

2 Site Context Plan
Scale: 1:200

PROJECT DESCRIPTION

CIVIC ADDRESS:
1312-1324 BROAD STREET, VICTORIA, BC.

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

REGISTERED OWNER

University of Victoria
3800 Finnerty Rd
P.O. Box 3040 STN. SCC
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V8W 3N7

ARCHITECT

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BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
• GROUP C - RESIDENTIAL / GROUP D - COMMERCIAL

BUILDING AREA:
• 1,580 m²

BUILDING HEIGHT:
• 7 STOREYS

NUMBER OF STREETS FACING:
• 2

ACCESSIBLE FACILITIES
• ACCESSIBLE ENTRANCE
• ACCESSIBLE PARKING SPACES

CONSTRUCTION REQUIREMENTS:
• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

• NON-COMBUSTIBLE CONSTRUCTION WITH
2HR MIN FIRE RESISTANCE RATING TO FLOORS AND
LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

VICTORIA ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
7 STOREY RESIDENTIAL BUILDING

USES:
PRIMARILY RETAIL MAIN FLOOR, RESIDENTIAL ABOVE

EXISTING ZONE: CA-3C

PROPOSED ZONE: SITE SPECIFIC

DEVELOPMENT PERMIT AREA: DPA1 (HC) HISTORIC CORE

SITE AREA: 1,888 m² (20,325 sq')

FLOOR AREA:
COMM/RETAIL Level 1: 1,580 m²
RESIDENTIAL Level 2: 1,224 m²
RESIDENTIAL Level 2A: 246 m²
RESIDENTIAL Level 3: 1,310 m²
RESIDENTIAL Level 4-5: 1,557 m²
RESIDENTIAL Level 6: 1,156 m²
RESIDENTIAL Level 7: 1,123 m²
TOTAL PROPOSED:

FLOOR SPACE RATIO: 5.0 : 1 FSR

SITE COVERAGE: 94%

OPEN SITE SPACE: 7%

GRADE OF BUILDING: 16.63 m (GEODETIC)
See Site Plan for Grades

HEIGHT OF BUILDING: 21.57 m

NUMBER OF STOREYS: 7 STOREYS

RESIDENTIAL PARKING: None

COMMERCIAL PARKING: None

BICYCLE PARKING: 1.0 per suite = 167 Class 1

SETBACKS: 0.0 m SETBACK

LIST OF DRAWINGS

Architectural

- A001 Project Data
- A100 Site Plan
- A201 Basement Plan
- A202 Ground Floor Plan
- A203 Level 2 Floor Plan
- A204 Level 2A Floor Plan
- A205 Level 3 Floor Plan
- A206 Level 4-5 Floor Plan
- A207 Level 6 Floor Plan
- A208 Level 7 Floor Plan
- A301 Sections
- A401 Existing Elevations
- A402 Proposed North Elevations
- A403 Proposed South Elevations
- A404 Proposed East Elevations
- A405 Proposed West Elevations
- A 501 3D Views

Rev	Date	Description

NOTE: All dimensions are shown in millimeters.

1 Context Plan
A001 Scale: 1:500

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Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Project Data
A001

**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
by 290mm 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 STREET
VICTORIA, BC
ZONING
CA-3C

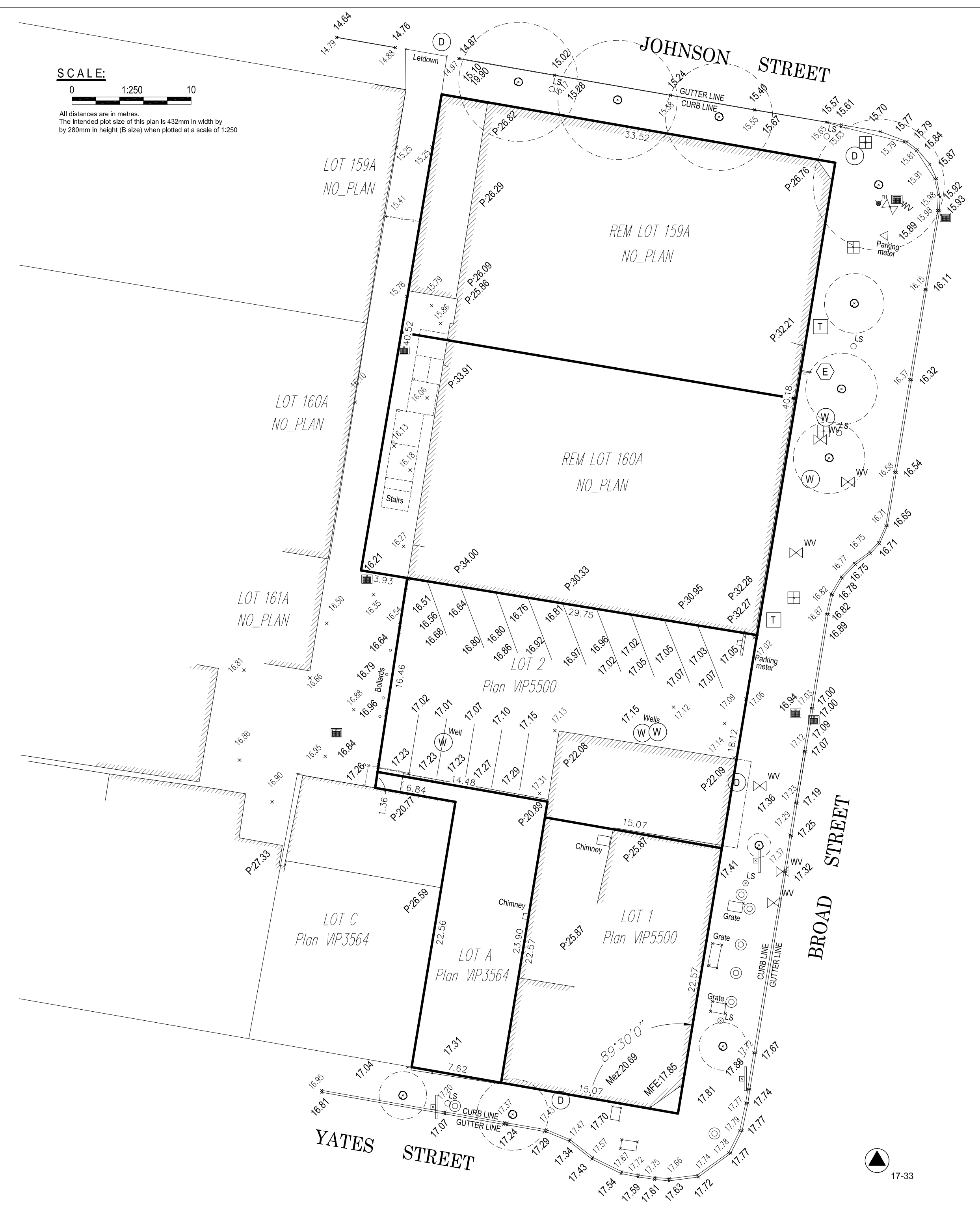
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*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

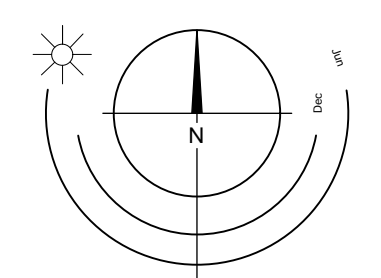
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DWGDATE: 11/27/2016 09:00:00
Explorer
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Victoria, B.C. V8P 4A1
Tel: (250) 381-2237
email: hannah@explorersurveying.com



- 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
 - - denotes fire hydrant
 - - denotes catch basin
 - LS - denotes Lamp Standard
 - T - denotes Cable box
 - - denotes Light box
 - E - denotes Hydro
 - - denotes Sign
 - - 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

Date	Issue	Description
21 SEP 17	Issued for DPR/Recording	
21 SEP 17	Issued for	1721.2 A200 Plans
21 SEP 17	Checked by	CRK
1:100	Project number	1721

NOTE: All dimensions are shown in millimeters.

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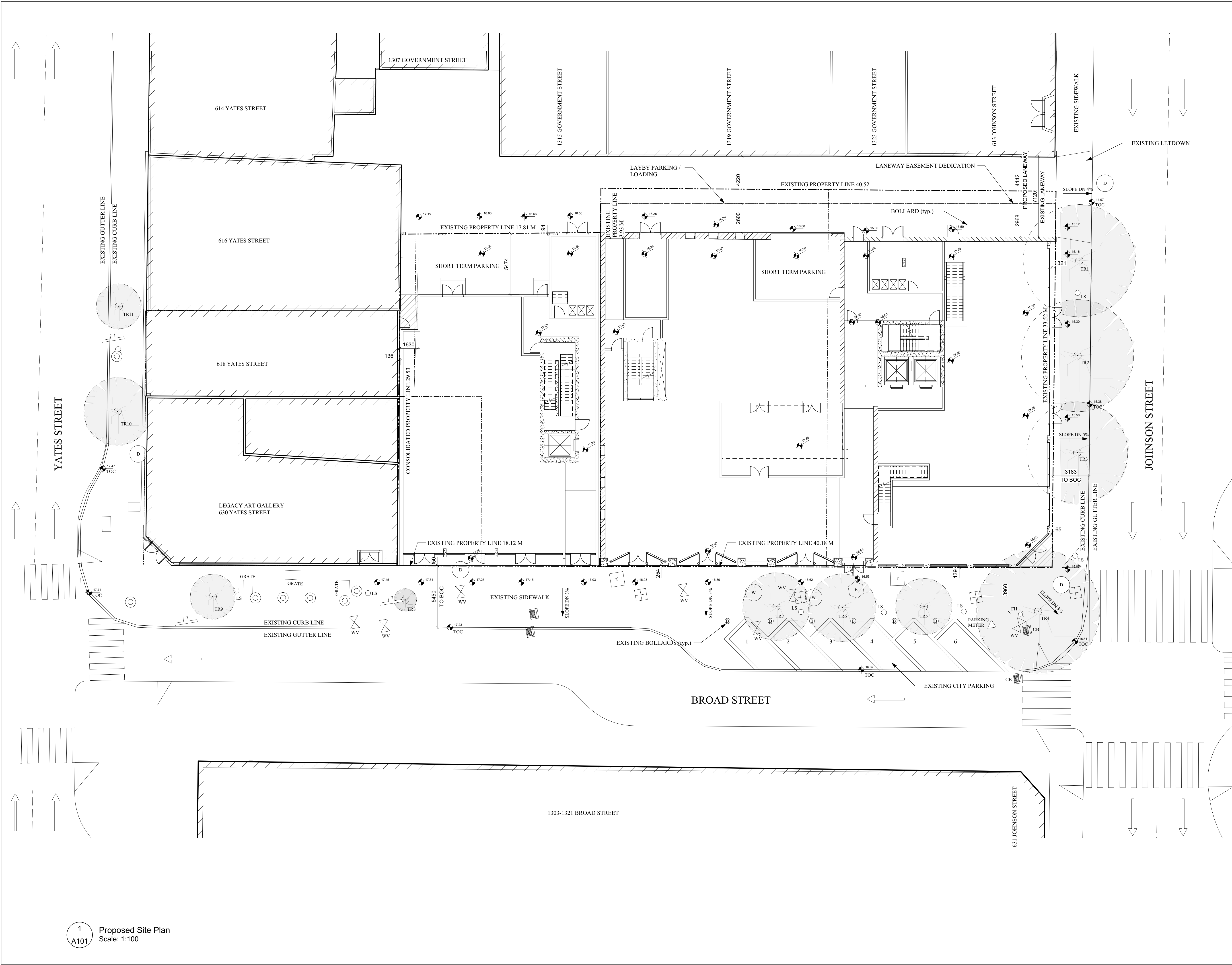
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Site Survey

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Sheet no. **A100**



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			
Tree ID	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

1 Proposed Site Plan
 A101 Scale: 1:100

0 2500 5000mm
 1:100

Date	By	Description
21 SEP 17		Issued for DPR/Recording
21 SEP 17		1721.2 A200 Plans
21 SEP 17		1721

NOTE: All dimensions are shown in millimeters.

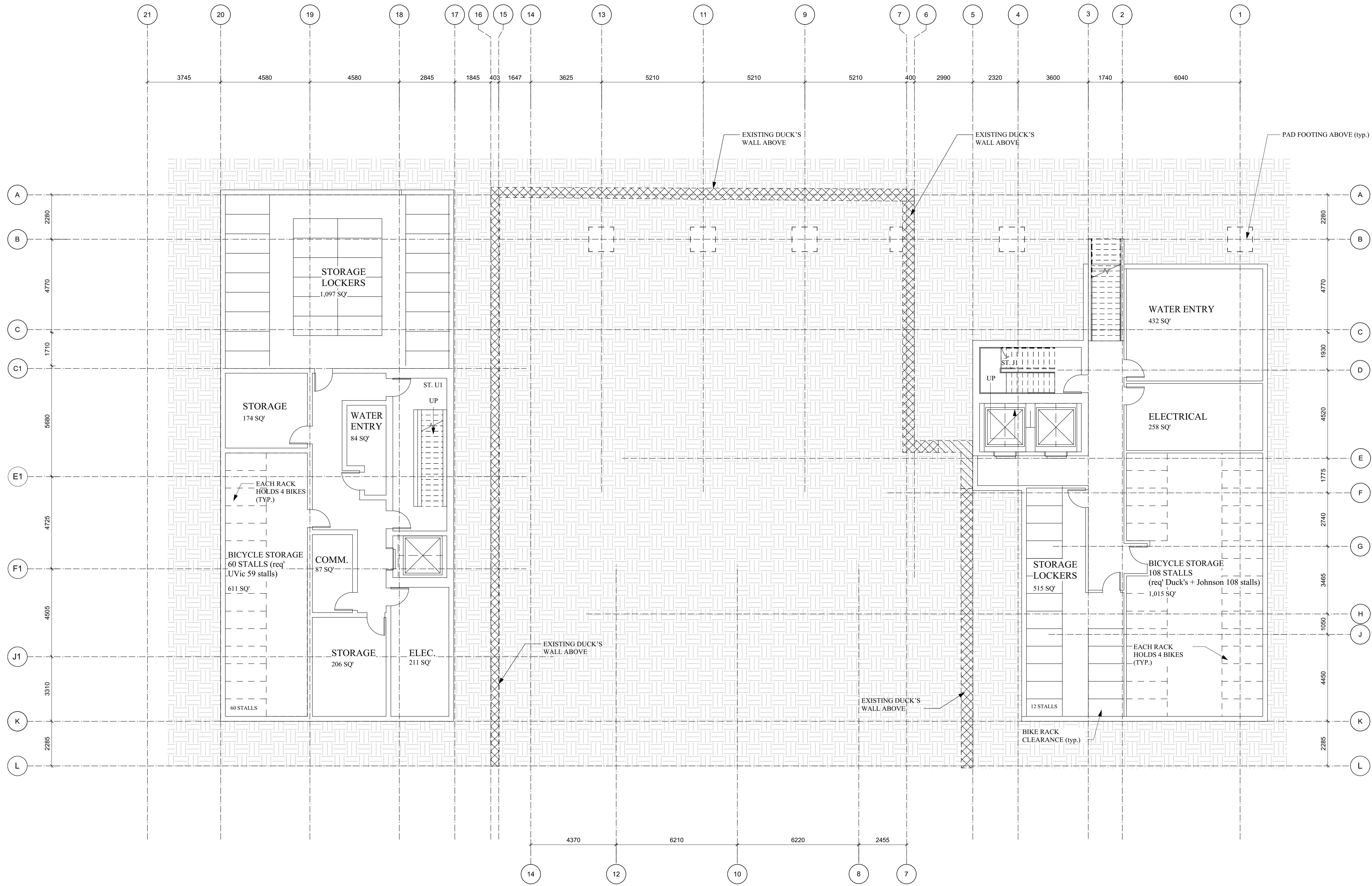
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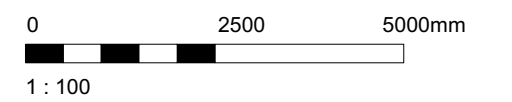
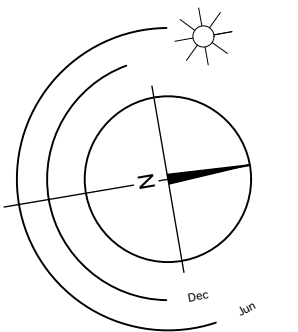
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Site Plan
 A101



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



Rev	Date	Description	Issued for
1	21 SEP 17		Issued for DPR/Recording
2	21 SEP 17	Issued for	1721.2 A200 Plans
3		Drawn by	BWS
4		Checked by	CRK
5		Scale	as per drawing
6		Project number	1721

NOTE: All dimensions are shown in millimeters.

1 Basement Plan
 A201 Scale: 1:100

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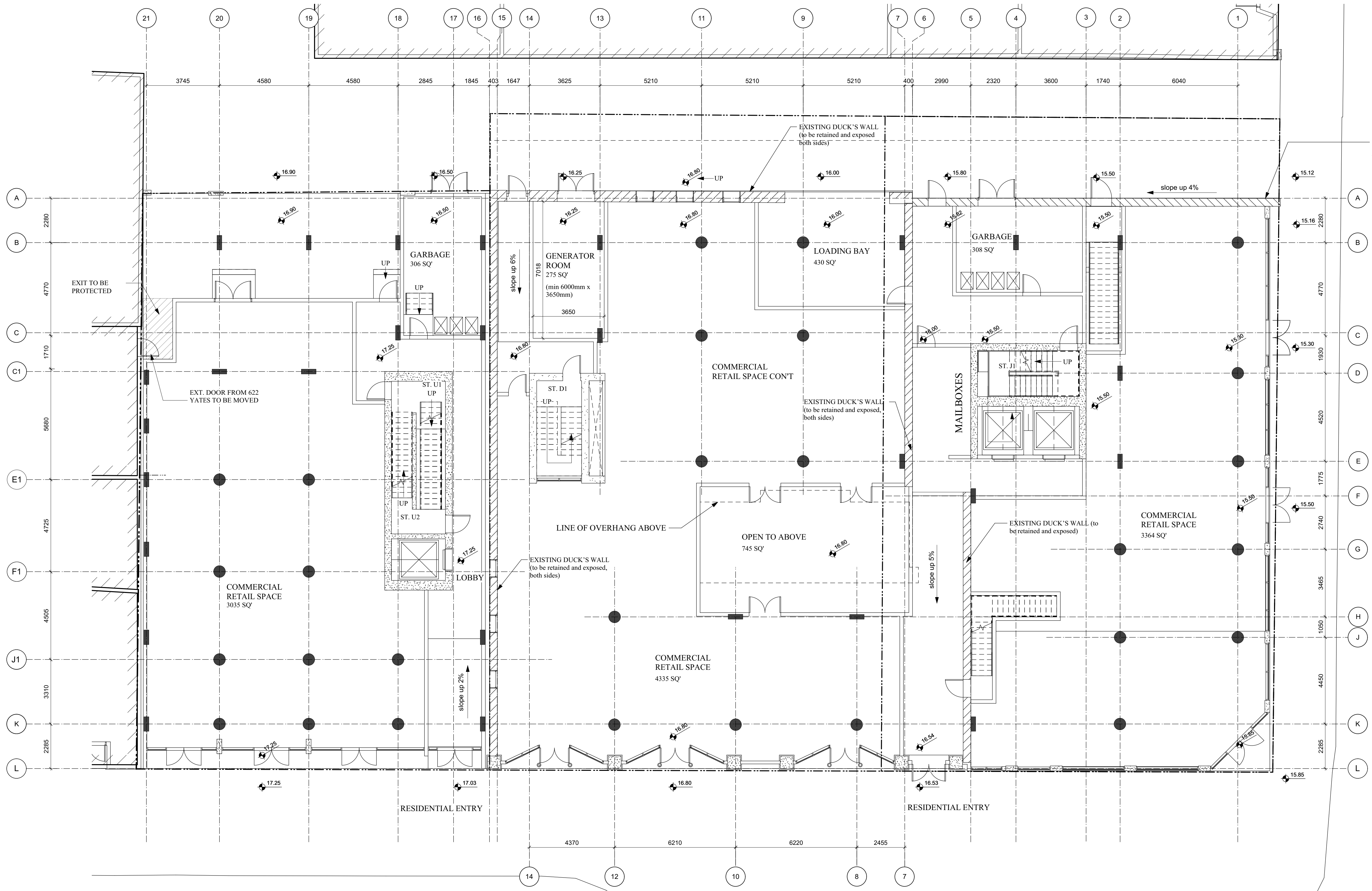
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Basement Plan

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A201



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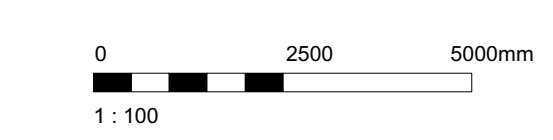
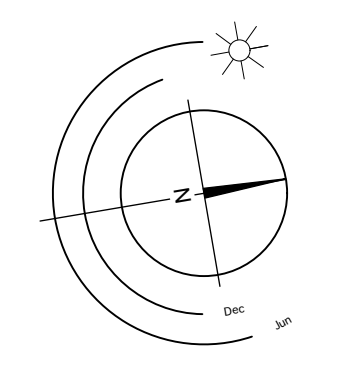
EXISTING STONE WALL (to be retained and exposed both sides)

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

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

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

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



Date	Issue	Description	Issued for
21 SEP 17	1	Issued for DPR/Recording	

Drawn by	Checked by	Scale	Project number
BWS	CRK	1:100	1721

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1 Ground Floor Plan
A202 Scale: 1:100

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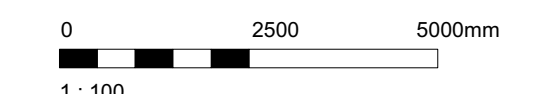
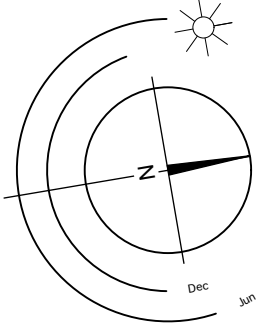
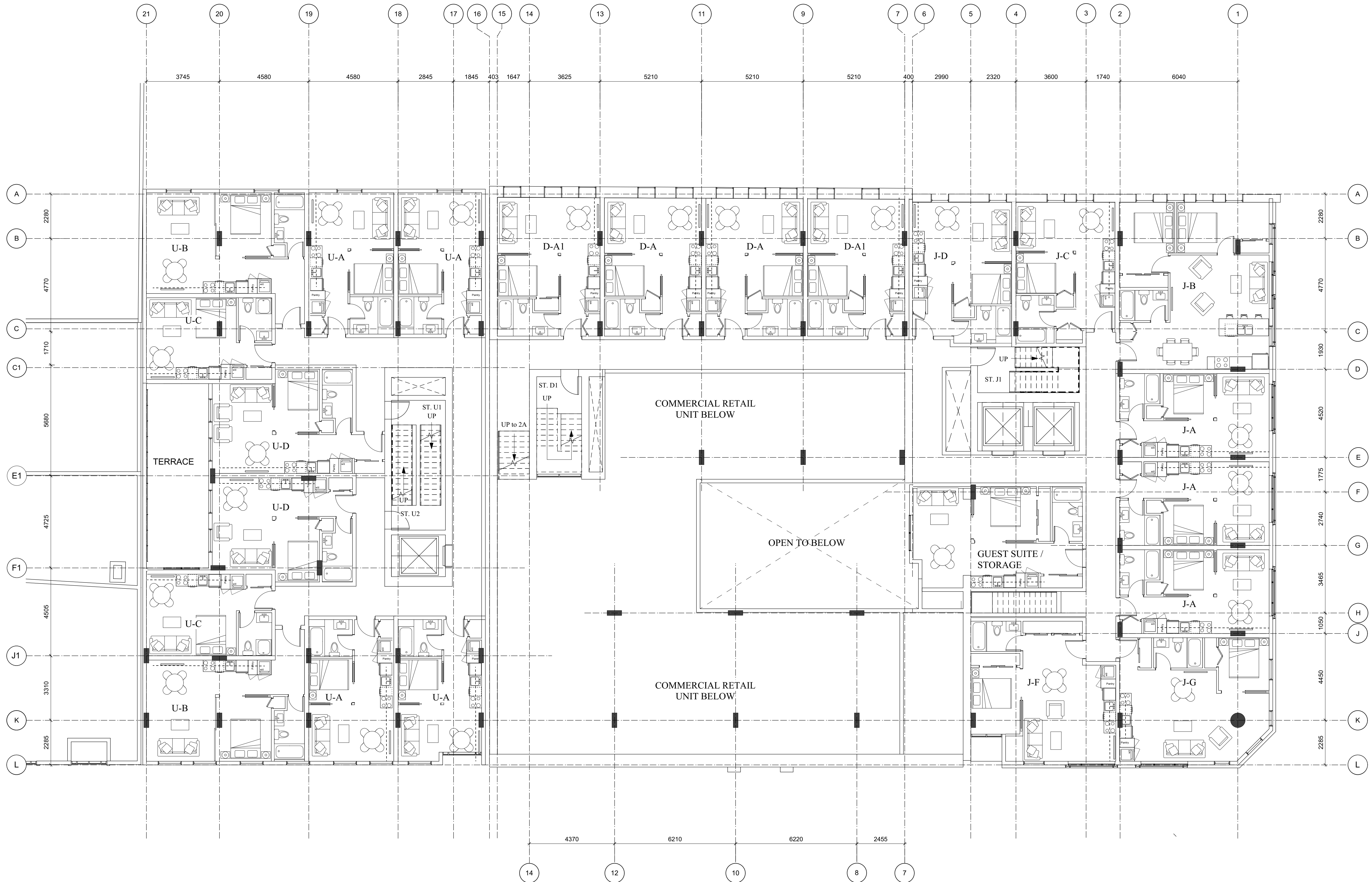
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Ground Floor Plan

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A202



1:100

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21 SEP 17	1721.2 A200 Plans
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1:100	Project number: 1721

NOTE: All dimensions are shown in millimeters.

1 Level 2 Floor Plan
A203 Scale: 1:100

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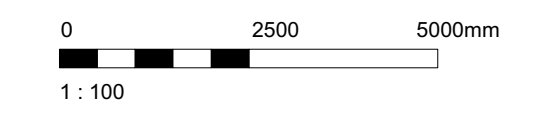
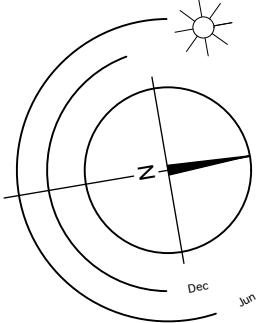
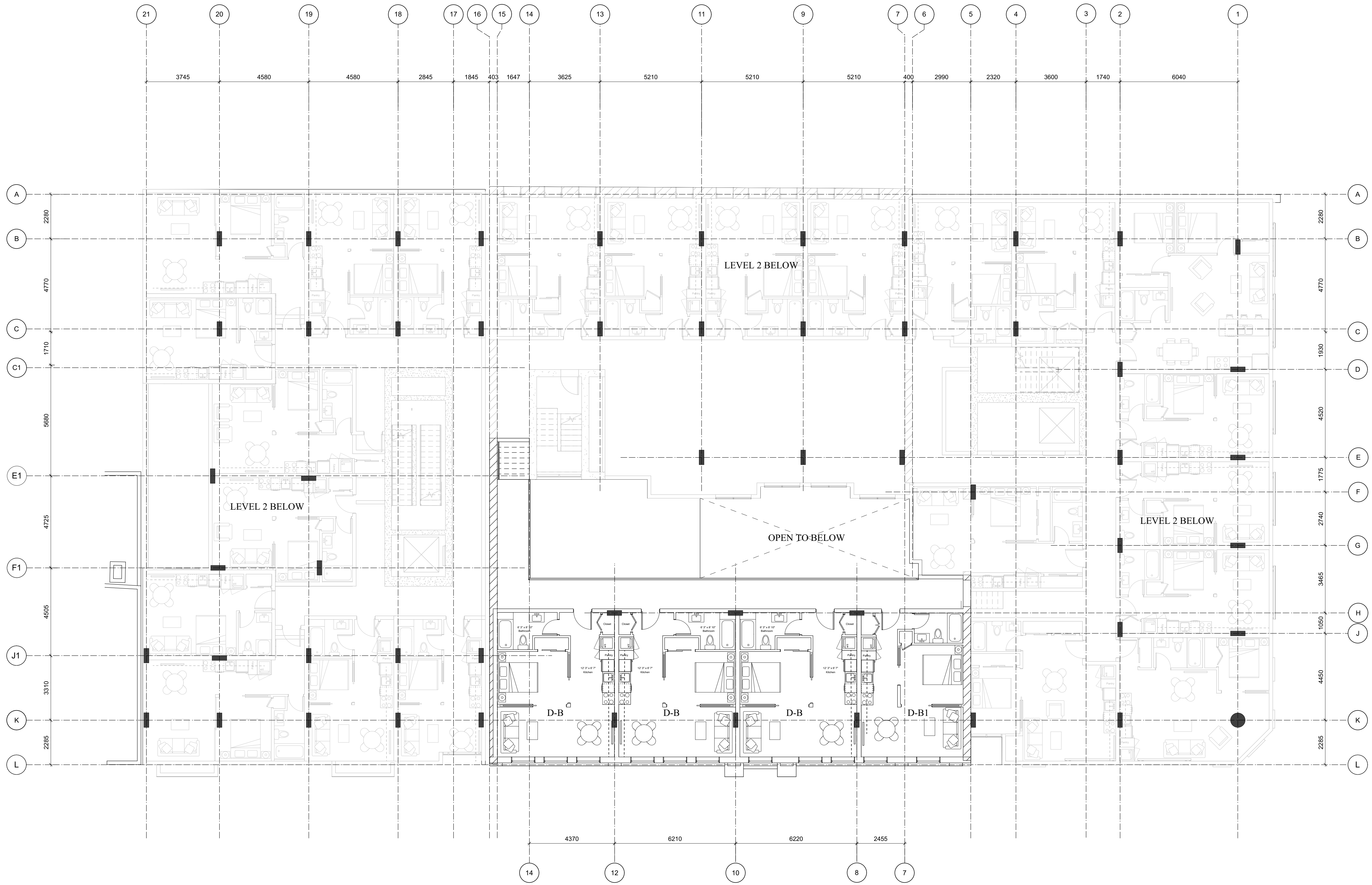
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Level 2 Floor Plan

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3	BWS	Checked by	CRK
4	1:100	Project number	1721

NOTE: All dimensions are shown in millimeters.

1 Level 2A Floor Plan
A204 Scale: 1:100

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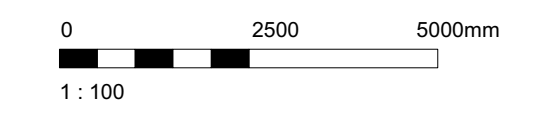
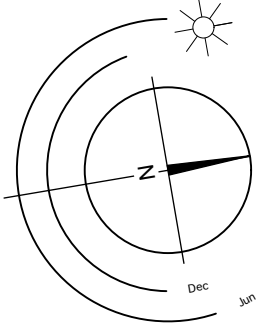
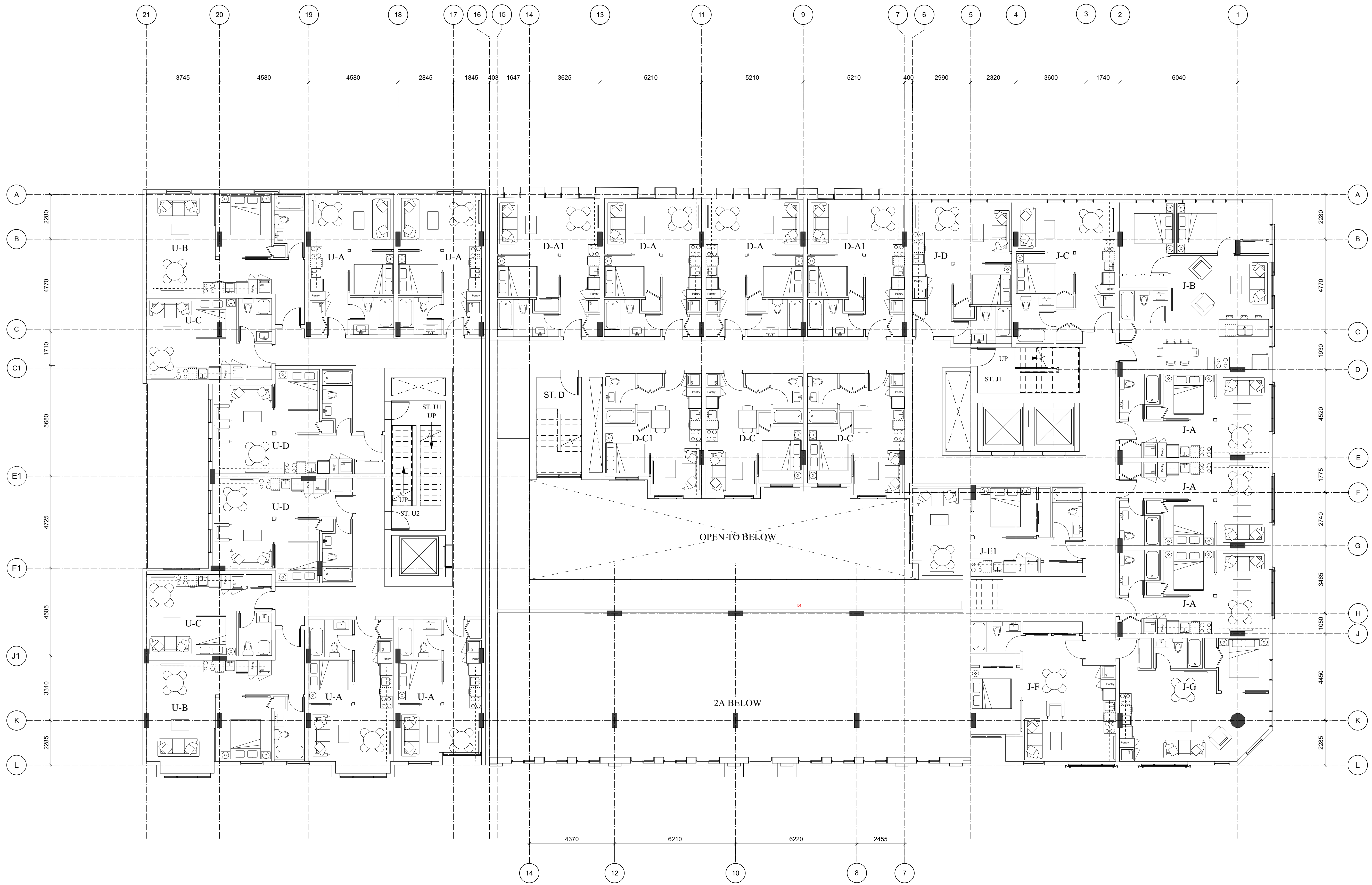
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Level 2A Floor Plan

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A204



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1 Level 3 Floor Plan
A205 Scale: 1:100

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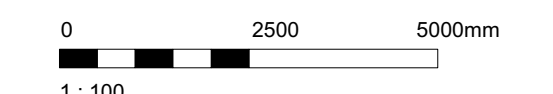
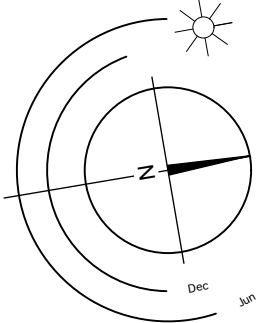
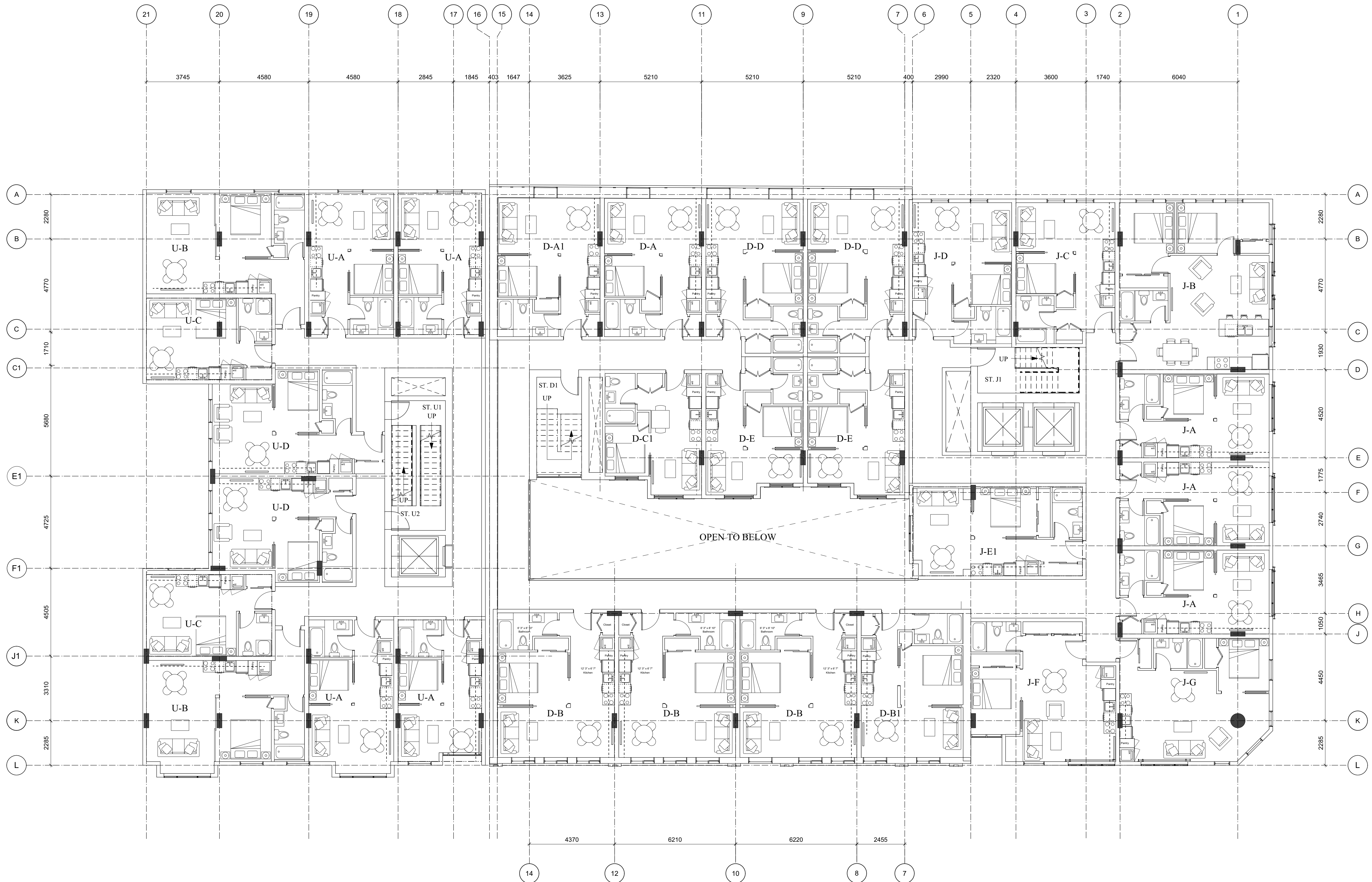
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Level 3 Floor Plan

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Scale	1:100	Project number	1721

NOTE: All dimensions are shown in millimeters.

1 Level 4-5 Floor Plan
A206 Scale: 1:100

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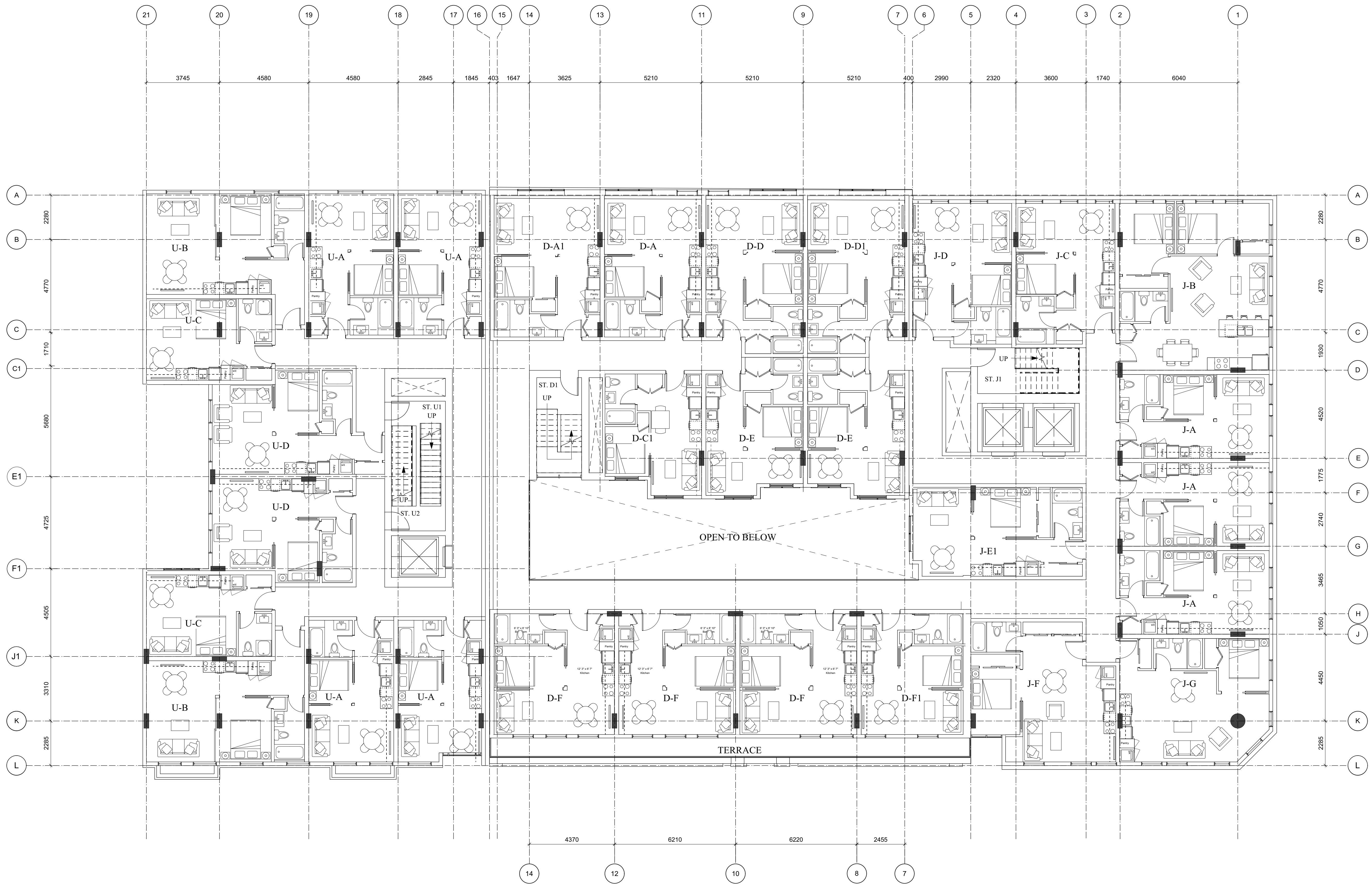
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Level 4-5 Floor Plan

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1 Level 6 Floor Plan
Scale: 1:100

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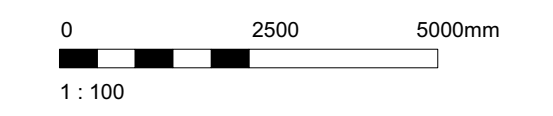
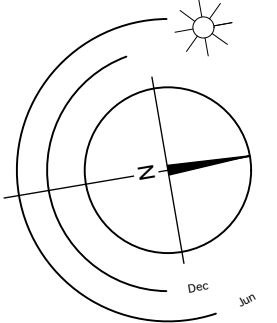
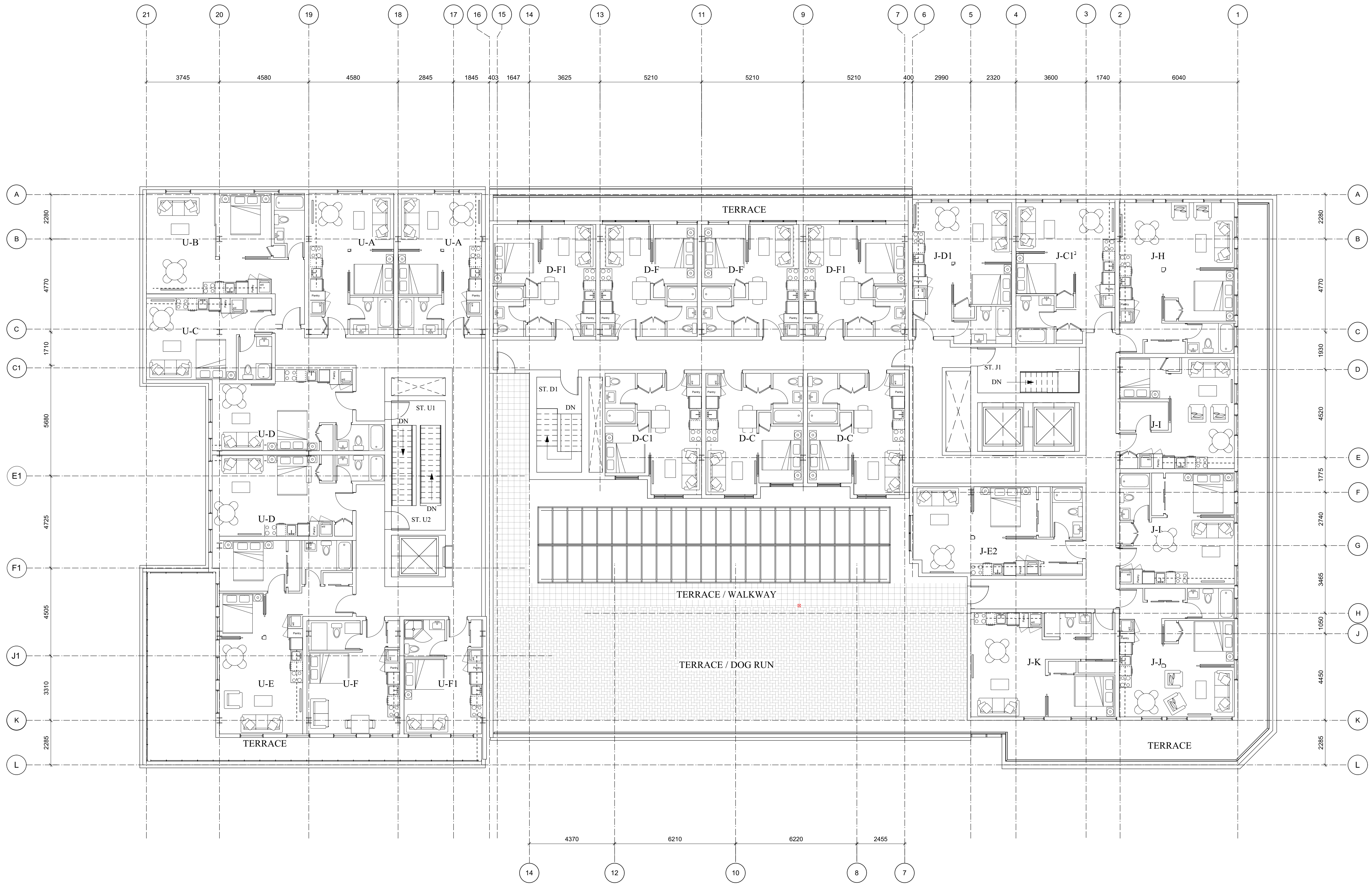
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Level 6 Floor Plan

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NOTE: All dimensions are shown in millimeters.

1 Level 7 Floor Plan
A208 Scale: 1:100

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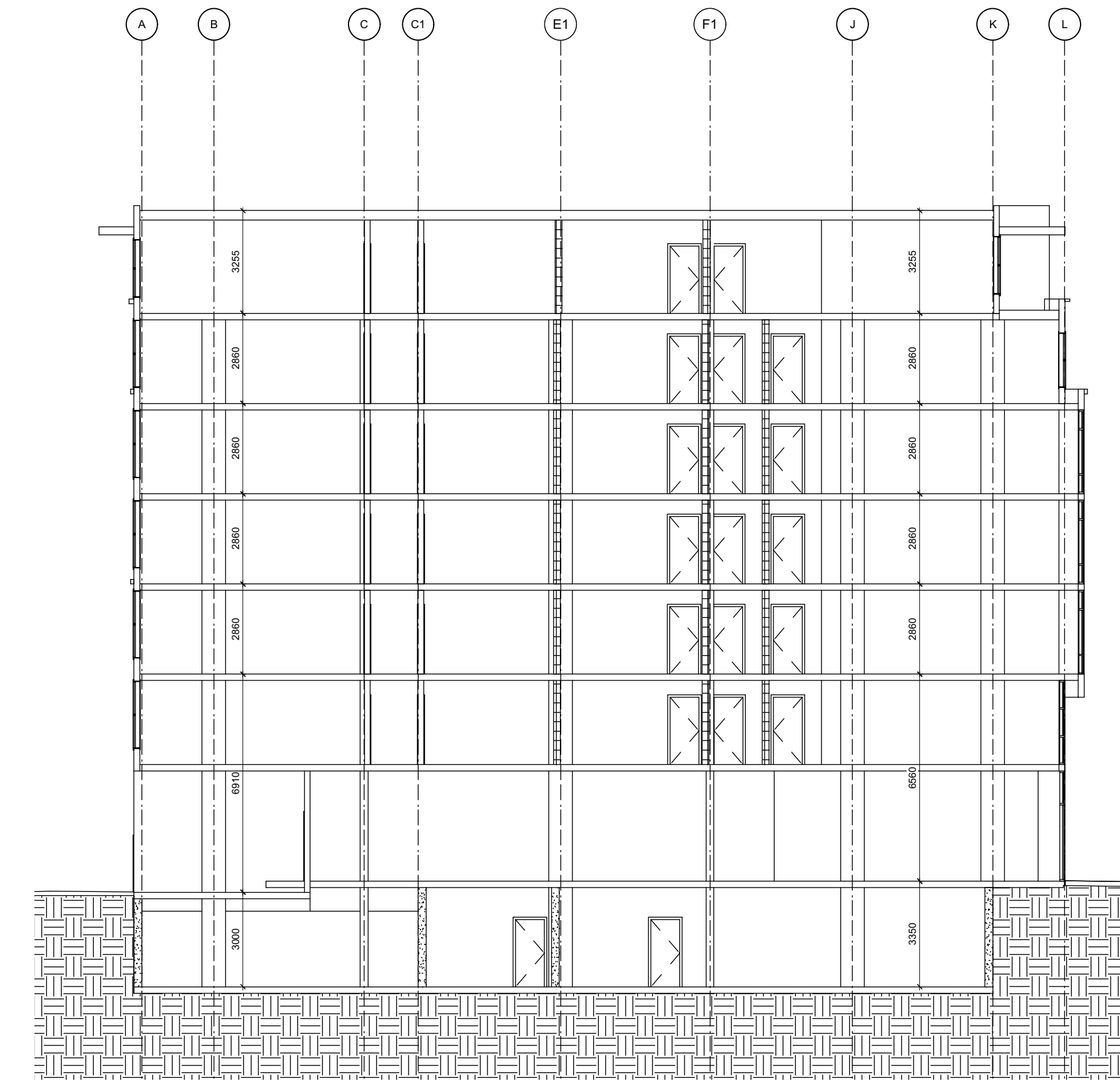
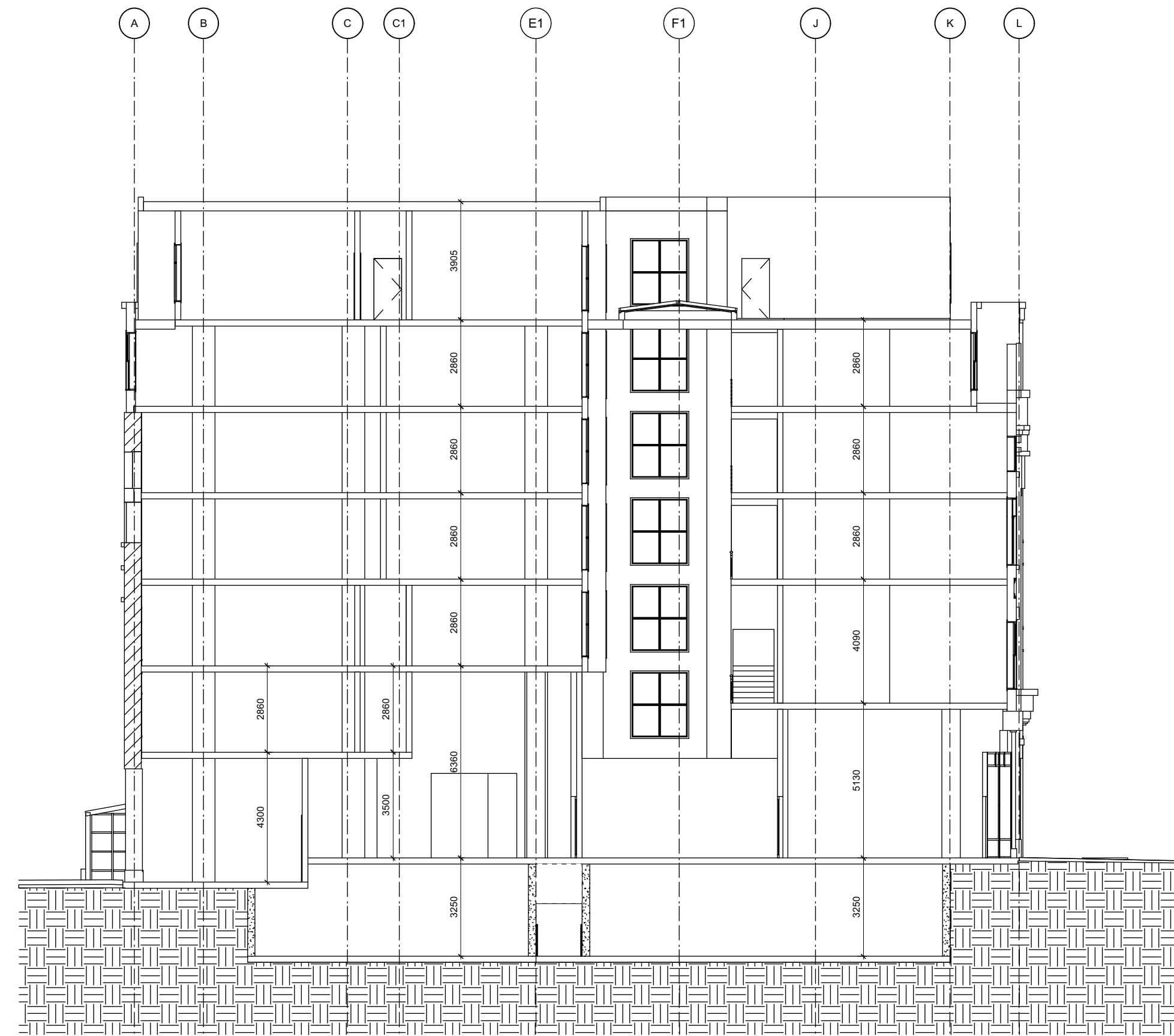
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Level 7 Floor Plan

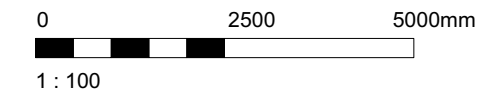
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A208



1 UVic E-W Section
Scale: 1:150
A301

2 Duck's E-W Section
Scale: 1:150
A301



Rev	Date	Description
21	SEP 17	Issued for DPR/Recording
21	SEP 17	Issued for DPR/Recording
21	SEP 17	Issued for DPR/Recording
21	SEP 17	Issued for DPR/Recording
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NOTE: All dimensions are shown in millimeters.

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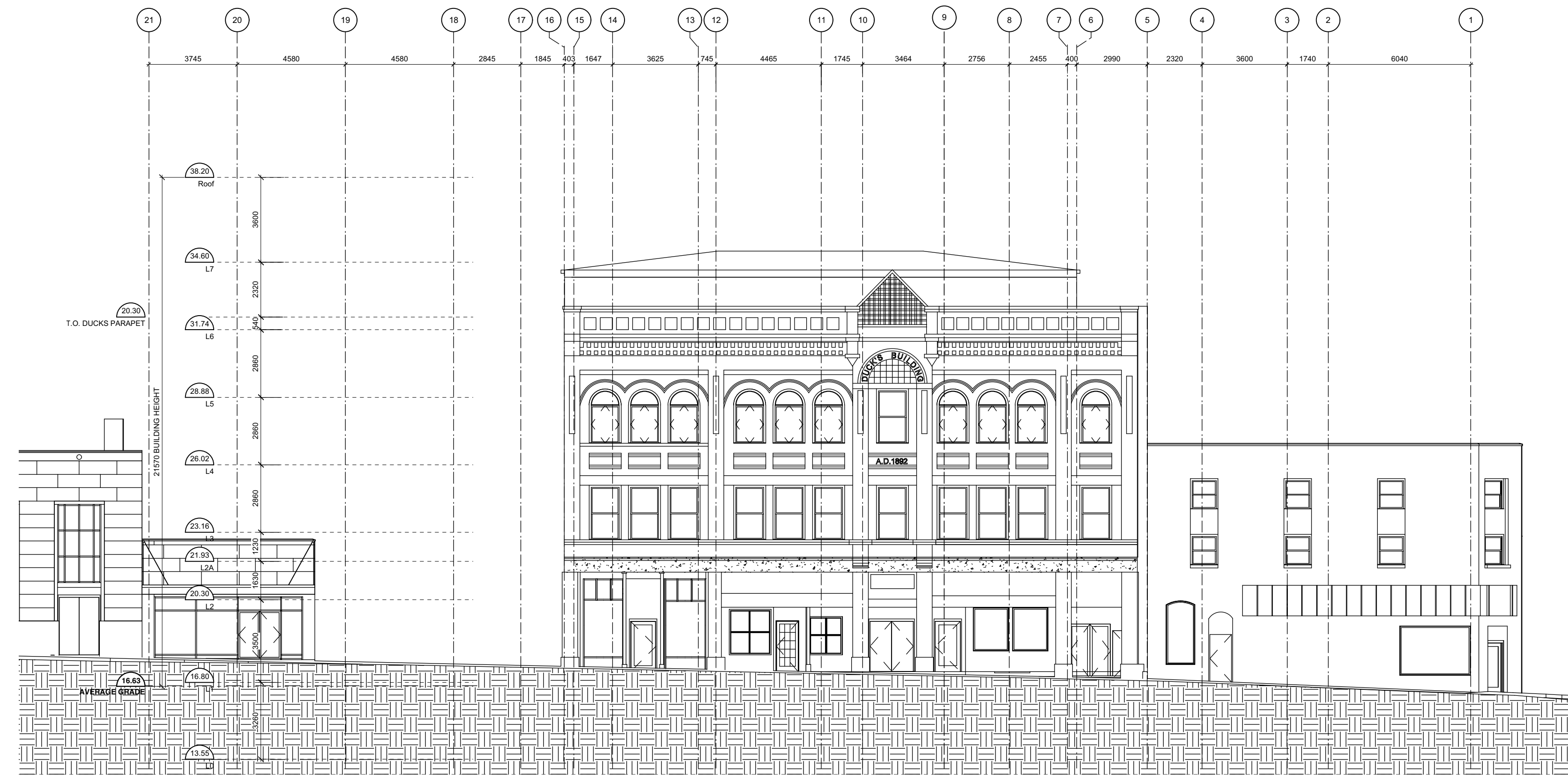
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1312-1324 Broad Street
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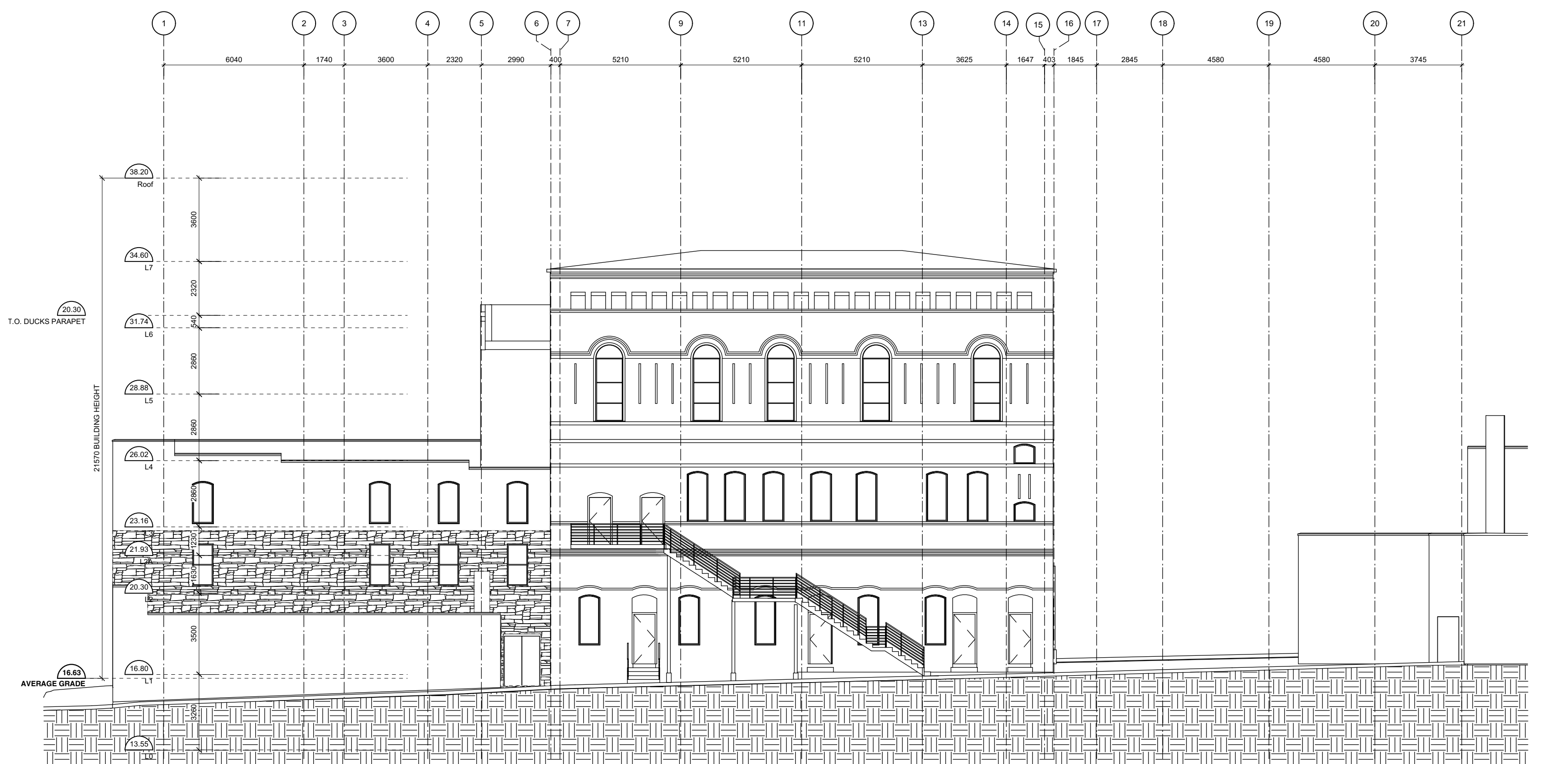
Building Sections

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Issue No. **A301**



1 Broad Street Existing Elevation
Scale: 1:150



2 Laneway Existing Elevation
Scale: 1:150

0 2500 5000mm
1:100

Date	Description
21 SEP 17	Issued for DPR/Recording
21 SEP 17	Issued for 1721.2 A200 Plans
21 SEP 17	Checked by: CRK
Scale:	1:100
Project number:	1721

NOTE: All dimensions are shown in millimeters.

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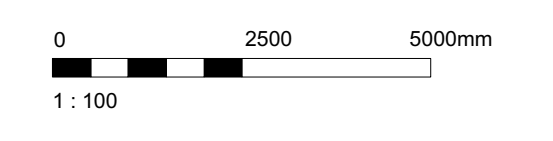
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Existing Elevations East-West

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A401 -



Rev	Date	Description	Issued for
	21 SEP 17		Issued for DPR/Recording
01	21 SEP 17	Issued for	1721.2 A200 Plans
Drawn by	BWS	Checked by	CRK
Scale	1:100	Project number	1721

NOTE: All dimensions are shown in millimeters.

MATERIALS SCHEDULE

- 1 PREFINISHED METAL ROOF AND PARAPET
- 2 BRICK MASONRY VENEER CLADDING
- 3 PREFINISHED METAL WINDOW
- 4 PREFINISHED METAL CLADDING
- 5 PRECAST CONCRETE
- 6 TERRA COTTA TILE VENEER CLADDING
- 7 STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM
- 8 JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD W/ ALUMINUM FRAME
- 9 STEEL DOOR
- 10 SECTIONAL OVERHEAD DOOR
- 11 EXISTING WINDOW TO REMAIN (E)
- 12 WINDOW INFILL

1 Johnson Street (North) Elevation
A402 Scale: 1:100

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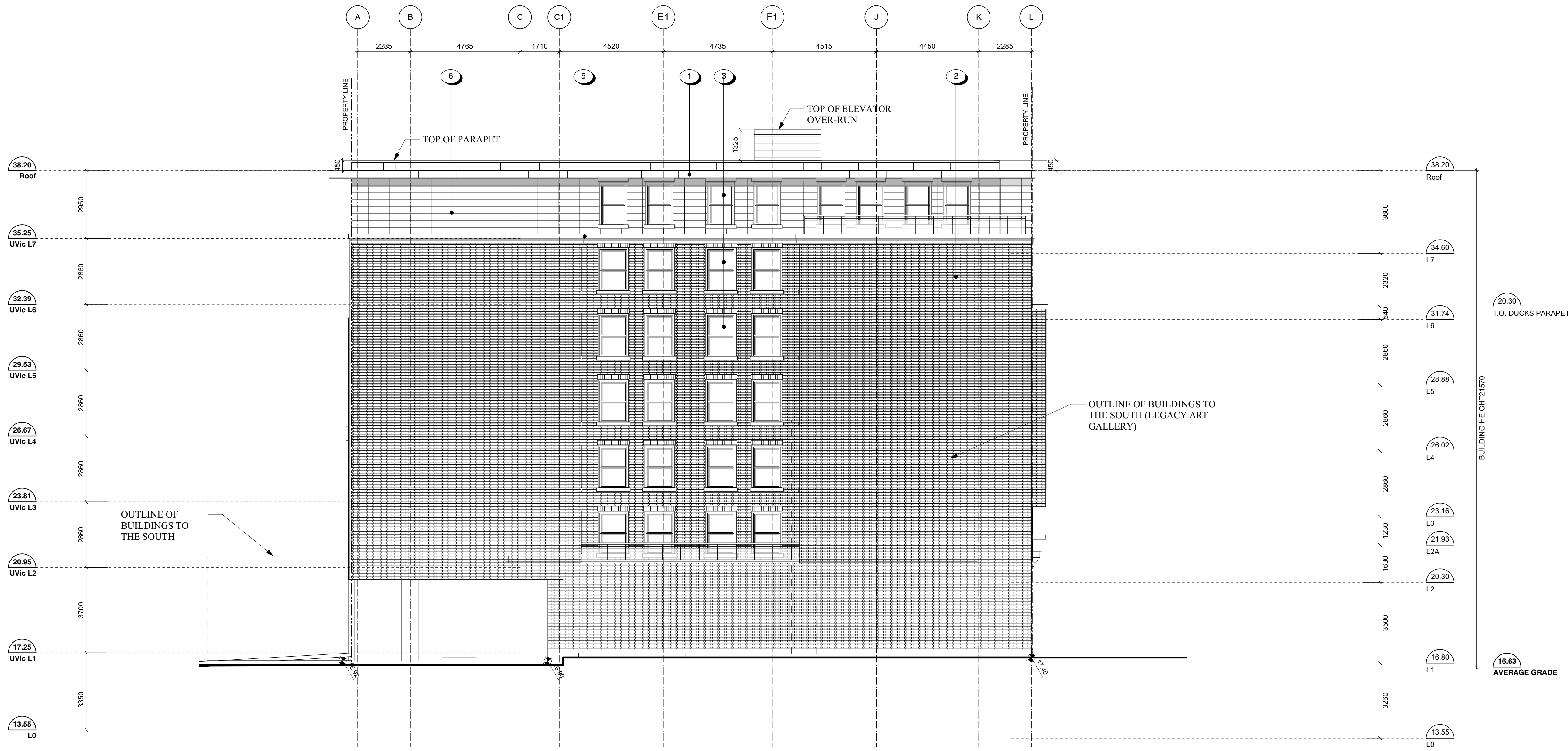
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Building Elevation North

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A402



1
A403
South Elevation
Scale: 1:100

MATERIALS SCHEDULE

- | | |
|--|--|
| ① PREFINISHED METAL ROOF AND PARAPET | ⑧ JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD W/ ALUMINUM FRAME |
| ② BRICK MASONRY VENEER CLADDING | ⑨ STEEL DOOR |
| ③ PREFINISHED METAL WINDOW | ⑩ SECTIONAL OVERHEAD DOOR |
| ④ PREFINISHED METAL CLADDING | ⑪ EXISTING WINDOW TO REMAIN (E) |
| ⑤ PRECAST CONCRETE | ⑫ WINDOW INFILL |
| ⑥ TERRA COTTA TILE VENEER CLADDING | |
| ⑦ STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM | |

0		2500	5000mm
1:100			
Rev	Date	Description	Issued for DPR/Recording
21	SEP 17		
DRN Date	21 SEP 17	Drawing No	1721.2 A400 Plans
Drawn By	BWS	Checked By	DK
Scale	1:100	Project Number	1721

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Project Name: **Broad Street Redevelopment**
1312-1324 Broad Street, Victoria BC

Building Elevation South

Sheet No: **A403**



EXISTING LEGACY ART GALLERY
- Not in scope of project / to remain
630 Yates St

NEW University of Victoria
Market Rental (Graduate
Student Preference

EXISTING Duck's Building
- Renovation / Mixed-use
1312 Broad St,

NEW Johnson Building
- New Mixed-Use

1 Broad Street Elevation
Scale: 1:200
A404

MATERIALS SCHEDULE

- 1 PREFINISHED METAL ROOF AND PARAPET
- 2 BRICK MASONRY VENEER CLADDING
- 3 PREFINISHED METAL WINDOW
- 4 PREFINISHED METAL CLADDING
- 5 PRECAST CONCRETE
- 6 TERRA COTTA TILE VENEER CLADDING
- 7 STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM
- 8 JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD W/ ALUMINUM FRAME
- 9 STEEL DOOR
- 10 SECTIONAL OVERHEAD DOOR
- 11 EXISTING WINDOW TO REMAIN (E)
- 12 WINDOW INFILL

Rev	Date	Description	Issued for
21	SEP 17		Issued for DPR/Recording
21	SEP 17	Issued for	1721.2 A200 Plans
Drawn by	BWS	Checked by	CRK
Scale	1:100	Project number	1721

NOTE: All dimensions are shown in millimeters.

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T 1-250-855-5810

Project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Building Elevation East

Sheet no. **A404**



21570 BUILDING HEIGHT
 T.O. DUCKS PARAPET
 AVERAGE GRADE

1 Laneway Elevation
 A405 Scale: 1:200

NEW Johnson Building - New Mixed-Use
 EXISTING Duck's Building - Renovation / Mixed-use 1312 Broad St.
 NEW University of Victoria Market Rental (Graduate Student Preference)

MATERIALS SCHEDULE

- 1 PREFINISHED METAL ROOF AND PARAPET
- 2 BRICK MASONRY VENEER CLADDING
- 3 PREFINISHED METAL WINDOW
- 4 PREFINISHED METAL CLADDING
- 5 PRECAST CONCRETE
- 6 TERRA COTTA TILE VENEER CLADDING
- 7 STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM
- 8 JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD W/ ALUMINUM FRAME
- 9 STEEL DOOR
- 10 SECTIONAL OVERHEAD DOOR
- 11 EXISTING WINDOW TO REMAIN (E)
- 12 WINDOW INFILL

0 2500 5000mm	
1: 100	
Rev	Description
21 SEP 17	Issued for DPR/Recording
21 SEP 17	1721.2 A200 Plans
1:100	1721

NOTE: All dimensions are shown in millimeters.

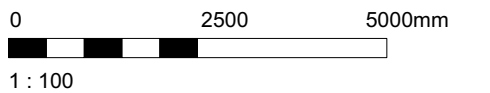
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Project Name: Broad Street Redevelopment
 1312-1324 Broad Street
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Building Elevations West
 A405



Date	Description
21 SEP 17	Issued for DPR/Recording
21 SEP 17	Issued for 1721.2 A200 Plans
Drawn by: BWS	Checked by: CLK
Scale: 1:100	Project number: 1721

NOTE: All dimensions are shown in millimeters.

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Renderings

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Sheet No: **A501**