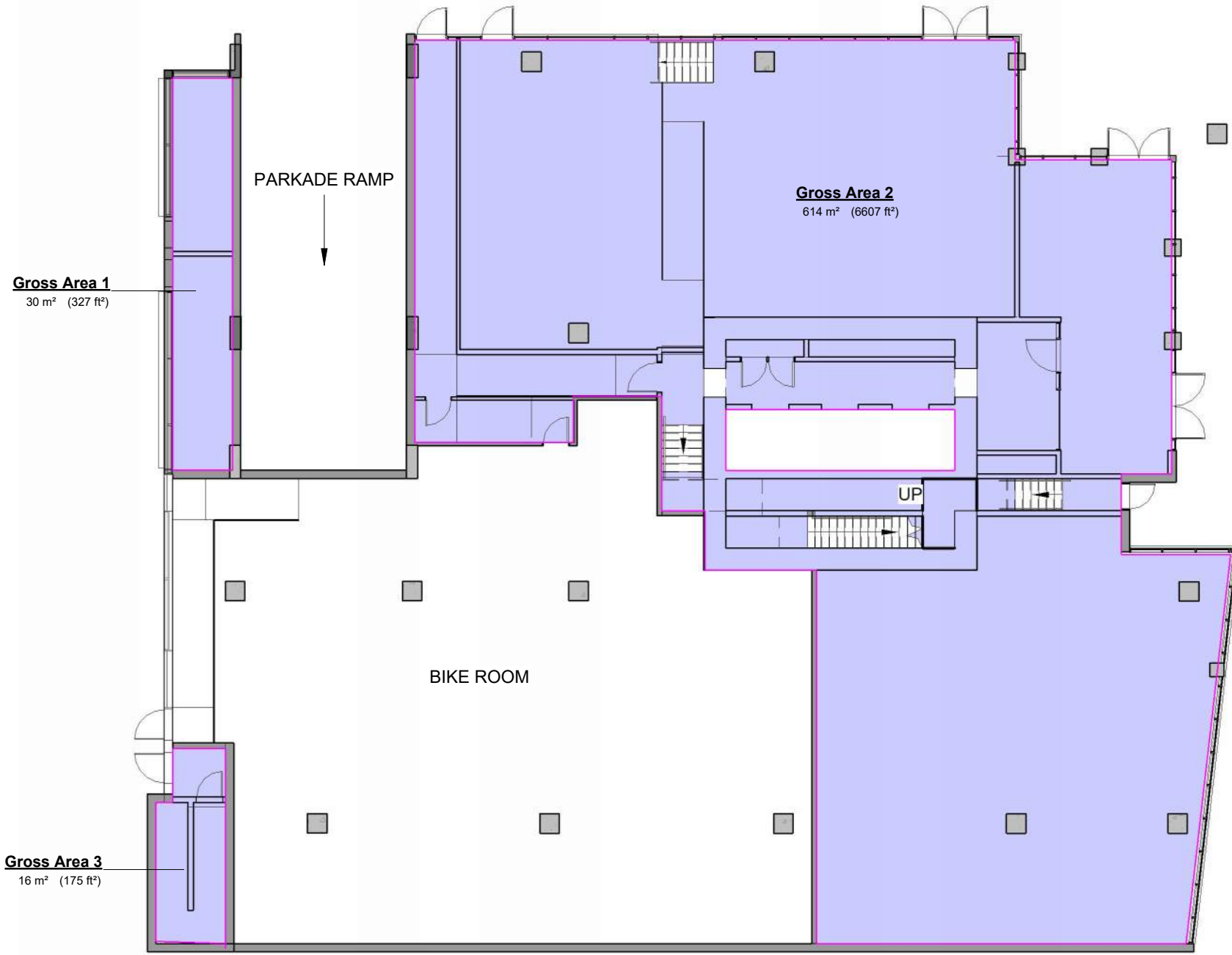


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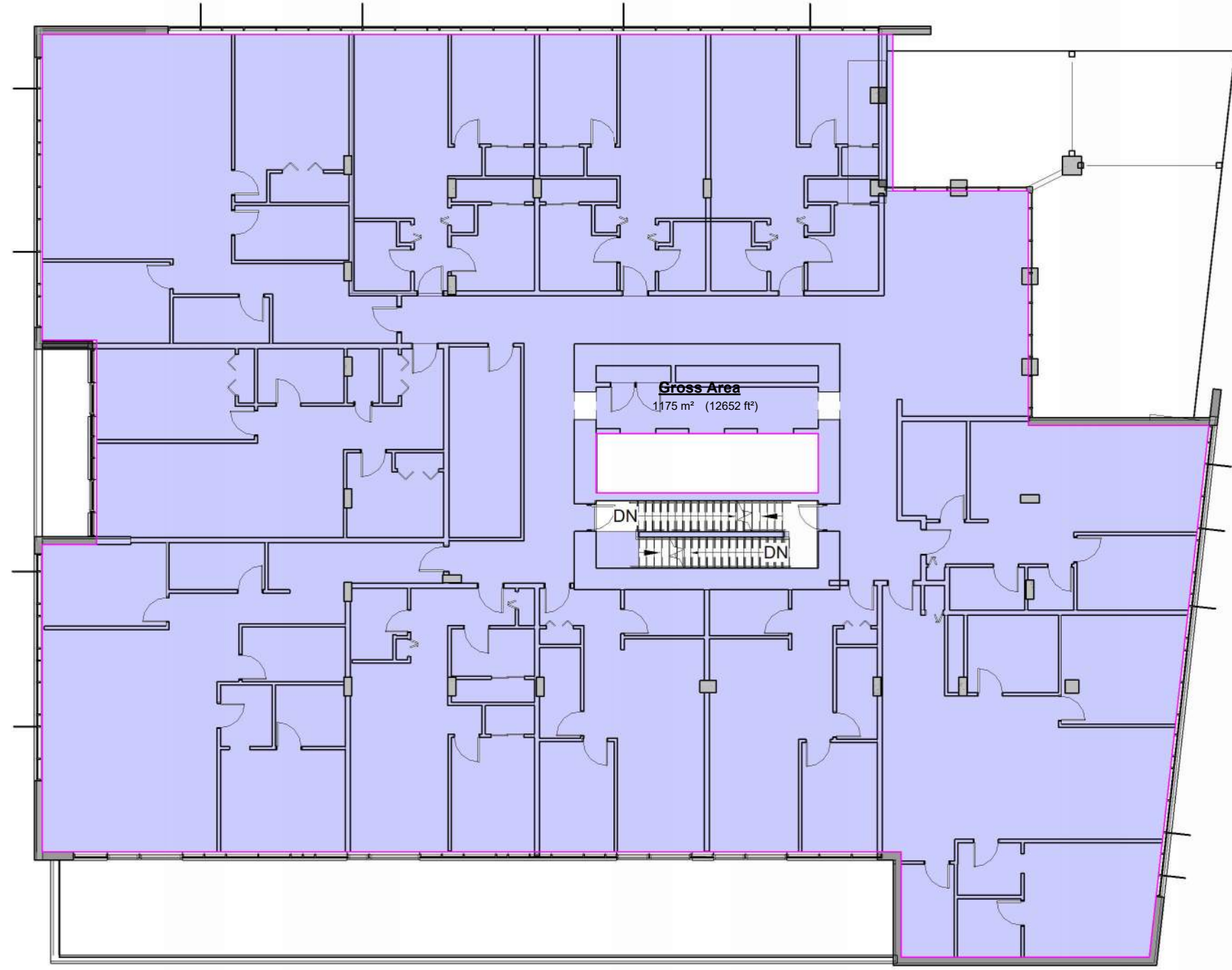
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1620 Blanshard Street Development Permit / Rezoning Application	
Project North	
Sheet Name Spatial Separations North + East	
Date September 26, 2024	Project # 2328
Scale 1 : 200	Revision A0.54
Sheet # A0.54	

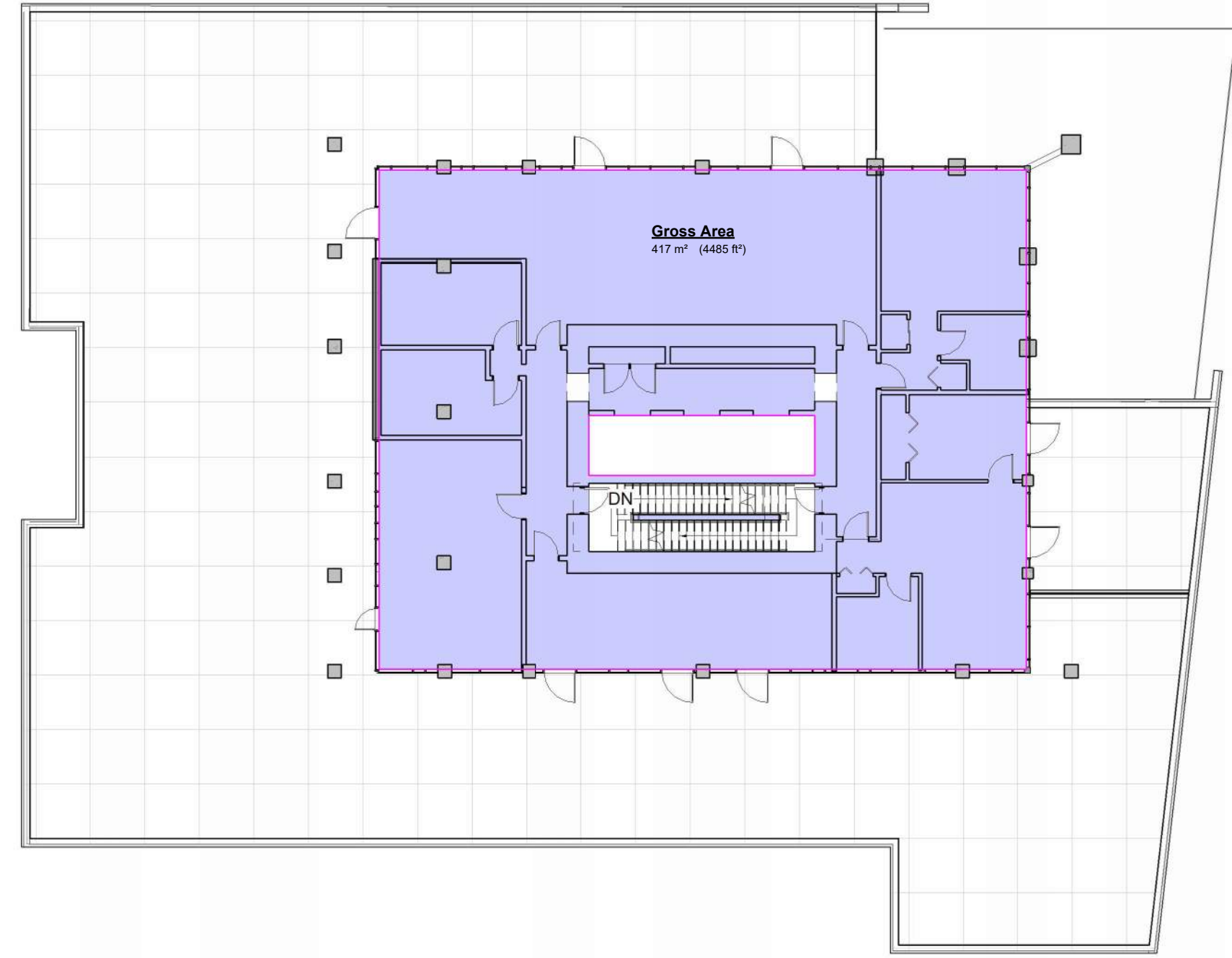
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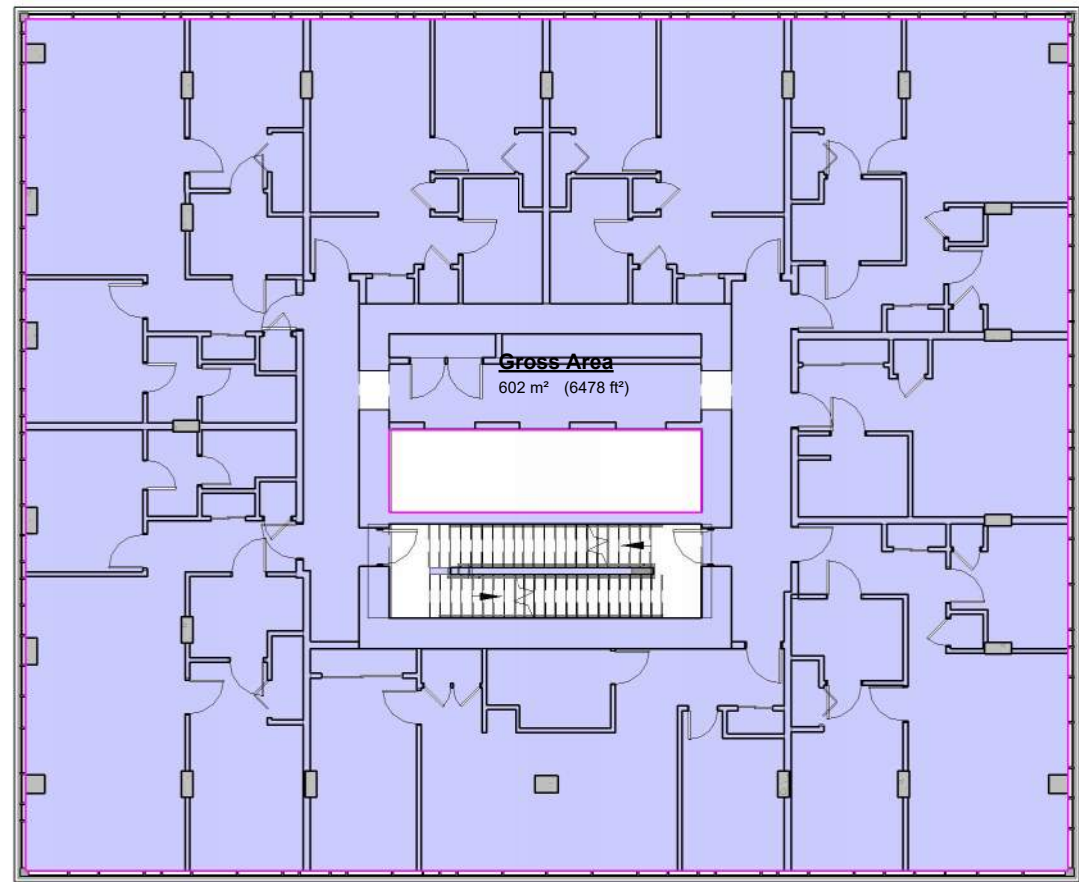
1 Level 1
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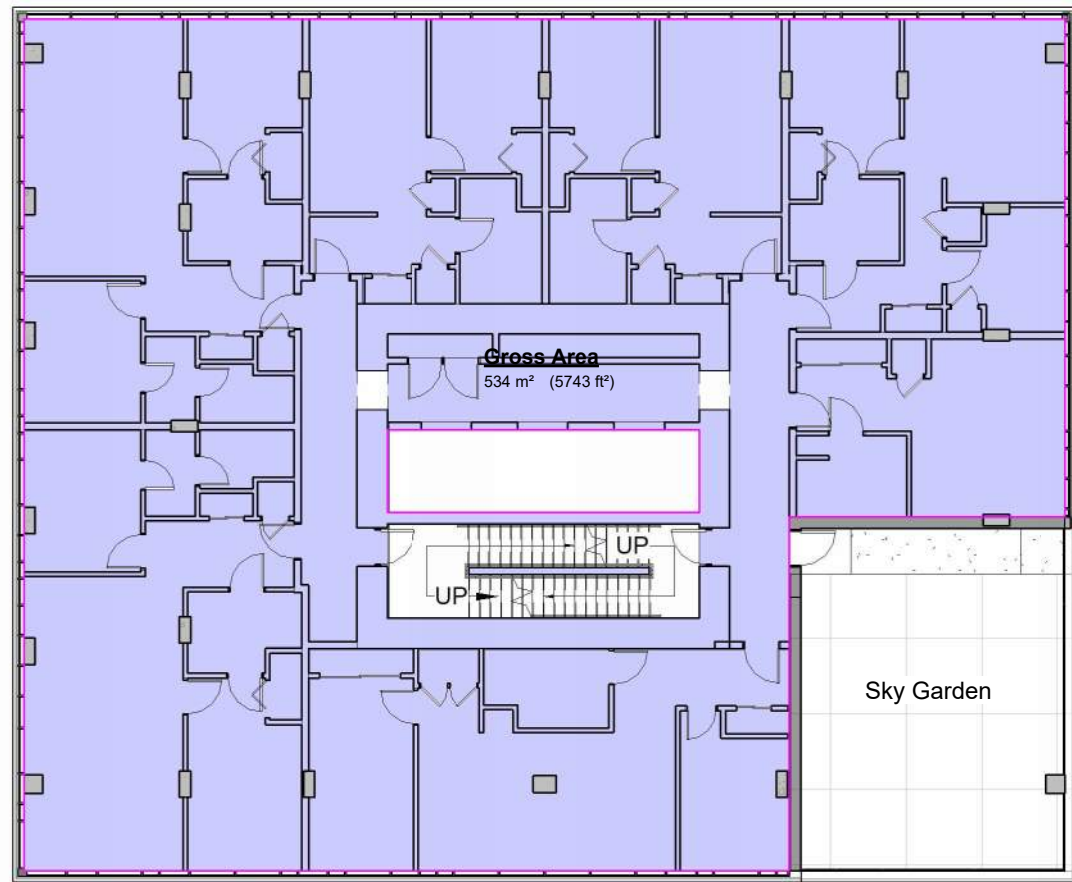
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SCALE = 1 : 200



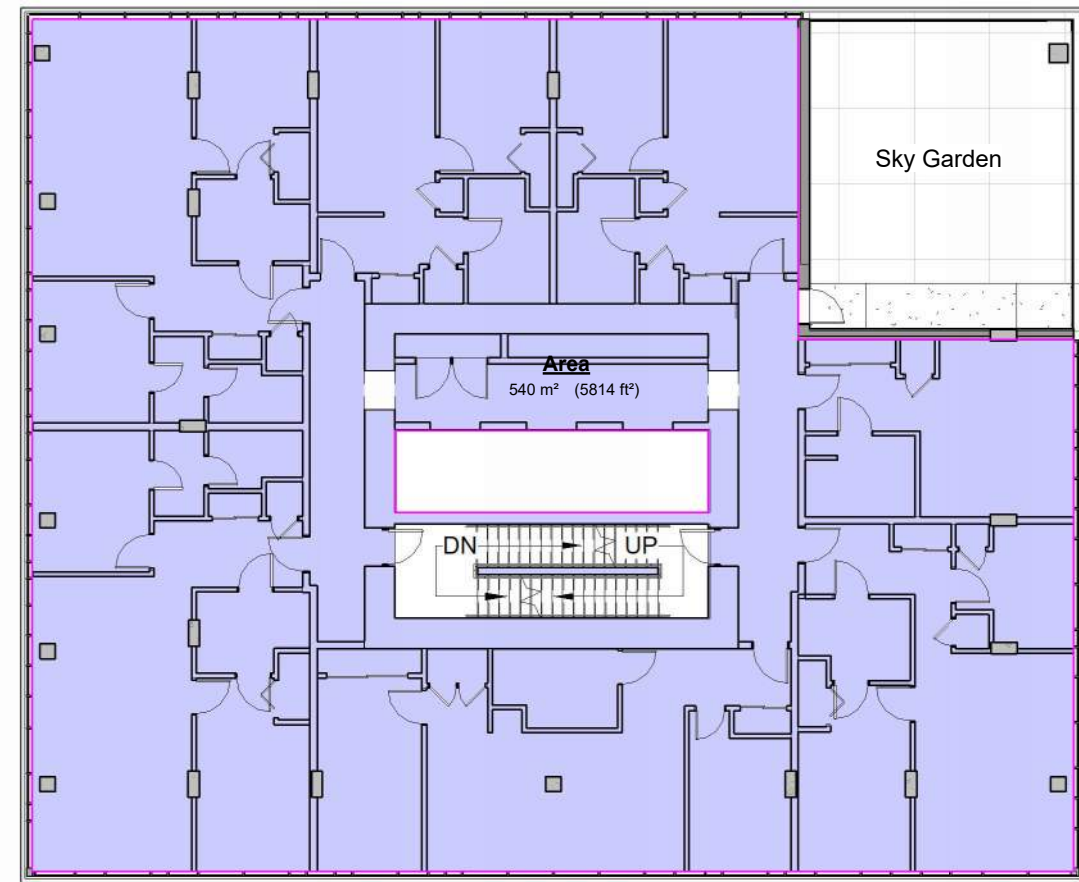
3 Level 4 - Amenity
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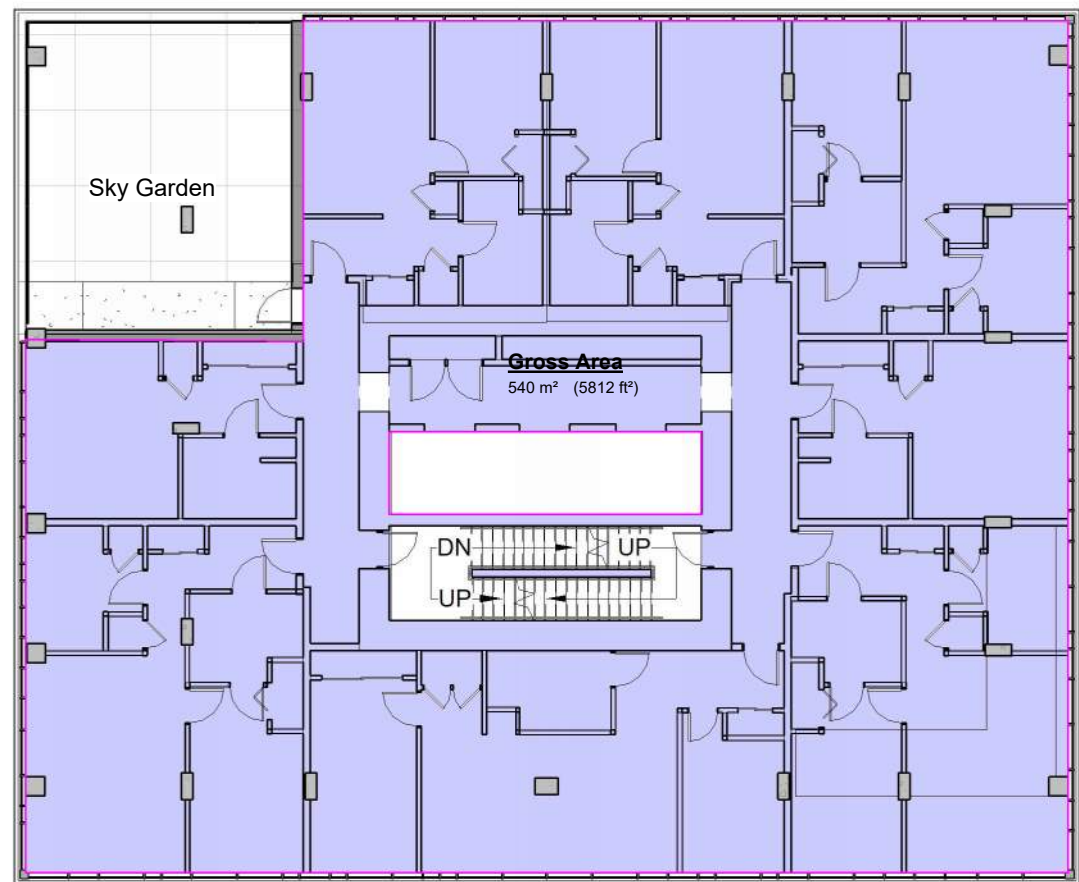
4 Typical Residential Level
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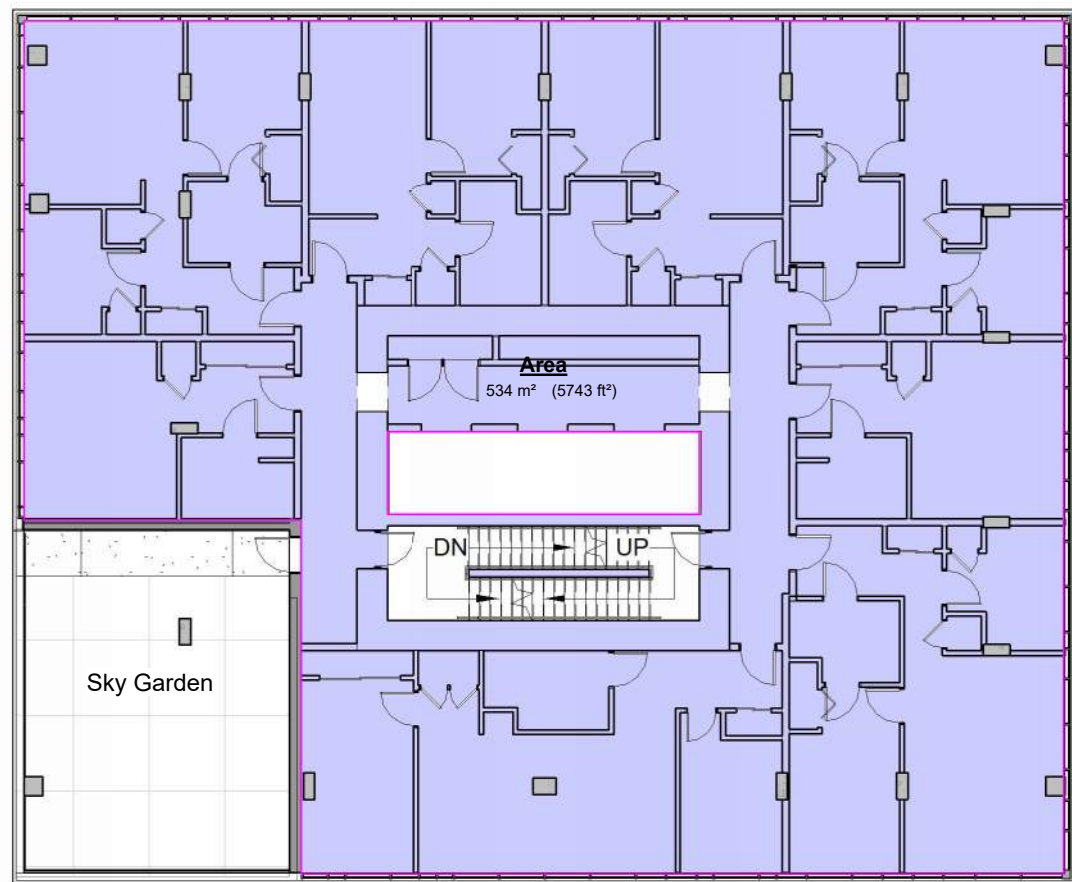
5 Typical Sky Garden Level - Type 1
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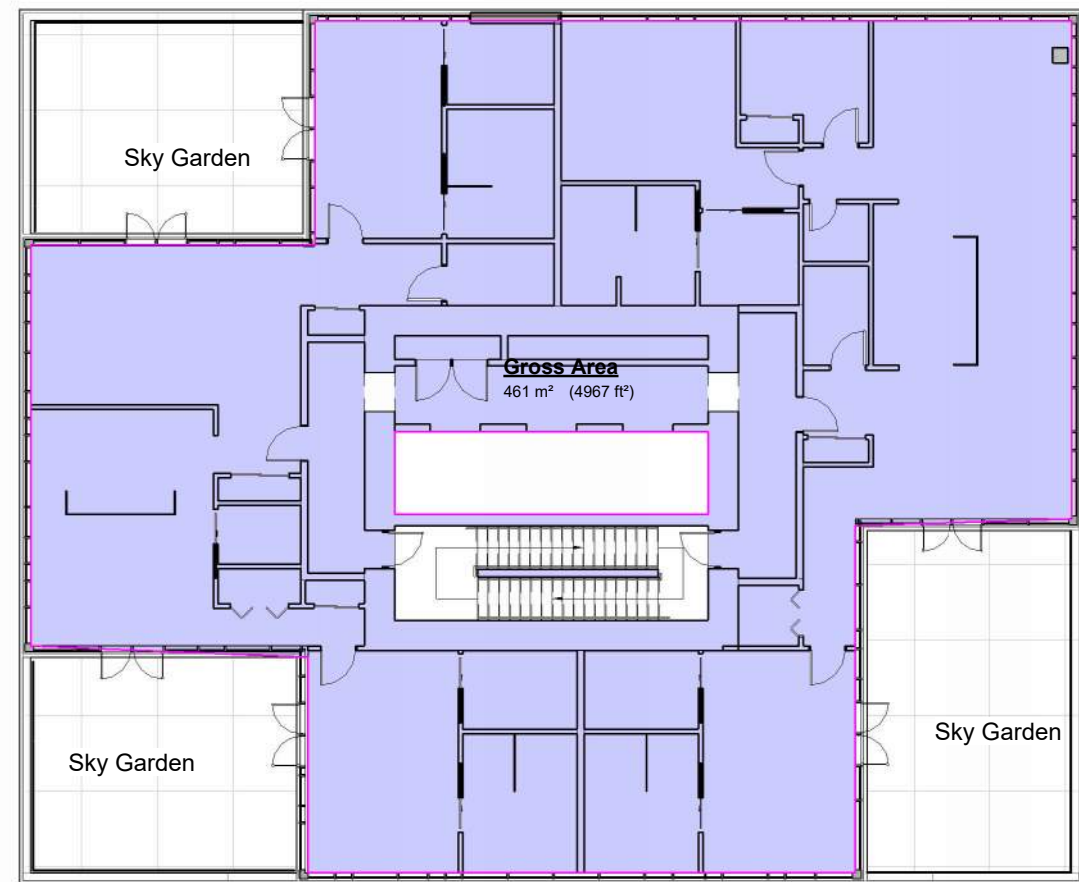
6 Typical Sky Garden Level - Type 2
SCALE = 1 : 200



7 Typical Sky Garden Level - Type 3
SCALE = 1 : 200



8 Typical Sky Garden Level - Type 4
SCALE = 1 : 200



9 Penthouse Level 1
SCALE = 1 : 200

Gross Bldg. FSR		
Level	Area	
Main Level	614 m²	
Main Level	30 m²	
Main Level	16 m²	
Level 2	1175 m²	
Level 3	1175 m²	
Level 4	417 m²	
Level 5	602 m²	
Level 6	602 m²	
Level 7	534 m²	
Level 8	534 m²	
Level 9	540 m²	
Level 10	540 m²	
Level 11	602 m²	
Level 12	534 m²	
Level 13	534 m²	
Level 14	540 m²	
Level 15	540 m²	
Level 16	602 m²	
Level 17	534 m²	
Level 18	534 m²	
Level 19	534 m²	
Level 20	534 m²	
Level 21	602 m²	
Penthouse L1	461 m²	
Grand total: 24	13327 m²	

GROSS BUILDING AREA (ZONING)
MEASURED TO INTERIOR FACE OF EXTERIOR WALLS EXCLUSIVE OF PARKADE,
BIKE PARKING AND ELEVATOR SHAFT
TOTAL: 13,327m²
LOT AREA: 1,760 m²
FSR: 13,327/1,760 = 7.6

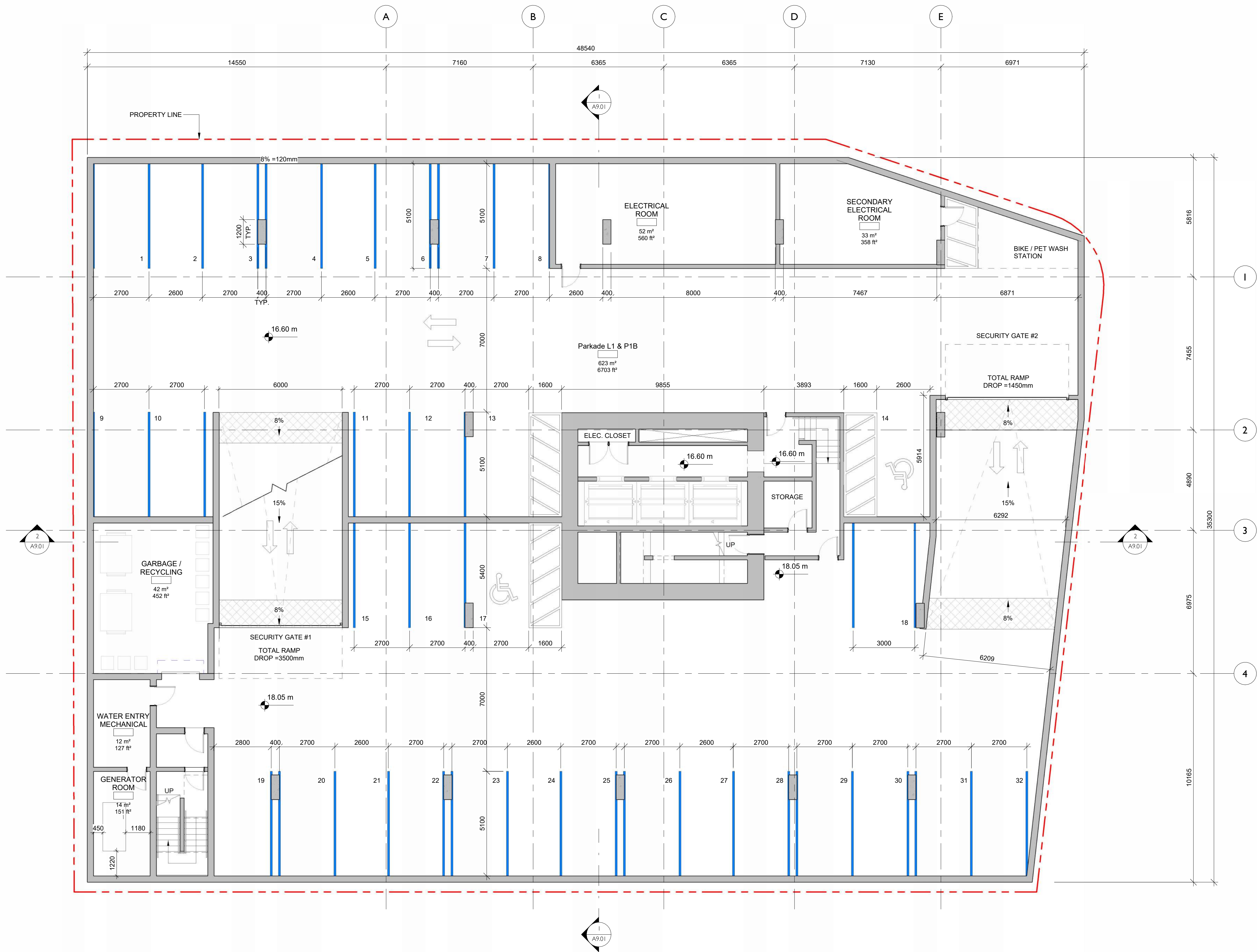
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1620 Blanshard Street Development Permit / Rezoning Application		
Sheet Name Area Plans and Calculations		
Date September 26, 2024	Project # 2328	
Scale 1 : 200	Revision 	Sheet # A1.02



1	Revision 1	Date 1
NO.	DESCRIPTION	DATE



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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Sheet Name

Date

September 26, 2024

Scale

1 : 100

REGISTERED ARCHITECT
GREGORY L.F. GUNN
2024-09-30
BRITISH COLUMBIA

Revision

Date 1

Sheet #

A2.00

1

2328

1

A2.00

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80.47°

Project North

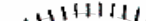
Sheet Name

Sheet Name

Floor Plan - Parkade
Level 2

Date September 26, 2024

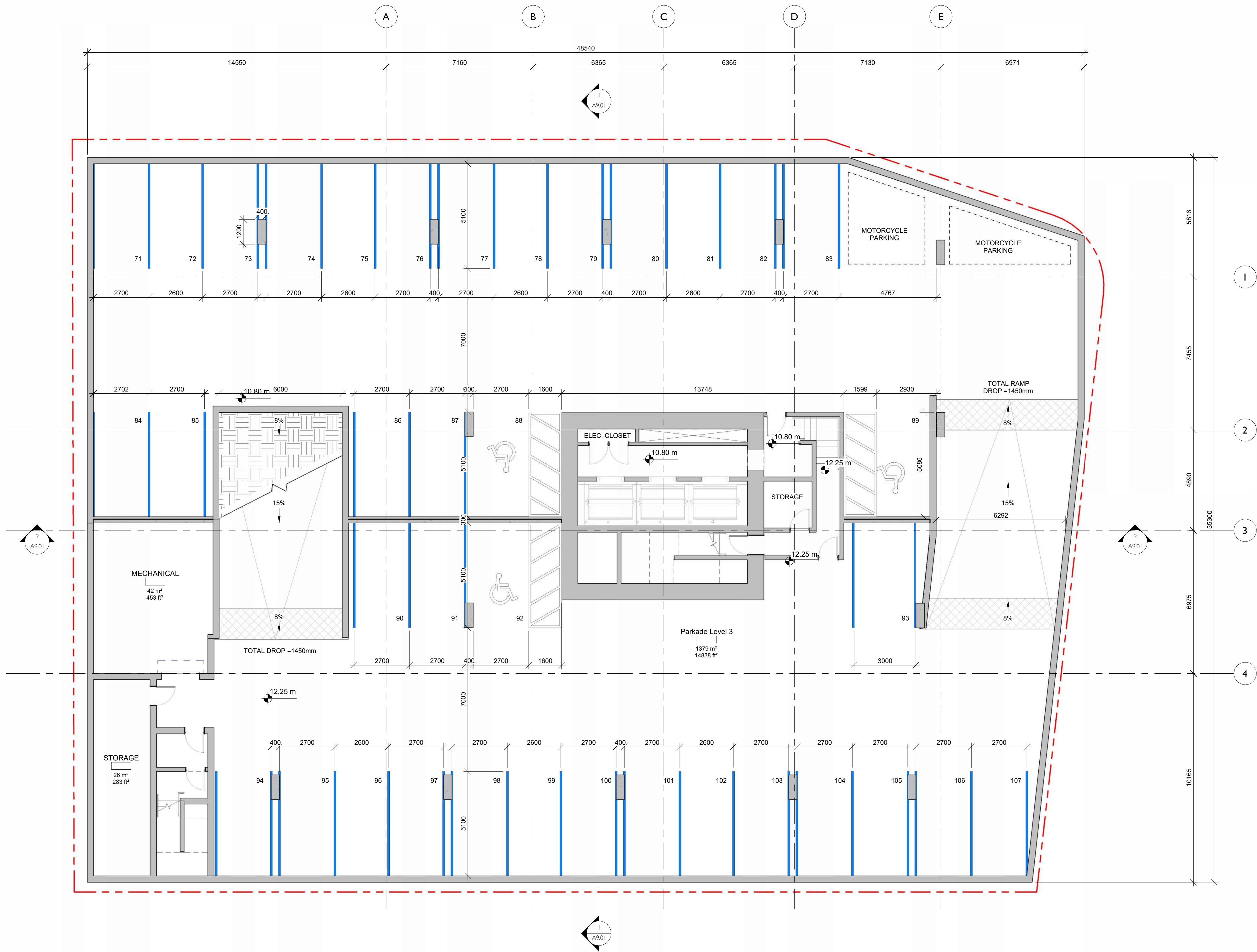
Scale	1 : 100	Project #	2328
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	Revision 
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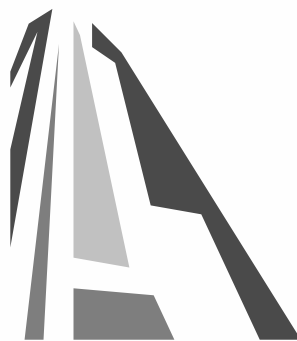
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NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

80.47°
Project North

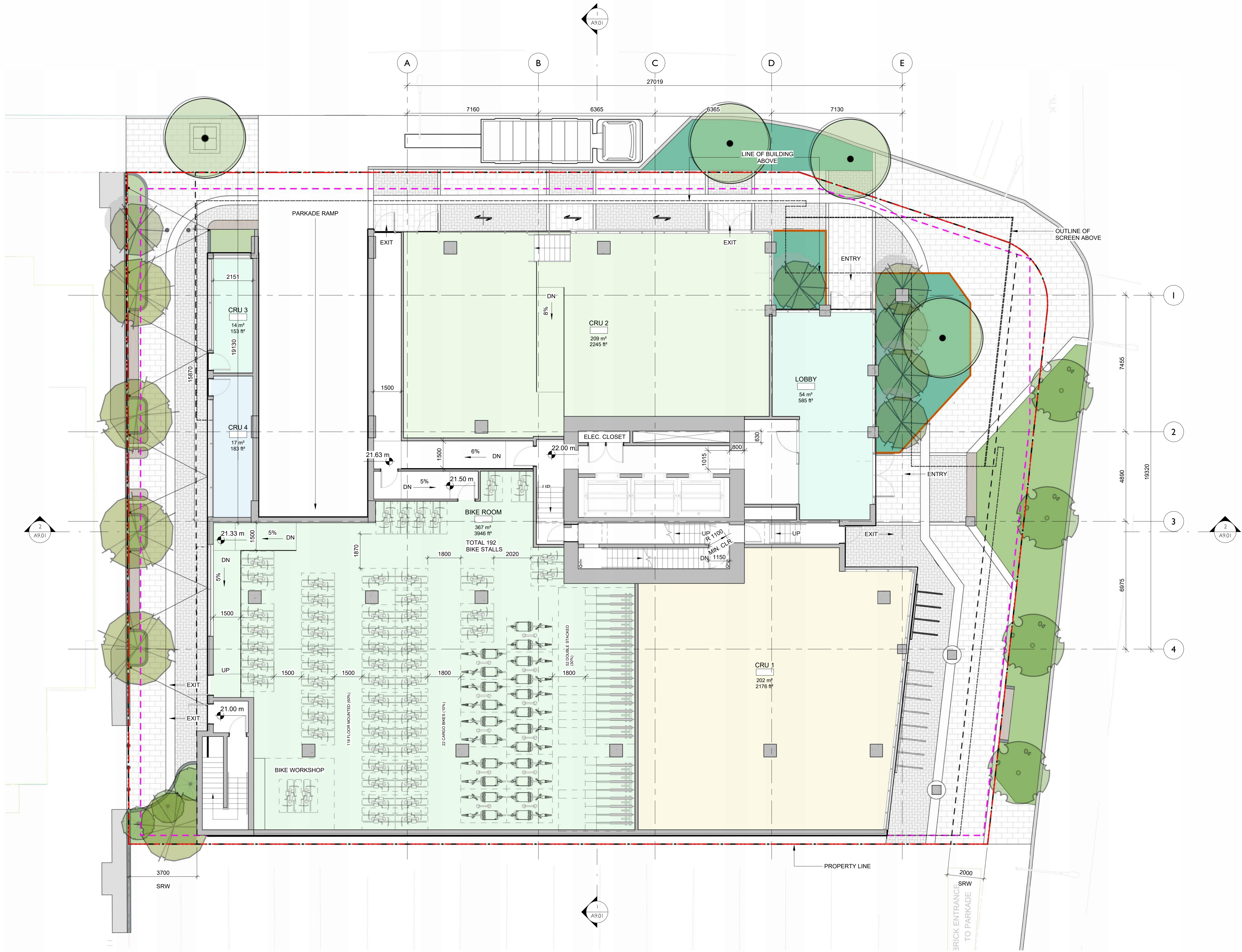
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Floor Plan - Parkade Level 3

Date
September 26, 2024

Scale
1 : 100

Project #
2328

Revision
Sheet #
A2.02



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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Sheet Name

Floor Plan - Level 1

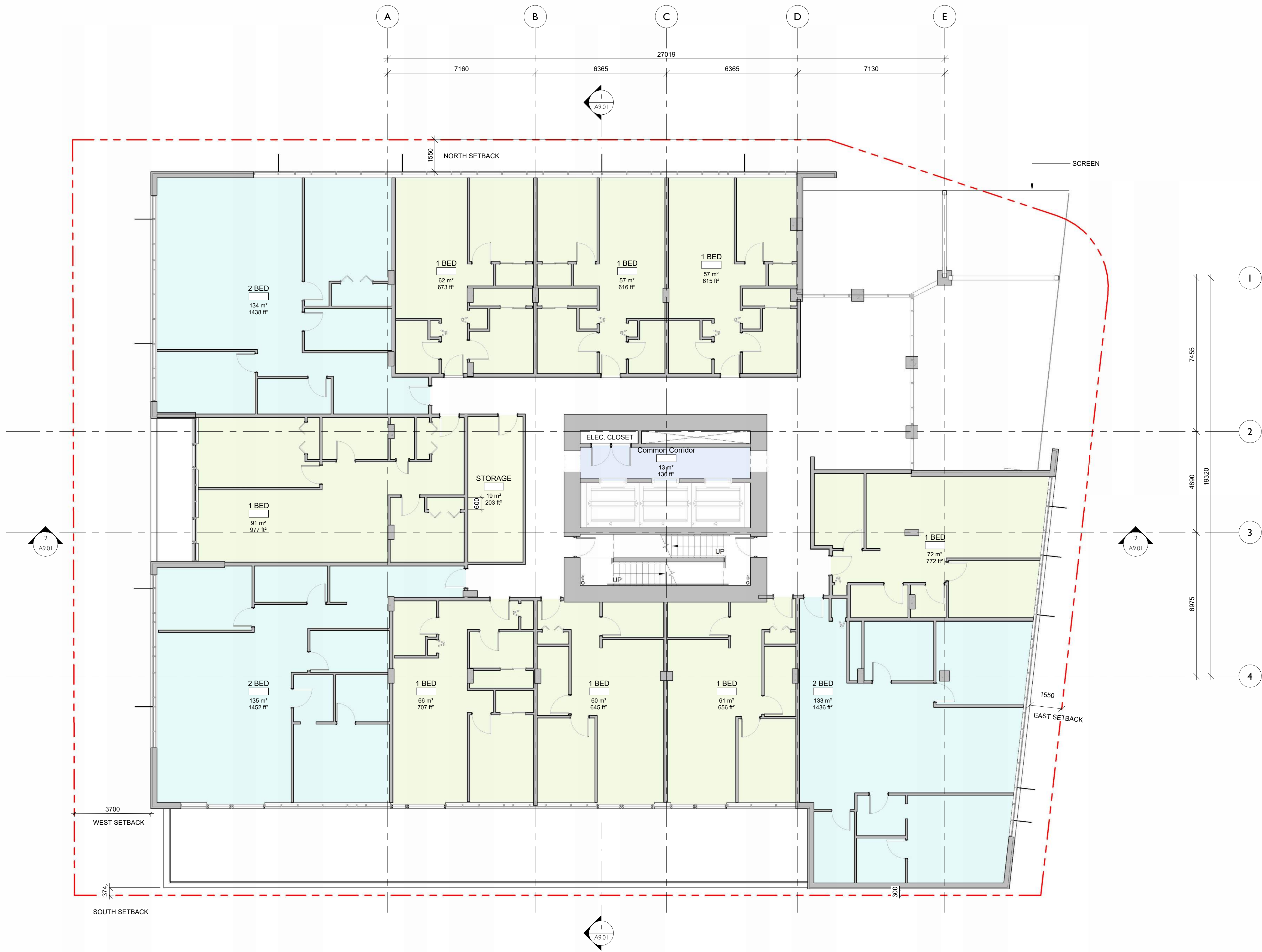
Date September 26, 2024

Scale 1 : 100 Project # 2328

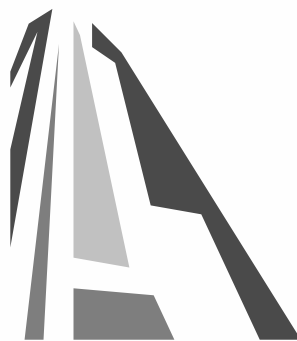
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Sheet # A2.04

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80.47"

Project North

1620 Blanshard Street
Development Permit /
Rezoning Application

Floor Plan - L2 + L3

Date

September 26, 2024

Scale

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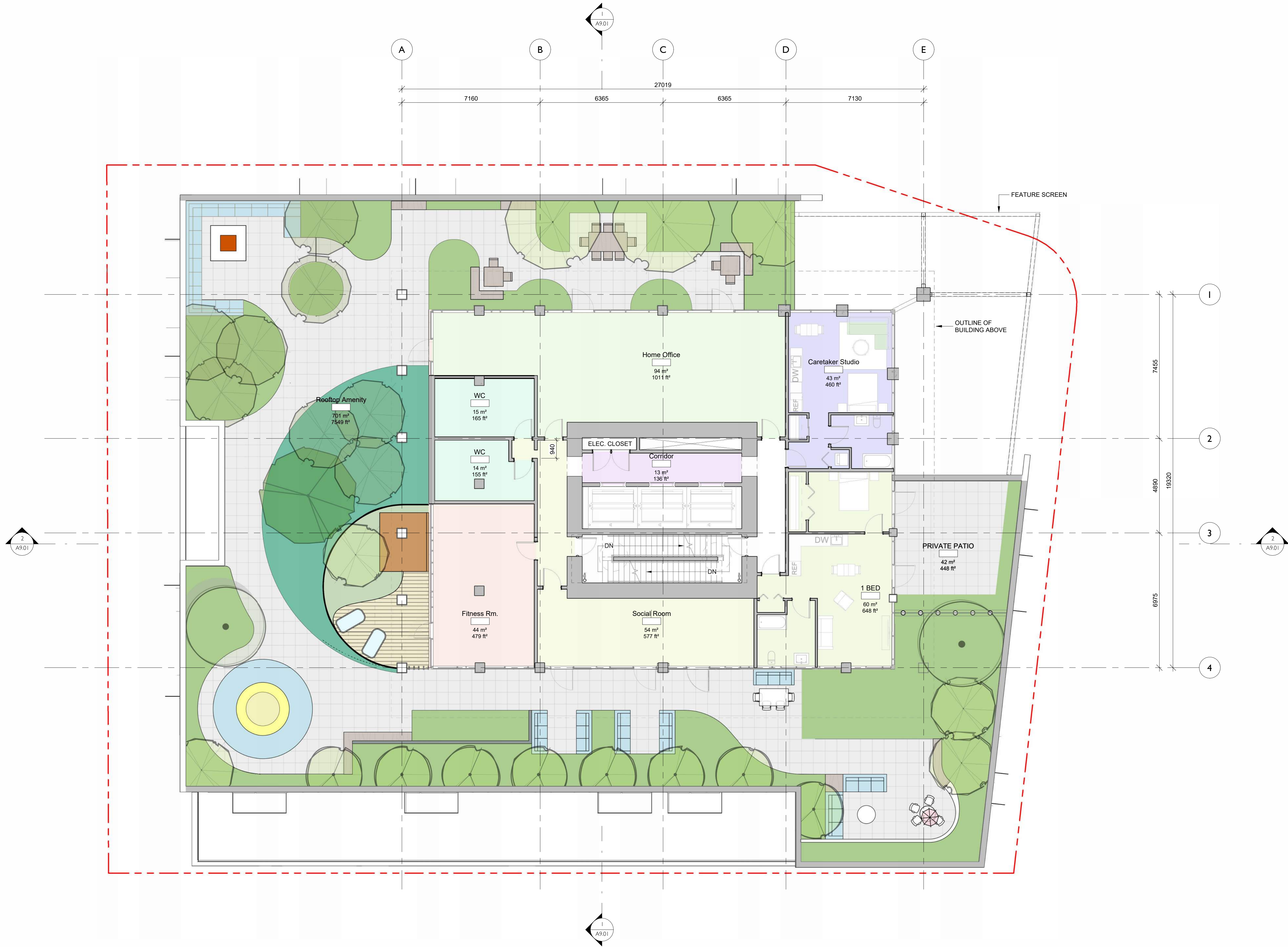
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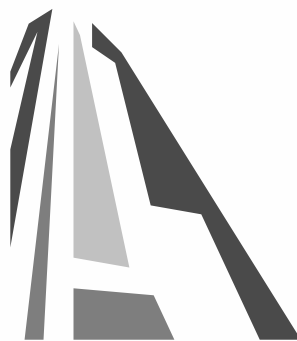
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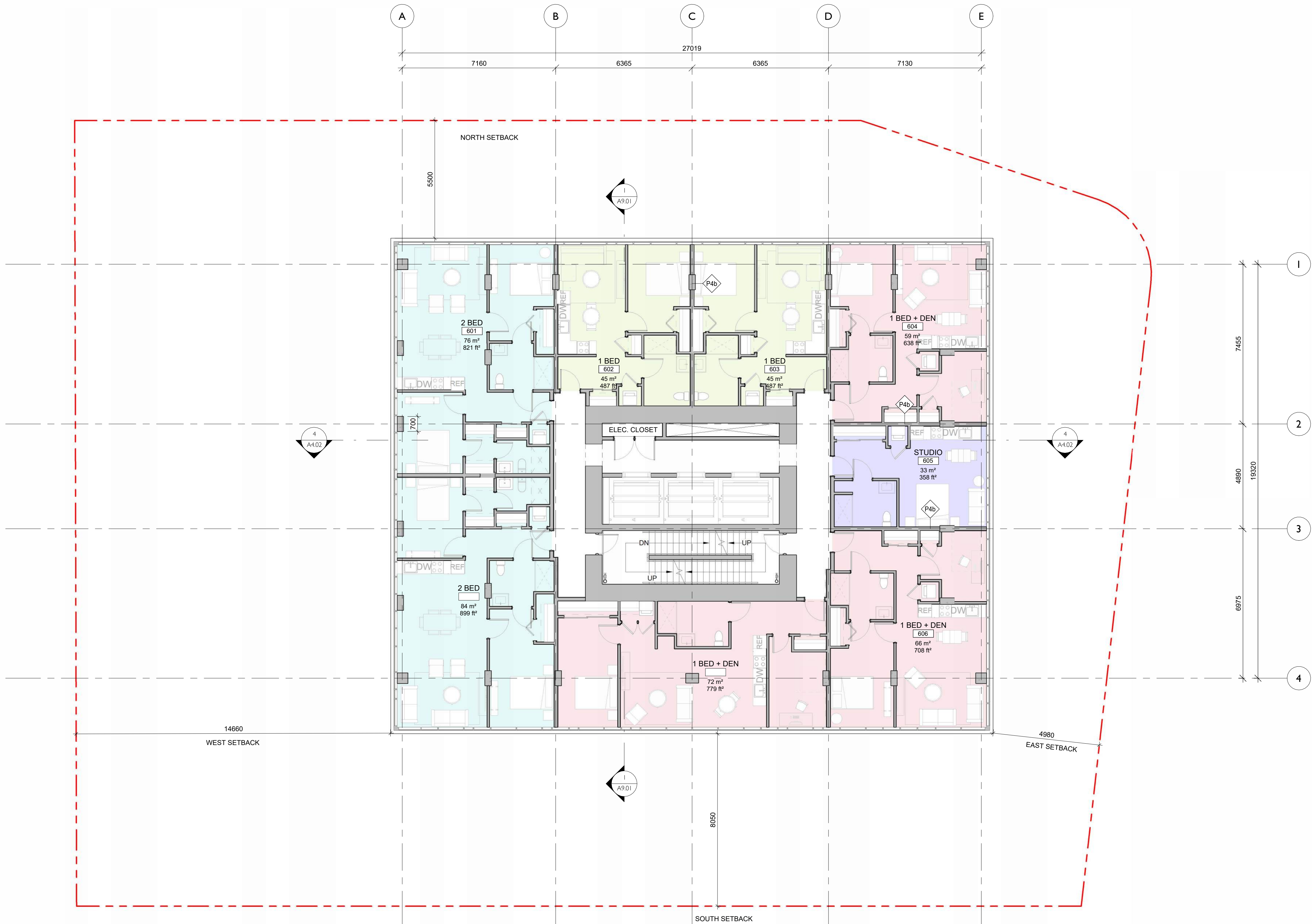


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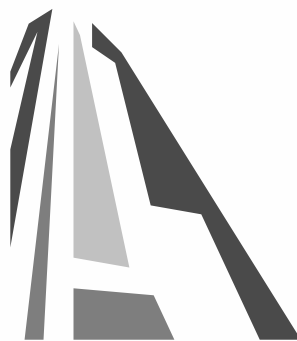
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1620 Blanshard Street Development Permit / Rezoning Application	
Project North	
Sheet Name Floor Plan - Level 4 Amenity	
Date September 26, 2024	
Scale 1 : 100	Project # 2328
Revision	Sheet # A2.06





NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name

Floor Plan - Typical
Residential

Date

September 26, 2024

Scale

1 : 100

Project #

2328

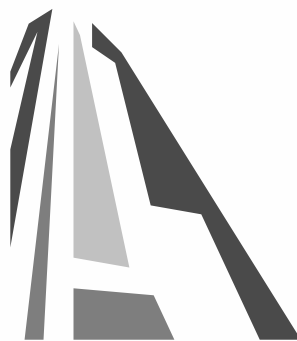
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Sheet #

A2.07



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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name

Floor Plan - Typical Sky
Garden Level - Type 1

Date

September 26, 2024

Scale

1 : 100

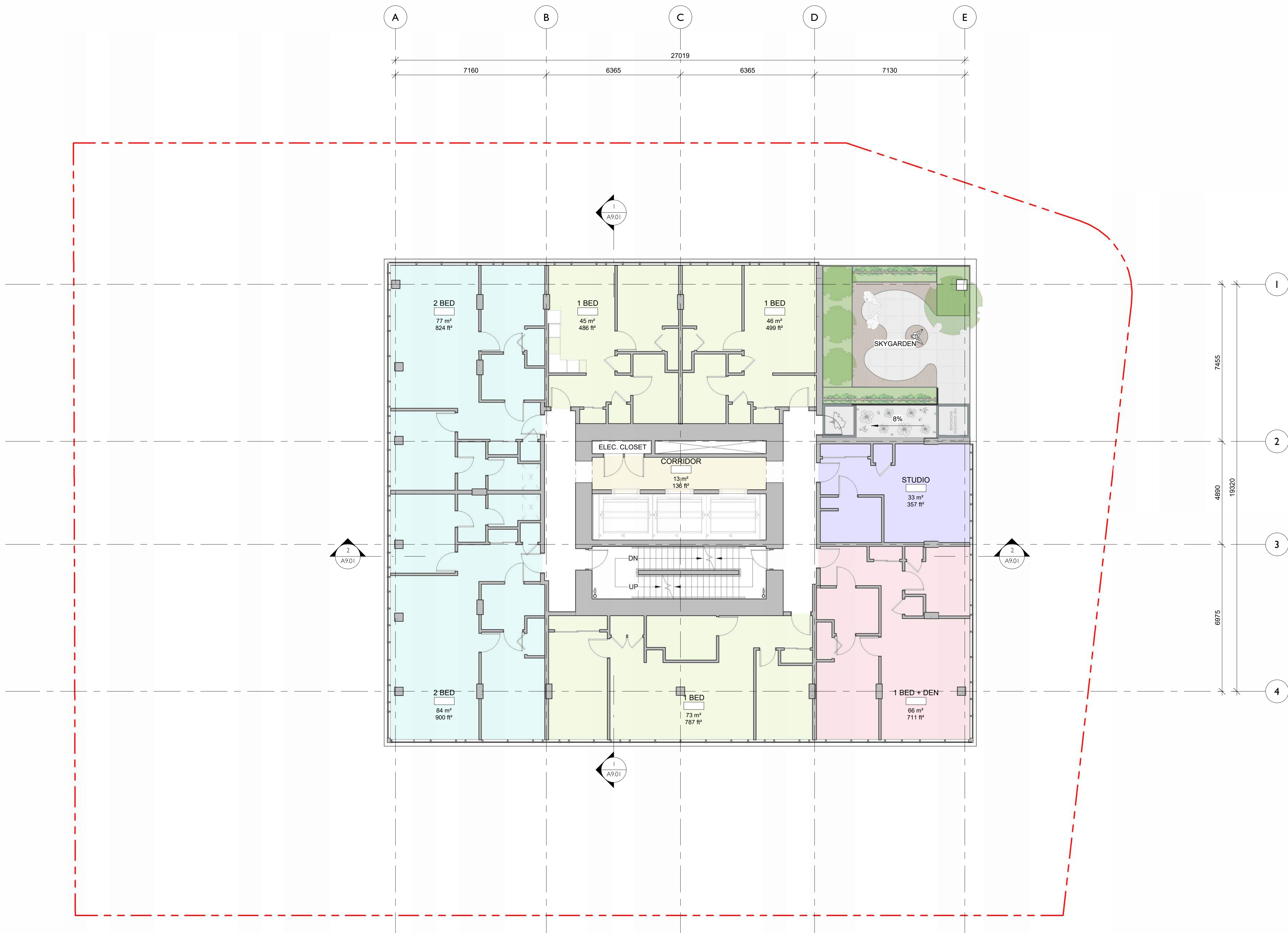
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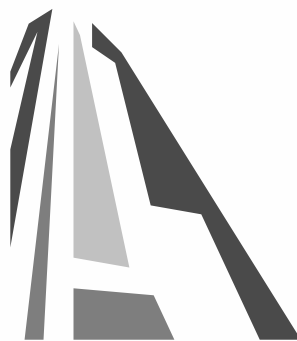
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name
Floor Plan - Typical Sky
Garden Level - Type 2

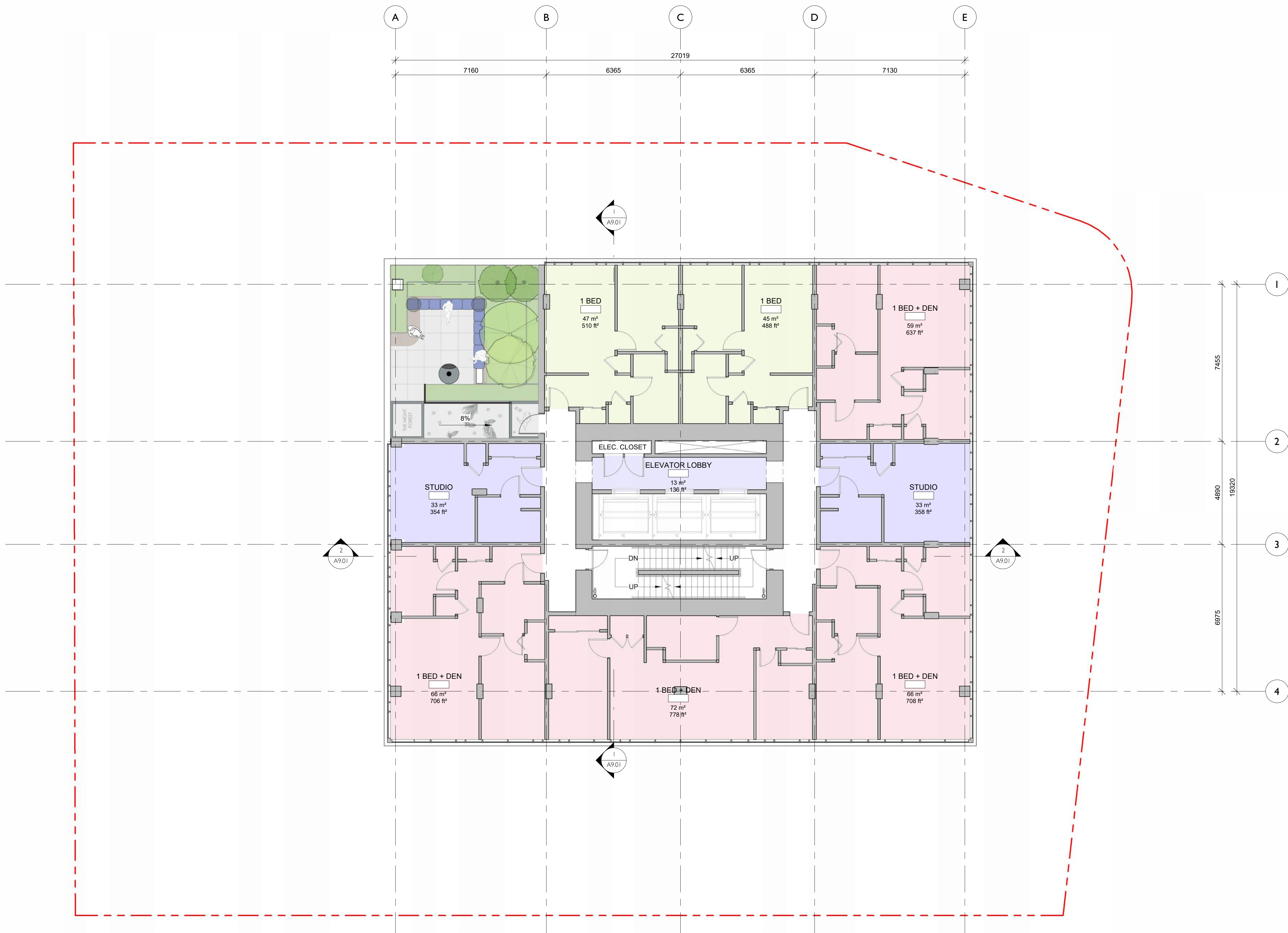
Date
September 26, 2024

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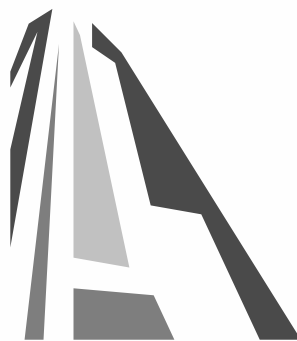
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Revision

Sheet #
A2.09



NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name

Floor Plan - Typical Sky
Garden Level - Type 3

Date

September 26, 2024

Scale

1 : 100

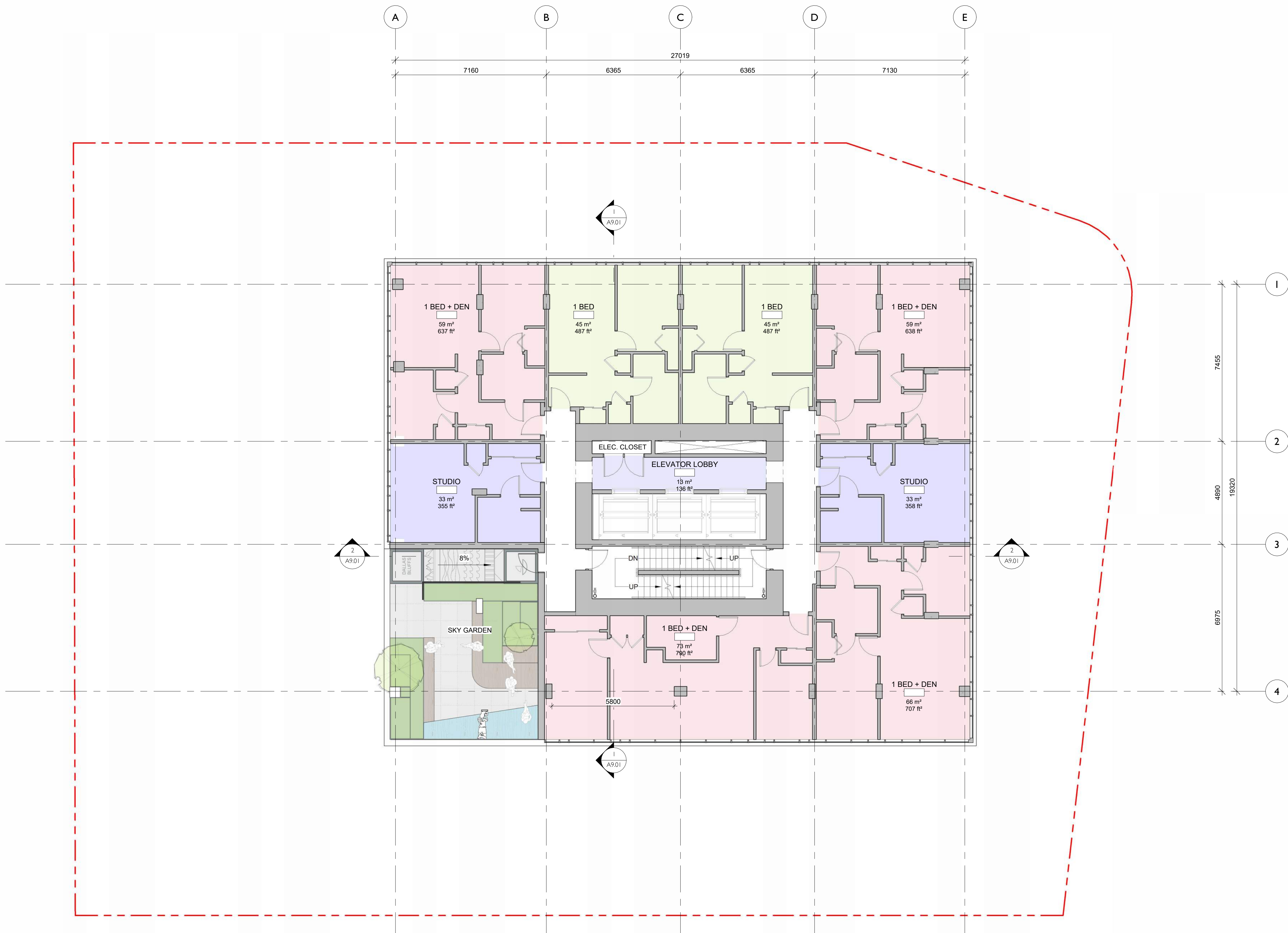
Project #

2328

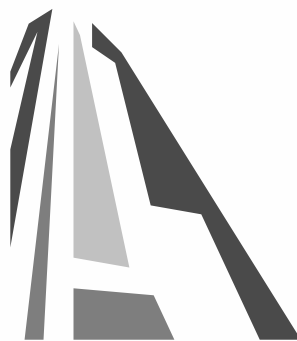
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Sheet #

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NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name

Floor Plan - Typical Sky
Garden Level - Type 4

Date

September 26, 2024

Scale

1 : 100

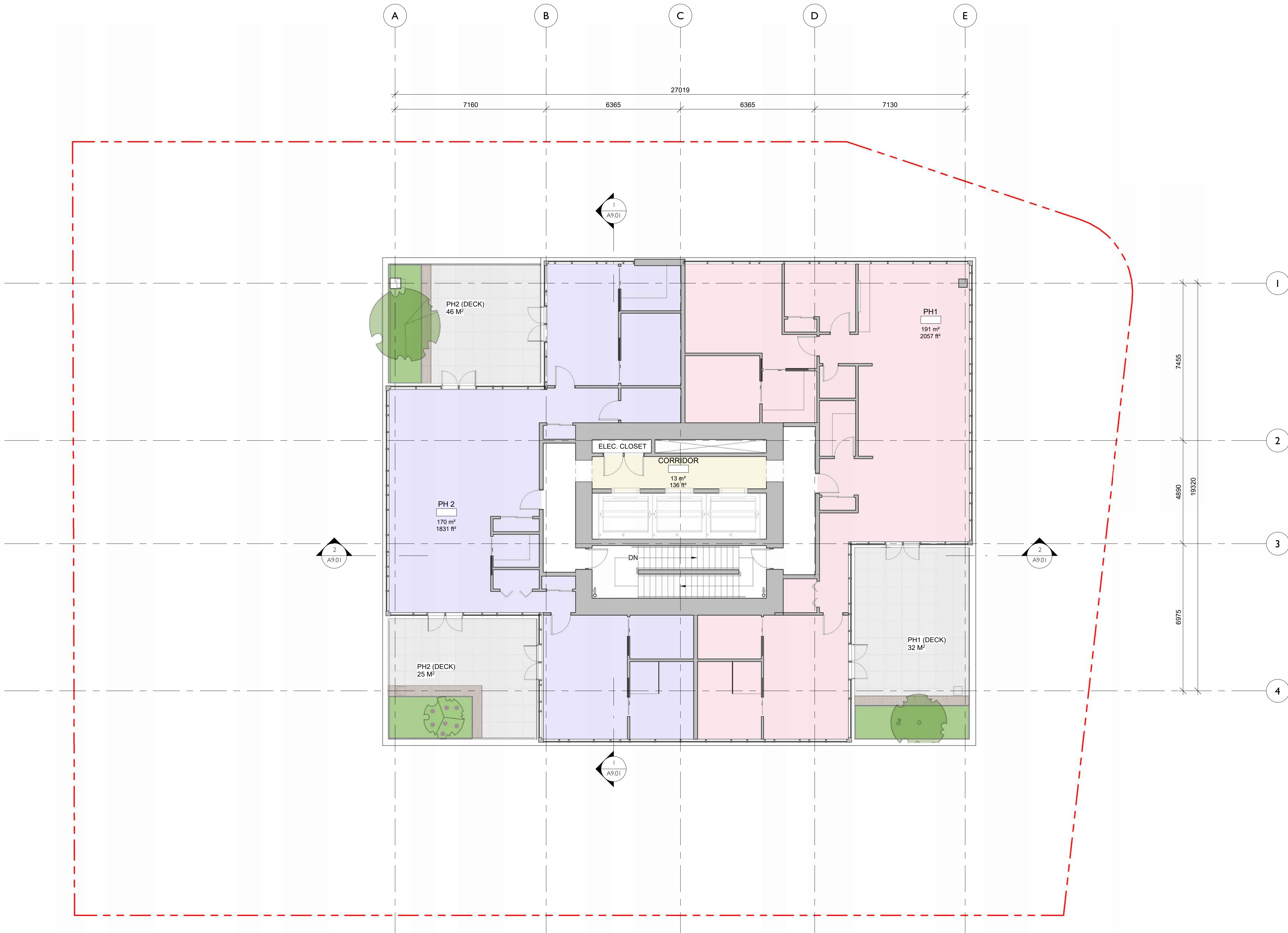
Project #

2328

Revision

Sheet #

A2.11



NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name

Floor Plan - Penthouse

Date

September 26, 2024

Scale

1 : 100

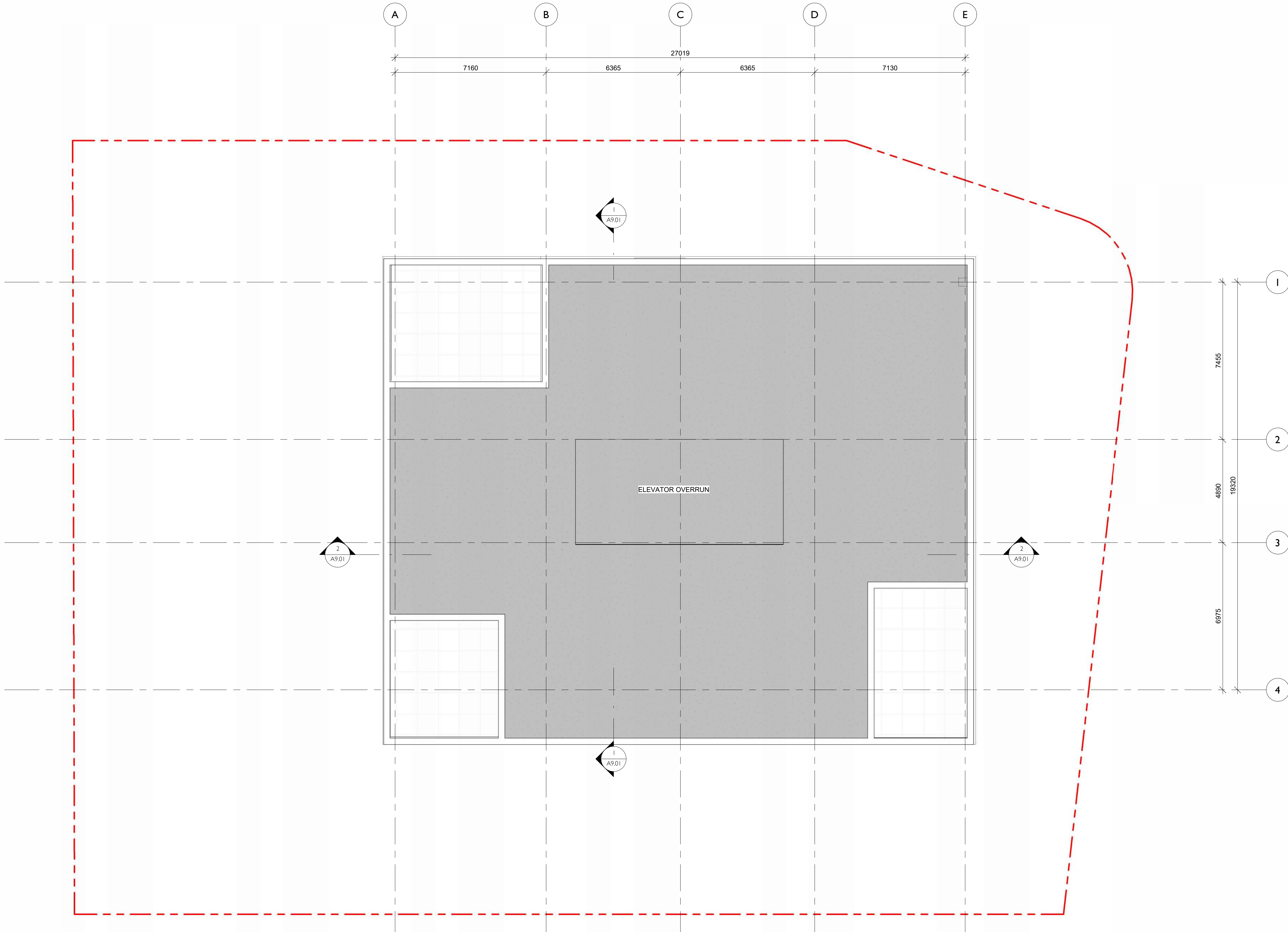
Project #

2328

Revision

Sheet #

A2.12



NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name

Roof Level

Date

September 26, 2024

Scale

1 : 100

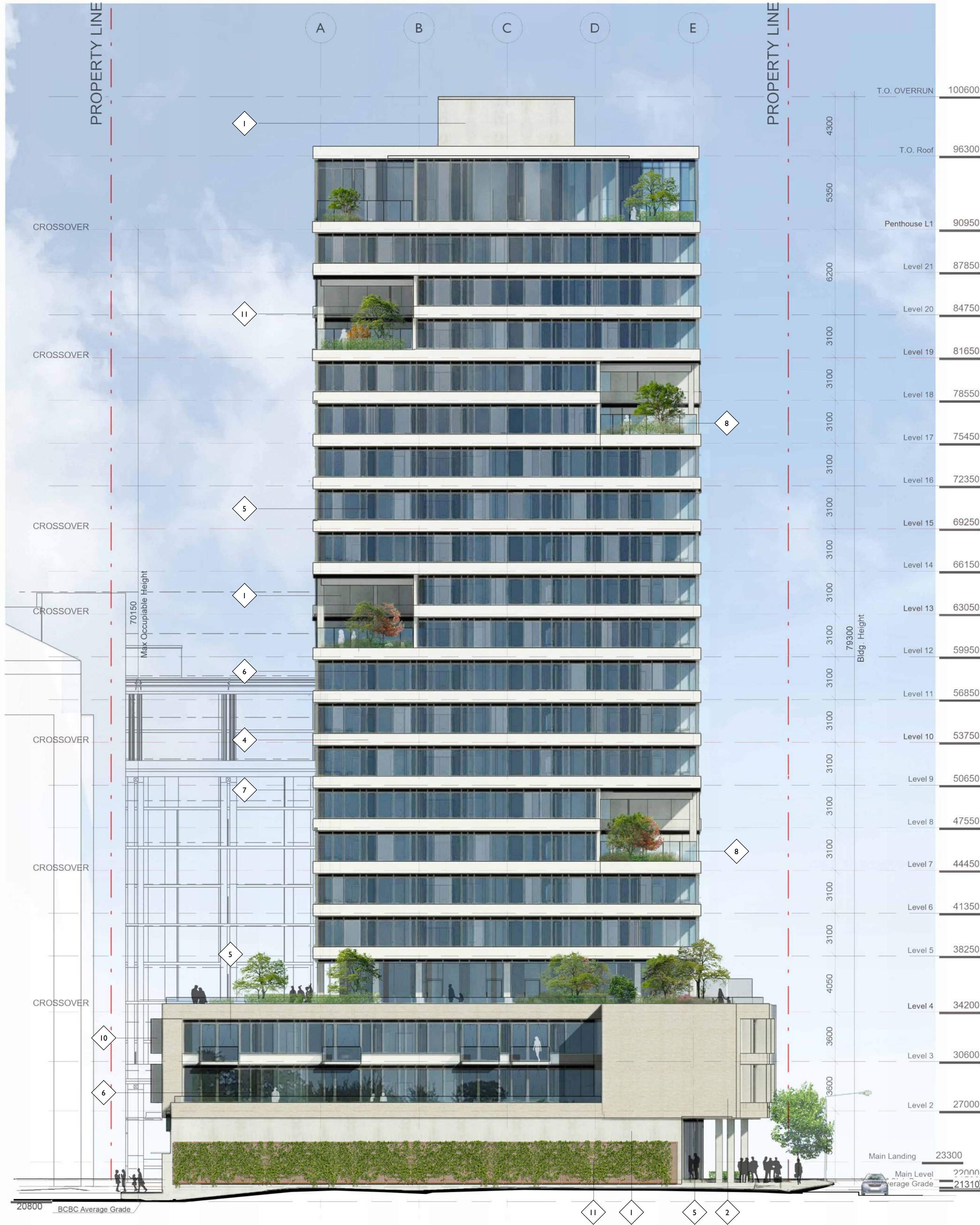
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2328

Revision

Sheet #

A2.13



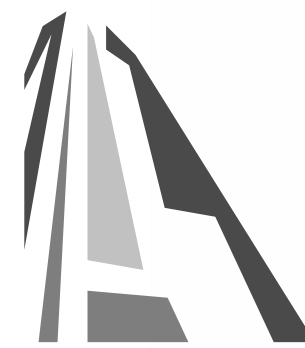
1 Elevation - South
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1	Architectural Concrete
2	Running Bond Brick (Warm White)
3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping

2 Elevation - West
SCALE = 1 : 200

1	Architectural Concrete
2	Running Bond Brick (Warm White)
3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping

NO.	DESCRIPTION	DATE
-----	-------------	------



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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Sheet Name
Elevations South + West

Date
September 26, 2024

Scale
1 : 200

Project #
2328

Revision
A

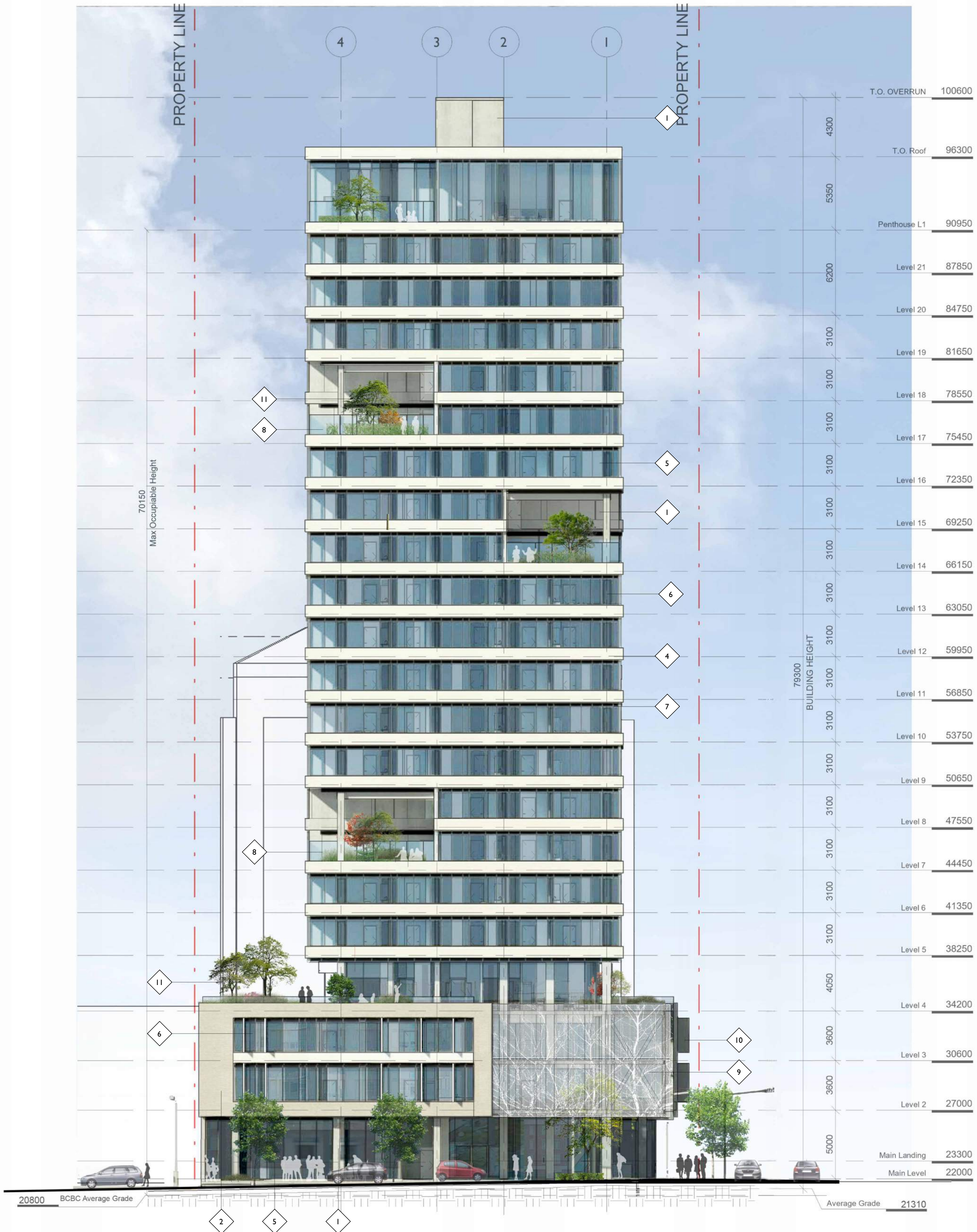
Sheet #
A3.00

9/26/2024 12:13:34 PM



1 Elevation - East
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3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping



2 Elevation - North
SCALE = 1 : 200

1	Architectural Concrete
2	Running Bond Brick (Warm White)
3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping

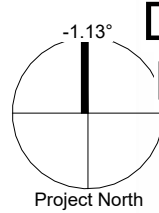
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Sheet Name
Elevations North + East

Date
September 26, 2024

Scale
1 : 200

Project #
2328



Revision

Sheet #
A3.01



1 Contextual Elevation at Blanshard Street



3 Contextual View Looking East Across Johnson Street Bridge



2 Contextual Elevation at Fisgard Street

NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name
Context Elevations

Date
September 26, 2024

Scale
Project #
2328

Revision
A triangle symbol indicating a revision.

Sheet #
A3.02





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SCALE =



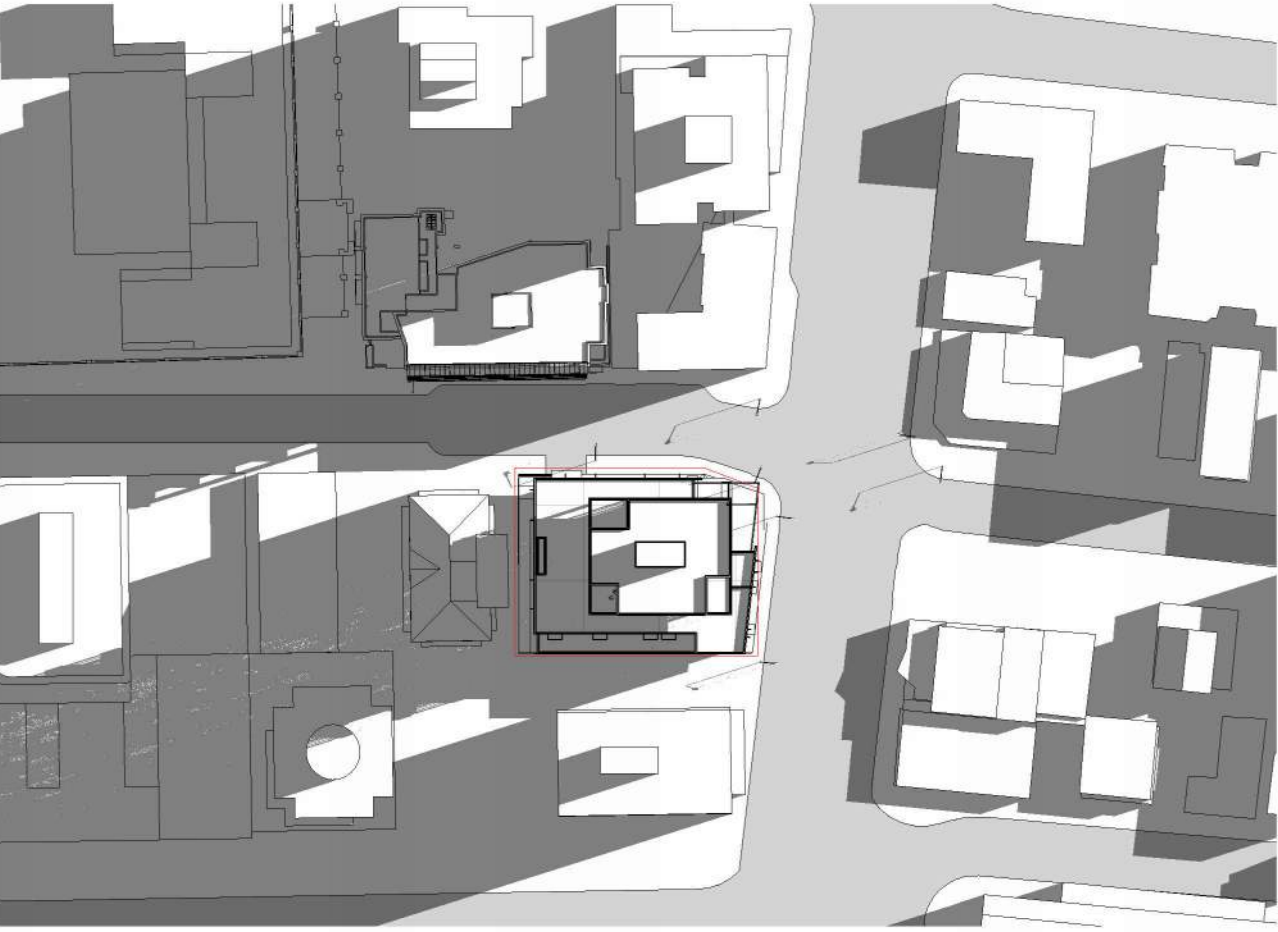
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SCALE =



3 Equinox 3pm
SCALE =



4 Equinox 6pm
SCALE =



5 Summer Solstice 9am
SCALE =



6 Summer Solstice Noon
SCALE =



7 Summer Solstice 3pm
SCALE =



8 Summer Solstice 6pm
SCALE =



9 Winter Solstice 9am
SCALE =



10 Winter Solstice Noon
SCALE =



11 Winter Solstice 3pm
SCALE =



12 Winter Solstice 6pm
SCALE =

NO.	DESCRIPTION	DATE
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1620 Blanchard Street Development Permit / Rezoning Application	
Project North	
Sheet Name	
Shadow Study	
Date	
September 26, 2024	
Scale	Project #
	2328
Revision	
Sheet #	
A5.01	





1 Perspective at Corner of Blanshard and Fisgard



2 Perspective Street Level View at Blanshard and Fisgard



3 Perspective Looking North Along Blanshard Street



4 Perspective Street Level View at Blanshard

NO.	DESCRIPTION	DATE
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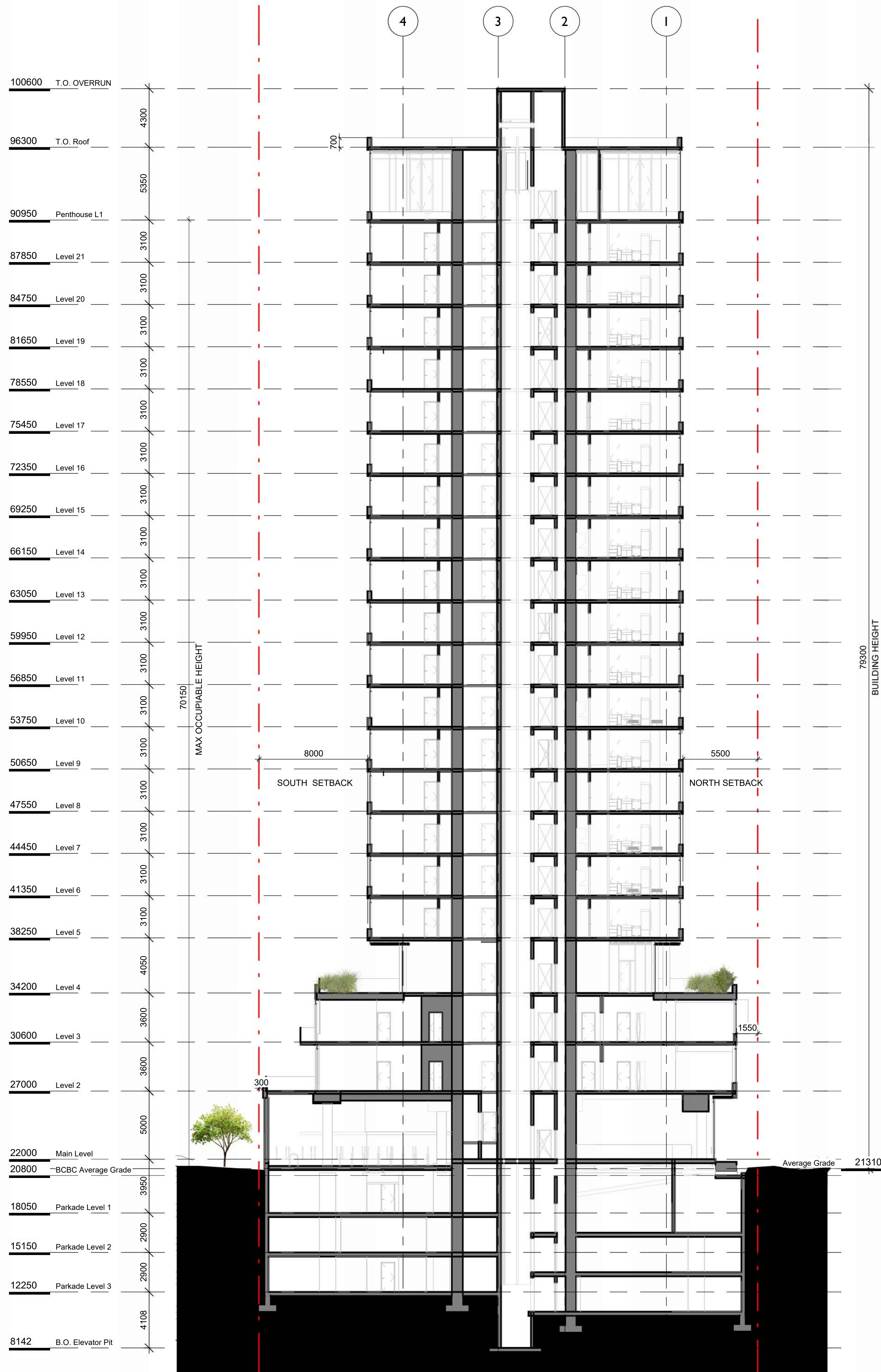


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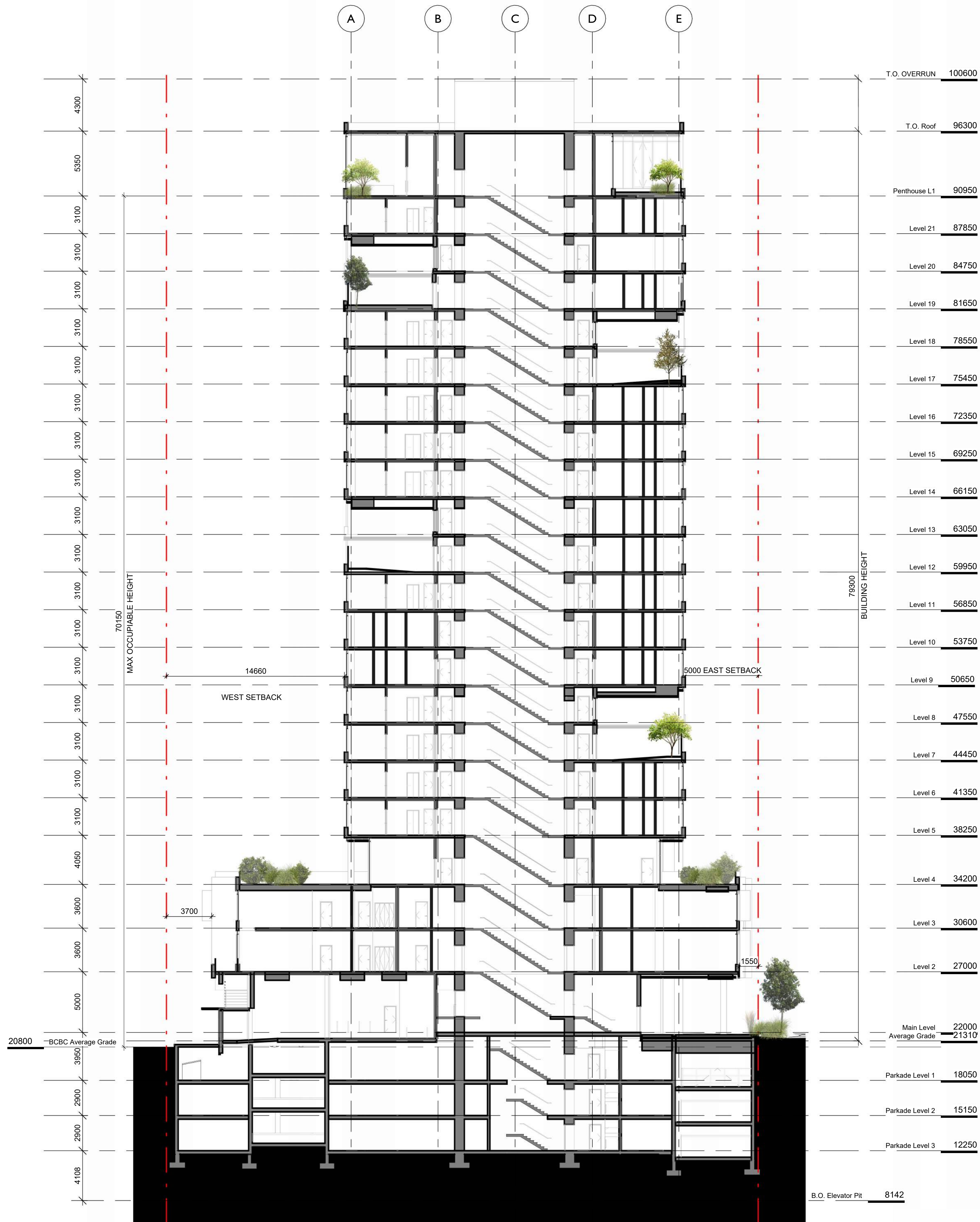
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1620 Blanshard Street Development Permit / Rezoning Application	
Project North	
Sheet Name Perspectives	
Date September 26, 2024	
Scale	Project # 2328
	Revision
	Sheet # A9.00

C:\Users\james\Documents\2328 - 1620 Blanshard St. Rezoning - Central - June 23\2328-1620



1 Building Section 1
SCALE = 1 : 200



2 Building Section 2
SCALE = 1 : 200

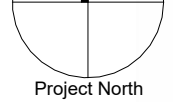
NO.	DESCRIPTION	DATE
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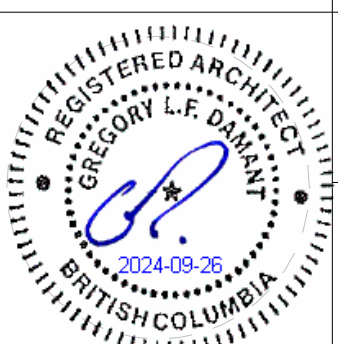


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Building Sections

Date September 26, 2024

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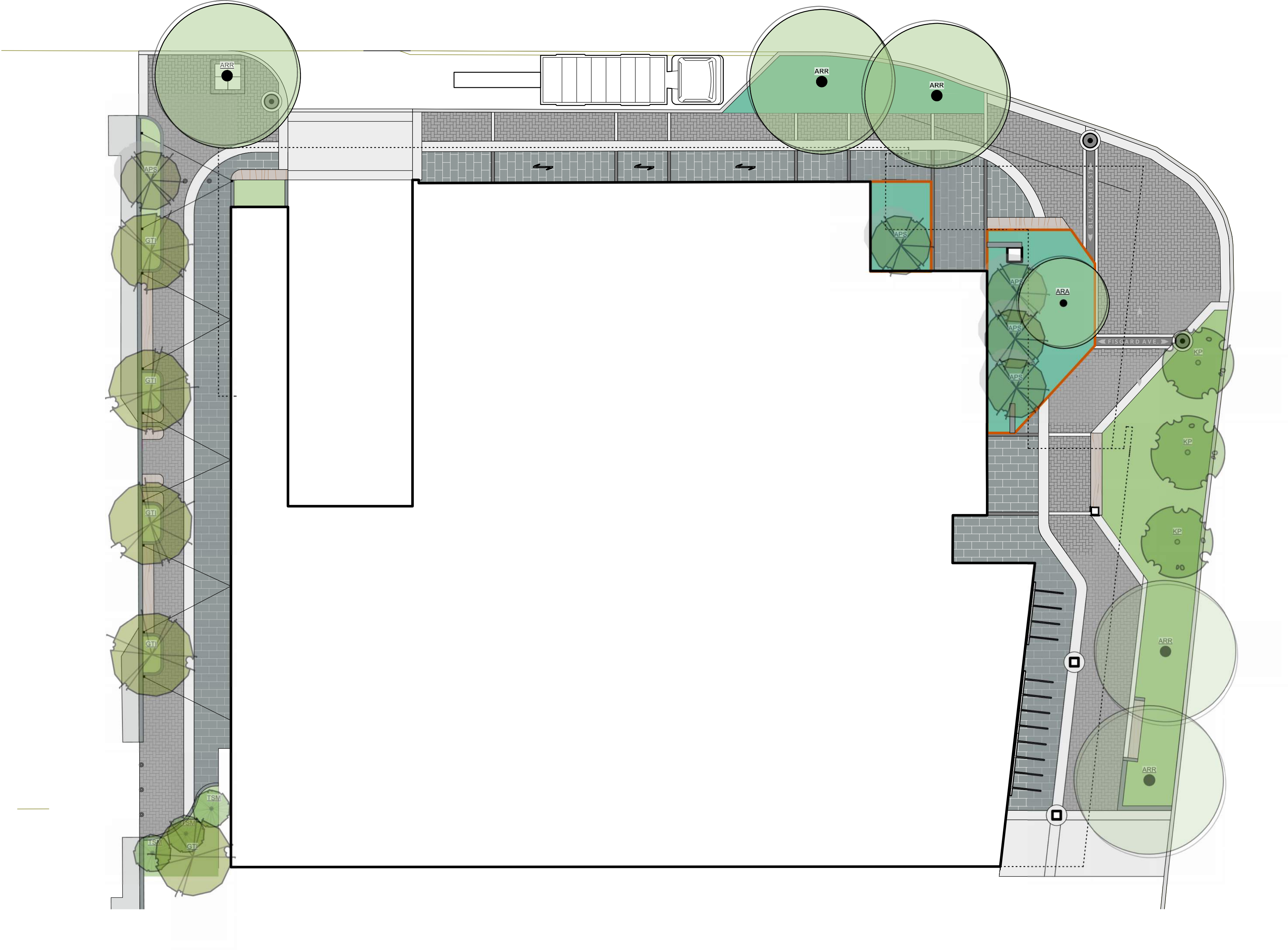
Revision

Sheet #
A9.01

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Client
1620 Blanshard
Victoria, BC

KEY PLAN



Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L1.01	Landscape Materials - Ground Level
L1.02	Landscape Materials - Amenity
L1.03	Landscape Materials - Sky Gardens
L1.04	Landscape Materials - Penthouses
L2.01	Landscape Grading & Drainage
L3.01	Planting - Ground Level
L3.02	Planting - Amenity
L3.03	Planting - Sky Gardens
L3.04	Plant Schedules

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2	DP REZONING	2024-09-26
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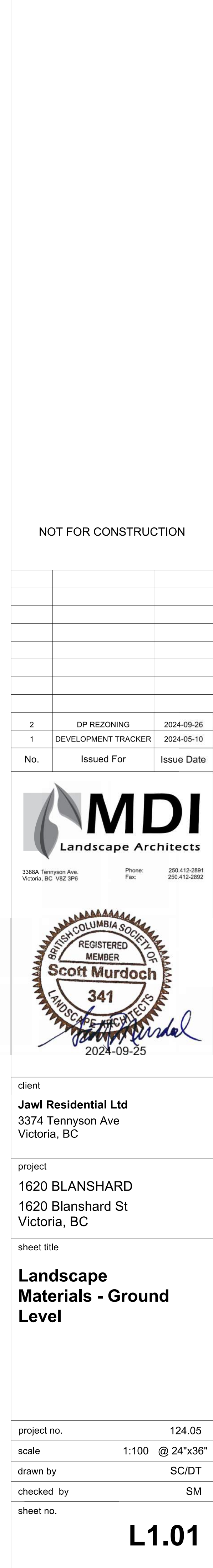
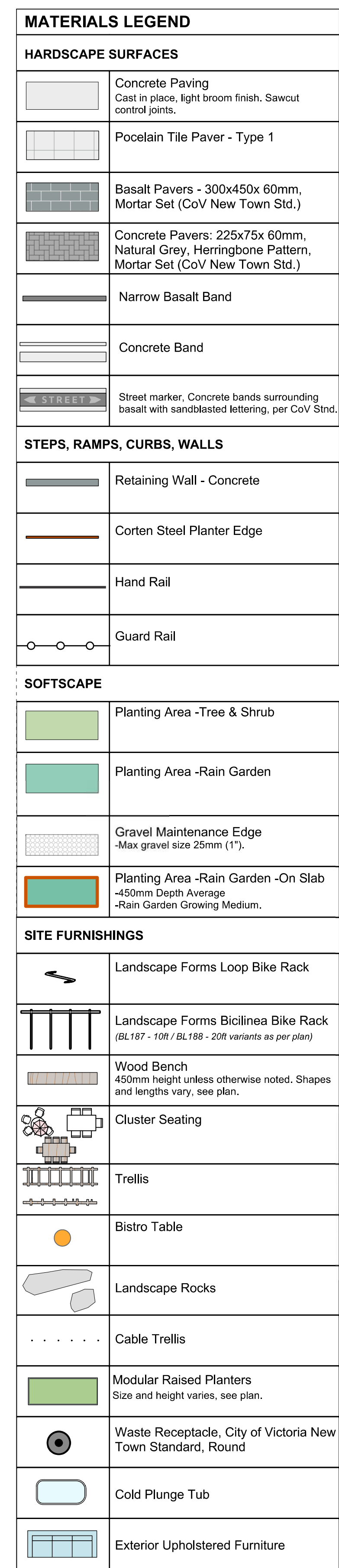
client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project
1620 BLANSHARD
1620 Blanshard St
Victoria, BC

sheet title
Cover

project no.	124.05
scale	n/a @ 24"x36"
drawn by	SC/DT
checked by	SM
sheet no.	

L0.00



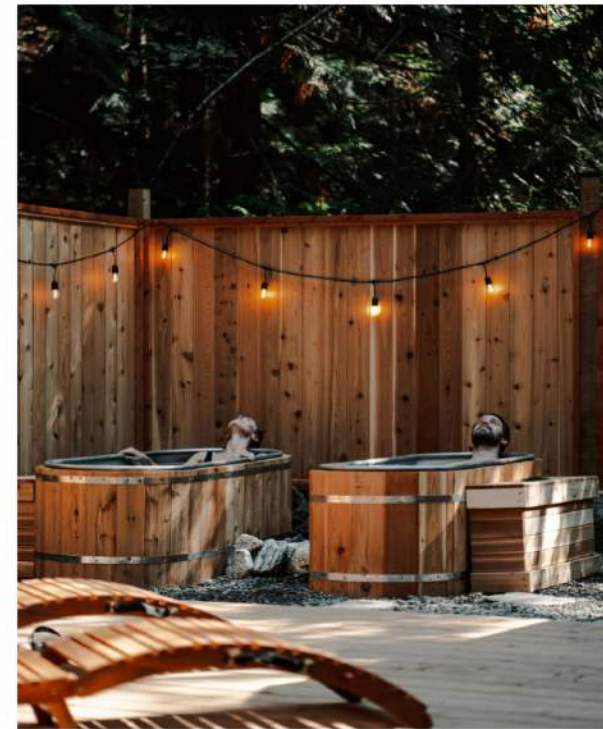
Upholstered seating area with propane fire table.



Outdoor office



Sauna & Cold Plunge



Play / Seating Structure



Sunny Upholstered Lounge Area

LINE TYPE LEGEND

---	Property line
—	Building Footprint
- - - - -	Extent of Roof / Canopy, above
- - - - -	Extent of Parkade, below

MATERIALS LEGEND

HARDSCAPE SURFACES

	Concrete Paving Cast in place, light broom finish, Sawcut control joints.
	Pocelain Tile Paver - Type 1
	Basalt Pavers - 300x450x 60mm, Mortar Set (CoV New Town Std.)
	Concrete Pavers: 225x75x 60mm, Natural Grey, Herringbone Pattern, Mortar Set (CoV New Town Std.)
	Narrow Basalt Band

STEPS, RAMPS, CURBS, WALLS

	Retaining Wall - Concrete
	Corten Steel Planter Edge
	Hand Rail
	Guard Rail
	Landscape Boulder 600mm diameter minimum, no sharp edges. Key 1/3 of base into grade.

SOFTSCAPE

	Planting Area -Tree & Shrub
	Planting Area -Rain Garden
	Gravel Maintenance Edge -Max gravel size 25mm (1").

SITE FURNISHINGS

	Landscape Forms Loop Bike Rack
	Landscape Forms Bicilinea Bike Rack (BL187 - 10ft / BL188 - 20ft variants as per plan)
	Wood Bench 450mm height unless otherwise noted. Shapes and lengths vary, see plan.
	Cluster Seating
	Trellis
	Bistro Table
	Landscape Rocks
	Cable Trellis
	Modular Raised Planters Size and height varies, see plan.
	Waste Receptacle, City of Victoria New Town Standard, Round
	Cold Plunge Tub
	Exterior Upholstered Furniture

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1	DEVELOPMENT TRACKER	2024-05-10

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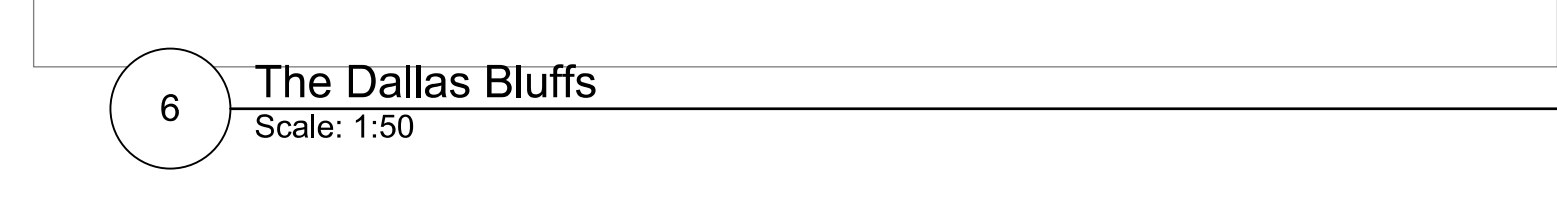
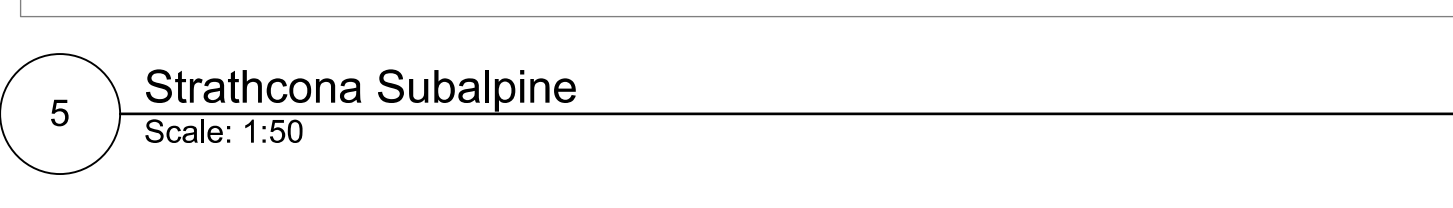
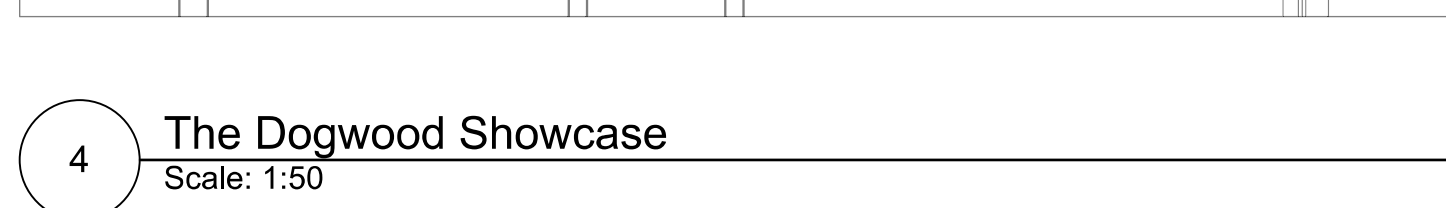
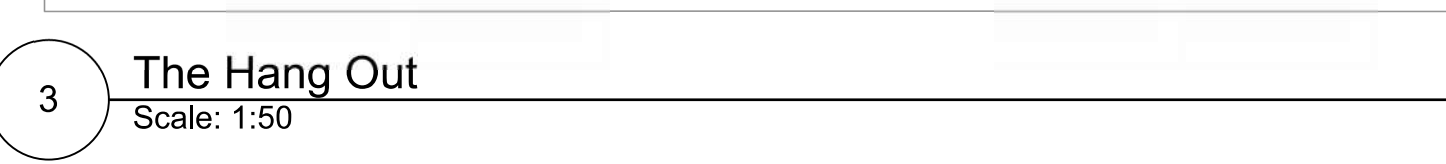
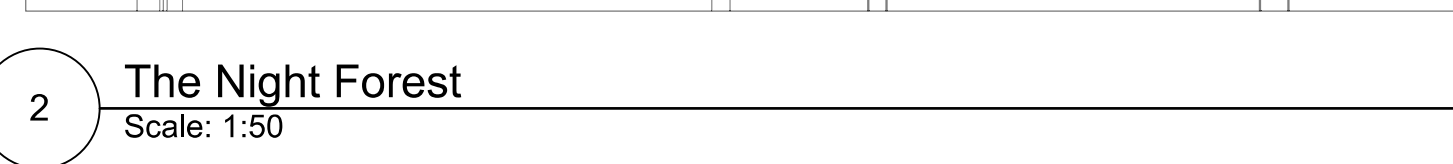
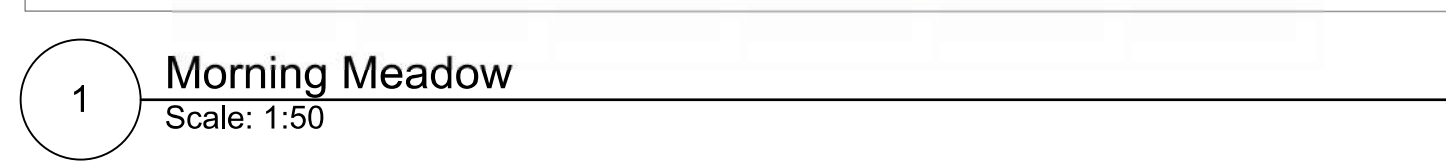
client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project
1620 BLANSHARD
1620 Blanshard St
Victoria, BC

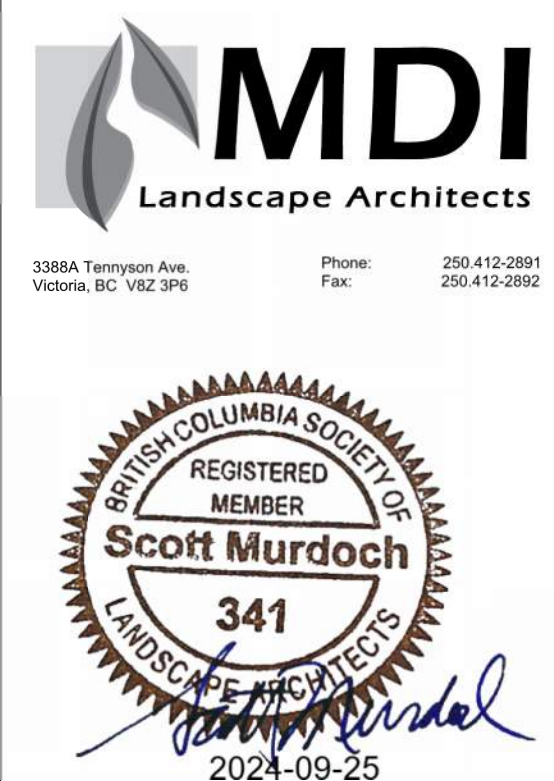
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**Landscape
Materials - Amenity**

project no.	124.05
scale	1:100 @ 24"x36"
drawn by	SC/DT
checked by	SM
sheet no.	

L1.02

[illegible]

2	DP REZONING	2024-09-26
1	DEVELOPMENT TRACKER	2024-05-10
No.	Issued For	Issue Date



client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

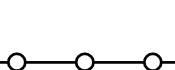
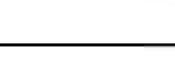
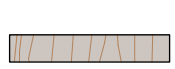
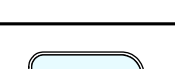
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1620 Blanshard St
Victoria, BC

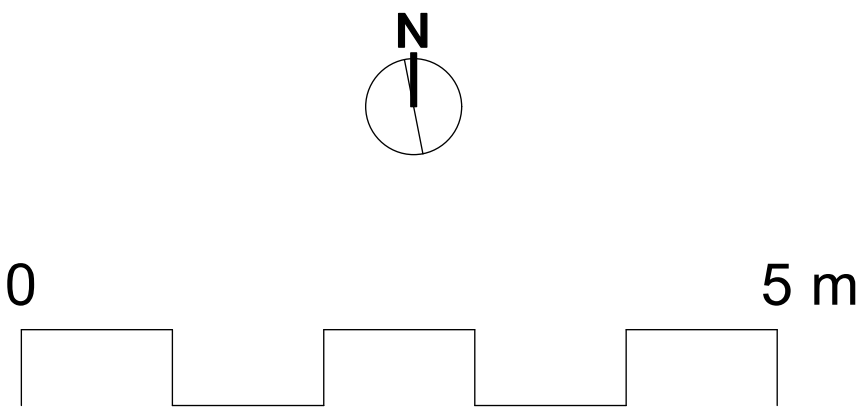
sheet title

Landscape Materials - Sky Gardens

project no.	124.05
scale	1:50 @ 24"x36"
drawn by	SC/DT
checked by	SM
sheet no.	

L1.03

MATERIALS LEGEND	
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish, Sawcut control joints.
	Pocelain Tile Paver - Type 1
	Basalt Pavers - 300x450x 60mm, Mortar Set (CoV New Town Std.)
	Concrete Pavers: 225x75x 60mm, Natural Grey, Herringbone Pattern, Mortar Set (CoV New Town Std.)
	Narrow Basalt Band
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Corten Steel Planter Edge
	Hand Rail
	Guard Rail
	Landscape Boulder 600mm diameter minimum, no sharp edges. Key 1/3 of base into grade.
SOFTSCAPE	
	Planting Area -Tree & Shrub
	Planting Area -Rain Garden
	Gravel Maintenance Edge -Max gravel size 25mm (1").
SITE FURNISHINGS	
	Landscape Forms Loop Bike Rack
	Landscape Forms Bicilinea Bike Rack (BL187 - 10ft / BL188 - 20ft variants as per plan)
	Wood Bench 450mm height unless otherwise noted. Shapes and lengths vary, see plan.
	Cluster Seating
	Trellis
	Bistro Table
	Landscape Rocks
	Cable Trellis
	Modular Raised Planters Size and height varies, see plan.
	Waste Receptacle, City of Victoria New Town Standard, Round
	Cold Plunge Tub
	Exterior Upholstered Furniture



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2024-09-25

client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project
1620 BLANSHARD
1620 Blanshard St
Victoria, BC

sheet title
**Landscape
Materials -
Penthouses**

project no.	124.05
scale	1:100 @ 24"x36"
drawn by	SC/DT
checked by	SM
sheet no.	L1.04



REFER TO SHEET L3.04 FOR
PLANT SCHEDULES

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1	DEVELOPMENT TRACKER	2024-05-10
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Fax: 250.412.2892

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LANDSCAPE ARCHITECTS
2024-09-25

client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project
1620 BLANSHARD
1620 Blanshard St
Victoria, BC

sheet title
**Planting - Ground
Level**

project no.	124.05
scale	1:100 @ 24"x36"
drawn by	SC/DT
checked by	SM
sheet no.	

L3.01



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2	DP REZONING	2024-09-26
1	DEVELOPMENT TRACKER	2024-05-10
No.	Issued For	Issue Date



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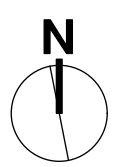
Lawl Residential Ltd
374 Tennyson Ave
Victoria, BC

project

620 BLANSHARD
620 Blanshard St
Victoria, BC

Sheet title

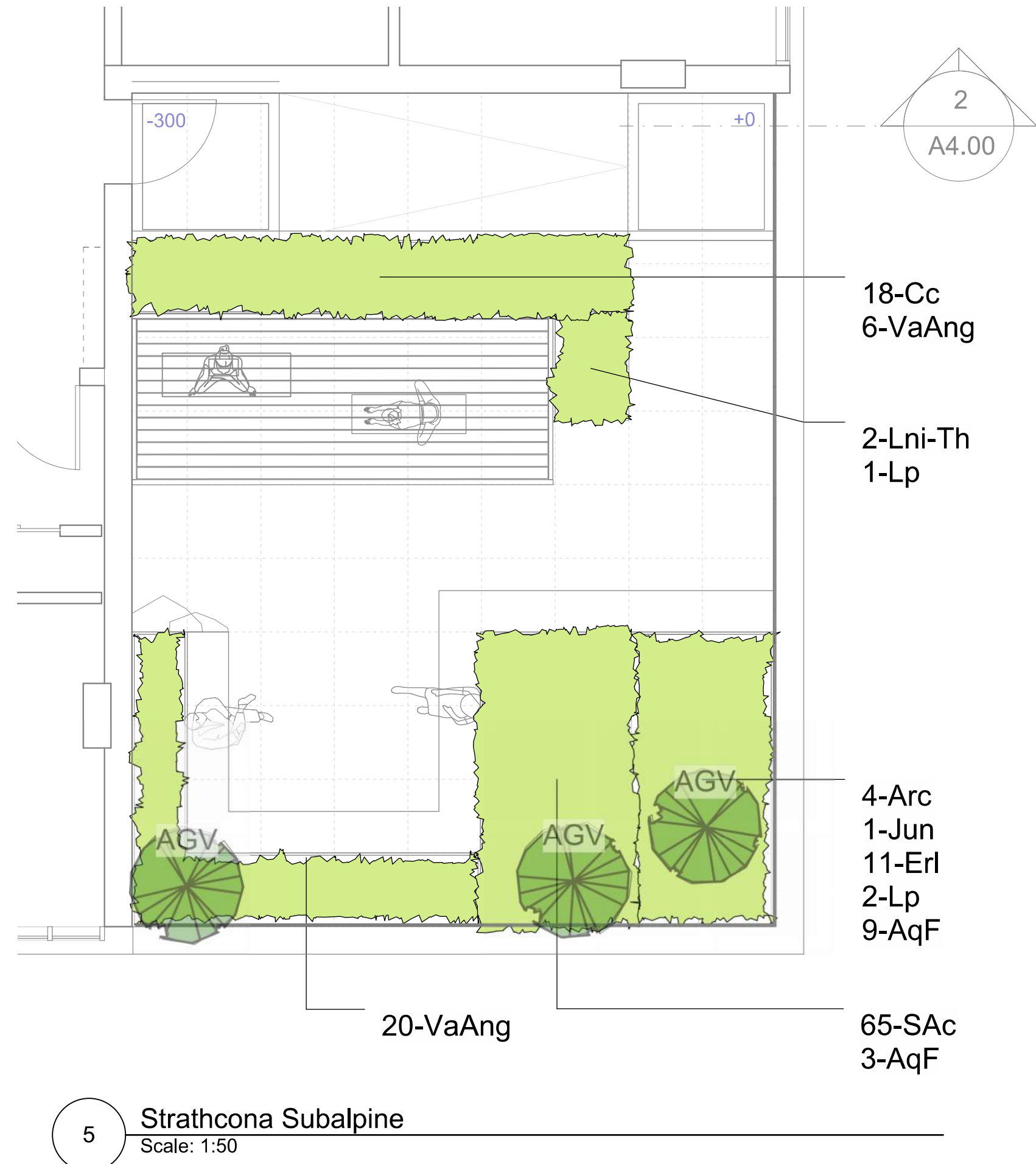
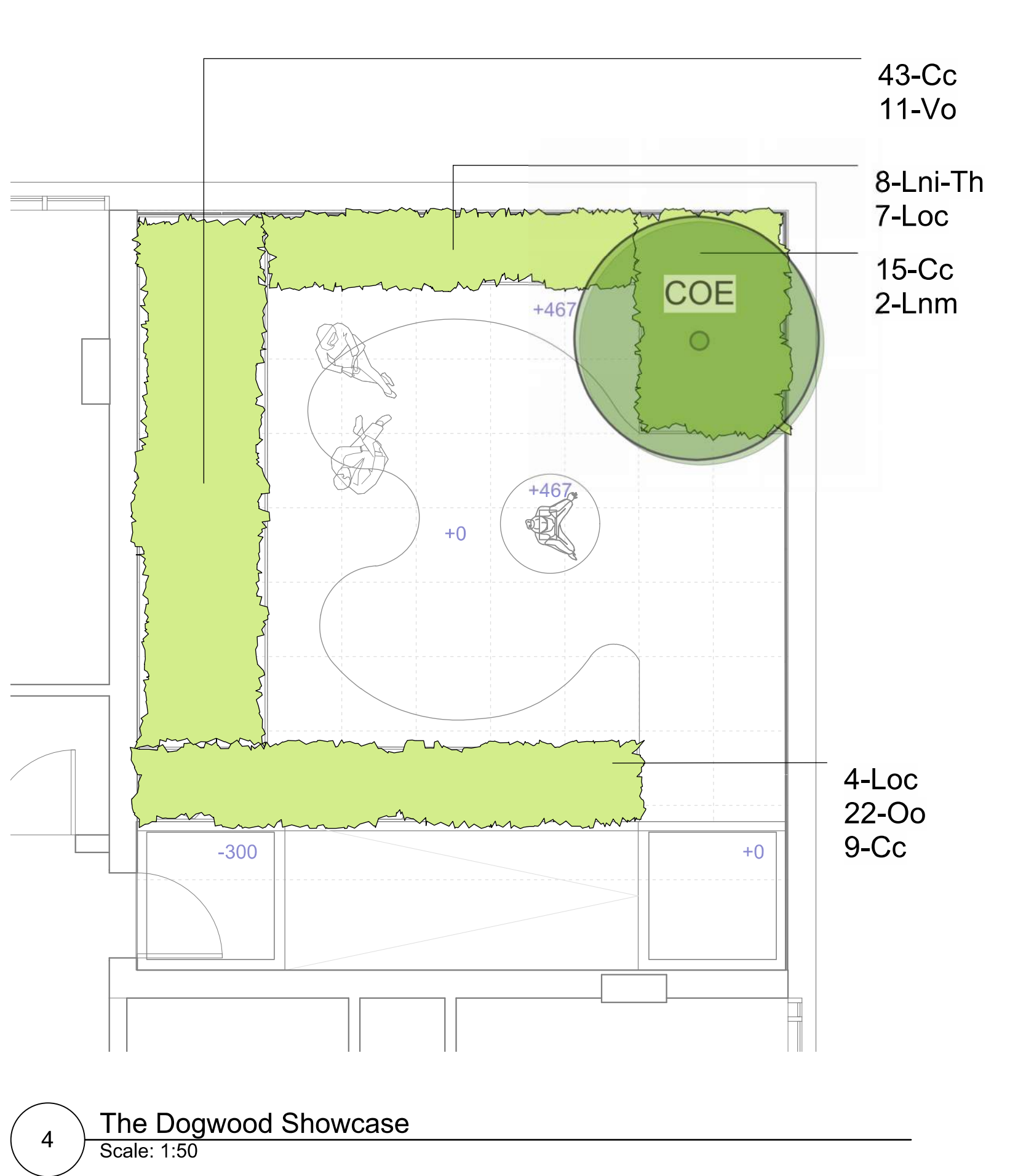
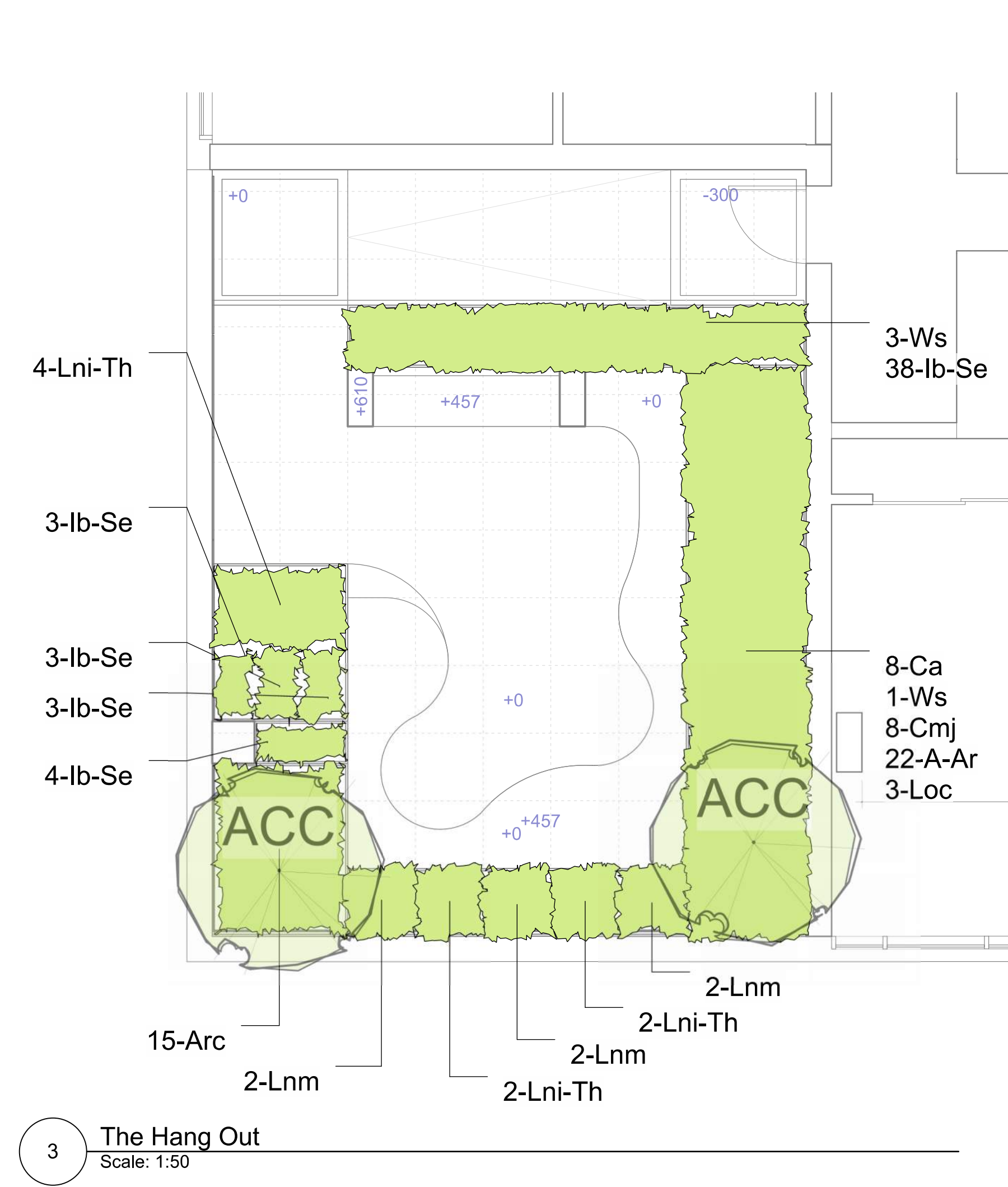
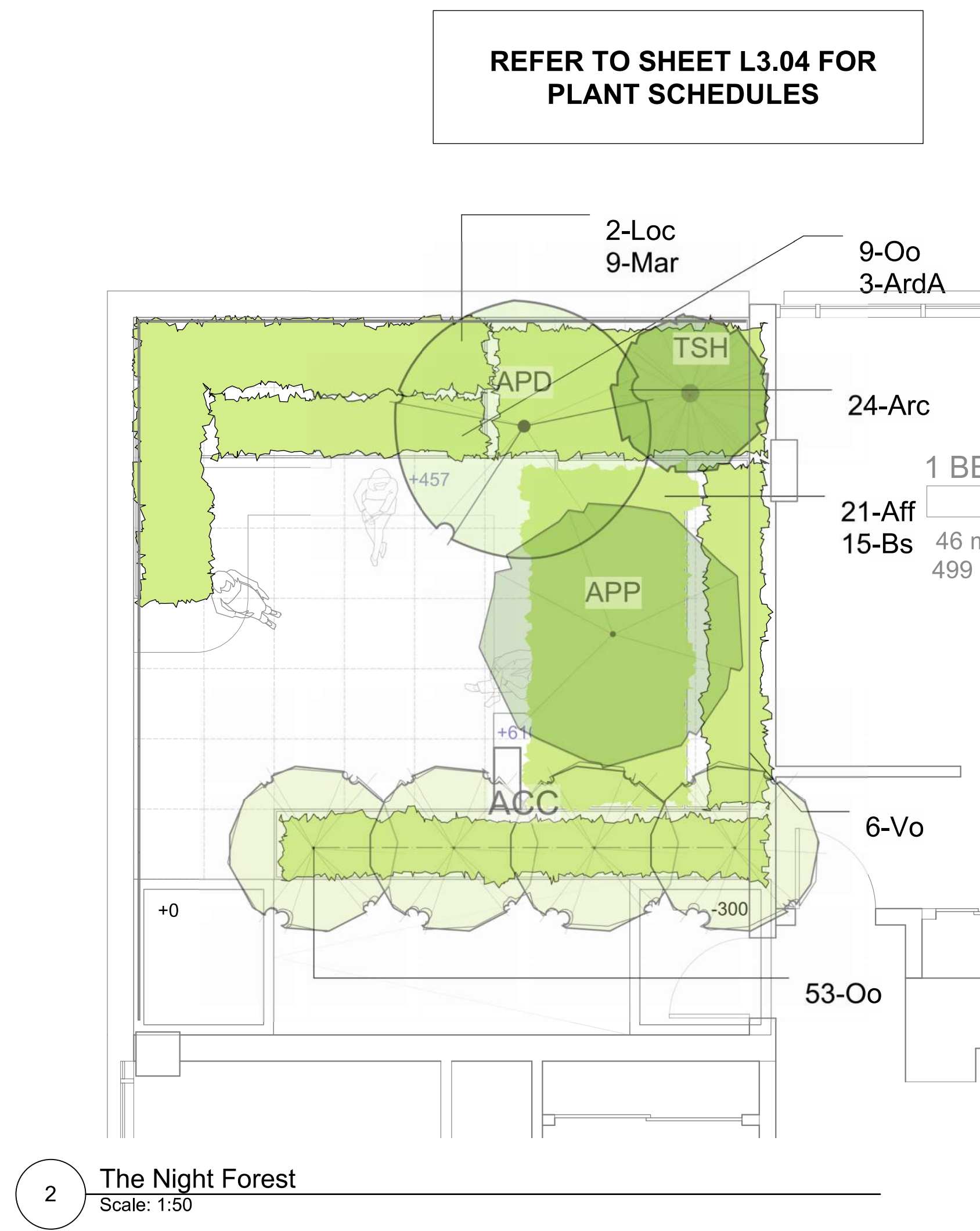
Planting - Amenity



0 5 10 m

project no.	124.05
scale	1:100 @ 24"x36"
drawn by	SC/DT
checked by	SM
sheet no.	

3.02



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2	DP REZONING	2024-09-26
1	DEVELOPMENT TRACKER	2024-05-10
No.	Issued For	Issue Date



client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project
1620 BLANSHARD
1620 Blanshard St
Victoria, BC

sheet title
**Planting - Sky
Gardens**

project no.	124.05
scale	1:100 @ 24"x36"
drawn by	SC/DT
checked by	SM
sheet no.	

L3.03

GROUND LEVEL

GROUND LEVEL PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size
TREES				
APS	5	Acer palmatum 'Seiryu'	Laceleaf Japanese Maple	4cm cal., b&b, multi-stem.
ARA	1	Acer rubrum 'Armstrongii'	Armstrong Red Maple	6.0cm cal, b&b
ARR	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
GTI	5	Gleditsia triacanthos inermis 'Skylin'	Skyline Honeylocust	5.0 cm cal, b+b
KP	3	Koeleruteria paniculata	Panicle Goldenraintree	5.0cm cal, b&b
TSM	3	Tsuga mertensiana	Mountain Hemlock	3.0 m ht,wb
SHRUBS				
Alc	22	Allium cernuum	Nodding Onion	Sp3
Ana	15	Aster novae-angliae	New England Aster	#1 pot
Arc	19	Arcrostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Gsh	7	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Lp	48	Lonicera pileata	Privet Honeysuckle	#2 pot
Msa	18	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Tbr	57	Taxus baccata 'Repandens'	English Huckleberry Yew	#1 pot
Vo	18	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
RAIN GARDEN				
Co	161	Carex obnupta	Slough Sedge	#1 pot
Csk	10	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	
Jcg	45	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	29	Lonicera pileata	Privet Honeysuckle	#2 pot

AMENITY LEVEL

AMENITY LEVEL PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
ACP	7	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	4cm cal., b&b, multi-stem.
AG	3	Acer ginnala	Amur Maple	4cm cal., b&b, multi-stem.
AGR	3	Acer griseum	Paperbark Maple	4.0cm cal, b&b
APA	2	Acer palmatum	Japanese Maple	4cm cal., b&b, multi-stem.
ARS	1	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	6.0cm cal, b&b
CJ	4	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
COE	6	Cornus 'Eddie's White Wonder'	Flowering Dogwood	4.0cm cal, b&b
Mr	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	5.0cm cal, b&b
NYS	1	Nyssa sylvatica	Tupelo	5.0cm cal, b&b
SHRUBS:				
Alc	46	Allium cernuum	Nodding Onion	Sp3
Ana	59	Aster novae-angliae	New England Aster	#1 pot
Cx	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	87	Echinacea purpurea	Purple Coneflower	#1 pot
Gsh	46	Gautheria shallon	Salal	#1 pot, 40cm o.c.
Hd	7	Holodiscus discolor	Oceanspray	#2 pot
Jun	44	Juniperus communis 'Mondap'	Alpine Carpet Juniper	#1 pot
La	14	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Lp	70	Lonicera pileata	Privet Honeysuckle	#2 pot
Mn	95	Mahonia nervosa	Oregon Grape Holly	0.4
Msa	61	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Pm	25	Polystichum munitum	Sword Fern	#1 pot
Tr	42	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vbd	32	Viburnum davidii	David Viburnum	#2 pot
RAIN GARDEN PLANTS:				
Co	100	Carex obnupta	Slough Sedge	#1 pot
Csk	11	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	39	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	22	Lonicera pileata	Privet Honeysuckle	#2 pot

SKY GARDEN LEVELS

MORNING MEADOW PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES			
AC	1	Arctostaphylos columbiana	Hairy Manzanita
AGV	1	Abies grandis 'Van Dedem's Dwarf'	Van Dedem's Dwarf Grand Fir
PmP	1	Pseudotsuga menziesii 'Pumila'	'Pumila' Dwarf Douglas Fir
QGB	2	Quercus garryana var. breweri	Brewer's Garry Oak
			#5 pot
			1 m ht, #15 pot
			1 GA
			4.0cm cal, b&b
SHRUBS			
Alc	43	Allium cernuum	Nodding Onion
Arc	5	Arctostaphylos uva-ursi	Kinnikinnick
ArdA	9	Aruncus dioicus var. aethusifolius	Dwarf Goats Beard
Bc	6	Bromus carinatus	California Brome
Cq	141	Camassia quamash	Camas
Dc	15	Deschampsia cespitosa	Tufted Hair Grass
Erl	3	Eriophyllum lanatum	Wooly Sunflower
Hm	51	Heuchera micrantha 'Crevise alumroot'	Crevise alum root
Jun	3	Juniperus scopulorum 'Blue Creeper'	Blue Creeper Dwarf Rocky Mountain Juniper
Lh	3	Lonicera hispidula	Hairy Honeysuckle
Njon	30	Narcissus jonquilla	Daffodil
Oo	6	Oxalis oregana	Redwood Sorrel
			Sp3
			#1 pot / 60 cm O.C.
			#1 pot
			Sp3
			2 bulbs each, 40cm o.c.
			#1 pot
			#1 pot
			#1 pot
			#5 pot
			#1 pot
			Sp3, 30cm o.c.

THE NIGHT FOREST PLANT LIST			
Sym	Qty	Botanical Name	Common Name
TREES			
ACC	4	Acer circinatum	Vine Maple
APD	1	Acer palmatum var. dissectum	Waterfall Cutsleaf Japanese Maple
APP	1	Acer palmatum 'Sharp's Pygmy'	Sharp's Pygmy Japanese Maple
TSH	1	Tsuga heterophylla 'Thorsen's Weeping'	Thorsen's Weeping Western Hemlock
	0		
SHRUBS			
Aff	21	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern
Arc	24	Arctostaphylos uva-ursi	Kinnikinnick
ArndA	3	Aruncus dioicus var. aethusifolius	Dwarf Goats Beard
Bs	15	Blechnum spicant	Deer Fern
Loc	2	Lonicera ciliosa	Western Trumpet Honeysuckle
Mar	9	Mahonia repens	Prostrate Oregon Grape
Oo	62	Oxalis oregana	Redwood Sorrel
Vo	6	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry

THE HANG OUT PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size
TREES:				
ACC	2	Acer circinatum	Vine Maple	2.4 m ht, 1.5 width
SHRUBS:				
A-Ar	22	Alcea rosea	Hollyhock	
Arc	15	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Ca	8	Clematis armandii	Evergreen Clematis	#2 pot
Cmj	8	Clematis x jackmanii	Jackman Clematis	#1 pot
Ib-Se	51	Iberis sempervirens	Evergreen Candytuft	plug
Lni-Th	8	Lonicera nitida 'Thunderbolt'	Thunderbolt Boxed Leaf Honey Suckle	#2 pot
Lnm	6	Lonicera nitida 'Maigrun'	Boxedleaf Honeysuckle 'Maigrun'	#3 pot
Loc	3	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot
Ws	4	Wisteria sinensis	Wisteria Vine	#2 pot

DALLAS BLUFFS PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size
TREES				
Psw	2	Pinus sylvestris 'Waterii'	Bonsai Pine	en, cloud pruned, min 2 m
SHRUBS				
Arm	32	Armeria maritima	Common Thrift	Sp3, 30cm o.c.
Bc	29	Bromus carinatus	California Brome	Sp3
Csf	2	Cornus sericea 'flaviramea'	Yellow-twig Dogwood	#3 pot
Dc	24	Deschampsia cespitosa	Tufted Hair Grass	#1 pot
Lm	14	Leymus mollis	Dunegrass / Dune Wildrye	Sp3
	0			

DOGWOOD SHOWCASE PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size
TREES				
COE	1	Cornus 'Eddie's White Wonder'	Flowering Dogwood	4.0cm cal, b&b
SHRUBS				
Cc	67	Cornus canadensis	Bunchberry	Sp3
Lni-Th	8	Lonicera nitida 'Thunderbolt'	Thunderbolt Boxed Leaf Honey Suckle	#2 pot
Lnm	2	Lonicera nitida 'Maigrun'	Boxedleaf Honeysuckle 'Maigrun'	#3 pot
Loc	11	Lonicera ciliosa	Winter Trumpet Honeysuckle	#1 pot
Oo	22	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Vo	11	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot

STRATHCONA SUBALPINE PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size
TREES				
AGV	3	Abies grandis 'Van Dedem's Dwarf'	Van Dedem's Dwarf Grand Fir	1 m ht. #15 pot
SHRUBS				
AqF	12	Aquilegia formosa	Western Red Columbine	1 ga
Arc	4	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Cc	18	Cornus canadensis	Bunchberry	Sp3
Erl	11	Eriophyllum lanatum	Wooly Sunflower	#1 pot
Jun	1	Juniperus scopulorum 'Blue Creeper'	Blue Creeper Dwarf Rocky Mountain Juniper	#1 pot
Lni-Th	2	Lonicera nitida 'Thunderbolt'	Thunderbolt Boxed Leaf Honey Suckle	#2 pot
Lp	3	Lupinus polyphyllus	Native Large Leaf Lupine	1 ga
Sac	65	Silene acaulis	Moss campion	1 ga
VaAng	26	Vaccinium angustifolium 'Top Hat'	Top Hat Dwarf Blueberry	#3 pot

PENTHOUSE LEVEL

PENTHOUSE PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size
TREES				
Psw	1	<i>Pinus sylvestris</i> 'Waterii'	Bonsai Pine	specimen, cloud pruned, min 2 m height
	0			

NOT FOR CONSTRUCTION		
2	DP REZONING	2024-09-26
1	DEVELOPMENT TRACKER	2024-05-10
No.	Issued For	Issue Date

MDI

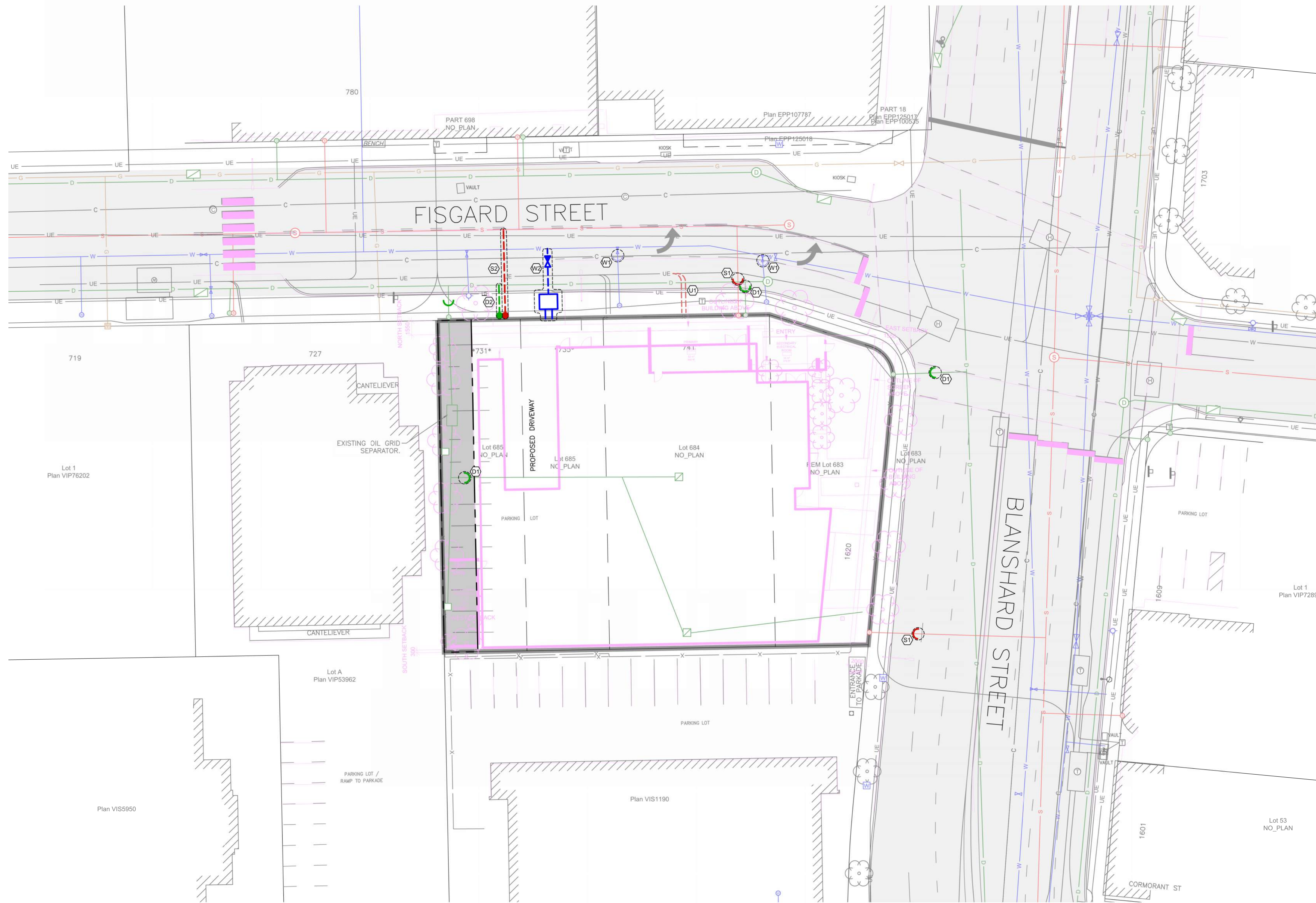
Landscape Architects

3388A Tennyson Ave.
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client		
Jawl Residential Ltd 3374 Tennyson Ave Victoria, BC		
project		
1620 BLANSHARD 1620 Blanshard St Victoria, BC		
sheet title		
Plant Schedules		
project no.	124.05	
scale	1:100 @ 24"x36"	
drawn by	SC/DT	
checked by	SM	
sheet no.		

L3.04



PLAN - SITE
H 1:250

SHEET NOTES:

WATER

- W1 DISTRICT OF SAANICH CREWS TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
W2 DISTRICT OF SAANICH WATER CREWS TO INSTALL H2O RATED WATER VAULT COMPLETED WITH DCVA AND FIRE SUPPLY LINE AT DEVELOPER'S EXPENSE. DETAILED DESIGN AT BUILDING PERMIT STAGE.

SEWER

- S1 DISTRICT OF SAANICH CREWS TO CAP AND ABANDON EXISTING SEWER SERVICES AT DEVELOPERS EXPENSE.
S2 DISTRICT OF SAANICH CREWS TO INSTALL NEW SEWER SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. DETAILED DESIGN AT BUILDING PERMIT STAGE.

DRAIN

- D1 CONTRACTOR TO CAP AND ABANDON EXISTING DRAIN SERVICES AT DEVELOPERS EXPENSE.
D2 DISTRICT OF SAANICH CREWS TO INSTALL NEW DRAIN SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. DETAILED DESIGN AT BUILDING PERMIT STAGE.

UTILITY:

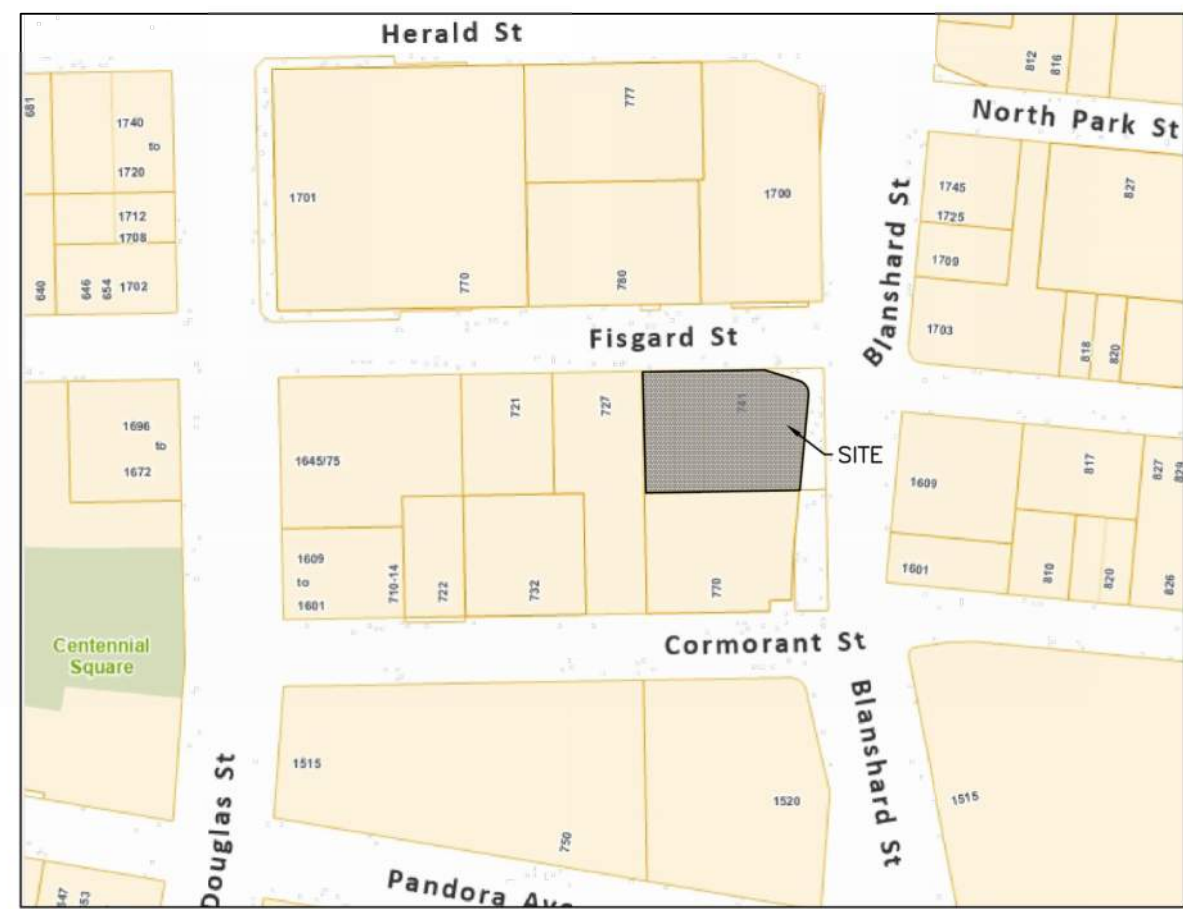
- U1 ASSUMED BC HYDRO SERVICE. APPLICATION TO BC HYDRO TO BE MADE AS PROJECT PROGRESSES THROUGH DP/REZONING.

ROAD

- R1 ...

MISCELLANEOUS

- M1 ...



KEY PLAN
NTS

LEGAL DESCRIPTION: LOT B LOTS 699 TO 700 INCLUSIVE AND OF LOTS 703 TO 704 INCLUSIVE VICTORIA CITY PLAN EPP100458

BENCHMARK: MONUMENT GCM 72835
ELEV. 23.559m

**1620 BLANSHARD STREET
PRELIMINARY SERVICING
PLAN**

Scale
horiz. 1:250 vert. N/A
Sheet 1 of 1
Eng. Project No. 34870
Drafted by. RA



JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
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PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR REZONING / REDEVELOPMENT

