

PROJECT STATISTICS

PROJECT ADDRESS
NEIGHBOURHOOD
DOWNTOWN CORE AREA PLAN DISTRICT
DEVELOPMENT PERMIT AREA

819 - 823 AND 825 - 827 FORT STREET
FAIRFIELD
RESIDENTIAL MIXED USE DISTRICT
DPA 7B (HC)

LEGAL DESCRIPTION

VICTORIA PARCEL D, LOT 277 & 278, (DD 2635141)
LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769

ZONING (EXISTING)

819-823 FORT STREET: CA-HG
825-827 FORT STREET: CA-2
NEW ZONE

PROPOSED ZONING:

LOT AREA

1248 SQ.M. (13,434 SQ.FT.)

SITE COVERAGE

1232 SQ.M. (13,260 SQ.FT.) (98.7%)

OPEN SITE SPACE

16 SQ.M. (172 SQ.FT.)

TOTAL FLOOR AREA

TOTAL
RESIDENTIAL 7483.5 SQ.M. (80,552 SQ.FT.)
RETAIL 452.2 SQ.M. (4,867 SQ.FT.)

FLOOR SPACE RATIO

CURRENT ZONING
CA-2: MAXIMUM 2:1 (LOT AREA = 916.3 SQ.M.)
CA-HG: MAXIMUM 3:1
ALLOWED UNDER SPECIAL DENSITY AREA (REZONING)
PROPOSED: 7474.8 SQ.M. / 1248 SQ.M. = 5.99 F.S.R.

FLOOR PLATE SIZE

REQUIRED UNDER DOWNTOWN CORE AREA PLAN:
0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS
20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010) SQ.FT.)
PROPOSED:
20 M - 30 M (65.6' - 98.4') 725.4 SQ.M. (7,809 SQ.FT.)

AVERAGE GRADE (GEODETIC)

21.6m

HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)

ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4')
ALLOWED UNDER CA-2 ZONING: 15.5 M (50.8')
ALLOWED UNDER CA-HG ZONING: 43 M (141.1')
PROPOSED:
MAIN ROOF 33.6 M (110.1')
HIGHEST ROOFTOP 35.2 M (115.6')
10 STOREYS

NUMBER OF STOREYS

STREETWALL

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m)
PRIMARY FACE:
WIDTH, MIN 60% SITE WIDTH: 36.1 M (118.6') x 60% = 21.7 M (71.2')
HEIGHT, 10 M - 15 M (32.8' - 49.2')
SETBACK, 0 M - 3 M (0' - 9.8')
SECONDARY FACE:
WIDTH, MIN 30% SITE WIDTH 36.1 M (118.6') x 30% = 10.8 M (35.5')
HEIGHT, 18 M - 25 M (59.1' - 82')
SETBACK, 3 M - 6 M (9.8' - 19.7')
SETBACK ABOVE 25 M (82') MIN 6 M (19.7')

PROPOSED

36.1 M (117.7')
9.0 M (29.5') TO 12.5 M (40.9')
0 M
30.1 M (98.6')
29.9 M (98.2') TO 30.4M (99.9')
4.1 M (13.5') TO 6.0 M (19.7')
6 M (19.7')

BUILDING SETBACKS

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0 - 30 M (0' - 98.4')
EXTERIOR WALL, FRONT PROPERTY LINE:
PRIMARY STREET WALL: 0 - 3 M FROM P. L., HEIGHT = 10 TO 15 M
SECONDARY STREET WALL: 3-6 M FROM P. L., HEIGHT = 18 TO 25 M
1:5 BUILDING SETBACK RATIO STARTING AT 15 M ABOVE GRADE
EXTERIOR WALL, SIDE PROPERTY LINE: MIN 3 M (9.8')
EXTERIOR WALL, REAR PROPERTY LINE: MIN 3 M (9.8')
BALCONIES, SIDE PROPERTY LINE: MIN 3.5 M (11.5')
BALCONIES, REAR PROPERTY LINE: MIN 3.5 M (11.5')

PROPOSED

3 M
3 M
1.6 M
3.17 M

PARKING

PARKING REQUIRED UNDER CURRENT ZONING BYLAW SCHEDULE C
RESIDENTIAL: 98 UNITS x (1.4/UNIT) = 137
RETAIL: 452.2 SQ.M. (4,867 SQ.FT.) x (1/65 SQ.M.) = 7
TOTAL: 144

PARKING REQUIRED UNDER PROPOSED ZONING BYLAW SCHEDULE C
RESIDENTIAL: 8 UNITS x (0.5/UNIT) = 4
81 UNITS x (0.6/UNIT) = 49
9 UNITS x (1/UNIT) = 9
98 UNITS x (0.1/UNIT VISITOR STALLS) = 10
RETAIL: 452.2 SQ.M. (4,867 SQ.FT.) x (1/200 SQ.M.) = 3
TOTAL: 75

PROPOSED
57 TOTAL

VISITOR PARKING REQUIRED UNDER CURRENT ZONING BYLAW SCHEDULE C
8 (10% OF TOTAL)

PROPOSED
0
0 TOTAL

BICYCLE STORAGE

CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C
98 x (1/UNIT) = 98
RETAIL @ 1/205 SQ.M. = 3 x 50% = 12
TOTAL: 110

PROPOSED

134 STALLS
18 LOCKERS

CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING BYLAW SCHEDULE C
MULTIFAMILY RESIDENTIAL = 6
RETAIL @ 1/205 SQ.M. = 3 x 50% = 2
TOTAL: 8

PROPOSED
6
2
8 TOTAL

NUMBER OF STORAGE LOCKERS

NO BYLAW REQUIREMENT
98 x (0.4 / UNIT) = 40

PROPOSED
38 STACKED
6 FULL HEIGHT
44 TOTAL

RETAIL

NUMBER OF UNITS: 5
AREA: 452.2 SQ.M. (4,867 SQ.FT.) + 67 SQ.M. (722 SQ.FT. MEZZANINE) = 519.2 SQ.M. (5,589 SQ.FT.)

SUITE TYPES

TYPE	SIZE RANGE	QUANTITY
1 BEDROOM	351 - 567 SQ.FT.	53
2 BEDROOM	605 - 821 SQ.FT.	38
3 BEDROOM	871 SQ.FT.	7
GROUND-ORIENTATED	N/A	0



1\ Perspective sketch updated to reflect design changes.

1\ Floor plans added.

2\ Added calculations of existing grade.

PROJECT TEAM

OWNER
Owner: 825 Fort Holdings Ltd.
c/o:
CLIENT / DEVELOPMENT MANAGER
Company: The Salient Group
Address: Suite 225 - 209 Carrall Street
Vancouver, BC V6B 2J2
T: 604-669-5536
F: 604-669-5574
Website: thesalientgroup.com

ARCHITECT
Company: Musson Cattell Mackey Partnership
Architects Designers Planners
Address: 1066 West Hastings Street
Suite 1900
Vancouver, BC V6E 3X1
T: 604-687-2990
F: 604-687-1771
Website: www.MCMParchitects.com

1\ Updated Project Statistics to reflect design changes.
Reduced height and FSR.
Updated parking requirements and counts of proposed. Updated residential unit statistics.

STRUCTURAL CONSULTANT
Company: RJC Engineers
Address: 645 Tyee Road, Suite 220
Victoria, BC V9A 6X5
T: 250-386-7794
F: 250-381-7900
Website: www.rjc.ca

MECHANICAL CONSULTANT
Company: Rocky Point Engineering Ltd.
Address: 202 - 1701 Island Highway
Victoria, BC V9B 1J1
T: 778-400-9825
Website: rockypointengineering.com

ELECTRICAL CONSULTANT
Company: AES Engineering Ltd.
Address: 300 - 1815 Blanshard Street
Victoria, BC V8T5A4
T: 250-381-6121
F: 250-381-6811
Website: aesengr.com

LANDSCAPE CONSULTANT
Company: Considered Design Inc.
Address: 201 - 318 Homer Street
Vancouver, BC V6B 2V2
T: 778-386-4414
Website: weareconsidered.com

GEOTECHNICAL CONSULTANT
Company: Ryzuk Geotechnical
Address: 28 Crease Avenue
Victoria, BC V8Z 1S3
T: 250-475-3131
F: 250-475-3611
Website: www.ryzuk.com

SURVEYOR
Company: Island Land Surveying Ltd.
Address: 1-15 Cadillac Avenue
Victoria, BC V8Z 1T3
T: 250-475-1515
F: 250-475-1516
Website: www.islandsurveying.ca

CIVIL CONSULTANT
Company: J. E. Anderson & Associates
Address: 4212 Glanford Avenue
Victoria, BC V8Z 4B7
T: 250-727-2214
F: 250-727-3395
Website: jeanderson.com

REVISIONS KEY

- 1 Floor plans added.
- 2 Added calculations of existing grade.
- 3 Updated Project Statistics to reflect design changes. Reduced height and FSR. Updated parking requirements and counts of proposed. Updated residential unit statistics.
- 4 Perspective sketch updated to reflect design changes.
- 5 Drawing changed to metric scale.
- 6 Drawing changed to metric scale.
- 7 Revised entrances, sidewalk, and crosswalk. Drawing changed to metric scale.
- 8 Added Project Information Table
- 9 East foundation wall location revised.
- 11 East foundation wall location revised.
- 12 Revisions to layout, including . Heritage facade at 819 Fort to be retained. Setbacks shown. Bike stall count increased.
- 13 Storage locker count revised.
- 14 Reduced floor area and new mezzanine at CRU-1 due to retention of historical facade.
- 15 Unit count reduced.
- 15 Reduced floor area and reduced streetwall height at north facade. Amenity Room relocated from Level 10. Updates to residential layouts.
- 16 Unit count reduced.
- 17 New sheet.
- 18 Reduced unit count.
- 19 Reduced floor area and reduced streetwall height at north facade. Updates to residential layouts.
- 20 Residential layouts updated. Balcony relocated.
- 21 Residential layouts updated. Balcony relocated.
- 22 New sheet.
- 23 Residential layouts updated. Balcony relocated.
- 24 New sheet.
- 25 Residential layouts updated. Balcony relocated.
- 26 Reduced unit count.
- 27 New sheet.
- 28 Reduced floor area. Updates to residential units.
- 29 Increased unit count.
- 30 Increased floor area. Updated residential layouts.
- 31 Roof plan updated.
- 32 Elevation updated per design changes. Reduced height and FSR. Historical Brick facade being retained.
- 33 Elevation updated per design changes. Reduced height and FSR.
- 34 Elevation updated per design changes. Reduced height and FSR.
- 35 Elevation updated per design changes. Reduced height and FSR.
- 36 Section updated per design changes. Reduced height and FSR. Added parking level.
- 37 Section updated per design changes. Reduced height and FSR. Added parking level.

GROSS BUILDING AREA
FSR CALCULATIONS EXCLUDE BELOW GRADE
PARKING, PARKING RAMP, BICYCLE STORAGE,
AND ELEVATOR CORE.

P2	13,260 SQ.FT.	1,232.9 SQ.M.
P1	13,260 SQ.FT.	1,232.9 SQ.M.

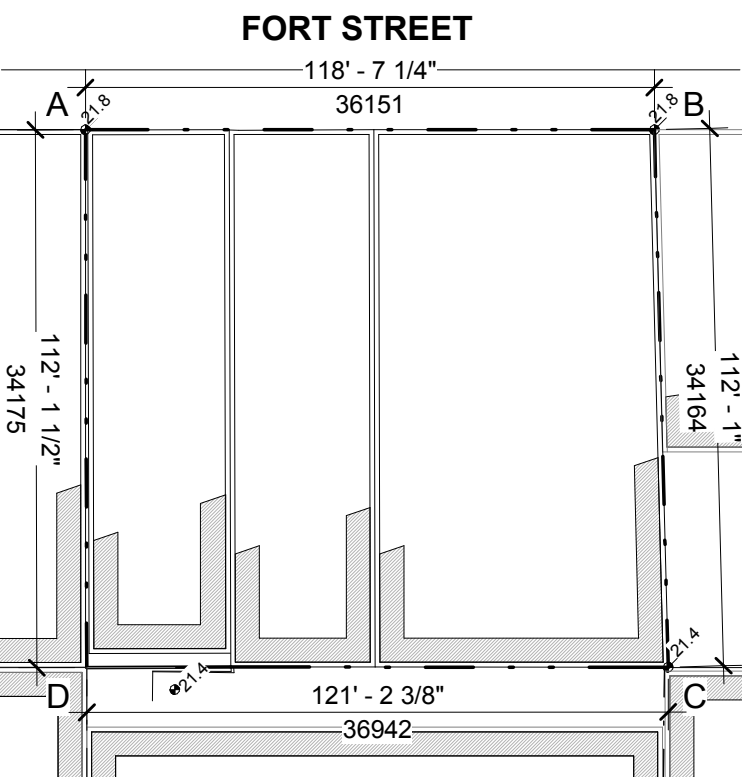
L01	8,298 SQ.FT.	770.9 SQ.M.
L02	9,780 SQ.FT.	908.6 SQ.M.*
L03	9,629 SQ.FT.	984.6 SQ.M.
L04	7,809 SQ.FT.	725.4 SQ.M.
L05	7,809 SQ.FT.	725.4 SQ.M.
L06	7,809 SQ.FT.	725.4 SQ.M.
L07	7,809 SQ.FT.	725.4 SQ.M.
L08	7,809 SQ.FT.	725.4 SQ.M.
L09	7,162 SQ.FT.	665.3 SQ.M.
L10	6,544 SQ.FT.	608.0 SQ.M.

TOTAL: 80,458 SQ.FT. 7,474.8 SQ.M.

FSR: 80,458 SQ.FT / 13,434 SQ.FT. = 5.99*

*INCLUDING MEZZANINE IN CRU 1.

DRAWING INDEX	
Drawing Sheet	
No.	Title
A001	Cover Sheet
A101	Site Plan Existing
A102	Proposed Site Plan
A201	Floor Plan Level P2
A202	Floor Plan Level P1
A203	Floor Plan Ground Level
A204	Floor Plan Level 2
A205	Floor Plan Level 3
A206	Floor Plan Level 4
A207	Floor Plan Level 5
A208	Floor Plan Level 6
A209	Floor Plan Level 7
A210	Floor Plan Level 8
A211	Floor Plan Level 9
A212	Floor Plan Level 10
A213	Roof Plan
A301	Streetscape Elevation
A302	North Building Elevation
A303	East Building Elevation
A304	South Building Elevation
A305	West Building Elevation
A401	Building Section
A402	Building Section



Site Plan Existing Grades

SCALE: 1" = 40'-0"

AVERAGE GRADE CALCULATION

GRADES:
A 21.8
B 21.8
C 21.4
D 21.4*

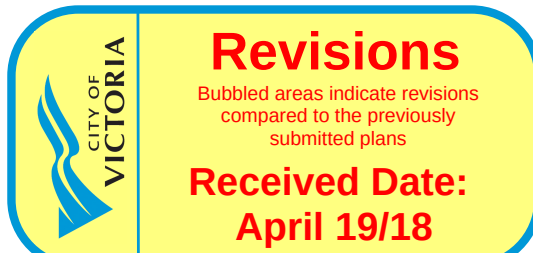
PROPERTY LINE DISTANCES:

AB	36.151 M
BC	34.164 M
CD	36.942 M
DA	34.175 M
TOTAL	131.432 M

AB	(21.8+21.8)/2 * 36.151 M = 788.0918
BC	(21.8+21.4)/2 * 34.164 M = 521.9424
CD	(21.4+21.4)/2 * 36.942 M = 790.5588
DA	(21.4+21.8)/2 * 34.175 M = 738.1800
TOTAL	= 2838.773

AVERAGE GRADE:
2838.773 / 131.432 M = **21.6**

*LEGAL SURVEY INDICATES GRADE D SLIGHTLY AWAY FROM THE SOUTHWEST PROPERTY CORNER. THE CORNER IS INACCESSIBLE DUE TO EXISTING SERVICE BUILDING AT 818 BROUGHTON STREET, SO THE NEAREST GEODETIC HAS BEEN USED.



M C M

Musson
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Mackey
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2 Rezoning Resubmission 2018-04-19

Revisions DD MMM YYYY

Cover Sheet

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Cover Sheet

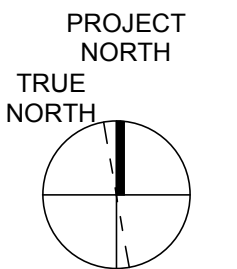
Drawing

Scale As indicated

Project 217033

Sheet

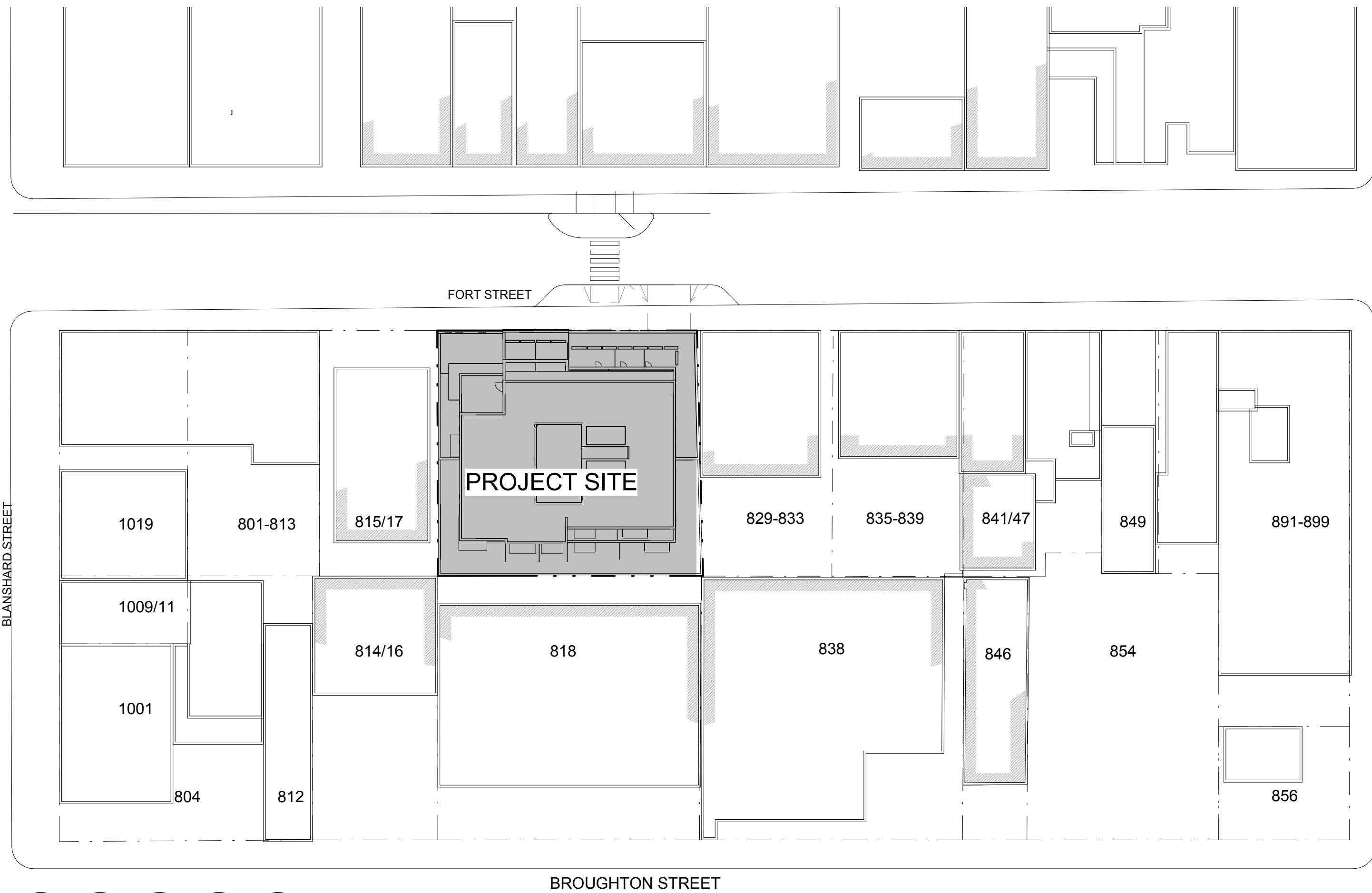
A001



PROJECT INFORMATION TABLE

ZONE (EXISTING)	CA-HG
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	7,474.8 SQ.M. (80,458 SQ.FT.)
COMMERCIAL FLOOR AREA	452.2 SQ.M. (4,867 SQ.FT.)
FLOOR SPACE RATIO	5.99
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	32.8 M (MAIN ROOF)
NUMBER OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	134
CLASS 2	8
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6 M
REAR YARD	3 M
SIDE YARD (E)	3 M
SIDE YARD (W)	3 M
COMBINED SIDE YARDS	6 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	98
1 BEDROOM	53
2 BEDROOM	38
3 BEDROOM	7
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
1 BEDROOM	32.6 SQ.M. (351 SQ.FT.)
2 BEDROOM	56.2 SQ.M. (605 SQ.FT.)
3 BEDROOM	80.9 SQ.M. (871 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	7483.5 SQ.M. (80,551 SQ.FT.)

Added Project Information
Table



2

Vicinity Plan

A102

SCALE: 1 : 500

Drawing changed to
metric scale.

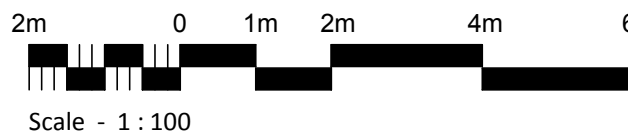
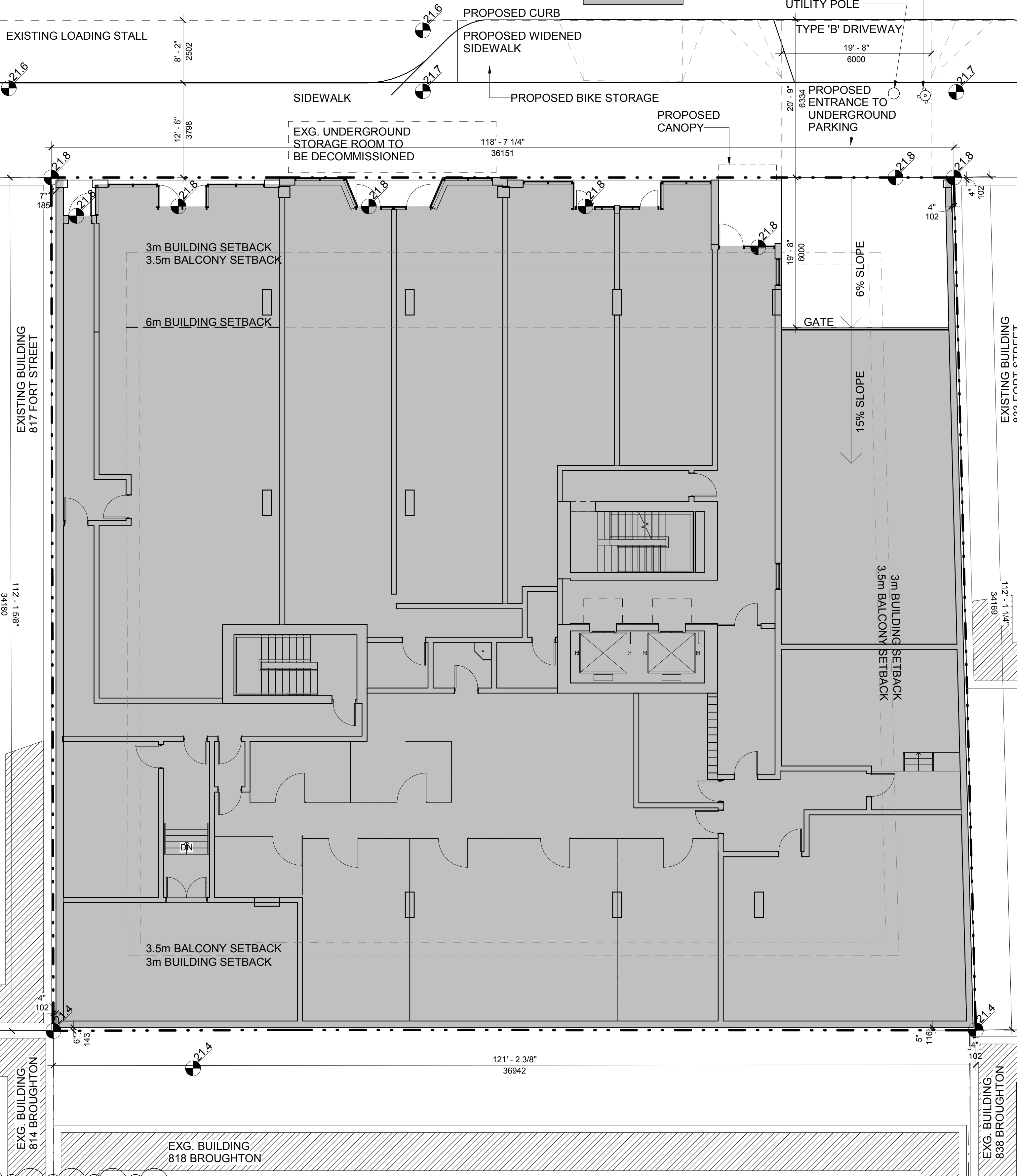
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Site Plan

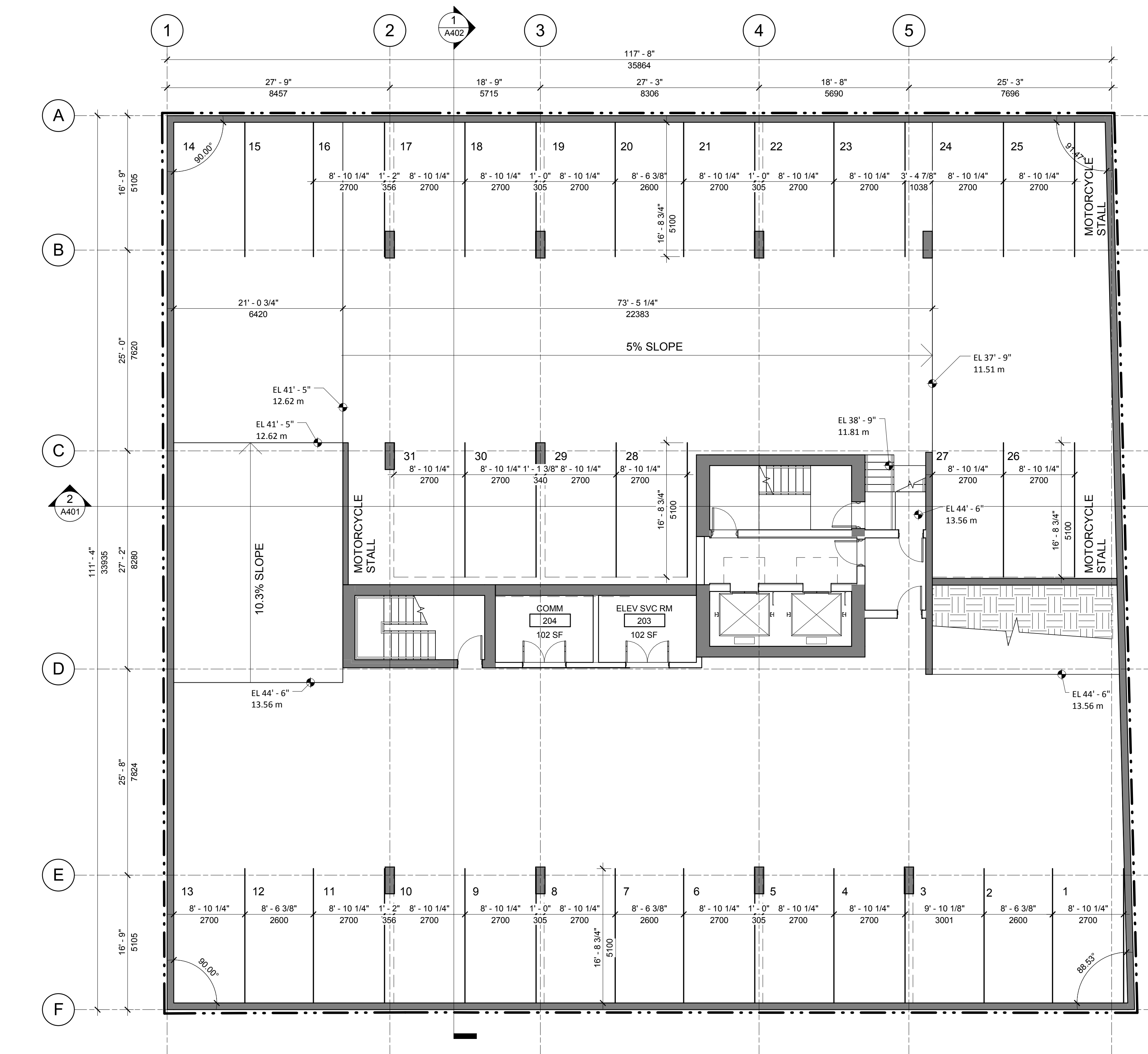
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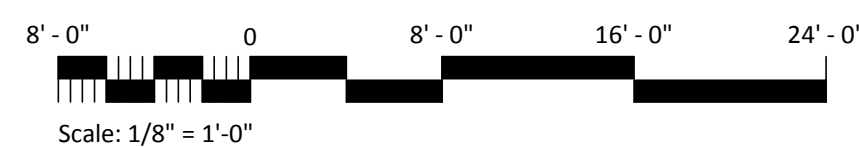
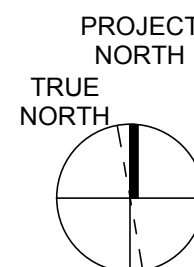
Revised entrances,
sidewalk, and crosswalk.
Drawing changed to
metric scale.



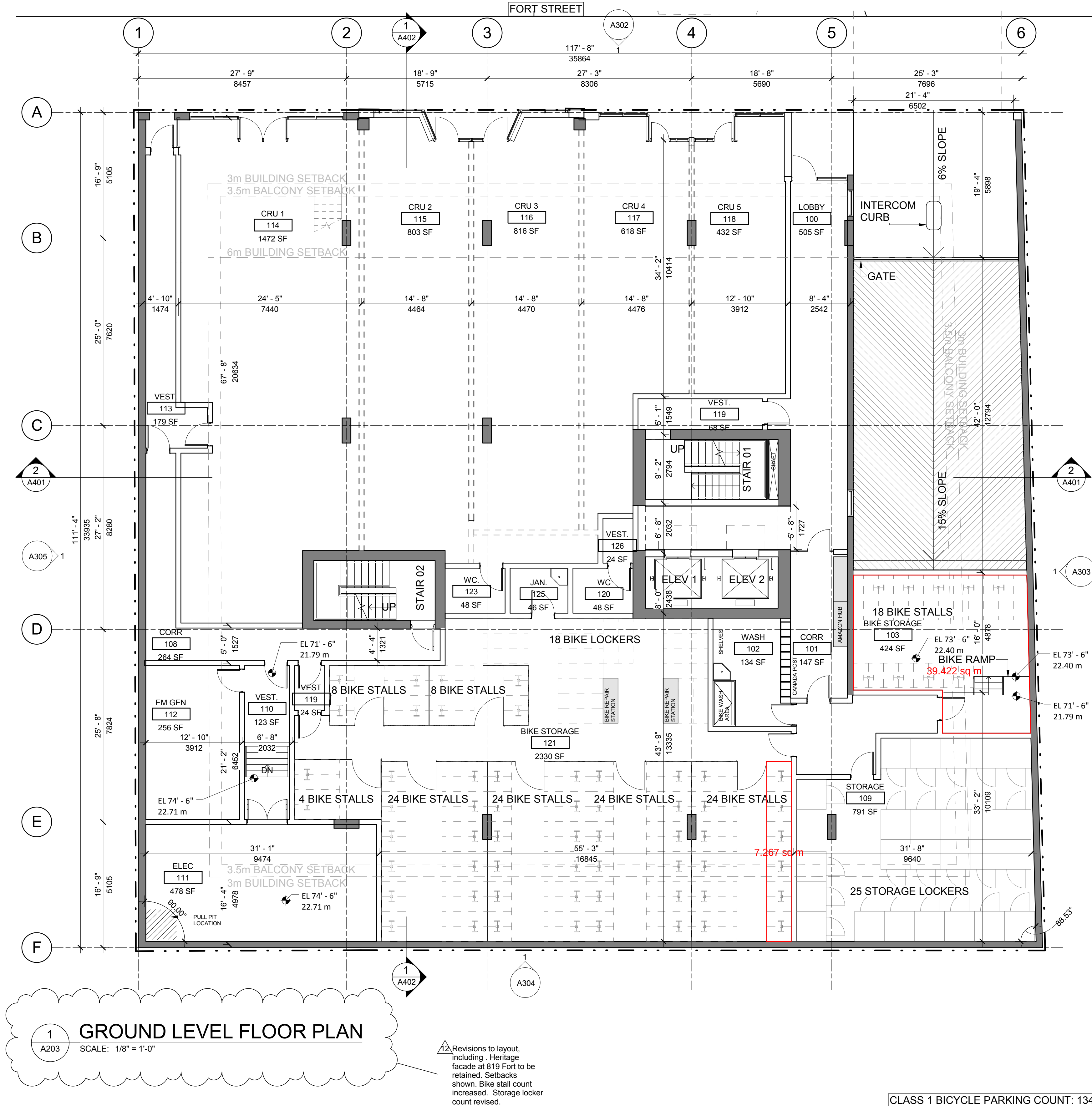
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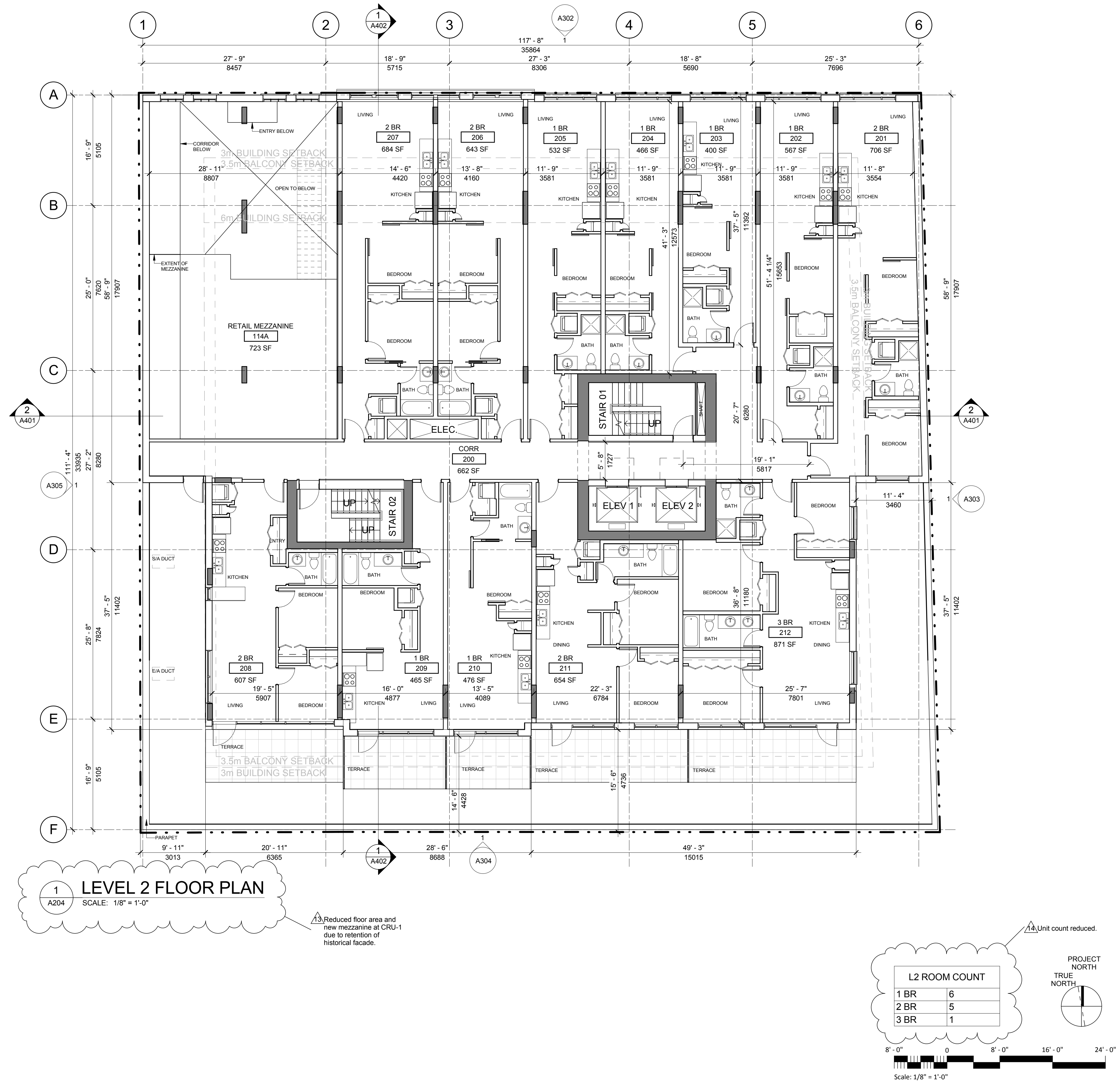
1 P2 FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"

East foundation wall revised.

PARKING COUNT: 31 STALLS
AREA: 13,260 SQ.FT. 1,232.9 SQ.M.

Scale: 1/8" = 1'-0"





Floor Plan
Level 3

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 3

Drawing

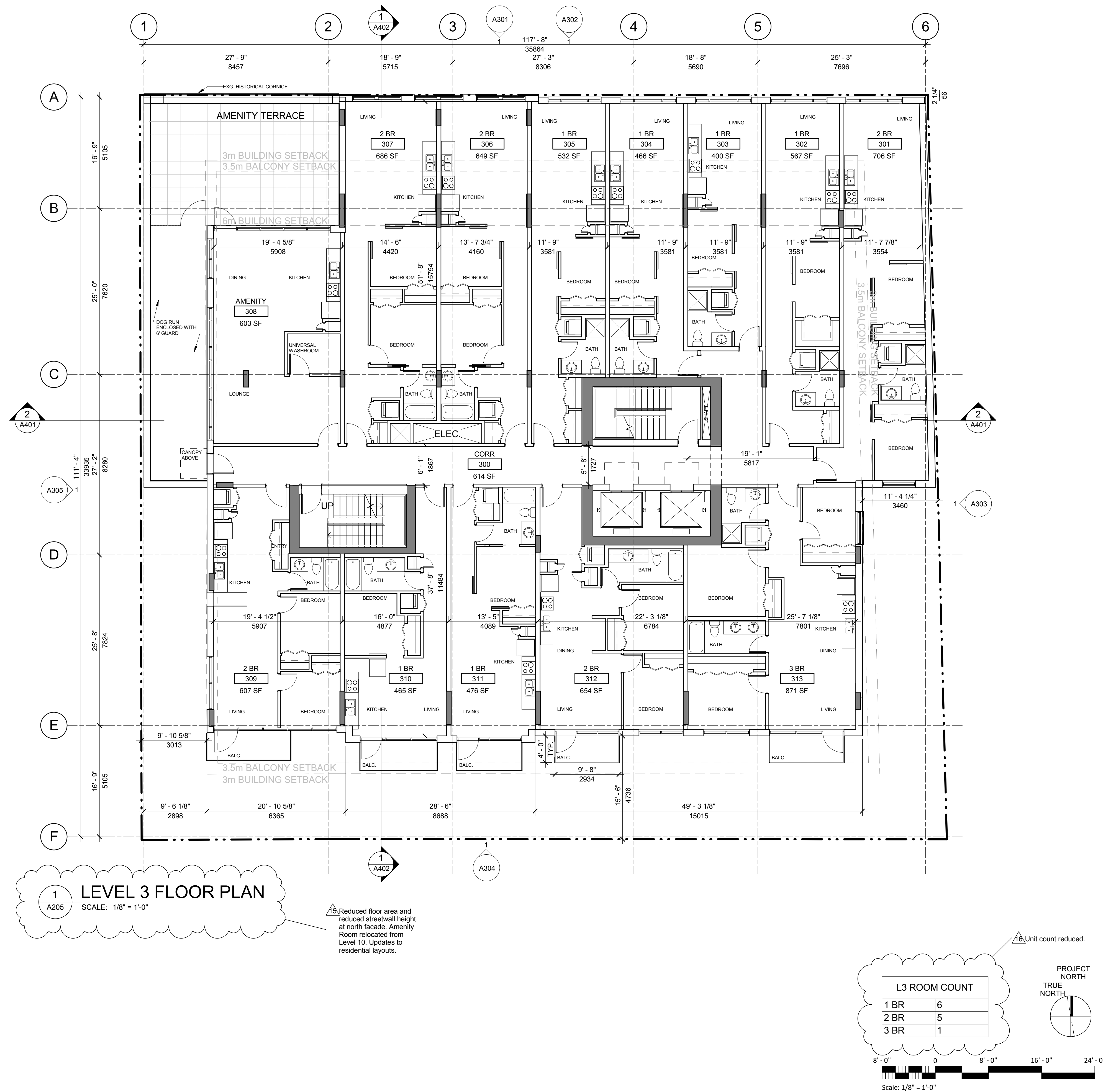
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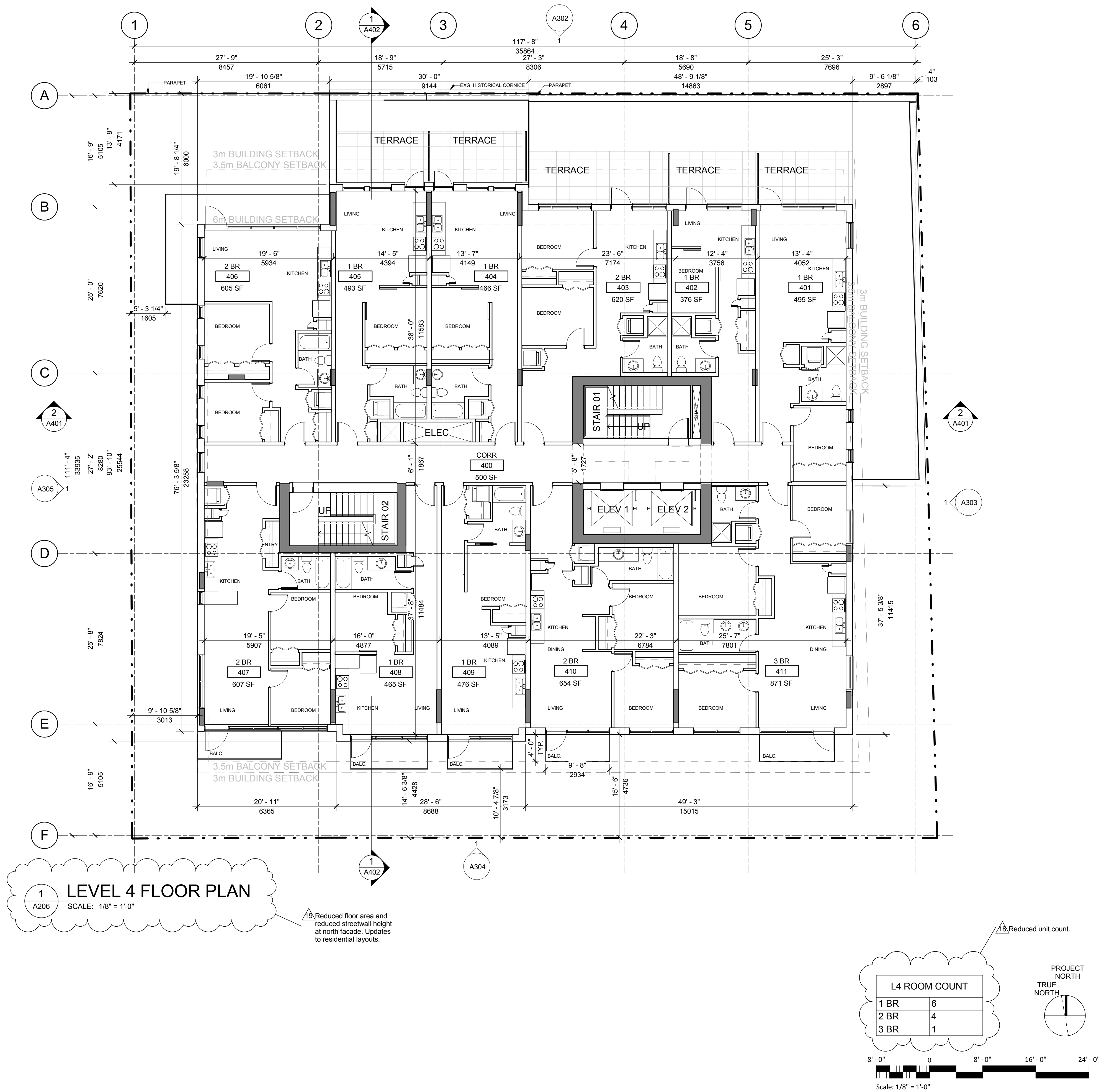
Project 217033

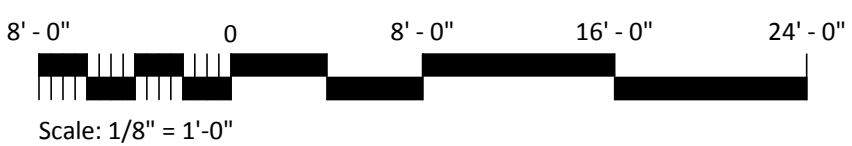
New sheet

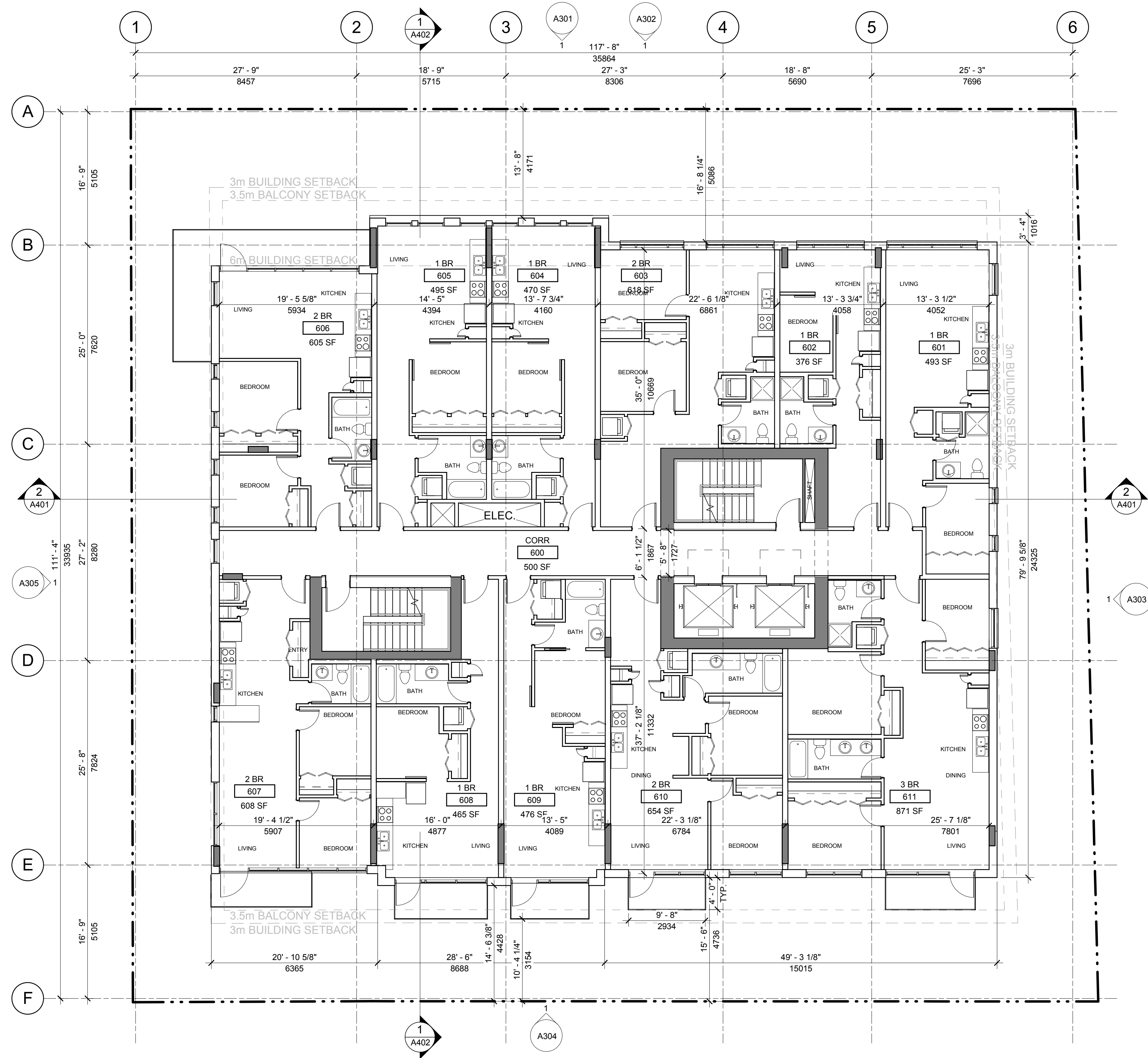
Sheet

A205







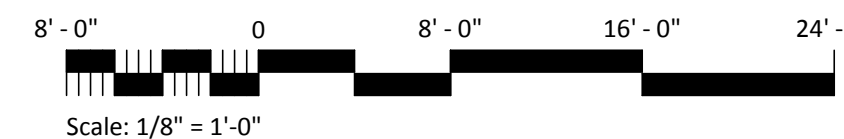
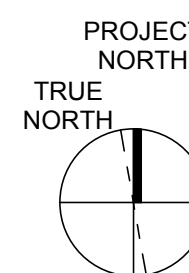


1 LEVEL 6 FLOOR PLAN

A208 SCALE: 1/8" = 1'-0"

Residential layouts
updated. Balcony
relocated.

L6 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1



Scale: 1/8" = 1'-0"

New sheet

Floor Plan
Level 7

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 7

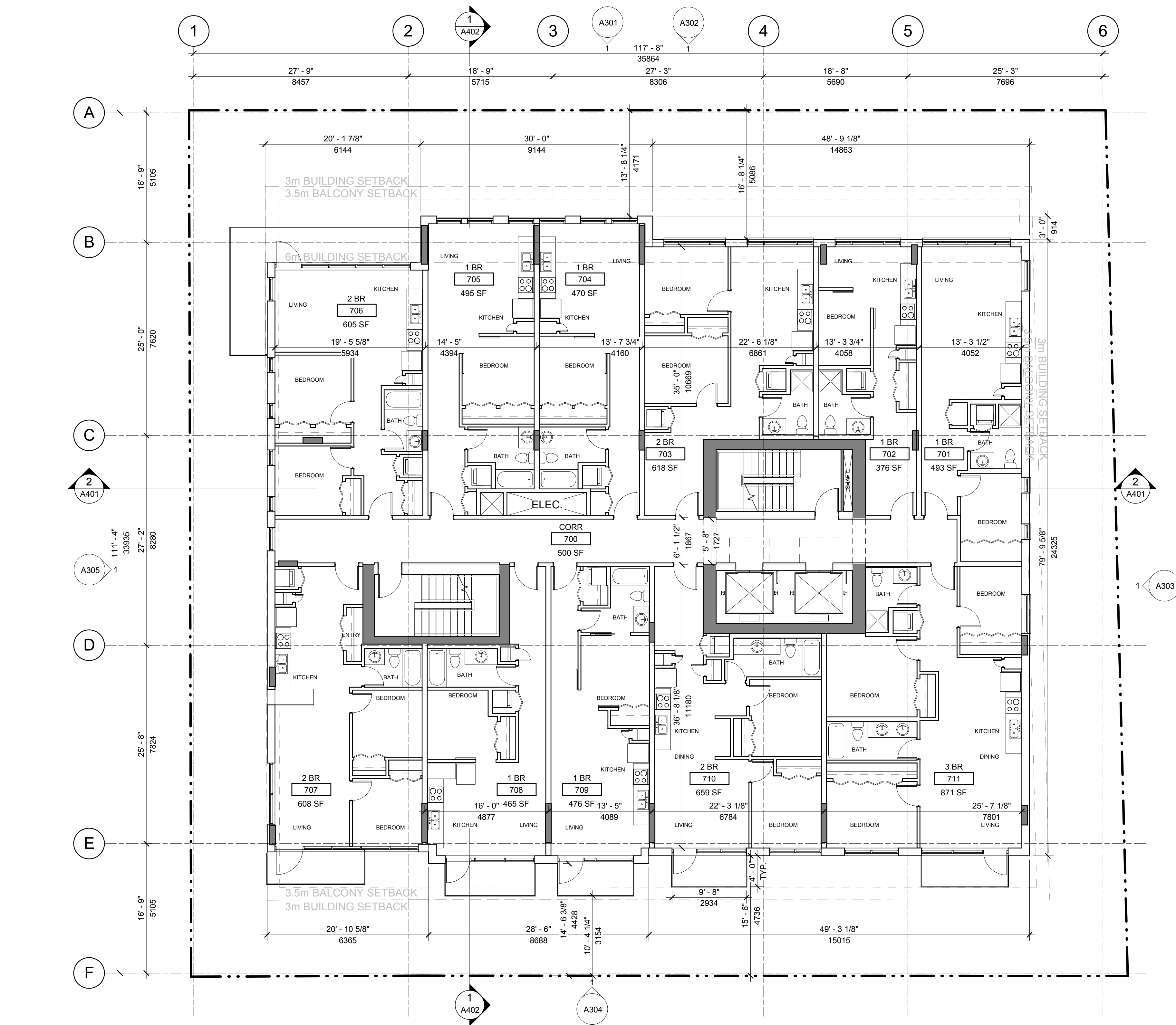
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

A209

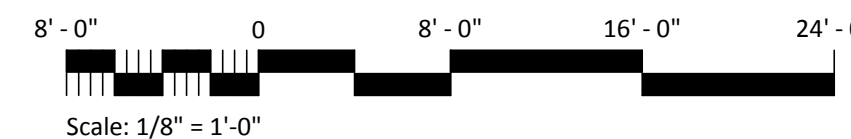
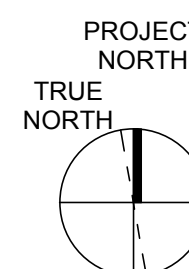


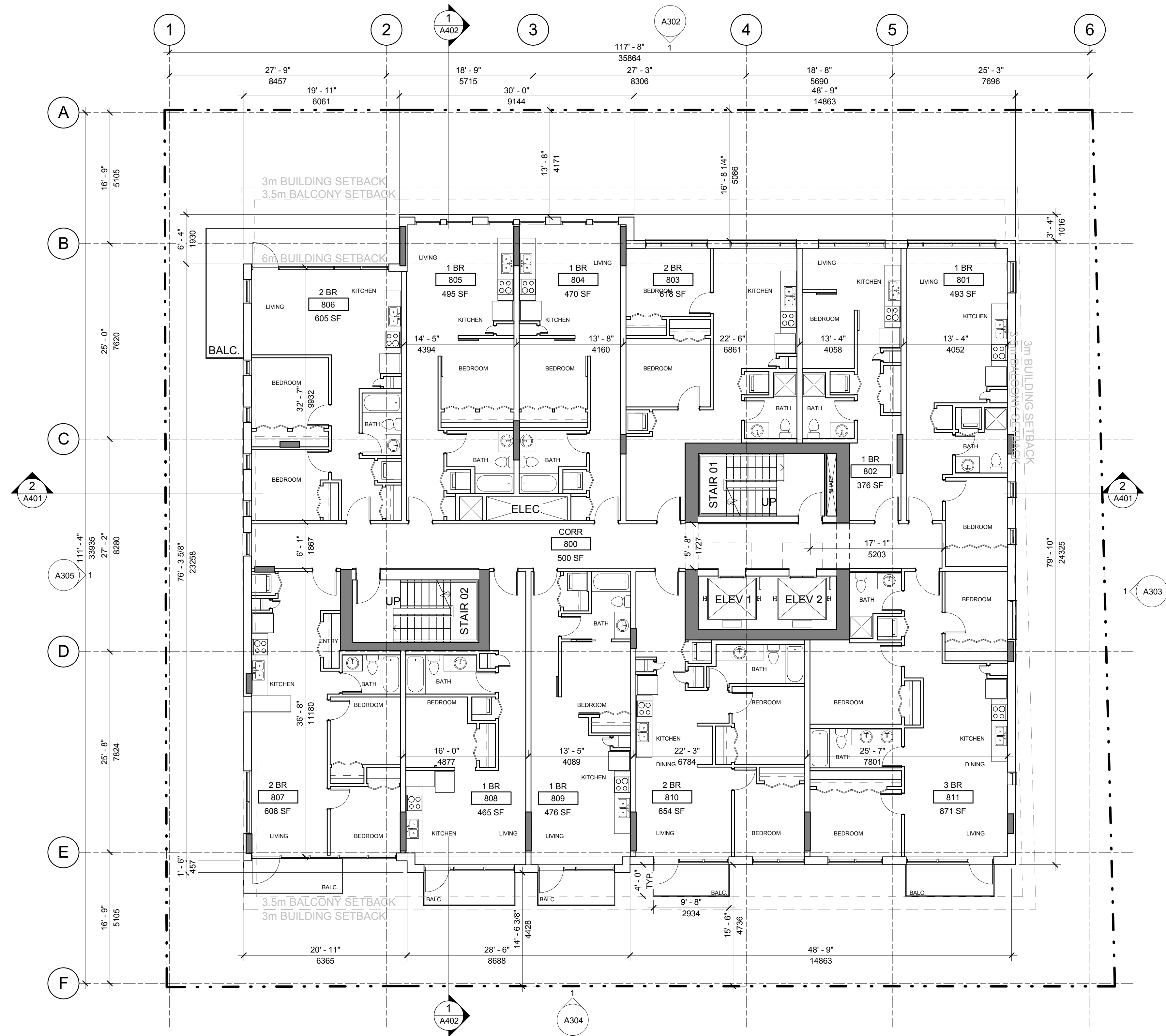
1 LEVEL 7 FLOOR PLAN

A209 SCALE: 1/8" = 1'-0"

23 Residential layouts
updated. Balcony
relocated.

L7 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1

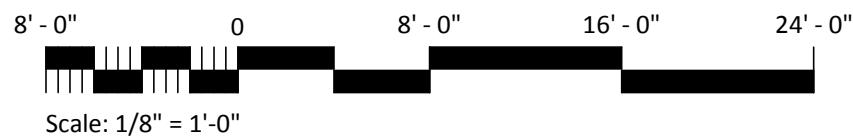
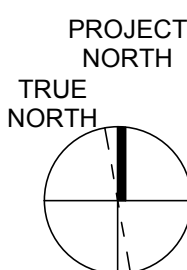


**1 LEVEL 8 PLAN**

A210 SCALE: 1/8" = 1'-0"

25 Residential layouts
updated. Balcony
relocated.

L8 ROOM COUNT	
1 BR	6
2 BR	4
3 BR	1



1 Rezoning Resubmission 2018-04-19

Revisions DD MMM YYYY

**Floor Plan
Level 8**

Seal

**825 Fort
Street Victoria**825 Fort Street
Victoria, BC

Project

**Floor Plan
Level 8**

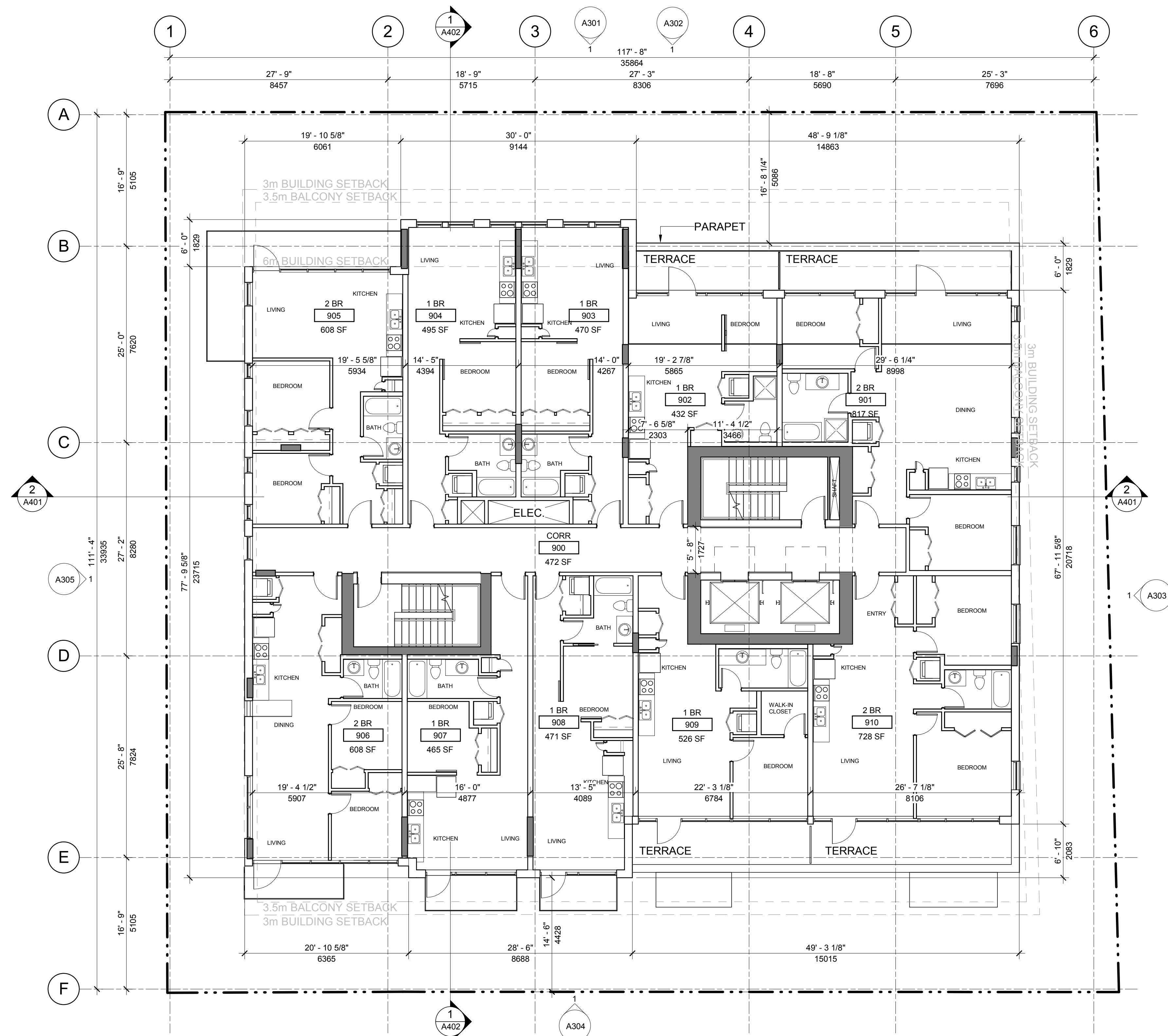
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

A210

1
A211 LEVEL 9 FLOOR PLAN

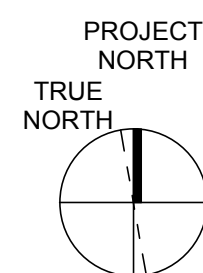
SCALE: 1/8" = 1'-0"

28 Reduced floor area.
Updates to residential
units.

L9 ROOM COUNT

1 BR	6
2 BR	4

Scale: 1/8" = 1'-0"

Floor Plan
Level 9

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Floor Plan
Level 9

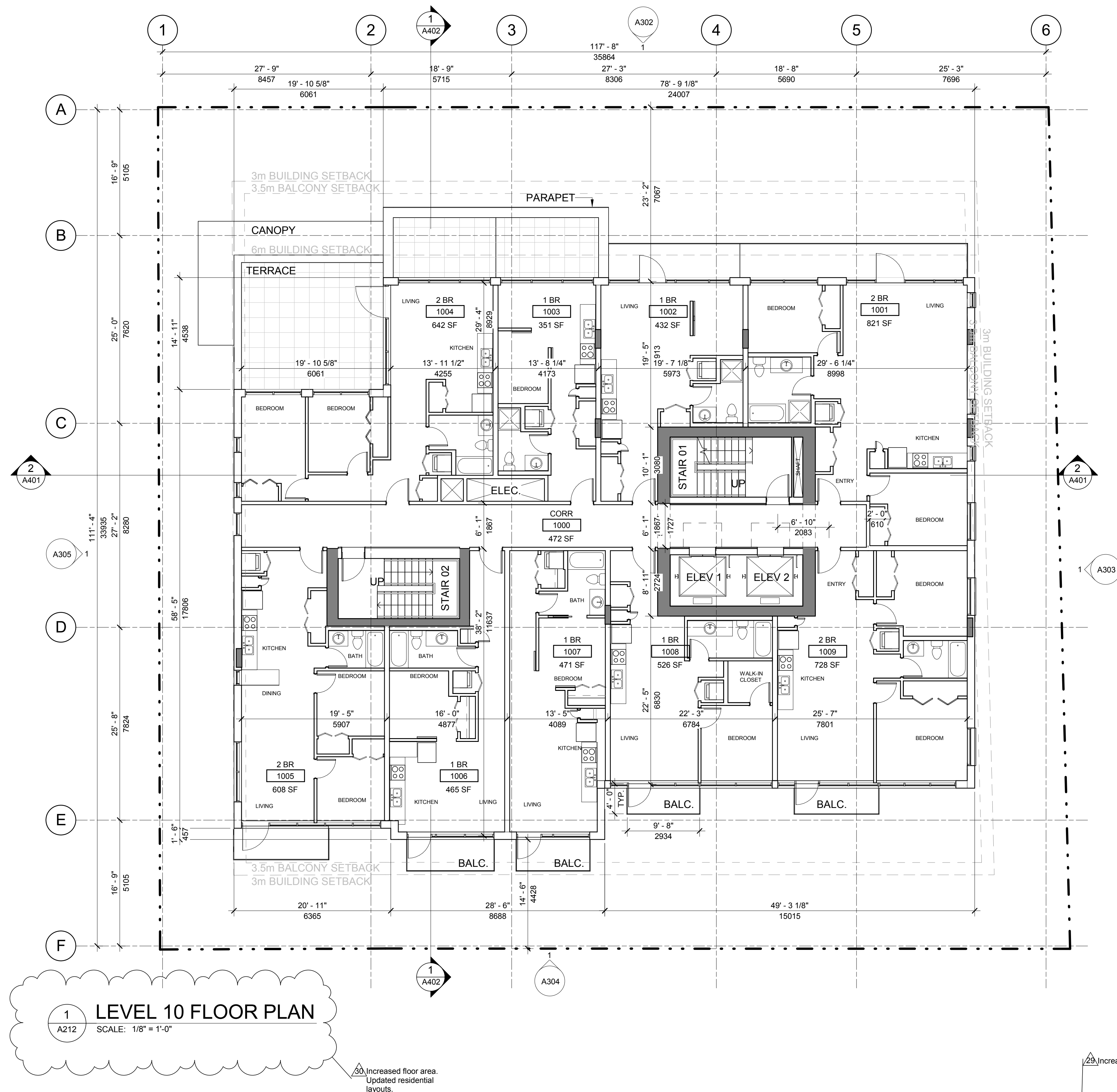
Drawing

Scale 1/8" = 1'-0"

Project 217033

Sheet

A211



Roof Plan

Seal

825 Fort
Street Victoria825 Fort Street
Victoria, BC

Project

Roof Plan

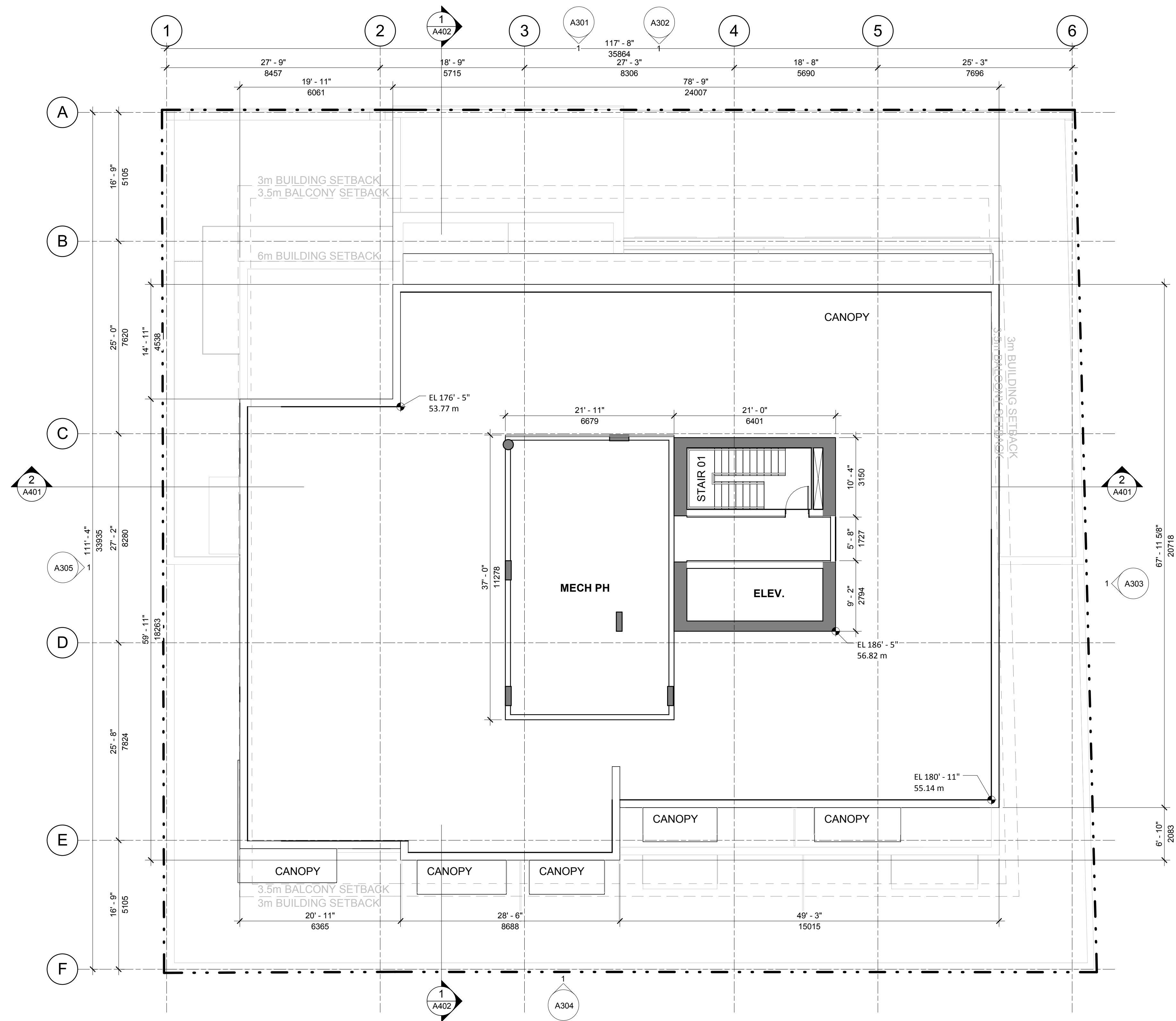
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Scale 1/8" = 1'-0"

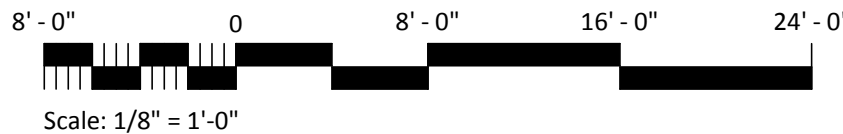
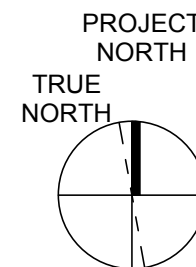
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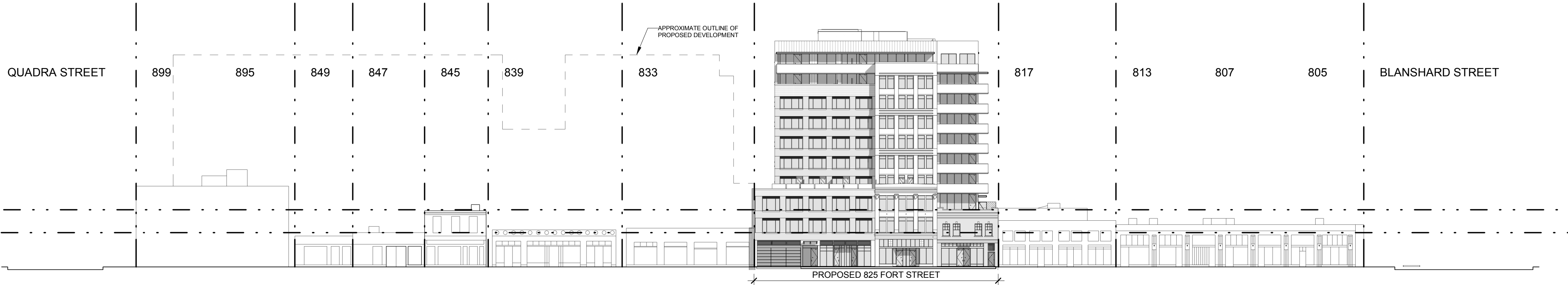
A213

1 ROOF DECK
A213 SCALE: 1/8" = 1'-0"

Roof plan updated.



Scale: 1/8" = 1'-0"



1 NORTH ELEVATION - FORT ST 800 BLOCK
A301 SCALE: 1/32" = 1'-0"

FORT STREET IMAGES :
EXSISTING STREETScape



899 895 849 847 845 839 833



827 825 819 817 813 807 805

EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

Revisions	DD MMM YYYY
-----------	-------------

Streetscape
Elevation

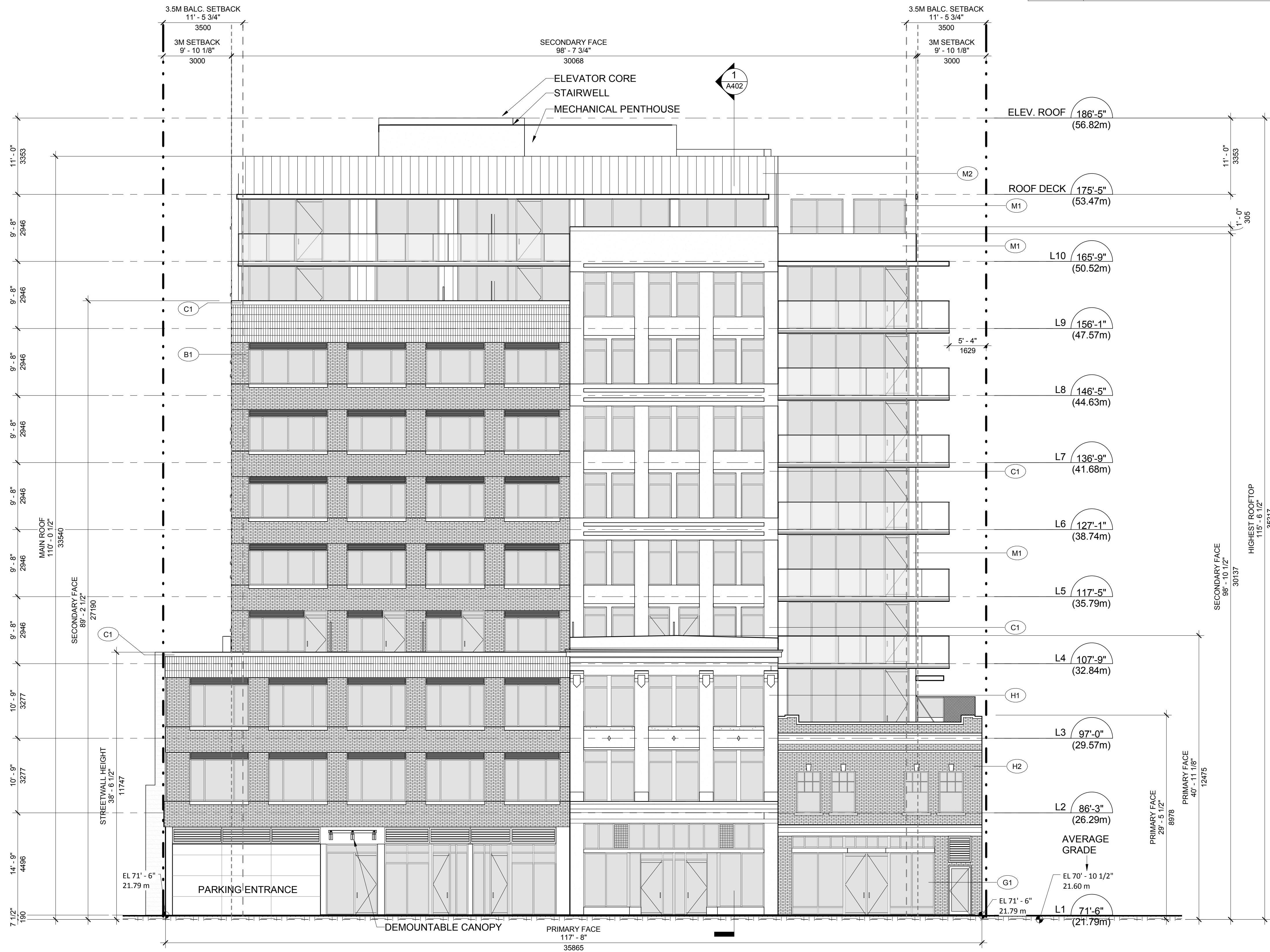
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project
Streetscape
Elevation

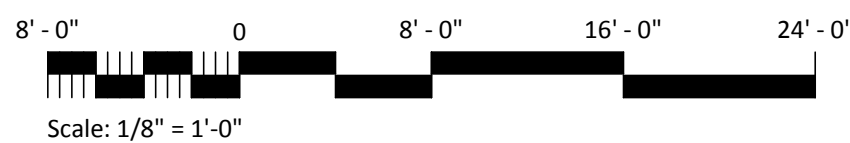
Drawing
Scale 1/32" = 1'-0"
Project 217033

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
C1	CONCRETE
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
M1	CEMENTITIOUS PANEL
M2	METAL
ST	STUCCO



1 NORTH ELEVATION
A302 SCALE: 1/8" = 1'-0"

32 Elevation updated per design changes. Reduced height and FSR. Historical Brick facade being retained.



North Building
Elevation

Seal

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

North Building
Elevation

Drawing

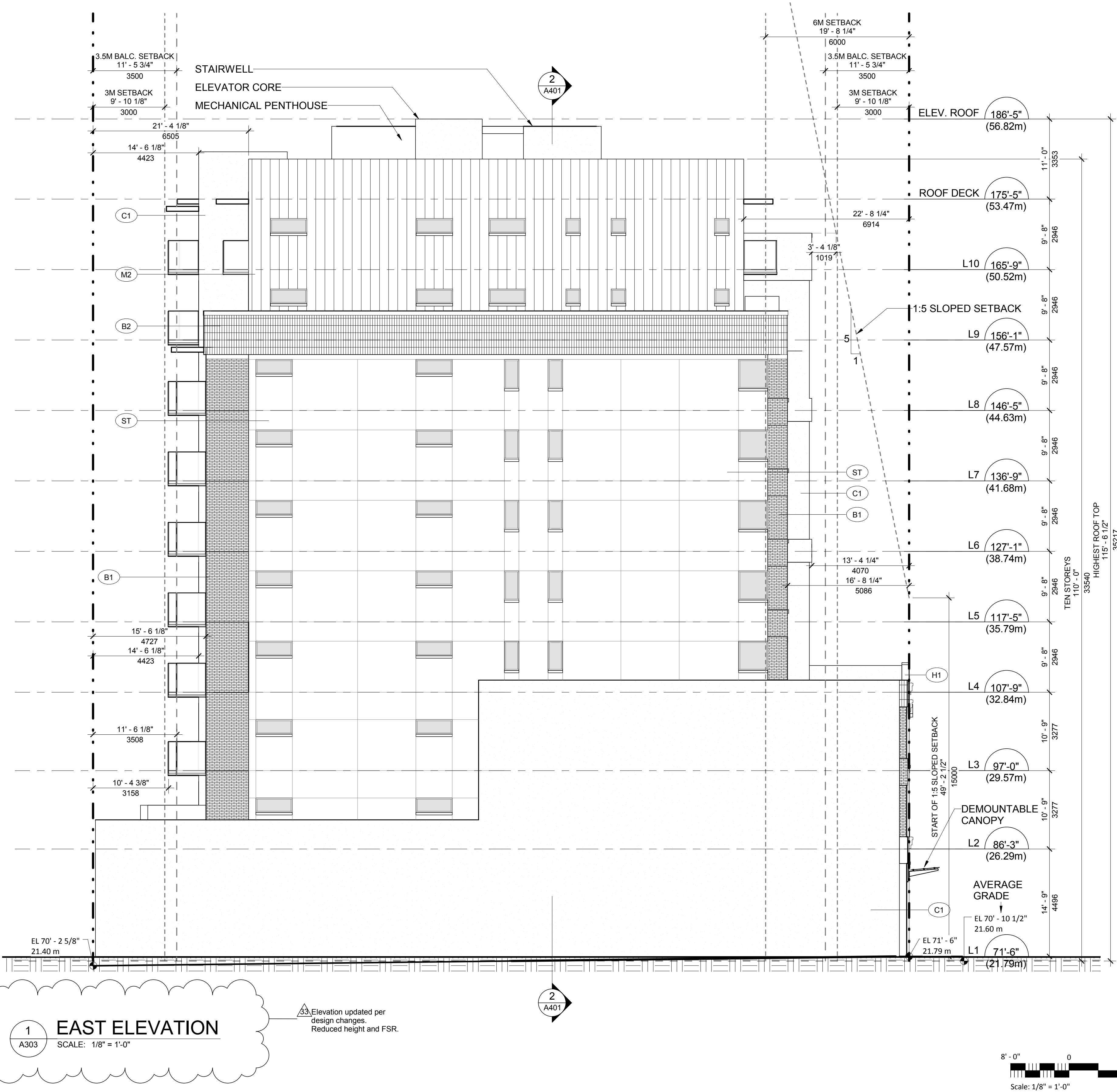
Scale 1/8" = 1'-0"

Project 217033

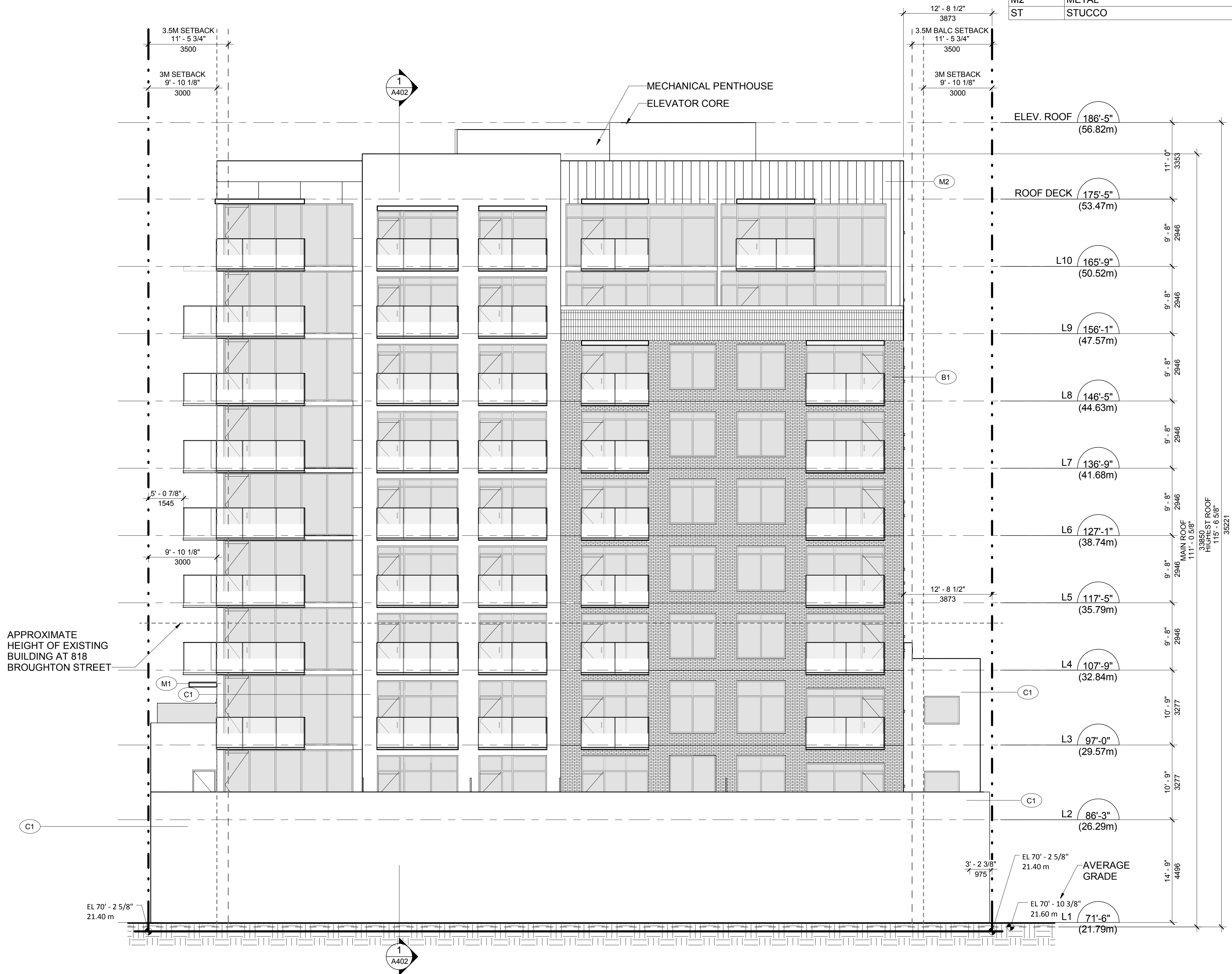
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A302

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
C1	CONCRETE
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
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ST	STUCCO



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M1	CEMENTITIOUS PANEL
M2	METAL
ST	STUCCO

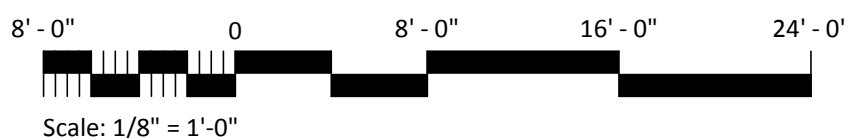


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A304

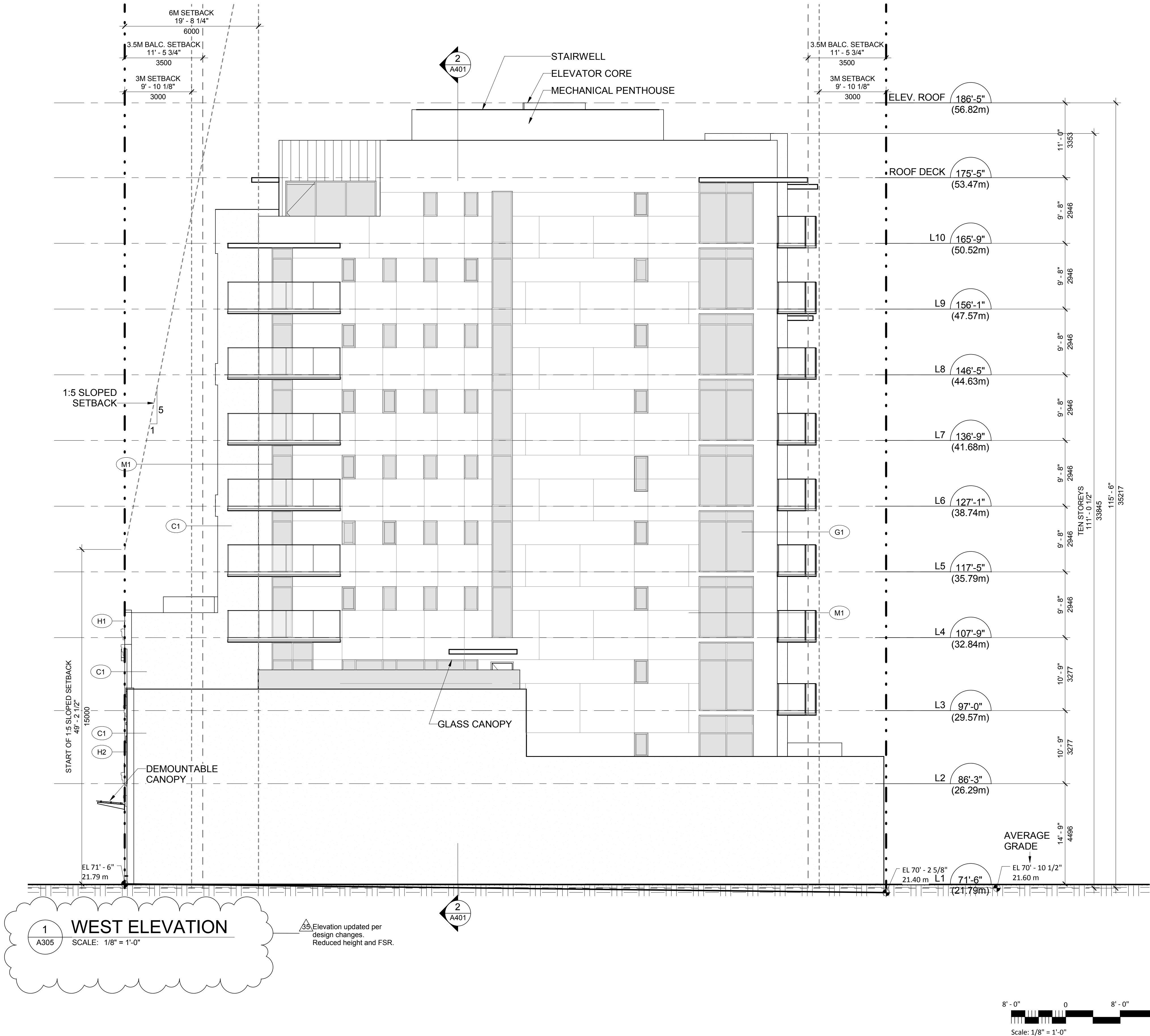
SOUTH ELEVATION

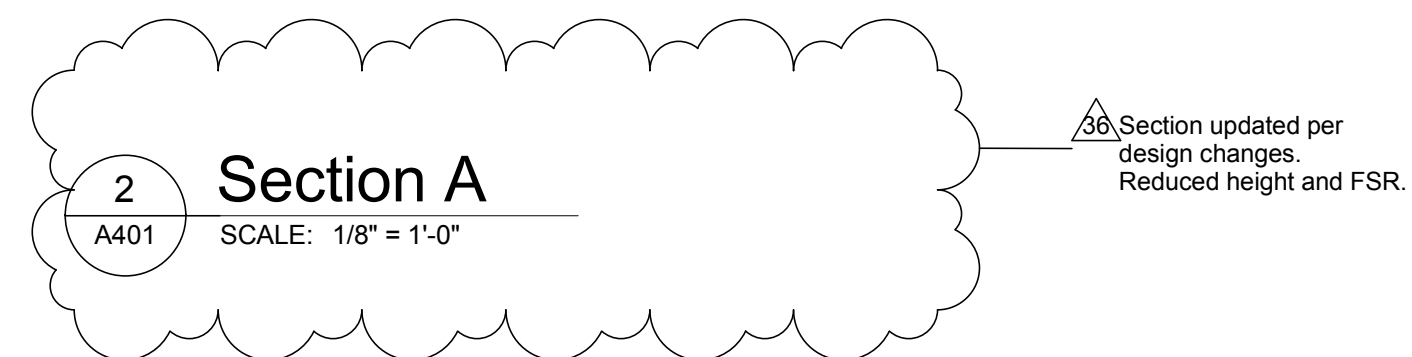
SCALE: 1/8" = 1'-0"

△ Elevation updated per
design changes.
Reduced height and FSR.



Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
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ST	STUCCO





**Building
Section**

Seal

**825 Fort
Street Victoria**825 Fort Street
Victoria, BC

Project

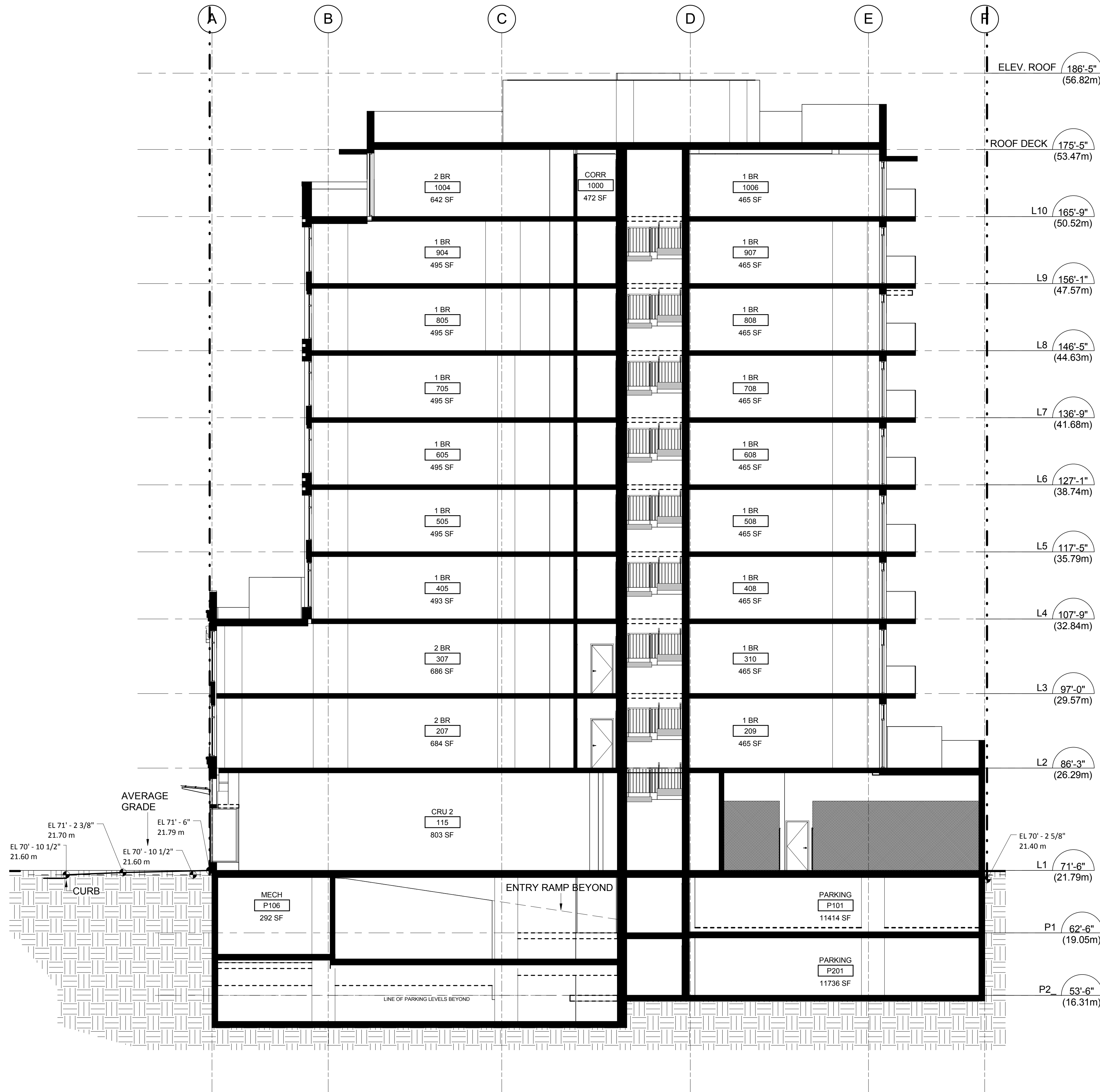
**Building
Section**

Drawing

Scale 1/8" = 1'-0"

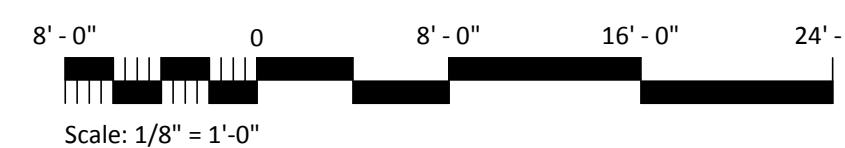
Project 217033

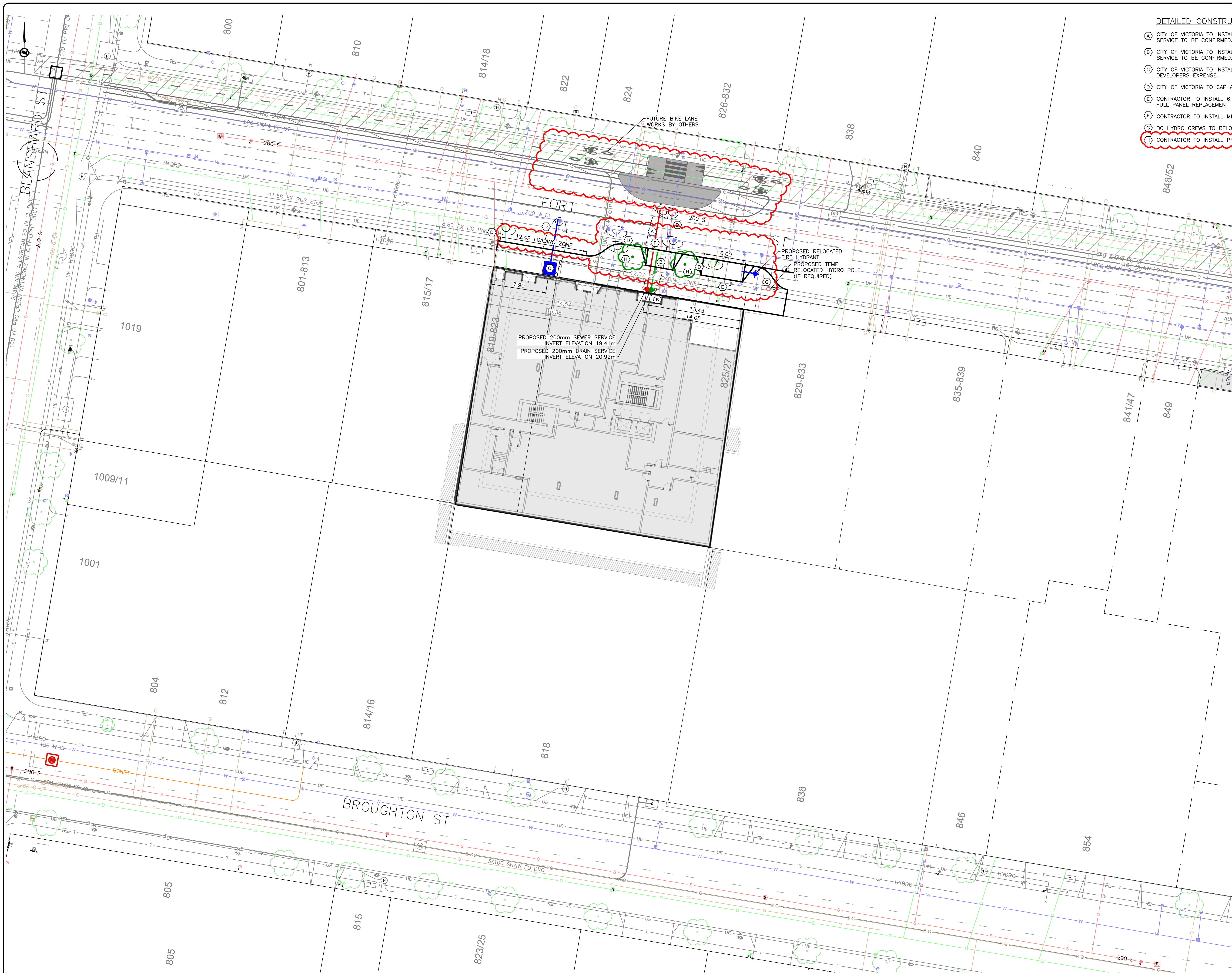
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A402**Section B**

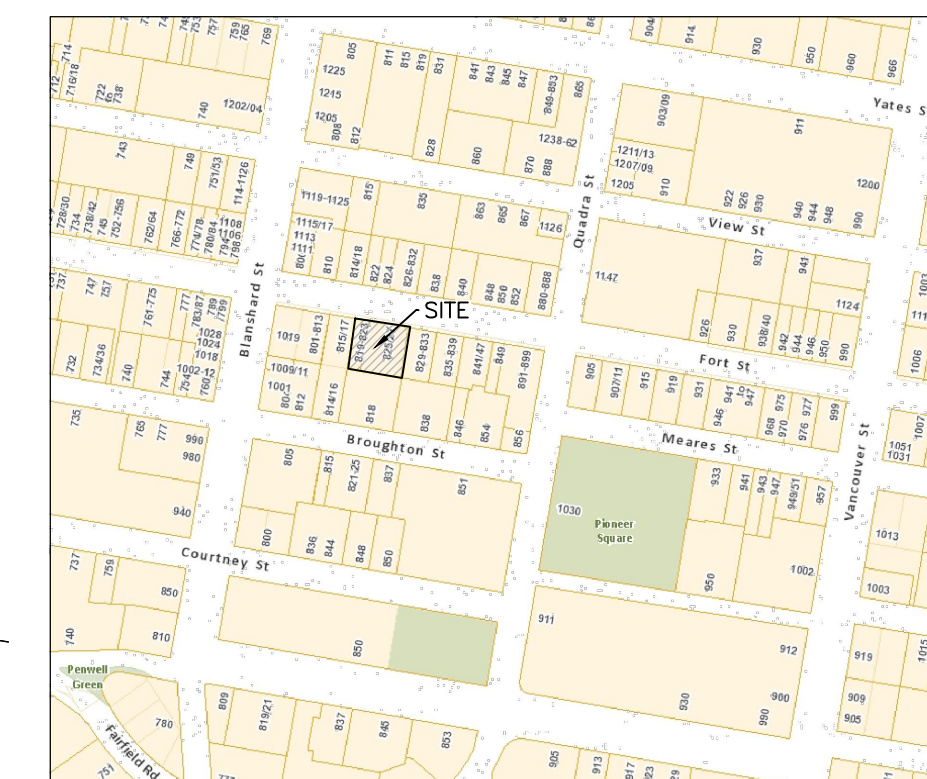
SCALE: 1/8" = 1'-0"

Section updated per
design changes.
Reduced height and FSR.





- DETAILED CONSTRUCTION NOTES:
- (A) CITY OF VICTORIA TO INSTALL NEW 200mm SEWER SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE CONFIRMED.
 - (B) CITY OF VICTORIA TO INSTALL NEW 200mm DRAIN SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE CONFIRMED.
 - (C) CITY OF VICTORIA TO INSTALL 200mm FIRE AND 150mm DOMESTIC FIRE SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
 - (D) CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO INSTALL 6.0m WIDE DRIVEWAY DROP AS PER CITY OF VICTORIA STANDARD DRAWING C7B. FULL PANEL REPLACEMENT REQUIRED.
 - (F) CONTRACTOR TO INSTALL MID BLOCK CROSSWALK.
 - (G) BC HYDRO CREWS TO RELOCATE EXISTING SERVICE POLE IF REQUIRED.
 - (H) CONTRACTOR TO INSTALL PROPOSED STREET TREES AS PER CITY OF VICTORIA STANDARDS.



KEY PLAN
NTS

825 FORT STREET
PRELIMINARY CIVIL PLAN

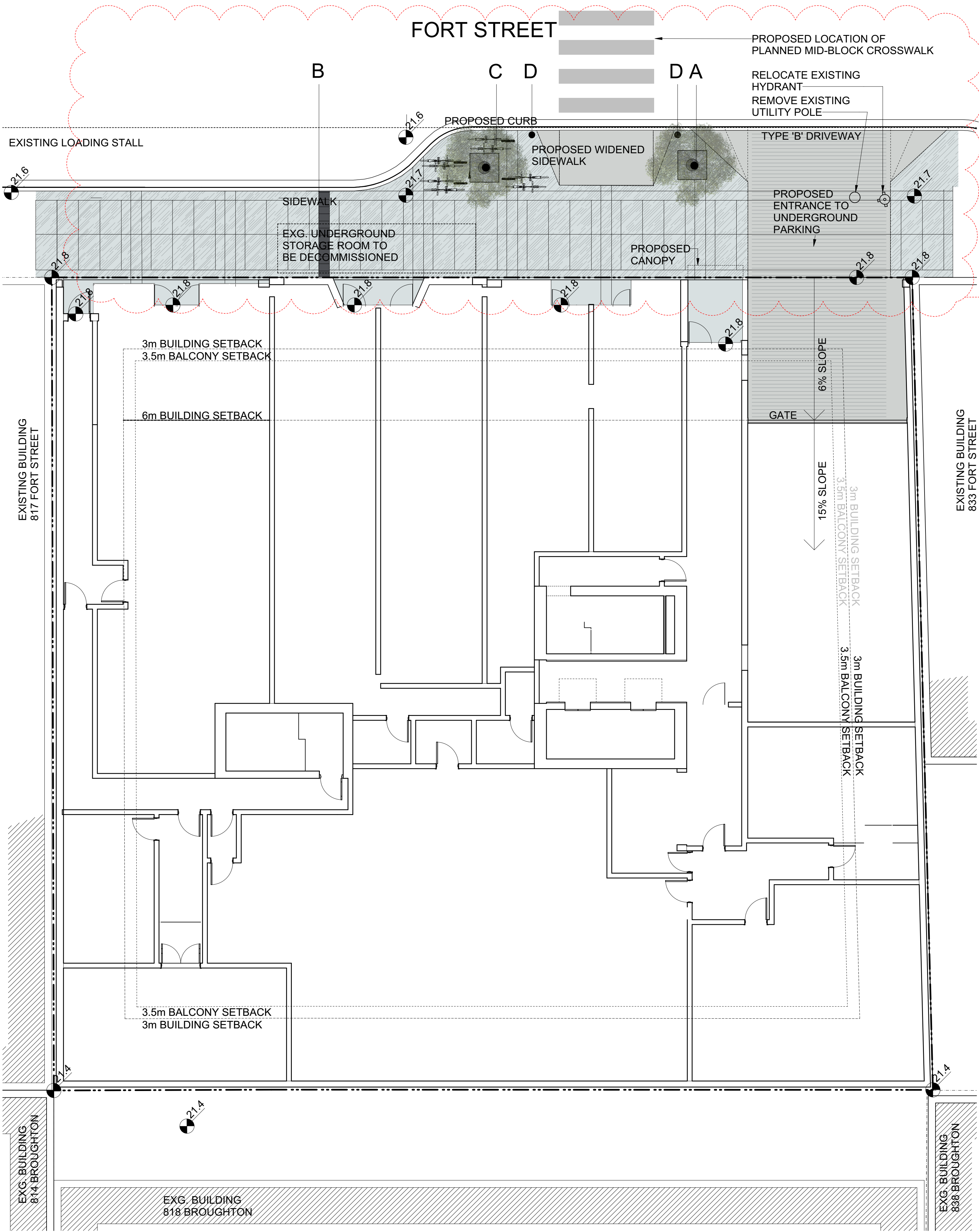
Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 30703

JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395

ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H 1:250





- A STREET TREE AND GRILLE AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. STREET TREES IN BUMP OUT DUE TO UNDERGROUND UTILITY CONFLICTS.
- B 450mm WIDE BASALT BAND AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. BASALT FLAME TEXTURED 350X450X80MM
- C #4 DOWNTOWN BIKE RACKS AS PER PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017. (8 BIKES)
- D TYPE B BOLLARD AS PER CITY OF VICTORIA DOWNTOWN PUBLIC REALM PLAN & STREETSCAPE STANDARDS ED. OCT 2017

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ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

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CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

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t: 778.386.4414
e: studio@weareconsidered.com
w: www.weareconsidered.com

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
GROUND FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09.02 L0

number

L1_L1

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Acer R	2	Acer rubrum	Red Maple, Swamp Maple	6-8cm Cal B&B	Straight Trunk/ Full Crown



- A CRUSHED ANGULAR WHITE GRAVEL
- B 2'x2' PCC WHITE PAVER
- C P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER ON PEDESTALS

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10.04.2018
19.04.2018

revision
A

date
19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
SECOND FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number

L2_L1

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Bs	56	Buxus sempervirens	Boxwood	#5 Cont	Full & Bushy
Cean	39	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants



- A DOG RUN AREA WITH LOGS/ FAKE HYDRANTS. SURFACE TO BE WASHABLE PET FRIENDLY SYNTHETIC GRASS. SPRINKLER SYSTEM TO BE INSTALLED FOR MAINTENANCE. HOSE BIB ALSO PROVIDED.
- B TABLES AND BENCHES SPECIFICATION TBC.
- C P/C ALUMINIUM PLANTER MIN 4' PLANTING DEPTH / SMALL TREE - SP. ACER AND LAVANDER SHRUBS.
- D 1'x1' PCC PAVER
- E BBQ AREA
- F DOG WASTE RECIPTICLES AND DOG WASTE BAG DISPENSER.
- G DOG RUN ENCLOSED WITH SELF LATCHING 6' HIGH GATE TO MATCH GUARD DETAIL. SEE ARCHITECTURAL

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REVISION L3_L1 (1)

Plant Schedule - Ground Floor				
ID	Qty	Latin Name	Common Name	Scheduled Size
ApOB	3	Acer palmatum 'Oshio-Beni'	Oshio-Beni Japanese Maple	#10 Cont.
Lav ang 'M'	24	Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 Cont

considered design inc

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REZONING/ DP

date
10.04.2018
19.04.2018

revision
A

date
19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
THIRD FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

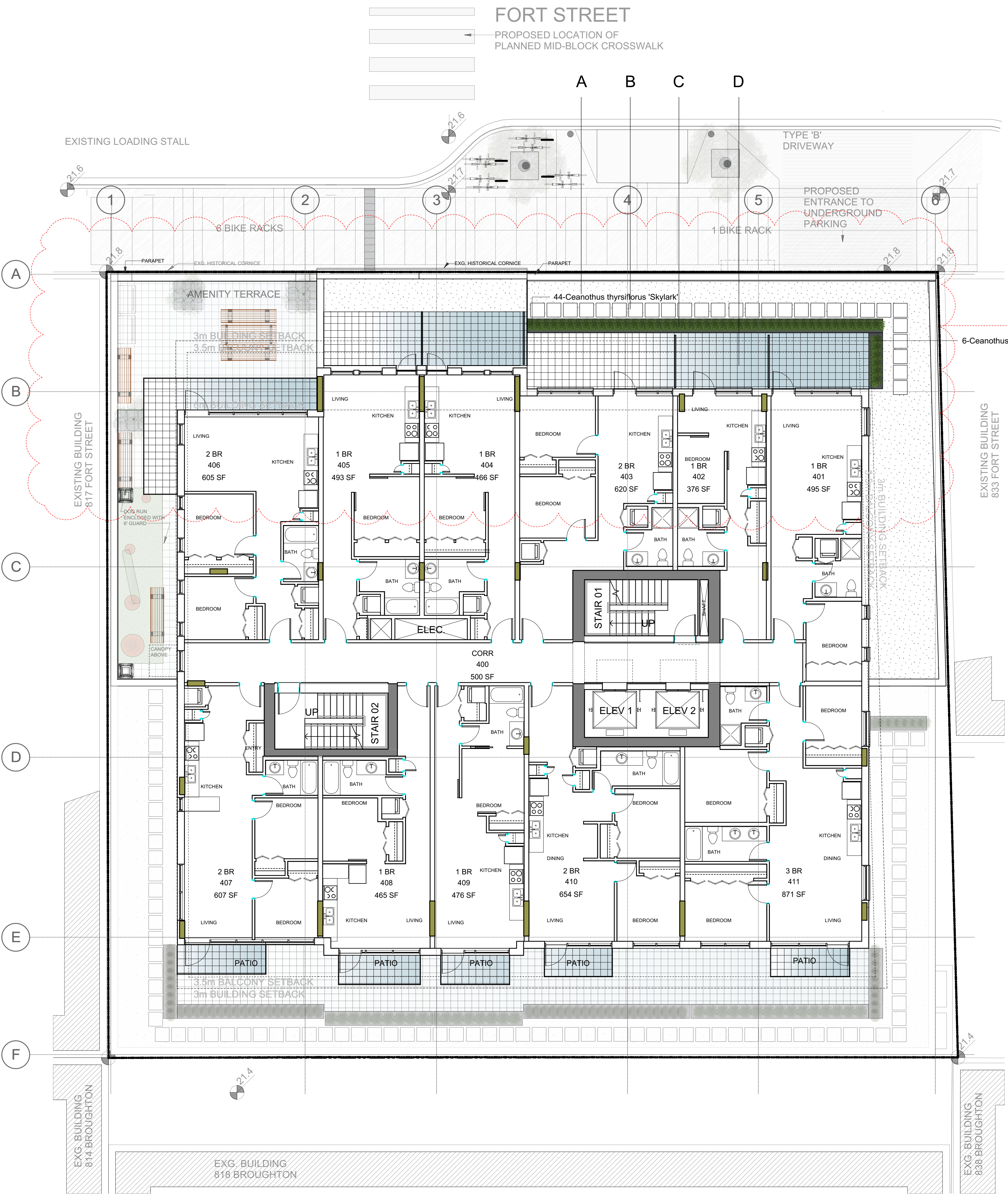
reference
2017.09_02 L0

number

L3_L1

1
L3_L1

THIRD FLOOR GENERAL ARRANGEMENT
1:100 METRIC



- A CRUSHED ANGULAR WHITE GRAVEL
- B 2'x2' PCC WHITE PAVER
- C P/C ALUMINIUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER

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SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project	819-827 FORT STREET VICTORIA BC.
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legal

drawing	4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT
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seal

scale	AS SHOWN
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drawn	JP
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checked	JP
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reference	2017.09_02 L0
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number

L4-8_L1

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Cean	50	Ceanothus thyrsiflorus 'Skylark'	Victoria California Lilac	#3 Cont	Full and bushy plants

FORT STREET

PROPOSED LOCATION OF
PLANNED MID-BLOCK CROSSWALK

A 1'x1' PCC PAVER ONTO PEDESTALS

considered design inc^①

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REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number

L9_L1

EXISTING LOADING STALL

A

A

B

C

D

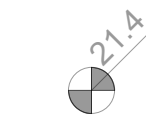
E

F

EXISTING BUILDING
817 FORT STREET

EXISTING BUILDING
817 FORT STREET

EXG. BUILDING
814 BROUGHTON



EXG. BUILDING
818 BROUGHTON

EXG. BUILDING
838 BROUGHTON

1
L9_L1 9TH FLOOR GENERAL ARRANGEMENT
1:100 METRIC

REVISION L9_L1 (1)



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issue	date
REZONING/ DP	10.04.2018
REZONING/ DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
10TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09_02 L0

number

L10_L1

FORT STREET

PROPOSED LOCATION OF
PLANNED MID-BLOCK CROSSWALK

A 12" SQ. PCC CONCRETE PAVING ONTO PEDESTALS

REVISION L10_L1 (1)



1 10th FLOOR GENERAL ARRANGEMENT
L10_L1 1:100 METRIC