

Mixed Use Seniors Residential & Commercial Development

829-899 Fort Street & 846-856 Broughton Street, Victoria, B.C.

parc
retirement
living



ABBREVIATIONS LEGEND

A.F.F.	ABOVE FINISHED FLOOR	M.F.	METAL	ENCL.	ENCLOSURE	SM.	SQUARE METERS
A.B.	AIR BARRIER	N/A	NOT APPLICABLE	EQ.	EQUAL	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	N.I.C.	NOT IN CONTRACT	EXT.	EXTERIOR	STR.	STAIR
B.S.	BASEMENT	N.T.S.	NOT TO SCALE	F.D.	FLOOR DRAIN	STD.	STANDARD
BD.	BOARD	O.C.	ON CENTRE	FDN.	FOUNDATION	T.O.	TOP OF
B.O.S.	BOTTOM OF SLAB	ORG.	OPENING	FIN.	FINISH	T.O.C.	TOP OF CLIP
B.O.W.	BOTTOM OF WALL	P.A.S.	PEEL & STICK	FLO.	FLOOR	T.O.F.	TOP OF FLOOR
BUDG.	BUILDING	PLWD.	PLWOOD	FTG.	FOOTING	T.O.P.	TOP OF PARAPET
C.B.	CATCH BASIN	P.F.	PREFINISH	GA.	GAUGE	T.O.W.	TOP OF WALL
C.I.P.	CAST-IN-PLACE	P.T.	PRESSURE TREATED	GL.	GLASS	T.	TREAD
CG.	CAULKING	P.L.	PROPERTY LINE	GR.	GRADE	TYP.	TYPICAL
CG.C.	CEILING	R.	RADIUS	GWB	GYPSUM WALLBOARD	UG.	UNDERGROUND
CL.	CENTRE LINE	R.	RISER	H.C.	HANDICAPPED	US.	UNDERSIDE
CW.	COMPLETE WITH	R.W.L.	RAIN WATER LEADER	HT.	HEIGHT	UNO.	UNLESS NOTED OTHERWISE
CONC.	CONCRETE	REQD.	REQUIRED	HORIZ.	HORIZONTAL	UF.	UPPER FLOOR
CONT.	CONTINUOUS	REV.	REVISION	H.B.	HOSE BIB	V.B.	VAPOUR BARRIER
CJ.	CONTROL JOINT	P.A.S.	POD & SHELF	HR.	HOUR	VERT.	VERTICAL
CORR.	CORRIDOR	R.M.	ROOM	HWH	HOT WATER HEATER	W.C.	WATER CLOSET (TOILET)
DIA.	DIAmeter	R.D.	ROOF DRAIN	LIN.	LINEN	WD.	WASHER, DRAIN
DN.	DOWN	R.O.	ROUGH OPENING	MAX.	MAXIMUM	WD.	WOOD
DWGS.	DRAWINGS	STL.	STEEL	MECH.	MECHANICAL	W.I.C.	WALK-IN CLOSET
DIV.	DISHWASHER	STRUCT.	STRUCTURAL	MEZZ.	MEZZANINE	W/	WITH
ELECT.	ELECTRICAL	SPEC.	SPECIFICATION	MIN.	MINIMUM	W.F.	WATERPROOF
ELEV.	ELEVATION	SF.	SQUARE FEET	MISC.	MISCELLANEOUS	WR.	WASHROOM

PROJECT / CONSULTANT TEAM

ARCHITECT	LAND SURVEYOR	LANDSCAPE ARCHITECT	COMMUNITY ENGAGEMENT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER
BESHARAT FRIARS ARCHITECTS #600 - 355 BURRARD ST. VANCOUVER, BC	BRAD CUNNIN LAND SURVEYOR #101-2610 DOUGLAS ST. VANCOUVER, BC	PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC. 500-1201 WEST PENDER ST. VANCOUVER, BC	MARZOLF & ASSOCIATES STRATEGIC COMMUNICATIONS ULC 2697 YORK AVE. VANCOUVER, BC	RJC ENGINEERS 300-1265 WEST BROADWAY VANCOUVER, BC	AME GROUP 721 JOHNSON ST. VICTORIA, BC	AES ENGINEERING #500 - 1015 BLAHSARD ST. VICTORIA, BC
TEL: 604.662.8544	TEL: 250.381.2257	TEL: 604.688.6111	TEL: 604.742.3211	TEL: 604.738.0948	TEL: 604.685.9381	TEL: 250.381.6121
GEOTECHNICAL ENGINEER	CODE CONSULTANT	TRAFFIC CONSULTANT	CIVIL ENGINEER	WIND CONSULTANT	ENVIRONMENTAL ENGINEER	LEED CONSULTANT
RYZUK GEOTECHNICAL 28 CREASE AVE. VICTORIA, BC	LMDG BUILDING CODE CONSULTANTS LTD. 4th FLOOR - 780 BEATTY ST. VANCOUVER, BC	BUNT & ASSOCIATES #421 - 645 FORT ST. VICTORIA, BC	J.E ANDERSON & ASSOCIATES 4212 GLANFORD AVENUE GUELPH, ON	ROWAN WILLIAMS DAVIES & IRWIN 650 WOODLAWN ROAD WEST GUELPH, ON	ACTIVE EARTH ENGINEERING LTD. #160-2250 BOUNDARY ROAD BURNABY, BC	MORRISON HERSHFIELD #310-4321 STILL CREEK DRIVE BURNABY, BC
TEL: 250.475.3131	TEL: 604.682.7146	TEL: 604.685.9381	TEL: 250.727.2214	TEL: 519.823.1311	TEL: 778.866.0064	TEL: 604.454.0402

REISSUED FOR REZONING & DP
24 NOVEMBER 2021

bfa studio
architects



Revisions
Bubbled areas indicate revisions
compared to the previously
submitted plans

Received Date:
March 2, 2022

(Formerly BESHARAT FRIARS ARCHITECTS)

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ARCHITECTURAL DRAWING INDEX

A000 PROJECT STATISTICS / CODE ANALYSIS SUMMARY	A410 FORT (NORTH) STREETSCAPE / PARTIAL SECTION
A001 ZONING DATA	A411 QUADRA (EAST) STREETSCAPE / PARTIAL SECTION
A002 PROJECT STATISTICS	A412 QUADRA (EAST) STREETSCAPE / PARTIAL SECTION
A003 PROJECT STATISTICS	A413 QUADRA (EAST) STREETSCAPE / PARTIAL SECTION
A004 AREA DIAGRAMS	A414 BROUGHTON (SOUTH) STREETSCAPE / PARTIAL SECTION
A005 COMPARISON DIAGRAM - LEVEL 1	A415 BROUGHTON (SOUTH) STREETSCAPE / PARTIAL SECTION
A006 3D PERSPECTIVES	A501 BUILDING SECTION A
A007 3D PERSPECTIVES	A502 BUILDING SECTION B
A008 3D PERSPECTIVES	INTERNAL SOUTH ELEVATION
A009 3D PERSPECTIVES	A503 BUILDING SECTION C
A010 FORM OF DEVELOPMENT - MASSING	INTERNAL NORTH ELEVATION
A011 FORM OF DEVELOPMENT - STREETSCAPE	A504 BUILDING SECTION D
A012 FORM OF DEVELOPMENT - MAIN LEVEL SETBACKS	A505 BUILDING SECTION E / INTERNAL WEST ELEVATION / WEST ELEVATION
A013 FORM OF DEVELOPMENT - TYPICAL LEVEL SETBACKS	A506 BUILDING SECTION F / INTERNAL EAST ELEVATION
A014 FORM OF DEVELOPMENT - ENVELOPE / PASSIVE DESIGN STRATEGIES	A507 BUILDING SECTION G / INTERNAL WEST ELEVATION
A100 AERIAL	A508 BUILDING SECTION H / INTERNAL WEST ELEVATION
A101 CONTEXT PLAN	A509 BUILDING SECTION J
A102 CONTEXT 3D VIEWS	A510 BUILDING SECTION K
A103 CONTEXT 3D VIEWS	001 LEVEL 1 AREA OVERLAY
A104 CONTEXT 3D VIEWS	002 MECHANICAL LEVEL AREA OVERLAY
A200 P2 LEVEL FLOOR PLAN	003 LEVEL 2 AREA OVERLAY
A201 P1 LEVEL FLOOR PLAN	004 LEVEL 3 AREA OVERLAY
A202 SITEPLAN / LEVEL 1 FLOOR PLAN	005 LEVEL 4 AREA OVERLAY
A203 MECHANICAL LEVEL FLOOR PLAN	006 LEVEL 5 AREA OVERLAY
A204 LEVEL 2 FLOOR PLAN	007 LEVEL 6 AREA OVERLAY
A205 LEVEL 3 FLOOR PLAN	008 LEVEL 7 AREA OVERLAY
A206 LEVEL 4 FLOOR PLAN	009 LEVEL 8 AREA OVERLAY
A207 LEVEL 5 FLOOR PLAN	010 LEVEL 9 AREA OVERLAY
A208 LEVEL 6 FLOOR PLAN	011 LEVEL 10 AREA OVERLAY
A209 LEVEL 7 FLOOR PLAN	012 ROOF AREA OVERLAY
A210 LEVEL 8 FLOOR PLAN	SH01 SHADOW ANALYSIS
A211 LEVEL 9 FLOOR PLAN	SH02 SHADOW ANALYSIS
A212 LEVEL 10 FLOOR PLAN	SURVEY DRAWING
A213 ROOF PLAN	
A300A P2 LEVEL PARTIAL FLOOR PLAN	
A300B P2 LEVEL PARTIAL FLOOR PLAN	
A300C P2 LEVEL PARTIAL FLOOR PLAN	
A301A P1 LEVEL PARTIAL FLOOR PLAN	
A301B P1 LEVEL PARTIAL FLOOR PLAN	
A301C P1 LEVEL PARTIAL FLOOR PLAN	
A302A LEVEL 1 PARTIAL FLOOR PLAN	
A302B LEVEL 1 PARTIAL FLOOR PLAN	
A302C LEVEL 1 PARTIAL FLOOR PLAN	
A401 NORTH ELEVATION	
FORT STREETSCAPE	
A402 EAST ELEVATION	
QUADRA STREETSCAPE	
A403 SOUTH ELEVATION	
BROUGHTON STREETSCAPE	
A404 NORTH ELEVATION	
FORT STREET	
A405 EAST ELEVATION	
QUADRA STREET	
A406 SOUTH ELEVATION	
BROUGHTON STREET	
A407 FORT (NORTH) STREETSCAPE / PARTIAL SECTION	
A408 FORT (NORTH) STREETSCAPE / PARTIAL SECTION	
A409 FORT (NORTH) STREETSCAPE / PARTIAL SECTION	

BUILDING CLASSIFICATION & CONSTRUCTION REQUIREMENTS RELATIVE TO OCCUPANCY ^(a)		OTHER REQUIREMENTS ^(a)
Major Occupancies:	Group A, Div. 2; Group B, Div. 3; Group C; Group D; Group E; Group F, Div. 3	Travel Distance: 45 m maximum Exit Stair Rating: 2-hour
Applicable Articles:	3.2.2.23. Group A, Division 2: Any Height Any Area, Sprinklered 3.2.2.42. Group B, Division 3: Any Height, Any Area, Sprinklered 3.2.2.47. Group C: Any Height, Any Area, Sprinklered 3.2.2.54. Group D: Any Height, Any Area, Sprinklered 3.2.2.62. Group E: Any Height Any Area, Sprinklered 3.2.2.78. Group F, Division 3: Any Height Any Area, Sprinklered	Service Room Rating: (electrical/mechanical) 1.5-hour ^(b) for rooms located in the storage garage, otherwise 1-hour ^{(b)(c)} Fire Alarm: Single- or two-stage ^(d) Standpipe System: Required Emergency Power: Required in all exits/ access-to exits (2-hours) Emergency Lighting: Required Exit Signs: Required Panic hardware: Required Access for Disabled: Required
No. of Buildings:	2	Major Occupancy Separation: 2-hour between Group A-2 and Group B-3, 1-hour between B-2 and B-3, 1-hour between Group A-2 and Group C, 1½-hour between storage garage and adjacent occupancy
Building Height:	10 storeys	Fire Department Connections: 2 connections required per NFPA 14
No. of Streets:	3	
Sprinklers:	Required	
Construction:	Noncombustible required	
Bldg Area:	Approximately 4,650 m ²	
Floor Rating:	2-hour fire-resistance rating ^(b)	
Mezzanine Rating:	1-hour fire-resistance rating	
Roof Rating:	2-hour fire-resistance rating for occupied roof decks	
Loadbearing:	Same rating as for supported assembly	
High building requirements:	Applicable	

(a) Based on the 2018 BC Building Code.

(b) Constructed as a fire separation.

(c) 2-hour rated separation for an unsprinklered electrical room in accordance with NFPA 13.

(d) Electronically monitored and supervised.

Project Information Table	
• Zone (Existing)	CA-2, CHP-OB, CHP-CR
• Proposed Zone	Site Specific – TBD
• Proposed Uses	Street Front Retail, Seniors Residential, Independent rental units and amenities, Medical offices, Music Wellness room and Licensed Childcare.
• Site Area	5,164 m ²
• Total Floor Area (m ²)	27,111 m ²
• Retail Floor Area (m ²)	900 m ²
• Office Floor Area	304 m ²
• Childcare Area	345 m ²
• Residential Floor Area (m ²)	17,223 m ² (Excluding Amenities, circulation, core etc.)
• Residential Floor Area (m ²)	20,706 m ² (Including Amenities, excluding circulation, core etc.)
• Floor Space Ratio	5.25
• Site Coverage (%)	88.8%
• Open Site Space (%)	49%
• Height of Building (m)	31.62m to top of roof parapet 33.77m to top of mechanical enclosure
• Number of Storeys	1,6,7 & 10 (Level 11 is rooftop mechanical / service rooms only)
• Parking Stalls (Number on site)	<ul style="list-style-type: none"> ○ Commercial, Offices, Daycare, Visitors 83 ○ Residential 124
• Bicycle Parking Number (Class 1 and Class 2)	54+25=79 stalls including end of trip bicycle facilities for PARC staff, retail, and offices. In addition, 24 scooter stalls are provided for seniors.
• Building Setbacks	<ul style="list-style-type: none"> ○ Fort Street Varies 0.00 m to 3.79 m ○ Quadra Street Varies 1.73 m (1.73 m SRW requested by Victoria transportation engineering) to 11.03 m ○ Broughton Street 1.65 m to 12.25 m
• Total Number of Rental Units:	280
• Seniors Independent Rental Unit Mix	<ul style="list-style-type: none"> ○ Studio 29 units (10.4%) ○ 1 Bedroom 124 units (44.3%) ○ 1 Bedroom + Flex 38 units (13.6%) ○ 2 Bedroom 85 units (30.4%) ○ 2 Bedroom + Flex 4 units (1.4%) ○ 3 Bedroom 0 units (0.0%)

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INTERNATIONAL ARCHITECTURE IN VICTORIA

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REVISIONS	DATE
ISSUED FOR REZONING & DP	10 SEP 2017
REISSUED FOR REZONING & DP	20 FEB 2018
REISSUED FOR RPZ	02 APR 2018
REISSUED FOR RPZ	15 JAN 2019
REISSUED FOR RPZ	24 APR 2019
REISSUED FOR RPZ	28 MAY 2019
REISSUED FOR REZONING & DP	28 AUG 2020
REISSUED FOR REZONING & DP	05 MAY 2021
REISSUED FOR REZONING & DP	24 NOV 2021

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parc
retirement
living

17420

PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

PROJECT STATISTICS / CODE ANALYSIS SUMMARY

DRAWING NO. A000

SCALE: 1:1000 CHECKED

REVISIONS

DATE: 05/05/2021

REVISION: 1

PROJECT INFORMATION / ZONING DATA									
PROJECT DESCRIPTION / USE	10 STOREY MIXED USE BUILDING, INCLUDING COMMERCIAL RETAIL PODIUM, OFFICES, CHILDCARE, SENIORS INDEPENDENT LIVING UNITS & AMENITIES, RESIDENTIAL RENTAL UNITS & TWO LEVEL OF UNDERGROUND PARKING								
LEGAL DESCRIPTION	9 LOTS - PCL "B" OF LOT 275 PID 009-366-555; PCL "A" (DD 46838-I) OF LOT 275 PID 008-426-163; LOT 274 PID 008-426-031 ; LOT A PLAN 45314 PID 007-890-664; LOT A (EH145952) PLAN 6909 PID 019-023-740; LOT A PLAN 16155 PID 004-005-902; THE S'LY 50' OF LOT 270 PID 000-436-925; LOT B PLAN 45314 PID 007-890-711; W 1/2 LOT 268 PID 000-044-059								
CIVIC ADDRESS PRESENT	829/831,835,841/847,849,893/895/899 FORT STREET & 846 BROUGHTON STREET								
CIVIC ADDRESS FUTURE	FORT BUILDING, FORT BRIDGE BUILDING, FORT-QUADRA BUILDING, QUADRA BRIDGE BUILDING & BROUGHTON BUILDING - TBD								
TOTAL LOT AREA	55,588	SF	5,164.3	SM					
LOT SIZE (APPROXIMATE FRONTAGE)		FT	M						
	NORTH / FORT	304.7	92.9						
	EAST / QUADRA	232.0	70.7						
	SOUTH / BROUGHTON	180.3	54.9						
	WEST	120.3	36.7						
OCP / AREA DESIGN GUIDELINES	2012 OFFICIAL COMMUNITY PLAN/OCP DESIGNATION - 2013 DOWNTOWN CORE AREA PLAN/DCAP & CATHEDRAL HILL PRECINCT PLAN LOCATED IN FAIRFIELD NEIGHBORHOOD ALONG FORT STREET								
ZONING - PRESENT	FORT STREET: CA-2 DEVELOPMENT AREA/DPA 7B(HC) BROUGHTON STREET: CHP-OB & CHP-CR DEVELOPMENT PLAN AREA/DPA 14: CATHEDRAL HILL PRECINCT								
PROPOSED NUMBER OF RESIDENTIAL RENTAL UNITS	280								
ZONING - FUTURE	PROPOSED SITE SPECIFIC / TBD								
	REQUIRED / ALLOWED / DCAP				PROPOSED		NOTES		
DENSITY / FSR / GFA	FAR	5.00	277,940	25821	FAR	5.25	291,821	27111	
SITE COVERAGE						90.5%	50,312	4,674	
OPEN SITE SPACE									
STREET LEVEL FROM PROPERTY LINE TO BUILDING FACE/LEVEL 1						5,548	513		
LEVEL 2						8,413	777		
LEVEL 3						6,343	586		
LEVEL 8						6,857	634		
TOTAL						49%	27,161	2,510	
HEIGHT BUILDING	98.4	FT	30.0	M	110.83	FT	33.77	M	FROM AVERAGE GRADE TO TOP OF ROOFTOP SERVICE RMS & ENCLOSURES
						103.75	31.62	M	FROM AVERAGE GRADE TO TOP OF ROOF PARAPET
NUMBER OF STOREY	10					11			LEVEL 11 IS MECHANICAL / SERVICE ONLY. TOP LEVELS ARE STEPPED BACK FROM LOWER LEVELS
SETBACKS	FT	M	FT	M	FT	M	FT	M	
FRONT/NORTH - FORT STREET					0	0.00	12.45	3.79	VARIABLES FROM 0FT TO 12.45 FT
FRONT/EAST - QUADRA STREET					5.67	1.73	36.20	11.03	VARIABLES FROM 5.67 FT TO 36.20 FT
FRONT/SOUTH - BROUGHTON STREET					5.41	1.65	40.20	12.25	VARIABLES FROM 5.41 FT TO 40.20 FT
STREET WALL & SETBACKS (DCAP GUIDELINES FOR NARROW SITES <25 M)									
PRIMARY STREET WALL	SETBACK	LENGTH	HEIGHT		SETBACK	LENGTH	%	HEIGHT	
FRONT/NORTH - FORT STREET	0 - 3m	60% min	10 - 15m		0m	233.15	78.3%	8.88m	
FRONT/EAST - QUADRA STREET	0 - 3m	60% min	10 - 15m		1.95m	67.41	29.8%	8.88m	
FRONT/SOUTH - BROUGHTON STREET	0 - 3m	60% min	10 - 15m		1.65m	119.08	68.6%	25.34-28.59m	
SECONDARY STREET WALL	SETBACK	LENGTH	HEIGHT		SETBACK	LENGTH	%	HEIGHT	
FRONT/NORTH - FORT STREET	3 - 6m	30% min	18 - 25m		3.79m	64.67	21.7%	3.29-19.55m	
FRONT/EAST - QUADRA STREET	3 - 6m	30% min	18 - 25m		4.24m-11.03m	116.83	51.6%	19.75	
FRONT/SOUTH - BROUGHTON STREET	3 - 6m	30% min	18 - 25m		6.03-12.25m	47	27.1%	5.02-19.35m	
GENERAL BLDG MASS:1:5 BLDG SETBACK RATIO ABOVE 15M HEIGHT & 6 M SETBACK									
ABOVE 25M									
FLOOR PLATE LIMITATIONS									
PORTIONS OF BUILDING BELOW 20 M	NA	NA			NA	NA			
PORTIONS OF BUILDING BETWEEN 20 M/65.6 FT & 30 M/98.4 FT	SF	SM			SF	SM			LEVELS 7 AND UP
RESIDENTIAL - FORT BUILDING	10,010	930			5,886	546.8			
RESIDENTIAL - FORT BRIDGE BUILDING	10,010	930			3,098	287.8			
RESIDENTIAL - FORT/QUADRA BUILDING	10,010	930			8,435	783.6			
RESIDENTIAL - QUADRA BRIDGE BUILDING	10,010	930			4,668	433.7			
RESIDENTIAL - BROUGHTON BUILDING	10,010	930			7,415	688.9			REFER TO A004 FOR CALCULATIONS
BUILDING SEPARATION - DCAP GUIDELINES	M	FT			M	FT			
COMMERCIAL-EXTERIOR WALL FROM SIDE OR REAR PROPERTY LINE	0	0			0	0			WEST SIDE
RESIDENTIAL-EXTERIOR WALL FROM SIDE OR REAR PROPERTY LINE	3	9.84			2.94	9.64			WEST SIDE LEVEL 4
BALCONIES	3.5 M	11.48 FT			NA				
OFF-STREET PARKING									
SENIORS & RESIDENTIAL : P1									
COMMERCIAL/OFFICE/CHILDCARE: LEVEL 1 & P1									
TOTAL PARKING STALLS									REFER TO DETAILED CALCULATIONS ON A002, A200,A201 & TRAFFIC REPORT
LOADING									
SENIORS & RESIDENTIAL		0 STALLS			1	STALLS			
COMMERCIAL		0 STALLS			1	STALLS			
TOTAL LOADING STALLS					2	STALLS			
BICYCLE & SCOOTER PARKING									
SENIORS & RESIDENTIAL									
COMMERCIAL									
TOTAL BICYCLE & RESIDENTIAL STALLS									REFER TO DETAILED CALCULATIONS ON A002 & A202A
GARBAGE / RECYCLING / STORAGE									REQUIREMENTS PROVIDED BY PARC GARBAGE & RECYCLING COLLECTION COMPANY
SENIORS									
CRU/OFFICE/CHILDCARE									
NOTES:									
1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE. & MAY BE ADJUSTED DURING									
2. VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN CITY OF VICTORIA BYLAWS									
3. VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH THE METHODOLOGY REQUIRED IN BCBC									



REVISIONS	
ISSUED FOR REZONING & DPP	18 JUN 2017
RE-ISSUED FOR REZONING & DPP	20 FEB 2018
RE-ISSUED FOR DPP	12 APR 2018
RE-ISSUED FOR REZONING & DPP	18 JAN 2019
RE-ISSUED FOR DPP	24 APR 2019
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RE-ISSUED FOR REZONING & DPP	28 AUG 2020
RE-ISSUED FOR REZONING & DPP	05 MAY 2021
RE-ISSUED FOR REZONING & DPP	24 NOV 2021



ZONING DATA

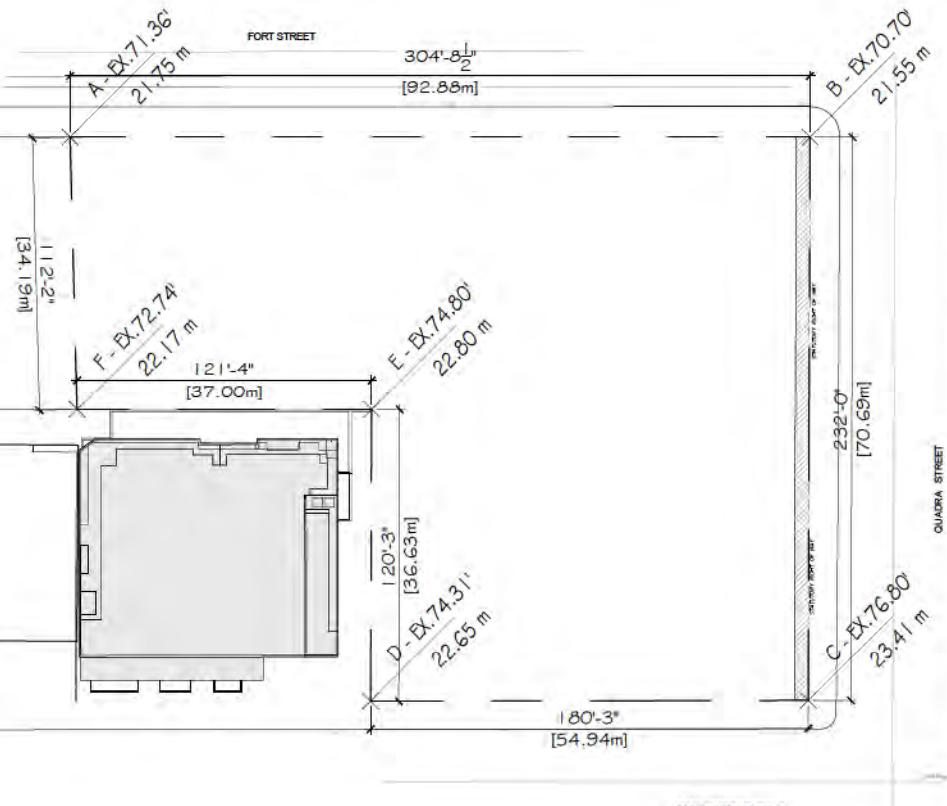
A001

Area Calculations Summary / SF																														
A	B	C	D=BxC	E	F	G	H	I	J	K	L	M	N	O=L+M+N	P	Q=E+F	R	S	T	U	V	W	X	Y=U+V+W+X	Z=S-Y					
EXCLUSION																														
LEVEL	NUMBER OF FLOORS	UNIT COUNT	UNIT COUNT SUB TOTAL	NET COMMERCIAL (SF)	N/A	CHILD CARE (SF)	MEDICAL OFFICES (SF)	MEDICAL WASHROOMS	PARKING / LOADING / MECHANICAL	COMM. GARBAGE / RECYCLING & SERVICE RM (SF)	RES. GARBAGE / RECYCLING & SERVICE RM (SF)	AMENITY (SF)	NET RESIDENTIAL UNITS (SF)	TOTAL RESIDENTIAL INC. RES GARBAGE/RECYCLING AREA / FLOOR (SF)	TOTAL RESIDENTIAL AREA / FLOOR (SM)	TOTAL COMM. AREA / FLOOR (SM)	TOTAL COMM. AREA / FLOOR (SF)	TOTAL GROSS (SM)	TOTAL GROSS (SF)	PARKING / LOADING (SF)	WALL THICKNESS (SF)	ASSUMED ELEVATOR SHAFTS (SF)	BICYCLE STORAGE (SF)	TOTAL EXCLUSIONS (SF)	TOTAL FSR (SF)	TOTAL FSR (SM)				
MAIN LEVEL	1	0	0	9,695	0	215	215	0	13,760	386	944	16,279	0	17,223	1,600	9,695	901	49,356	4,585	13,760	484	546	252	15,042	34,314	3,188				
PARTIAL MECHANICAL	0	0	0	0	0	0	0	0	4,977	0	0	0	0	0	0	0	0	0	4,977	462	0	322	0	0	322	4,655	432			
LEVEL 2	1	16	16	0	0	3,501	2,612	440	0	0	0	0	0	17,225	11,442	28,667	2,663	0	0	41,693	3,873	0	657	546	0	1,203	40,490	3,762		
LEVEL 3	1	41	41	0	0	0	0	0	0	0	0	0	0	0	27,577	27,577	2,562	0	0	33,581	3,120	0	905	433	0	1,338	32,243	2,995		
LEVEL 4	1	40	40	0	0	0	0	0	0	0	0	0	0	0	294	26,690	26,984	2,507	0	0	32,851	3,052	0	900	433	0	1,333	31,518	2,928	
LEVEL 5	1	40	40	0	0	0	0	0	0	0	0	0	0	0	26,863	26,863	2,496	0	0	32,851	3,052	0	900	433	0	1,333	31,518	2,928		
LEVEL 6	1	40	40	0	0	0	0	0	0	0	0	0	0	0	26,862	26,862	2,496	0	0	32,851	3,052	0	900	433	0	1,333	31,518	2,928		
LEVEL 7	1	34	34	0	0	0	0	0	0	0	0	0	0	0	22,902	22,902	2,128	0	0	28,807	2,676	0	904	433	0	1,337	27,470	2,552		
LEVEL 8	1	25	25	0	0	0	0	0	0	0	0	0	0	0	982	16,294	17,276	1,605	0	0	21,950	2,039	0	850	433	0	1,283	20,667	1,920	
LEVEL 9	1	25	25	0	0	0	0	0	0	0	0	0	0	0	0	16,516	16,516	1,534	0	0	20,938	1,945	0	809	433	0	1,242	19,696	1,830	
LEVEL 10	1	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	12,192	12,192	1,133	0	0	16,092	1,495	0	657	433	0	1,090	15,002	1,394
ROOFTOP SERVICE ROOMS	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,506	326	0	344	433	0	777	2,729	254		
TOTAL		280	9,695	0	3,716	2,827	440	18,737	386	944	34,780	187,338	223,062	20,723	9,695	901	319,453	29,678	13,760	8,631	4,989	252	27,632	291,821	27,111					
SITE AREA:			55,585 SF			5,164				3,267																				
TOTAL FSR:			291,821 SF			5.25																								
						901	SM	345		263	41	1,741	35	88	3,231	17,404														
															304															

OFF STREET PARKING SUMMARY						
	RATE/REQUIRED/BYLAW	PROVIDED	NOTES			
RETAIL / PERSONAL SERVICE	1 PER 80 SM (861 SF)	11	11	PROVIDED ON P1 LEVEL		
INDEPENDENT SENIORS UNITS	0.35 PER UNIT	93	93			
INDEPENDENT SENIORS UNITS-VISITORS	0.1 PER UNIT	27	27			
AFFORDABLE UNITS	0.2 PER UNIT	3	3			
AFFORDABLE UNITS-VISITORS	0.1 PER UNIT	1	1			
CHILD CARE	1 PER 100 SM (1076 SF)	3	3	ASSUMED & PROVIDED ON P1 LEVEL		
MEDICAL OFFICES	1 PER 50 SM (538 SF)	6	6	BASED ON NET 3,272 SF, PROVIDED ON P1 LEVEL		
CAFÉ	1 PER 40 SM (430.5 SF)	4	4	SOUTHEAST CORNER OF P1 LEVEL		
ADDITIONAL PARKING STALLS			59	PROVIDED ON P1 LEVEL		
TOTAL		144	207			
SCOOTER STALLS		0	24	PROVIDED ON LEVEL 1 FOR SENIORS SAFETY & CONVENIENCE		
OFF STREET BICYCLE PARKING SUMMARY						
	AREA	LONG TERM BICYCLE SPACES	SHORT TERM BICYCLE SPACES	NOTES		
RETAIL	901 SM	1 PER 200 SM	5	5	1 PER 200 SM	5
INDEPENDENT SENIORS UNITS	266 UNITS	1 PER 20 UNITS	13	13	1 PER 50 UNITS	5
AFFORDABLE UNITS	14 UNITS		10	10	0.1 UNIT OR 6	2
CHILD CARE	345 SM	1 PER 700 SM	1	1	1 PER 200 SM	2
MEDICAL OFFICE	304 SM	1 PER 200 SM	2	2	1 PER 300 SM	1
ADDITIONAL BICYCLE STALLS			0	23	0	10
TOTAL		31	54	15	25	
PARKING STALL SUMMARY						
L1		2		SF		
P1 - PUBLIC + SENIORS RESIDENCE	115	P1	53,500		28 VISITOR STALLS ARE PROVIDED ON P1 LEVEL	
P2 - SENIORS RESIDENCE	92	P2	53,500			
TOTAL	209	TOTAL		107,000		
NOTES:						
1.	ALL AREAS AND CALCULATIONS ARE APPROXIMATE. & MAY BE ADJUSTED DURING WORKING DRAWINGS COORDINATION					
2.	VALUES LISTED IN ABOVE AREA CALCULATIONS ARE DETERMINED IN GENERAL ACCORDANCE WITH THE METHODOLOGY REQUIRED IN CITY OF VICTORIA BYLAWS					
3.	VALUES LISTED IN BUILDING CODE DATA SHEET ARE DETERMINED IN ACCORDANCE WITH THE METHODOLOGY REQUIRED IN BCBC					
4.	WALL THICKNESS EXCLUSION AREAS ARE APPROXIMATE AND WILL BE ADJUSTED BASED ON FINAL WALL ASSEMBLIES & REQUIRED ENERGY ANALYSIS					
UNDERGROUND PARKING AREA SUMMARY / SF						
L1						
P1 - PUBLIC + SENIORS RESIDENCE	115	P1	53,500			
P2 - SENIORS RESIDENCE	92	P2	53,500			
TOTAL	209	TOTAL		107,000		

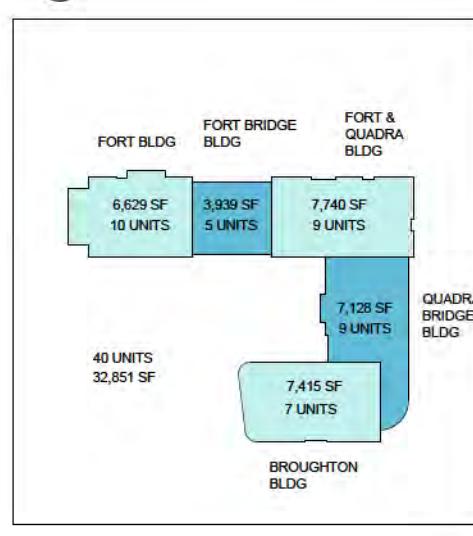
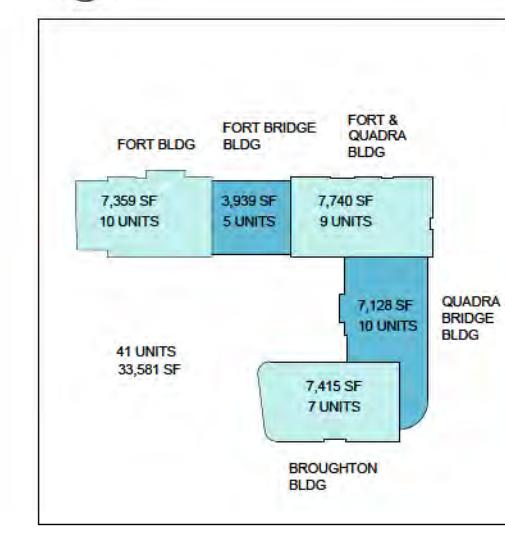
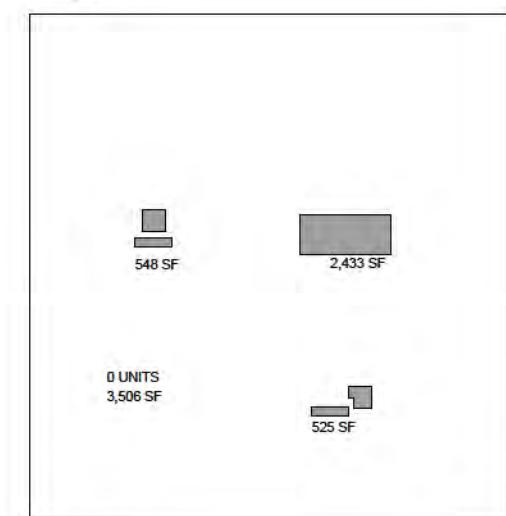
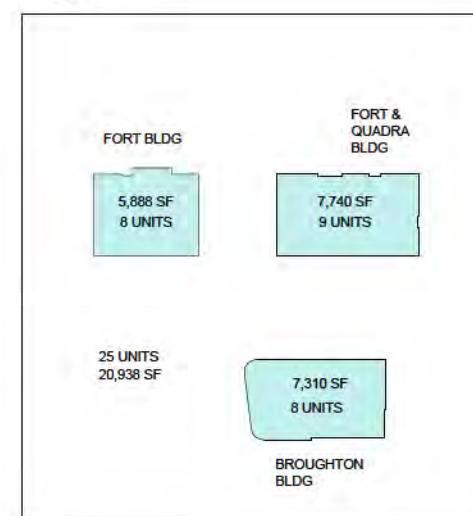
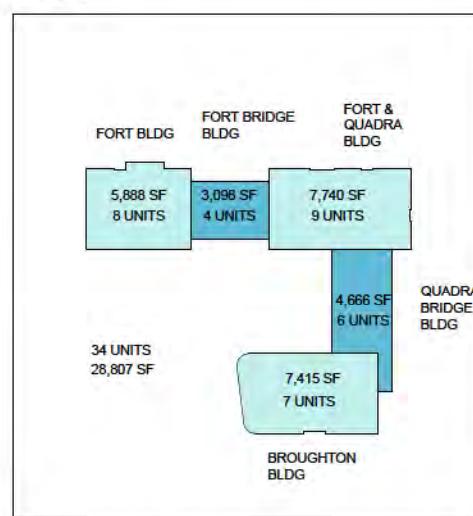
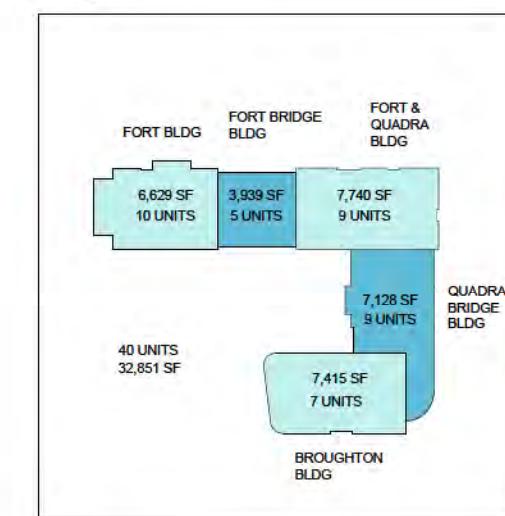
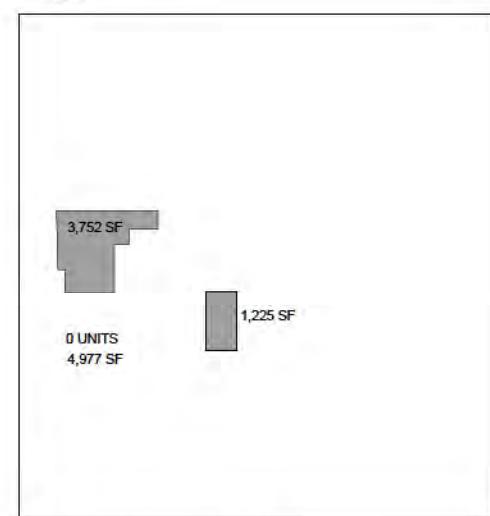
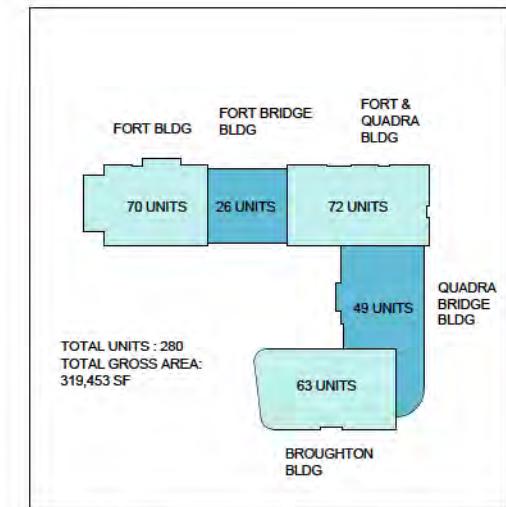
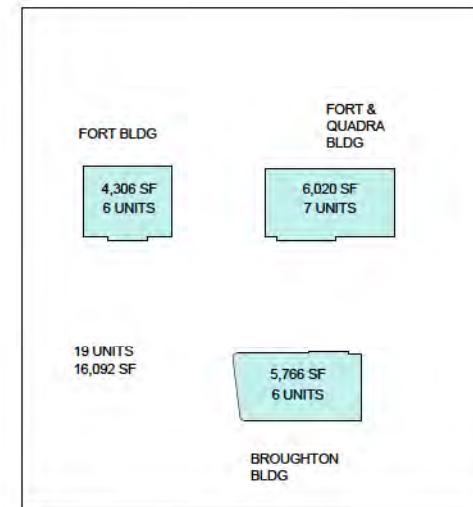
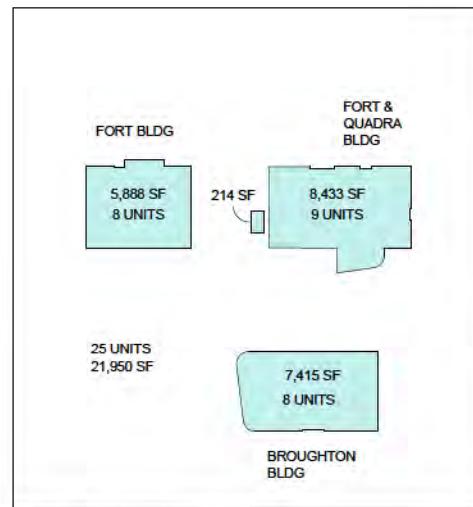
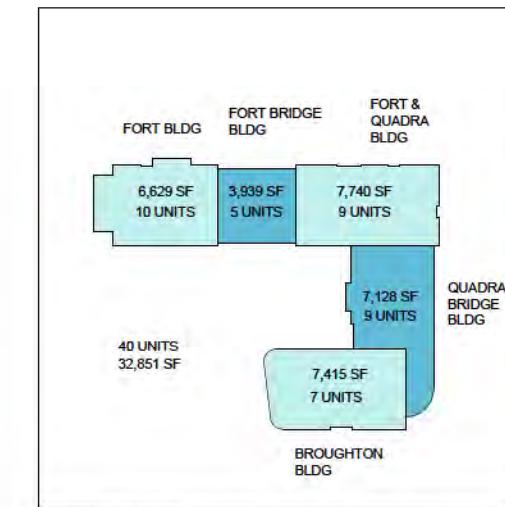
BUILDING HEIGHT

AVERAGE NATURAL EXISTING & FINISHED GRADE CALCULATIONS							
Point	Elev. (ft)	Point	Elev. (ft)	Segment	Average Elevation	Length (ft)	Elevation x Length = Z
A	71.36	B	70.70	AB	71.03	304.71	21643.55
B	70.70	C	76.80	BC	73.75	232.00	17110.00
C	76.80	D	74.31	CD	75.56	180.25	13618.79
D	74.31	E	74.80	DE	74.56	120.25	8965.24
E	74.80	F	72.74	EF	73.77	121.33	8950.51
F	72.74	A	71.36	FA	72.05	112.17	8081.85
					TOTAL	TOTAL LENGTH	Total 'Z'
					440.7	1070.71	78369.94
					AVERAGE NATURAL EXISTING GRADE		73.19
					MAXIMUM HEIGHT		
					A.N.E.G.+ 98.43' =		171.62



NOTE:
1. ALL ELEVATIONS ARE TAKEN FROM SURVEY DRAWING FILE
11282-16 PROVIDED BY BRAID CUNNING LAND SURVEYOR

RESIDENTIAL UNIT SUMMARY																										
UNIT TYPE	LEVEL - QUADRA STREET ENTRANCE										LEVEL - FORT STREET ENTRANCE															
	AREA (SF)	1	2	3	4	5	6	7	8	9	10	SUB-TOTAL	1	2	3	4	5	6	7	8	9	10	SUB-TOTAL	TOTAL	%	NOTES
STUDIO																										
A1	428	1										1											1	1	AFFORDABLE SENIOR UNIT	
A2	393		1	1	1	1	1	1	1	1	1	6											6	6	AFFORDABLE SENIOR UNIT	
A3	625		1									1											1	1		
A4	515											0	1	1	1	1	1	1	1	1	1	1	7	7	STUDENT UNIT	
A5	386											0	2	2	2								6	6	STUDENT UNIT	
A6	441											0	1	1	1	1	1	1	1	1	1	1	7	7	STUDENT UNIT	
A7	484	1										1											1	1	AFFORDABLE SENIOR UNIT	
Sub-Total		0	2	2	1	1	1	1	1	0	0	9	0	0	2	4	4	4	2	2	2	0	20	29	10.4%	
1 BEDROOM																										
B1	683											1	1										0	1		
B2	684	1	1	1	1	1	1					5											0	5		
B3	525											0	1	1	1	1	1	1	1	1	1	1	7	7	STUDENT UNIT	
B4	586	2	2	2	2	2	2	2	2	2	2	14											0	14		
B5	605	1	1	1	1	1	1	1	1	1	1	6											0	6		
B6	582		1									1											0	1		
B7	566	3	3	3	3	3	3	3	3	3	3	12											0	12		
B8	542	1	1	1	1	1	1	1	1	1	1	7											0	7		
B9	555											1											0	1		
B10	622											0	1	1	1	1	1	1	1	1	1	1	7	7	STUDENT UNIT	
B11	459	1	1	1	1	1	1	1	1	1	1	5											0	5	AFFORDABLE SENIOR UNIT	
B12	434											0											1	1	STUDENT UNIT	
B13	697											1											0	1		
B14	691	1	1	1	1	1	1	1	1	1	1	7	1	1	1	1	1	1	1	1	1	1	14	14	STUDENT UNIT (FORT STREET ENTRANCE)	
B15	698											1	1										0	1		
B16	743											1	1										0	1		
B17	545											1											0	1		
B18	425											0											1	1	STUDENT UNIT	
B19	486											3	3										0	3		
B20	509											0											2	2	STUDENT UNIT	
B21	597											1	1										0	1		
B22	568											1	1										0	1		
B23	580											0		1	1	1	1	1	1	1	1	1	7	7	STUDENT UNIT	
B24	636											1	1										0	1		
B25	785											3	1										0	1		
B26	701											1	1										0	1		
B27	617											2											0	2		
B28	504											0	1	1	1	1	1	1	1	1	1	1	7	7	STUDENT UNIT	
B29	466											0	1	1	1	1	1	1	1	1	1	1	7	7	STUDENT UNIT	
B30																										



BUILDING BREAKDOWN FLOOR AREA CALCULATIONS

LEVEL	FORT BUILDING (SF)	FORT BRIDGE BUILDING (SF)	FORT / QUADRA BUILDING (SF)	QUADRA BRIDGE BUILDING (SF)	BROUGHTON BUILDING (SF)	TOTAL
1				49,356		49,356
MECHANICAL				4,977		4,977
2	9,315	3,939	9,017	11,984	7,438	41,693
3	7,359	3,939	7,740	7,128	7,415	33,581
4	6,629	3,939	7,740	7,128	7,415	32,851
5	6,629	3,939	7,740	7,128	7,415	32,851
6	6,629	3,939	7,740	7,128	7,415	32,851
7	5,888	3,058	7,740	4,666	7,415	28,807
8	5,888	214	8,433	0	7,415	21,950
9	5,888	0	7,740	0	7,310	20,938
10	4,306	0	6,020	0	5,766	16,092
ROOF	548	0	2,433	0	525	3,506
TOTAL						319,453

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

AREA DIAGRAMS

A004

APR 2017

Scale: 1/64" = 1'-0"

ADDITIONAL AREAS OF OPEN SPACE

LINE OF PREVIOUSLY SUBMITTED BUILDING FOOTPRINT



ADDITIONAL AREAS OF OPEN SPACE

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COMPARISON
DIAGRAM - LEVEL 1

A005

APR 2017

1/16" = 1'-0"



1 VIEW OF BUILDING NORTH-EAST AT FORT & QUADRA STREET



2 VIEW OF FORT STREET COMMERCIAL & RETAIL UNITS

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DRAWING TITLE 3D PERSPECTIVES

DRAWING NO. 006

A006

DATE APR 2017

SCALE N.T.S.



1 VIEW OF BUILDING SOUTH-EAST FROM PIONEER SQUARE



2 VIEW OF "GREEN CORRIDOR" & SOUTH-WEST VIEW FROM BROUGHTON STREET

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DRAWING TITLE

3D PERSPECTIVES

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DRAWING NO.

A007

DATE

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SCALE

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1 VIEW OF PROPOSED BUILDING GREEN ROOFS AND SURROUNDING CONTEXT



2 VIEW OF COURTYARD & GREEN ROOFS FROM ROOF OF ESCHER BUILDING



3. VIEW OF FORT BUDLING ENTRANCE AND ADJACENT BUILDING



4 VIEW OF SENIORS' COURTYARD ON LEVEL 2

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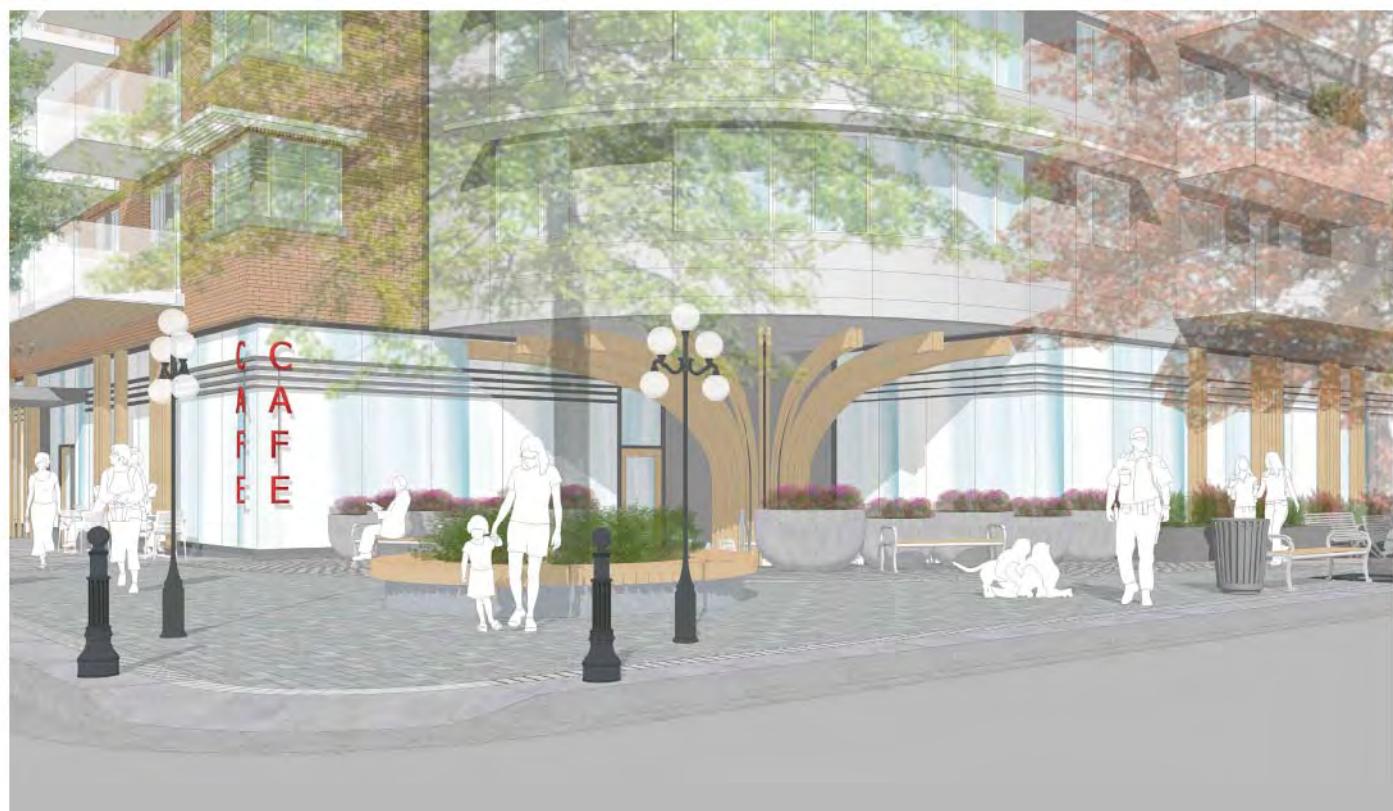
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1 VIEW OF BROUGHTON AND QUADRA CORNER



2 VIEW OF CAFE ENTRANCE AT BROUGHTON



3 VIEW OF URBAN CAFE CORNER AT BROUGHTON AND QUADRA



4 VIEW OF MAIN ENTRANCE AT QUADRA

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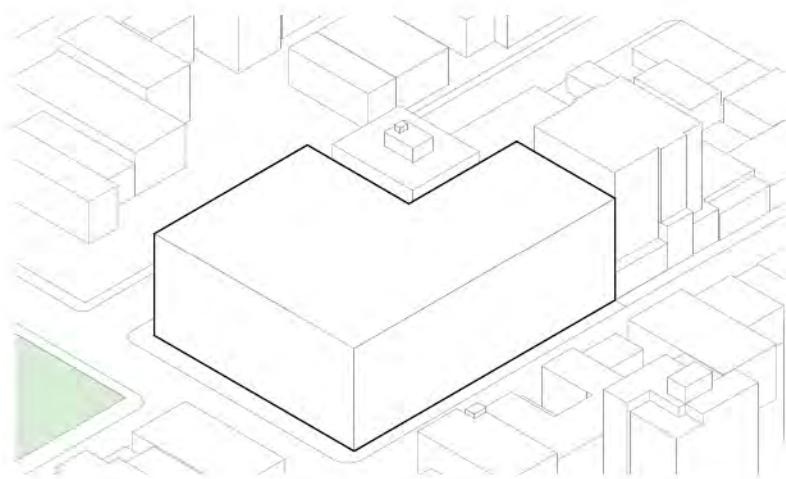
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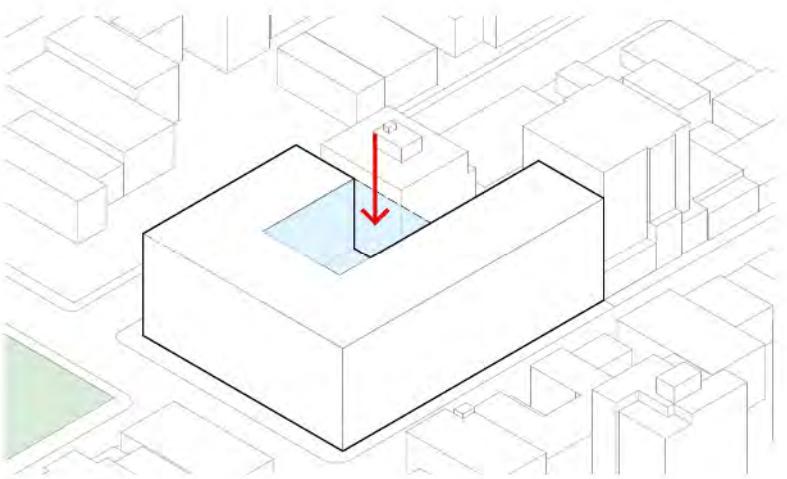
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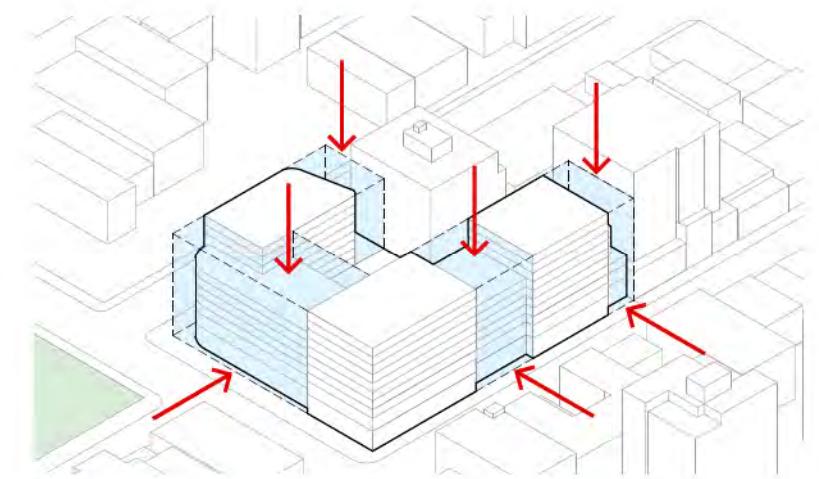
INITIAL MASSING POTENTIAL

Initial massing is created by taking the site footprint and extruding it up 30 m.



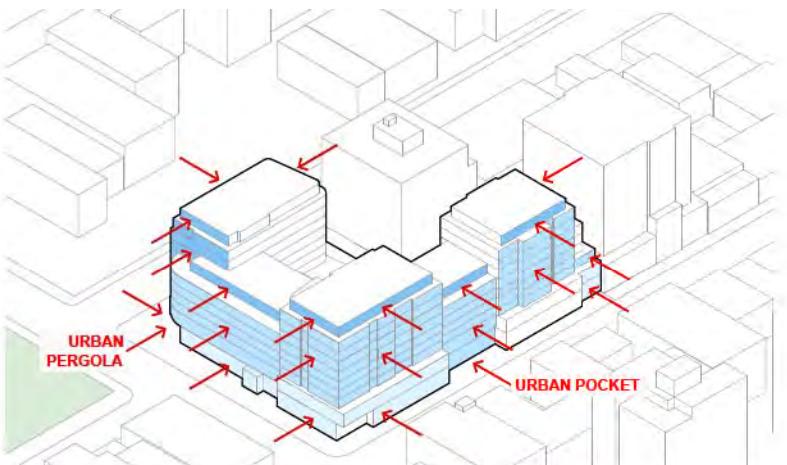
INTERNAL COURTYARD

An internal courtyard is created following extraction from the center of the initial massing.



CARVE

The massing is carved in response to context to create view corridors and a sense of openness through the site.



STEPPED SETBACKS

The building is stepped back in response to City of Victoria guidelines and policies including the Downtown Core Area Plan as well as site context and existing and future urban fabric, creating a facade that acknowledges the scale of the neighbourhood. The southeast corner is articulated in reference to Pioneer Square and Christ Church Cathedral across the street.



GREEN ROOFS

Carving and mass reduction provide the opportunity for terraced green roofs. Rooftop amenity spaces offer residents the ability to enjoy year-round activities. These amenities will be accessible to the public at certain times of the day.

- Potential roof top PV panels / solar hot water collector
- Accessible green roof
- Roof top Amenity

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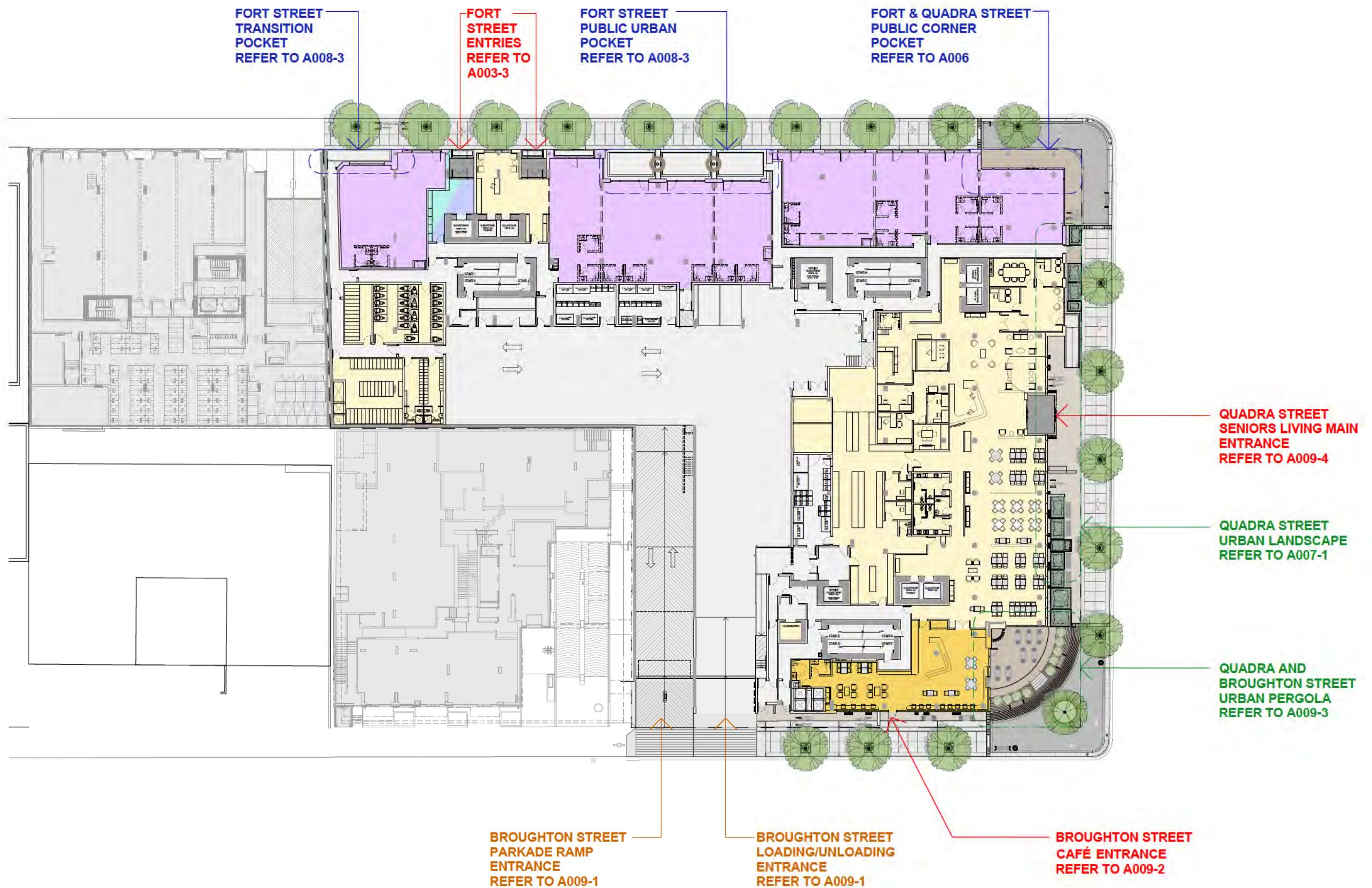
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PROJECT NO.: 17420
CLIENT: PARC VICTORIA
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DRAWING TITLE: FORM OF DEVELOPMENT - MASSING

DRAWING NO.: A010
DATE: APR 2017
SCALE: N.T.S.



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DRAWING TITLE FORM OF DEVELOPMENT - STREETSCAPE

DRAWING NO. A011
REVISION NO. 1
APR 2017
N.T.S.

REVISIONS	DATE
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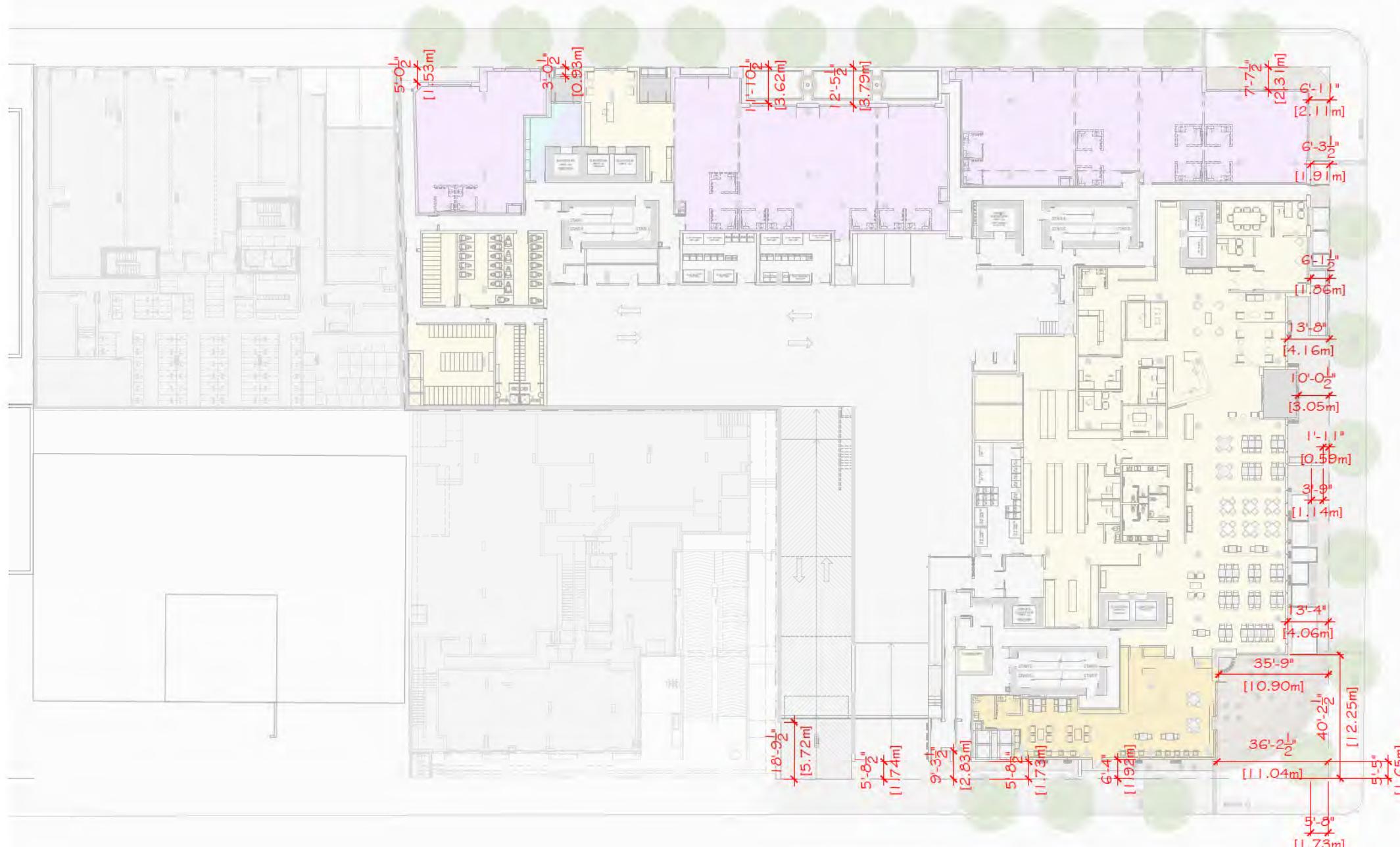
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PROJECT NO. 17420
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DRAWING TITLE FORM OF DEVELOPMENT - MAIN LEVEL SETBACKS

A012

APR 2017
N.T.S.

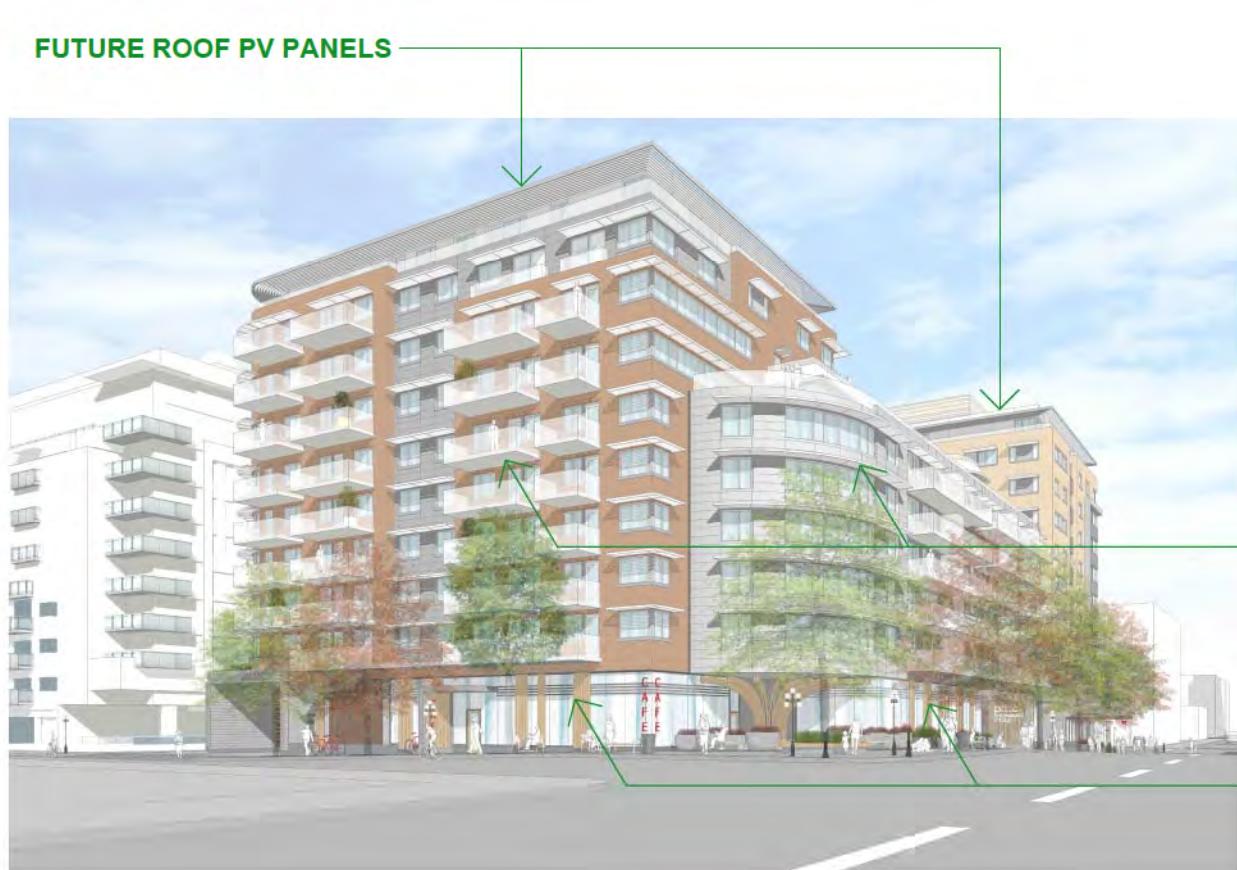




FUTURE ROOF PV PANELS

TRIPLE GLAZING IN METAL & VINYL WINDOWS ON RESIDENTIAL LEVELS

RATIO OF RESIDENTIAL GLAZING TO SOLID WALL: LESS THAN 40%



QUADRA BUILDING BALCONIES & BRISE SOLEIL ACT AS SHADING DEVICES

QUADRA & BROUGHTON BUILDINGS MAIN LEVEL VERTICAL STREET LEVEL SHADING

SOUTH FACING SHADING DEVICES & BALCONIES

GREEN ROOFS TO REDUCE STORM WATER RUNOFF & HEAT ISLAND EFFECT



FUTURE ROOF PV PANELS

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CROSSING TITLE
FORM OF DEVELOPMENT - ENVELOPE / PASSIVE DESIGN STRATEGIES

DRAWING NO. A014

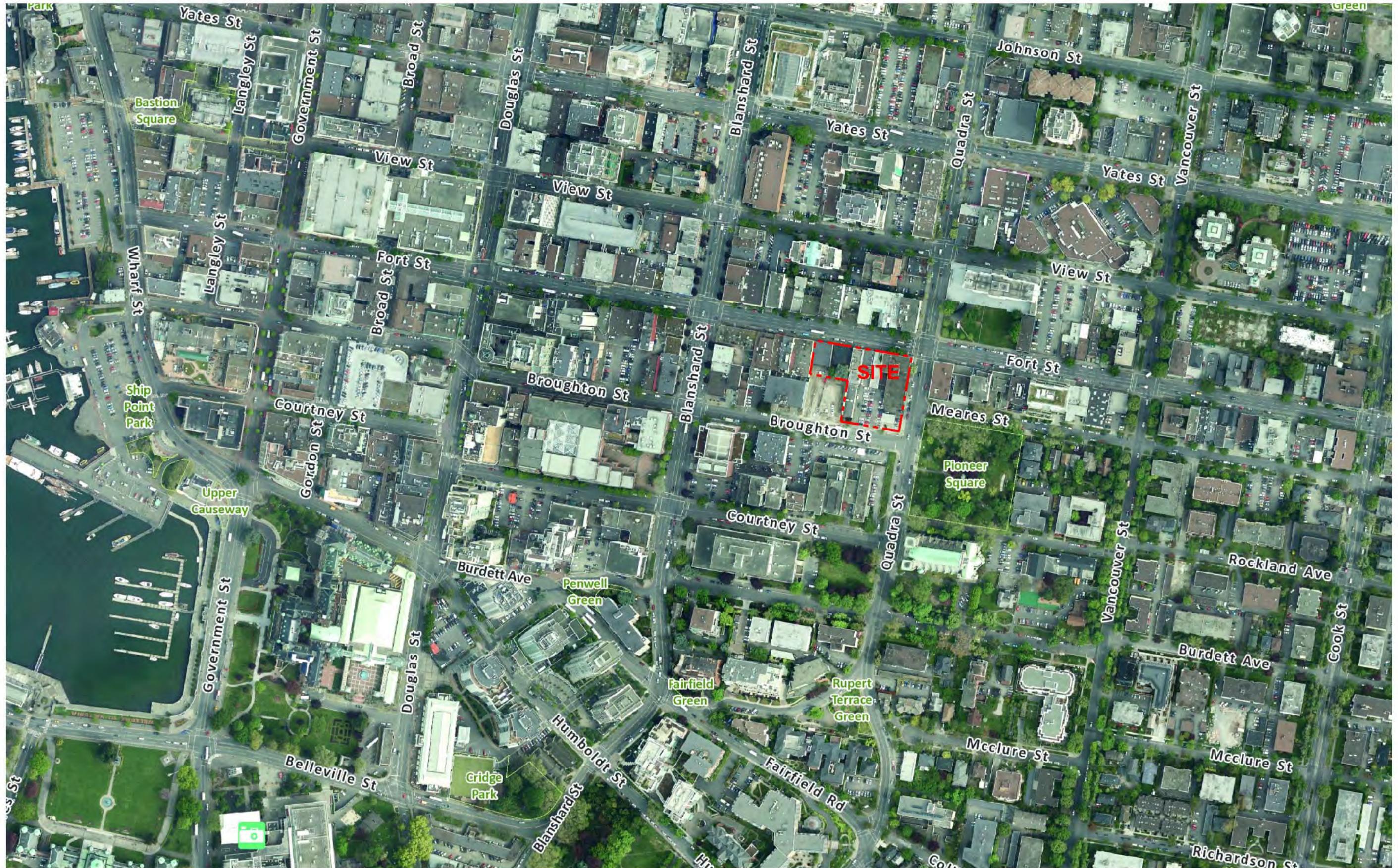
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CROWNING TITLE
AERIAL

A100

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DRAWING TITLE
CONTEXT PLAN

DRAWING NO.
A101
REVISION
APR 2017
SCALE
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1 AERIAL VIEW OF THE BUILDING & CONTEXT

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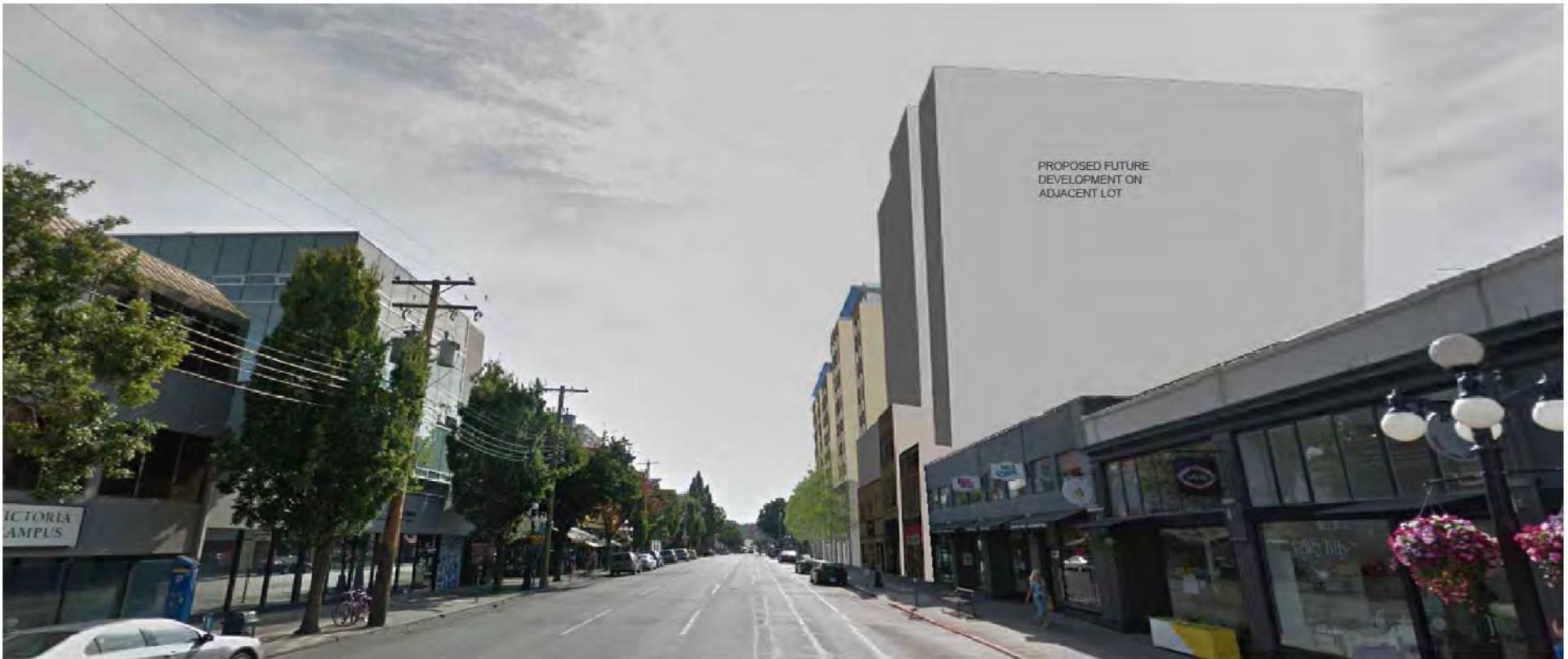
CROWNING TITLE
CONTEXT
3D VIEWS

A102

APR 2017
1:500



1 STREET VIEW AT FORT LOOKING WEST



2 STREET VIEW AT FORT LOOKING EAST

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DRAWING TITLE CONTEXT
3D VIEWS

DRAWING NO. REVISED

A103

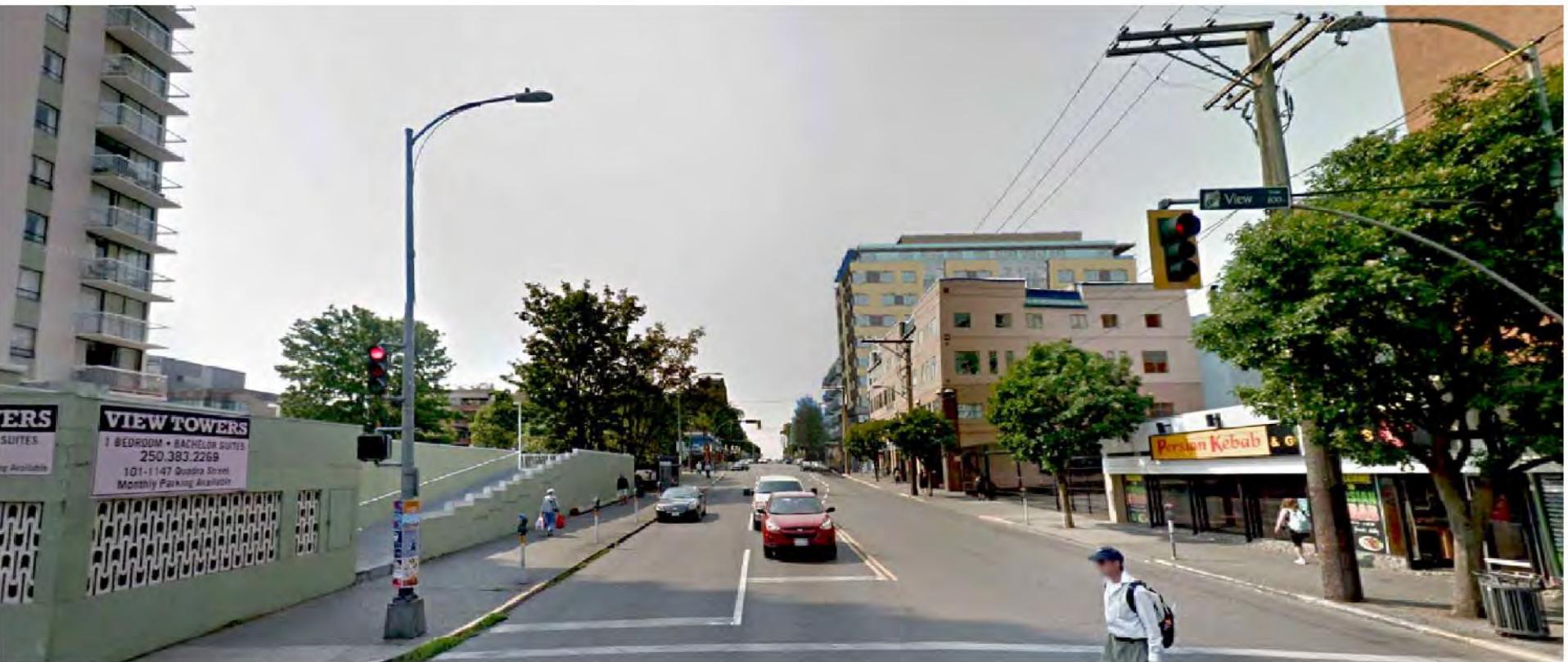
DATE APR 2017

SCALE 1:500

CHECKED



1 STREET VIEW AT QUADRA LOOKING NORTH



2 STREET VIEW AT QUADRA LOOKING SOUTH

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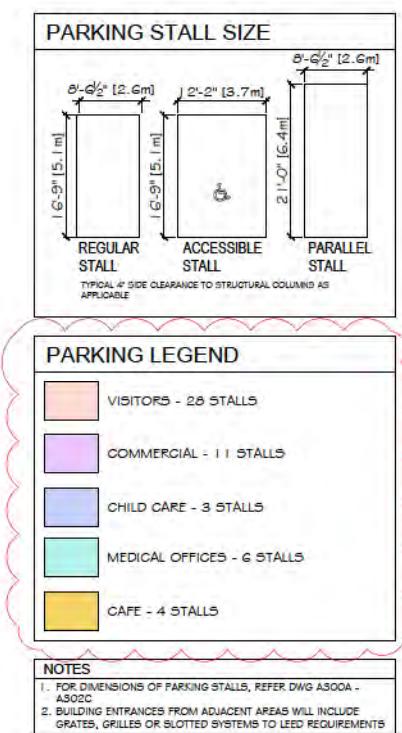
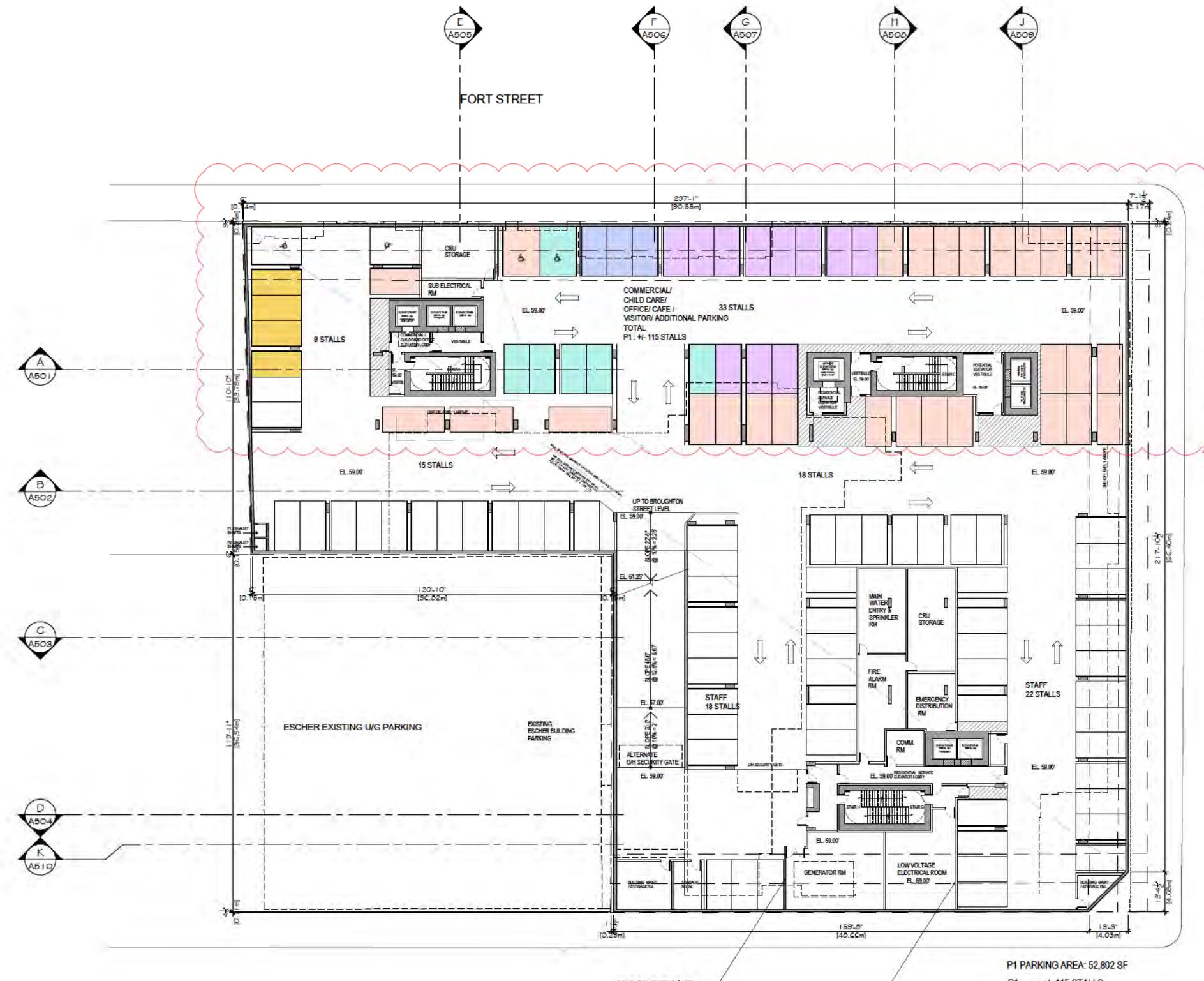
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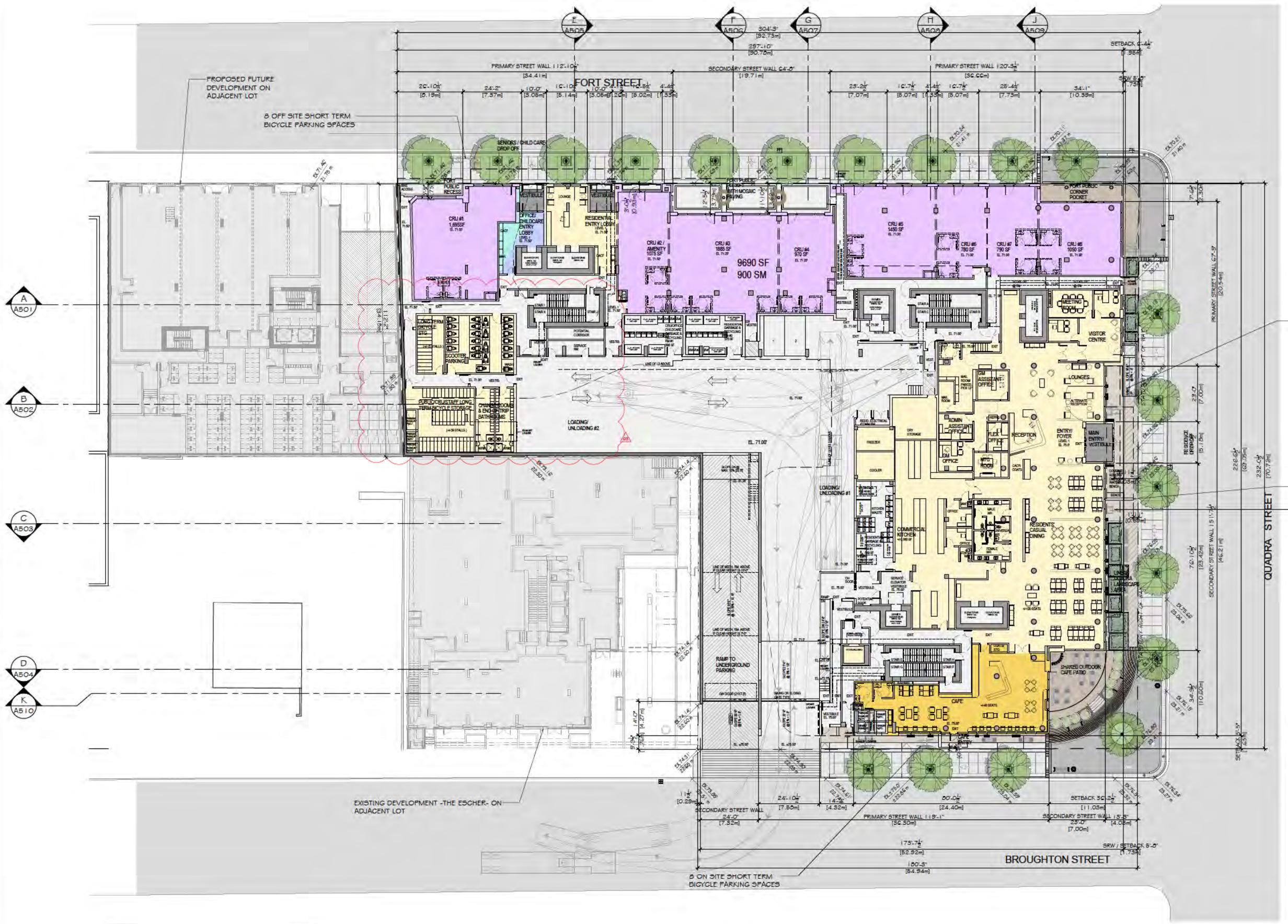
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CONTEXT
3D VIEWS

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A104

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COLOR LEGEND	
AMENITY	
COMMERCIAL RETAIL	
CHILDCARE	
OFFICE MEDICAL	
CIRCULATION/ STG/SERVICE RM	
A - STUDIO	
B - 1 BEDROOM	
C - 1 BEDROOM + FLEX	
D - 2 BEDROOM	
E - 2 BEDROOM + FLEX	
F - 3 BEDROOM	

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PROJECT: PARC VICTORIA
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SITE PLAN/ LEVEL 1
FLOOR PLAN

A202A

1:200



A204



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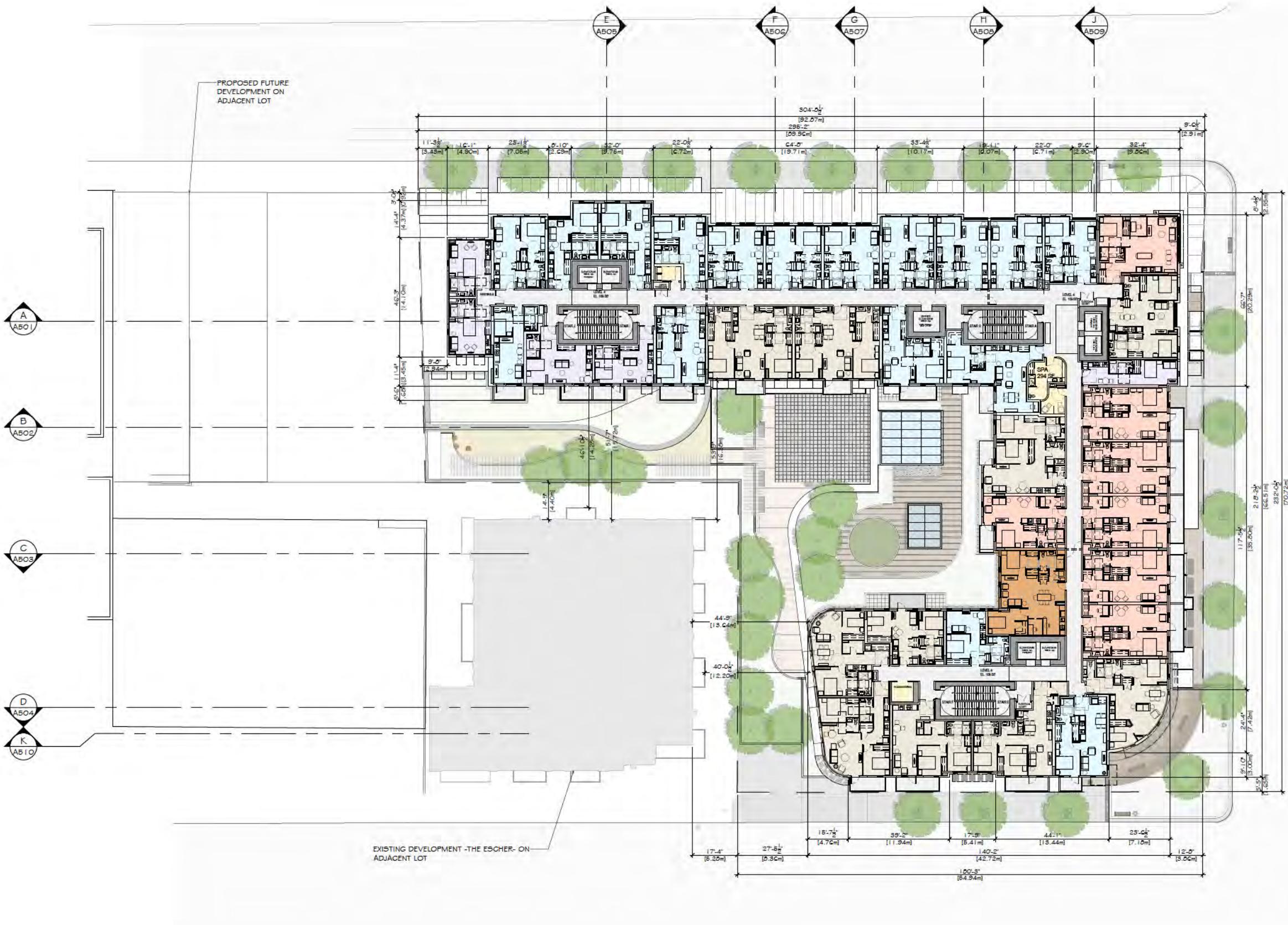
PARC VICTORIA

Mixed Use Seniors Residential & Commercial Development

LEVEL 3

UNITS FLOOR PLAN

A205



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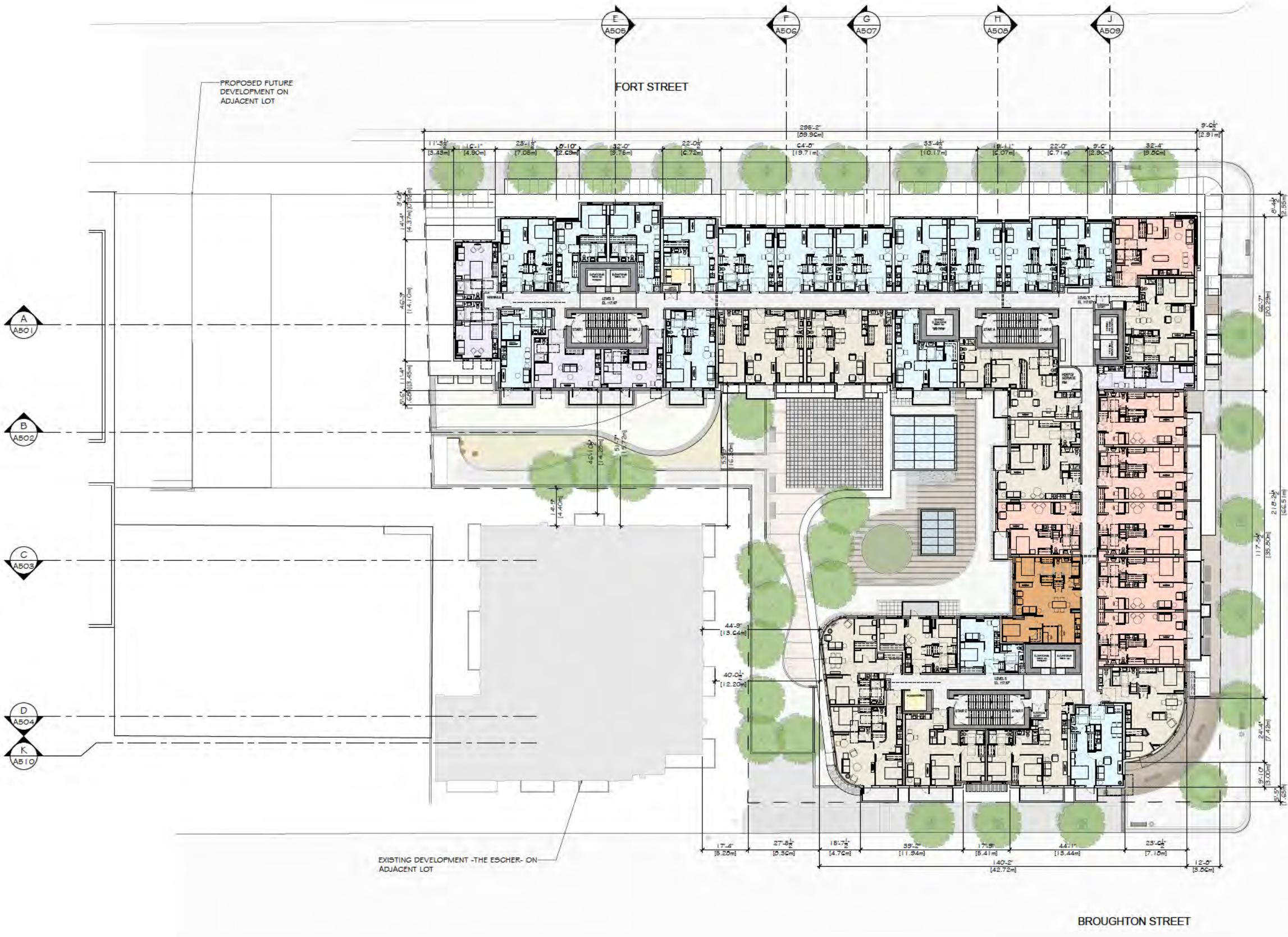
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PROJECT NO.: 17420
PROJECT: PARC VICTORIA
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LEVEL 4
FLOOR PLAN

A206

1:200



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PROJECT NO.

PARC VICTORIA
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LEVEL 5
FLOOR PLAN

A207

1:200

PROPOSED FUTURE
DEVELOPMENT ON
ADJACENT LOT

FORT STREET



EXISTING DEVELOPMENT -THE ESCHER- ON
ADJACENT LOT

BROUGHTON STREET

COLOR LEGEND	
AMENITY	
COMMERCIAL RETAIL	
CHILDCARE	
OFFICE MEDICAL	
CIRCULATION/ STG/SERVICE RM	
A - STUDIO	
B - 1 BEDROOM	
C - 1 BEDROOM + FLEX	
D - 2 BEDROOM	
E - 2 BEDROOM + FLEX	
F - 3 BEDROOM	

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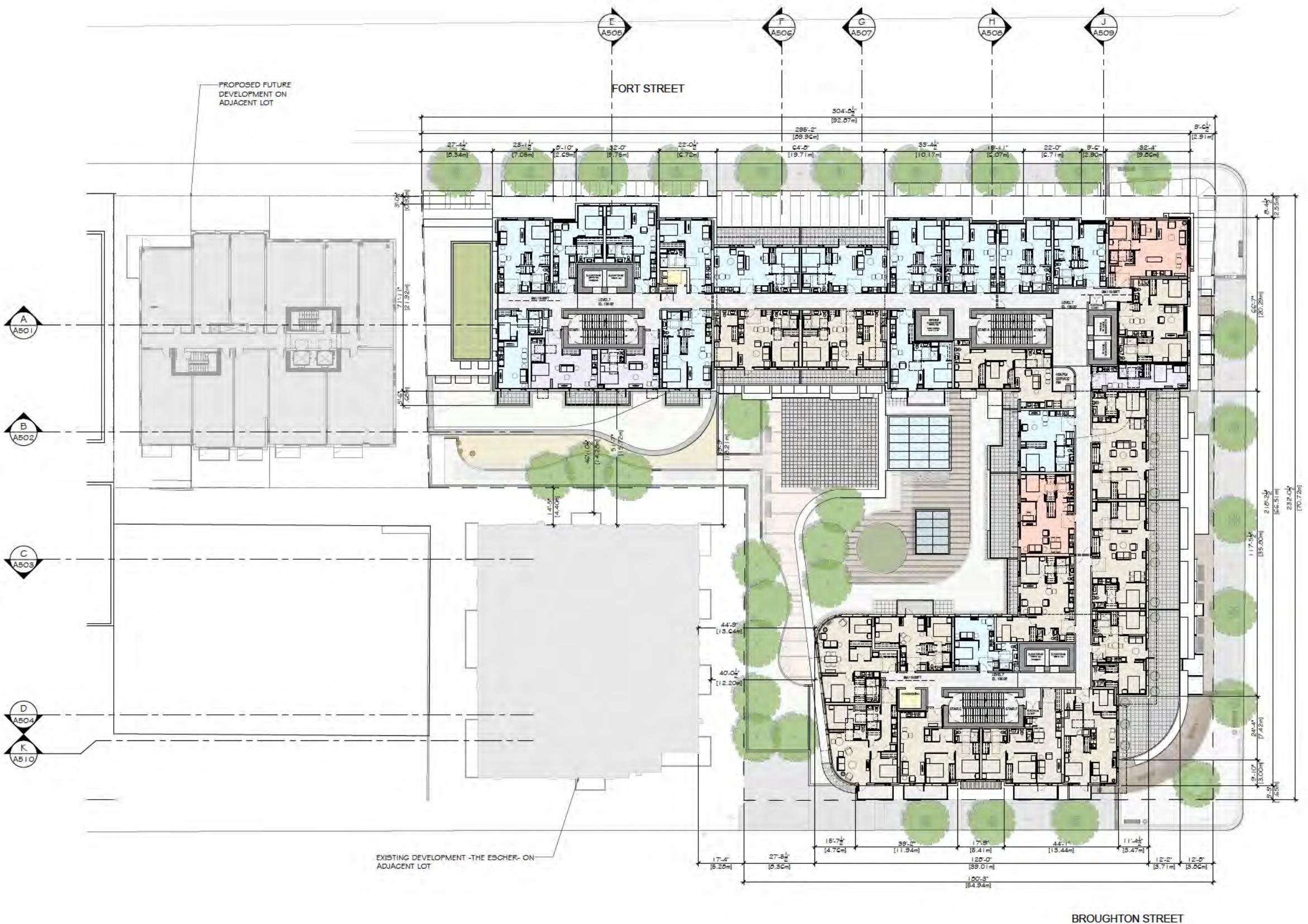
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PROJECT
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LEVEL 6
FLOOR PLAN

A208

1:200
1200



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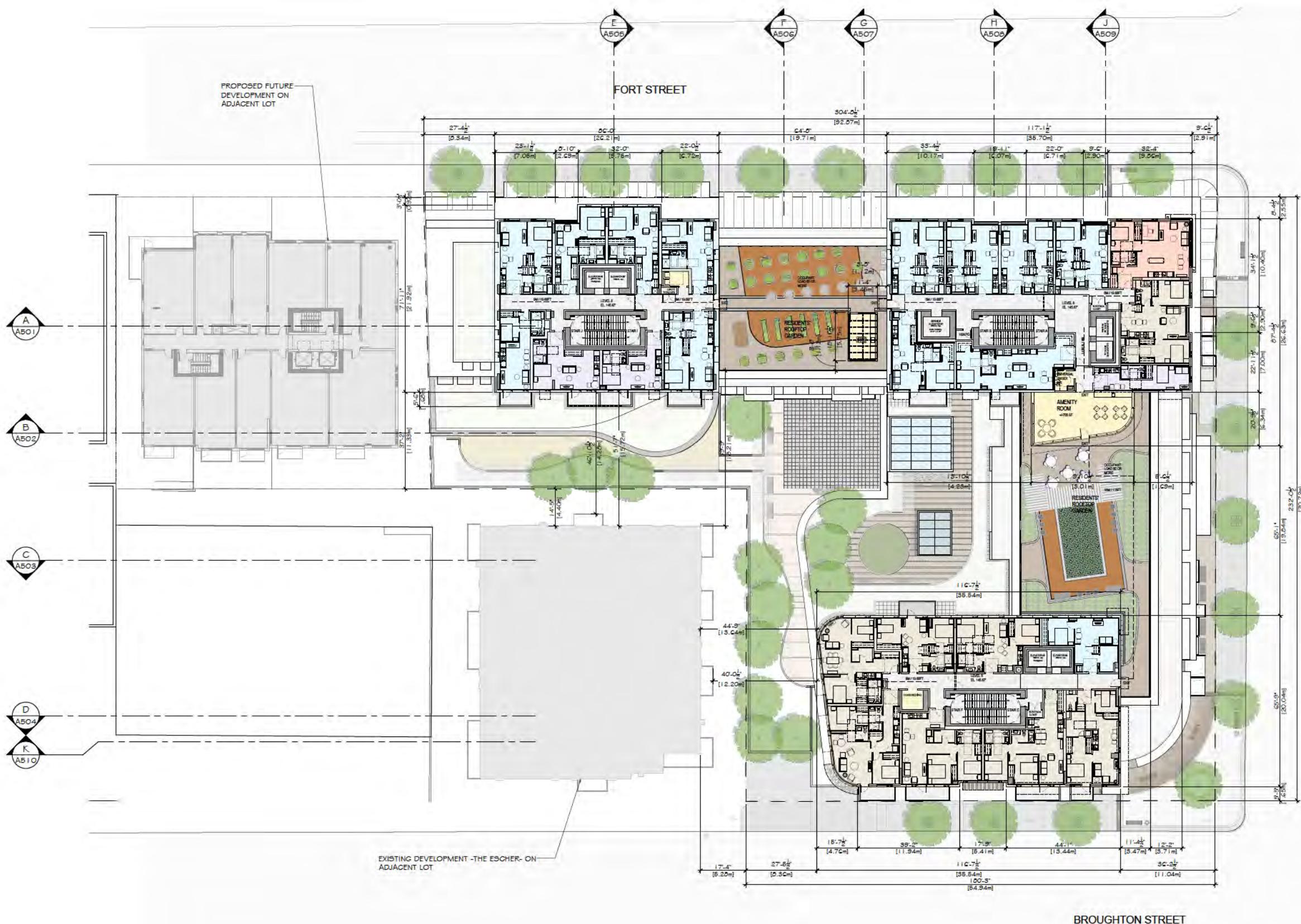
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LEVEL 7
FLOOR PLAN

A209

DATE: DRAWN: CHECKED:
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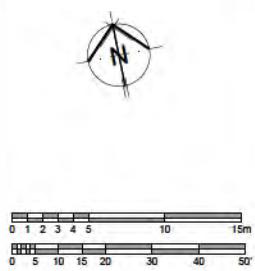
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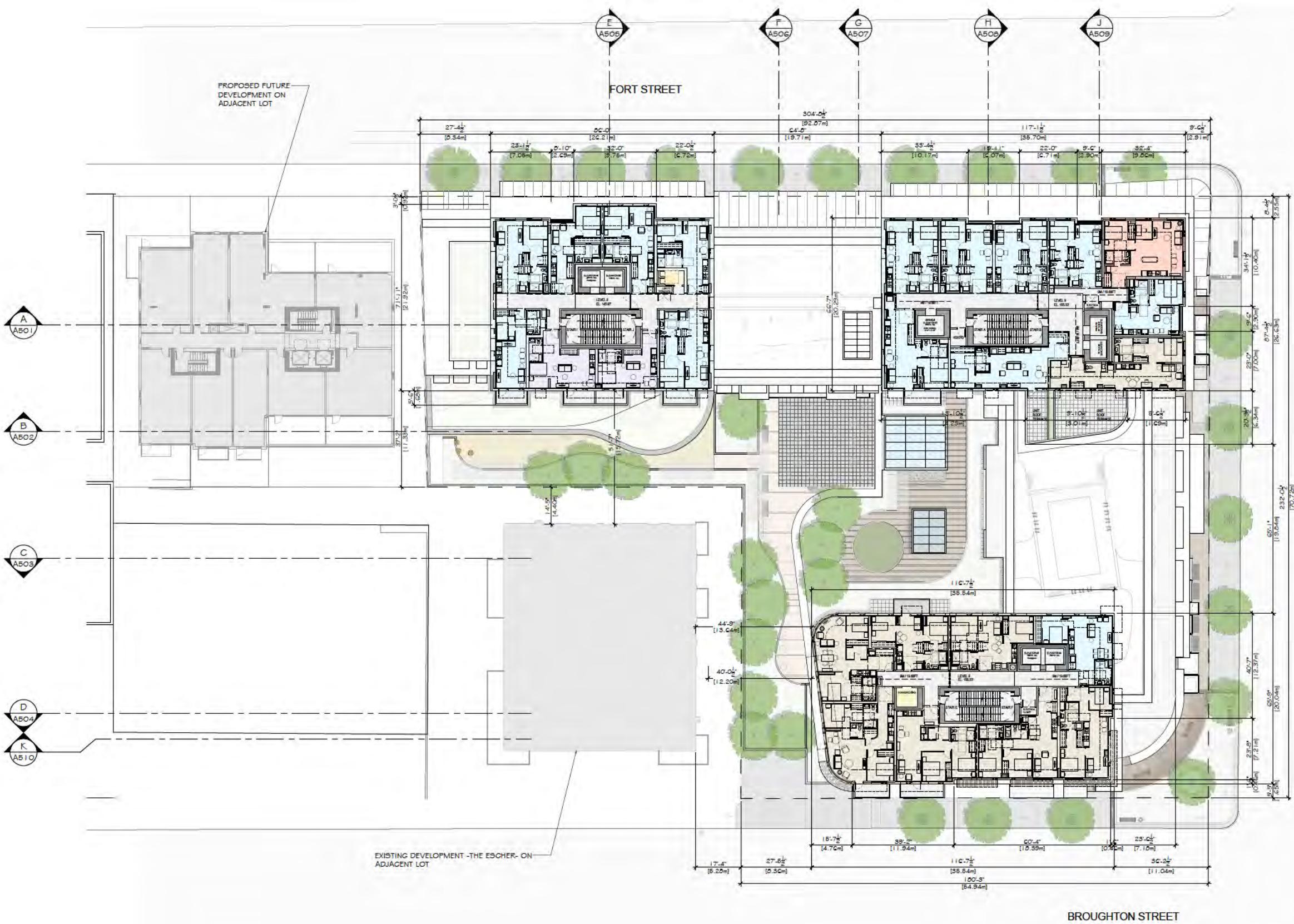
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Mixed Use Seniors Residential & Commercial Development

LEVEL 8
FLOOR PLAN

A210

NOTES
1. BUILDING ENTRANCES FROM ADJACENT AREAS WILL INCLUDE GRATES, GRILLES OR SLOTTED SYSTEMS TO LEED REQUIREMENTS.

1:200



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RE-ASSED FOR REZONING & DP	24 NOV 2021	

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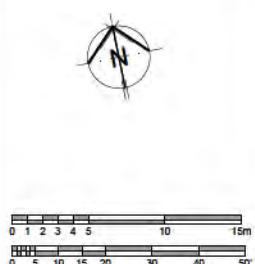
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100 - 1855 Belmont Street
Vancouver, BC V6J 3P6
www.tribardiarchitects.com

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F 604.682.9521

www.tribardiarchitects.com

REVISIONS	REV. DESCRIPTION	DATE
RE-ASSED FOR REZONING & DP	18 SEP 2017	
RE-ASSED FOR REZONING & DP	20 FEB 2018	
RE-ASSED FOR AOP	02 APR 2018	
RE-ASSED FOR AOP	16 JAN 2019	
RE-ASSED FOR AOP	24 APR 2019	
RE-ASSED FOR REZONING & DP	28 MAY 2019	
RE-ASSED FOR REZONING & DP	28 AUG 2020	
RE-ASSED FOR REZONING & DP	08 MAY 2021	
RE-ASSED FOR REZONING & DP	24 NOV 2021	

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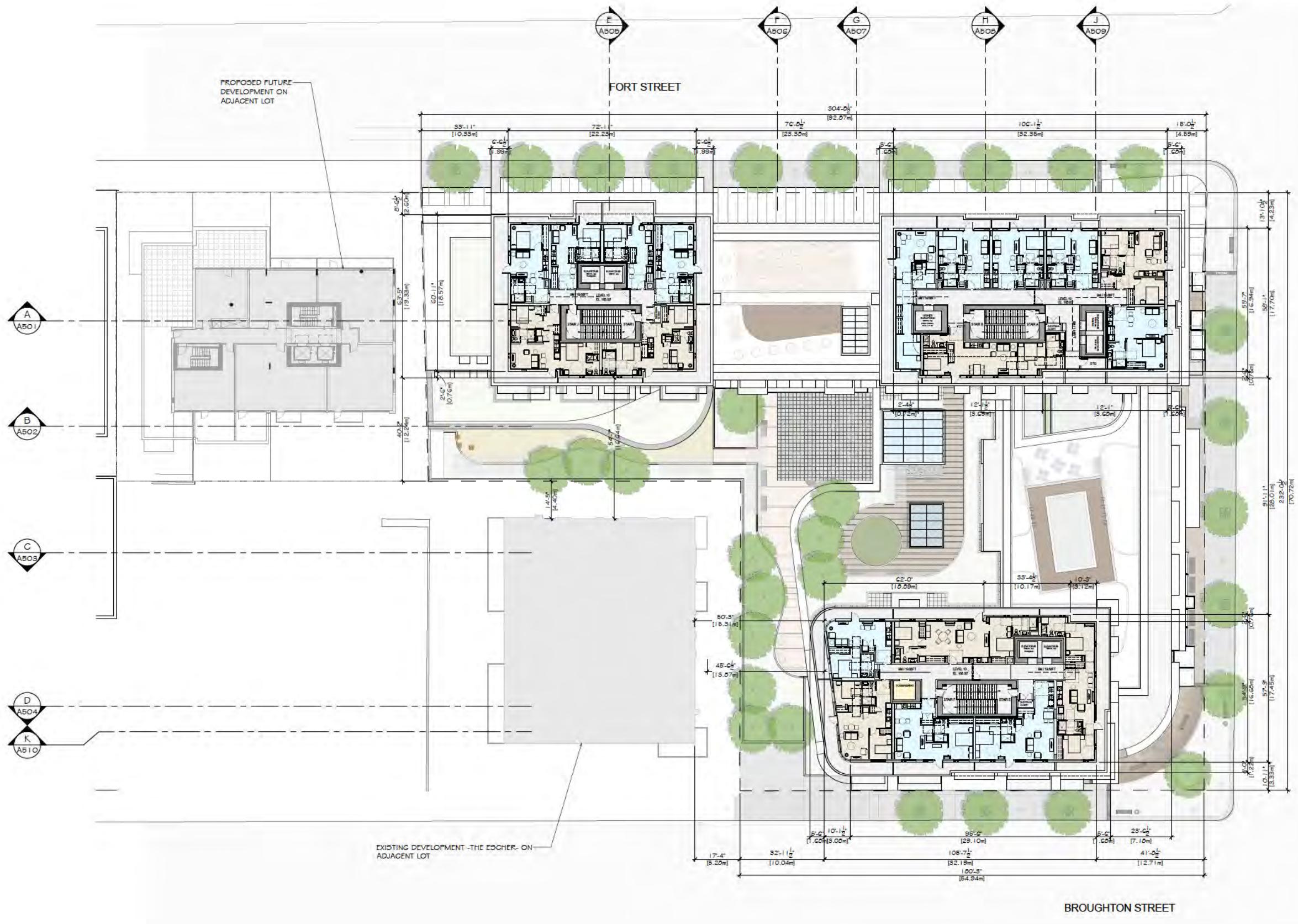
parc
retirement
living

PROJECT NO.
17420
PROJECT
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 9
FLOOR PLAN

A211

1:200

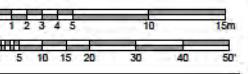


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REV. NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 MAY 2019
3	RE-ISSUED FOR AOP	02 APRIL 2018
4	RE-ISSUED FOR REZONING & DP	16 JAN 2019
5	RE-ISSUED FOR AOP	24 APRIL 2019
6	RE-ISSUED FOR REZONING & DP	28 MAY 2019
7	RE-ISSUED FOR REZONING & DP	28 AUG 2020
8	RE-ISSUED FOR REZONING & DP	05 MAY 2021
9	RE-ISSUED FOR REZONING & DP	24 NOV 2021



parc
retirement
living

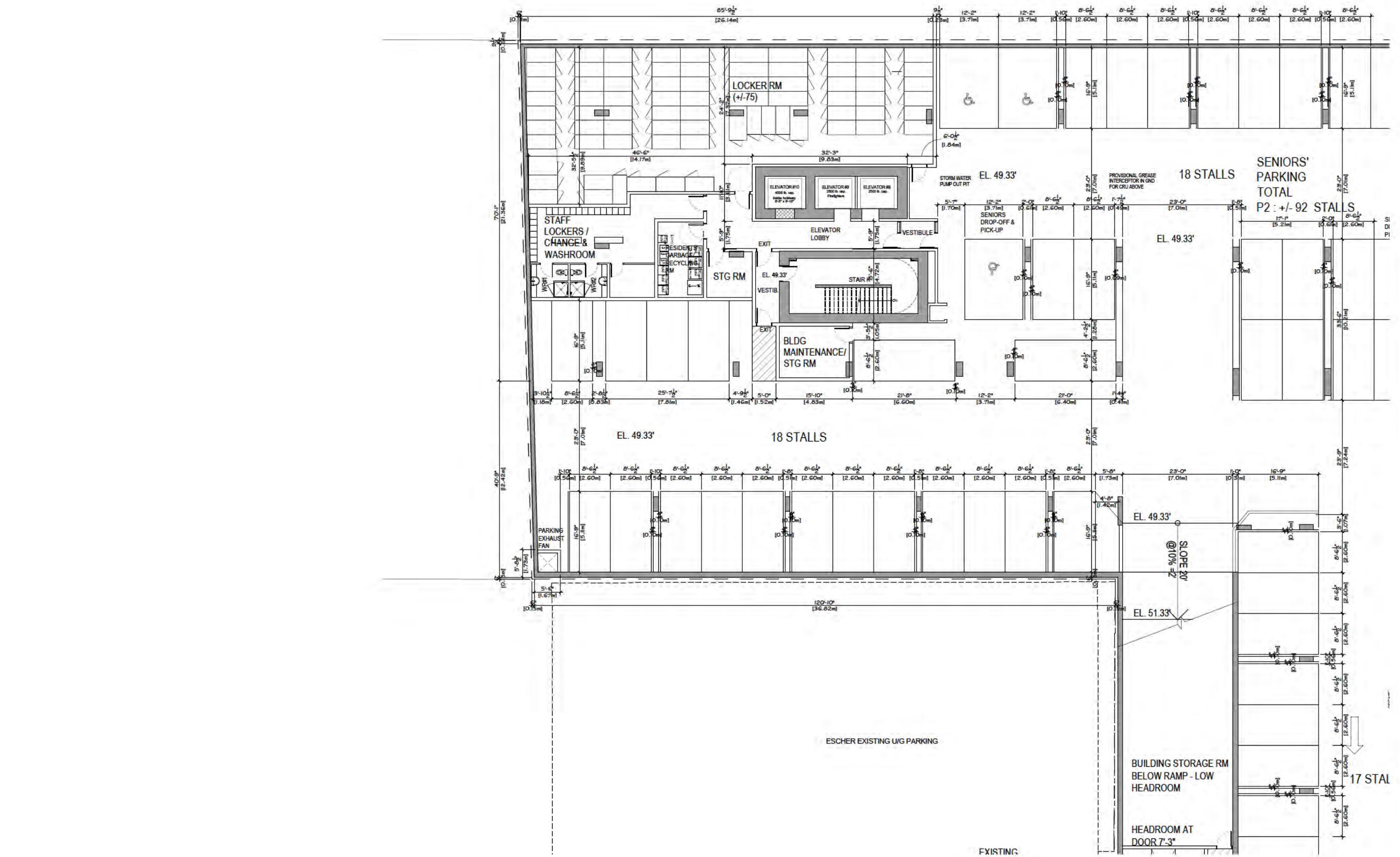
17420

PROJECT NO.: 17420
OBJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 10
FLOOR PLAN

A212

1:200



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Vancouver, BC V6C 2B6
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REVISIONS	
RE-SUED FOR REZONING & DP	19 JUN 2011
RE-SUED FOR REZONING & DP	20 FEB 2012
RE-SUED FOR ADP	12 APR 2012
RE-SUED FOR REZONING & DP	15 JAN 2013
RE-SUED FOR ADP	24 APR 2013
RE-SUED FOR REZONING & DP	29 MAY 2013
RE-SUED FOR REZONING & DP	30 AUG 2013
RE-SUED FOR REZONING & DP	05 MAY 2014
RE-SUED FOR REZONING & DP	24 NOV 2014

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The logo for Client parc retirement living. It features a horizontal ruler scale from 0 to 25. The numbers 0, 1, 2, 3, 4, 5, 6, 7m, 10, 15, 20, and 25 are displayed above the ruler. Below the ruler, the word 'Client' is written in a small, sans-serif font. To the right of 'Client', the word 'parc' is written in a large, bold, italicized serif font. Below 'parc', the words 'retirement' and 'living' are written in a smaller, regular serif font, stacked vertically.

17420
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

P2 LEVEL
PARTIAL FLOOR PLAN

A300A

APP 2017

1000

(formerly BESHARAT-FRIARS ARCHITECTS)
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Vancouver, BC V6C 2B6 F 604 562 4050
www.bfarchitects.com

REVISIONS	IC DISCRETION	DATE
RS-001	FOR REZONING & DP	18 SEP 2011
RS-002	FOR REZONING & DP	29 FEB 2012
RS-003	FOR ADP	02 APR 2012
RS-004	FOR REZONING & DP	15 JAN 2013
RS-005	FOR ADP	24 APR 2013
RS-006	FOR REZONING & DP	29 MAY 2013
RS-007	FOR REZONING & DP	31 AUG 2013
RS-008	FOR REZONING & DP	05 MAY 2014
RS-009	FOR REZONING & DP	30 NOV 2014

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17420

PARC VICTORIA Mixed Use Seniors Residential & Commercial Development

P1 LEVEL
PARTIAL FLOOR PLAN

A301B

APP 2017

CALC

COMMERCIAL/ CHILD CARE/ OFFICE/ CAFE / VISITOR/ ADDITIONAL PARKING 33 STALLS

TOTAL P1 : +/- 115 STALLS

EL. 59.00'

EL. 59.00'

EL. 59.00'

EL. 59.00'

EL. 61.25'

EL. 22.5'

EL. 45.0'

EL. 45.0' % = 5.67

UP TO BROUGHTON STREET LEVEL

SLOPE 22.5' @ 10% = 2.25

MAX DIAGONAL DISTANCE OF FLOOR AREA: 35' (10.67m)

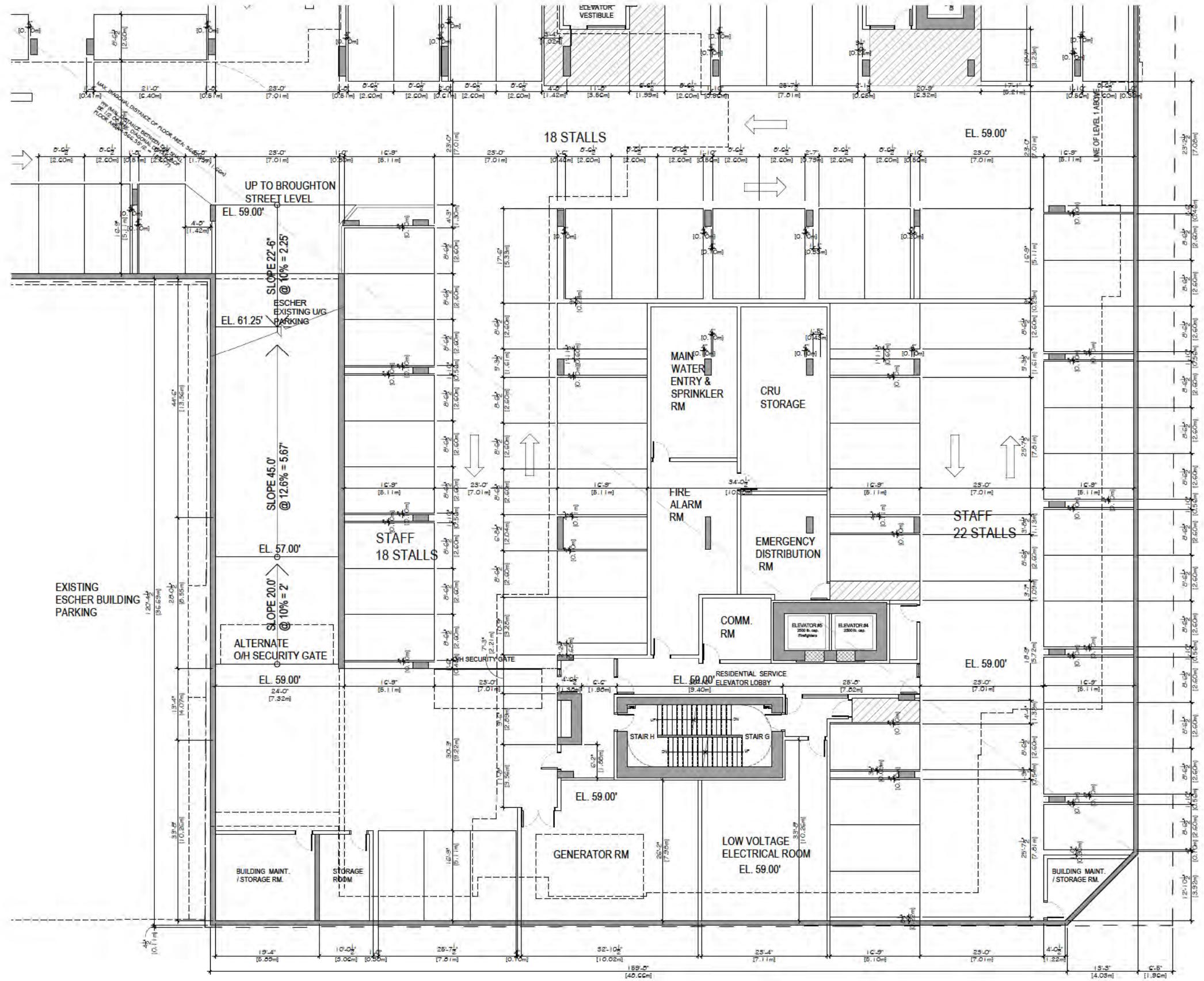
MIN. DIAGONAL DISTANCE OF FLOOR AREA: 30' (9.14m)

LINE OF LEVEL ABOVE

MAIN WATER ENTRY & SPRINKLER RM

CRU STORAGE

ESCHER EXISTING U/G PARKING



REVISED	REV. DESCRIPTION	DATE
RE-ASSUED FOR REZONING & DP	18 SEP 2017	
RE-ASSUED FOR REZONING & DP	20 FEB 2018	
RE-ASSUED FOR AOP	02 APR 2018	
RE-ASSUED FOR REZONING & DP	18 JAN 2019	
RE-ASSUED FOR AOP	24 APR 2019	
RE-ASSUED FOR REZONING & DP	28 MAY 2019	
RE-ASSUED FOR REZONING & DP	28 AUG 2020	
RE-ASSUED FOR REZONING & DP	05 MAY 2021	
RE-ASSUED FOR REZONING & DP	24 NOV 2021	

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0 1 2 3 4 5 6 7m
0 5 10 15 20 25m
Elevation
parc
retirement
living

17420
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

P1 LEVEL
PARTIAL FLOOR PLAN

A301C
APR 2017
1:100



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601 - 315 Burrard Street
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0 1 2 3 4 5 6 7m

0 5 10 15 20 25

parc
retirement
living

17420

PROJECT NO.: 17420

PROJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

CROSSING TITLE: LEVEL 1
PARTIAL FLOOR PLAN

A302A



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REVISIONS
REV. # DESCRIPTION DATE
1 ISSUED FOR REZONING & DP 18 SEP 2017
2 RE-ISSUED FOR REZONING & DP 20 FEB 2018
3 RE-ISSUED FOR AOP 02 APR 2018
4 RE-ISSUED FOR AOP 24 APR 2019
5 RE-ISSUED FOR REZONING & DP 29 MAY 2019
6 RE-ISSUED FOR REZONING & DP 29 AUG 2020
7 RE-ISSUED FOR REZONING & DP 05 MAY 2021
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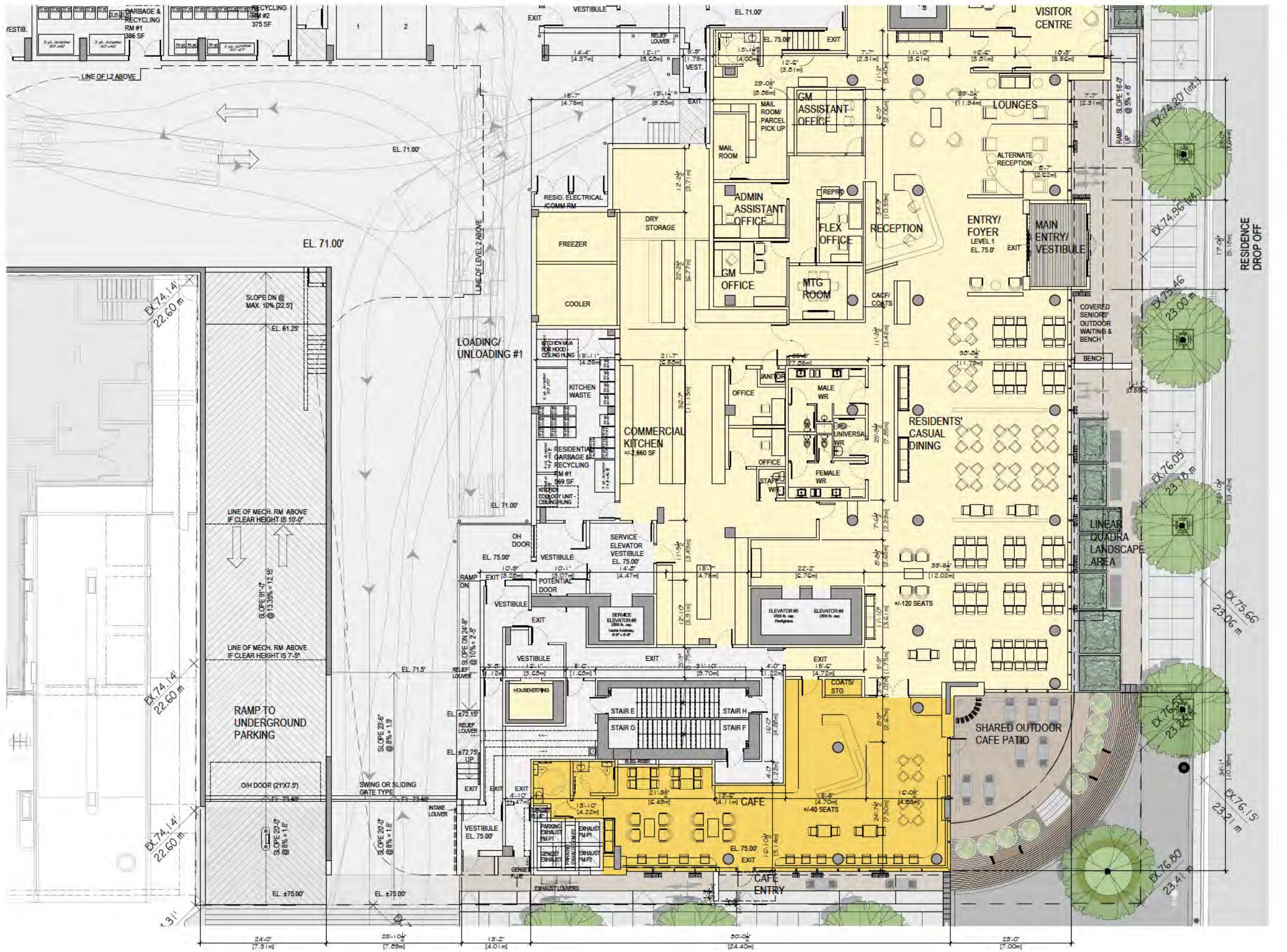
0 1 2 3 4 5 6 7m
0 5 10 15 20 25

parc
retirement
living

PROJECT NO.: 17420
SUBJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 1
PARTIAL FLOOR PLAN

A302B

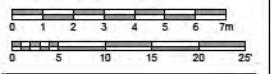


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REVISIONS	RC - DESCRIPTION	DATE
ISSUED FOR REZONING & DP		18 SEP 2017
RE-ASSUED FOR REZONING & DP		20 FEB 2018
RE-ASSUED FOR ADP		02 APR 2018
RE-ASSUED FOR ADP		24 APR 2019
RE-ASSUED FOR REZONING & DP		29 MAY 2019
RE-ASSUED FOR REZONING & DP		28 AUG 2020
RE-ASSUED FOR REZONING & DP		05 MAY 2021
RE-ASSUED FOR REZONING & DP		34 NOV 2021

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parc
retirement
living

PROJECT NO.: 17420
PROJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 1
PARTIAL FLOOR PLAN

A302C

1:100

REVISIONS		DATE
ISSUED FOR REZONING & DP		18 SEP 2017
RE-ISSUED FOR REZONING & DP		20 FEB 2018
RE-ISSUED FOR AOP		02 APR 2018
RE-ISSUED FOR REZONING & DP		18 JAN 2019
RE-ISSUED FOR AOP		24 APR 2019
RE-ISSUED FOR REZONING & DP		29 MAY 2019
RE-ISSUED FOR REZONING & DP		28 AUG 2020
RE-ISSUED FOR REZONING & DP		05 MAY 2021
RE-ISSUED FOR REZONING & DP		30 NOV 2021

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CLIENT

parc
retirement
living

PROJECT NO.

17420

PROJECT:
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING NO.:
NORTH ELEVATION
FORT
STREETSCAPE

A401

DATE:
APR 2017

Scale:
1:200



REVISIONS	NO. DESCRIPTION	DATE
REISSUED FOR REZONING & DP		16 SEP 2017
REISSUED FOR REZONING & DP		20 FEB 2018
REISSUED FOR ADF		02 APR 2018
REISSUED FOR REZONING & DP		16 JAN 2019
REISSUED FOR ADF		24 APR 2019
REISSUED FOR REZONING & DP		29 MAY 2019
REISSUED FOR REZONING & DP		28 AUG 2020
REISSUED FOR REZONING & DP		05 MAY 2021
REISSUED FOR REZONING & DP		24 NOV 2021

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50'

CLIENT
parc
retirement
living

PROJECT NO: 17420
PROJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING NO: -
SOUTH ELEVATION
BROUGHTON
STREETSCAPE

A403

APR 2017
1:200





ELEVATION KEYNOTE LEGEND											
ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH
BRI-1 STANDARD FACE BRICK-4"X1 1/2" PATTERN: TBD	TO MATCH HERCION WILD ROSE	ALU-2 ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOROND ALABASTER	CWL-1 ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1, GLAZD: TBD	CAN-1 METAL FRAMED CANOPY W/ GLAZ5	FRAME: TO MATCH WINDOW FRAMES GLAZD: CLEAR LAMINATED				
BRI-2 STANDARD FACE BRICK-4"X1 1/2" PATTERN: TBD	TO MATCH HERCION CHAMPAGNE	CON-1 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PAINTED FINISH)	SPW-1 STOREFRONT WINDOW DOOR; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1, GLAZD: TBD	CAN-2 FRAMED FABRIC CANOPY	FRAME: NA COLOUR: NA				
STO-1 GRANITE STONE CLADDING PATTERN: TBD	COLOUR: GREY FINISH: HONED	CON-2 ARCHITECTURAL CONCRETE COLUMNS	GREY (PAINTED FINISH)	GUA-1 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLAZD: TBD	OHG-1 ALUMINUM OVERHEAD GARAGE DOOR	FRAME: ALUMINUM POWDER COATED COLOUR: RUST				
STO-2 STONE CLADDING PATTERN: TBD	WHITE QUAD	SIL-1 CONCRETE PRECAST SILL/HEADER	GREY	GUA-2 METAL BALCONY GUARD	FRAME: ALUMINUM POWDER COATED BLACK OR DARK GREY	ADR-1 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: TO MATCH WINDOW FRAMES GLAZD: TBD				
TER-1 TERRA COTTA - TR2	TO MATCH "ROSE" OR SIMILAR, MATT FINISH	WIN-1 VINYL WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: TO MATCH EUROLINE QUARZGRAU 5FTN GLAZD: TBD	GPS-1 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLAZD: TEMPERED TRANSLUCENT GLAZ	LOU-1 ALUMINUM WALL LOUVERS	COLOUR TO MATCH ADJACENT WINDOW FRAMES OR CLADDING				
TER-2 TERRA COTTA - TH2	TO MATCH "TITANIUM GREY" OR SIMILAR, MATT FINISH	WIN-2 ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUMINUM OR MATCH WIN-1, GLAZD: TBD	WOD-1 ENGINEERED WOOD	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	LOU-2 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: ALUMINUM POWDER COATED COLOUR: LIGHT GREY				
MOS-1 EXTERIOR TYPE MOSAIC TILE	MULTI COLOUR - WHITE, MEDIUM & DARK GREY	WIN-3 ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1, GLAZD: TBD	WOD-2 EXTERIOR WOOD PATTERN SOFFIT	COLOR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	SIG-1 SIGNAGE	BY SIGNAGE CONSULTANT				
ALU-1 ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOROND NATURAL BRUSHED STAINLESS STEEL										

A404

APP 2017

1:125



ELEVATION KEYNOTE LEGEND	
ITEM	COLOUR./FINISH
BRI-1	STANDARD FACE BRICK-4"X12" PATTERN: TBD
BRI-2	STANDARD FACE BRICK-4"X12" PATTERN: TBD
STO-1	GRANITE STONE CLADDING PATTERN: TBD
STO-2	STONE CLADDING PATTERN: TBD
TER-1	TERA COTTA - TR2 TO MATCH "ROSE" OR SIMILAR. MATT FINISH
TER-2	TERA COTTA - TH2 TO MATCH "TITANIUM GREY" OR SIMILAR. MATT FINISH
MOS-1	EXTERIOR TYPE MOSAIC TILE
ALU-1	ALUMINUM CLADDING PANEL SYSTEM
ITEM	COLOUR./FINISH
ALU-2	TO MATCH ALUCOBOND ALUMINUM
CON-1	ARCHITECTURAL CONCRETE W/ REVEALS
CON-2	ARCHITECTURAL CONCRETE COLUMNS
SIL-1	CONCRETE PRECAST SILL/HEADER
WIN-1	VINYL WINDOW FRAME IN DOUBLE OR TRIPLE GLAZING. REFER TO WINDOW SCHEDULE
WIN-2	ALUMINUM WINDOW FRAME IN DOUBLE OR TRIPLE GLAZING. REFER TO WINDOW SCHEDULE
GPS-1	SAFETY GLASS PRIVACY SCREEN
WOD-1	ENGINEERED WOOD
WOD-2	ALUMINUM WINDOW FRAME IN DOUBLE OR TRIPLE GLAZING. REFER TO WINDOW SCHEDULE
ITEM	COLOUR./FINISH
CWL-1	ALUMINUM CURTAIN WALL IN DOUBLE OR TRIPLE GLAZING. REFER TO WINDOW SCHEDULE
SFW-1	STOREFRONT WINDOW DOOR. REFER TO WINDOW SCHEDULE
GUA-1	SAFETY GLASS BALCONY GUARD
GUA-2	METAL BALCONY GUARD
GPS-2	SAFETY GLASS PRIVACY SCREEN
WOD-1	TO MATCH ALUCOBOND QUARTZGRAIN FINISH GLASS: TBD
WOD-2	TO MATCH ALUCOBOND QUARTZGRAIN FINISH GLASS: TBD
ITEM	COLOUR./FINISH
CAN-1	METAL FRAMED CANOPY W/ GLASS
CAN-2	FRAMED FABRIC CANOPY
OHG-1	ALUMINUM OVERHEAD GARAGE DOOR
ADR-1	ALUMINUM FRAME DOOR W/ GLAZING UNIT
LOU-1	ALUMINUM WALL LOUVERS
LOU-2	METAL SCREEN SYSTEM - ROOFTOP
SIG-1	SIGNAGE



ELEVATION KEYNOTE LEGEND											
ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH	ITEM	COLOUR / FINISH
BRI-1 STANDARD FACE BRICK-4"X 1 2" PATTERN: TBD	TO MATCH HEDRON/WILD ROSE	ALU-2 ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND ALUMINUM	CWL-1 ALUMINUM CURTAIN WALL W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-1 METAL FRAMED CANOPY W/ GLASS	FRAME: TOO MATCH WINDOW FRAMES GLASS: CLEAR LAMINATED				
BRI-2 STANDARD FACE BRICK-4"X 1 2" PATTERN: TBD	TO MATCH HEDRON/CHAMPAGNE	CON-1 ARCHITECTURAL CONCRETE W/ REVEALS	GREY (PAGED FINISH)	SPW-1 STOREFRONT WINDOW/DOOR; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	CAN-2 FRAMED FABRIC CANOPY	FRAME: NA COLOR: NA				
STO-1 GRANITE STONE CLADDING PATTERN: TBD	COLOUR: GREY FINISH: HONED	CON-2 ARCHITECTURAL CONCRETE COLUMNS	GREY (PAGED FINISH)	GU-1 SAFETY GLASS BALCONY GUARD	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TBD	OHG-1 ALUMINUM OVERHEAD GARAGE DOOR	FRAME: ALUMINUM POWDER COATED COLOR: RUST				
STO-2 STONE CLADDING PATTERN: TBD	WHITE MARBLE	SIL-1 CONCRETE PRECAST BALLOU HEADER	GREY	GU-2 METAL BALCONY GUARD	FRAME: ALUMINUM POWDER COATED BLACK OR DARK GREY	ADR-1 ALUMINUM FRAME DOOR W/ GLAZING UNIT	FRAME: TO MATCH WINDOW FRAMES GLASS: TBD				
TER-1 TERRACOTTA - TRE	TO MATCH "ROSE" OR SIMILAR. MATT FINISH	WIN-1 VVM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: TO MATCH EURONE QUARZDRAU SFT GLASS: TBD	GPS-1 SAFETY GLASS PRIVACY SCREEN	FRAME: ALUMINUM TO MATCH WINDOW FRAMES GLASS: TEMPERED TRANSLUCENT GLASS	LOU-1 ALUMINUM WALL LOUVERS	COLOUR TO MATCH ADJACENT WINDOW FRAMES OR CLADDING				
TER-2 TERRACOTTA - TH2	TO MATCH "TITANIUM GREY" OR SIMILAR. MATT FINISH	WIN-2 ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: CLEAR ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-1 ENGINEERED WOOD	COLOUR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	LOU-2 METAL SCREEN SYSTEM - ROOFTOP	METAL PATTERN: ALUMINUM POWDER COATED COLOUR: LIGHT GREY				
MOS-1 EXTERIOR TYPE MOSAIC TILE	MULTI COLOUR - WHITE, MEDIUM & DARK GREY	WIN-3 ALUMINUM WINDOW FRAME W/ DOUBLE OR TRIPLE GLAZING; REFER TO WINDOW SCHEDULE	FRAME: DARK GREY ANODIZED ALUMINUM OR MATCH WIN-1. GLASS: TBD	WOD-2 EXTERIOR WOOD PATTERN SOFFIT	COLOUR: NATURAL STAIN EXTERIOR TYPE TRANSPARENT STAIN	SIG-1 SIGNAGE	BY SIGNAGE CONSULTANT				
ALU-1 ALUMINUM CLADDING PANEL SYSTEM	TO MATCH ALUCOBOND NATURAL BRUSHED STAINLESS STEEL										

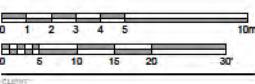
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300 - 355 Burrard Street T 604 562 1544
Vancouver, BC V6Z 2S6 F 604 562 4480
www.bfassociates.com

REVISIONS	IC	DESCRIPTION	DATE
ISSUED FOR REZONING & DZ			18 SEP 2011
RE-BUSUED FOR REZONING & DR			29 FEB 2012
RE-BUSUED FOR ADR			02 APR 2012
RE-BUSUED FOR REZONING & DP			15 JAN 2013
RE-BUSUED FOR ADR			24 APR 2013
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PROJECT # 17420
PROJECT PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

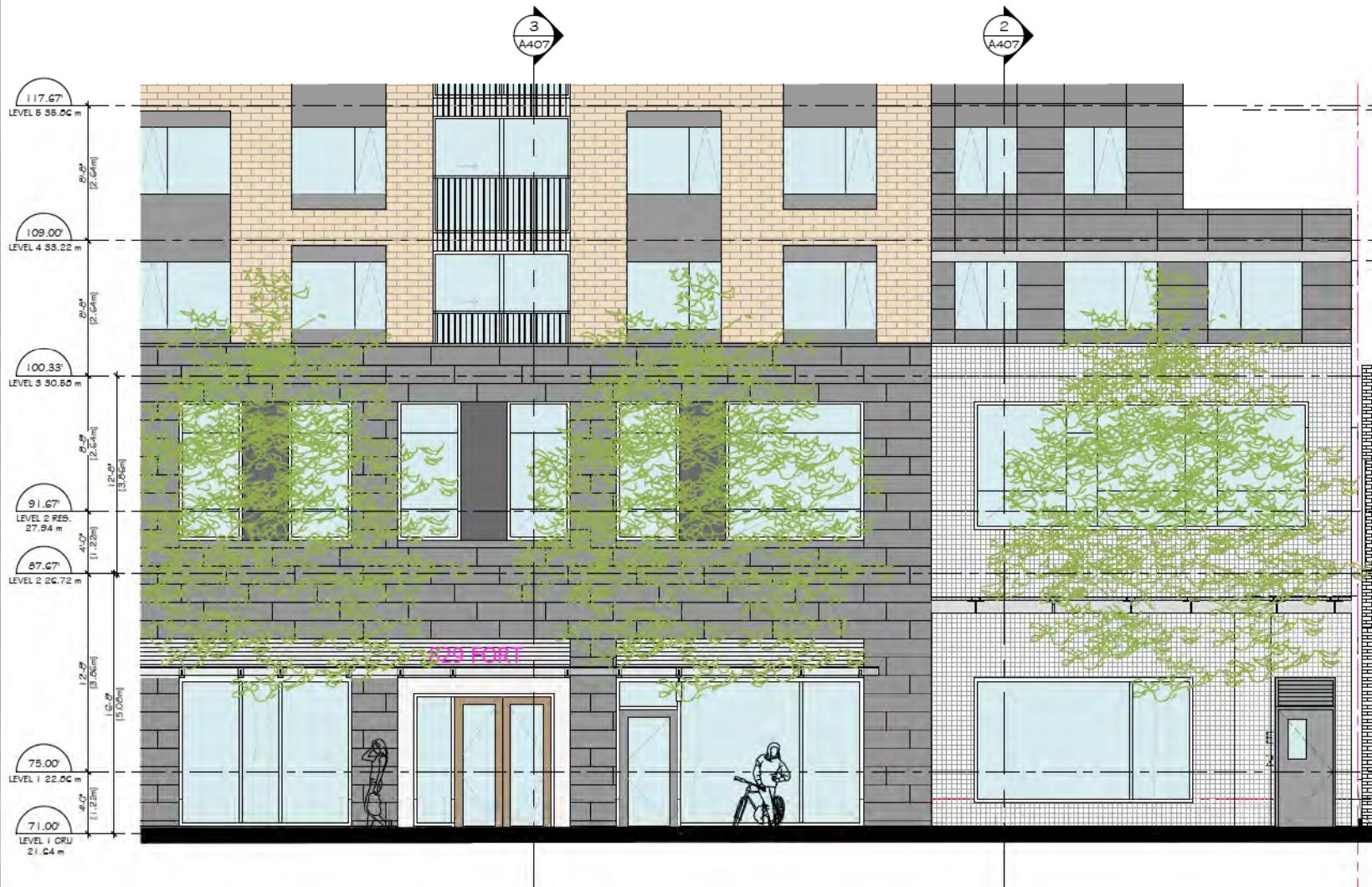
SOUTH ELEVATION

A406

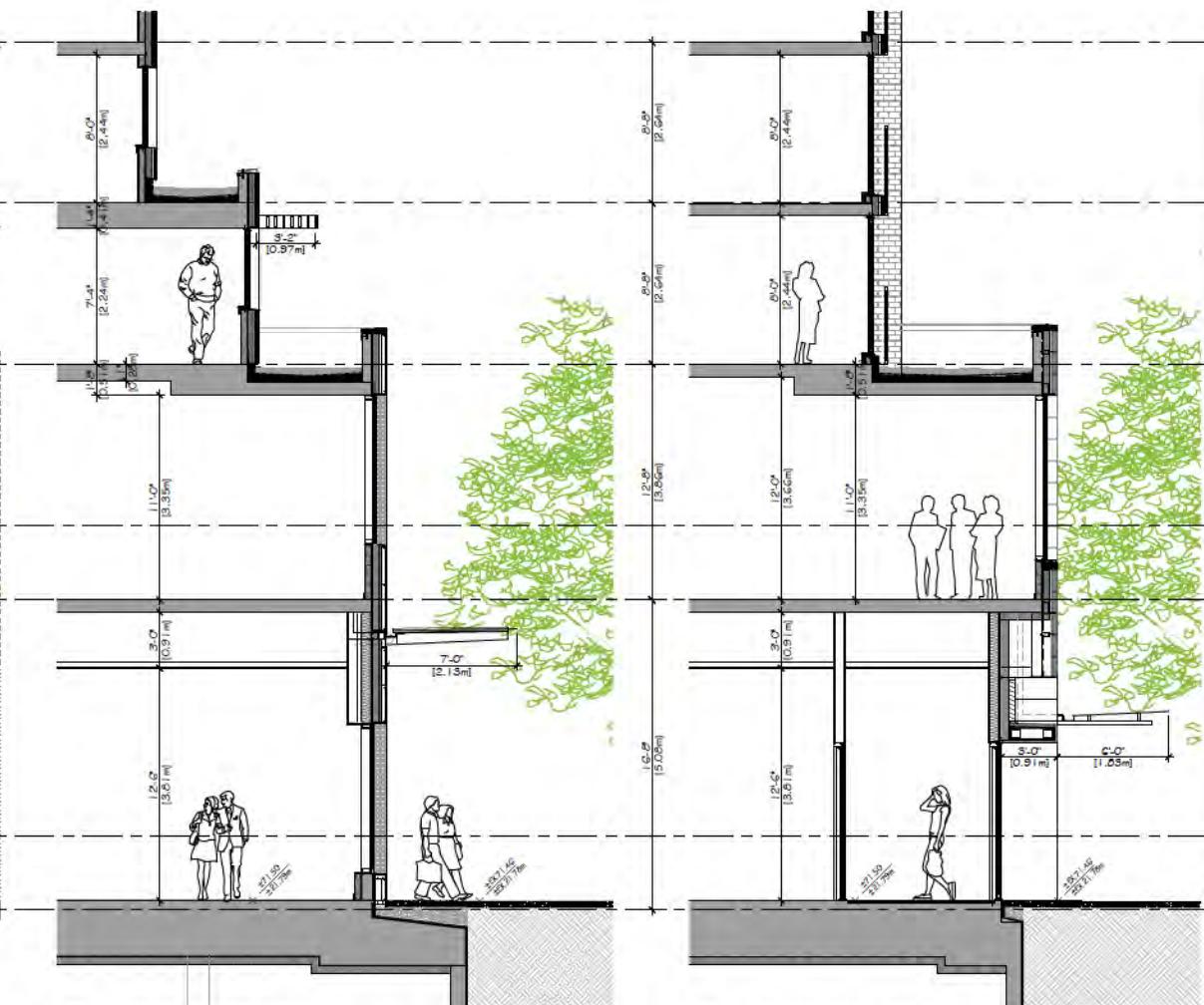
DATE: 08/08/2013

APR 2017

1:125



1 NORTH/FORT STREET ELEVATION



2 STREETSCAPE SECTION

3 STREETSCAPE SECTION

REVISIONS
REV. C (CROSS-SECTION)
ISSUED FOR REZONING & DP 18 SEP 2017
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REVISIONS	NO. / DESCRIPTION	DATE
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PROJECT NO.: 17420
PROJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development
DRAWING NO.: FORT (NORTH) STREETSCAPE / PARTIAL SECTION

A408
1:50





1 NORTH/FORT STREET ELEVATION

2 STREETSCAPE SECTION



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RE-ISSUED FOR REZONING & DP		16 JAN 2019	
RE-ISSUED FOR ACP		24 MAY 2019	
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QUADRA (EAST)
STREETSCAPE / PARTIAL
SECTION

A412



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RE-ISSUED FOR DP		24 APRIL 2019	
RE-ISSUED FOR REZONING & DP		28 MAY 2019	
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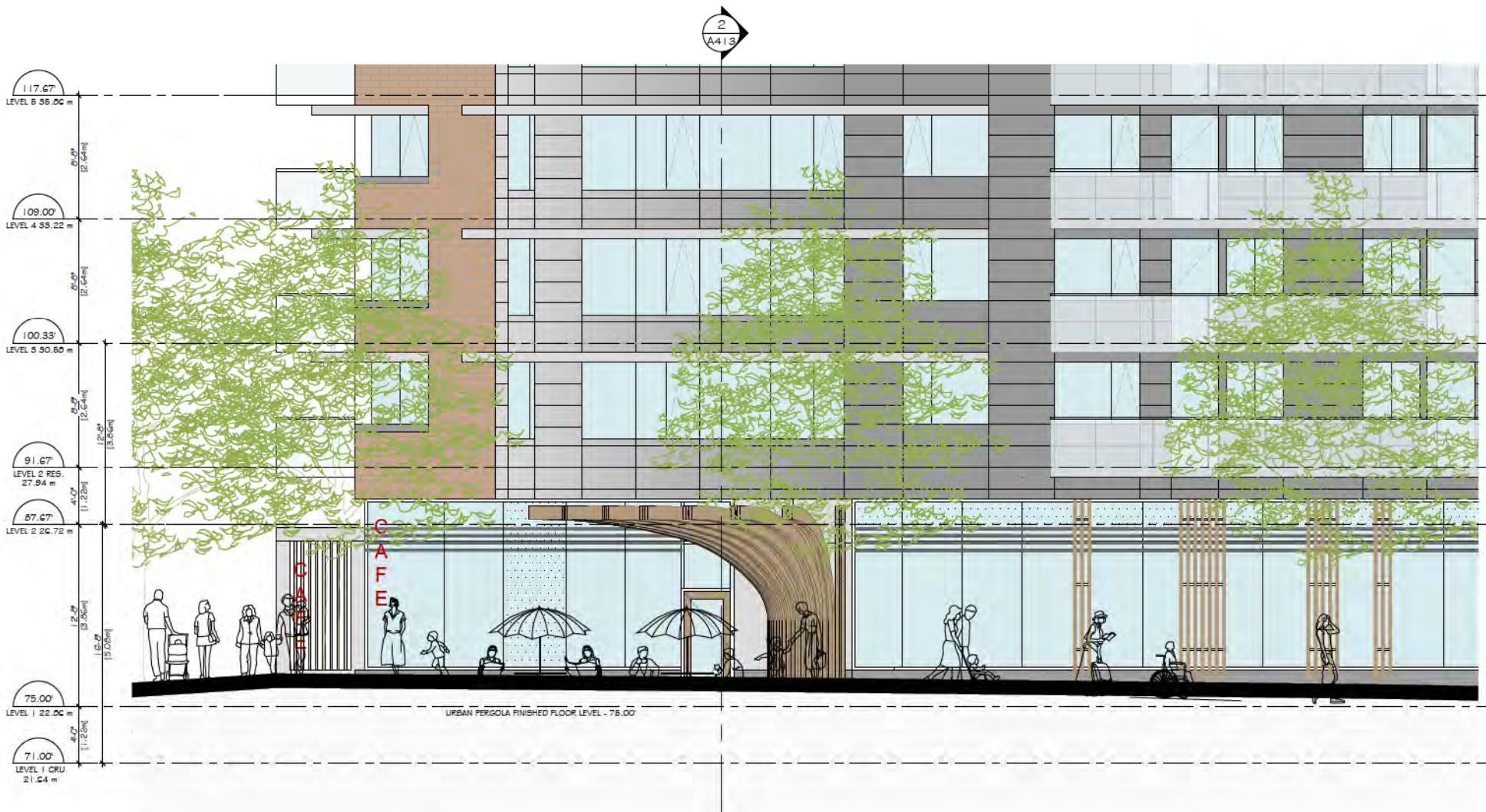
17420

PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

QUADRA (EAST)
STREETSCAPE / PARTIAL
SECTION

A413

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1 EAST/ QUADRA STREET ELEVATION

2 STREETSCAPE SECTION



REVISIONS		
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RE-ISSUED FOR REZONING & DP	28 MAY 2019	
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BROUGHTON (SOUTH)
STREETSCAPE / PARTIAL SECTION

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RE-ISSUED FOR REZONING & DP	18 JAN 2019	
RE-ISSUED FOR ACP	24 APR 2019	
RE-ISSUED FOR REZONING & DP	29 MAY 2019	
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OBJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

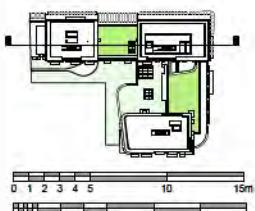
SECTION: Broughton (South)
STREETSCAPE / PARTIAL SECTION

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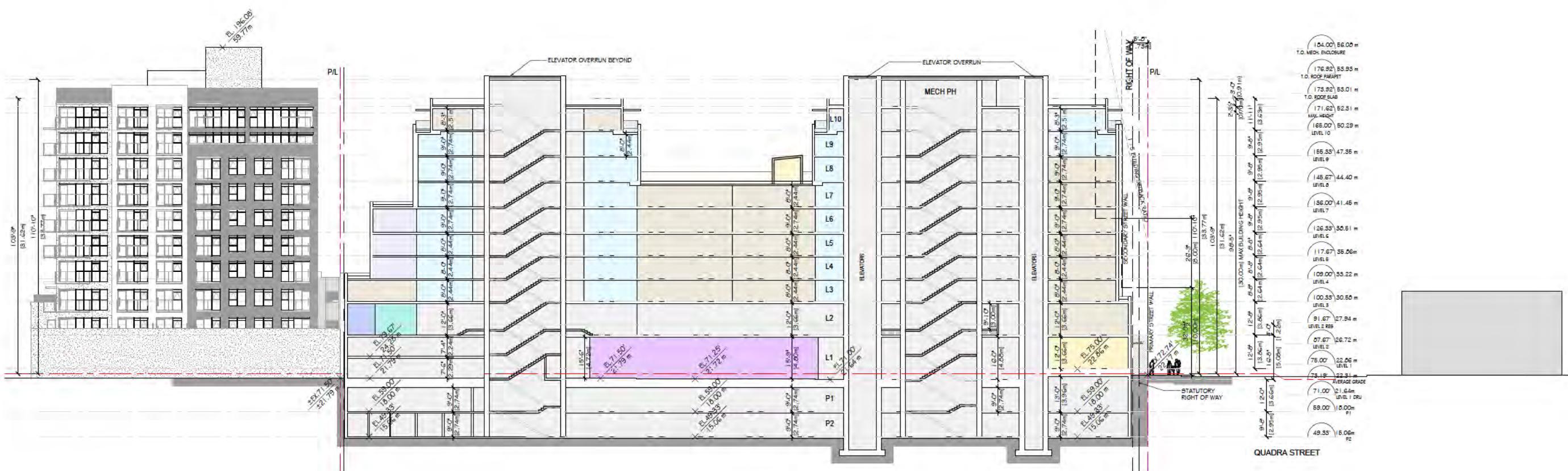
PROJECT NO.: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

BUILDING SECTION A

A501

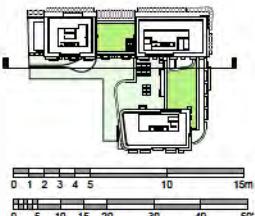
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RE-ISSUED FOR ACP			02 APR 2018
RE-ISSUED FOR REZONING & DP			18 JAN 2019
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PROJECT NO.:
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Mixed Use Seniors Residential & Commercial Development

BUILDING SECTION B/
INTERNAL SOUTH
ELEVATION

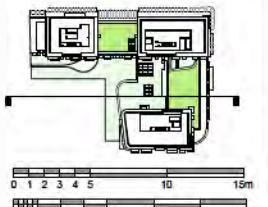
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BUILDING SECTION C/
INTERNAL NORTH
ELEVATION

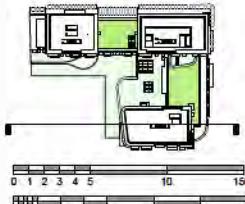
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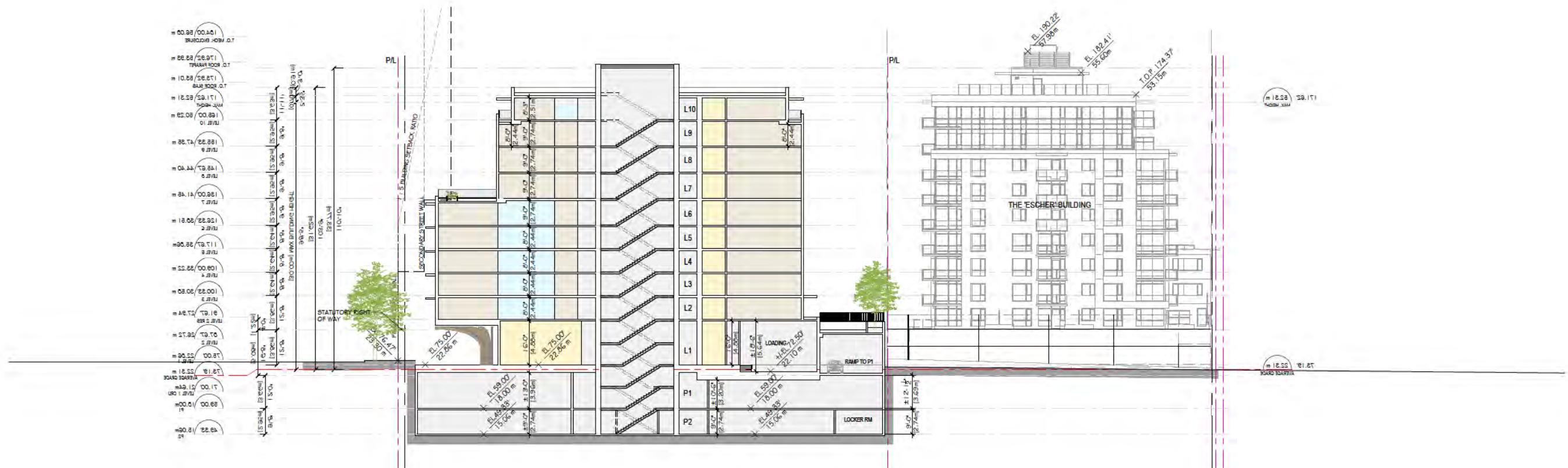
BUILDING SECTION D

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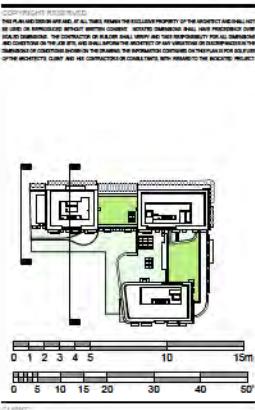
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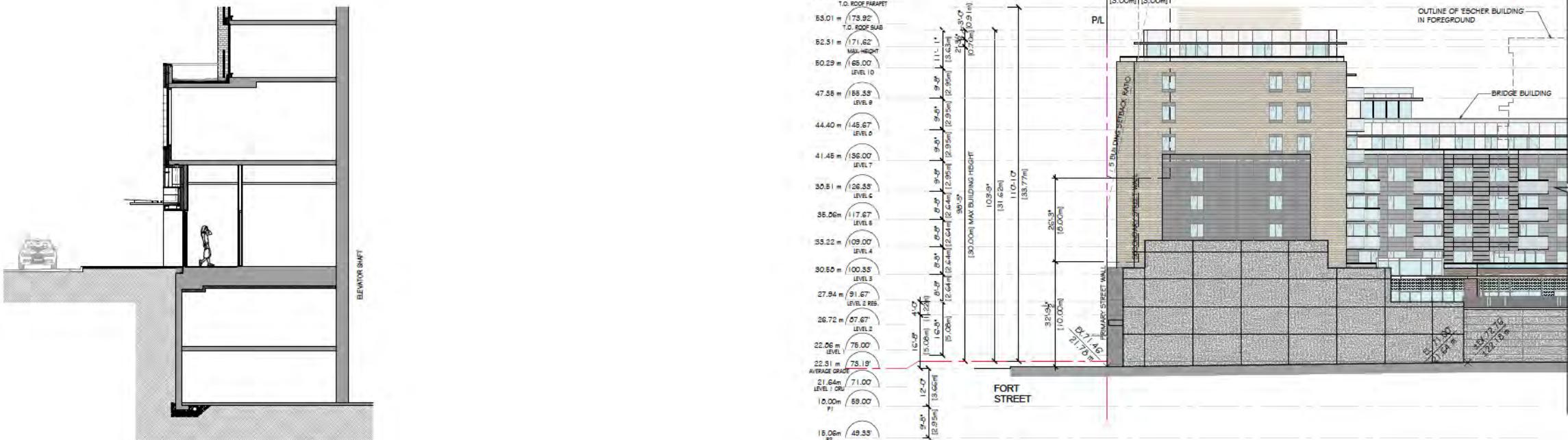
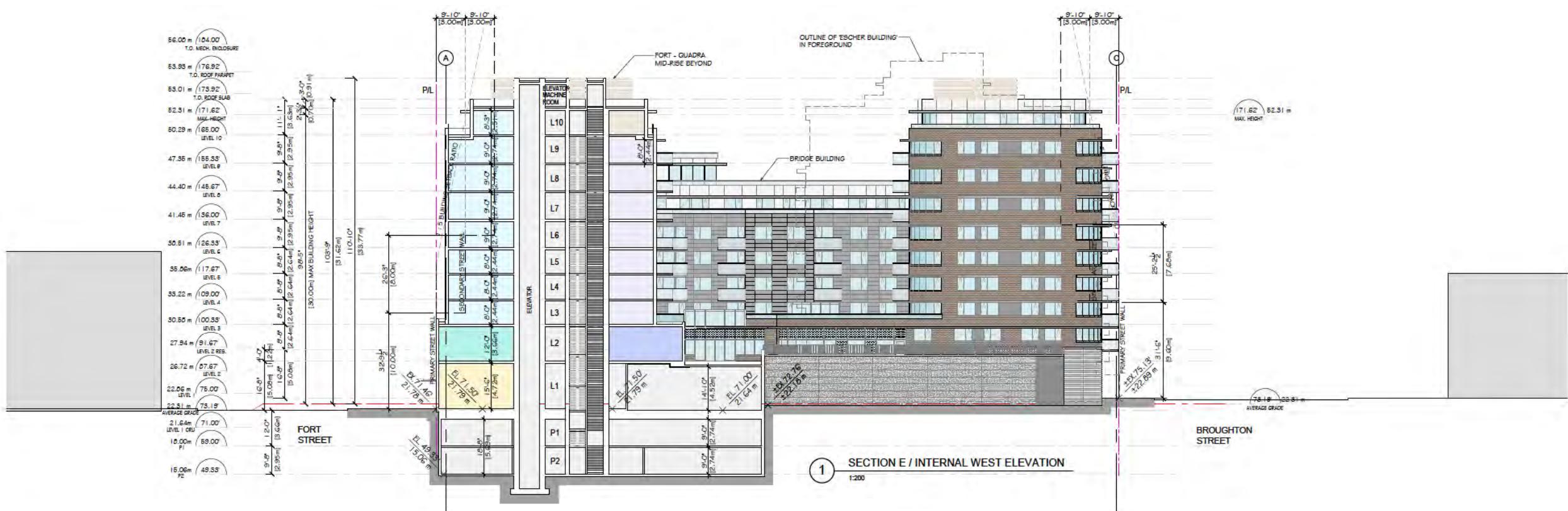
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PROJECT NO.: 17420
PROJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE: BUILDING SECTION E/
INTERNAL WEST ELEVATION /
WEST ELEVATION

A505

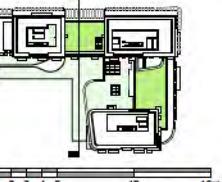
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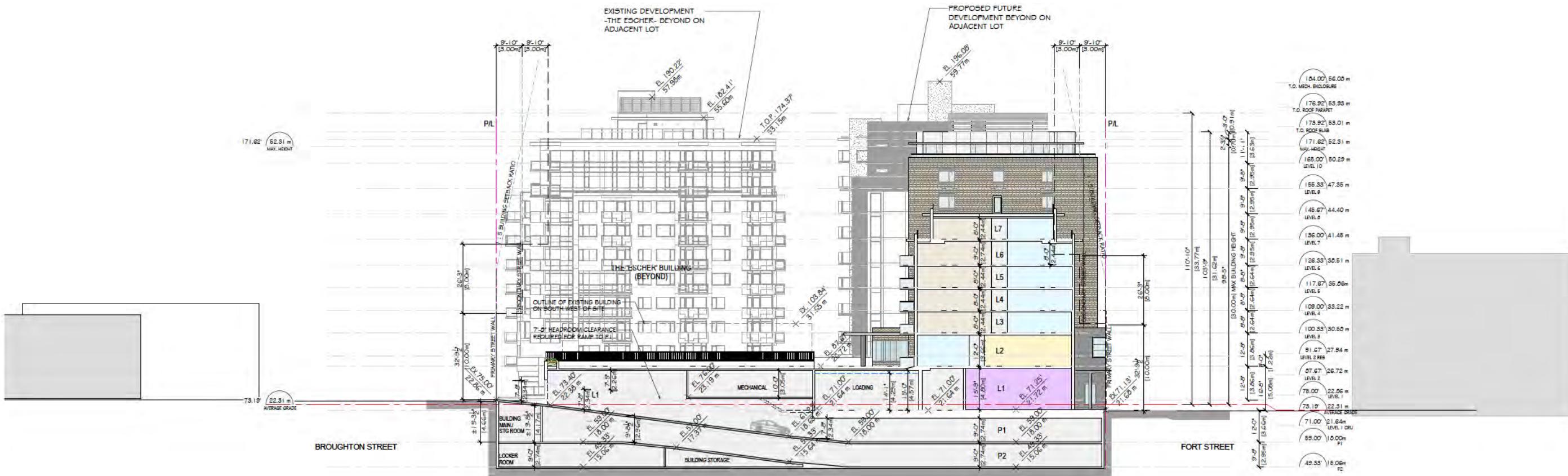
BUILDING SECTION F /
INTERNAL EAST ELEVATION

A506

APR 2017

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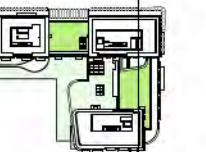
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RE-ASSIGNED FOR REZONING & DP			15 JAN 2019
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BUILDING SECTION J

A509

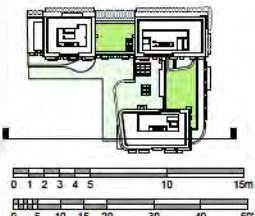
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PROJECT NO.:
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BUILDING SECTION K

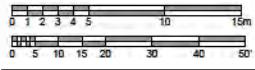
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APR 2017

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5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	29 MAY 2019
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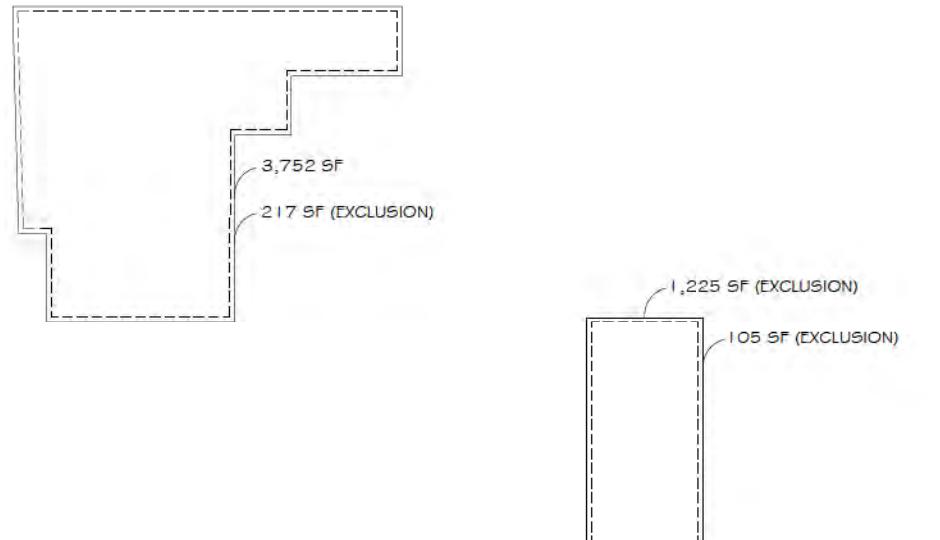


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PARC VICTORIA
Mixed Use Seniors Residential &
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MECHANICAL LEVEL
AREA OVERLAY



MECHANICAL LEVEL AREA CALCULATION:

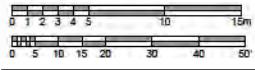
TOTAL GROSS FLOOR AREA = 4,977 SF
TOTAL EXCLUDED AREA = 322 SF
TOTAL FSR = 4,655 SF

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REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
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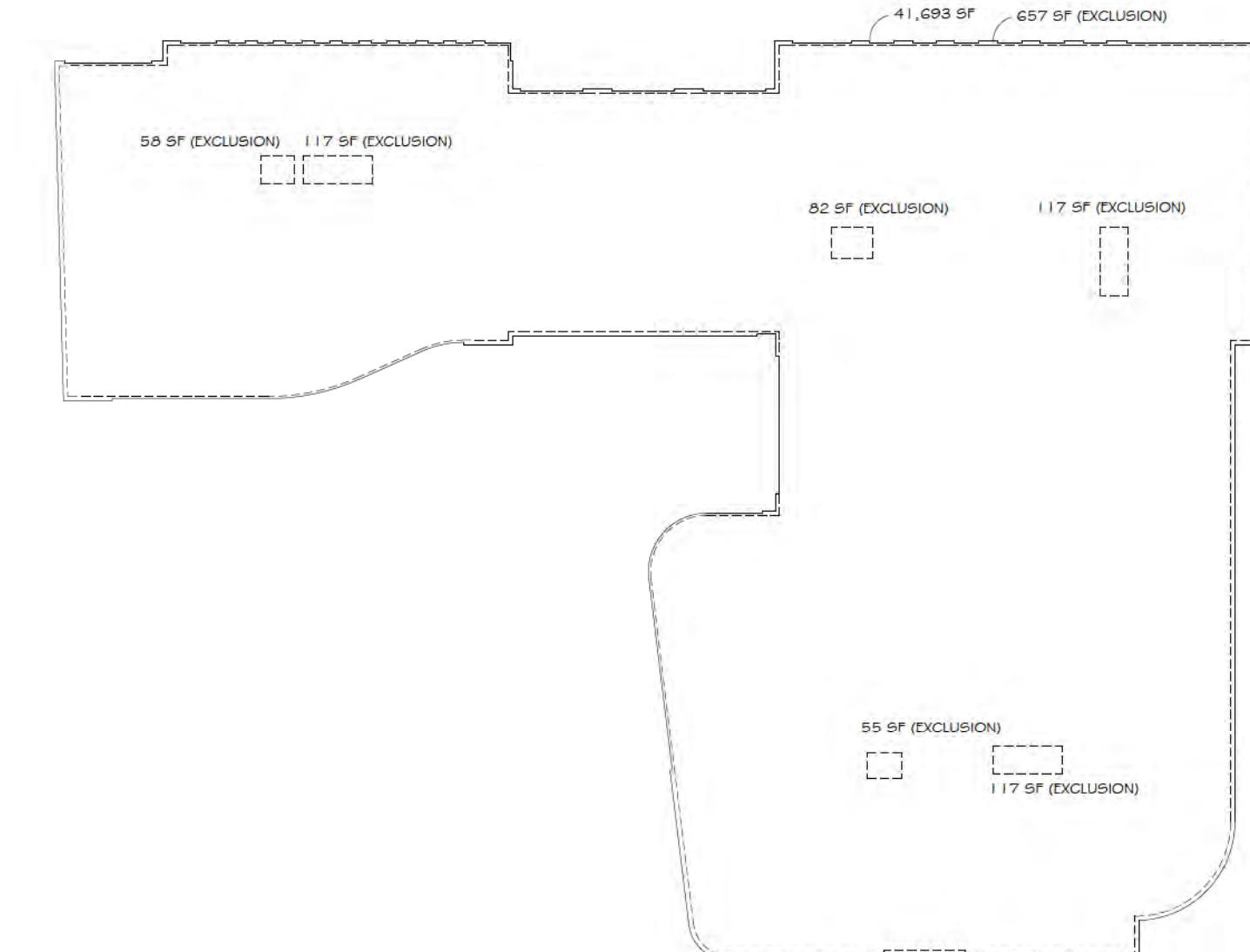
PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 2
AREA OVERLAY

DRAWN BY: [Signature] CHECKED BY: [Signature]

003

1:200



LEVEL 2 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 41,693 SF
TOTAL EXCLUDED AREA = 1,203 SF
TOTAL FSR = 40,490 SF

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	REISSUED FOR REZONING & DP	20 FEB 2018
3	REISSUED FOR ADP	02 APR 2018
4	REISSUED FOR REZONING & DP	18 JAN 2019
5	REISSUED FOR ADP	24 APR 2019
6	REISSUED FOR REZONING & DP	29 MAY 2019
7	REISSUED FOR REZONING & DP	28 AUG 2020
8	REISSUED FOR REZONING & DP	05 MAY 2021
9	REISSUED FOR REZONING & DP	24 NOV 2021

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0 1 2 3 4 5 10 15 20 30 40 50 m
0 5 10 15 20 30 40 50 ft

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 3
AREA OVERLAY

004

1:200

LEVEL 3 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 35,581 SF
TOTAL EXCLUDED AREA = 1,338 SF
TOTAL FSR = 32,243 SF

Scale: 1:200
Drawing No.: 004
Rev.: 004

REVISIONS		
REV.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	19 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
4	RE-ISSUED FOR REZONING & DP	18 JAN 2019
5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	28 MAY 2019
7	RE-ISSUED FOR REZONING & DP	26 AUG 2020
8	RE-ISSUED FOR REZONING & DP	05 MAY 2021
9	RE-ISSUED FOR REZONING & DP	24 NOV 2021

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 45ft

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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 4
AREA OVERLAY

005

0407 0408

1:200

LEVEL 4 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 32,851 SF
TOTAL EXCLUDED AREA = 1,333 SF
TOTAL FSR = 31,518 SF

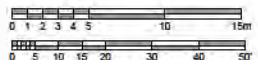
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1:200

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200 - 355 Burrard Street T 604 662 8544
Vancouver, BC V6C 2B8 F 604 662 4050
www.besfir.com

REVISIONS	IC - DESCRIPTION	DATE
REISSUED FOR REZONING & DP		18 SEP 2017
REASSIGNED FOR REZONING & DP		20 FEB 2018
REASSIGNED FOR ADP		02 APR 2018
REASSIGNED FOR REZONING & DP		15 JAN 2019
REASSIGNED FOR ADP		24 APR 2019
REASSIGNED FOR REZONING & DP		29 MAY 2019
RE-ASSUED FOR REZONING & DP		26 JUL 2020
RE-ASSUED FOR REZONING & DP		05 MAY 2021
RE-ASSUED FOR REZONING & DP		24 NOV 2021

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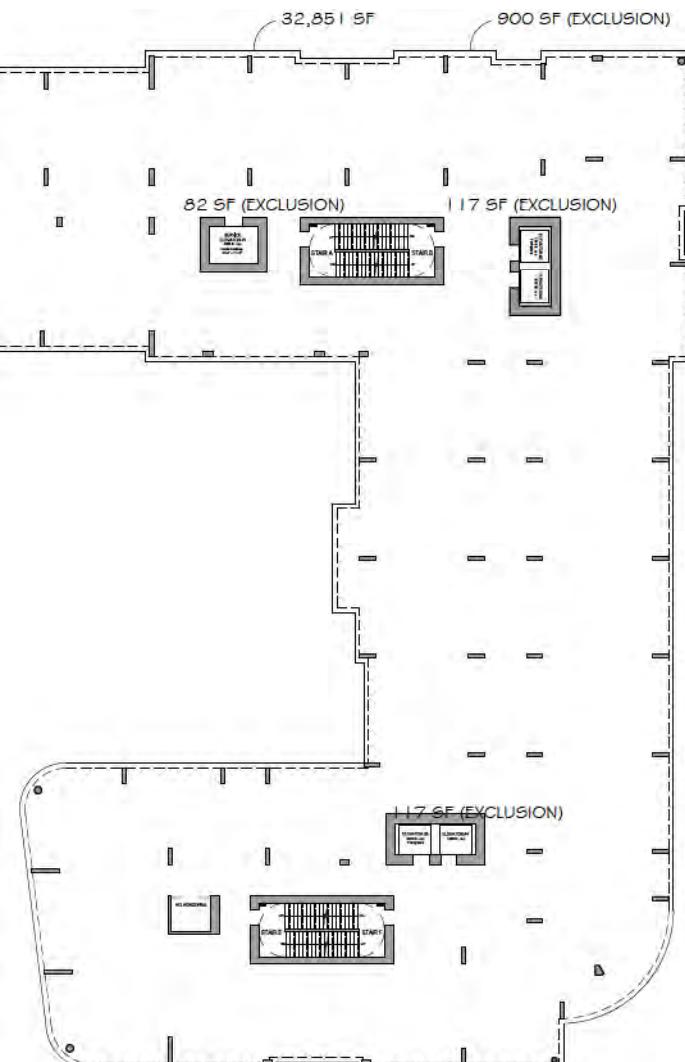


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PARC VICTORIA
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LEVEL 5
REA OVERLAY



LEVEL 5 AREA CALCULATION

TOTAL GROSS FLOOR AREA = 32,851 SF
TOTAL EXCLUDED AREA = 1,333 SF
TOTAL FSR = 31,518 SF

006

1:200

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REVISIONS		
REV.	DESCRIPTION	DATE
01	ISSUED FOR REZONING & DP	19 SEP 2017
02	RE-ISSUED FOR REZONING & DP	20 FEB 2018
03	RE-ISSUED FOR ADP	02 APR 2018
04	RE-ISSUED FOR REZONING & DP	18 JAN 2019
05	RE-ISSUED FOR ADP	24 APR 2019
06	RE-ISSUED FOR REZONING & DP	28 MAY 2019
07	RE-ISSUED FOR ADP	26 AUG 2020
08	RE-ISSUED FOR REZONING & DP	05 MAY 2021
09	RE-ISSUED FOR REZONING & DP	24 NOV 2021

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0 1 2 3 4 5 10 15m
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PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

LEVEL 6
AREA OVERLAY

007

1:200

LEVEL 6 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 32,851 SF
TOTAL EXCLUDED AREA = 1,333 SF
TOTAL FSR = 31,518 SF

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REVISIONS		
REV.	DESCRIPTION	DATE
RE-ISSUED FOR REZONING & DP		19 SEP 2017
RE-ISSUED FOR REZONING & DP		20 FEB 2018
RE-ISSUED FOR AOP		02 APR 2018
RE-ISSUED FOR REZONING & DP		16 JAN 2019
RE-ISSUED FOR AOP		24 APR 2019
RE-ISSUED FOR REZONING & DP		26 MAY 2019
RE-ISSUED FOR REZONING & DP		28 AUG 2020
RE-ISSUED FOR REZONING & DP		05 MAY 2021
RE-ISSUED FOR REZONING & DP		24 NOV 2021

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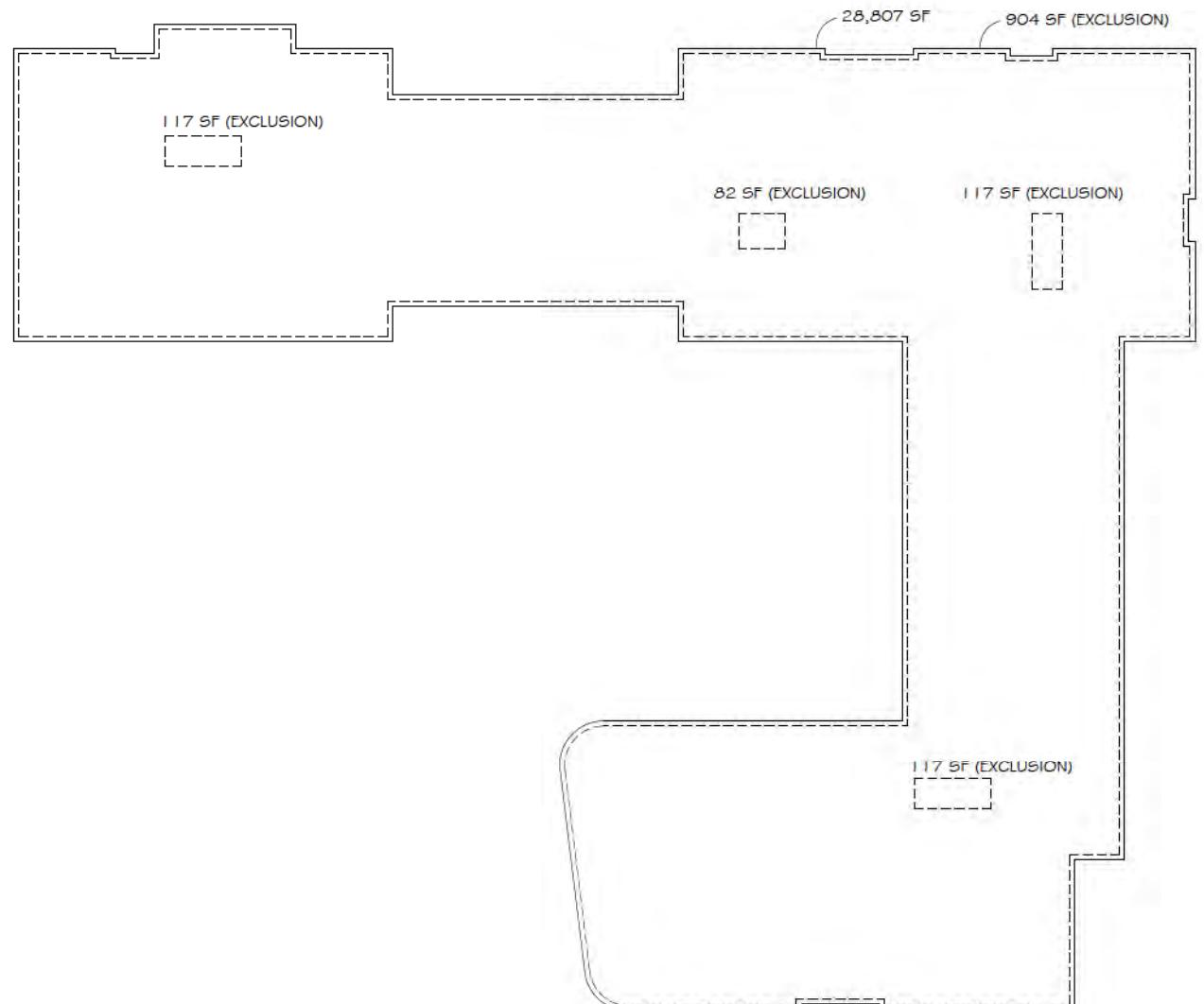
0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50ft

Client:
parc
retirement
living

17420

PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

LEVEL 7
AREA OVERLAY



LEVEL 7 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 28,807 SF
TOTAL EXCLUDED AREA = 1,337 SF
TOTAL FSR = 27,470 SF

008

1:200

REVISIONS		
REV.	DESCRIPTION	DATE
RE-01	RE-ZONED FOR REZONING & DP	19 SEP 2017
RE-02	RE-ZONED FOR REZONING & DP	20 FEB 2018
RE-03	RE-ZONED FOR ADP	02 APR 2018
RE-04	RE-ZONED FOR REZONING & DP	16 JAN 2019
RE-05	RE-ZONED FOR ADP	24 APR 2019
RE-06	RE-ZONED FOR REZONING & DP	26 MAY 2019
RE-07	RE-ZONED FOR REZONING & DP	28 AUG 2020
RE-08	RE-ZONED FOR REZONING & DP	05 MAY 2021
RE-09	RE-ZONED FOR REZONING & DP	24 NOV 2021

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0 1 2 3 4 5 10 15m
0 5 10 15 20 30 40 50ft

Client:
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Project:
PARC VICTORIA
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LEVEL 8
AREA OVERLAY

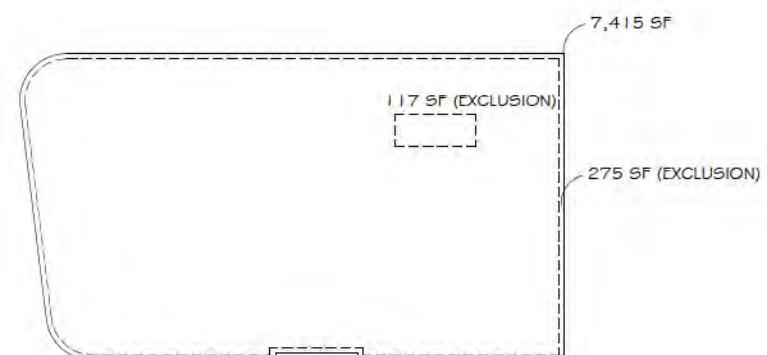
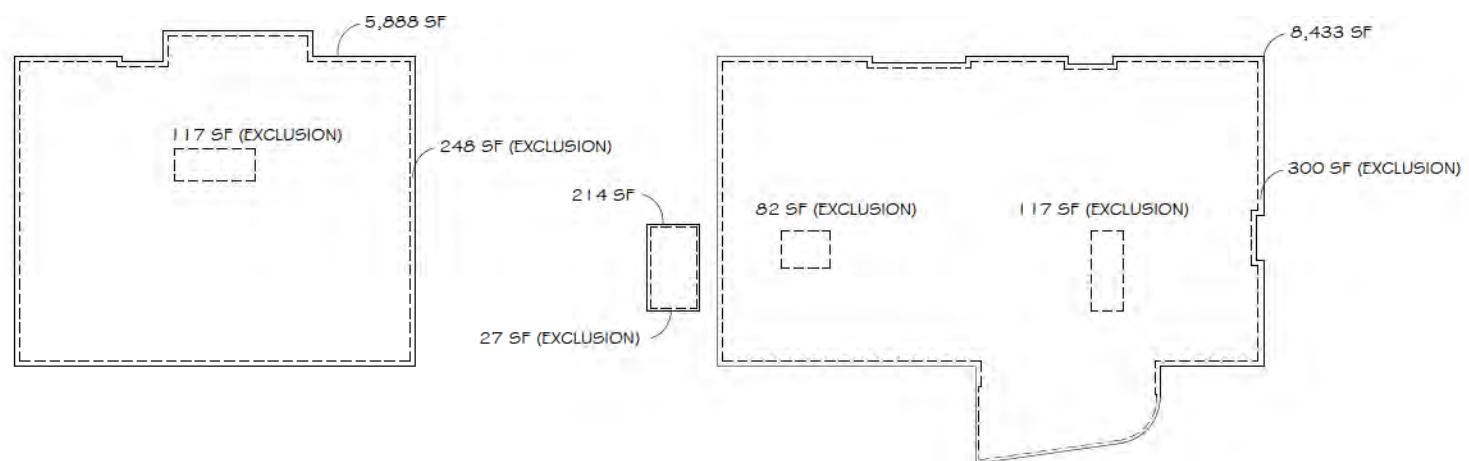
DRAWN BY: [Signature] CHECKED BY: [Signature]

009

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LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 21,950 SF
TOTAL EXCLUDED AREA = 1,283 SF
TOTAL FSR = 20,667 SF

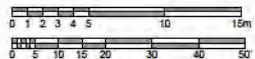


LEVEL 8 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 21,950 SF
TOTAL EXCLUDED AREA = 1,283 SF
TOTAL FSR = 20,667 SF

REVISIONS		
REV.	DESCRIPTION	DATE
RE-ISSUED FOR REZONING & DP		19 SEP 2017
RE-ISSUED FOR REZONING & DP		20 FEB 2018
RE-ISSUED FOR AOP		02 APR 2018
RE-ISSUED FOR REZONING & DP		16 JAN 2019
RE-ISSUED FOR AOP		24 APR 2019
RE-ISSUED FOR REZONING & DP		26 MAY 2019
RE-ISSUED FOR REZONING & DP		28 AUG 2020
RE-ISSUED FOR REZONING & DP		05 MAY 2021
RE-ISSUED FOR REZONING & DP		24 NOV 2021

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LEVEL 9
AREA OVERLAY

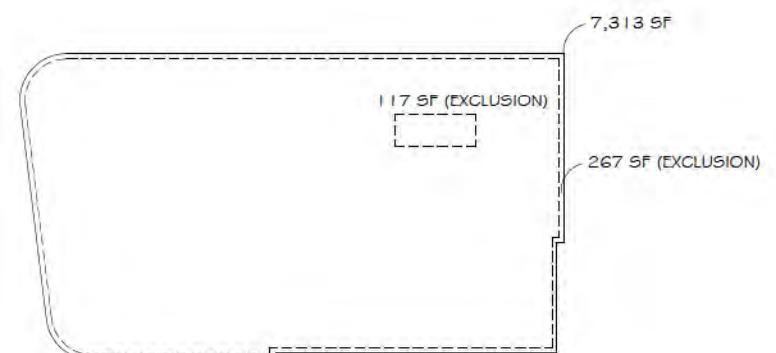
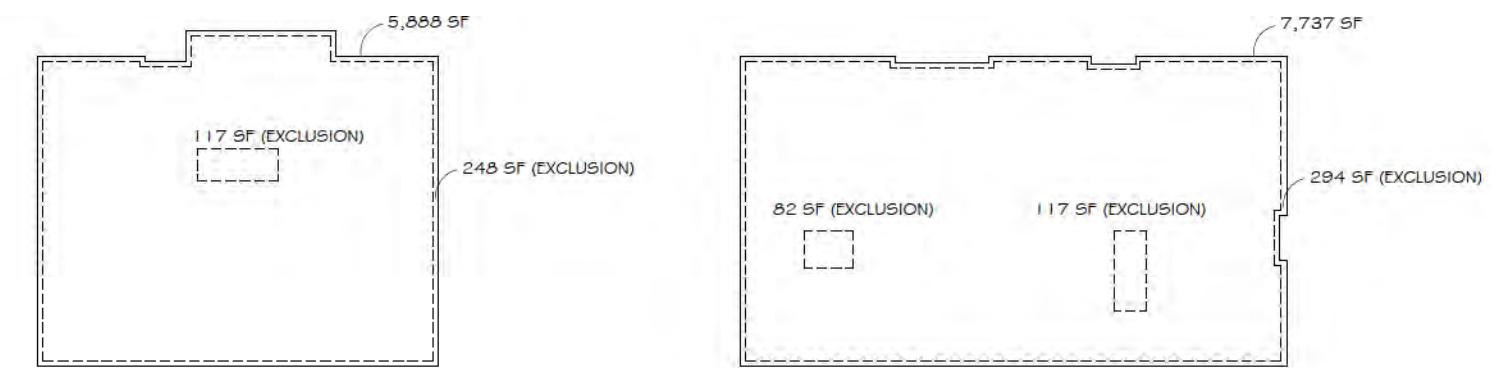
DRAWING NO. REVISION NO.

O10

1:200

LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 20,938 SF
TOTAL EXCLUDED AREA = 1,242 SF
TOTAL FSR = 19,696 SF

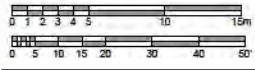


LEVEL 9 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 20,938 SF
TOTAL EXCLUDED AREA = 1,242 SF
TOTAL FSR = 19,696 SF

REVISIONS		
REV.	DESCRIPTION	DATE
1	ISSUED FOR REZONING & DP	18 SEP 2017
2	RE-ISSUED FOR REZONING & DP	20 FEB 2018
3	RE-ISSUED FOR ADP	02 APR 2018
4	RE-ISSUED FOR REZONING & DP	16 JAN 2019
5	RE-ISSUED FOR ADP	24 APR 2019
6	RE-ISSUED FOR REZONING & DP	28 MAY 2019
7	RE-ISSUED FOR REZONING & DP	28 AUG 2020
8	RE-ISSUED FOR REZONING & DP	05 MAY 2021
9	RE-ISSUED FOR REZONING & DP	30 NOV 2021

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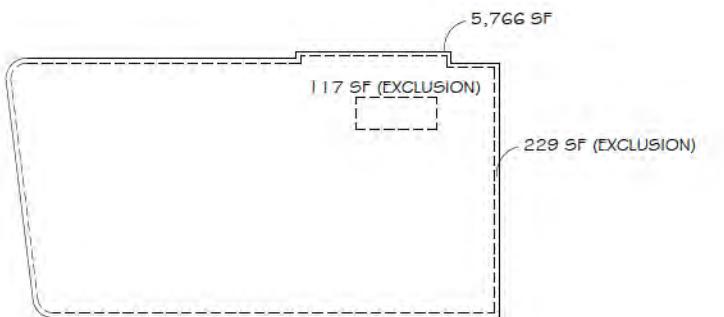
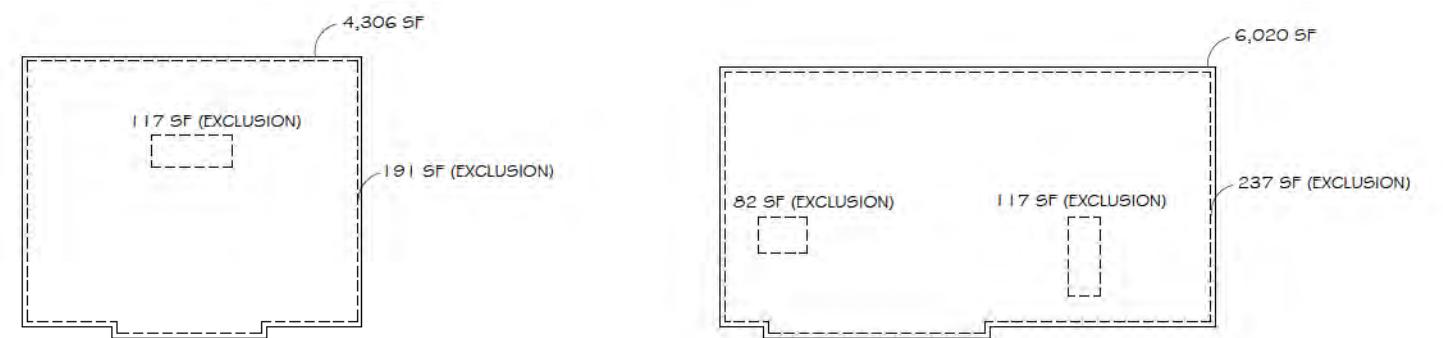


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PARC VICTORIA
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Commercial Development

LEVEL 10
AREA OVERLAY



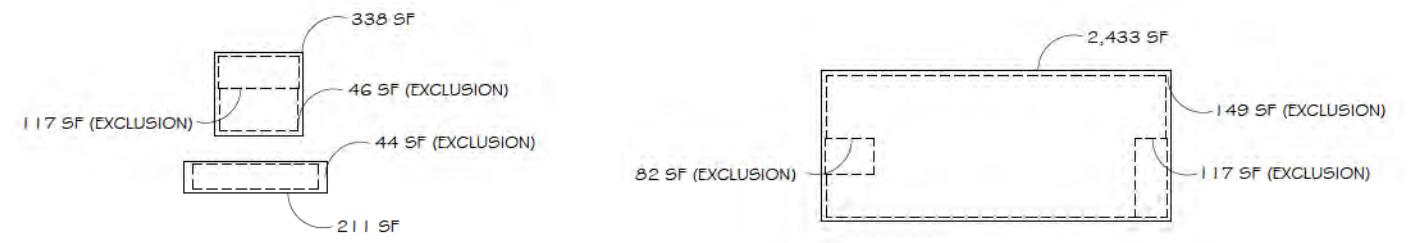
LEVEL 10 AREA CALCULATION:

TOTAL GROSS FLOOR AREA = 16,092 SF
TOTAL EXCLUDED AREA = 1,090 SF
TOTAL FSR = 15,002 SF

O11

1:200

REVISIONS		
ID	DESCRIPTION	DATE
RE-ISSUED FOR REZONING & DP	19 SEP 2017	
RE-ASSUED FOR REZONING & DP	20 FEB 2018	
RE-ASSUED FOR ADP	02 APR 2018	
RE-ASSUED FOR ADP	16 JAN 2019	
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RE-ASSUED FOR REZONING & DP	29 AUG 2020	
RE-ASSUED FOR REZONING & DP	05 MAY 2021	
RE-ASSUED FOR REZONING & DP	24 NOV 2021	

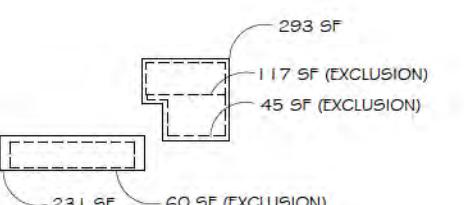


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PROJECT NO.: 17420
PROJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

ROOF
AREA OVERLAY

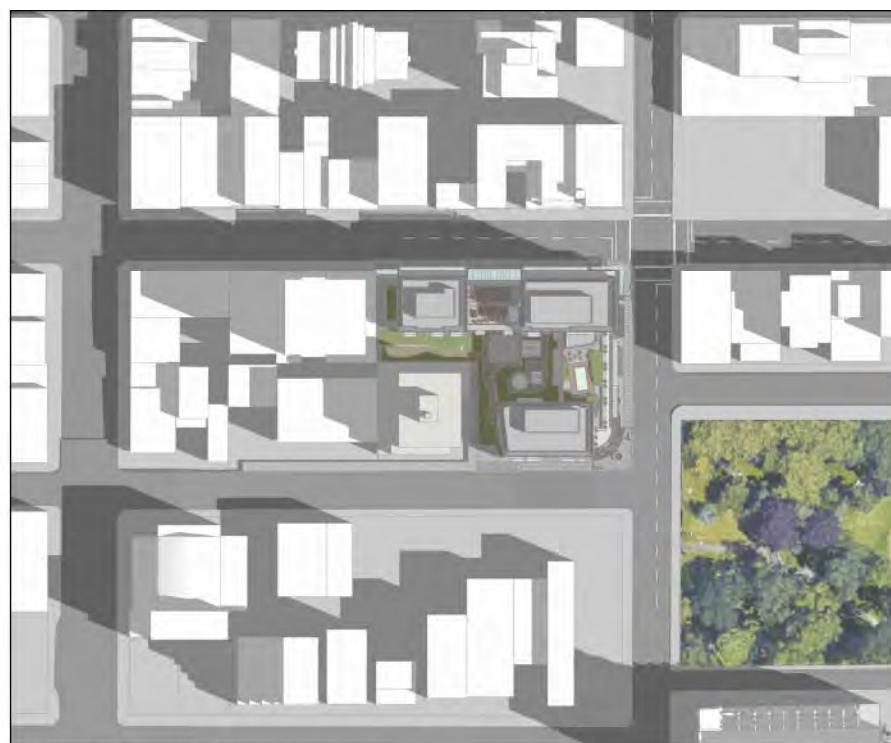


ROOF AREA CALCULATION:

TOTAL GROSS FLOOR AREA	= 3,506 SF
TOTAL EXCLUDED AREA	= 777 SF
TOTAL FSR	= <u>2,729 SF</u>

012

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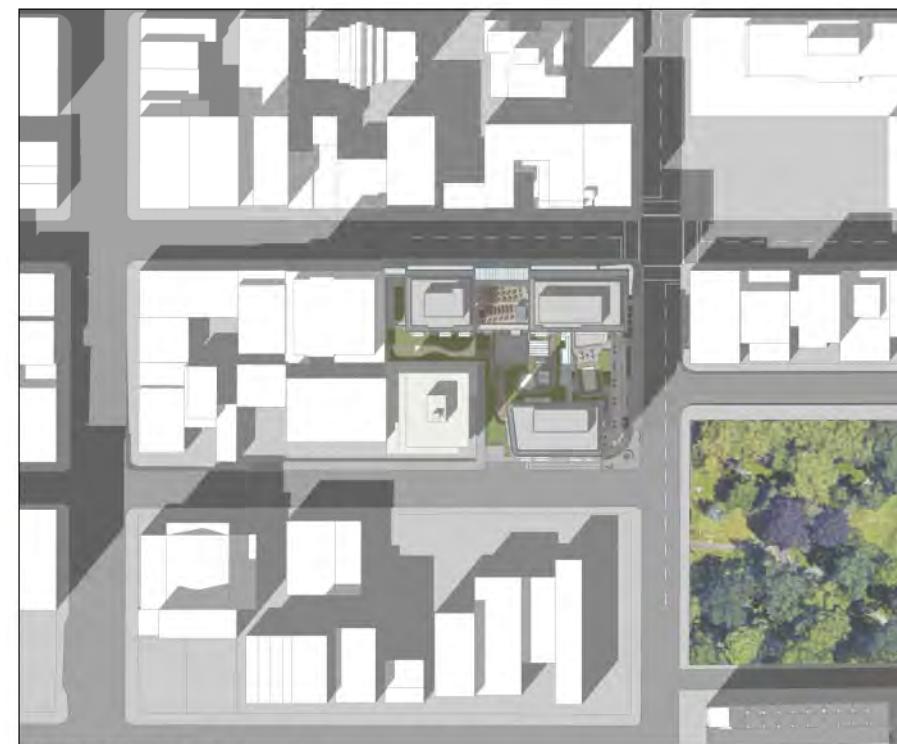
MARCH 21 (10:00 am)



MARCH 21 (12:00 pm)



MARCH 21 (02:00 pm)



MARCH 21 (04:00 pm)

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ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN

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REVISIONS
IC: 00000000000000000000000000000000
ISSUED FOR REZONING & DP 18 SEP 2017
RE-ISSUED FOR REZONING & DP 20 FEB 2018
RE-ISSUED FOR ADP 02 APR 2018
RE-ISSUED FOR ADP 24 APR 2019

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parc
retirement
living

PROJECT NO. 17420

PROJECT: PARC VICTORIA
Mixed Use Seniors Residential & Commercial Development

DRAWING TITLE: SHADOW ANALYSIS

DRAWING NO. SH01

REVISION: -

DATE: 2018-03-21

TIME: 10:00 AM

SCALE: NTS

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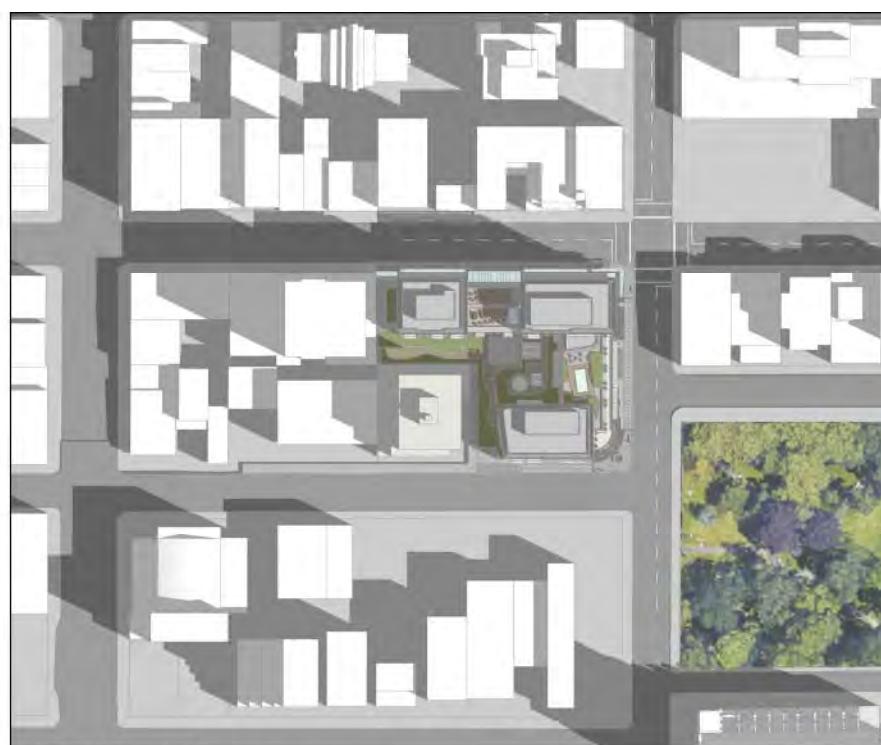
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SEPT 21 (10:00 am)



SEPT 21 (12:00 pm)



SEPT 21 (02:00 pm)



SEPT 21 (04:00 pm)

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REVISIONS		DATE
ISSUED FOR REZONING & DP		18 SEP 2017
RE-ISSUED FOR REZONING & DP		20 FEB 2018
RE-ISSUED FOR ADP		02 APR 2018
RE-ISSUED FOR ADP		24 APR 2018

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parc
retirement
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PROJECT NO.

17420

PROJECT:
PARC VICTORIA
Mixed Use Seniors Residential &
Commercial Development

DRAWING TITLE:

SHADOW ANALYSIS

SH02

Scale:

1:500

Compass:

North

NTS