1050 YATES ST

DEVELOPMENT PERMIT APPLICATION - MARCH 24TH, 2023



PROJECT INFORMATION

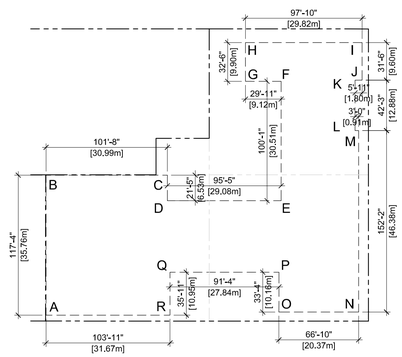
PROJECT ADDRESS	1050 YATES STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 2 OF LOTS 956 TO 958 AND 966 TO 970 EPP88913
EXISTING ZONING	ZONING: CA-90 MID COOK DISTRICT
SITE AREA	50,660 sf (4,706.4 m^2)
GROSS FLOOR AREA (GFA)	403,717 sf (37,506.5 m^2)
COMMERCIAL GROSS FLOOR AREA (GFA)	16,091 sf (1494.9 m^2)
RESIDENTIAL GROSS FLOOR AREA(GFA)	387,626 sf (36,011 m^2)
FLOOR SPACE RATIO AREA (FSR)	376,000 sf (34,931.5 m^2)
FLOOR SPACE RATIO	7.42 FSR
HEIGHT OF BUILDINGS	YATES ST = 74.22 m COOK ST = 44.98 m
NUMBER OF STOREYS	YATES ST = 25 STOREYS COOK ST = 15 STOREYS
TOTAL NUMBER OF RESIDENTIAL UNITS	488 UNITS
UNIT TYPES	STUDIO = 13.1 % 1 BED = 55.5 % 2 BED = 26.8 % 3 BED = 4.1 %
MINIMUM UNIT FLOOR AREA	375 sf (34.8 m^2)
RESIDENTIAL FLOOR PLATE SIZE	PODIUM = 29,430 sf (2,734 m^2) COOK ST. BUILDING = 13,423 sf (1,247m^2) YATES ST. TOWER = 6,464 sf (600.5m^2)
PARKING STALLS	200 PARKING STALLS *(27 COMMERCIAL + 160 RESIDENTIAL + 2 CAR SHARE)*
BICYCLE PARKING	588 LONG TERM BICYCLE SPACES 60 SHORT TERM BICYCLE SPACES

DRAWING LIST

		24"X36" SHEETS	11"X17" SHEETS
A000	COVER & PROJECT INFO.	N.T.S	N.T.S
A100	PROJECT STATISTICS	N.T.S	N.T.S
A101	CONTEXT PLAN	N.T.S	N.T.S
A102	SITE PLAN EXISTING	1/16" = 1'-0"	1/32" = 1'-0"
A103	SITE PLAN PROPOSED	1/16" = 1'-0"	1/32" = 1'-0"
A201	FLOOR PLAN P2	1/16" = 1'-0"	1/32" = 1'-0"
A202	FLOOR PLAN P1	1/16" = 1'-0"	1/32" = 1'-0"
A203	FLOOR PLAN LEVEL 1 / GROUND	1/16" = 1'-0"	1/32" = 1'-0"
A204	FLOOR PLAN LEVEL 2	1/16" = 1'-0"	1/32" = 1'-0"
A205	FLOOR PLAN LEVEL 3 - 5	1/16" = 1'-0"	1/32" = 1'-0"
A206	FLOOR PLAN LEVEL 6	1/16" = 1'-0"	1/32" = 1'-0"
A207	FLOOR PLAN LEVEL 7 - 14	1/16" = 1'-0"	1/32" = 1'-0"
A208	FLOOR PLAN LEVEL 15	1/16" = 1'-0"	1/32" = 1'-0"
A209	FLOOR PLAN LEVEL 16	1/16" = 1'-0"	1/32" = 1'-0"
A210	FLOOR PLAN LEVELS 17-24	1/16" = 1'-0"	1/32" = 1'-0"
A211	FLOOR PLAN LEVEL 25	1/16" = 1'-0"	1/32" = 1'-0"
A212	FLOOR PLAN ROOF LEVELS	1/16" = 1'-0"	1/32" = 1'-0"
A300	BUILDING SECTION A	1/16" = 1'-0"	1/32" = 1'-0"
A301	BUILDING SECTION B	1/16" = 1'-0"	1/32" = 1'-0"
A400	BUILDING ELEVATION SOUTH	1/16" = 1'-0"	1/32" = 1'-0"
A401	BUILDING ELEVATION WEST	1/16" = 1'-0"	1/32" = 1'-0"
A402	BUILDING ELEVATION EAST	1/16" = 1'-0"	1/32" = 1'-0"
A403	BUILDING ELEVATION NORTH	1/16" = 1'-0"	1/32" = 1'-0"
A404	STREET ELEVATIONS	1/32" = 1'-0"	1/64" = 1'-0"
A500	MATERIAL BOARD	N.T.S	N.T.S

AVERAGE GRADE CALCULATION

AVERAGE GRADE CALCULATION:
7678.29 / 354.27m = 21.67m



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02	REVISED DP	2023/03/28
01	ISSUED FOR DP	2023/03/24
Revisions		YYYY-MM-DD

Seal

1050 YATES ST. MIXED USED DEVELOPMENT

1050 YATES STREET
VICTORIA, BC

Project

COVER & PROJECT INFO.

Original Submission
Received Date: March 30, 2023

Drawing	
Scale	N.T.S.
Project	222032
Sheet	A000

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GROSS FLOOR AREAS + FSR

	RESIDENTIAL (GFA)						
	Residential Lobby/Mail	Residential Units	Amenity / Mng Office	Service Rms/ Circulation/ Core	Residential Storage	Bike Storage	**Residential Total (SF)**
Level 01	2,880	2,852		7,181		2,196	**15,109**
Level 02		23,161	285	4,786	355		**28,587**
Level 03		23,644		5,146	640		**29,430**
Level 04		23,644		5,146	640		**29,430**
Level 05		23,644		5,146	640		**29,430**
Level 06		16,285		3,967			**20,252**
Level 07		16,504		3,666			**20,170**
Level 08		16,504		3,666			**20,170**
Level 09		16,504		3,666			**20,170**
Level 10		16,504		3,666			**20,170**
Level 11		16,504		3,666			**20,170**
Level 12		16,504		3,666			**20,170**
Level 13		16,504		3,666			**20,170**
Level 14		16,504		3,666			**20,170**
Level 15		5,190	4,238	2,974			**12,402**
Level 16		5,190		1,274			**6,464**
Level 17		5,190		1,274			**6,464**
Level 18		5,190		1,274			**6,464**
Level 19		5,190		1,274			**6,464**
Level 20		5,190		1,274			**6,464**
Level 21		5,190		1,274			**6,464**
Level 22		5,190		1,274			**6,464**
Level 23		5,190		1,274			**6,464**
Level 24		5,190		1,274			**6,464**
Level 25			2,015	1,435			**3,450**
TOTAL	**2,880**	**297,162**	**6,538**	**76,575**	**2,275**	**2,196**	**387,626**

	COMMERCIAL (GFA)		
	Retail Units	Restaurant	**Commercial Total (SF)**
Level 01	8,471	7,620	**16,091**
Level 02			
Level 03			
Level 04			
Level 05			
Level 06			
Level 07			
Level 08			
Level 09			
Level 10			
Level 11			
Level 12			
Level 13			
Level 14			
Level 15			
Level 16			
Level 17			
Level 18			
Level 19			
Level 20			
Level 21			
Level 22			
Level 23			
Level 24			
Level 25			
TOTAL	**8,471**	**7,620**	**16,091**

	TOTAL GFA
	RESIDENTIAL & COMMERCIAL TOTAL (GSF)
Level 01	**31,200**
Level 02	**28,587**
Level 03	**29,430**
Level 04	**29,430**
Level 05	**29,430**
Level 06	**20,252**
Level 07	**20,170**
Level 08	**20,170**
Level 09	**20,170**
Level 10	**20,170**
Level 11	**20,170**
Level 12	**20,170**
Level 13	**20,170**
Level 14	**20,170**
Level 15	**12,402**
Level 16	**6,464**
Level 17	**6,464**
Level 18	**6,464**
Level 19	**6,464**
Level 20	**6,464**
Level 21	**6,464**
Level 22	**6,464**
Level 23	**6,464**
Level 24	**6,464**
Level 25	**3,450**
TOTAL	**403,717**

	FSR	
	Exclusions (Elevator Shafts, Bicycle Storage, Exterior Wall)	**FSR Area (SF)**
Level 01	3,945	**27,255**
Level 02	1,472	**27,115**
Level 03	1,629	**27,801**
Level 04	1,629	**27,801**
Level 05	1,629	**27,801**
Level 06	1,305	**18,947**
Level 07	1,305	**18,865**
Level 08	1,305	**18,865**
Level 09	1,305	**18,865**
Level 10	1,305	**18,865**
Level 11	1,305	**18,865**
Level 12	1,305	**18,865**
Level 13	1,305	**18,865**
Level 14	1,306	**18,864**
Level 15	831	**11,571**
Level 16	498	**5,966**
Level 17	498	**5,966**
Level 18	498	**5,966**
Level 19	498	**5,966**
Level 20	498	**5,966**
Level 21	498	**5,966**
Level 22	498	**5,966**
Level 23	498	**5,966**
Level 24	498	**5,966**
Level 25	354	**3,096**
TOTAL	27,717	**376,000**

PARKING (EXCLUDED FROM FSR)						
GFA						
	Core/Lobby	Parking	Bike Storage	Residential Storage	Service Rms	**Total**
Level P2	2,100	41,531		7,083		**50,714**
Level P1	2,100	39,415	7,408		1,791	**50,714**
TOTAL	**4,200**	**80,946**	**7,408**	**7,083**	**1,791**	**101,428**

SITE COVERAGE	**61.6%**	
OPEN SITE SPACE	**38.4%**	

SITE AREA	**50,660**	**SF**
RESIDENTIAL & COMMERCIAL	**7.42**	**FSR**

BUILDING HEIGHTS			
	HEIGHT (ft)	**HEIGHT (m)**	**HEIGHT (STOREYS)**
BUILDING A - Yates St.	243'-6"	74.22m	25 STOREYS
BUILDING B - Cook St.	147'-7"	44.98m	15 STOREYS

AVERAGE GRADE CALCULATION		
A-B =	[(20.84m + 21.25m)/2] x 35.76m =	752.57
B-C =	[(21.25m + 21.37m)/2] x 30.99m =	660.40
C-D =	[(21.37m + 21.00m)/2] x 6.53m =	138.34
D-E =	[(21.00m + 21.79m)/2] x 29.08m =	622.17
E-F =	[(21.79m + 22.52m)/2] x 30.51m =	675.95
F-G =	[(22.52m + 22.60m)/2] x 9.12m =	205.75
G-H =	[(22.60m + 22.75m)/2] x 9.90m =	224.48
H-I =	[(22.75m + 22.60m)/2] x 29.82m =	676.17
I-J =	[(22.60m + 23.00m)/2] x 9.60m =	218.88
J-K=	[(23.00m + 23.00m)/2] x 1.80m =	41.40
K-L=	[(23.00m + 23.00m)/2] x 12.88m =	296.24
L-M=	[(23.00m + 23.00m)/2] x 0.91m =	20.93
M-N=	[(23.00m + 21.23m)/2] x 46.38m =	1025.69
N-O=	[(21.23m + 21.00m)/2] x 20.37m =	430.11
O-P=	[(21.00m + 21.00m)/2] x 10.16m =	213.36
P-Q=	[(21.00m + 21.00m)/2] x 27.84m =	584.64
Q-R=	[(21.00m + 20.94m)/2] x 10.95m =	229.62
R-A=	[(20.94m + 20.84m)/2] x 31.67m =	661.59
SUBTOTAL		*7678.29*
AVG GRADE =	7678.29 / 354.27m =	**21.67**

UNIT BREAKDOWN

	STUDIO	1 BED	2 BED	3 BED	GUEST	TOTAL
Level 1				5		**5**
Level 2	3	18	7	3		**31**
Level 3	5	21	7	4		**37**
Level 4	5	21	7	4		**37**
Level 5	5	21	7	4		**37**
Level 6	4	16	7		2	**29**
Level 7	4	18	7			**29**
Level 8	4	18	7			**29**
Level 9	4	18	7			**29**
Level 10	4	18	7			**29**
Level 11	4	18	7			**29**
Level 12	4	18	7			**29**
Level 13	4	18	7			**29**
Level 14	4	18	7			**29**
Level 15	1	3	4			**8**
Level 16	1	3	4			**8**
Level 17	1	3	4			**8**
Level 18	1	3	4			**8**
Level 19	1	3	4			**8**
Level 20	1	3	4			**8**
Level 21	1	3	4			**8**
Level 22	1	3	4			**8**
Level 23	1	3	4			**8**
Level 24	1	3	4			**8**
TOTAL	**64**	**271**	**131**	**20**	**2**	**488**

UNIT MIX	
STUDIO	13.1%
1 BED	55.5%
2 BED	26.8%
3 BED	4.1%
Total	**100%**

Family Units	**151**
	31%

STORAGE LOCKERS	
P2	148
Level 3	5
Level 4	5
Level 5	5
Total	**163**

CAR PARKING REQUIREMENTS

RESIDENTIAL									
	0.5 SPACES/UNIT (< 45m²)		0.60 SPACES/UNIT (45m²-70m²)		1.00 SPACES/UNIT (> 70m²)		0.1 VISITOR SPACE/UNIT (> 70m²)		TOTAL
REQUIRED	132 x 0.5 =	66.0	316 x 0.6 =	190	40 x 1.0 =	40.0	488 x 1.0 =	49	**345**
PROVIDED	160						11		**171**

COMMERCIAL					
	CAR SHARE	RETAIL	RESTAURANT		TOTAL
	-	1 SPACE /80m²	1 SPACE /40m²		
REQUIRED	0	10	18		**28**
PROVIDED	2	10	17		**29**

RESIDENTIAL + COMMERCIAL ACCESSABLE CAR PARKING TOTAL					
	RESIDENTIAL	COMMERCIAL	VISITOR		TOTAL
	1 ACCESSABLE / 25 PARKING SPACE	1 ACCESSABLE / 25 PARKING SPACE	26-50 VISITOR REQUIRES MIN 1 ACCESSABLE		
REQUIRED	14	1	1		**16**
PROVIDED	14	1	1		**16**

RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL	
REQUIRED	**373**
PROVIDED	**200**

BIKE PARKING REQUIREMENTS

RESIDENTIAL				
LONG TERM BIKES				
	1 SPACE/UNIT (< 45m²)		1.25 SPACES/UNIT (> 45m²)	TOTAL
REQUIRED	132 x 1.0 =	132.0	356 x 1.25 = 445.0	**577**
PROVIDED	582			**582**

RESIDENTIAL	
SHORT TERM BIKES	
0.1 SHORT TERM BIKES/UNIT	
REQUIRED	49
PROVIDED	49

COMMERCIAL			
LONG TERM BIKE REQUIREMENTS			
	RETAIL	RESTAURANT	TOTAL
	1 SPACE /200m²	1 SPACE /400m²	
REQUIRED	4	2	**6**
PROVIDED	4	2	**6**

COMMERCIAL			
SHORT TERM BIKE REQUIREMENTS			
	RETAIL	RESTAURANT	TOTAL
	1 SPACE /200m²	1 SPACE /100m²	
REQUIRED	4	7	**11**
PROVIDED	4	7	**11**

RESIDENTIAL + COMMERCIAL LONG TERM BIKE PARKING TOTAL	
REQUIRED	**583**
PROVIDED	**588**

RESIDENTIAL + COMMERCIAL SHORT TERM BIKE PARKING TOTAL	
REQUIRED	**60**
PROVIDED	**60**

RESIDENTIAL + COMMERCIAL LONG TERM BIKE PARKING TOTAL						
	(max 50% Vertical)		Oversized	Locker	Horizontal	Vertical	
PROVIDED			**57**	**43**	**220**	**268**	**588**
%			**9.7%**	**7.3%**	**37.4%**	**45.6%**	

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1050 YATES ST. MIXED USED DEVELOPMENT

1050 YATES STREET
VICTORIA, BC

Project

PROJECT STATISTICS

Drawing

Scale

Project 222032

Sheet A100

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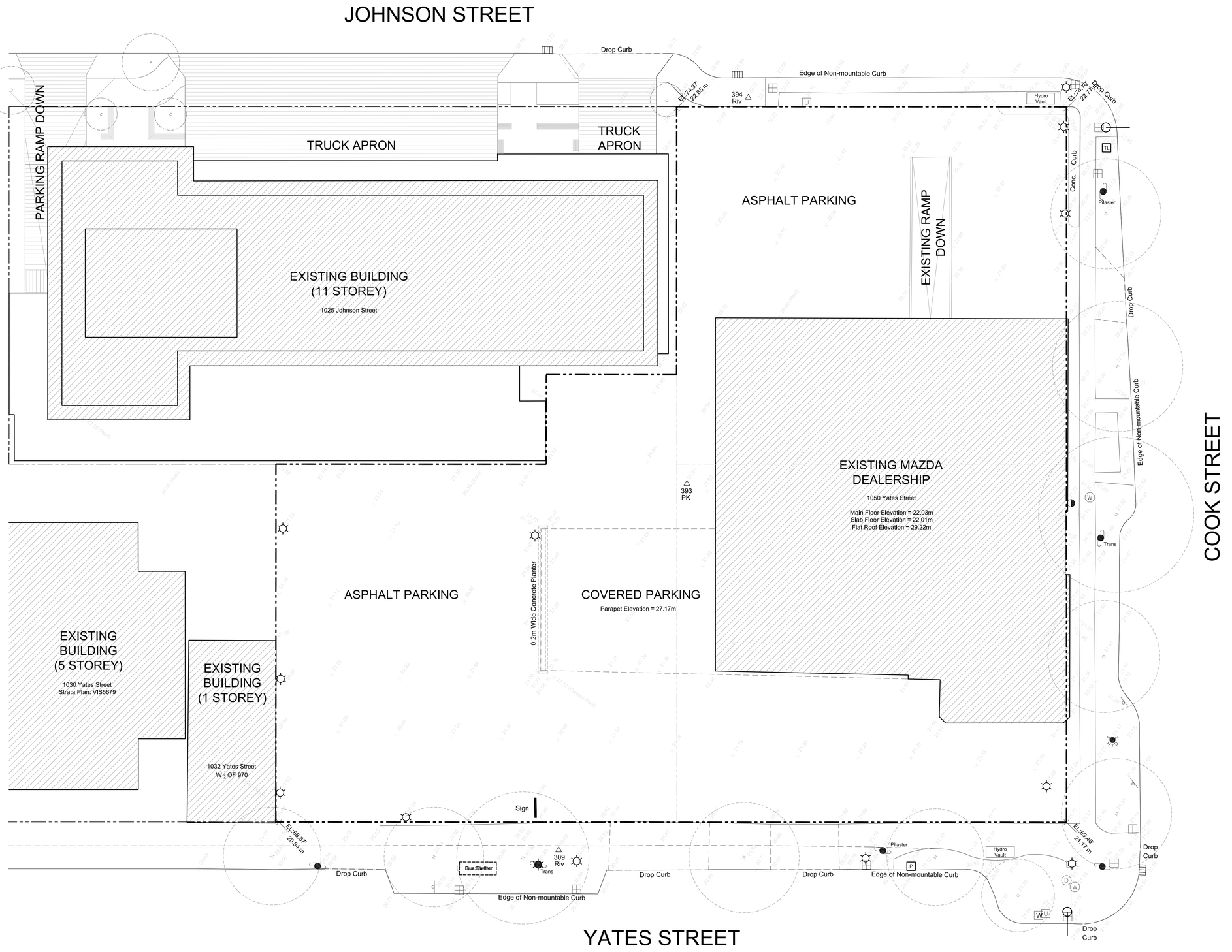
1050 YATES STREET
VICTORIA, BC

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CONTEXT PLAN

Drawing	
Scale	N.T.S.
Project	222032
Sheet	A101

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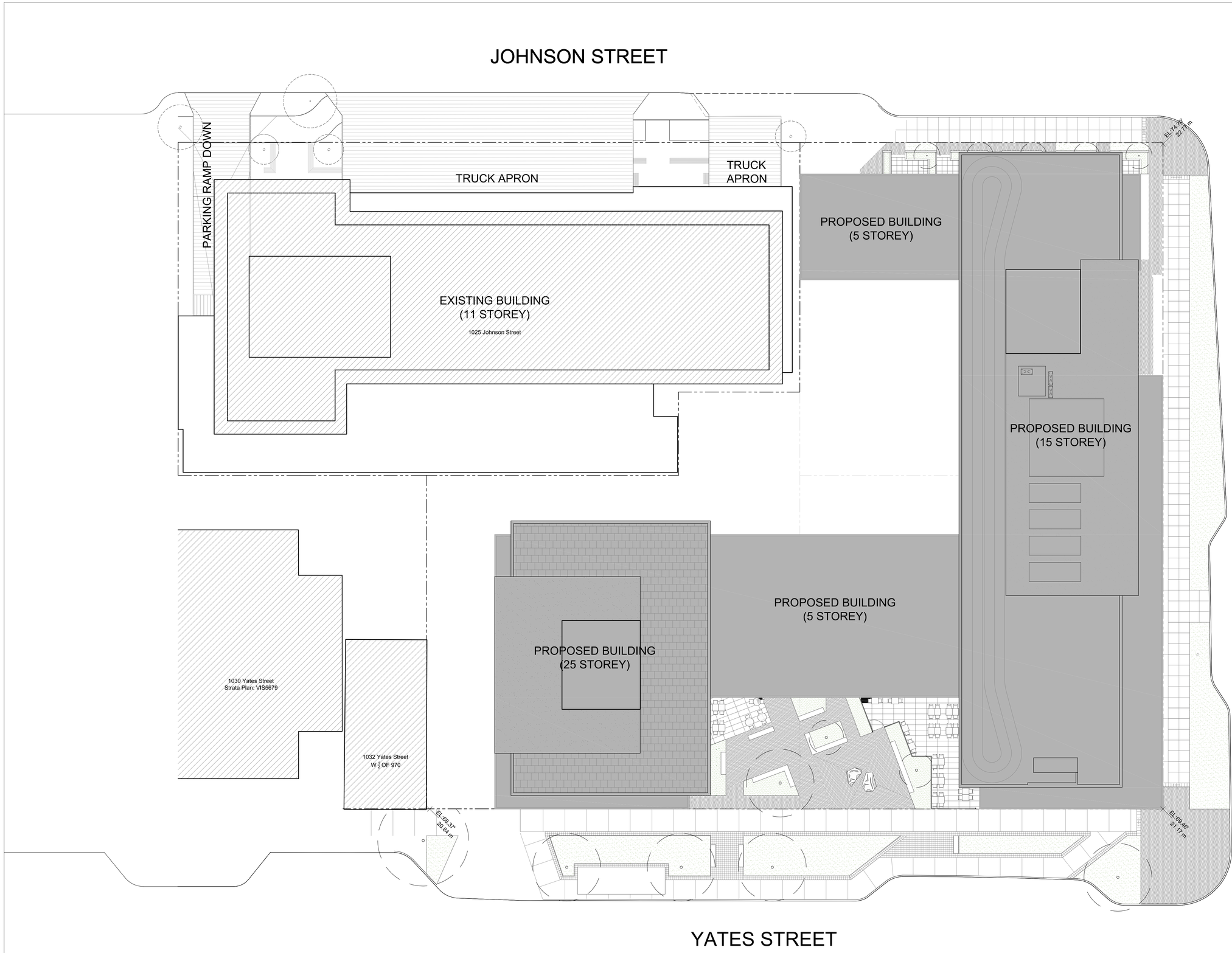
1050 YATES ST. MIXED USED DEVELOPMENT

1050 YATES STREET
VICTORIA, BC

Project

SITE PLAN EXISTING

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A102



16' 12' 8' 4' 0" 8' 16' 32' 48'

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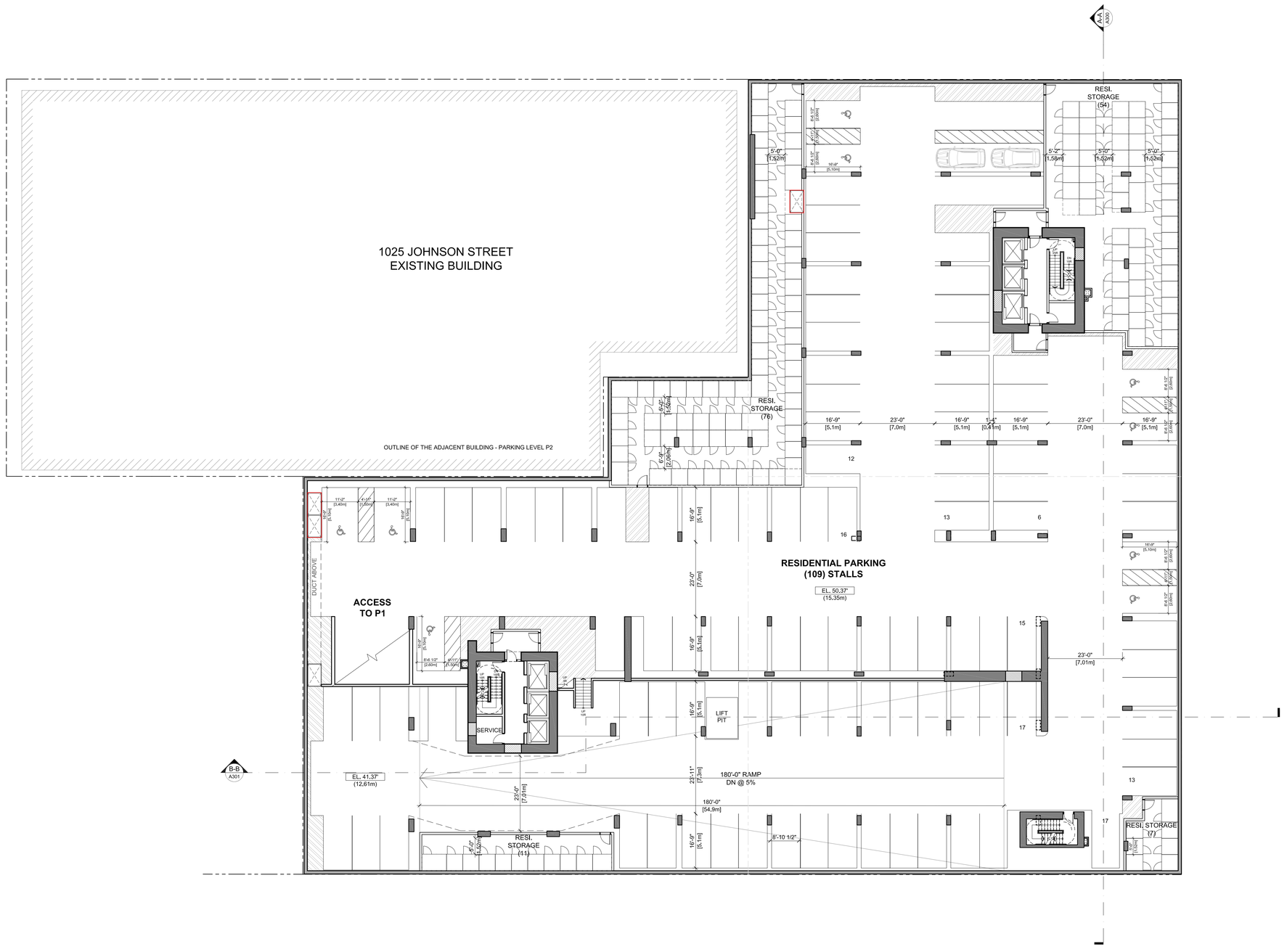
1050 YATES ST.
MIXED USED
DEVELOPMENT

1050 YATES STREET
VICTORIA, BC

Project

SITE PLAN
PROPOSED

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A103



16' 12' 8' 4' 0" 8' 16' 32' 48'

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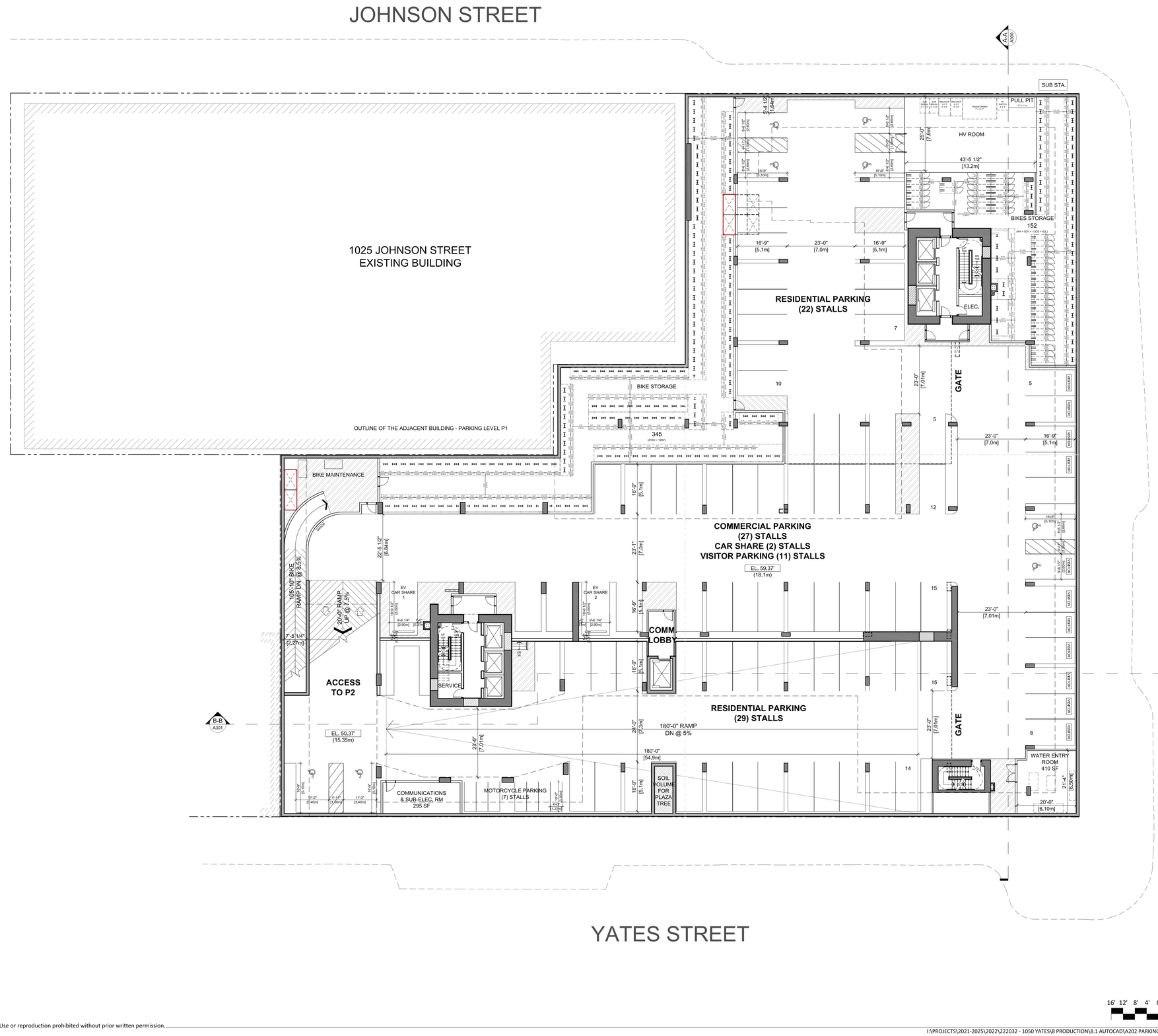
1050 YATES ST. MIXED USED DEVELOPMENT

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VICTORIA, BC

Project

PARKING PLAN P2

Drawing	
Scale	1/16" = 1'-0"
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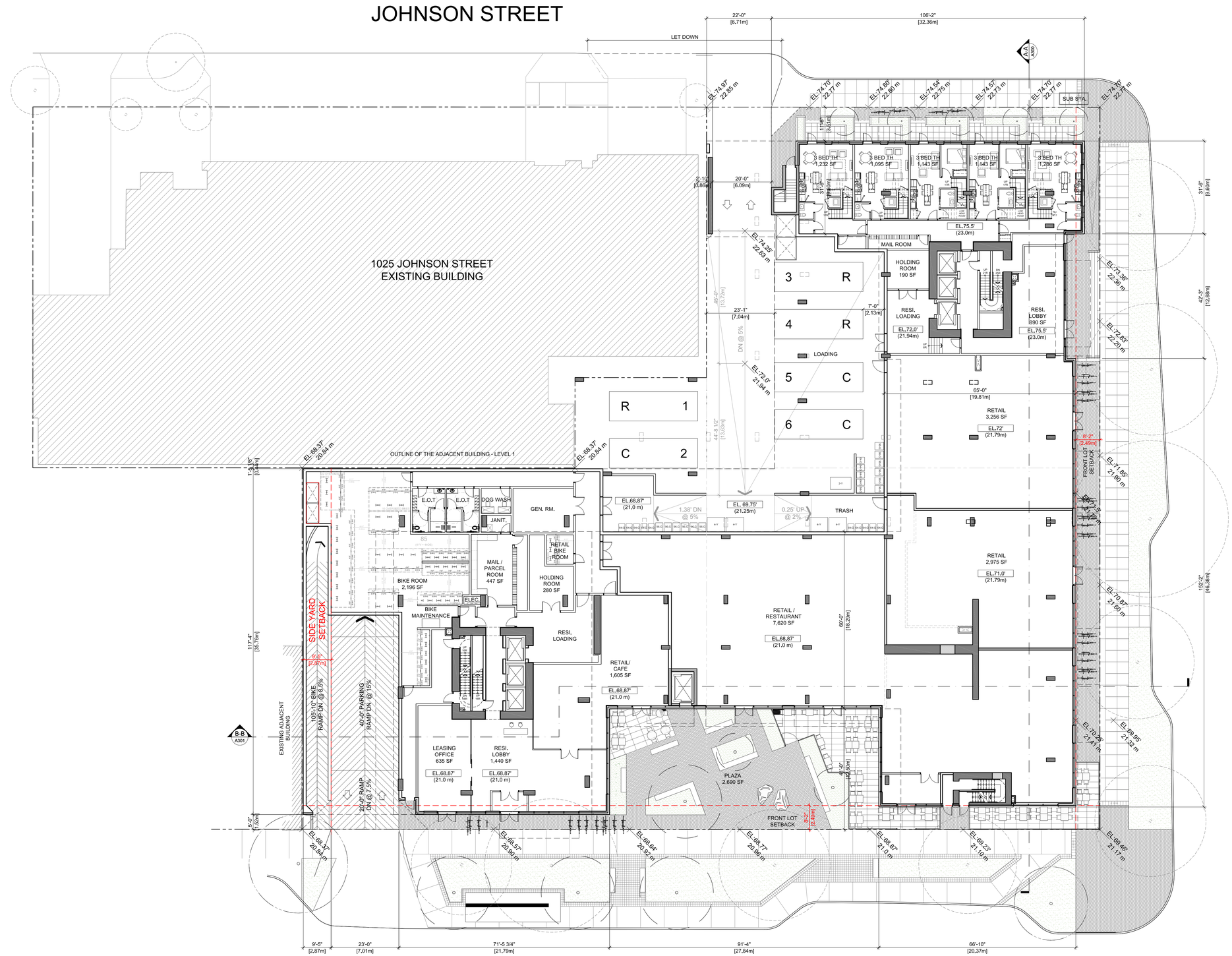
Project

PARKING PLAN P1

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A202

16' 12' 8' 4' 0" 8' 16' 32' 48'

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16' 12' 8' 4' 0" 8' 16' 32' 48'

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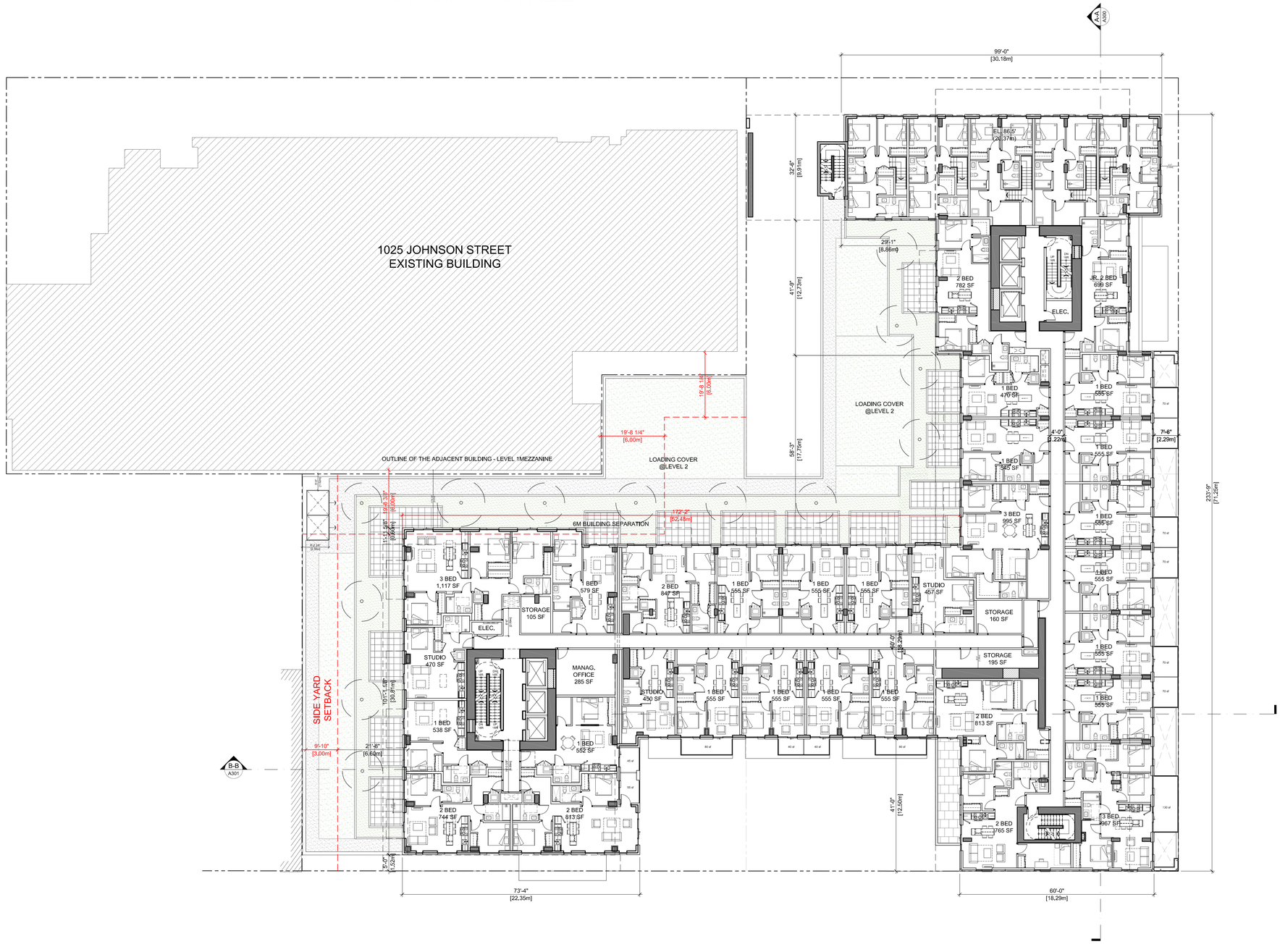
1050 YATES ST. MIXED USED DEVELOPMENT

1050 YATES STREET
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GROUND FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
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Sheet	A203



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01 ISSUED FOR DP	2023/03/24

Seal

1050 YATES ST. MIXED USED DEVELOPMENT

1050 YATES STREET
VICTORIA, BC

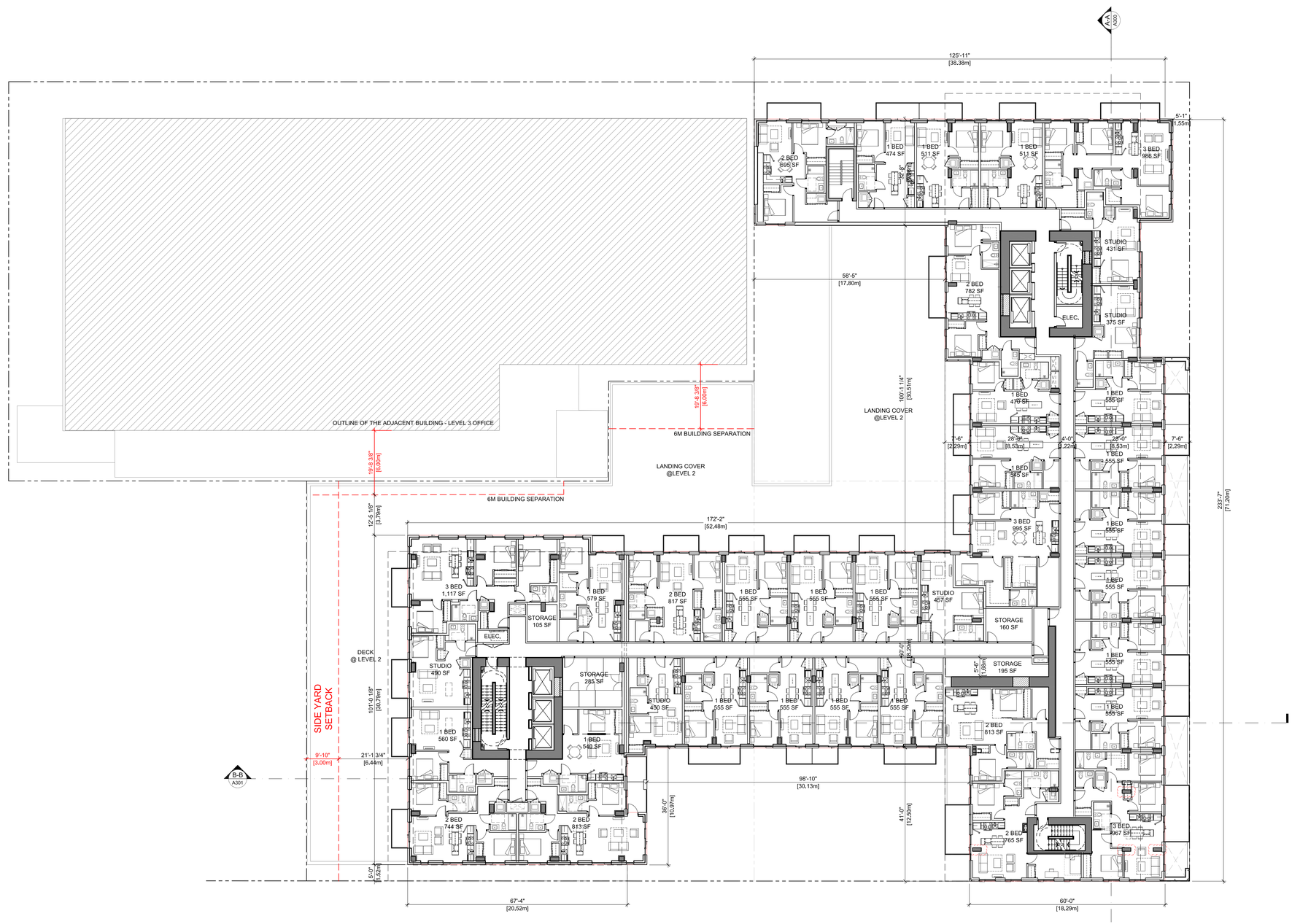
Project

LEVEL 2 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A204

16' 12' 8' 4' 0" 8' 16' 32' 48'

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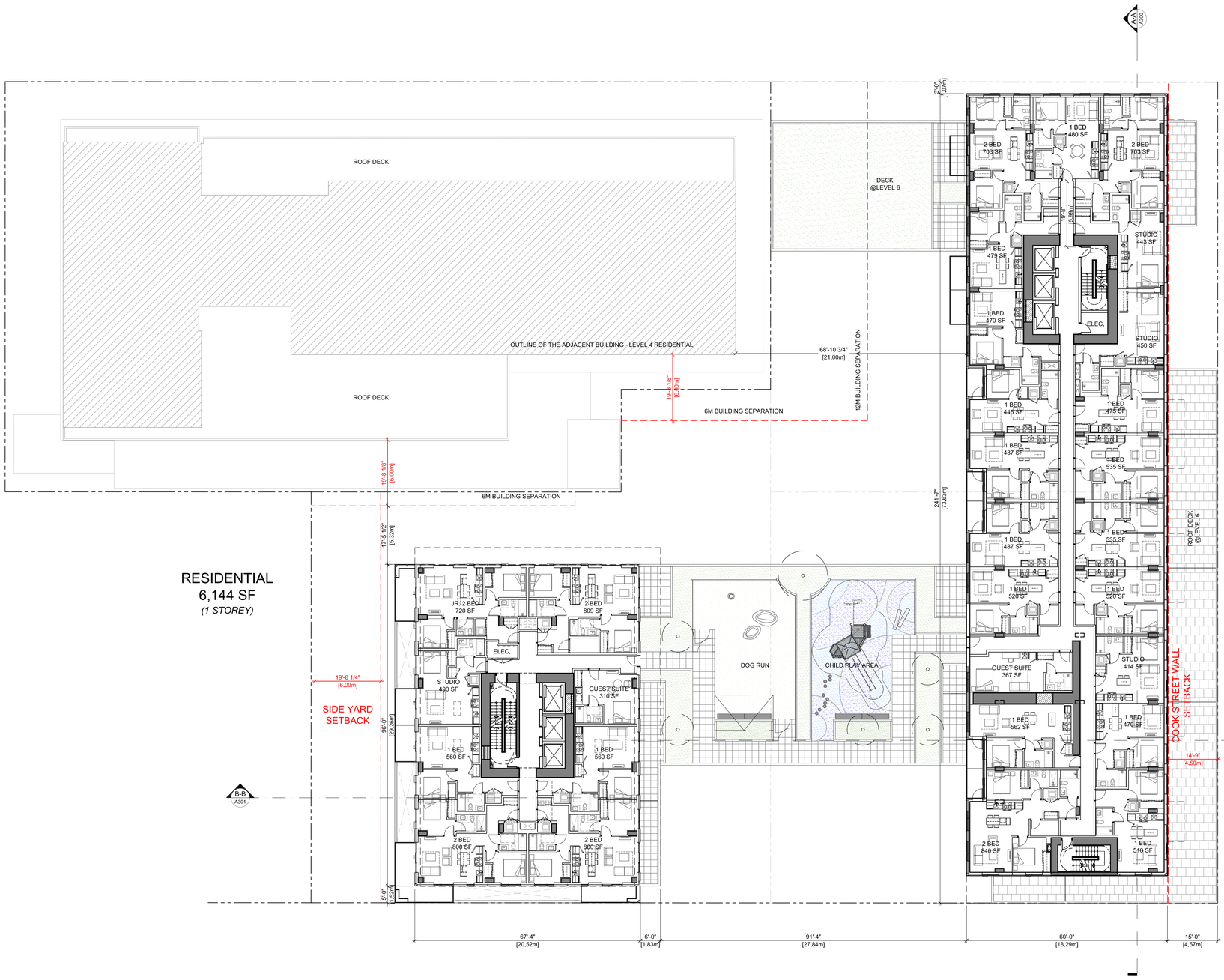
Project

LEVELS 3-5 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A205

16' 12' 8' 4' 0" 8' 16' 32' 48'

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16' 12' 8' 4' 0" 8' 16' 32' 48'

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I:\PROJECTS\2021-2025\2022\222032 - 1050 YATES\8 PRODUCTION\8.1 AUTOCAD\A206 LEVEL 6 PLAN.DWG | 24 Mar 2023 - 10:27 AM | MSOARESDEMELO

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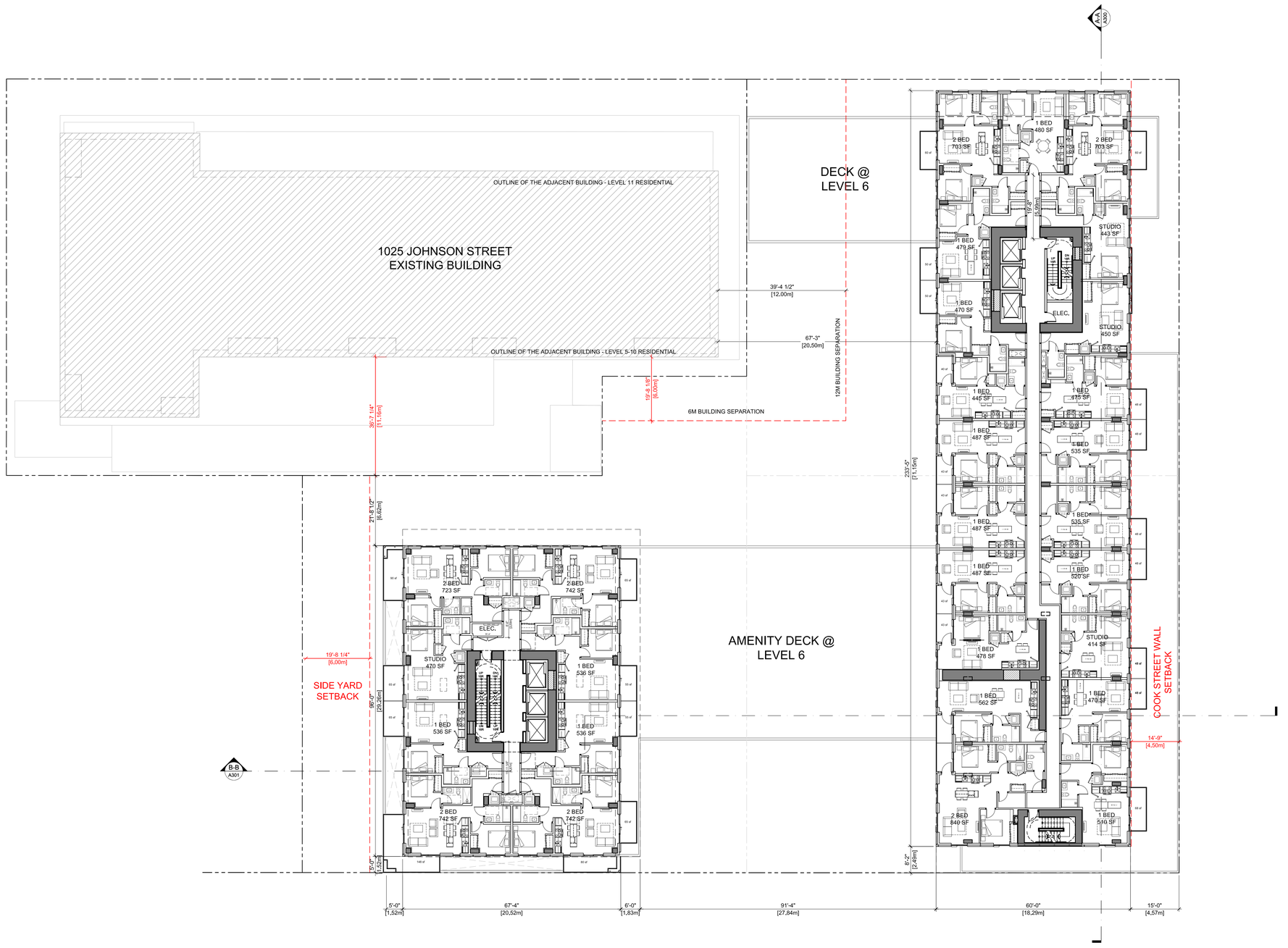
1050 YATES ST. MIXED USED DEVELOPMENT

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VICTORIA, BC

Project

LEVEL 6 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A206



16' 12' 8' 4' 0" 8' 16' 32' 48'

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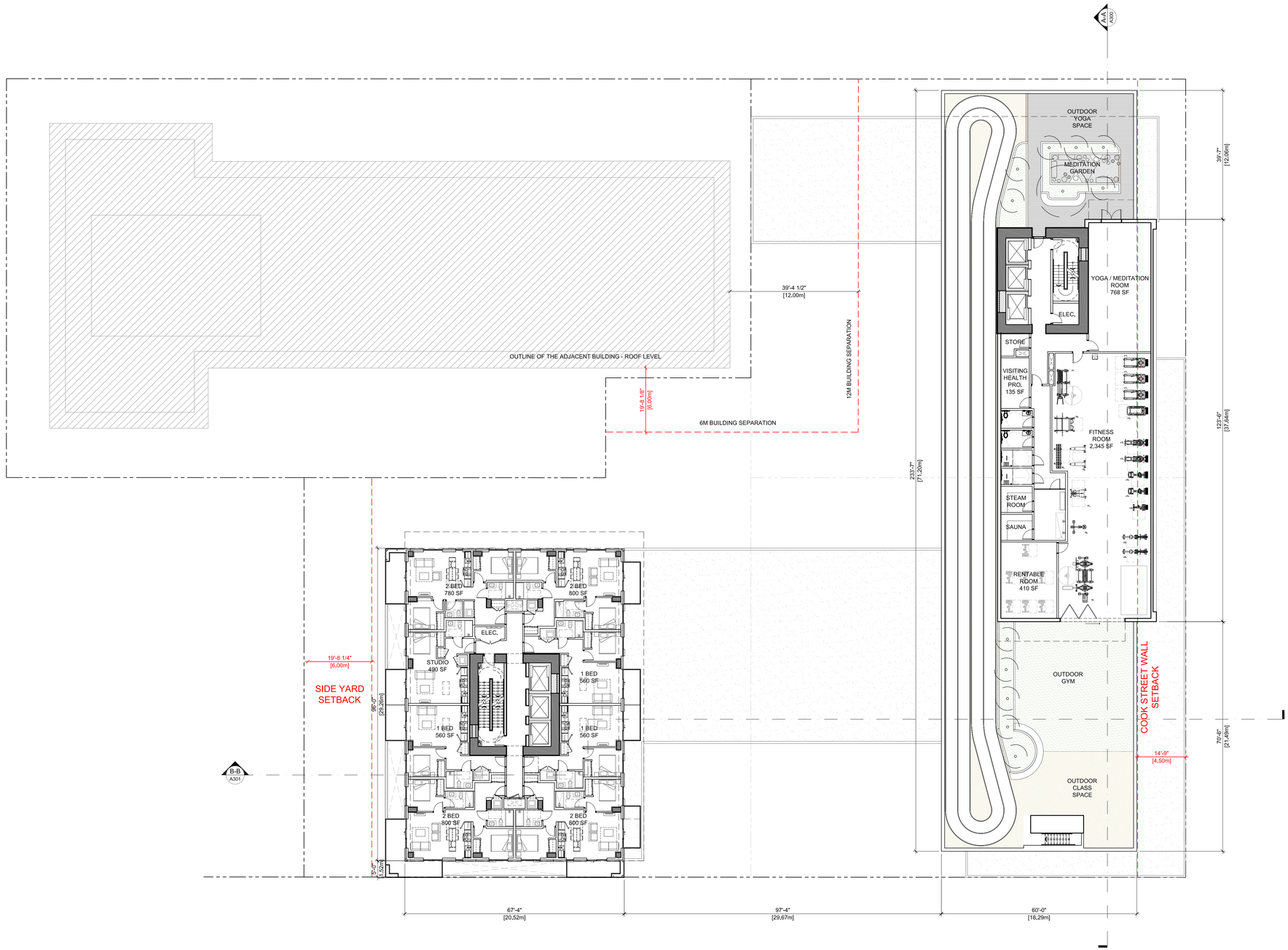
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1050 YATES STREET
VICTORIA, BC

Project

LEVELS 7-14 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A207



16' 12' 8' 4' 0" 8' 16' 32' 48'

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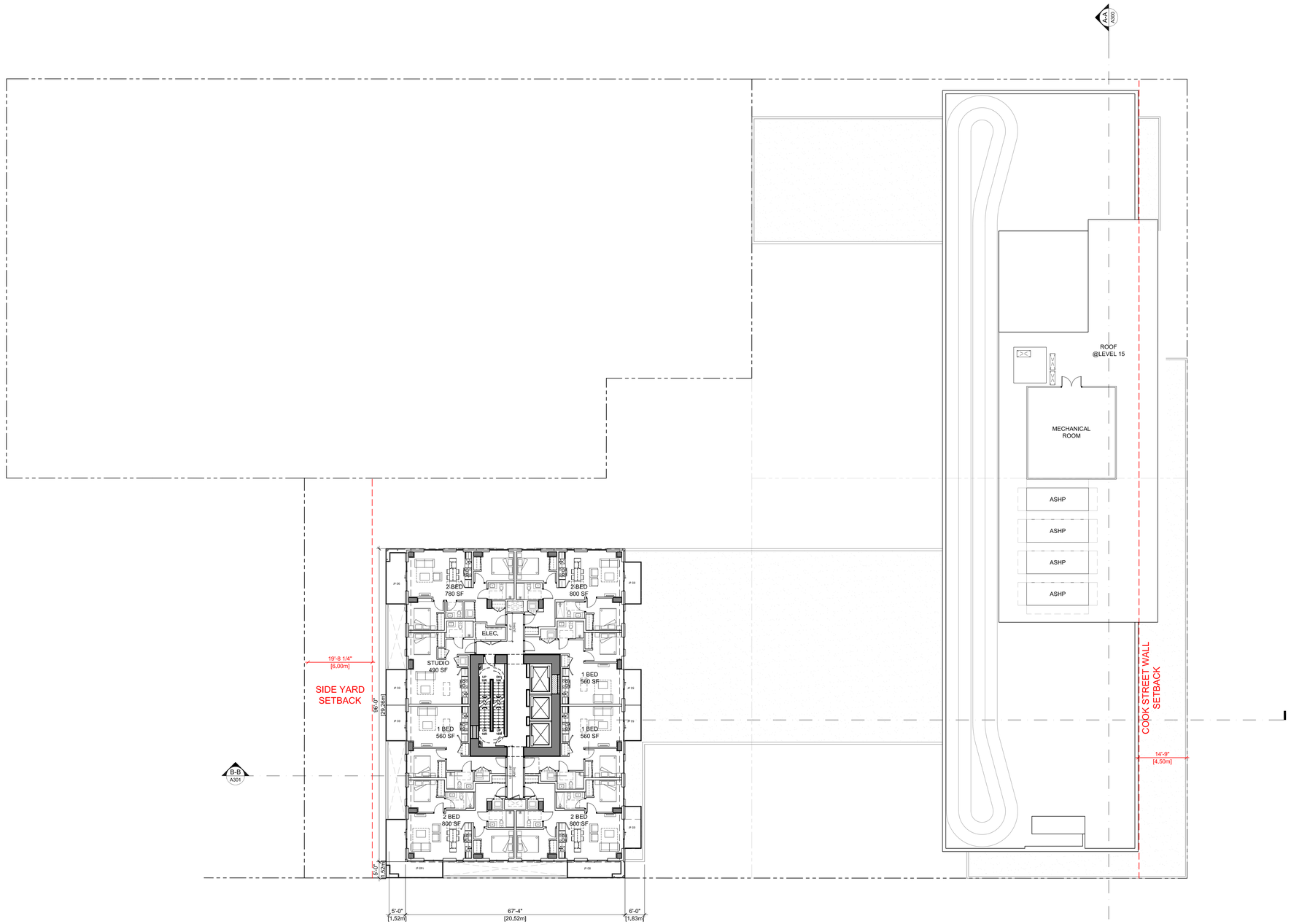
1050 YATES ST. MIXED USED DEVELOPMENT

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Project

LEVEL 15 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A208



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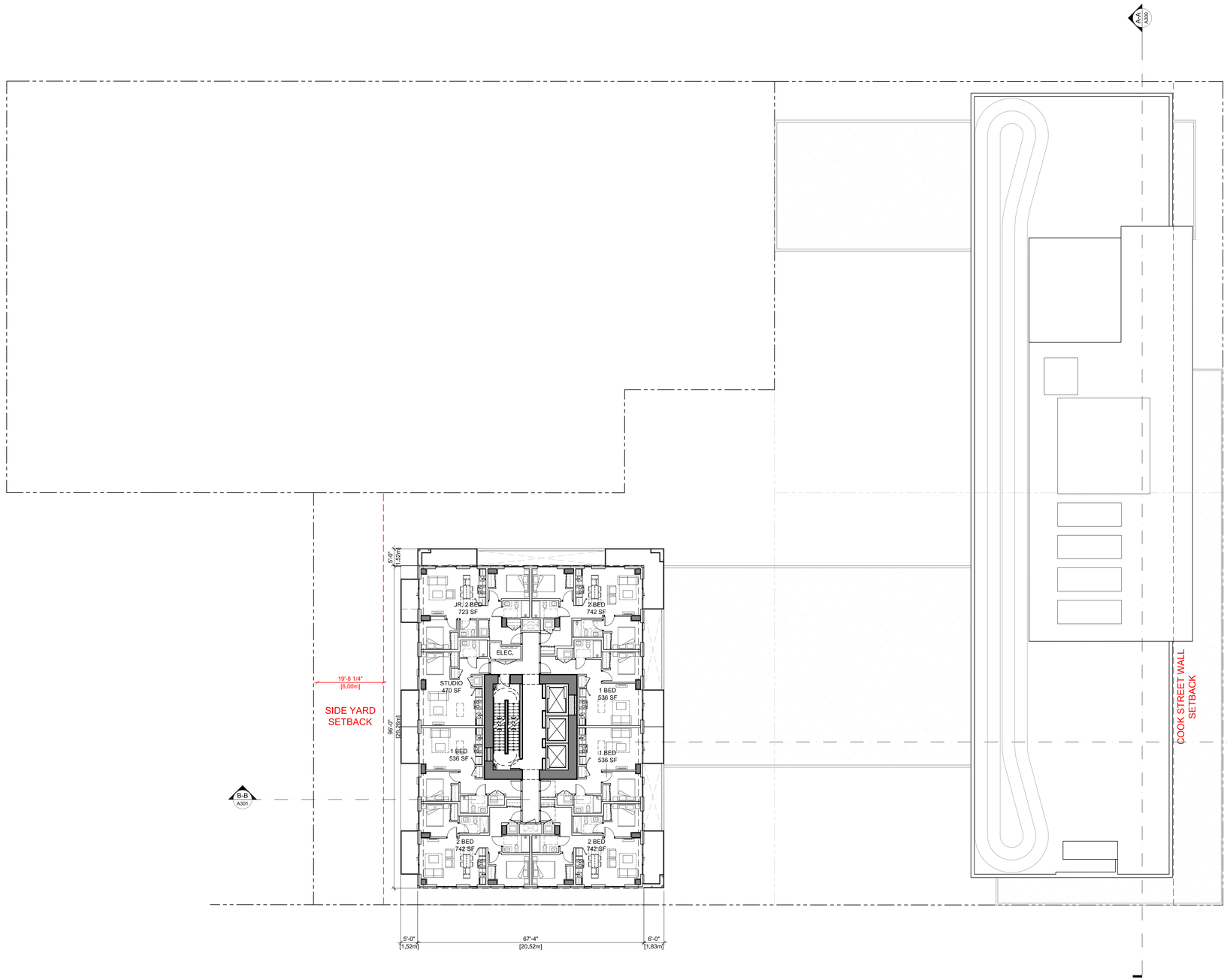
LEVEL 16 FLOOR PLAN

Drawing

Scale	1/16" = 1'-0"
Project	222032
Sheet	A209

16' 12' 8' 4' 0" 8' 16' 32' 48'

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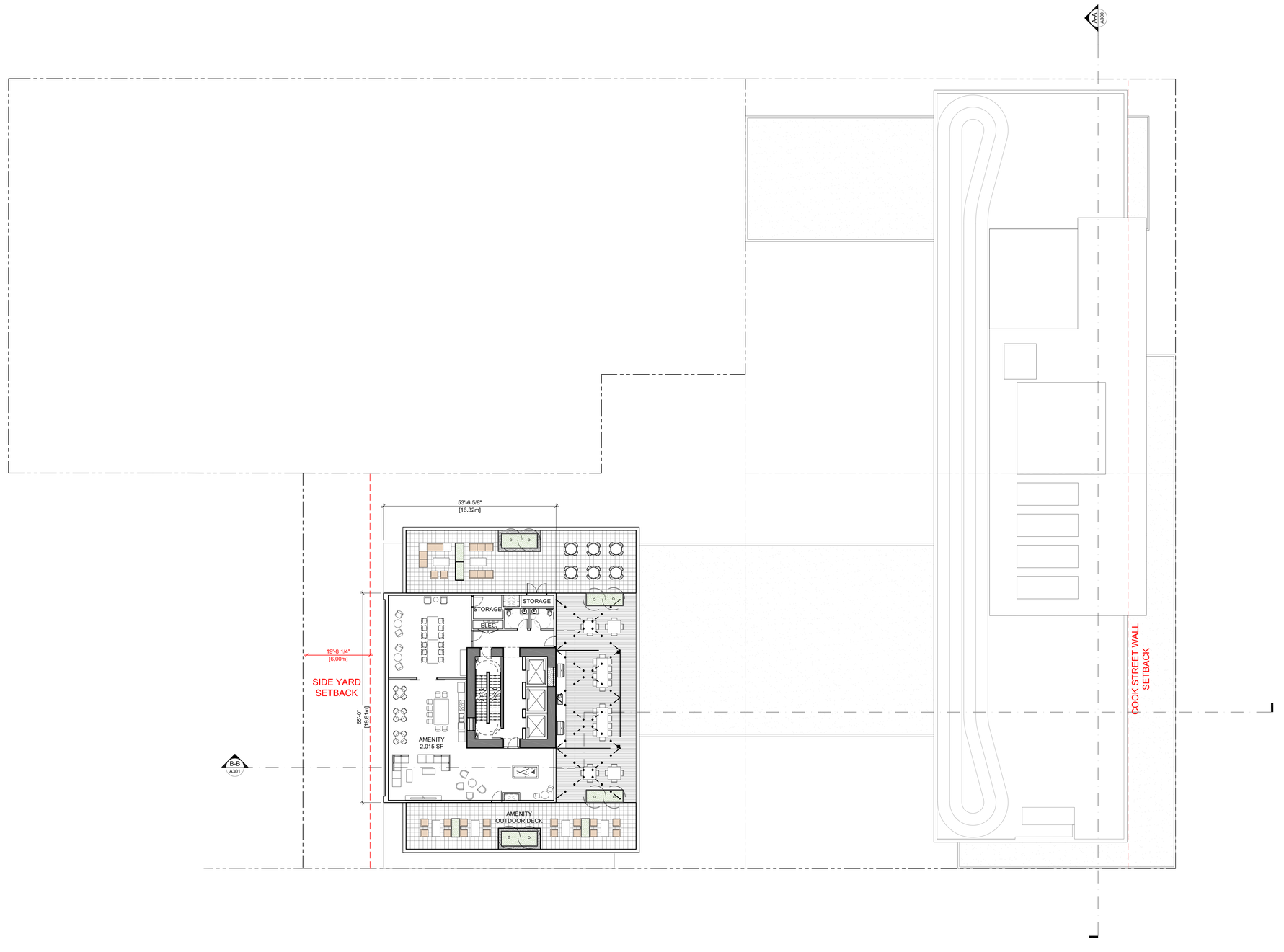
LEVELS 17-24 FLOOR PLAN

Drawing

Scale	1/16" = 1'-0"
Project	222032
Sheet	A210

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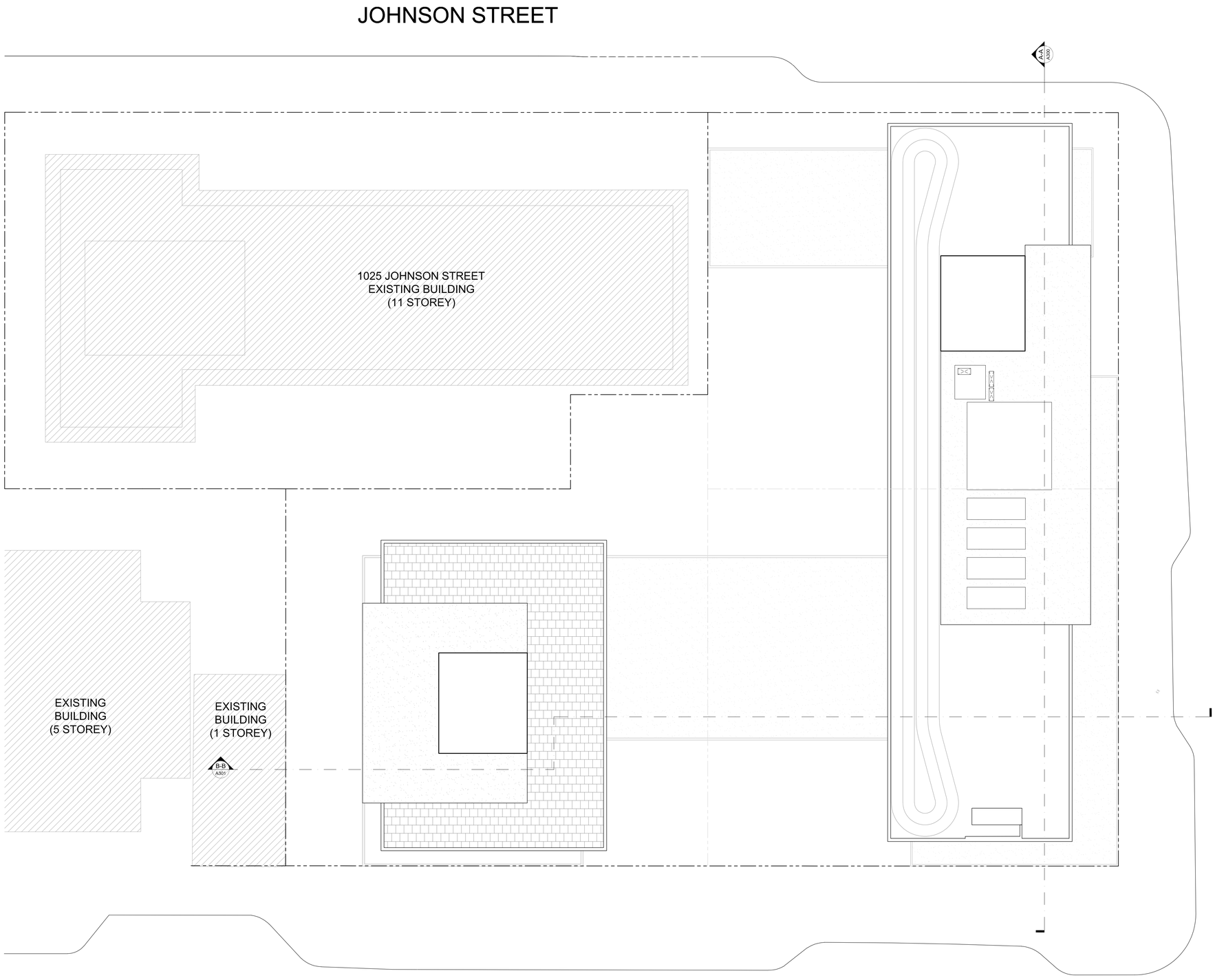
Project

LEVEL 25 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A211

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16' 12' 8' 4' 0" 8' 16' 32' 48'

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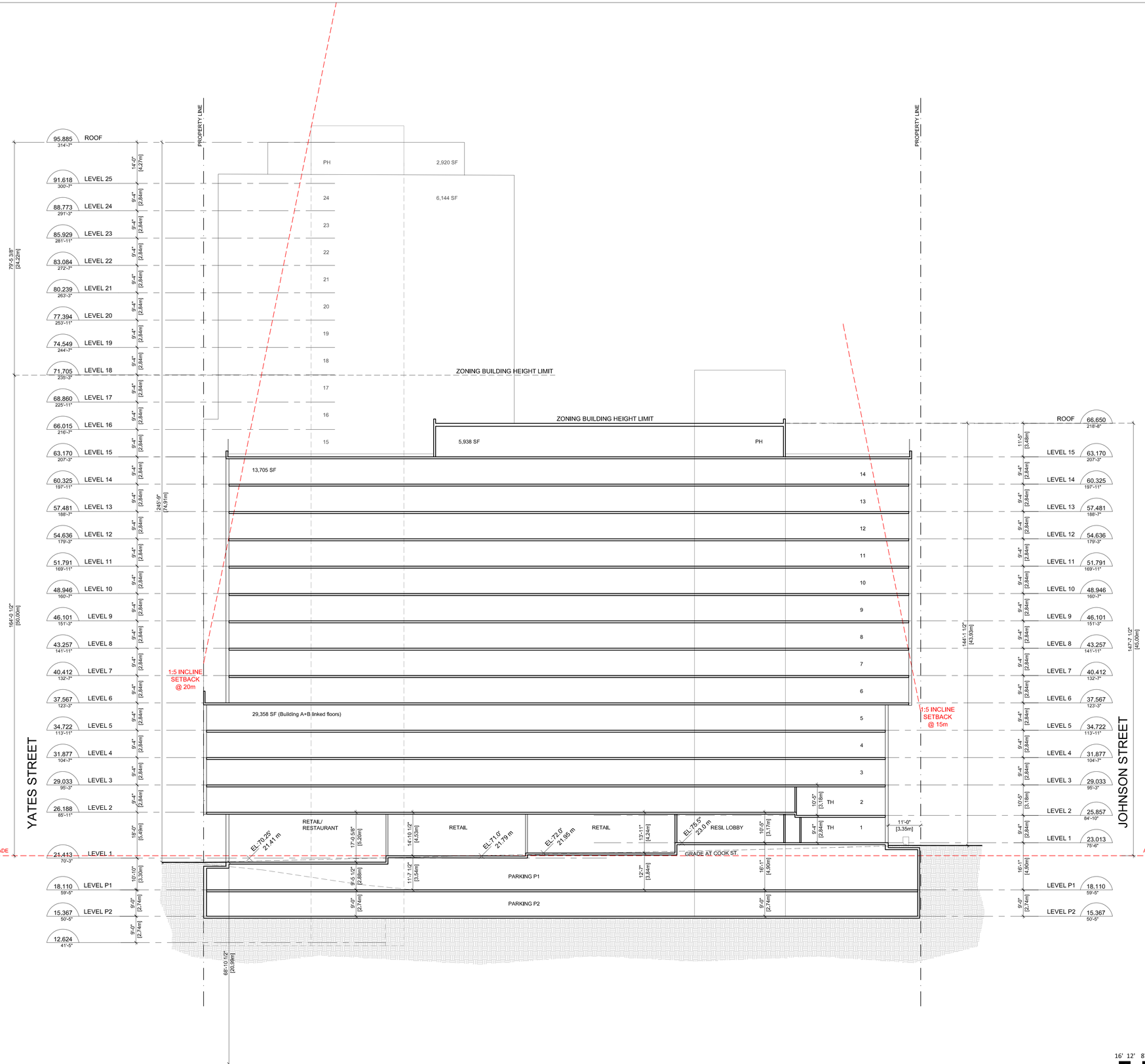
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1050 YATES STREET
VICTORIA, BC

Project

ROOF LEVEL FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	222032
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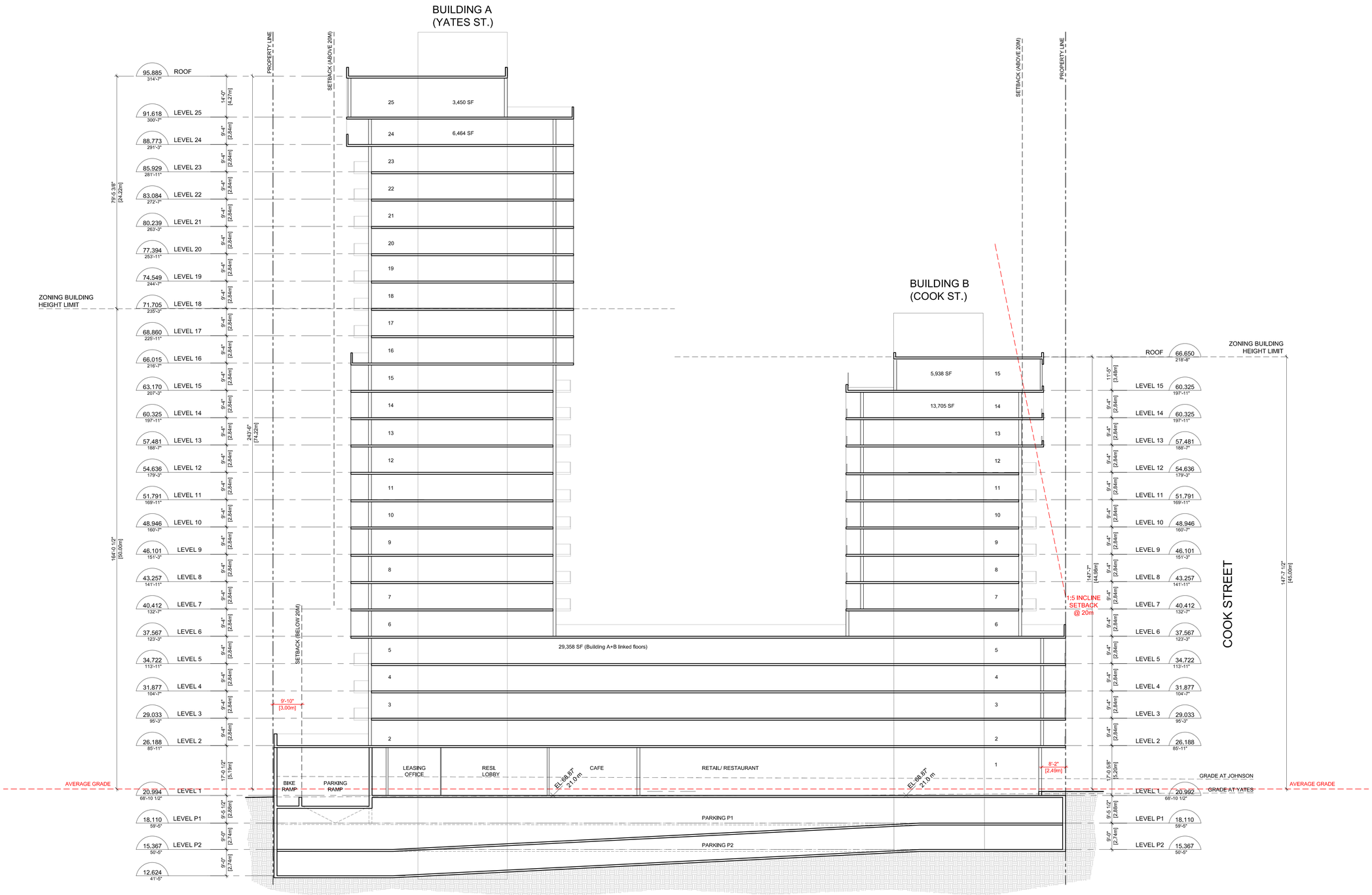
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1050 YATES STREET
VICTORIA, BC

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Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A300



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1050 YATES STREET
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Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A301

16' 12' 8' 4' 0" 8' 16' 32' 48'

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16' 12' 8' 4' 0" 8' 16' 32' 48'

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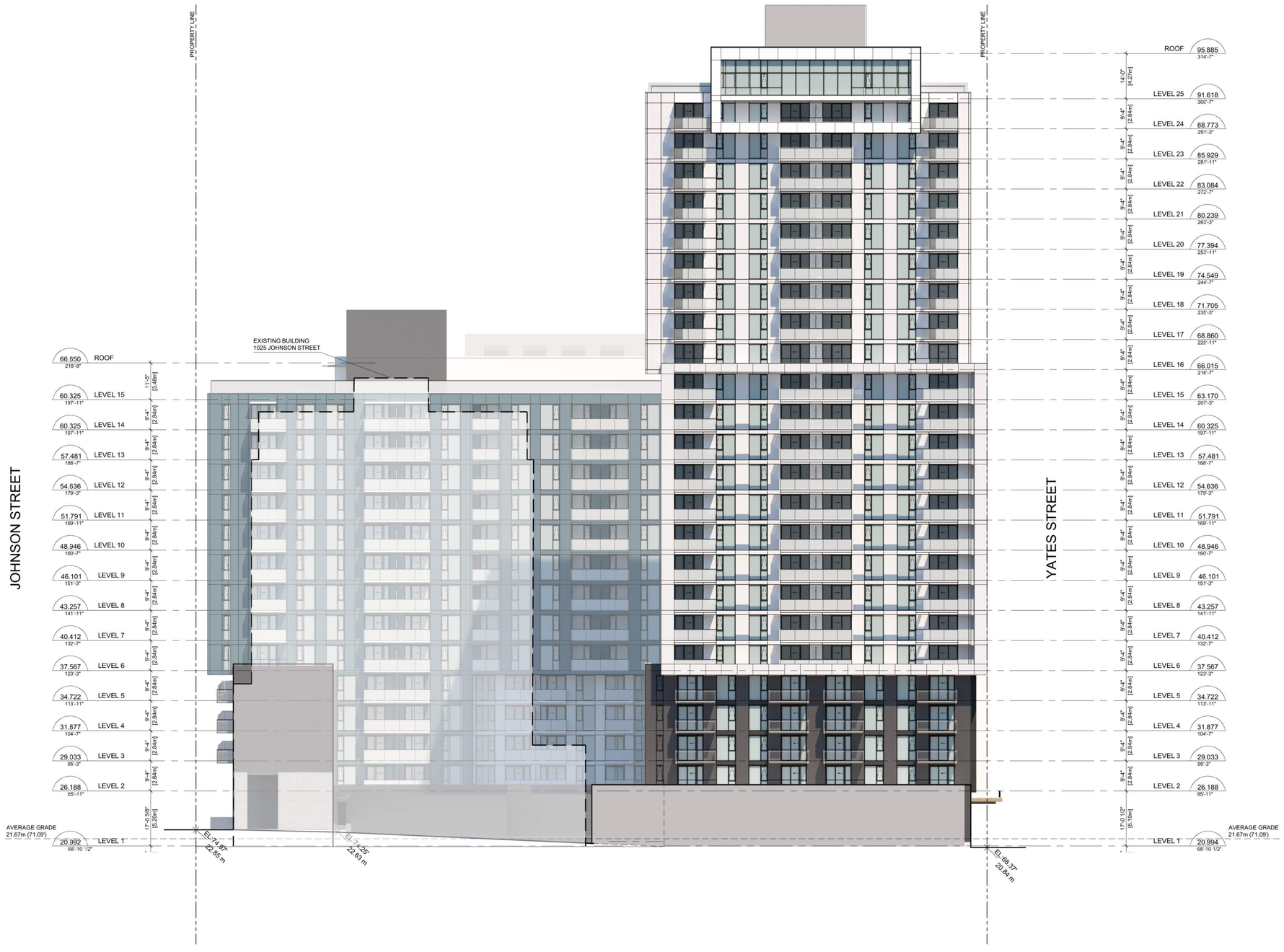
1050 YATES ST. MIXED USED DEVELOPMENT

1050 YATES STREET
VICTORIA, BC

Project

Building Elevation - South

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A400



16' 12' 8' 4' 0" 8' 16' 32' 48'

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I:\PROJECTS\2021-2025\2022\222032 - 1050 YATES\8 PRODUCTION\8.1 AUTOCAD\A401 BLDG ELEVATION-WEST.DWG | 24 Mar 2023 - 11:42 AM | NJENKINS

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VICTORIA, BC

Project

Building Elevation - West

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A401



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Building Elevation - East

Drawing	
Scale	1/16" = 1'-0"
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Sheet	A402



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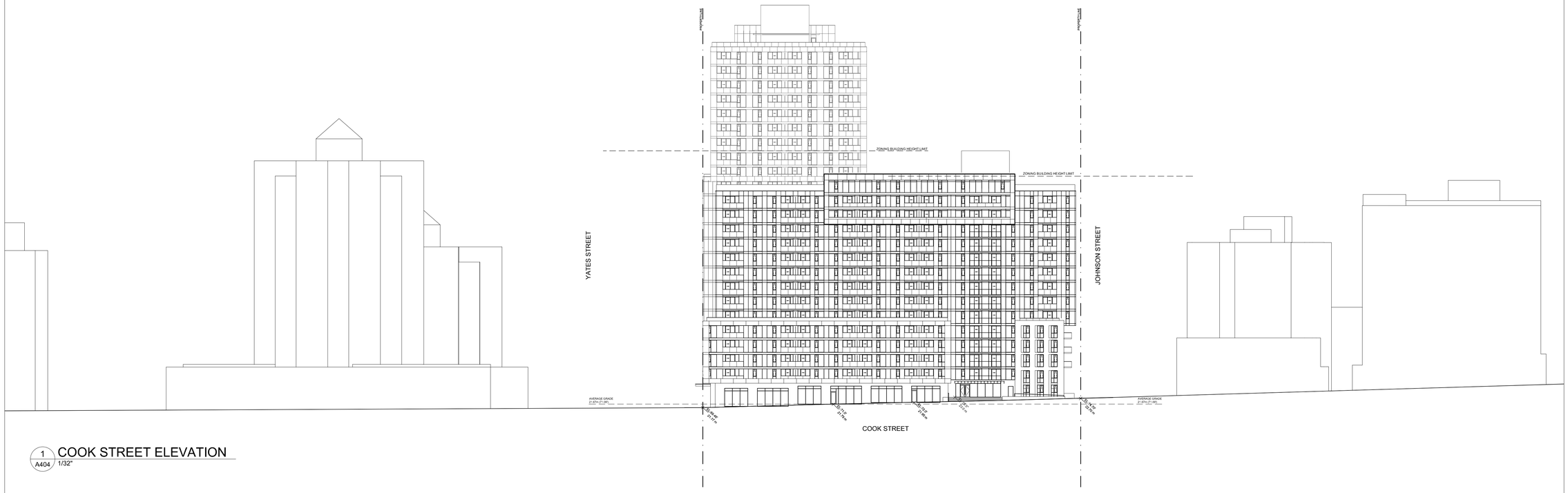
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Project

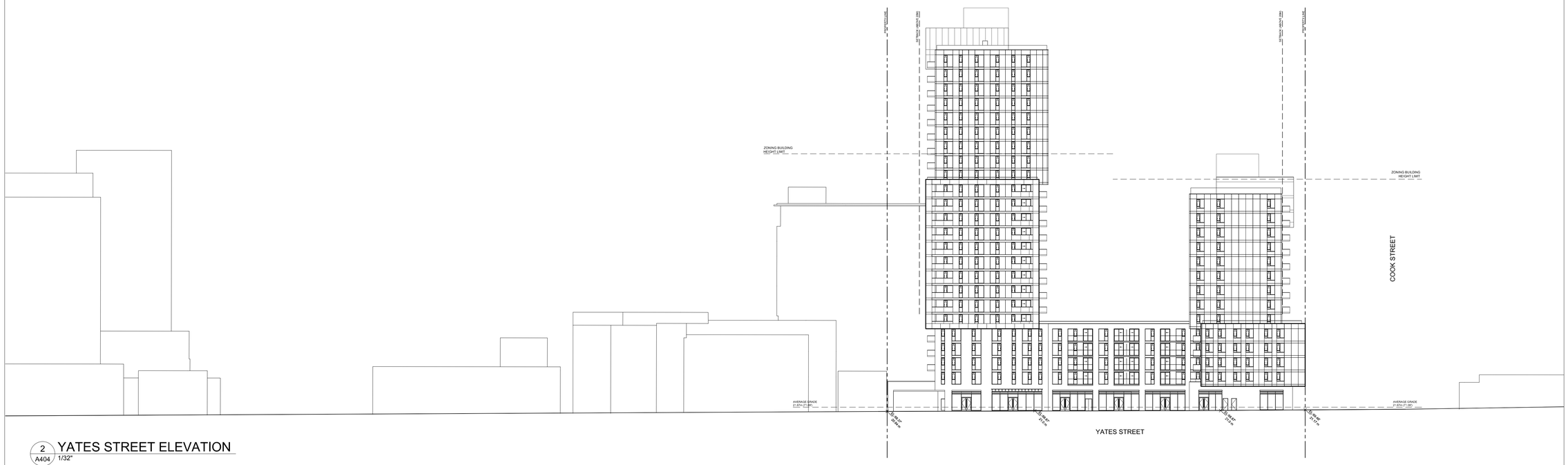
Building Elevation - North

Drawing	
Scale	1/16" = 1'-0"
Project	222032
Sheet	A403

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1 A404 COOK STREET ELEVATION
1/32"



2 A404 YATES STREET ELEVATION
1/32"

32' 24' 16' 8' 0" 16' 32' 64' 96'

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VICTORIA, BC

Project

Street Elevations

Drawing

Scale 1/32" = 1'-0"

Project 222032

Sheet A404

BUILDING CLADDING

Metal Panel
White



Metal Panel
Deep Navy Blue



Metal Panel
Charcoal

PODIUM CLADDING



Architectural
Concrete
Light Grey



Brick
Coal Creek

RETAIL GLAZING



Clear Double
Glazed
Aluminum Frame

RESIDENTIAL GLAZING



Double Glazed
Window Wall
Grey Tint

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DEVELOPMENT**

1050 YATES STREET
VICTORIA, BC

Project

Material Board

Drawing

Scale	N.T.S.
Project	222032
Sheet	A500

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1050 Yates Street, Victoria
Landscape Drawings

Development Permit Set 2023-03-24

DRAWING LIST

L0.01 - Cover Sheet
L1.01- Ground Level Landscape Plan
L1.02 - Level 2 Landscape Plan
L1.03 - Level 6 Landscape Plan
L1.04 - Level 15 Landscape Plan
L1.05 - Level 25 Landscape Plan
L1.06 - Landscape Roof Level (Overall)
L1.07 - Tree Preservation Plan
L1.08 - Soil Loading Plan
L2.01 - Landscape Sections
L2.02 - Landscape Sections
L3.01 - Landscape Details
L3.02 - Landscape Details
L4.01 - Design Charette Strategy

MATERIALS KEY

Offsite

S1 — Light Broom Finish Concrete with Saw Cut
Per CoV Downtown Public Realm Plan
New Town Standard
Refer to Civil Engineering

S2 — Stone Sett Pavers
Size: 100mmx100mm
Colour: Natural Grey
Refer to Civil Engineering

S3 — Concrete Unit Pavers - 45 degree herringbone
Size: 225mmx75mmx60mm
Colour: Charcoal Unsealed
Refer to Civil Engineering

S4 — Basalt Entry Banding with Street Name Insert
Pattern: 450mm wide single row soldier course
Larger slab where street name appears
Street name sandblasted into basalt slabs
Font: Tisa Pro Bold, all caps

Onsite

S5 — Concrete Unit Pavers
Size: 225mmx75mmx60mm
Color: Natural Grey & Charcoal
Pattern as shown

S6 — Pre-cast Concrete Slab Pavers - on Site
New Stone-Manhattan Vibro Pressed Slabs
24" x 48" x 2" - Color: Natural Grey & Charcoal

S7 — Concrete Paving Slabs
Size: 457mmx457mmx40mm
Colour: Natural Finish: Texada
Supplied by Abbotsford Concrete

S8 — Crushed Granite or Basalt Screenings

S9 — Pour-in-place Virgin Rubber Play Surface
w/ Galvanized Metal Edge

S10 — Vulcanized Rubber Athletic Surface

S11 — IPE Wood Decking

S12 — Artificial Lawn to Outdoor Gym

S13 — Extensive Sedum Green Roof System

Planting Beds

Screen Hedging

Proposed Trees

Proposed Seating

Public Realm Bike Racks - 30#

Concrete Raised Planter

Metal Planter

BG — Building Grade
as per architectural drawings

PLAZA DESIGN RATIONALE

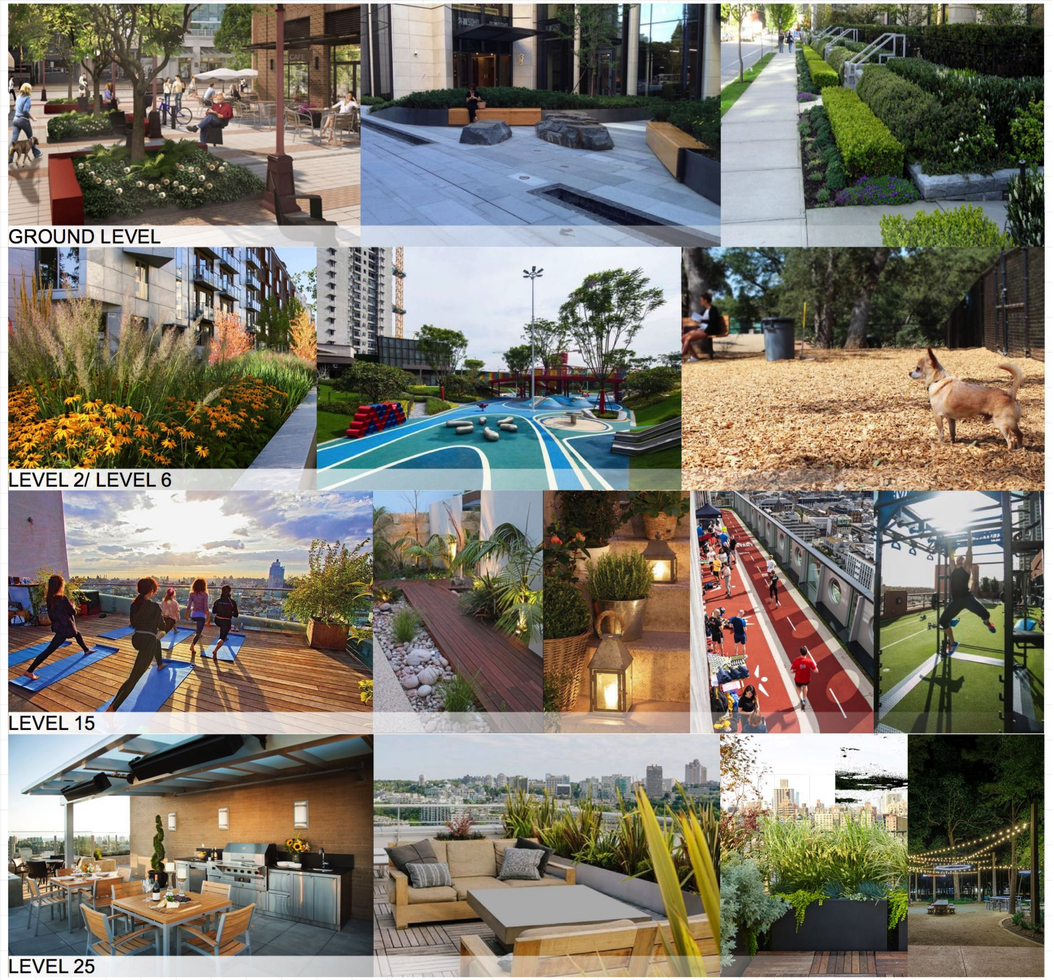
The presence of trees with adequate seating opportunities within a universally accessible environment were highlighted by local residents as key criteria for creating a successful space.

This design combines areas of attractive two tone paving with sweeping bands of planting flush with the ground plane. A large feature tree is proposed with two ornamental flowering trees to occupy built up soil mounds.

The feature paving expression continues along the Yates Street frontage before sweeping into the plaza, drawing pedestrians in. The presence of feature sculptural elements evokes curiosity and an interest to stay and sit. These feature elements are proposed as sculptural boulders, acting as informal play/ seating opportunities. Their presence will help to define the plaza with a distinct identity among local residents. A variety of seating options allow for groups of all sizes to gather comfortably.

Offset from the entry parkette is a more intimate shaded zone where groups can gather beneath the canopy of the large feature tree. A green band provides separation from the main street with the large feature tree providing protection from surrounding elevations.
The cafe terrace occupies the NW corner but can be allowed to spill out onto the adjacent plaza, protected on all sides by lush planting. This will form a highly attractive and desirable sitting space particularly in summer months when the flowering perennials and specimen trees are in full bloom.

The restaurant terrace is generously sized and separated from the rest of the plaza by planted beds. This will still allow for a visual connection and the plaza environment itself will benefit from this activation. The design configuration allows for a non-obtrusive secure raling/ glazing to be installed.



Client:

Architect:

Seal:

DURANTE KREUK LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
F:604.684.0577
www .dkl.bc.ca

Project:
1050 YATES ST

Drawn by: JW

Checked by: SV

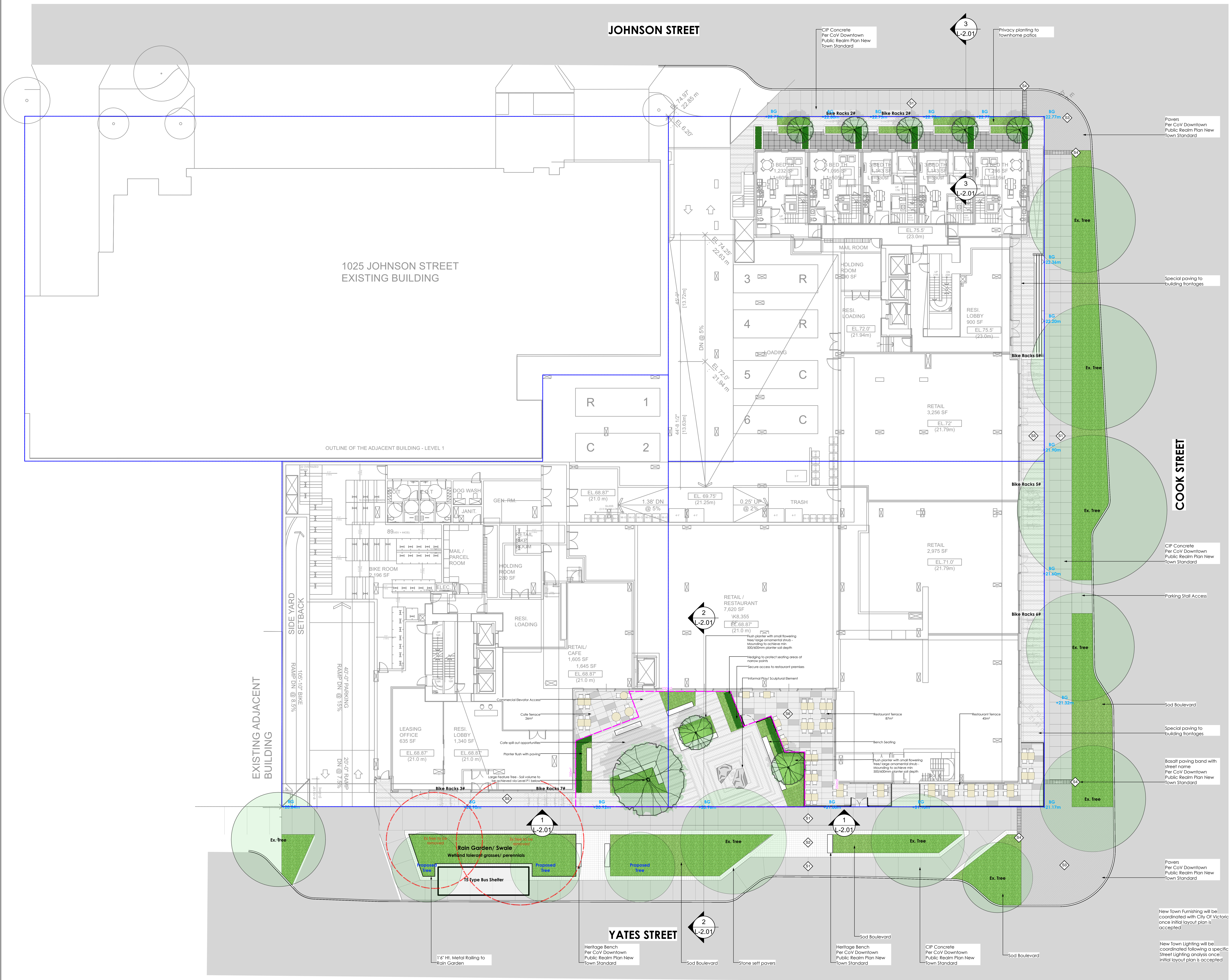
Date: MAR 24th 2023

Scale:

Drawing Title:
Cover Sheet

Project No.:
22102

Sheet No.:
L-0.01



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Architect:

Seal:

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Project:

1050 YATES ST

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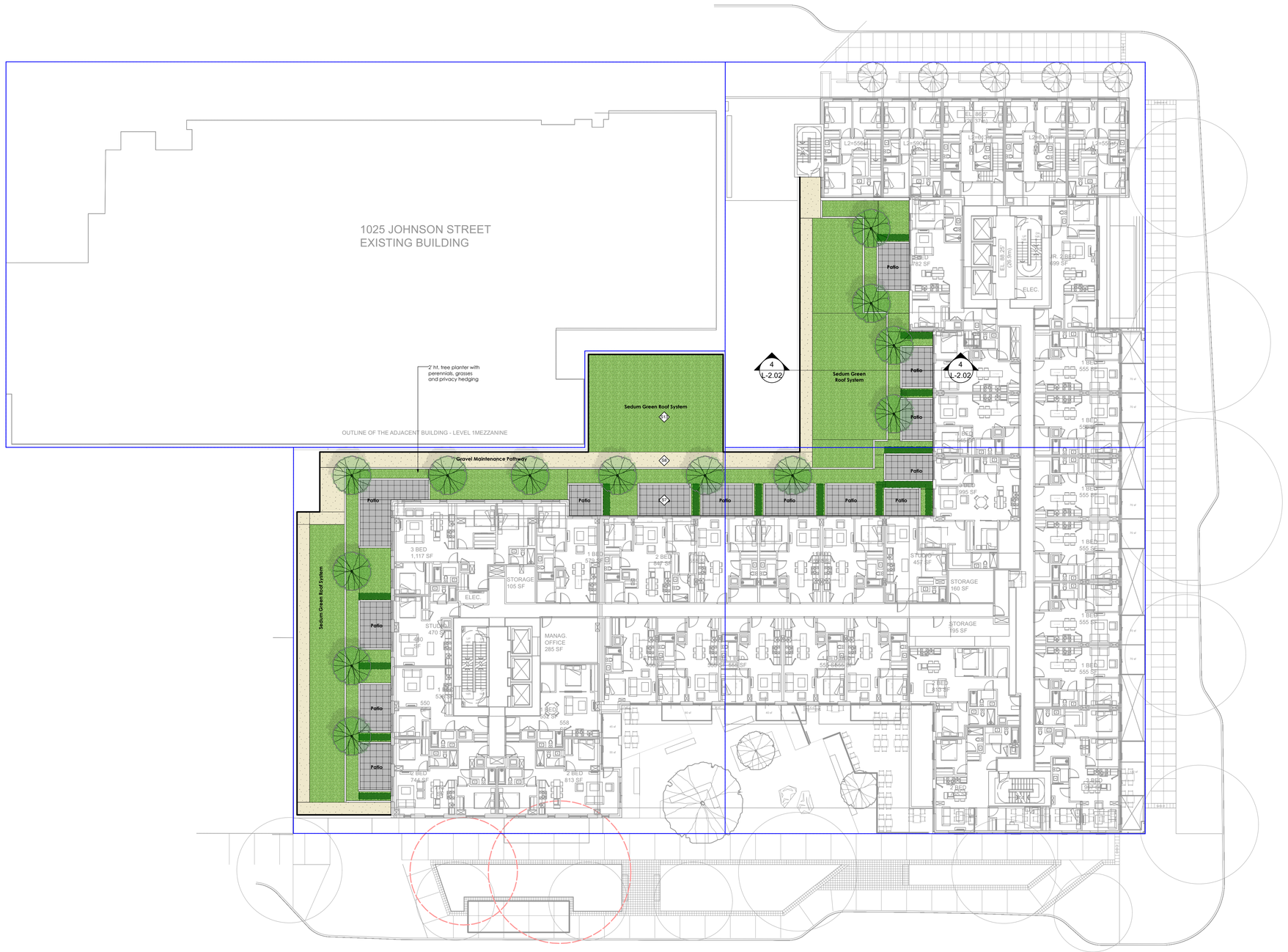
Drawn by:	JW
Checked by:	SV
Date:	MAR 24th 2023
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Drawing Title:

Landscape Ground Level

Project No.: **22102**

Sheet No.: **L-1.01**



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Drawn by:	JW
Checked by:	SV
Date:	MAR 24th 2023
Scale:	1:200

Drawing Title:

Landscape Level 2

Project No.:

22102

Sheet No.:

L-1.02



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Drawn by:	JW
Checked by:	SV
Date:	MAR 24th 2023
Scale:	1:200

Drawing Title:

Landscape Level 6

Project No.:

22102

Sheet No.:

L-1.03

JOHNSON STREET

1025 JOHNSON STREET
EXISTING BUILDING

OUTLINE OF THE ADJACENT BUILDING - ROOF LEVEL

6M BUILDING SEPARATION

12M BUILDING SEPARATION

6
L-2.02

Running Track

Outdoor Yoga Studio

Meditation Garden

Vegetation lights to protect users

Ipe Timber Decking

Raised planter with ornamental shrubs and privacy hedging

Plant pots and hurricane candles

Rock Garden/ Sedum

Tree Planter / Seating

2' ht. separation planter with large ornamental shrubs



YOGA / MEDITATION ROOM
768 SF

ELEC.

EL. 199.275
(60.75m)

STORE

VISITING HEALTH PRO.
133 SF

FITNESS
2,258 SF

STEAM ROOM

SAUNA

PHYSIATRIST ROOM
410 SF

COOK STREET

Fitness Room Spill Out Zone

Free Weight Training

Calisthenics Movement Training

COOK STREET WALL SETBACK

Artificial Lawn

2' ht. separation planter with large ornamental shrubs

Seating wall

Floor Exercise / Stretching Zone

Outdoor Classes

Resilient rubber safety surface

Running Track

1 BED
780 SF

2 BED
800 SF

ELEC.

STUDIO
490 SF

EL. 134.9
(40.97m)

1 BED
560 SF

2 BED
800 SF

2 BED
800 SF

2 BED
800 SF

YATES STREET

Client:

Architect:

Seal:

DURANTE KREUK LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
F:604.684.0577
www .dkl.bc.ca

Project:

1050 YATES ST

N

Drawn by: JW

Checked by: SV

Date: MAR 24th 2023

Scale: 1:200

Drawing Title:

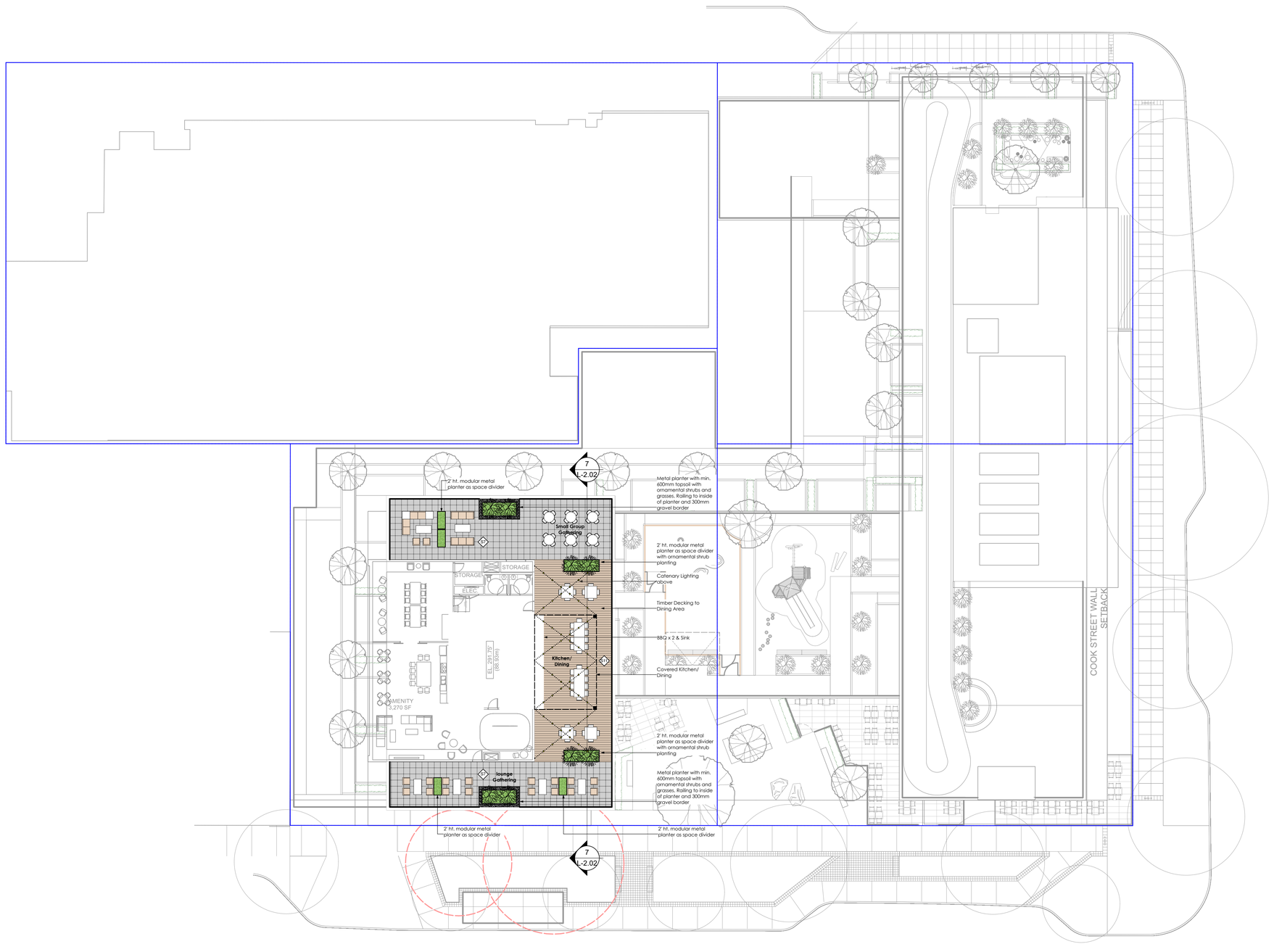
Landscape Level 15

Project No.:

22102

Sheet No.:

L-1.04



Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

Drawn by:	JW
Checked by:	SV
Date:	MAR 24th 2023
Scale:	1:200

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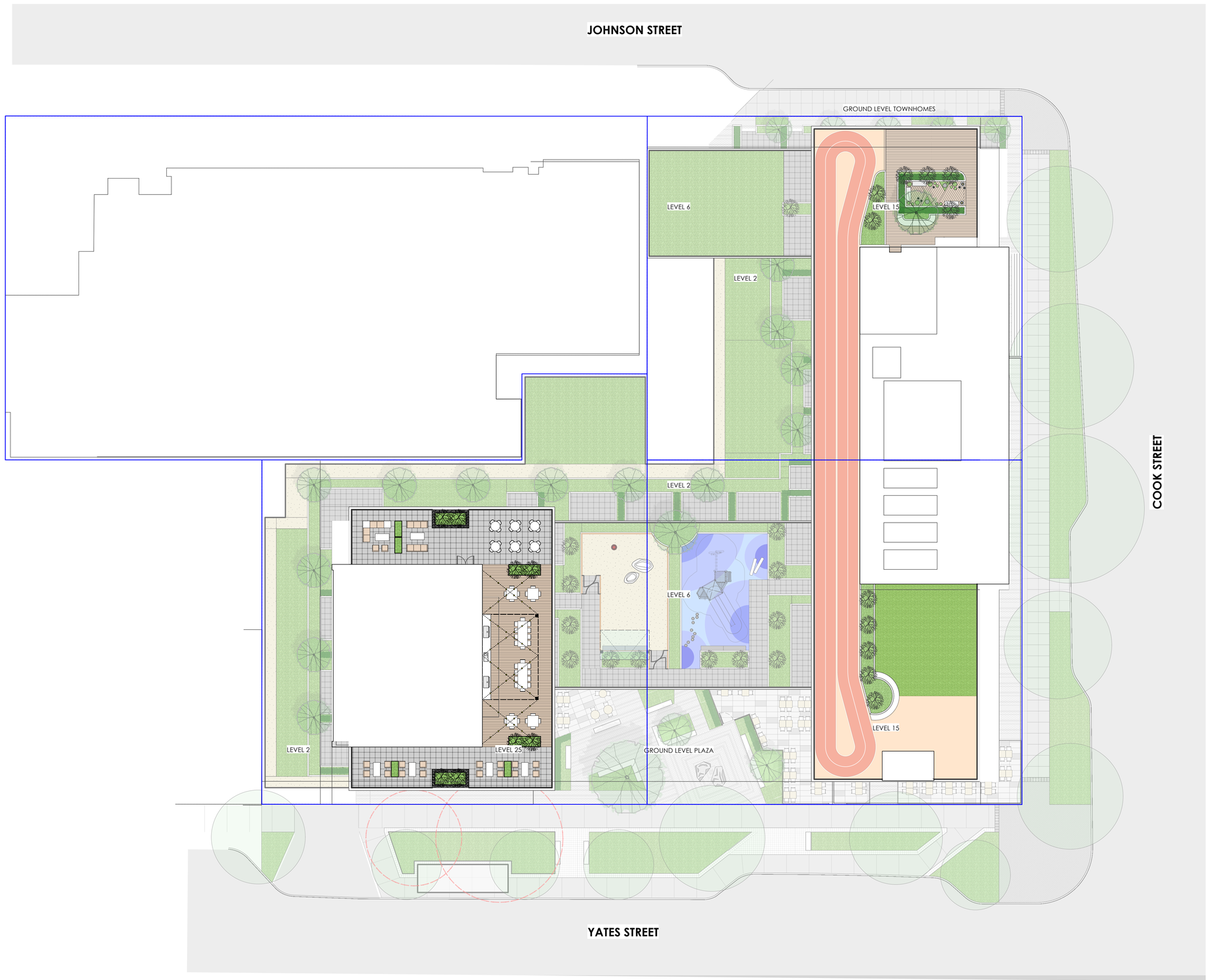
Landscape Level 25

Project No.:

22102

Sheet No.:

L-1.05



Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

Drawn by: JW

Checked by: SV

Date: MAR 24th 2023

Scale: 1:200

Drawing Title:

Landscape Roof Plan

Project No.: **22102**

Sheet No.: **L-1.06**

Tree Preservation Plan

OF TREES TO BE REMOVED - 2

OF EXISTING TREES TO BE RETAINED - 9

OF PROPOSED TREES OFFSITE - 3

OF PROPOSED TREES ONSITE - 23

- Ground Level: 8
- Level 2: 13
- Level 6: 1
- Level 15: 1

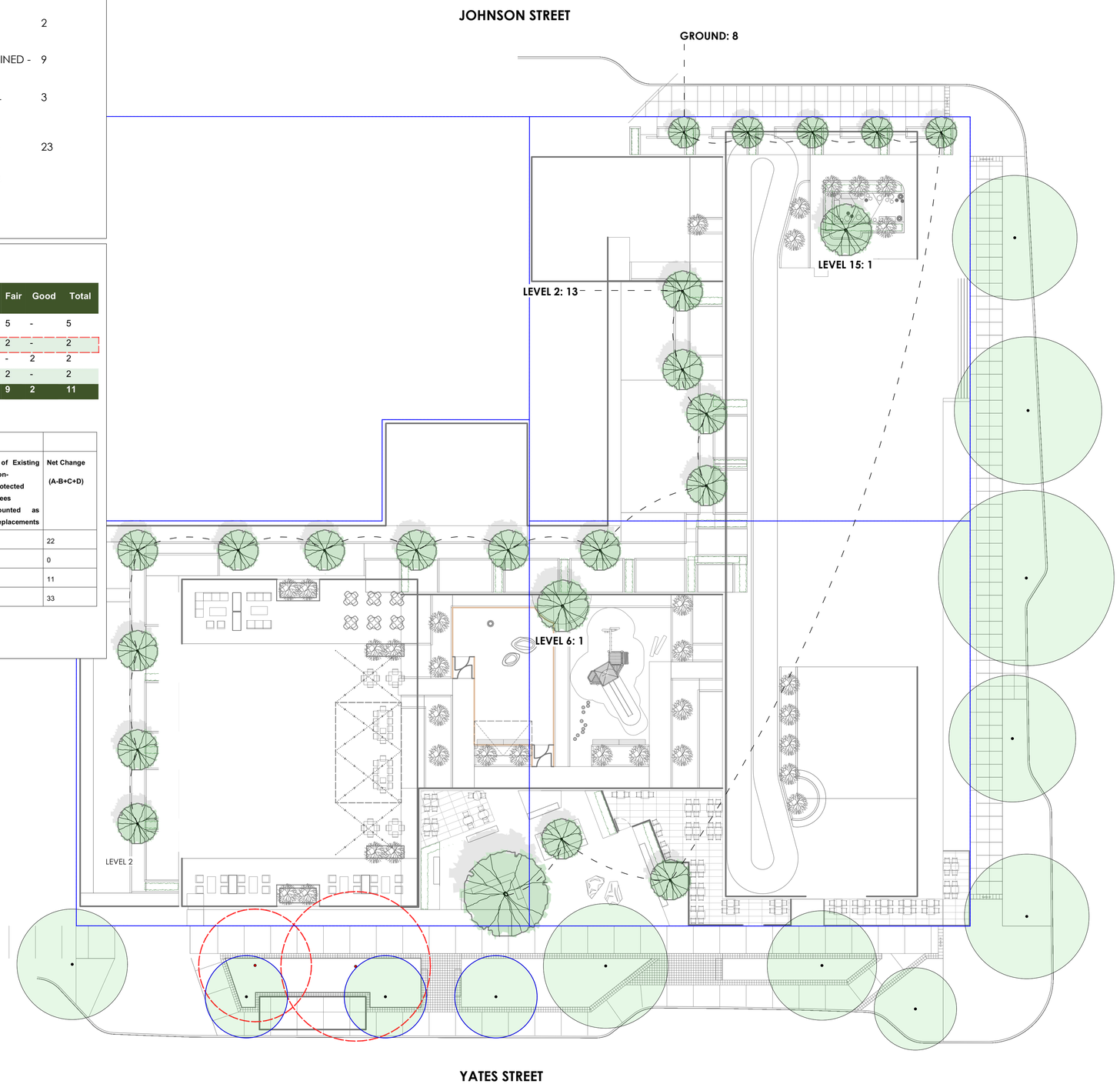
TABLE 1: TREE CONDITION AND ABUNDANCE

Common Name	Scientific Name	Dead	Poor	Fair	Good	Total
horse chestnut	*Aesculus hippocastanum*	-	-	5	-	5
Paper birch	*Betula papyrifera*	-	-	2	-	2
honeylocust	*Gleditsia triacanthos*	-	-	-	2	2
Siberian elm	*Ulmus pumila*	-	-	2	-	2
Total		**-**	**-**	**9**	**2**	**11**

City of Victoria Tree Impact Summary

	A	B	C	D	
Tree Location	**Total # of Protected Trees**	**# of Trees to be Removed**	**# of New or Replacement Trees to be Planted**	**# of Existing Non-protected Trees Counted as Replacements**	**Net Change (A-B+C+D)**
Onsite trees	0	0	22	0	22
Offsite trees	0	0	0	0	0
Municipal trees	11	2	2	0	11
Total	11	2	24	0	33

- Tree Preservation Plan - Bartlett Consulting
See Full Report For Further Details



Client:

Architect:

Seal:

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Project:

1050 YATES ST

N

Drawn by: JW

Checked by: SV

Date: MAR 24th 2023

Scale: 1:200

Drawing Title:

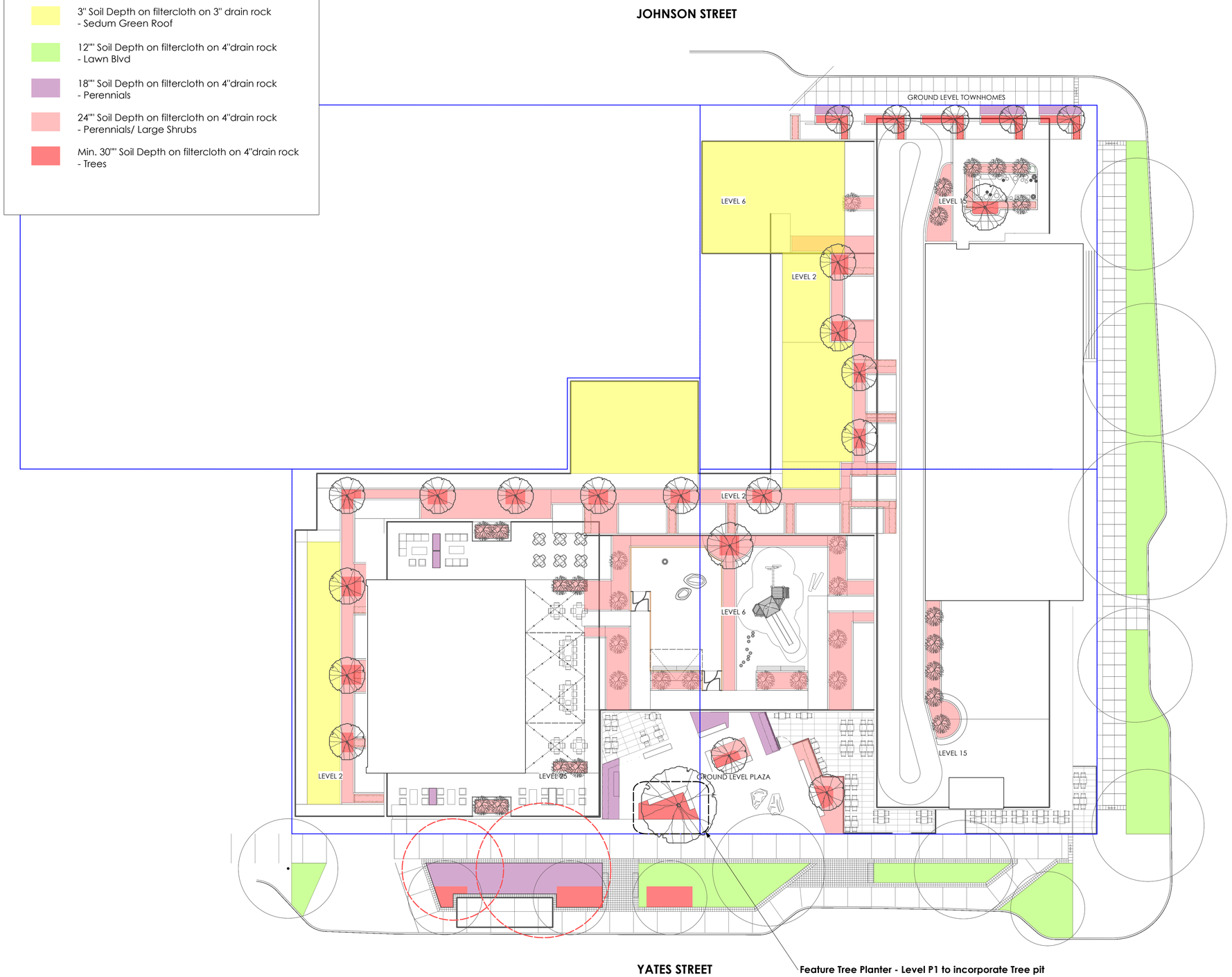
Tree Preservation Plan

Project No.: **22102**

Sheet No.: **L-1.07**

Soil Loading Plan

- 3" Soil Depth on filtercloth on 3" drain rock
  - Sedum Green Roof
- 12"' Soil Depth on filtercloth on 4"drain rock
  - Lawn Blvd
- 18"' Soil Depth on filtercloth on 4"drain rock
  - Perennials
- 24"' Soil Depth on filtercloth on 4"drain rock
  - Perennials/ Large Shrubs
- Min. 30"' Soil Depth on filtercloth on 4"drain rock
  - Trees



Client:

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Project:

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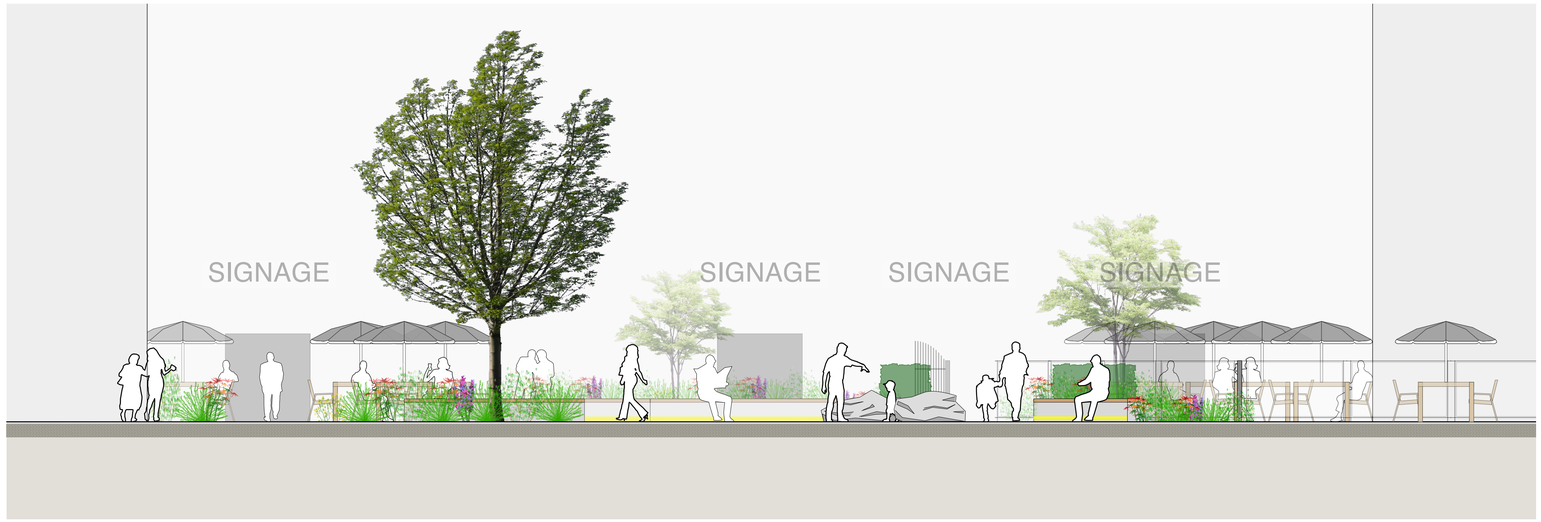
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Checked by:	SV
Date:	MAR 24th 2023
Scale:	1:200

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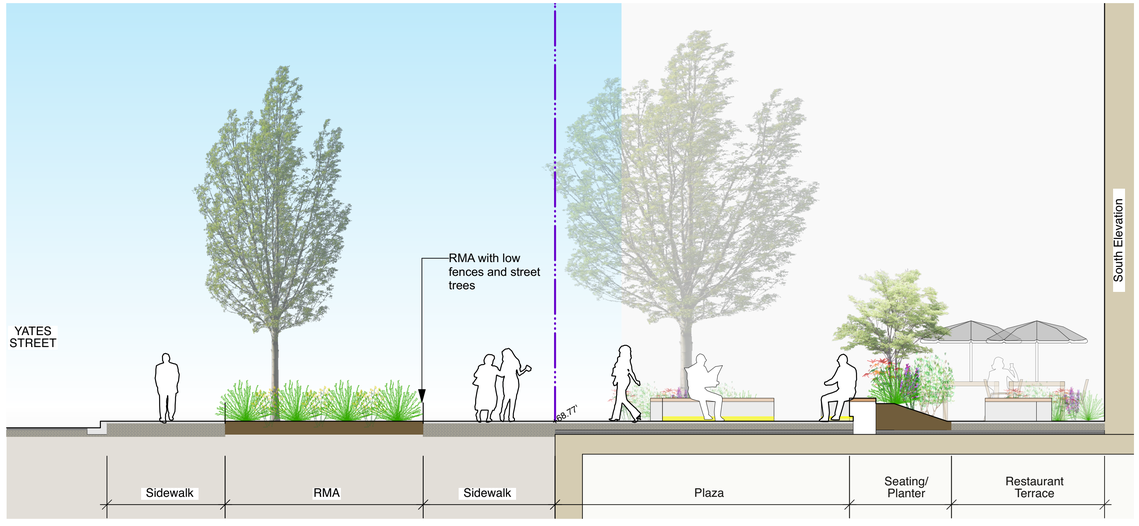
Soil Loading Plan

Project No.: **22102**

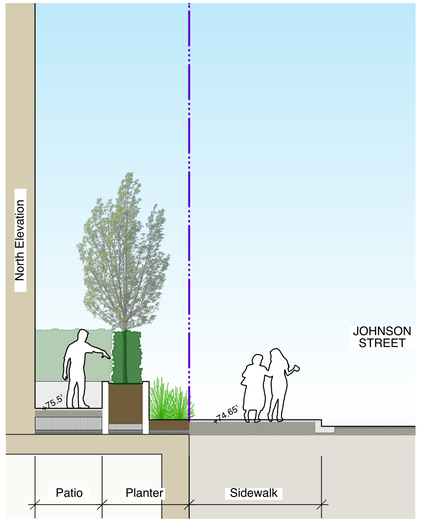
Sheet No.: **L-1.08**



SECTION 1: YATES STREET PLAZA



SECTION 2: YATES STREET PLAZA



SECTION 3: JOHNSON STREET TOWNHOMES

Client:

Architect:

Seal:

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Project:

1050 YATES ST

Drawn by: JW

Checked by: SV

Date: MAR 24th 2023

Scale: 1:64 3/16" = 1'0"

Drawing Title:

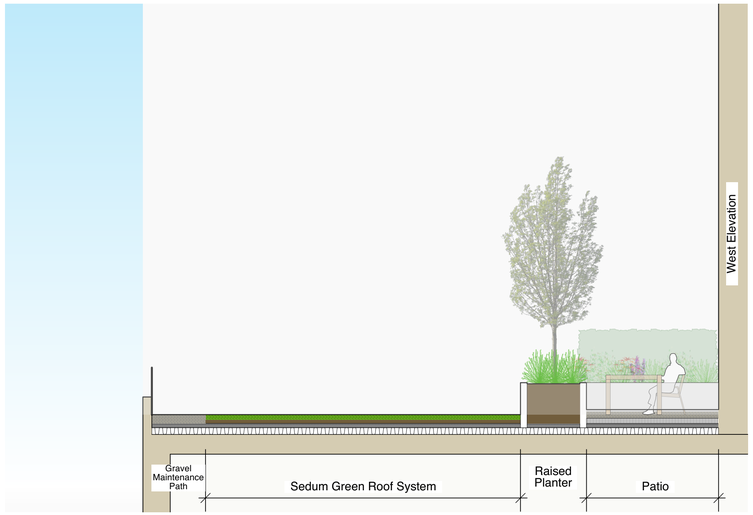
Landscape Sections

Project No.:

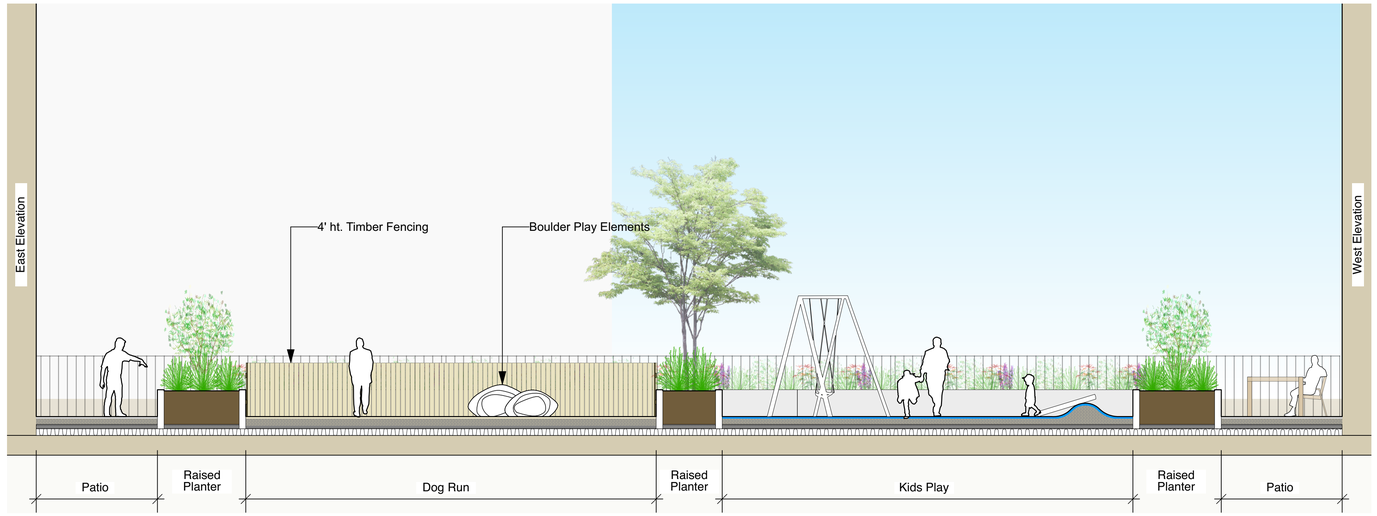
22102

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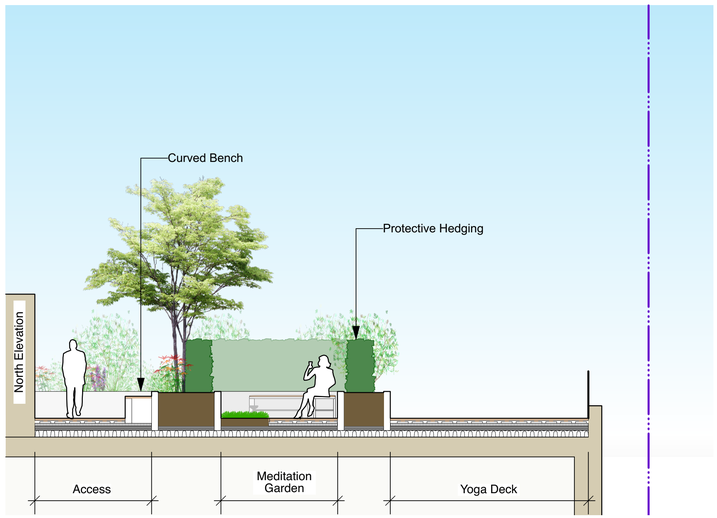
L-2.01



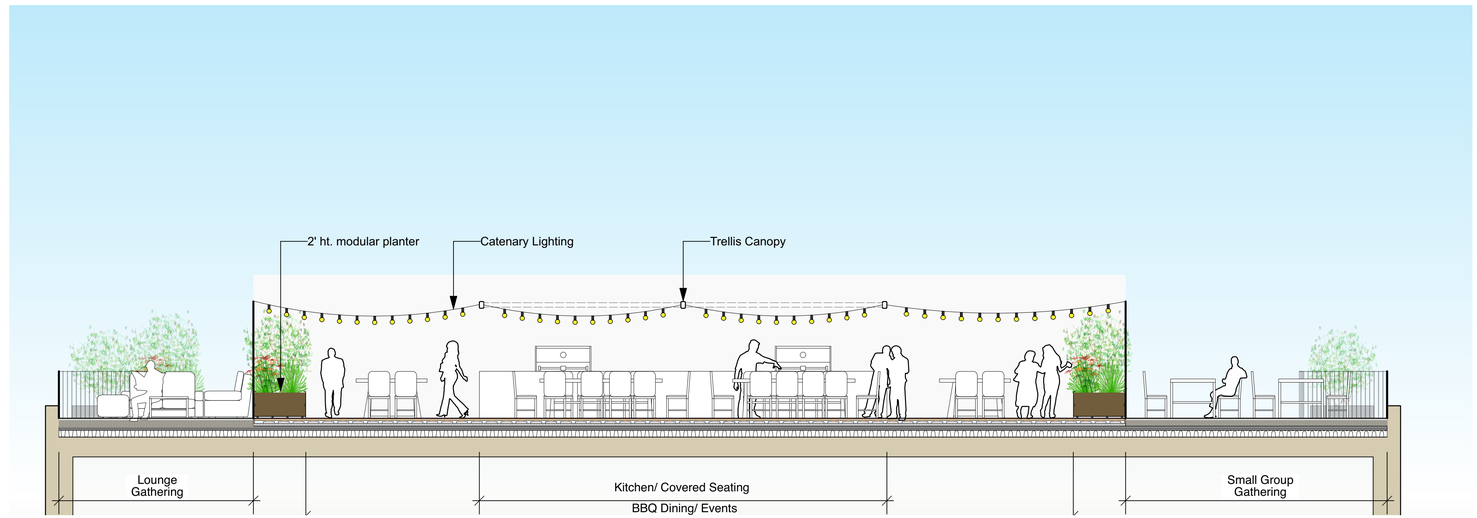
SECTION 4: LEVEL 2



SECTION 5: LEVEL 6 AMENITY



SECTION 6: LEVEL 15 AMENITY



SECTION 7: LEVEL 25 AMENITY

Client:

Architect:

Seal:

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Project:

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Drawn by: JW

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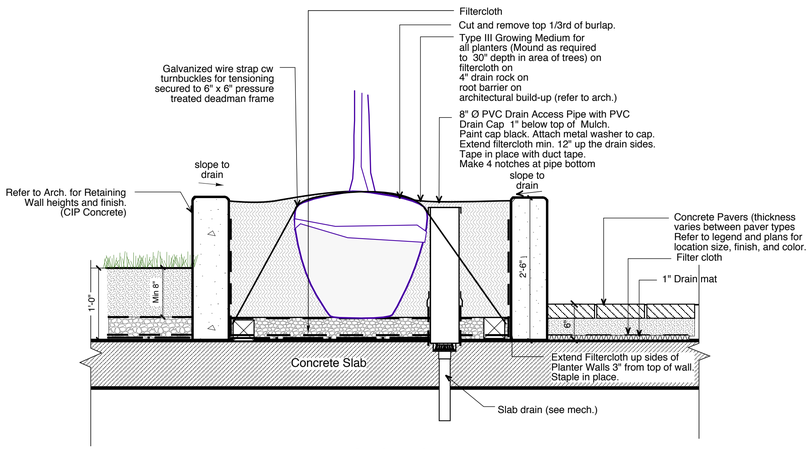
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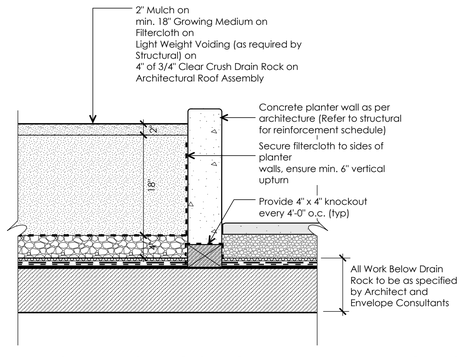
Landscape Sections

Project No.: **22102**

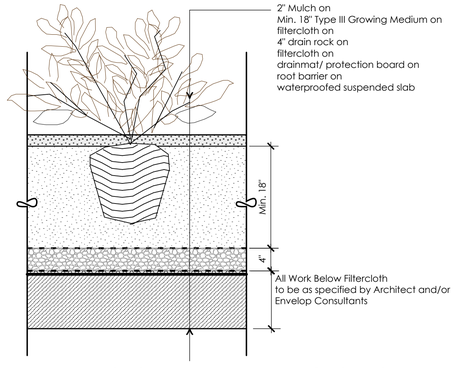
Sheet No.: **L-2.02**



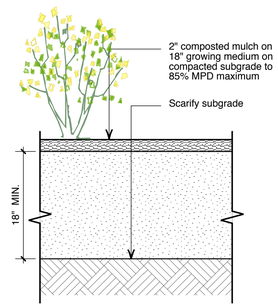
DETAIL 1: TREE PLANTING ON SLAB



DETAIL 2: TYP CIP CONCRETE PLANTER ON SLAB



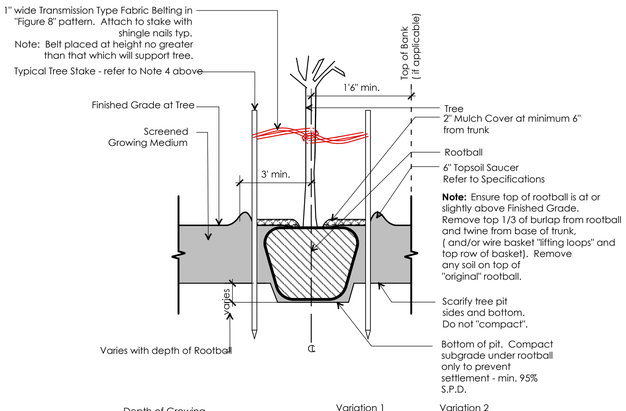
DETAIL 3: SHRUB PLANTING ON SLAB



DETAIL 4: PLANTING ON GRADE

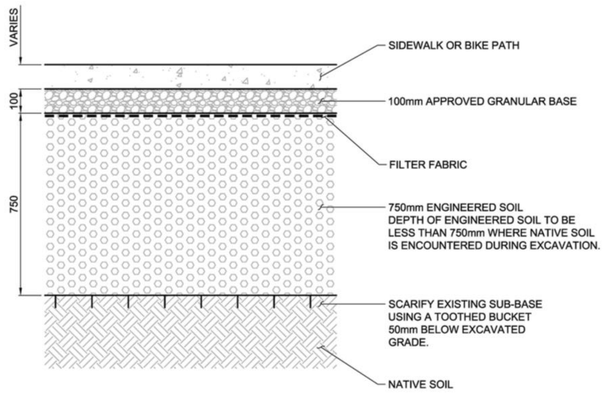
General Notes:

1. Do not cut Tree Leader.
2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Dessication.
3. Ensure tree location does not conflict with Underground Services. "Call before digging".
4. All street trees to be staked with 2 - 4"Ø x 8' long. Minimum depth of stake embedment is 3'. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on tree pit centreline.
5. Provide min. 5 cubic meters of growing medium per tree.
6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

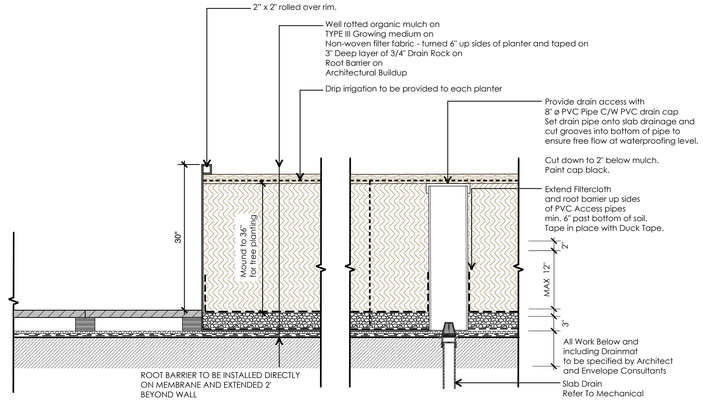


Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

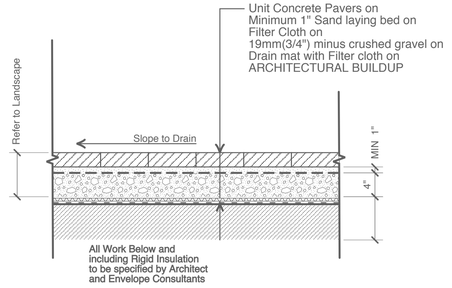
DETAIL 5: TREE PLANTING ON GRADE - NTS



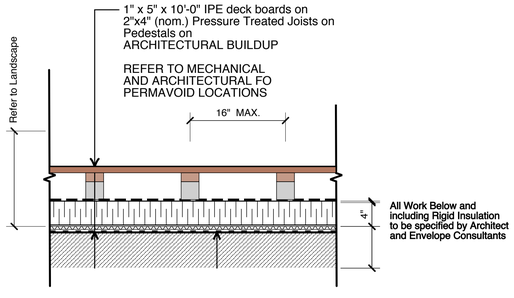
DETAIL 6: TYP STRUCTURAL SOIL FOR TREE PLANTING - NTS



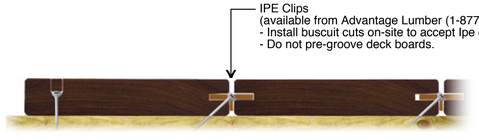
DETAIL 7: PREFABRICATED METAL PLANTERS - LEVEL 25



DETAIL 8: CONCRETE PAVERS ON SLAB



DETAIL 9: IPE WOOD DECKING ON SLAB



IPE DECKING NOTES;

1. END SEALING; All cut ends of IPE decking to be treated with end grain sealant within 24 hours of cutting. Do Not apply end grain sealant to surface of decking. Sealant to be wiped off surface of deck boards immediatly.
2. CUTTING AND DRILLING; Due to the hard nature of IPE premium carbide tipped saw blades to be used for cutting. Use Brad point drill bits or fostner bits to provide cleaner holes.
3. FASTERNERS; Use only 305 or higher grade stainless steel fasteners to fasten hardwood IPE decking. Pre-drilling is required. Pre-drill all holes with appropriatly sized drill bit for your screw size. Use Ipe Clip® Extreame4 hidden deck fasteners to fasten the deck boards to pressure treated sleepers. Available through http://www.advantagelumber.com

DETAIL 10: IPE DECKING NOTES

Client:

Architect:

Seal:

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Project:

1050 YATES ST

Drawn by:	JW
Checked by:	SV
Date:	MAR 24th 2023
Scale:	1" = 1'0"

Drawing Title:

Landscape Details

Project No.:

22102

Sheet No.:

L-3.01

1 TROWEL JOINT CONCRETE



- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish

2 CONCRETE UNIT PAVERS



- Dimensions: 225mm x 75mm x 60
- Installation Method: Mortar set
- Application: Paving field
- Colours: Natural grey
- Finish: Unsealed

3 BASALT PAVERS



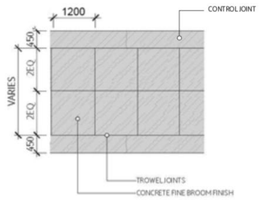
- Dimensions: 300mm x 450mm x 60mm
- Installation Method: Mortar set
- Application: Entry banding
- Colour: Charcoal grey
- Finish: Flamed



DETAIL 1: CITY OF VICTORIA PUBLIC REALM - NEW TOWN PAVING

1 SIDEWALK

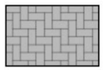
- 1200mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and buiding face
- Control joits shall be provided accross 450mm bands every 3rd panel
- Narrow sidewalks - 2m or less: eliminate 450mm banding along building face from the pattern



2 CORNERS

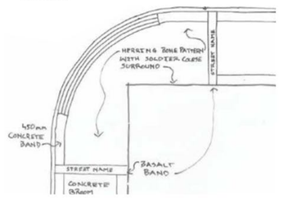
Paving field

- 45° Herringbone field with single row soldier course
- Installation: Mortar set



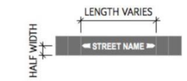
Tactile band

- continuous 450mm concrete band adjacend to curb with tactile scoring at let down



3 BASALT ENTRY BANDING WITH STREET NAME INSERT

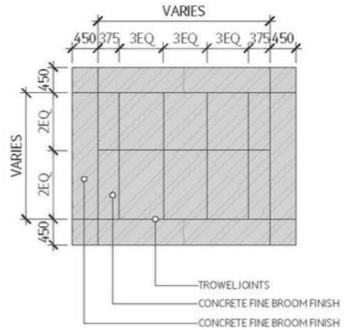
- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streetname Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning



NEW TOWN PAVING APPLICATIONS

1 SIDEWALK

- Pattern: Concrete frame with concrete fill with trowel joint grid pattern shown below
- Note: Equal spacing of banding takes priority over architectural coordination



STANDARD BIKE RACK

PRODUCT TYPE:	2 Capacity Bike Rack
PRODUCT NAME:	Standard Bike Rack
DESIGN STYLE:	Standard
MATERIALS:	1.5" Galvanized Steel Pipe
COLOUR/ FINISH:	Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS:	12" Length, 3' Height
DISTRIBUTION:	Inner Harbour, Old Town, Rock Bay, New Town, Government Street, Douglas Street
MOUNTING:	Sleeve Mount
MANUFACTURER:	City of Victoria
SPECIAL NOTES:	See Character area section of Streetscape Standards for specific location guidelines.



DETAIL 2: CITY OF VICTORIA PUBLIC REALM - STANDARD BIKE RACK

HERITAGE BENCH

PRODUCT TYPE:	Type A Wood Bench with Backrest
PRODUCT NAME:	Heritage Bench
DESIGN STYLE:	Heritage
MATERIALS:	Cast Aluminum Frame with Oak Slats Glossy Black (RAL 9017) Baked-on
COLOUR/ FINISH:	Powder Coat Frame, Varnished Slats
DIMENSIONS:	6' Length, 18" Height
DISTRIBUTION:	Inner Harbour, Old Town, Douglas Street, New Town
MANUFACTURER:	City of Victoria
SPECIAL NOTES:	Detailed design to be provided by the City of Victoria; see Character area section of Streetscape Standards for specific location guidelines.



DETAIL 3: CITY OF VICTORIA PUBLIC REALM - HERITAGE BENCH

Client:

Architect:

Seal:

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www .dkl.bc.ca

Project:

1050 YATES ST

Drawn by: JW

Checked by: SV

Date: MAR 24th 2023

Scale: NTS

Drawing Title:

Landscape Details

Project No.:

22102

Sheet No.:

L-3.02

1050 Yates Street - Design Charette Strategy

Rezoning (19th October 2019)

A Public accessible plaza totaling an area of 250m2 was secured as a Public Realm improvement on 1050 Yates Street as part of Rezoning Application No. 00660. As agreed, as part of the rezoning a **Community Design Charrette** was required to take place prior to a Development Permit Submission.

Outline Strategy for Public Engagement

Late 2022 a strategy for the Community Design Charrette was developed. The strategy included both an in person and online approach to elicit feedback from a diverse cross section of the immediate and wider community and ensure feedback is collected from as many residents as possible and used to shape the final design of the Plaza.

It was agreed that the process was to be documented by the Landscaped Architect (DKL) and included as part of the Development Permit.

The following framework for the Public Engagement was developed below:

1. **Develop a Conceptual Plaza Presentation**. The package was to be closely linked to City Goals with clear explanation as to how each achieves these.
2. **In person Design Charette** held in a large accessible room at the Victoria Professional Building @ 1120 Yates Street on Wednesday 1st February 2023 between 5-7pm.
3. **Online virtual platform** with a copy of the Presentation and Questionnaire was provided with a link sent with the initial event invite and advertised via Social Media / Signage / Direct Delivery

Invite List (among others)

- Downtown Residents Association
- Fernwood Community Association
- Walk On Victoria
- Place Making Victoria
- Accessibility Advisory Committee
- Sidewalking Victoria
- Planning & Zoning Committee of Fairfield Gonzales Community Association
- North Park Neighbourhood Association
- Homes for Living
- Greater Victoria Housing
- Signage / Advertising event to ensure a diverse cross section of the downtown community is canvassed / contacted (social media)
- City of Victoria Officials
- Addresses within 50m of the Site (where possible given privacy concerns / restrictions)

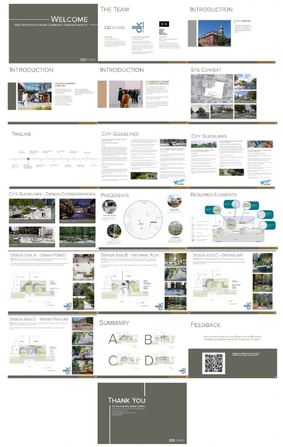
Public Engagement

Copies of the materials used as part of the process have been included as part of this package. These include:

Presentation – Appendix One
Questionnaire – Appendix Two
In-Person Event (Photos)– Appendix Three
External Promotional Signage – Appendix Four
Invitation (Delivered Direct) - Appendix Five
Social Media Announcements – Appendix Six

Final Design

Feedback and results from the Plaza Design Charette and Questionnaire were reviewed in depth and used to build and form a clear set of requirements for the Landscape Architects (DKL) to meet along with the City Guidelines for Privately Owned Public Spaces. The Plaza design submitted in connection with the wider Development Permit for 1050 Yates is the result of this process.



Appendix 1 - Presentation





Appendix 2 - Online Questionnaire





Client:

Architect:

Seal:

DURANTE KREUK LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
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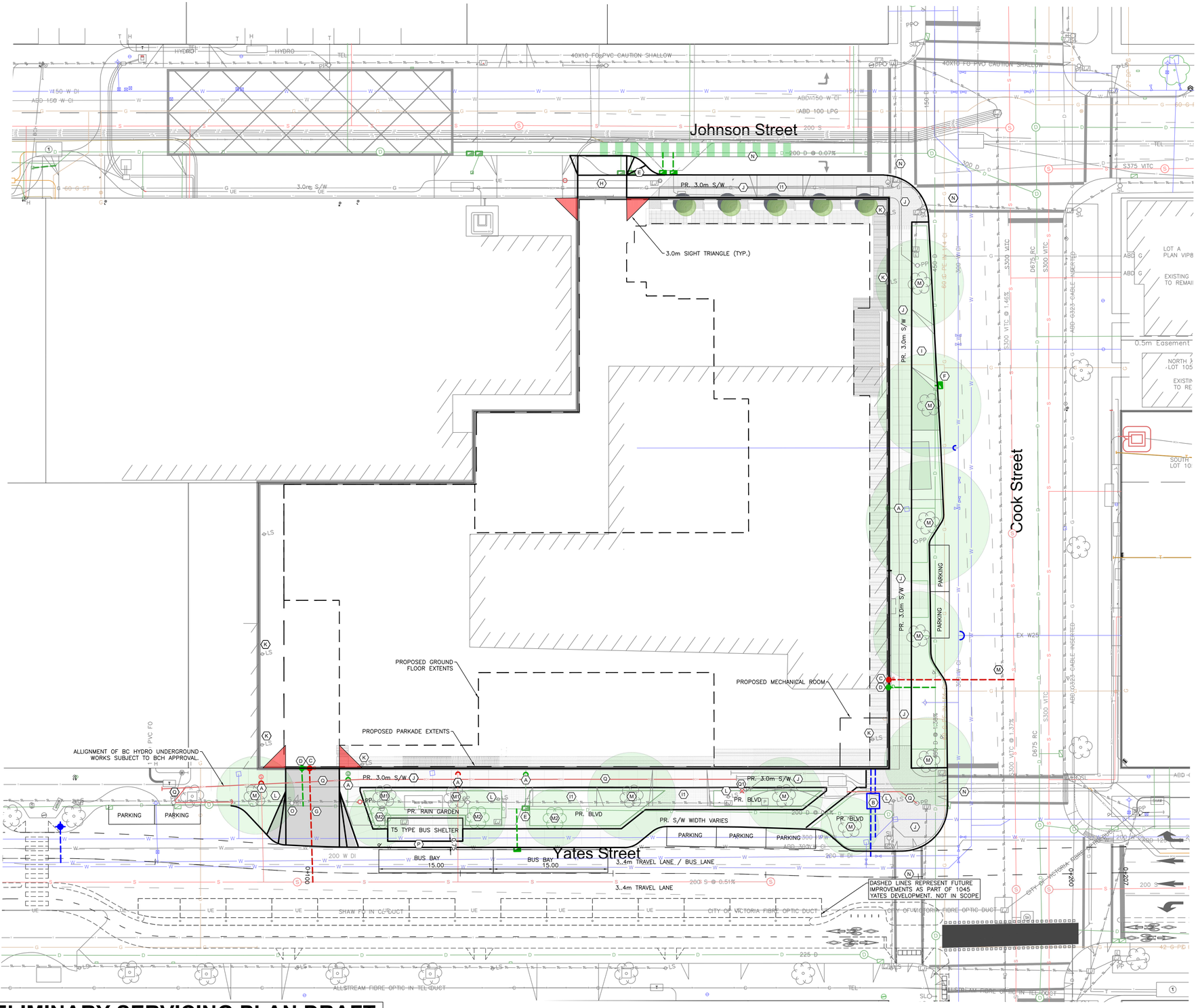
Project:
1050 YATES ST

Drawn by: JW
Checked by: SV
Date: MAR 24th 2023
Scale:

Drawing Title:
Design Charette Strategy

Project No.:
22102

Sheet No.:
L-4.01



SHEET NOTES:

(A) EXISTING SERVICES TO BE CAPPED.

(B) PROPOSED DOMESTIC AND FIRE WATER SERVICING COMPLETE WITH VAULT AS PER CoV DETAIL.

(C) PROPOSED SANITARY SERVICING COMPLETE WITH INSPECTION CHAMBER.

(D) PROPOSED STORM SERVICING COMPLETE WITH INSPECTION CHAMBER.

(E) EXISTING CATCH BASIN TO BE RELOCATED AS REQUIRED.

(F) PROPOSED CATCH BASIN.

(G) PROPOSED 7.0m DRIVEWAY AS PER CoV HIGHWAYS ACCESS BYLAW AND SD C7B.

(H) PROPOSED 6.0m DRIVEWAY AS PER CoV HIGHWAYS ACCESS BYLAW AND SD C7B

(I) EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH BOULEVARD. EXISTING DRIVEWAY DROPS TO BE REMOVED AND REPLACED WITH NON MOUNTABLE CURB.

(I1) EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK/BOULEVARD. SEE LANDSCAPE PLANS FOR DETAILS

(J) EXISTING SIDEWALK, GUTTER, BOULEVARD, CURB AND GUTTER TO BE REPLACED WITH NEW SIDEWALK, GUTTER, BOULEVARD, CURB, AND GUTTER. SEE LANDSCAPE FOR SIDEWALK FINISH DETAILS.

(K) EXISTING ONSITE LIGHTING TO BE REMOVED AS REQUIRED.

(L) EXISTING STREET LIGHTING TO BE RE/RE AS REQUIRED.

(M) EXISTING TREE TO BE RETAINED. ALL WORK WITHIN CRZ TO BE UNDER SUPERVISION OF PROJECT ARBORIST.

(M1) EXISTING TREE TO BE REMOVED.

(M2) PROPOSED BOULEVARD TREE. SEE LANDSCAPE FOR DETAILS.

(N) EXISTING CROSSWALK AND LINE PAINTING TO BE RE/RE AS REQUIRED.

(O) EXISTING UTILITY POLE TO BE RELOCATED OUTSIDE OF PROPOSED DRIVEWAY.

(P) PROPOSED BUS STOP LOCATION COMPLETE WITH "T5" BUS, TWO 15.0m BUS BAYS, AND SIGNAGE AS REQUIRED.

(Q) PROPOSED BC HYDRO UNDERGROUNDING WORKS. ROUTE IS INDICATIVE AND SUBJECT TO BC HYDRO COMMENT/APPROVAL.

(Q1) EXISTING HYDRO POLE TO BE REMOVED AS PER BC HYDRO UNDERGROUNDING.

LEGEND					
LAMP STANDARD	LS	CLEANOUT		DITCH	
POLE(Hydro, Tel.)	PP	CATCHBASIN		METER	W
U/G WIRING	UE	MANHOLE	D	FLUSH VALVE	
GAS	G	SERVICE RISER		VALVE	
WATER	W	MOUNTABLE CURB	MC	REDUCER	
SEWER	S	NON-MOUNT. CURB	NMC	HYDRANT	
DRAIN		EDGE ASPHALT		AIR VALVE	

1050 YATES PRELIMINARY SERVICING PLAN

Scale horiz. 1:200 Scale vert. N/A

Sheet 1 of 1

Eng. Project No. 34291

R. TUCK #28072 — ENGINEER — 2023-03-22

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

1:200 0 4 12m

PRELIMINARY SERVICING PLAN DRAFT

V:_Projects\34291 – Chard – 1050 Yates Street\07 – Engineering\02 – Drawings & Sketches (Eng)\34291 – Design.dwg Plot Date: March 22, 2023