

2
A001

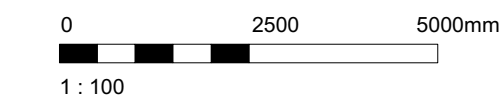
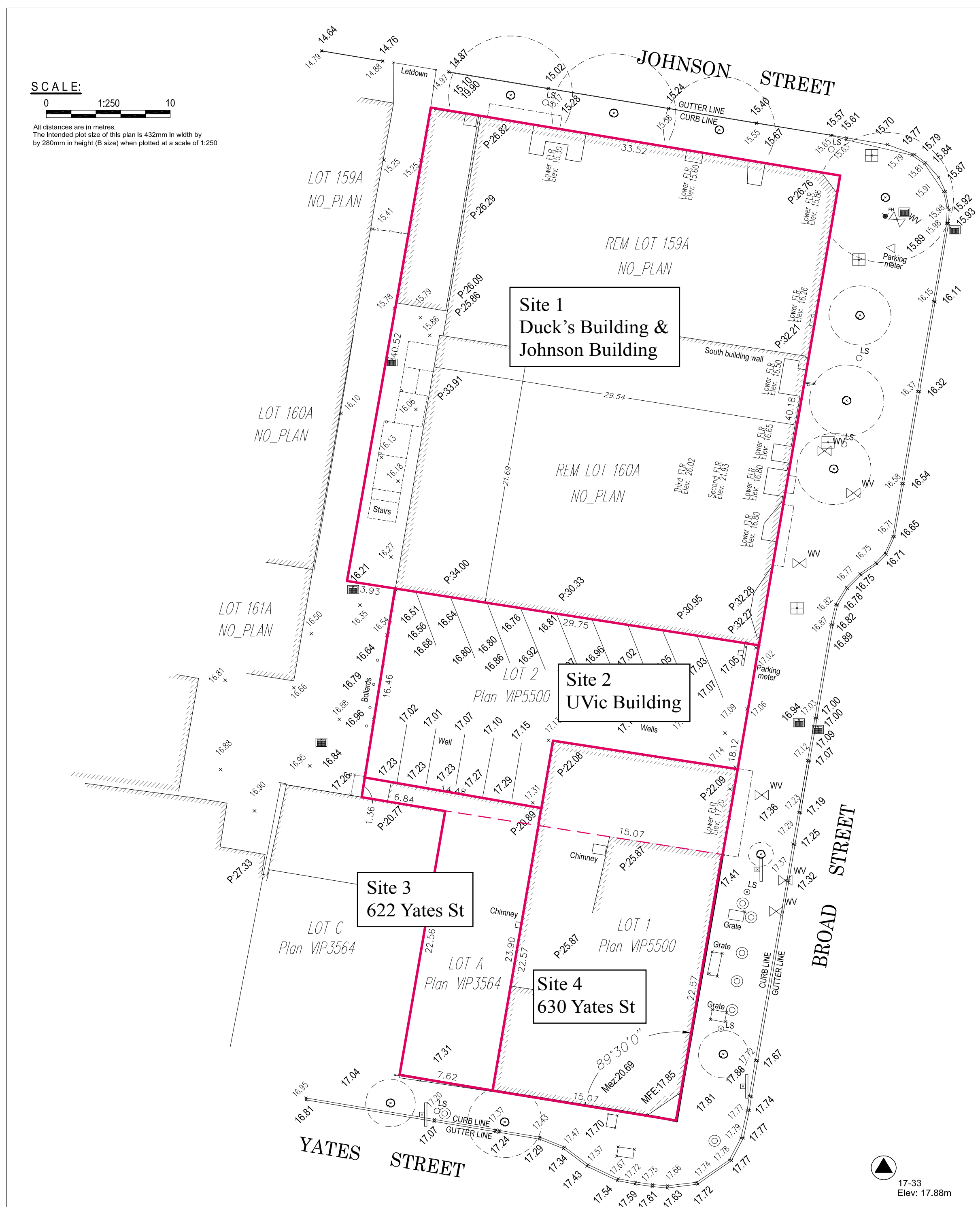
Site Context Plan
Scale: 1:200



LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500, AND REM. LOT 160A
ABD REM. LOT 160A. VICTORIA DISTRICT

	Site 1	Site 2	Site 1 + Site 2	Site 3	Site 4
	Duck's & Johnson Building	UVic Building	Duck's & Johnson + UVic	Dress Shop	Legacy Art Gallery
Civic Address	1314 Broad + 1312 Broad	1312 Broad + Strip of 622 Yates		Remainder of 622 Yates	Remainder of 630 Yates
Legal Address	Rem Lot 159A + Rem Lot 160A	Lot 2 Plan VIP5500 + Strip of Lot A Plan VIP3564		Remainder of Lot A Plan VIP3564	Remainder of Lot 1 Plan VIP5500
Final Site Area (sm)	1,355.65	532.14	1,887.79	171.91	340.12
Final Gross Floor Area (sm)	6,042.00	3,165.00	9,207.00	171.91	340.12
Final FAR	4.5	5.9		1.0	1.0
Duck's Building Current Floor Area	2,346				
Duck's Building Retained Floor Area	2,346				
Total Floor Area (@ ground)	1179.48	518.01	1697.49	171.95	340.12
Commercial Floor Area	714	282	996	assumed 171.95	assumed 340.12
Building Area Over City Property		4			
Site Coverage	87%	97%		100%	100%
Open Site Space	13%	3%		0%	0%
Height of Building	21.57	21.57		5.09	7.93
Number of Storeys	7	7		1	1
Parking Stalls on Site	0	0		0	0
Bicycle Parking (Class 1 & Class 2)	108	60	168	0	0
Building Setbacks					
Front Yard	0 M	0 M		0 M	0 M
Rear Yard	0 M	0 M		0 M	0 M
Side Yard	0 M	0 M		0 M	0 M
Side Yard	0 M	0 M		0 M	0 M
Combined Side Yard	0 M	0 M		0 M	0 M
Residential Use Details					
Total Number of Units	108	59	167	N/a	N/a
Unit Type	Bachelor / One and Two Bedroom	Bachelor / One Bedroom		N/a	N/a
Ground-Orientated Units	0	0		N/a	N/a
Min Unit Floor Area	28	24		N/a	N/a
Total Residential Floor Area	5,193	2,723	7,916	N/a	N/a

Note: Unit count does not include **one** Storage / Guest unit on Level 2

[illegible]

NOTE: All dimensions are shown in millimeters

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Broad Street Redevelopment
 1312-1324 Broad Street
 Victoria BC

Project Data

drawing title

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A002

drawing no.

-

B.C. LAND SURVEYOR'S
TOPOGRAPHIC SURVEY OF:
LOT A OF PLAN 3564. LOT 1 AND LOT 2
OF PLAN 5500. REM LOT 159A AND
REM LOT 160A. VICTORIA DISTRICT

SCALE:
0 1:250 10
All distances are in metres.
The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)
004-599-748, 004-599-772, 000-748-480, 001-668-277,
004-115-791

MUNICIPALITY
VICTORIA

CIVIC ADDRESS
BROAD
STREETVICTORIA, BC
ZONING
CA-3C

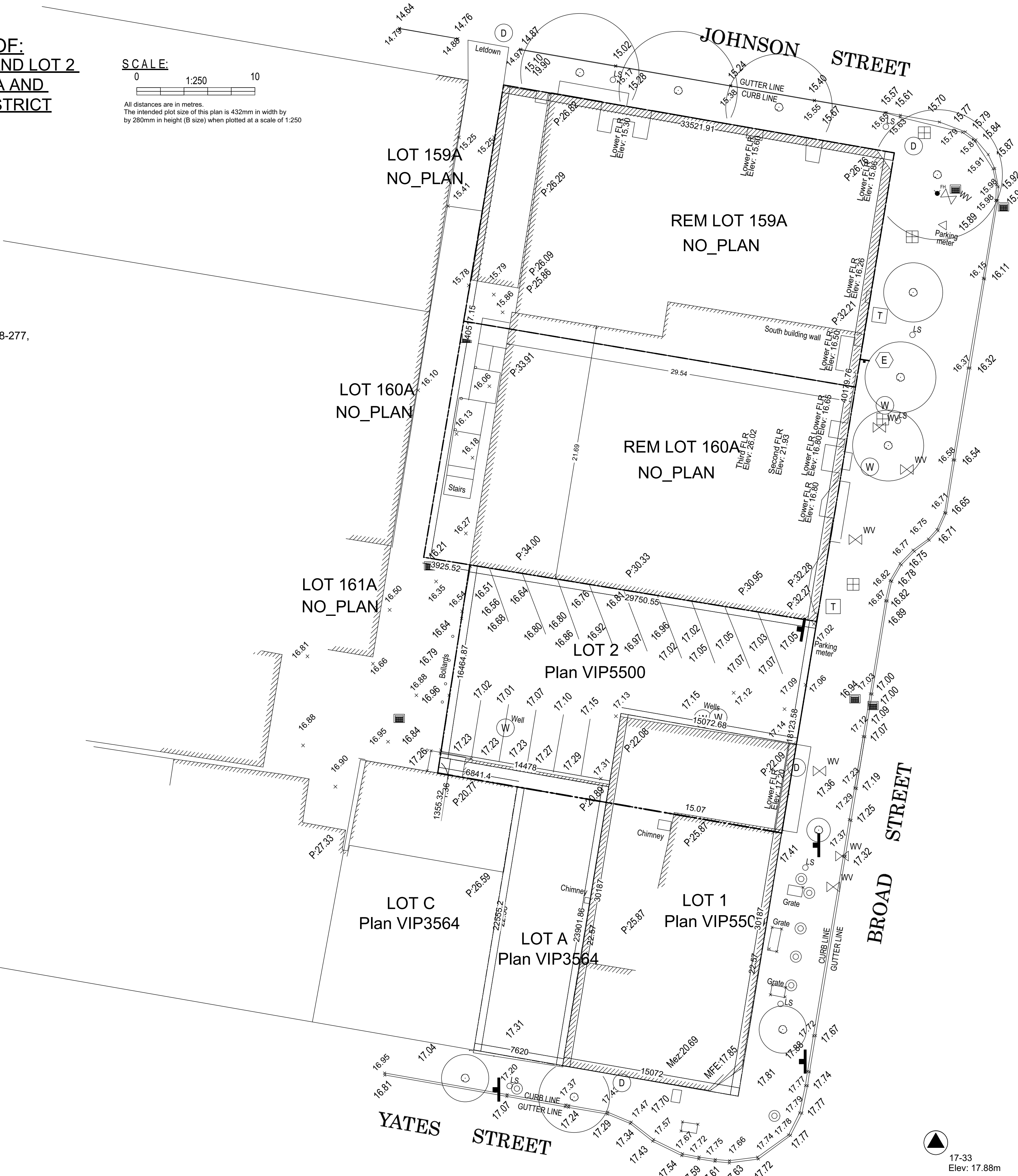
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This document was prepared for the exclusive
use of our client, CHARD DEVELOPMENT LTD.

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

FILE : 11373
DWGDATE: 11373-BROAD ST/2016-12-15
Explorer
Land Surveying Inc
101 - 2610 Douglas Street,
Victoria, B.C. V8T 4M1
Tel: (250) 381-2257
email: kenneth@explorersurvey.com



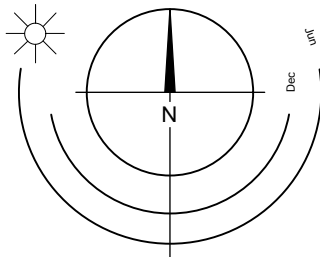
LEGEND

Elevations are geodetic based on Integrated survey
monument 17-33 in the City of Victoria at elevation
17.88m.

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species
Grade shots are taken at the point marked X

- D - denotes storm manhole
- WV - denotes Water valve
- FM - denotes fire hydrant
- CB - denotes catch basin
- LS - denotes Lamp Standard
- T - denotes Cable box
- LB - denotes Light box
- E - denotes Hydro
- S - denotes Sign
- U - denotes Unmarked manhole
- MFE - denotes Main Floor Elevation (Door Sill)
- P:XX.XX - denotes Parapet Height
- W - denotes Water manhole

Measurements are taken from the exterior
finishing of the buildings.



0 2500 5000mm
1 : 100

Rev	Date	Description
1	21 SEP 17	Issued for DTP/Recording
2	21 SEP 17	Issued for DTP/Recording
3	21 SEP 17	Issued for DTP/Recording
4	21 SEP 17	Issued for DTP/Recording
5	21 SEP 17	Issued for DTP/Recording
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8	21 SEP 17	Issued for DTP/Recording
9	21 SEP 17	Issued for DTP/Recording
10	21 SEP 17	Issued for DTP/Recording

NOTE: All dimensions are shown in millimeters.

CERTIFIED CORRECT
Lot dimensions are correct
according to Land Title Office
records.

Kenneth KC Ng, BCLS
Field Survey - 15 December, 2016
Dated this 16th of December, 2016.
This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

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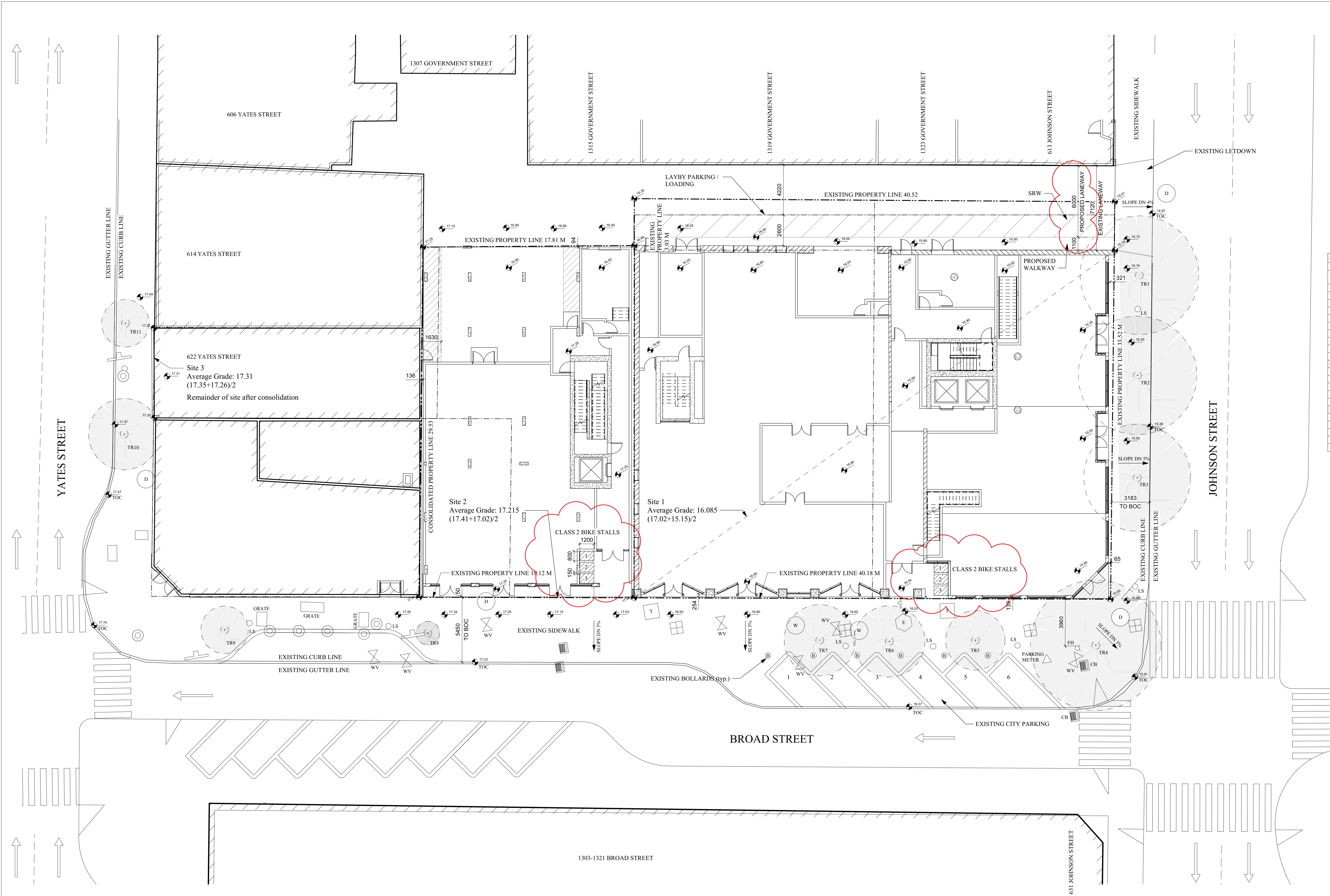
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1312-1324 Broad Street
Victoria BC

Site Survey

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A100

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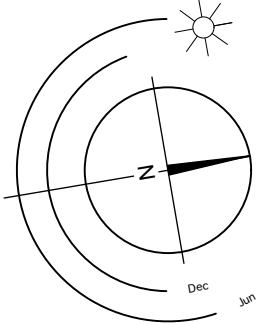


NOTES:
- ALL SETBACKS: 0.0 m
- SEE SURVEY ON A100 FOR SITE SERVICES LEGEND
- SEE SURVEY ON A100 FOR EXISTING ELEVATION MARKERS
- SEE BASEMENT PLAN ON A201 FOR BICYCLE PARKING

- EXISTING PROPERTY LINE
- CONSOLIDATED PROPERTY LINE
- PREVIOUS PROPERTY LINE

Existing Tree Schedule			
	Species	Diameter	Height
TR1	Carpinus betulus 'Fastigiata'	7	12
TR2	Carpinus betulus 'Fastigiata'	40	12
TR3	Carpinus betulus 'Fastigiata'	36	12
TR4	Quercus palustris	44	14
TR5	Ginkgo biloba	7	10
TR6	Ginkgo biloba	12	7
TR7	Ginkgo biloba	13	8
TR8	Ginkgo biloba	13	8
TR9	Ginkgo biloba	13	7
TR10	Quercus robur	38	14
TR11	Quercus robur	17	7

PROJECT INFORMATION TABLE	
Zone (existing)	CA-3C
Proposed zone or site specific zone	SITE SPECIFIC
If unsure, state "new zone"	
Site area (m ²)	1,888 M2
Total floor area (m ²)	1,492 M2
Commercial floor area (m ²)	998 M2
Floor space ratio	5.0
Site coverage (%)	94%
Open site space (%)	6%
Height of building (m)	21.57M
Number of storeys	7
Parking stalls (number) on site	0
Bicycle parking number (Class 1 and Class 2)	168
Building Setbacks (m)	
Front yard	0.0M
Rear yard	0.0M
Side yard (indicate which side)	0.0M
Side yard (indicate which side)	0.0M
Combined side yards	0.0M
Residential Use Details	
Total number of units	167
Unit type, e.g., 1 bedroom	BACHELOR / ONE & TWO BEDROOM
Ground-orientated units	0
Minimum unit floor area (m ²)	27M2
Total residential floor area (m ²)	6364M2



0 2500 5000mm
1: 100

Rev	Date	Description	Issued for
21 SEP 17			Issued for DIP/Recording
21 SEP 17			1721.2 A200 Plans
21 SEP 17			CPL
1:100			1721

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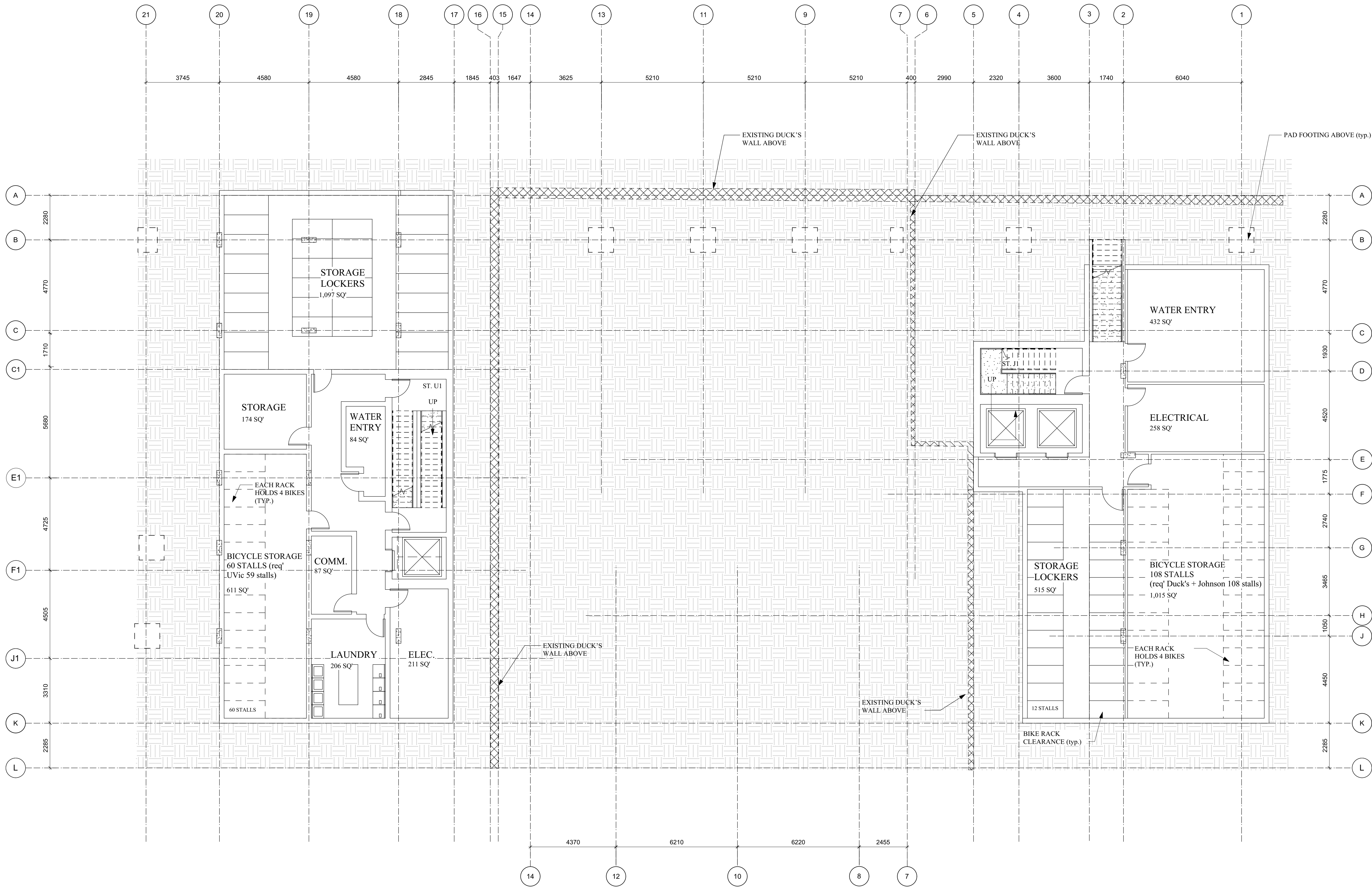
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project name
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Victoria BC

Site Plan

drawing no.
A101

revision no.
-



NOTE: ALL CURRENT ROOM AREAS ARE TO THE INSIDE OF WALLS

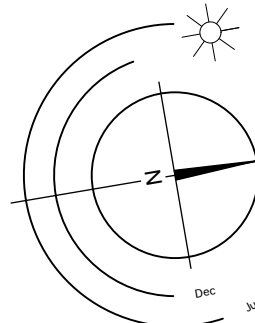
BICYCLE PARKING

1 STALL / UNIT
UVIC: 59 UNITS = 59 STALLS
DUCK'S + JOHNSON: 108 UNITS = 108 STALLS

TOTAL BIKES PARKING REQ'D = 167

TOTAL BIKE PARKING PROVIDED = 168

BICYCLE PARKING RACK:
URBAN DOUBLE STACKER - SEE A501 FOR DETAILS



0 2500 5000mm
1:100

Rev	Date	Description
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21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721.2 A200 Plans

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project name

Broad Street Redevelopment
1312-1324 Broad Street
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project name

Basement Plan

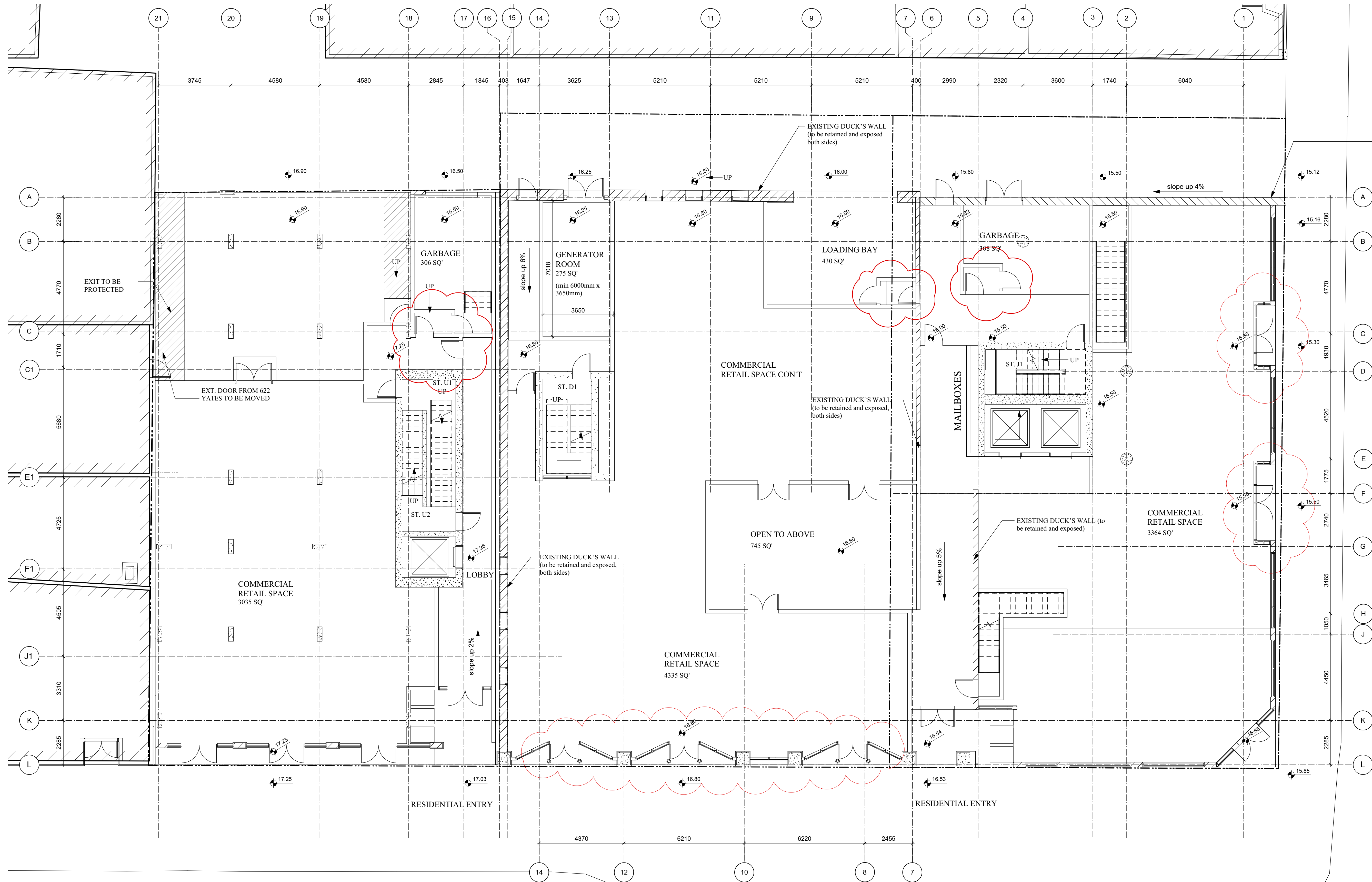
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A201

revision no.

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NOTE: ALL CURRENT ROOM AREAS ARE TO THE INSIDE OF WALLS

EXISTING STONE WALL (to be retained and exposed both sides)

EXISTING DUCK'S WALL (to be retained and exposed both sides)

LOADING BAY 430 SQ'

GARBAGE 268 SQ'

COMMERCIAL RETAIL SPACE CON'T

OPEN TO ABOVE 745 SQ'

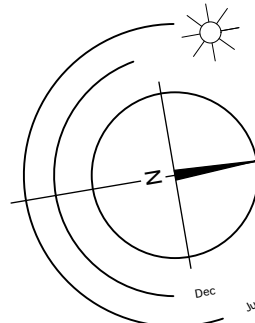
COMMERCIAL RETAIL SPACE 3364 SQ'

COMMERCIAL RETAIL SPACE 3035 SQ'

COMMERCIAL RETAIL SPACE 4335 SQ'

RESIDENTIAL ENTRY

RESIDENTIAL ENTRY



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1:100

Rev	Date	Description	Issued for
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2	21 SEP 17		1721.2 A200 Plans
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21	21 SEP 17		1721.2 A200 Plans

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1312-1324 Broad Street
Victoria BC

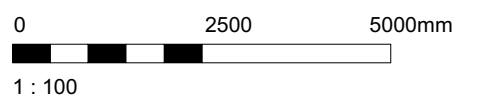
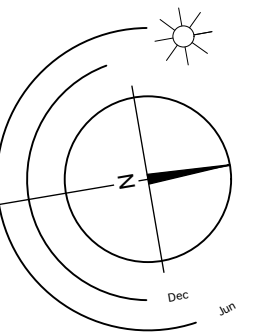
drawing no.
Ground Floor Plan

sheet no.
A202

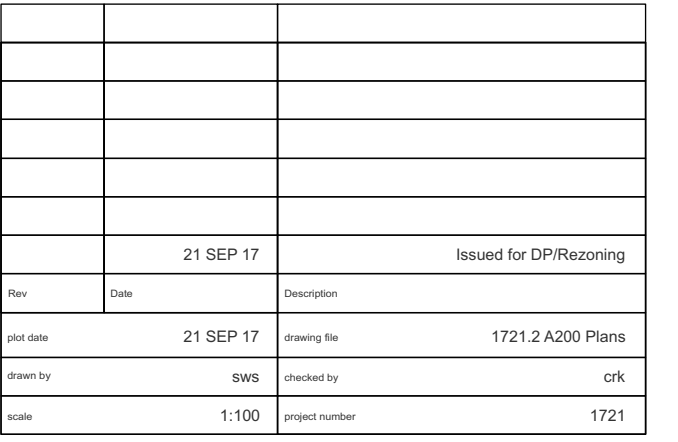
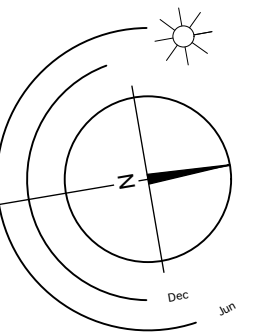
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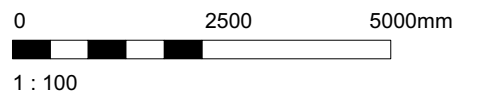
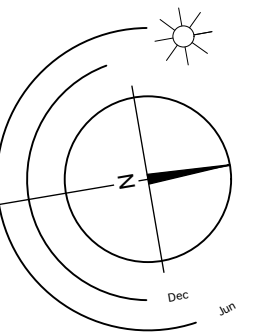
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1 Ground Floor Plan
A202 Scale: 1:100

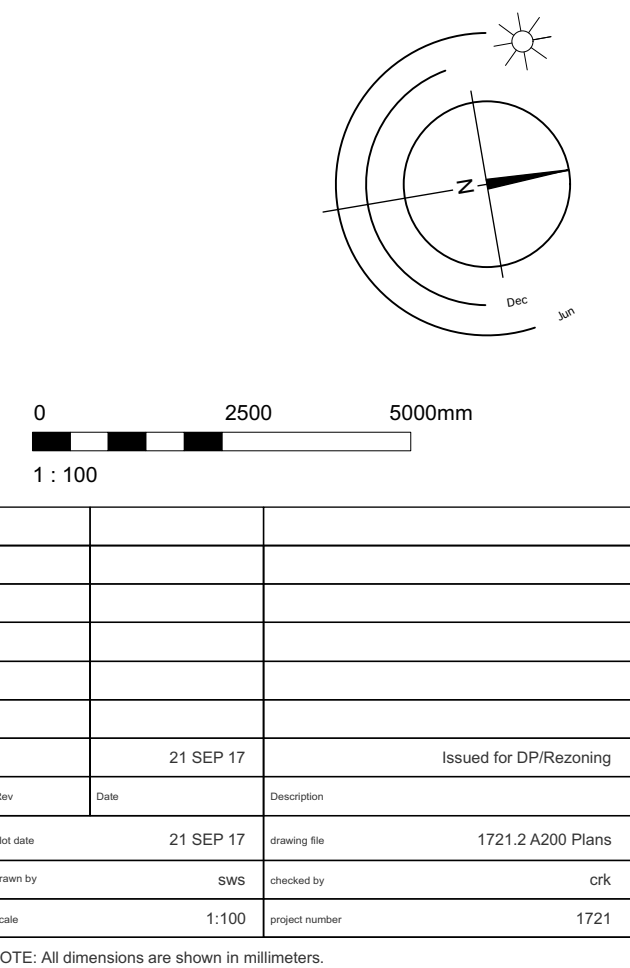


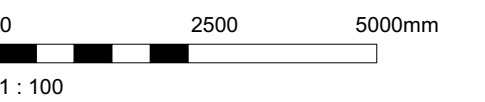
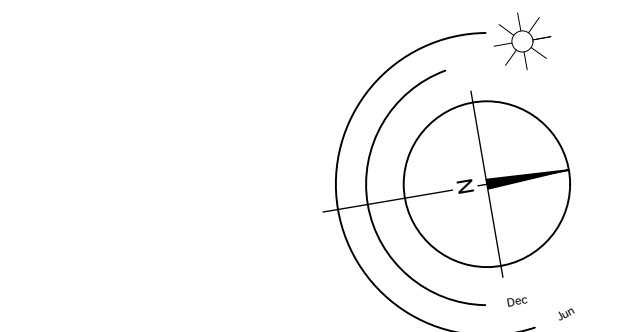
NOTE: All dimensions are shown in millimeters.





NOTE: All dimensions are shown in millimeters.





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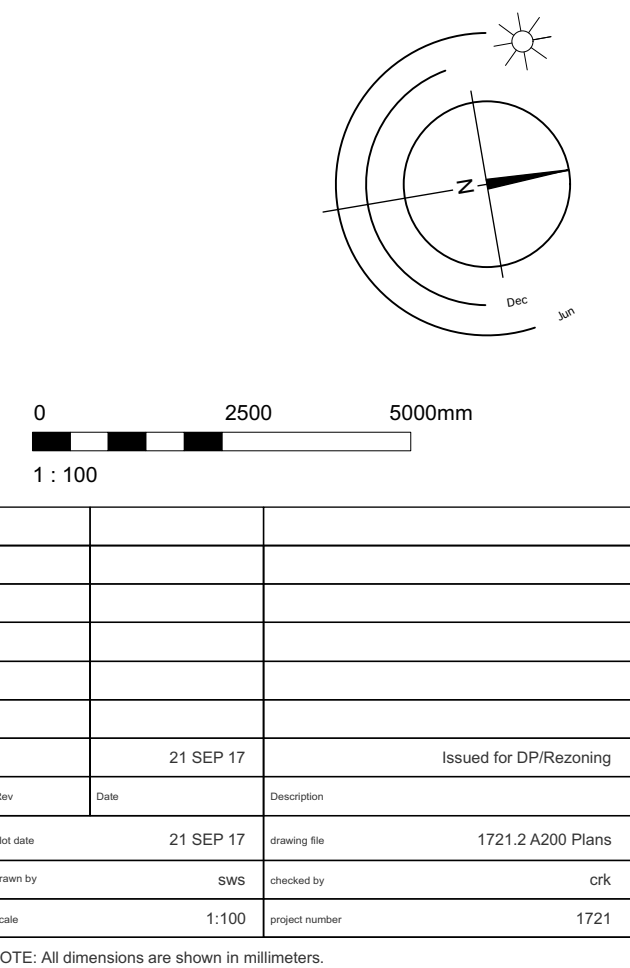
project name
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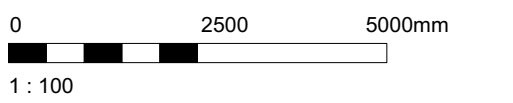
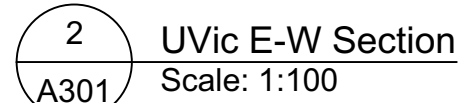
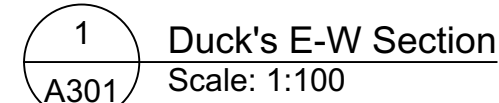
drawing title
Level 6 Floor Plan

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A207

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PROJECT TYPE

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

STUDYING

Building Sections

CONCEPTUAL DESIGN AND PRELIMINARY DESIGN ARE BEING DEVELOPED FOR THE PROJECT. DESIGNERS ARE ASKING FOR THE READER TO PROVIDE COMMENTS AND SUGGESTIONS TO BE USED FOR THE PROJECT. STUDYING AND MAY BE MODIFIED WITHOUT WRITTEN

STUDYING

STUDYING

STUDYING

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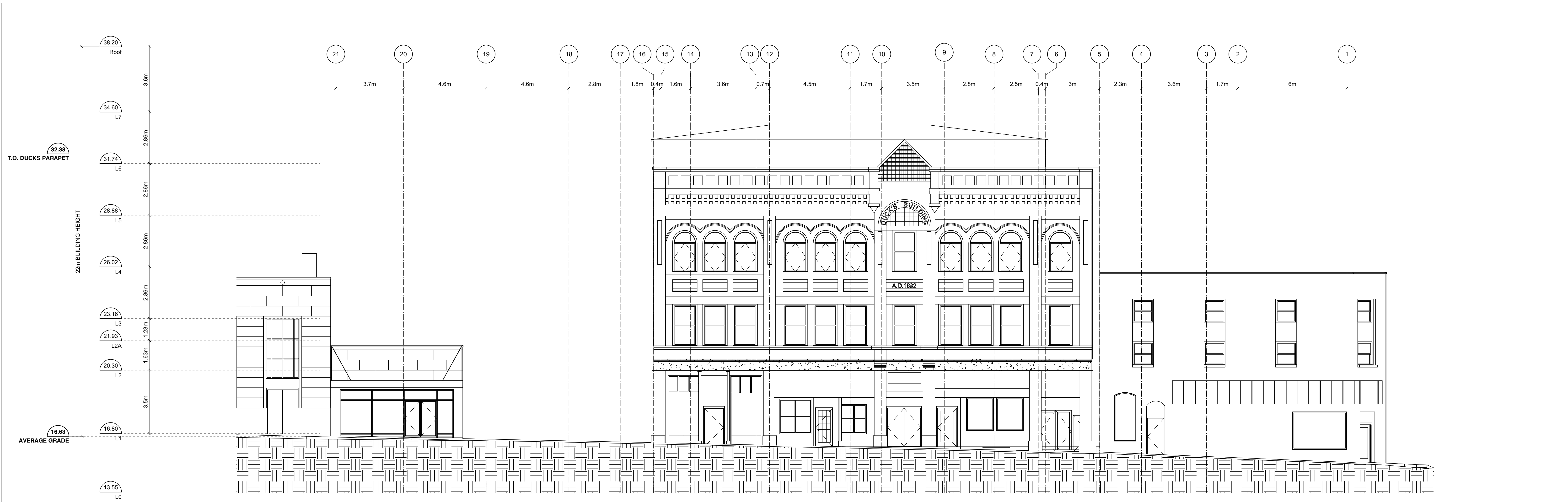
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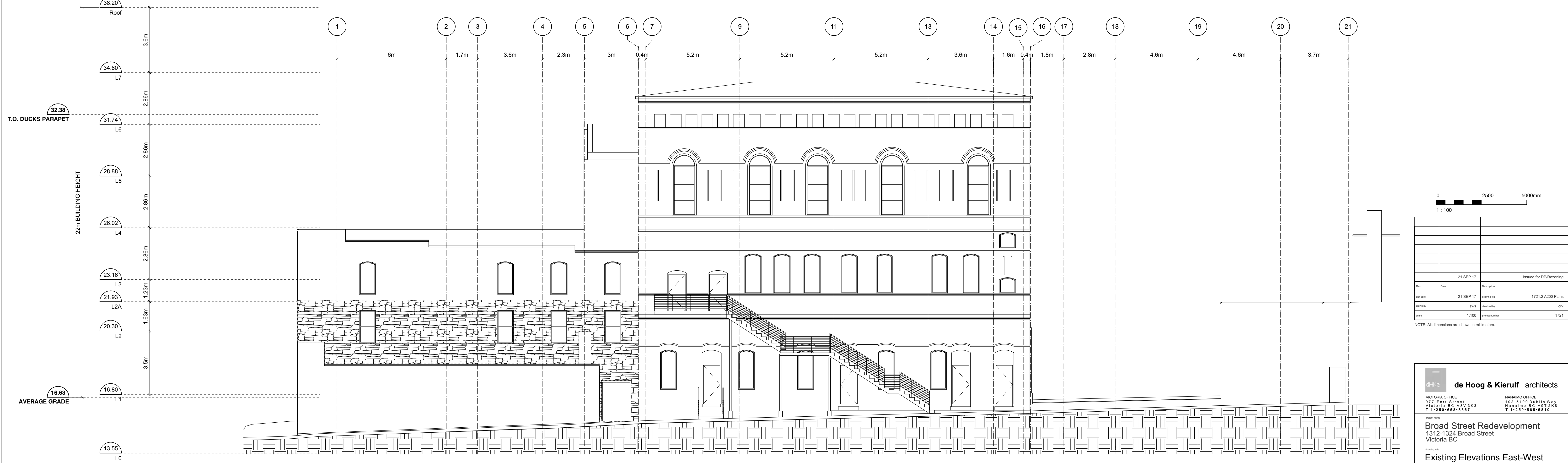
STUDYING

STUDYING

STUDYING



1 Broad Street Existing Elevation
Scale: 1:100



2 Laneway Existing Elevation
Scale: 1:100

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1 : 100

Rev	Date	Description
1	21 SEP 17	Issued for DPR/Permitting

Rev	Date	Description
1	21 SEP 17	Issued for DPR/Permitting

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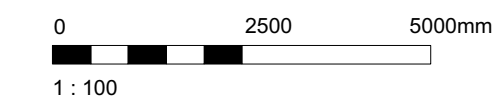
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Existing Elevations East-West

drawing no.
A401

revision no.
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NOTE: All dimensions are shown in millimeters

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project title

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drawing title

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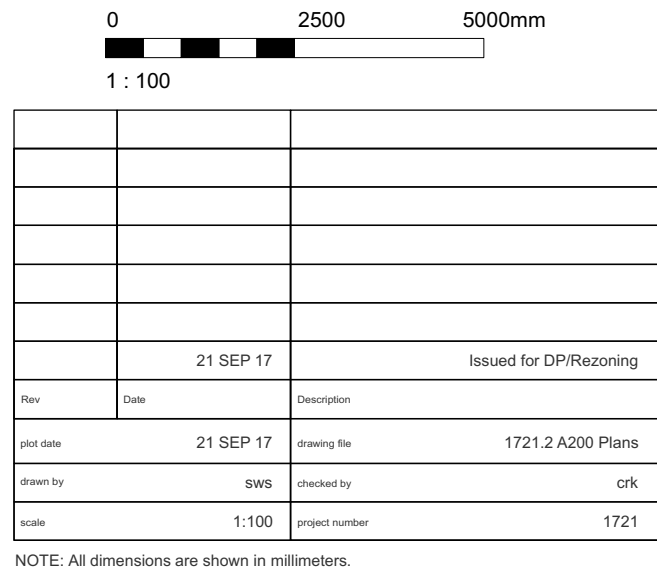
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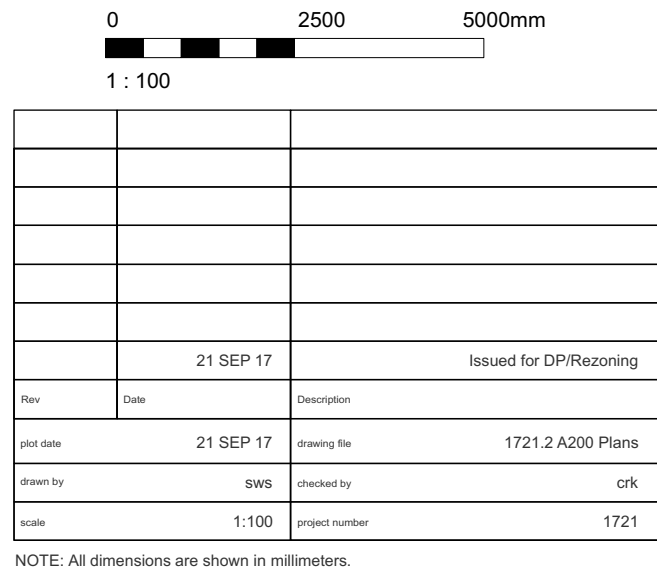
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A402

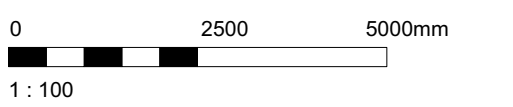
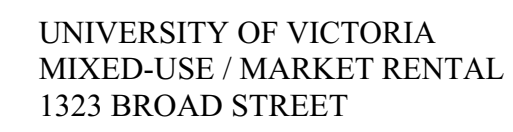
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1 North Elevation
A402 Scale: 1:100





A405



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File	Date	Description	
print date	21 SEP 17	drawing file	1721.2 A200 Plans
drawn by	SWS	checked by	crk
scale	1:100	project number	1721

NOTE: All dimensions are shown in millimeters.



LONDON FLATS
1313 BROAD STREET

ROBONSON'S OUTDOOR STORE
1307 BROAD STREET

METTA YOGA
1303 BROAD STREET



606-614 JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

BROAD STREET



BEST WESTERN
636 JOHNSON STREET

1 Broad Street Context Facing East
A502 Scale: 1:200

2 Johnson Street Context Facing North
A502 Scale: 1:200



EQUINOX 10 A.M.



EQUINOX NOON

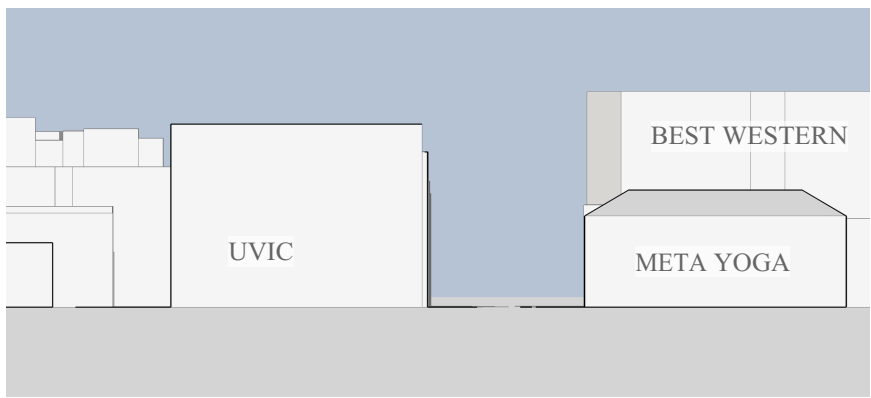


EQUINOX 2 P.M.

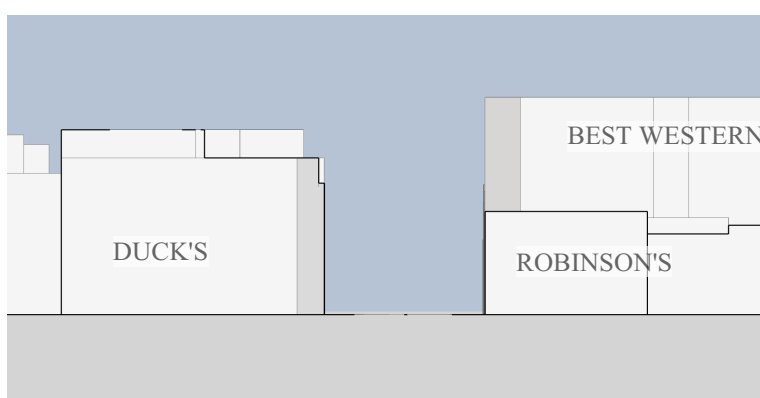


4 Aerial View
A502 Scale: 1:200

3 Shadow Study
A502 NTS

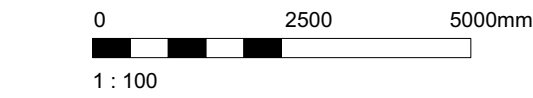


UVIC SCHEMATIC SECTION -
BROAD STREET



DUCK'S SCHEMATIC SECTION -
BROAD STREET

5 Broad Street Sections
A502 Scale: 1:200



REV	DATE	DESCRIPTION	ISSUED FOR
	21 SEP 17		Issued for DIP/Recomm
REV	DATE	DESCRIPTION	ISSUED FOR
21 SEP 17	21 SEP 17	Issued for DIP/Recomm	1721.2 A200 Plans
21 SEP 17	21 SEP 17	Issued for DIP/Recomm	1721.2 A200 Plans
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21 SEP 17	21 SEP 17	Issued for DIP/Recomm	1721.2 A200 Plans
21 SEP 17	21 SEP 17	Issued for DIP/Recomm	1721.2 A200 Plans

NOTE: All dimensions are shown in millimeters.

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Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Site Context

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drawn by
A501

checked by
-



	03 OCT 2017	
Rev	Date	Description
start date	03 OCT 17	ending file 1721.2.A200 P
stream by	SWS	downloaded by
scale	NTS	project number

NOTE: All dimensions are shown in millimeters.



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project name

Broad Street Redevelopment
 1312-1324 Broad Street
 Victoria BC

drawing title

Perspective Studies

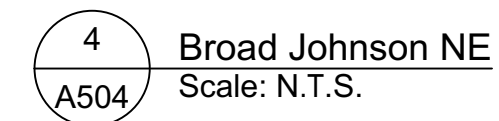
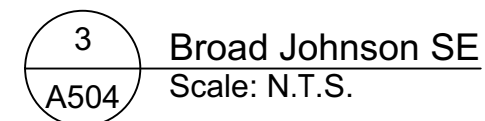
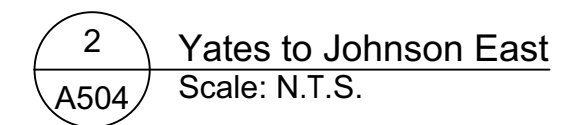
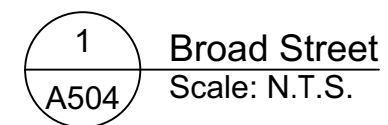
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PROJECT NO.

A503

DATE: 01/11/10

DESIGNER: PCL



NOTE: All dimensions are shown in millimeters.

[illegible]



	03 OCT 2017	
Rev:	Date	Description
print date	03 OCT 17	showing file 1721.2 A200 P
eMail by	SWS	checked by
scale	NTS	project number

dkKa

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PROJECT NAME

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

ARCHITECT

Perspective Studies

ISSUED BY

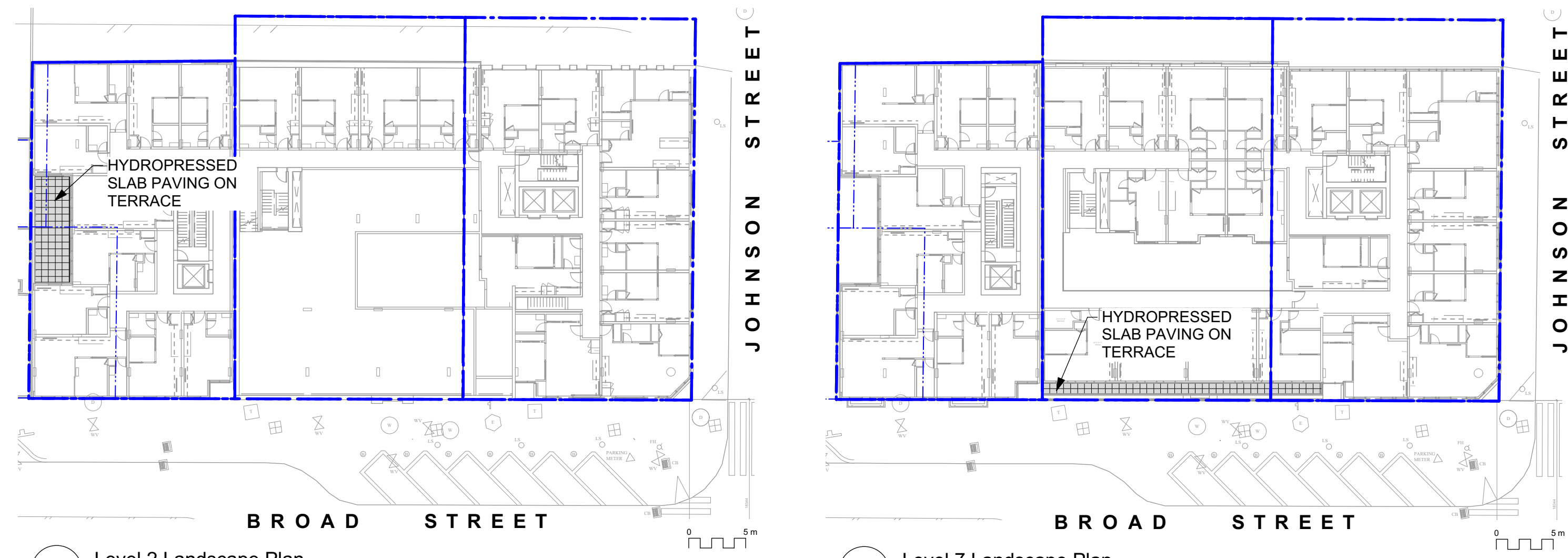
A503

DESIGNED BY

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2 Bicycle Parking Detail 2
A506 Scale: 1:200

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NOT FOR CONSTRUCTION

 **Murdoch
de Greeff INC.**
Landscape Planning & Design

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Victoria, BC V8Z 1G1

Phone: 250 412-2891
Fax: 250 412-2890

project
BROAD ST. REDEVELOPMENT
1312-1314 BROAD STREET
VICTORIA, BC

project no.		117.33
scale	1:100	@ 24"x36"
drawn by		ML
checked by		SM/PdG
revision no.	sheet no.	

1 L1.02

- ## **DRAWING NOTES**
1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 2. All plan dimensions in metres and all detail dimensions in millimetres.
 3. Plant quantities on Plans shall take precedence over plant list quantities.
 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
 7. Landscape installation to carry a 1 year warranty from date of acceptance.
 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work