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A302	3	Elevation Context - Broughton Street
A303	3	Elevation Context - Fort Street
A401a	3	Elevation North (Fort Street)
A401b	3	Elevation North (Fort Street)
A402a	3	Elevation East (Quadra Street)
A402b	3	Elevation East (Quadra Street)
A403a	3	Elevation South (Broughton Street)
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A405	3	Elevation South (Internal)
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A415	3	Building 3 Elevation North
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A418	3	Building 3 Elevation West
A601	3	Section East-West
A602	3	Section East-West
A603	3	Section East-West
A604	3	Section North-South
A605	3	Section North-South
A606	3	Section North-South



Pacific Arbour Six

Pacific Arbour Six Ltd

829-891-899 Fort Street and 846-858 Broughton Street, Victoria BC

BUBBLED VERSION

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

LOT 266 and 267, VICTORIA CITY

LOT 266 and 267, VICTORIA CITY

LEGEND

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

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

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

MUNICIPALITY

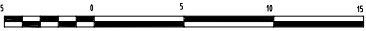
Victoria

PID No. 's

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

SITE AREA

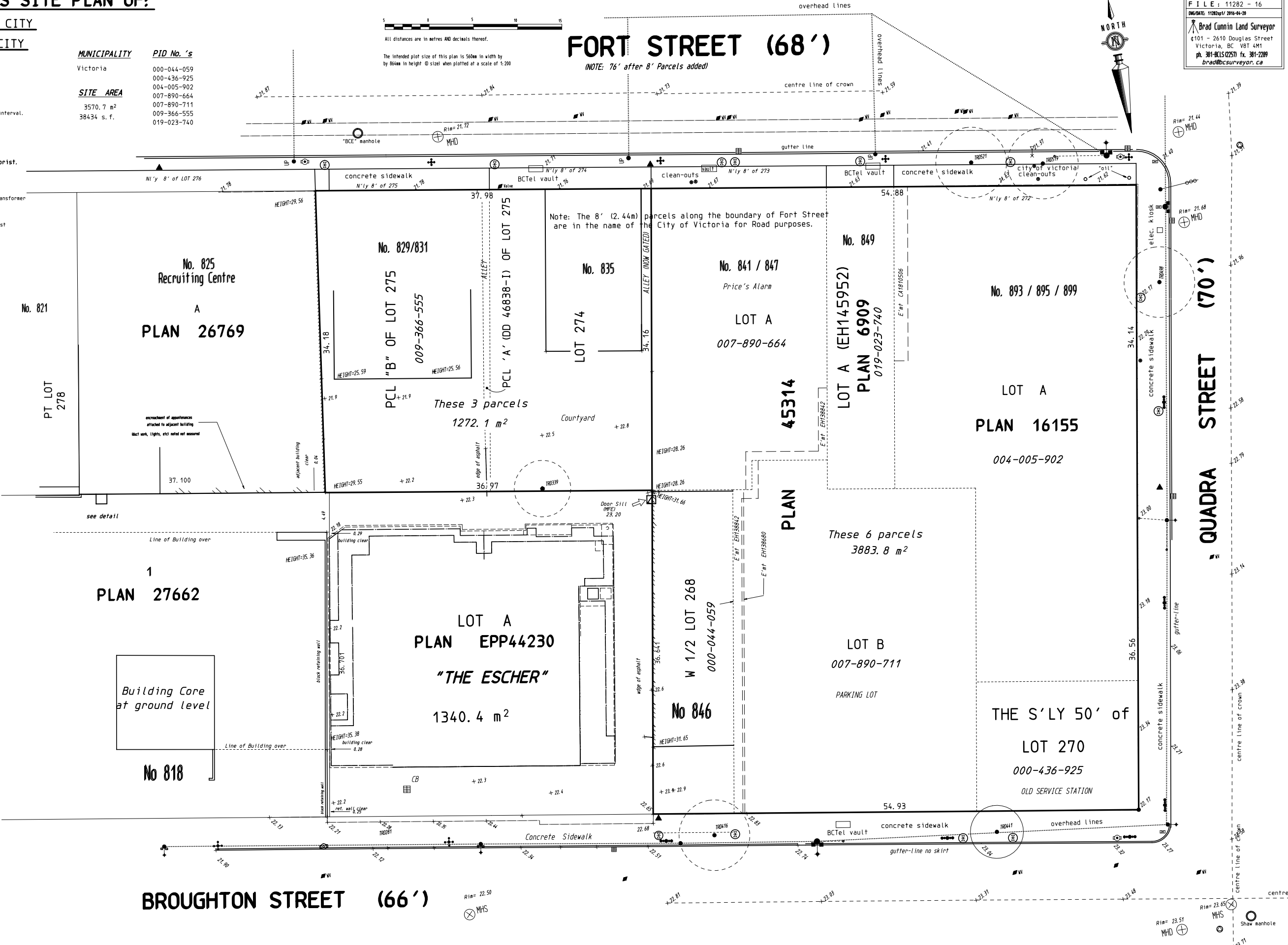
3570.7 m²
38434 s. f.



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

FORT STREET (68')

(NOTE: 76' after 8' Parcels added)



FILE: 11282 - 16
DATE: 11/28/2016 10:40:20
Brad Cunin Land Surveyor
4101 - 2610 Douglas Street
Victoria, BC V8T 4M1
ph. 381-BCLS(2257) fx. 381-2289
brad@bclsurveyor.ca

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

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CERTIFIED CORRECT

on the 20th day of April, 2016.

Bradley W. Cunin, BCLS

Legal and planning Information

	Address	PID	Legal Description
Site Description	829 Fort St	009-366-555	Victoria Parcel B of Lots 275/6
	835 Fort St	008-426-031	Lot 274, Victoria City, Except the Northerly 8 Feet, Now Forming Part of Fort Street
	841 Fort St	007-890-664	Lot A, Victoria Lots 272 & 273, Plan 45314
	849 Fort St	019-023-740	Lot A Plan 6909 Victoria of Lot 272 (DD EH145952)
	891 Fort St	004-005-902	Lot A of Lots 270, & 272, Victoria, Plan 16155
	846 Broughton St	000-044-059	W 1/2 of Lot 268, Victoria
	854 Broughton St	007-890-711	Lot "B", Victoria City Lots 268, 269, and 272, Plan 45314
	856 Broughton St	000-436-925	The Southerly 50 Ft of Lot 270, Victoria
Right-of-way Width			
Street Classification	Fort Street (North)	Secondary Arterial	23.16 m
	Quadra Street (East)	Secondary Arterial	23.16 m after road dedication
	Broughton Street (South)	Local	20.12 m

Site Dimansions	Site Area	5,035.7 m2 after road dedication
	Site Frontage	211.39 m
	Fort Street (North)	89.31 m
	Quadra Street (East)	70.71 m
	Broughton Street (South)	51.38 m

Planning Summary	Neighbourhood	Downtown
	Development Permit Area	DPA 7B (HC) / DPA 14 - Corridors Heritage / Cathedral Hill Precinct
	Urban Place Designation	Urban Core Residential
	DCAP District	Residential Mixed-Use
	DCAP Density Bonus Area	Special Density Area ("More housing in Northwest" per Fairfield plan 2019, bonus density up to 5.0)
	Public Realm Character Area	New Town District
	Current Zoning	CA-2 / CHP-OB/ CHP-CR
	Proposed Zoning	New Zone

Building Data	Building 1 (Fort Building)	Height	34.206 m
		Storeys	11 storeys
		Gross Buildable Area	9,915.9 m2
		Floor Area	9,402.7 m2
		Lot Coverage	1,714.8 m2
	Building 2 (Quadra Tower)	Height	79.956 m
		Storeys	27 storeys
		Gross Buildable Area	18,240.4 m2
		Floor Area	17,386.7 m2
		Lot Coverage	693.8 m2
	Building 3 (Broughton Building)	Height	31.586 m
		Storeys	10 Storeys
		Gross Buildable Area	6,985.3 m2
		Floor Area	6,632.3 m2
		Lot Coverage	1,232.5 m2
	Total Development	Gross Buildable Area	35,036.3 m2
		Floor Area	33,320.8 m2
		Density	6.46 : 1 before road dedication; 6.62 : 1 after road dedication
		Lot Coverage	3,641.1 m2 = 72.3 %
	Minimum Unit Area	47.0 m2	

Vehicle Parking				
Land use	Unit area	Unit count	Bylaw req	Provided
55+ rental	<45 m2	0	0	0
	45-70 m2	94	56	16
	>70 m2	18	18	15
Strata	<45 m2	0	0	0
	45-70 m2	78	62	14
	>70 m2	139	167	115
Visitor		329	33	14
Retail	755 m2		9	9
Café	80 m2		2	2
Daycare	400 m2		4	4
		351		189

For more information please refer to TIA report

Bicycle Parking	
P1 Bicycle Room 1	
2-tier 24 bicycles	144
2-tier16 bicycles	48
2-tier 12 bicycles	24

P1 Bicycle Room 2	
Cargo bicycles	41
2-tier 24 spaces	72
2-tier 16 spaces	32
Vertical wall-hung	42

Building 2 (Quadra Tower)	
2-tier 12	12

Building 3 (Broughton Building)	
2-tier 12 spaces	12
Cargo bicycle	2

Total Long-term Spaces	429
Total floor level spaces	215 50.1%
Total cargo bicycle spaces	43 10.0%

Total short-term spaces	44
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Areas and Unit Count

Building 1 (Fort Building)	Storey	GBA m2	FSR m2	Net Areas:					Unit Count					
				CRU	Childcare	Amenity	Service	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
	01	1,069.2	1,027.7	175	127	426	414		6	1			7	
	02	969.5	921.4		276	55		404	10	2			12	
	03	883.2	836.3					710	10	2			12	
	04	883.2	836.3					710	10	2			12	
	05	883.2	836.3					710	10	2			12	
	06	883.2	836.3					710	10	2			12	
	07	883.2	836.3					710	10	2			12	
	08	883.2	836.3					710	10	2			12	
	09	883.2	836.3					710	10	2			12	
	10	883.2	836.3					710	10	2			12	
	11	747.3	702.3					521	8	1			9	
subtotal		9,851.6	9,341.8 m2	175	403	481	414	6,608 m2	94	0	18	0	0	112

Building 2 (Quadra Tower)	Storey	GBA m2	FSR m2	Net Areas:				Unit Count						
				CRU	Amenity	Service	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT	
	1	538.5	515.4	365			66							
	2	574.4	550.3		449									
	3	694.2	640.9				520		3	1	2	1		7
	4	697.7	671.1				550		3	1	1	1	1	7
	5	717.7	671.1				550		3	1	1	1	1	7
	6	721.5	696.0				575		3	1		1	2	7
	7	737.4	696.0				575		3	1		1	2	7
	8	721.5	696.0				575		3	1		1	2	7
	9	737.4	696.0				575		3	1		1	2	7
	10	721.5	696.0				575		3	1		1	2	7
	11	674.4	633.8				513		3	2		1	1	7
	12	693.0	665.9				545		3	1	1	1	1	7
	13	715.6	665.9				545		3	1	1	1	1	7
	14	642.5	616.3				495		2		2	1	1	6
	15	718.0	671.5				551		3	1	2		1	7
	16	726.4	701.2				578		2	1	3	1		7
	17	726.4	701.2				578		2	1	3		1	7
	18	726.4	701.2				578		2	1	3		1	7
	19	687.3	654.1				531		2	3	1		1	7
	20	687.3	654.1				531		2	3	1		1	7
	21	687.3	654.1				531		2	3	1		1	7
	22	620.9	597.7				471		1	2	1	2		6
	23	620.9	597.7				473		1	2	1	2		6
	24	620.9	597.7				473		1	2	1	2		6
	25	620.9	597.7				473		1	2	1	2		6
	26	620.9	597.7				473		1	2	1	2		6
	27	589.4	550.4				446		1	1	1	2		5
	subtotal	18,240.3	17,387.0 m2	365	449	66	13,281 m2	56	36	28	25	22	167	

Building 3 Broughton Building	Storey	GBA m2	FSR m2	Net Areas:				Unit Count					
				CRU	Amenity	Service	Residential	1BR	1BR+D	2BR	2BR+D	3BR	TOT
	01	531.1	513.0	294		70		2	1			3	6
	02	741.7	704.0		95		485						
	03	741.7	704.0				580	1	1	1		3	6
	04	741.7	704.0				580	1	1	1		3	6
	05	741.7	704.0				580	1	1	1		3	6
	06	741.7	704.0				580	1	1	1		3	6
	07	741.7	704.0				580	1	1	1		3	6
	08	741.7	704.0				580	1	1	1		3	6
	09	610.7	575.5				450	1	1	4	2		8
	10	610.7	575.5				450						
subtotal		6,944.4	6,592.0 m2	294	95	70	4,865 m2	9	8	10	2	21	50

Project Total	35,036.3	33,320.8 m2	835	403	1025	550	24,753 m2	159	44	56	27	43	329
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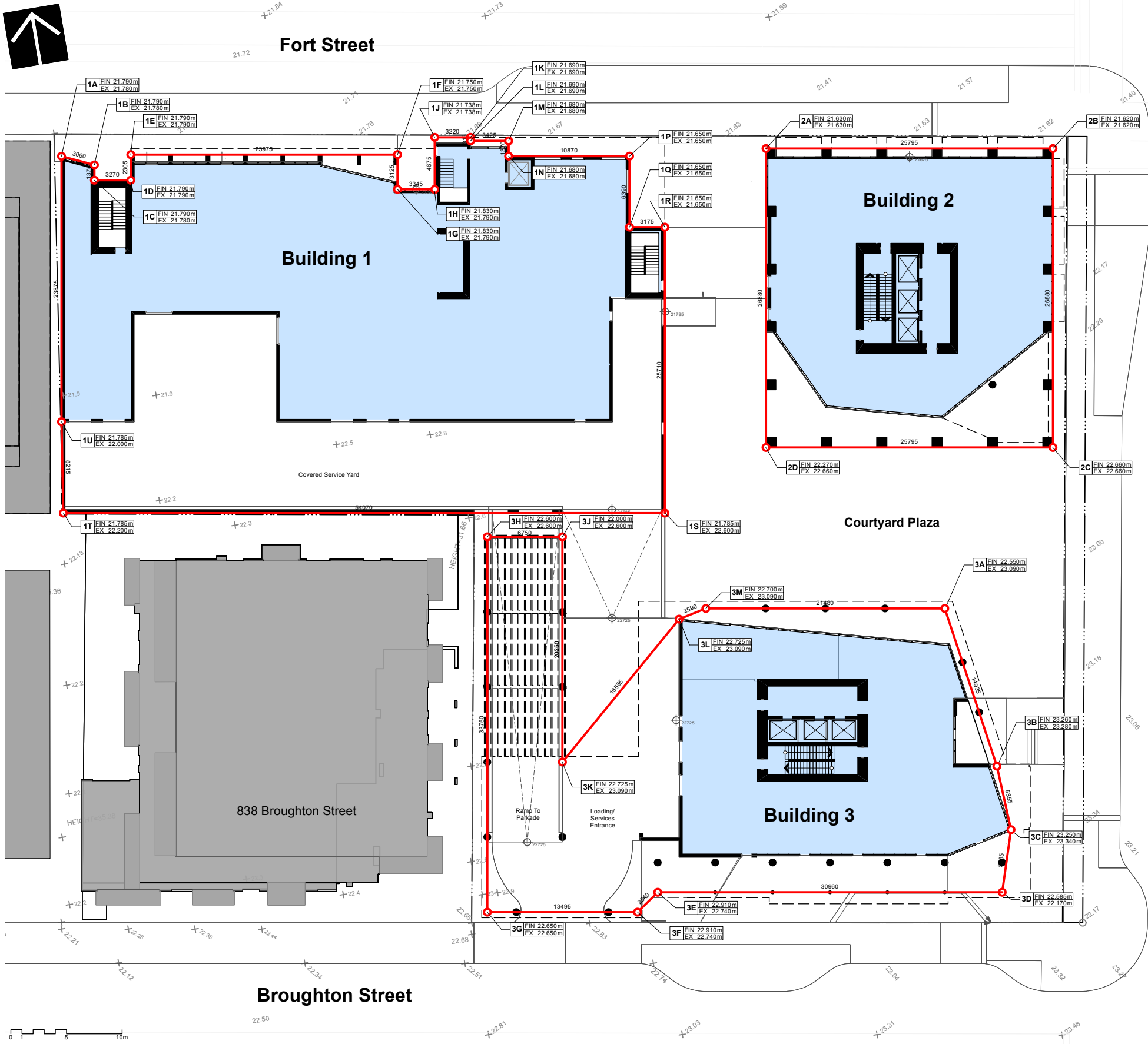


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date	rev	issue
250512	1	DRA (CALUC) SUBMISSION
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Project Data

A002



Building 1 (Fort Building)

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

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

Perimeter	185.765
Total	4093.117
Average Grade	22.034

Building 2 (Quadra Building)

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

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

Perimeter	105.350
Total	2346.556
Average Grade	22.274

Building 3 (Broughton Building)

Grade Point	Existing (m)	Proposed (m)	Grade used
3A	23.090	22.550	23.090
3B	23.280	22.725	23.280
3C	23.340	23.500	23.500
3D	22.170	22.585	22.585
3E	22.740	22.910	22.910
3F	22.740	22.910	22.910
3G	22.650	22.650	22.650
3H	22.600	22.600	22.600
3J	22.600	22.000	22.600
3K	22.830	22.725	22.830
3L	23.090	22.725	23.090
3M	23.090	22.700	23.090

Grade Point	Points average	Distance (m)	Totals
3A-3B	23.185	14.935	346.268
3B-3C	23.390	5.855	136.948
3C-3D	23.043	5.685	130.997
3D-3E	22.748	30.960	704.263
3E-3F	22.910	2.540	58.191
3F-3G	22.780	13.495	307.416
3G-3H	22.625	33.750	763.594
3H-3J	22.600	6.750	152.550
3J-3K	22.715	20.250	459.979
3K-3L	22.960	16.585	380.792
3L-3M	23.090	2.590	59.803
3M-3A	23.090	21.480	495.973

Perimeter	174.875
Total	3996.774
Average Grade	22.855

	Perimeter (m)	factor	avg grade	factored avg
Building 1 (Fort Building)	185.765	39.9%	22.034	8.784
Building 2 (Quadra Building)	105.350	22.6%	22.274	5.036
Building 3 (Broughton Building)	174.875	37.5%	22.855	8.577
Total perimeter	465.990	100.0%		
Combined Average Grade (m geodetic)				22.396

2



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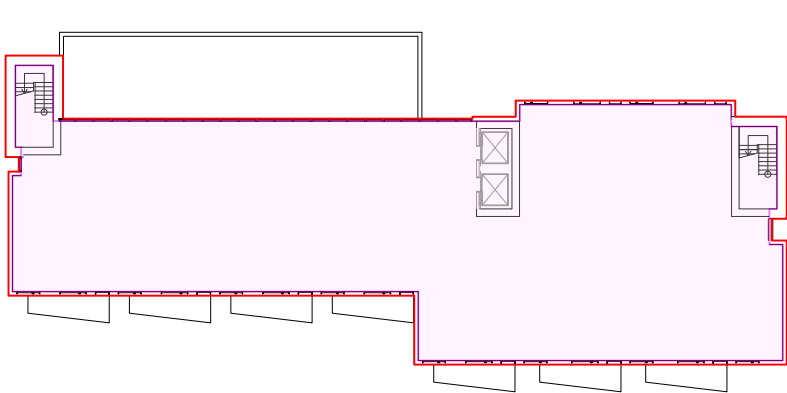


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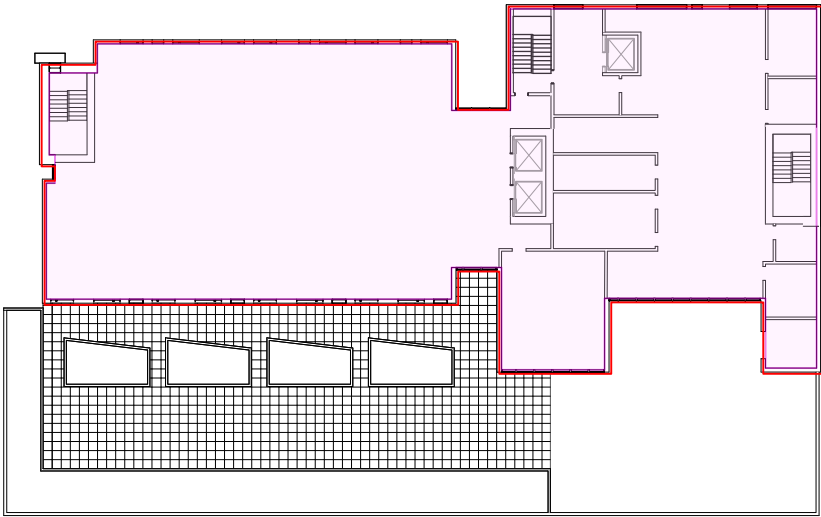
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251029	3	RZ/DP SUBMISSION 2

Average Grade Calculation

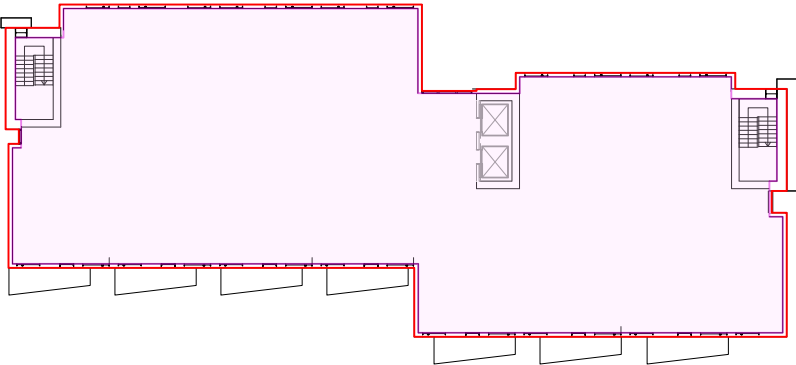
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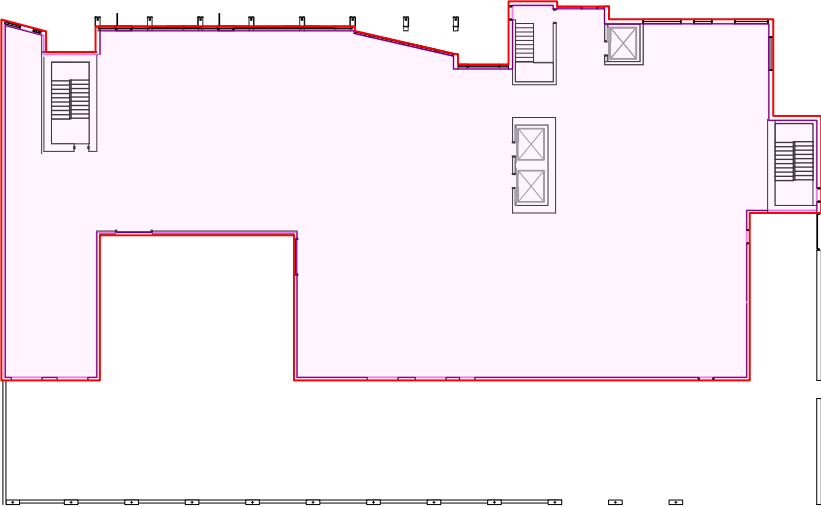
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Level 2
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Levels 3 to 10
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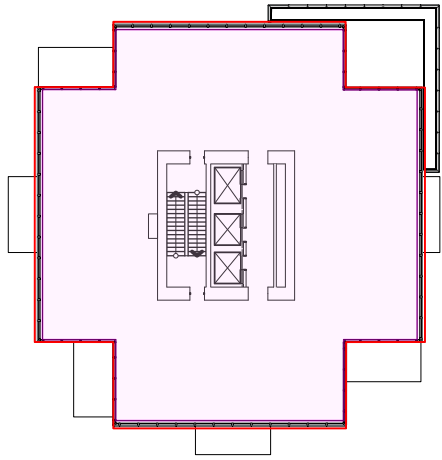
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	Level	Area (m2)
Floor Area	01	1,027.7
	02	921.4
	03	836.3
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	05	836.3
	06	836.3
	07	836.3
	08	836.3
	09	836.3
	10	836.3
	11	702.3
	FOR	9,341.5 m2
Gross Building Area	01	1,069.2
	02	969.2
	03	883.2
	04	883.2
	05	883.2
	06	883.2
	07	883.2
	08	883.2
	09	883.2
	10	883.2
	11	747.3
	FOR	9,851.5 m2

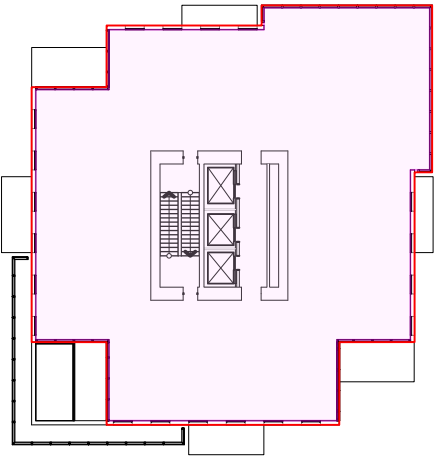
GROSS BUILDABLE AREA

FSR

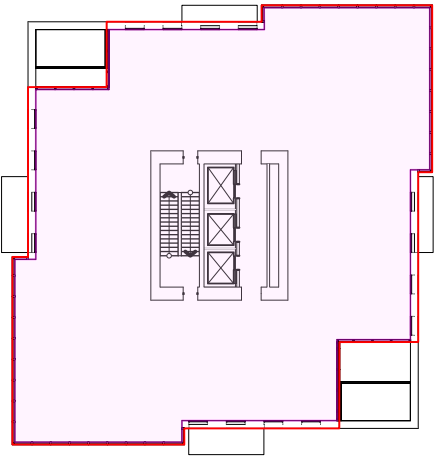
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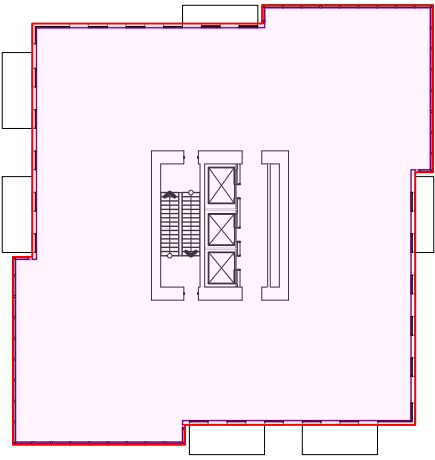
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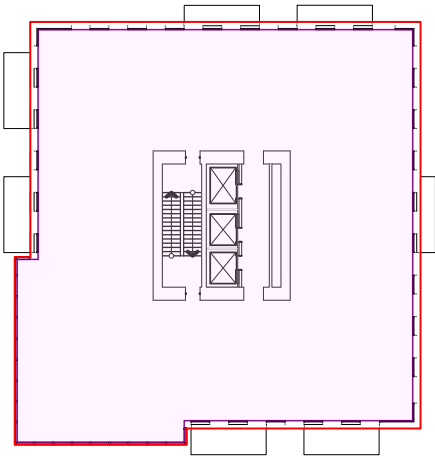
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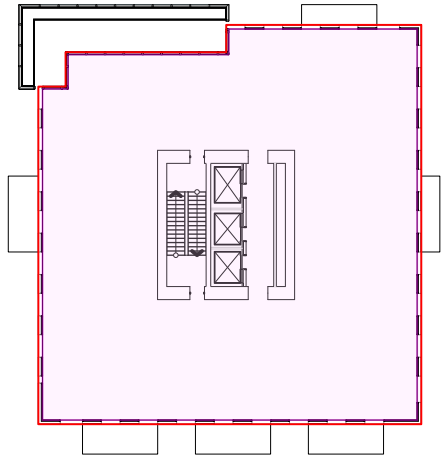
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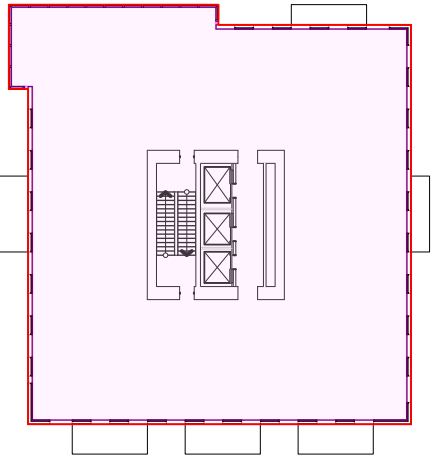
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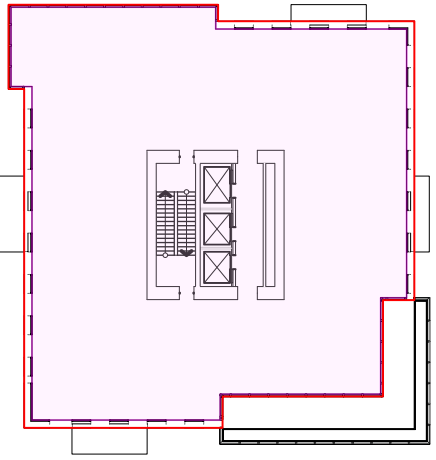
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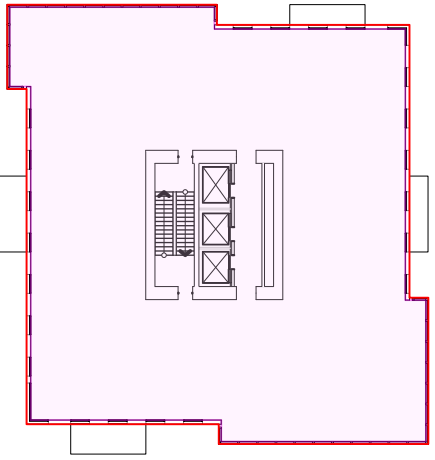
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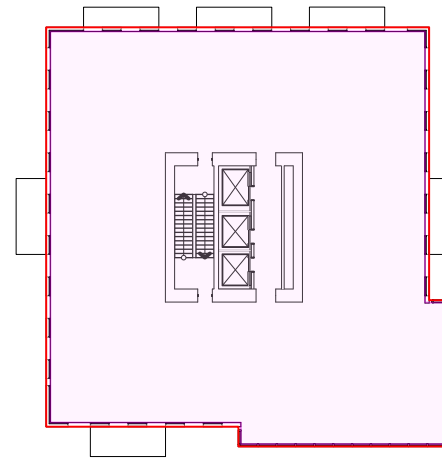
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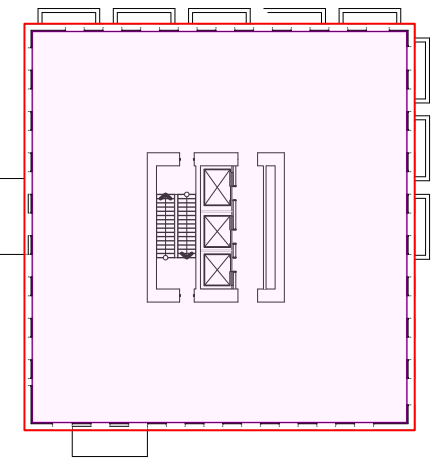
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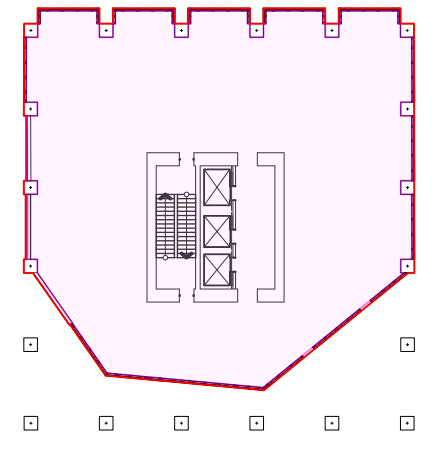
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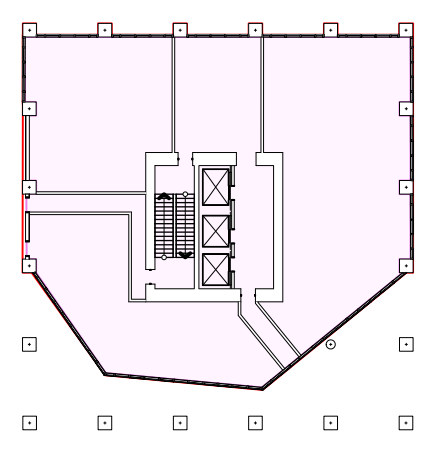
Level L04-L05
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Level L03
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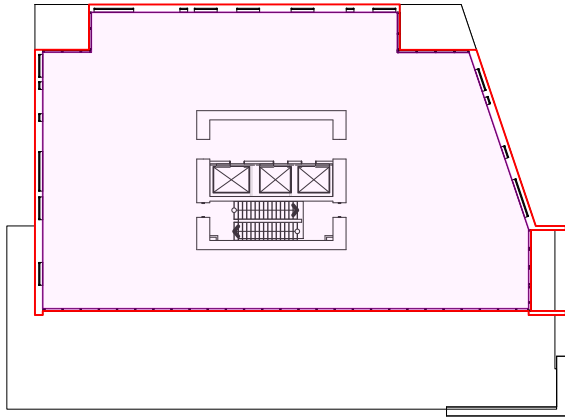
Level L02
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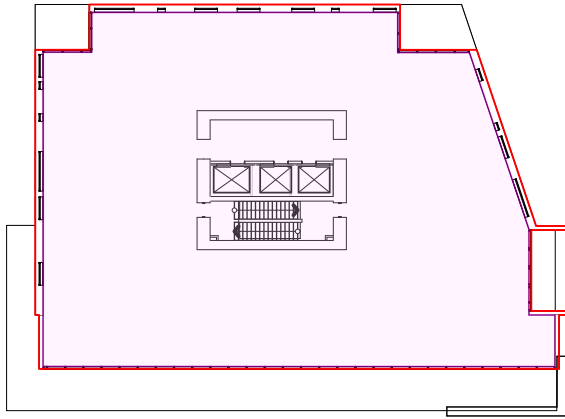
Level 01
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 GROSS BUILDABLE AREA
 FSR

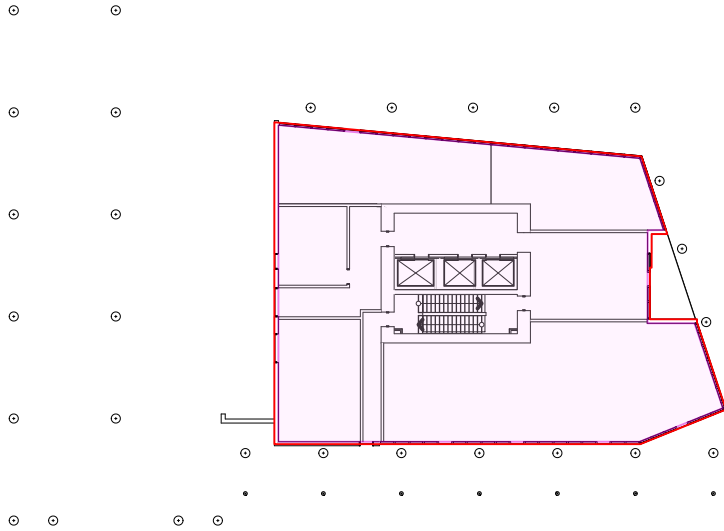
Floor Area	Level	Net Area (m2)
	01	515.4
	02	550.3
	03	640.9
	04	671.1
	05	671.1
	06	696.0
	07	696.0
	08	696.0
	09	696.0
	10	696.0
	11	633.8
	12	665.9
	13	665.9
	14	616.3
	15	671.5
	16	701.2
	17	701.2
	18	701.2
	19	654.1
	20	654.1
	21	654.1
	22	597.7
	23	597.7
	24	597.7
	25	597.7
	26	597.7
	27	550.4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



Levels 09 to 10
Scale: 1:500



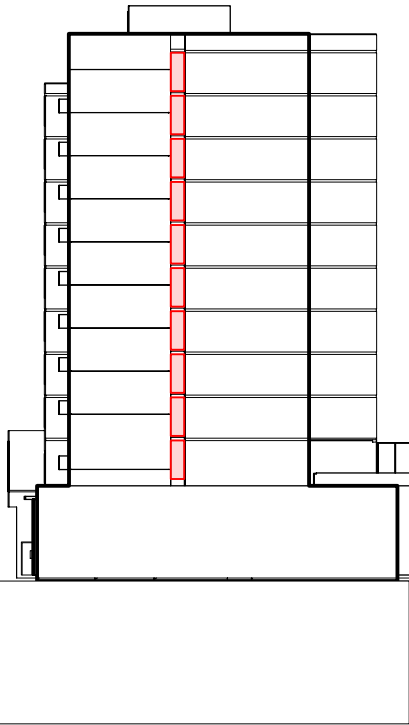
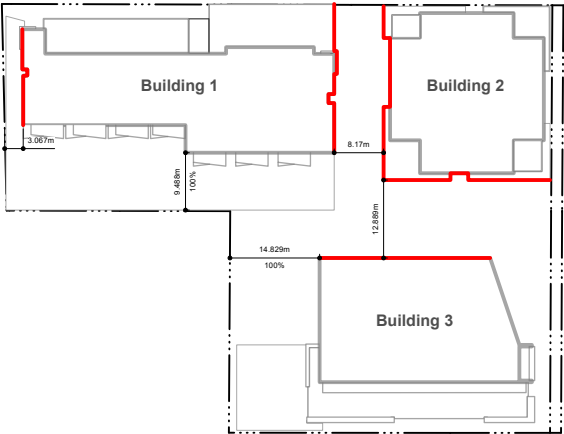
Levels 02 to 08
Scale: 1:500



Level 1
Scale: 1:500

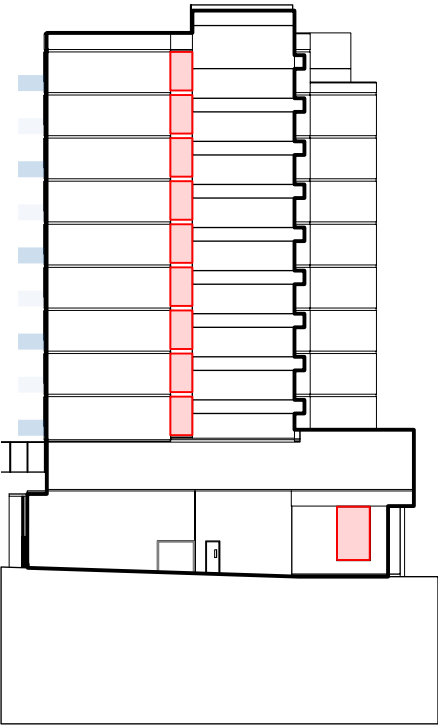
	Level	Net Area (m2)
Floor Area	01	553.6
	02	704.0
	03	704.0
	04	704.0
	05	704.0
	06	704.0
	07	704.0
	08	704.0
	09	575.5
	10	575.1
Total Area-FSR		6,632.3 m2
Gross Building Area	01	572.0
	02	741.7
	03	741.7
	04	741.7
	05	741.7
	06	741.7
	07	741.7
	08	741.7
	09	610.7
	10	610.5
Total Area-Gross B		6,985.3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

- GROSS BUILDABLE AREA
- FSR



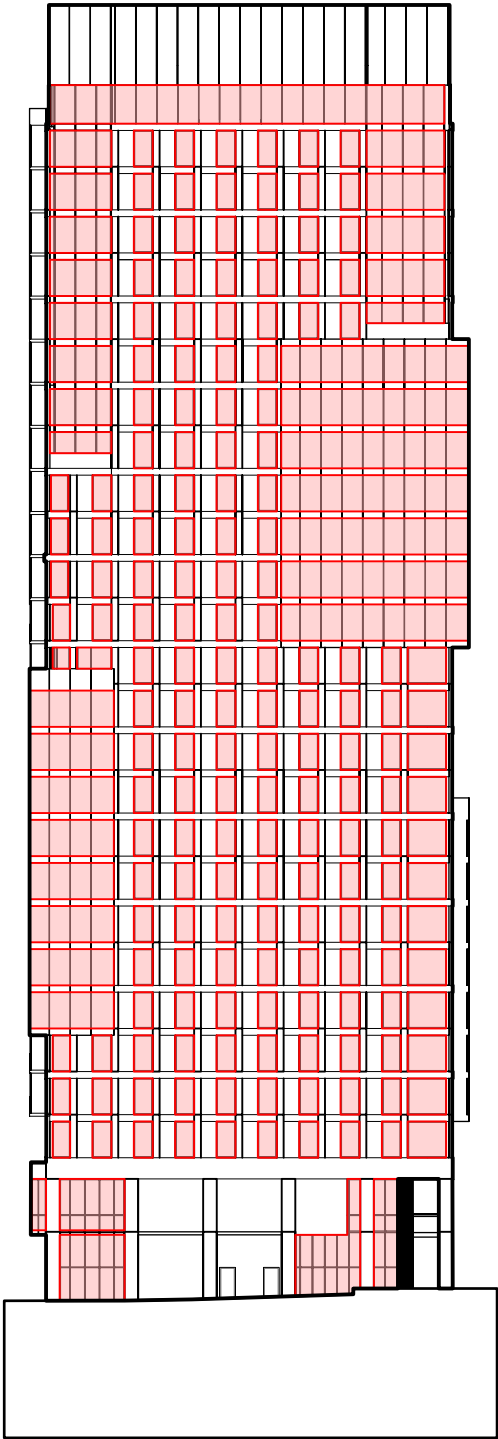
Building 1 (Fort Building) West Elevation

Limiting Distance (m)	4.00	*
Allowable Openings (%)	22.0	
Building Face Area (m²)	625.1	
Proposed openings (m²)	22.7	
Proposed openings (%)	3.6	



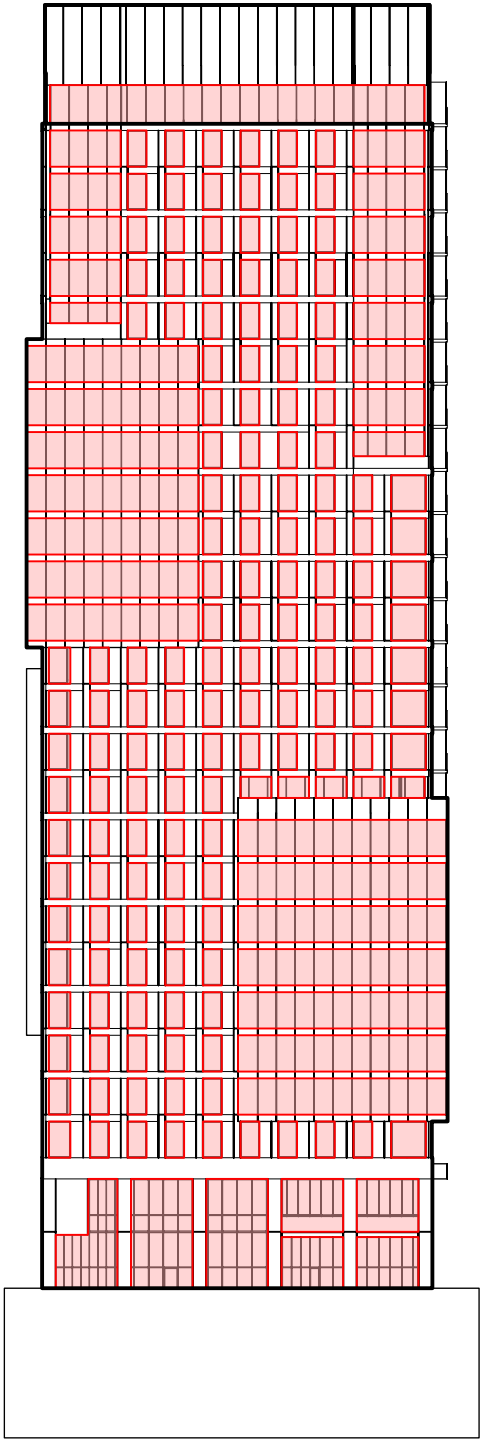
Building 1 (Fort Building) East Elevation

Limiting Distance (m)	6.76	
Allowable Openings (%)	22.4	
Building Face Area (m²)	675.5	
Proposed openings (m²)	41.2	
Proposed openings (%)	6.1	



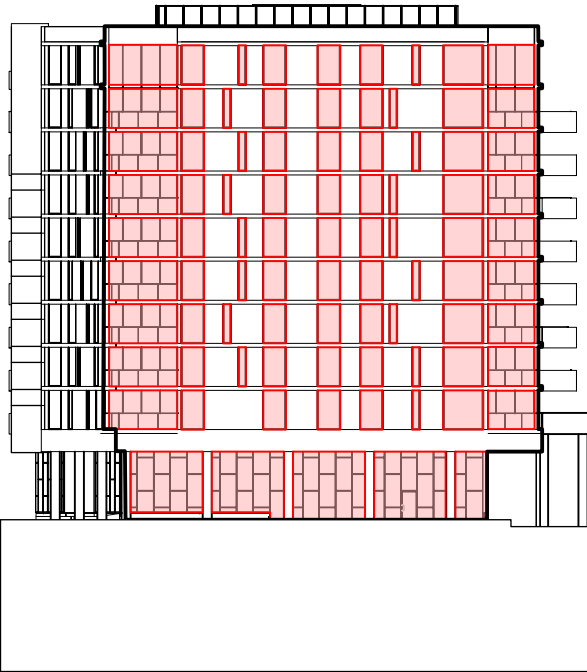
Building 2 (Quadra Tower) West Elevation

Limiting Distance (m)	8.17	
Allowable Openings (%)	82.0	
Building Face Area (m²)	2,325.4	
Proposed openings (m²)	1126.9	
Proposed openings (%)	48.5	



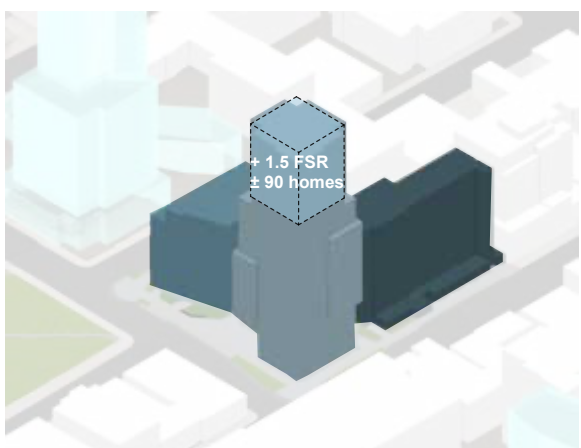
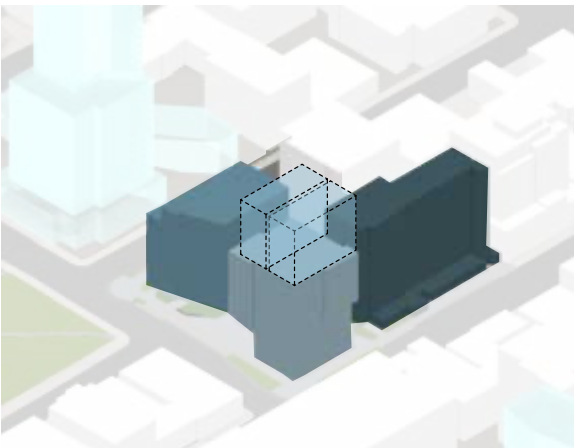
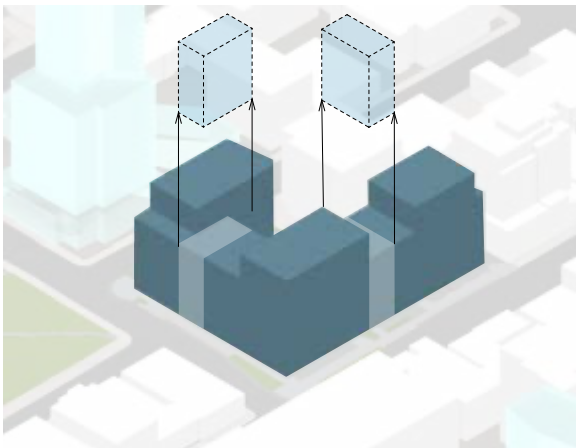
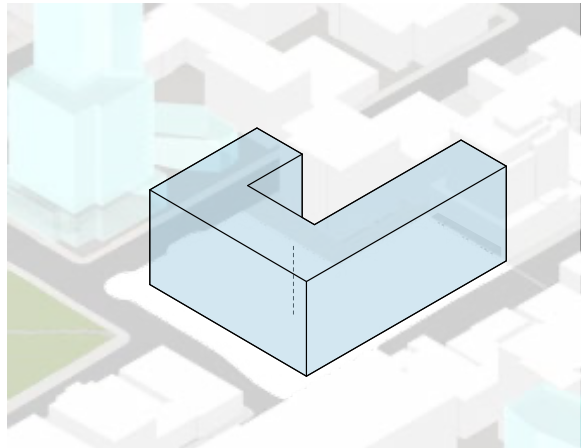
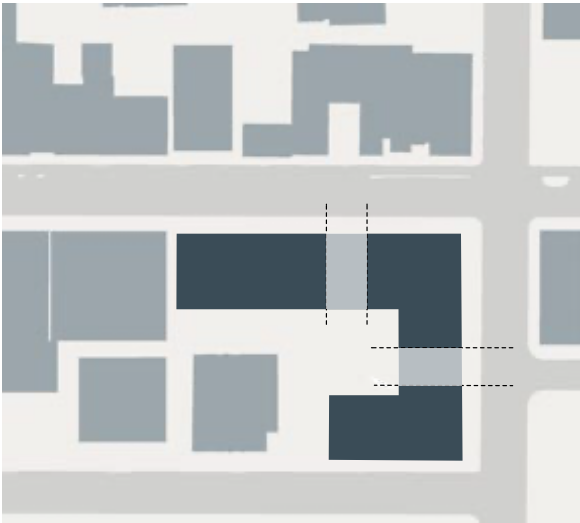
Building 2 (Quadra Tower) South Elevation

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



Building 3 Broughton Building) North Elevation

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



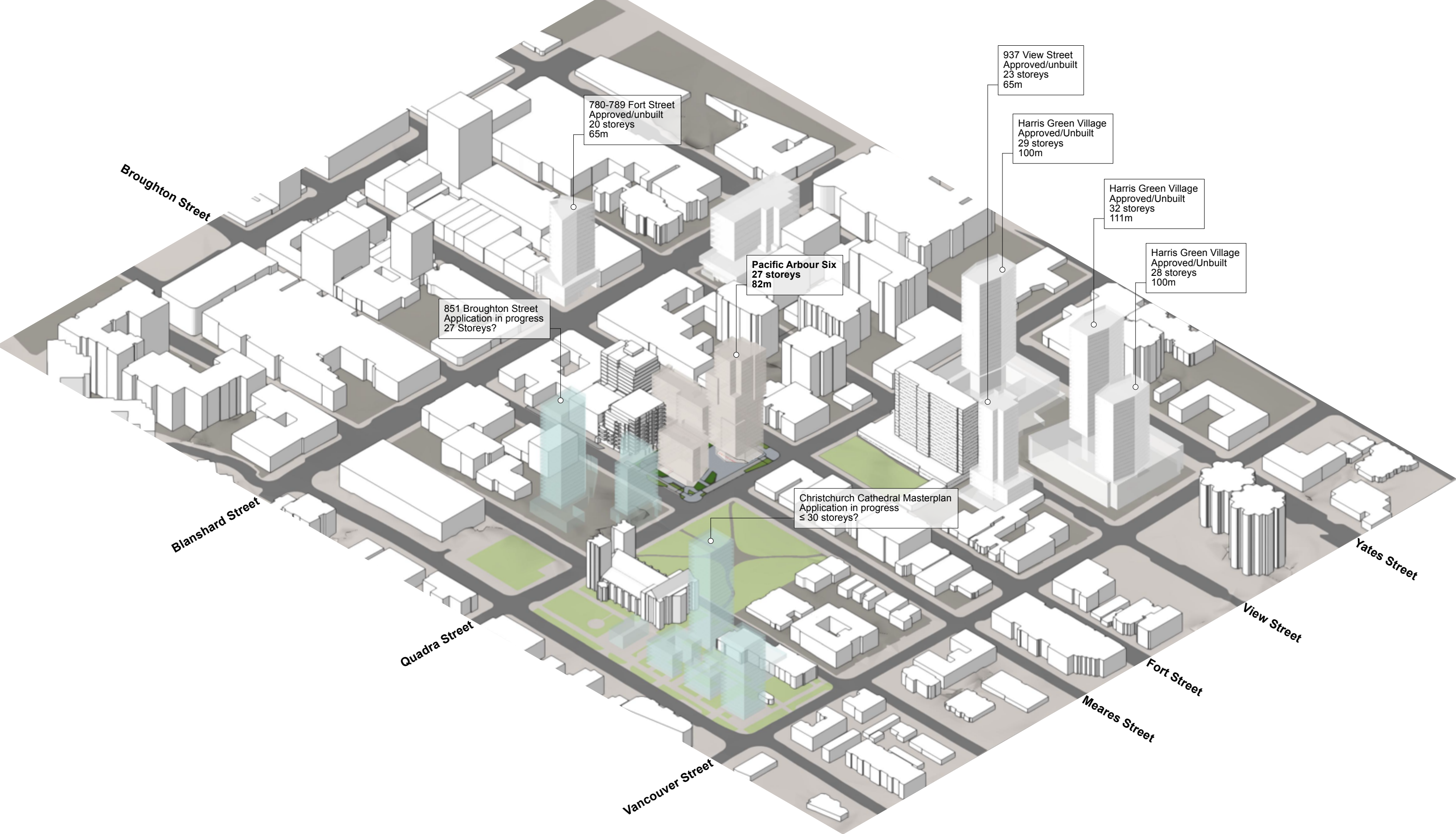
DCAP and 2025 OCP suggest a 12 storey block with a deep footprint and continuous street wall to reach the supportable density. Buildings are separated by firewalls without useful gaps and have long double-loaded corridors. Only minimal enhancement of the public realm is possible along the street edge.

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

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

Moving the density to upper storeys preserves the open space at street level and the number of homes being built within the OCP density of 5:1. The vibrancy and year-round usefulness of the open space is further enhanced with increased covered area created by carving away at the ground floor area.

Adding additional storeys to reach a density of 6.5 FSR adds approximately 90 homes to the project, while preserving the important publicly-accessible open space at street level.





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



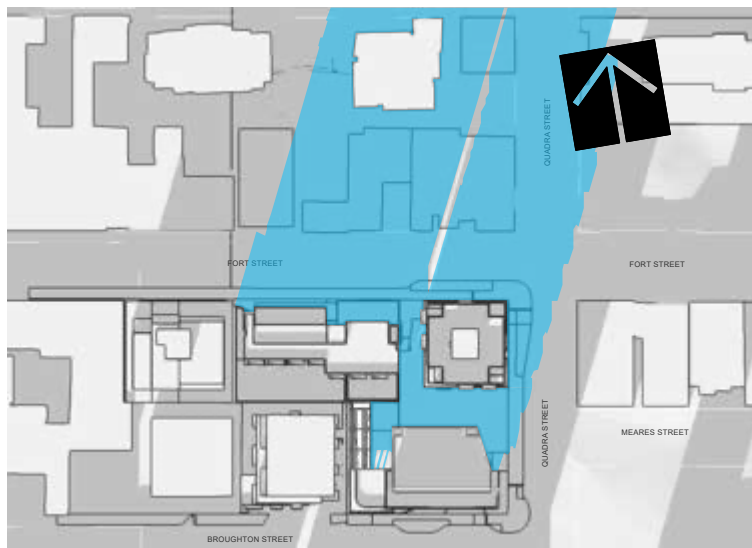
21 December 8:00



21 December 10:00



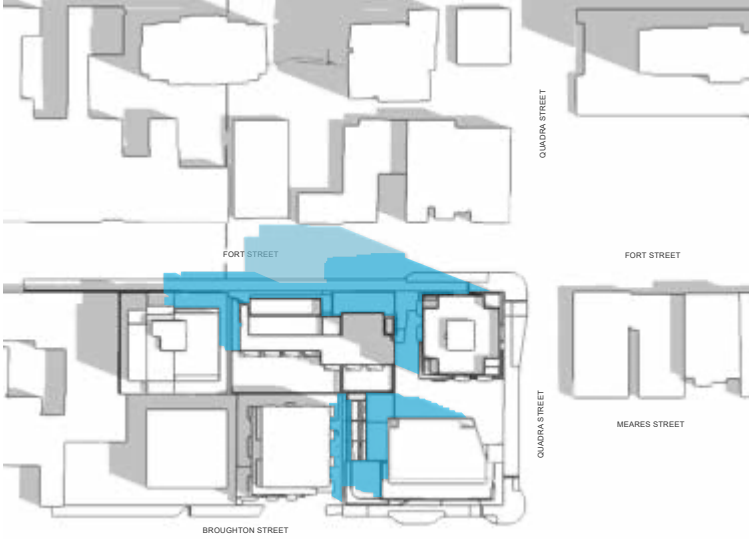
21 December 12:00



21 December 14:00



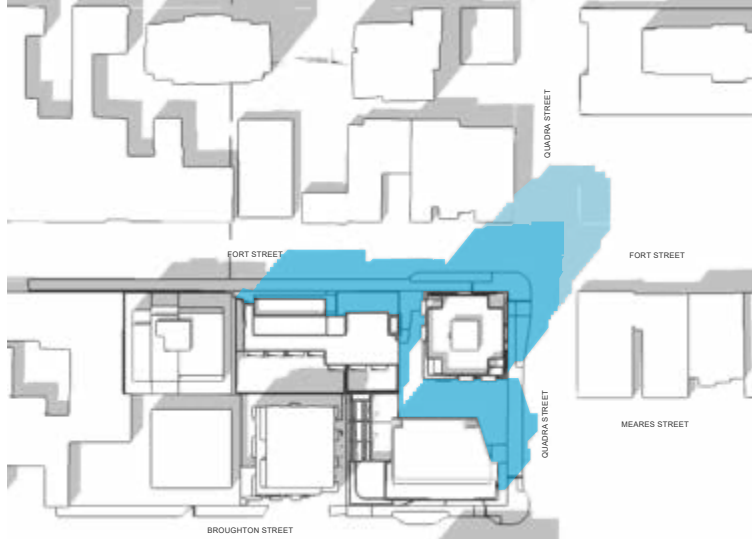
20 June 8:00



20 June 10:00



20 June 12:00



20 June 14:00



19 March 8:00



19 March 10:00

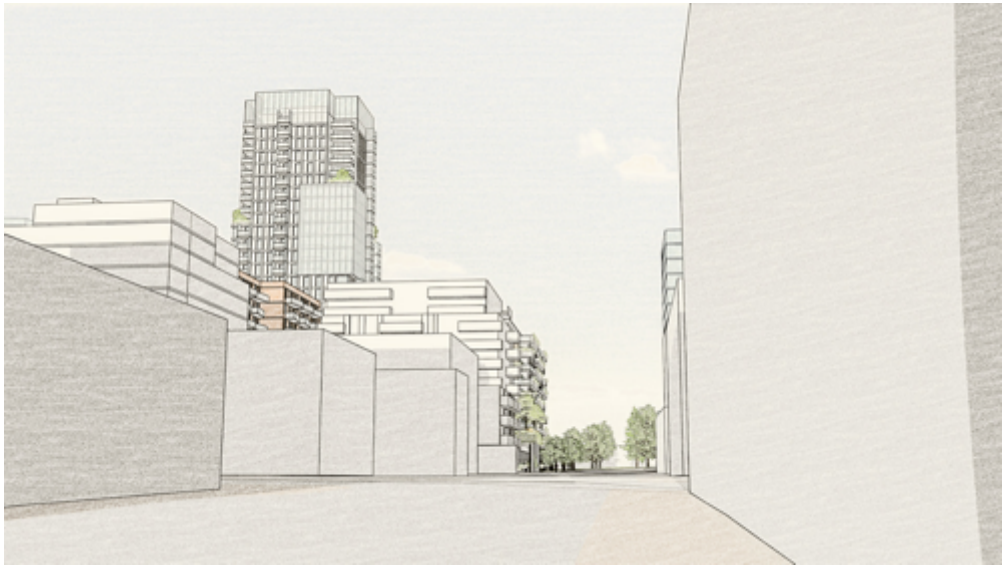


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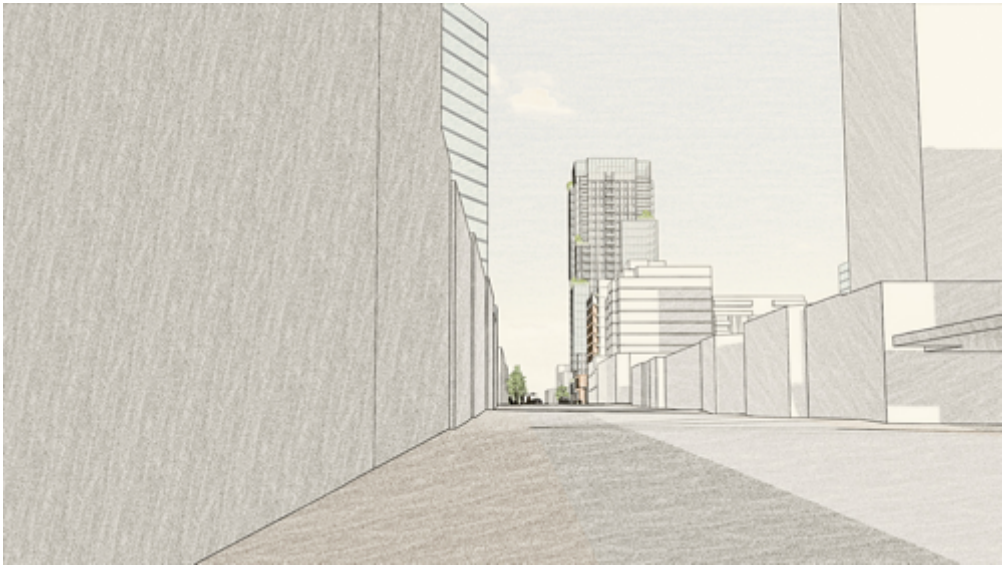


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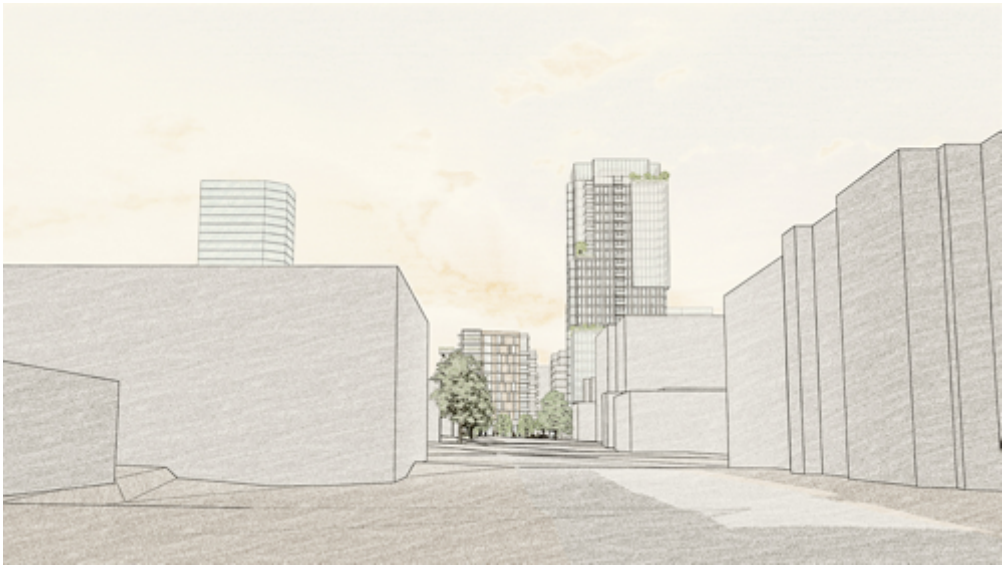




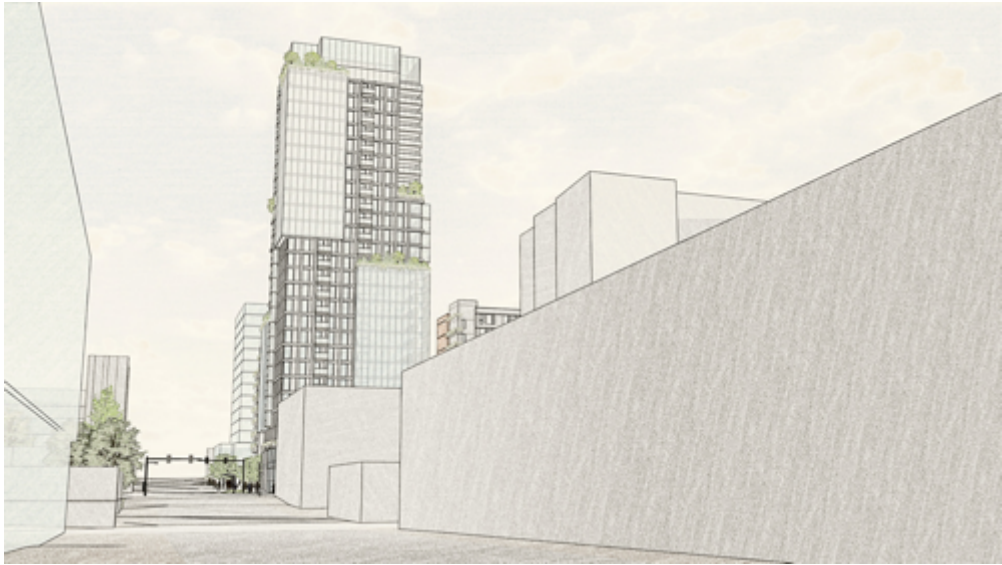
1. View to north from Broughton and Blanshard St



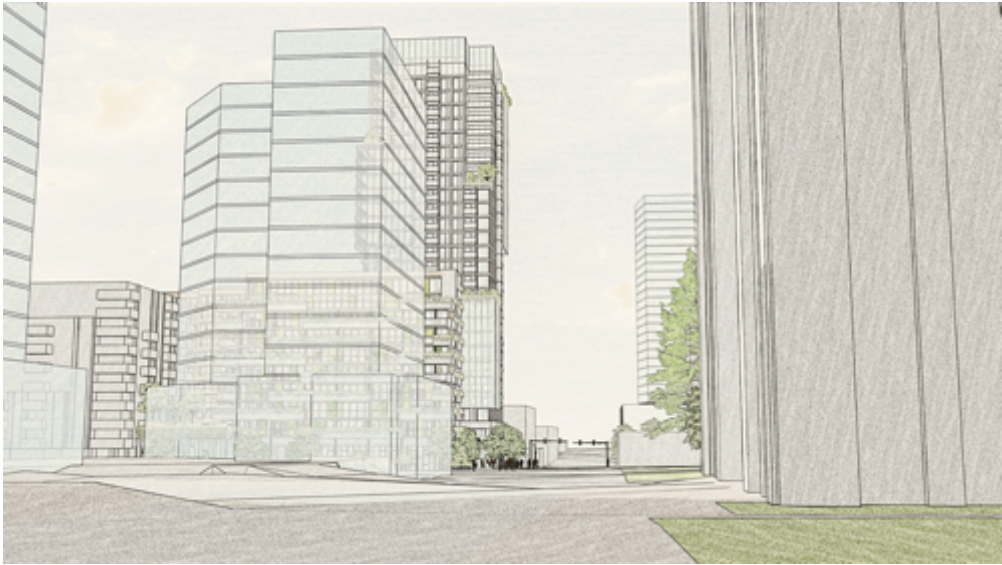
2. View to east from Fort St & Douglas St



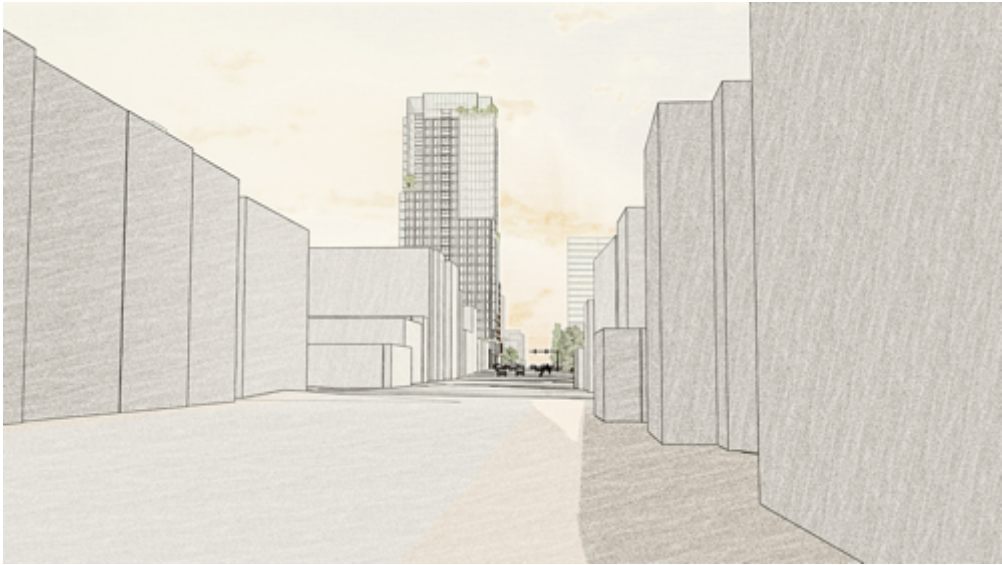
3. View to west from Meares and Vancouver Street



4. View to south from Quadra and Yates Street



5. View to north from Quadra and Rockland Ave



6. View to west from Fort St and Vancouver Street



1. View to north from Quadra and Broughton Street



2. View to Pioneer Square along Broughton Street



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



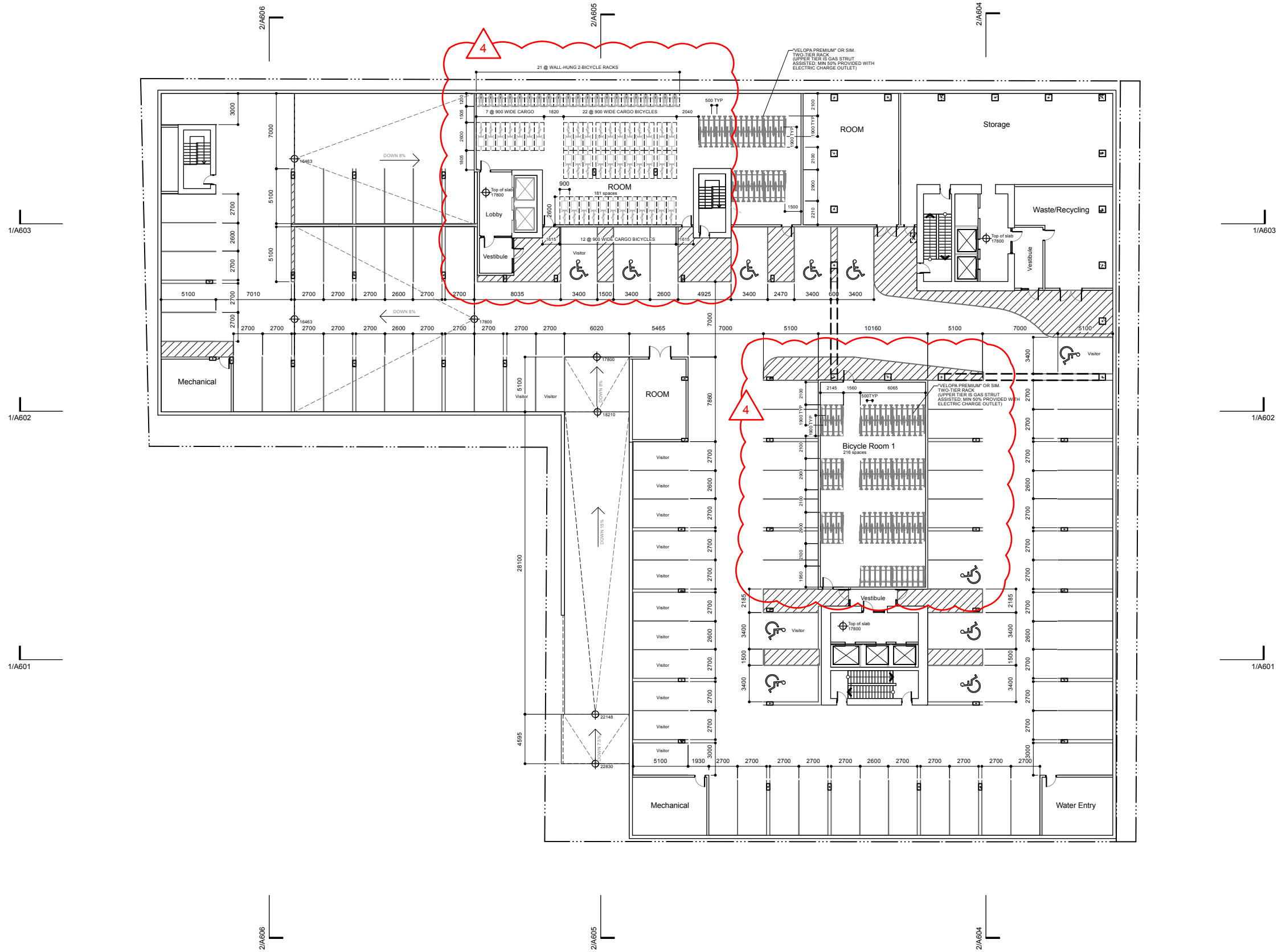
4. View to north from Quadra and Rockland Ave



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



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



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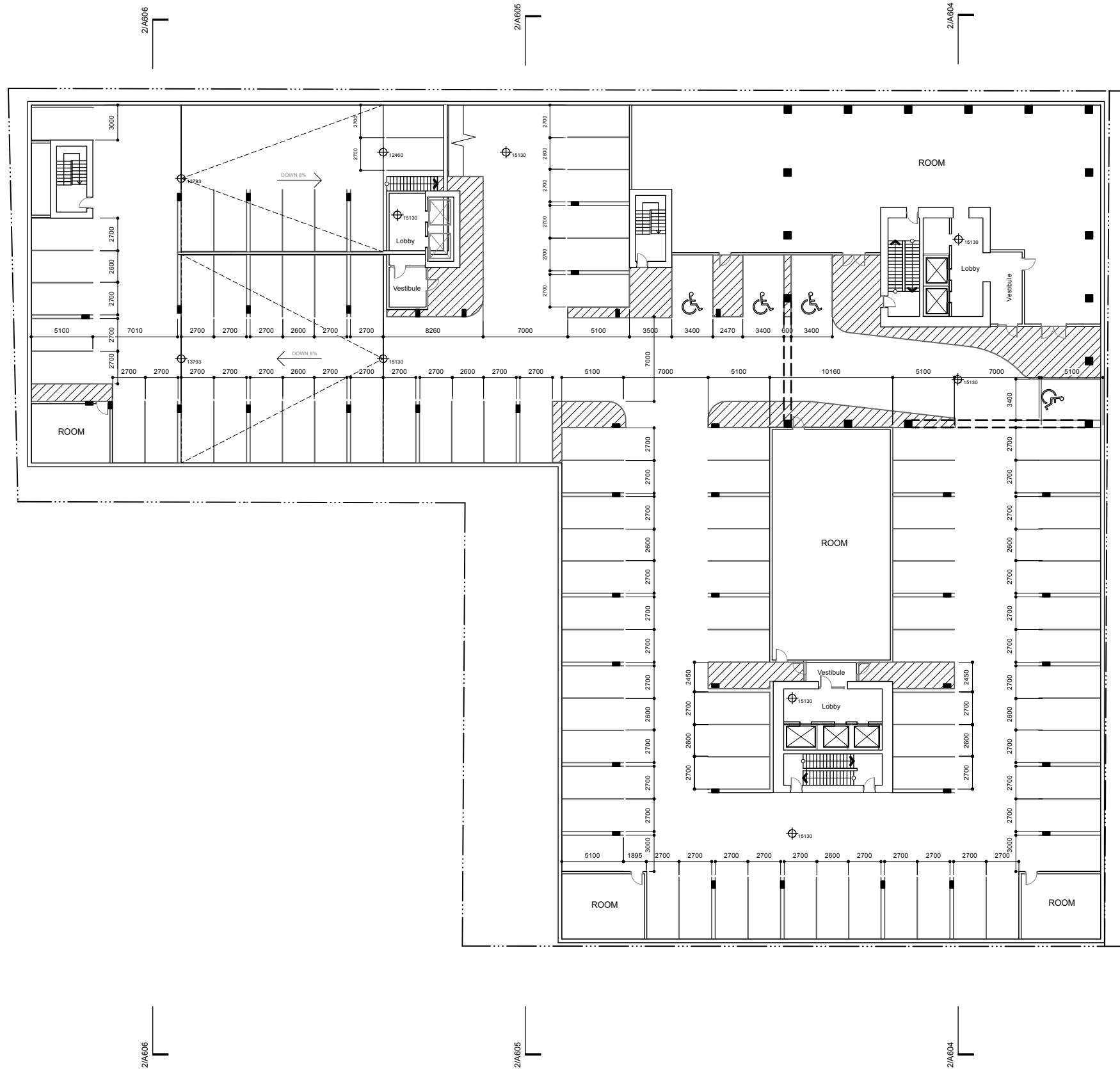
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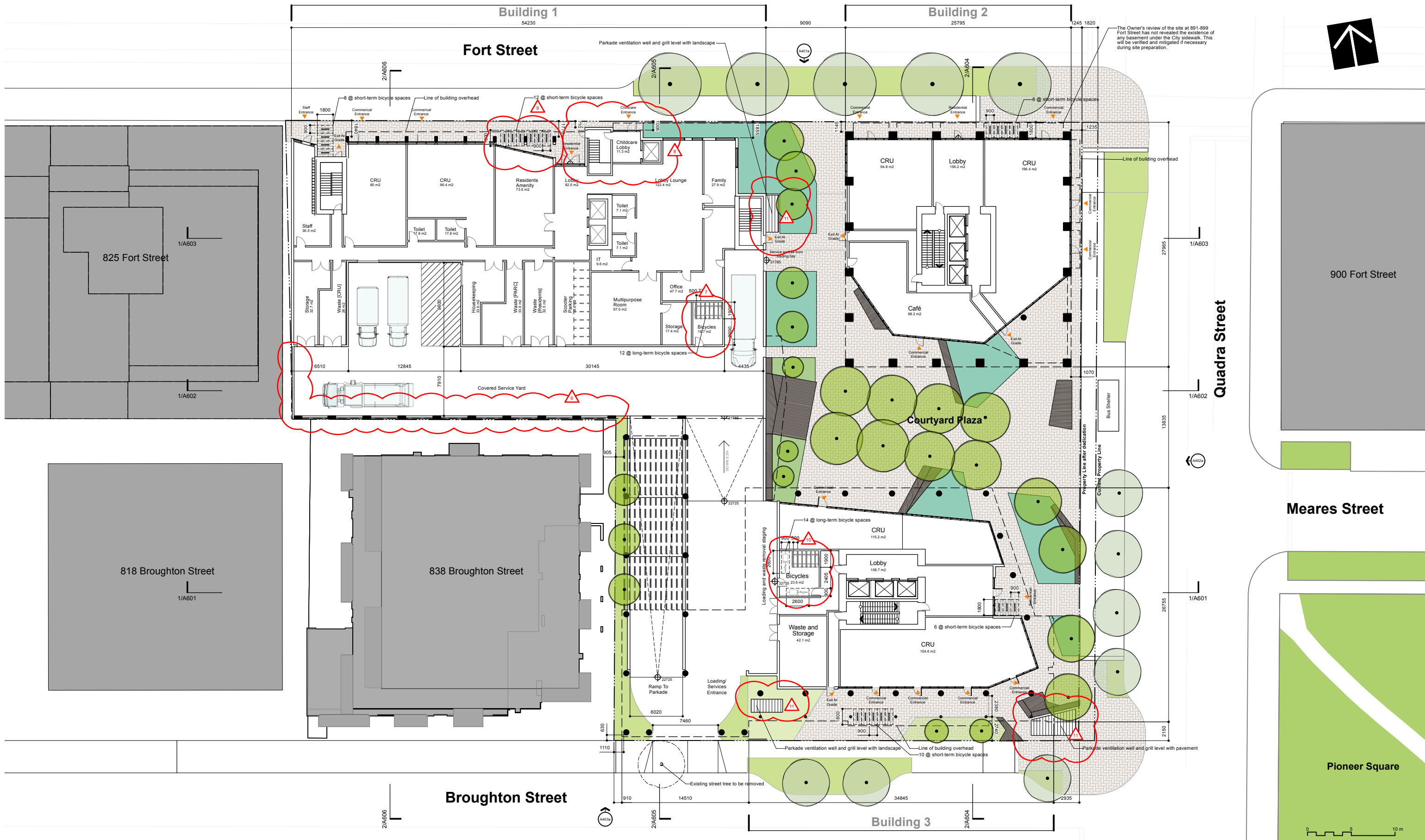
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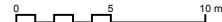
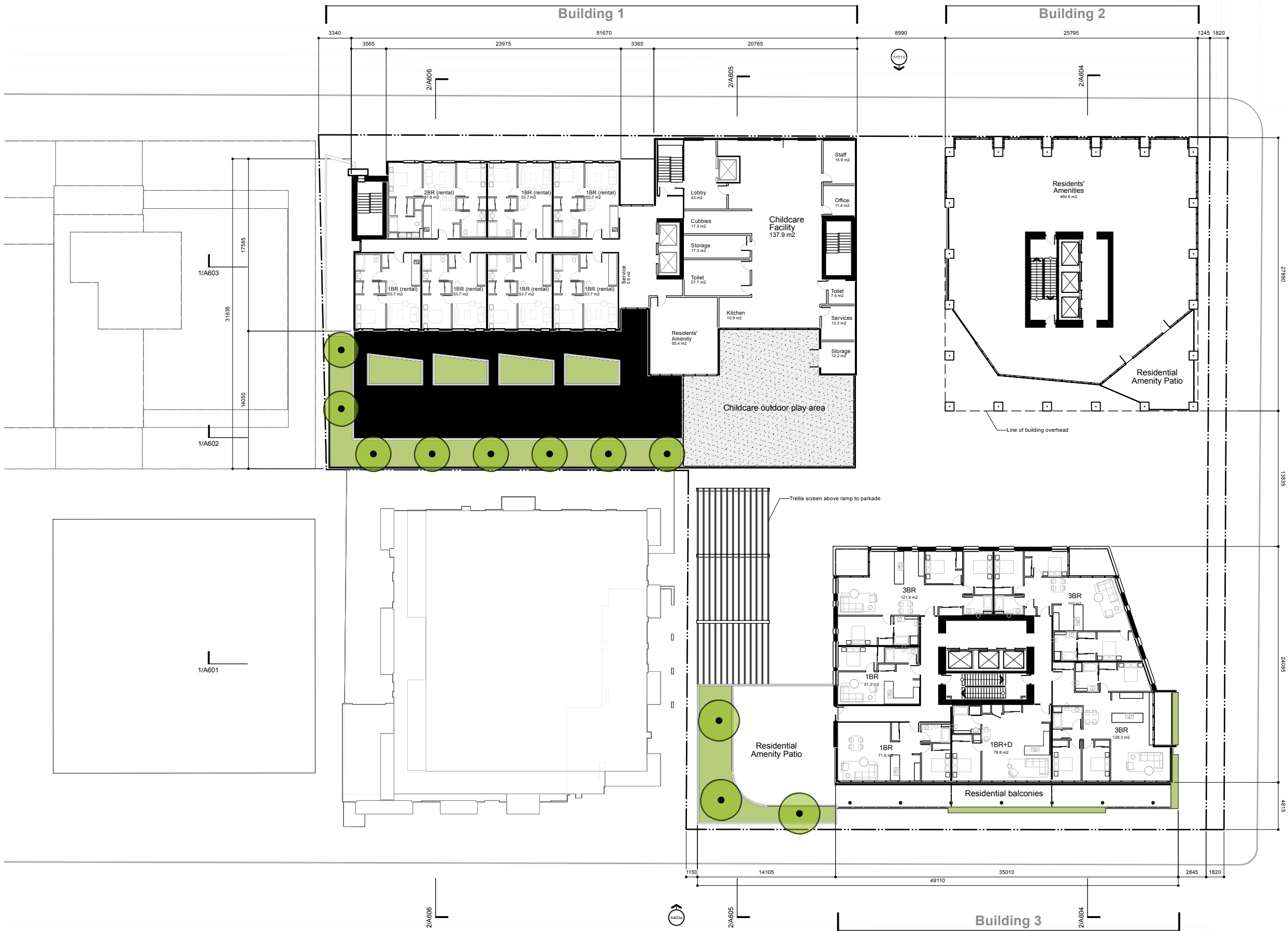
Plan - Level P1

A101

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Plan - Level 02

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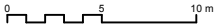
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Plan - Level 09

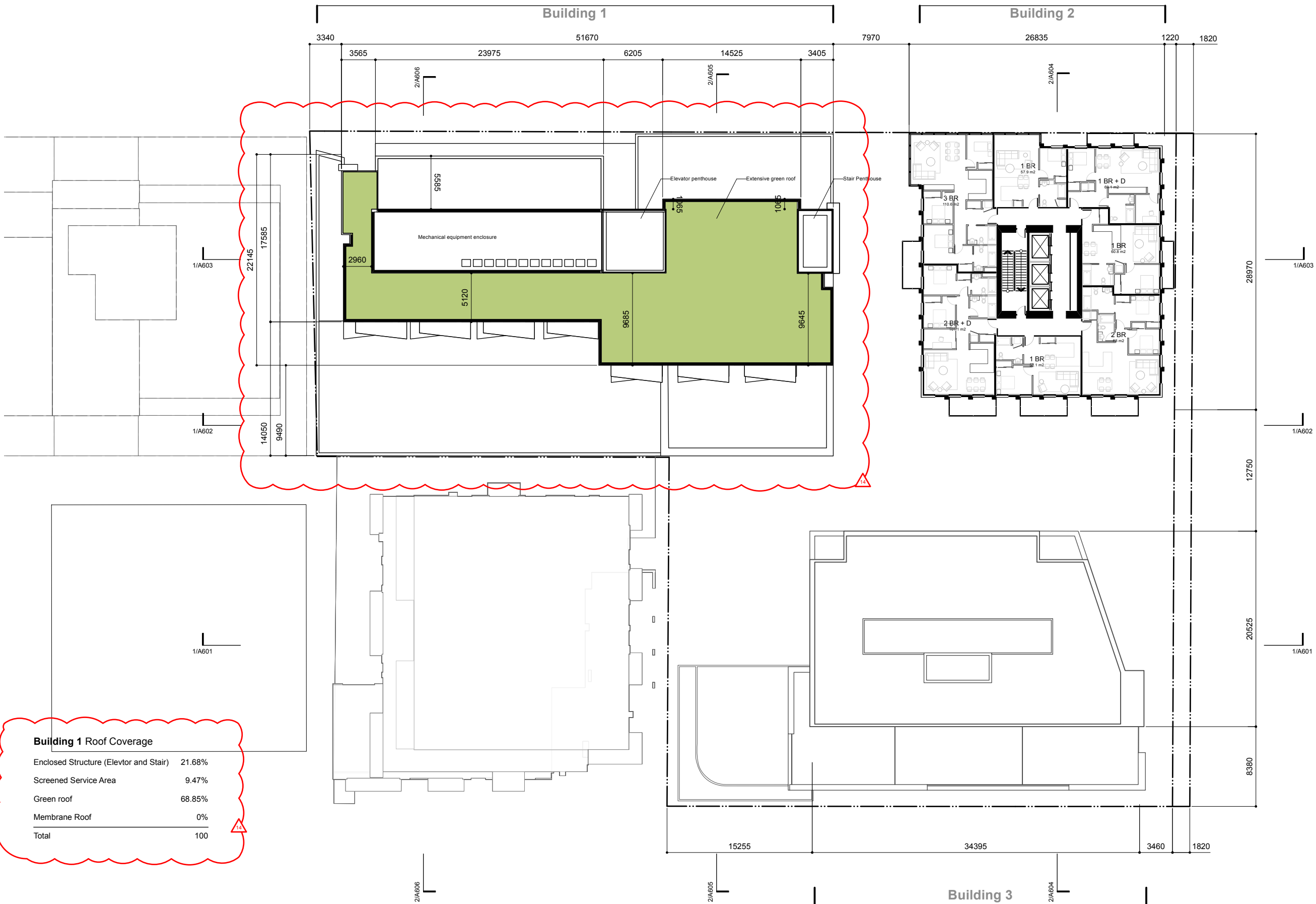
A209

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Enclosed Structure (Stair)	3.49%
Screened Service Area	11.54%
Green roof	75.54%
Membrane Roof	9.43%
Total	100%

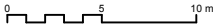
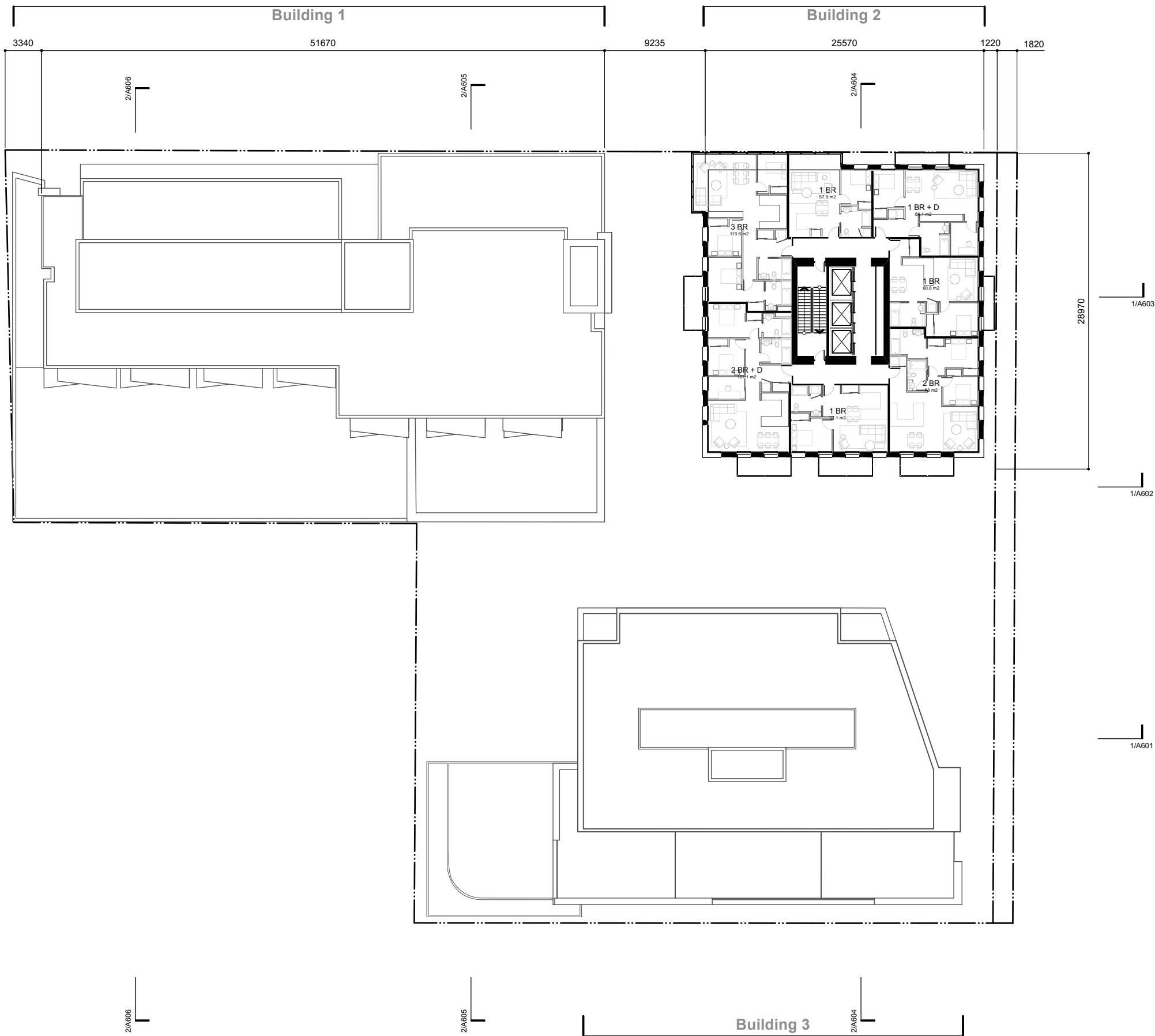


Building 1 Roof Coverage	
Enclosed Structure (Elevtor and Stair)	21.68%
Screened Service Area	9.47%
Green roof	68.85%
Membrane Roof	0%
Total	100



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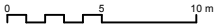
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Plan - Level 13

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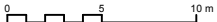
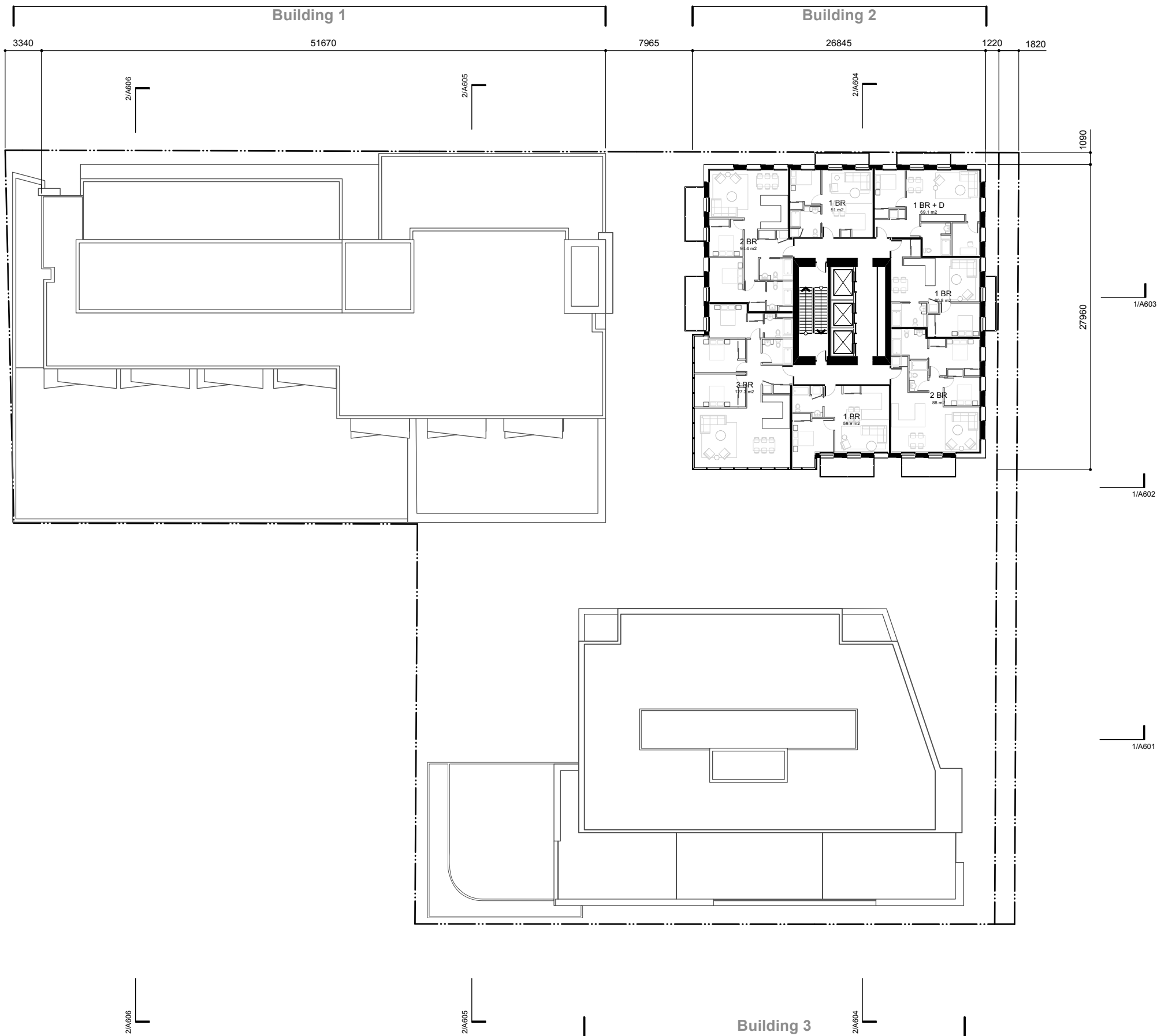
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Plan - Level 14

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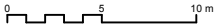
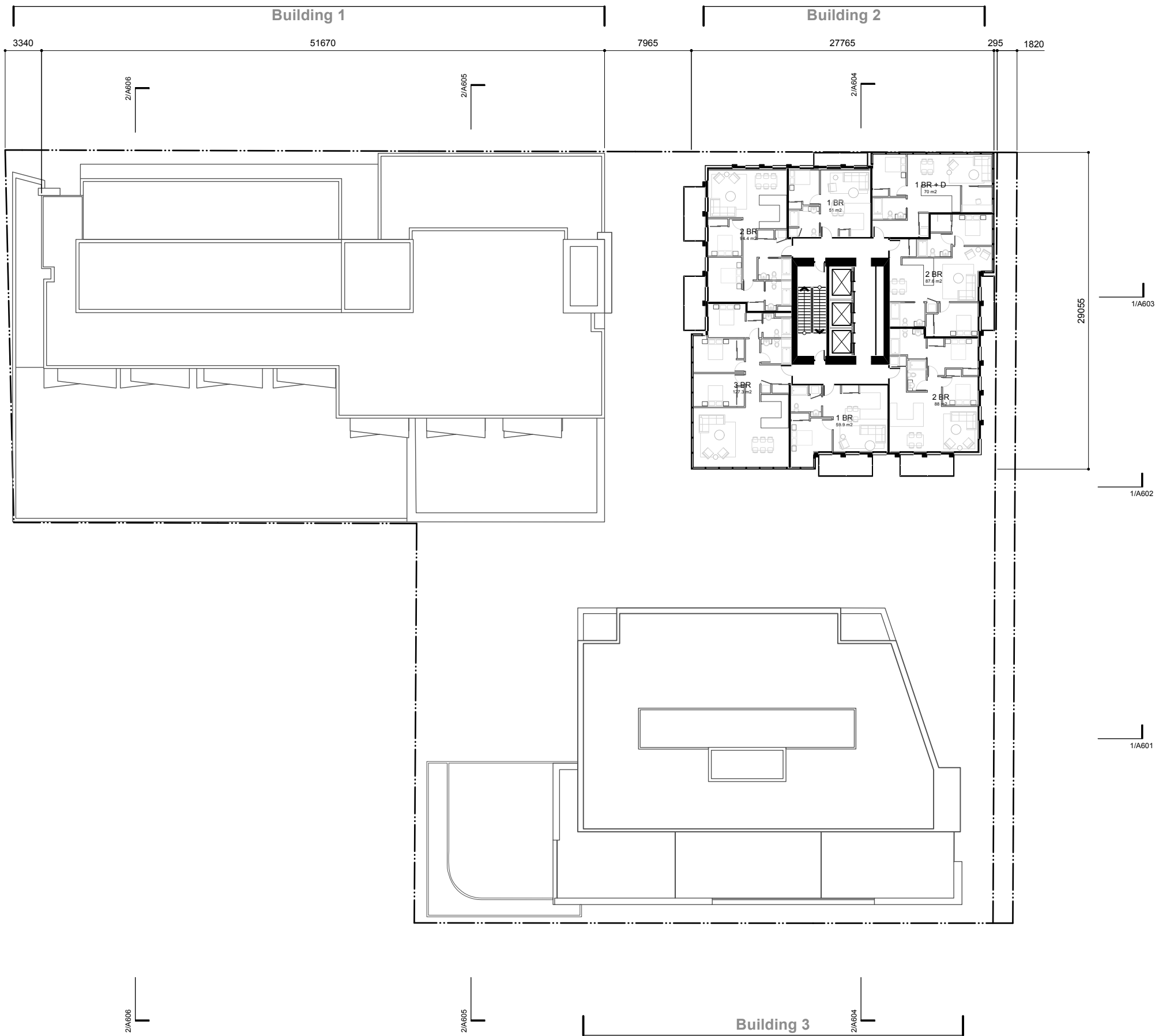
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Plan - Level 15

A215

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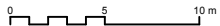
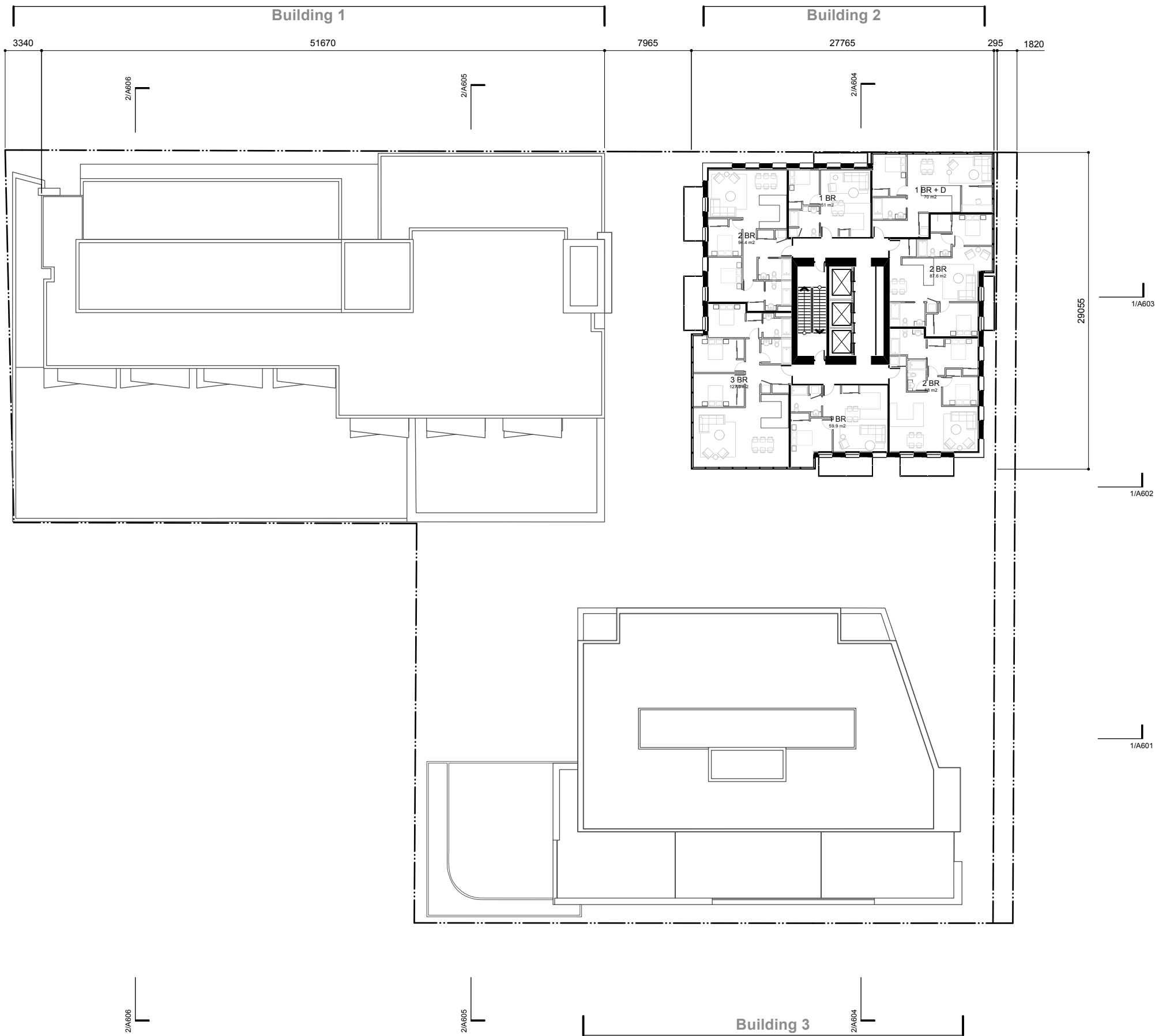
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Plan - Level 16

A216

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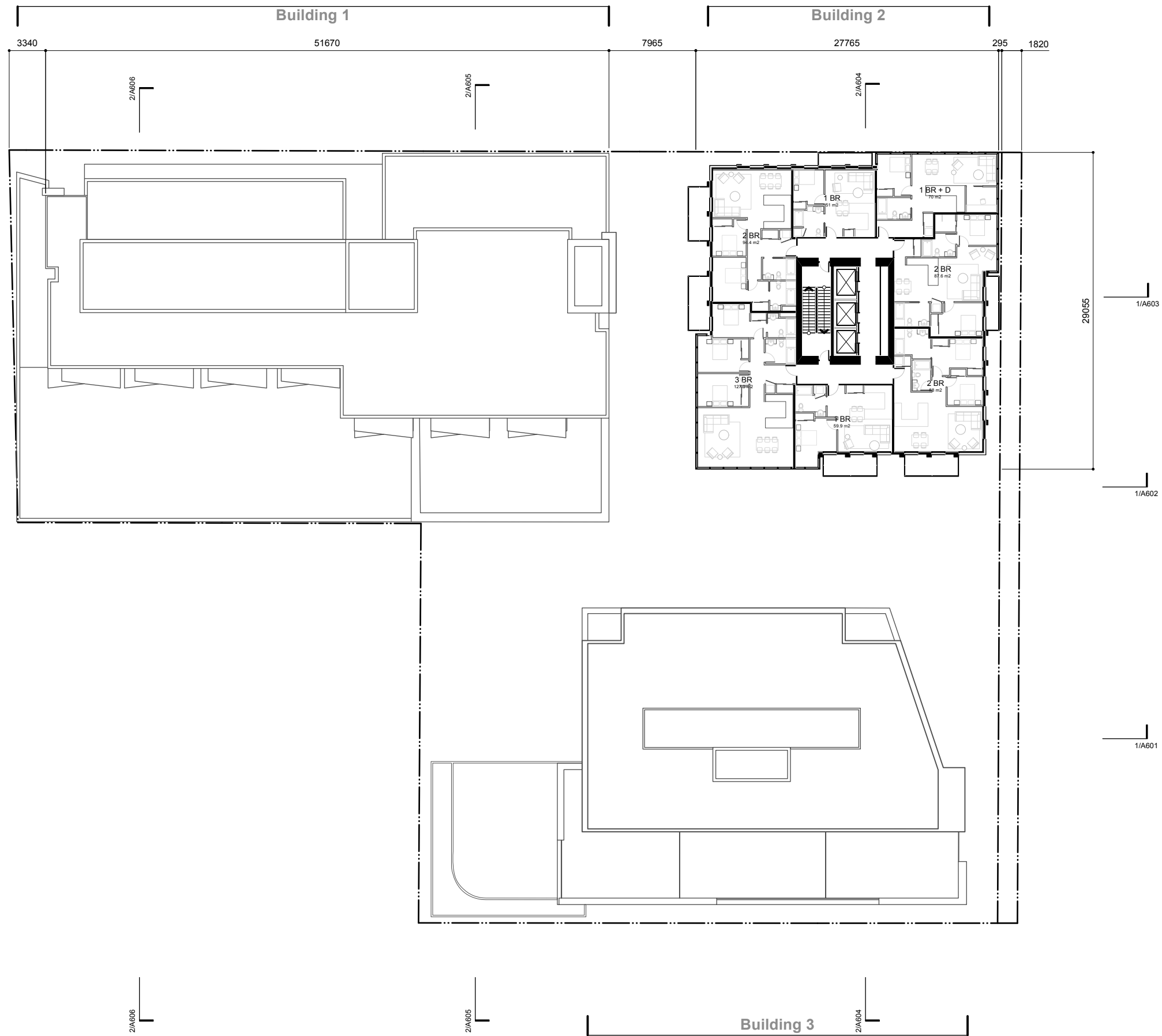
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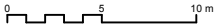
date	rev	issue
250512	1	DRA (CALUC) SUBMISSION
250721	2	RZ/DP SUBMISSION
251029	3	RZ/DP SUBMISSION 2

Plan - Level 17

A217

project num
2426





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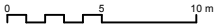
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251029	3	RZ/DP SUBMISSION 2

Plan - Level 19

A219

project num
2426



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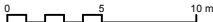
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250512	1	DRA (CALUC) SUBMISSION
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251029	3	RZ/DP SUBMISSION 2

Plan - Level 20

A220

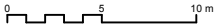
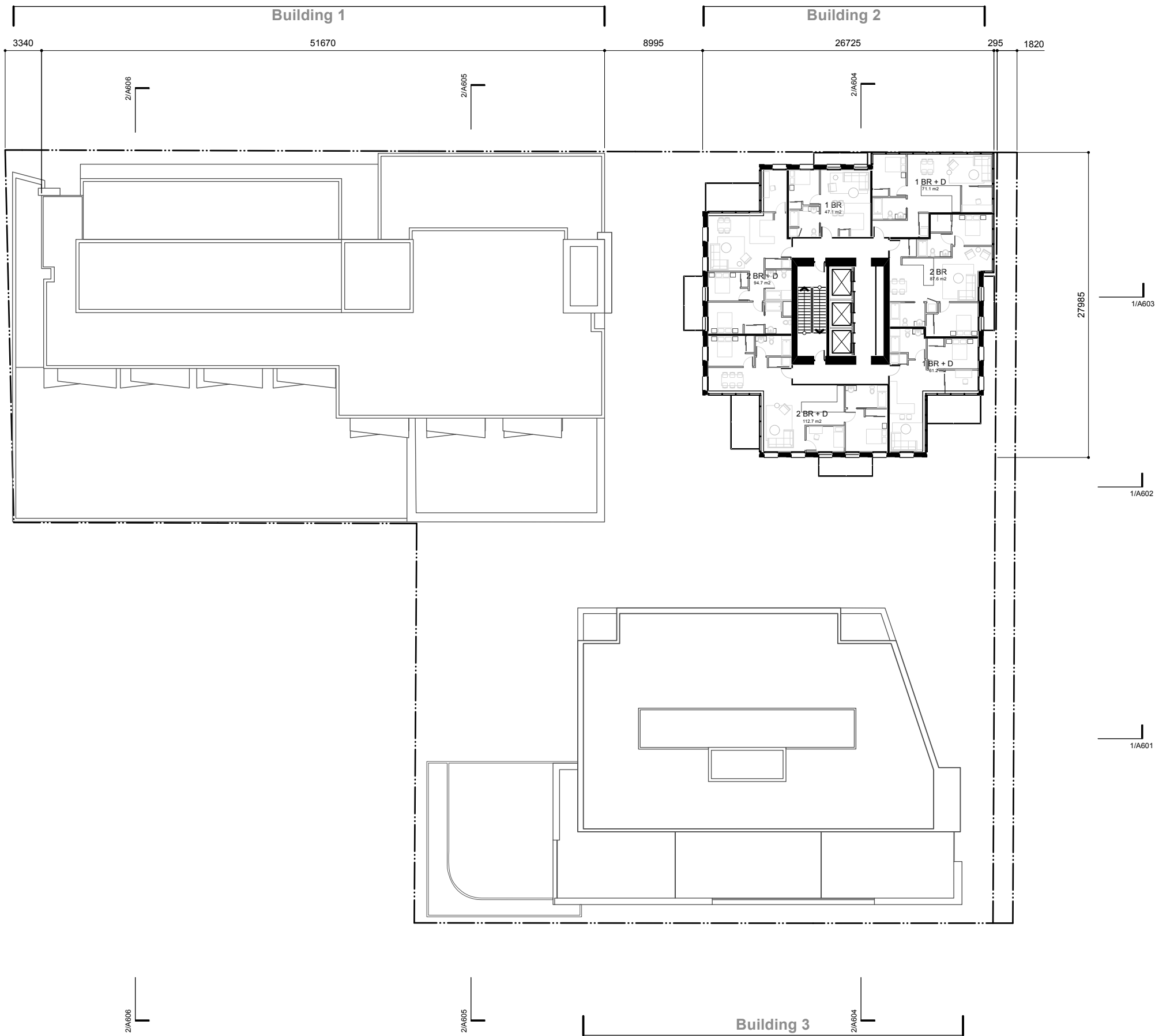
project num
2426





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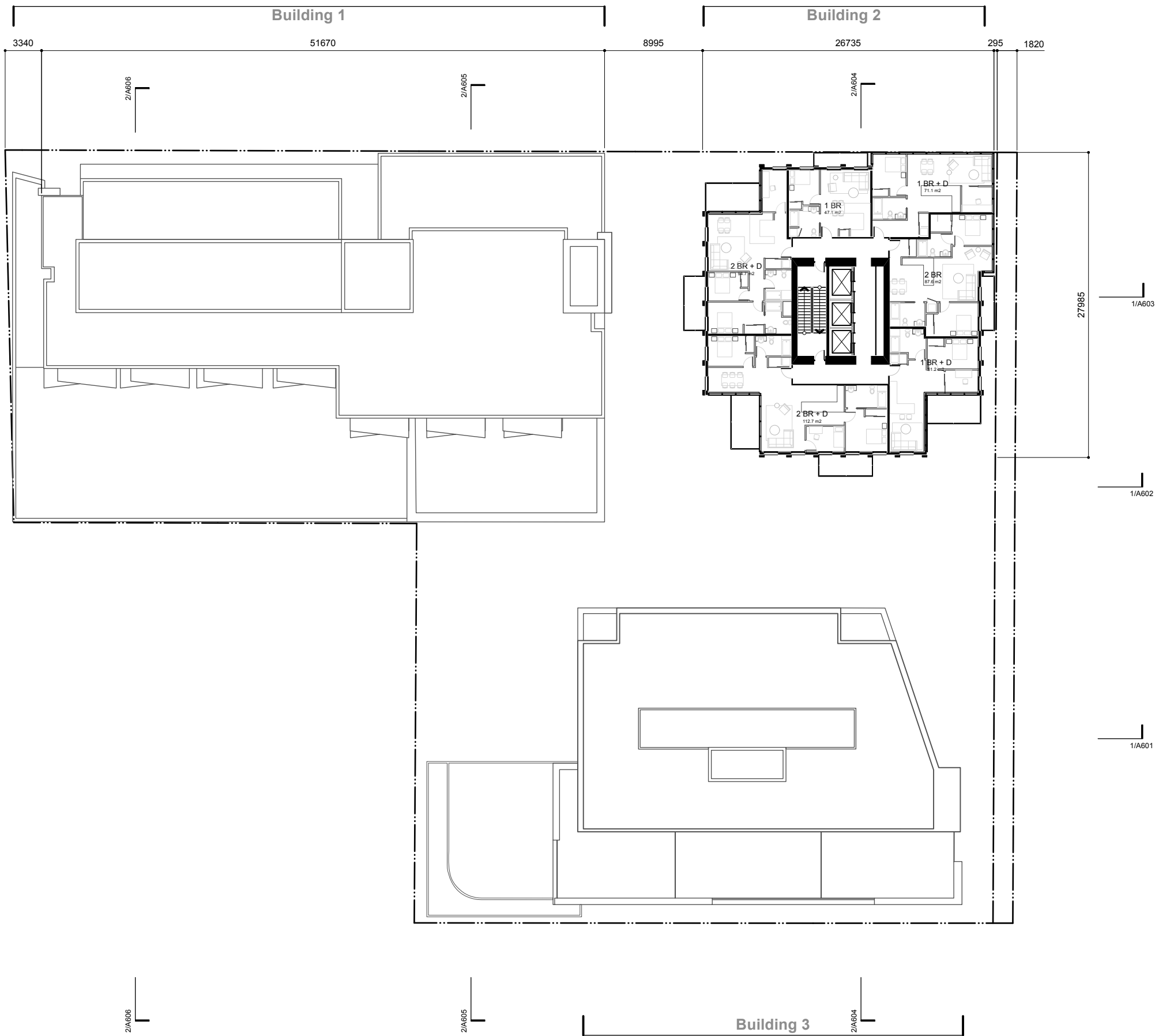
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Plan - Level 23

A223

project num
2426



0 5 10 m



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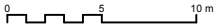
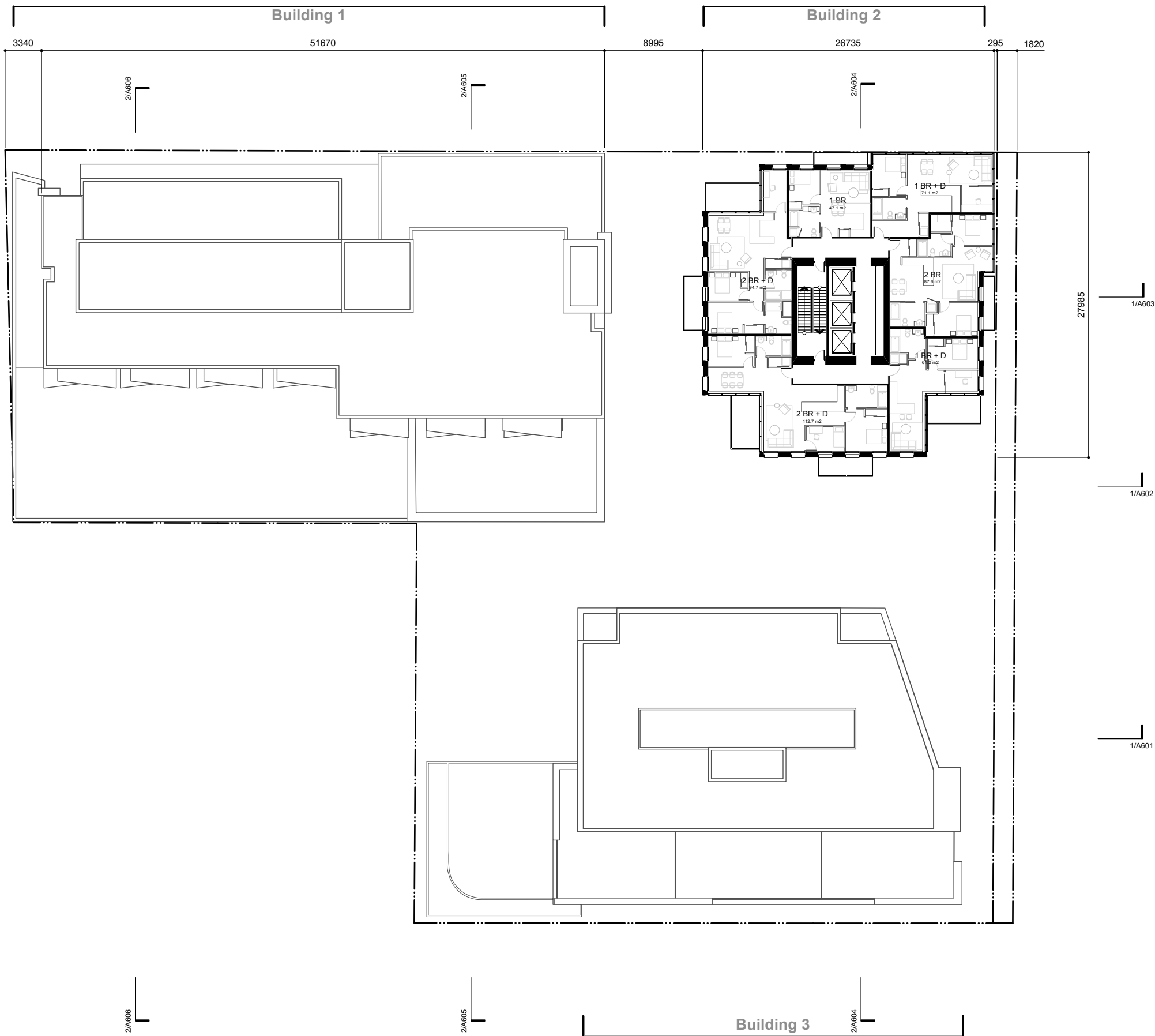
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251029	3	RZ/DP SUBMISSION 2

Plan - Level 24

A224

project num
2426



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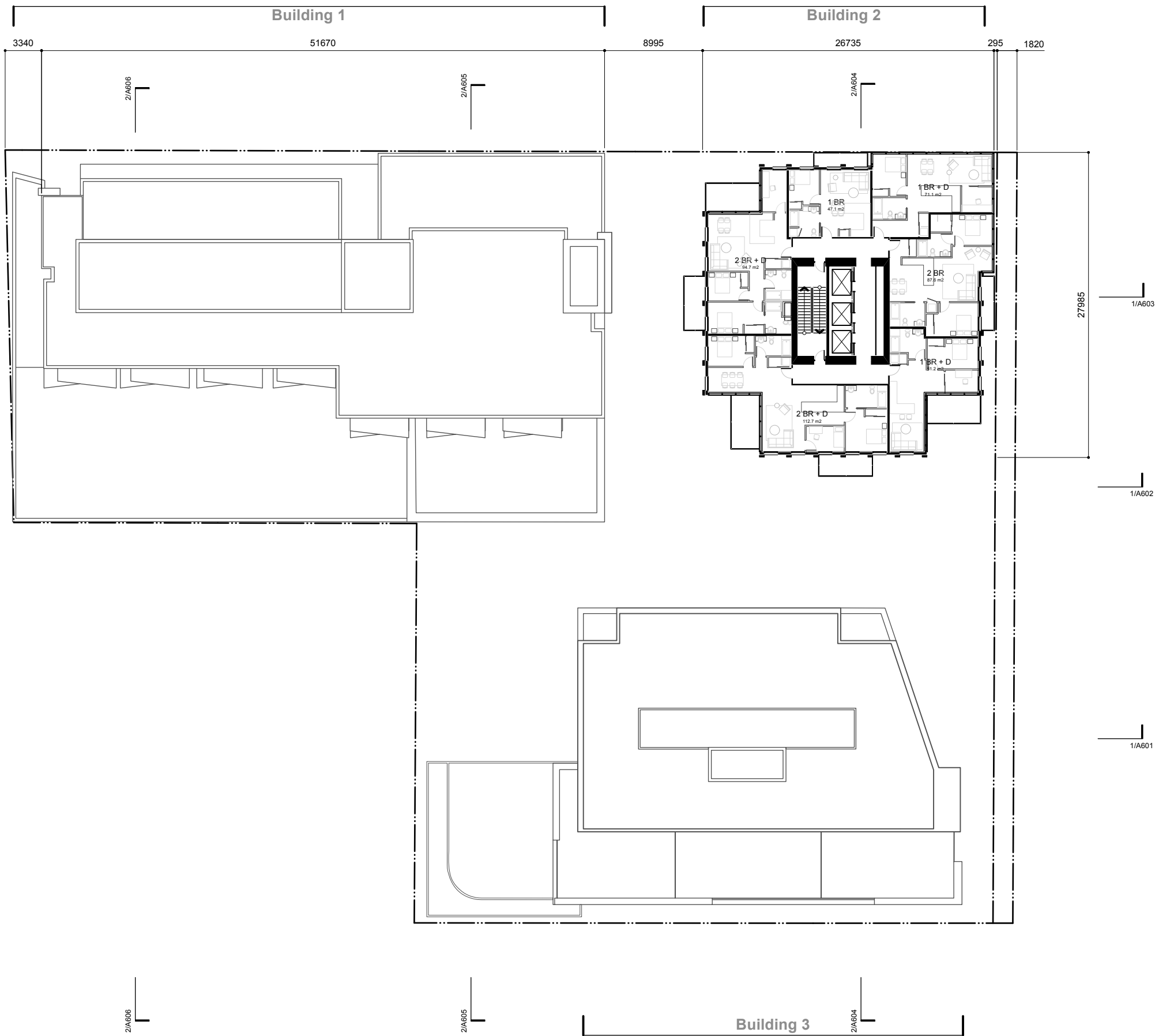
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Plan - Level 25

A225

project num
2426



0 5 10 m



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251029	3	RZ/DP SUBMISSION 2

Plan - Level 26

A226

project num
2426



0 5 10 m



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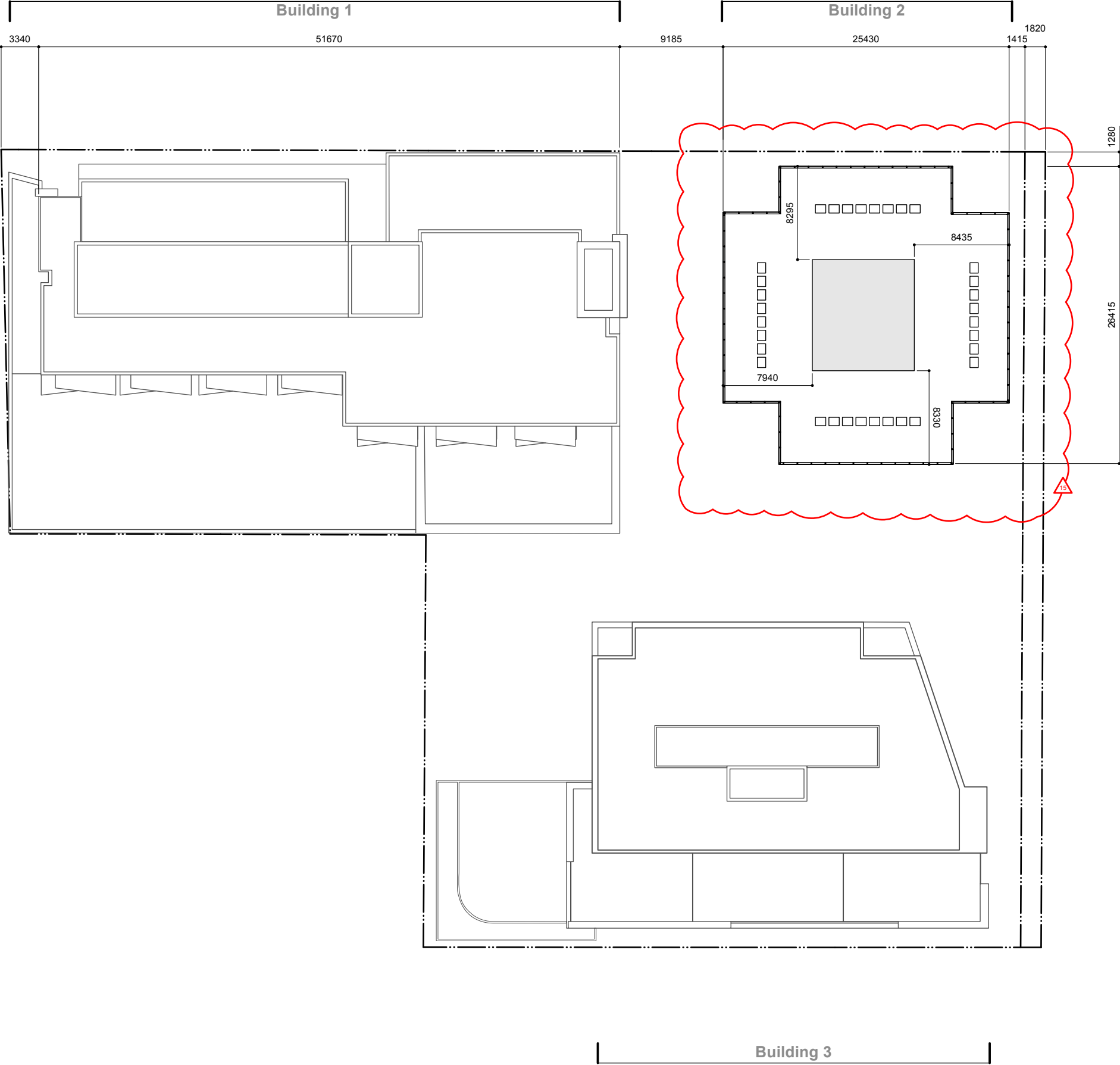
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Plan - Level 27

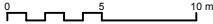
A227

project num
2426

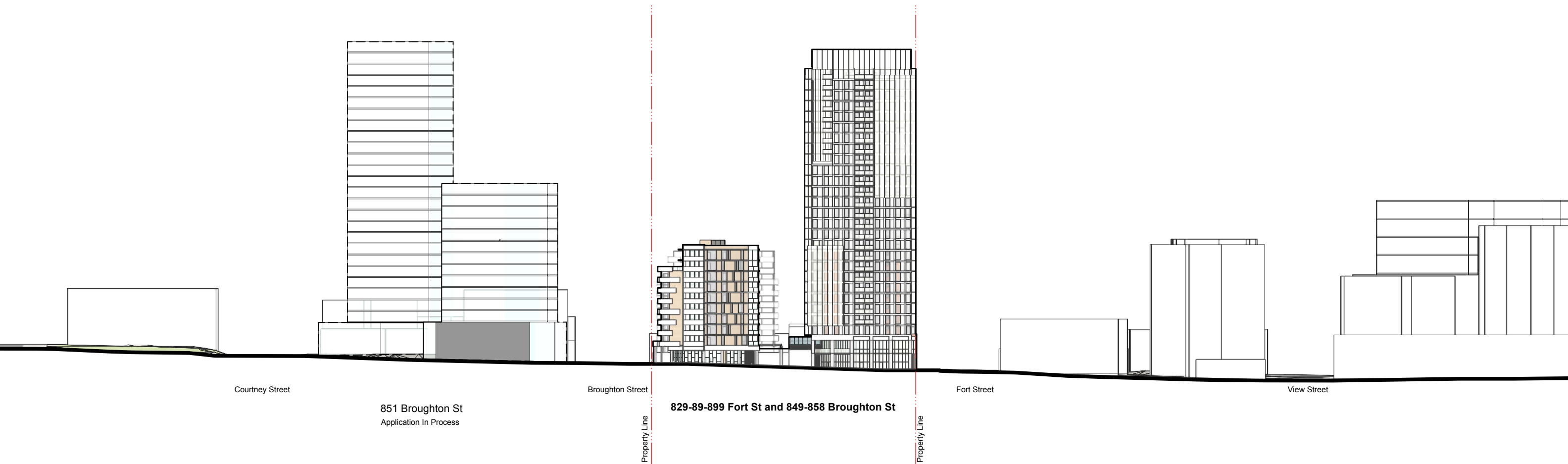


Building 2 Roof Coverage	
Enclosed Structure (Elevator and Stairs)	15.46%
Screened Service Area	84.54%
Total (%)	100%

Building 3



date	rev	issue
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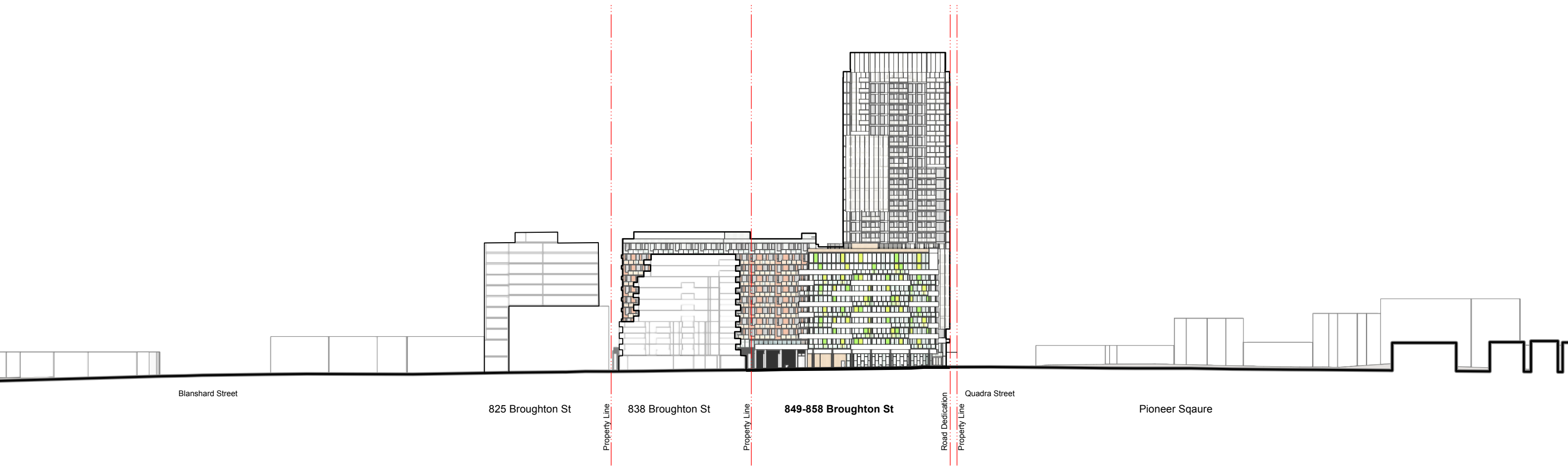


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Elevation Context - Quadra Street

A301



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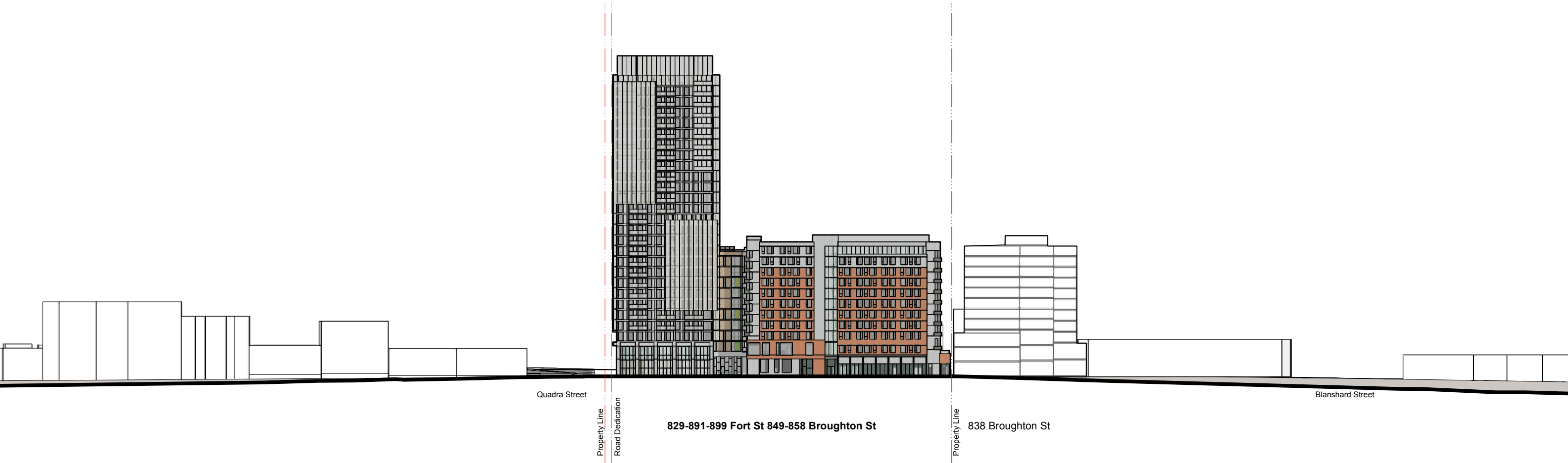
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Elevation Context - Broughton Street

A302

project num
2426



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251029	3	RZ/DP SUBMISSION 2

Elevation Context - Fort Street

A303

project num
2426



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251029	3	RZ/DP SUBMISSION 2

Elevation North (Fort Street)

A401a

project num
2426

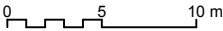


Property Line
Road Dedication

Building 2

Building 1

Property Line



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Elevation North (Fort Street)

A401b