



Advisory Design Panel Report For the Meeting of June 28, 2023

To: Advisory Design Panel **Date:** May 12, 2023
From: Miko Betanzo, Senior Planner - Urban Design
Subject: **Heritage Alteration Permit with Variance(s) Application No. 00034 for 780 Blanshard Street**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Heritage Alteration Permit with Variances Application for 780 Blanshard Street and provide advice to Council.

The proposal is for a tower addition to an existing heritage registered building. It includes seismic upgrading, heritage designation and rehabilitation of the existing building. Rezoning and Heritage Alteration with Variance Permit Applications are required for the form and character of the proposal and to increase the height and density.

The proposed seismic upgrading, the heritage designation, and the integration of the addition in a manner that is sensitive and compatible with the principal heritage building are consistent with policies aimed at balancing new development while retaining a heritage asset. Furthermore, the proposed location and form of the addition conserve the whole building to the greatest extent possible while preserving the visual integrity of the heritage structure. Policy objectives for high quality architecture and contextual design are also advanced through the considered materiality, fenestration, and massing composition. Lastly, the proposed improvements, both in terms of accessibility as well as useability of the adjacent Penwill Green Park, add to the alignment of the proposal with the City vision for this location.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- the height of the building in relation to its context and any perceived impacts
- the fit of the addition with the heritage building
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant: Mr. Juan Pereira
Reliance Properties Ltd.

Architect: Mr. Steve McFarlane, Architect AIBC
Office of McFarlane Biggar Architects + Designers

Development Permit Area: Development Permit Area 2, Core Business (HC)

Heritage Status: Heritage Registered

Description of Proposal

The proposal is for the seismic upgrading, heritage designation and restoration of a four-storey heritage registered building along with an eighteen-storey addition.

The proposal includes the following major design components:

- retention, rehabilitation, seismic upgrading and designation of an existing heritage registered building
- a slender, eighteen-storey rooftop addition, fit within the existing heritage building footprint
- a mixture of residential and hotel uses
- significant upgrades and restoration of the adjacent Penwill Green Park
- landscaped roofs and site planting designed for on-site storm water management.

The following data table compares the proposal with the existing CBD-1 Zone, Central Business District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard CBD-1	OCP Policy	Downtown Core Area Plan
Density (Floor Space Ratio) – maximum	4.52*	3.0	6.0 (3.0 residential, 3.0 commercial)	n/a
Height (m) – maximum	64.18	43.0	45.0	45.0
Storeys – maximum	20	n/a	n/a	11-15
Rooftop structure coverage (% max)	44*	20	n/a	n/a
Rooftop structure setback (m) (max)	1.5*	3.0	n/a	n/a

Zoning Criteria	Proposal	Zone Standard CBD-1	OCP Policy	Downtown Core Area Plan
Parapet projection (m) (max)	3.14*	1.0	n/a	n/a
Setbacks (m) –min				
Side (Burdette)	8.88*	10	n/a	n/a
Side (Fairfield)	3.25*	10	n/a	n/a

Sustainability Features

A key sustainability feature is the retention of an existing building. Most of the existing concrete structure of the building is proposed to be retained, resulting in significantly reduced construction material use, less energy and waste expended in demolition and disposal, preservation of embodied carbon, and the extension of life for a 70+ year old structure. Additionally, the applicant is proposing:

- an all-electric heat pump-based heating and cooling system capable of being shared between both the hotel and residential tower resulting in a more sustainable, efficient system
- landscaped roofs and site planting designed for on-site storm water management
- an architectural design which considers passive design principles, limiting window-to-wall ratios
- additional bicycle storage facilities, including electrified long-term bicycle parking spaces and spaces for cargo bicycles
- end-of-trip facilities for hotel staff, including showers and lockers
- building-sponsored public car share spaces and resident car share memberships to reduce parking and personal vehicle demand.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject property is located within the Core Business Urban Place Designation in the *Official Community Plan* (OCP, 2012). This designation envisions buildings up to twenty-four storeys high (72m) in select locations and a maximum density of 6:1 Floor Space Ratio (FSR). Select locations for the maximum building heights are identified in the Downtown Core Area Plan (DCAP) and these generally occur along the blocks bordered by Blanshard Street and Douglas Street, from View Street to Herald Street. The subject property is farther south, on Broughton Street, where the DCAP specifies maximum heights of 45m and between 11-15 storeys. The proposal is for a building height of 64.18m (20 storeys) and a density of 4.52 : 1 FSR.

Development Permit Area (DPA) objectives for this Core Business DPA include:

- revitalizing the central business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings, with the greatest heights along Douglas Street and Blanshard Street
- conserving and enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area
- enhancing the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.

Downtown Core Area Plan Design Guidelines (DCAP)

The salient design aspects of the proposal for consideration are height and the integration of the addition with the existing heritage building and site.

Height

To evaluate the proposed height, the DCAP sets general height expectations as well as several other related policies and goals. At this location, the DCAP envisions building heights of up to 45m. The proposal is for a building height of just over 64m, a difference of about six stores.

Building floor plates also contribute to the sense of scale and height and for this reason DCAP limits tower floor plates to 650m². The proposal is for a floor plate of 424m². This means that while the building is taller than what the DCAP envisions, it is also more slender, which reduces the impact of the proposed height, both in terms of how the height is perceived as well as insofar as shadowing effects.

The DCAP criteria to evaluate shadowing aims to ensure that the public realm sees light for at least four hours per day, and with the reduced floor plate size, the proposal exceeds this minimum criterion. Similarly, minimum building separations help to reduce the impact of building height by ensuring that light and air is maintained between buildings to reduce shadowing while also simultaneously upholding privacy, heat island, and liveability standards. Again, the proposal is consistent with these standards.

Other policy tools used to evaluate height are the external view objectives. For this site, two protected views are considered, Laurel Point to the downtown core and the Inner Harbour from Songhees. The objectives for these views generally seek to maintain lower scaled development near the harbour basin, rising gradually to the City's main thoroughfares and topographical high points along Douglas and Blanshard Streets. The guidelines further aim to promote new development that:

- is similar in scale to its surrounding context
- is equally spaced and separated from adjacent buildings
- creates a varied skyline with differing heights, roof forms and floor plates
- is rich in texture and materials, with an overall goal of diversity within a framework.

Lastly, the vision for the City includes a consideration of how the skyline should evolve. Currently, Victoria's skyline is defined by varying building heights, roof top shapes, building profiles, proportions, texture, materials and colour. Tall buildings are clustered within a framework, rising from the waterfront towards Douglas Street with an undulating skyline that increases gradually from the north and south ends of the Downtown Core Area to an apex within the Central Business District. Evolution of the skyline is anticipated with the key

objectives being:

- sensitive building siting and design
- reinforcing the skyline profile.

The applicant also provided a memo from their structural engineer which details structural considerations related to the proposed height. In summary, the proposed height aims to balance costs with preservation of the heritage building, where a shorter building would result in more interventions and alterations to the existing heritage building.

Looking at the criteria and objectives to evaluate height outlined above, the ADP is asked to provide comment and advice to council on this aspect of the proposal.

Heritage Addition

The DCAP provides guidance for how rooftop additions are integrated with existing heritage structures. The overall aim of these policies is to enable the conservation and upgrading of heritage assets to the greatest extent possible, while maintaining the value of that asset. Relevant policies that advance this goal, include:

- stepping the addition back three metres from the street-facing façade of the heritage building to differentiate the form and scale of the existing heritage building as well as to lessen the impact of the addition
- constructing new additions in such a manner that, if removed in the future, the essential form and integrity of the heritage building would still be legible
- sensitively integrating additions with high quality, durable materials with an aim toward heritage compatibility.

To align with the objectives for additions to heritage buildings, the proposal:

- utilized a narrow tower addition to reduce the extent of interventions into the existing structure
- employed a contemporized interpretation of the proportions, solid to void ratio and fenestration composition of the heritage building
- created a waistband between the heritage building and the addition, setback 1.5 m from the heritage building façade
- maintained the compositional relationship of the heritage building through the addition, aligning the structural bays with the heritage building's north pilasters and the proposed addition massing with the south entrance projection
- took cues from the heritage building insofar as proposed materials, and composition (see Image 1, below).

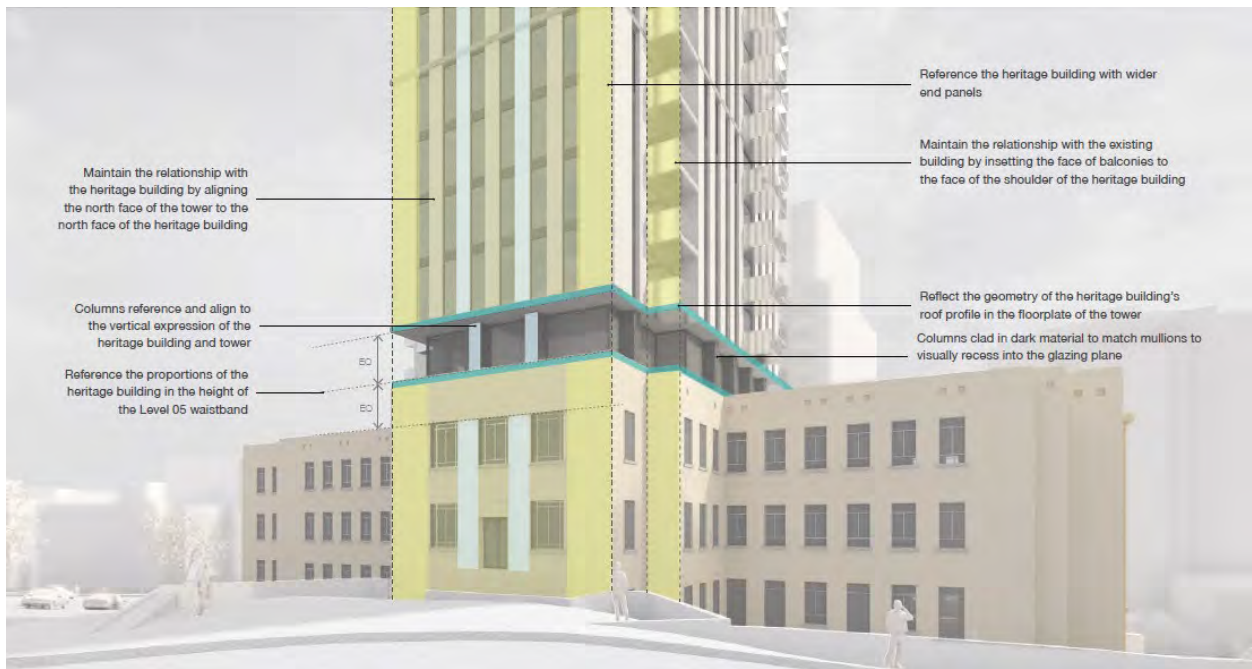


IMAGE. 1

With the broad objectives and policies outlined above, the ADP is asked to comment on the rooftop addition insofar as its relationship with the heritage building. Consideration should be given to assessing:

- if the form and character of the addition conserves the value of the heritage building
- the distinguishability between the addition and heritage building
- the compatibility of the addition in terms of its composition, materials, massing, and architectural expression.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Heritage Alteration with Variances Permit Application No.00034 for 780 Blanshard Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that that Heritage Alteration with Variances Permit Application No.00034 for 780 Blanshard Street be approved with the following changes:

- as listed by the ADP.

Option Three

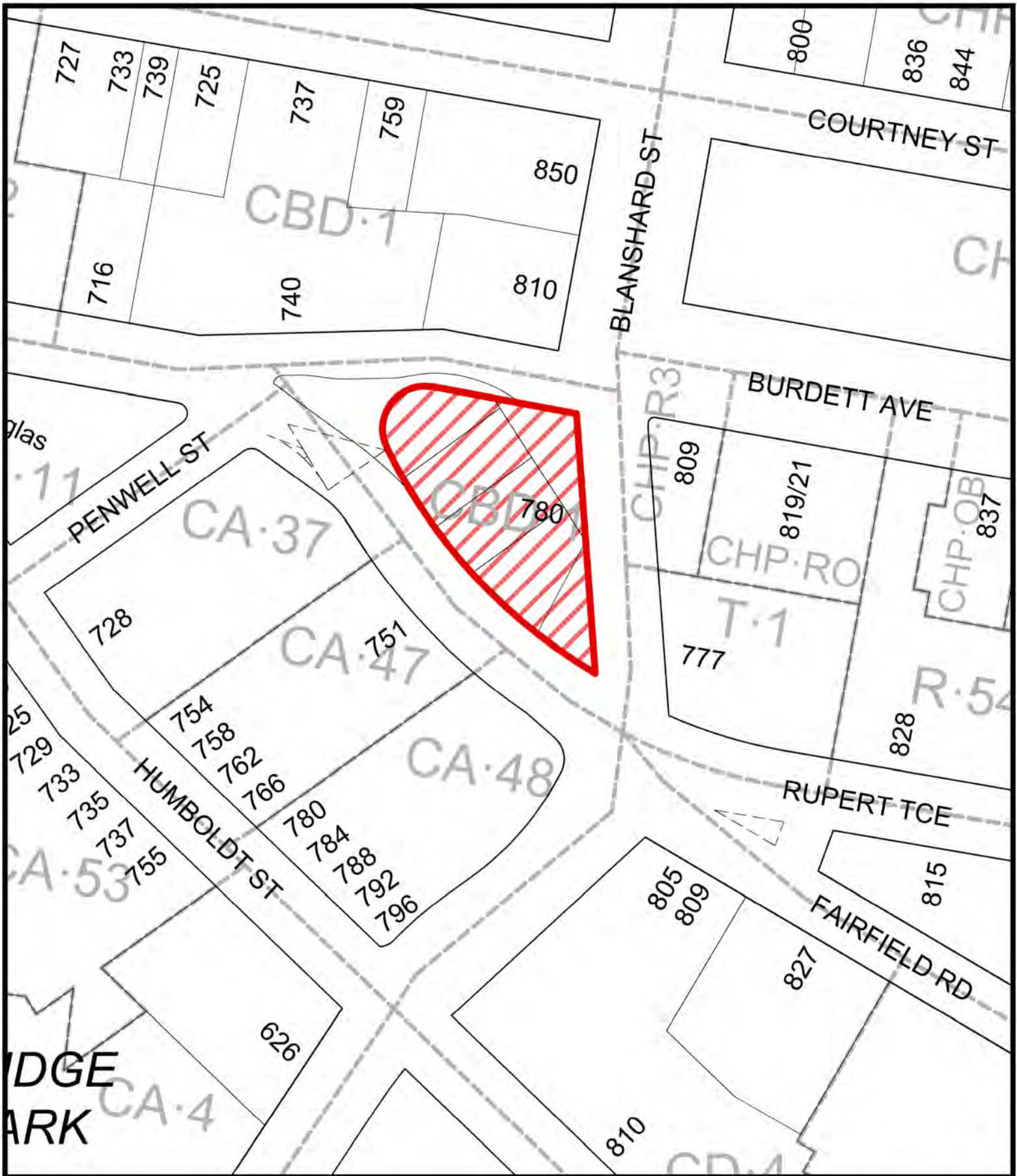
That the Advisory Design Panel recommend to Council that Heritage Alteration with Variances Permit Application No.00034 for 780 Blanshard Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

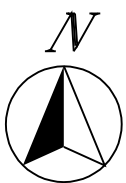
- Subject Map
- Aerial Map
- Plans date stamped March 24, 2023
- Supplementary Information Booklet, dated March 24, 2023
- Applicant's letter dated March 24, 2023

cc: Juan Pereira Reliance Properties; Steve McFarlane OMB Architects




780 Blanshard Street
 Rezoning No.00825





780 Blanshard Street
Rezoning No.00825



Revisions

Received Date:
March 24, 2023

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780 BLANSHARD - REHABILITATION + ADDITION

VICTORIA, BC

HAV00034 CONCURRENT WITH REZ00825

CIVIC ADDRESS: 780 BLANSHARD STREET, VICTORIA, BC V8W 2H1

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 35B

PROJECT TEAM

OWNER	ARCHITECTURAL	LANDSCAPE	STRUCTURAL	TRANSPORTATION
Reliance Properties	office of mcfarlane biggar architects + designers	Gauthier + Associates Landscape Architects	Read Jones Christoffersen Ltd.	WATT Consulting Group
305-111 Water St Vancouver, BC V6B 1A7 604.683.2404	301 - 1825 Quebec St Vancouver, BC V5T 2Z3 604.558.6344	629 Atlantic St Vancouver, BC V6A 2J9 604.317.9682	Suite 220-645 Tyee Road, Victoria, BC V9A 6X5 778.746.1125	302 - 740 Hillside Avenue Victoria, BC V8T 1Z4 250.208.3874
Contact Juan Pereira juanp@relianceproperties.ca	Contact Steve McFarlane smcfarlane@officemb.ca	Contact Bryce Gauthier bryce@gauthierla.com	Contact Clint Plett cplett@jrc.ca	Contact Tania Wegwitz twegwitz@wattconsultinggroup.com
GEOTECHNICAL	MECHANICAL	ELECTRICAL	ARBORIST	CIVIL
Ryzuk Geotechnical Ltd.	Introba Group	e2 Engineering Inc.	D. Clark Arboriculture	WSP
#6-40 Cadillac Avenue Victoria, BC V8Z 1T2 250.475.3131	1515 Douglas Street, Suite 210 Victoria, BC V8W 2G4 250.418.1288	549 Herald Street Victoria, BC V8W 1S5 778.402.3060	2741 The Rise Victoria, BC V8T 3T4 250.208.1568	760 Enterprise Crescent Victoria, BC V8Z 6R4 250.475.1000
Contact Cameron Schellenberg cschellenberg@ryzuk.com	Contact Andy Chong achong@introbagroup.com	Contact Jay Singh jay.singh@e2eng.ca	Contact Darryl Clark clarkarbor@gmail.com	Contact Jeff Somerville Jeff.Somerville@wsp.com

DRAWING LIST

- A000 COVER SHEET
- A001 3D VIEWS
- A002 GENERAL NOTES + ABBREVIATIONS
- A010 CONTEXT PLAN
- A011 PROJECT INFO
- A012 PUBLIC EXTERNAL VIEWS
- A014 SHADOW ANALYSIS - EQUINOX
- A015 BUILDING FORM - ZONING ENVELOPE
- A020 BUILDING CODE AND AVERAGE GRADE
- A021 CODE ANALYSIS - PLANS
- A022 CODE ANALYSIS - ELEVATIONS
- A030 SITE PLAN EXISTING
- A031 LEVEL 1 DEMOLITION/RETENTION PLAN
- A032 LEVEL 2 DEMOLITION/RETENTION PLAN
- A033 LEVEL 3 DEMOLITION/RETENTION PLAN
- A034 LEVEL 4 DEMOLITION/RETENTION PLAN
- A035 LEVEL 5 ROOF DEMOLITION/RETENTION PLAN
- A036 DEMOLITION/RETENTION ELEVATIONS
- A041 FSR OVERLAYS EXISTING
- A042 FSR OVERLAYS PROPOSED
- A100 SITE PLAN PROPOSED
- A101 LEVEL 1 FLOOR PLAN
- A102 LEVEL 2 FLOOR PLAN
- A103 LEVEL 3 FLOOR PLAN
- A104 LEVEL 4 FLOOR PLAN
- A105 LEVEL 5 FLOOR PLAN
- A106 LEVEL 6 FLOOR PLAN
- A107 LEVEL 7-17 FLOOR PLAN
- A108 LEVEL 18-20 FLOOR PLAN
- A110 ROOF PLAN
- A200 ELEVATION NORTH
- A201 ELEVATION SOUTH
- A202 EAST ELEVATION
- A203 WEST ELEVATION
- A300 BUILDING SECTION EAST-WEST
- A301 BUILDING SECTION NORTH-SOUTH

LANDSCAPE DRAWINGS:

- L0.0 COVER SHEET
- L0.1 TREE MANAGEMENT PLAN
- L0.2 DEMOLITION PLAN
- L0.3 OVERALL IMPERMEABLE SURFACES OVERLAY
- L1.0 OVERALL SITE PLAN
- L1.1 WEST ENLARGEMENT PLAN
- L1.2 NORTH ENLARGEMENT PLAN
- L1.3 SOUTH ENLARGEMENT PLAN
- L1.4 PENWILL GREEN PARK ENLARGEMENT PLAN
- L1.5 OVERALL PLANTING PLAN
- L1.6 OVERALL IRRIGATION PLAN
- L1.7 PRECEDENT IMAGES
- L2.0 LEVEL 5: MATERIALS AND LAYOUT PLAN
- L3.0 PRECEDENT IMAGES
- L4.0 SECTIONS
- L4.1 SECTIONS

CIVIL DRAWINGS:

- C01 CONCEPTUAL CIVIL PLAN
- C02 CONCEPTUAL SURFACE WORKS & SITE GRADING

SURVEY:

- TOPOGRAPHIC SURVEY

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

COVER SHEET

As indicated

A000

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1 AERIAL VIEW



2 BLANSHARD STREET ENTRY PLAZA



3 PENWILL GREEN PARK

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2023-03-23

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

3D VIEWS

1:1

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A001

GENERAL NOTES

- THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.
- ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE FOR DESIGN INTENT ONLY.
- ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.
- ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION, UNLESS OTHERWISE STATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."
- ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.
- CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.
- PROVIDE GUARDS WHERE SHOWN ON THE DRAWINGS AND WHERE ADJACENT GRADE OR FLOOR LEVEL IS LOWER BY 600mm OR MORE. UNLESS OTHERWISE NOTED GUARDS TO BE 1070mm. UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 100mm DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN NBC 2015. REFER TO STRUCTURAL INFORMATION FOR MORE INFORMATION.
- GLAZING IN DOORS, SIDELIGHTS, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.
- GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS.
- ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- DOORS IN THEIR SWING SHALL NOT REDUCE THE EFFECTIVE WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750mm, MEASURED FROM THE EDGE OF THE DOOR TO THE HANDRAIL.
- PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.
- ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF NEW STUD WALL, FACE OF FINISHED EXISTING STUD WALL, OUTSIDE FACE OF EXTERIOR WALL UNO.
- UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH. PROVIDE FOR STRUCTURAL DEFLECTION WHERE REQUIRED.
- ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.
- ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.
- PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILL WORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL AND CEILING FINISH INSTALLATION.
- CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS AND CEILING REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERS' SPECIFICATIONS AND BUILDING CODES.
- THE EXISTING BUILDING HAS BEEN CONSTRUCTED OVER EXISTING ELECTRICAL AND MECHANICAL SERVICES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING SERVICES THROUGHOUT CONSTRUCTION AND TAKING ALL MEASURES NECESSARY INCLUDING HAND EXCAVATING TO ENSURE THEIR INTEGRITY IS MAINTAINED.
- THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNO. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL, ARCHITECTURAL, OR OTHER TRADES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL DRYWALL AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ANY REVEALS INDICATED IN DRAWINGS ARE ACHIEVABLE.

- COORDINATE MECHANICAL AND ELECTRICAL DEVICES WITH FOUNDATION WALLS, SHEAR WALLS, REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS.
- REFER TO STRUCTURAL DOCUMENTS FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEARWALLS, STAIRS, CONCRETE ETC.
- ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.
- ROOF INSTALLATION AND MATERIALS TO MEET ACCEPTED RCABC STANDARDS, MATERIALS & GUIDELINES
- ALL ROOFS AND GUTTERS TO HAVE POSITIVE SLOPE TO DRAIN. UNO.
- ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING. UNO.
- ALL TILE SET OUT JOINTS AND CONCRETE JOINT/REGLET DETAILS TO BE RESOLVED ON SITE WITH ARCHITECT.
- NO FLOOR TRANSITION TO BE GREATER THAN 6mm AT THRESHOLDS AND BETWEEN ADJACENT MATERIALS. UNO.
- ALL MIRRORS TO HAVE POLISHED EDGES WITH MINIMAL EDGE RADIUS. MIRRORS TO BE GLUED IN PLACE WITH SUITABLE ADHESIVE AND MINIMAL CONCEALED GRAVITY CLIPS WHERE NECESSARY TO HOLD MIRROR WHILE GLUE SETS.
- ANY BUILDING CONTROL SWITCHES SUCH AS ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES THAT ARE INTENDED TO BE OPERATED BY THE OCCUPANT SHALL BE MOUNTED BETWEEN 400-1200mm ABOVE FFL.
- PAINT ALL INTERIOR AND EXTERIOR CAVITIES, INCLUSIVE OF BUT NOT LIMITED TO STRUCTURE, ELECTRICAL, MECHANICAL, BLIND HOUSINGS, OR OTHER COMPONENTS FLAT BLACK. ABOVE THE WOOD CEILING, IN WALL REVEALS, GAPS, ETC AND BEHIND ALL INTERIOR AND EXTERIOR LOUVRES INCLUDING WOOD SOFFIT LOUVRES.
- REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES IN PUBLIC AREAS UNLESS APPROVED BY ARCHITECT.
- GLAZING WITH LOW-E SOFT OR HARD COATING SHALL LOCATE THE COATING ON SPECIFIED SURFACE AND SHALL BE LABELED WITH A REMOVABLE LABEL FOR INSTALLATION TO ENSURE PROPER ORIENTATION OF GLASS. ALL EXTERIOR WOOD TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR FASTENERS TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED. ALL EXTERIOR WOOD TO BE FASTENED WITH STAINLESS STEEL FASTENERS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO MAKE GOOD ALL FLOOR, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY TO MATCH EXISTING CONDITIONS. DISRUPTIONS TO WORKSTATIONS AND PUBLIC CIRCULATION TO BE MINIMIZED AND COORDINATED WITH THE OWNER PRIOR TO THE WORK.
- METAL FLASHING JOINTS & SEAMS TO ALIGN w/ CENTRELINE CURTAINWALL MULLIONS AND CLADDING JOINTS ONLY.
- CONTRACTOR TO ALLOW FOR HORIZONTAL CONSTRUCTION JOINT (COLD JOINT) BETWEEN POURS. FINAL LAYOUT TO BE COORDINATED THROUGH SHOP DRAWINGS.
- CONTRACTOR TO PROVIDE 20mm PLY PAINTED WITH FIRE RETARDANT PAINT PRIOR TO ELECTRICAL PANEL INSTALLATION ALL SERVICE ROOMS TYP.
- WHERE FIELD WELDING OF GALVANIZED MATERIAL IS REQUIRED, GRIND SURFACE SMOOTH AND FILL/SKIM WITH BONDO BODY FILLER TO ACHIEVE SMOOTH SURFACE. PROVIDE ZINC RICH COATING PRIOR TO PAINTING PER SCHEDULE.
- PROVIDE 38mm BLOCKING AT JOIST WEBS TO INFILL GAP IN SHEATHING WHERE JOISTS PASS THROUGH SHEATHING LINE - TYP. WHERE JOIST ARE PERPENDICULAR TO SHEATHING FACE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING THE INSTALLATION OF SIGNS AND ENSURING THAT THE WORK AND ROUGHINS, BACKING, AND SUPPORT STRUCTURES IS COMPLETE PRIOR TO INSTALLATION.
- CEILINGS ARE TO BE INSTALLED WITH THE USE OF LASER ALIGNMENT TO ENSURE LEVEL ASSEMBLY.
- DO NOT SCALE MEASUREMENTS OFF DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CLIENT'S REPRESENTATIVE.

SYMBOLS LEGEND

	NORTH SYMBOL						
	ROOM TAG						
	DOOR TAG						
	ROOM TAG						
<table border="1"> <thead> <tr> <th>1</th> <th>View Name</th> <th></th> </tr> </thead> <tbody> <tr> <td>R101</td> <td>1/8" = 1'-0"</td> <td>DRAWING TITLE</td> </tr> </tbody> </table>	1	View Name		R101	1/8" = 1'-0"	DRAWING TITLE	DRAWING TITLE
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	SECTION SYMBOL						
	ELEVATION SYMBOL						
	GRID HEAD						
	WALL TAG						
	ROOF TAG						
	MATERIAL TAG						
	FIXTURES / EQUIPMENT TAG						
	MILLWORK TAG						
	WINDOW TAG						
	CW DOOR TAG						
	REVISION TAG						

HATCHES

CONCRETE EXISTING	
CONCRETE NEW	
CONCRETE MASONRY	
STEEL	
ALUMINIUM	
GB	
GB TYPE X	
GLULAM	
COMPOSITE WOOD	
PLYWOOD	
MINERAL WOOL	
SPRAY INSULATION	
RIGID INSULATION	
RIGID INSULATION 02	
SEMI RIGID INSULATION	
BATT/LOOSE FILL INSULATION	
EARTH	
GRAVEL DRAINAGE LAYER	
ENGINEERED FILL	
COMPACTED GRANULAR FILL	
SAND	
DEMO	

ABBREVIATIONS

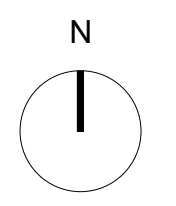
& / + AND	OC ON CENTRE
@ AT	OD OUTSIDE DIMENSION
# NUMBER	OH OVER HEAD
± PLUS/MINUS	OP OPERABLE PARTITION
	OPP OPPOSITE
	OV OVEN
AFF ABOVE FINISHED FLOOR	PA PUBLIC ADDRESS SPEAKER
AL/ALUM ALUMINIUM	PLY PLYWOOD
APPROX/APPROXIMATE(LY)	PL PROPERTY LINE
ARCH ARCHITECTURAL	PT PAINT
	PTD PAINTED
BCBC BRITISH COLUMBIA BUILDING CODE	PTN PARTITION
BLDG BUILDING	
BO BOTTOM OF	
BOH BACK OF HOUSE	
	RD ROOF DRAIN
C/W COMPLETE WITH	REQ'D REQUIRED
CB CATCH BASIN	REV REVISION OR REVERSE
CIP CAST IN PLACE	RM ROOM
CJ CONTROL JOINT	RO ROUGH OPENING
CL CENTRE LINE	RVL REVEAL
CO CLEAN OUT	RWL RAIN WATER LEADER
COMM COMMUNICATION	
CON CONCRETE	SC SIAMESE CONNECTION
CONT CONTINUOUS	SCHED SCHEDULE
CPT CARPET	SCWD SOLID CORE WOOD DOOR
CTR CENTRE	SECT SECTION
	SH SHELF
DBL DOUBLE	SP SPRINKLER
DET DETAIL	SPEC SPECIFICATION
DEMO DEMOLITION	SQ SQUARE
DF DRINKING FOUNTAIN	SQ FT SQUARE FEET
DIA DIAMETER	SQ M SQUARE METRES
DIM DIMENSION	SS STAINLESS STEEL
DN DOWN	SSG STRUCTURAL/SILICONE GLASS
DWG DRAWING	ST STAIR
DR DOOR	STD STANDARD
DRW DRAWER	STL STEEL
DW DISHWASHER	STOR STORAGE
	STRU STRUCTURAL
	SUSP SUSPENDED
EA EACH	TBC TO BE CONFIRMED
EJ EXPANSION JOINT	TBD TO BE DETERMINED
EL ELEVATION	TD TRENCH DRAIN
ELEC ELECTRIC(AL)	T&G TONGUE AND GROOVE
EMER EMERGENCY	TL TILE
ELEV ELEVATOR	TO TOP OF
ENCL ENCLOSURE	TOC TOP OF CURB/CONCRETE
EQ EQUAL	TOF TOP OF FINISH
EQUIP EQUIPMENT	TOFF TOP OF FINISHED FLOOR
EXIST EXISTING	TOS TOP OF STRUCTURE
EXP EXPOSED	TOW TOP OF WALL
EXT EXTERIOR	TYP TYPICAL
	UNO UNLESS NOTED OTHERWISE
FA FIRE ALARM	U/S UNDERSIDE
FD FLOOR DRAIN	UH UTILILITY HOLE
FF FINISHED FLOOR	
FHC FIRE HOSE CABINET	
FIN FINISH(ED)	
FLR FLOOR	
FND FOUNDATION	VBBL VANCOUVER BUILDING BYLAW
FO FACE OF	VERT VERTICAL
FP FALL PROTECTION	VEST VESTIBULE
FR FRIDGE	VIF VERIFY IN FIELD
FRR FIRE RESISTANCE RATING	
FT FOOT or FEET	WC WATER CLOSET
	WD WOOD
	WRHS WAREHOUSE
	WH WAREHOUSE
	WV WOOD VENEER
	W/ WITH
	W/O WITHOUT
GB GRIDLINE	
G1S GOOD ONE SIDE	
G2S GOOD TWO SIDES	
GA GAUGE	
GALV GALVANIZED	
GL GLASS or GLAZED	
GR GRADE	
GRND GROUND	
GB GYPSUM BOARD	
HB HOSE BIB	
HCWD HOLLOW CORE WOOD DOOR	
HDWR HARDWARE	
HPDL HIGH PRESSURE DECORATIVE LAMINATE	
HORIZ HORIZONTAL	
HT HEIGHT	
INSUL INSULATION	
INT INTERIOR	
JC JANITOR CLOSET	
JT JOINT	
LAM LAMINATE / LAMINATED	
LS LAMP STANDARD	
LT LIGHT	
MAT MATERIAL	
MAX MAXIMUM	
MC METAL CLADDING	
MECH MECHANICAL	
MET METAL	
MFR MANUFACTURER	
MIN MINIMUM	
MIR MIRROR	
MISC MISCELLANEOUS	
MTD MOUNTED	
MUL MULLION	
MW MICROWAVE	
N/A NOT APPLICABLE	
NBC NATIONAL BUILDING CODE	
NIC NOT IN CONTRACT	
NOM NOMINAL	
NTS NOT TO SCALE	



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DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & ZONING RESUBMISSION



780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

CONTEXT PLAN

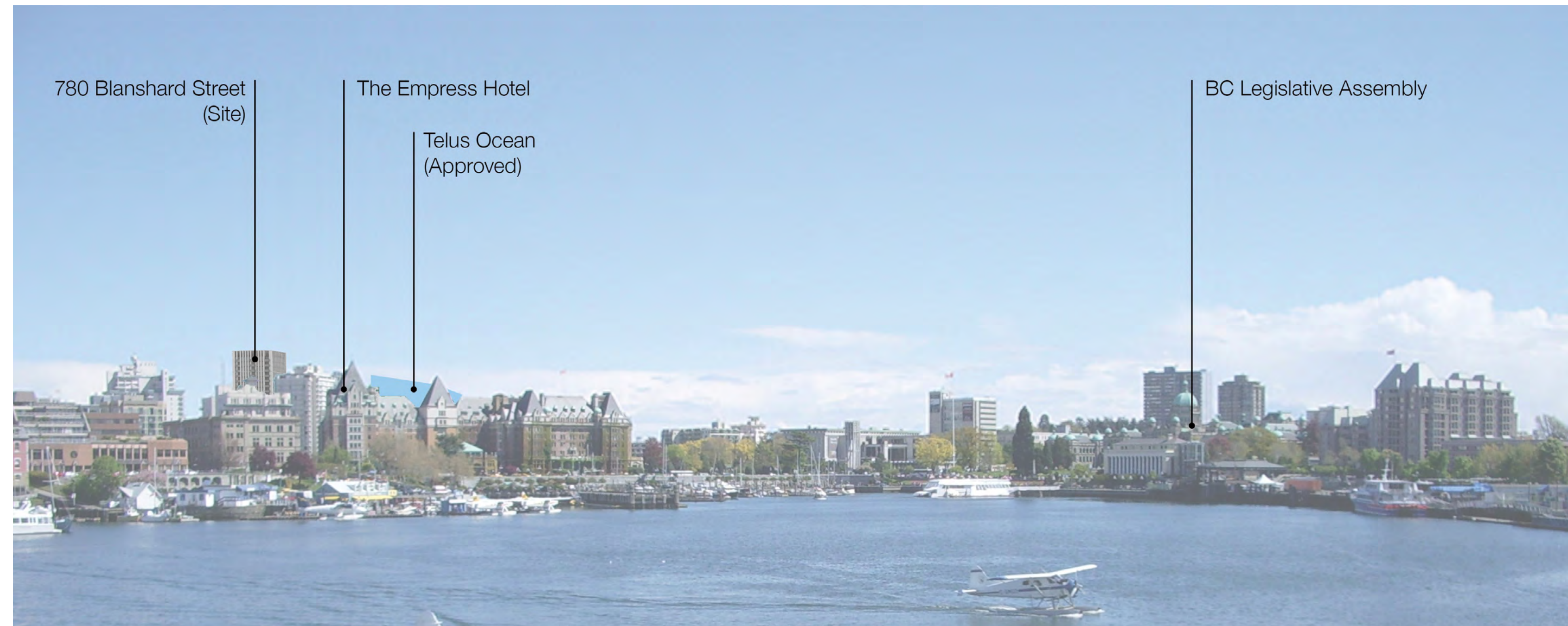
1 : 1000

A010



The proposal as seen from View 1: Laurel Point to Downtown Core Area.

In View 1 from Laurel Point, the proposal helps to establish the anticipated CBD backdrop articulated in the DCAP at the boundary between the Historic Commercial District and the Inner Harbour Causeway area, creating a multilayered and tiered urban profile. It contributes to this backdrop with a reserved material palette and regular fenestration pattern, allowing the richly detailed facades of the historic building stock to maintain prominence. The slim massing of the tower maximizes the sky view and preserves the legibility of the Empress Hotel's roofline. By preserving the scale and character of the existing BC Power Commission Building as a podium, the proposal also helps maintain a massing and proportion that is compatible with the surrounding context at street level.



The proposal as seen from View 2: Inner Harbour from Songhees Point.

In View 2 from Songhees Point, the proposal is visible at the northern extent of this view as a backdrop to the Empress Hotel and the Customs House in a cluster of other tall contemporary buildings. It contributes to the anticipated stepped urban backdrop that helps frame the historic buildings along the Inner Harbour Causeway. The profile of the proposal is simple and quiet, allowing the variegated roofline of the Empress Hotel to remain legible and prominent. The façade is crafted from high quality materials that complement the surrounding context while remaining distinguishable and contemporary. The slim massing creates a unique fixture in the skyline, while the refined fenestration and balcony pattern does not detract from the prominence of the many important landmarks along the Inner Harbour Causeway.

Public External Views

The proposed addition appears in two of the public external views of downtown identified in DCAP Appendix 2. Visualizations of the proposal from the View 1: Laurel Point to Downtown Core Area and View 2: Inner Harbour from Songhees Point are shown below.

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2023-02-17	1	ISSUED FOR COORDINATION
2023-03-14	2	FINAL PROGRESS SET
2023-03-23	3	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

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2019-039

PUBLIC EXTERNAL VIEWS

Additional visualizations and analysis of shadowing, near and distant perspective views, and the impact of the proposed addition on the existing views from two nearby high rise residential developments are included in the Large Project Supplementary Information Booklet.

2023-03-22 6:26:59 PM



FAIRFIELD ROAD

SUBJECT SITE

BURDETT AVENUE

1 STREETScape ALONG BLANSHARD STREET
A013 N.T.S.

DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2023-02-17	2	ISSUED FOR COORDINATION
2023-03-14	3	FINAL PROGRESS SET
2023-03-23	4	HAP & REZONING RESUBMISSION



BURDETT AVENUE

SUBJECT SITE

BLANSHARD STREET

2 STREETScape ALONG FAIRFIELD ROAD
A013 N.T.S.

780 Blanshard - Rehabilitation + Addition

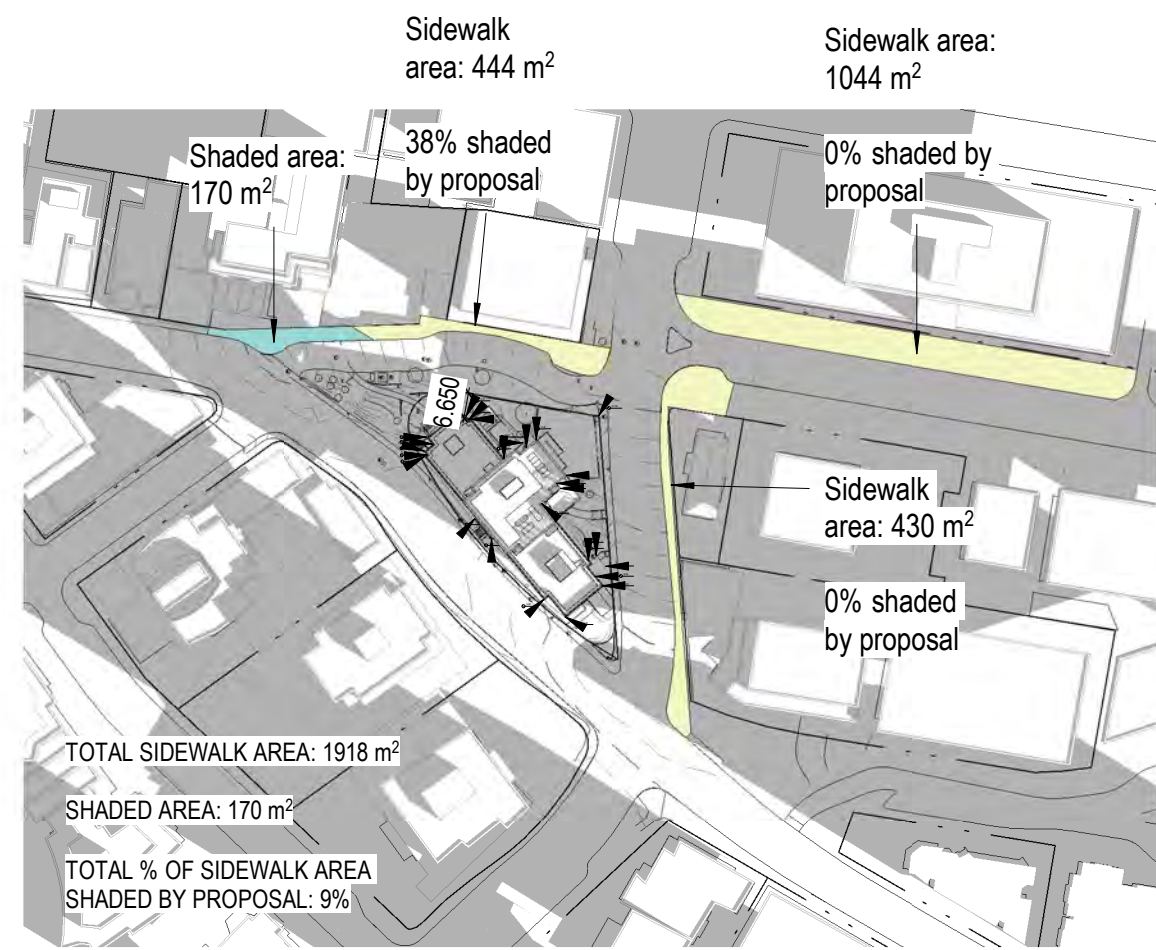
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CONTEXT STREETSCAPES

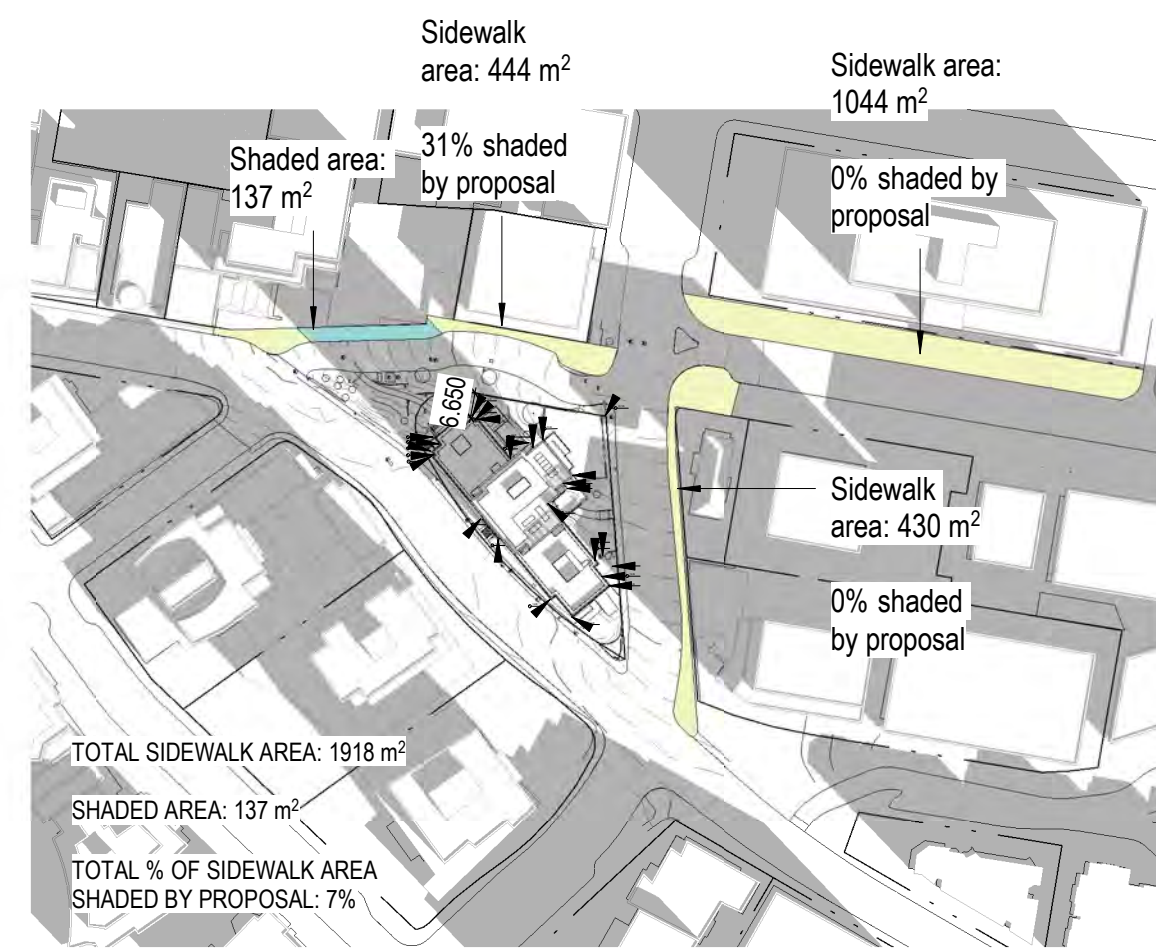
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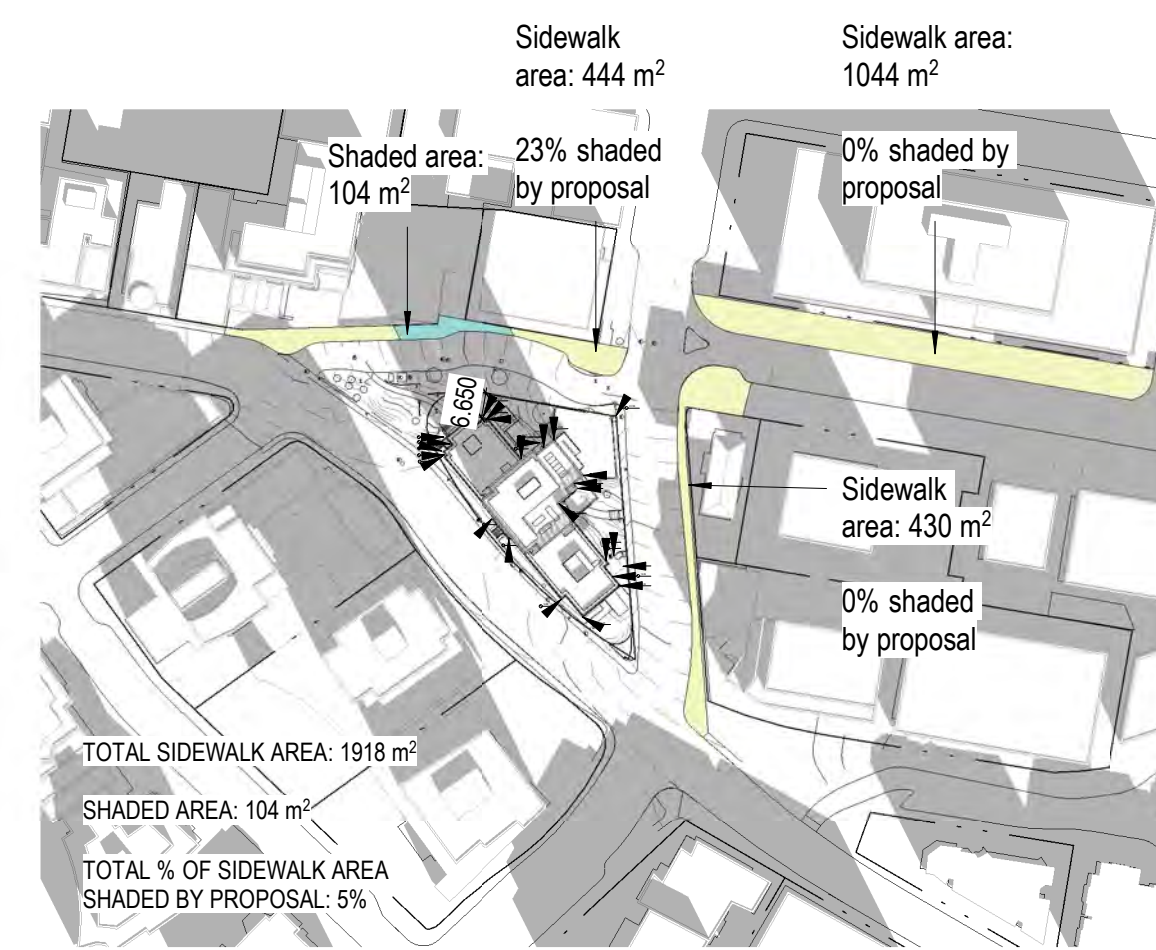
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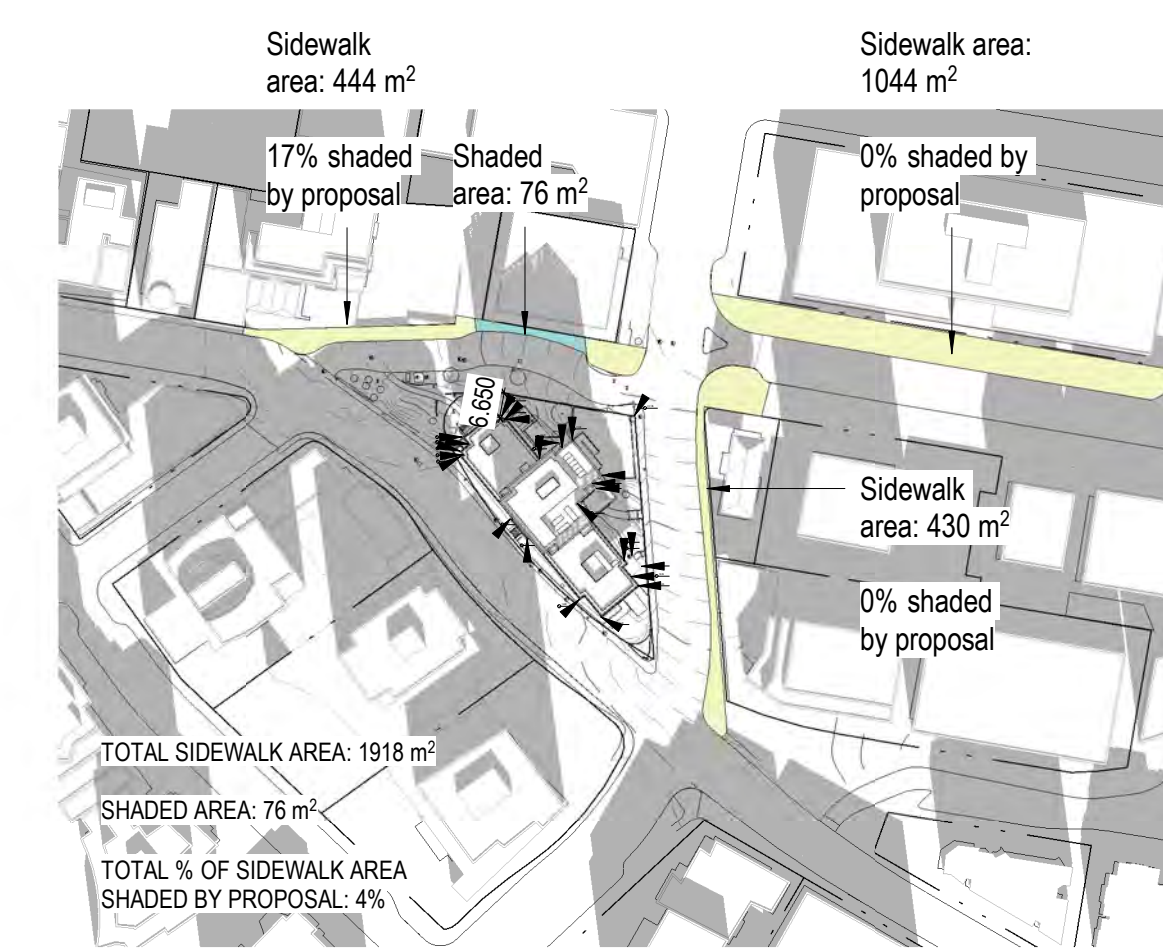
1 Shadow Analysis - Proposed - Equinox 10am



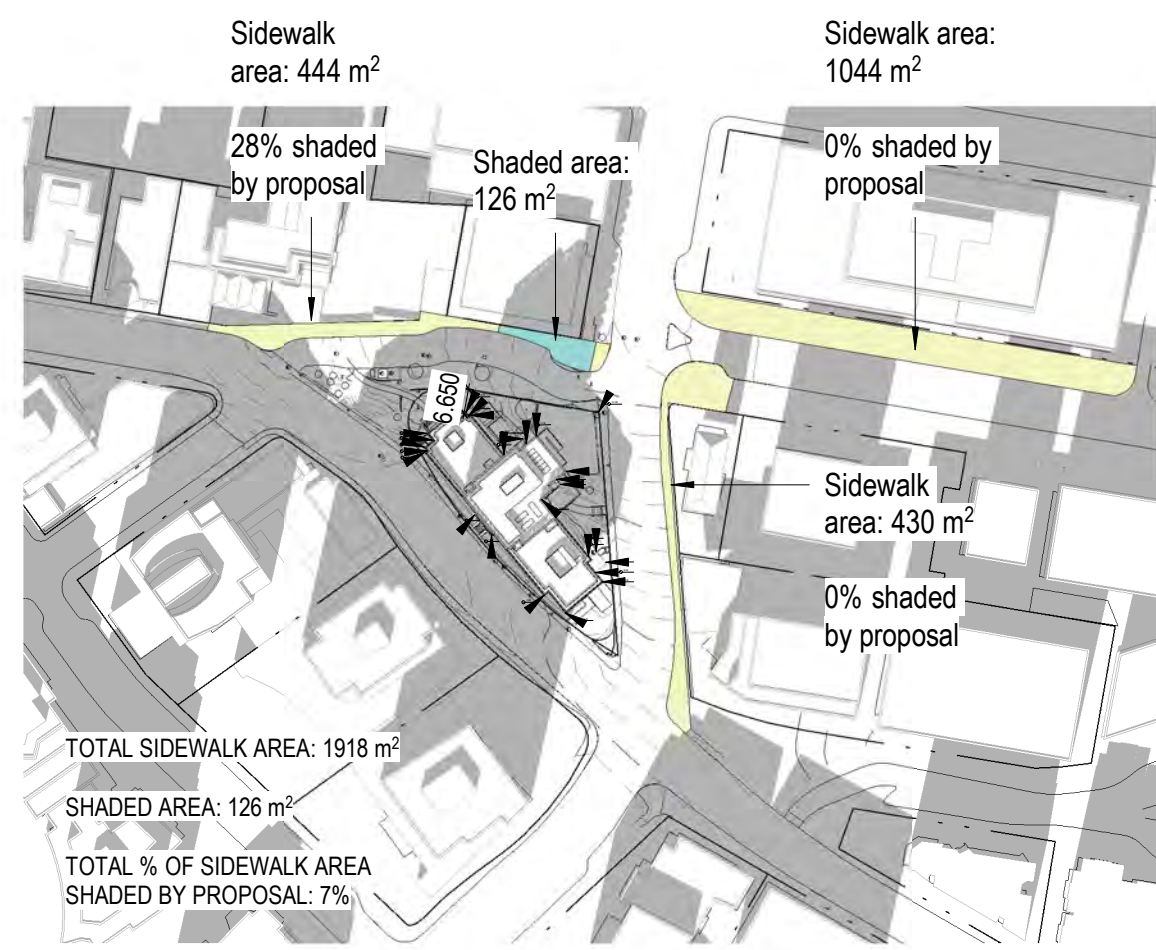
2 Shadow Analysis - Proposed - Equinox 11am



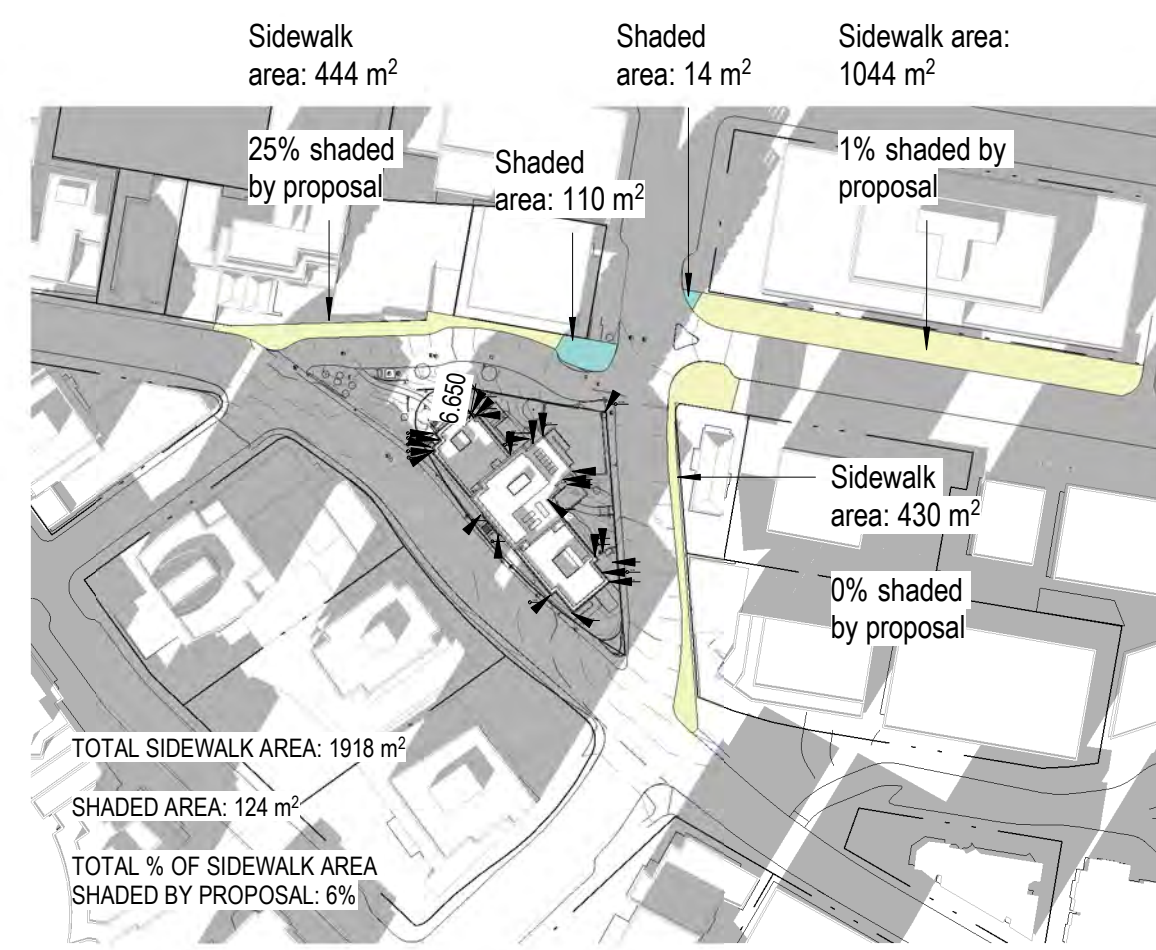
3 Shadow Analysis - Proposed - Equinox 12pm



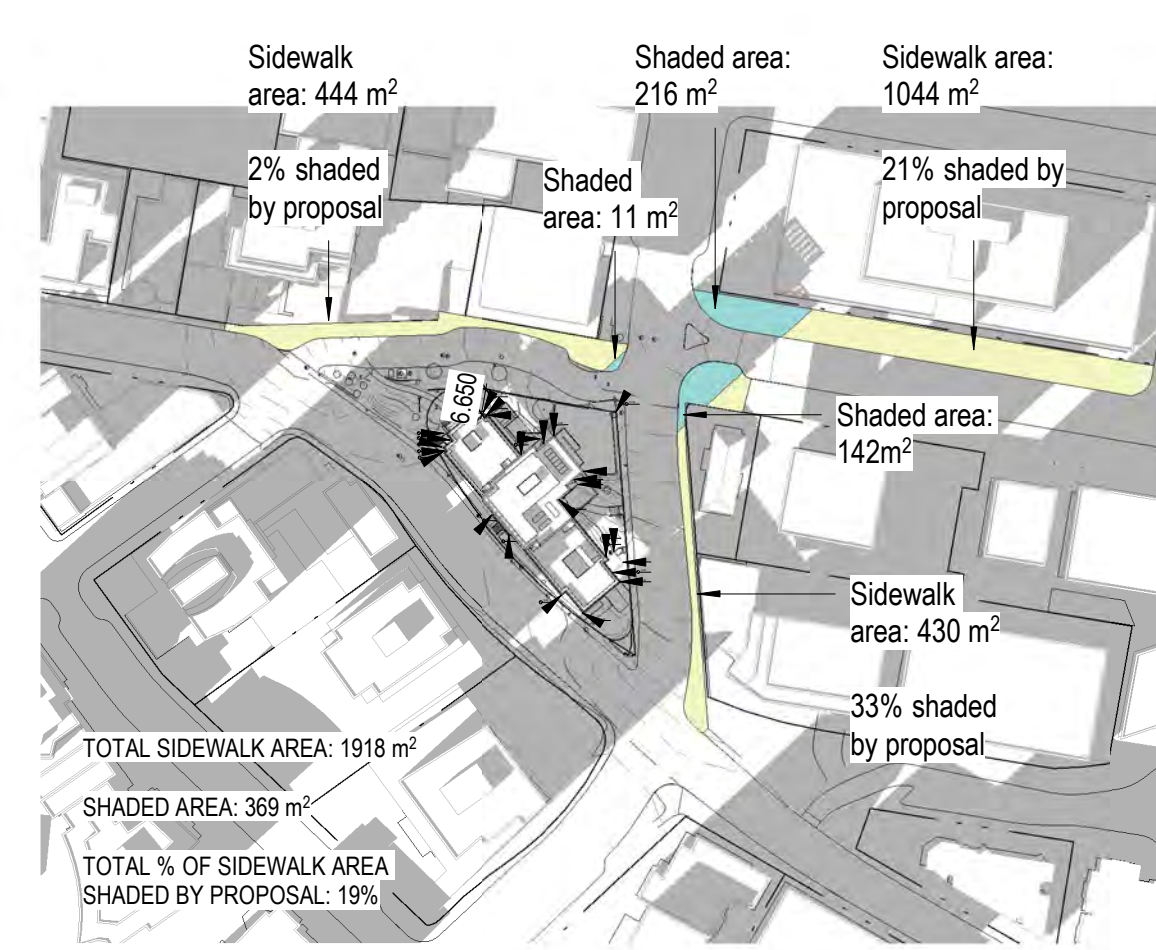
4 Shadow Analysis - Proposed - Equinox 1pm



5 Shadow Analysis - Proposed - Equinox 2pm



6 Shadow Analysis - Proposed - Equinox 3pm

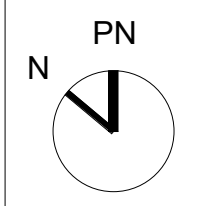


7 Shadow Analysis - Proposed - Equinox 4pm



2023-03-23

DATE	REV	ISSUE DESCRIPTION
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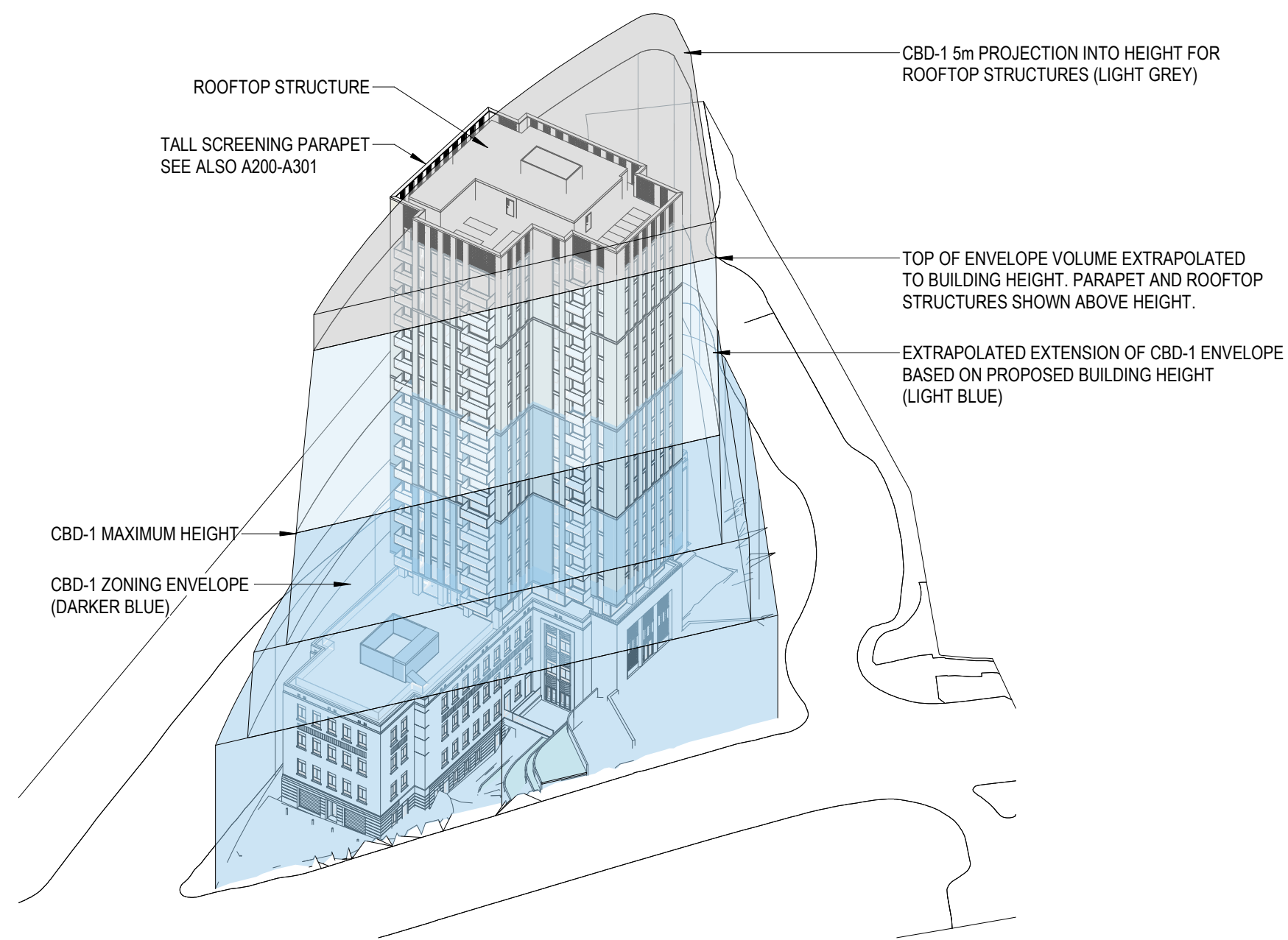
780 Blanshard Street, Victoria, BC
2019-039

SHADOW ANALYSIS - EQUINOX

1 : 2000

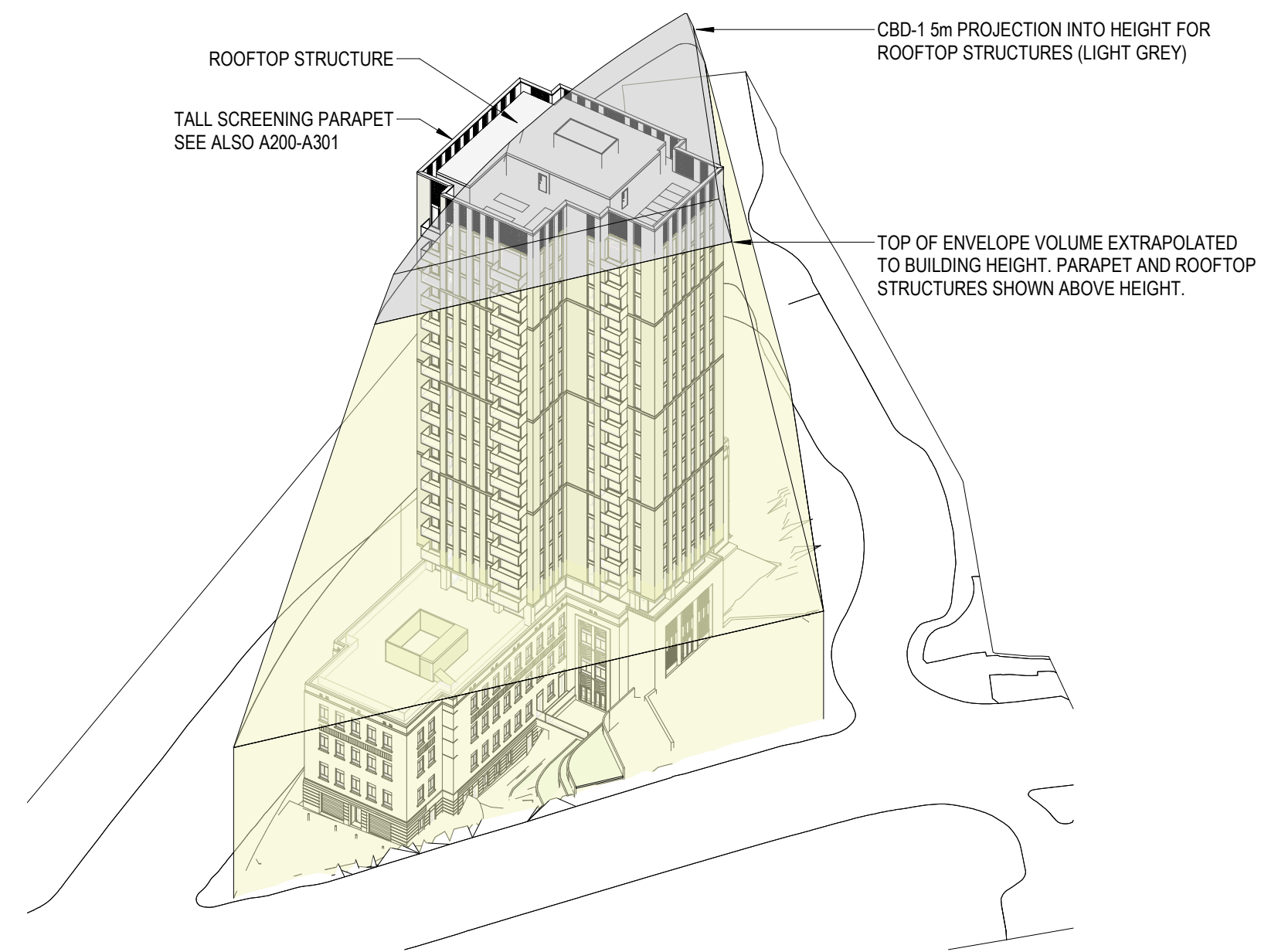
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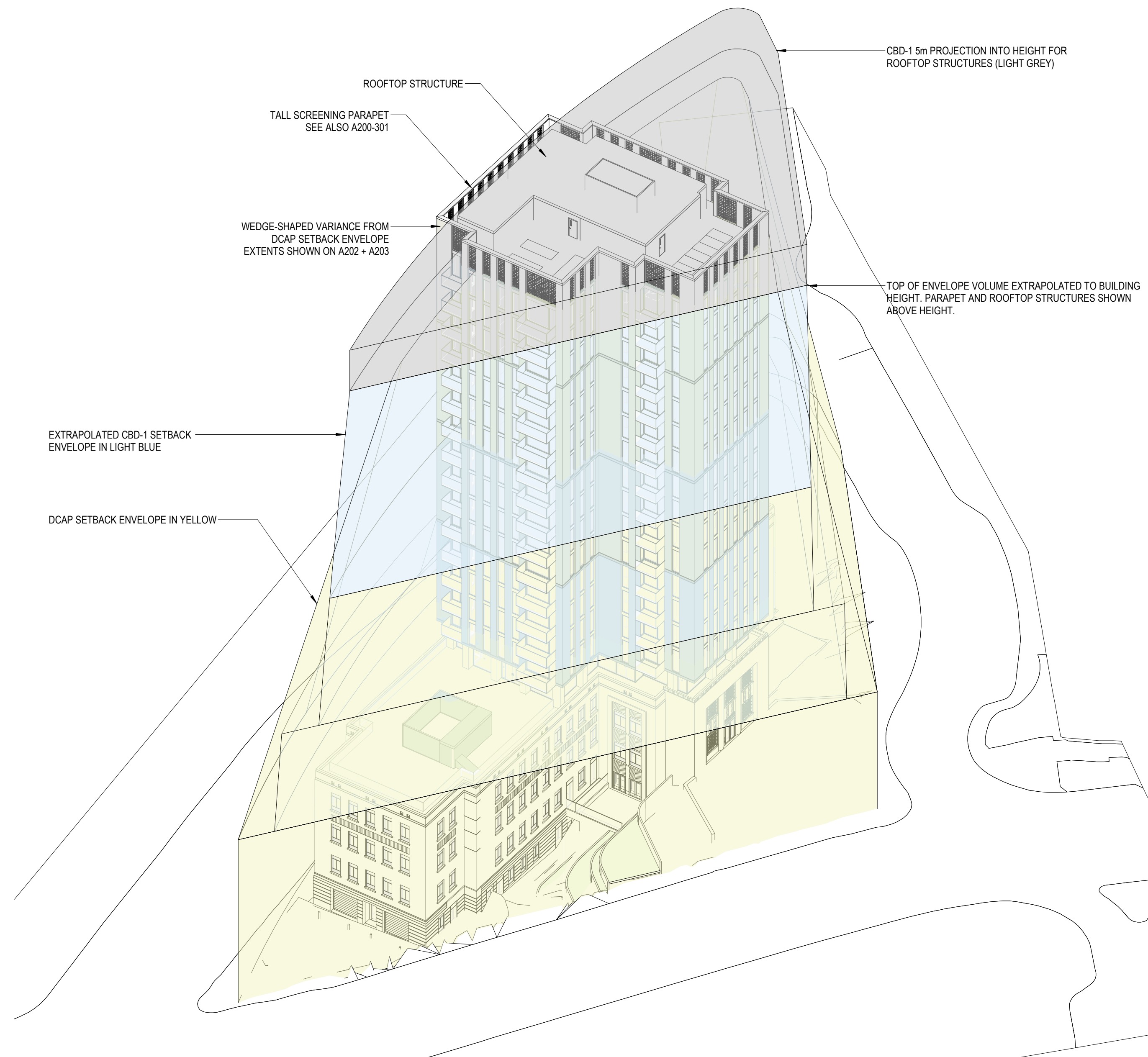
3 Axonometric View of CBD-1 Setback Envelope

A015



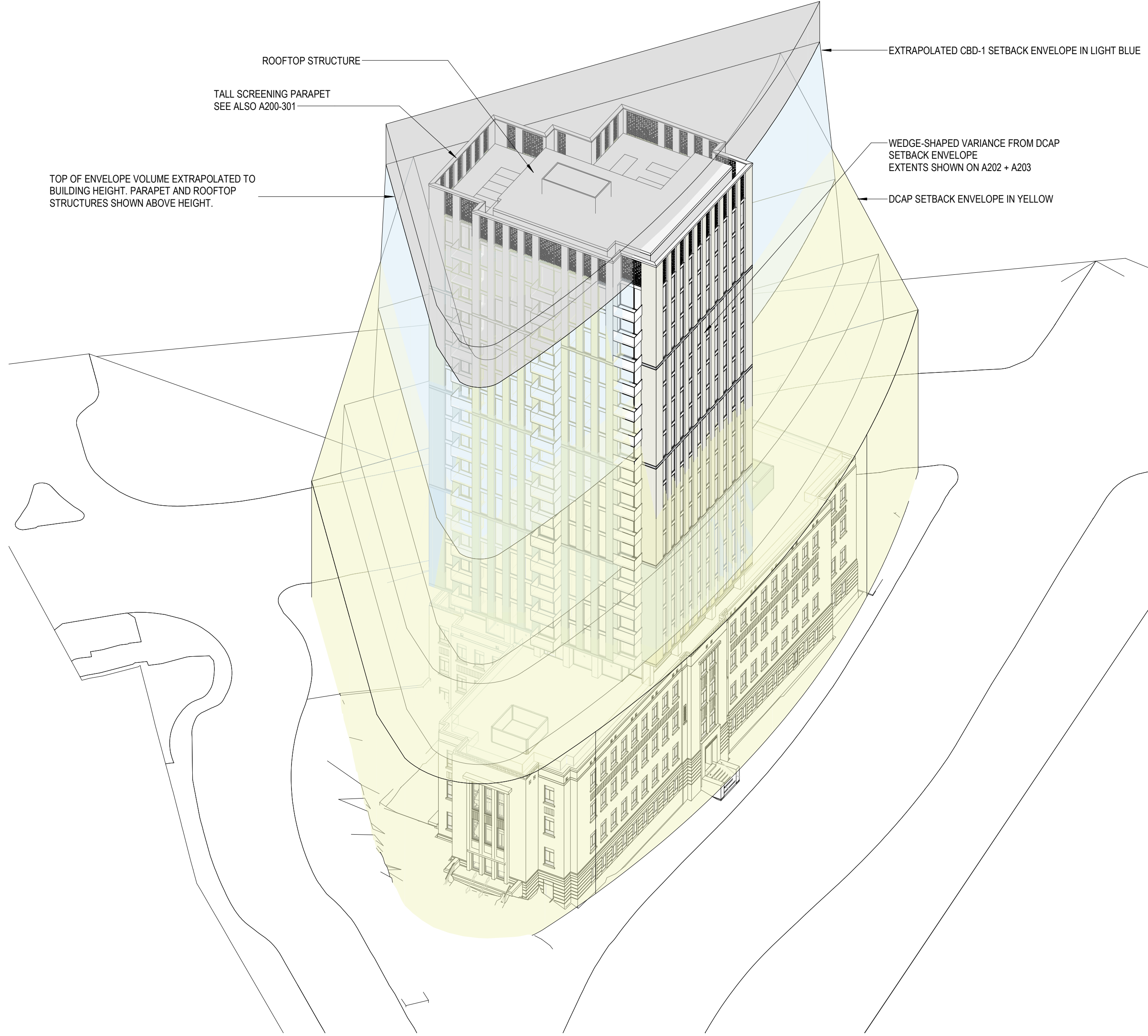
4 Axonometric View of DCAP Setback Envelope

A015



1 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (East)

A015

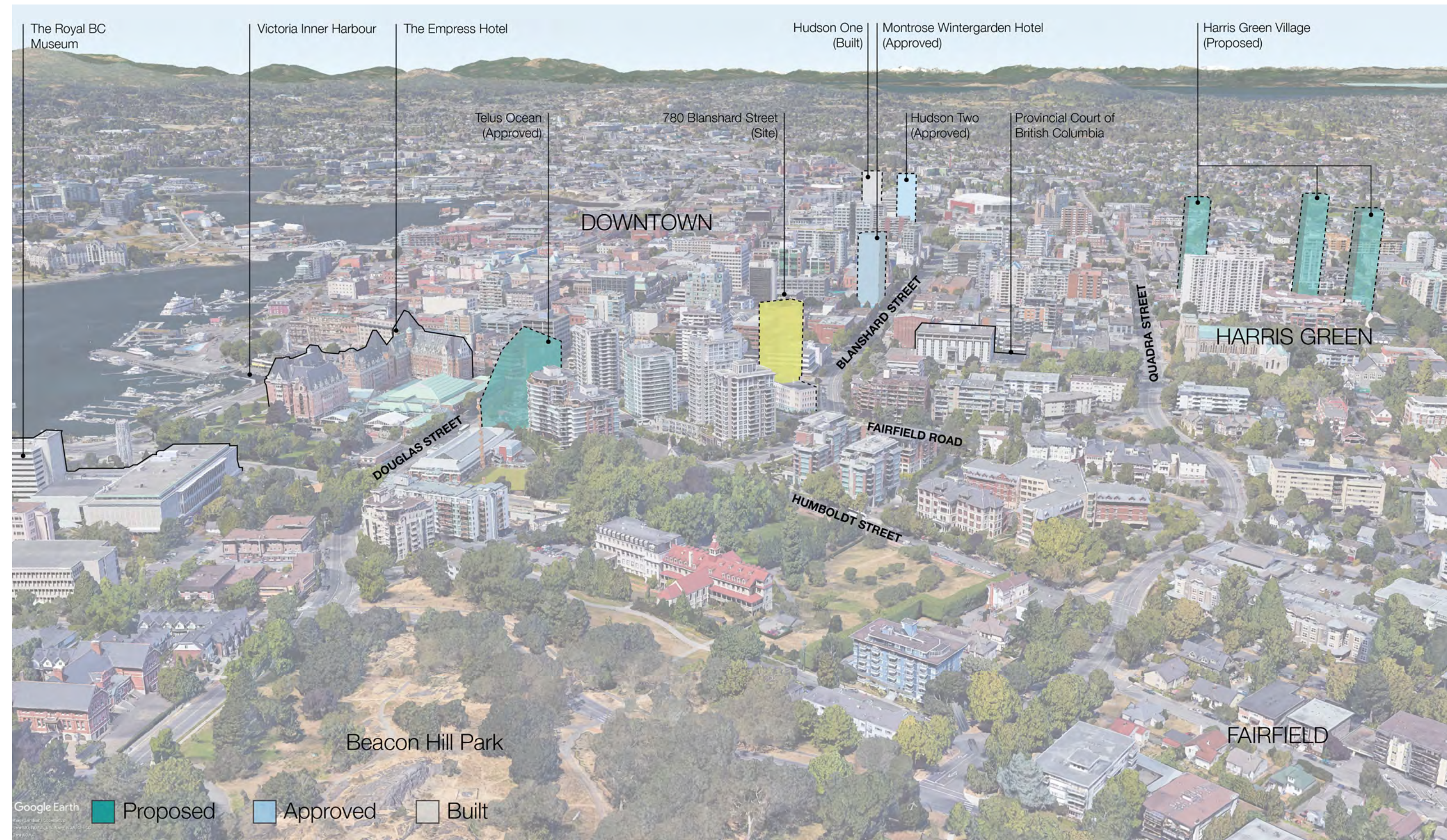


2 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (West)

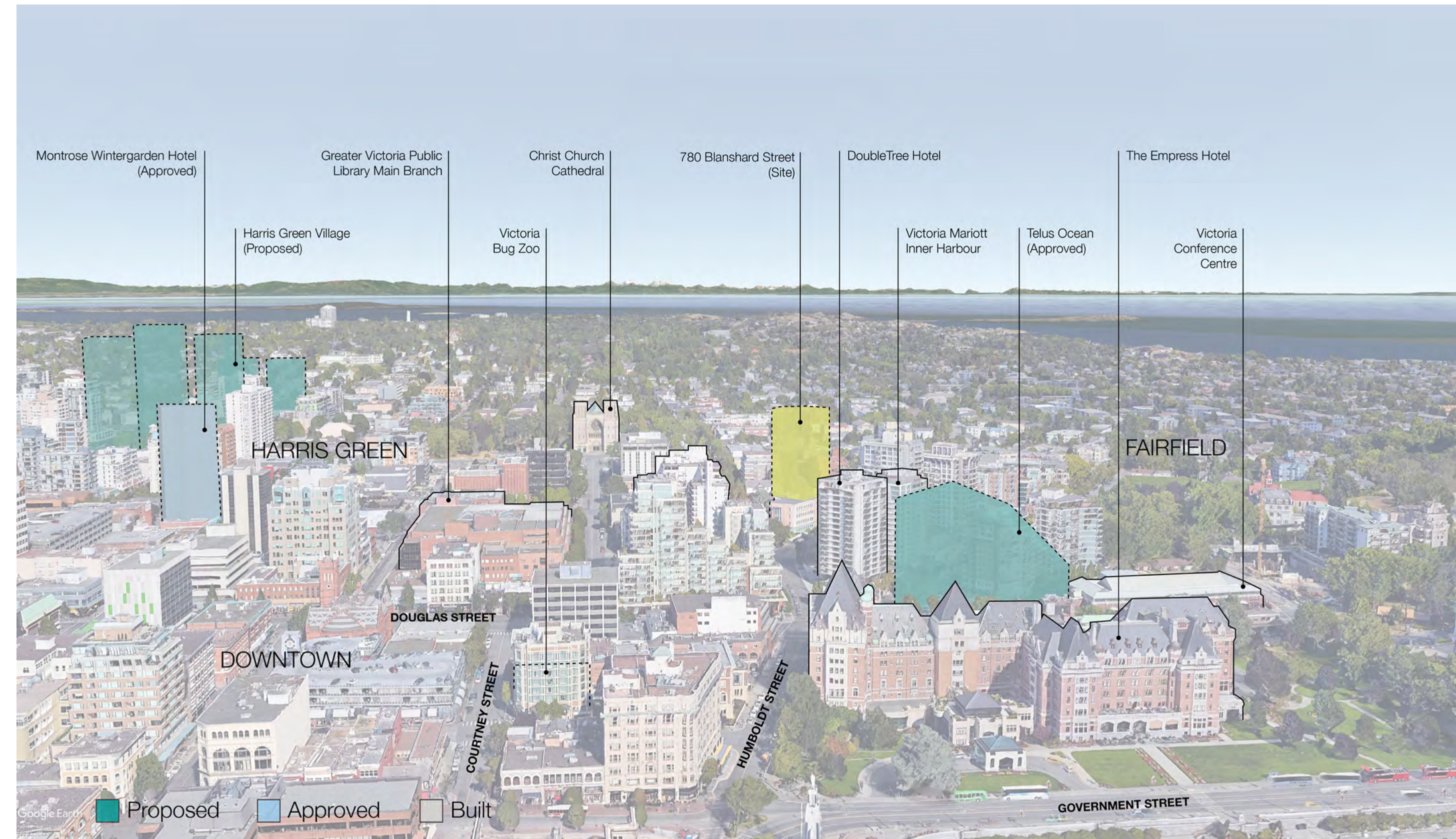
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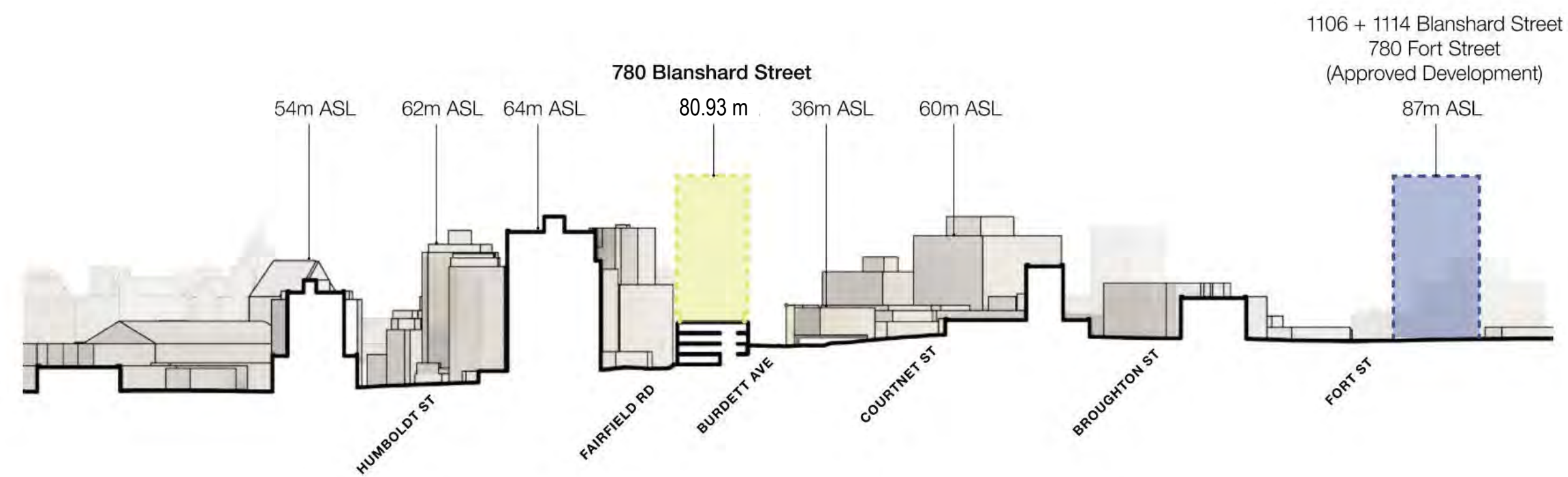
DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION



1 VIEW TO SITE ABOVE BEACON HILL



2 VIEW TO SITE LOOKING EAST ABOVE HARBOUR



3 CONTEXT SECTION - SOUTH TO NORTH FACING WEST

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2023-03-23

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2023-03-23	4	HAP & REZONING RESUBMISSION

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780 Blanshard Street, Victoria, BC
2019-039

CONTEXT SCHEMATIC VIEWS
AND SECTION

As indicated

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A016

PROJECT INFORMATION		BCBC Reference	Notes
Project Type	Renovation and Addition		
Governing Building Code	BC Building Code 2018		
Major Occupancies	Group C	3.1.2.1	Hotel and residential tower share a major occupancy. Dining, fitness centre, and amenity spaces are subsidiary occupancies which are integral to the principal occupancy.
Building Area	1038 m ²	1.4.1.2	Outside face of exterior walls (existing heritage building)
Grade	14.86 m	1.4.1.2	BCBC Grade differs from City of Victoria Average Grade. BCBC Grade is the average along the lowest building face (along Fairfield Road). (14.88 m + 14.84 m) / 2 = 14.86 m
Building Height	20 storeys	1.4.1.2	
High Building	Yes	3.2.6.1	

BUILDING FIRE SAFETY + CONSTRUCTION CLASSIFICATION

Classification	Group C, Any Height, Any Area, Sprinklered	3.2.2.47	
Maximum Building Area	Unlimited	3.2.2.47	
Number of Streets Facing	3	3.2.2.10	
Construction Types Permitted	Noncombustible	3.2.2.47	
Interconnected Floor Space	Yes	3.2.8	

EXITS FROM FLOOR AREAS

Number of Exits Required	2	3.4.2.1	
Separation of Exits (Min.)	One half of diagonal floor area, but need not be more than 9 m	3.4.2.3	All floor areas served by public corridors
Maximum Travel Distance Allowed	45 m	3.4.2.5	Measured from suite egress door into public corridor (3.4.2.4)

FIRE RESISTANCE RATINGS

Floor Assemblies	2 h	3.2.2.47	
Roofs	N/A	3.2.2.47	
Occupied Roofs	2 h	3.2.2.13	
Mezzanines	1 h	3.2.2.47	
Exits	2 h	3.4.4.1	
Between Suites	1 h	3.3.1.1, 3.3.4.2	
Between Suites and Public Corridors	1 h	3.3.4.2, 3.2.6.5	Elevator access directly to corridor
Elevator Hoistways	2 h	3.5.3.1	
Service Spaces Containing Emergency Equipment	1 h	3.2.7.10	
Rooms Containing Fire Alarm Equipment	1 h	3.2.7.10	
Generator Room and Fuel Tank	2 h	3.6.2.8	
Electrical Equipment Room (sprinklered)	1 h	3.6.2.1	
Electrical Equipment Vault (unsprinklered)	2h	NFPA 13	
Vertical Service Spaces	1 h	3.6.3.1	

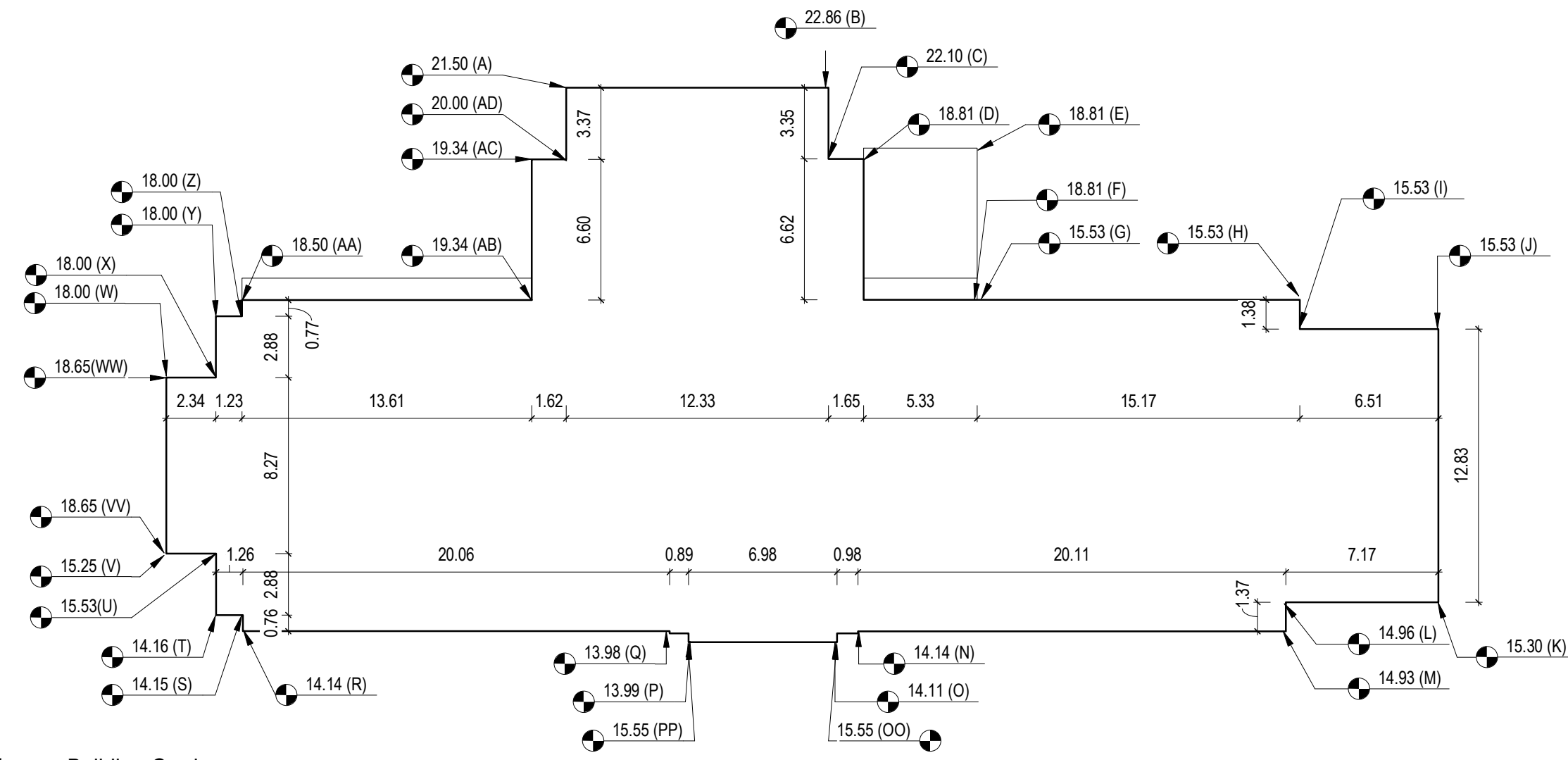
SPATIAL SEPARATION

Table 3.2.3.1-D
Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout Forming Part of Article 3.2.3.1.

Exposing Building Face	Area of Unprotected Opening for Groups A, B, C, D and F, Division 3 Occupancies, %											
	Limiting Distances, m											
Max. Area, m ²	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9
10	0	16	24	42	66	100						
15	0	16	20	34	50	74	100					
20	0	16	20	30	42	60	100					
25	0	16	18	26	38	52	90	100				
30	0	14	18	24	34	46	78	100				
40	0	14	16	22	30	40	64	96	100			
50	0	14	16	20	28	36	56	82	100			
60	0	14	16	20	26	32	50	72	98	100		
80	0	14	16	18	22	28	42	58	80	100		
100	0	14	16	18	22	26	36	50	68	88	100	
150 or more	0	14	14	16	20	22	30	40	52	66	82	100

NOTE:

THE EXISTING BUILDING AND PROPOSED ADDITION WILL CONTAIN GROUP A AND C OCCUPANCIES AND WILL BE SPRINKLERED THROUGHOUT. AS SUCH, SPATIAL SEPARATION REQUIREMENTS WILL BE GOVERNED BY BCBC 2018 TABLE 3.2.3.1-D UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT. ACCORDING TO THE TABLE, AT A LIMITING DISTANCE OF 9 M OR GREATER, THE AREA OF UNPROTECTED OPENINGS IS PERMITTED TO BE 100%. THIS UNIQUE SITE FACES THREE STREETS AND IN ALL CASES HAS LIMITING DISTANCES THAT ARE AT LEAST 9 M. THEREFORE, ALL ELEVATIONS OF THE BUILDING WILL BE PERMITTED TO HAVE AN AREA OF UNPROTECTED OPENINGS OF 100%. THE ACTUAL PERCENTAGE OF UNPROTECTED OPENINGS AT THE EXISTING BUILDING AND THE PROPOSED ADDITION ARE SUBSTANTIALLY LOWER AND WILL BE IN COMPLIANCE WITH SPATIAL SEPARATION REQUIREMENTS.



1 Building Grades

A020 1 : 250

AVERAGE GRADE CALCULATION

Grade Points	Point	Elev (m)	Distance Btw Points		Average Grade Calculation				
			Point Pair	(m)	Point Pair	Point 1	Point 2	Average	Distance
A	21.50	A & B	12.33	A & B	21.50	22.86	22.18	12.33	273.48
B	22.86	B & C	3.35	B & C	22.86	22.10	22.48	3.35	75.31
C	22.10	C & D	1.65	C & D	22.10	18.81	20.46	1.65	33.75
D	18.81	D & E	5.33	D & E	18.81	18.81	18.81	5.33	100.26
E	18.81	E & F	6.62	E & F	18.81	18.81	18.81	6.62	124.52
F	18.81	F & G	0.00	F & G	18.81	15.53	17.17	0.00	0.00
G	15.53	G & H	15.17	G & H	15.53	15.53	15.53	15.17	235.59
H	15.53	H & I	1.38	H & I	15.53	15.53	15.53	1.38	21.43
I	15.53	I & J	6.51	I & J	15.53	15.53	15.53	6.51	101.10
J	15.53	J & K	12.83	J & K	15.53	15.30	15.42	12.83	197.77
K	15.30	K & L	7.17	K & L	15.30	14.96	15.13	7.17	108.48
L	14.96	L & M	1.37	L & M	14.96	14.93	14.95	1.37	20.47
M	14.93	M & N	20.11	M & N	14.93	14.14	14.54	20.11	292.30
N	14.14	N & O	0.98	N & O	14.14	14.11	14.13	0.98	13.84
O	14.11	O & OO	1.44	O & OO	14.11	15.55	14.83	1.44	21.36
OO	15.55	OO & PP	7.98	OO & PP	15.55	15.55	15.55	7.98	124.09
PP	15.55	PP & P	1.56	PP & P	15.55	13.99	14.77	1.56	23.04
P	13.99	P & Q	0.89	P & Q	13.99	13.98	13.99	0.89	12.45
Q	13.98	Q & R	20.06	Q & R	13.98	14.14	14.06	20.06	282.04
R	14.14	R & S	0.76	R & S	14.14	14.15	14.15	0.76	10.75
S	14.15	S & T	1.26	S & T	14.15	14.16	14.16	1.26	17.84
T	14.16	T & U	2.88	T & U	14.16	15.53	14.85	2.88	42.75
U	15.53	U & V	2.34	U & V	15.53	15.25	15.39	2.34	36.01
V	15.25	V & VV	3.40	V & VV	15.25	18.65	16.95	3.40	57.63
VV	18.65	VV & WW	8.27	VV & WW	18.65	18.65	18.65	8.27	154.24
WW	18.65	WW & W	0.65	WW & W	18.65	18.00	18.33	0.65	11.91
W	18.00	W & X	2.34	W & X	18.00	18.00	18.00	2.34	42.12
X	18.00	X & Y	2.88	X & Y	18.00	18.00	18.00	2.88	51.84
Y	18.00	Y & Z	1.23	Y & Z	18.00	18.00	18.00	1.23	22.14
Z	18.00	Z & AA	0.77	Z & AA	18.00	18.50	18.25	0.77	14.05
AA	18.50	AA & AB	13.61	AA & AB	18.50	19.34	18.92	13.61	257.50
AB	19.34	AB & AC	6.60	AB & AC	19.34	19.34	19.34	6.60	127.64
AC	19.34	AC & AD	1.62	AC & AD	19.34	0.00	9.67	1.62	15.67
AD	20.00	AD & A	3.37	AD & A	20.00	21.50	20.75	3.37	69.93
Total		Perimeter	178.71	Total				178.71	2,993.31

AVERAGE GRADE 16.75

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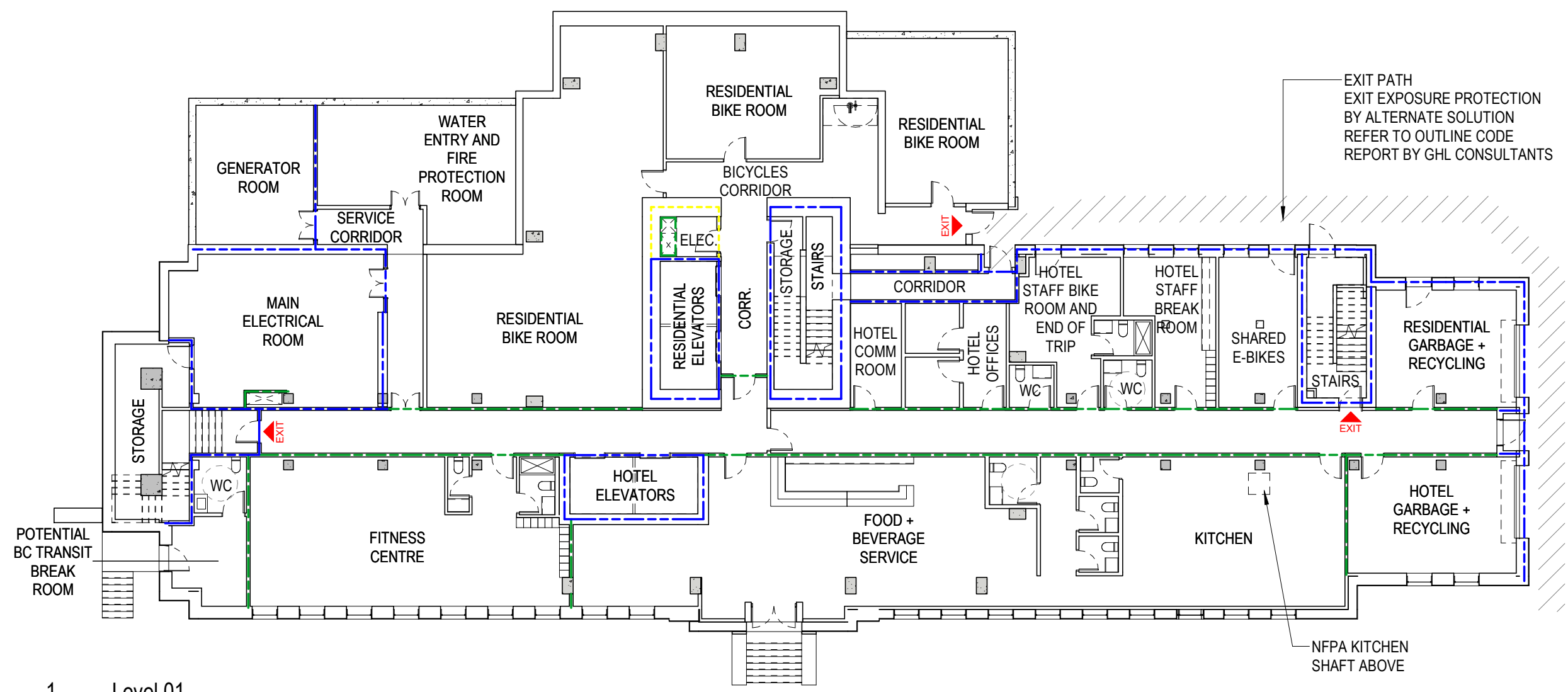
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2019-039

BUILDING CODE AND AVERAGE GRADE

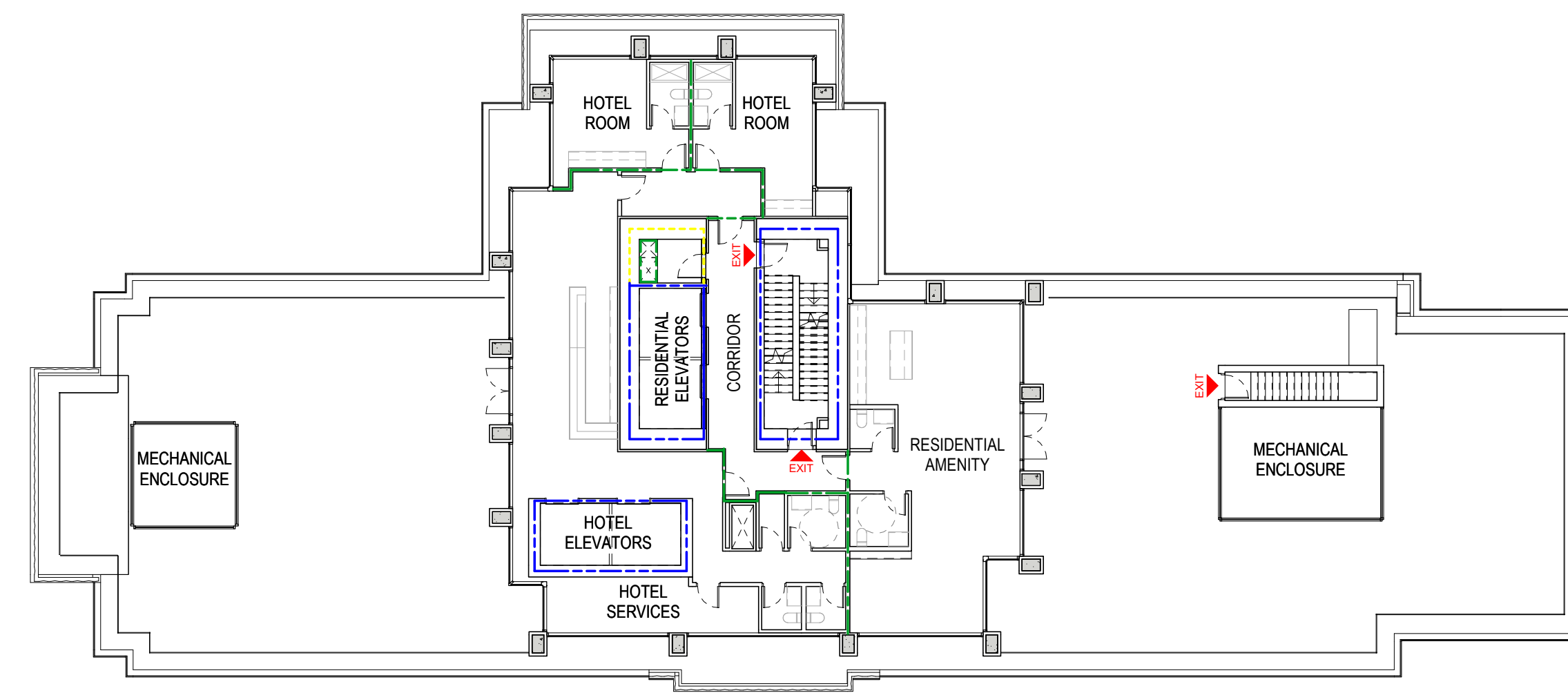
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A020

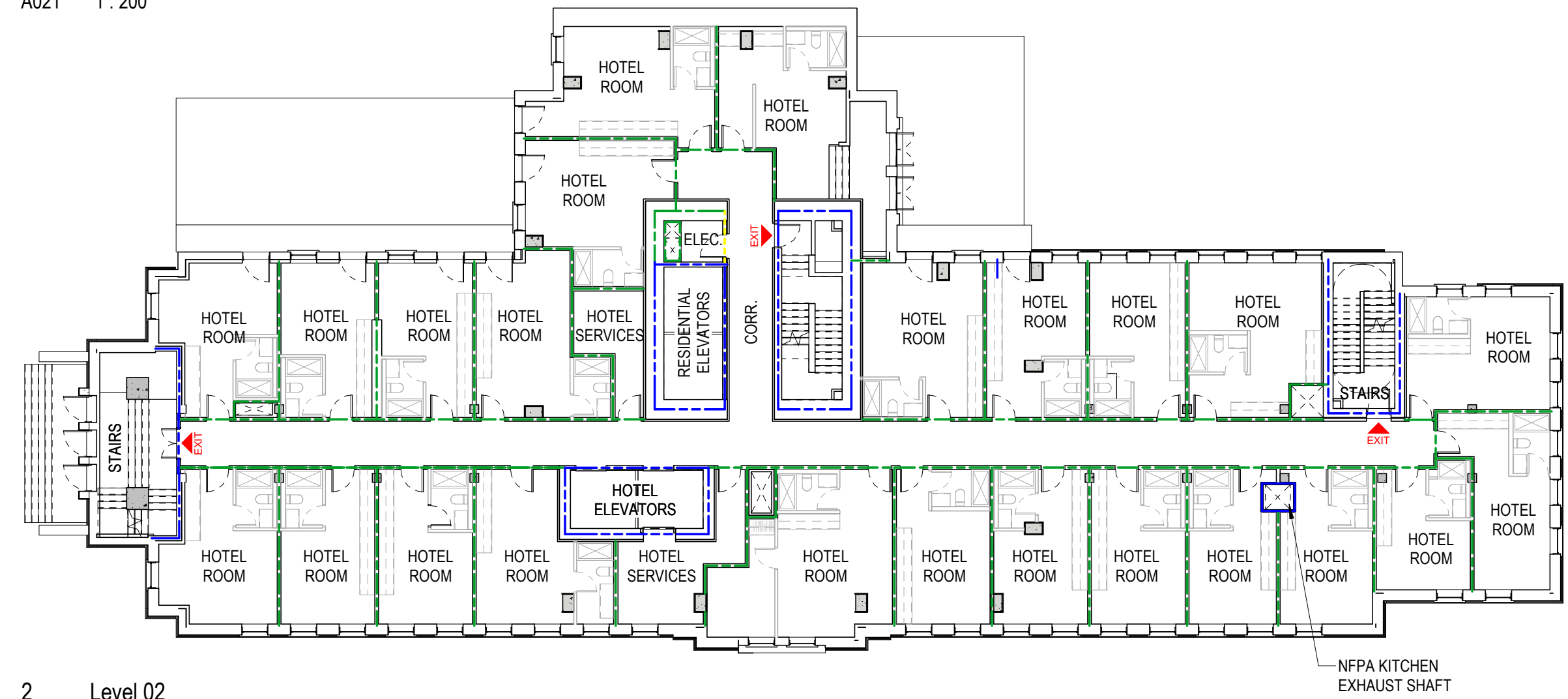
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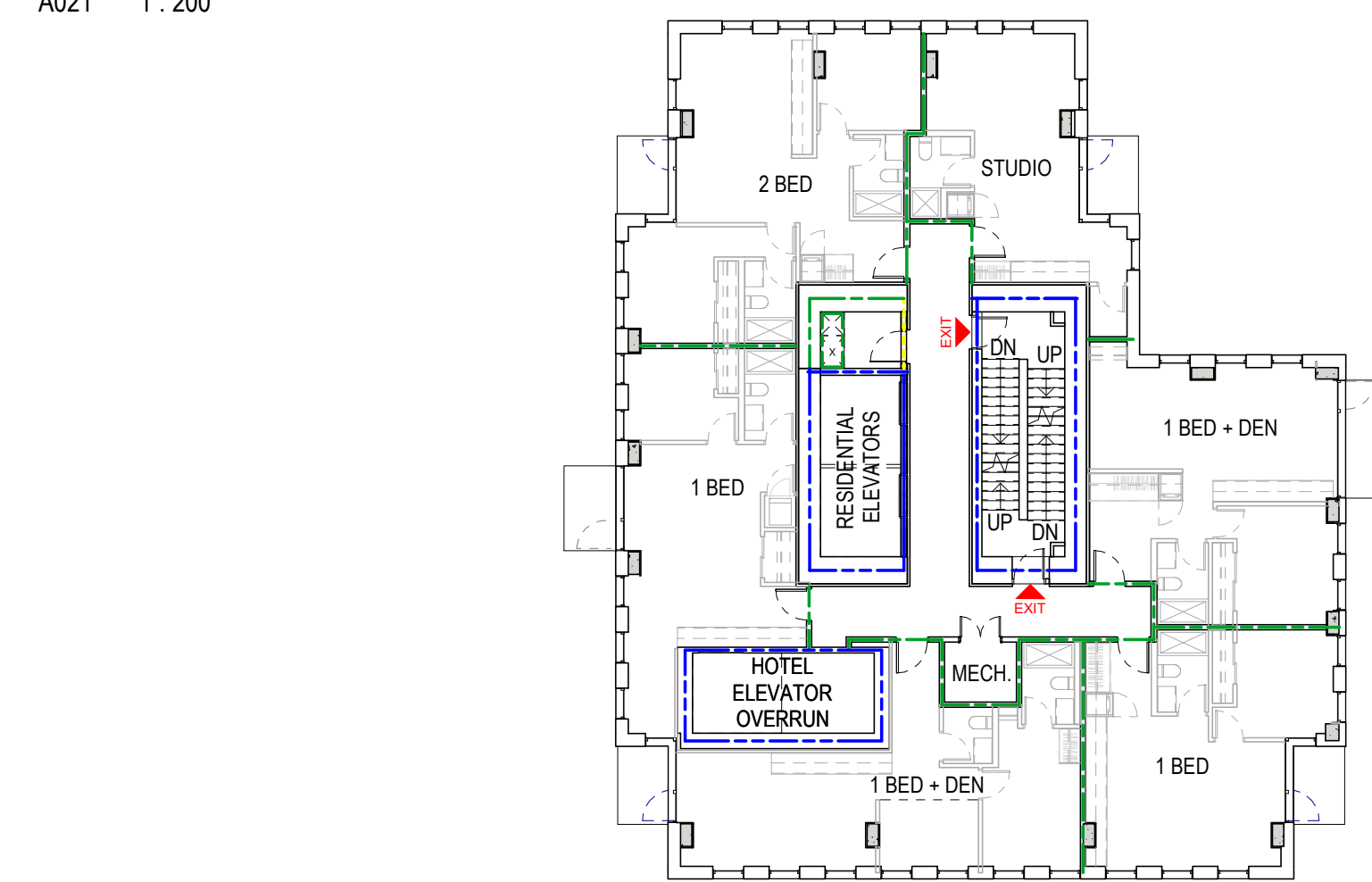
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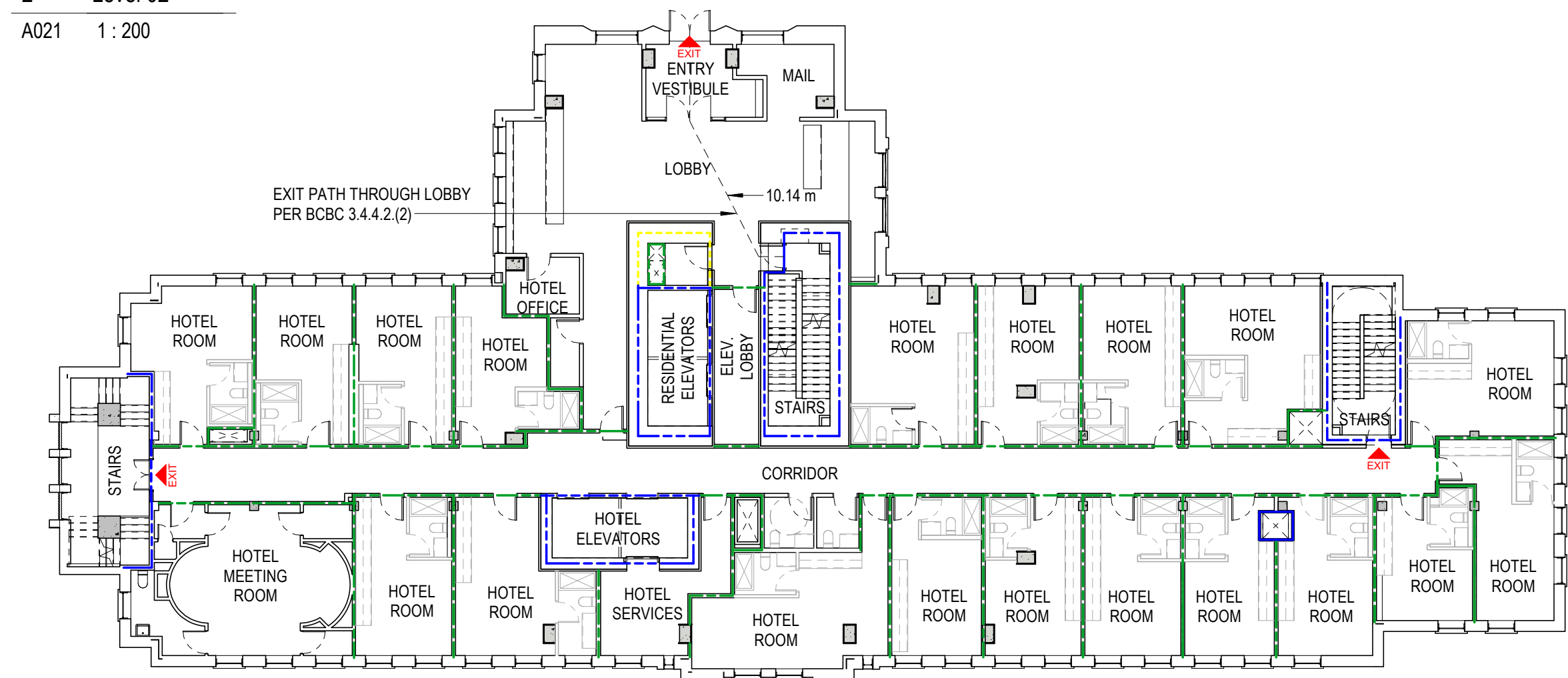
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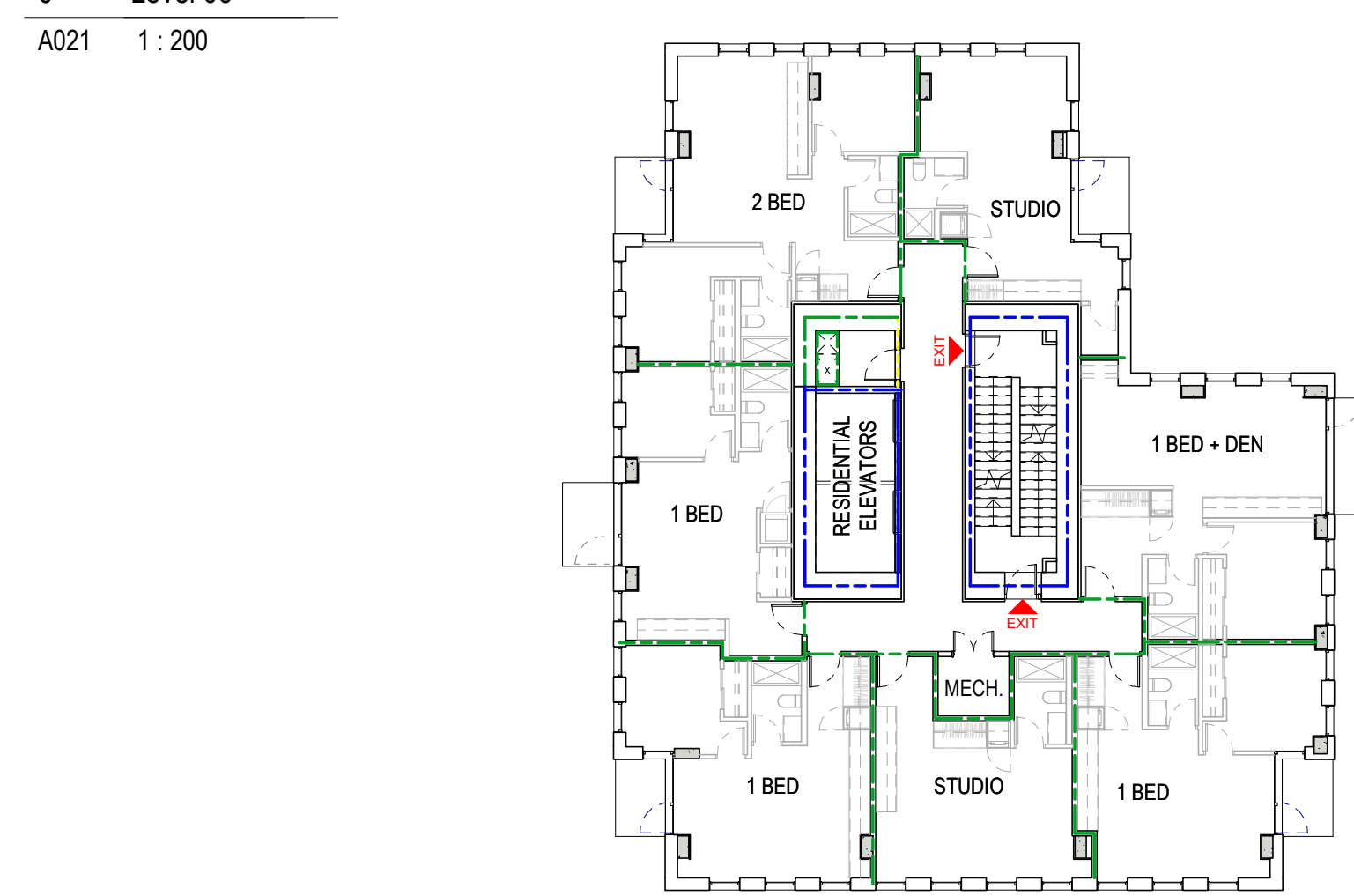
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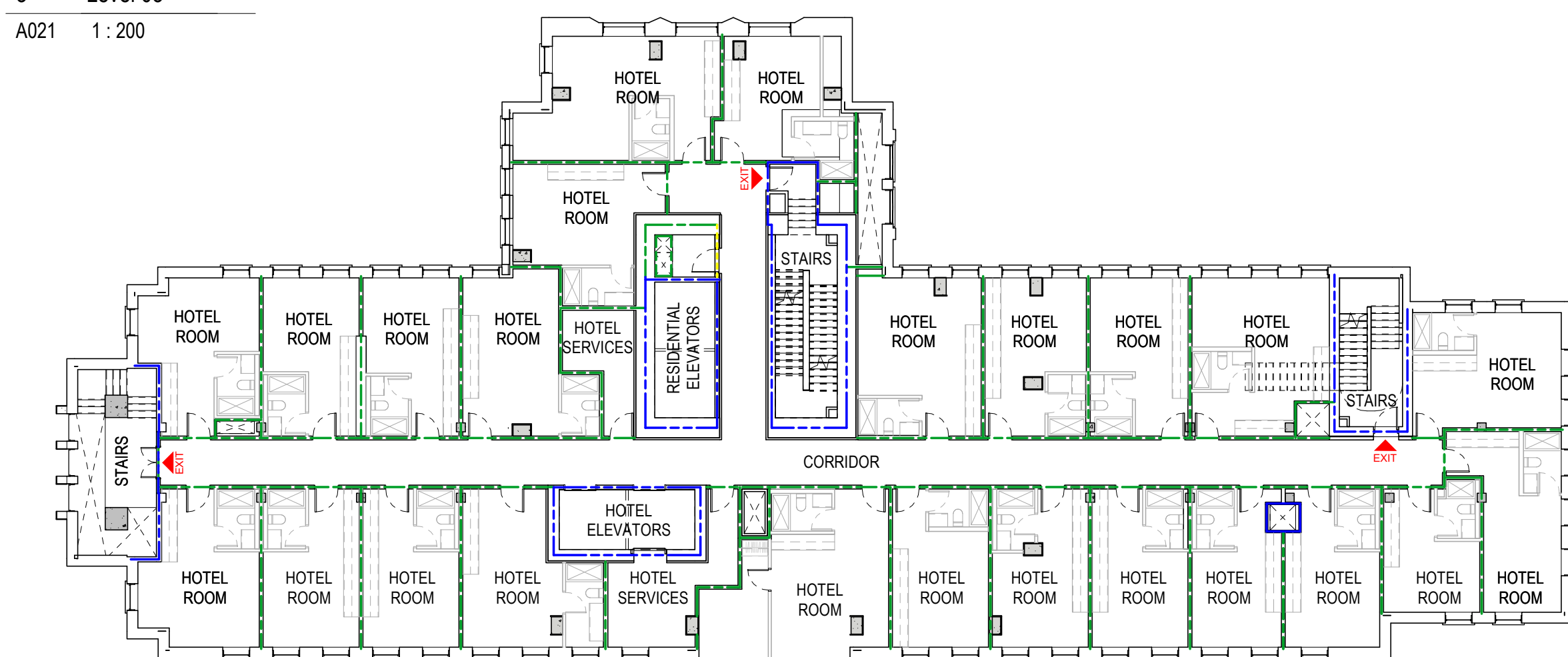
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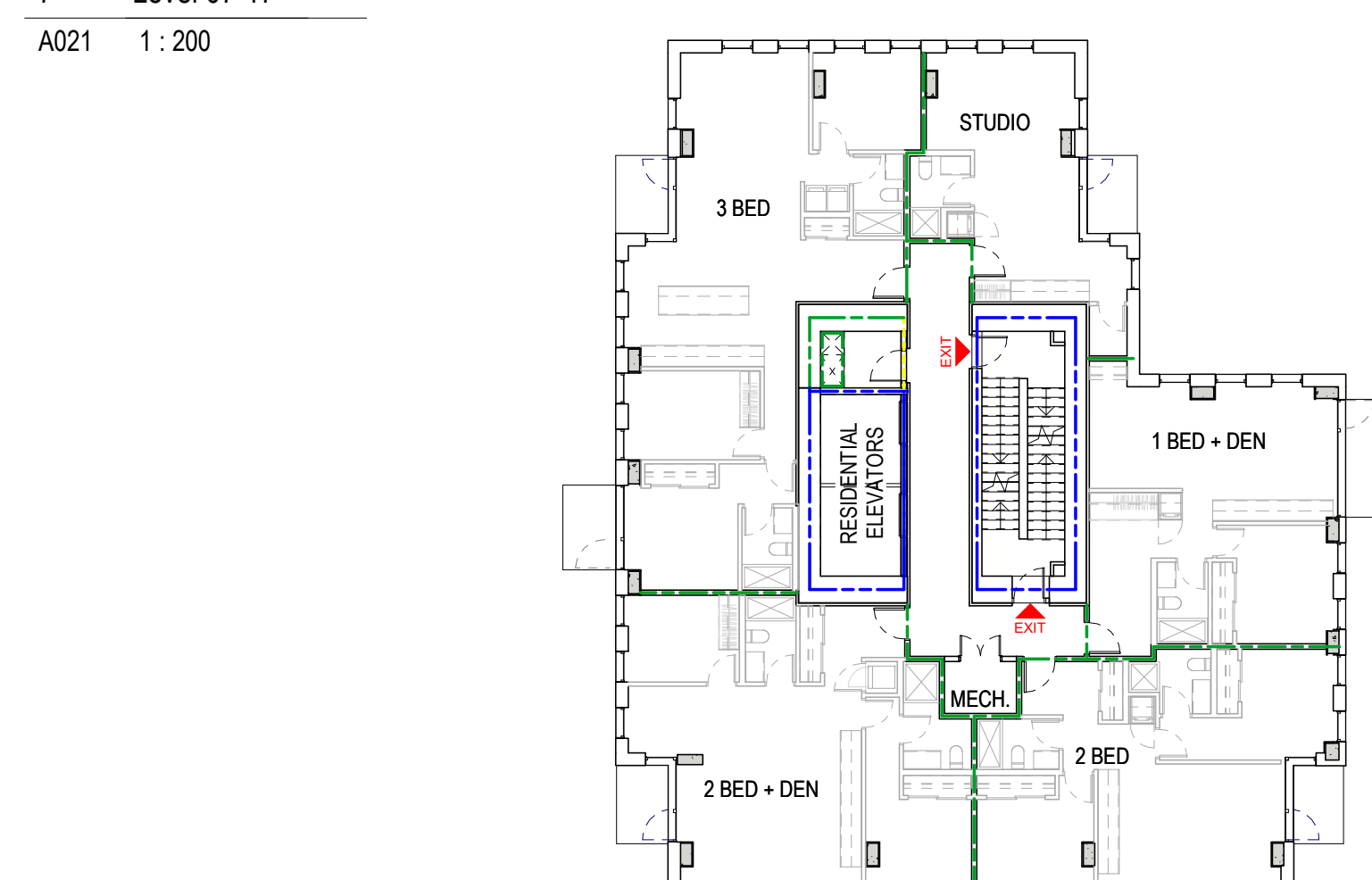
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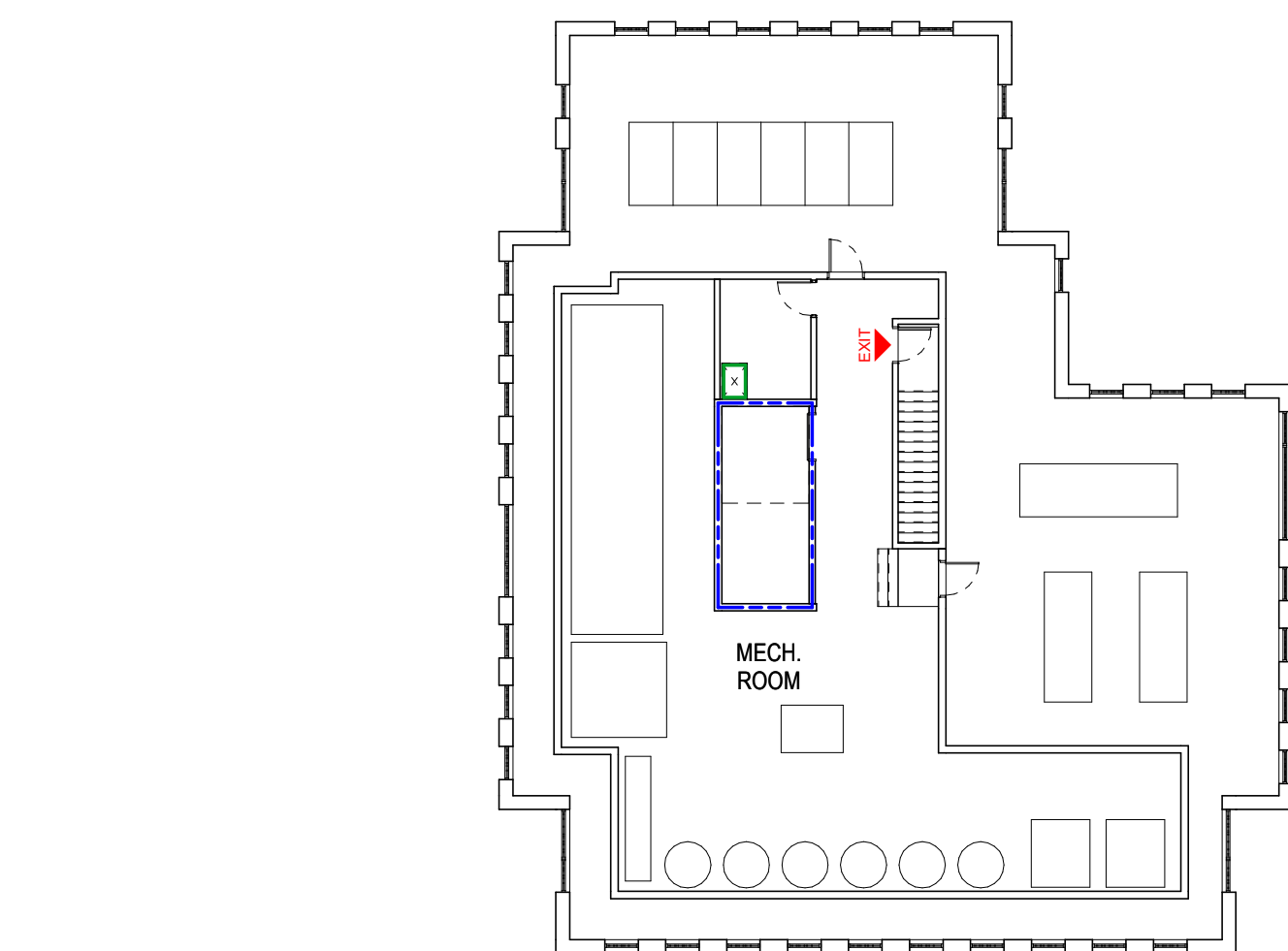
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A021 1:200



4 Level 04
A021 1:200



8 Level 18-20
A021 1:200



9 Mechanical Rooftop
A021 1:200

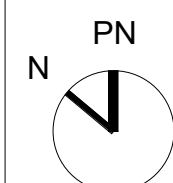
LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

NOTE:
1. DRAWING TO BE READ IN COLOUR.
2. DRAWING TO BE READ IN CONJUNCTION WITH OUTLINE CODE COMPLIANCE REPORT PROVIDED BY GHL CONSULTANTS.



DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION



780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

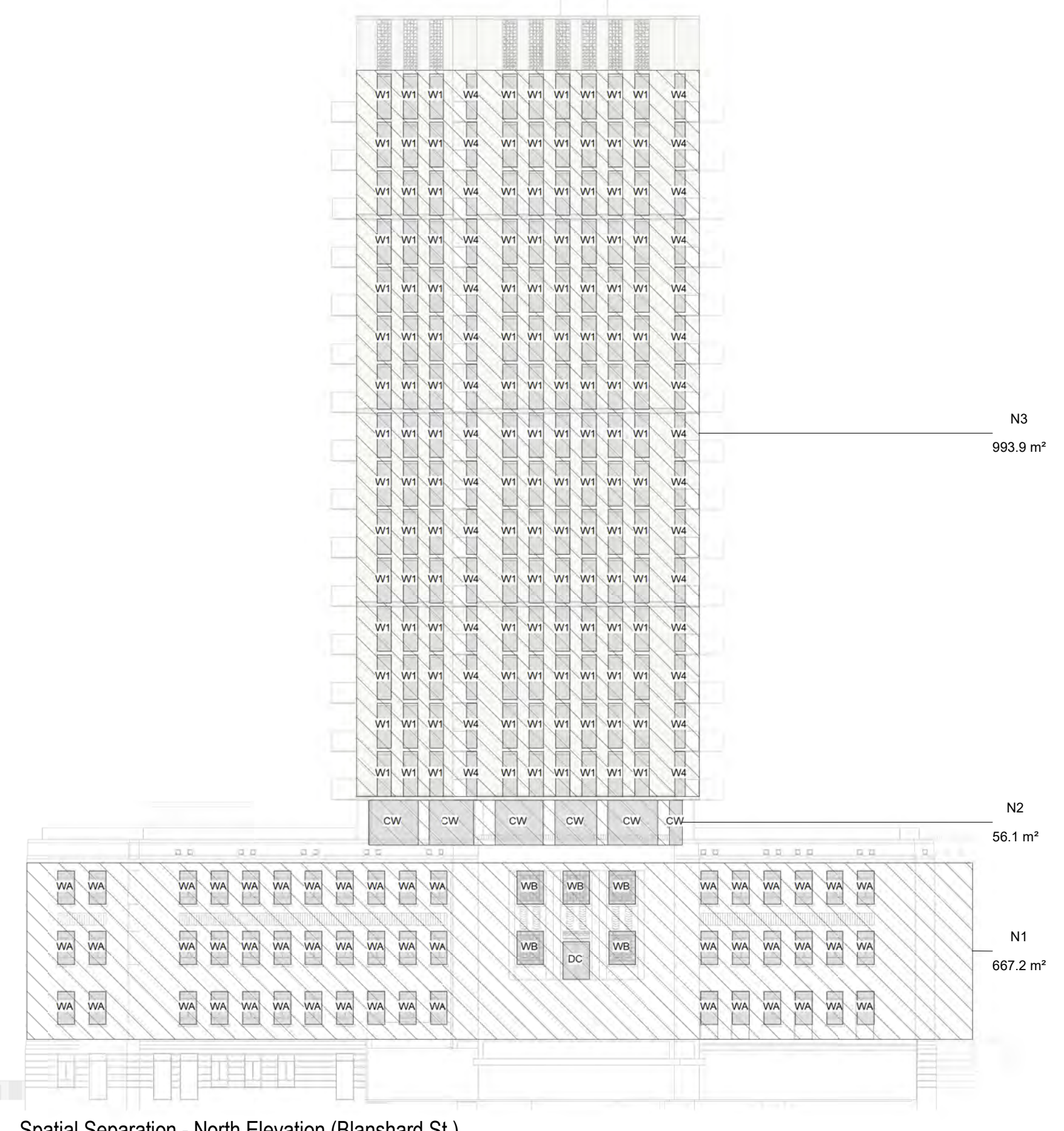
CODE ANALYSIS - PLANS

As indicated

A021

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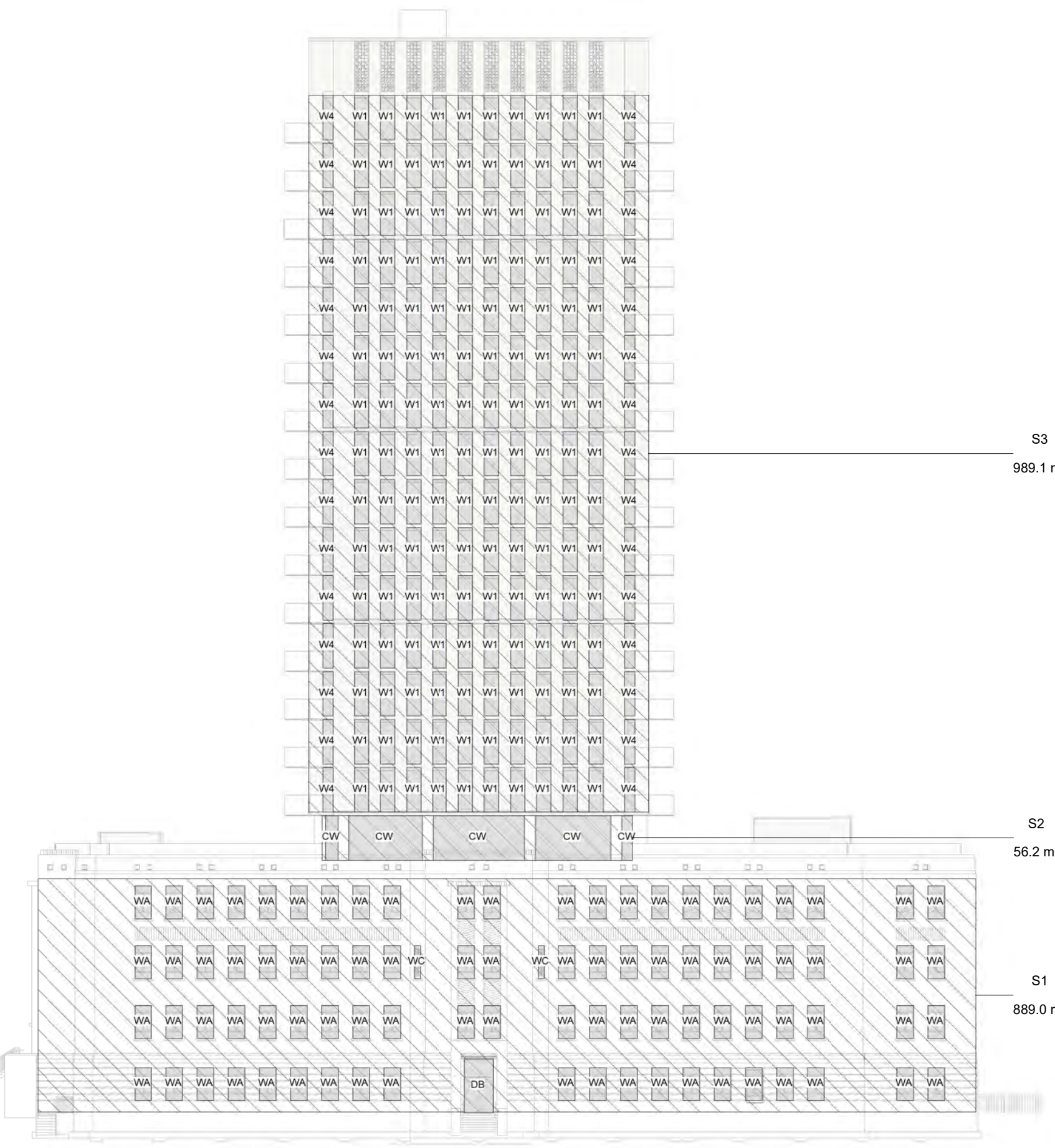
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- ▽ T.O. Rise 85 Structure
- ▽ 83.68 Mechanical Level
- ▽ 80.62 Level 20
- ▽ 77.56 Level 19
- ▽ 74.50 Level 18
- ▽ 71.44 Level 17
- ▽ 68.38 Level 16
- ▽ 65.32 Level 15
- ▽ 62.26 Level 14
- ▽ 59.20 Level 13
- ▽ 56.14 Level 12
- ▽ 53.08 Level 11
- ▽ 50.02 Level 10
- ▽ 46.96 Level 09
- ▽ 43.90 Level 08
- ▽ 40.84 Level 07
- ▽ 37.78 Level 06
- ▽ 34.72 Level 05
- ▽ 31.66 Level 04
- ▽ 26.98 Level 03
- ▽ 23.17 Level 02
- ▽ 19.36 Level 01
- ▽ 15.55



1 Spatial Separation - North Elevation (Blanshard St.)
A022 1:300

NORTH - BUILDING FACE			NORTH - UNPROTECTED OPENINGS	
N1	11.16 m	59.79 m	667.2 m ²	136.4 m ²
N2	2.84 m	19.76 m	56.1 m ²	44.4 m ²
N3	45.90 m	21.65 m	993.9 m ²	407.0 m ²
			1717.3 m ²	587.8 m ²

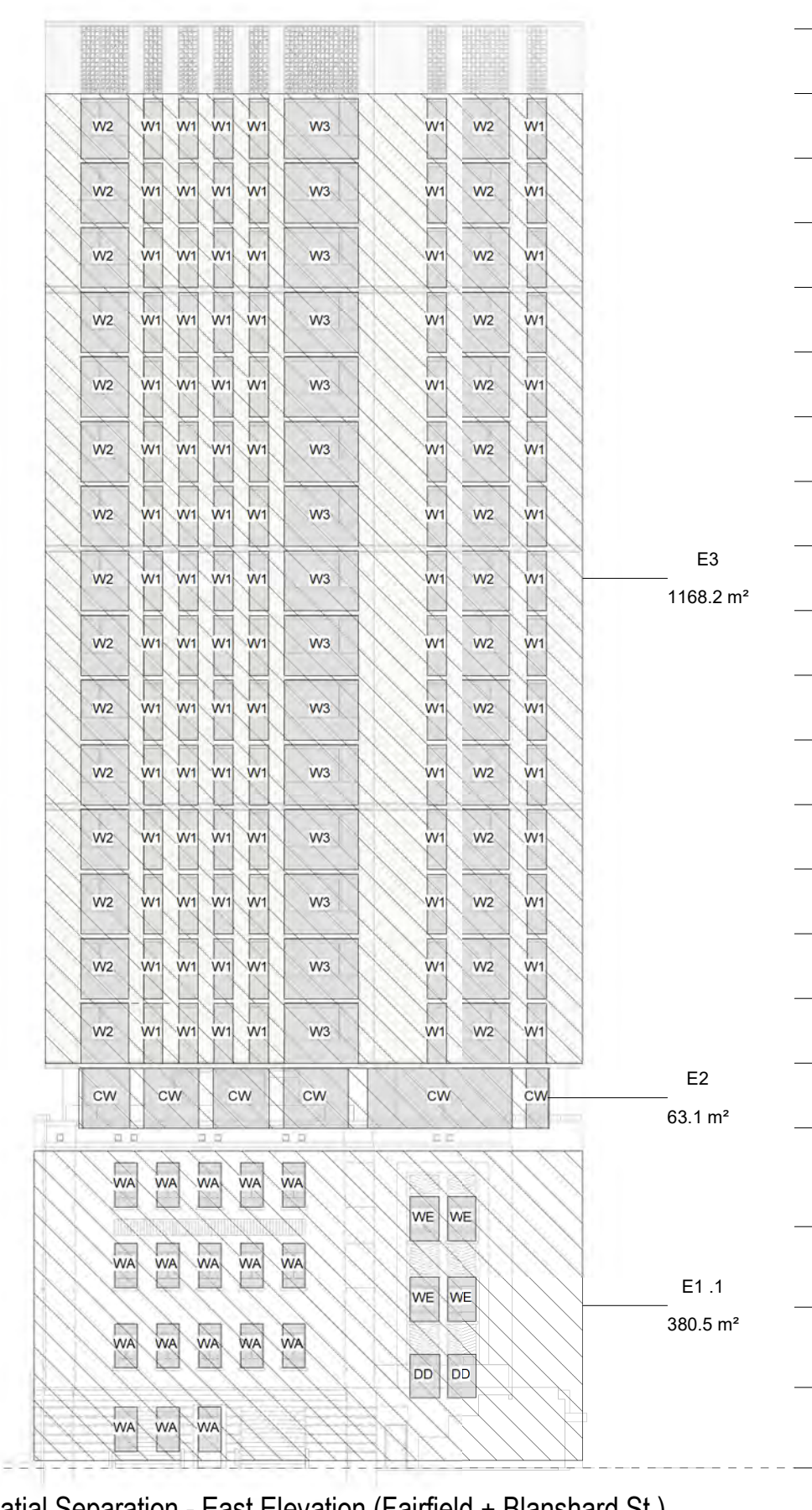
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- ▽ 71.44 Level 17
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- ▽ 46.96 Level 09
- ▽ 43.90 Level 08
- ▽ 40.84 Level 07
- ▽ 37.78 Level 06
- ▽ 34.72 Level 05
- ▽ 31.66 Level 04
- ▽ 26.98 Level 03
- ▽ 23.17 Level 02
- ▽ 19.36 Level 01
- ▽ 15.55



2 Spatial Separation - South Elevation (Fairfield Road)
A022 1:300

SOUTH - BUILDING FACE			SOUTH - UNPROTECTED OPENINGS	
S1	14.87 m	59.79 m	889.0 m ²	136.4 m ²
S2	2.84 m	19.81 m	56.2 m ²	44.4 m ²
S3	45.68 m	21.65 m	989.1 m ²	407.0 m ²
			1934.3 m ²	587.8 m ²

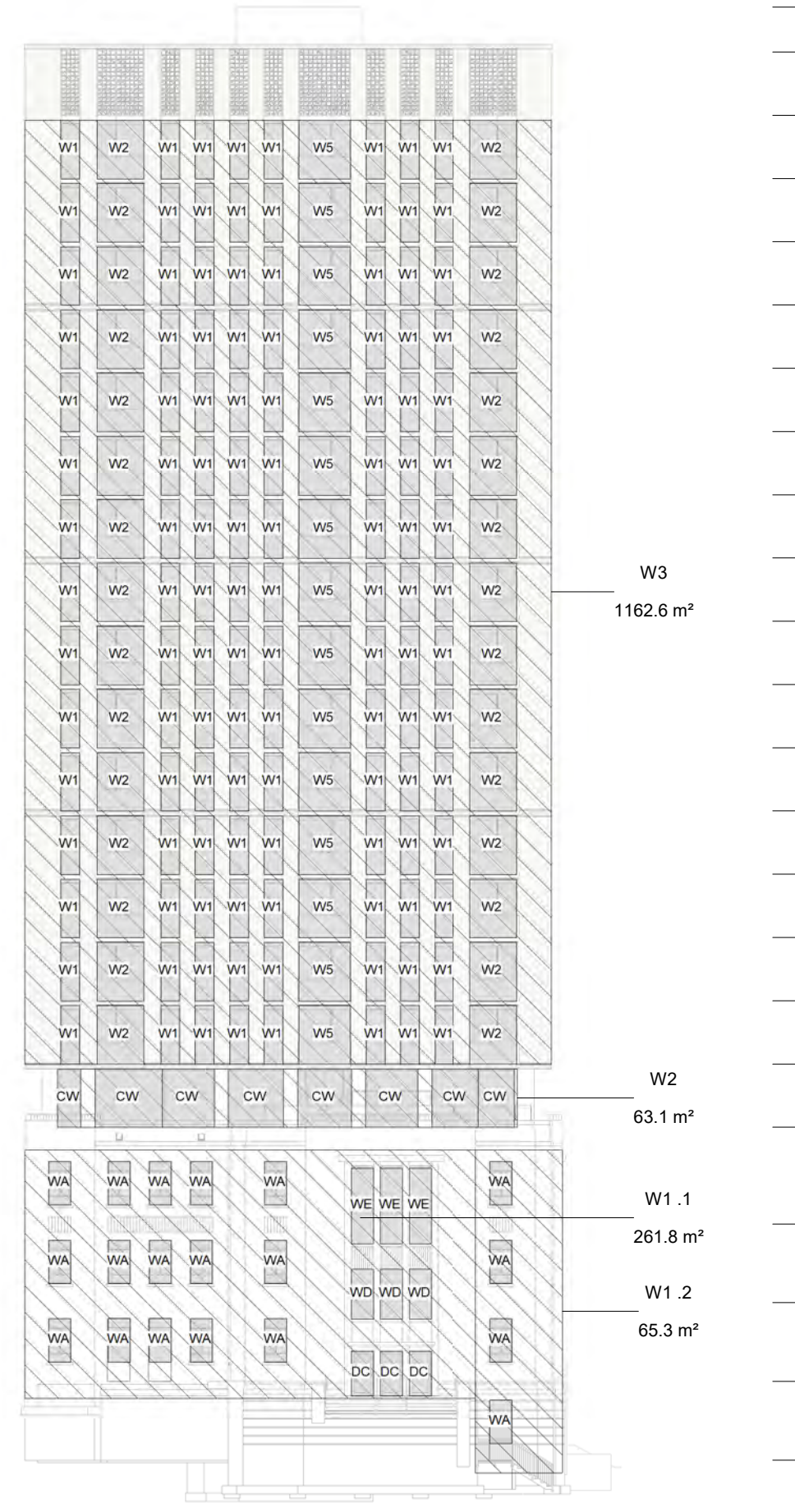
- ▽ T.O. Elevator Overrun
- ▽ T.O. Rise 85 Structure
- ▽ 83.68 Mechanical Level
- ▽ 80.62 Level 20
- ▽ 77.56 Level 19
- ▽ 74.50 Level 18
- ▽ 71.44 Level 17
- ▽ 68.38 Level 16
- ▽ 65.32 Level 15
- ▽ 62.26 Level 14
- ▽ 59.20 Level 13
- ▽ 56.14 Level 12
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- ▽ 50.02 Level 10
- ▽ 46.96 Level 09
- ▽ 43.90 Level 08
- ▽ 40.84 Level 07
- ▽ 37.78 Level 06
- ▽ 34.72 Level 05
- ▽ 31.66 Level 04
- ▽ 26.98 Level 03
- ▽ 23.17 Level 02
- ▽ 19.36 Level 01
- ▽ 15.55



3 Spatial Separation - East Elevation (Fairfield + Blanshard St.)
A022 1:300

EAST - BUILDING FACE		EAST - UNPROTECTED OPENINGS	
E1	14.65 m	25.98 m	380.5 m ²
E2	2.84 m	22.22 m	63.1 m ²
E3	45.90 m	25.45 m	1168.2 m ²
			1611.8 m ²

- ▽ T.O. Elevator Overrun
- ▽ T.O. Rise 85 Structure
- ▽ 83.68 Mechanical Level
- ▽ 80.62 Level 20
- ▽ 77.56 Level 19
- ▽ 74.50 Level 18
- ▽ 71.44 Level 17
- ▽ 68.38 Level 16
- ▽ 65.32 Level 15
- ▽ 62.26 Level 14
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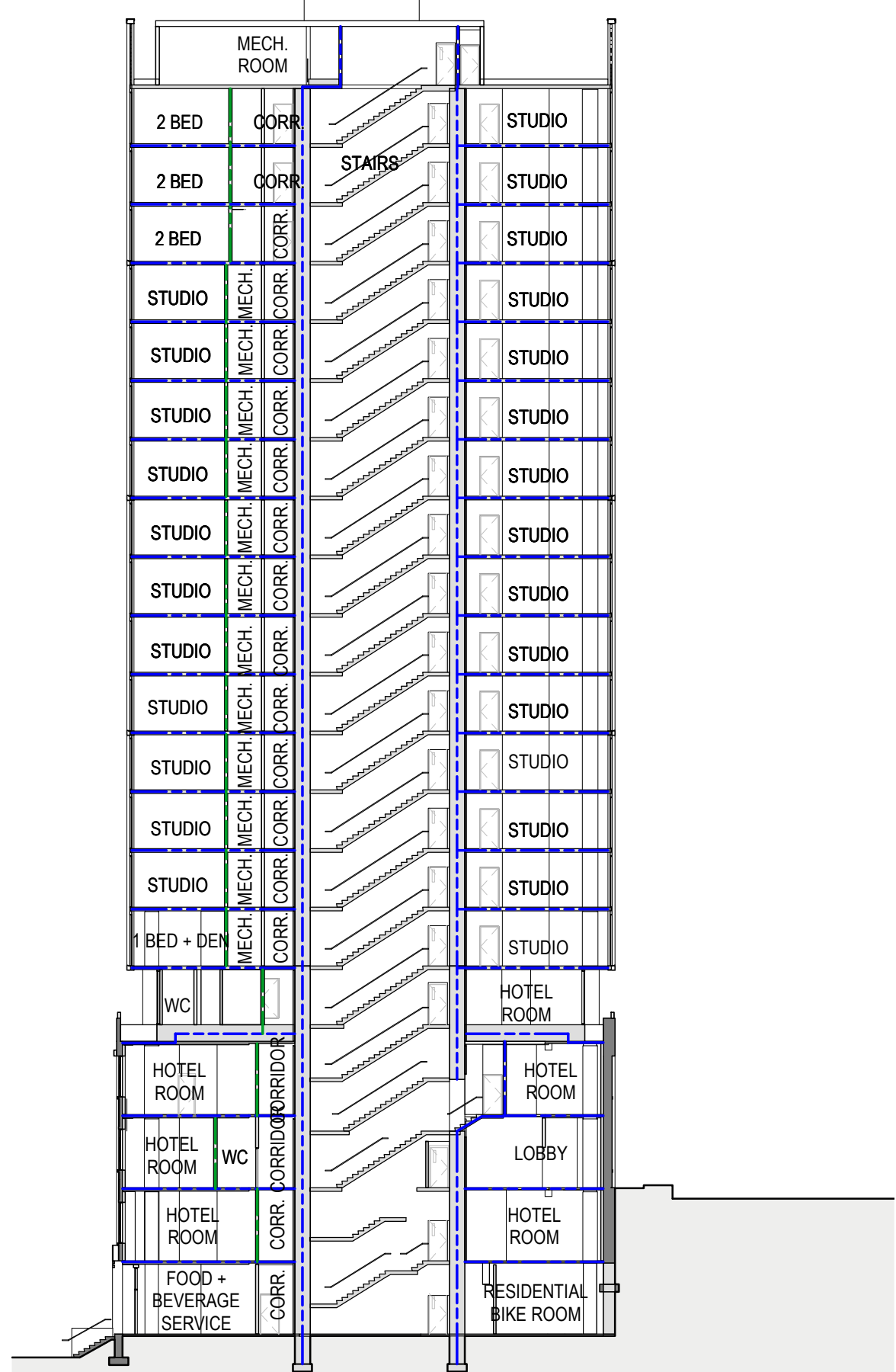
4 Spatial Separation - West Elevation (Burdett Ave.)
A022 1:300

WEST - BUILDING FACE		WEST - UNPROTECTED OPENINGS	
W1	2.84 m	22.22 m	63.1 m ²
W2	2.84 m	22.22 m	63.1 m ²
W3	45.68 m	25.45 m	1162.6 m ²
			1522.8 m ²

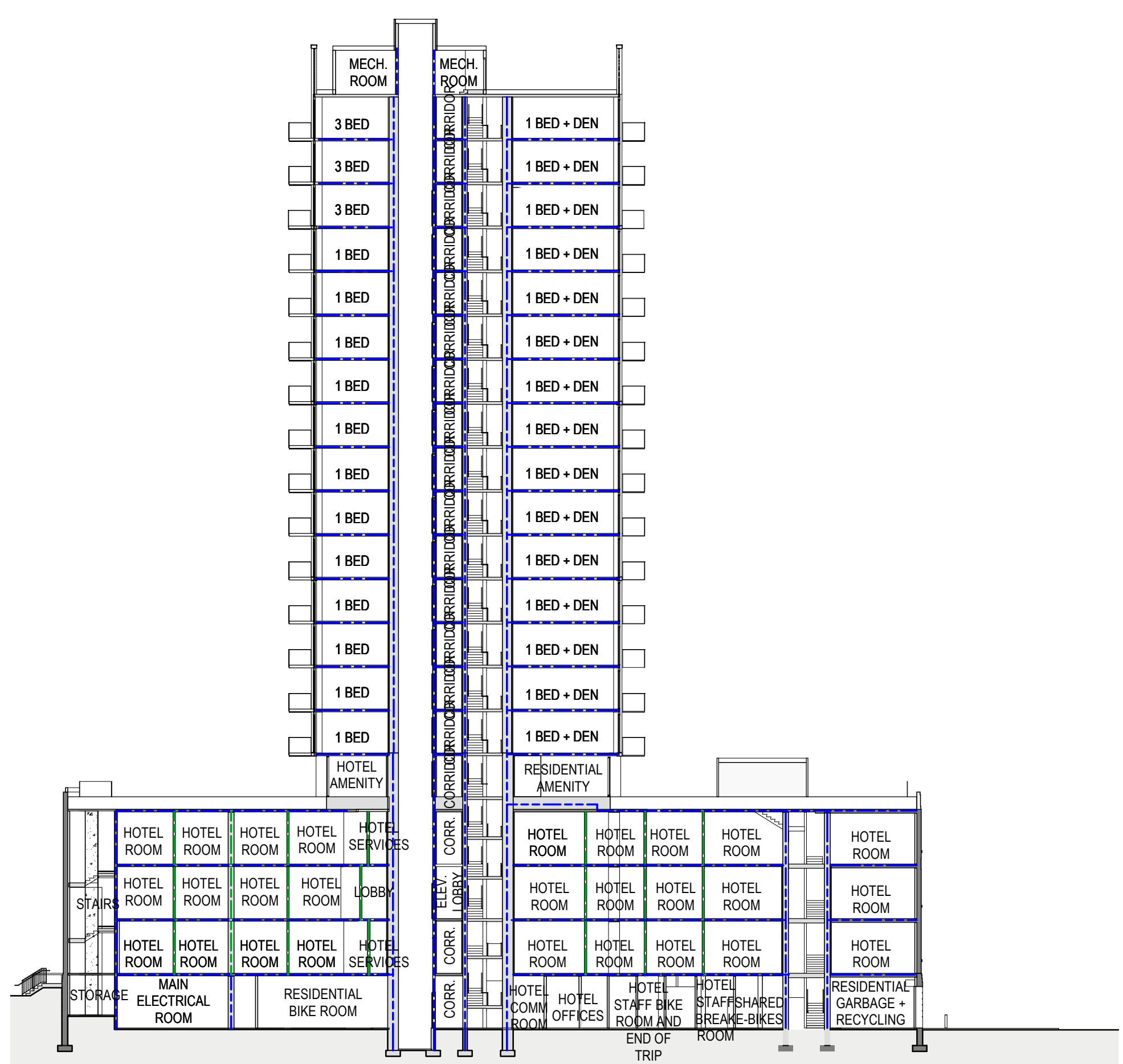
LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

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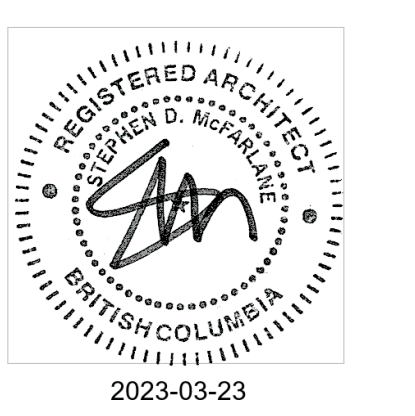


5 Fire Compartment - Cross Section @ Stair
A022 1:300



6 Fire Compartment - Longitudinal Section
A022 1:300

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DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

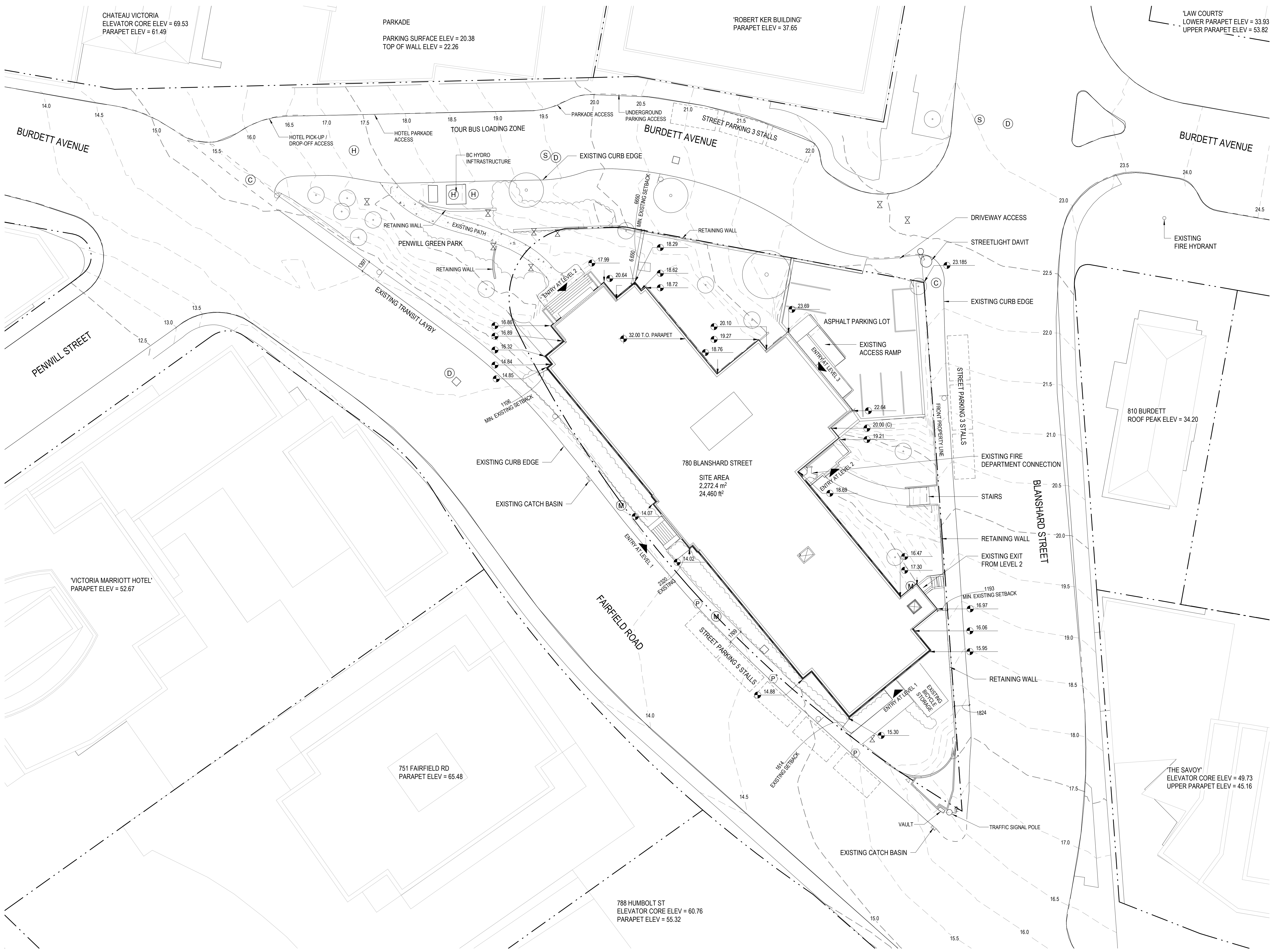
780 Blanshard Street, Victoria, BC
2019-039

CODE ANALYSIS - ELEVATIONS

As indicated

A022

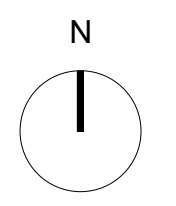
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DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION



780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
 2019-039

SITE PLAN EXISTING

1 : 200

A030

2023-03-23 6:25:52 PM

HERITAGE CONSERVATION NOTES

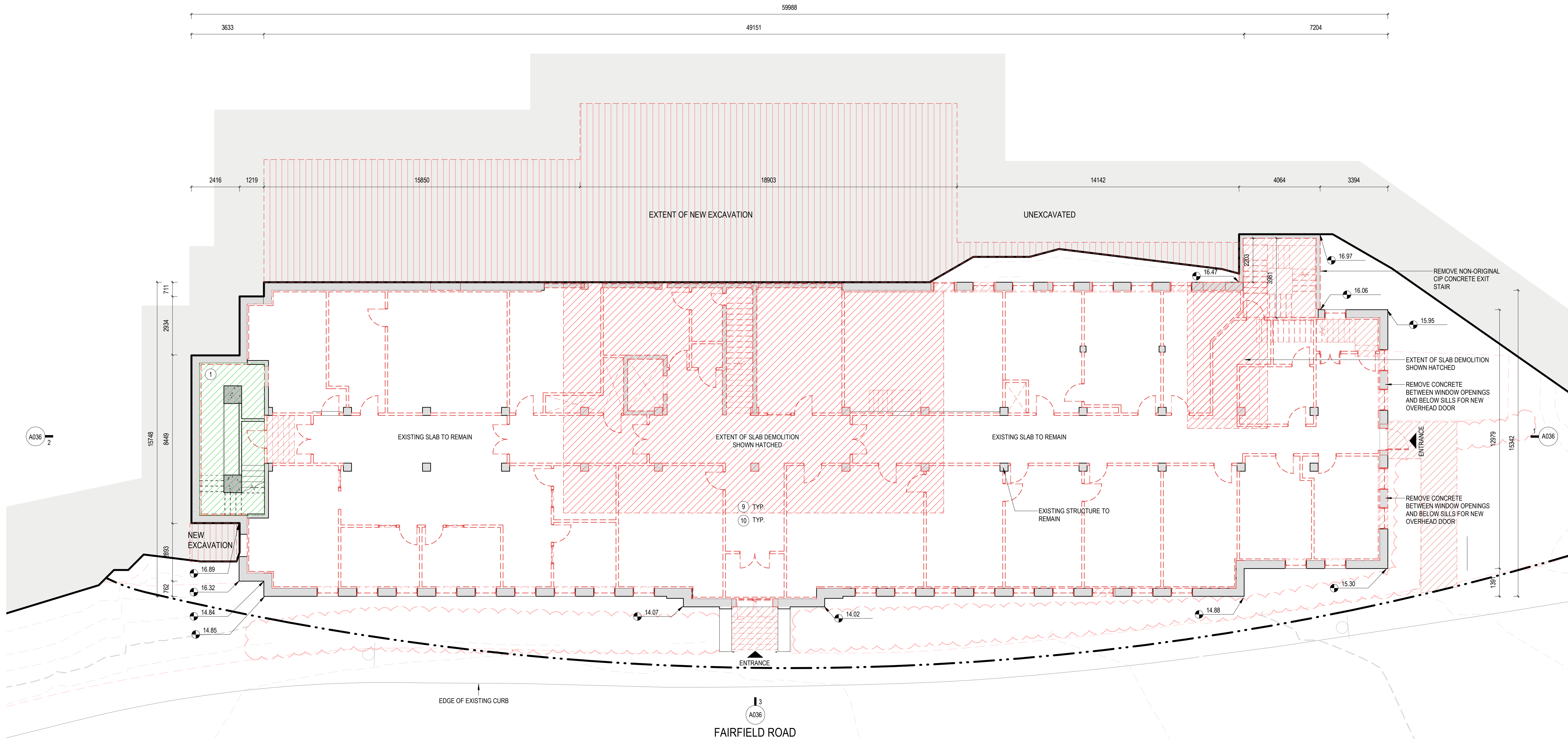
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL

- PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANNELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANNELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
- RETAIN AND POTENTIALLY REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
- RETAIN AND RE-USE WOOD PANNELLING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND RE-USE WOOD PANNELLING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
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- RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE HOTEL ROOMS AND AMENITY SPACES.

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DEMOLITION NOTES:

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REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS. ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

GENERAL NOTES - HERITAGE RETENTION:

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

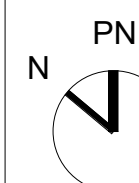
ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR BRICK ON ALL ELEVATIONS. ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT. ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

DEMOLITION LEGEND

- EXISTING TO BE RETAINED
 - EXISTING AREA TO BE REMOVED
 - EXISTING AREA TO BE RETAINED + REUSED
 - EXISTING AREA TO BE PRESERVED + RESTORED
 - EXISTING ELEMENT TO BE PRESERVED + RESTORED
- RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK. ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING
- RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.
- RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.
- RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.



780 Blanshard - Rehabilitation + Addition

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**LEVEL 1
DEMOLITION/RETENTION PLAN**

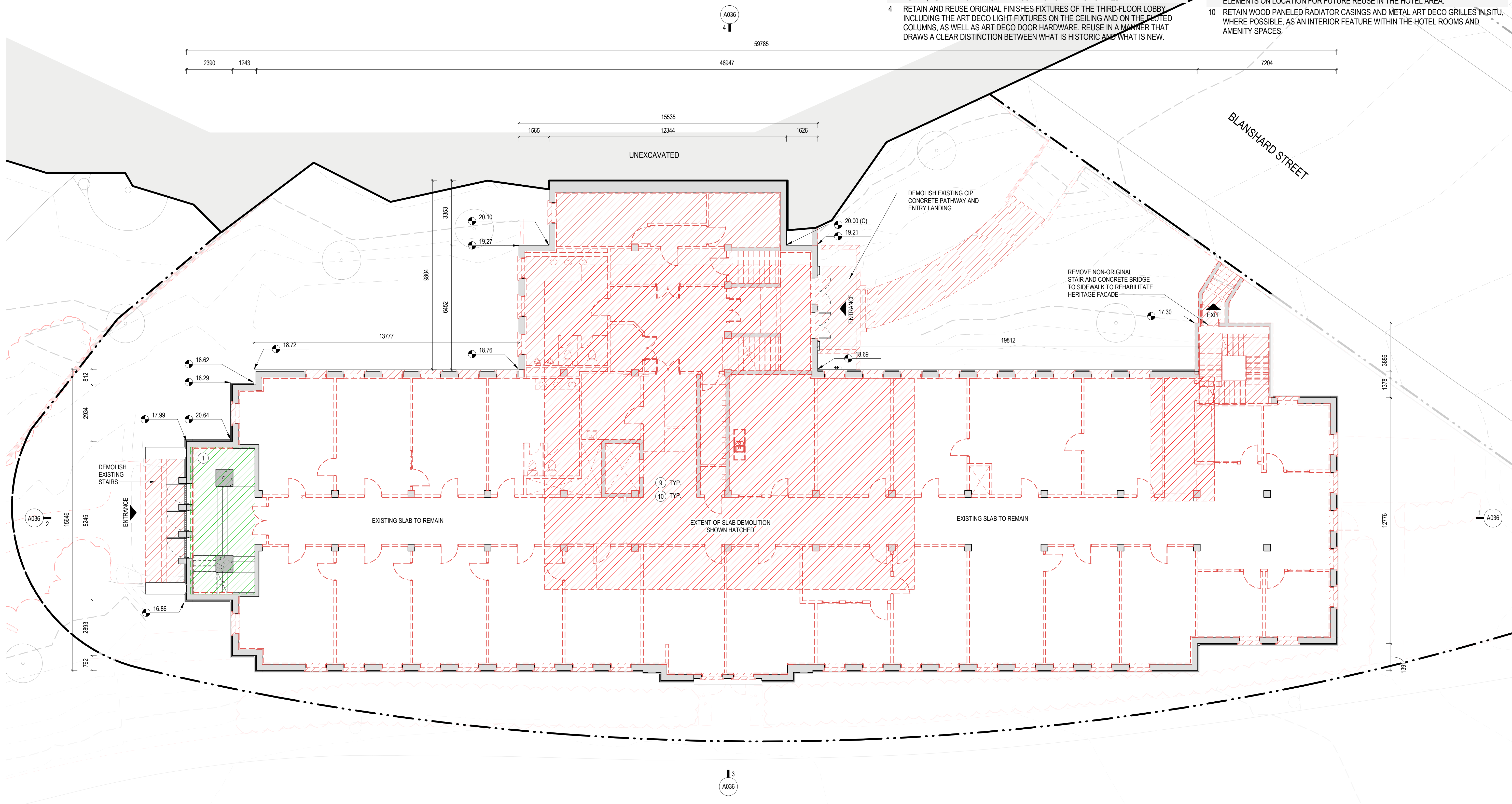
1 : 100

A031

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HERITAGE CONSERVATION NOTES
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL.

- PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

**LEVEL 2
DEMOLITION/RETENTION PLAN**

1 : 100

A032

2023-03-22 6:25:54 PM

DEMOLITION NOTES:

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ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR BRICK ON ALL ELEVATIONS. ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT. ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

GENERAL NOTES - HERITAGE RETENTION:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.

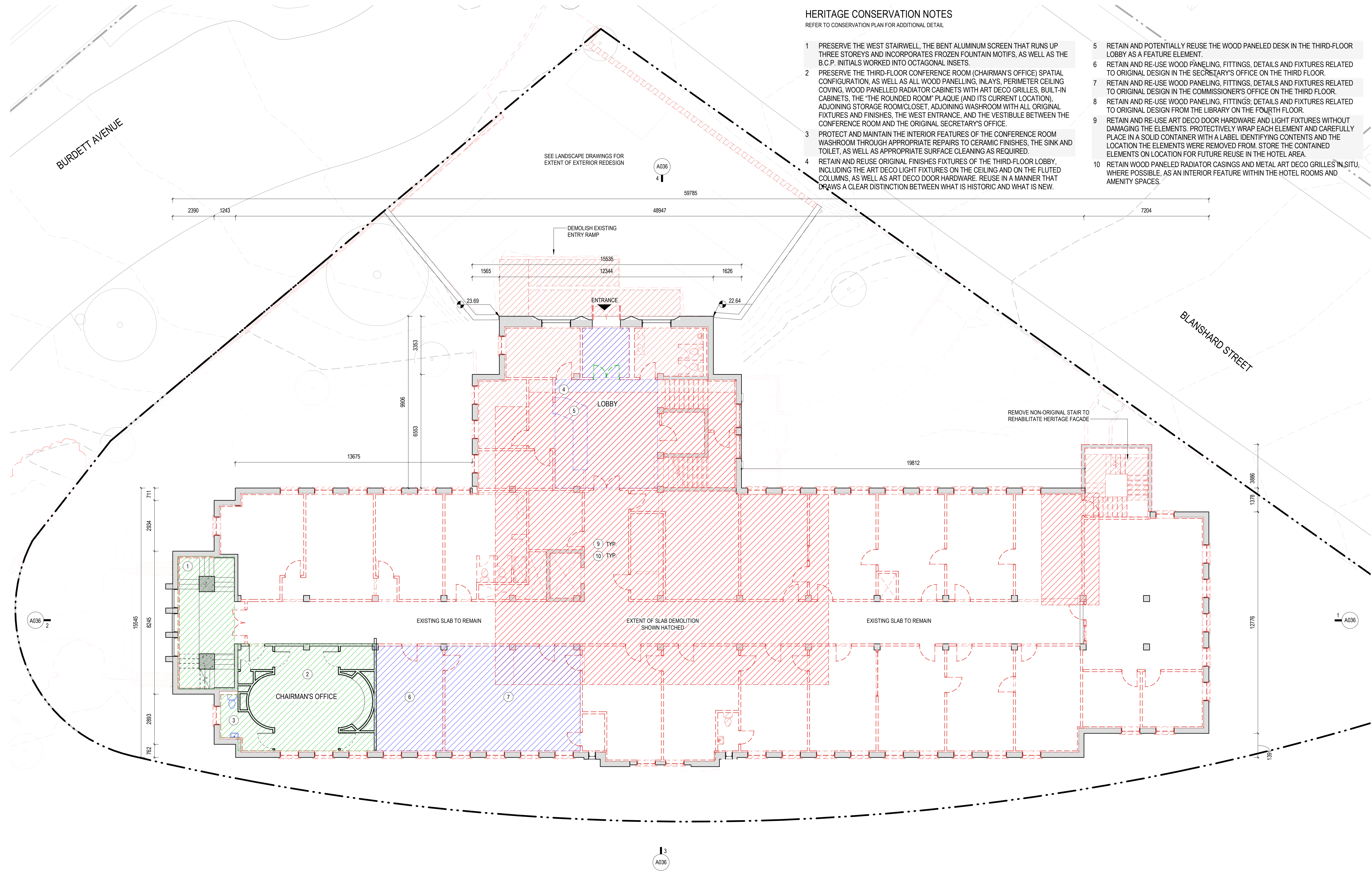
RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK, ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED



HERITAGE CONSERVATION NOTES
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL.

- 1 PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- 2 PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANNELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANNELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- 3 PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- 4 RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
- 5 RETAIN AND POTENTIALLY REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
- 6 RETAIN AND RE-USE WOOD PANNELLING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
- 7 RETAIN AND RE-USE WOOD PANNELLING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
- 8 RETAIN AND RE-USE WOOD PANNELLING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FROM THE LIBRARY ON THE FOURTH FLOOR.
- 9 RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- 10 RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE HOTEL ROOMS AND AMENITY SPACES.

DEMOLITION NOTES:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS. ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

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RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK, ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

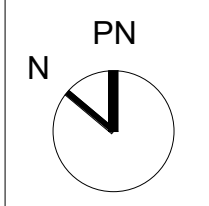
DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

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2023-03-23	4	HAP & REZONING RESUBMISSION



780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

**LEVEL 3
DEMOLITION/RETENTION PLAN**

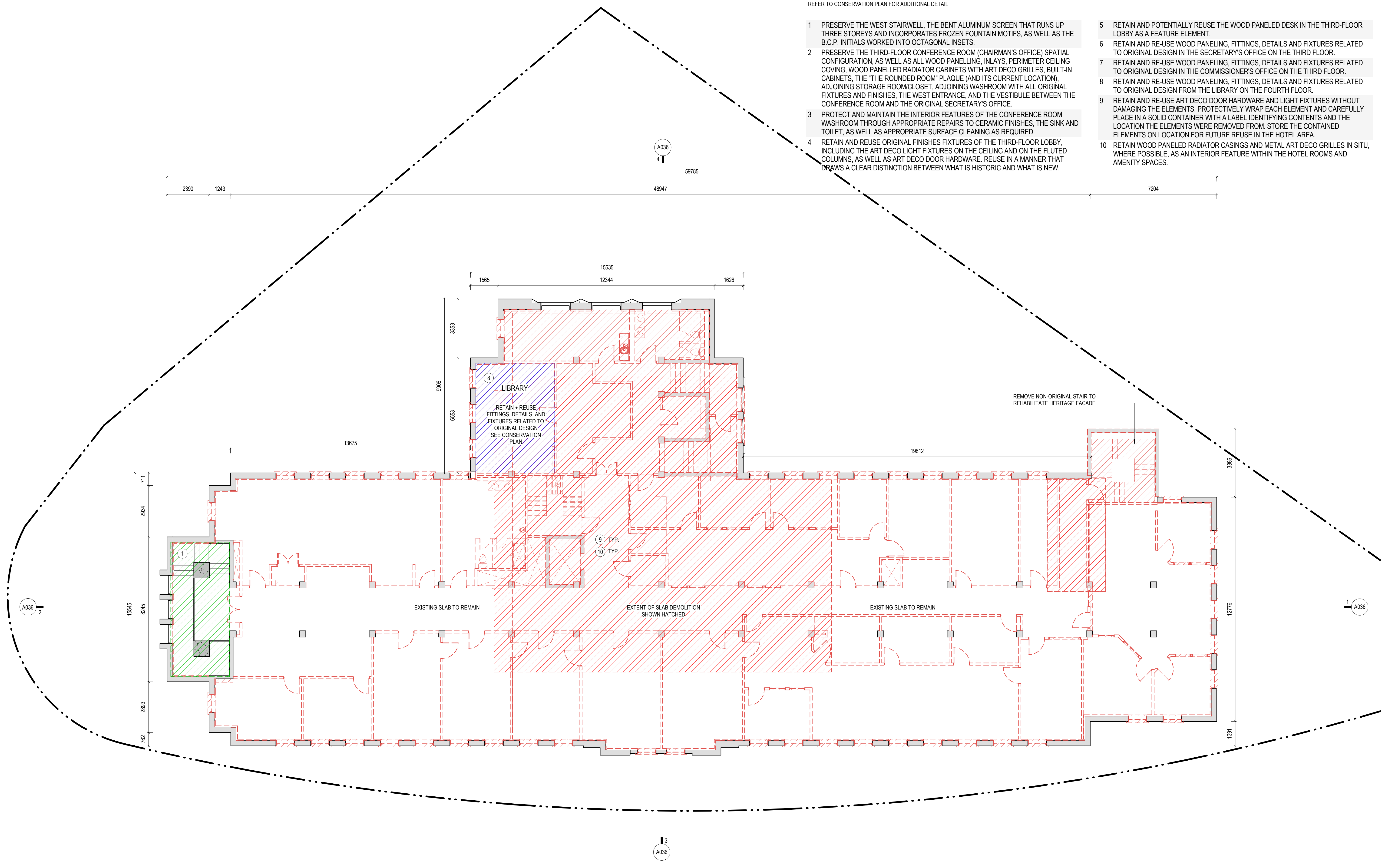
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HERITAGE CONSERVATION NOTES
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL.

- PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANNELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANNELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
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- RETAIN AND RE-USE WOOD PANNELLING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND RE-USE WOOD PANNELLING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FOR THE LIBRARY ON THE FOURTH FLOOR.
- RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE HOTEL ROOMS AND AMENITY SPACES.



DEMOLITION NOTES:

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RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

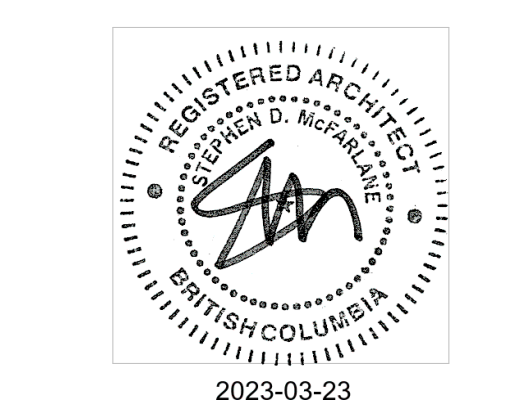
RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK, ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING.

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

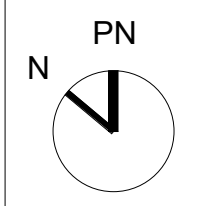
DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

**LEVEL 4
DEMOLITION/RETENTION PLAN**

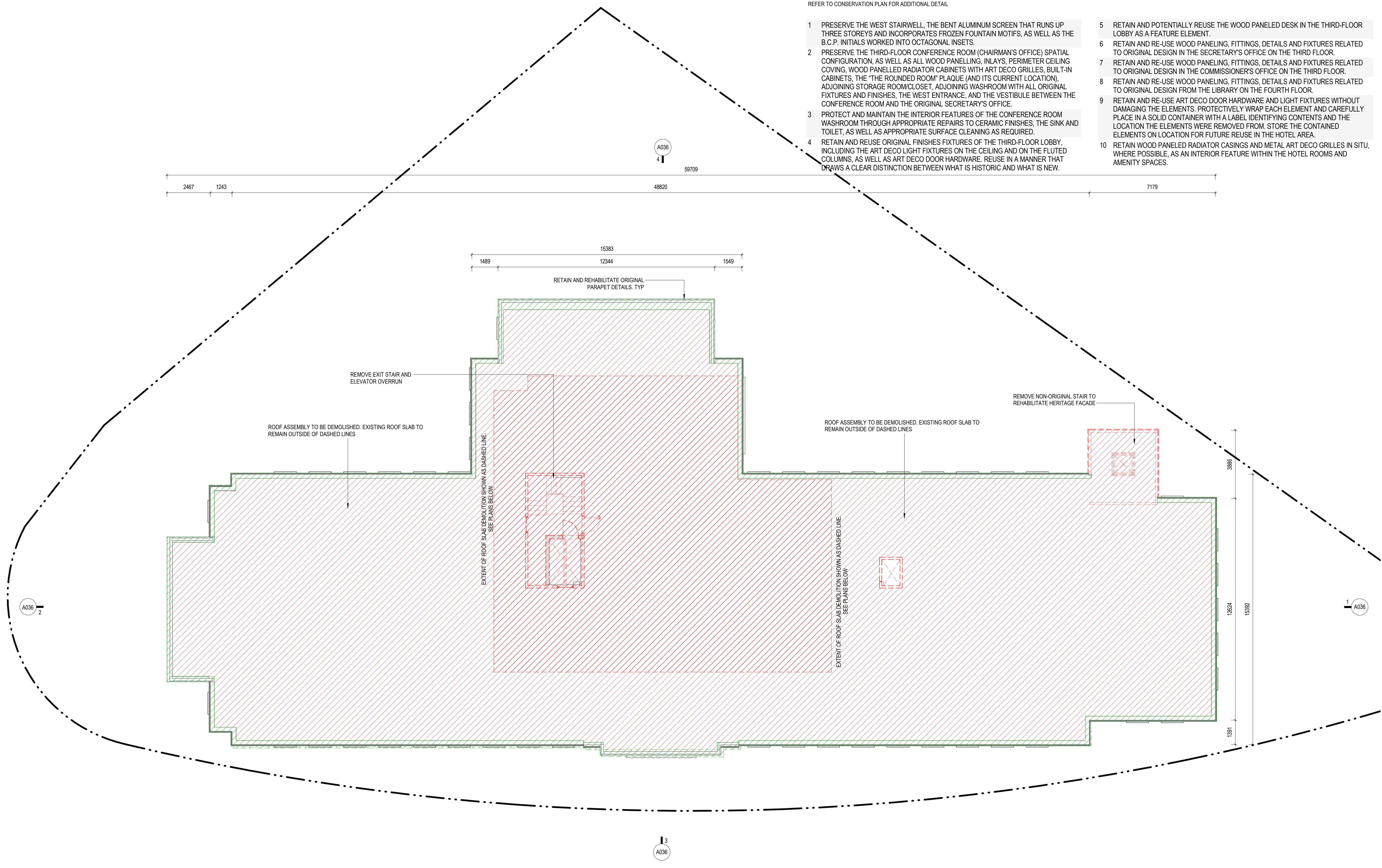
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HERITAGE CONSERVATION NOTES
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL.

- PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE "THE ROUNDED ROOM" PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
- RETAIN AND POTENTIALLY REUSE THE WOOD paneled desk in the third-floor lobby as a feature element.
- RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND RE-USE WOOD PANELING, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FROM THE LIBRARY ON THE FOURTH FLOOR.
- RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- RETAIN WOOD paneled radiator casings and metal art deco grilles in situ, where possible, as an interior feature within the hotel rooms and amenity spaces.



DEMOLITION NOTES:

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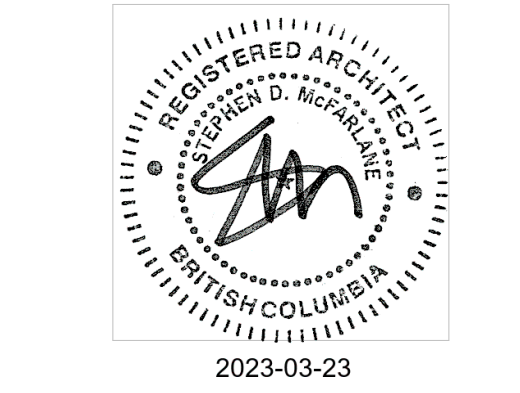
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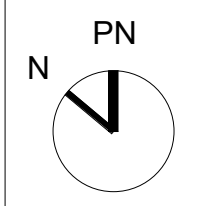
DEMOLITION LEGEND

- EXISTING TO BE RETAINED
- EXISTING AREA TO BE REMOVED
- EXISTING AREA TO BE RETAINED + REUSED
- EXISTING AREA TO BE PRESERVED + RESTORED
- EXISTING ELEMENT TO BE PRESERVED + RESTORED

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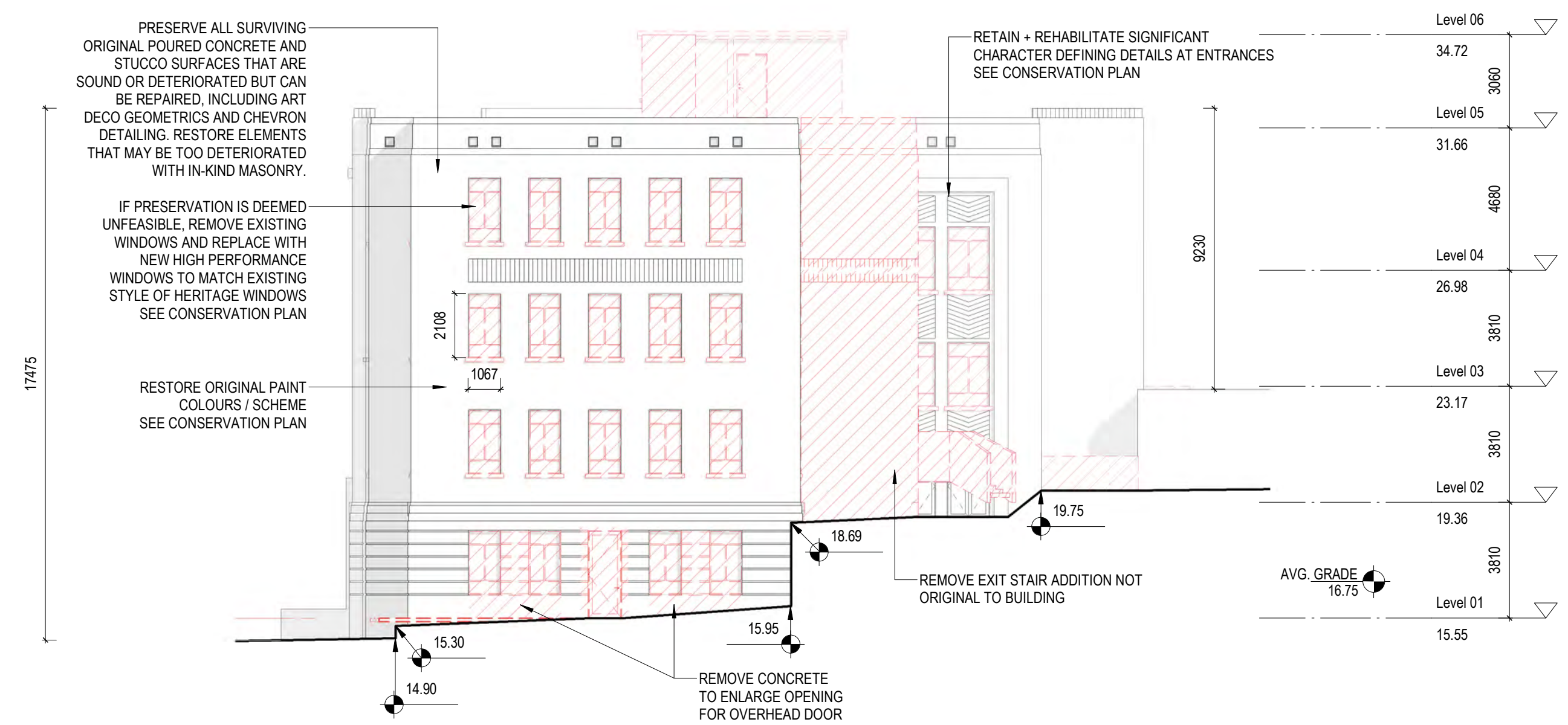
LEVEL 5 ROOF
DEMOLITION/RETENTION PLAN

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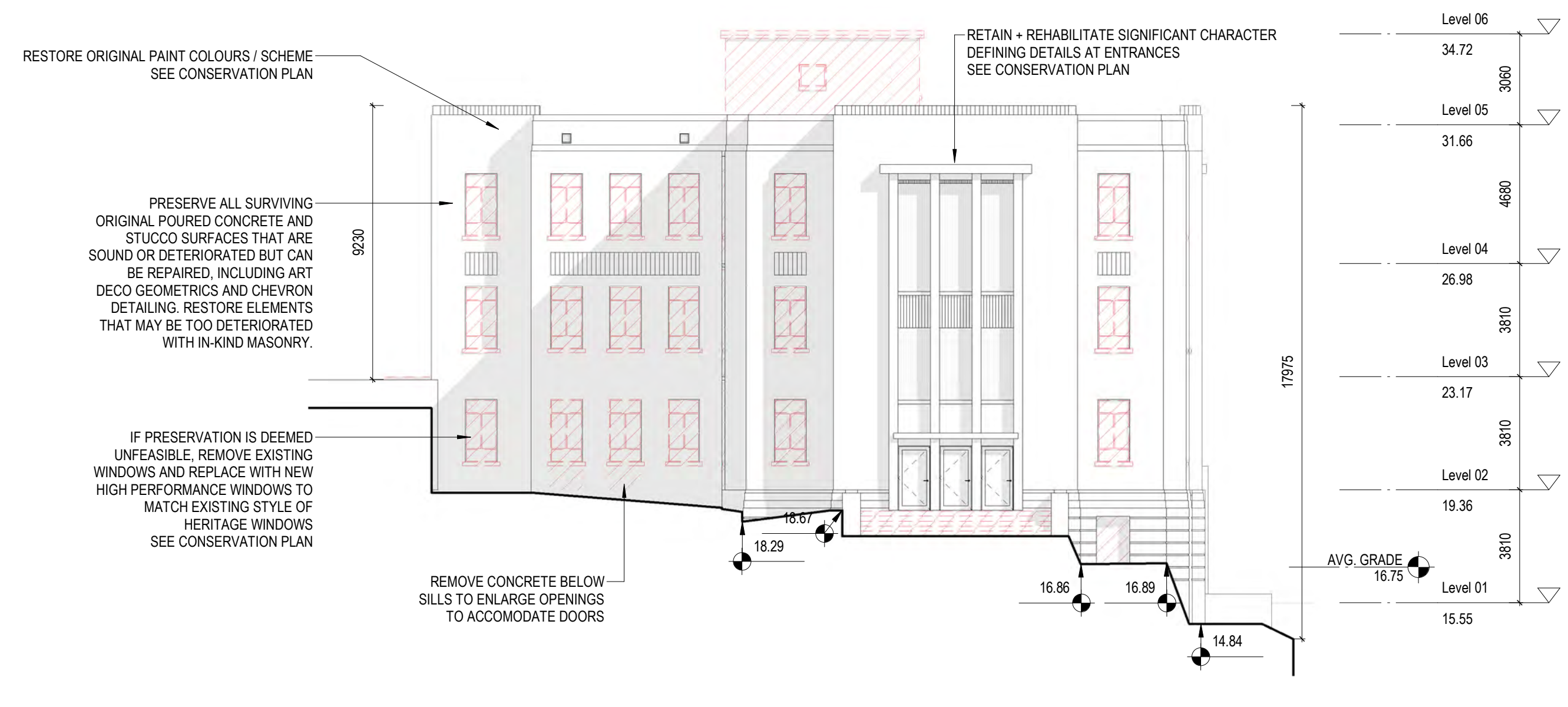
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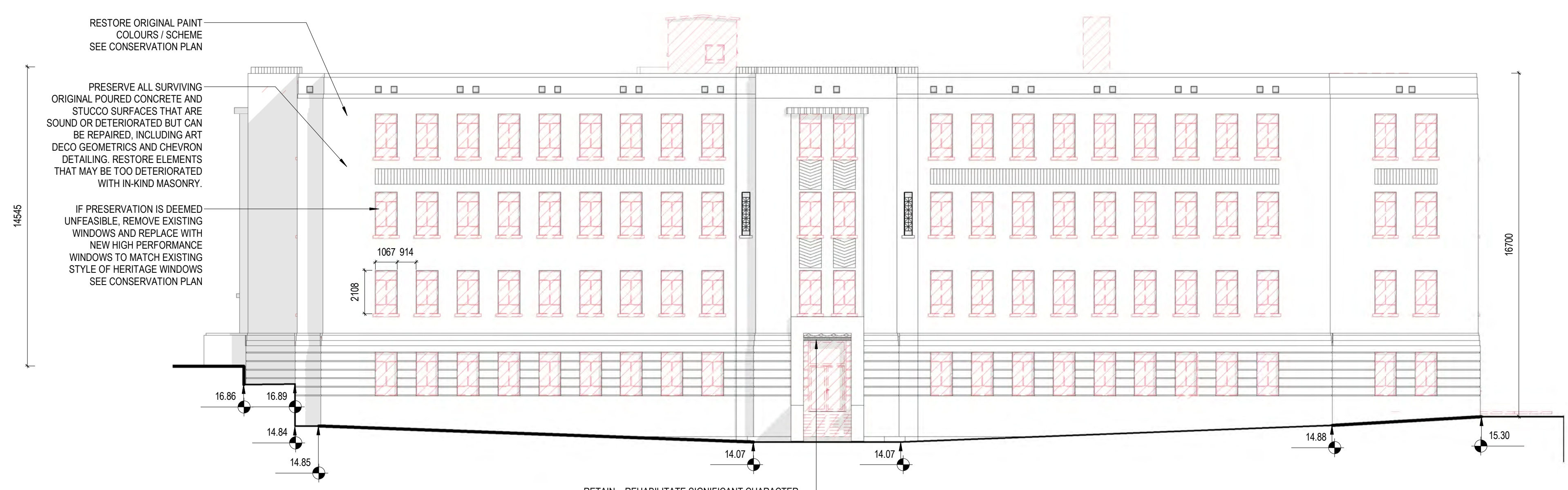
DATE	REV	ISSUE DESCRIPTION
2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION



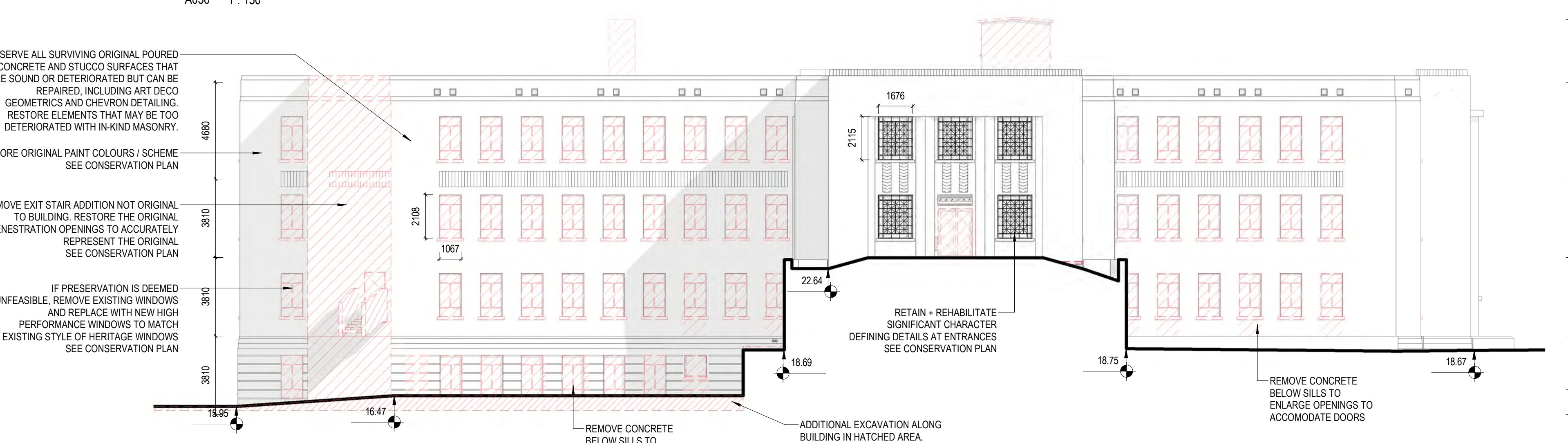
1 Demolition Elevation - East (Blanshard St.)
A036 1:150



2 Demolition Elevation - West (Burdett Ave.)
A036 1:150



3 Demolition Elevation - South (Fairfield Road)
A036 1:150



4 Demolition Elevation - North (Blanshard St. + Burdett Ave.)
A036 1:150

DEMOLITION NOTES:

ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.

REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.

REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.

REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.

EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.

MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.

MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS. ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.

WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.

ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.

ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR BRICK ON ALL ELEVATIONS. ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.

ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT. ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

GENERAL NOTES - HERITAGE RETENTION:

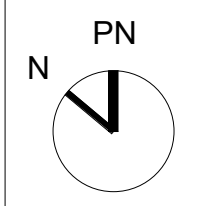
ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.

RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.

RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.

RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK. ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING

RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.



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DEMOLITION/RETENTION ELEVATIONS

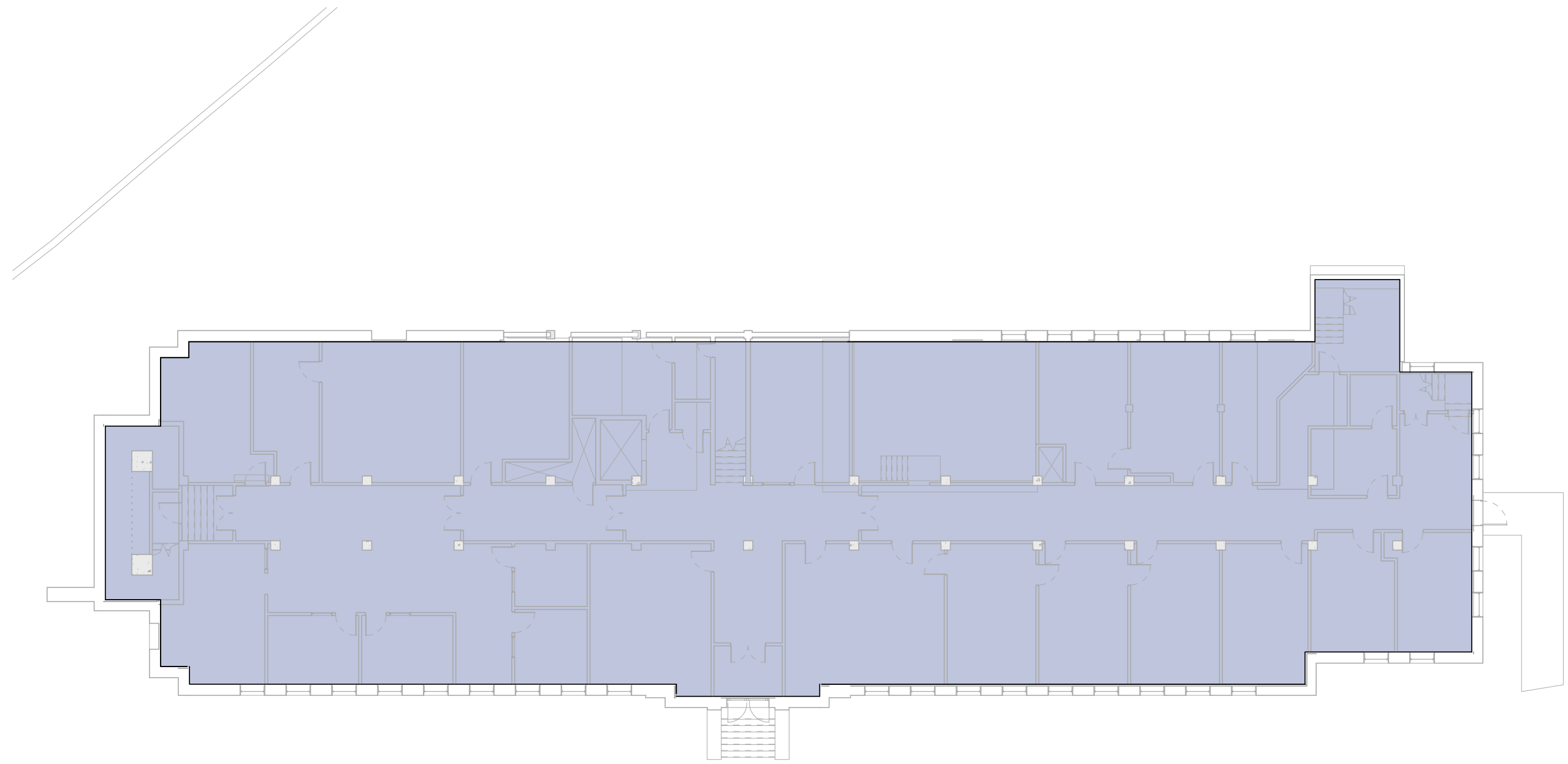
As indicated

A036

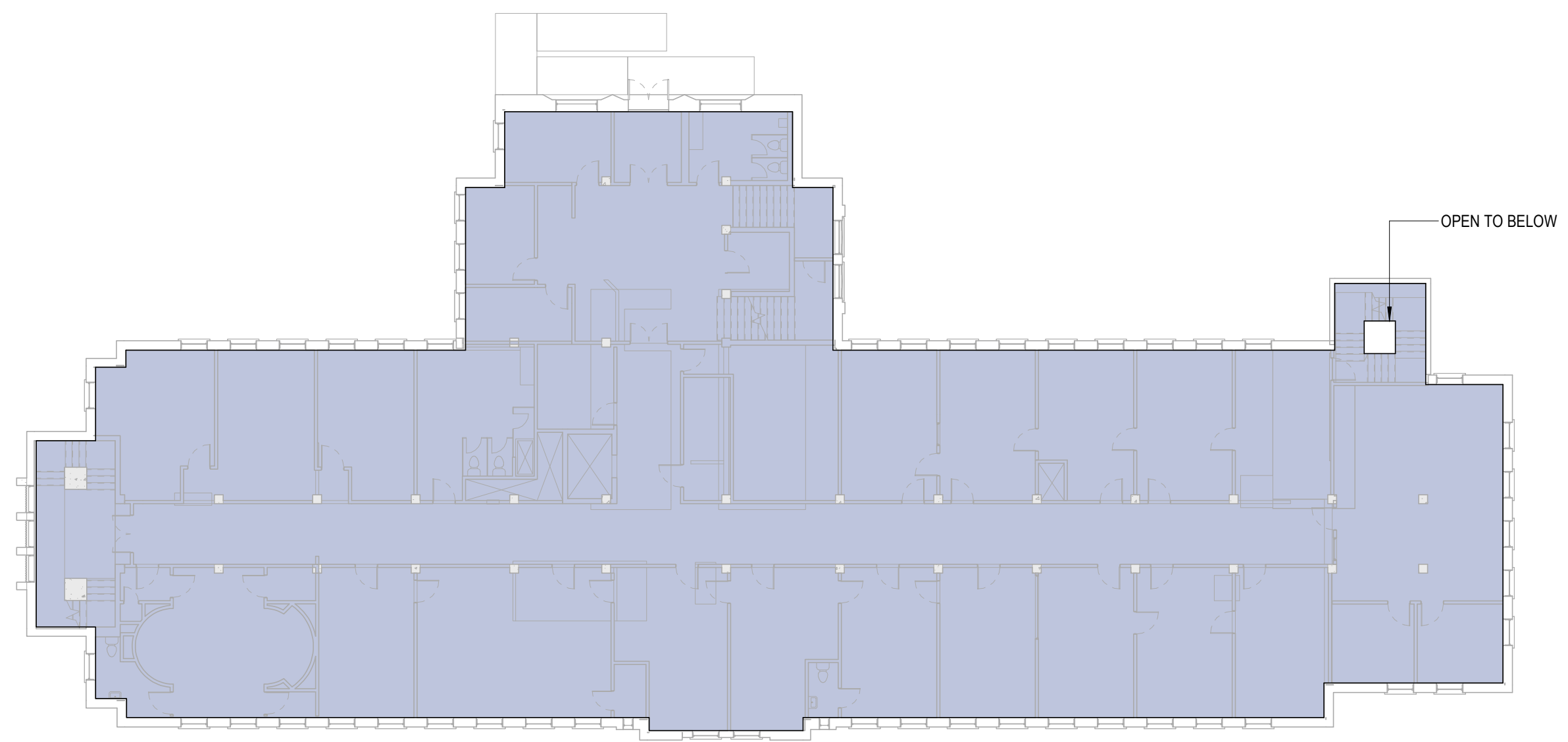
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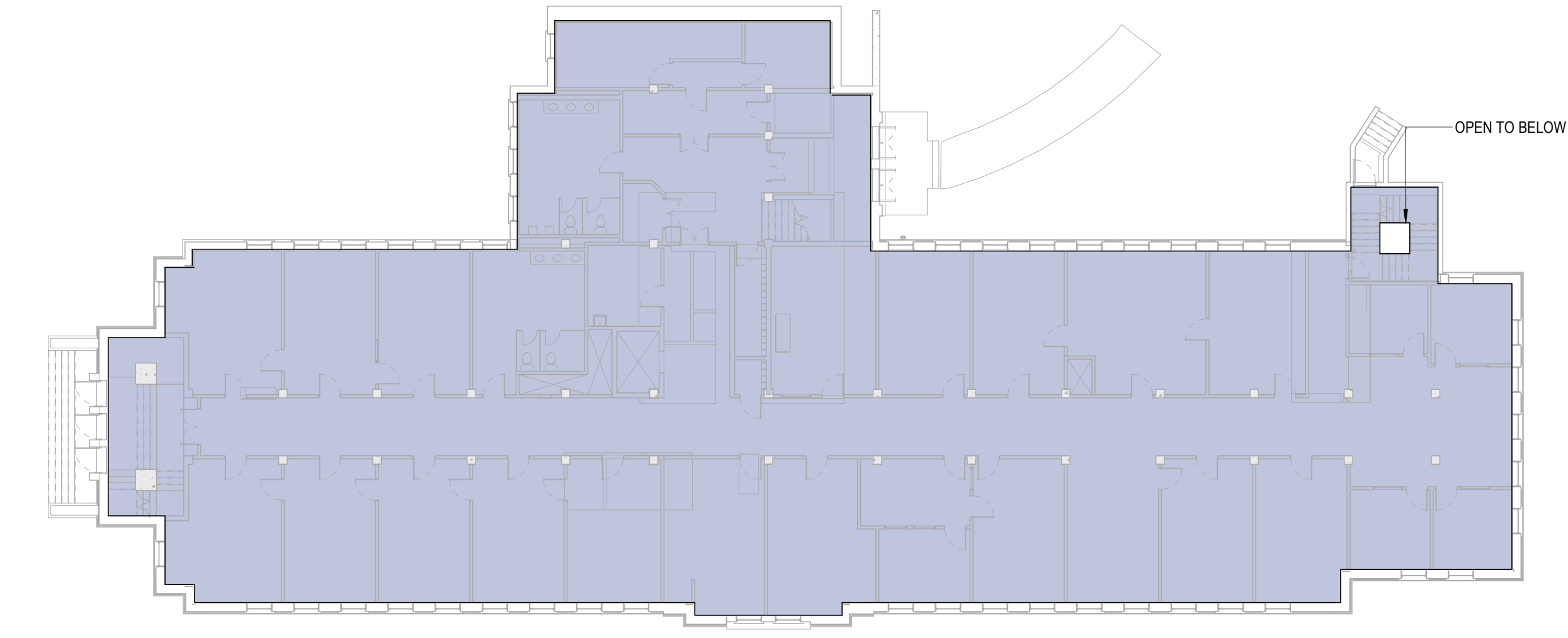
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2023-03-23	1	HAP & REZONING RESUBMISSION



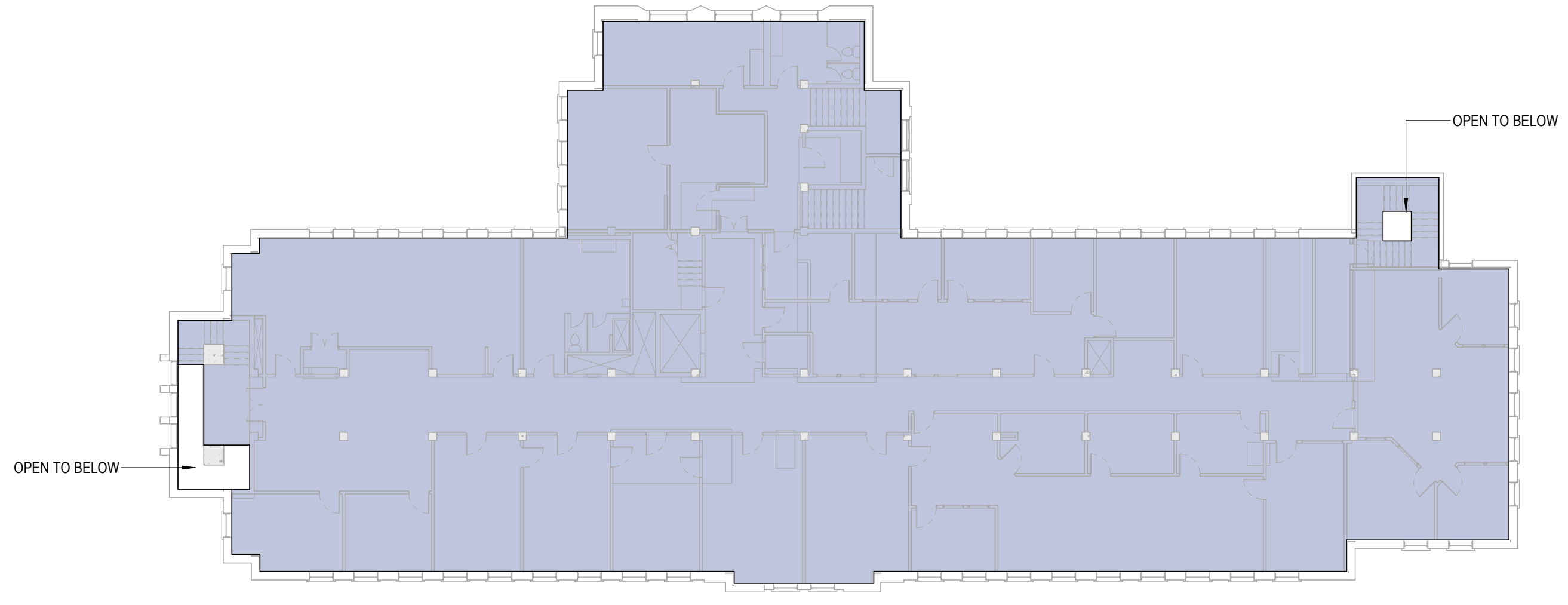
1 Level 1
A041 1:200



3 Level 3
A041 1:200



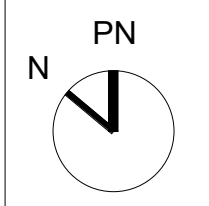
2 Level 2
A041 1:200



4 Level 4
A041 1:200

EXISTING FLOOR AREA

Level 01	852.3 m ²
Level 02	985.2 m ²
Level 03	982.6 m ²
Level 04	972.3 m ²
	3792.5 m ²



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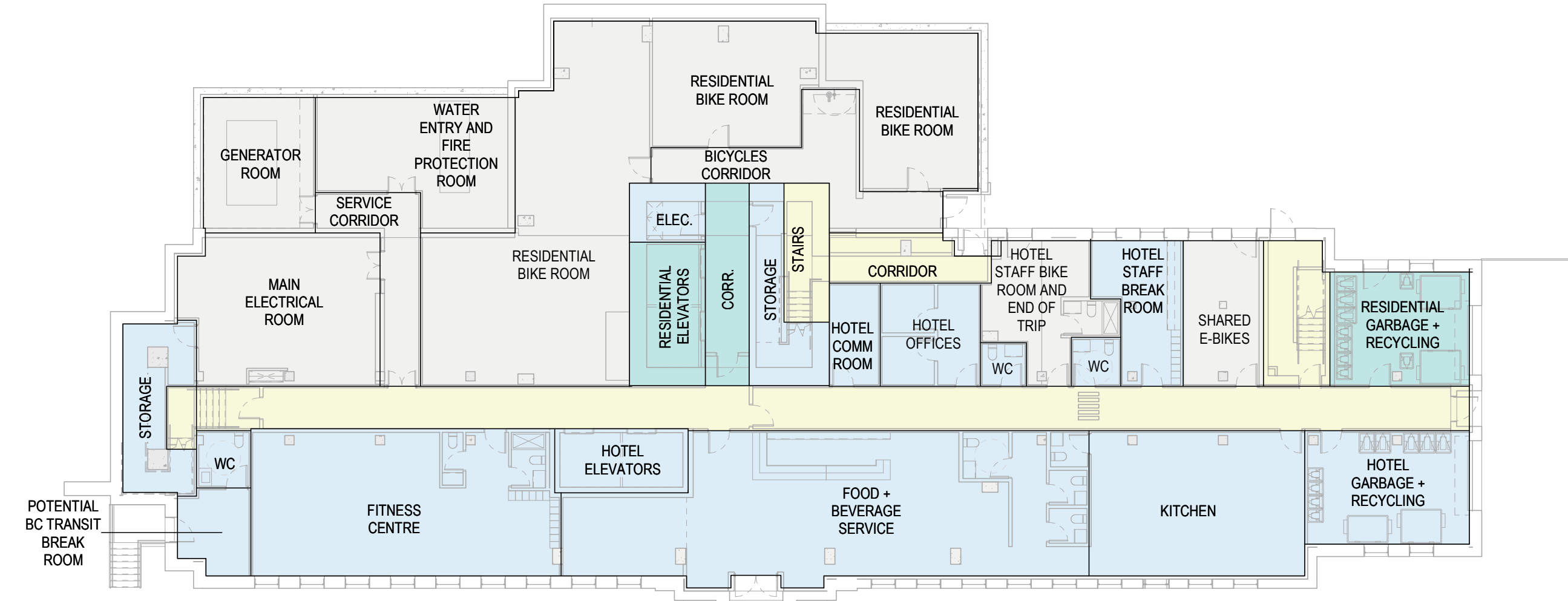
FSR OVERLAYS EXISTING

1:200

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A041



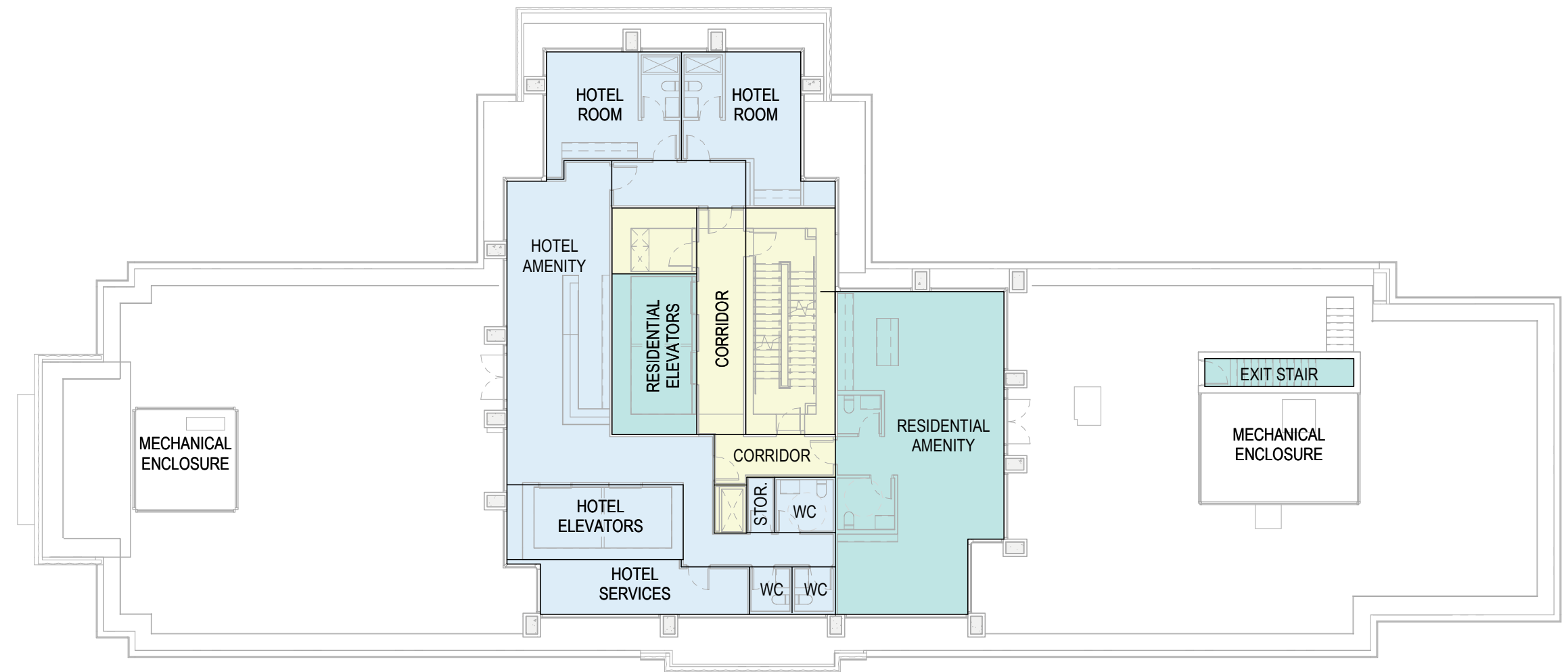
DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION



1 Level 01 Floor Area Overlay
A042 1:200

FLOOR AREA - LEVEL 1

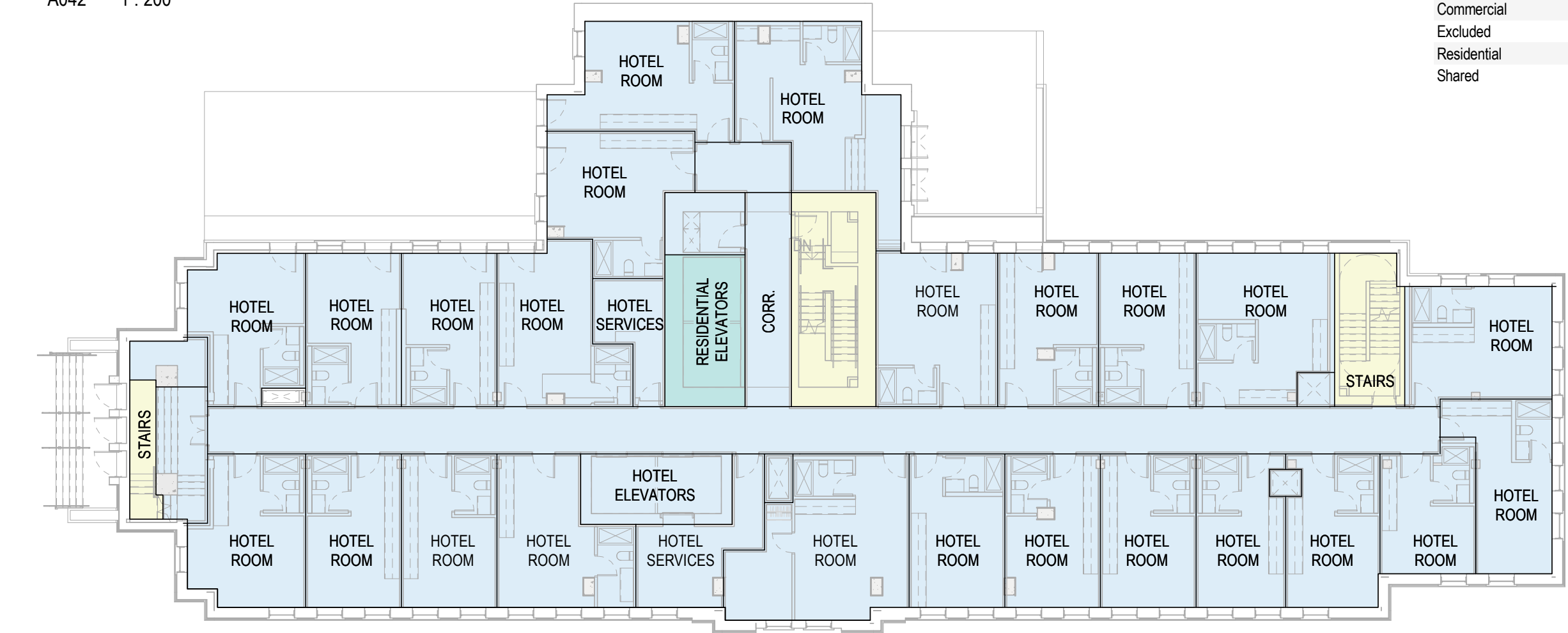
Commercial	456.6 m ²
Excluded	415.1 m ²
Residential	68.3 m ²
Shared	154.0 m ²



5 Level 05 Floor Area Overlay
A042 1:200

FLOOR AREA - LEVEL 5

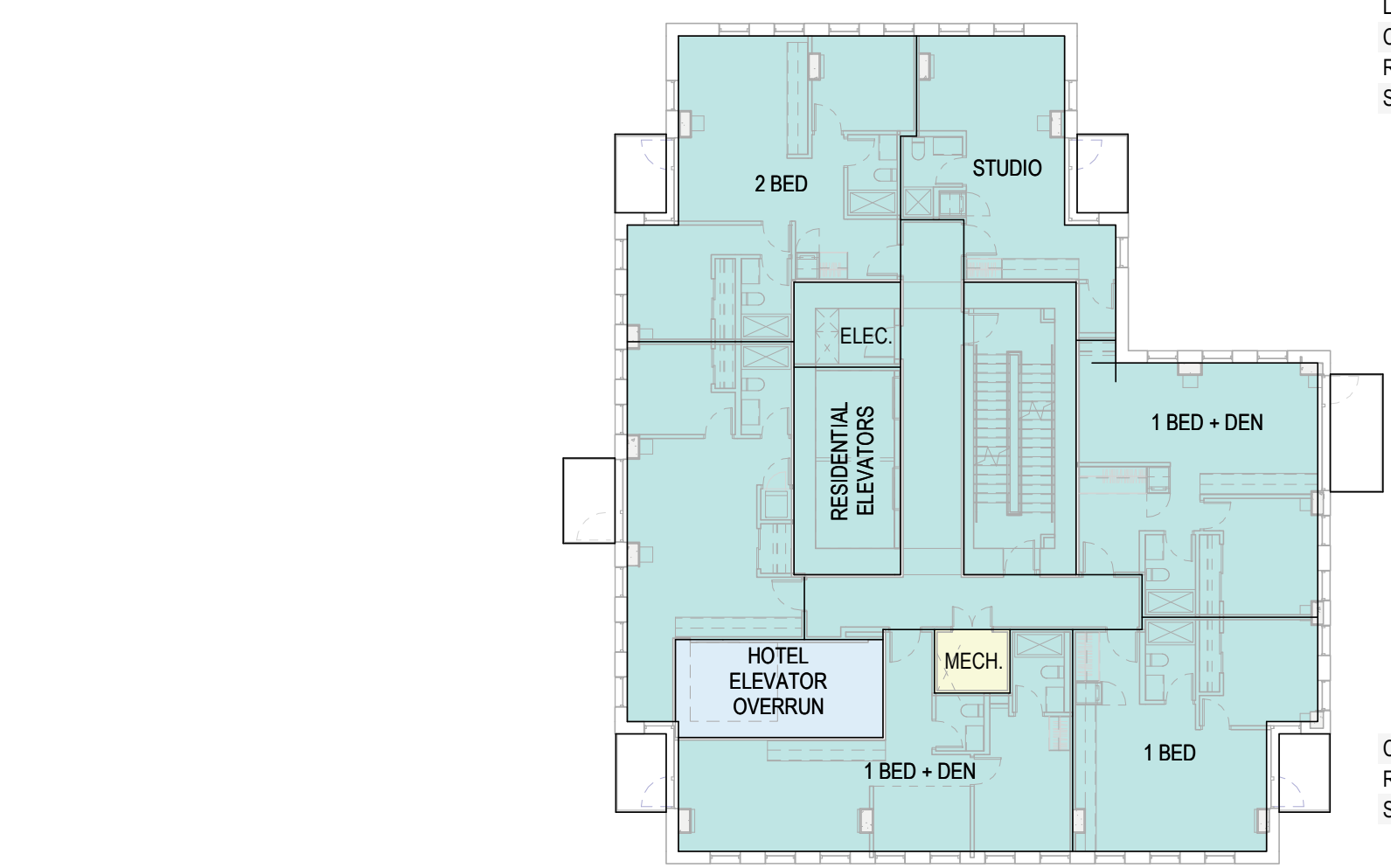
Level 05	
Commercial	177.2 m ²
Residential	106.5 m ²
Shared	67.3 m ²



2 Level 02 Floor Area Overlay
A042 1:200

FLOOR AREA - LEVEL 2

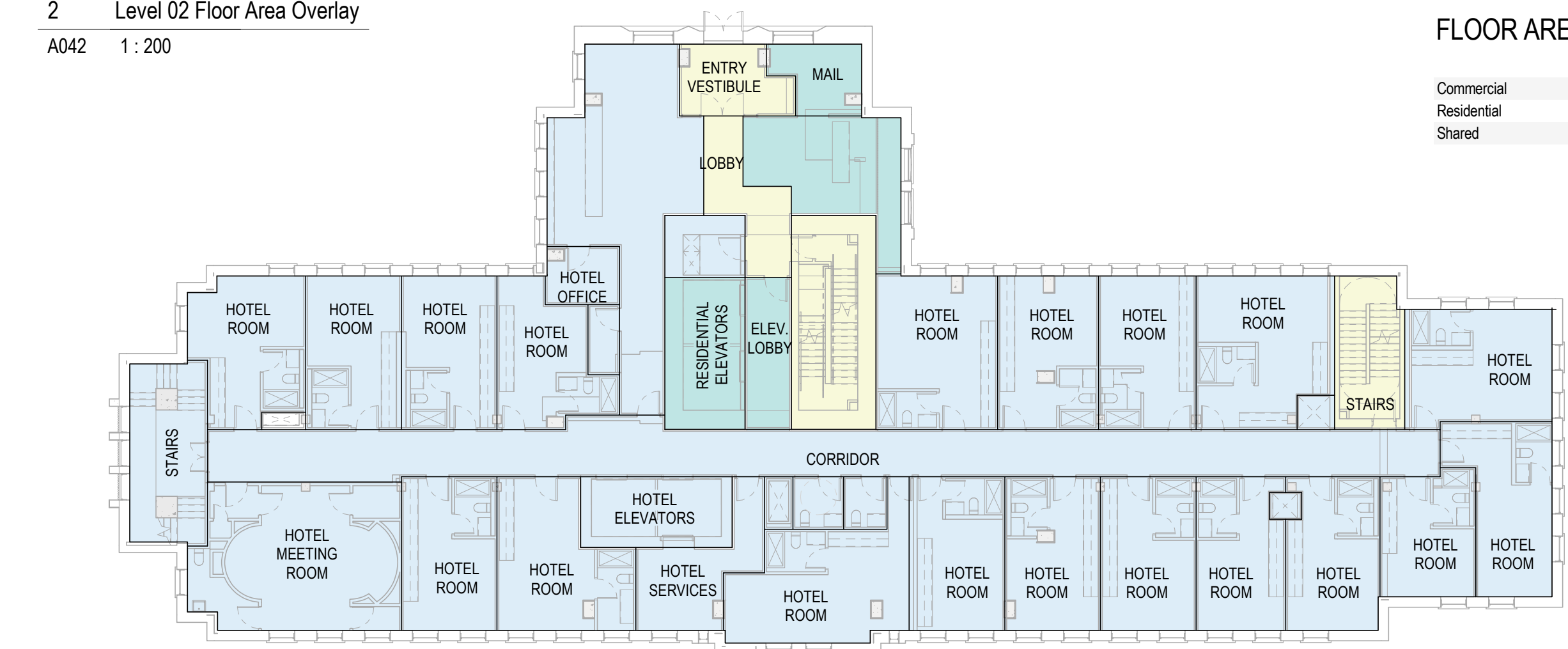
Commercial	883.6 m ²
Residential	20.9 m ²
Shared	55.6 m ²



6 Level 6-17 Floor Area Overlay
A042 1:200

FLOOR AREA - LEVEL 6

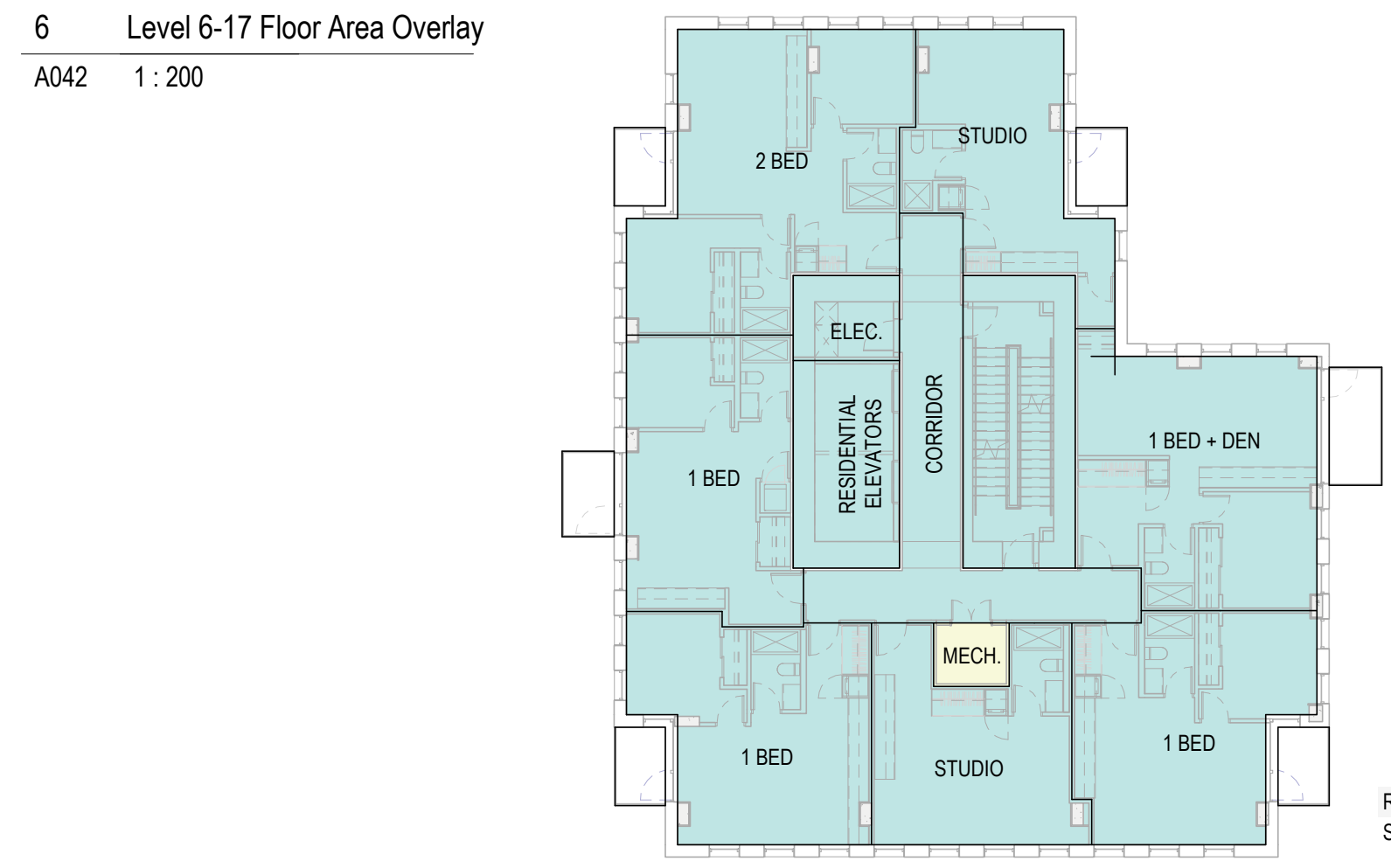
Commercial	18.6 m ²
Residential	402.8 m ²
Shared	4.4 m ²



3 Level 3 Floor Area Overlay
A042 1:200

FLOOR AREA - LEVEL 3

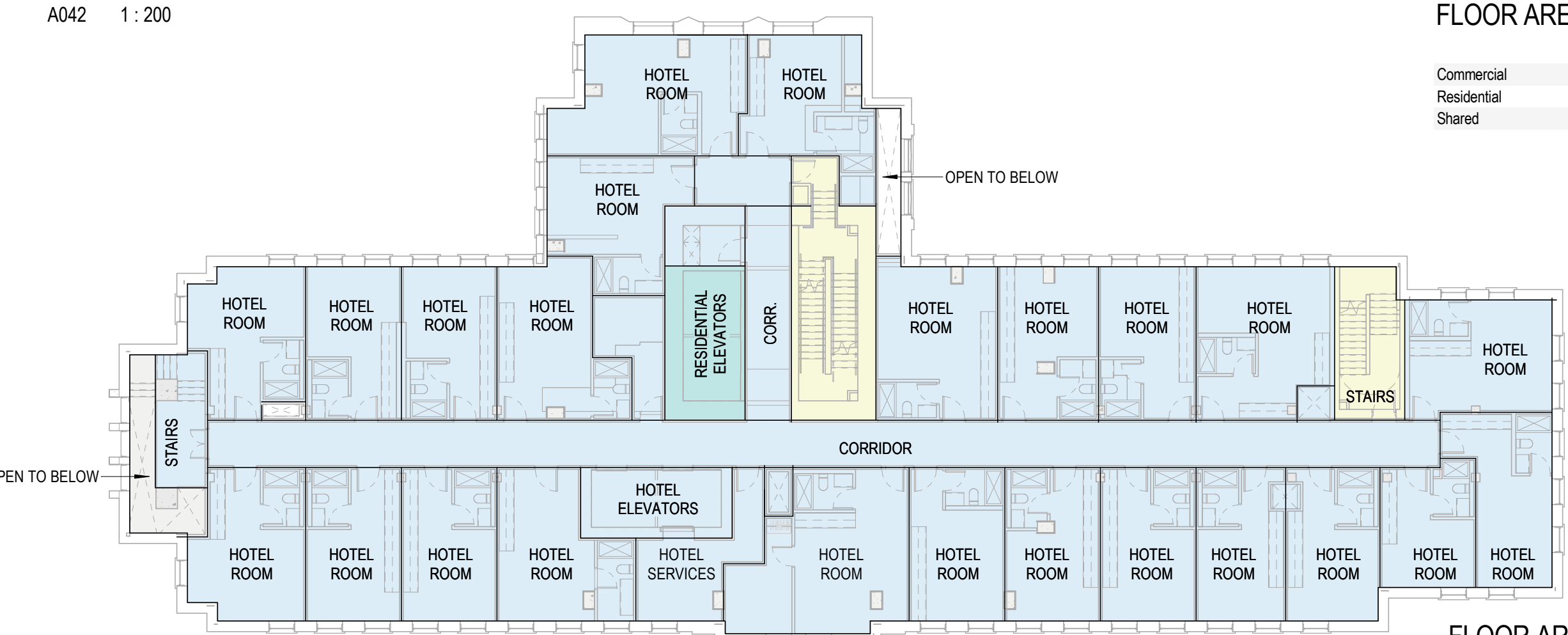
Commercial	814.8 m ²
Residential	69.6 m ²
Shared	75.8 m ²



7 Level 7 FSR Overlay
A042 1:200

FLOOR AREA - Level 7-17

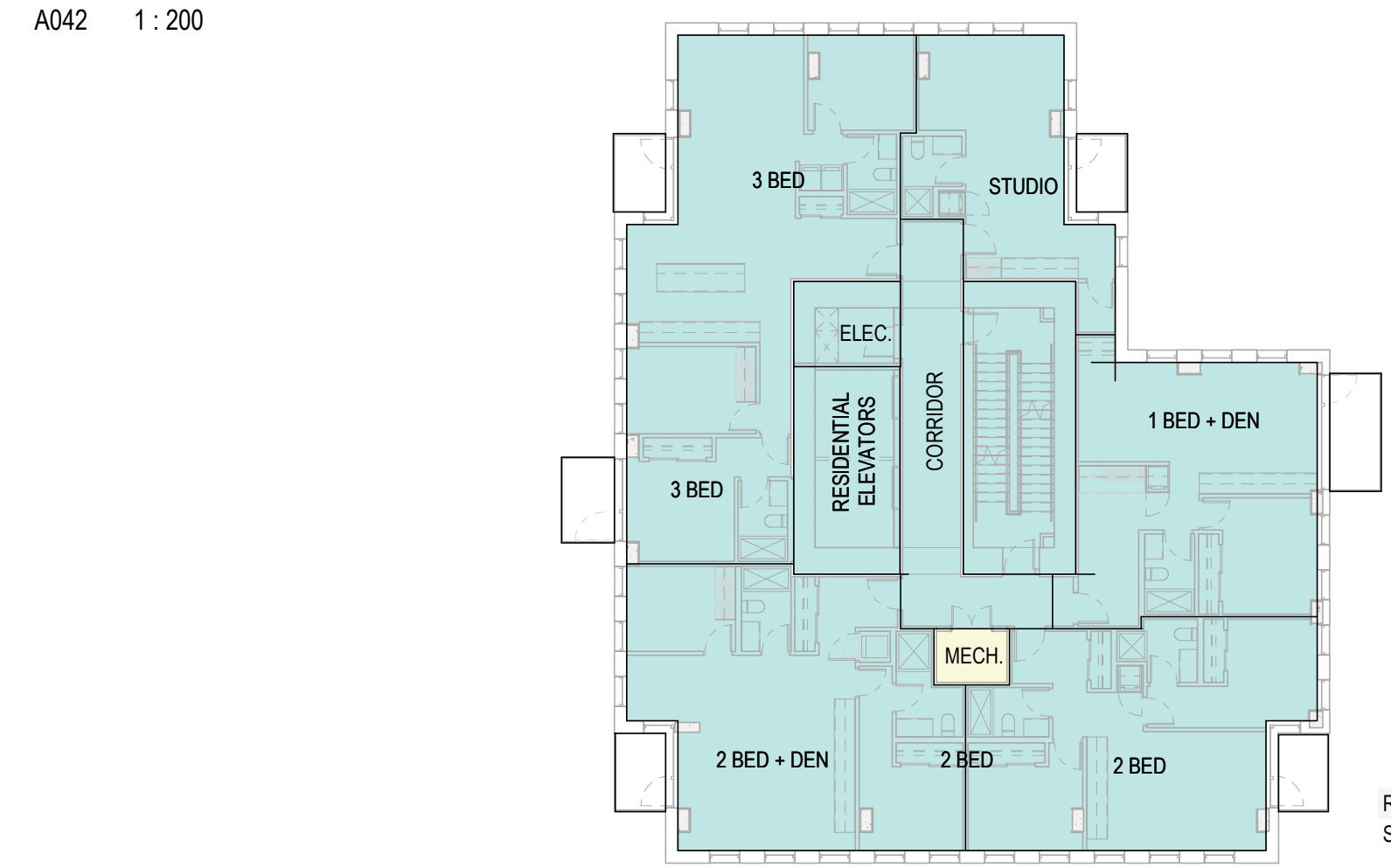
Residential	421.4 m ²
Shared	4.4 m ²



4 Level 4 Floor Area Overlay
A042 1:200

FLOOR AREA - LEVEL 4

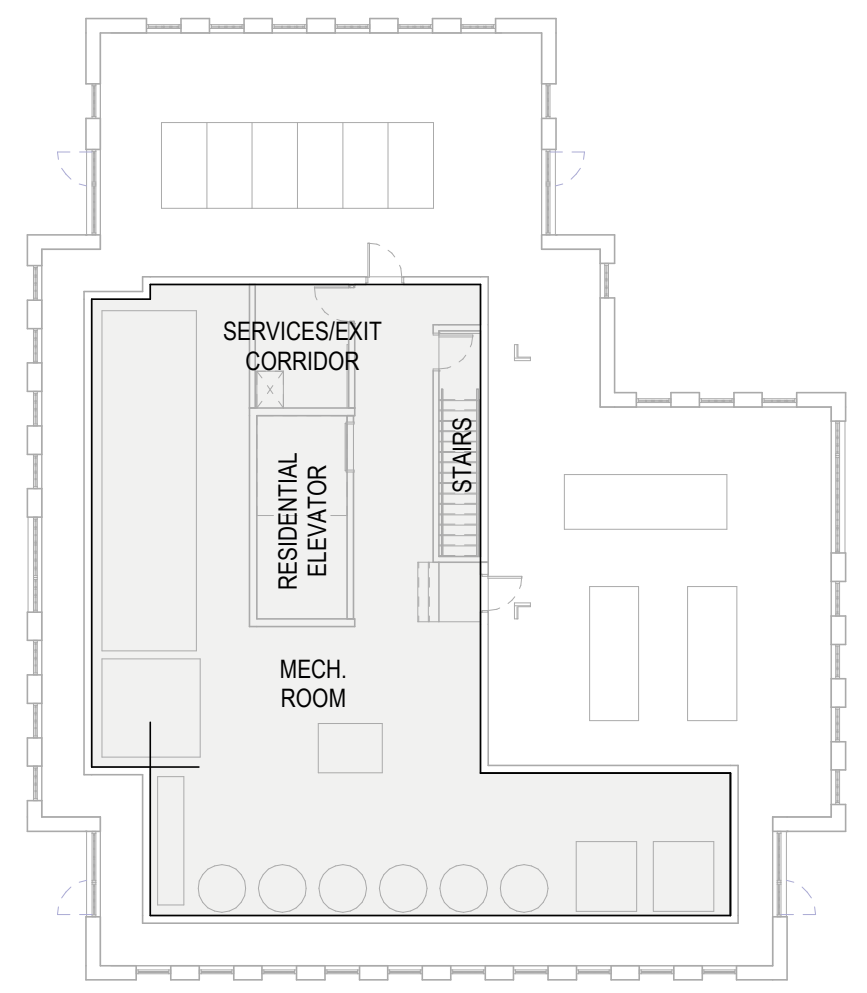
Commercial	867.5 m ²
Excluded	18.4 m ²
Residential	212 m ²
Shared	53.1 m ²



8 Level 18-20 Floor Area Overlay
A042 1:200

FLOOR AREA - Level 18-20

Residential	421.9 m ²
Shared	3.9 m ²



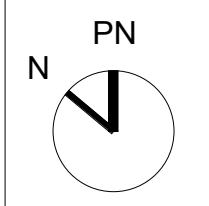
9 Roof Floor Area Overlay
A042 1:200

FLOOR AREA - ROOF

Excluded	190.4 m ²
----------	----------------------

FSR by Use

- Commercial
- Excluded
- Residential
- Shared



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FSR OVERLAYS PROPOSED

1:200

2023-03-22 6:30:15 PM
A042

CHATEAU VICTORIA
ELEVATOR CORE ELEV = 69.53
PARAPET ELEV = 61.49

PARKADE
PARKING SURFACE ELEV = 20.38
TOP OF WALL ELEV = 22.26

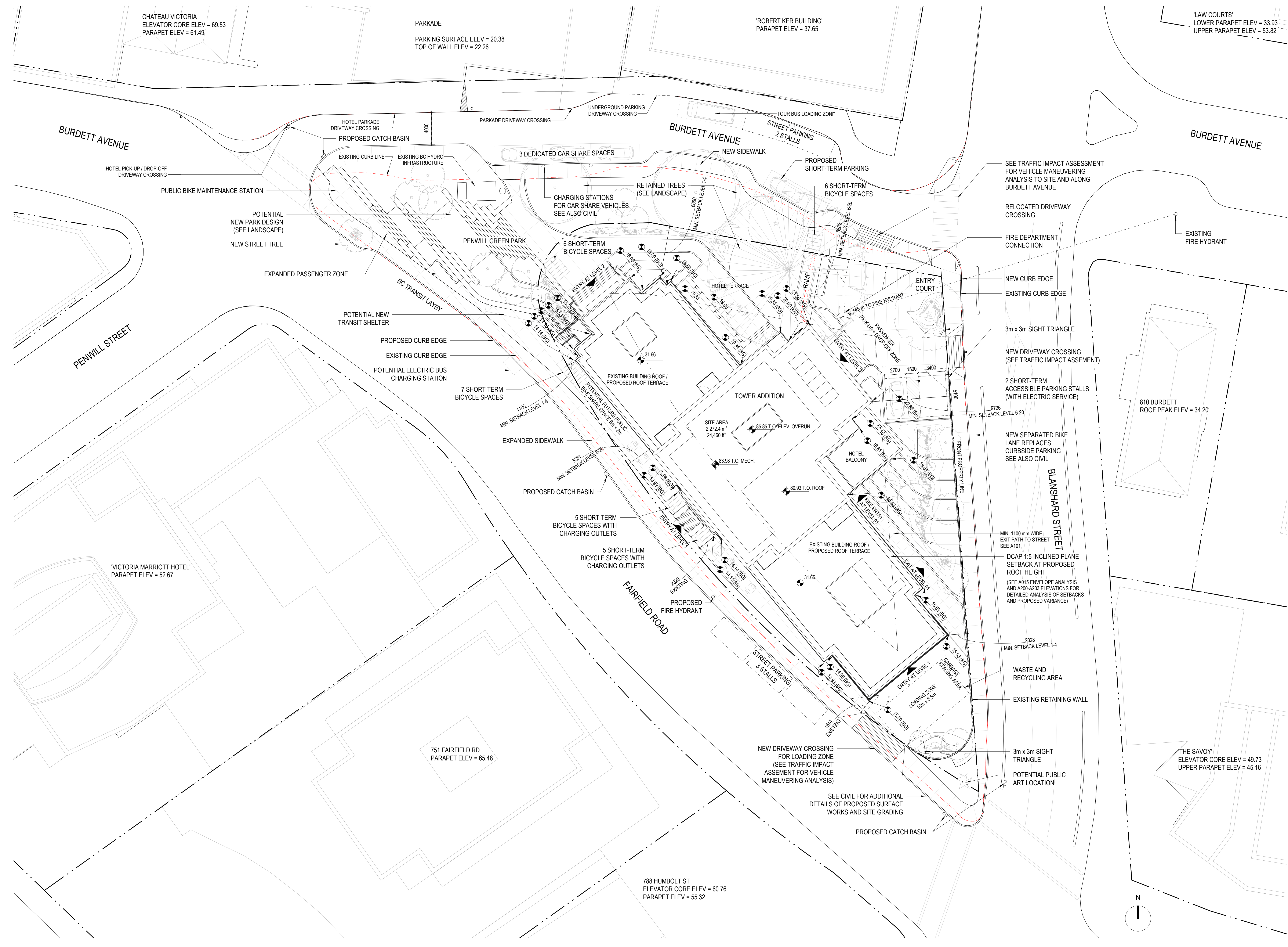
'ROBERT KER BUILDING'
PARAPET ELEV = 37.65

'LAW COURTS'
LOWER PARAPET ELEV = 33.93
UPPER PARAPET ELEV = 53.82

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1 : 200

A100

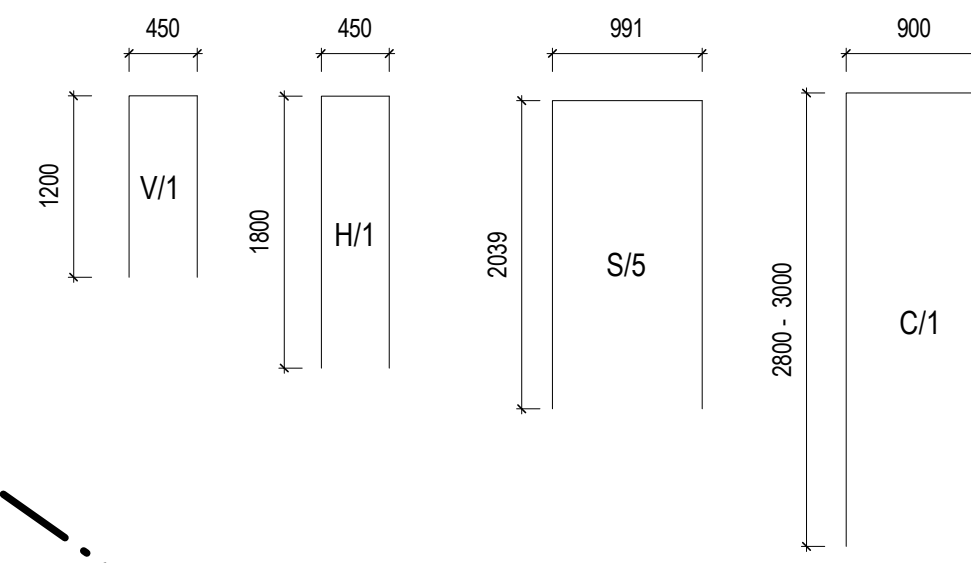
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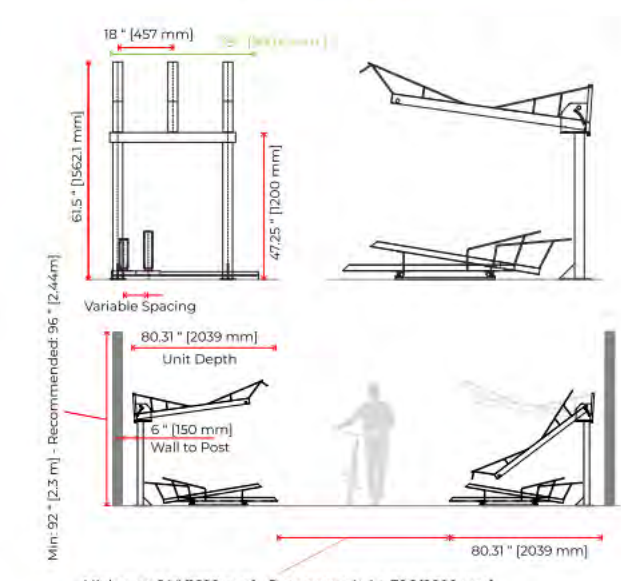
780 Blanshard Street, Victoria, BC
2019-039

SITE PLAN PROPOSED

BICYCLE SPACES



Urban Double Stacker (Narrow Aisle)

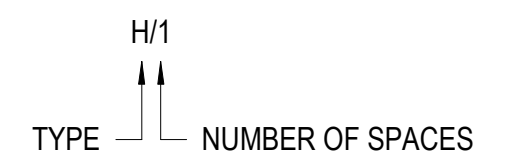


URBAN RACKS

URBAN RACKS
INNOVATIVE BICYCLE PARKING

LONG TERM BICYCLE SPACES

LEGEND



TYPES

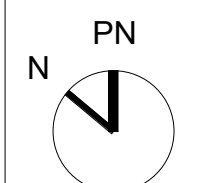
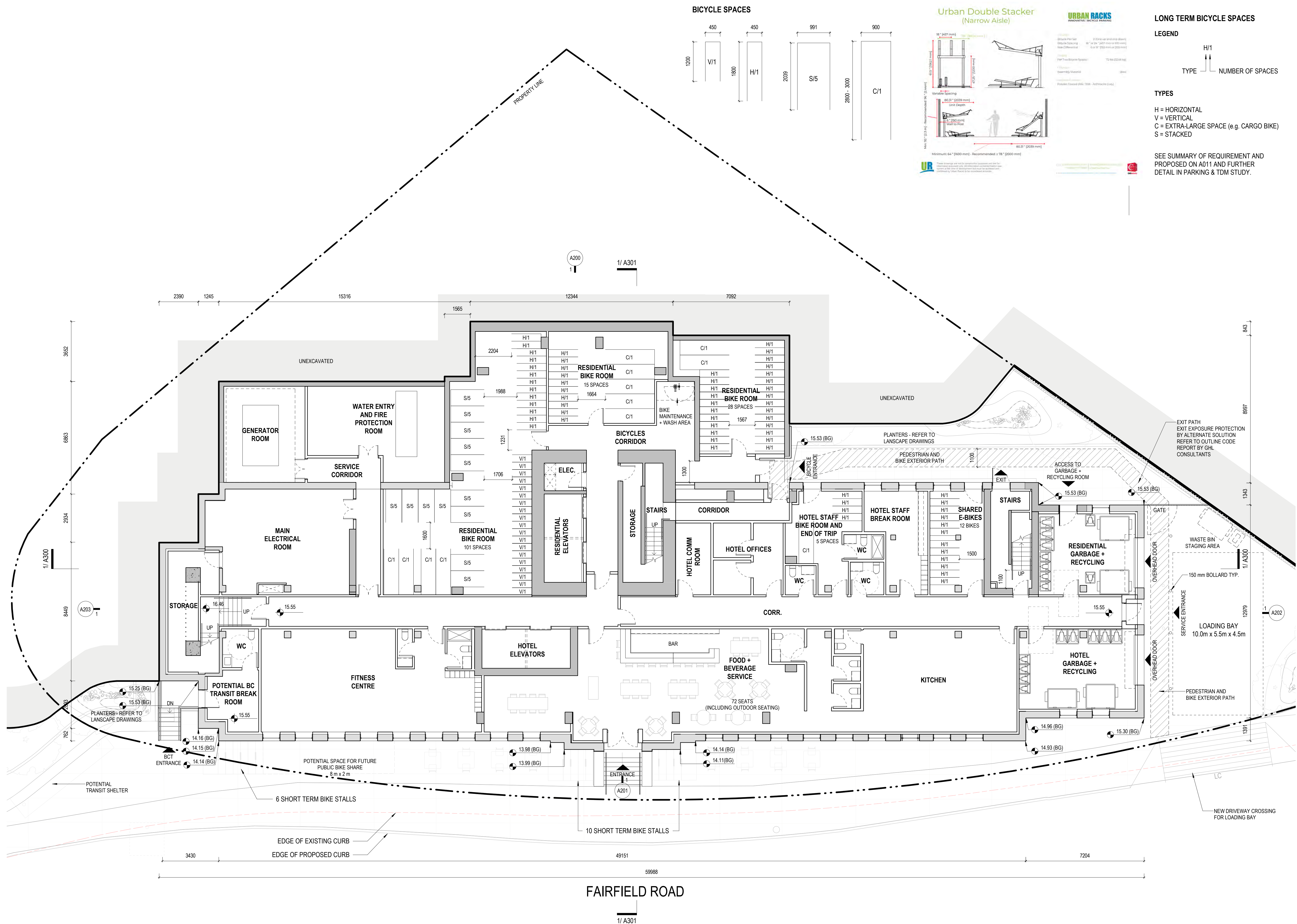
H = HORIZONTAL
V = VERTICAL
C = EXTRA-LARGE SPACE (e.g. CARGO BIKE)
S = STACKED

SEE SUMMARY OF REQUIREMENT AND PROPOSED ON A011 AND FURTHER DETAIL IN PARKING & TDM STUDY.

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LEVEL 1 FLOOR PLAN

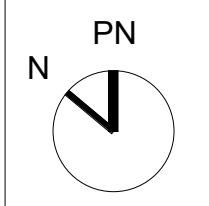
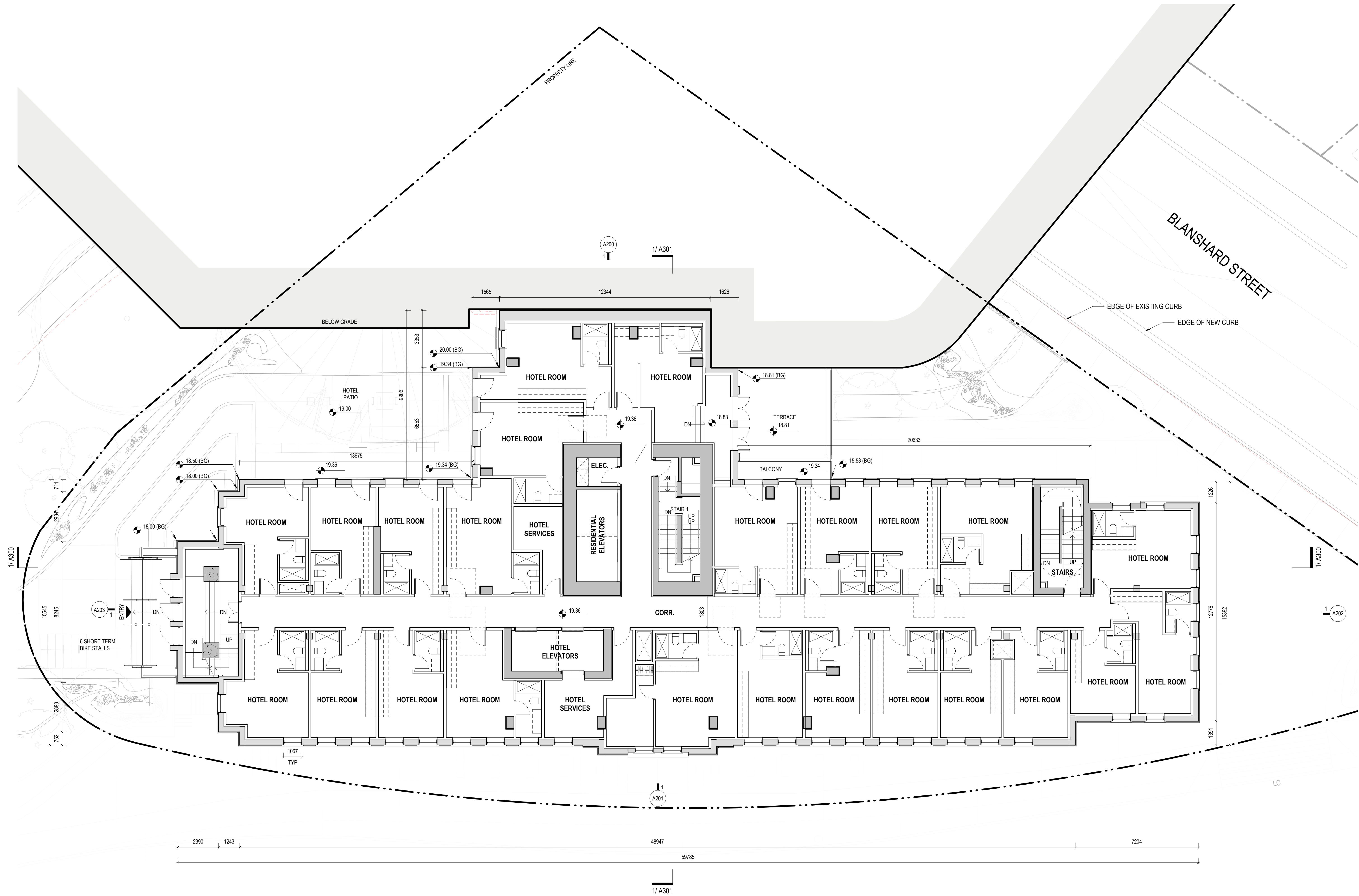
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A101

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LEVEL 2 FLOOR PLAN

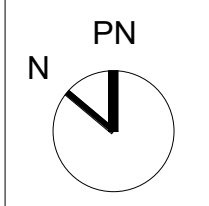
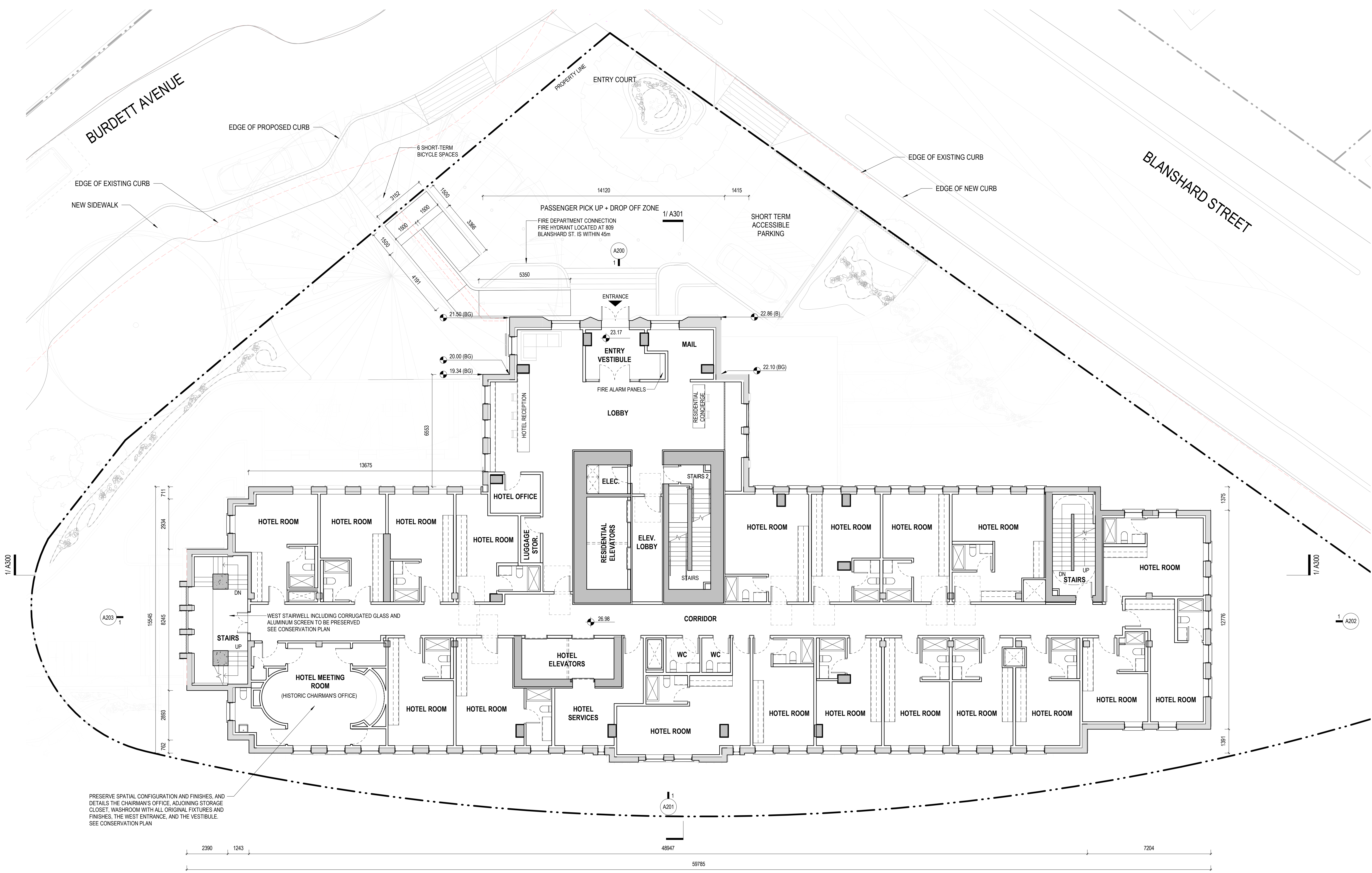
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A102

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LEVEL 3 FLOOR PLAN

1 : 100

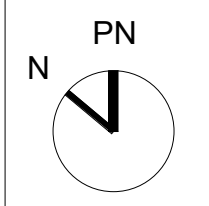
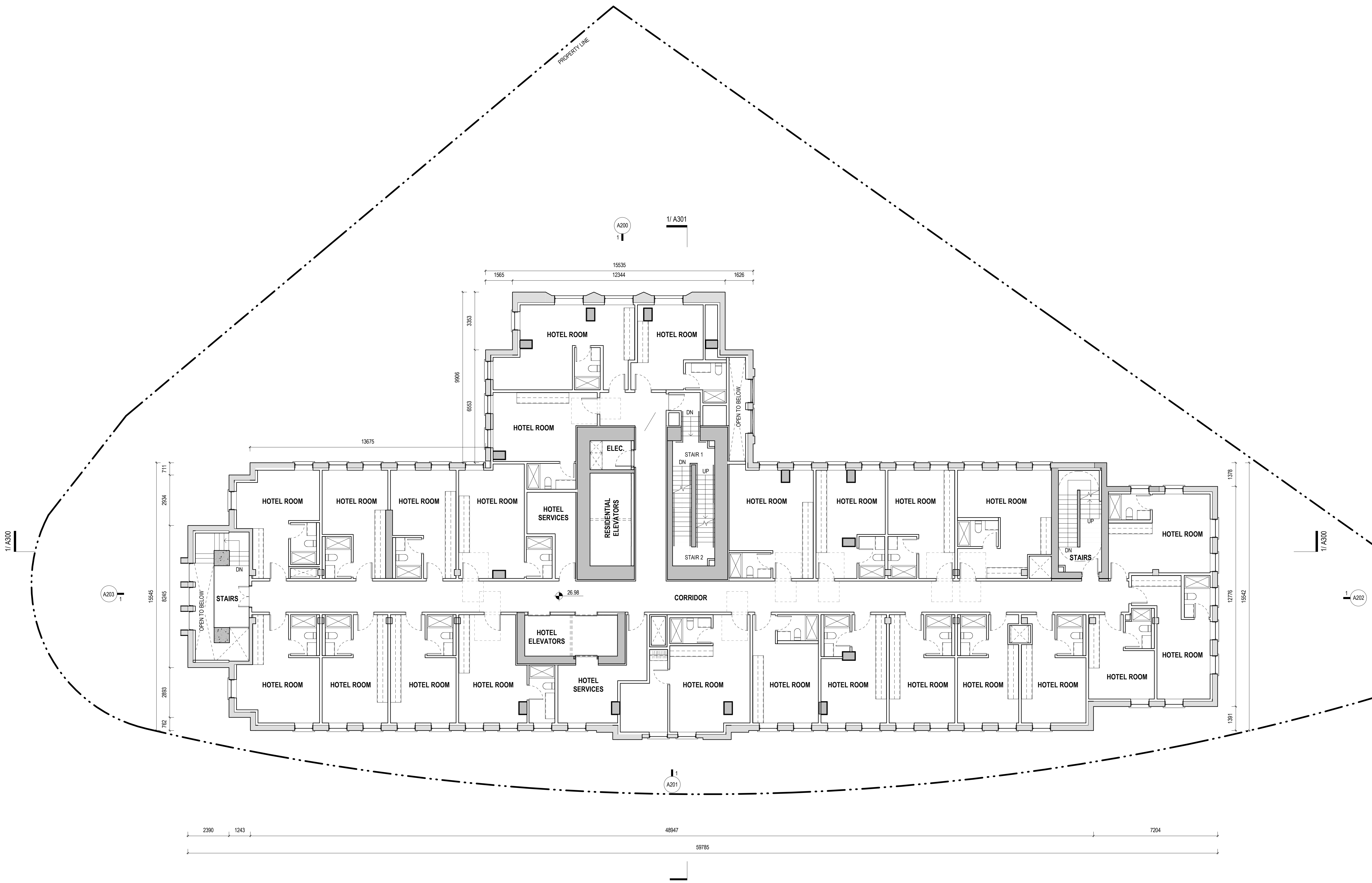
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LEVEL 4 FLOOR PLAN

1 : 100

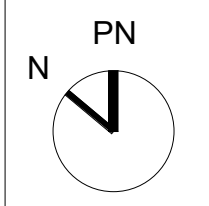
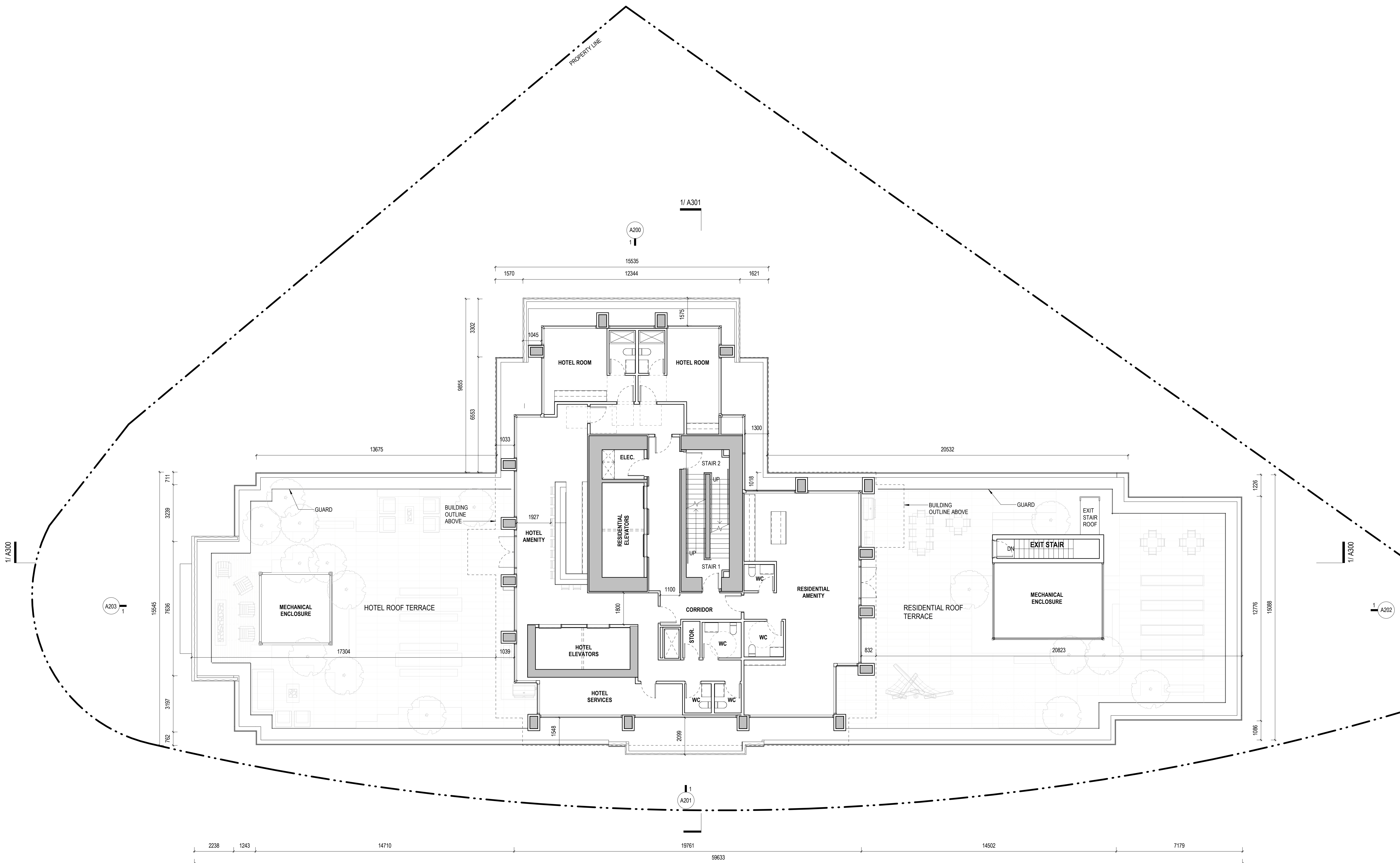
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LEVEL 5 FLOOR PLAN

1 : 100

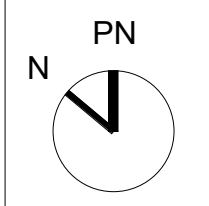
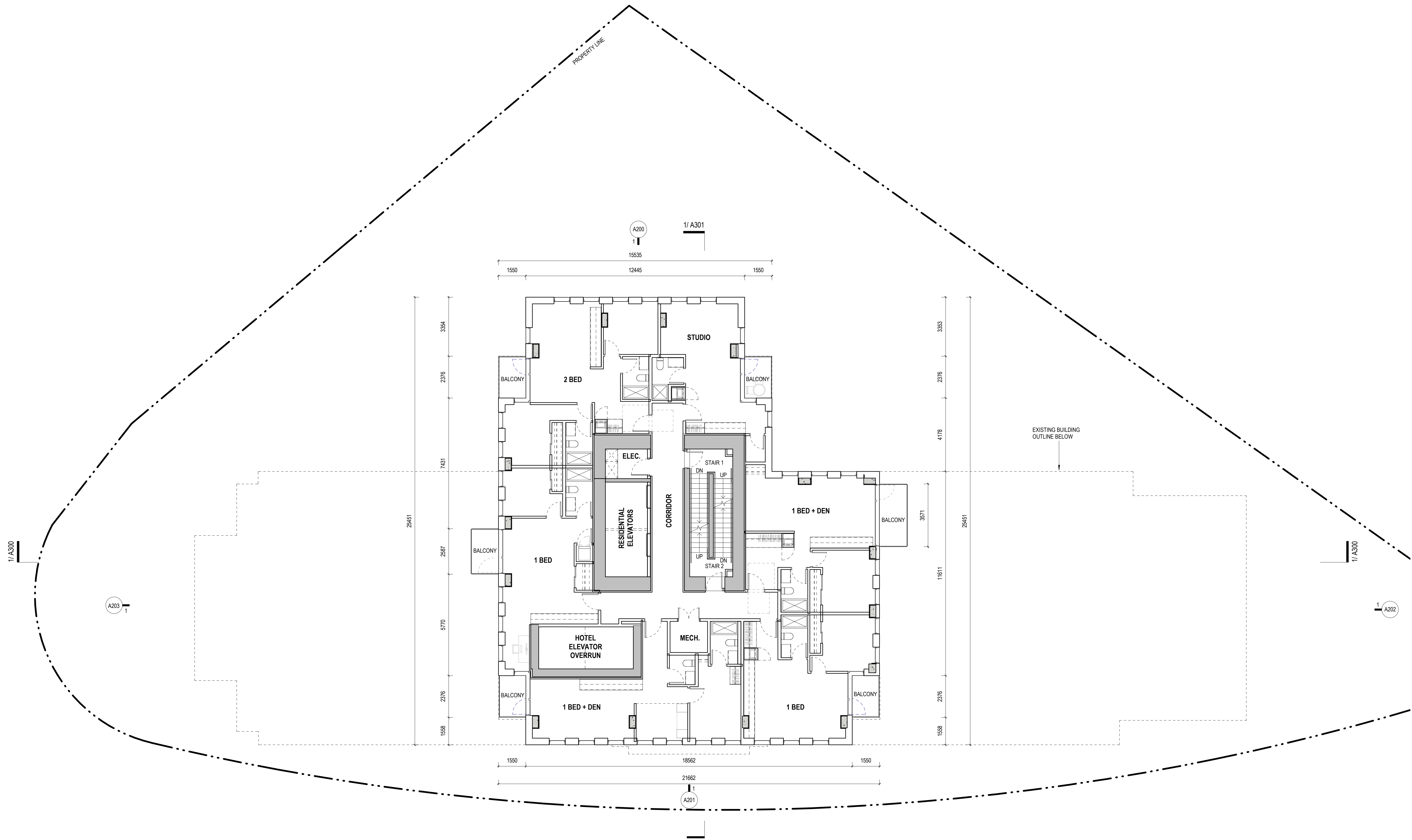
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2023-03-23

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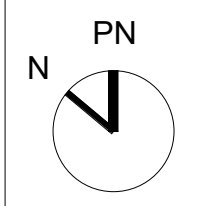
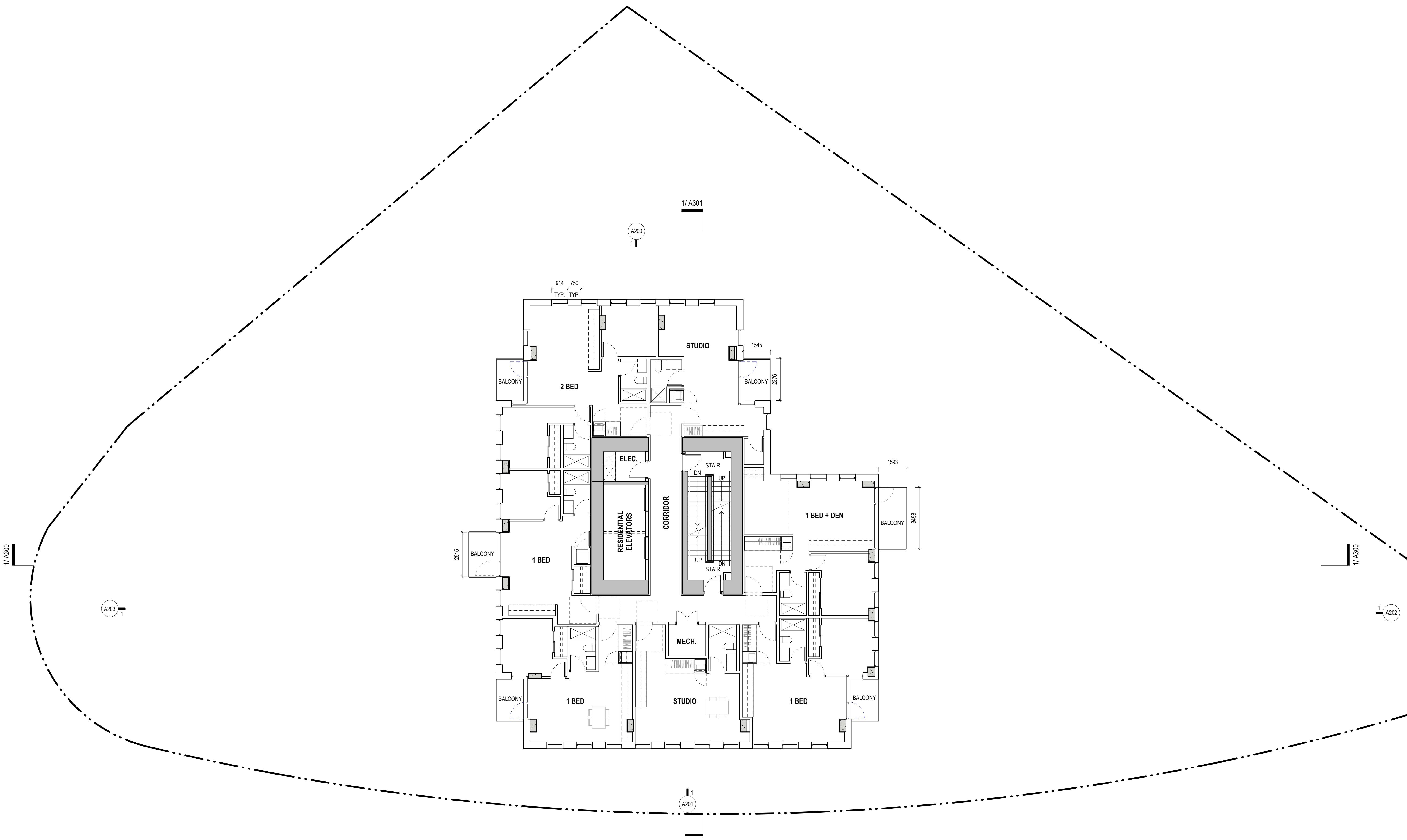
LEVEL 6 FLOOR PLAN

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LEVEL 7-17 FLOOR PLAN

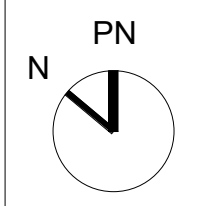
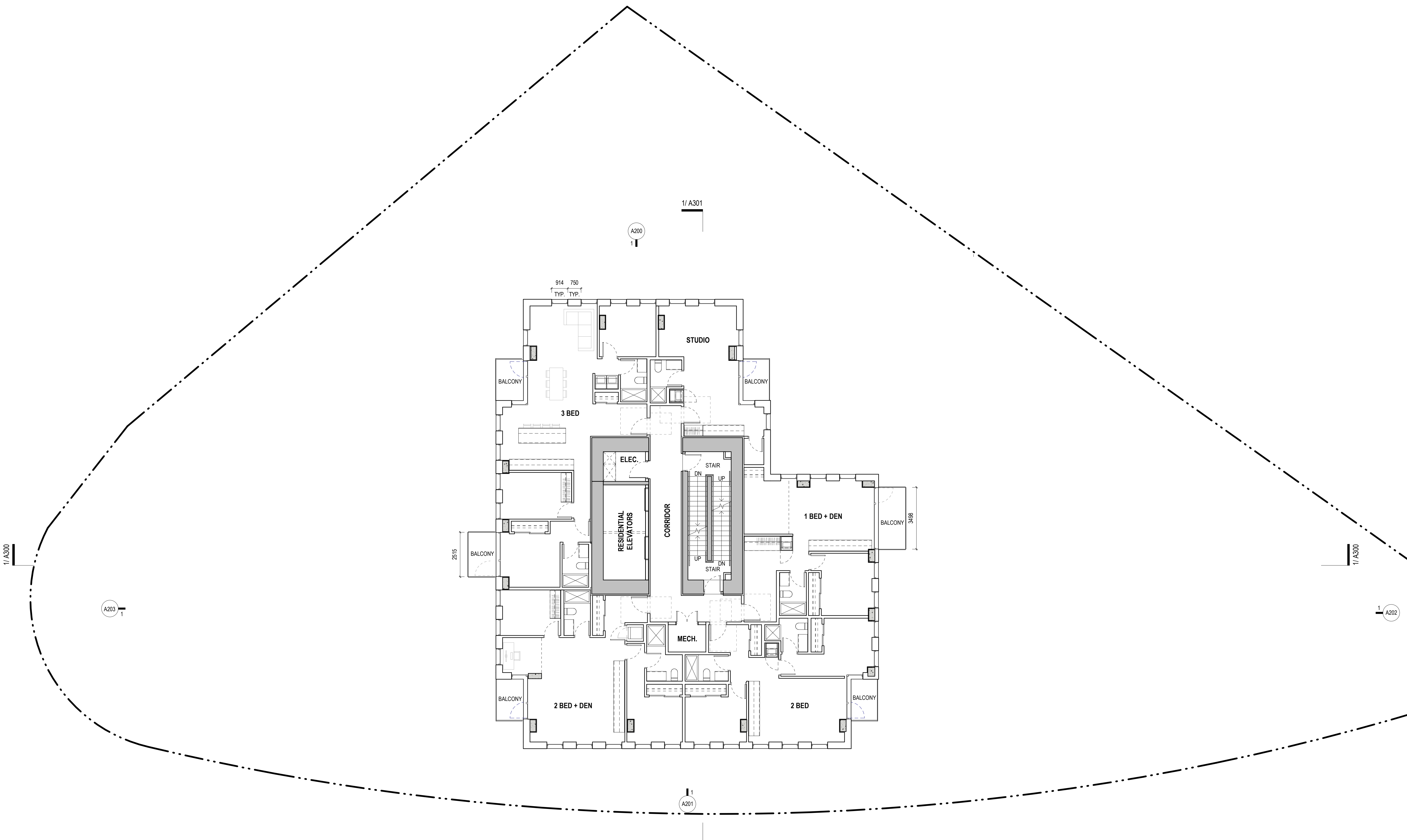
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A107

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DATE	REV	ISSUE DESCRIPTION
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LEVEL 18-20 FLOOR PLAN

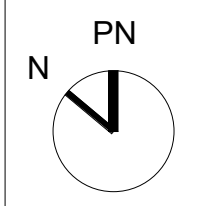
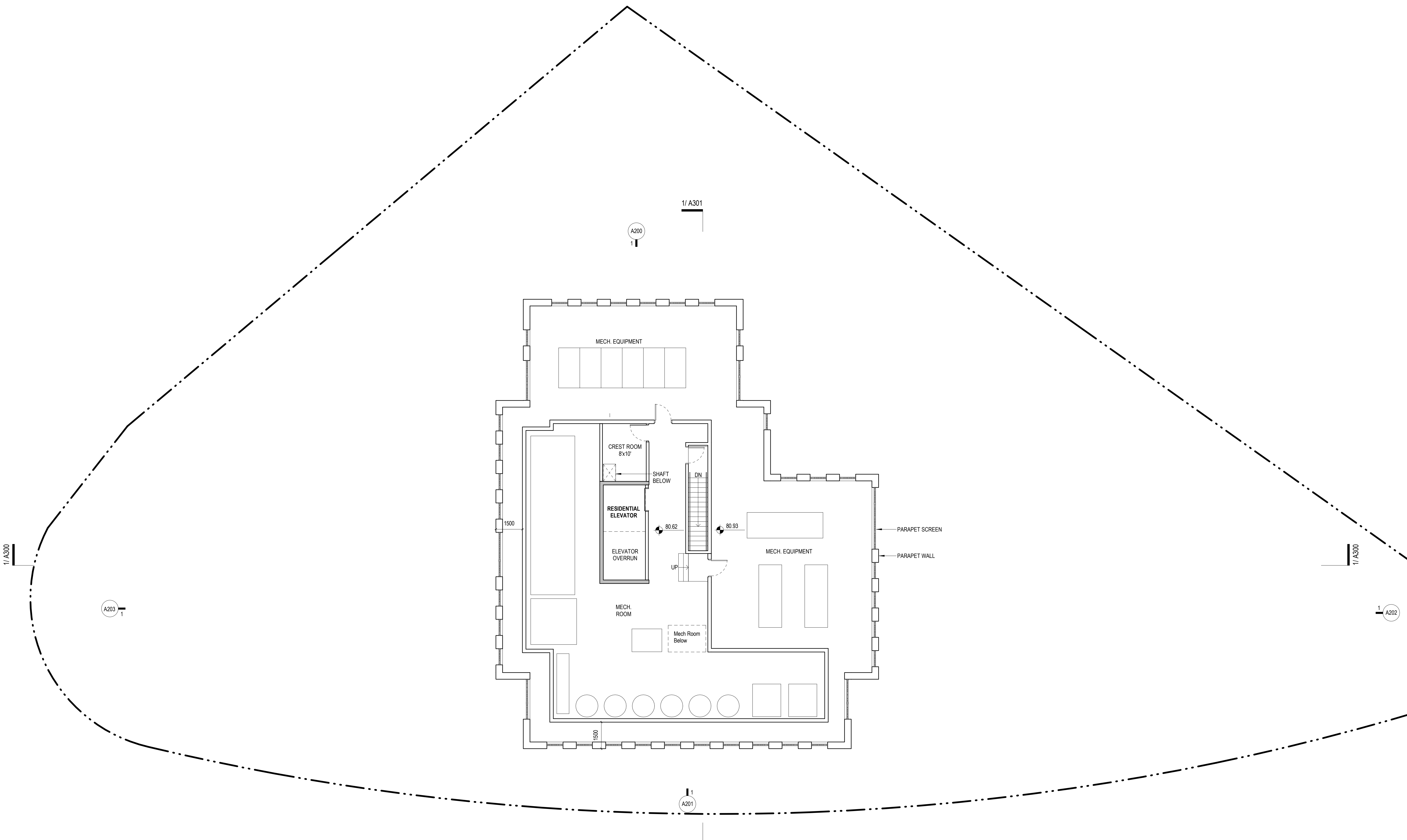
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MECHANICAL ROOFTOP PLAN

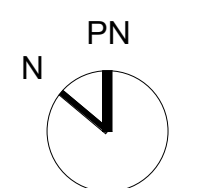
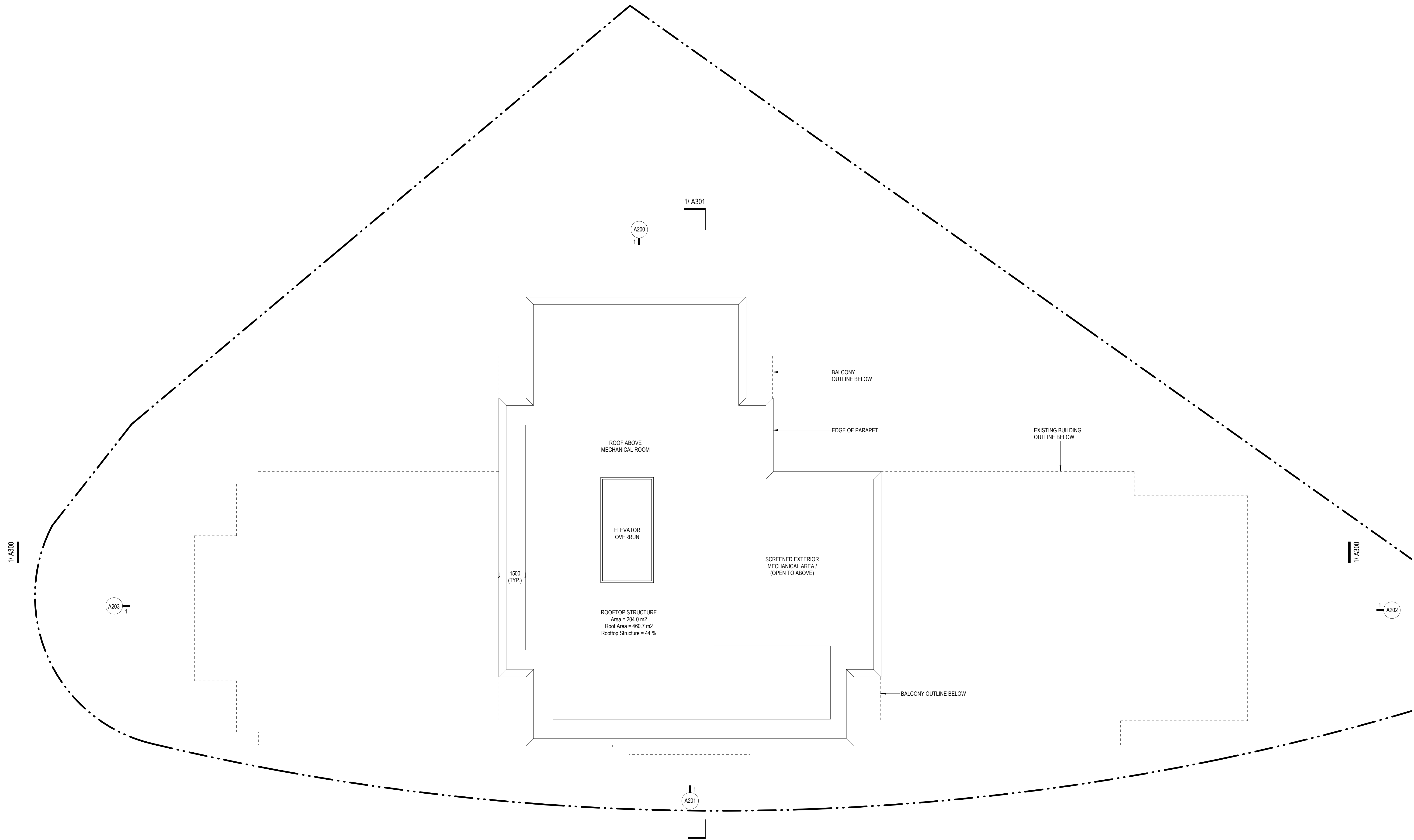
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A109

2023-03-22 6:30:24 PM



DATE	REV	ISSUE DESCRIPTION
2023-03-23	1	HAP & REZONING RESUBMISSION



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2019-039

ROOF PLAN

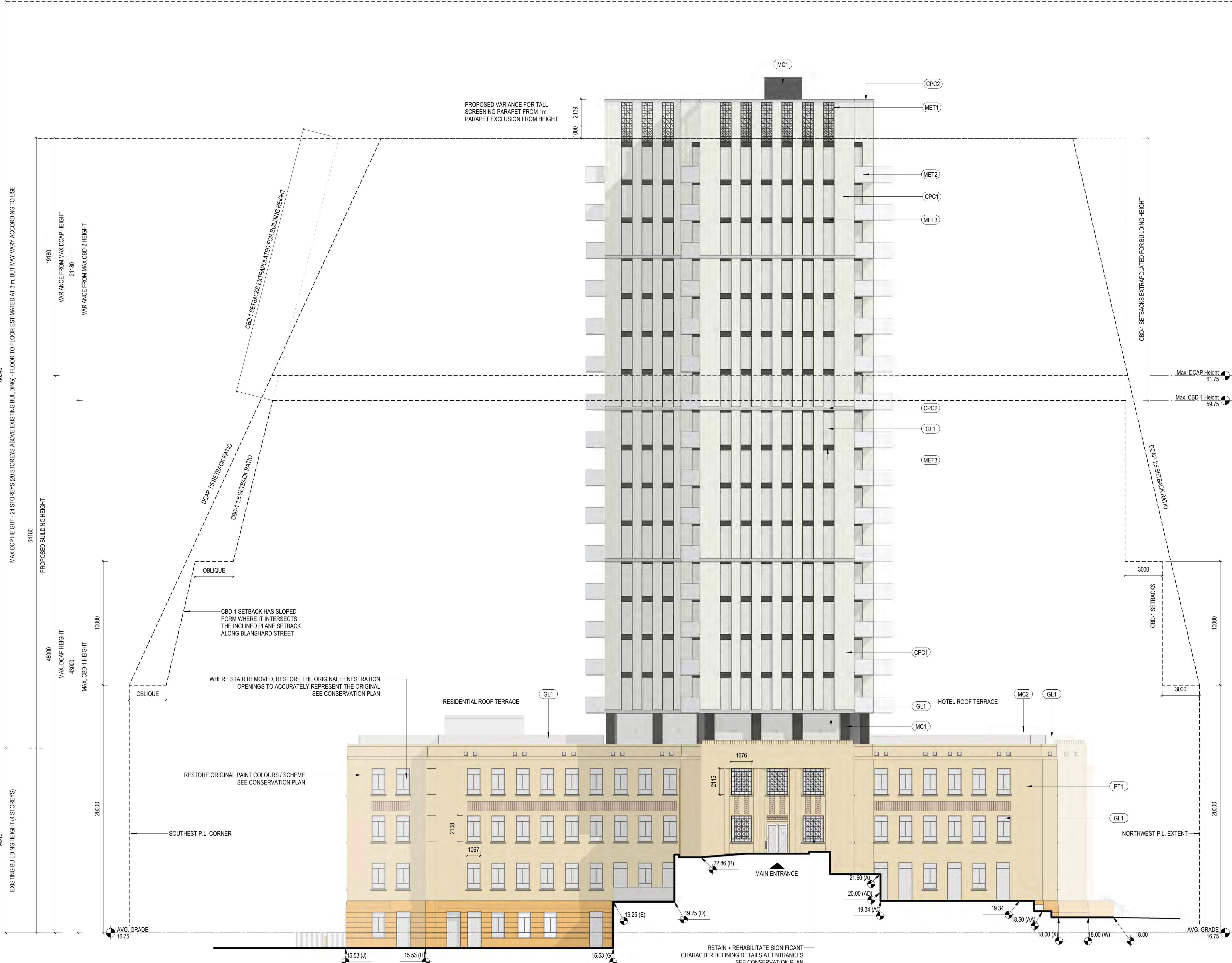
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2022-02-24	1	REZONING PRE-APPLICATION
2022-06-01	2	OPEN HOUSE PROGRESS SET
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2170	T.O. Elevator Overrun	85.85
	T.O. Rooftop Structure	83.68
2750	Roof Level	80.93
3370	Mechanical Level	80.62
	Level 20	77.56
	Level 19	74.50
	Level 18	71.44
	Level 17	68.38
	Level 16	65.32
	Level 15	62.26
	Level 14	59.20
	Level 13	56.14
	Level 12	53.08
	Level 11	50.02
	Level 10	46.96
	Level 09	43.90
	Level 08	40.84
	Level 07	37.78
	Level 06	34.72
	Level 05	31.66
	Level 04	26.98
	Level 03	23.17
	Level 02	19.36
	Level 01	15.55

MATERIAL PALETTE

- CPC1 CEMENTITIOUS PANEL CLADDING
- CPC2 CEMENTITIOUS PANEL CLADDING
- GL1 CLEAR GLASS
- MC1 METAL CLADDING
- MC2 PERFORATED METAL CLADDING
- MET1 DARK METAL SCREEN
- MET2 POLISHED METAL
- MET3 DARK METAL SPANDREL PANEL
- PT1 PAINTED HERITAGE COLOUR SCHEME
- PT2 PAINTED HERITAGE COLOUR SCHEME

MATERIAL LEGEND

- CPC1 CEMENTITIOUS PANEL CLADDING
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- GL1 CLEAR GLASS
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- MET1 DARK METAL SCREEN
- MET2 POLISHED METAL
- MET3 DARK METAL SPANDREL PANEL
- MRB1 MARBLE CLADDING; RESTORE MARBLE CLADDING AT ENTRANCE CONSISTENT WITH ORIGINAL DESIGN; SEE CONSERVATION PLAN
- PT1 PAINTED HERITAGE COLOUR SCHEME; SEE CONSERVATION PLAN
- PT2 PAINTED HERITAGE COLOUR SCHEME; SEE CONSERVATION PLAN

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

ELEVATION NORTH

1 : 150

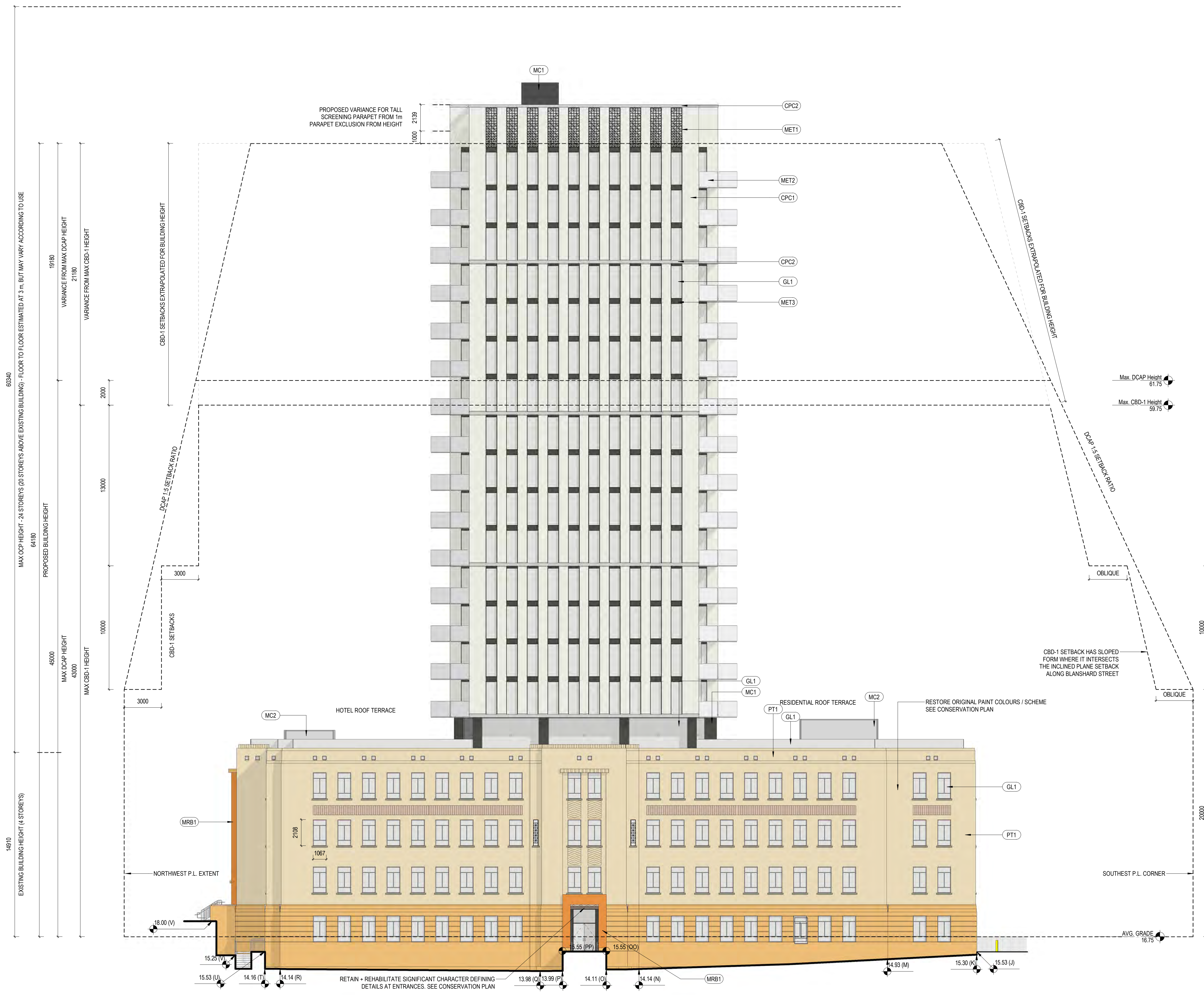
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Level	Height (m)
T.O. Elevator Overrun	85.85
T.O. Rooftop Structure	83.68
Roof Level	80.93
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Level 20	77.56
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MATERIAL PALETTE

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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC 2019-039

ELEVATION SOUTH

1 : 150

A201

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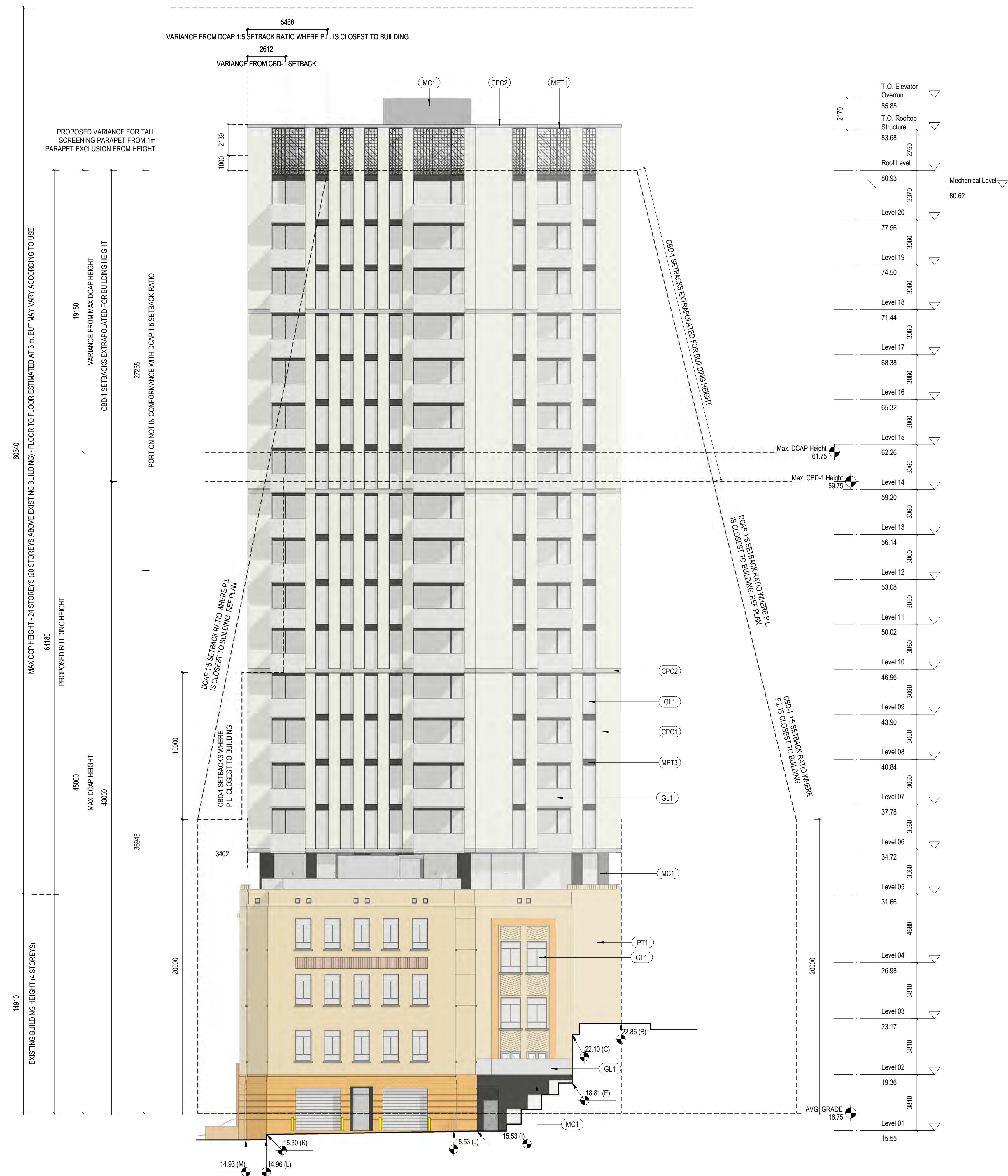
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MATERIAL PALETTE

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MATERIAL LEGEND

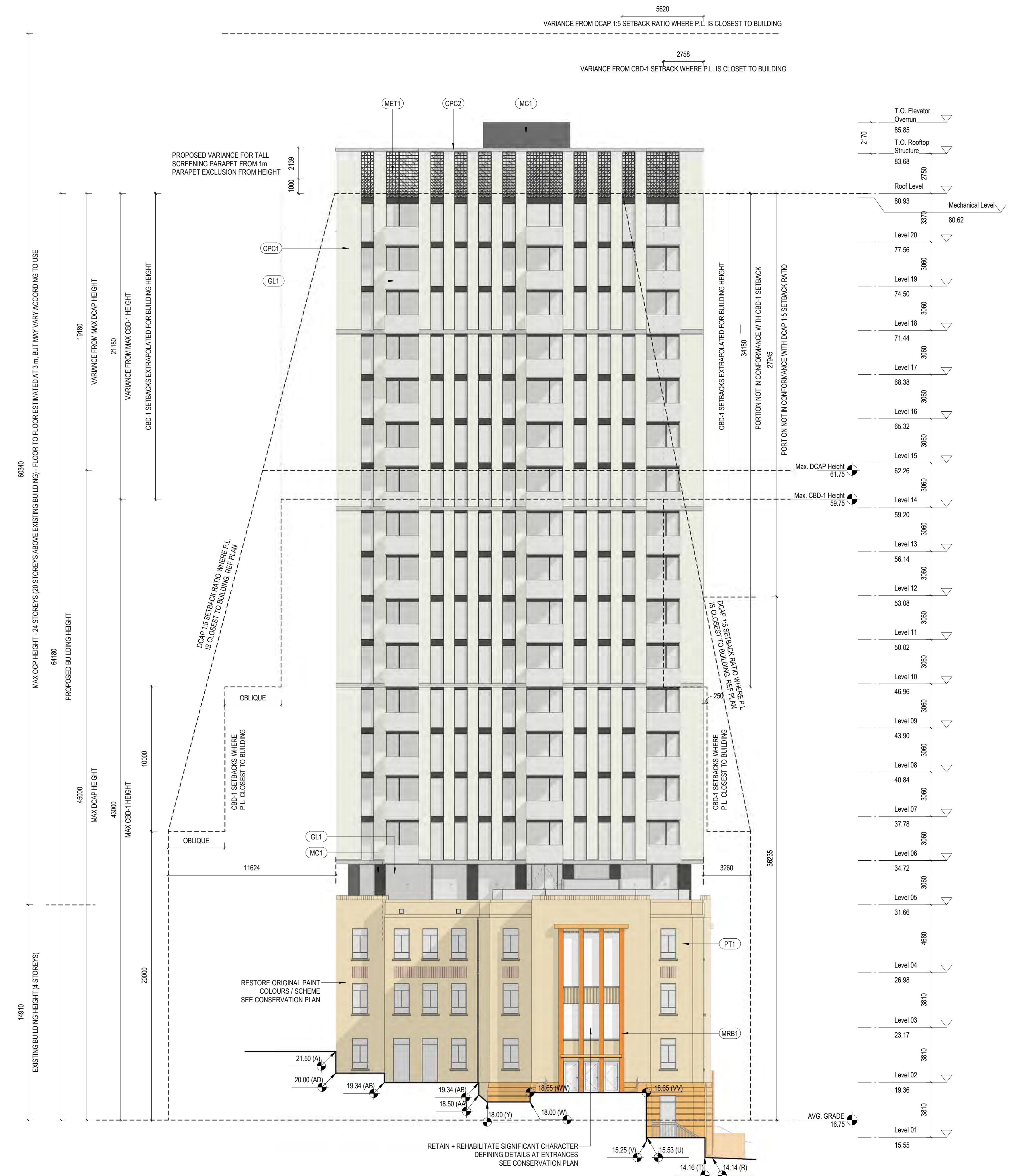
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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

WEST ELEVATION

1 : 150

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780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

**BUILDING SECTION
EAST-WEST**

1 : 150

2023-03-23 6:31:23 PM

A300

780 BLANSHARD STREET

ISSUED FOR REZONING AND HERITAGE ALTERATION PERMIT

CLIENT:
RELIANCE PROPERTIES LTD.

JUAN PEREIRA
juanp@relianceproperties.ca
604.694.8680

ARCHITECTS:
**OFFICE OF MCFARLANE BIGGAR ARCHITECTS +
DESIGNERS INC.**

MATTHEW BEALL
MBeall@officeomb.ca
604.558.6371

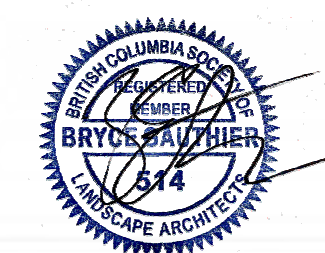
LANDSCAPE ARCHITECT:
**G|ALA GAUTHIER + ASSOCIATES LANDSCAPE
ARCHITECTS INC.**

BRYCE GAUTHIER
bryce@gauthierla.com
604.317.9682

RODRIGO RODRIGUES
rodrigo@gauthierla.com
778.714.0123

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE SURVEY
L0.2	TREE MANAGEMENT PLAN
L0.3	DEMOLITION PLAN
L0.4	OVERALL IMPERMEABLE SURFACES OVERLAY
L1.0	OVERALL SITE PLAN
L1.1	WEST ENLARGEMENT PLAN
L1.2	NORTH ENLARGEMENT PLAN
L1.3	SOUTH ENLARGEMENT PLAN
L1.4	PENWILL GREEN PARK ENLARGEMENT PLAN
L1.5	OVERALL PLANTING PLAN
L1.6	OVERALL IRRIGATION PLAN
L1.7	PRECEDENT IMAGES
L2.0	LEVEL 5: MATERIALS AND LAYOUT PLAN
L3.0	PRECEDENT IMAGES
L4.0	SECTIONS
L4.1	SECTIONS



TYPICAL TREE PROTECTION FOR VICTORIA

- THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
- BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPERATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
- THE PERMIT HOLDER MUST CONTINUOUSLY MAINTAIN THE FENCE OR OTHER PROTECTIVE MEASURE UNTIL THE COMPLETION OF THE WORK PROPOSED TO BE CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES;
- THE PERMIT HOLDER MUST POST AND CONTINUOUSLY MAINTAIN ON THE FENCE OR OTHER PROTECTIVE MEASURE AN ALL-WEATHER SIGN STATING "PROTECTED ROOT ZONE - NO ENTRY";
- IF TREE ROOTS ARE CUT BY EXCAVATION, THE PERMIT HOLDER MUST IMMEDIATELY WRAP THE REMAINING ROOTS IN A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP SURROUNDED BY POSTS;
- THE PERMIT HOLDER MUST CONTINUOUSLY KEEP ROOT CURTAIN OF WIRE MESH MOIST THROUGHOUT THE HOLDER'S CONSTRUCTION PROCESS;
- THE PERMIT HOLDER MAY PRUNE AND CUT A PROTECTED TREE'S BRANCHES, LIMBS, OR ROOTS ONLY UNDER THE SSUPERVISION OF CERTIFIED ARBORIST;
- IF THE PERMIT HOLDER CUTS DOWN OR REMOVES A PROTECTED TREE OR A PROTECTED SEEDLING, THE PERMIT HOLDER MUST PLANT AND MAINTAIN TWO REPLACEMENT TREES OR SEEDLINGS OF THE FOLLOWING:
 - OF THE SAME SPECIES AND IN THE SAME LOCATION AS THAT CUT DOWN OR REMOVED, OR OF A DIFFERENT SPECIES AUTHORIZED BY THE DIRECTOR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES, AND
 - THAT HAVE AT LEAST ONE OF THE FOLLOWING SIZES:
 - A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
 - WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII, MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER.
- BYLAW APPLIES TO ALL LANDS IN CITY.
- PERMIT REQUIRED FOR CUTTING PROTECTED TREE SIZE/TYPE OF ANY SIZE TREE OF 4 SPECIES; GREATER THAN 60CM OF 3 OTHER SPECIES; ANY TREE GREATER THAN 80CM; SIGNIFICANT TREES (INVENTORY); RETAINED OR COVENANTED TREES; TREES ON A STEEP SLOPE.
- REPLACEMENT TREES ARE REQUIRED, MINIMUM 2:1.
- THE FOLLOWING SPECIES ARE PROTECTED:
 - GARRY OAK (QUERCUS GARRYANA), ARBUTUS (ARBUTUS MENZIESII), PACIFIC YEW (TAXUS BREVIFOLIA) OVER 50CM IN HT, PACIFIC DOGWOOD (CORNUS NUTTALLII), DOUGLAS FIR (PSEUDOTSUGA MENZIESII) OVER 60CM IN TRUNK DIAMETER, WESTERN RED CEDAR (THUJA PLICATA) OVER 60CM IN TRUNK DIAMETER, BIG LEAF MAPLE (ACER MACROPHYLLUM) OVER 60CM IN TRUNK DIAMETER;
 - A SIGNIFICANT TREE;
 - ANY TREE OVER 80CM IN TRUNK DIAMETER;
 - A TREE ON A STEEP SLOPE;
 - A TREE THAT IS RETAINED VOLUNTARILY BY THE OWNER AS PART OF AN APPLICATION FOR A PERMIT THAT WOULD AFFECT THE TREE, AND IS PROTECTED BY A RESTRICTIVE COVENANT IN FAVOUR OF THE CITY;
 - THE FOLLOWING TREE SEEDLINGS ARE PROTECTED (YOUNG, INDEPENDENT, LIVING, ERECT, WOODY PLANT THAT HAS A HT OF MORE THAN 50CM AND LESS THAN 5M):
 - GARRY OAK (QUERCUS GARRYANA), PACIFIC DOGWOOD (CORNUS NUTTALLII), ARBUTUS (ARBUTUS MENZIESII);
 - TO MINIMIZE ROOT DAMAGE, SOIL EROSION AND TREE DISTURBANCE, WRAP A TEMPORARY ROOT CURTAIN AROUND ROOT ZONE TO RETAIN AND PROTECT THE EXPOSED AREA, WHICH ROOT CURTAIN IS TO CONSIST OF HEAVY WIRE MESH OR SIMILAR MATERIAL LINED WITH BURLAP AND SUPPORTED BY POSTS;
 - IF REQUIRED BY THE DIRECTOR OF PLANNING, TUNNEL RATHER THAN TRENCH WHEN INSTALLING UNDERGROUND UTILITIES AND DRAINAGE LINES, WHICH TECHNIQUE INCLUDES BORING A HOLE UNDER OR THROUGH THE ROOT SYSTEM WITHIN MINIMUM DISTURBANCE, CARRY OUT ANY EXCAVATION WITHIN THE TREE PROTECTION AREA TO ACCOMMODATE UNDERGROUND INSTALLATIONS, INCLUDING SERVICES AND FOOTINGS, BY HAND, AND
 - MAINTAIN SUCH PROTECTION BARRIER, REPAIR ANY DAMAGE TO IT, AND NOT ALTER OR REMOVE IT UNTIL CONSTRUCTION IS COMPLETE.

TREE SURVEY

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
	EXISTING TREE TO BE RETAINED:
	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL
	EXISTING RETAINING WALL TO REMAIN
	EXISTING CONDITIONS



TYPICAL TREE PROTECTION FOR VICTORIA

1. THE HOLDER OF THE PERMIT MUST COMPLY WITH THE FOLLOWING CONDITIONS:
2. BEFORE EXCAVATION, BLASTING, CONSTRUCTION, OR OTHER TREE-DAMAGING ACTIVITY IS CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES, THE PERMIT HOLDER MUST INSTALL A FENCE OF AT LEAST 1.2M HIGH, OR TAKE OTHER PROTECTIVE MEASURES APPROVED BY THE DIRECTOR, TO SEPERATE THAT LAND FROM THE REMAINDER OF THE PROTECTED ROOT ZONE OF A TREE TO WHICH THE PERMIT APPLIES;
3. THE PERMIT HOLDER MUST CONTINUOUSLY MAINTAIN THE FENCE OR OTHER PROTECTIVE MEASURE UNTIL THE COMPLETION OF THE WORK PROPOSED TO BE CARRIED OUT ON THE LAND TO WHICH THE PERMIT APPLIES;
4. THE PERMIT HOLDER MUST POST AND CONTINUOUSLY MAINTAIN ON THE FENCE OR OTHER PROTECTIVE MEASURE AN ALL-WEATHER SIGN STATING "PROTECTED ROOT ZONE - NO ENTRY";
5. IF TREE ROOTS ARE CUT BY EXCAVATION, THE PERMIT HOLDER MUST IMMEDIATELY WRAP THE REMAINING ROOTS IN A ROOT CURTAIN OF WIRE MESH LINED WITH BURLAP SURROUNDED BY POSTS;
6. THE PERMIT HOLDER MUST CONTINUOUSLY KEEP ROOT CURTAIN OF WIRE MESH MOIST THROUGHOUT THE HOLDER'S CONSTRUCTION PROCESS;
7. THE PERMIT HOLDER MAY PRUNE AND CUT A PROTECTED TREE'S BRANCHES, LIMBS, OR ROOTS ONLY UNDER THE SSUPERVISION OF CERTIFIED ARBORIST;
8. IF THE PERMIT HOLDER CUTS DOWN OR REMOVES A PROTECTED TREE OR A PROTECTED SEEDLING, THE PERMIT HOLDER MUST PLANT AND MAINTAIN TWO REPLACEMENT TREES OR SEEDLINGS OF THE FOLLOWING:
9. OF THE SAME SPECIES AND IN THE SAME LOCATION AS THAT CUT DOWN OR REMOVED, OR OF A DIFFERENT SPECIES AUTHORIZED BY THE DIRECTOR IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES, AND
10. THAT HAVE AT LEAST ONE OF THE FOLLOWING SIZES:
11. A HEIGHT OF AT LEAST 1.5M PLANTED OR A DIAMETER OF AT LEAST 4CM,
12. WHICH, IF REPLACEMENTS FOR THE TREE SPECIES ARBUTUS MENZIESII), MUST BE CONTAINED IN A #5 POT WHEN ACQUIRED FROM A NURSERY OR A LANDSCAPER-SUPPLIER.
13. BYLAW APPLIES TO ALL LANDS IN CITY.
14. PERMIT REQUIRED FOR CUTTING PROTECTED TREE SIZE/TYPE OF ANY SIZE TREE OF 4 SPECIES; GREATER THAN 60CM OF 3 OTHER SPECIES; ANY TREE GREATER THAN 80CM; SIGNIFICANT TREES (INVENTORY); RETAINED OR COVENANTED TREES; TREES ON A STEEP SLOPE.
15. REPLACEMENT TREES ARE REQUIRED, MINIMUM 2:1.
16. THE FOLLOWING SPECIES ARE PROTECTED:
17. GARRY OAK (QUERCUS GARRYANA), ARBUTUS (ARBUTUS MENZIESII), PACIFIC YEW (TAXUS BREVIFOLIA) OVER 50CM IN HT, PACIFIC DOGWOOD (CORNUS NUTTALLII), DOUGLAS FIR (PSEUDOTSUGA MENZIESII) OVER 60CM IN TRUNK DIAMETER, WESTERN RED CEDAR (THUJA PLICATA) OVER 60CM IN TRUNK DIAMETER, BIG LEAF MAPLE (ACER MACROPHYLLUM) OVER 60CM IN TRUNK DIAMETER;
18. A SIGNIFICANT TREE;
19. ANY TREE OVER 80CM IN TRUNK DIAMETER;
20. A TREE ON A STEEP SLOPE;
21. A TREE THAT IS RETAINED VOLUNTARILY BY THE OWNER AS PART OF AN APPLICATION FOR A PERMIT THAT WOULD AFFECT THE TREE, AND IS PROTECTED BY A RESTRICTIVE COVENANT IN FAVOUR OF THE CITY;
22. THE FOLLOWING TREE SEEDLINGS ARE PROTECTED (YOUNG, INDEPENDENT, LIVING, ERECT, WOODY PLANT THAT HAS A HT OF MORE THAN 50CM AND LESS THAN 5M):.
23. GARRY OAK (QUERCUS GARRYANA), PACIFIC DOGWOOD (CORNUS NUTTALLII), ARBUTUS (ARBUTUS MENZIESII);
24. TO MINIMIZE ROOT DAMAGE, SOIL EROSION AND TREE DISTURBANCE, WRAP A TEMPORARY ROOT CURTAIN AROUND ROOT ZONE TO RETAIN AND PROTECT THE EXPOSED AREA, WHICH ROOT CURTAIN IS TO CONSIST OF HEAVY WIRE MESH OR SIMILAR MATERIAL LINED WITH BURLAP AND SUPPORTED BY POSTS;
25. IF REQUIRED BY THE DIRECTOR OF PLANNING, TUNNEL RATHER THAN TRENCH WHEN INSTALLING UNDERGROUND UTILITIES AND DRAINAGE LINES, WHICH TECHNIQUE INCLUDES BORING A HOLE UNDER OR THROUGH THE ROOT SYSTEM WITHIN MINIMUM DISTURBANCE, CARRY OUT ANY EXCAVATION WITHIN THE TREE PROTECTION AREA TO ACCOMMODATE UNDERGROUND INSTALLATIONS, INCLUDING SERVICES AND FOOTINGS, BY HAND, AND
26. MAINTAIN SUCH PROTECTION BARRIER, REPAIR ANY DAMAGE TO IT, AND NOT ALTER OR REMOVE IT UNTIL CONSTRUCTION IS COMPLETE.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	EXISTING TREE TO BE REMOVED
	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
	EXISTING TREE TO BE RETAINED:
	TREE CANOPY OUTLINE
	PROTECTED ROOT ZONE
	EXISTING CURB LINE
	PROPOSED UTILITIES. REFER TO CIVIL
	EXISTING RETAINING WALL TO REMAIN
	EXISTING CONDITIONS
	TREE PROTECTION FENCE

all sidewalk and curbwork to be supervised by the project arborist

new water services trenched by hydrovac and supervised by the project arborist


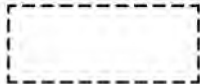
retaining wall excavation to be supervised by the project arborist. Construction may require grade beam and or helical piles.



GENERAL DEMOLITION NOTES:

1. VEHICLES SHALL NOT BE PARKED OR PARKED TEMPORARILY STANDING IDLE WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
2. THE CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTIONS AFFECTED BY THIS WORK.
3. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
4. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. INITIATE BC ONE CALL PRIOR TO EXCAVATION; IDENTIFY AND PROTECT ALL EXISTING UTILITIES.
6. INSTALL TREE PROTECTION FENCING PRIOR TO EXCAVATION; PROTECT AND PRESERVE DRIP LINES OF TREES TO REMAIN AT ALL TIMES.
7. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.
8. EXISTING PLANTS MAY BE REMOVED, PROTECTED AND REPLANTED AT THE LANDSCAPE ARCHITECTS DESCRETION.
9. ALL NEW CONCRETE MUST DRAIN TO EXISTING CATCH BASINS.
10. REFER TO CITY OF VICTORIA TREE PROTECTION GUIDELINE FOR TREE PROTECTION FENCING.
11. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
12. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
13. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
15. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
16. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
17. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY CONTRACTOR. PROVIDE DUST CONTROL, AS APPROVED BY LANDSCAPE ARCHITECT.
18. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
19. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES, SHRUBS AND TURF DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD.

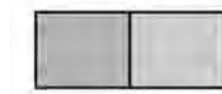

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXTENT OF DEMOLITION
	AREA TO BE PROTECTED



IMPERMEABLE X ABSORBENT SURFACES LEGEND

TOTAL AREA: 2272.36 m²

-  IMPERMEABLE SURFACES AND BUILDINGS
1797.76 m² (79.55%)
-  ABSORBENT SURFACES
464.67 m² (20.45%)



LEGEND

SYMBOL	QTY	DESCRIPTION
		EXISTING CURB LINE
		PAVING TYPE 1 CIP Concrete Sidewalk With Broom Finish Saw-cuts, CoV SSD, as per New Town Design
		PAVING TYPE 2 Concrete Unit Pavers, 225mm x 75mm x 60mm, as per New Town Design
		PLANTING TYPE 1 Garry Oak Ecosystem
		PLANTING TYPE 2 Rain Gardens, 18" maximum depth
		EXISTING RETAINING WALL TO REMAIN
		SITE FURNISHING Bollard as per New Town Public Realm design.
		SITE FURNISHING Heritage Light Fixtures as per New Town Public Realm design.
		SITE FURNISHING Moveable Cafe Table + Chairs
		SITE FURNISHING Public Art Feature
		SITE FURNISHING Zoe Bike Racks by Sholto Design Studio
		SITE FURNISHING Tree Grate as per City of Victoria Standards, 48" x 48"
		CIP CONCRETE RETAINING WALLS & SEATING
		BUS SHELTER
		STAIRS
		BIKE REPAIR STATION



2 OPTION B: SIDEWALK ALONG BURDETT AVE.
Scale: 1:200



1 OPTION A: PENWILL GREEN PARK IMPROVEMENT
Scale: 1:200





LEGEND

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		CIP CONCRETE RETAINING WALLS & SEATING
		BUS SHELTER
		STAIRS
		BIKE REPAIR STATION

GRADING LEGEND

SYMBOL	DESCRIPTION
	PROPOSED ELEVATION
	EXISTING ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	TOP OF STAIRS ELEVATION
	BOTTOM OF STAIRS ELEVATION
	TOP OF BENCH ELEVATION
	TOP OF RAMP ELEVATION
	BOTTOM OF RAMP ELEVATION
	BUILDING GRADE ELEVATION
	TOP OF FENCE ELEVATION
	TOP OF CURB ELEVATION
	SLOPE AND DIRECTION



LEGEND

SYMBOL	QTY	DESCRIPTION
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		BUS SHELTER
		STAIRS
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GRADING LEGEND

SYMBOL	DESCRIPTION
	PROPOSED ELEVATION
	EXISTING ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	TOP OF STAIRS ELEVATION
	BOTTOM OF STAIRS ELEVATION
	TOP OF BENCH ELEVATION
	TOP OF RAMP ELEVATION
	BOTTOM OF RAMP ELEVATION
	BUILDING GRADE ELEVATION
	TOP OF FENCE ELEVATION
	TOP OF CURB ELEVATION
	SLOPE AND DIRECTION





LEGEND

SYMBOL	QTY	DESCRIPTION
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GRADING LEGEND

SYMBOL	DESCRIPTION
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	TOP OF RAMP ELEVATION
	BOTTOM OF RAMP ELEVATION
	BUILDING GRADE ELEVATION
	TOP OF FENCE ELEVATION
	TOP OF CURB ELEVATION
	SLOPE AND DIRECTION





LEGEND

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GRADING LEGEND

SYMBOL	DESCRIPTION
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	EXISTING ELEVATION
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	TOP OF BENCH ELEVATION
	TOP OF RAMP ELEVATION
	BOTTOM OF RAMP ELEVATION
	BUILDING GRADE ELEVATION
	TOP OF FENCE ELEVATION
	TOP OF CURB ELEVATION
	SLOPE AND DIRECTION



PLANT IMAGES

TREES



Arbutus menziesii
Arbutus



Cedrus deodara
Cedar



Quercus garryana
Garry Oak

SHRUBS



Gaultheria shallon
Salal



Physocarpus opulifolius
Ninebark



Rhododendron menziesii
False Azalea



Rhododendron x 'Purple Gem'
Purple Gem Rhododendron

PERENNIALS, GRASSES, GROUNDCOVER



Adiantum venustum
Evergreen Maidenhair Fern



Arctostaphylos uva-ursi
Bearberry, Kinnikinnick



Blechnum spicant
Deer Fern



Carex obnupta
Slough Sedge



Deschampsia caespitosa 'Northern Light'
Northern Lights Tufted Hair Grass



Juncus effusus
Soft Common Rush



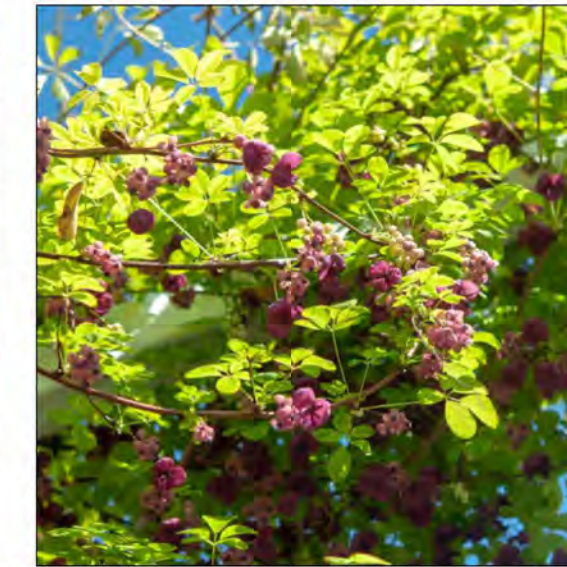
Leymus mollis
Dune Grass



Oxalis oregana
Rewood Sorrel



Polystichum munitum
Western Sword Fern



Akebia quinata
Chocolate Vine

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.



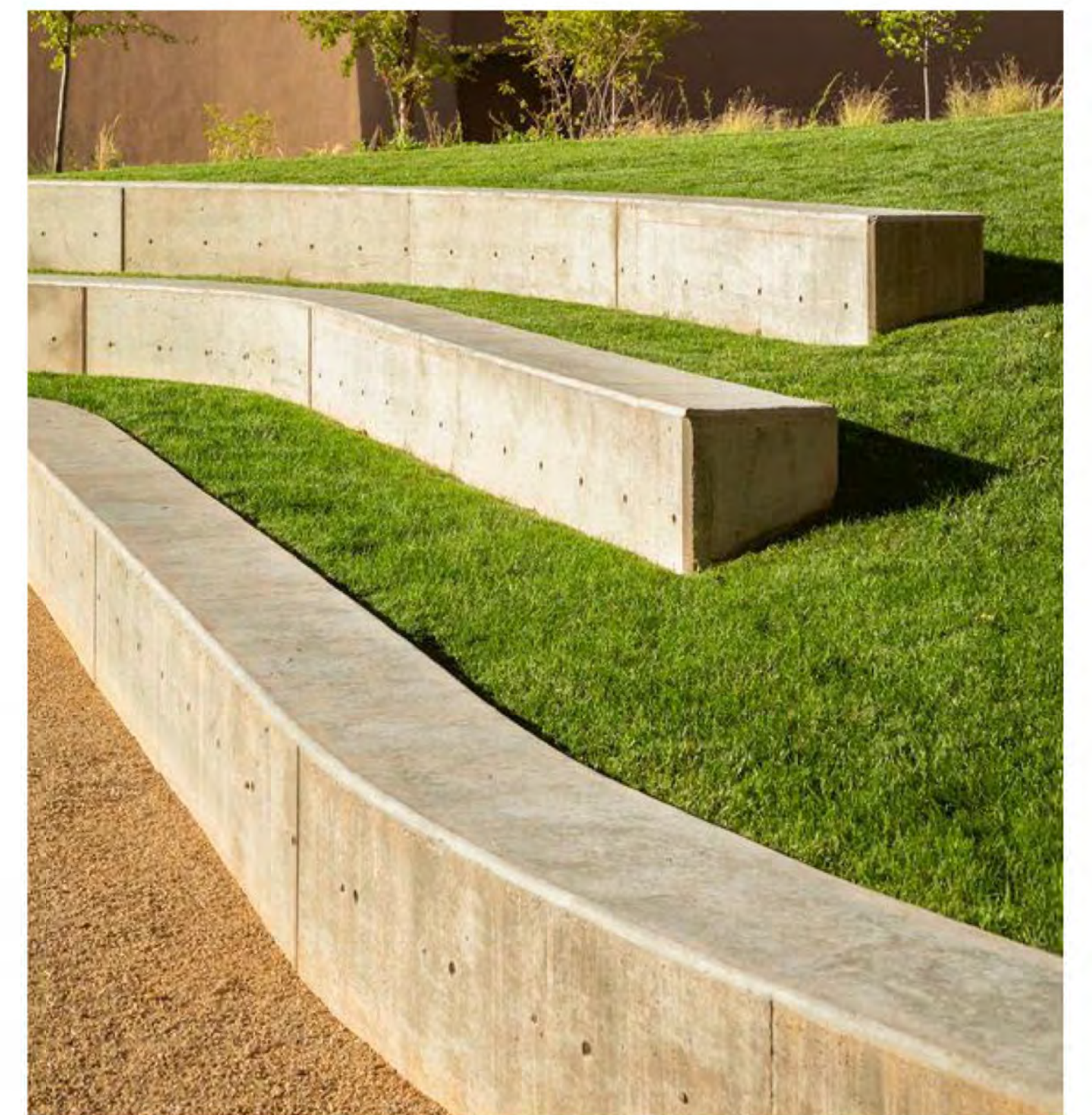
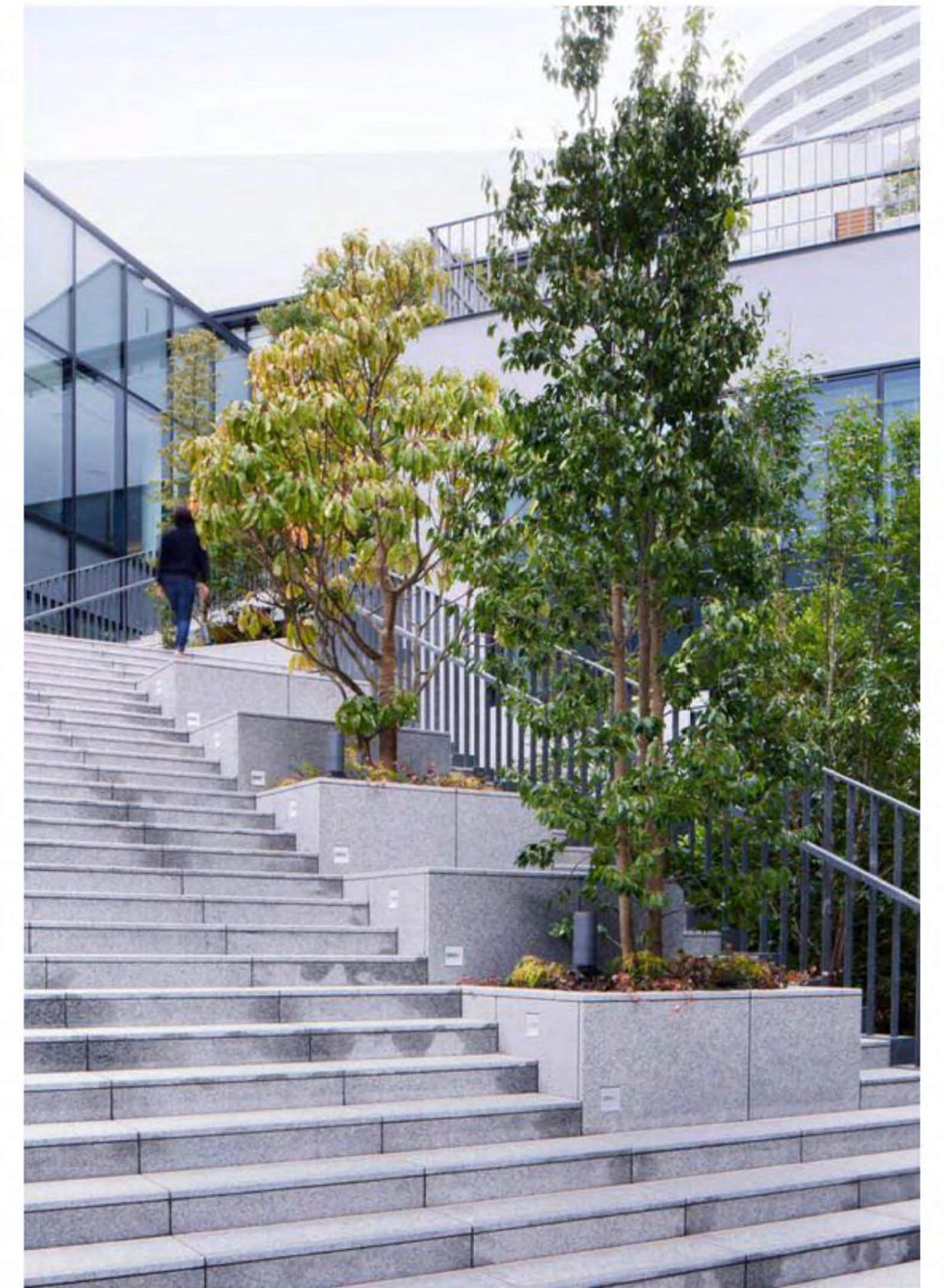
GENERAL IRRIGATION NOTES:

1. INSTALL POP-UP SPRINKLER HEADS POSITIONED WITHIN SHRUB OR GROUND COVER AREAS WITH THE TOP OF SPRINKLER ABOVE FINISH GRADE AS SHOWN IN THE DETAILS
2. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO IRRIGATED UNLESS INDICATED OTHERWISE ON THE DRAWINGS
3. SPRINKLER SYSTEM WILL BE BASED ON MINIMUM PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS. VERIFY PERMANENT WATER PRESSURE BEFORE THE START OF CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL SITE PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, ASSUME ALL RESPONSIBILITY FOR REVISIONS.
4. FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE. PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, WALLS, FENCES AND BUILDINGS. SELECT THE MOST APPROPRIATE PART CIRCLE PATTERN NOZZLE TO FIT THE SITE CONDITIONS AND THROTTLE THE FLOW CONTROL ADJUSTMENT AT EACH CONTROL VALVE TO OBTAIN OPTIMUM SPRINKLER HEAD PRESSURE.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL LINE PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WIRES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE DRAWINGS.
7. TEST ALL PRESSURE MAIN LINES UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR PERIOD OF 3 HOURS. TESTING OF PRESSURE MAIN LINE PIPING SHALL OCCUR PRIOR TO THE INSTALLTION OF ANY ELECTRONIC CONTROL VALVE, BASKET STRAINERS, QUICK COUPLING VALVES AND OTHER PRESSURE-SIDE IRRIGATION FACILITIES. PRESSURE TESTING RESULTS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT
8. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTRE SPACING, AND ADDITIONAL INFORMATION.
9. DO NOT INSTALL DRIPLINE TUBING UNDER PAVED SURFACES. CONNECT DRIPLINE TUBING TO SCHEDULE 40 PVC LATERAL LINE PIPING FOR ROUTING UNDER PAVED SURFACES AND SCHEDULE 80 PVC PIPING ROUTING THROUGH PLANTER WALLS. ADAPT DRIPLINE TUBING TO PVC PIPING AS REQUIRED WITH COMPRESSION ADAPTER FITTINGS
10. CONNECT DRIPLINE PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC MALE ADAPTER FITTINGS AND COMPRESSION ADAPTER FITTINGS
11. PROVIDE COMPRESSION SERIES FITTINGS FOR TUBING CONNECTIONS AND CONNECTIONS TO PVC PIPING AS INDICATED IN THE EQUIPMENT LEGEND IN THIS SHEET. THE IRRIGATION DESIGN SHALL BE DONE BY A LICENSED IRRIGATION CONTRACTOR AND BE FULLY COMPLIANT WITH THE CONSULTANT'S SPECIFICATIONS. THE LANDSCAPE OR GENERAL CONTRACTOR SHALL SUBMIT THE IRRIGATION DESIGN AS A SHOP DRAWING FOR REVIEW BY THE LANDSCAPE ARCHITECT AT LEAST TWO MONTHS PRIOR TO INSTALLATION. NO WORK SHALL BEGIN UNTIL THE SHOP DRAWING IS APPROVED BY THE LANDSCAPE ARCHITECT. THE SHOP DRAWINGS MUST BE COMPLIANT WITH ALL MUNICIPAL BYLAWS AND PROVINCIAL HEALTH AND BUILDING CODES.
12. SYSTEM TO BE DESIGN BUILD. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ALL WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS FOR ALL COMPLETED WORK ONCE APPROVED BY LANDSCAPE ARCHITECT.
14. ALL PIPE TO BE SCHEDULE 40.
15. IRRIGATION CONTROLLER TO BE INSTALLED IN VANDAL RESISTANT METAL LOCK BOX.
16. INSTALL PRECISION SOIL SENSOR ON SYSTEM
17. ALL PIPING RUNS ARE DIAGRAMMATIC, AVOID TRENCHING NEAR EXISTING TREE DRIP LINE.
18. UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE IRRIGATION SYSTEM SHALL BE DESIGNED AT 65PSI AND 18GPM.
19. THE SYSTEM SHALL INCLUDE A RAIN SENSOR.
20. THE SYSTEM SHALL BE A HIGH EFFICIENCY SYSTEM WITH A BUILT-IN RAIN SENSOR.
21. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
22. IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT).
23. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.

IRRIGATION LEGEND

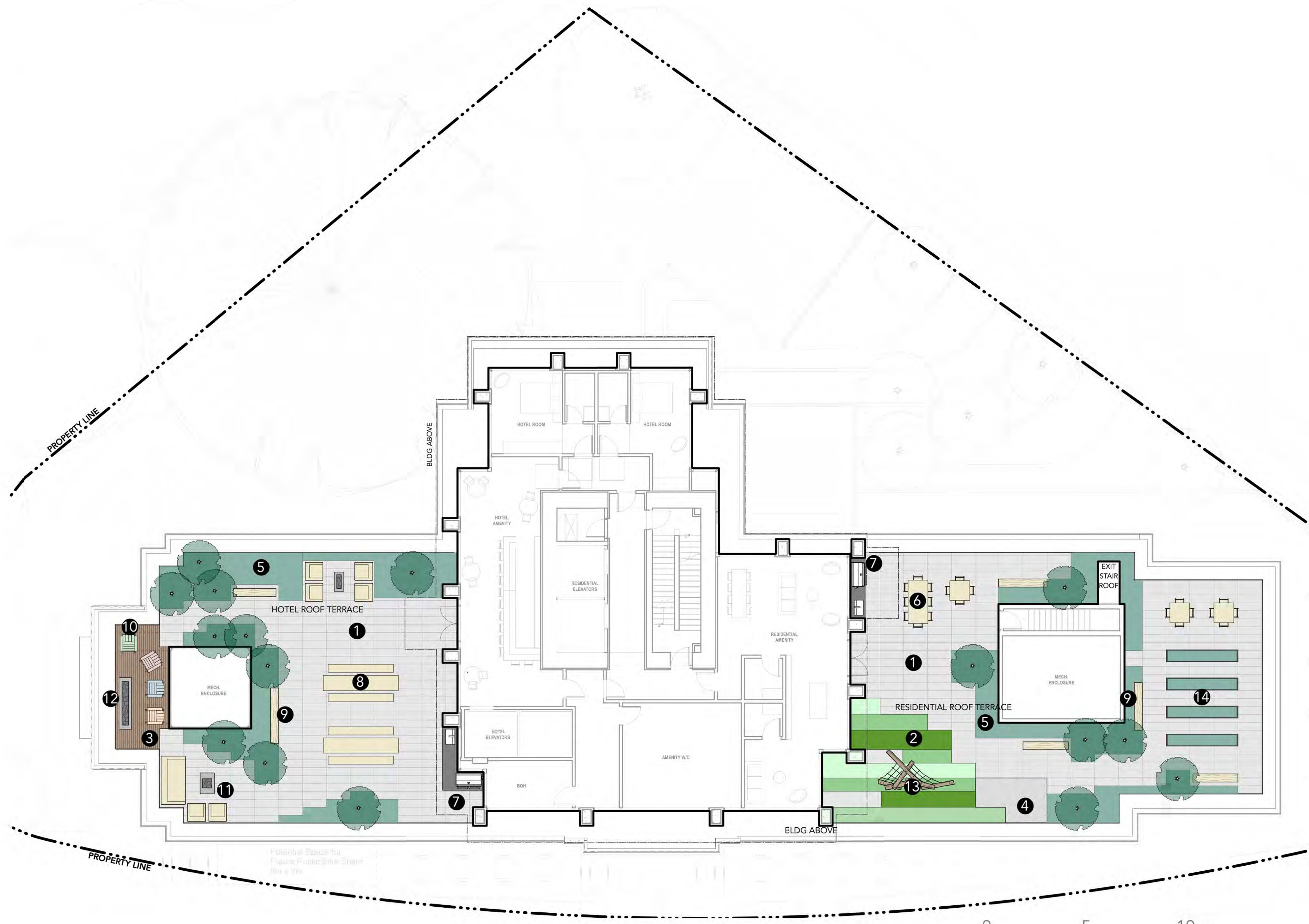
SYMBOL	DESCRIPTION
	IRRIGATION SLEEVE FOR IRRIGATION CONDUIT
	RAISED / RECESSED PLANTER AREA TO BE IRRIGATED





LEGEND

SYMBOL	DESCRIPTION
	1 PAVING TYPE 3 Unit Pavers
	2 PAVING TYPE 4 PIP Rubber Surface
	3 PAVING TYPE 5 Thermally Modified Wood Decking
	4 PAVING TYPE 6 Play Sand
	5 PLANTING TYPE 1 Garry Oak Ecosystem
	6 MOVEABLE FURNITURE
	7 BBQ AND OUTDOOR FOOD SERVICE COUNTER
	8 HARVEST TABLE
	9 SEATING TYPE 1 Timber Bench
	10 SEATING TYPE 2 Coloured Americana Outdoor Chair
	11 SEATING TYPE 3 Outdoor Patio Furniture
	12 FIRE PIT Product TBD
	13 PLAY STRUCTURE
	14 URBAN AGRICULTURE PLOTS Product TBD

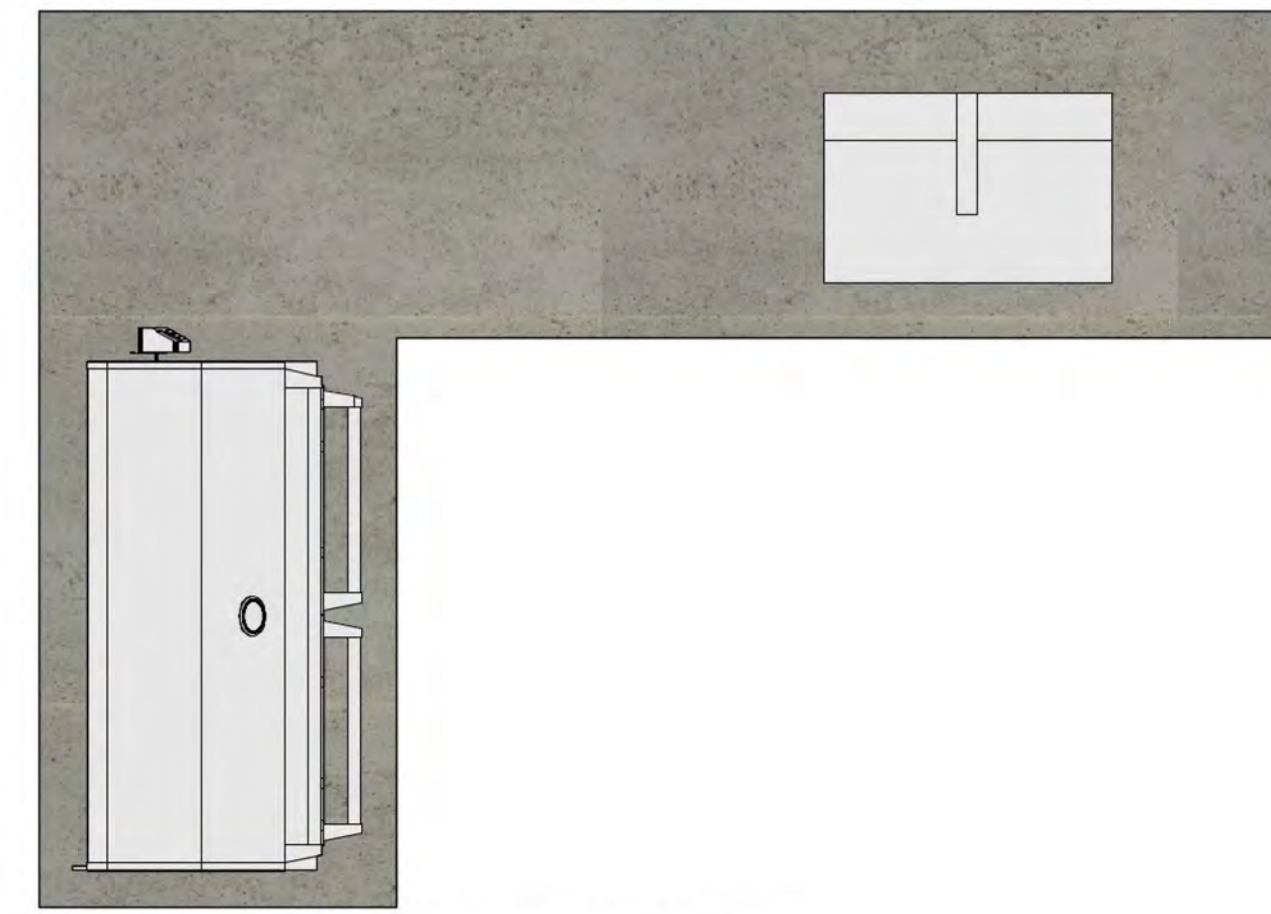




1) PRE-CAST CONCRETE PAVERS INTEGRATED WITH PLANTING



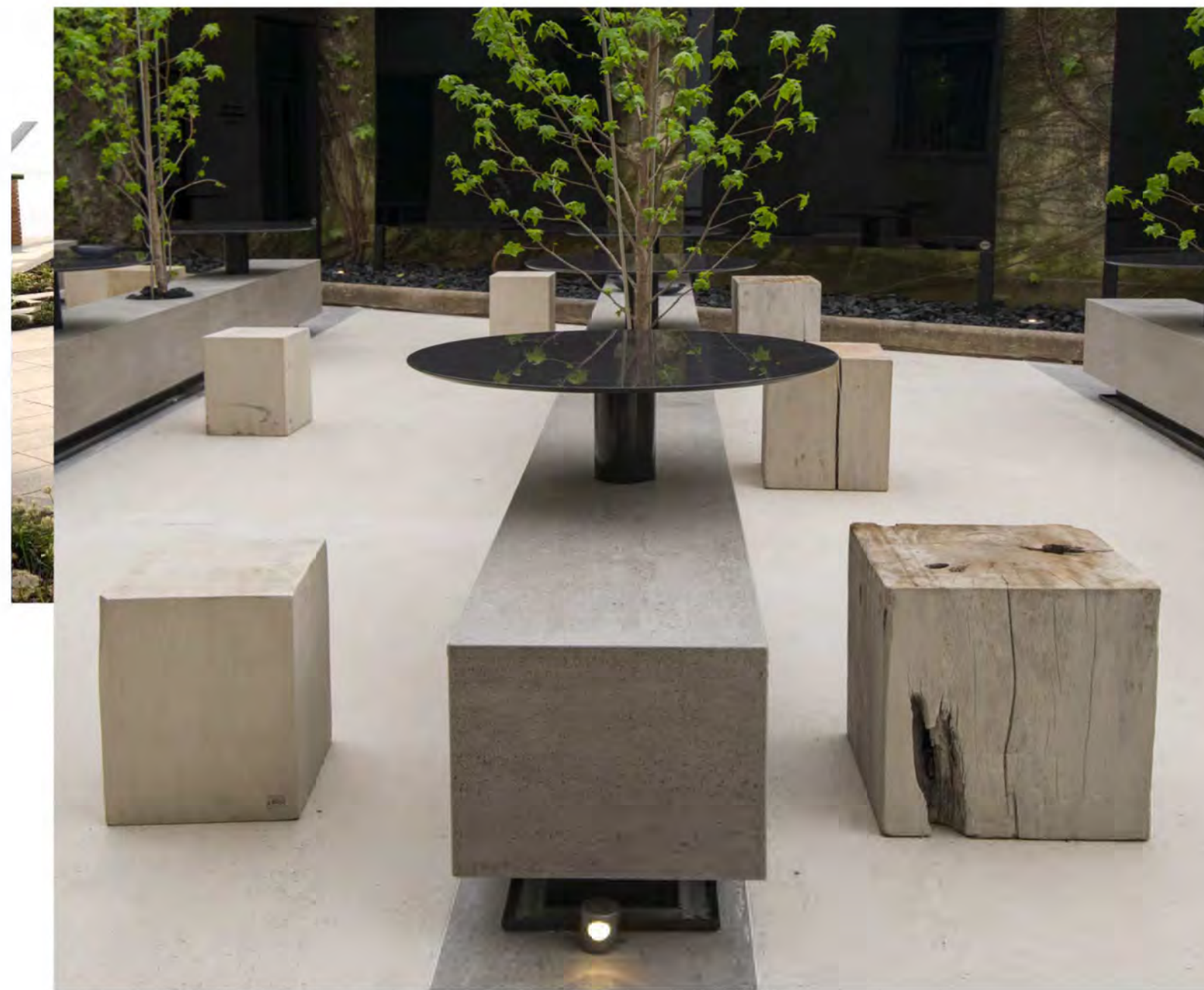
7) MOVEABLE OUTDOOR CHAIRS



4) BBQ AND OUTDOOR FOOD SERVICE COUNTER



8) OUTDOOR PATIO FURNITURE

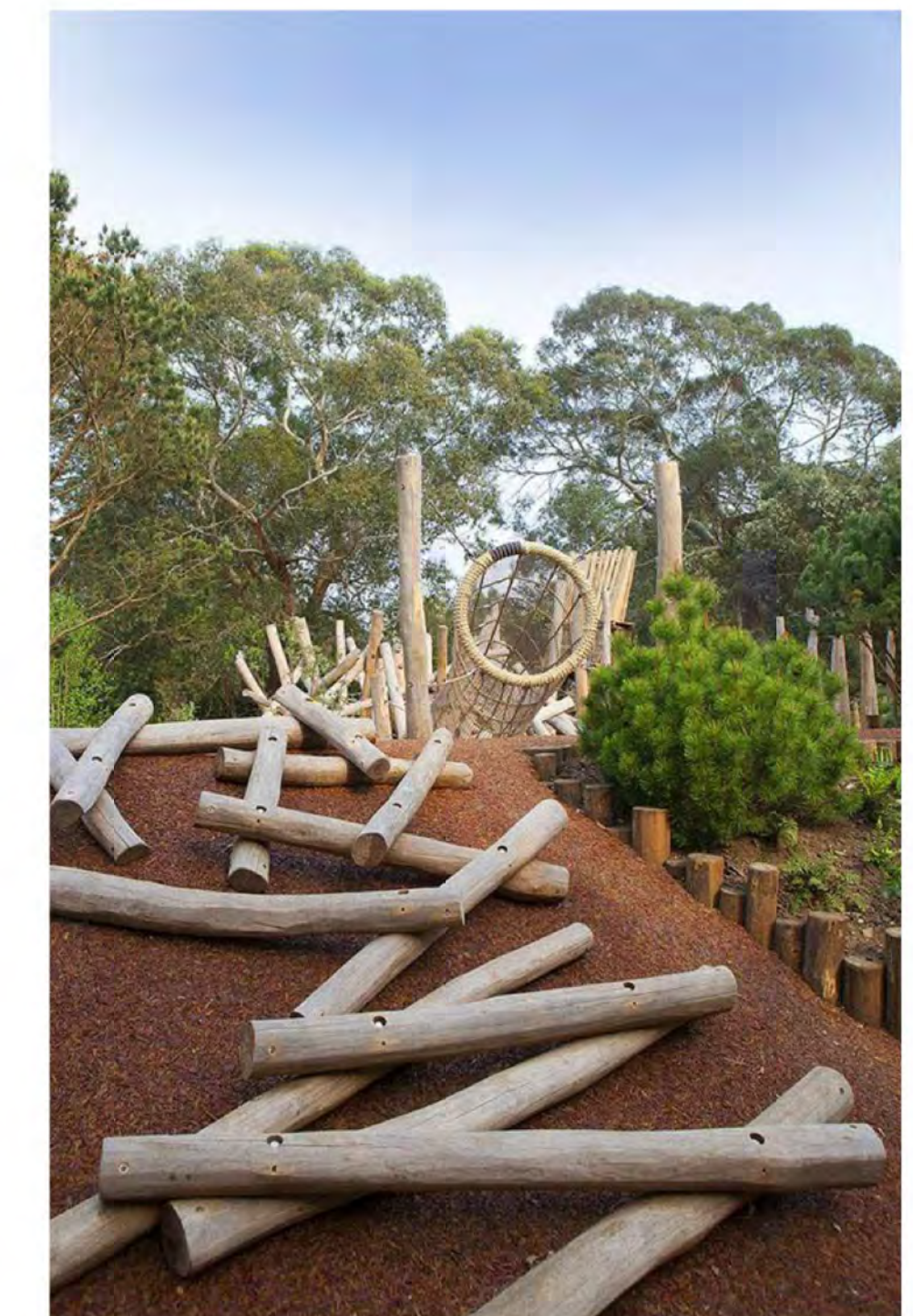


KEON – TECH COLLECTION BY DEKTON
USED AS COUNTER TOP FOR OUTDOOR KITCHEN

DOMOOS – SOLID COLLECTION BY DEKTON
USED UNDER THE COUNTER TO HIDE
MECHANICS FROM BARBECUE AND SINK +
SEATING AREA



2) PIP RUBBER SURFACE / SANDPLAY AREA



10) PLAYGROUND WOOD CLIMBING STRUCTURE



5) HARVEST TABLE



3) WOOD DECKING



4) OUTDOOR BBQ + BAR STOOL SEATING



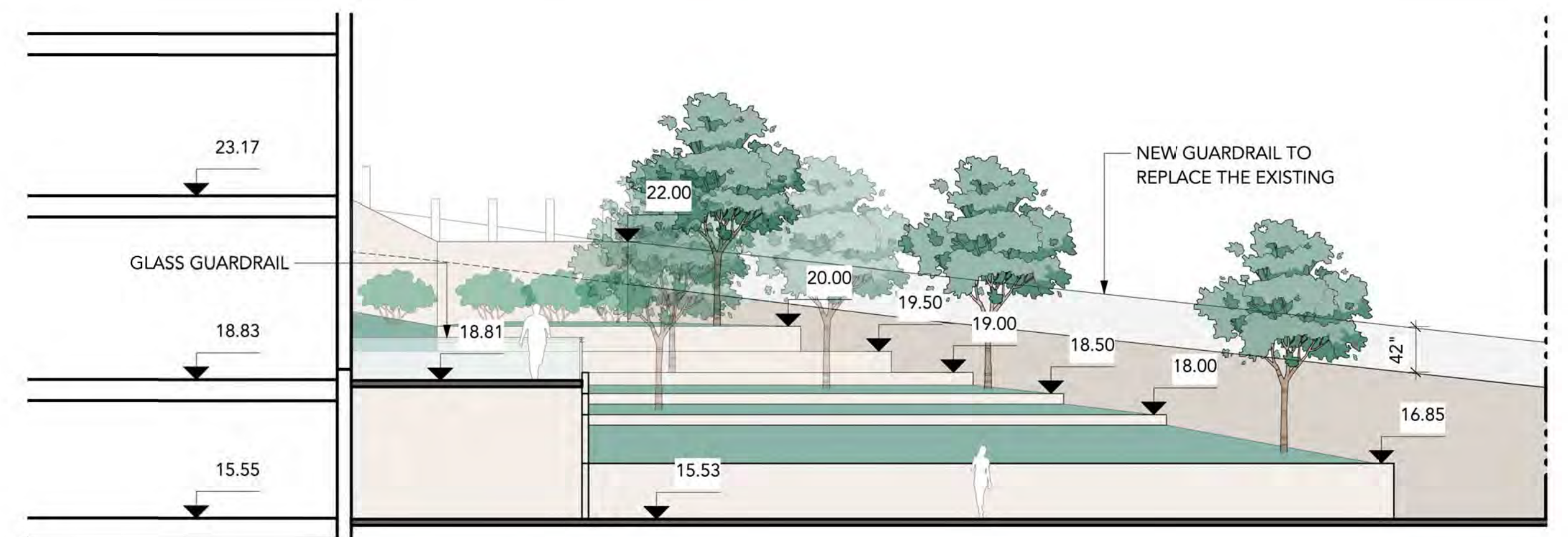
9) FIRE PIT



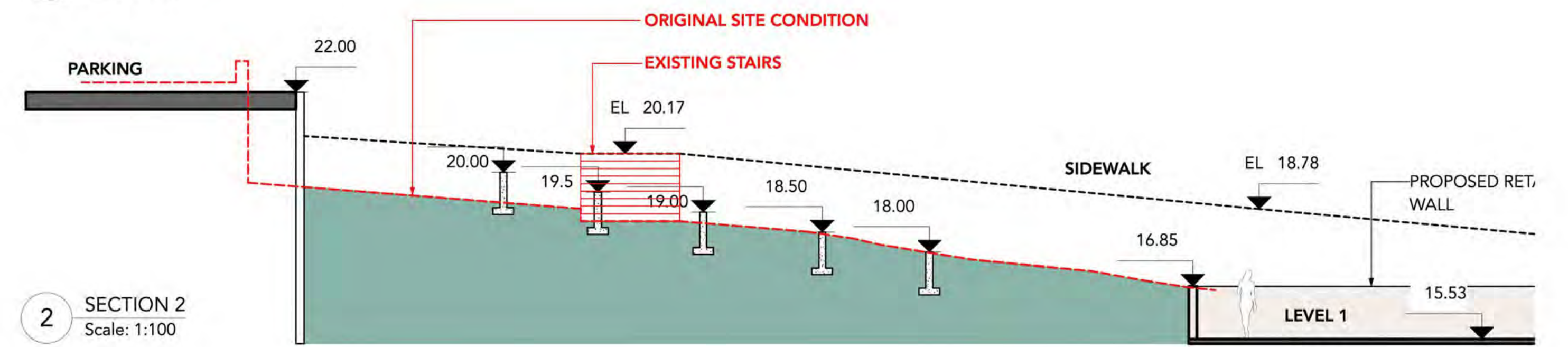
10) URBAN AGRICULTURE



6) TIMBER BENCH



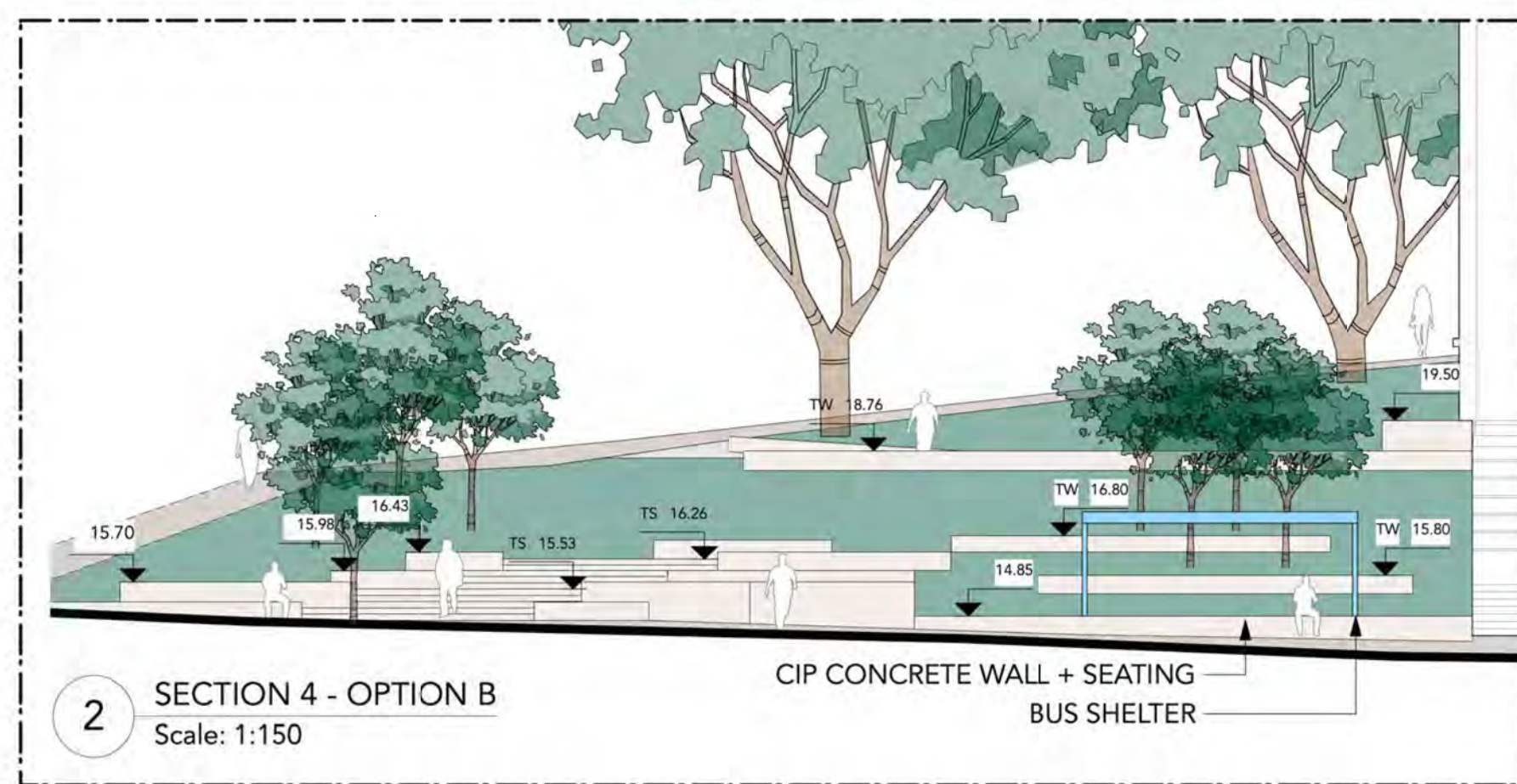
1 SECTION 1
Scale: 1:100



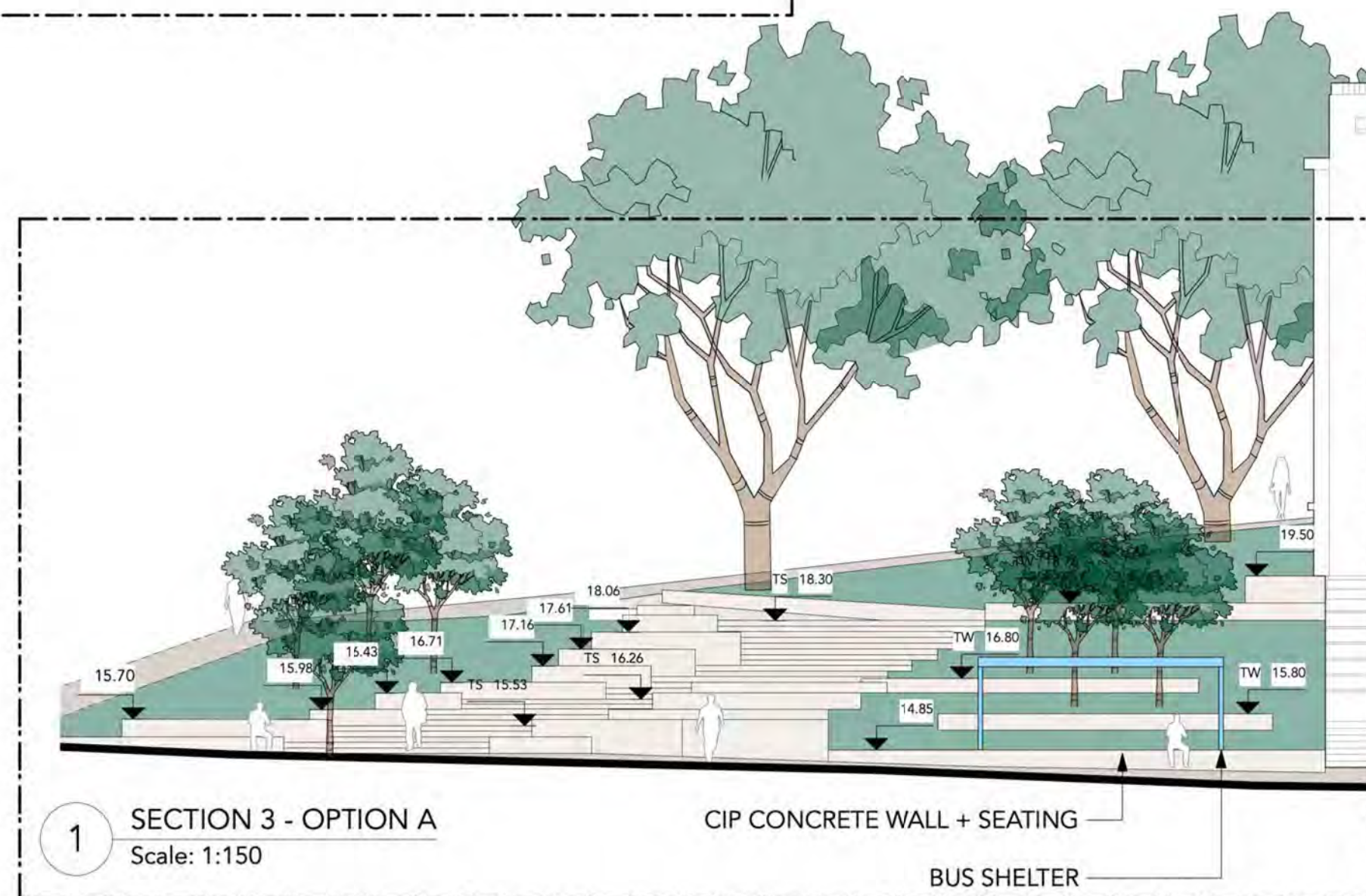
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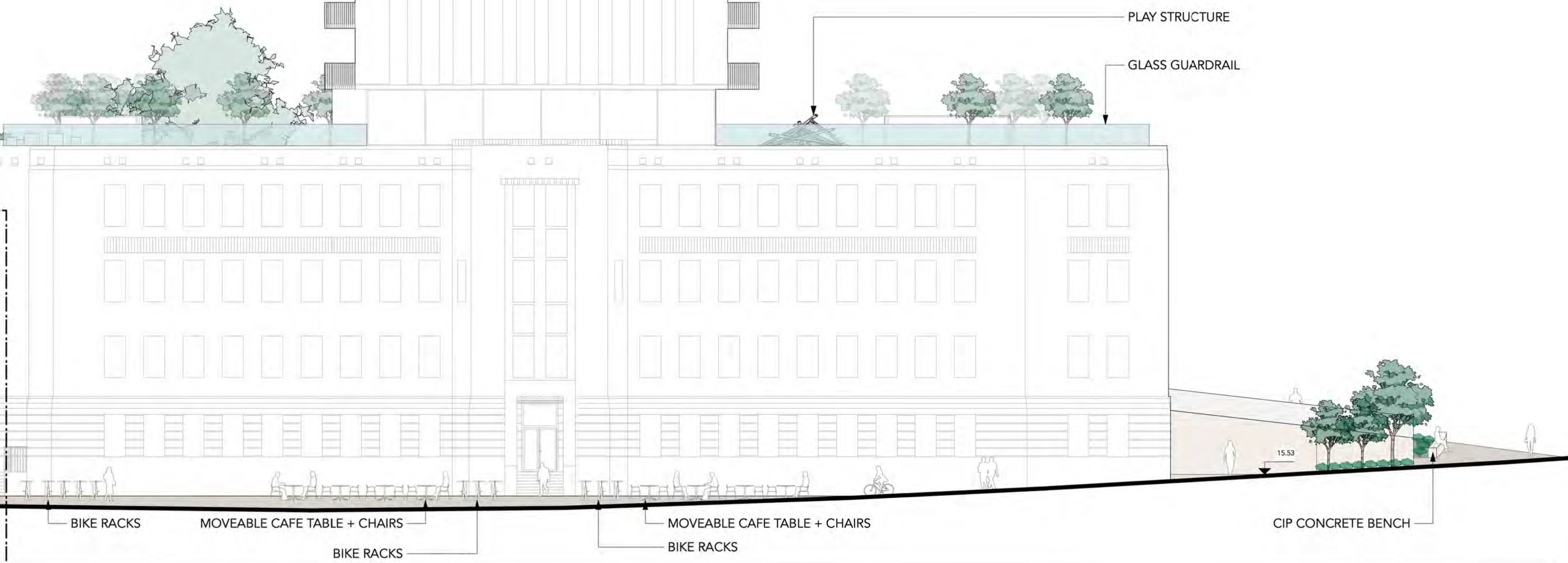
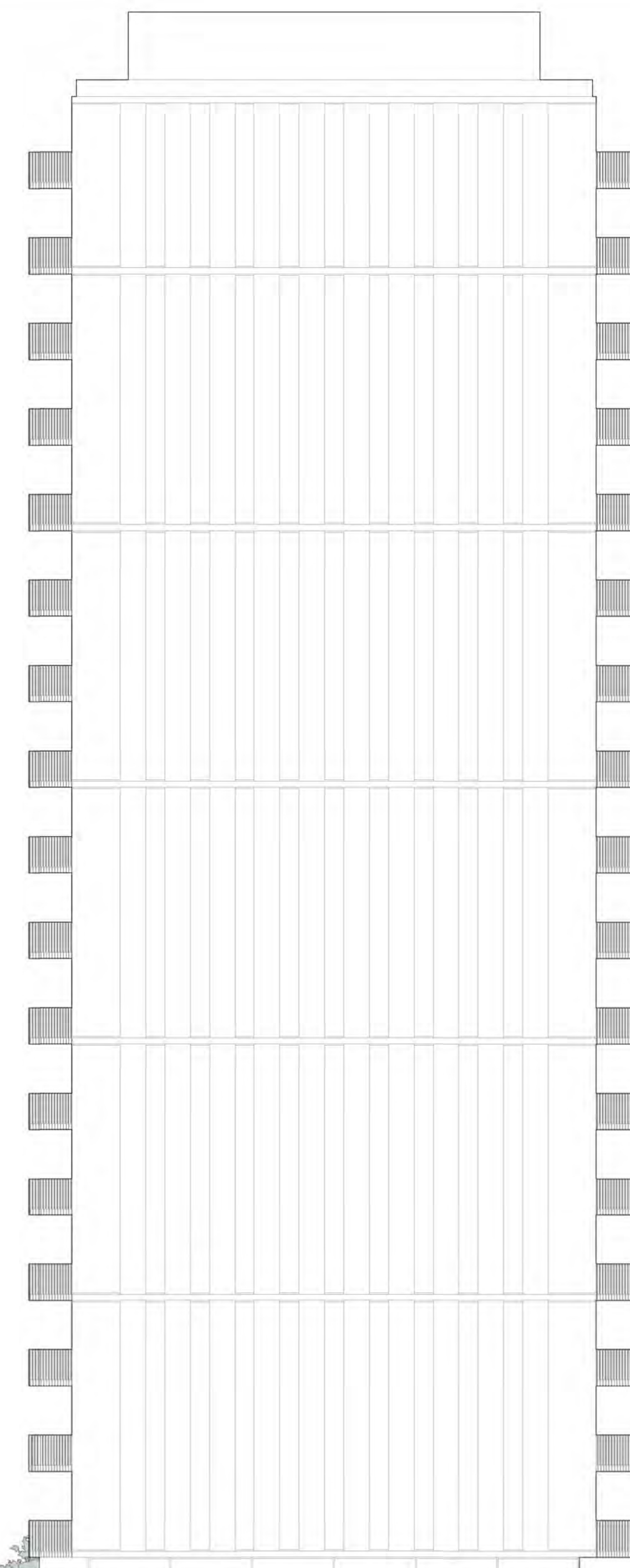
3 SECTIONS 3
Scale: 1:100



2 SECTION 4 - OPTION B
Scale: 1:150



1 SECTION 3 - OPTION A
Scale: 1:150



ENGINEERING NOTES:

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VICTORIA SPECIFICATIONS, MASTER MUNICIPAL CONSTRUCTION DOCUMENT (MMCD) PLATINUM EDITION, AND THESE DRAWINGS.
- ALL CONSTRUCTION SURVEY LAYOUT TO BE PROVIDED BY THE CONTRACTOR.
- PERMIT TO CONSTRUCT WORKS ON CITY RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DEPARTMENT BEFORE WORKS COMMENCE. NOTIFY CITY OF VICTORIA 48 HOURS PRIOR TO CONSTRUCTION.
- ALL SERVICE LOCATIONS AND CROSSINGS ARE NOT GUARANTEED AS TO THEIR ACCURACY. LOCATIONS OF ALL EXISTING SERVICES, FEATURES AND APPURTENANCES SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED APPROXIMATE ONLY. VERIFY ALL LOCATIONS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTACT BC-1 (1-800-474-6886), BC HYDRO, TELUS, SHAW CABLE, AND FORTIS BC FOR UNDERGROUND UTILITY LOCATIONS 72 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VIDEO INSPECT EXISTING 200mm STORM DRAIN BETWEEN EAST AND WEST PROPERTY LINES ALONG PROJECT FRONTAGE PRE AND POST CONSTRUCTION TO CONFIRM PIPE CONDITION.
- EXISTING SERVICES MUST BE EXPOSED AT CROSSING POINTS PRIOR TO CONSTRUCTION.
- ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THE DESIGN TO BE RELAYED TO ENGINEER AND CITY TECHNICIAN IMMEDIATELY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN GRADES.
- CITY CREWS TO INSTALL ALL SEWER AND DRAIN CONNECTIONS AND SERVICES UP TO THE PROPERTY LINE, AT THE DEVELOPER'S EXPENSE.
- WATER SERVICE CONNECTIONS ARE TO BE INSTALLED TO NEW METER AT THE PROPERTY LINE BY THE CITY OF VICTORIA MUNICIPAL CREW, AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL NOT OPERATE ANY WATERMAIN OR SERVICE VALVES.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PARTIES REQUIRED FOR SERVING TO PROPERTY LINE, INCLUDING ABANDONMENT OF EXISTING SERVICES, CAP ABANDONED HYDRO/TEL/SHAW CONDUIT 300mm OUTSIDE PROPERTY LINE.
- UNDERGROUND WIRING TO BE CONSTRUCTED IN ACCORDANCE WITH BC ELECTRICAL CODE, BC HYDRO/TEL DRAWINGS AND SPECIFICATIONS.
- OVERHEAD WIRING IS NOT SHOWN ON CONTRACT DRAWINGS.
- STREETS SHALL BE SWEEP CLEAN ON A REGULAR BASIS TO REMOVE ANY CONSTRUCTION DEBRIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VICTORIA STORMWATER BYLAW.
- DISPOSE OF ALL UNSUITABLE EXCAVATED MATERIAL AS PER SPECIFICATIONS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- ALL TRAFFIC CONTROL, TO CONFORM TO THE MOST CURRENT WORKSAFE BC, MMCD AND MINISTRY OF TRANSPORTATION SPECIFICATIONS (TRAFFIC CONTROL MANUAL FOR WORK ON ROADWAYS).
- PROVIDE TRAFFIC CONTROL, SIGNAGE, BARRICADES, ILLUMINATION, AND DETOUR ROUTING AS REQUIRED TO MAINTAIN TRAFFIC FLOW AND EMERGENCY VEHICLE ACCESS. OUTBOUND MATERIAL ROAD TRAVEL LINES TO BE OPEN AFTER 3:00 PM.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO EXISTING STREETS OR SERVICES BY CONSTRUCTION EQUIPMENT AND/OR TRUCKS HAULING MATERIALS TO THE SITE. THIS WILL INCLUDE DAILY CLEANING OR SWEEPING ALL EXISTING ROADS OF DIRT AND DEBRIS CAUSED BY CONSTRUCTION ACTIVITY.
- ALL ASPHALT AND CONCRETE CUTS TO BE SQUARE CUT WITH SAW.
- COORDINATE CONSTRUCTION OF ALL WORKS WITHIN ROADWAYS WITH CITY OF VICTORIA WORKS CREWS.
- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC UTILITY CONSTRUCTION DETAILS.
- FIELD SURVEY COMPLETED BY GEQUERRA 2022/02/21.
- CONTRACTOR IS TO PROVIDE AS-CONSTRUCTED DRAWING MARKUPS TO ENGINEER UPON CONSTRUCTION COMPLETION.
- ASPHALT TO BE REPLACED FULL DEPTH TO ROAD CENTERLINE ON ALL FRONTAGES.

UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY DRAIN
PROPOSED DEPTH (m)	-x.xxmm	-x.xxmm
PROPOSED INVERT ELEVATION (m)	xx.xxmm	xx.xxmm
MAXIMUM DEPTH REQUESTED (m)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

SERVICE	ESTIMATED SIZE	UTILITY PROVIDER	INSTALLATION FORCES	COST(S) ¹
WATER	150mm	City of Victoria	City of Victoria	At Cost
	100mm	City of Victoria	City of Victoria	At Cost
SANITARY	150mm	City of Victoria	City of Victoria	At Cost
STORM DRAIN	150mm	City of Victoria	City of Victoria	At Cost
GAS	² Unconfirmed	Fortis	Utility Contractor	Based on Size
HYDRO	² Unconfirmed	BC Hydro	Utility Contractor	Based on Size
COMMUNICATIONS	² Unconfirmed	Telus/Shaw	Utility Contractor	Based on Size

City of Victoria Schedule of Fees for Service Connections Provided in Appendix A. Design loads and service size to be confirmed by mechanical and Electrical consultants during detailed design stage.

WORKS AND SERVICES CHECK TABLE			
PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	NAME	SIGNATURE	
UTILITY	BC HYDRO		
	TELUS		
	FORTIS BC		
	SHAW		
MUNICIPAL	UNDERGROUND UTILITIES		
	TRANSPORTATION DESIGN & INFRASTRUCTURE		
	LAND DEVELOPMENT		

NOTE: ALL SERVICE CONNECTION SIZES HAVE BEEN ASSUMED AND WILL BE CONFIRMED WITH MECHANICAL ENGINEER DURING DETAILED DESIGN.

ADDRESS: 780 BLANSHARD STREET
LOT: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627
BLOCK: 35B
PLAN: 35B
ZONING: CBD-1
LAND USE: COMMERCIAL/RESIDENTIAL

EXISTING CONCRETE SIDEWALK TO BE REMOVED. SEE LANDSCAPE DRAWINGS FOR PROPOSED PARK DETAILS.

EXISTING RETAINING WALLS TO BE REMOVED. SEE LANDSCAPE DRAWINGS.

EXISTING ELECTRICAL VAULTS TO REMAIN UNDISTURBED.

EXISTING TREES TO BE REMOVED (SEE LANDSCAPE FOR TREE REPLACEMENT PLAN)

REMOVE EXISTING AND INSTALL NEW CATCHBASIN(S) AT PROPOSED CURB ALIGNMENT C/W NEW LEAD.

PROPOSED DOMESTIC AND FIRE WATER SERVICE C/W METER VAULT TO SD W/2H

WATER SERVICE TRENCHING TO BE COMPLETED USING HYDROVAC UNDER DIRECT SUPERVISION OF PROJECT ARBORIST.

PROPOSED TEL/SHAW SERVICING LOCATION

PROPOSED TEL/COMMS SERVICE LOCATION

EXISTING RETAINING WALL. REFER TO STRUCTURAL AND GEOTECHNICAL FOR PROTECTION DETAILS THROUGH CONSTRUCTION.

REMOVE EXISTING AND INSTALL NEW DOUBLE CATCHBASIN AT PROPOSED CURB ALIGNMENT C/W LEAD AND OFF-SET SUMP

PROPOSED HYDRO SERVICE LOCATION. REFER TO ELECTRICAL FOR DETAILS.

PROPOSED WATER SERVICING LOCATION

PROPOSED SANITARY AND STORM DRAIN SERVICING LOCATION

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER CONNECTION AND INSPECTION CHAMBER

PROPOSED STORM DRAIN CONNECTION AND INSPECTION CHAMBER

PROPOSED BC HYDRO SERVICING LOCATION

REMOVE EXISTING AND INSTALL NEW CATCHBASIN C/W NEW LEAD AT PROPOSED CURB ALIGNMENT

EXISTING SANITARY TO BE REMOVED, RE-SIZED AND REPLACED IN PLACE

REMOVE EXISTING AND INSTALL NEW CATCHBASIN AT PROPOSED CURB ALIGNMENT. REPLACE EXISTING LEAD WITH NEW.

SMH006312
RIM EL: 14.045m
E INV: 13.200m

DMH002516
RIM EL: 13.811m
E INV: 12.611m

SMH002967
RIM EL: 14.383m
W INV: 11.943m
E INV: 11.913m

DMH002515
RIM EL: 13.932m
W INV: 11.642m
E INV: 11.602m

LEGEND

- | | | | | | |
|--------------------------|-----------------------------|----------------------------------|----------------------------------|--------------------------------|-------------|
| SURFACE DETAIL | Y SEWER LATERAL | TEL MANHOLE | ○ SIGNAL PULL BOX - SIDEWALK | ✕ HYDRO/TEL POLE TO BE REMOVED | — SANITARY |
| ⊙ STORM DRAIN MANHOLE | ⊠ WATER VALVE ON MAIN | ⊙ TEL POLE | ⊙ LIGHT/SIGNAL PULL BOX - STREET | ⊙ GAS METER | — STORM |
| ⊙ STORM DRAIN VENT | ⊠ WATER SERVICE VALVE | ⊙ TEL POLE WITH DIP | ⊙ SIGNAL POLE (STEEL) | ⊙ GAS VALVE | — WATER |
| ⊙ CATCH BASIN | ⊙ WATER METER | ⊙ TEL POLE WITH LIGHT | ⊙ LIGHT/SIGNAL POLE (STEEL) | ⊙ GAS SNIFFER | — HYDRO |
| ⊙ DRAIN CLEANOUT | ⊙ BOULEVARD SERVICE | ⊙ TEL SERVICE BOXES | ⊙ CLUSTER LAMP - TYPE A | ⊙ TEST HOLE | — LIGHTING |
| ⊙ DRAIN LATERAL | ⊙ FIRE HYDRANT | ⊙ TEL VAULT | ⊙ CLUSTER LAMP - TYPE B | ⊙ FENCE LINE | — GAS |
| ⊙ SANITARY SEWER MANHOLE | ⊙ REDUCER | ⊙ POLE ANCHOR | ⊙ STREET SIGN | ⊙ RETAINING WALL | — TEL/CABLE |
| ⊙ SANITARY SEWER VENT | ⊙ LIGHT MANHOLE | ⊙ HYDRO/TEL POLE TO BE RELOCATED | ⊙ PARKING METER | ⊙ TREE | |
| ⊙ SEWER CLEANOUT | ⊙ LIGHT PULL BOX - SIDEWALK | | | ⊙ ROCK OUTCROP | |

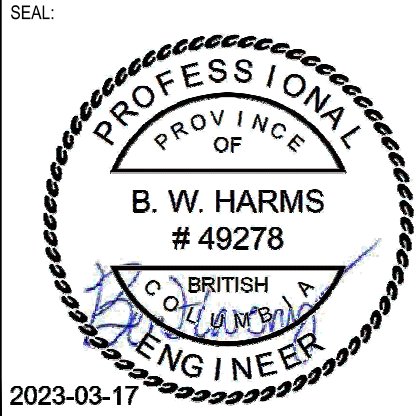


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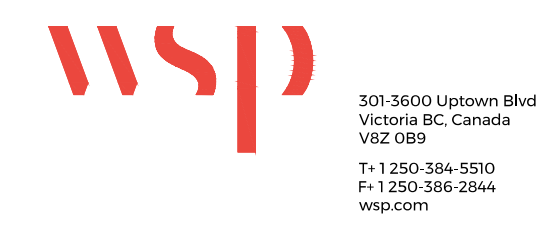
THIS DRAWING IS NOT TO BE SCALED.

ISSUE	DATE	DESCRIPTION	DES	DRN	GJK	PH
1	2023/03/15	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	BH	SG	JCS	BH
0	2022/05/20	ISSUED FOR RE-ZONING	BH	SG	JCS	BH



Engineers and Geoscientists BC
Permit to Practice #1000200

RELINCE PROPERTIES

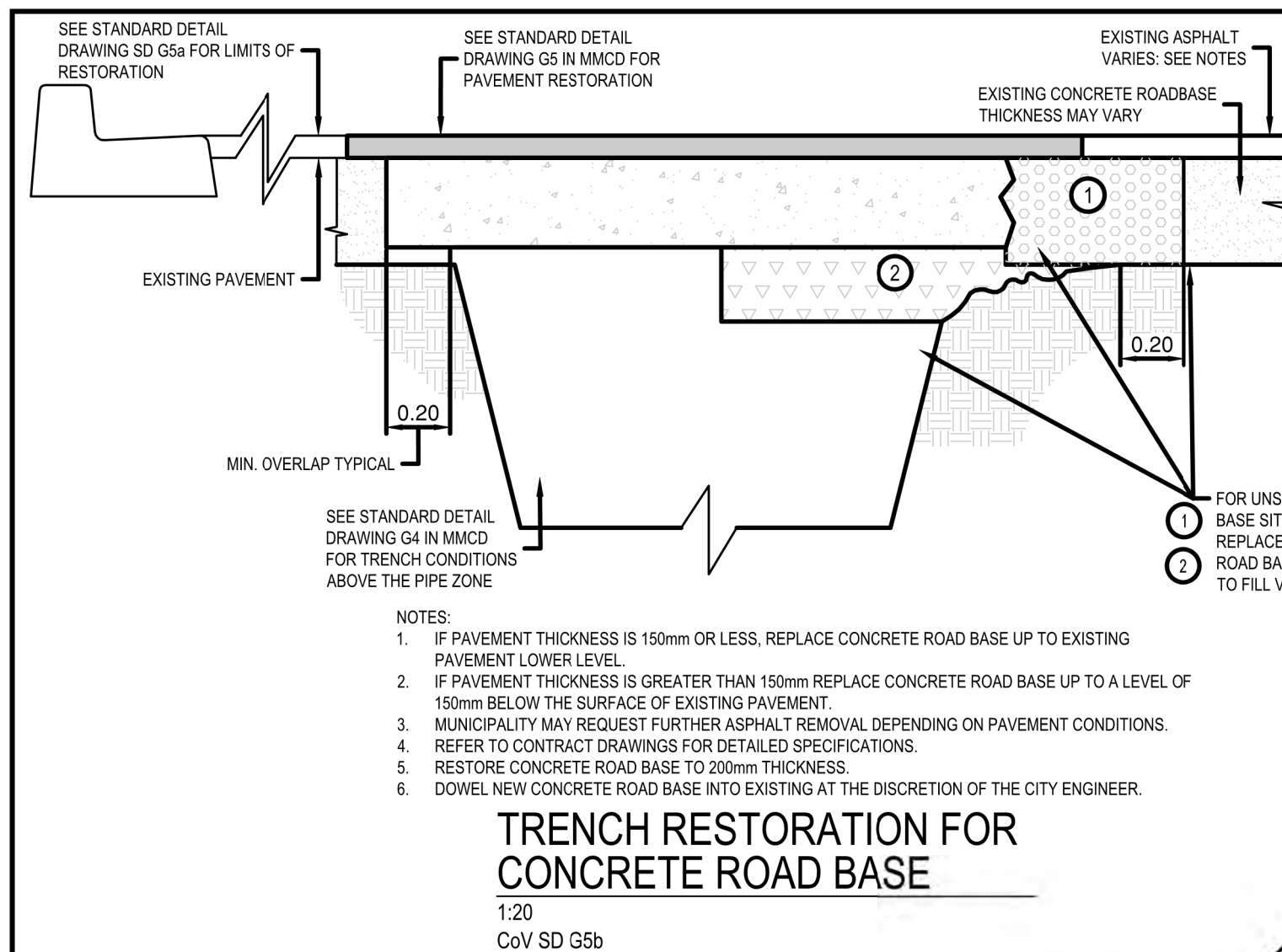
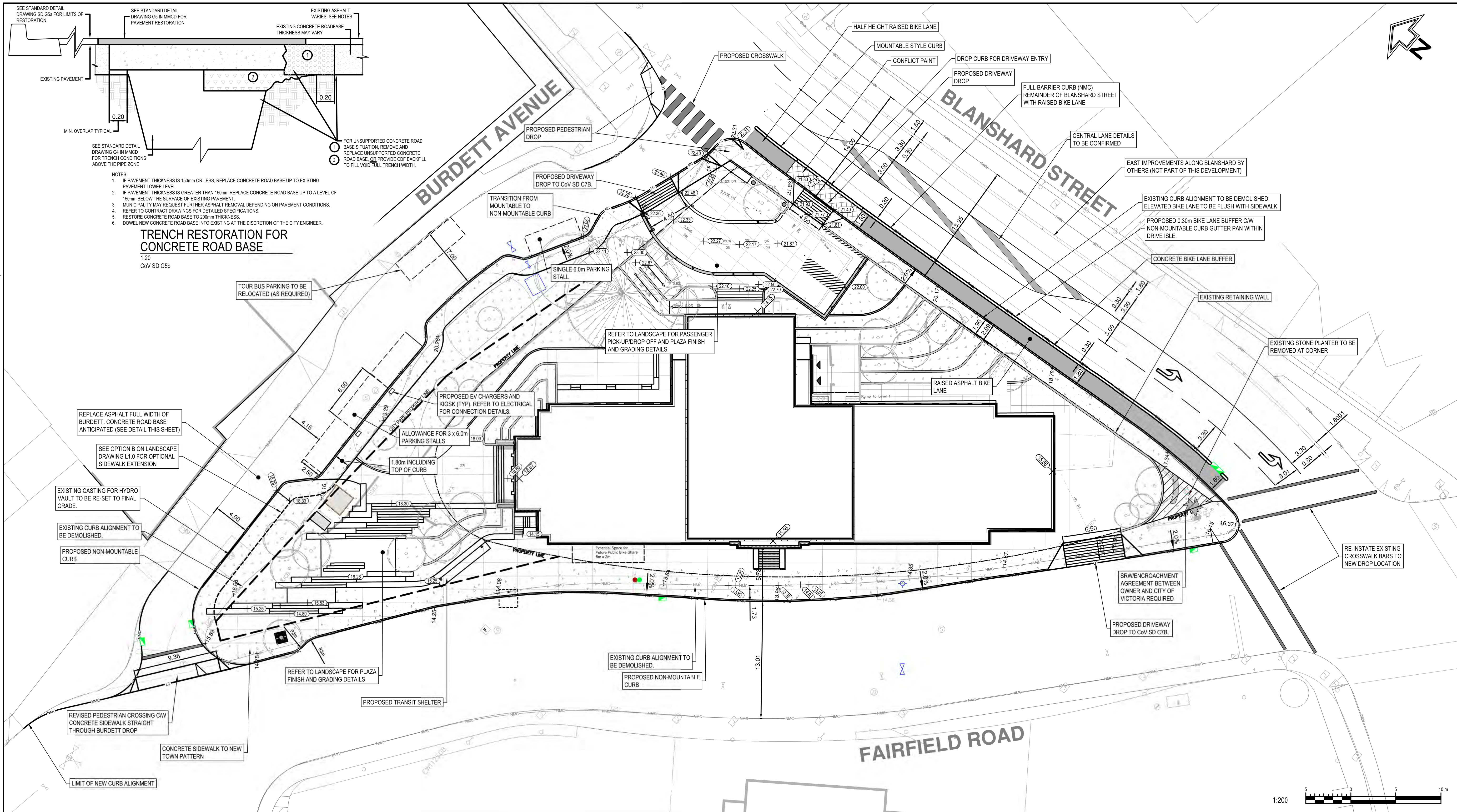


PROJECT: 780 BLANSHARD STREET
VICTORIA, BC

PROJECT NO: 221-03333-00
SCALE: 1:200
DISCIPLINE: CIVIL

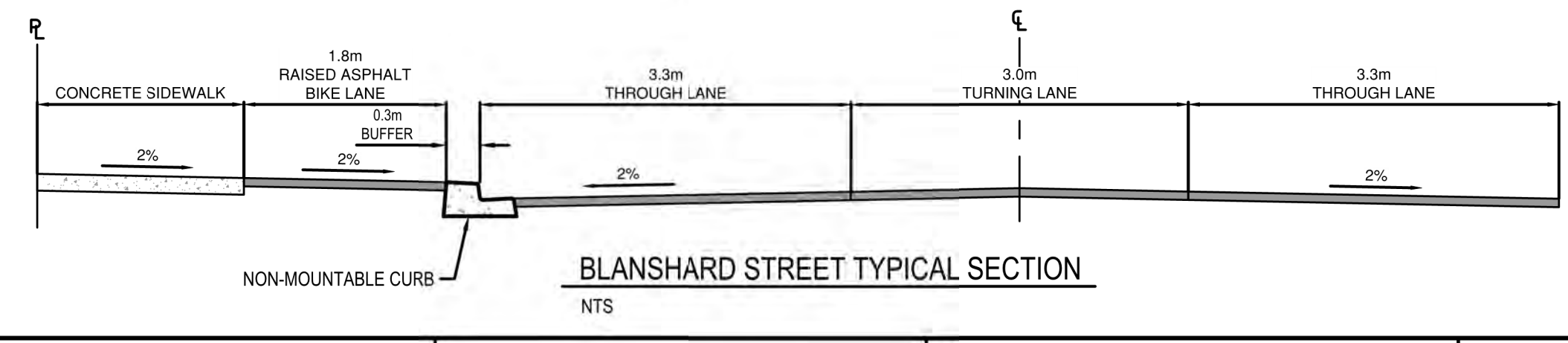
TITLE: CONCEPTUAL CIVIL PLAN

DRAWING NO: C01
SHEET NO: 1 OF 2
ISSUE: FOR RE-ZONING/DEVELOPMENT PERMIT
DATE: 2023/02/10



LEGEND

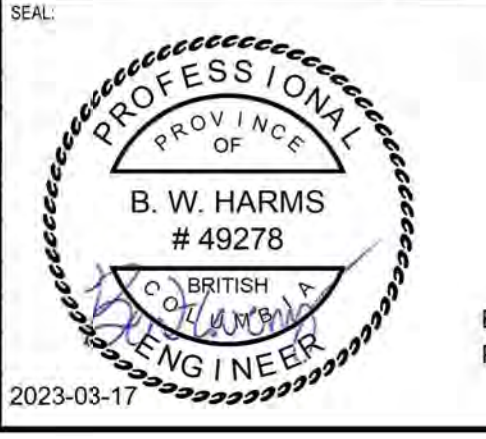
SURFACE DETAIL	Y SEWER LATERAL	TEL MANHOLE	SIGNAL PULL BOX - SIDEWALK	HYDRO/TEL POLE TO BE REMOVED
⊕ STORM DRAIN MANHOLE	⊕ HYDRO MANHOLE	⊕ TEL POLE	⊕ LIGHT/SIGNAL PULL BOX - STREET	⊕ GAS METER
⊕ STORM DRAIN VENT	⊕ HYDRO POLE	⊕ TEL POLE WITH DIP	⊕ LIGHT POLE (STEEL)	⊕ GAS VALVE
⊕ CATCH BASIN	⊕ HYDRO POLE WITH DIP	⊕ TEL POLE WITH LIGHT	⊕ SIGNAL POLE (STEEL)	⊕ GAS SNIFFER
⊕ DRAIN CLEANOUT	⊕ JOINT POLE	⊕ TEL SERVICE BOXES	⊕ LIGHT/SIGNAL POLE (STEEL)	⊕ TEST HOLE
⊕ DRAIN LATERAL	⊕ HYDRO POLE WITH LIGHT	⊕ TEL VAULT	⊕ CLUSTER LAMP - TYPE A	⊕ FENCE LINE
⊕ SANITARY SEWER MANHOLE	⊕ HYDRO SERVICE BOXES	⊕ LIGHT ANCHOR	⊕ CLUSTER LAMP - TYPE B	⊕ RETAINING WALL
⊕ SANITARY SEWER VENT	⊕ HYDRO VAULT	⊕ HYDRO/TEL POLE TO BE RELOCATED	⊕ STREET SIGN	⊕ TREE
⊕ SEWER CLEANOUT			⊕ PARKING METER	⊕ ROCK OUTCROP



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ISSUE	YYYY-MM-DD	DESCRIPTION	DES	DRN	CHK	PM
1	2023/03/15	ISSUED FOR RE-ZONING/DEVELOPMENT PERMIT	BH	SG	JCS	BH
0	2022/05/20	FOR RE-ZONING/DEVELOPMENT PERMIT	BH	SG	JCS	BH



Engineers and Geoscientists BC
Permit to Practice #1000200

CLIENT:
RELANCE PROPERTIES



PROJECT:
780 BLANSHARD STREET
VICTORIA, BC

PROJECT NO:
221-03333-00

SCALE:
1:200

DISCIPLINE:
CIVIL

TITLE:
CONCEPTUAL SURFACE WORKS & SITE GRADING

DRAWING NO:
C02

SHEET NO:
2 OF 2

ISSUE:
FOR RE-ZONING/DEVELOPMENT PERMIT

ISSUE DATE:
2023/02/10

AT:\PROJECTS\2022\221-03333-00\780 BLANSHARD ST - MISC-USE DEVELOPMENT\1-16-CIVIL-DWG\PRODUCTION\2023\03\17\03333-00-02-01.dwg Plot Date: 2023/03/17 10:51 PM By: rmm



The intended plot size of this plan is 841mm in width by 594mm in height (ISO A1 size) when plotted at a scale of 1:400

All distances are in metres and decimals thereof.

LEGEND

- denotes drain manhole
- denotes drain cleanout
- denotes sewer manhole
- denotes water meter
- denotes irrigation control box
- denotes irrigation control valve
- denotes standpipe connection
- denotes communications manhole
- denotes hydro manhole
- denotes gas meter
- denotes streetlight davit
- denotes sign
- denotes traffic signal pole
- denotes parking stall sign
- denotes fence
- denotes non-mountable curb
- denotes curb letdown
- denotes edge of pavement
- denotes edge of gravel
- denotes center line of road
- denotes building outline
- denotes concrete pad
- denotes spot elevation
- denotes deciduous tree, species and diameter, or tag number
- denotes coniferous tree, species and diameter, or tag number
- denotes hedge line
- denotes property line

Legal Description:
 LOTS 1-4 AND 28, 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA CITY, PLAN 35B

PID: 009-332-243 (LOT 3); 009-332-227 (LOT 2); 009-332-197 (LOT 1); 009-332-332 (LOT 29); 009-332-294 (LOT 28); 009-332-090 (LOT 4)

Date of Field Survey: 9 September, 2021.
 Contour interval = 0.5 m.

Elevations are to geodetic datum, derived from geodetic control monument 8-14. Published Elevation = 22.772 m.

Vertical Datum CGVD28 (HTV2.0).

Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. WSP Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

TABLE OF AREAS	
Description	Area
Lot 1, Plan 35B	442 m ²
Lot 2, Plan 35B	453 m ²
Lot 3, Plan 35B	338 m ²
Lot 4, Plan 35B	329 m ²
Lot 28, Plan 35B	262 m ²
Lot 29, Plan 35B	448 m ²
TOTAL	0.23 ha



ISSREV	YYYY-MM-DD	DESCRIPTION	DRN	CHK
2	2022-04-15	ADDITIONAL TREES AND REVISED BUILDING OUTLINE	MLR	HC
1	2022-09-23	COORDINATE SYSTEM SHIFT	MLR	HC
0	2021-09-19	ORIGINAL PLAN PREPARED	MLR	HC

Project: 41152022 12:43 PM User: Hugo.Chinhain

CLIENT:
RELIANCE PROPERTIES LTD.

CLIENT REF. NO:



PROJECT:
780 BLANSHARD STREET VICTORIA, BC

PROJECT NO:
 21-03351-001

SCALE:
 As-Noted

DISCIPLINE:
 GEOMATICS

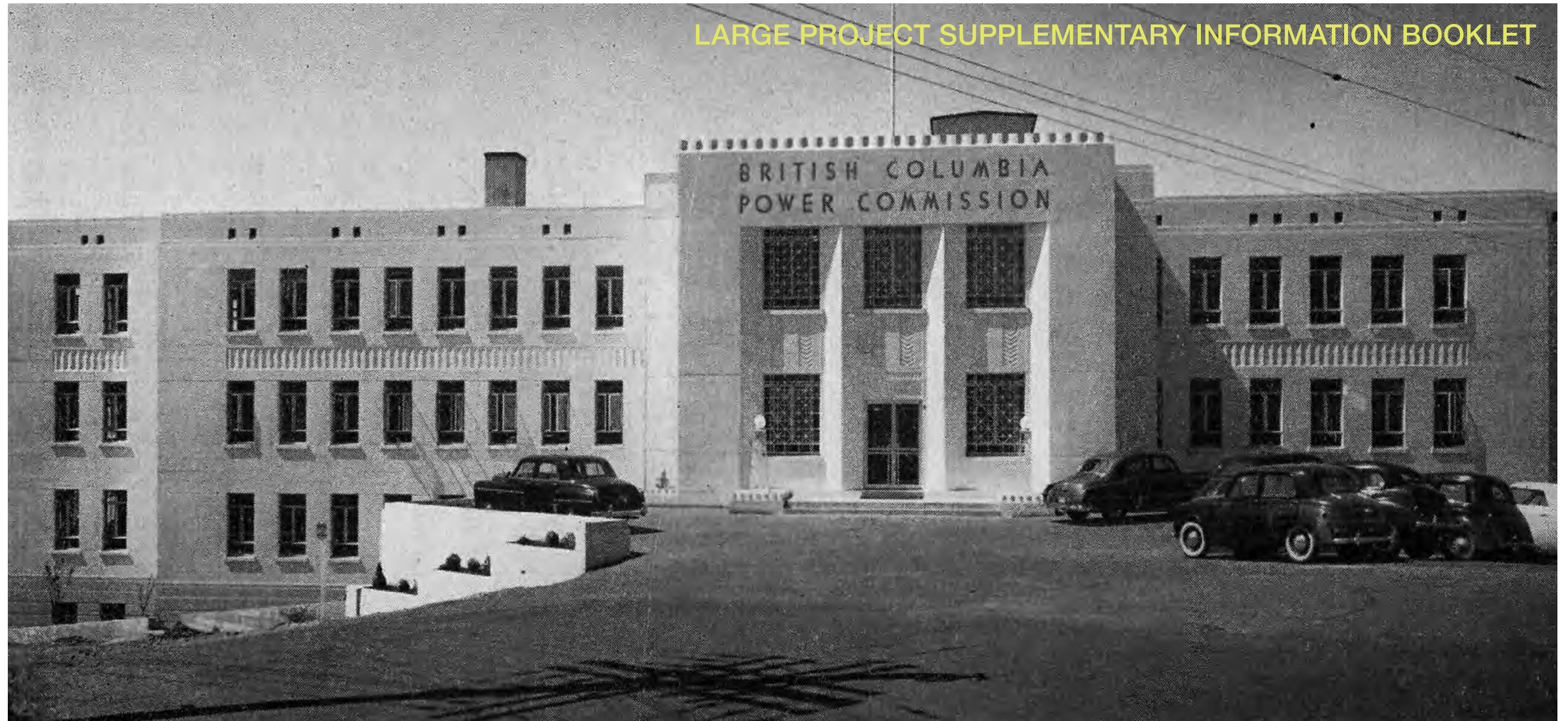
TITLE:
TOPOGRAPHIC SURVEY

DRAWING NO:
 21-03351-001-TOPO01-R2

SHEET NO:
 1 OF 1

780 BLANSHARD STREET
REZONING AND HERITAGE ALTERATION PERMIT RE-SUBMISSION

LARGE PROJECT SUPPLEMENTARY INFORMATION BOOKLET



Info

This document contains supplementary information for the rezoning and heritage alteration permit submission for 780 Blanshard Street. For a summary of the submission materials and rationale, see the Letter to Mayor and Council. See also the complete package of design drawings and reports which make up the application.

Team



Pink highlights indicate new or updated content since previous submission.



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01 PROJECT RATIONALE

PROJECT RATIONALE

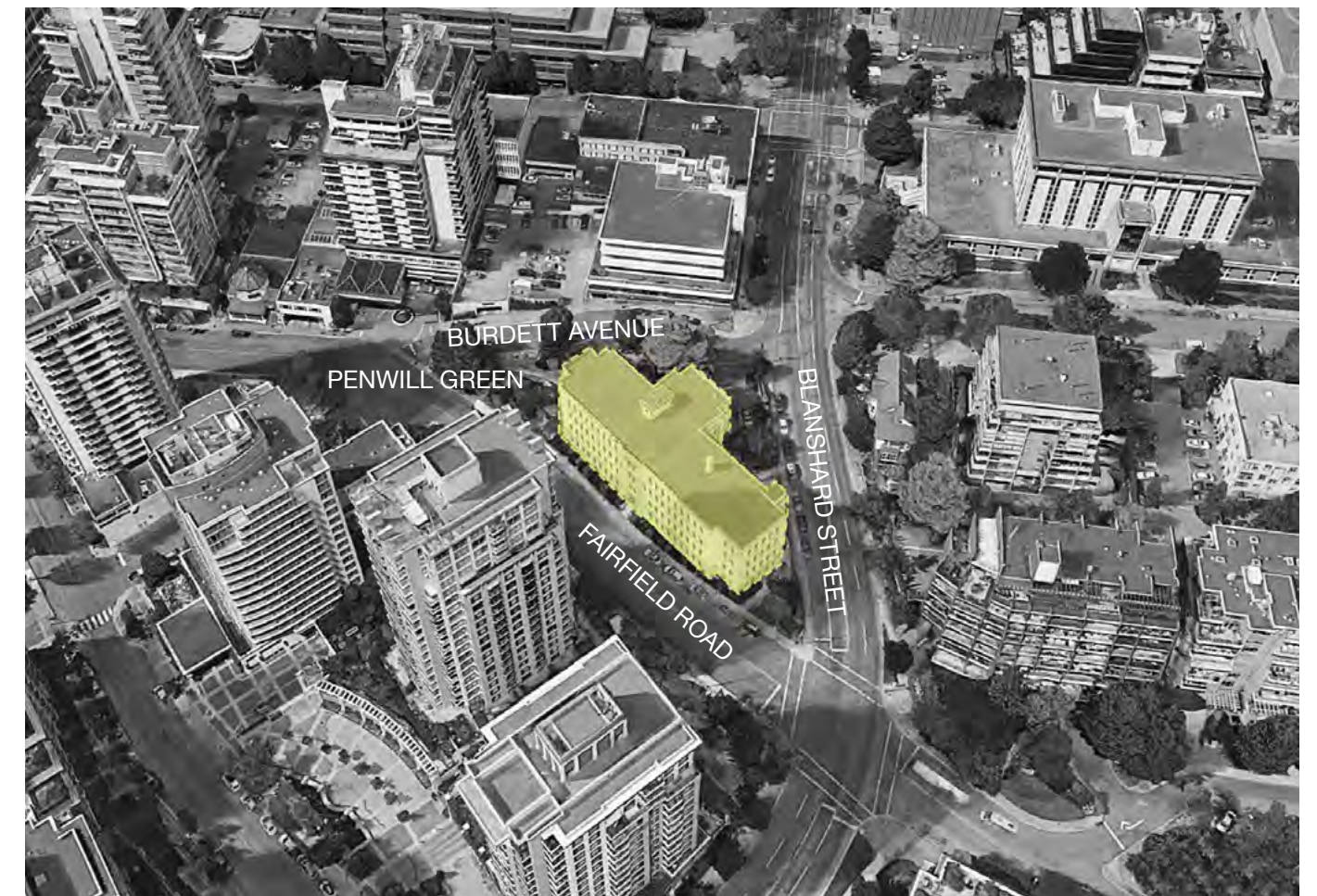
SUBJECT SITE

UPDATED PAGE

Civic Address	780 Blanshard Street, Victoria, BC V8W 2H1
Legal Description	Lots 1, 2, 3, 4, 28 & 29 of Section 88 and of Lot 1627, Christ Church Trust Estate, Victoria, Plan 35B
Current Zoning	CBD-1
DP Area	DPA-2 (HC)
OCP Area	Core Business
Heritage Status	Registered (Commercial)
Site Area	2,272.4 m ² (24,460 ft ²)
Density (FSR)	Existing: 1.68 Zoning Max: 3.0 OCP Max: 6.0 (3.0 Residential)
Existing Floor Area	3,807.2 m ² (40,980 ft ²)
Existing Building	4-storey cast-in-place concrete Heritage Building (Registered)
Existing Use	Office
Maximum Height	Zoning: 43 m OCP: 24 Storeys DCAP: 45 m / 11 Commercial Storeys / 15 Residential Storeys

SITE CONTEXT

The 2,272 m² site is unique in the city. It is a steeply sloping triangular 'island' lot with no abutting private property lines. The site is bordered by three streets: Blanshard Street on the east, Burdett Avenue on the north, and Fairfield Road along the NW-SE axis. Immediately adjacent to the west is a small municipal park, Penwill Green. The most prominent feature of the site is the British Columbia Power Commission Building, a late Art Deco-styled cast-in-place concrete structure (completed in 1950).



01

PROJECT RATIONALE PROJECT AT A GLANCE



PUBLIC REALM
 Potential redesigned public park amenity
 New multimodal entry court
 Expanded sidewalks
 More green space

POTENTIAL TRANSIT AMENITIES
 Enhanced vehicle + passenger facilities
 Driver break room
 Expanded transportation infrastructure

HERITAGE REHABILITATION
 Heritage paint colours
 Seismic upgrade
 Remove non-original east stair addition
 Retain relevant interior spaces + circulation

HEIGHT
 20 storeys
 64.2 m

16-STORY TOWER ADDITION
 98 residential suites
 3.0 FSR

4-STORY HOTEL IN HERITAGE BUILDING
 69 rooms
 1.5 FSR

AMENITIES
 Street-side café
 Fitness centre
 Indoor + outdoor gathering
 Children's play area

TRANSPORTATION
 2 on-site parking stalls
 25 off-site parking stalls
 161 long-term bicycle stalls
 Secure cargo bike storage
 3 new car-share vehicles
 Building eBike sharing
 Short-term pick-up/drop-off

The intention for this project is to revitalize an important existing site within downtown Victoria in a way which makes the most of its opportunities and addresses its challenges with a thoughtful, responsible, sensitive, and viable approach. The team envisions a new development that: restores an important heritage building, strengthens the urban network, improves the surrounding public realm, renews the adjacent municipal park, provides significantly expanded public transit infrastructure, and ultimately helps create a more vibrant, resilient, and diverse community.

This proposal is informed by several significant opportunities, including the chance to:

- Rehabilitate an important heritage structure, and to install a new program which brings a semi-public character through a hotel use operation allowing more people to access and interact with the building.
- Respond to the unique characteristics of the site and urban context in a way that meaningfully enhances the utility, character, and social importance of the heritage building and surrounding public realm.
- Extend and enhance the mobility infrastructure on the site and its immediate surroundings to create an “urban mobility hub.”
- Infuse more housing choice within the downtown core to address current and future needs.
- Establish new connections between the building, its precinct, and the street for a vibrant dialog between the public realm and the heritage building.

Conversely, the site has several constraints and challenging conditions to consider in redevelopment. These include:

- The challenge of creating a sensitive and compelling addition to the heritage building that balances programmatic demands, urban design considerations, policy goals, and financial realities.
- The scale of the public realm improvements needed improve and revitalize the ‘urban island’ site with three frontages and the interconnected relationship with the under-utilized Penwill Green park.
- The constraints imposed by the skewed relationship of the existing building to the streets and property lines, the geometry of the site, and the sloped topography. These create significant challenges for site design, architectural response, and conformance to existing zoning bylaws and design guidelines.
- The inability to provide any significant on-site parking while also retaining the existing heritage building.

01

PROJECT RATIONALE EMERGING PRINCIPLES + DESIGN CONCEPTS

NEW PAGE

Based on an analysis of the heritage building and site history, the urban design considerations, and planning and policy context, the team developed a set of emerging principles to guide the design decision making. Building on the principles in combination with the opportunities and constraints presented by the site, several design concepts are proposed which form the core of the overall proposal.

Emerging Principles

- Support Urban Vitality
- Design to Complement + Enhance
- Build on Unique Character
- Strengthen the Urban Network
- Respond to Ecology + Climate
- Increase Safety + Inclusion



Design Concepts

- Renew Penwill Green
- Create a Multimodal Entry Plaza
- Redefine Burdett Avenue
- Renew the Heritage Building
- Connect a Multi-Modal Hub
- Complement Housing with Active Uses
- Activate Street Frontages
- Realize Landmark Potential

GOALS

Conceived as a comprehensive heritage rehabilitation and complementary contemporary addition, the design proposal aims to achieve several goals:

- Retain and enhance the existing character of the site.
- Execute thoughtful architecture that is complementary to the heritage building, its immediate neighbours, and the city.
- Develop an urban design which transforms the public realm around the property to better activate the street and welcome people to and around the site.
- Install a mixed-use program that aligns with the employment, housing, and tourism goals of the city. And,
- Create a potential landmark at an inflection point in the city.

HERITAGE APPROACH

The point of departure for the architectural design is the guidance on the rehabilitation of historic buildings (Standards 10, 11, and 12) offered in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. In general, these guidelines instruct to:

- Repair rather than replace character-defining elements.
- Conserve heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place. And,
- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The rehabilitation of the BC Power Commission building is detailed in a conservation plan prepared by the heritage consultant, Community Design Strategies, which is included in the submission package. The principal rehabilitations to the façade will include:

- The removal of the non-original exit stair which was added to the building in the 1970s.
- Restoration of the original paint colours based on the heritage consultant's investigation.
- Retention of significant character-defining elements, like metal window screens and corrugated glass.

Additional discussion of the heritage aspects of the proposal are outlined in the *Heritage* section later in this document and are set out in the conservation plan.

MASSING

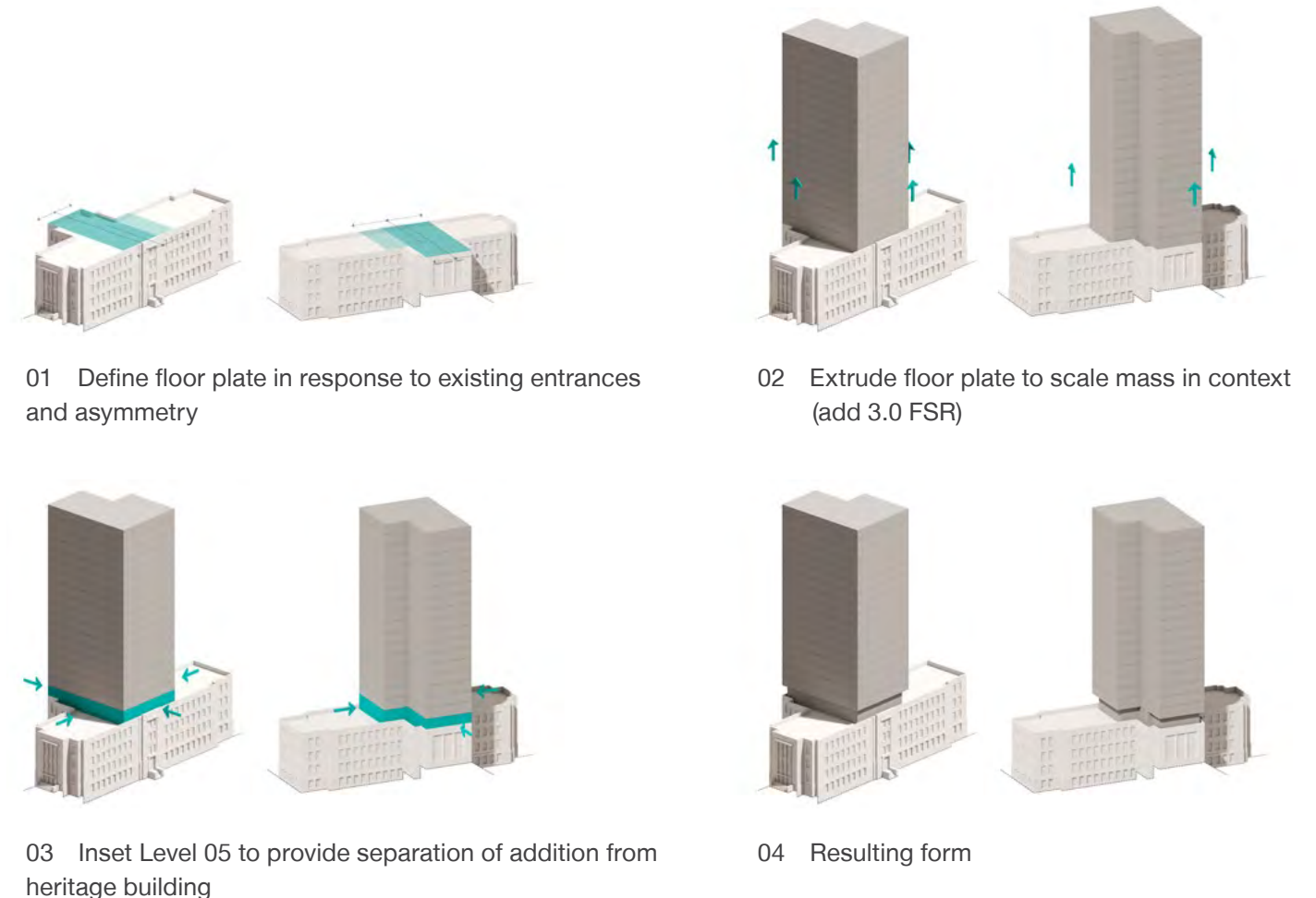
The addition to the historic BC Power Commission building takes the form of a slender tower with a direct formal relationship to two of the building's principal entrances. As articulated in the submission materials, the tower form matches the width of the prominent Blanshard Street main entrance façade and translates that form to the opposite elevation by symmetrically framing the prominent Fairfield Road entrance. The asymmetric relationship between the Blanshard Street entrance and the Fairfield Road entrance results in a L-shaped form. The tower floor plate respects the heritage building's footprint by keeping the tower façade aligned with or stepped back from the face of existing parapets below.

The NW and SE faces of the addition are set back 17.3m and 20.8m, respectively, from the corresponding elevations of the heritage building.

In addition, at the fifth storey—the first above the existing heritage building—the glazing is further stepped back from the existing parapets by between 1.48 m and 1.58 m to preserve the visual integrity of the heritage structure and to transition more gracefully between the old and the new.

The result is a horizontal base building whose historic character remains distinct and which becomes the podium for a new vertical addition that, in part due to its reduced-size floor plate, minimizes the impact on the heritage structure.

Massing Diagram



01

PROJECT RATIONALE THE ARCHITECTURE

The fenestration and balcony strategy employed on the addition takes cues from the existing building's form and detailing and reinterprets them with a contemporary expression. The strong vertical composition of the Art Deco building entrances is echoed in the vertical bands of glazing and wall above. The existing building's window proportions and cellular grid-like expression are reflected in the size and consistent articulation of openings above. Periodic horizontal banding and a lightly articulated parapet complete the architectural composition in response to the horizontal ordering of the Art Deco building below.

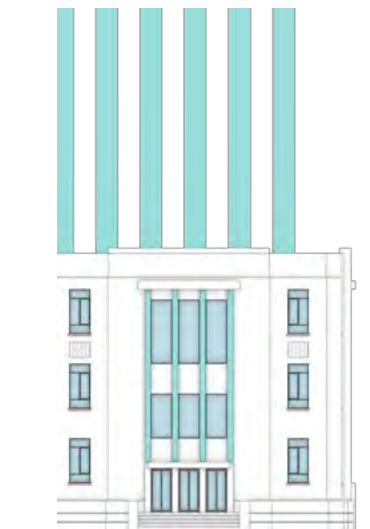
The design proposes a material vocabulary inspired by the contemporary application of the materials used in the construction of the heritage building. This includes: modern rain-screened wall assemblies clad with cementitious panels; and metal-detailed windows, doors, and balconies which take cues from the existing aluminum window grilles, stairway guards, and window systems.

The hotel and residential tower will share a primary entrance and lobby from a redesigned public plaza-style front entry and pick-up drop-off zone. This plaza will replace the existing asphalt parking lot at the corner of Blanshard Street and Burdett Avenue. The hotel, currently planned with 69 rooms, will feature a café and food service area adjacent to the Fairfield Road entrance, a shared fitness facility for guests and residents, a bookable meeting space / lounge in the historic Chairman's Office on Level 3, and a rentable space at the Level 5 rooftop for small gatherings.

The residential tower will have its own indoor and outdoor amenity spaces, including a children's play area on the east portion of the Level 05 roof.

NEW PAGE

Faade Diagram



Step 1. Create a strong vertical reference to key elements of the existing building.



Step 2. Articulate the horizontals using recessed cladding elements, referencing the language of the existing to delineate floors.



Step 3. Create a stronger horizontal emphasis at every third floor level to terminate verticals like the existing building and provide a more human scale to the facade.



Step 4. Resultant facade.

IMMEDIATE CONTEXT RATIONALE

The project proposes public realm and street improvements to the centreline of the three fronting streets. On Burdett Avenue, improvements are proposed to also include north-side curb realignment to suit updated parking a vehicle movements. On Blanshard Street, the existing retaining walls supporting City infrastructure are proposed to be retained and any needed statutory right of way included as required. On Fairfield Road, sidewalk widening is proposed to improve the relationship of the building to the street and to enhance mobility and public transit spaces. A statutory right of way for the enhanced sidewalk can be considered for amenity contribution.

The project team also proposes potential upgrades to Penwill Green park, which can be confirmed as Community Amenity Contributions as part of the land lift analysis.



Conceptual image looking across Fairfield Road toward Penwill Green park.

The project proposes several distinct, significant landscape and public realm improvements on and around the site. Together, they represent an opportunity to activate the site and the park to make a significant contribution to the neighbourhood:

- *Renewed Penwill Green:* A potential re-envisioning of this small urban park which enriches the community, that is a safe, welcoming place to gather, and which helps knit together the various pedestrian, active transport, greenspace, and public transit networks in downtown and the surrounding neighbourhoods.
- *A Multimodal Entry Plaza:* A new space that welcomes the public to the front of the historic building, which defines the site with a more civic presence, gives priority to pedestrian flows, and provides more appropriate arrival for the intensified use of the site.

- *Burdett Avenue Redefined:* An enhanced street front which, more than providing a missing sidewalk, expands public green space, provides multi-modal connections, and which helps link the upper access precinct to the renewed Penwill Green park.
- *More Active Fairfield Road:* A potential transit terminus with enhanced passenger waiting, and bicycle parking. A new café, accessible from the street, where food and beverages might be enjoyed in the historic building or on the street.
- *On-site Gardens + Rooftops:* Provide a variety of outdoor experiences for guests and residents and a welcoming interface between the site and the surrounding community.
- *Vegetation + Stormwater Management:* New ecologically appropriate and drought tolerant planting throughout the site to manage stormwater, enhance the urban biosphere, and help create a more welcoming, usable, and resilient landscape.

01

PROJECT RATIONALE POLICIES + GUIDELINES

NEW PAGE

REZONING

This application proposes to alter the zoning for the site from CBD-1 to a new Comprehensive Development (CD) zoning.

This proposal is based on the unique opportunities and constraints of this site, with the principal driver being the conservation and rehabilitation of the BC Power Commission Building.

The intent is to meet the objectives and principles in the Official Community Plan, Downtown Core Area Plan, and other applicable guidelines in a way that suits the specific urban design considerations of this unique and challenging site.

LAND USE

The proposed land use, a commercial hotel with multiple dwelling residential, is consistent with the current CBD-1 zoning. Close to the inner harbour, convention centre, and the rest of downtown, the site is an excellent location for a hotel, and would add to the supply of hotel rooms in the area. At the edge of downtown, adjacent to several other Urban Place Designations that promote higher density residential use (Core Residential, Core Inner Harbour/Legislative, Urban Residential), the added dwellings are a good fit to the immediate neighbourhood and a welcome supplement to the anticipated employment growth in downtown Victoria.

DENSITY

The development proposal has a total Floor Area of 10,279 m², comprised of 3,372 m² of commercial hotel space and 6,907 m² of residential space.

The current CBD-1 zoning generally permits a density of 3.0:1. In the OCP, the site is in the Core Business Urban Place Designation of the Urban Core planning area, which permits a maximum residential floor space ratio of 3:1 and total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1.

In the Downtown Core Area Plan (DCAP), the site is within the Central Business District, which reiterates a maximum residential floor space ratio of 3:1. The site is within the Special Density Area noted in Map 14, where changes to the maximum density “must be approved through a rezoning process that considers the policies of this Plan along with the local historic context, public realm context and other relevant plans, policies and design guidelines.”

Directly opposite the site, on the north side of Burdett Avenue, is Density Bonus Area A-1, which contemplates a base mixed-use density of 4:1 and maximum density of 6:1.

780 Blanshard Site Area	CBD-1 Current FSR	DCAP + OCP Max Residential FSR	OCP Max Commercial FSR	Proposed FSR	Proposed Maximum Floor Area
2,272 m ²	3.0 : 1	3.0 : 1	6.0 : 1	4.5 : 1 1.5 : 1 Commercial 3.0 : 1 Residential	10,279 m ²

HEIGHT

At 20 storeys—four storeys for the existing heritage building and 16 storeys for the addition—the proposed height for the development is 64.18 m, with an additional 4.9 m rooftop structure comprising the mechanical penthouse and elevator overrun. This exceeds the 43.0 m set out by the CBD-1 zoning by 21.18 m. The height is consistent with the Core Business height limit of up to 24 storeys stated in the OCP. The DCAP outlines a maximum building height of 45.0m or approximately 15 residential storeys for the site (Map 32).

The primary reason for the proposed height is the opportunity to retain the existing heritage building and have a well-considered design response. The rooftop addition respects the existing footprint of the BC Power Commission building and derives its geometry from a relationship to two of the primary Art Deco-styled building entrances.

The result is a proposed reduced floor plate (424 m²) when compared to typical residential towers (maximum 650 m² for buildings above 30 m). While the same proposed density could be contained within 14 overall storeys (4 existing + 10 addition)—and therefore comply with the 45.0 m DCAP Map 32 height and the 650 m² floor plate limits—the resultant massing would not respect the footprint of the existing heritage building.

There are several additional contextual factors which support this variance to the maximum height:

- The slender tower profile preserves more skyview, enhances access to daylight, and minimizes shadowing, and reduces impacts to the existing heritage structure.
- The cross slope of the site—two storeys north to south—results in 18 perceived storeys at the main entrance at Blanshard Street and Burdett Avenue, and 20 storeys along Fairfield Road, which is directly opposite to two existing high-density residential projects with street-facing heights of 18 and 14 storeys, respectively.
- The existing generous floor-to-floor heights in the heritage building are retained.

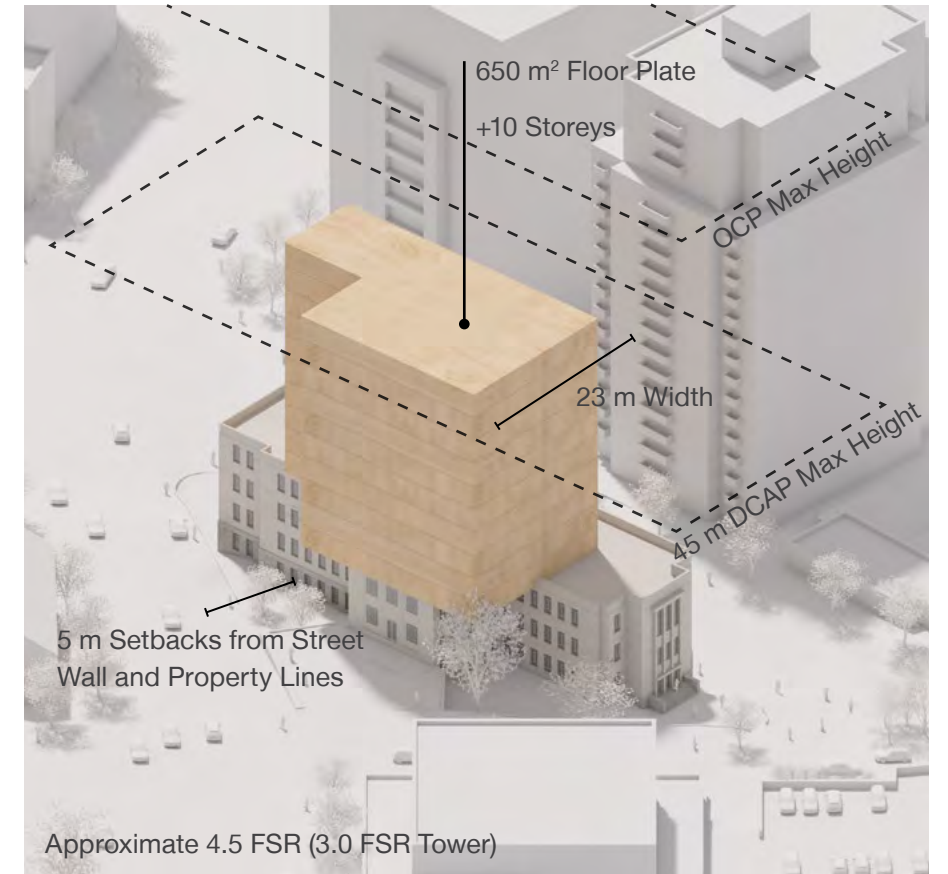


Diagram of a massing compliant with DCAP urban design guidelines (for illustrative purposes only, not propositional)

780 Blanshard Existing Height (Storeys)	CBD-1 Maximum Height	OCP Maximum Residential Storeys	DCAP Maximum Height (Approximate Residential Storeys)	Proposed Height (Storeys)
15.01m (4 storeys)	43.0m	24 storeys	45.0m (15 storeys)	64.18m (20 storeys)

SETBACKS + STREET INTERFACES

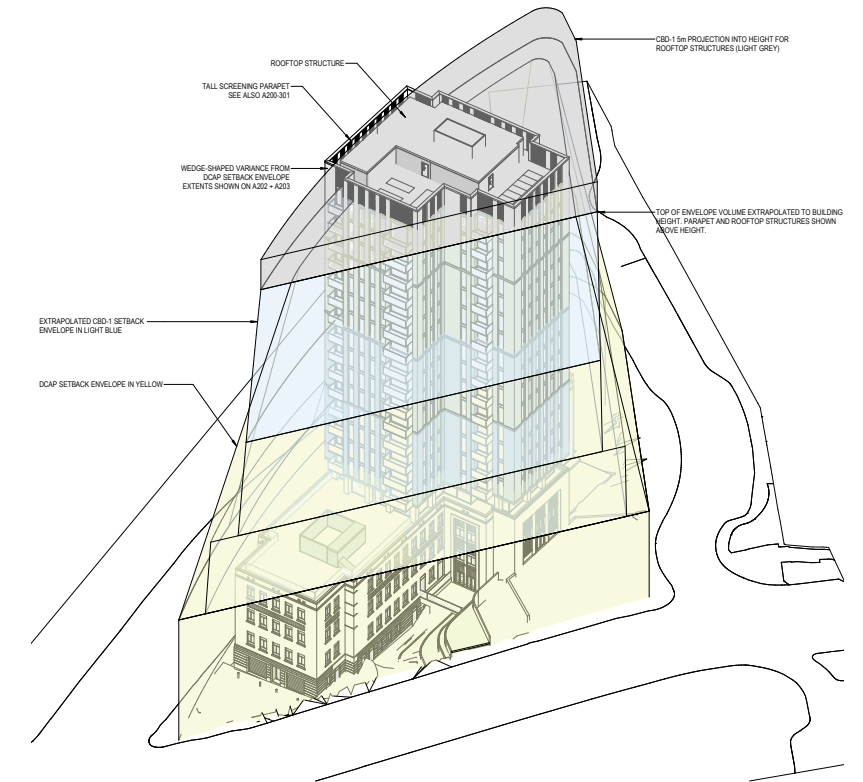
Anticipating the full-block street wall building typology predominant in the downtown core, the CBD-1 zoning has 0 m minimum setbacks at the front, sides, and rear up to 20 m in height. Above that, to preserve daylight reaching street level and to maintain separation between tall buildings, a series of increasing step-backs are required as buildings grow taller. For the ‘front’ of this property, which City staff have confirmed is on Blanshard Street, a 5:1 angle of inclination away from the street is required above 20m in height. For the other two side/rear property lines, a step back of 3.0 m is required between 20.0m and 30.0 m, and 6.0 m over 30.0 m to 43.0 m (Maximum Height). These setbacks are generally consistent with the Building and Street Interface Guidelines in the DCAP, which contemplate a street wall condition of 15.0 m or 20.0 m, depending on street type, with a 1:5 setback ratio beyond those heights.

In this proposal, the existing siting and floor plate configuration of the BC Power Commission building—a building with significant existing setbacks on the north and east—place constraints on the massing of any addition that confines itself to the footprint of the existing building. As a result, the proposed addition has minimum setbacks from Blanshard Street and Burdett Avenue of 9.73m and 8.88m, respectively. Along Fairfield Road, where the existing structure is close to the street, the addition

is set back 3.25m at the closest point to the property line. This constraint results in the tower-form addition projecting beyond the 1:5 inclined plane above approximately 36m in height. At the top of the building this projection is 5.61m beyond the 1:5 setback ratio plane. As noted above, keeping the floor plate of the addition within the outline of the existing heritage building is a key attribute of success for the design response to the heritage building. There are several additional mitigating factors that further support this approach:

- Since the project is on the north side of Fairfield Road, the shadow impacts of the addition on the street immediately below are minimal.
- The small floor plate of the addition reduces the ‘canyon’ effect, and has a corresponding reduced shadow impact on the surrounding area when compared to a typical downtown midrise or highrise development typology.
- The significant setbacks from Burdett Avenue and Blanshard Street, where larger public spaces and park areas are located, provide relief from the proximity of the addition above Fairfield Road.

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Axonometric of overlaid CBD-1 + DCAP setback envelopes;
See A015

FLOOR PLATE LIMITATIONS AND BUILDING SEPARATION

The small floor plate residential tower addition (424 m²) conforms to the floor plate maximum size for buildings greater than 30 m (maximum 650 m²).

Without any other abutting private property lines, the site has street frontage on all sides of the triangular lot and the footprint of the proposed tower addition fits entirely within the footprint of the existing heritage building. As such, while the residential exterior wall clearance to the property line along Fairfield Road does not conform with the 6.0 m clearance called for in the DCAP Appendix 6, there is a 3.25 m minimum clearance to the corner of the tower addition wall above Fairfield Road.

The distance from the tower addition to the nearest tall neighbour, 751 Fairfield Road opposite, is greater than 18 m.

SOLAR ANALYSIS

Sun shadow studies (see Section 06) demonstrate that the proposal preserves solar access on sidewalks opposite the development during key mid-day hours and has a modest added impact on the adjacent streets and public realm overall. Other tall buildings in the area cast significant shadows, reducing the net added incremental shadow impact of the proposal.

BUILDING DESIGN GUIDELINES

Retaining the existing heritage building and adding a tower-form addition results in a building form generally consistent with the Building Design Guidelines in DCAP Appendix 7. The tower addition produces a new composition consistent with a distinguishable building base and top. The existing Art Deco-styled entrances on multiple elevations maintain the building's strong "address" and legibility.

Mechanical equipment is effectively screened on rooftops. Despite no laneway or integrated loading facilities, loading and service access can be well accommodated and generally screened at the southeast corner near Blanshard Street and Fairfield Road.

In addition, the site has significant 'landmark potential' as it is located at two vista terminations:

- Looking south along Blanshard Street, the heritage building and tower form would be prominently visible as Blanshard curves east as it descends the slope toward Beacon Hill Park.
- Looking east along Humboldt Street from the Inner Harbour, the proposal creates a clear prominent termination of the view, framed by the existing context.



Vista termination views to 780 Blanshard: Looking south along Blanshard Street (left) and looking east along Humboldt Street (right)

01

PROJECT RATIONALE BENEFITS + AMENITIES

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The development proposal aspires to benefit the economic, social, and cultural life of Victoria. The project team sees this project as a chance to leverage the unique opportunities and challenges of the site to reestablish 780 Blanshard Street as a significant address in the city. Several aspects will be of benefit to the broader community:

- Additional employment and tourist infrastructure supported by the hotel,
- The rehabilitation of and added semi-public character to the historic building,
- Added downtown housing to support more lively and walkable communities, and
- An updated urban park and potential new public transit hub.

The completed development will feature a number of amenities for the residents, guests, and the public, including:

- Accessible sidewalks and green spaces all around the site,
- New project-sponsored dedicated car share spaces,
- New expanded public transit area and potential for seating areas,
- A shared eBike fleet for the building,
- Electrified short- and long-term personal mobility charging,
- A new multimodal entry plaza,
- Opportunities for public art, and
- A publicly rentable historic conference room and new rooftop event space operated under the hotel use.



Conceptual image looking across Blanshard Street toward the corner of Burdett Avenue

01

PROJECT RATIONALE NEED + DEMAND

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GROWTH + HOUSING

The downtown area of Victoria is a key centre in the region's employment and population growth projections and planning. The recently released 2021 national census data show that the population of downtown Victoria grew by 40.8% between 2016 and 2021. This represents 25% of the total population growth in Victoria since 2016.

The anticipated growth in the downtown core forms part of the foundation of the Downtown Core Area Plan. The Victoria Housing Strategy (Phase 2) and the CRD Regional Growth Strategy identify housing as a core need for the region, especially in urban centres. The DCAP also refers to City forecasts which indicate that, by 2026, the total combined floor space demand for residential, office, retail, service, and hotel room uses in the Downtown Core Area will increase by an additional 853,800 m² to 1,174,300 m².

The 2021 report *Victoria's Housing Future* notes that current housing growth in Victoria is falling short of future needs. This, in turn, affects the City's ability to meet housing affordability targets. The analysis of new housing units by target growth area set out in the OCP shows a potential shortfall in the Urban Core but a positive indication from recent trends.

THE 15-MINUTE NEIGHBOURHOOD

Victoria's Housing Future also discusses the "15-minute neighbourhood" as a key concept in city planning, and underscores the social and economic value of building communities where there are a diversity of shops, schools, offices, and other key destinations within a 15-minute walk from home. In addition to the existing employment base and network of schools and services, there is significant new commercial development near the site, including the recently approved Telus Ocean project (749 Douglas Street, 2-minute walk) and the proposed Capital VI office building (1221 Blanshard Street, 5-minute walk).

HOTEL

Supported by operator interest and overall demand, room occupancy is forecasted to climb back to—and then exceed—pre-pandemic levels by 2024, there is a need in Victoria for more hotel rooms. The hotel is anticipated to be run by a boutique / lifestyle operator, with a target market segment of 34% commercial, 21% meeting and group, 35% leisure, and 11% contract / tour.

URBAN MOBILITY HUB

The lot configuration and siting of the existing heritage building does not permit any significant off-street vehicle parking. Considerable effort has been undertaken in concert with WATT Consulting Group to develop a suite of mobility options and Transportation Demand Management measures to reduce vehicle parking demand and encourage the use of public transit and alternative active transportation modes.

See more information in WATT's Parking & Transportation Demand Management Study included in the submission materials.

In addition, the immediate adjacency of the BC Transit bus terminus along Fairfield Road, the redesign of Penwill Green and the upgraded street frontages all around the building offer an opportunity to make broader neighbourhood-level transportation improvements.

This has culminated with a vision for the potential for the development to become an “urban mobility hub.”

TRANSPORTATION DEMAND MANAGEMENT

A variety of transportation demand management measures are proposed to reduce the overall demand for parking and to encourage alternate modes of transportation. These include:

- Three project-sponsored, publicly accessible car-share spaces located on Burdett Avenue,
- Transit pass programs for hotel employees and tower residents,
- An in-building fleet of 12 eBikes to be shared among residents and hotel guests,
- Bicycle maintenance facilities and charging access for all long-term bicycle parking spaces,
- Long-term bicycle parking for extra-large cargo bikes and similar (min 10%),
- End-of-trip facilities for hotel staff,
- Ample short-term pick-up and drop-off space to facilitate deliveries, ride hailing, and other short-term uses, and
- Multi-modal wayfinding to promote active transit and public transit use

LOADING

Loading will be managed at the southeast corner of the site at the existing service entrance. Standard delivery vehicles and waste management vehicles can be accommodated on site at the existing driveway crossing near the corner of Blanshard Street and Fairfield Road.

Parcel delivery vehicles and passenger pick-up and drop-off can be managed on-site at the entry plaza at the corner of Blanshard Street and Burdett Avenue. A pick-up drop-off curb and two short-term parking spaces are provided at the front plaza. An additional short-term parking stall on Burdett Avenue next to the car share stalls is proposed for the building's use.

01

PROJECT RATIONALE TRANSPORTATION

NEW PAGE

VEHICLE + BICYCLE PARKING

While the proposal has limited off-street vehicle parking on the property, 25 off-site stalls within a short walking distance have been secured by Reliance Properties for long-term use by the development. The table below notes the current vehicle parking, the proposed, the Schedule C parking requirement for the proposed land uses, and the difference between the proposed and Zoning requirements.

Significant long and short-term bicycle parking is proposed for building guests, residents, and visitors. Long-term bike parking will be electrified for charging. A fleet of 12 shared eBikes for resident and hotel guest-use is proposed. End-of-trip facilities for hotel staff, including lockers, showers, and secure, electrified storage are included.

Residents will have access to a bike repair station and 11 large parking spaces for cargo bikes and similar over-size non-standard bicycles. In addition, bicycle parking and a public bicycle repair station are being contemplated adjacent to Penwill Green park and the transit area along Fairfield Road.

See more information in WATT’s Parking & Transportation Demand Management Study included in the submission materials.


Existing On-Site Vehicle Parking	Proposed Vehicle Parking	Required Vehicle Parking per Zoning Bylaw 2018	Reduction through Demand Management	Shortfall
6 stalls	27 stalls (25 off-site)	99 stalls (17 hotel) (82 residential)	-55 stalls	17 stalls

Required Bicycle Parking per Schedule C	Long-Term Bicycle Parking		Short-Term Bicycle Parking	
	Proposed	Required Bicycle Parking per Schedule C	Proposed	Required Bicycle Parking per Schedule C
111 spaces (108 residential, 3 hotel)	161 spaces (144 residential, 5 hotel, 12 shared eBikes)	14 spaces (10 residential, 4 hotel)	29 spaces	

PUBLIC TRANSIT INFRASTRUCTURE IMPROVEMENTS




The site is adjacent to the existing Fairfield at Blanshard transit terminus point for the Victoria Regional Transit System. In addition to overall pedestrian and bicycle connection improvements to this transit node from the building and surrounding area, the site's development offers several potential transit infrastructure improvement opportunities that would be of benefit to not only the neighbourhood but the City and region. The suggested transit infrastructure improvements for the site include:

- *Potential expanded transit vehicle capacity:* The extension of the layby curb on the north side of Fairfield Road west towards Burdett Avenue. Expanded capacity could also potentially support the introduction of RapidBus, since two of the transit system's proposed RapidBus routes (the West Shore RapidBus Line and Peninsula RapidBus Line) will require a terminus point in the downtown area.
- *Space provision for potential transit vehicle electric charging infrastructure:* Could provide the opportunity to evolve the transit system to zero emission vehicles and also reduce noise of transit vehicles in the area.
- *Space provision for expanded transit passenger amenities:* Including transit shelter, expanded waiting space and bus loading facilities on Fairfield Road integrated as part of the Penwill Green improvements.
- *Potential transit staff facilities within the building:* Including a washroom and small breakroom with kitchenette for BC Transit drivers as part of the Community Amenity Contributions for the project.



780 Blanshard Street Parking & TDM Study

Reliance Properties Ltd.

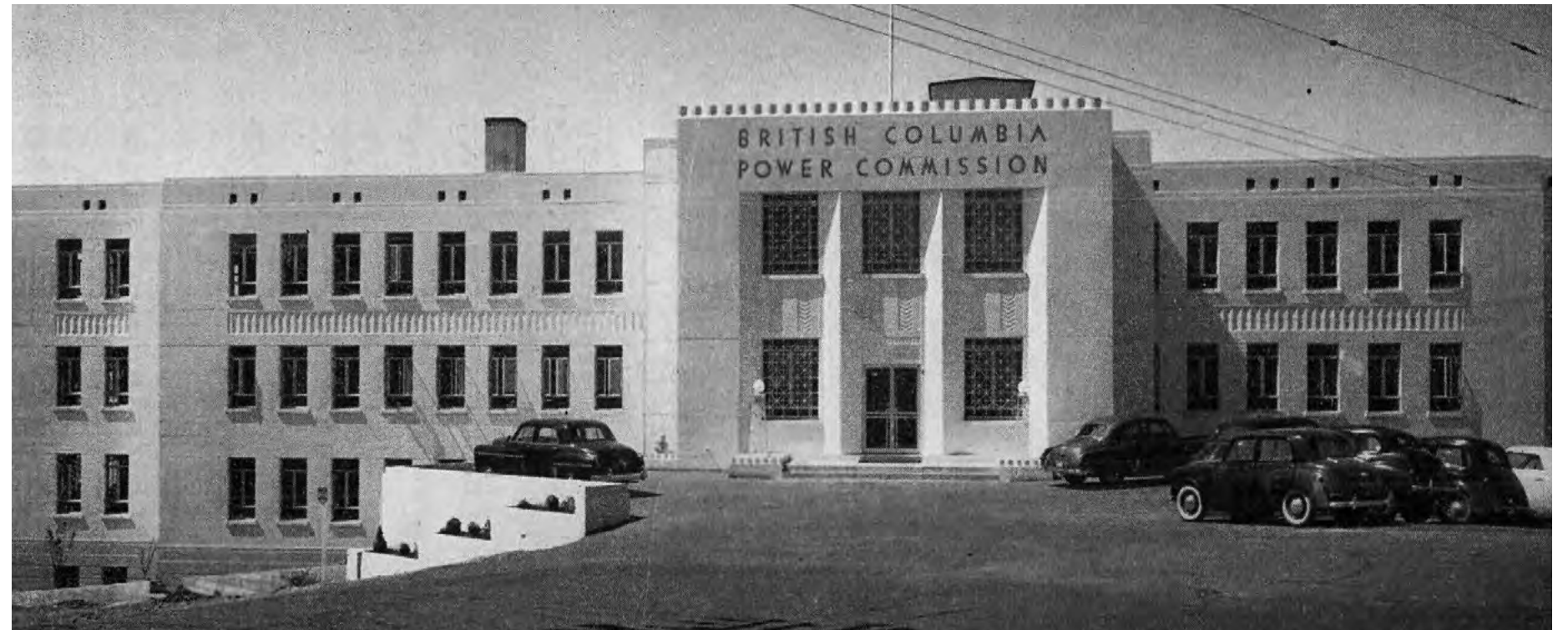




WATT CONSULTING GROUP
March 13, 2023

WATT VICTORIA
#302, 740 Hillside Avenue
Victoria, BC V8T 1Z4
(250) 388-9877

The BC Power Commission Building is a registered heritage building (R/Com) in the City of Victoria. The building was designed by the BC Public Works Department's Chief Architect, Henry Whittaker. It was built in 1949-50 and is an example of late Art Deco expression. Its geometric form and ornamentation provide a significant counterpoint to the typically Victorian nineteenth century architecture of nearby landmarks such as St. Ann's Academy and communicate a sense of modernity well suited to its original function as the headquarters for the electrification of the province in the mid-twentieth century. It was occupied continuously for public sector use for the Power Commission and then various government Ministries until the property was sold in 2020.

Community Design Strategies is the heritage consultant for the project and they have prepared a heritage conservation plan for the building. It is included with the rezoning submission materials along with a "Summary of Research and Revised Statement of Significance" prepared in 2020 and a Heritage Impact Assessment.



British Columbia Power Commission Building, photographed in 1951 (Photo credit: City of Victoria)

According to the Statement of Significance, the character-defining elements of the BC Power Commission Building are:

- Location on the edge of the Humboldt Valley.
- Four-storey flat-roofed form and geometric massing.
- Architectural composition designed to accommodate its sloping lot and to accentuate the height of the southern façade.
- Association with the BC Power Commission as evidenced in such interior elements as the three-storey high aluminum stairwell screen with

the initials B.C.P. and such exterior elements as incised signage on the north façade.

- All surviving Art Deco detailing relevant to its 1949 design.
- Surviving interior fittings and fixtures related to its original design.
- Original spatial configurations, fittings, and detailing of the Conference Room (originally the Chairman's Office).

01

PROJECT RATIONALE HERITAGE

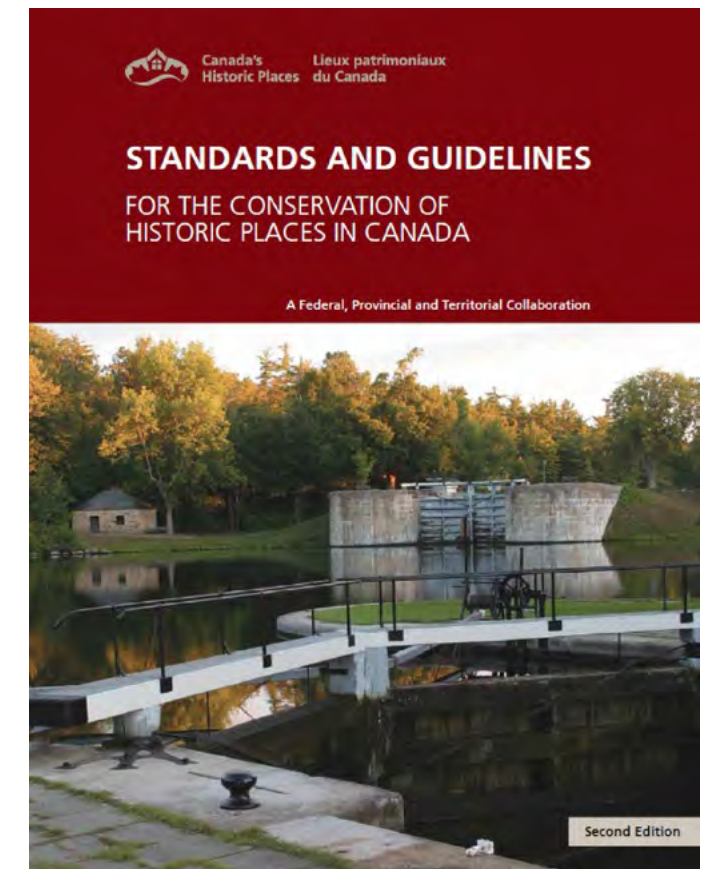
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The intent for conservation is to preserve the exterior and interior character-defining elements. Although the original spatial configuration will be adapted for reuse, the Conference Room (Chairman's Office) and west stairwell will remain fully intact. The double-loaded corridor along a central east-west circulation spine will also be retained. The proposed interior partition scheme is compatible with the existing building fenestration pattern. The historically intact third floor entrance lobby and the original wood paneled library on the fourth floor were not identified as character-defining elements, but the team is working on interior layouts that enable the retention and/or re-use of these features to the greatest degree possible.

Standard 11 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* states that heritage value and character-defining elements must be conserved when creating any new additions and that all new work must be physically and visually compatible with, subordinate to and distinguishable from the historic place. The proposed tower addition meets this standard in the following manner:

- It conserves the heritage value and character-defining elements by not obscuring, radically changing, or having a negative impact on character-defining materials and forms. Hotel use ensures the space has public access; the altered spatial configuration for hotel suites is like the original office layout.
- It is physically compatible, yet distinguishable from, the BC Power Commission building in that the addition will not be an imitation nor will it be in severe contrast. It will use materials, texture and colours that are harmonious with those of the historic building; taking design cues from the Art Deco detailing, such as the scale, rhythm and alignment of the fenestration and horizontal and vertical elements and blend contemporary interpretations into the design of the tower, thus emphasizing the integrity of the historic building, complementing the building, and respecting its heritage value.
- The addition is further distinguishable from the building's historic "podium" with clear distinction between what is old and what is new, while preserving the materials and features that characterize the heritage building.
- Standard 11 requires the addition to be subordinate to the historic place. This standard clearly states it is not a question of size. Although the height of the addition competes with the low-rise scale of the historic building, the addition can be considered subordinate in that it confines its footprint to the central spine between the two primary ground floor entrances, thus preserving the historic building's horizontality, scale and relationship to the site and its context.

- The addition is also set back on the north and south sides to maintain views of the outer edges of the historic building and confines its location to ensure most of the heritage building's mass is untouched. Views from the southwest and southeast give a sense of the addition being displaced beyond the historic building, thus giving the perception that it is a separate structure.



01

PROJECT RATIONALE GREEN BUILDING FEATURES

The design team has a shared commitment to environmental responsibility and includes LEED-accredited professionals and Certified Passive House Designers. In addition to meeting or exceeding the requirements of the BC Energy Step Code, the team will consider the global warming potential of building materials, up- and down-stream waste potential of materials, and the durability and suitability of materials, systems, and equipment.

As an example of adaptive re-use, the project proposes an array of environmentally responsible features:

- Re-use of most of the existing concrete structure of the BC Power Commission building, resulting in significantly reduced construction material use, less energy and waste in demolition and disposal, preservation of embodied carbon, and the extension of life for a 70-year-old structure.
- An all-electric heat pump-based heating and cooling system capable of being shared between both the hotel and residential tower resulting in a more sustainable, efficient system.
- Landscaped roofs and site planting designed for on-site storm water management.
- An architectural design which considers passive design principles, limiting window-to-wall ratios.

- BC Energy Step Code performance at Step 2 for both the residential tower and the commercial hotel.
- Extensive bicycle storage facilities, including electrified long-term bicycle parking spaces and spaces for cargo bicycles.
- End-of-trip facilities for hotel staff, including showers, lockers, and secure, electrified bicycle storage.
- Building-sponsored public car share spaces and resident car share memberships to reduce parking and personal vehicle demand. And,
- Low-use water fixtures and high efficiency LED lighting throughout.

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Conceptual aerial image looking west

01

PROJECT RATIONALE COMMUNITY ENGAGEMENT SUMMARY

NEW PAGE

The project team have consulted with City staff several times over the development of this project. The team met the Downtown Residents Association in December 2021 and provided the pre-application package to the City for online viewing and comment.

The team organized and hosted a hybrid in-person and online Community Meeting on March 21, 2022. The in-person component was held near the site at the Parkside Hotel (810 Humboldt Street) and was attended by more than forty people. Several members of the project team were present in-person to discuss the project and answer questions. Several more representatives from the project team were available online, where approximately twelve additional members of the public participated virtually.

The most frequently expressed concerns at the meeting revolved around parking and traffic, with a smaller number of attendees expressing concerns about height, shadowing, and view impacts. Feedback from the Community Meeting was used to undertake additional studies, including a Traffic Impact Assessment, View Analysis from nearby homes at 751 Fairfield Road and 788 Humboldt Street, and additional Shadow Analysis. It also directly informed revisions to the application including the implementation of additional Transportation Demand Management measures to address parking concerns.

The team also organized and held a public “open house” at the 780 Blanshard Street heritage

building on June 1, 2022. The open house was publicized by way of a Canada Post mail-out for a 500m radius around the site, web and social media announcements, and media coverage. In addition to the opportunity for the public to see and experience the building, the team prepared a presentation and comprehensive set of poster boards to introduce the project.

Ten representatives from the design team were on hand to discuss the project individually with interested members of the public. The team estimates that 60–80 people attended the open house. The discussion was wide-ranging, with a mix of positive, negative, and neutral (questions) generally expressed. Of the written feedback received on comment cards, two respondents voiced support for the project, one expressed concern for the project, and six voiced neutral comments and/or suggestions for improvement. A summary of the event is included with the submission materials.



Photo of the open house held on June 01, 2022



Photo of the open house held on June 01, 2022

02 HISTORICAL ANALYSIS

02

HISTORICAL ANALYSIS URBAN DEVELOPMENT UP TO MID-20TH CENTURY



1851 **Sketch of the Songhees Village**
by Linton Palmer
From The Bill Reid Centre



186- **Photo from Church Hill looking south west towards James Bay**
by Hannah & Richard Maynard,
From The BC Archives



1864 **Photo of the Songhees Village along the James Bay mudflats**
From The BC Archives

Pre-Colonial

1854 **Map of the Districts of Victoria and Esquimalt**
From The BC Archives



1861 **Map of Greater Victoria**
From The BC Archives



1878 **Bird's Eye View Map of Victoria**
by M.W. Waite & Co.
From The BC Archives



02

HISTORICAL ANALYSIS URBAN DEVELOPMENT UP TO MID-20TH CENTURY



1889 Sanborn Fire Insurance Map from Victoria, British Columbia
From the Library of Congress



1897 Harbour from Church Hill
by Ainslie James Helmcken
The BC Archives



192- Penwill Green Park
The BC Archives

1889 Penwill Street Homes (1889)
The BC Archives

1906 View from a postcard

1943 City Zoning Map
From the City of Victoria



02

HISTORICAL ANALYSIS URBAN DEVELOPMENT UP TO MID-20TH CENTURY



1950 **British Columbia Power
Commission Building**



1951 **Photo of building from Fairfield Street
looking East**
The BC Archives

1952 **Penwill Street homes & the BC Power
Commission Building**
From the City of Victoria Archives





Above: British Columbia Power Commission Building, photographed in 1951



Left: Embossed concrete detailing, photo circa 1950

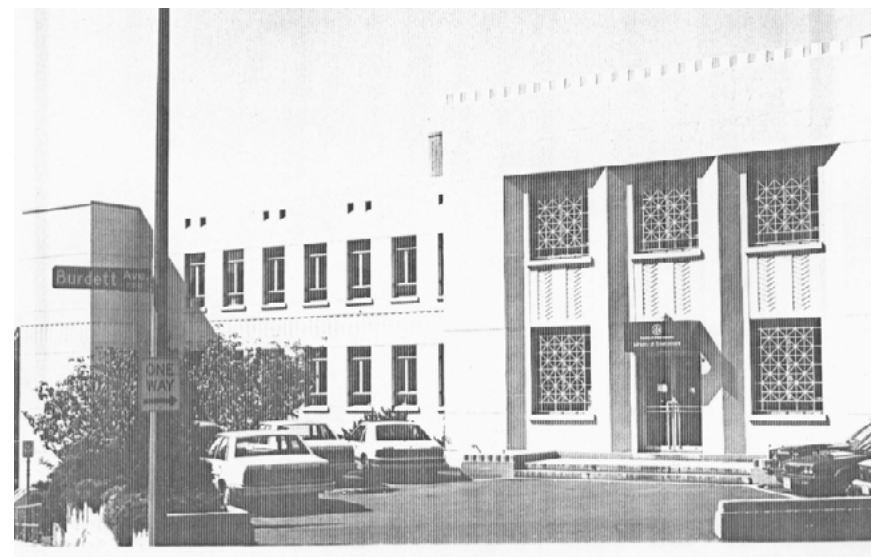
HERITAGE VALUE*

- The BC Power Commission building was designed by Henry Whittaker (1885–1971), the Chief Architect for the Province of BC from 1919–1949.
- It has a distinctive architectural design and connection with the public sector enterprise that helped shape British Columbia's waterpower industry.
- The building's design is a late expression of the Art Deco Style.
- Its geometric form and ornamentation provide a significant counterpoint to the typically Victorian nineteenth century architecture of nearby landmarks such as St. Ann's Academy, and communicate a sense of modernity well suited to its original function as the control centre for the electrification of the province in the mid-twentieth century.
- The building's history of continuous public sector supports Victoria's role as a centre of government since the late nineteenth century. It is the location of the signing of the Columbia River Treaty in 1961.

* Excerpted from Canada's Historic Places

02

HISTORICAL ANALYSIS BUILDING HISTORY FROM HISTORIC PLACES



CHARACTER DEFINING ELEMENTS*

- Location on the edge of the Humboldt Valley
- Four-storey flat-roofed form and geometric massing
- Architectural composition, designed to accommodate its sloping lot and to accentuate the height of its southern façade
- Evidence of its association with the British Columbia Power Commission, seen in such interior elements as the three storey high aluminum stairwell screen with the initials B.C.P, and such exterior elements as incised signage on the north façade
- All surviving Art Deco detailing relevant to its 1949-50 design
- Surviving interior fittings and fixtures related to its original design
- The original spatial configurations, fittings, and detailing of the Conference Room (originally the Chairman's Office).

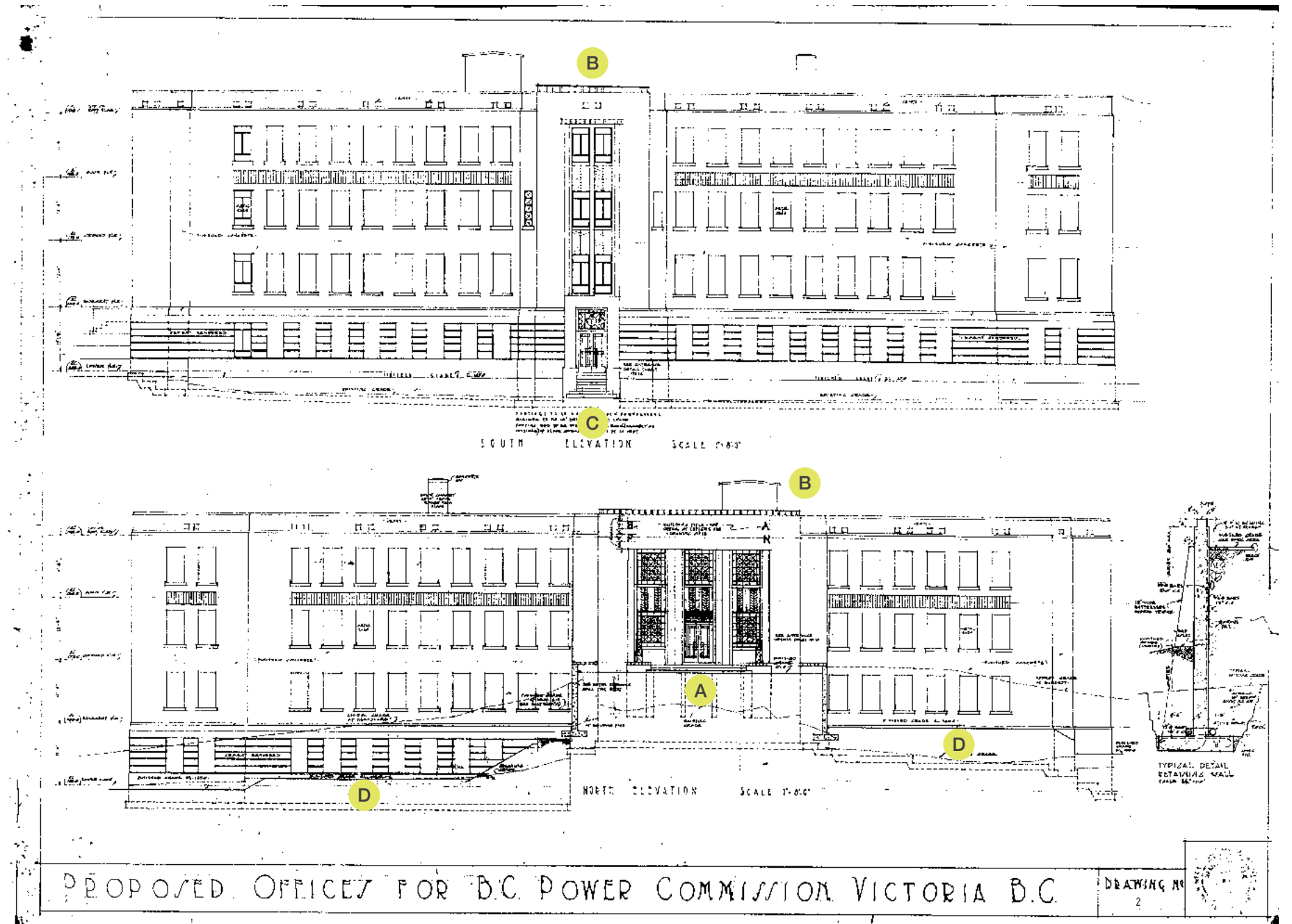
* Excerpted from Canada's Historic Places

HISTORICAL ANALYSIS

1949 – ORIGINAL FAÇADES

KEY FEATURES

- A** Articulated entrance at Blanshard Street with numerous Art Deco details including pointed columns, metal window screens, and decorative cast concrete panels. Light fixtures with a spherical lamp atop a metal base flank the main entry doors
- B** Parapets at building entrances are heightened and articulated with an undulating form
- C** The entrance at Fairfield Road, the tallest portion of the building, has a strong vertical emphasis and detailing akin to the Blanshard entrance deployed in a more modest way
- D** The site grade is sculpted to provide daylight access to the lower floors

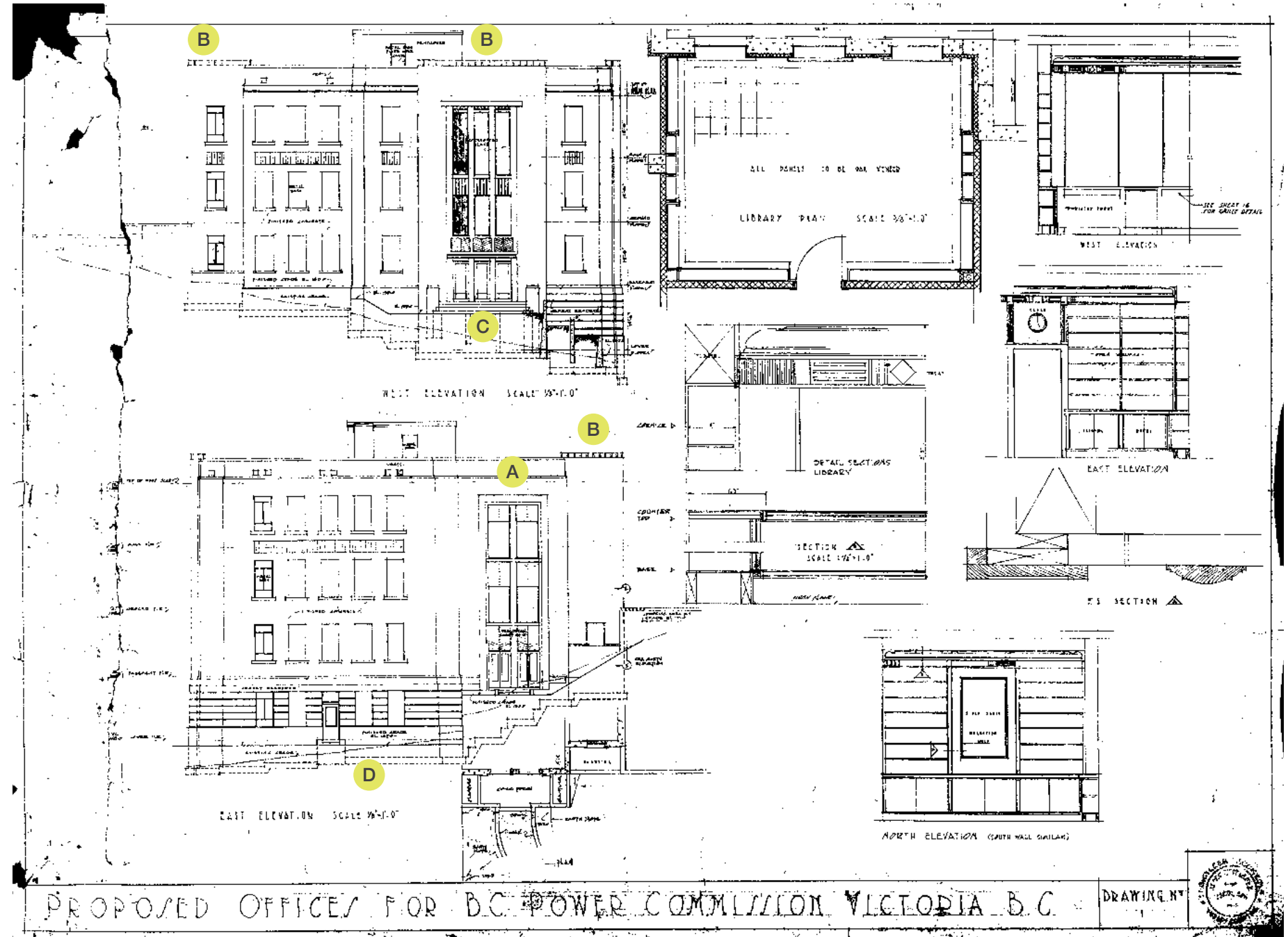


02

HISTORICAL ANALYSIS 1949 – ORIGINAL FAÇADES

KEY FEATURES

- A** The stair adjacent to the main entrance exits at level 2 and has a strong vertical expression akin to the main entrances but with less decoration
- B** Parapets at building entrances are heightened and articulated with an undulating form
- C** The exit at the west end of the building has a strong vertical expression and a higher level of decoration marking it as the secondary entrance point of the building
- D** The site grade is sculpted to provide daylight access to the lower floors

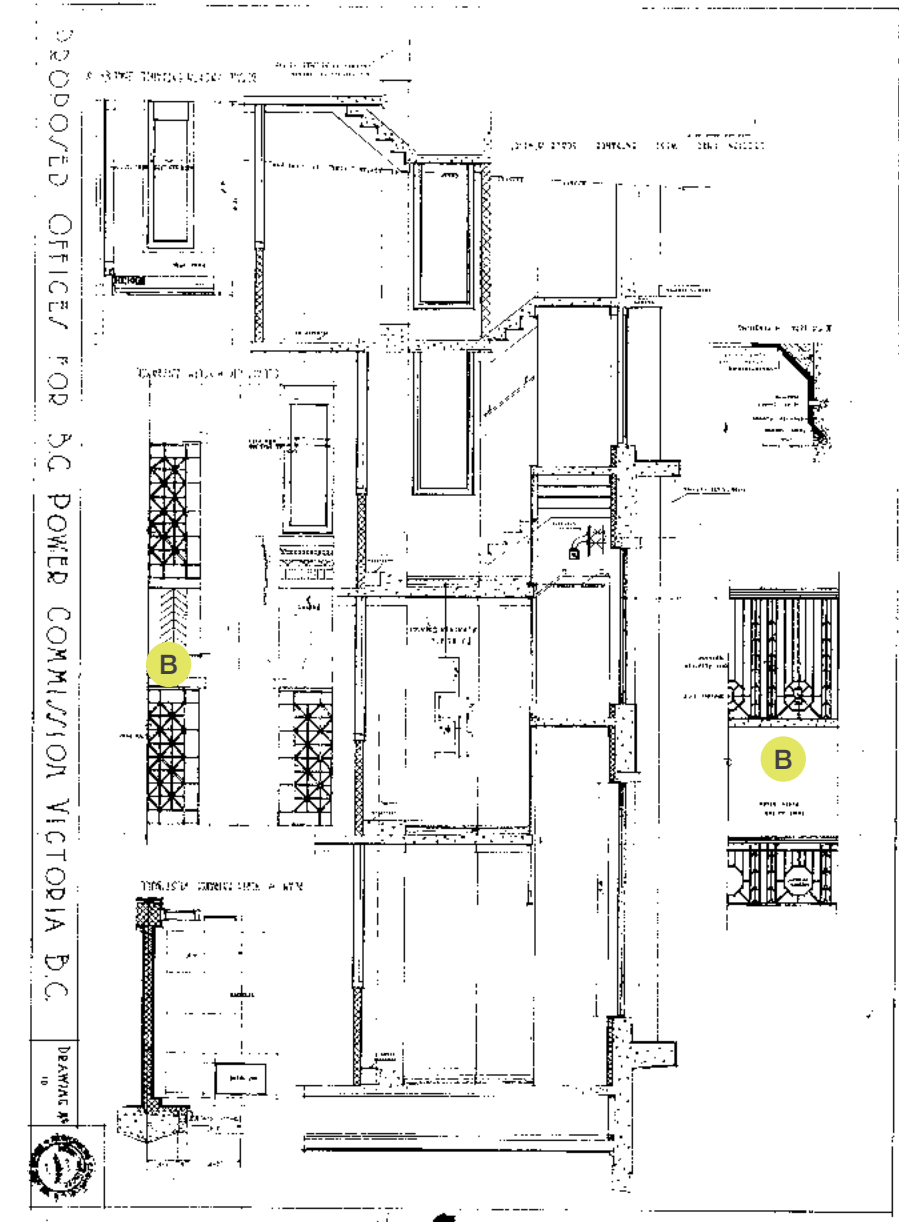
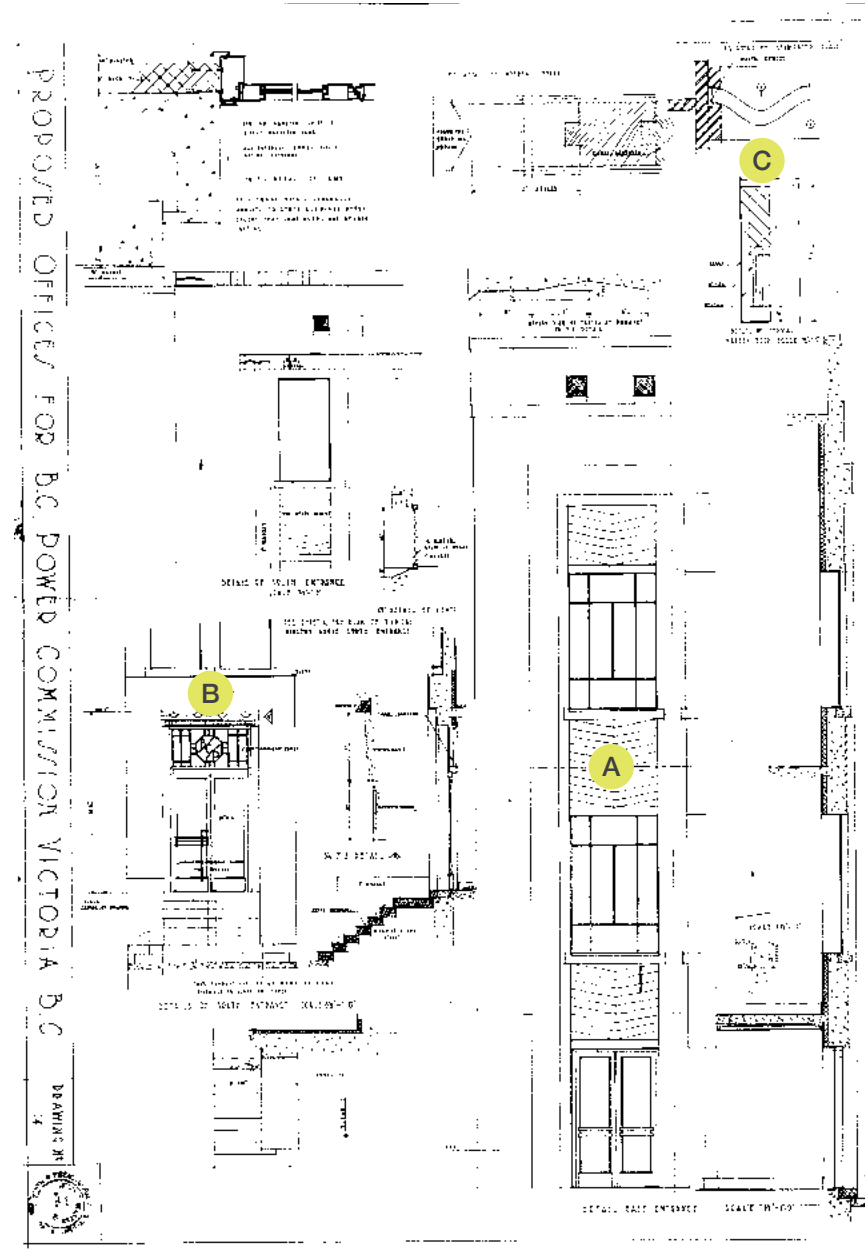


02

HISTORICAL ANALYSIS 1949 – BUILDING ENTRANCE DETAILS

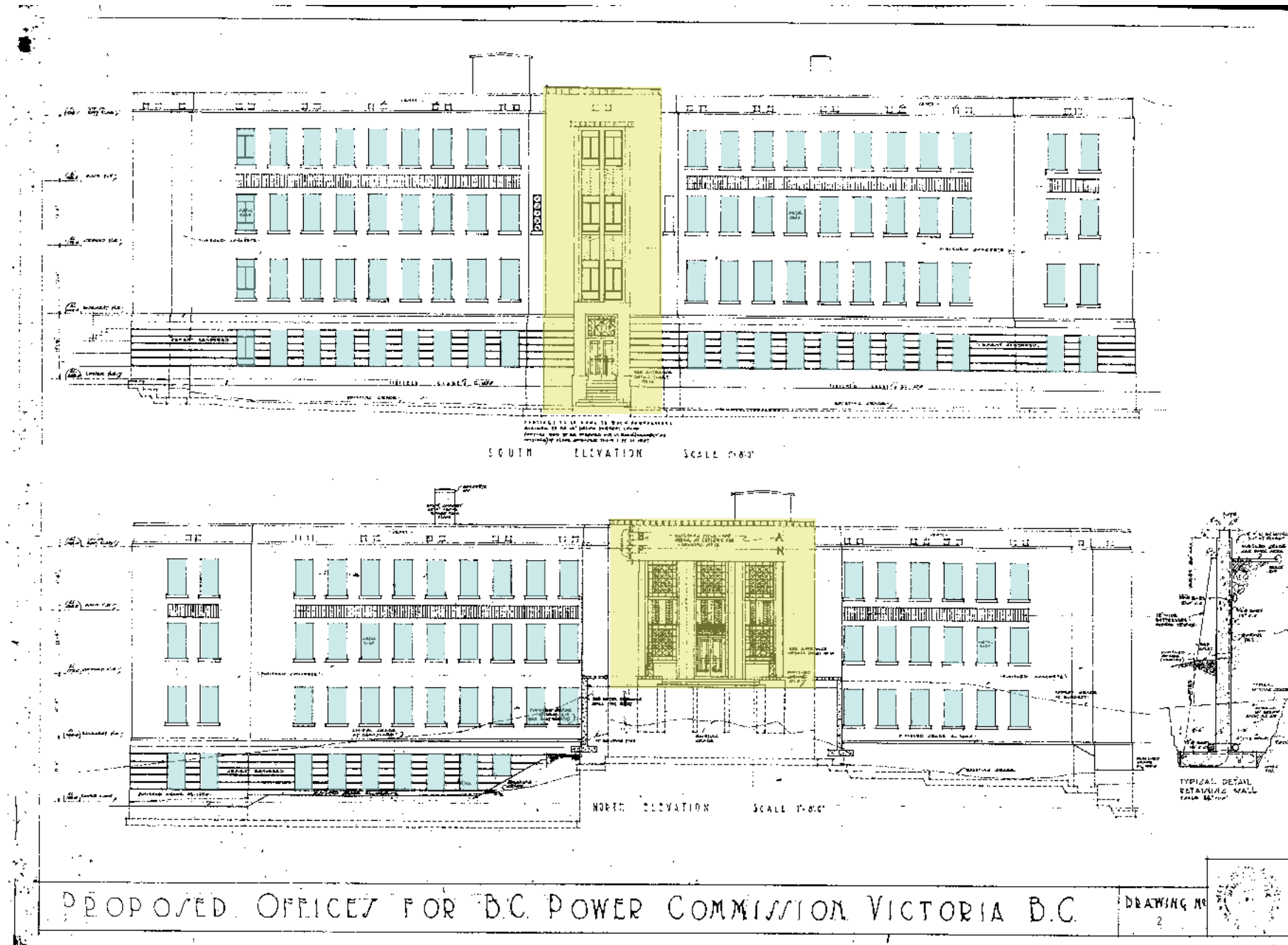
KEY FEATURES

- A Cast-in-place chevron detailing
- B Decorative metalwork
- C Corrugated glass detail

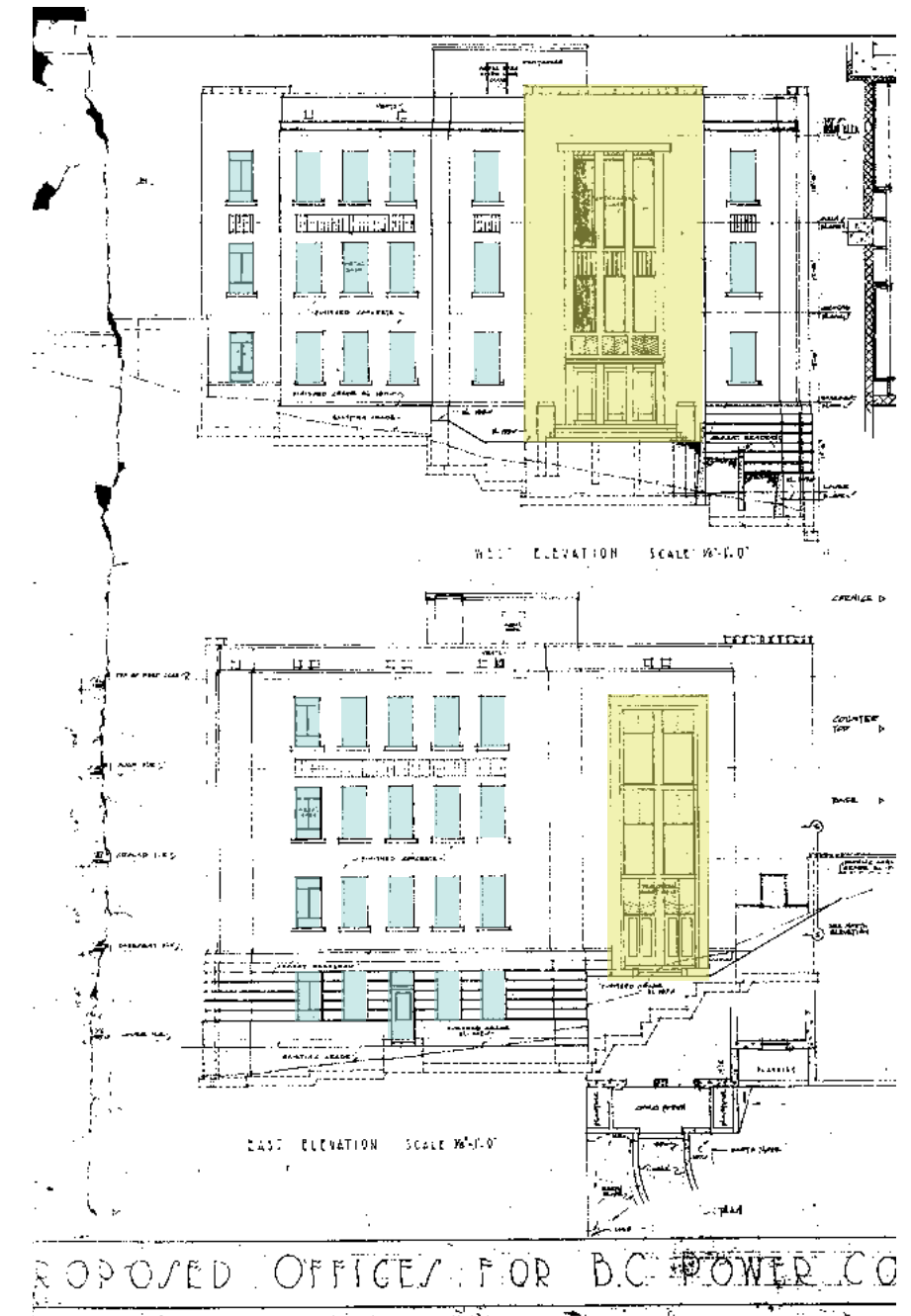


02

HISTORICAL ANALYSIS BUILDING HIERARCHY



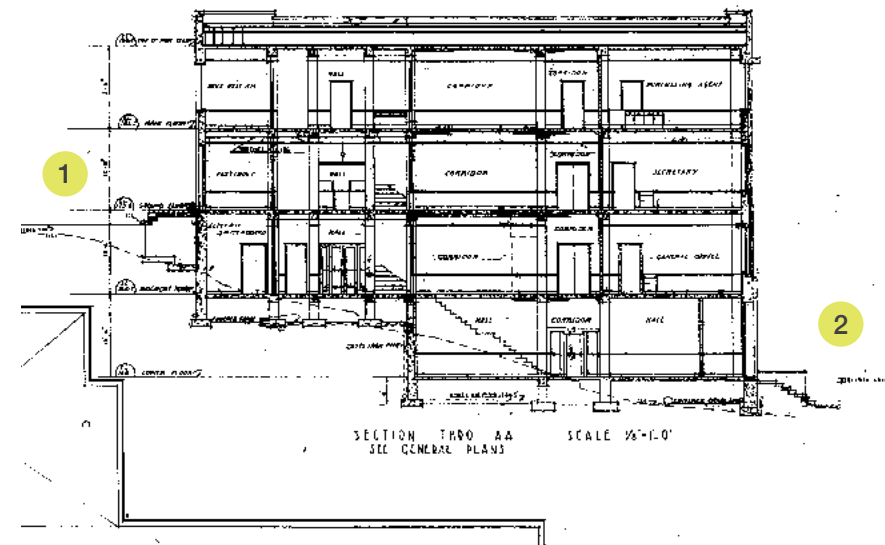
The original design establishes a clear hierarchy between building entrances (highlighted in yellow) and functional wings.



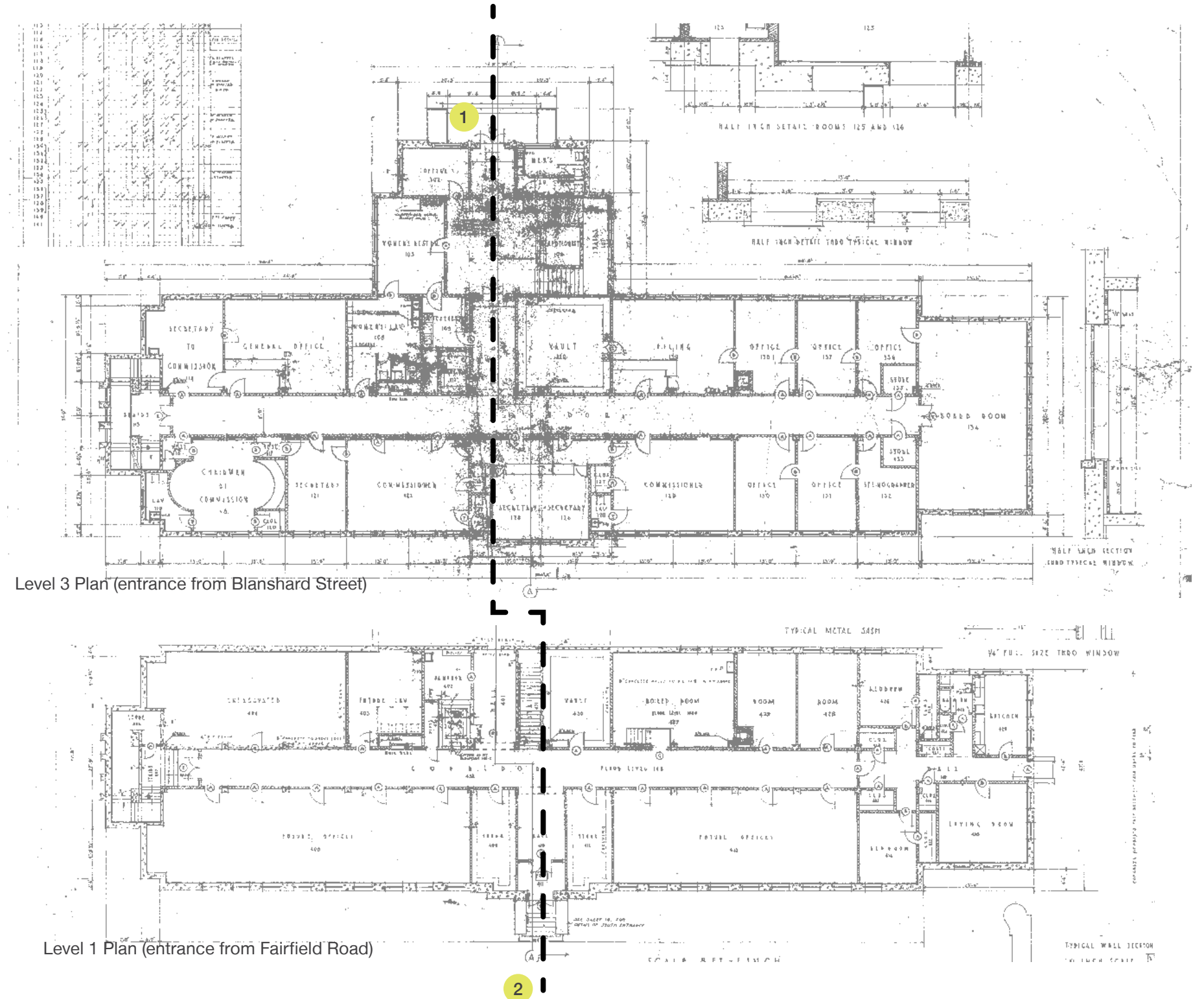
Entrances are expressed with strong vertical components and decorative elements.

02

HISTORICAL ANALYSIS NORTH + SOUTH ENTRANCES SLOPE + ASYMMETRY



The primary north entrance (1) at the corner of Blanshard Street and Burdett Avenue and the primary south entrance on Fairfield Road (2) are not symmetrically aligned with their elevations, nor aligned with one another. The Fairfield Road entrance is two storeys lower than the Blanshard Street entrance.

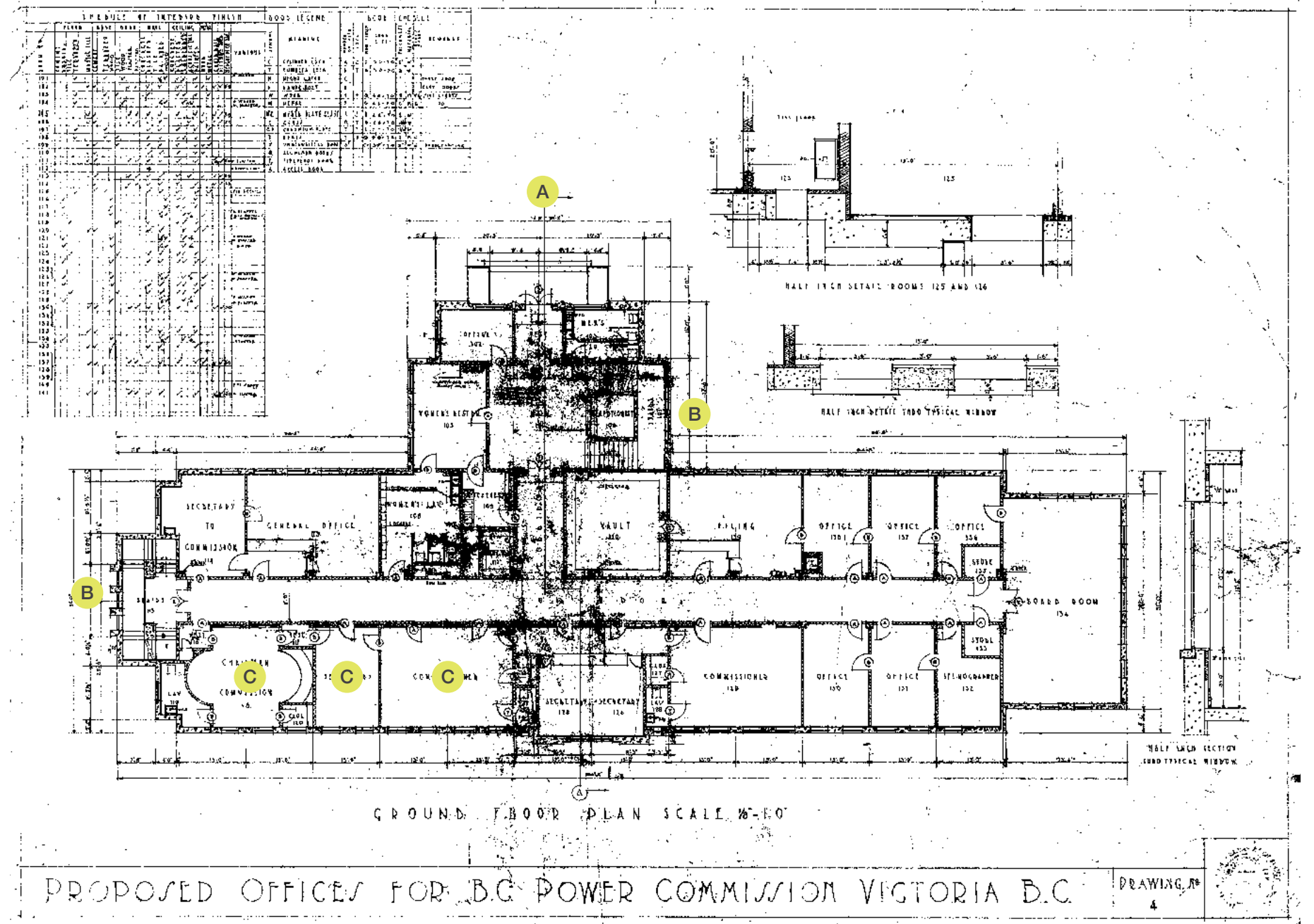


02

HISTORICAL ANALYSIS 1949 – ORIGINAL THIRD FLOOR

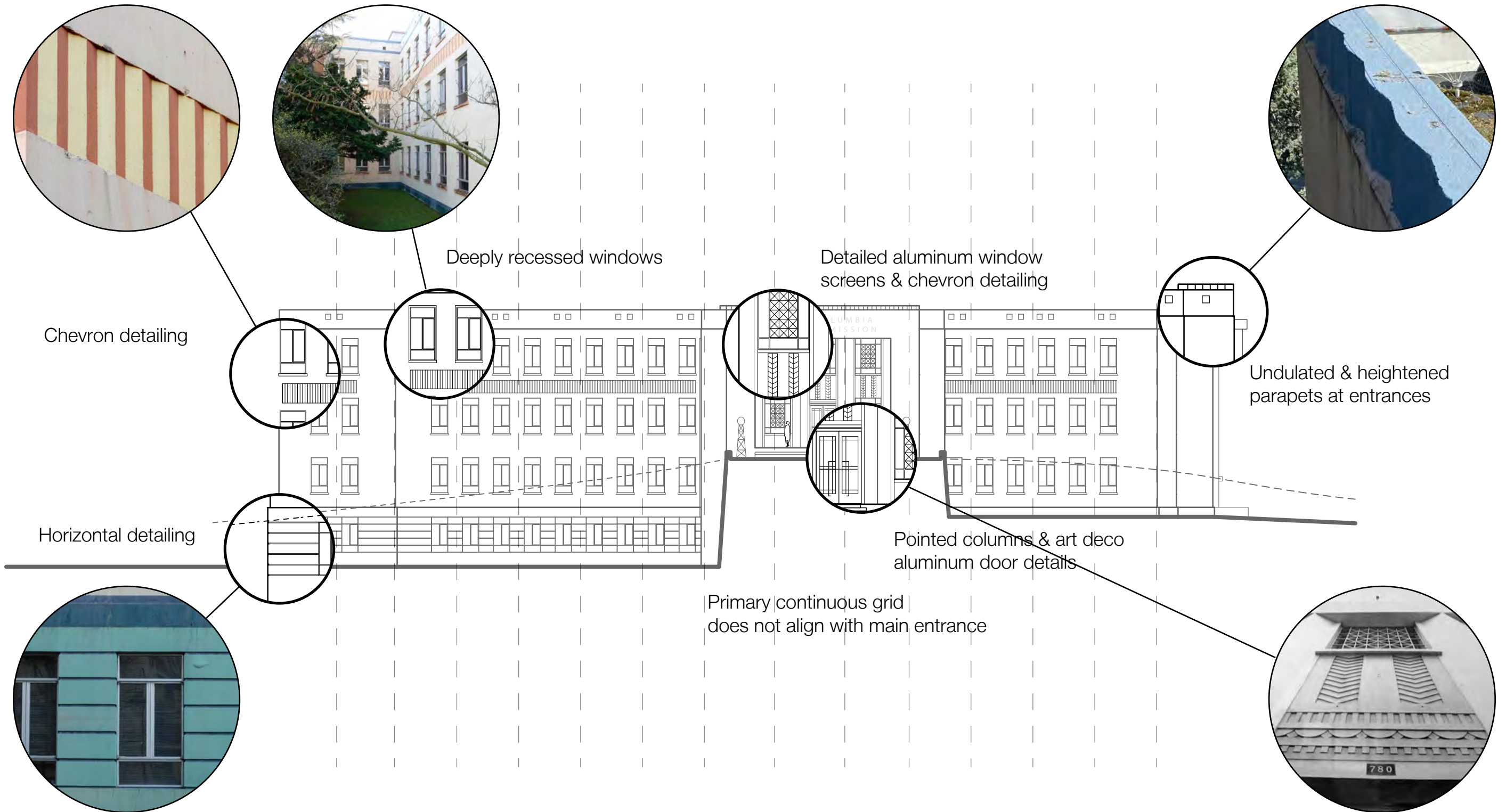
KEY FEATURES

- A Articulated entrance at Blanshard Street with numerous Art Deco details
- B Exit stairs positioned against exterior walls have a vertical expression to the exterior
- C Historically intact rooms with exotic wood veneer paneling



02

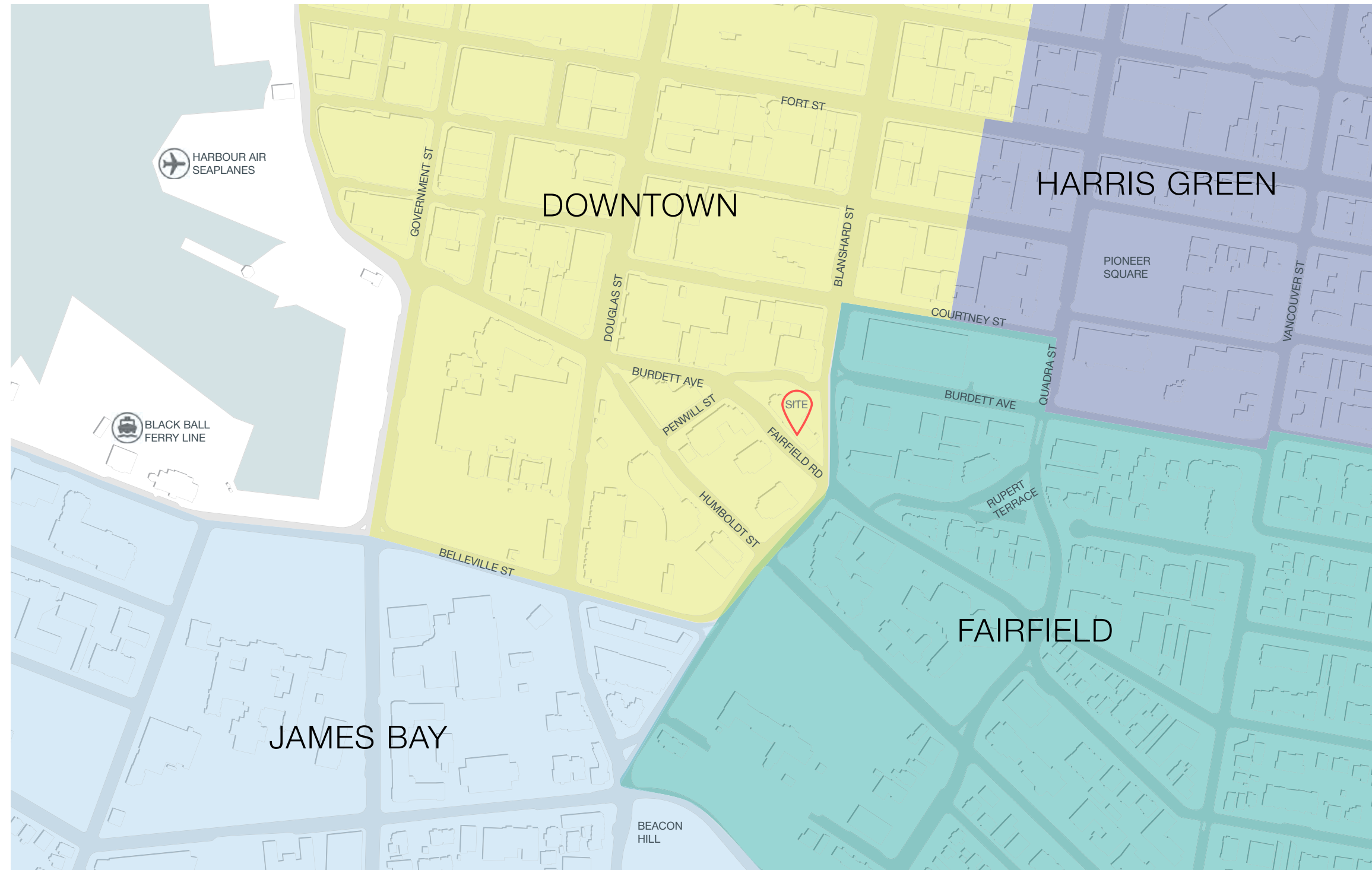
HISTORICAL ANALYSIS CHARACTER DEFINING ELEMENTS



03 URBAN ANALYSIS

03

URBAN ANALYSIS NEIGHBORHOOD BOUNDARIES

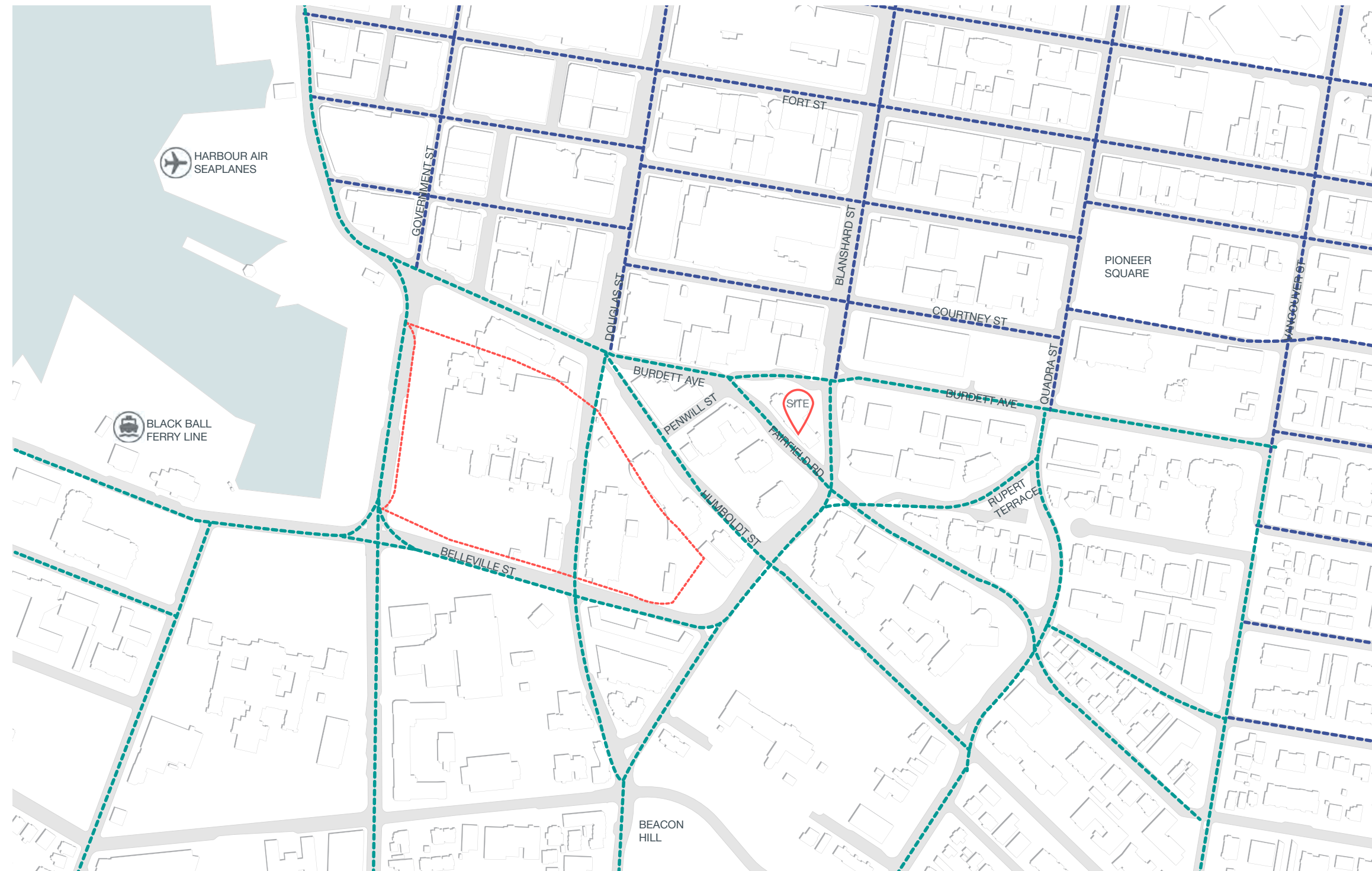


The site is situated between the cultural precinct to the southwest (e.g. Provincial Parliament Buildings, Royal BC Museum), the commercial density of downtown to the north, and the residential neighbourhoods and parkland to the south and east (e.g. Fairfield, Beacon Hill Park).



03

URBAN ANALYSIS GRID INTERSECTIONS



The irregular triangular lot is at the historical intersection between the regularized old town grid to the north and the organic topography and shore-oriented grid to the south and west.

- Regular Grid
- Irregular Grid
- James Bay Extents Pre-1904



03

URBAN ANALYSIS BUILT-FORM INTERSECTIONS



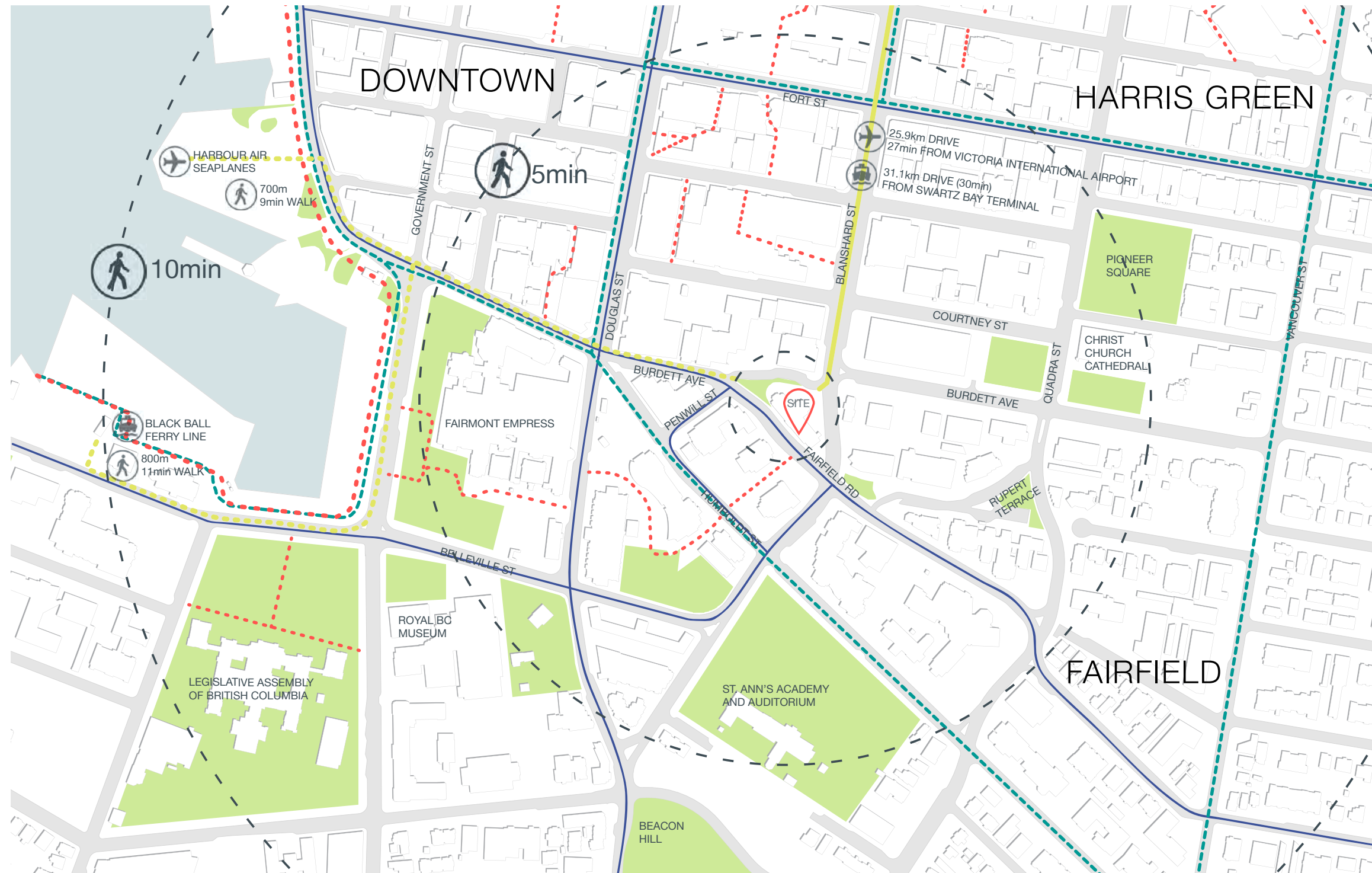
The site is located at the south end of the downtown tall building development zone intended to provide a backdrop to the historic downtown and waterfront. Significant existing density is adjacent to the site on the south and west in the form of hotel and residential towers.

- Future Tall Building Development
- Area of Recent Tall Building Development
- Old Town



03 URBAN ANALYSIS

MOBILITY



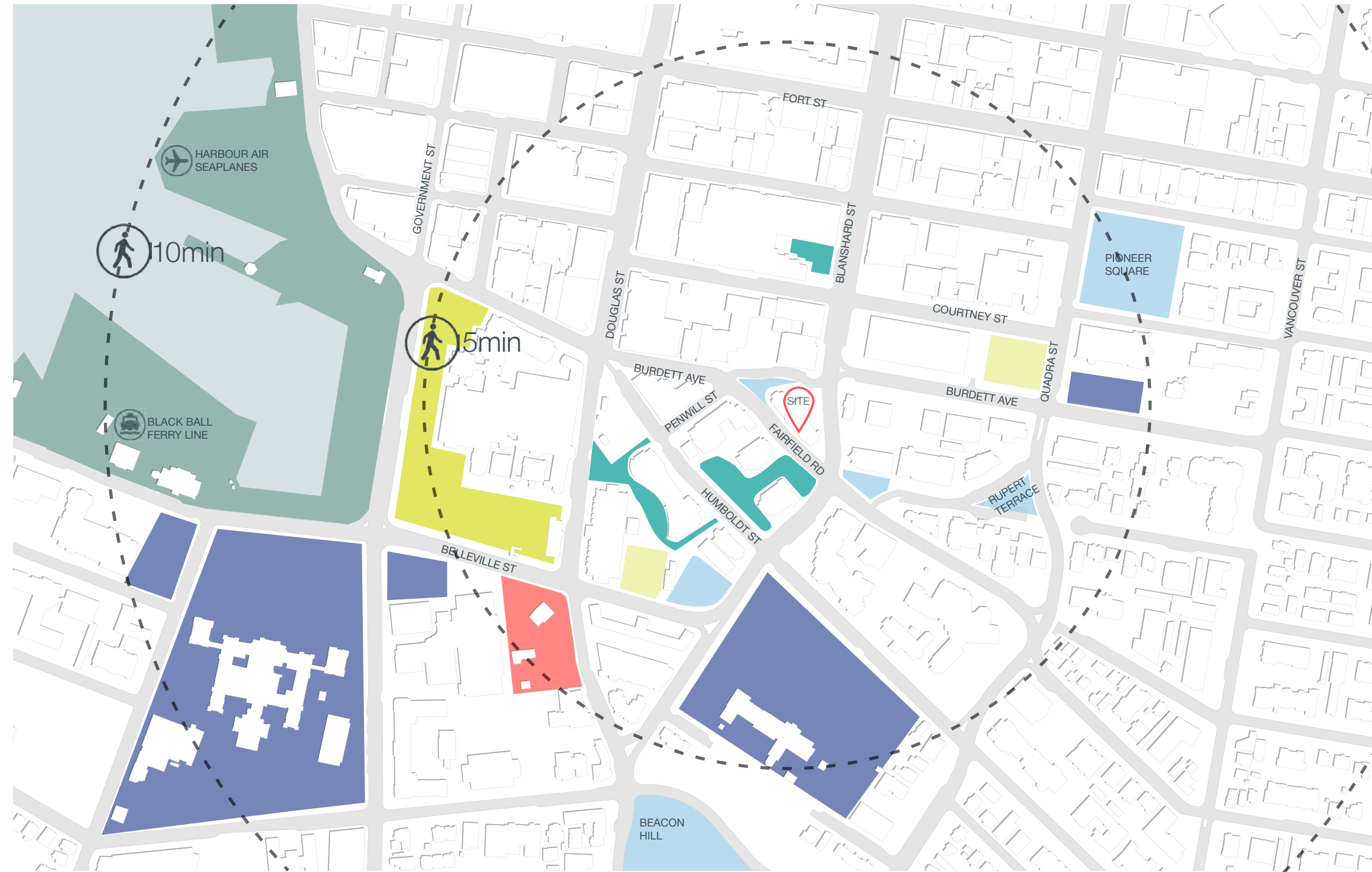
780 Blanshard Street is a short walk from the waterfront, the legislature, downtown shopping and amenities, and Beacon Hill Park. The site also has nearby access to key bike routes, multiple bus lines, main arterial streets, and harbour ferry and sea plane connections.

- Transit Routes
- - - Bike Routes
- . . . Harbour Pathway
- Open Space
- . . . Pedestrian Connection
- . . . Long-Distance Travel Connection



03

URBAN ANALYSIS OPEN SPACES TYPOLOGIES



A variety of public open spaces are located within a short distance of the site. They range from small parks to plazas to large civic spaces.

- Active
- Cultural
- Civic
- Historic
- Park
- Plaza/POPS
- Waterfront



03

URBAN ANALYSIS CONTEXT PLAN



A wide variety of land uses are established all around the site, including mixed-used, residential, commercial, institutional, civic, hotels, and parks.

- Park/Open space
- Hotel
- Residential
- Mixed-use
- Commercial/Office
- Institutional
- Future development

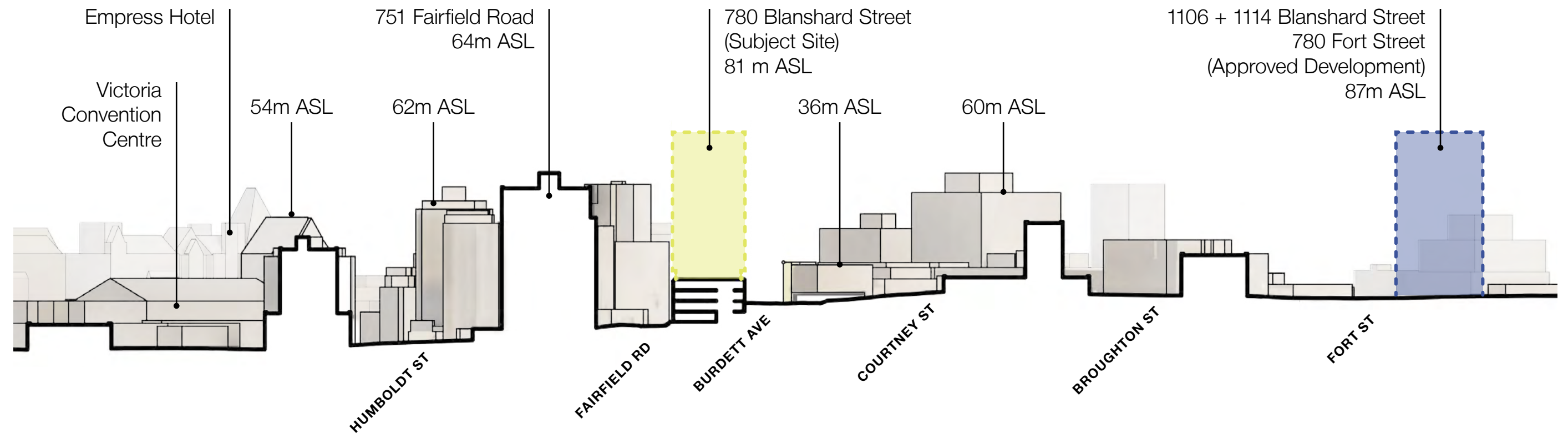
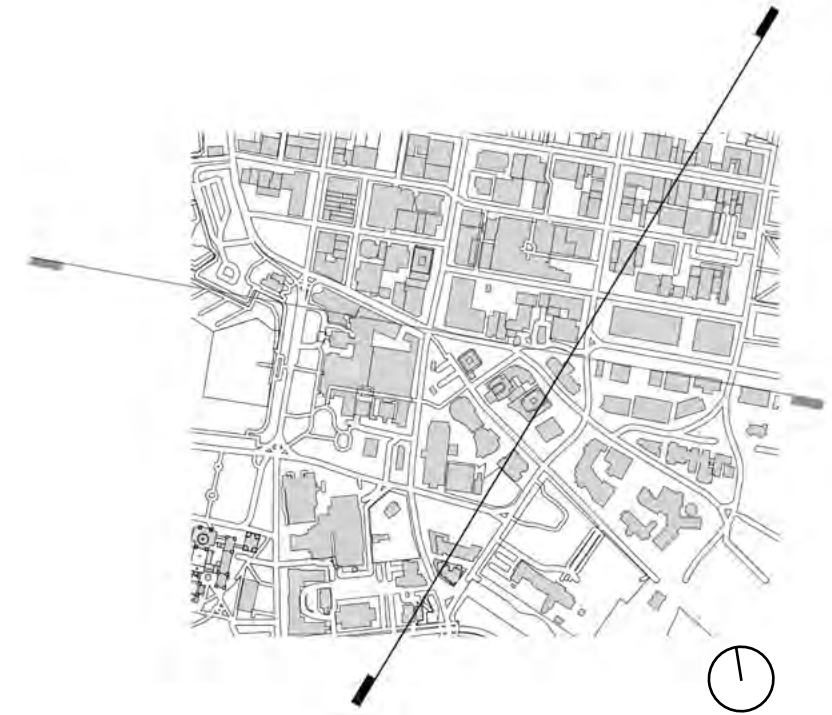


03

URBAN ANALYSIS SITE SECTION

UPDATED PAGE

NORTH-SOUTH SECTION

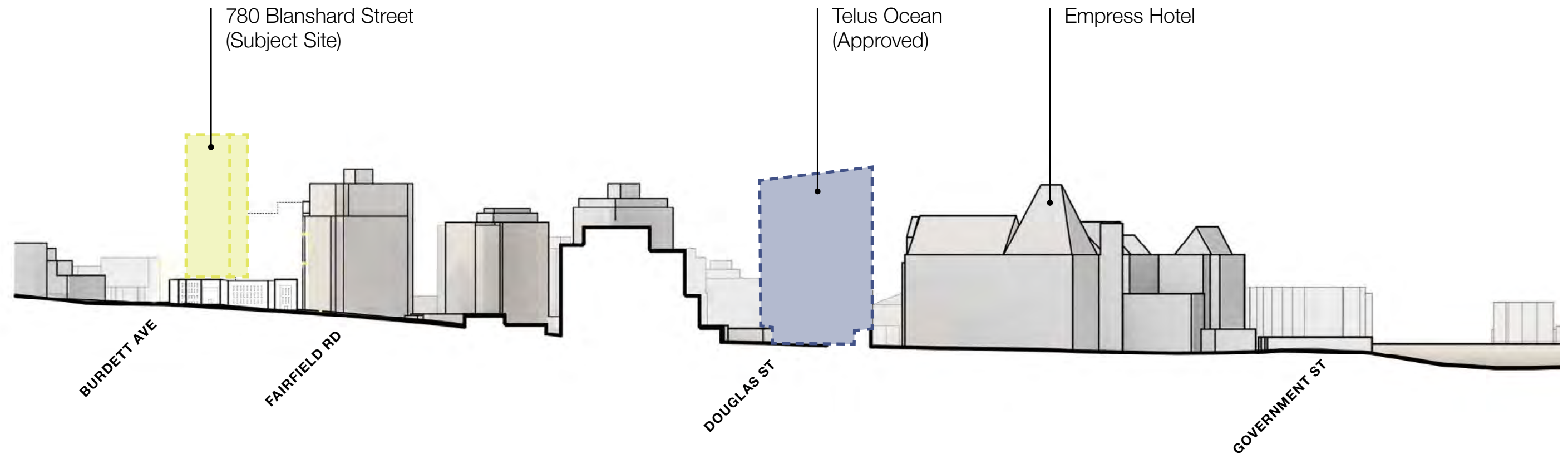
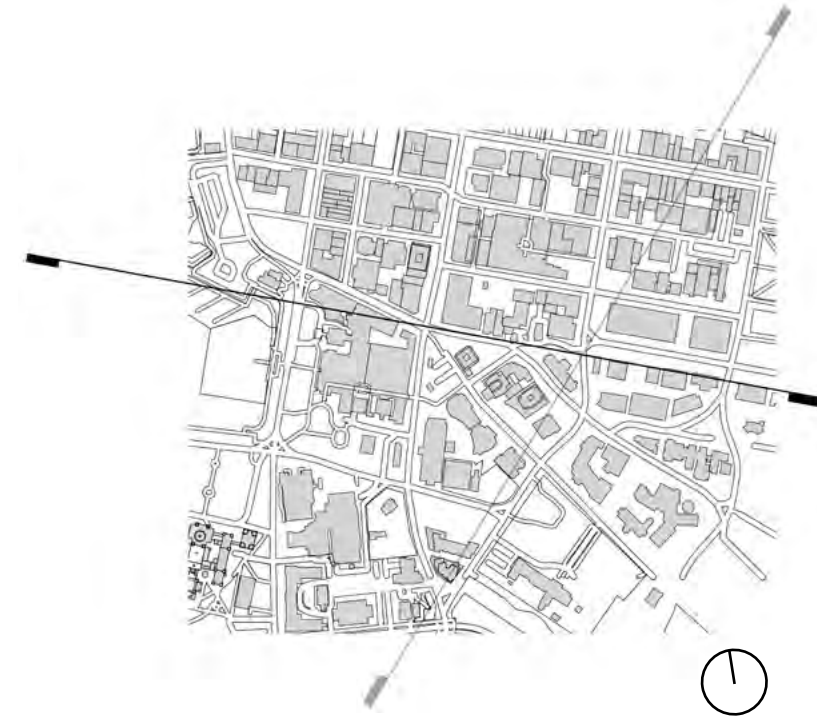


03

URBAN ANALYSIS SITE SECTION

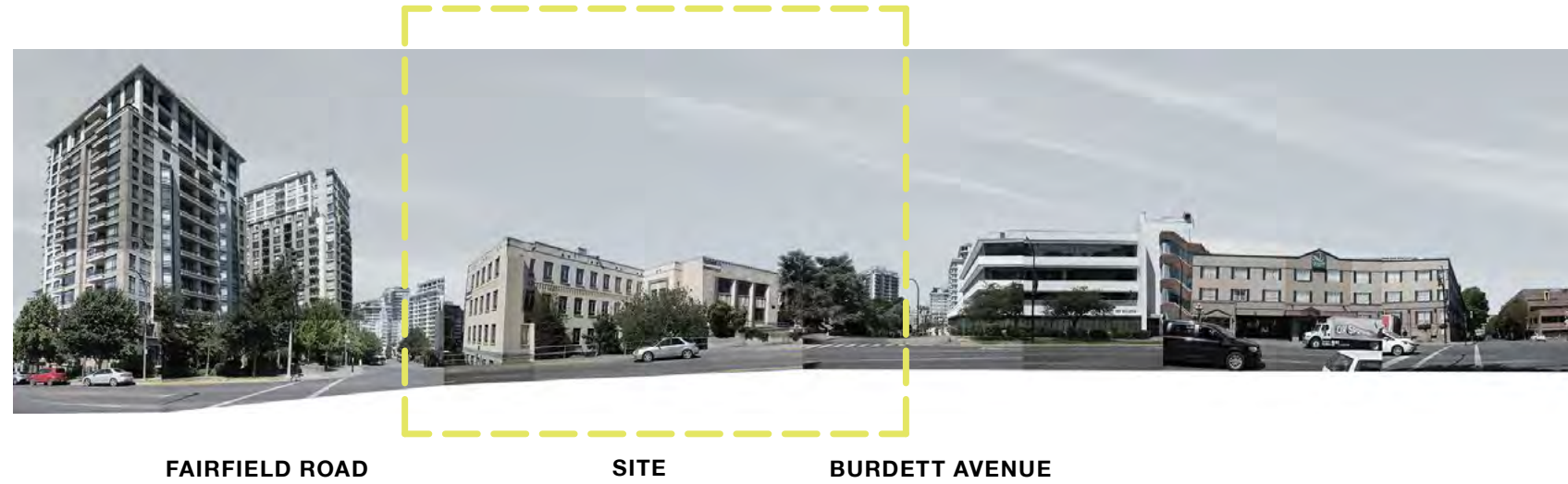
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EAST-WEST SECTION

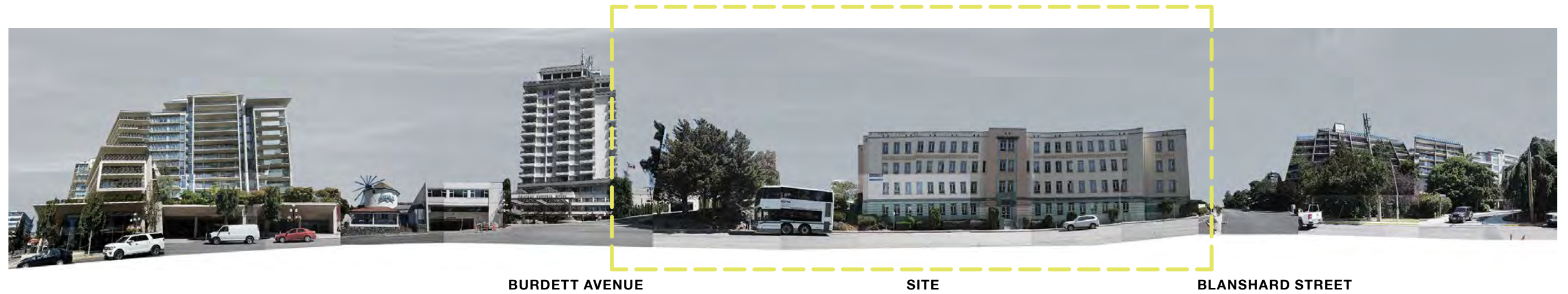


03 URBAN ANALYSIS STREET ELEVATIONS

STREETSCAPE ALONG BLANSHARD STREET



STREETSCAPE ALONG FAIRFIELD ROAD

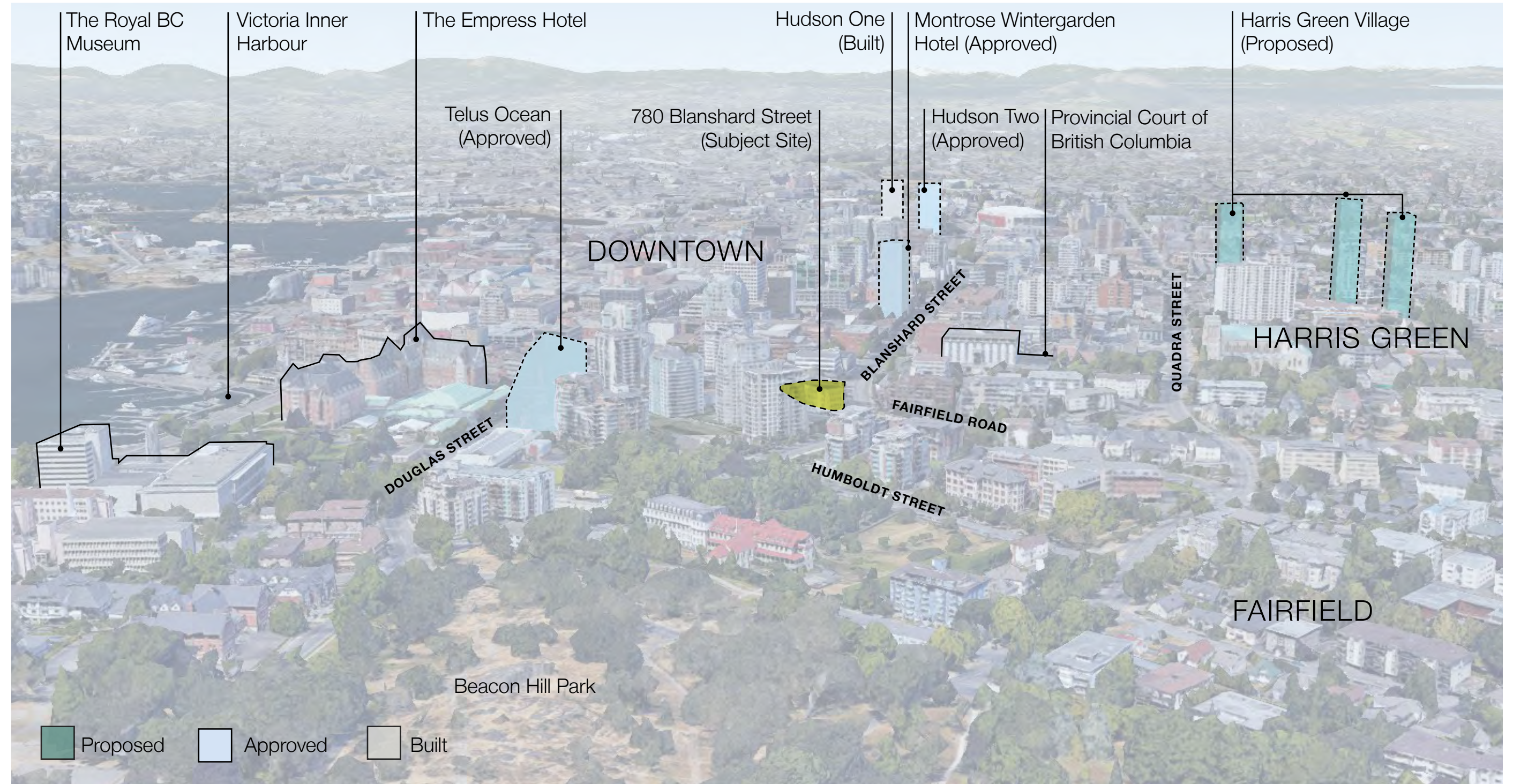


04 SITE ANALYSIS

04

SITE ANALYSIS NEIGHBOURHOOD CONTEXT

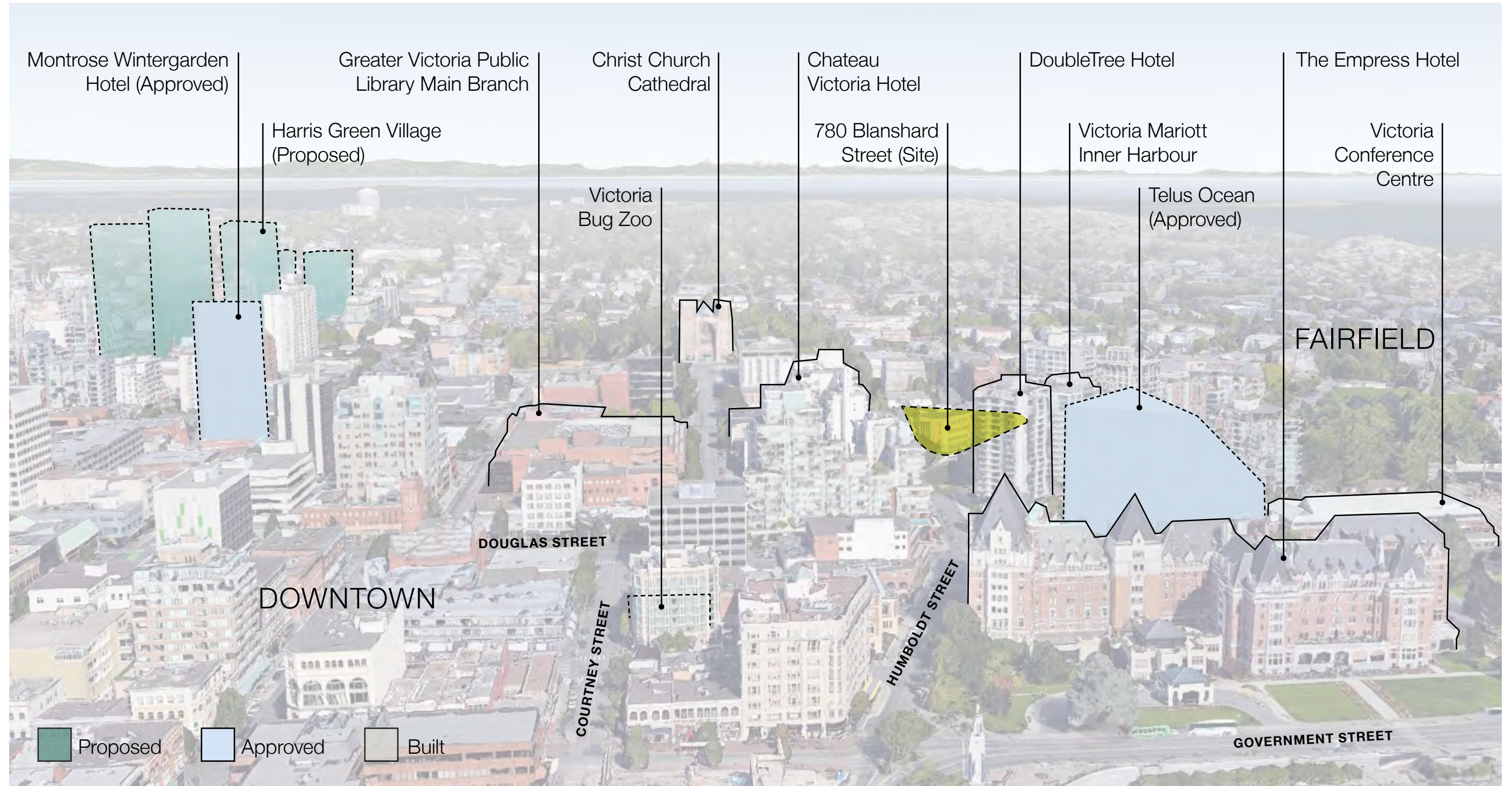
VIEW TO SITE ABOVE BEACON HILL



04

SITE ANALYSIS NEIGHBOURHOOD CONTEXT

VIEW TO SITE LOOKING EAST ABOVE HARBOUR



04 SITE ANALYSIS

IMMEDIATE CONTEXT



The current condition of the site is characterized by uninviting sidewalks, a faded unsympathetic, non-original paint scheme (B), and under developed and underused park (C). The dominant asphalt parking lot and awkwardly retrofitted accessibility ramp make an unwelcoming front to the heritage structure (A).



04 SITE ANALYSIS

IMMEDIATE CONTEXT



With no sidewalk on the south side of Burdett Avenue, Penwill Green park is not easily accessed from the north. The park itself offers few opportunities for informal seating or gathering and feels more like an extended entrance court for the heritage building (A). Small courtyards adjacent to the east and west wings of the building (B and C) offer an opportunity to reconsider the landscape and exterior activation of the spaces with new programs.

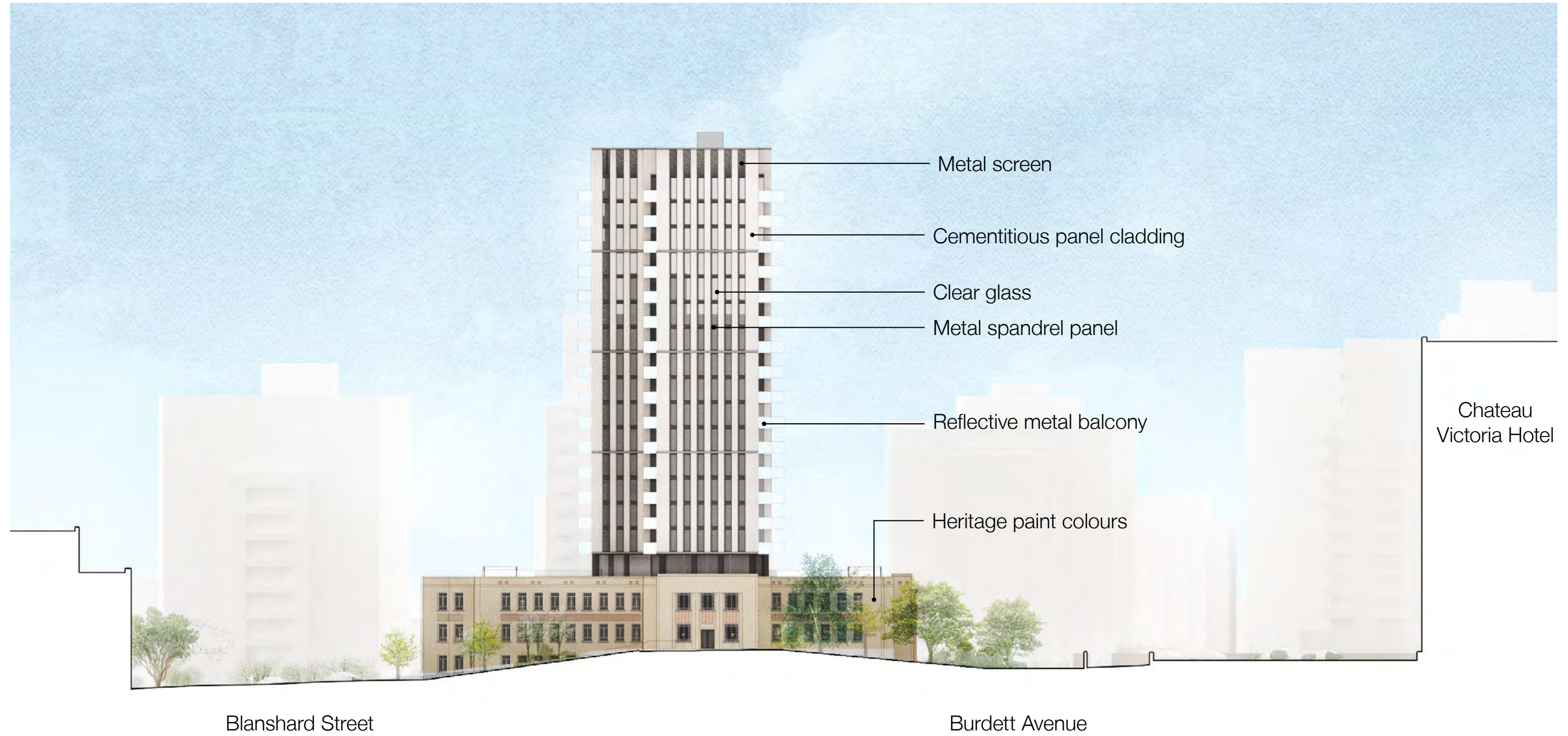


05 CONTEXT ELEVATIONS

05

CONTEXT ELEVATIONS NORTH

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05

CONTEXT ELEVATIONS SOUTH

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Harris Green Village
(Proposed)

BC Provincial Court

Burdett Avenue

Blanshard Street

05

CONTEXT ELEVATIONS EAST

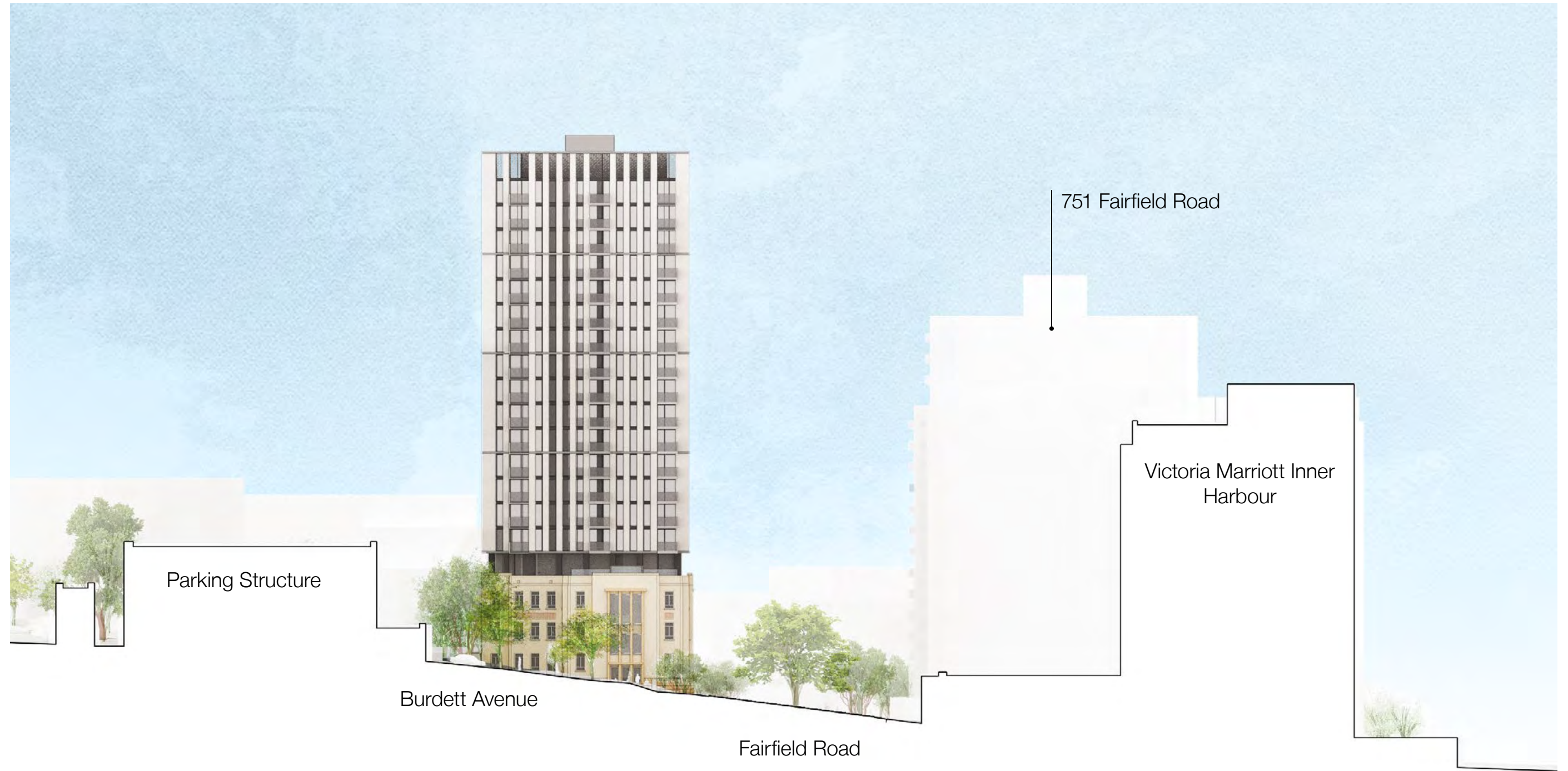
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05

CONTEXT ELEVATIONS WEST

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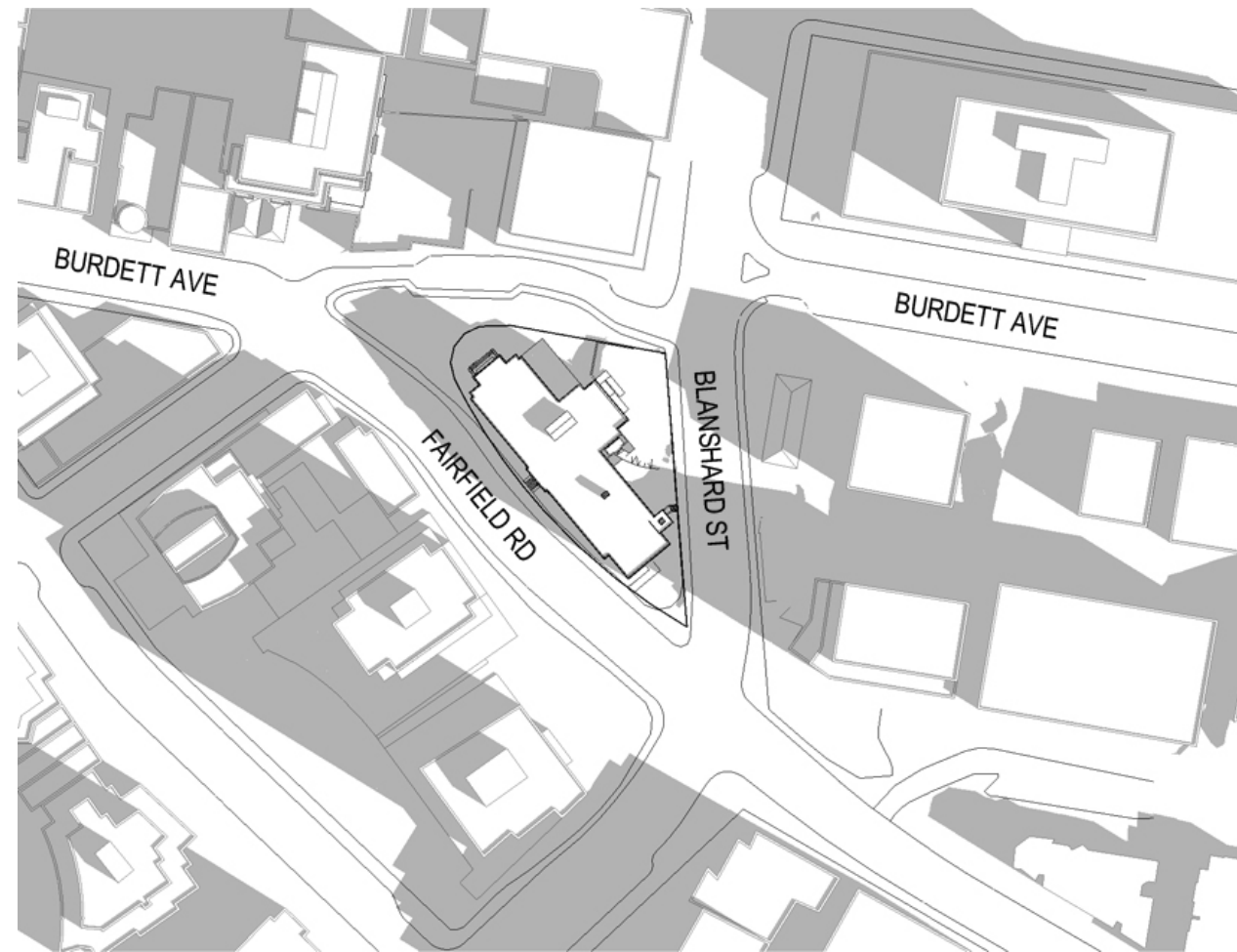
06 SHADOW ANALYSIS

06

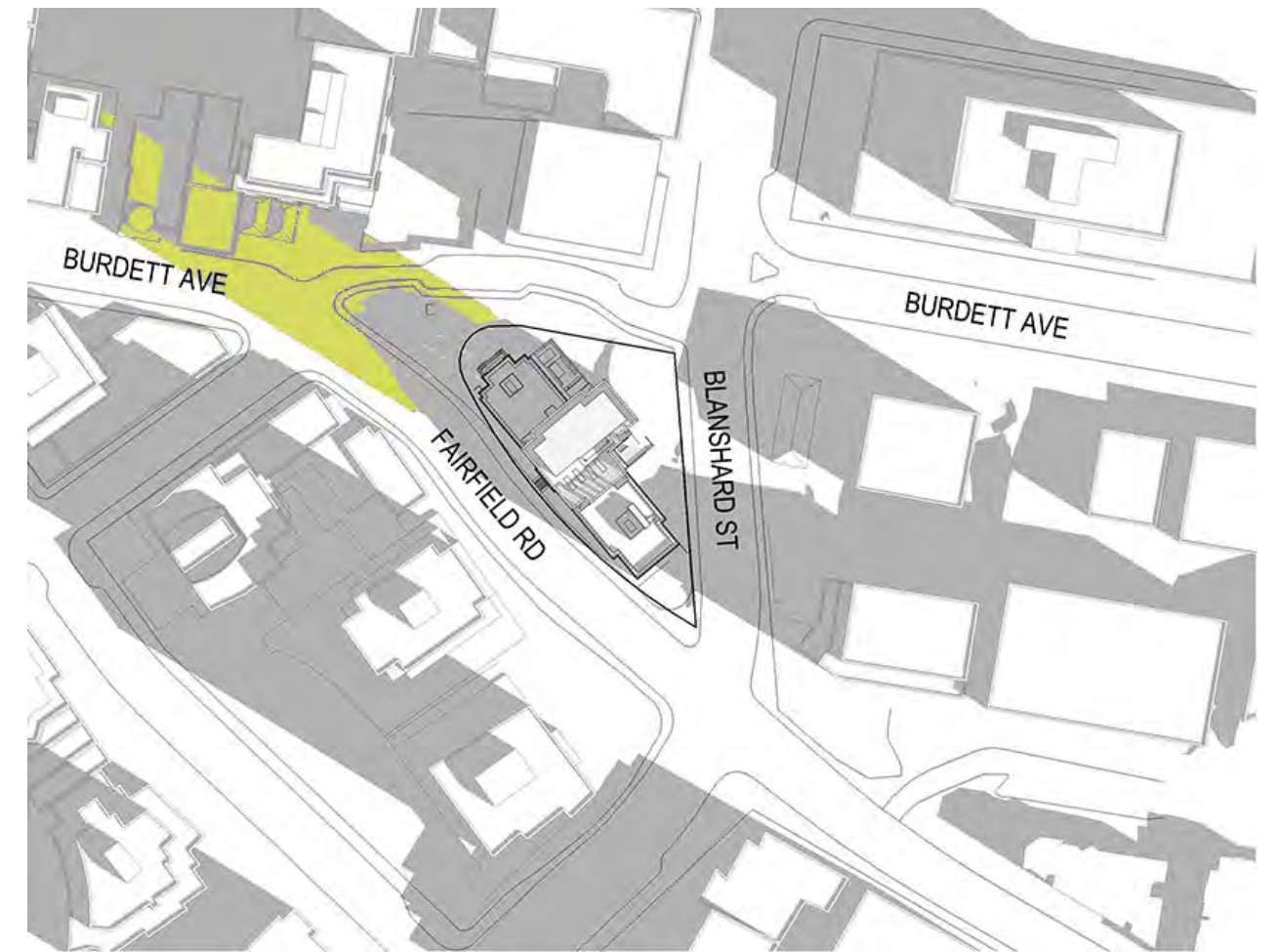
SHADOW ANALYSIS EQUINOX 10 AM

UPDATED PAGE

Existing



Proposed



 Net Incremental Shadow Impact

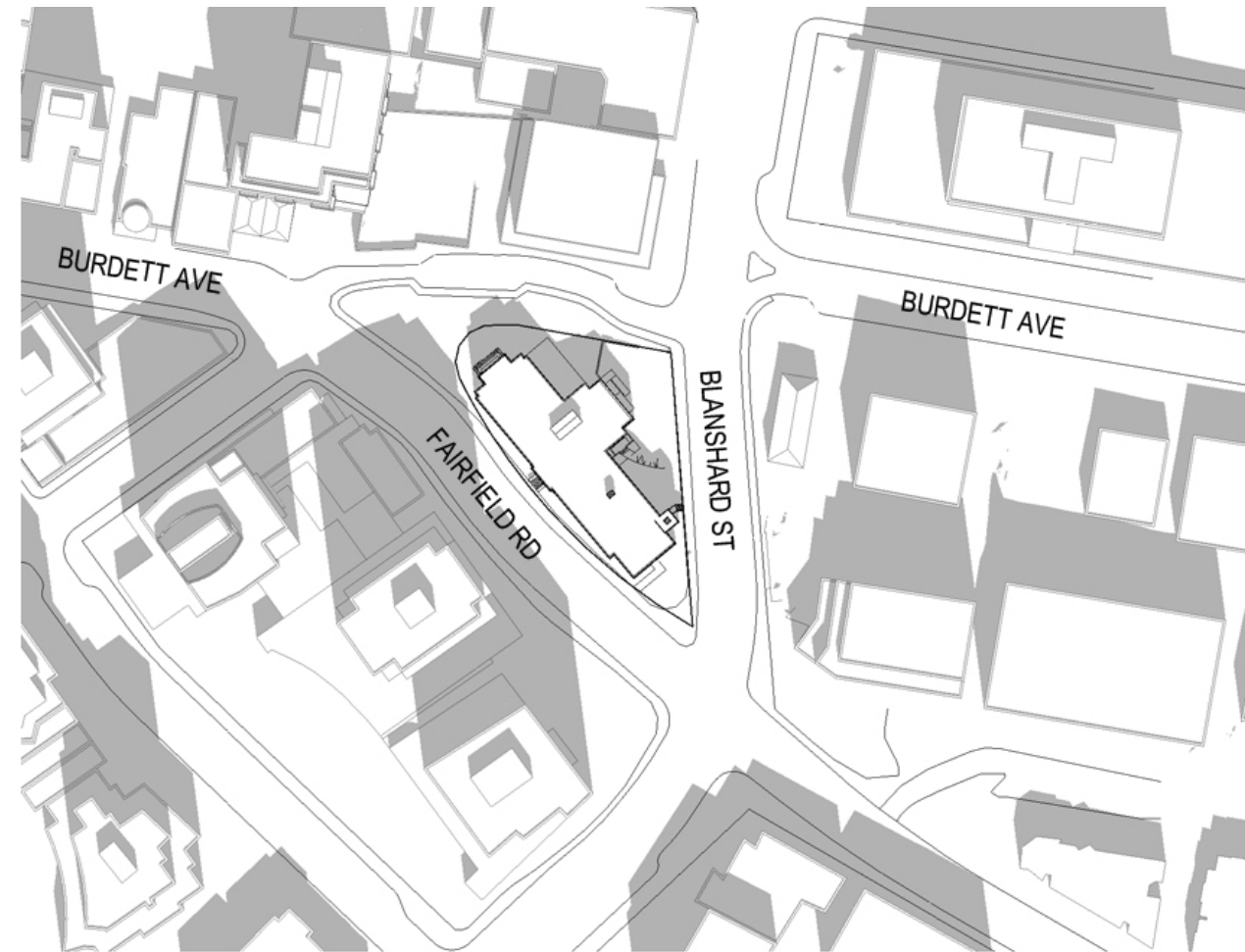
In the morning on the spring / fall equinox, the proposal adds shadows on the Burdett Avenue sidewalks, the Chateau Victoria entrance area, and the parking structure on the north side of Burdett Avenue. No open spaces or residential uses are impacted.

06

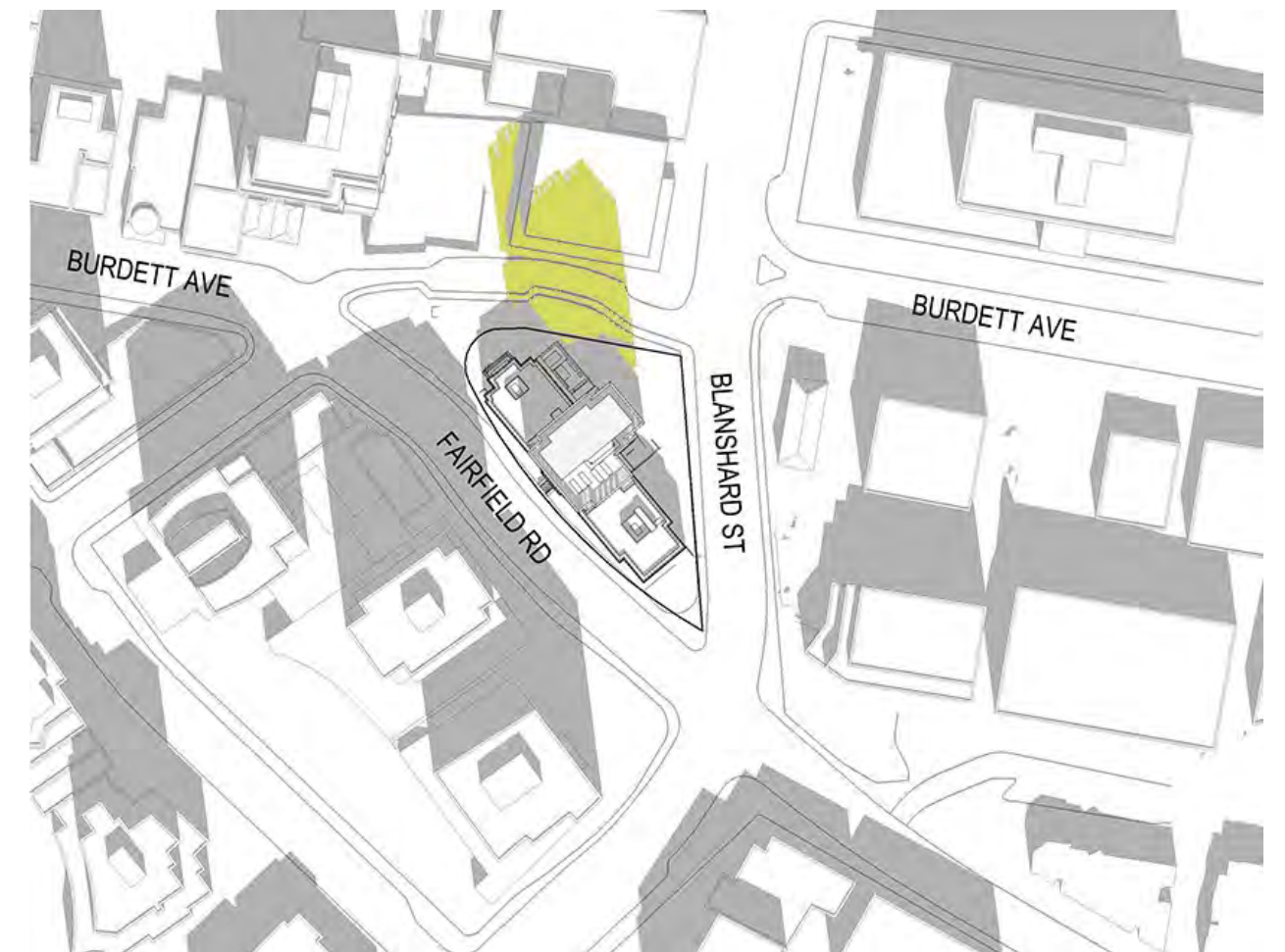
SHADOW ANALYSIS EQUINOX 1 PM

UPDATED PAGE

Existing



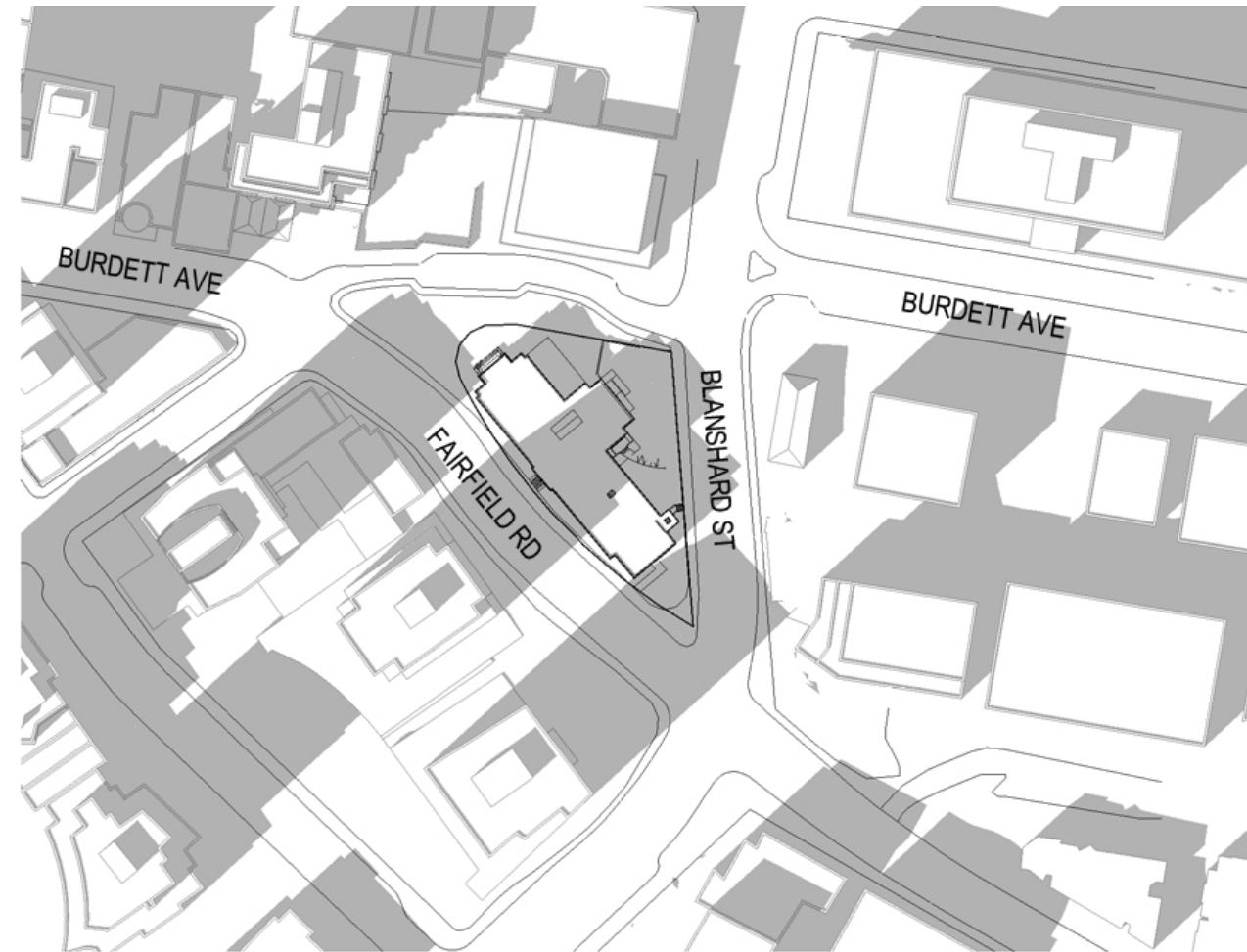
Proposed



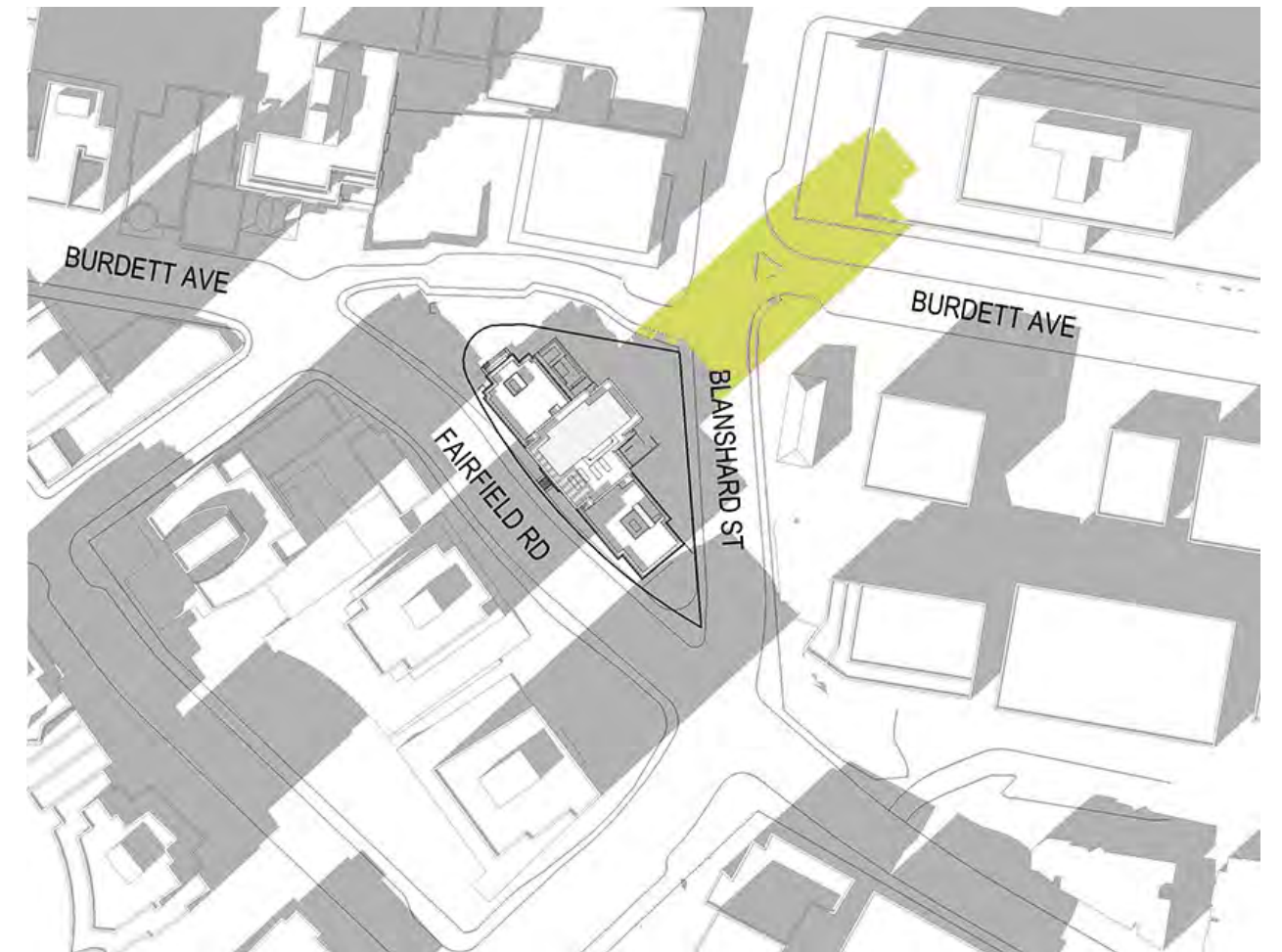
 Net Incremental Shadow Impact

At 1pm on the spring / fall equinox, the proposal adds shadows on the sidewalks and office building to the north. No open spaces or residential uses are impacted.

Existing



Proposed



 Net Incremental Shadow Impact

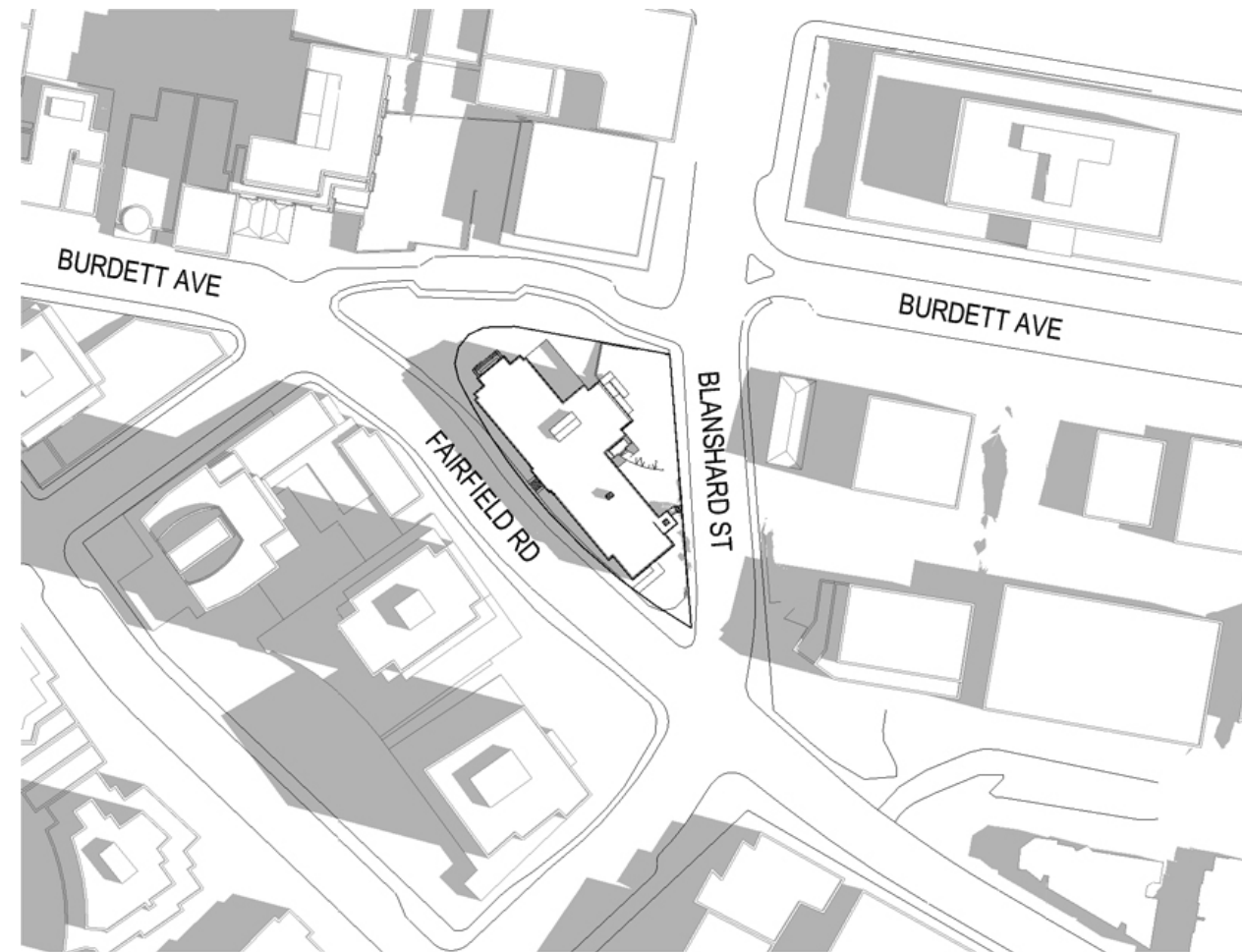
Shadows from the proposal move across the Blanshard Street to fall on a portion of the BC Provincial Court and buildings opposite on Burdett Avenue. The women's shelter (809 Burdett Ave.) would begin to be shadowed at around 5pm. The and mixed-use building at 821 Burdett Ave. would be partially shadowed starting at around 6pm.

06

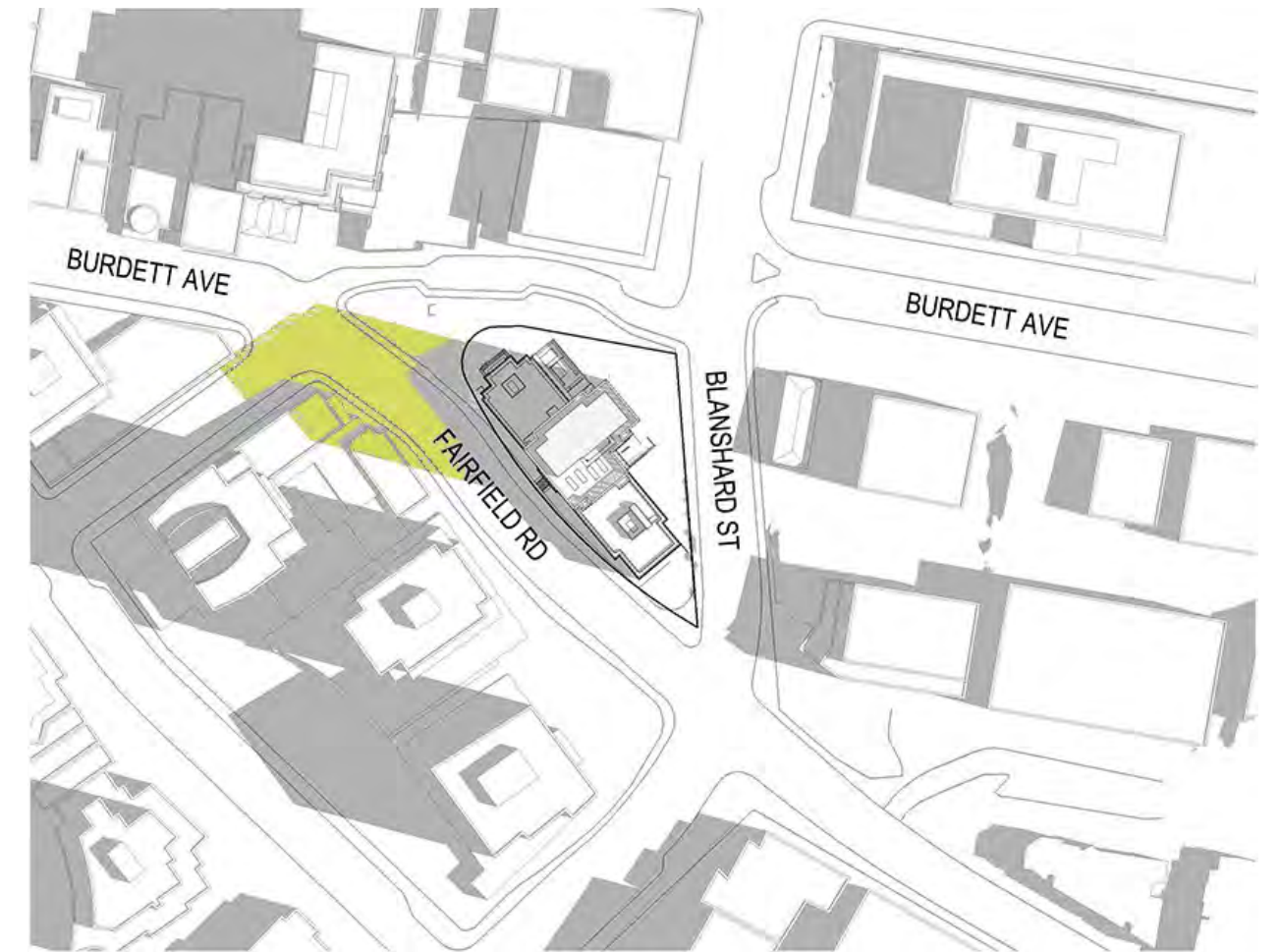
SHADOW ANALYSIS SUMMER SOLSTICE 10 AM

UPDATED PAGE

Existing



Proposed



 Net Incremental Shadow Impact

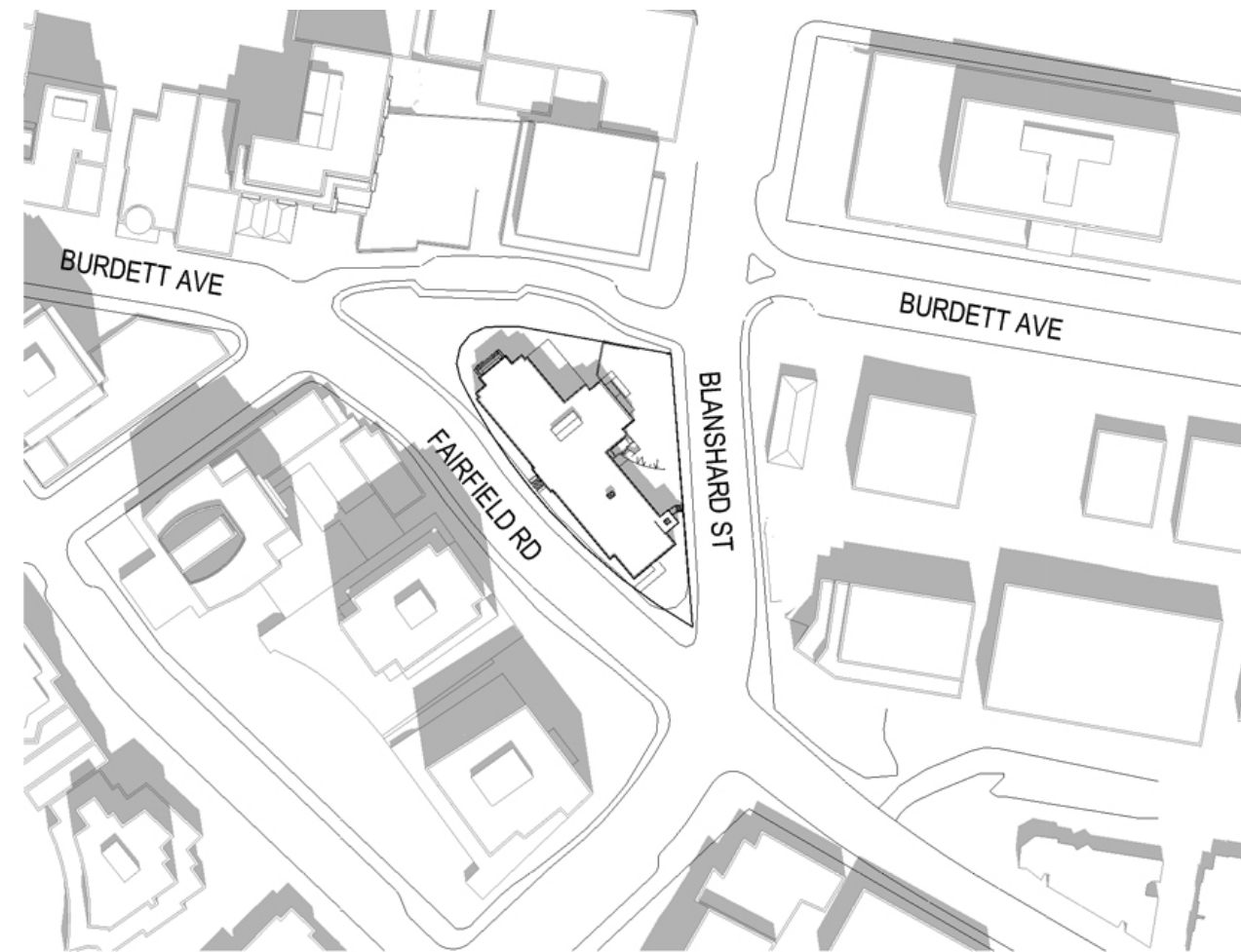
In the morning on the summer solstice, the proposal increases shadows on Penwill Green park and the sidewalks on Fairfield Road and Burdett Avenue.

06

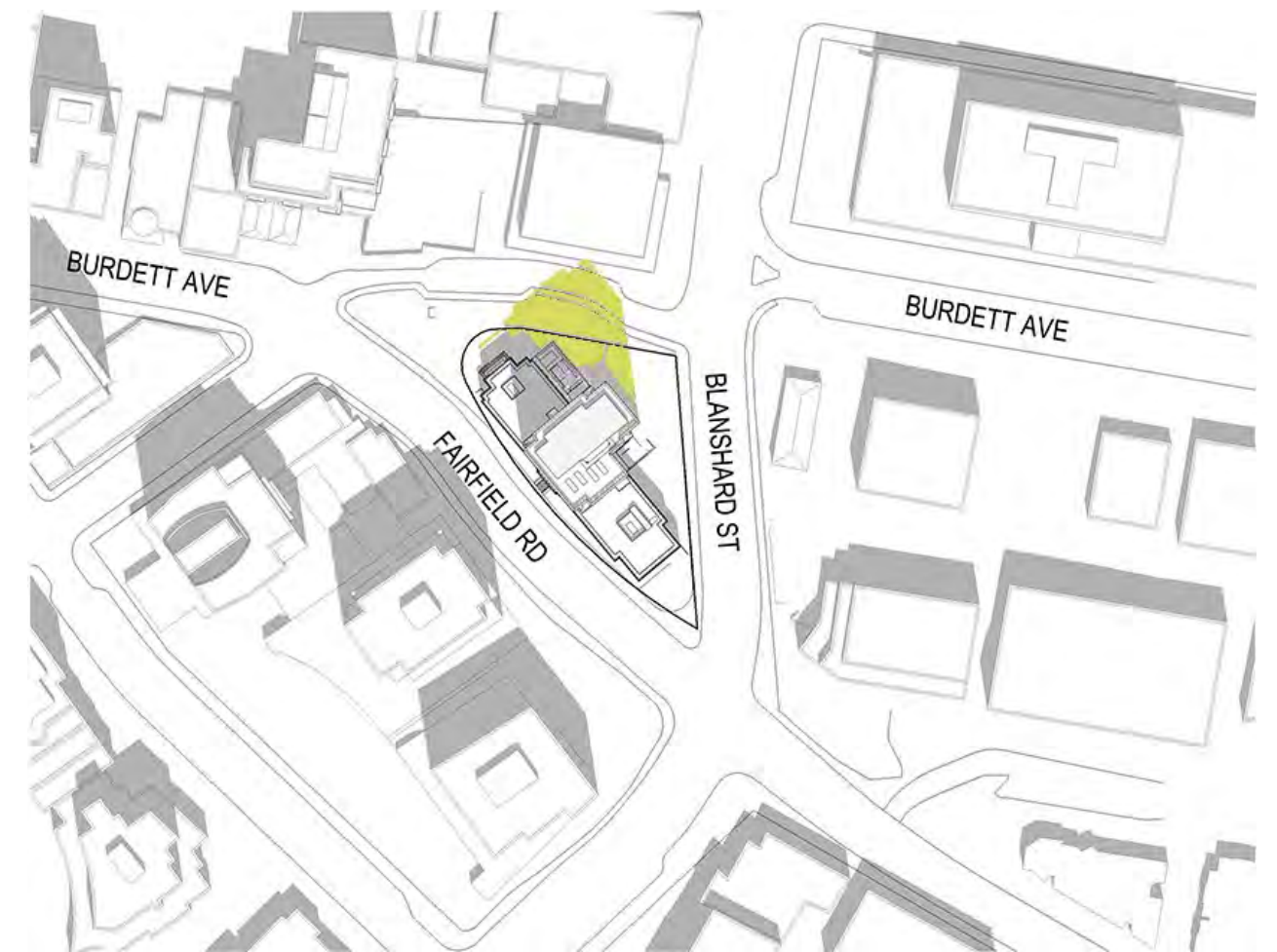
SHADOW ANALYSIS SUMMER SOLSTICE 1 PM

UPDATED PAGE

Existing



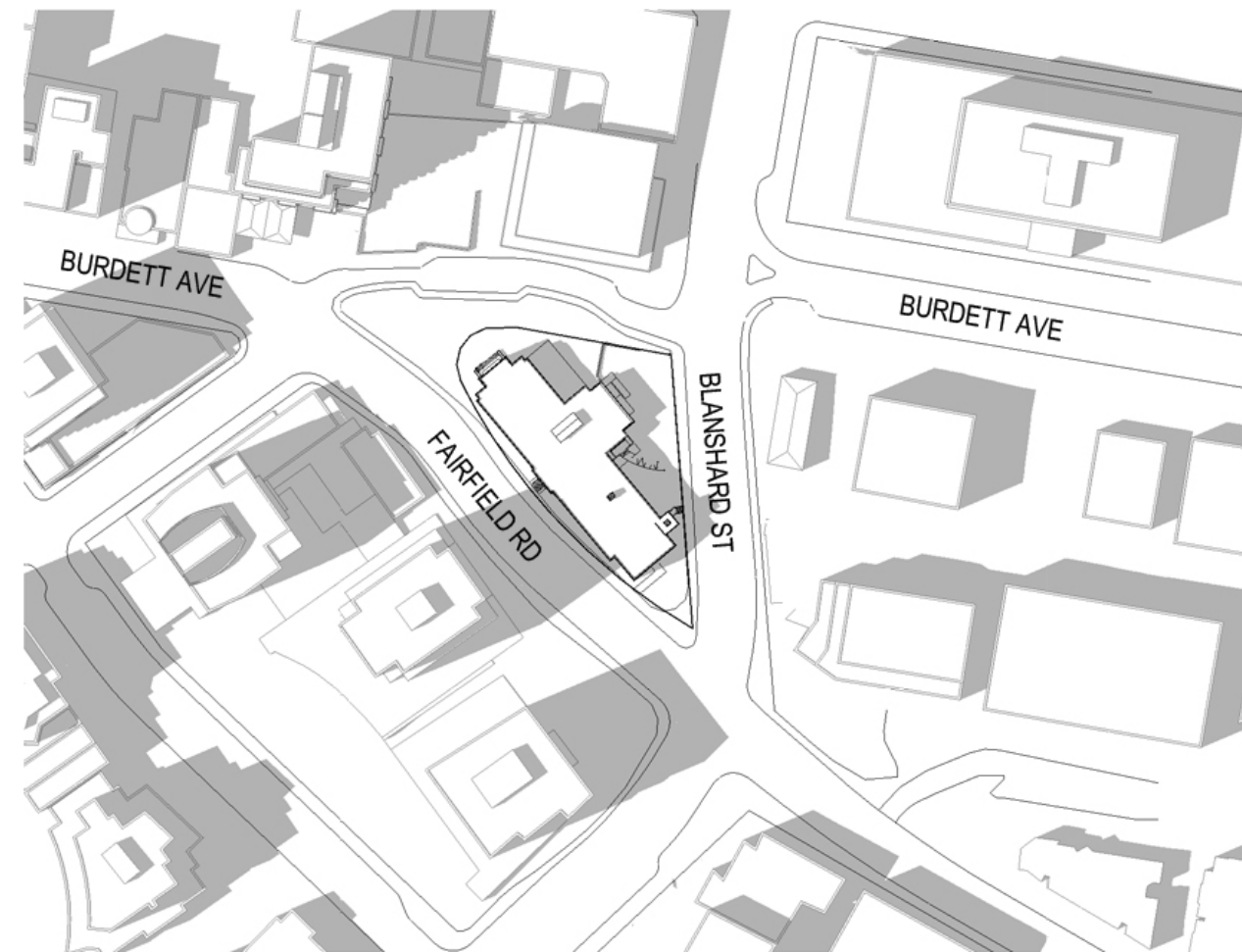
Proposed



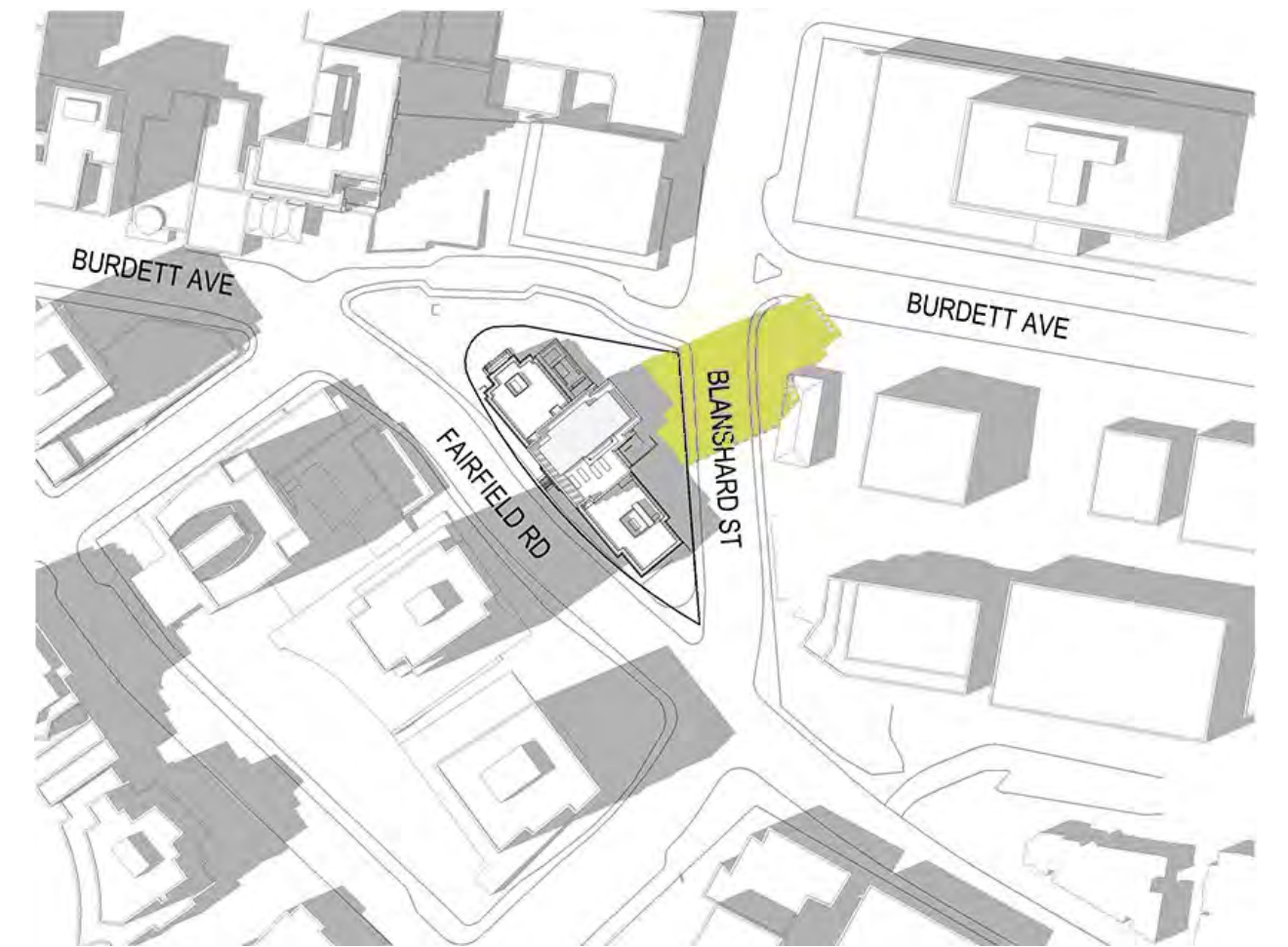
 Net Incremental Shadow Impact

The additional shadowing at 1pm on the summer solstice is limited to a small portion of the south façade of the commercial building opposite and the sidewalks along Burdett Avenue.

Existing



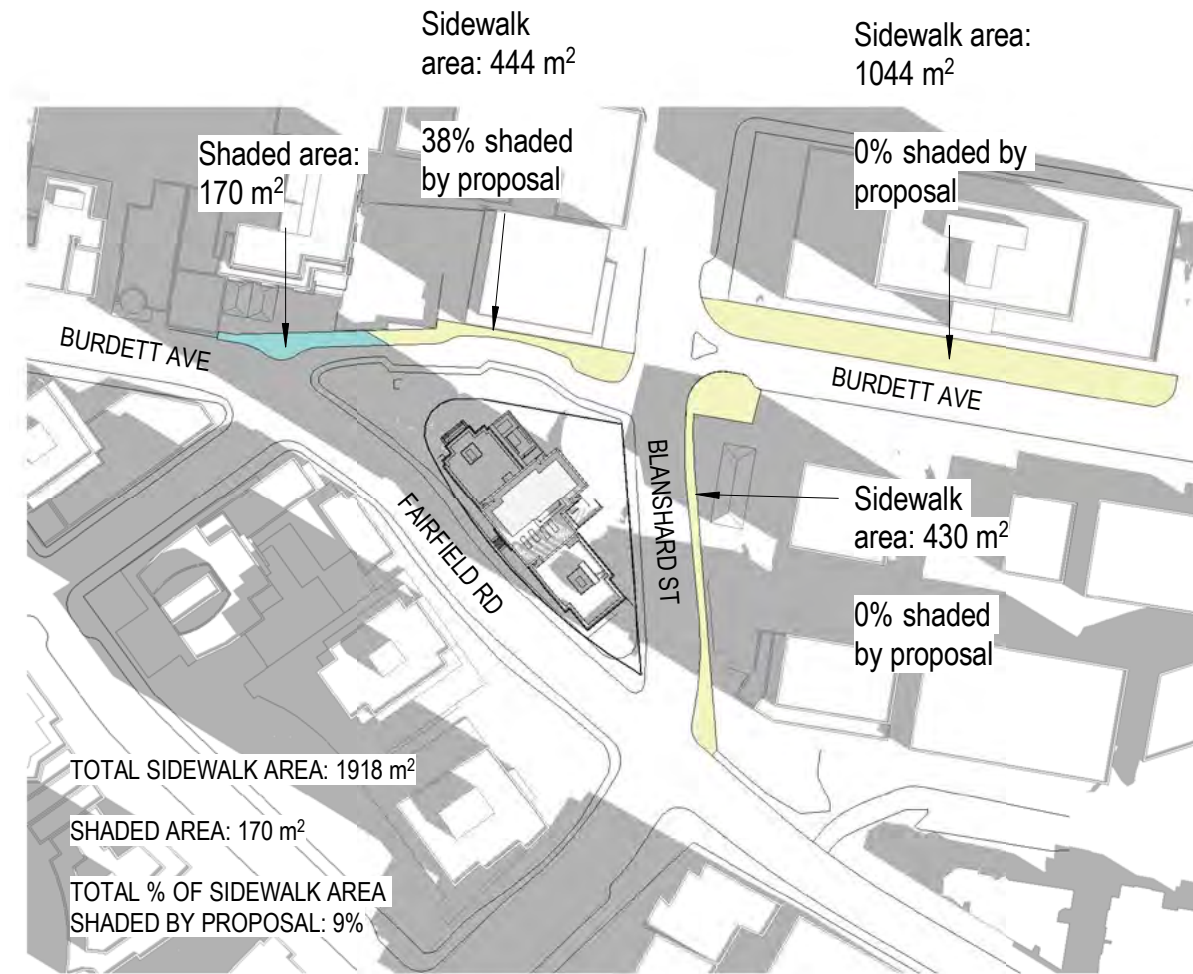
Proposed



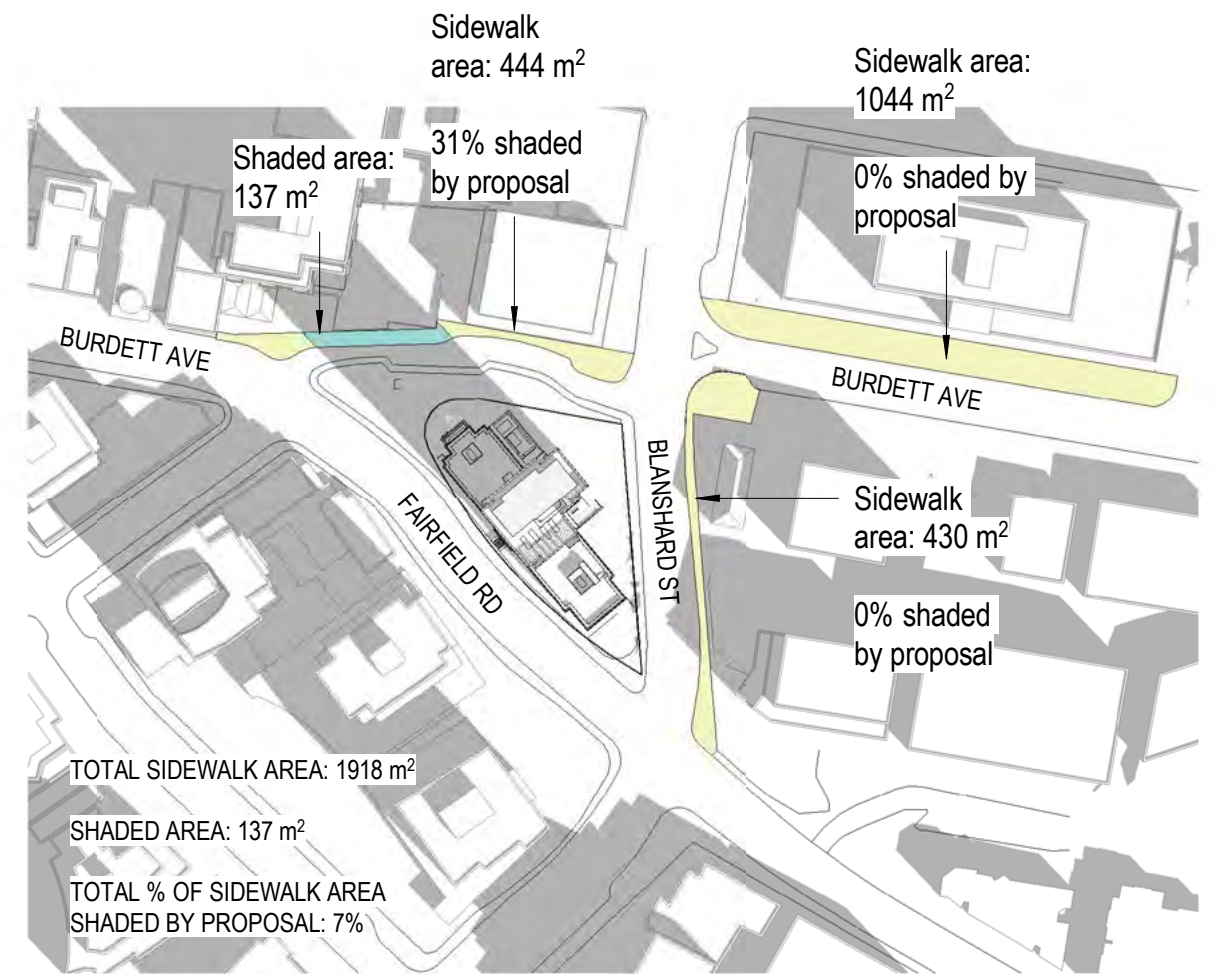
 Net Incremental Shadow Impact

In the afternoon on the summer solstice, the additional shadowing from the proposal is generally limited to sidewalks along Burdett Avenue and Blanshard Street, with some shadowing of 809 Burdett Avenue and the lower floors of 821 Burdett Avenue later in the afternoon.

SHADOW ANALYSIS
SITE CONTEXT - SPRING / FALL EQUINOX



1 Shadow Analysis - Proposed - Equinox 10am



2 Shadow Analysis - Proposed - Equinox 11am

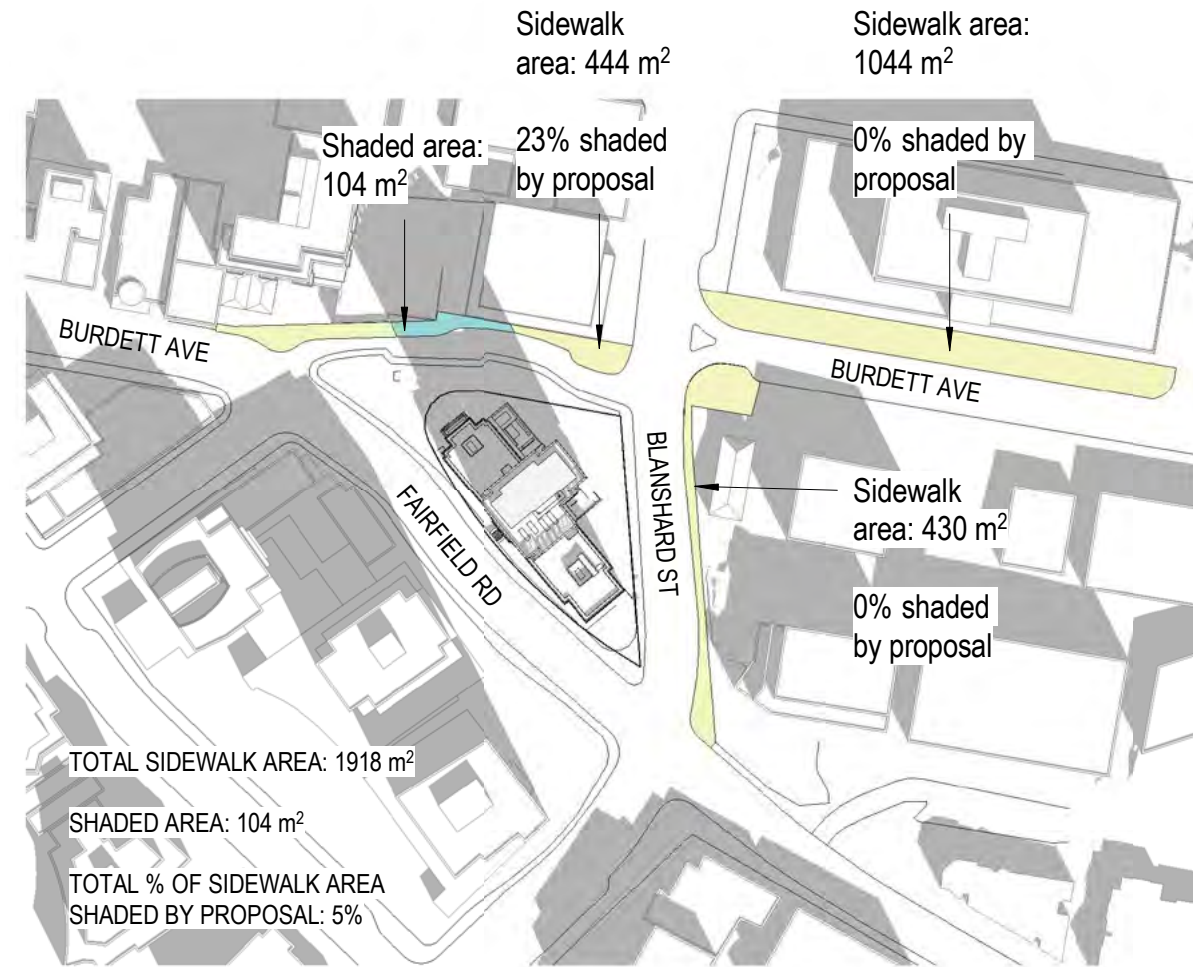


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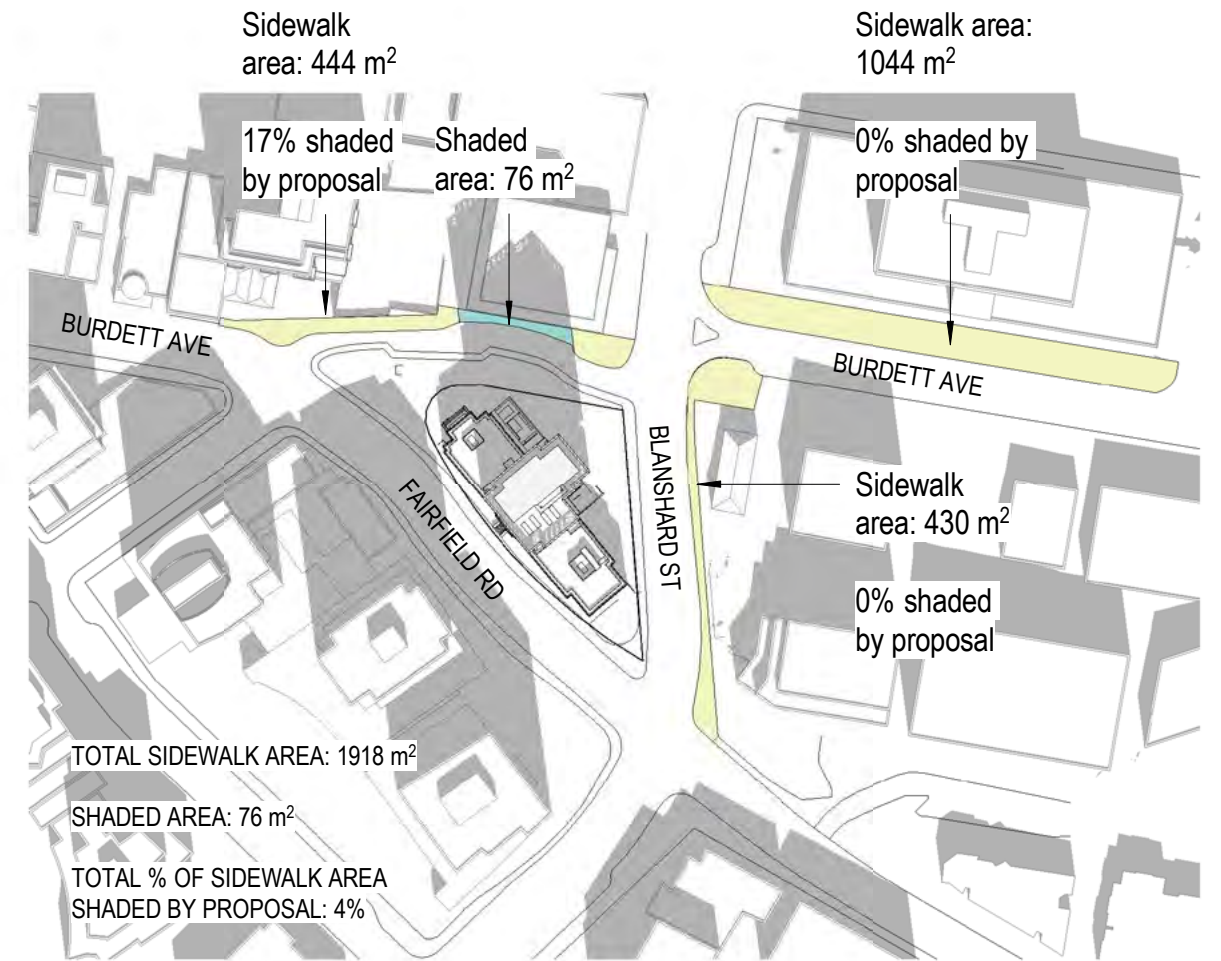
SHADOW ANALYSIS

SITE CONTEXT - SPRING / FALL EQUINOX

NEW PAGE



3 Shadow Analysis - Proposed - Equinox 12pm



4 Shadow Analysis - Proposed - Equinox 1pm

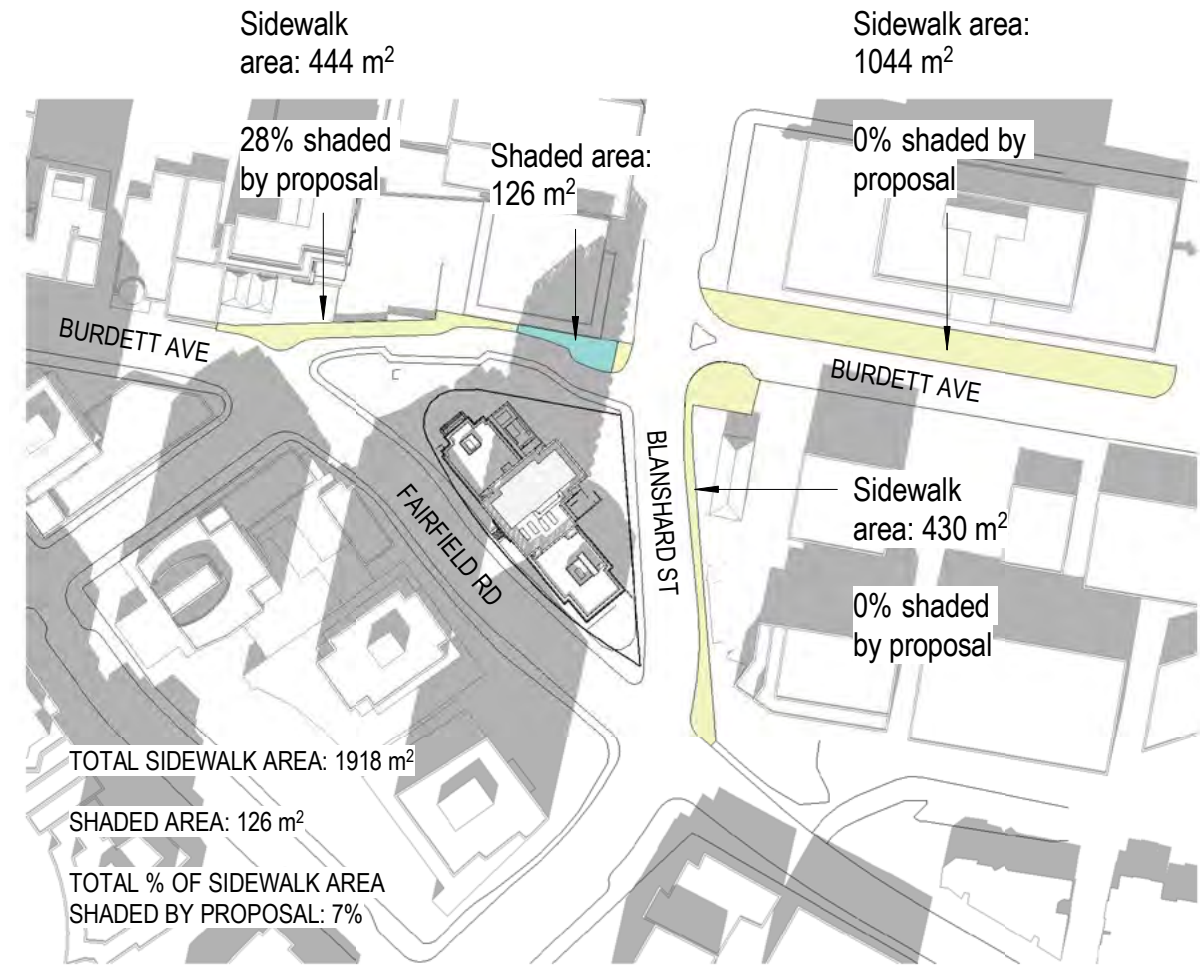


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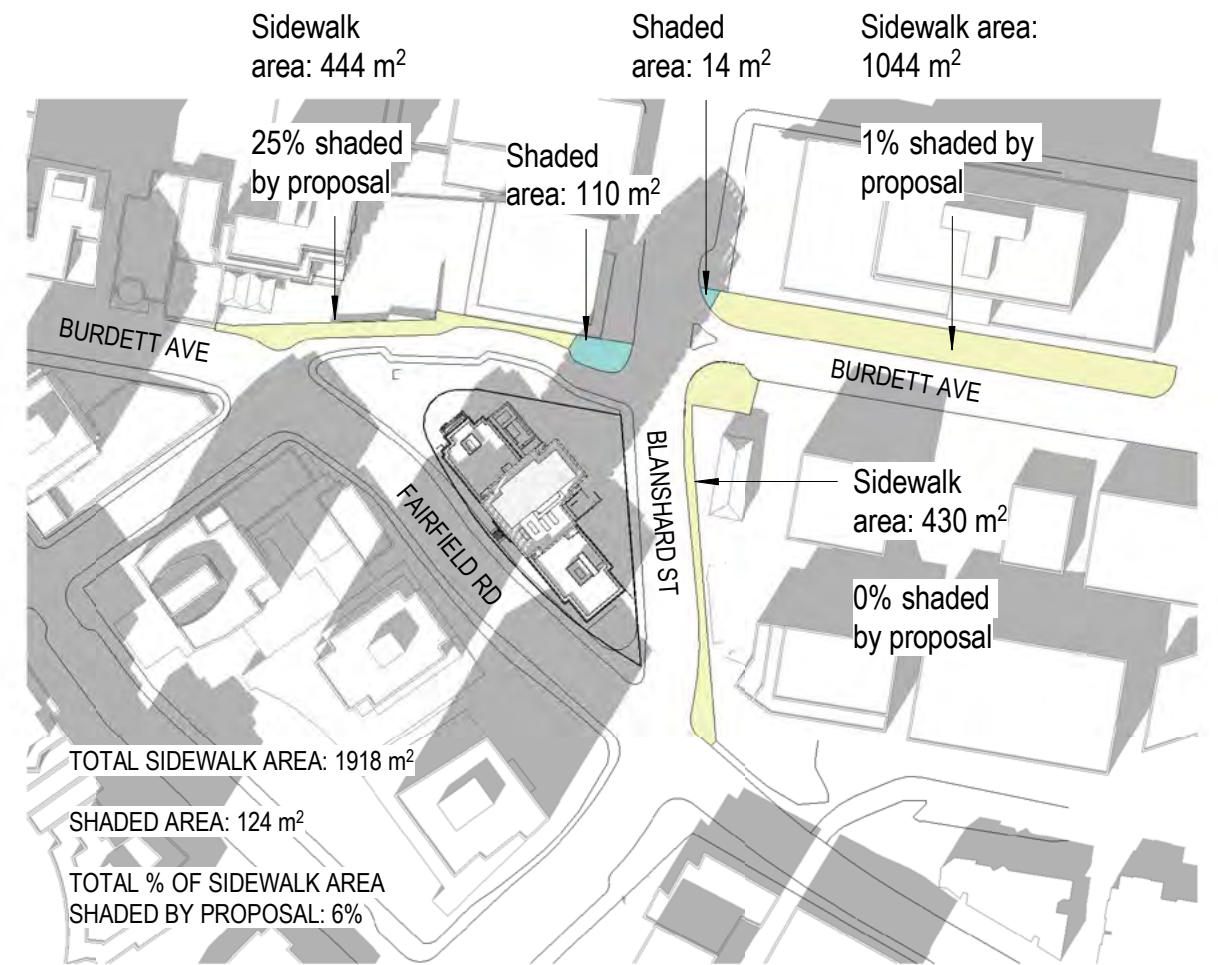
SHADOW ANALYSIS

SITE CONTEXT - SPRING / FALL EQUINOX

NEW PAGE



5 Shadow Analysis - Proposed - Equinox 2pm



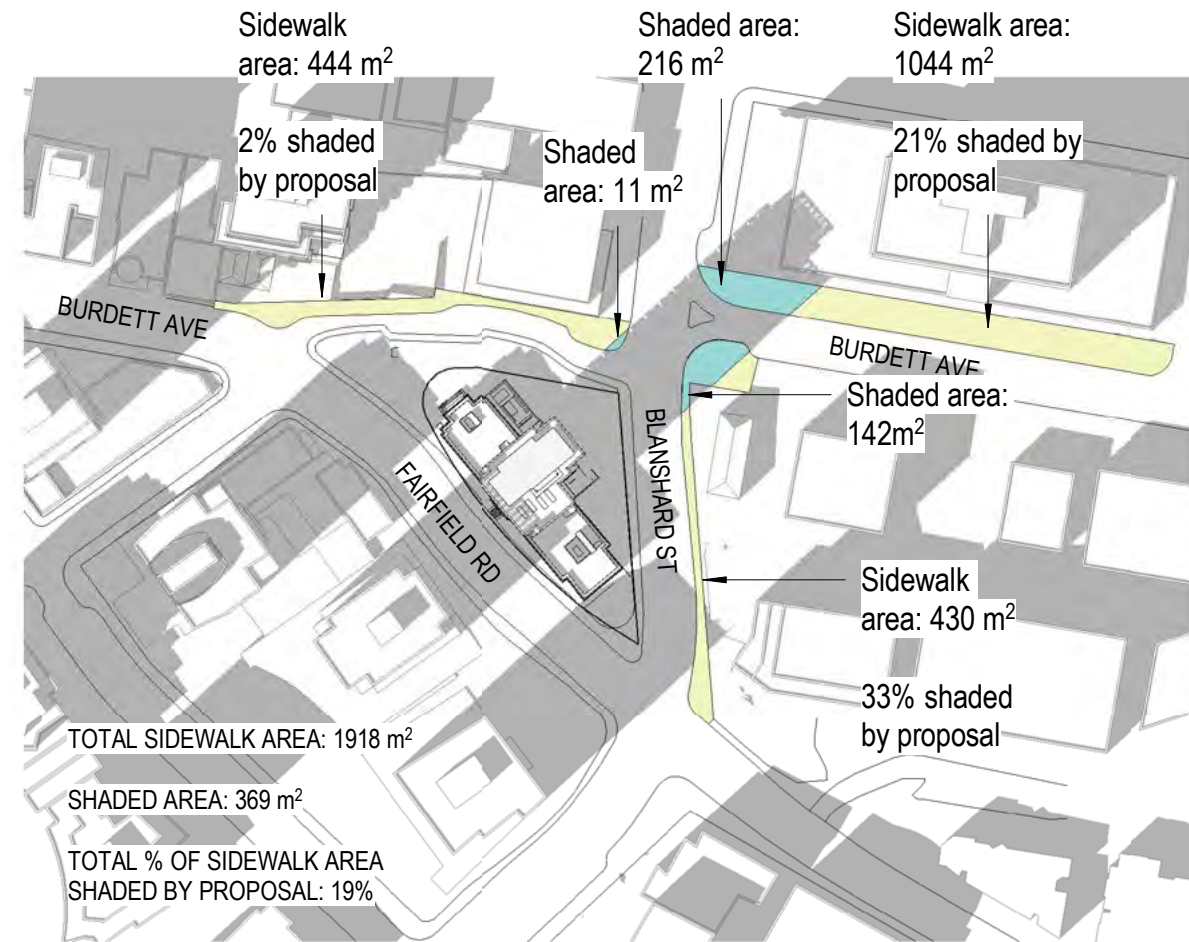
6 Shadow Analysis - Proposed - Equinox 3pm



06

SHADOW ANALYSIS SITE CONTEXT - SPRING / FALL EQUINOX

NEW PAGE



The sidewalk along Burdett Ave. directly north of the site has the greatest shadow impact from the proposed tower at 10am where 38% of the sidewalk is in shadow. At 4pm the sidewalk corners at the Burdett Ave. and Blanshard St. intersection sees the greatest impact with 21% and 33% of the sidewalks in shadow. Every hour between 10am and 4pm maintains a minimum of 60% solar access for the three neighbouring sidewalks.

7 Shadow Analysis - Proposed - Equinox 4pm



07 VIEW ANALYSIS

07

VIEW ANALYSIS

PUBLIC EXTERNAL VIEW 1: LAUREL POINT TO DOWNTOWN CORE AREA

The proposal helps to establish the anticipated CBD backdrop at the boundary between the Historic Commercial District and the Inner Harbour Causeway area, creating a multilayered and tiered urban profile. It contributes to this backdrop with a reserved material

palette and regular fenestration pattern, allowing the richly detailed facades of the historic building stock to maintain prominence. The slim massing of the tower maximizes the sky view and preserves the legibility of the Empress Hotel’s roofline. By preserving the scale

and character of the existing BC Power Commission Building as a podium, the proposal also helps maintain a massing and proportion that is compatible with the surrounding context at street level.



07

VIEW ANALYSIS

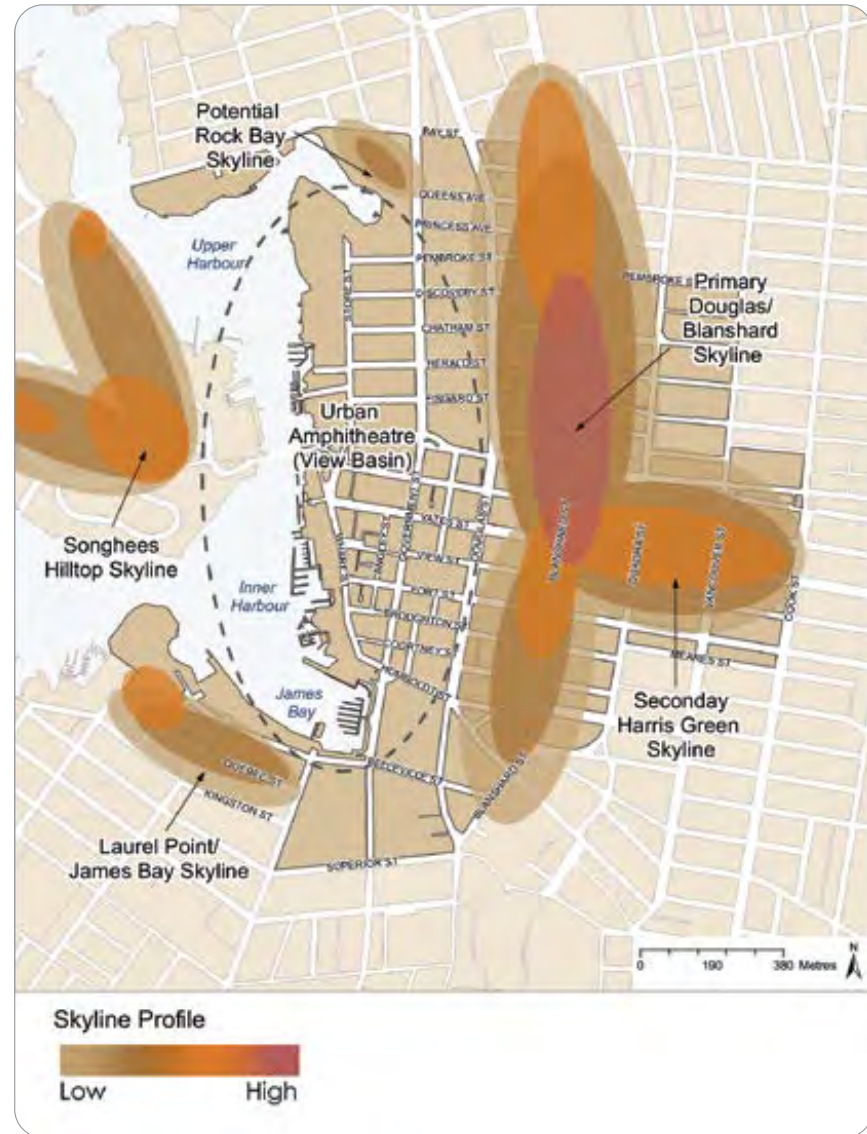
PUBLIC EXTERNAL VIEW 2: INNER HARBOUR FROM SONGHEES POINT

The proposal sits at the northern extent of this view as a backdrop to the Empress Hotel and the Customs House in a cluster of other tall contemporary buildings. It contributes to the anticipated stepped urban backdrop that helps frame the historic buildings along the Inner Harbour Causeway. The roofline of the

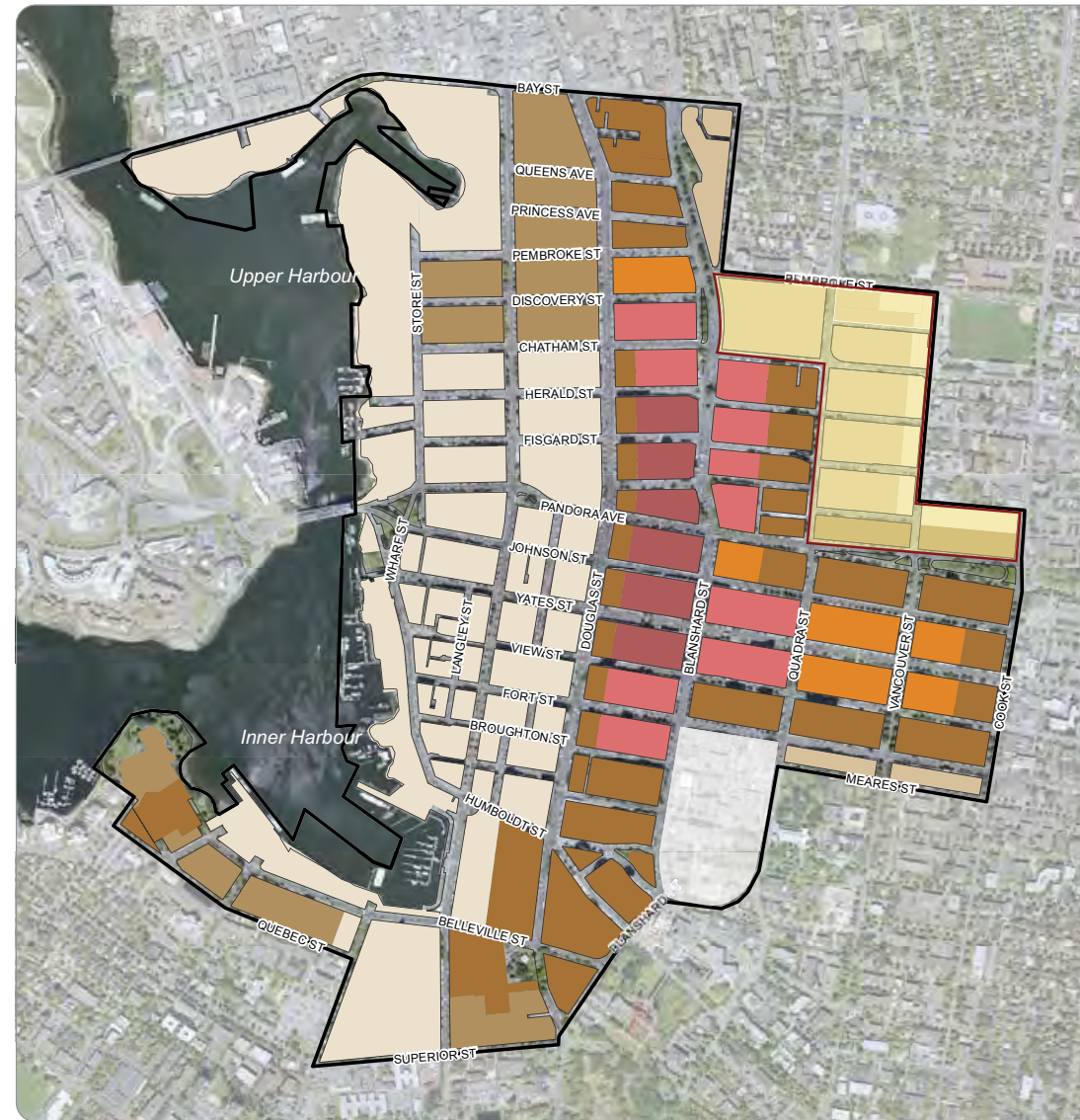
proposal is simple and quiet, allowing the variegated roofline of the Empress Hotel to remain legible and prominent. The façade is crafted from high quality materials that complement the surrounding context while remaining distinguishable and contemporary. The slim massing creates a unique fixture in the

skyline, while the refined fenestration and balcony pattern does not detract from the prominence of the landmarks along the Inner Harbour Causeway.





City of Victoria Urban Amphitheatre Concept Map



UPDATED: MAY 9, 2012

City of Victoria DCAP Maximum Building Heights Map

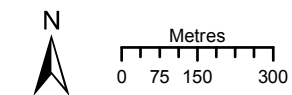
MAP 29
Maximum Building Heights

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

See Fairfield Neighbourhood Plan (2019) for building height policies.

See North Park Neighbourhood Plan (2022) for building height policies.

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.



07

VIEW ANALYSIS

URBAN AMPHITHEATRE - DCAP MAXIMUM HEIGHTS (PER MAP 29)

NEW PAGE



07

VIEW ANALYSIS

URBAN AMPHITHEATRE - REZONING PROPOSAL IN CONTEXT

NEW PAGE



07

VIEW ANALYSIS

URBAN AMPHITHEATRE - 5 STOREY REDUCTION FROM REZONING PROPOSAL HEIGHT



07

VIEW ANALYSIS

URBAN AMPHITHEATRE - REVISED PROPOSAL (2 STOREY REDUCTION FROM REZONING PROPOSAL HEIGHT)

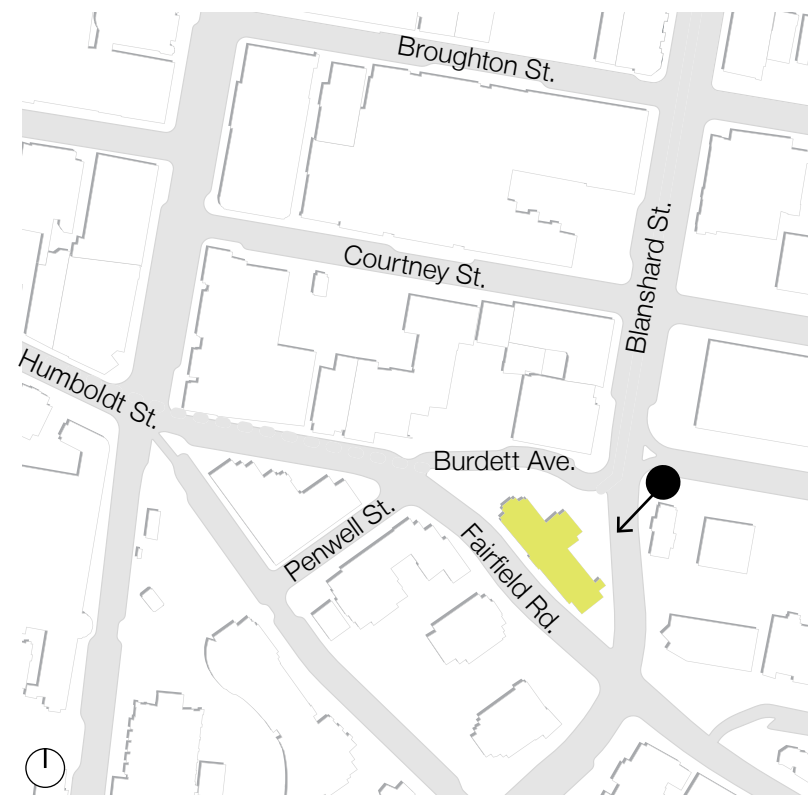


Inner Harbour view from Laurel Point (as visualized in GoogleEarth)

07

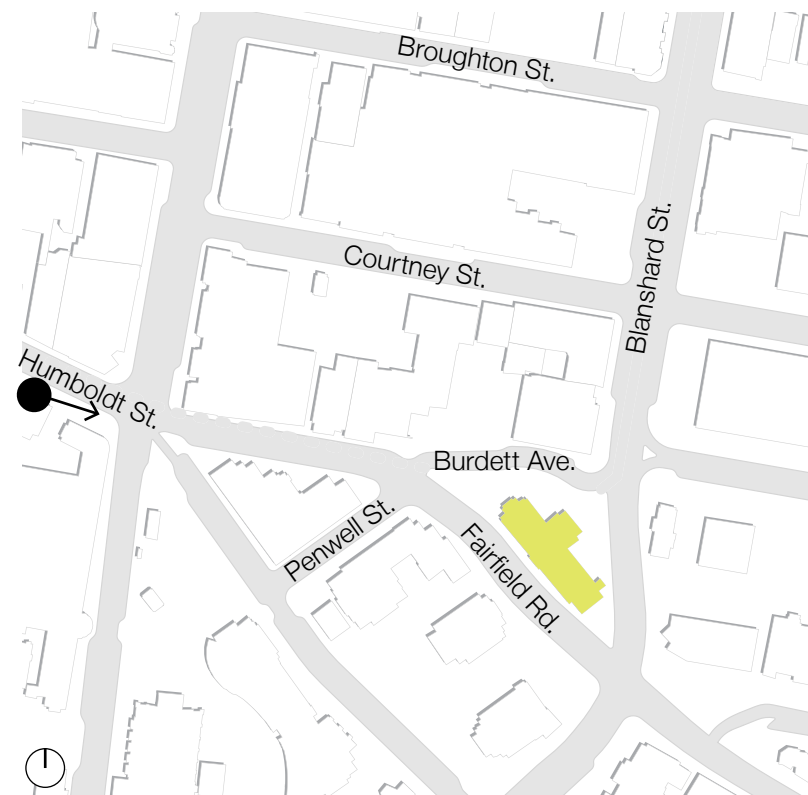
VIEW ANALYSIS

LOOKING SOUTHWEST ACROSS BLANSHARD STREET



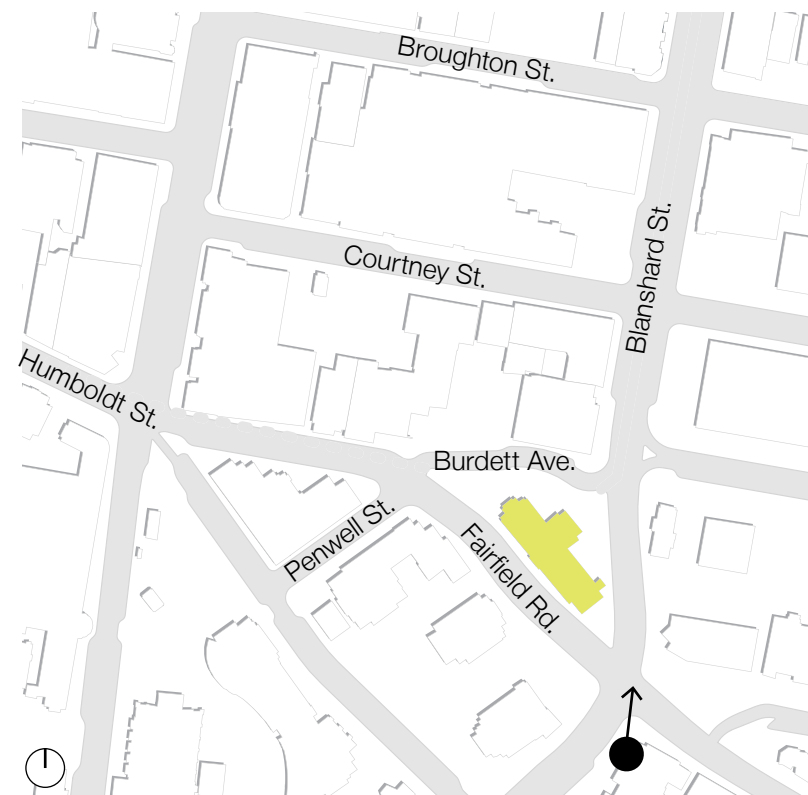
07 VIEW ANALYSIS

VIEW FROM HARBOUR ALONG HUMBOLDT STREET



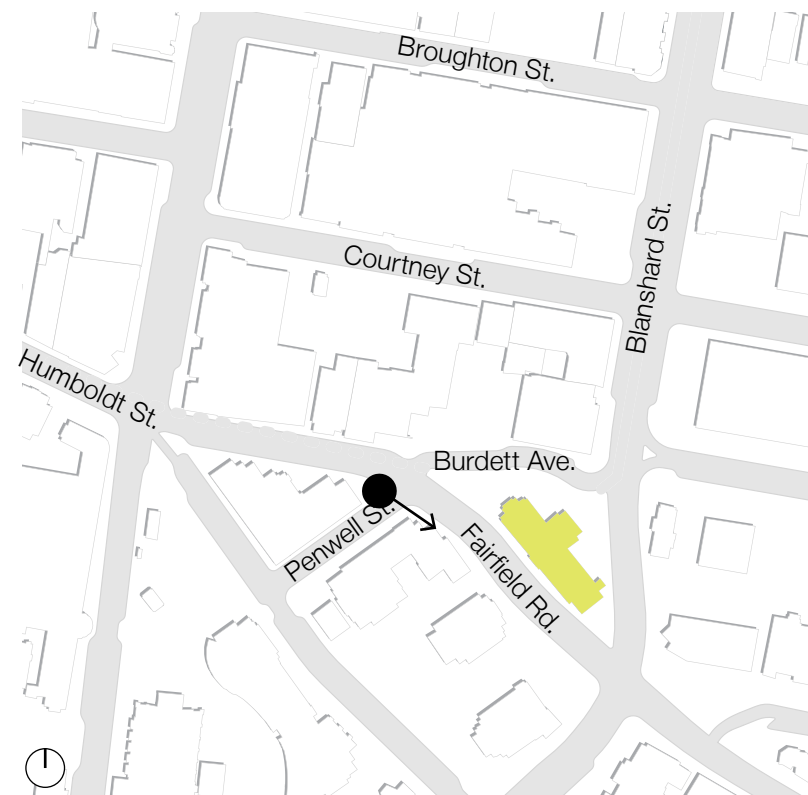
07 VIEW ANALYSIS

LOOKING NORTH ALONG BLANSHARD STREET



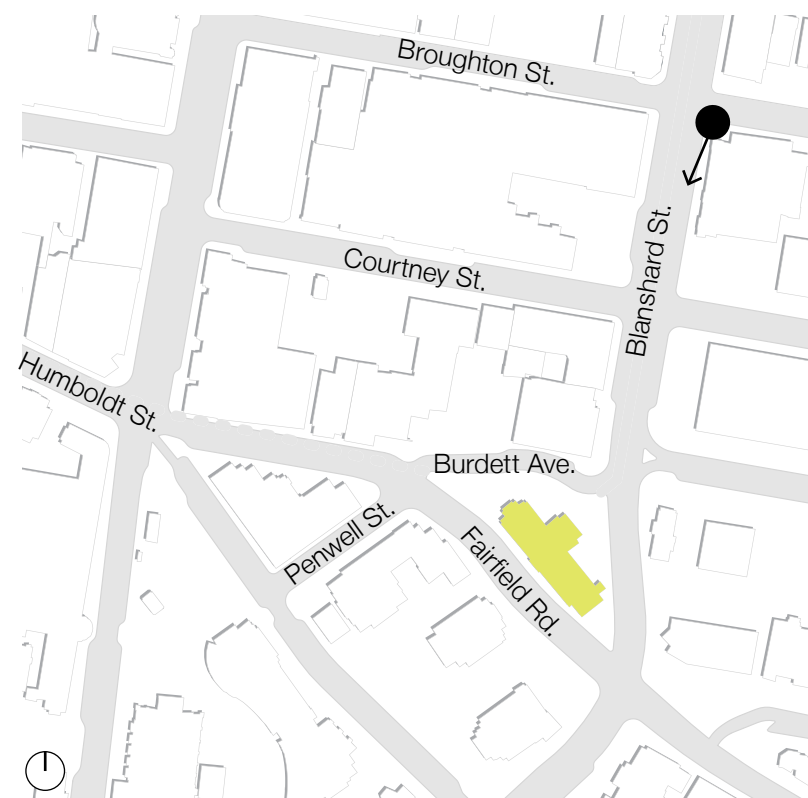
07 VIEW ANALYSIS

LOOKING EAST ALONG FAIRFIELD ROAD



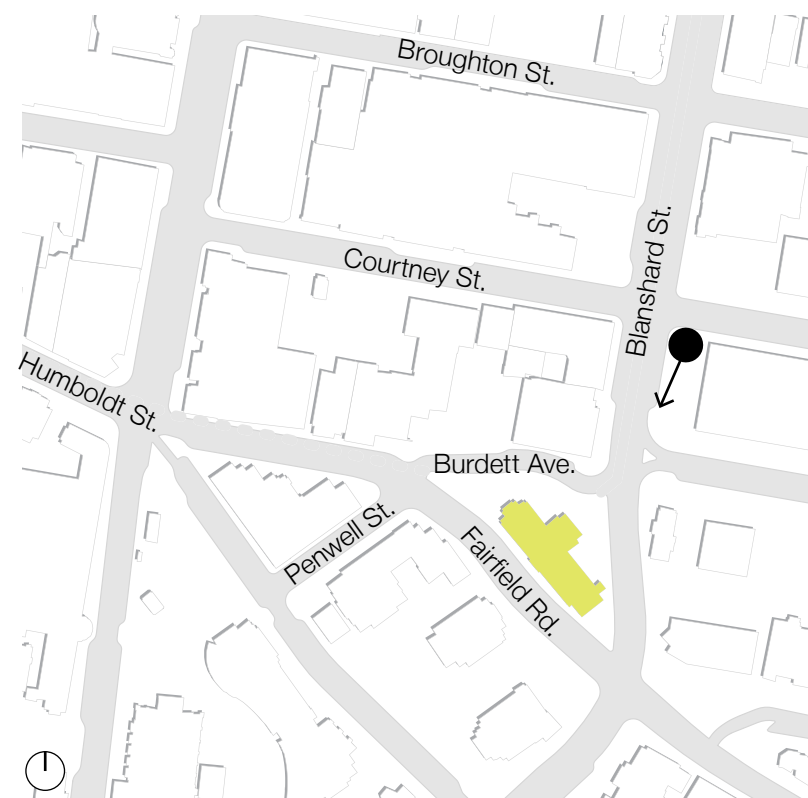
07 VIEW ANALYSIS

LOOKING SOUTH AT BLANSHARD ST + BROUGHTON ST



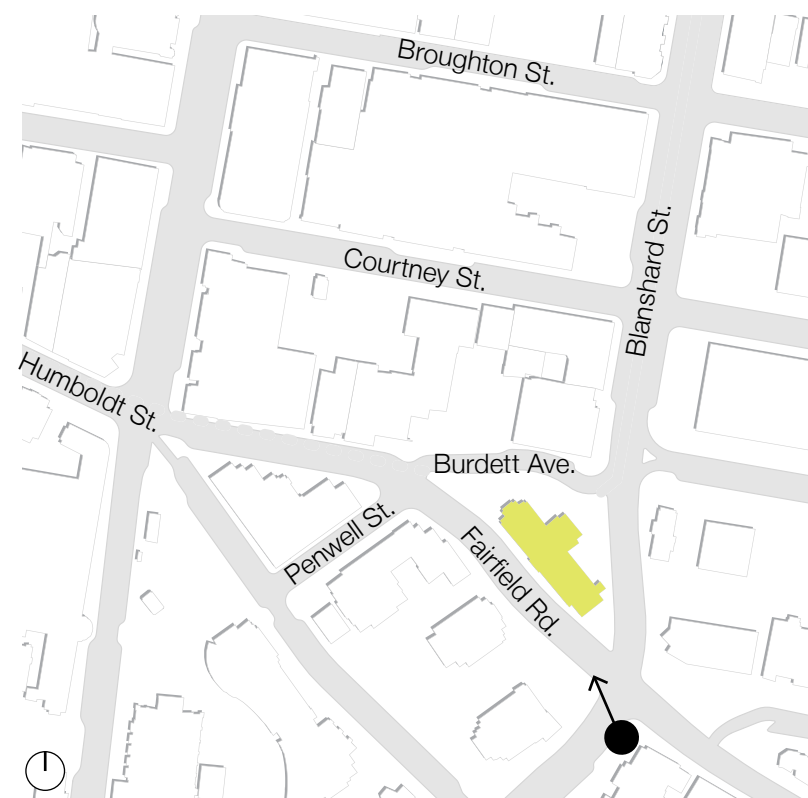
07 VIEW ANALYSIS

LOOKING SOUTH AT BLANSHARD ST + COURTNEY ST



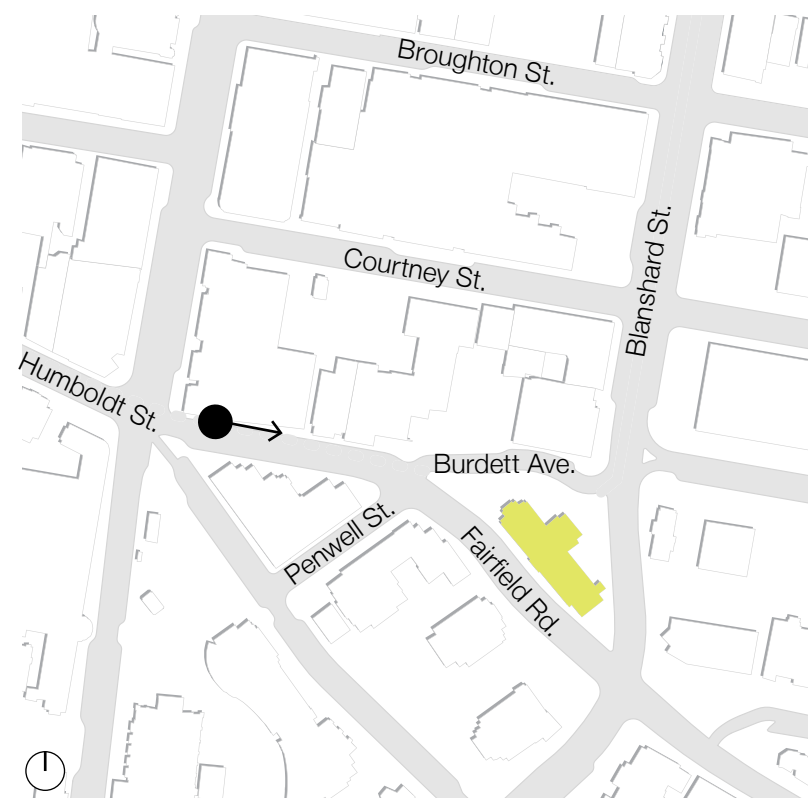
07 VIEW ANALYSIS

FAIRFIELD ROAD CORNER



07 VIEW ANALYSIS

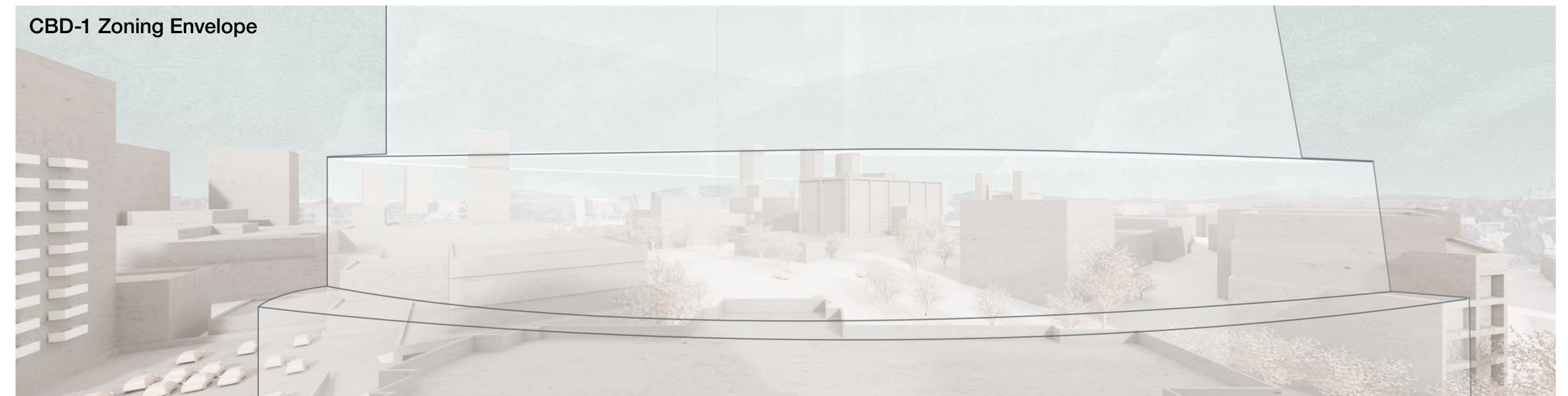
VIEW ALONG HUMBOLDT STREET



07

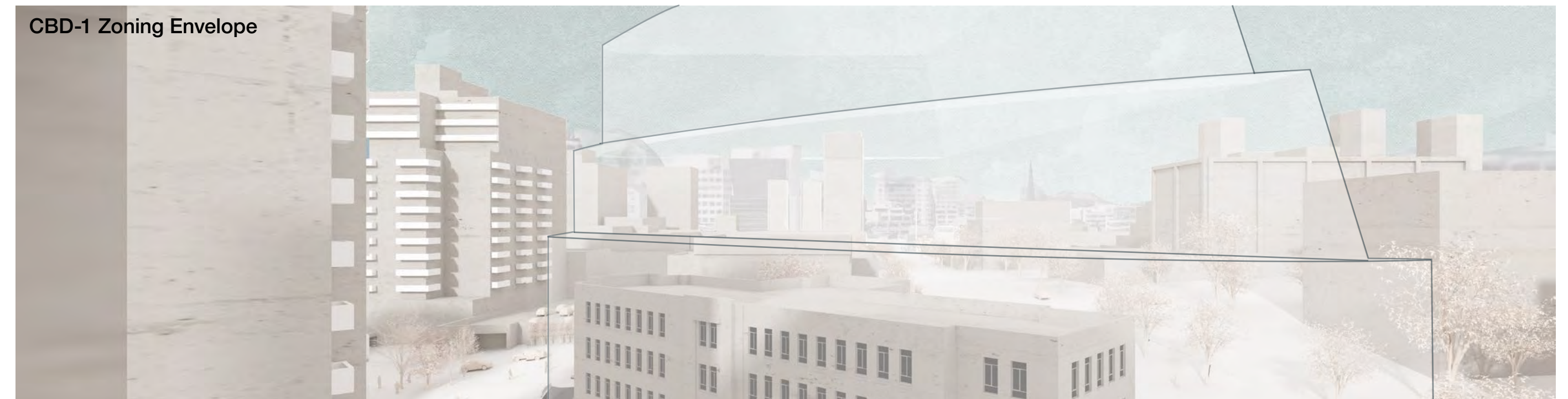
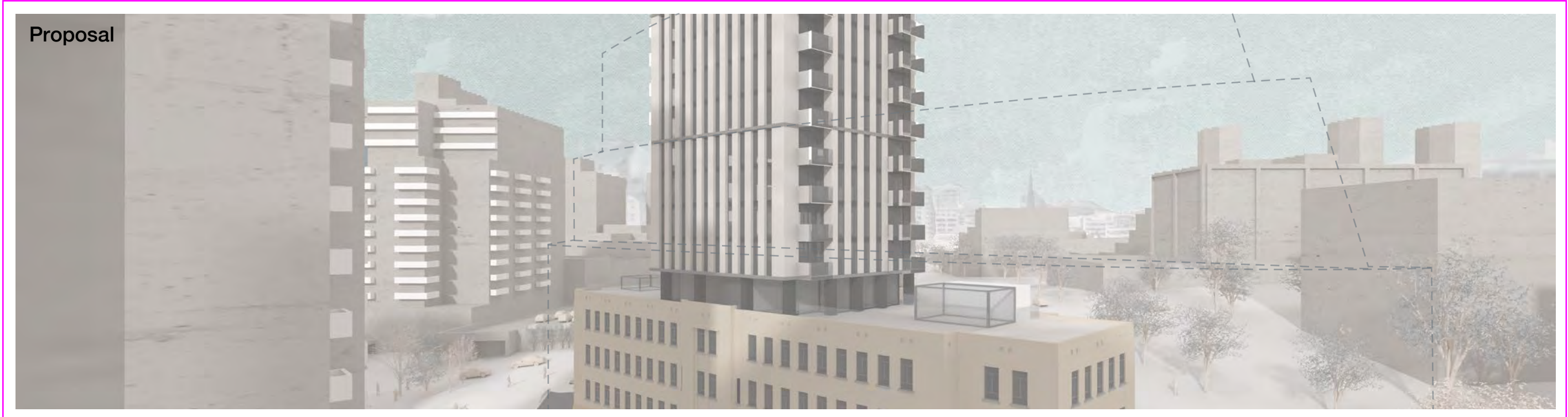
VIEW ANALYSIS

VIEW FROM 751 FAIRFIELD ROAD, 12TH FLOOR



07

VIEW ANALYSIS VIEW FROM 788 HUMBOLDT STREET, 10TH FLOOR



08 PERSPECTIVE STUDIES



08 PERSPECTIVE STUDIES

PENWILL GREEN PARK FROM FAIRFIELD ROAD



PERSPECTIVE STUDIES
PLAZA AT BLANSHARD STREET ENTRANCE



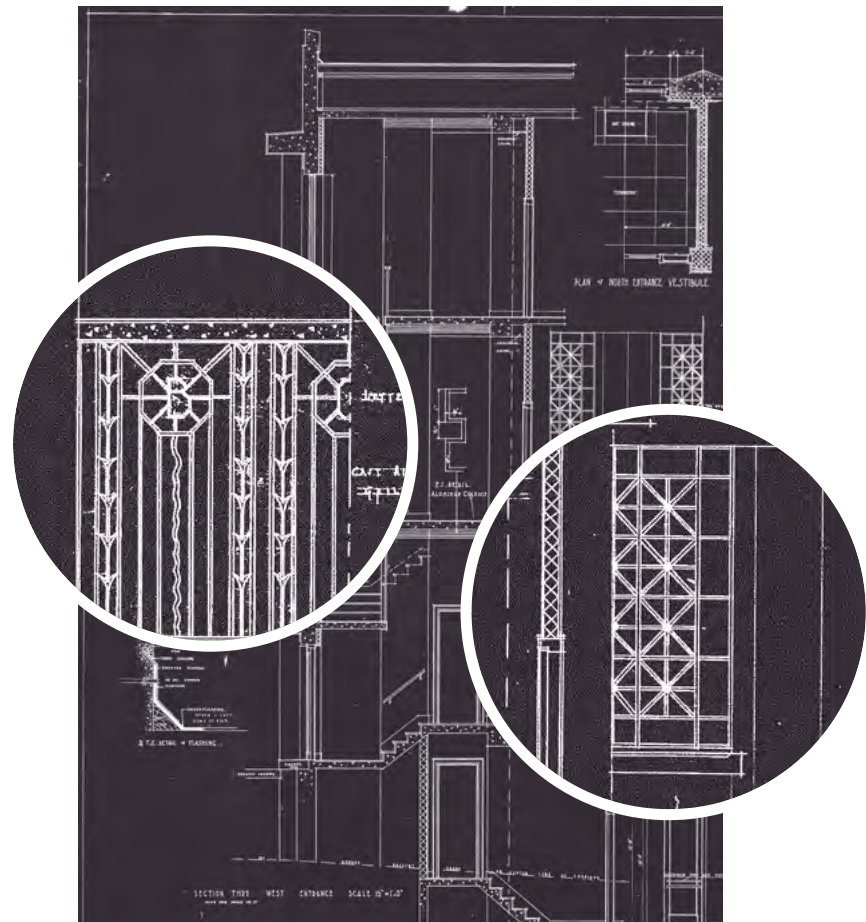
09 MATERIALS + DETAILS

09

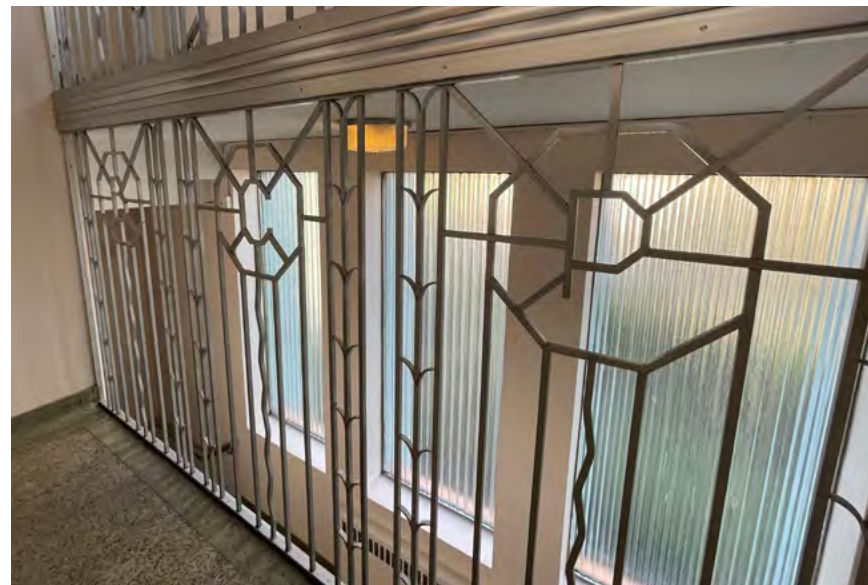
MATERIALS + DETAILS

CONTEMPORARY RESPONSE TO HERITAGE ELEMENTS

The design proposes a palette of contemporary materials inspired by those used in the heritage building. Modern rain-screened wall assemblies will be clad with cementitious panels reminiscent of the historic cast-in-place concrete. Metal-detailed windows and doors will take cues from the existing aluminum window grilles, stairway guards, and window systems to create a distinguishable but compatible design. **Balconies with a polished metal finish will blend into the surrounding context.**



Original metal window screen detail on north elevation

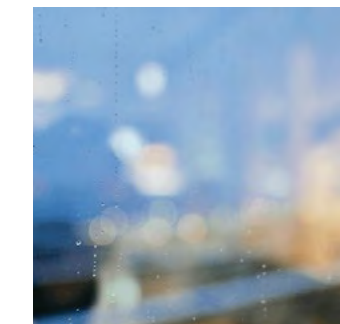


Original aluminum screen in west stairwell with BC Power Commission letters

UPDATED PAGE



Natural aggregate cementitious panel cladding



Glass



Dark metal window frames



Polished metal

10 RESPONSE TO ARS COMMENTS

10

RESPONSE TO ARS COMMENTS KEY COMMENTS TO BE ADDRESSED

NEW PAGE

ARS COMMENT #22

Staff recommend reducing the proposed tower height by approximately 5 storeys so that it reflects a gentler transition from the height of the current buildings in the area and to maintain the City amphitheatre which will improve its contextual skyline fit.

ARS COMMENT #23

The proposal does not meet the minimum recommended 3m setback for a rooftop addition to a heritage building. To improve the consistency with the design guidelines an increased “reveal” or inset transition storey is recommended to distinguish the tower from the podium.

ARS COMMENT #24

The tower addition from the north elevation currently compresses the façade at the main entrance at the corner of Burdett and Blanshard. As this is the main entrance, it is suggested that the design should be developed further to allow for this front façade to be prominent and the design of the tower to emphasize this. The waistband/reveal could be greater on this North elevation and additional design consideration should be given to the tower portion of the building to achieve the same proportions as the relationship between tower and podium on the south elevation. This particularly pertinent given the co-planer faces of the podium and tower.

ARS COMMENT #25

Consider increasing the height of the parapet of the tower to hide the roof top mechanical equipment and to simplify the building form. Consider contemporary interpretations of the historic building elements to reference and reflect the art deco era and proportions.

PRELIMINARY HERITAGE COMMENT 1.3.B III.

Exploration of the balcony approach to better align the addition with the heritage structure.

RESPONSE TO ARS COMMENTS

EVALUATION CRITERIA - CITY OF VICTORIA DCAP

NEW PAGE

SKYLINE EVOLUTION

This Plan supports the emergence of an undulating skyline that rises gradually from the north and south ends of the Downtown Core Area to an apex within the Central Business District reflecting the general hilly regional geographic setting of Victoria

Skyline Policies and Actions:

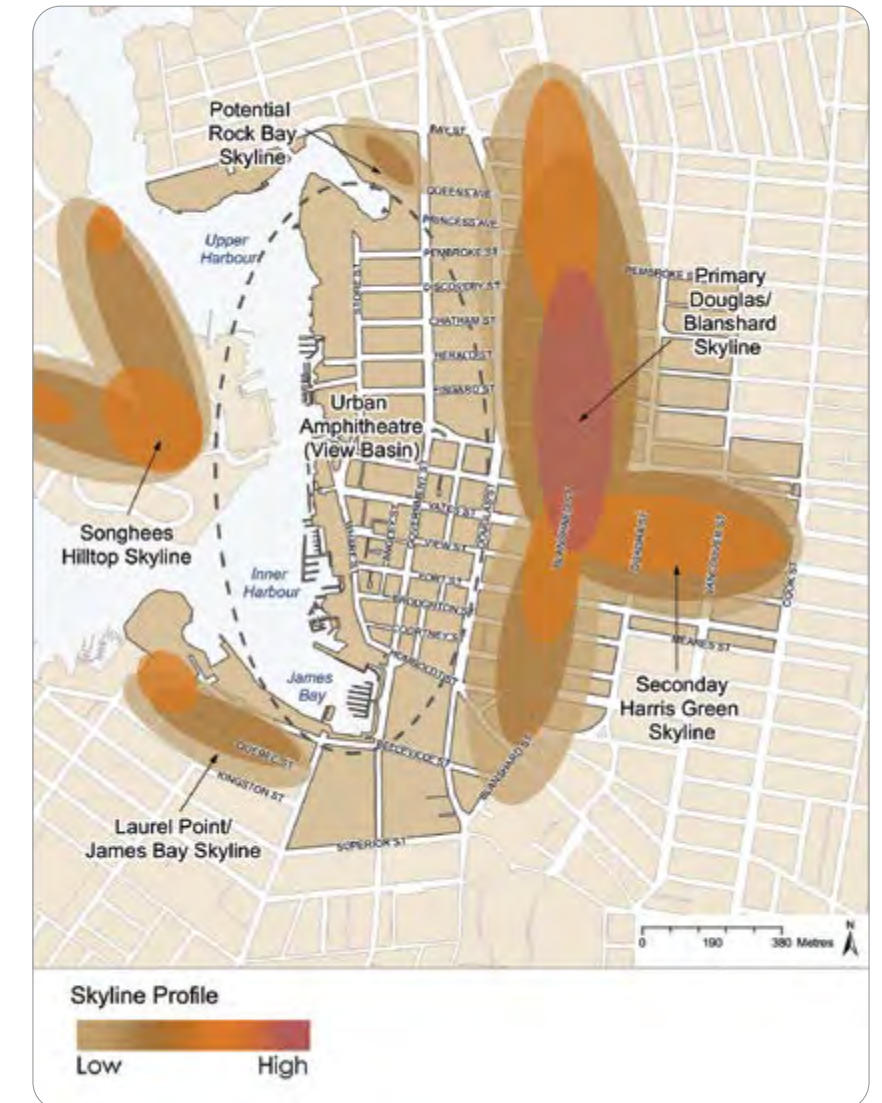
- 01** Evaluate the impact and influence of new development within the Downtown Core Area skyline from the public vantage point identified in Map 25.
- 02** Consider the location of buildings and related building heights that reinforce a skyline profile that rises gradually from the north and south ends of the Downtown Core Area to the area of tallest height within the Central Business District.
- 03** Consider the following criteria for tall buildings that are visible within the Downtown Core Area skyline:
 - Visual impact within the existing skyline;
 - Location and clustering in relation to other tall buildings;
 - Massing, orientation, and expression of the shape of the base, the body, and the top of the building; and
 - Use lighter colours including a palette of warm brick and soft pastel tones to lighten up the visual appearance of the skyline and complement the existing appearance.

URBAN AMPHITHEATRE CONCEPT

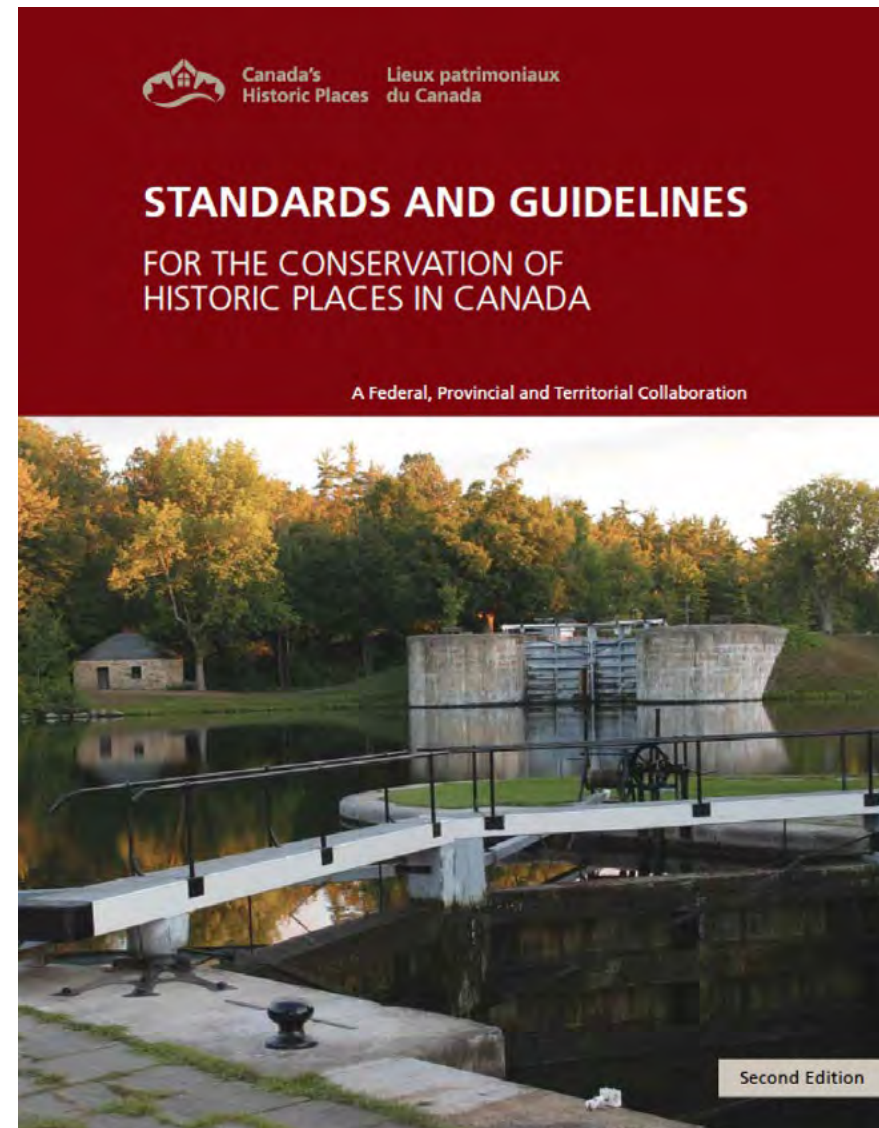
To build on the Downtown Core Area's geographic and historic urban setting, this Plan promotes a general urban form in the shape of an amphitheatre, stepping up from Victoria's open Harbour basin, where building height remains low near the Harbour but gradually increases further inland, with tall buildings at a distance from the Harbour, concentrated along Douglas and Yates Streets.

The Urban Amphitheatre shape:

- 01** Builds on the pattern of historical development in the Downtown Core Area by having growth tier up away from the Harbour.
- 02** Reflects and emphasizes the natural, underlying hilly landscape and the rise of natural grades in several directions away from the water.
- 03** Creates a series of backdrops with buildings along the waterfront as well as along higher elevations that also help to frame the Harbour.
- 04** Supports the concentration of taller buildings in strategic locations to create a series of unique and varied skylines that frame the Harbour.



Map 20: Urban Amphitheatre Concept



STANDARD 11

- A** Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
- B** Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

- Additions or new construction may be needed to assure the continued use of an historic place. Additions or new construction must not obscure, radically change or have a negative impact on character-defining materials, forms, uses or spatial configurations.
- Physical compatibility includes using materials, assemblies and construction methods that are well suited to the existing materials.
- To accomplish an addition that is visually compatible with, yet distinguishable from, the historic place, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.
- An addition should be subordinate to the historic place, best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

RESPONSE TO ARS COMMENTS CRITICAL CONSIDERATIONS FOR REVISED MASSING

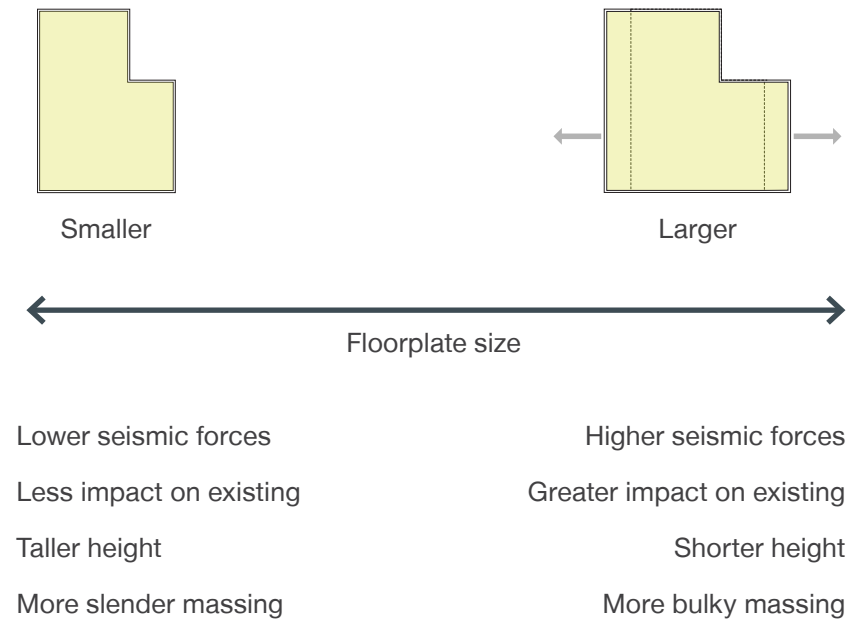
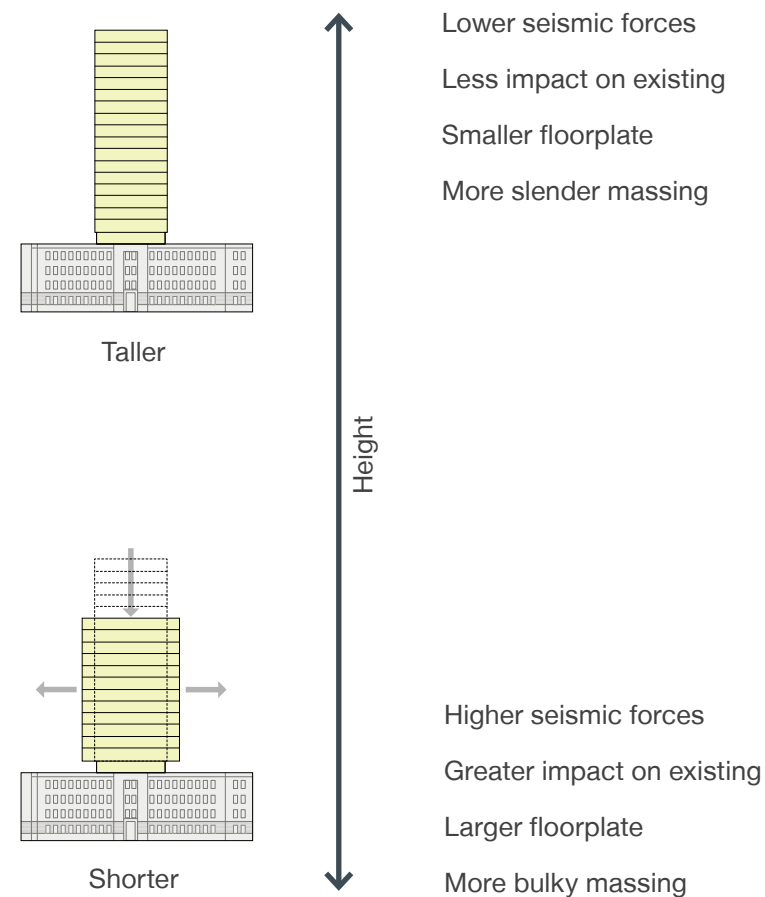
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FIXED

- Proposed residential FSR of 3.0 is required to ensure the project is feasible
- Massing of the addition must respect the outline of the existing building below

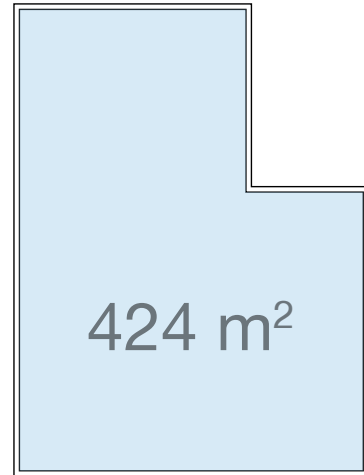
VARIABLE

- Heights and setbacks versus bulk (slenderness)
- Building height versus seismic performance in relation to heritage impact
- Floorplate size and structural feasibility versus seismic performance in relation to heritage impact



RESPONSE TO ARS COMMENTS COMPARISON OF PROPOSED + TYPICAL FLOORPLATES

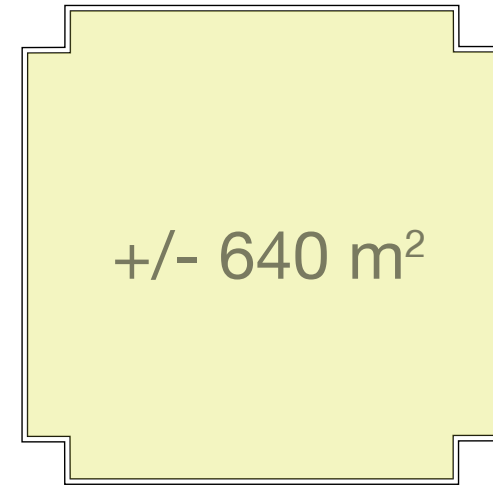
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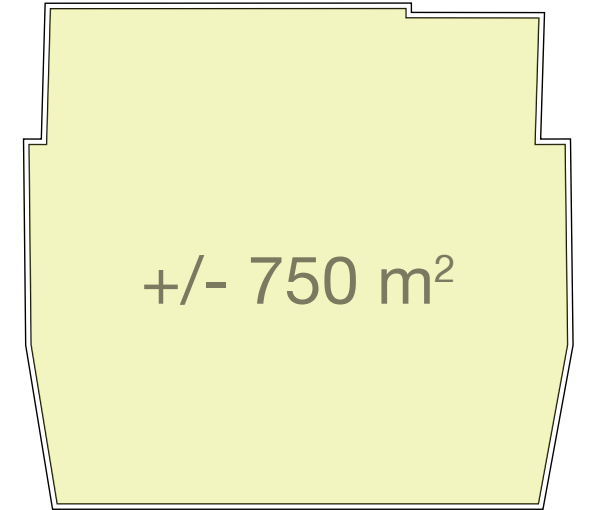
780 Blanshard St.
Rezoning floorplate



City of Victoria DCAP
Maximum residential floorplate size



1. 777 Douglas St.
DoubleTree Hotel floorplate



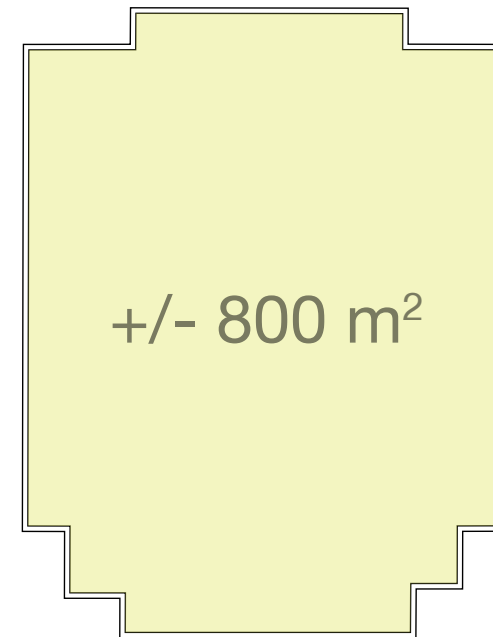
2. 809 Penwell St.
Marriott Hotel floorplate



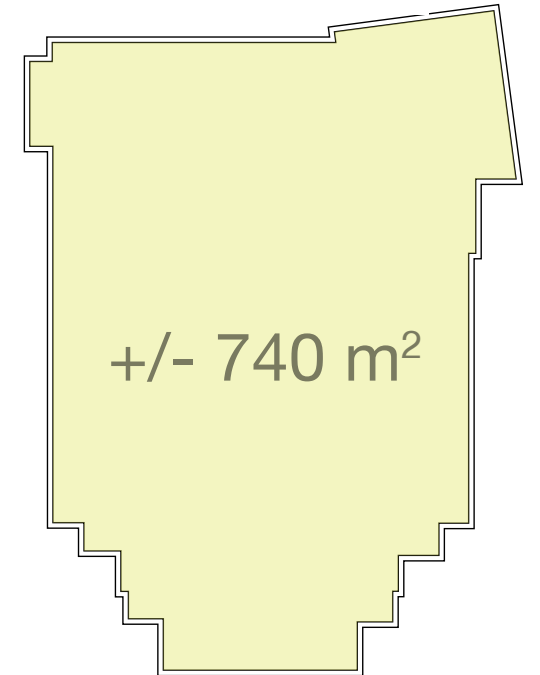
The proposed floorplate responds to the proportions and alignments of the existing heritage building which results in a smaller floorplate and lower efficiency in comparison to the City of Victoria DCAP guideline and neighbouring towers.

780 Blanshard efficiency: 75%

Typical efficiency of neighbouring towers: 85-90%



3. 751 Fairfield Rd.
City Life Suites floorplate

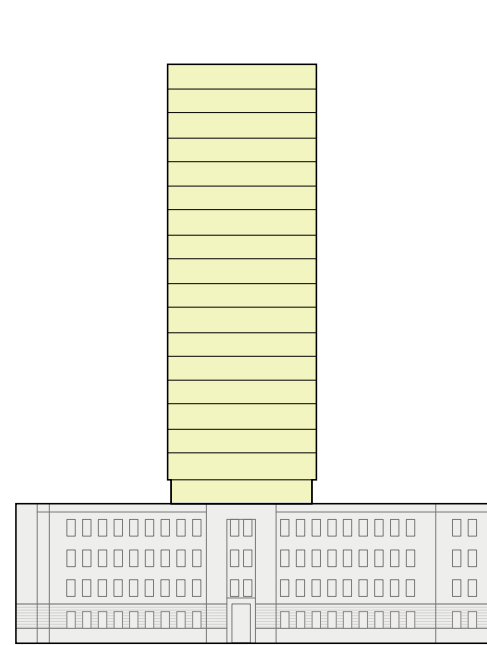


4. 788 Humboldt St.
Condo floorplate

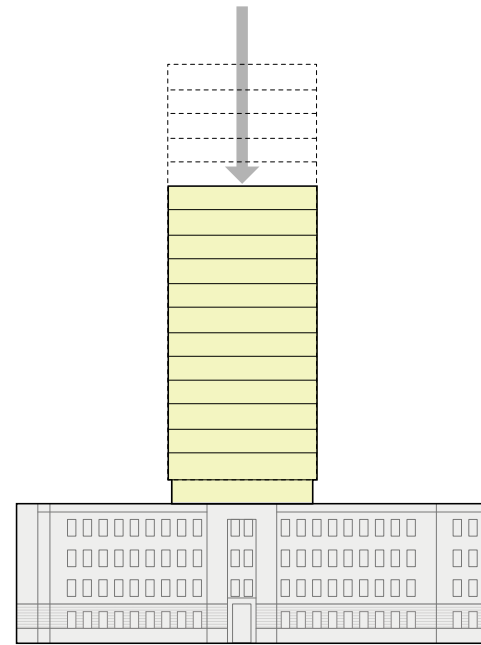
* Derived from building footprint data in VicMap

RESPONSE TO ARS COMMENTS RELATIONSHIP OF HEIGHT, SETBACKS, AND MASS

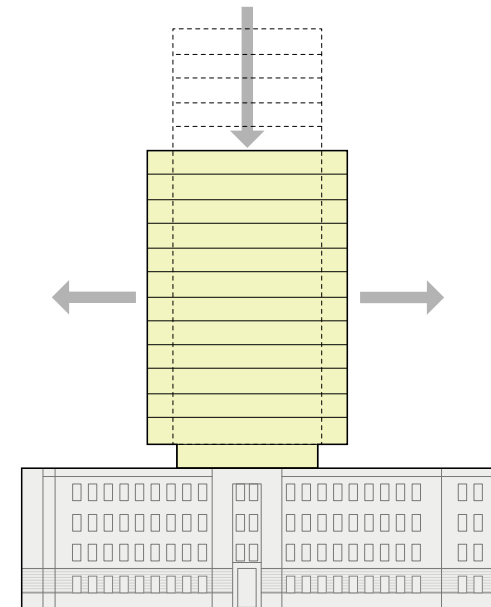
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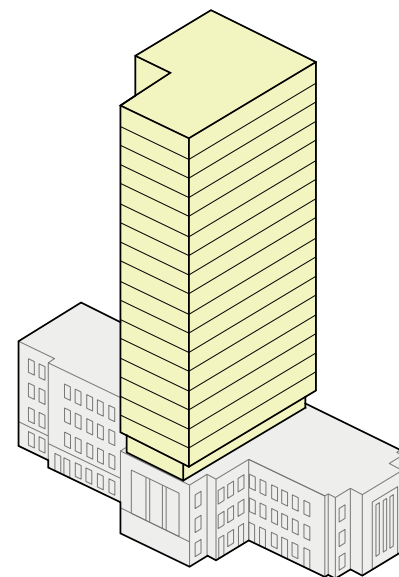
Rezoning height



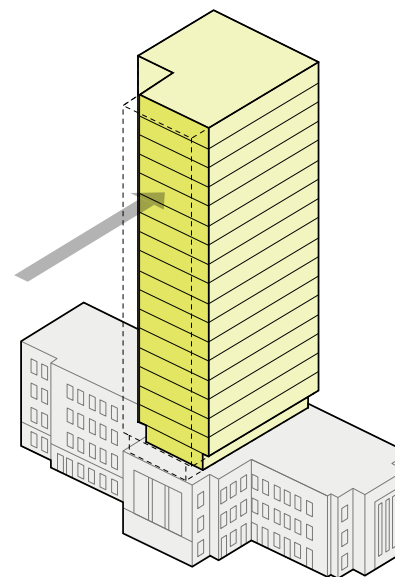
5 storey reduction



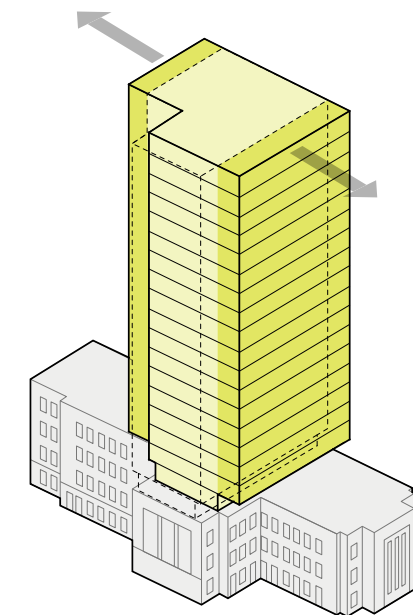
Width increase to maintain 3.0 FSR



Rezoning massing



North setback

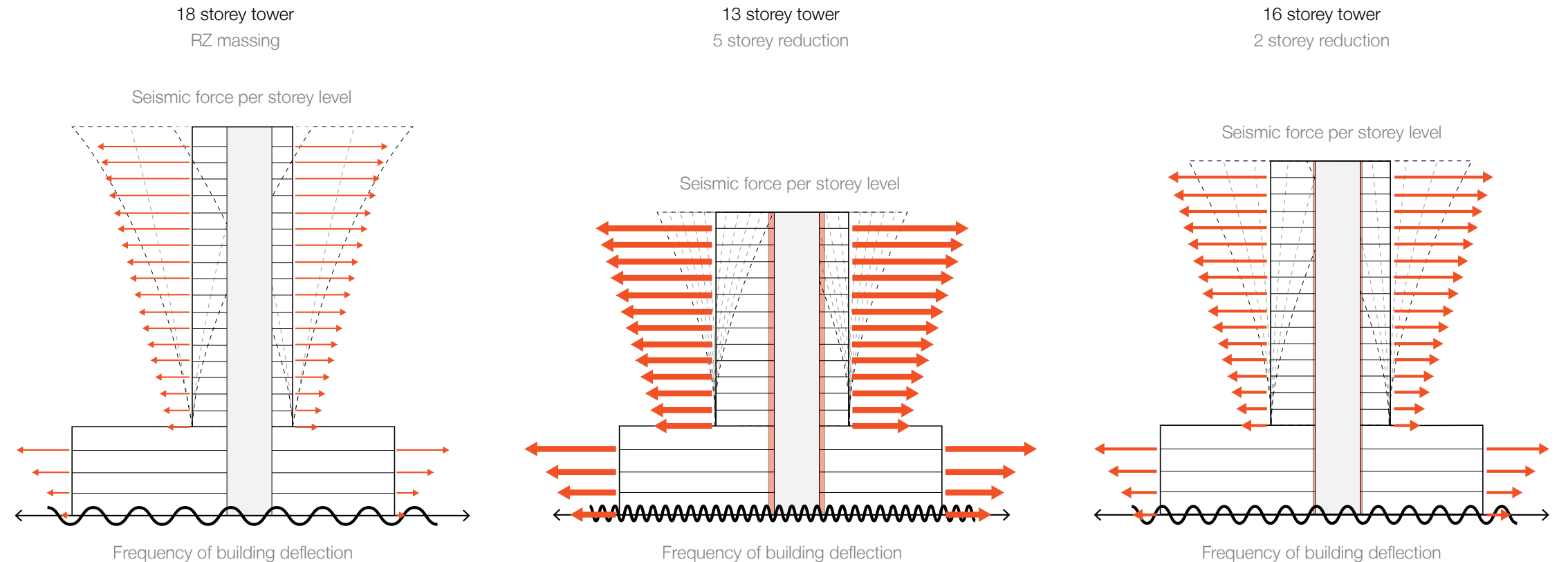


Width increase to maintain 3.0 FSR

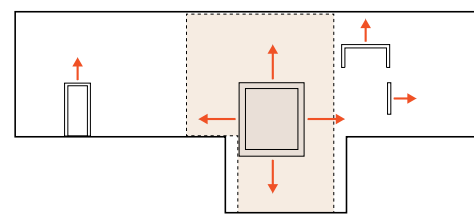
In working toward an updated massing approach in response to the ARS comments received, the relationship between height, setbacks and mass was considered. Decreasing the tower by 5 storeys results in a bulkier tower mass in order to maintain a 3.0 FSR, adding more visual weight to the tower. Similarly, a setback on the north facade also results in a width increase to maintain a 3.0 FSR.

RESPONSE TO ARS COMMENTS RELATIONSHIP OF HEIGHT + SEISMIC PERFORMANCE

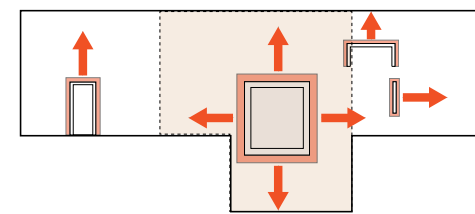
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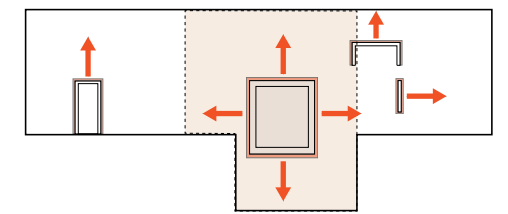
The relationship between height, seismic performance, and its potential impact on the heritage building was considered. A taller, more slender building has a smaller force applied per floor in event of an earthquake and a lower frequency of building deflection. This allows more time for energy to dissipate before impacting the heritage building. A 5 storey reduction and increased floorplate size results in greater seismic forces per storey and a higher frequency of building deflection, leading to greater forces impacting the heritage building.



Impact on heritage building



Impact on heritage building



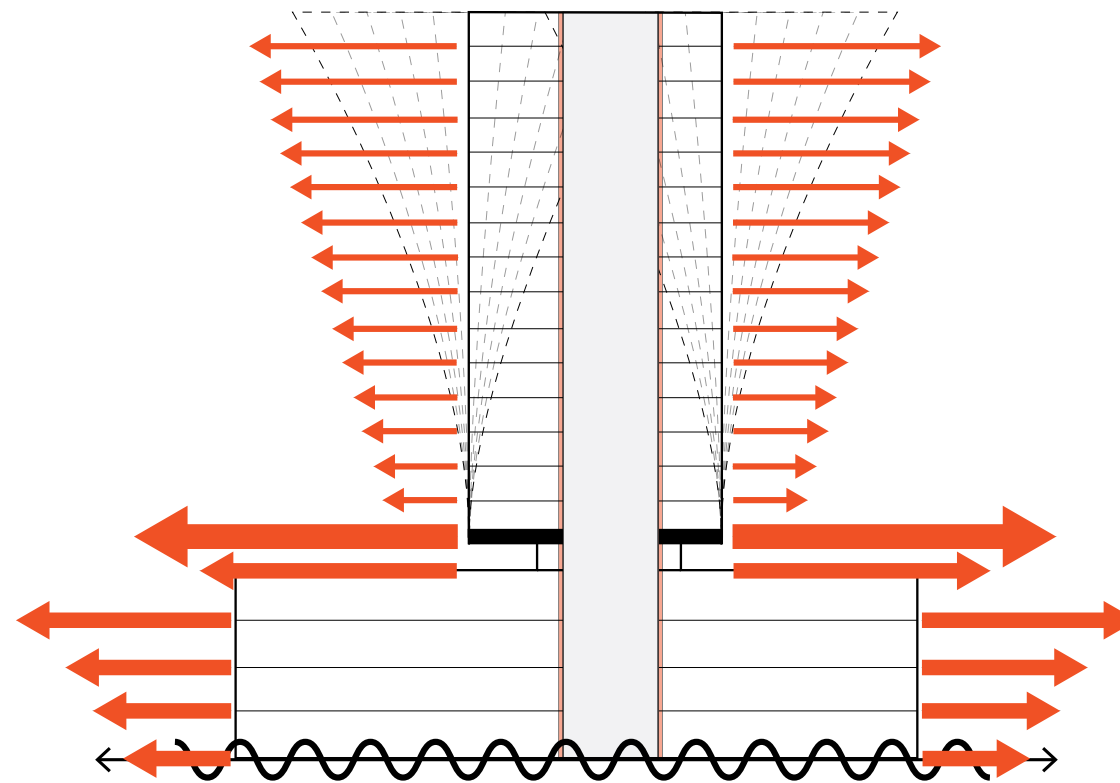
Impact on heritage building

- Footprint of tower addition above
- Additional structural elements

* Note: allowable deflection for existing heritage building is limited

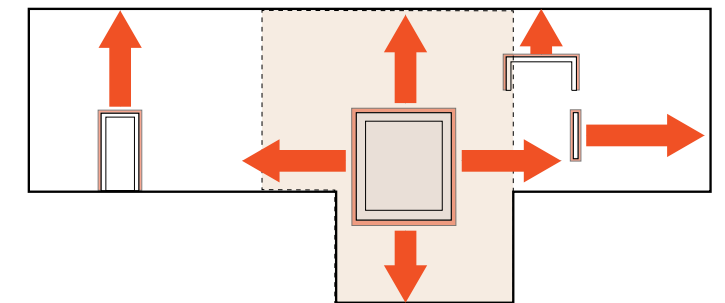
16 storey tower
Level 6 transfer slab to accomodate
greater Level 5 setback

Seismic force per storey level



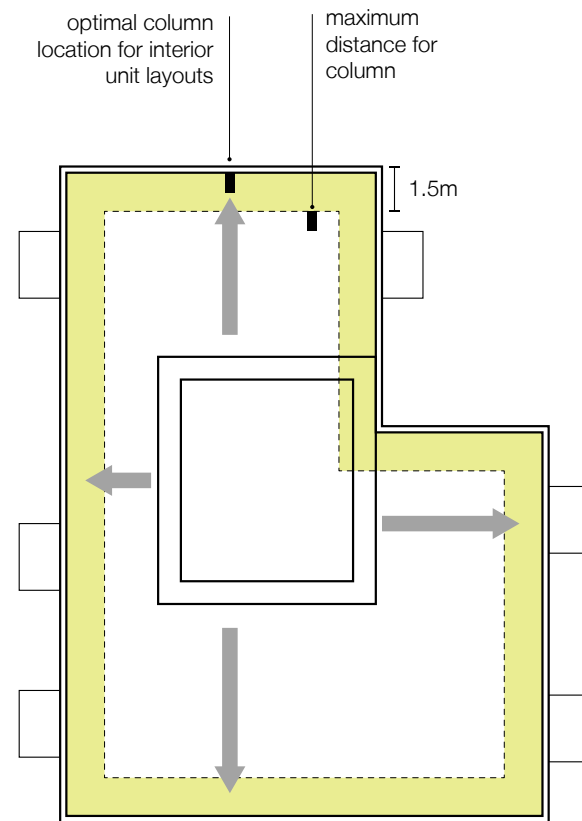
Frequency of building deflection

The potential of having a transfer slab at Level 6 to allow for a greater setback at Level 5 results in a significantly greater amount of seismic force applied at Level 6 in an earthquake, resulting in greater forces and impact on the heritage building.



Impact on heritage building

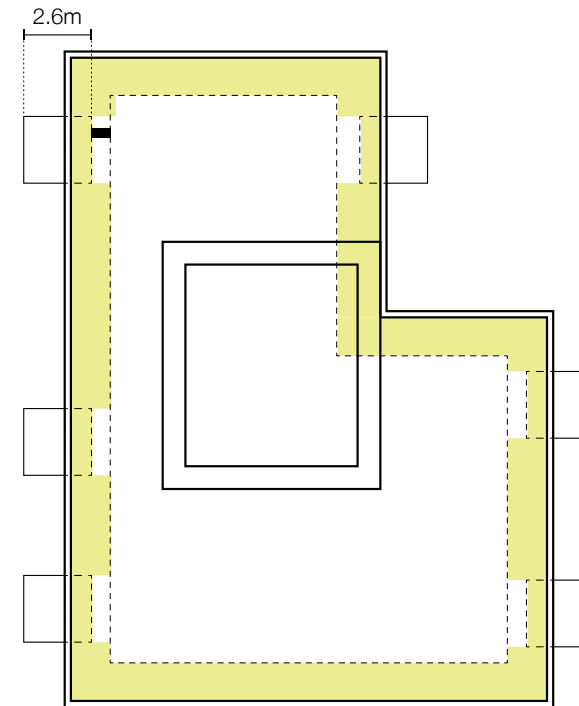
Constraints on the optimal location of columns effect the extent of the setback at the Level 5 beltline. The interior unit layouts benefit from having the columns closer to the slab edge for better livability. The maximum distance from the face of column to the slab edge is 1.5m. The face of columns need to be within 2.6m from the balcony edge. Columns also cannot be located within 2.0m from the core.



Constraint 01

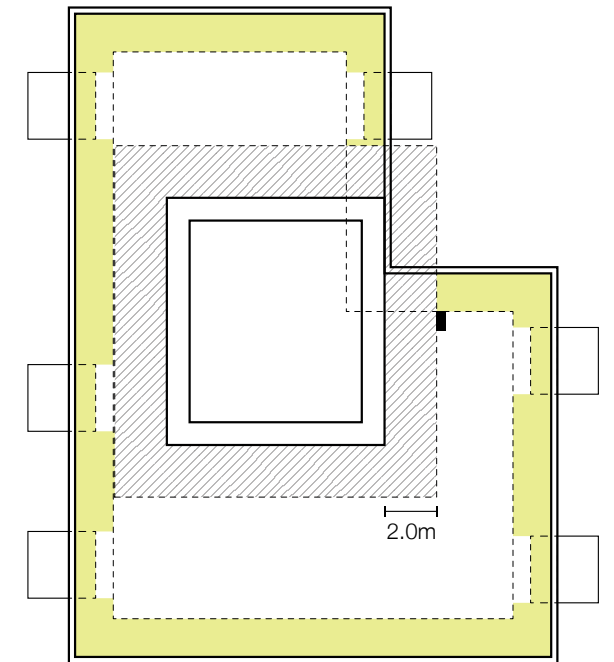
Column location zone within 1.5m from slab edge*

■ Column location zone (to outside face of column)



Constraint 02

Column location zone within 2.6m from balcony edge



Constraint 03

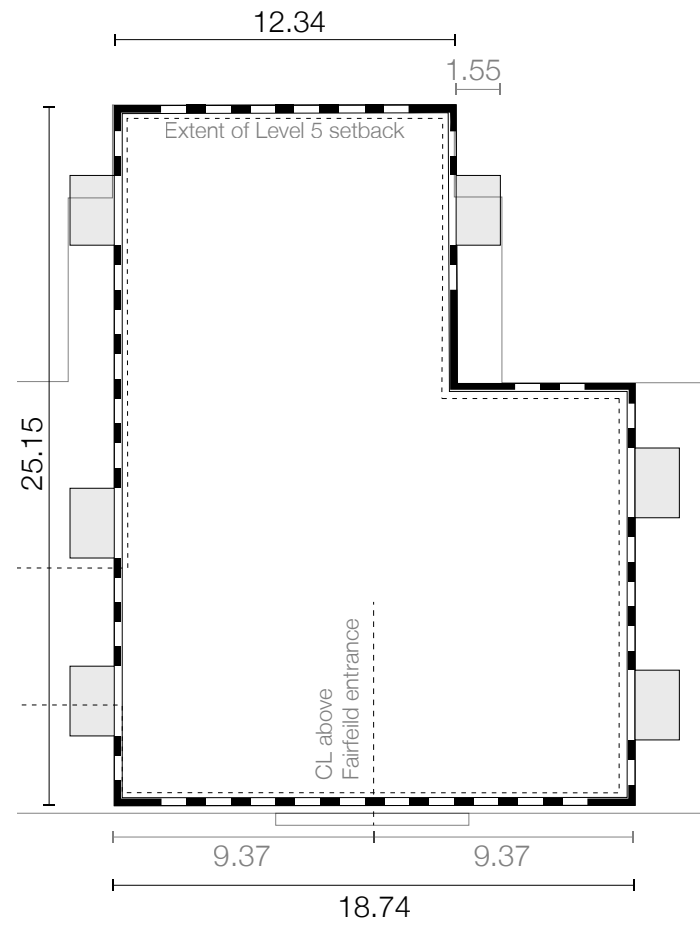
Column location zone cannot be within 2.0m from the core

* Note: a greater distance for column location from exterior face will have greater impacts for interior layouts

11 REVISED REZONING PROPOSAL

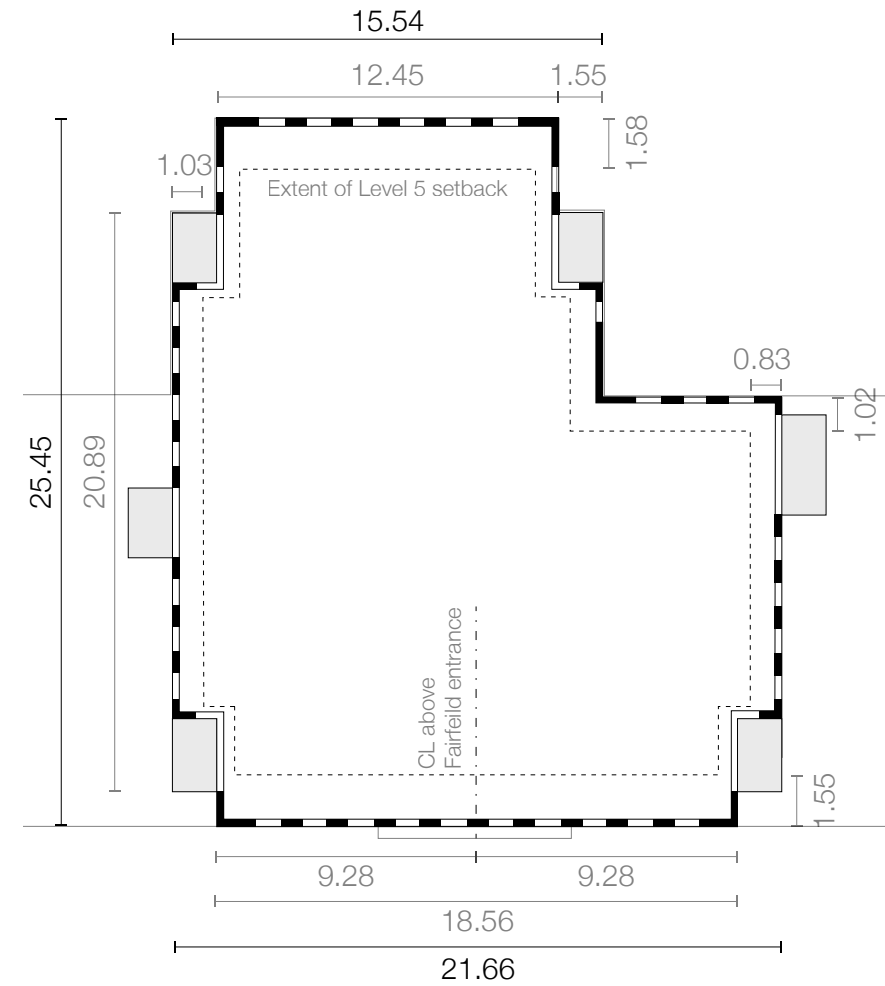
REVISED REZONING PROPOSAL TOWER FLOOR PLATES — COMPARISON

NEW PAGE



ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m
- Faces of tower align with face of parapet below
- 0 m setback at north elevation
- All balconies projected
- Symmetric above Fairfield

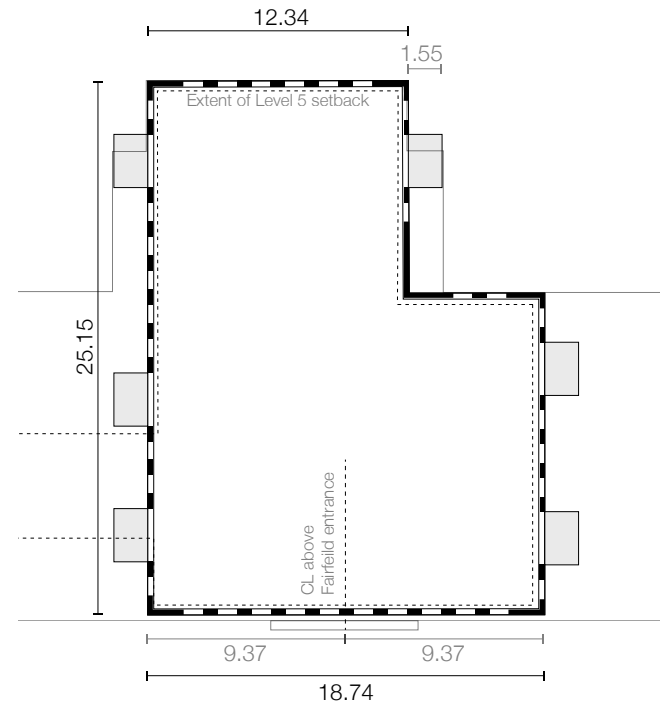


REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)
- Faces of tower align with face of parapet below
- 0 m setback at north elevation
- Inset balconies at north and south corners
- Symmetric above Fairfield

REVISED REZONING PROPOSAL ORIGINAL REZONING SUBMISSION (FOR COMPARISON)

NEW PAGE



View 01 Blanshard Street Corner



View 02 Fairfield Road Corner

REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

KEY ATTRIBUTES

- Tall, slim, unarticulated form with add-on balconies supported in rezoning conservation plan
- Height does not conform to DCAP guidelines related to urban amphitheatre and height map



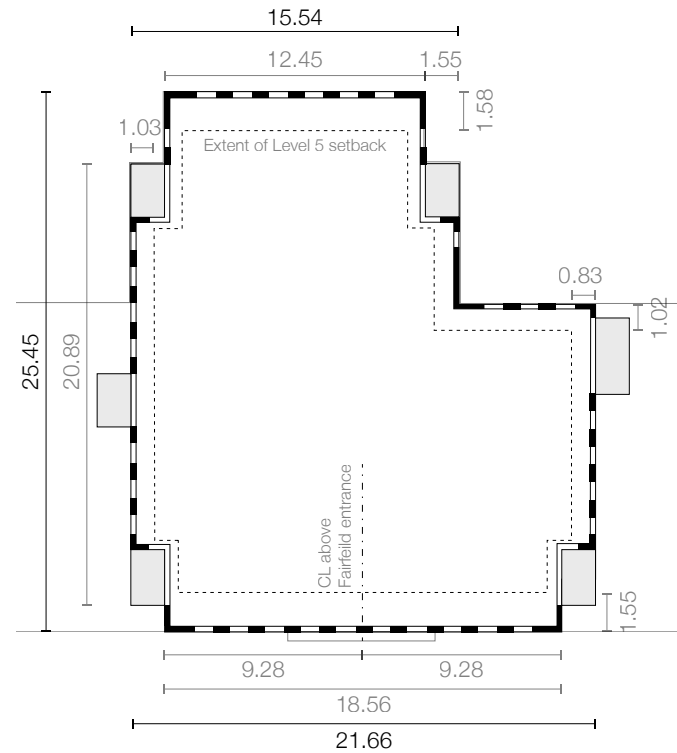
View 03 View Along Humboldt Street



View 04 View Across Blanshard Street

REVISED REZONING PROPOSAL REVISED MASSING

NEW PAGE



REVISED OPTION 03

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65m or 2 storeys)
- Faces of tower align with face of parapet below
- 0 m setback at north elevation
- Inset balconies at north and south corners
- Symmetric above Fairfield

KEY ATTRIBUTES

- Best addresses TRG comment related to height
- Introduces inset balconies at south corners above Fairfield Road to soften appearance of massing



View 01 Blanshard Street Corner



View 02 Fairfield Road Corner



View 03 View Along Humboldt Street



View 04 View Across Blanshard Street

REVISED REZONING PROPOSAL

COMPARISON — VIEW 01 BLANSHARD STREET CORNER

NEW PAGE



ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m



REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

REVISED REZONING PROPOSAL COMPARISON — VIEW 02 FAIRFIELD ROAD CORNER

NEW PAGE



ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m



REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

REVISED REZONING PROPOSAL COMPARISON — VIEW 03 ALONG HUMBOLDT STREET

NEW PAGE



ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m



REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

REVISED REZONING PROPOSAL COMPARISON — VIEW 04 ACROSS BLANSHARD STREET

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ORIGINAL REZONING PROPOSAL

- +18 storeys
- 3060 mm floor to floor
- Height 70.83 m

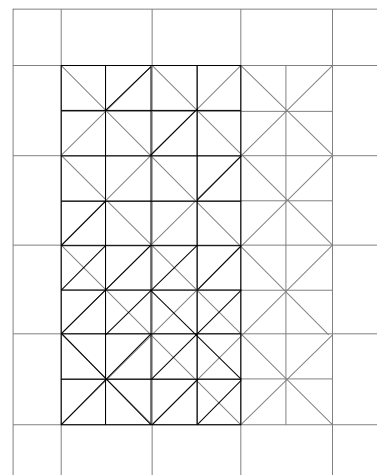
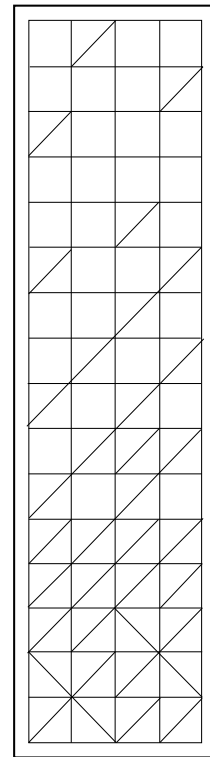


REVISED REZONING PROPOSAL

- +16 storeys
- 3060 mm floor to floor
- Height 64.18 m (-6.65 m or 2-storey reduction)

REVISED REZONING PROPOSAL ROOF TERMINATION APPROACH

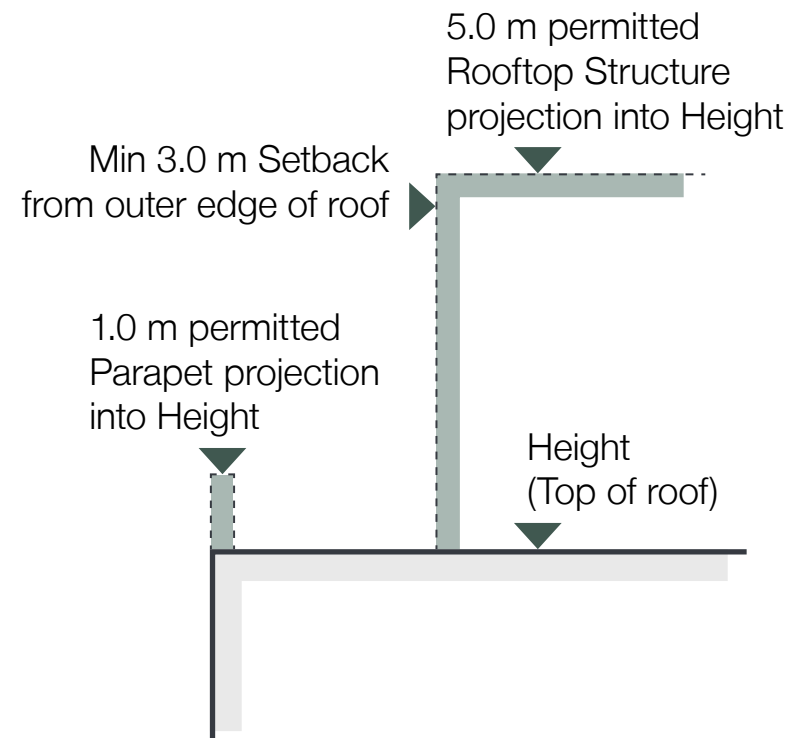
In response to HAP comment #25, the revised roof termination proposes to extend the facade to become the screening element for the rooftop mechanical. A patterned metal screen that references the existing metalwork on the heritage building begins to abstract and dissipate toward the sky, creating transparency and lightness to the roof termination.



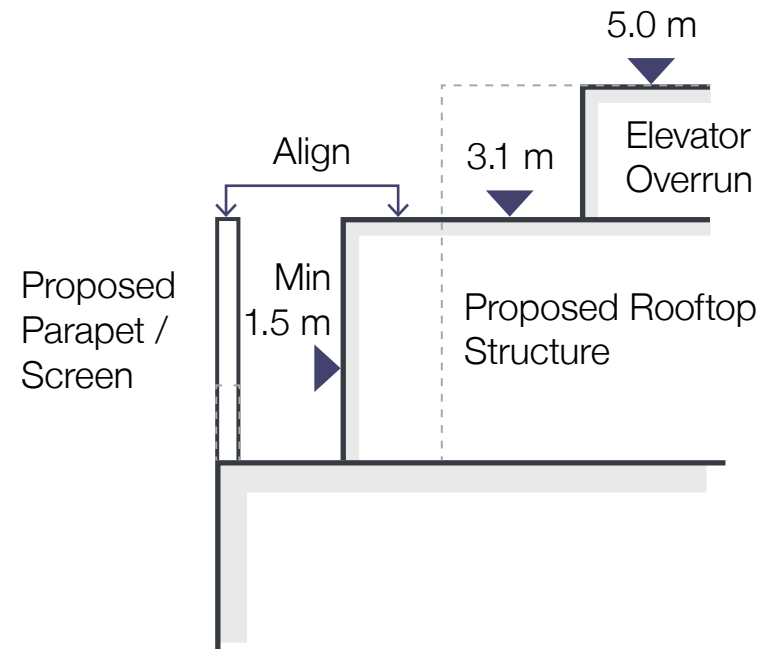
REVISED REZONING PROPOSAL PARAPET + ROOFTOP STRUCTURE VARIANCES

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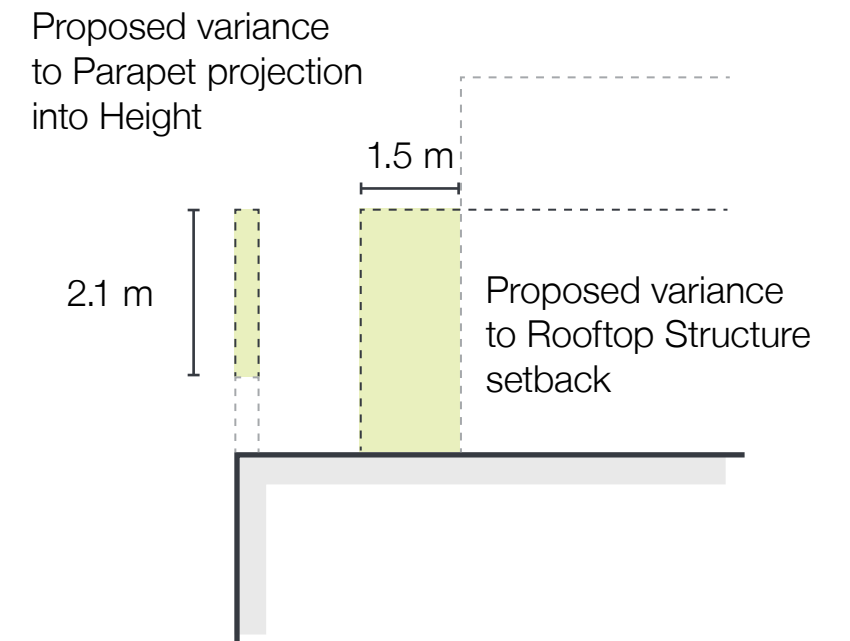
DCAP GUIDELINES ON PARAPETS + ROOFTOP STRUCTURES



PROPOSED PARAPET + ROOFTOP STRUCTURES CONFIGURATION



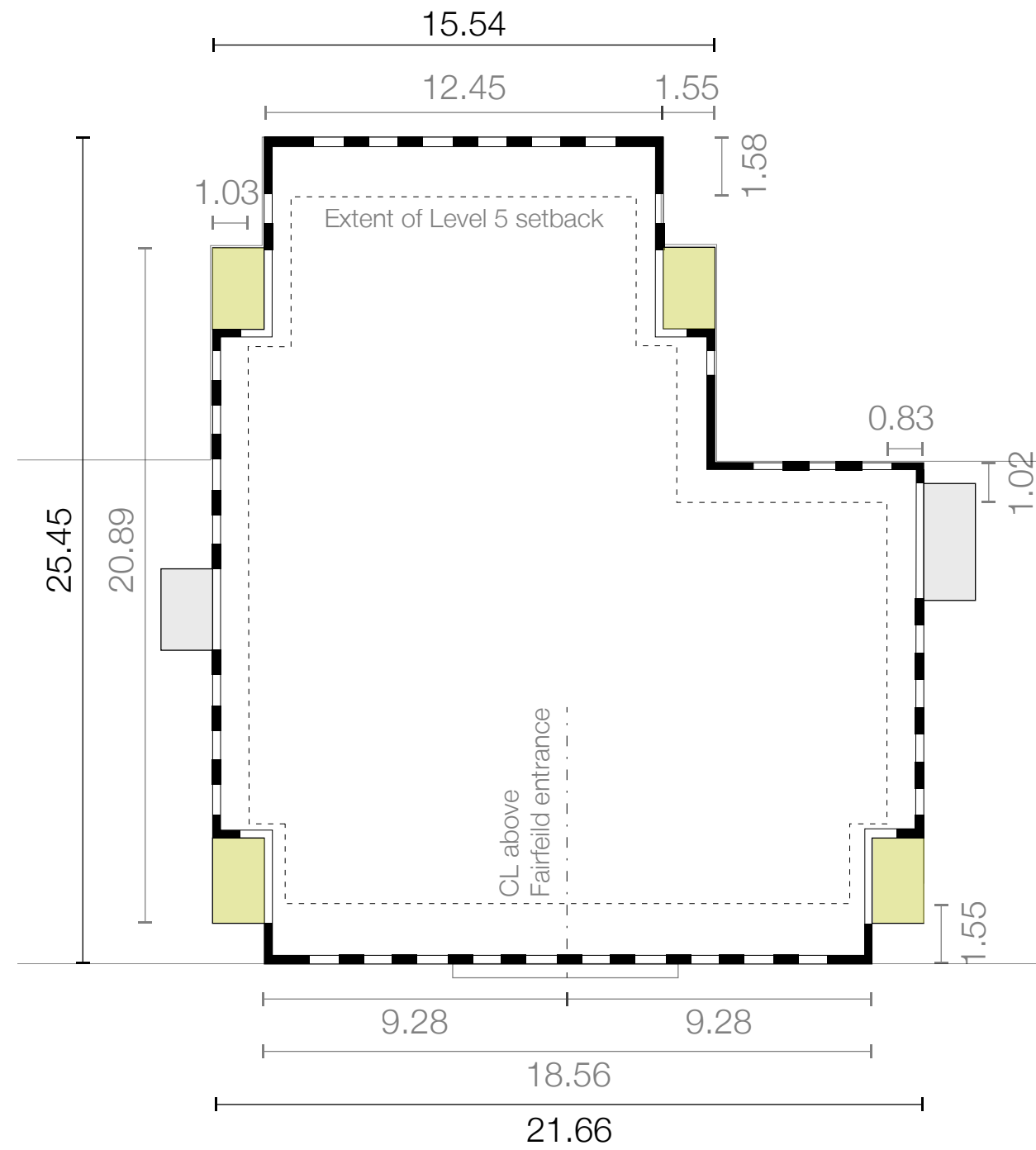
EXTENT OF PROPOSED PARAPET + ROOFTOP STRUCTURES VARIANCES



REVISED REZONING PROPOSAL

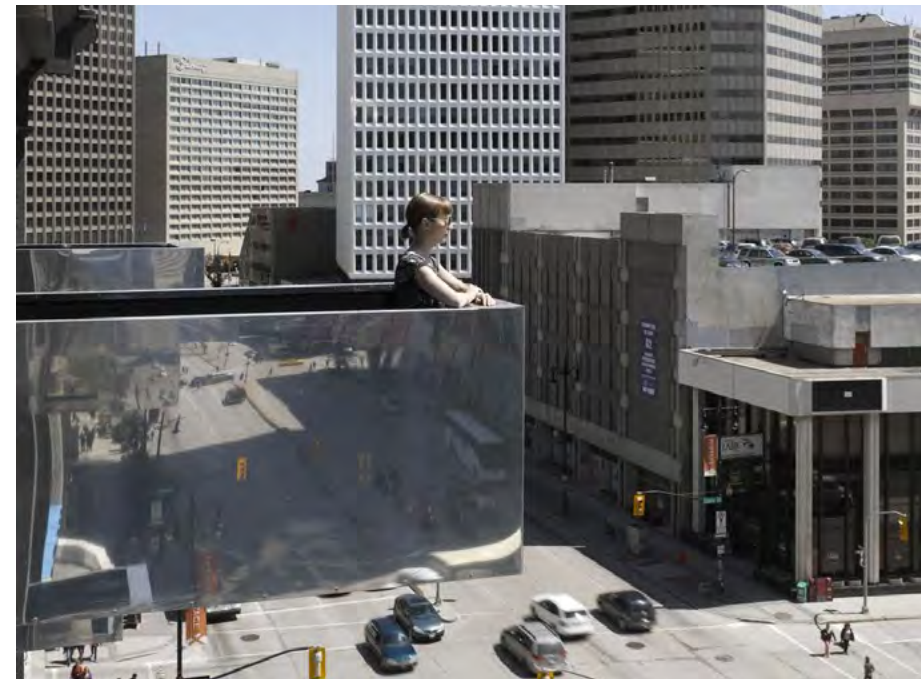
BALCONY APPROACH — INSET CORNERS

NEW PAGE



REVISED REZONING PROPOSAL
BALCONY APPROACH — MATERIALITY

NEW PAGE



The Avenue on Portage
5468796 Architecture
Winnipeg

CITY OF VICTORIA DCAP DESIGN GUIDELINES

5.2 ADDITIONS TO HERITAGE BUILDINGS

a. Where a new rooftop addition is proposed as part of a heritage restoration and seismic upgrade project, ensure the rooftop addition is designed and integrated in a manner that is sensitive and compatible with the principle heritage building and that enables conservation of the whole building including its original structure to the greatest extent possible.

b. Construct new additions in such a manner that if removed in the future, the essential form and integrity of the heritage building would still be legible.

c. Conserve and reuse original finishes, columns, or other elements within publicly accessible, ground floor interior spaces.

d. Restore missing facade features and preserve existing features when a new rooftop addition is proposed.

e. Design new rooftop additions with high quality, durable materials and finishes.

f. Rooftop additions should be stepped back no less than 3 m from the facade of the building that faces a street in order to reduce the impact of

the additional building mass on the public street, improve sunlight access on the public street and better distinguish the form and scale of the original heritage building.

g. Design and locate balcony railings, plantings, mechanical equipment, furniture, or any other structures associated with a new addition so that they are minimally visible when viewed from the adjacent street.

HERITAGE CONSULTANT RESPONSE (CDS)

The proposed revised massing for the BC Power Commission building addresses site constraints in a manner that does not necessarily meet the design guidelines provided in **Appendix 4 of the DCAP for Heritage Buildings – Additions and Adjacencies**. The intent of the guidelines is to ensure the design of new buildings and additions complement adjacent heritage buildings.

In terms of section 5.2. Additions to Heritage Buildings, the rationale for the revised rezoning proposal responds to the guidelines as follows:

- a. The addition is proposed as part of a heritage restoration and seismic upgrade project that enables conservation of the whole building, including its original structure. It is designed and integrated to express compatibility in terms of its solidity, materiality, texture, colour, rhythm of solids to voids, receding corners and setbacks that align with the outline of the heritage building, all of which strengthen the co-planar relationship and convey a respectful three-dimensional dialogue between old and new.
- b. If the addition were to be removed in the future, the essential form and integrity of the heritage building would still be legible.
- c. All interior character-defining elements identified in the Statement of Significance will be preserved.

The intent is to also inventory and sensitively reuse or rehabilitate finishes and fixtures original to the Art Deco building for a contemporary use.

- d. Missing façade features, such as the south entry marble surround and the marble cladding on the west pilasters will be restored, all existing features will be preserved.
- e. The addition proposes materials and finishes that reflect the solidity of the heritage building and express a contemporary Art Deco interpretation.
- f. Rooftop additions should be stepped back no less than 3 m from the façade of the building that faces the street to reduce the impact of additional building mass, improve sunlight access, and better distinguish the form and scale of the original building. The proposed addition meets this requirement on the west and east street facing facades. However, due to the addition's confined footprint to protect the building and minimize interior structural impacts, the addition's waistband is setback 1.5 m to create a subordinate transparent separation strengthened by a subdued column treatment that aligns with the heritage building's north pilasters below and the rhythm of the addition above, and with the south entrance projection that, in combination, reinforces the solidity and outline of the heritage building while differentiating its form and scale from the addition above. Distinguishability is

further enhanced by the addition's ninety degree reverse of horizontal proportion that partially floats above in a co-planar solid relationship that respects and emphasizes the proportions and configuration of the heritage building rather than disconnecting and fragmenting the composition of a complimentary and respectful geometric alignment.

- g. All corner balconies are set back to punctuate the corners and align with the outline of the heritage building and are mirrored to dissipate into the surrounding context. A decorative parapet with a contemporary interpretation of the iron window grilles on the north façade entrance obscures the rooftop mechanical equipment.

The rationale for this revision is further based on an analysis of how it addresses Standard 11 in terms of compatibility, subordination, and distinguishability, as identified in *Standards and Guidelines for the Conservation of Historic Places in Canada*, and which are addressed in the revised rezoning proposal response to the DCAP design guidelines for heritage buildings above.

The revised massing also ensures the exterior of the heritage building is, in its entirety, not obscured or radically changed and reduces negative impact by confining the addition's footprint to protect the heritage building's structural integrity and minimize change to its interior spatial configurations.



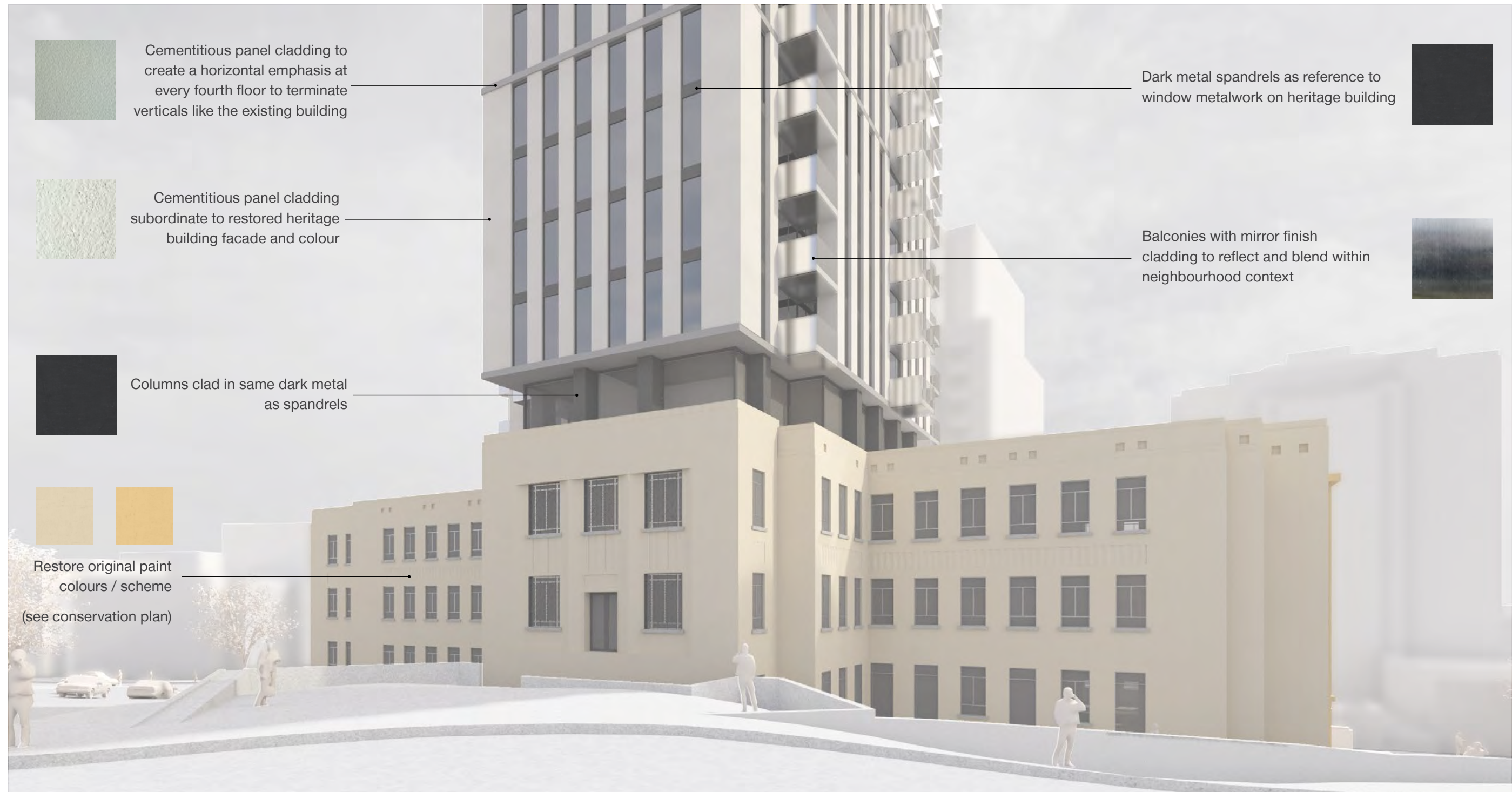


Create a strong vertical reference to key elements of the existing building

Create a stronger horizontal emphasis at every fourth floor level to terminate verticals like the existing building and provide a more human scale to the facade

Articulate the horizontals using recessed cladding elements, referencing the language of the existing to delineate floors





A APPENDIX



780 BLANSHARD - REHABILITATION + ADDITION

VICTORIA, BC

HAV00034 CONCURRENT WITH REZ00825

CIVIC ADDRESS: 780 BLANSHARD STREET, VICTORIA, BC V8W 2H1

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 28 & 29 OF SECTION 88 AND OF LOT 1627, CHRIST CHURCH TRUST ESTATE, VICTORIA, PLAN 358

PROJECT TEAM

OWNER	ARCHITECTURAL	LANDSCAPE	STRUCTURAL	TRANSPORTATION
Reliance Properties	office of mcfarlane biggar architects + designers	Gauthier + Associates Landscape Architects	Read Jones Christoffersen Ltd.	WATT Consulting Group
305-111 Water St Vancouver, BC V6B 1A7 604.683.2404	301 - 1825 Quebec St Vancouver, BC V5T 2Z3 604.558.6344	629 Atlantic St Vancouver, BC V6A 2J9 604.317.9682	Suite 220-645 Tye Road, Victoria, BC V8T 1Z4 778.746.1125	302 - 740 Hillside Avenue Victoria, BC V8T 1Z4 250.208.3874
Contact Juan Pereira juarp@relianceproperties.ca	Contact Steve McFarlane smcfarlane@officeomb.ca	Contact Bryce Gauthier bryce@gauthierla.com	Contact Clint Plett cplett@rjc.ca	Contact Tania Wegwitz twegwitz@wattconsultinggroup.com
GEOTECHNICAL	MECHANICAL	ELECTRICAL	ARBORIST	CIVIL
Ryzuk Geotechnical Ltd.	Introba Group	e2 Engineering Inc.	D. Clark Arboriculture	WSP
#6-40 Cadillac Avenue Victoria, BC V8Z 1T2 250.475.3131	1515 Douglas Street, Suite 210 Victoria, BC V8W 2G4 250.418.1288	549 Herald Street Victoria, BC V8W 1S5 778.402.3060	2741 The Rise Victoria, BC V8T 3T4 250.208.1568	760 Enterprise Crescent Victoria, BC V8Z 6R4 250.475.1000
Contact Cameron Schellenberg cschellenberg@ryzuk.com	Contact Andy Chong achong@introbagroup.com	Contact Jay Singh jay.singh@e2eng.ca	Contact Darryl Clark clarkarbor@gmail.com	Contact Jeff Somerville Jeff.Somerville@wsp.com

DRAWING LIST

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C02	CONCEPTUAL SURFACE WORKS & SITE GRADING

SURVEY:

	TOPOGRAPHIC SURVEY
--	--------------------

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2022-06-01	2	OPEN HOUSE PROGRESS SET
2022-06-21	3	REZONING APPLICATION
2023-03-23	4	HAP & REZONING RESUBMISSION

780 Blanshard - Rehabilitation + Addition

780 Blanshard Street, Victoria, BC
2019-039

COVER SHEET

As indicated

A000

A

APPENDIX ARCHITECTURE DRAWINGS

NEW PAGE



1 AERIAL VIEW



2 BLANSHARD STREET ENTRY PLAZA



3 PENWILL GREEN PARK

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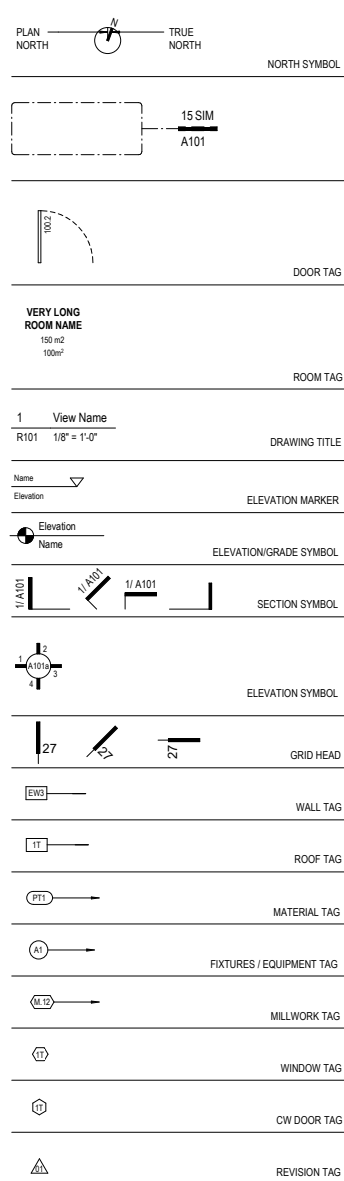
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780 Blanshard - Rehabilitation - Addition
780 Blanshard Street, Victoria, BC
2019-039
3D VIEWS
1:1
A001

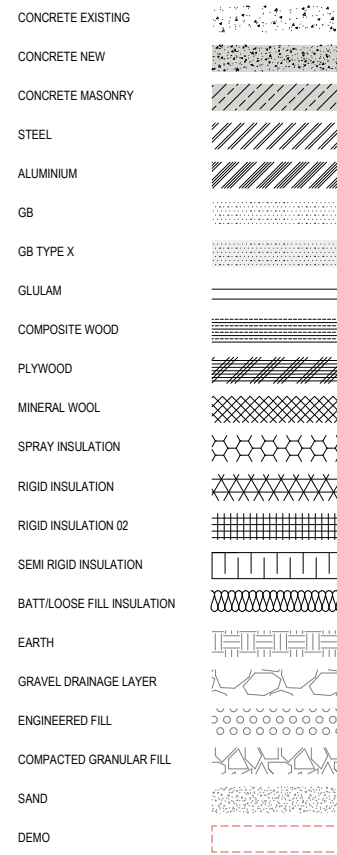
GENERAL NOTES

1. THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.
2. ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE FOR DESIGN INTENT ONLY.
3. ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.
4. ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION, UNLESS OTHERWISE STATED.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."
6. ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
7. ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.
8. CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.
9. PROVIDE GUARDS WHERE SHOWN ON THE DRAWINGS AND WHERE ADJACENT GRADE OR FLOOR LEVEL IS LOWER BY 600mm OR MORE. UNLESS OTHERWISE NOTED GUARDS TO BE 1070mm. UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 100mm DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN NBC 2015. REFER TO STRUCTURAL INFORMATION FOR MORE INFORMATION.
10. GLAZING IN DOORS, SIDELIGHTS, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BRITISH COLUMBIA BUILDING CODE (BCBC) 2018.
11. GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS.
12. ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
13. DOORS IN THEIR SWING SHALL NOT REDUCE THE EFFECTIVE WIDTH OF EXIT STAIRS OR LANDINGS TO LESS THAN 750mm, MEASURED FROM THE EDGE OF THE DOOR TO THE HANDRAIL.
14. PLAN DETAILS SUPERCEDERE WALL TYPE DEFINITION.
15. ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF NEW STUD WALL, FACE OF FINISHED EXISTING STUD WALL, OUTSIDE FACE OF EXTERIOR WALL, UNO.
16. UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH. PROVIDE FOR STRUCTURAL DEFLECTION WHERE REQUIRED.
17. ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.
18. ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.
19. PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL AND CEILING FINISH INSTALLATION.
20. CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS AND CEILING REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURERS' SPECIFICATIONS AND BUILDING CODES.
21. THE EXISTING BUILDING HAS BEEN CONSTRUCTED OVER EXISTING ELECTRICAL AND MECHANICAL SERVICES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING SERVICES THROUGHOUT CONSTRUCTION AND TAKING ALL MEASURES NECESSARY INCLUDING HAND EXCAVATING TO ENSURE THEIR INTEGRITY IS MAINTAINED.
22. THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNO. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL, ARCHITECTURAL, OR OTHER TRADES.
23. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL DRYWALL AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ANY REVEALS INDICATED IN DRAWINGS ARE ACHIEVABLE.
24. COORDINATE MECHANICAL AND ELECTRICAL DEVICES WITH FOUNDATION WALLS, SHEAR WALLS, REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS.
25. REFER TO STRUCTURAL DOCUMENTS FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEARWALLS, STAIRS, CONCRETE ETC.
26. CONTRACTOR TO FIELD CHECK AND CONFIRM EXACT LOCATIONS, ELEVATIONS INVERTS AND INSTALLATIONS OF ALL SERVICES FOR THIS PROJECT.
27. ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.
28. ROOF INSTALLATION AND MATERIALS TO MEET ACCEPTED RCABC STANDARDS, MATERIALS & GUIDELINES
29. ALL ROOFS AND GUTTERS TO HAVE POSITIVE SLOPE TO DRAIN, UNO.
30. ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING, UNO.
31. ALL TILE SET OUT JOINTS AND CONCRETE JOINT/REGLET DETAILS TO BE RESOLVED ON SITE WITH ARCHITECT.
32. NO FLOOR TRANSITION TO BE GREATER THAN 6mm AT THRESHOLDS AND BETWEEN ADJACENT MATERIALS, UNO.
33. ALL MIRRORS TO HAVE POLISHED EDGES WITH MINIMAL EDGE RADIUS. MIRRORS TO BE GLUED IN PLACE WITH SUITABLE ADHESIVE AND MINIMAL CONCEALED GRAVITY CLIPS WHERE NECESSARY TO HOLD MIRROR WHILE GLUE SETS.
34. ANY BUILDING CONTROL SWITCHES SUCH AS ELECTRICAL SWITCHES, THERMOSTATS AND INTERCOM SWITCHES THAT ARE INTENDED TO BE OPERATED BY THE OCCUPANT SHALL BE MOUNTED BETWEEN 400-1200mm ABOVE FFL.
35. PAINT ALL INTERIOR AND EXTERIOR CAVITIES, INCLUSIVE OF BUT NOT LIMITED TO STRUCTURE, ELECTRICAL MECHANICAL, BLIND HOUSINGS, OR OTHER COMPONENTS FLAT BLACK ABOVE THE WOOD CEILING, IN WALL REVEALS, GAPS, ETC AND BEHIND ALL INTERIOR AND EXTERIOR LOUVRES INCLUDING WOOD SOFFIT LOUVRES.
36. REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES IN PUBLIC AREAS UNLESS APPROVED BY ARCHITECT.
37. GLAZING WITH LOW E SOFT OR HARD COATINGS SHALL LOCATE THE COATING ON SPECIFIED SURFACE AND SHALL BE LABELED WITH A REMOVABLE LABEL FOR INSTALLATION TO ENSURE PROPER ORIENTATION OF GLASS. ALL EXTERIOR WOOD TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
38. ALL EXTERIOR FASTENERS TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED. ALL EXTERIOR WOOD TO BE FASTENED WITH STAINLESS STEEL FASTENERS UNLESS OTHERWISE NOTED.
39. CONTRACTOR TO MAKE GOOD ALL FLOOR, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY TO MATCH EXISTING CONDITIONS, DISRUPTIONS TO WORKSTATIONS AND PUBLIC CIRCULATION TO BE MINIMIZED AND COORDINATED WITH THE OWNER PRIOR TO EXECUTING THE WORK.
40. METAL FLASHING JOINTS & SEAMS TO ALIGN w/ CENTRELINE CURTAINWALL MULLIONS AND CLADDING JOINTS ONLY.
41. CONTRACTOR TO ALLOW FOR HORIZONTAL CONSTRUCTION JOINT (COLD JOINT) BETWEEN POURS. FINAL LAYOUT TO BE COORDINATED THROUGH SHOP DRAWINGS.
42. CONTRACTOR TO PROVIDE 20mm PLY PAINTED WITH FIRE RETARDANT PAINT PRIOR TO ELECTRICAL PANEL INSTALLATION ALL SERVICE ROOMS TYP.
43. WHERE FIELD WELDING OF GALVANIZED MATERIAL IS REQUIRED, GRIND SURFACE SMOOTH AND FILL/SEAL WITH BOND BODY FILLER TO ACHIEVE SMOOTH SURFACE. PROVIDE ZINC RICH COATING PRIOR TO PAINTING PER SCHEDULE.
44. PROVIDE 38mm BLOCKING AT JOIST WEBS TO INFILL GAP IN SHEATHING WHERE JOISTS PASS THROUGH SHEATHING LINE - TYP. WHERE JOIST ARE PERPENDICULAR TO SHEATHING FACE.
45. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING THE INSTALLATION OF SIGNS AND ENSURING THAT THE WORK AND ROUGHINS, BACKING, AND SUPPORT STRUCTURES IS COMPLETE PRIOR TO INSTALLATION.
46. CEILINGS ARE TO BE INSTALLED WITH THE USE OF LASER ALIGNMENT TO ENSURE LEVEL ASSEMBLY.
47. DO NOT SCALE MEASUREMENTS OFF DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR SHALL NOTIFY THE CLIENT'S REPRESENTATIVE.

SYMBOLS LEGEND



HATCHES



ABBREVIATIONS

& / + AND	OC ON CENTRE
@ AT	OD OUTSIDE DIMENSION
# NUMBER	OH OVER HEAD
= PLUS/MINUS	OP OPERABLE PARTITION
	OPP OPPOSITE
AFF ABOVE FINISHED FLOOR	OV OVEN
ALUM ALUMINIUM	PA PUBLIC ADDRESS SPEAKER
ALUMM ALUMINUM	PLY PLYWOOD
APPROX APPROXIMATE(LY)	PL PROPERTY LINE
ARCH ARCHITECTURAL	PT PAINT
	PTD PAINTED
BCBC BRITISH COLUMBIA BUILDING CODE	PTN PARTITION
BLDG BUILDING	RD ROOF DRAIN
BO BOTTOM OF	REQD REQUIRED
BOH BACK OF HOUSE	REV REVISION OR REVERSE
	RM ROOM
CW COMPLETE WITH	RO ROUGH OPENING
CB CATCH BASIN	RVL REVEAL
CIP CAST IN PLACE	RWL RAIN WATER LEADER
CJ CONTROL JOINT	SC SIAMSE CONNECTION
CL CENTRE LINE	SCHED SCHEDULE
CO CLEAN OUT	SCWD SOLID CORE WOOD DOOR
COMM COMMUNICATION	SECT SECTION
CON CONCRETE	SH SHELF
CONT CONTINUOUS	SP SPRINKLER
CPT CARPET	SPEC SPECIFICATION
CTR CENTRE	SQ SQUARE
	SO FT SQUARE FEET
DBL DOUBLE	SOM SQUARE METRES
DET DETAIL	SS STAINLESS STEEL
DEMO DEMOLITION	SSG STRUCTURAL/SILICONE GLASS
DF DRINKING FOUNTAIN	ST STAIR
DIA DIAMETER	STD STANDARD
DN DOWN	STL STEEL
DWG DRAWING	STOR STORAGE
DR DOOR	STRU STRUCTURAL
DRW DRAWER	SUSP SUSPENDED
DW DISHWASHER	
	TBC TO BE CONFIRMED
EA EACH	TBD TO BE DETERMINED
EJ EXPANSION JOINT	TD TRENCH DRAIN
ELEV ELEVATION	T&G TONGUE AND GROOVE
ELEC ELECTRICAL	TL TILE
EMER EMERGENCY	TO TOP OF
ELEV ELEVATOR	TOC TOP OF CURB/CONCRETE
ENCL ENCLOSURE	TOF TOP OF FINISH
EQ EQUAL	TOFF TOP OF FINISHED FLOOR
EQUIP EQUIPMENT	TOS TOP OF STRUCTURE
EXIST EXISTING	TOW TOP OF WALL
EXP EXPOSED	TYP TYPICAL
EXT EXTERIOR	
FA FIRE ALARM	UNO UNLESS NOTED OTHERWISE
FD FLOOR DRAIN	US UNDERSIDE
FF FINISHED FLOOR	UH UTILITY HOLE
FHC FIRE HOSE CABINET	
FIN FINISHED	VBBL VANCOUVER BUILDING BYLAW
FLR FLOOR	VERT VERTICAL
FND FOUNDATION	VEST VESTIBULE
FO FACE OF	VIF VERIFY IN FIELD
FP FALL PROTECTION	
FR FRIDGE	WC WATER CLOSET
FRR FIRE RESISTANCE RATING	WD WOOD
FT FOOT or FEET	WRHS WAREHOUSE
	WH WAREHOUSE
GL GRIDLINE	WW WOOD VENEER
G1S GOOD ONE SIDE	W WITH
G2S GOOD TWO SIDES	W/O WITHOUT
GA GAUGE	
GALV GALVANIZED	
GL GLASS or GLAZED	
GR GRADE	
GRD GROUND	
GB GYPSUM BOARD	
	HB HOSE BIB
	HCWD HOLLOW CORE WOOD DOOR
	HDR HW HARDWARE
	HPDL HIGH PRESSURE DECORATIVE LAMINATE
	HORIZ HORIZONTAL
	HT HEIGHT
	INSUL INSULATION
	INT INTERIOR
	JC JANITOR CLOSET
	JT JOINT
	LAM LAMINATE / LAMINATED
	LS LAMP STANDARD
	LT LIGHT
	MAT MATERIAL
	MAX MAXIMUM
	MC METAL CLADDING
	MECH MECHANICAL
	MET METAL
	MFR MANUFACTURER
	MIN MINIMUM
	MIR MIRROR
	MISC MISCELLANEOUS
	MTD MOUNTED
	MUL MULLION
	MW MICROWAVE
	N/A NOT APPLICABLE
	NBC NATIONAL BUILDING CODE
	NC NOT IN CONTRACT
	NOM NOMINAL
	NTS NOT TO SCALE

A

APPENDIX ARCHITECTURE DRAWINGS

NEW PAGE



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2023-03-23	1	HAP & REZONING RESUBMISSION



780 Blanshard - Rehabilitation - Addition

780 Blanshard Street, Victoria, BC
2019-039

CONTEXT PLAN

1:1000

A010

1 Context Plan
A010 1:1000

PROJECT INFORMATION TABLE

Table with 5 columns: Zone, Existing, Permitted / Required, Proposed, Notes. Rows include Zone (CBD-1), Site Area, Site Coverage, Open Site Space, Height of building, Number of Storeys, Parking Stalls, Bicycle parking number, Building Setbacks, Residential Use Details, Area and Floor Space Ratio.

VEHICLE PARKING

FOR MORE DETAILED INFORMATION ON VEHICLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

Table with 4 columns: UNITS (A, B, C, D), REQUIREMENT, UNITS or AREA, SPACES UNIT (Condominium unit), ROUNDED TOTAL. Rows include UNITS <45m², UNITS >=45m² and <=70m², UNITS >70m², Visitor (Total # Units), Hotel (Rooms), Cafe (m²), On-Site Stalls, Off-Site Stalls.

BICYCLE PARKING

FOR MORE DETAILED INFORMATION ON BICYCLE PARKING AND TRANSPORTATION DEMAND MANAGEMENT MEASURES, SEE PARKING & TDM STUDY FROM WATT CONSULTING GROUP

Table with 5 columns: USE, UNIT COUNT, RATE, NUMBER REQUIRED, ROUNDED TOTAL. Rows include RESIDENTIAL USE (Units <45m², Units >=45m² <70m², Units >70m²), HOTEL (Rooms), FOOD + BEVERAGE (Floor Area), Residential total, Hotel + F&B total, Total.

FLOOR AREA + UNITS SUMMARY

Table with columns: FLOOR, ZONING FLOOR AREA (A-N), HOTEL FLOOR AREA (H-N), RESIDENTIAL FLOOR AREA (L-N), HOTEL ROOM (HOTEL ROOM), RESIDENTIAL TOWER (STUDIO, 1BR, 1BR+Den, 2BR, 2BR+Den, 3BR). Rows include Level 01 to Level 20 and Roof Level, with summary rows for Total (m²) and FSR.

NOTES: Areas: All areas are in square meters. Column C: Includes services spaces on Level 01 which would usually be located below grade (i.e. primary Mechanical + Electrical rooms).

Table with columns: HOTEL ROOM, RESIDENTIAL TOWER (STUDIO, 1BR, 1BR+Den, 2BR, 2BR+Den, 3BR). Rows include counts for HOTEL ROOM, RESIDENTIAL TOWER, and UNIT AREA SIZE SUMMARY (AVG, MIN, MAX).



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Table with 3 columns: DATE, REV, ISSUE DESCRIPTION. Rows include 2022-02-24, 2022-06-01, 2022-06-21, 2023-03-23.

NOTES: * From Victoria Zoning Bylaw 2018, Part 5 Requirements for Motor Vehicle and Bicycle Parking. † Rounded to nearest full stall. ‡ Some stalls electrified for ebike charging; see A100 for details.

780 Blanshard - Rehabilitation + Addition
780 Blanshard Street, Victoria, BC 2019-039

PROJECT INFO

A011



The proposal as seen from View 1: Laurel Point to Downtown Core Area.

In View 1 from Laurel Point, the proposal helps to establish the anticipated CBD backdrop articulated in the DCAP at the boundary between the Historic Commercial District and the Inner Harbour Causeway area, creating a multilayered and tiered urban profile. It contributes to this backdrop with a reserved material palette and regular fenestration pattern, allowing the richly detailed facades of the historic building stock to maintain prominence. The slim massing of the tower maximizes the sky view and preserves the legibility of the Empress Hotel's roofline. By preserving the scale and character of the existing BC Power Commission Building as a podium, the proposal also helps maintain a massing and proportion that is compatible with the surrounding context at street level.



The proposal as seen from View 2: Inner Harbour from Songhees Point.

In View 2 from Songhees Point, the proposal is visible at the northern extent of this view as a backdrop to the Empress Hotel and the Customs House in a cluster of other tall contemporary buildings. It contributes to the anticipated stepped urban backdrop that helps frame the historic buildings along the Inner Harbour Causeway. The profile of the proposal is simple and quiet, allowing the variegated roofline of the Empress Hotel to remain legible and prominent. The façade is crafted from high quality materials that complement the surrounding context while remaining distinguishable and contemporary. The slim massing creates a unique fixture in the skyline, while the refined fenestration and balcony pattern does not detract from the prominence of the many important landmarks along the Inner Harbour Causeway.

Public External Views
The proposed addition appears in two of the public external views of downtown identified in DCAP Appendix 2. Visualizations of the proposal from the View 1: Laurel Point to Downtown Core Area and View 2: Inner Harbour from Songhees Point are shown below.

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780 Blanshard - Rehabilitation + Addition
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2019-039
PUBLIC EXTERNAL VIEWS

Additional visualizations and analysis of shadowing, near and distant perspective views, and the impact of the proposed addition on the existing views from two nearby high rise residential developments are included in the Large Project Supplementary Information Booklet.

2023.03.23 12:28:59 PM
A012

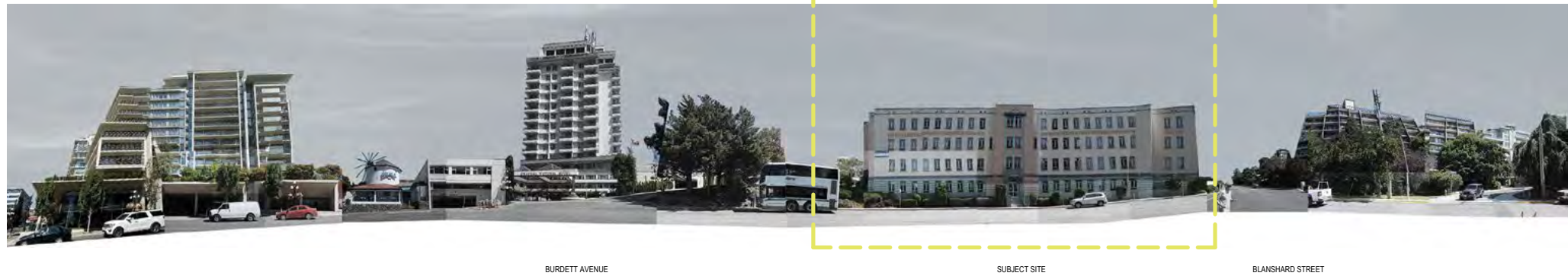
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APPENDIX ARCHITECTURE DRAWINGS

NEW PAGE



1 STREETScape ALONG BLANSHARD STREET
A013 N.T.S.



2 STREETScape ALONG FAIRFIELD ROAD
A013 N.T.S.

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2023-02-14	3	FINAL PROGRESS SET
2023-03-23	4	HAP & REZONING RESUBMISSION

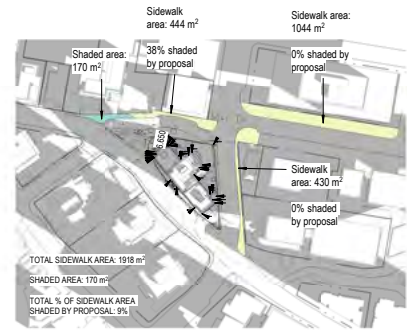
780 Blanshard - Rehabilitation + Addition
780 Blanshard Street, Victoria, BC
2019-039

CONTEXT STREETSCAPES

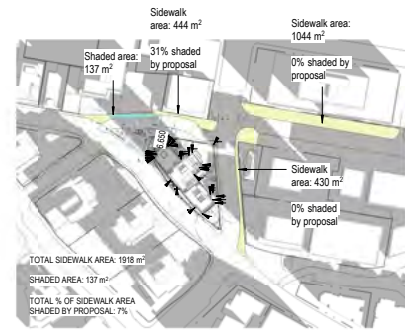
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A013

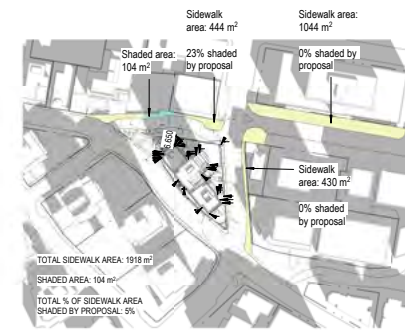
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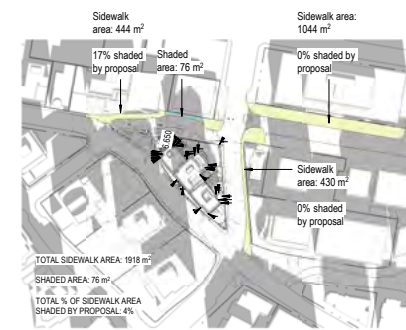
1 Shadow Analysis - Proposed - Equinox 10am



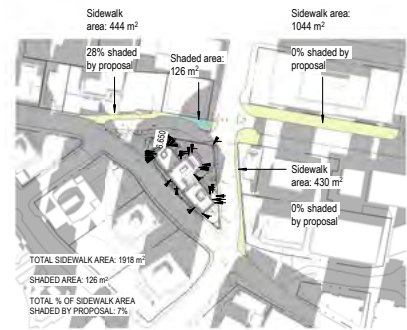
2 Shadow Analysis - Proposed - Equinox 11am



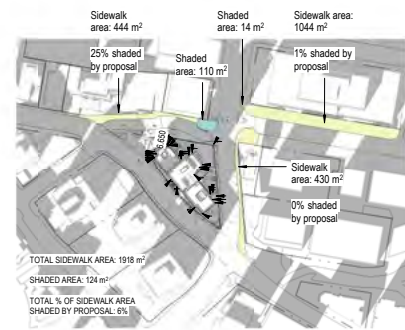
3 Shadow Analysis - Proposed - Equinox 12pm



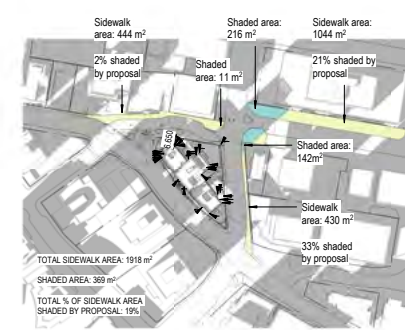
4 Shadow Analysis - Proposed - Equinox 1pm



5 Shadow Analysis - Proposed - Equinox 2pm



6 Shadow Analysis - Proposed - Equinox 3pm



7 Shadow Analysis - Proposed - Equinox 4pm

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2023-03-23	1	HAP & REZONING RESUBMISSION



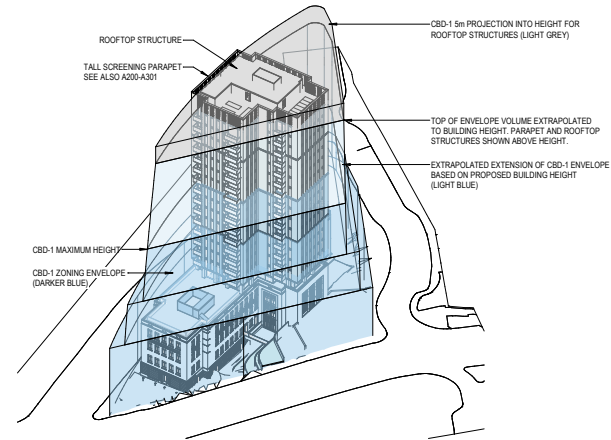
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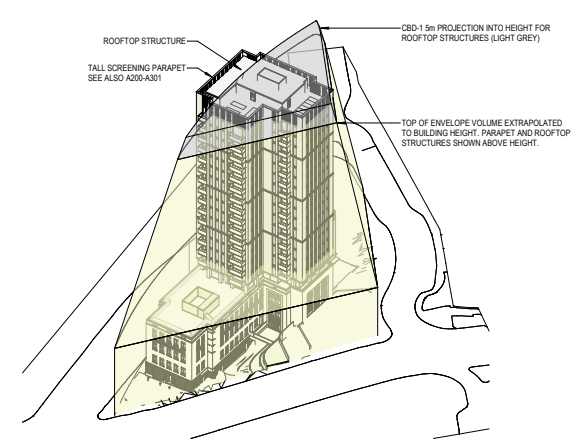
SHADOW ANALYSIS - EQUINOX

1 : 2000

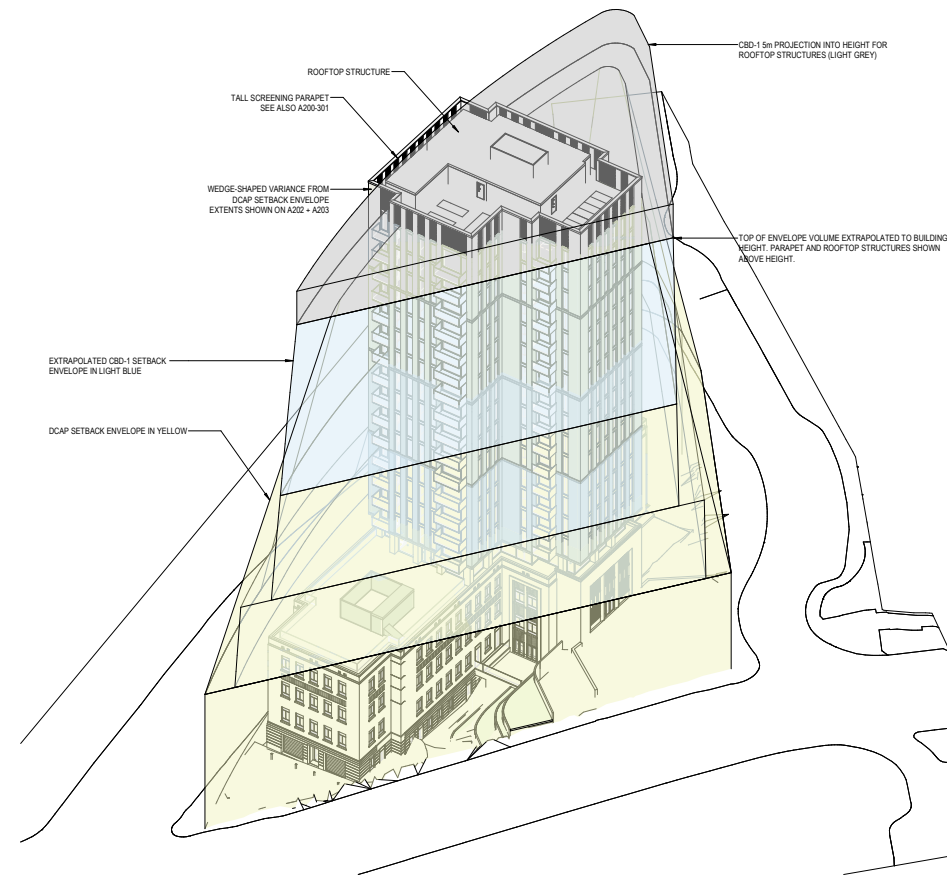
A014



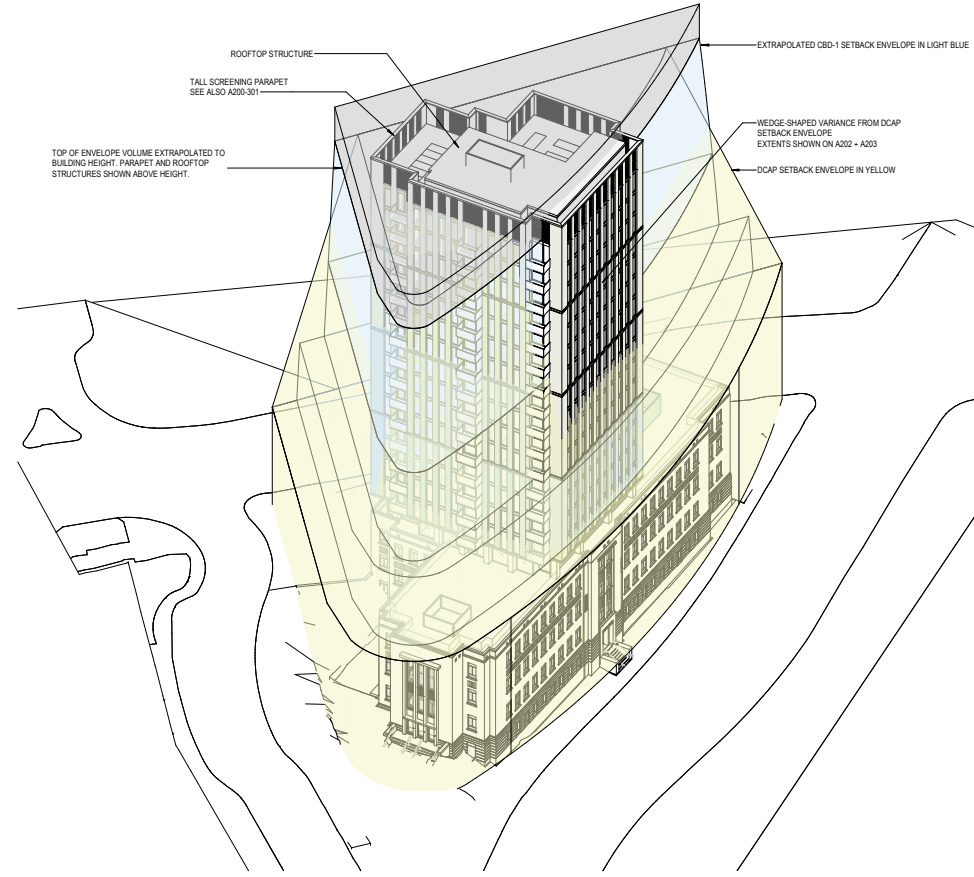
3 Axonometric View of CBD-1 Setback Envelope
A015



4 Axonometric View of DCAP Setback Envelope
A015



1 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (East)
A015



2 Axonometric View of Overlaid CBD-1 + DCAP Setback Envelopes (West)
A015

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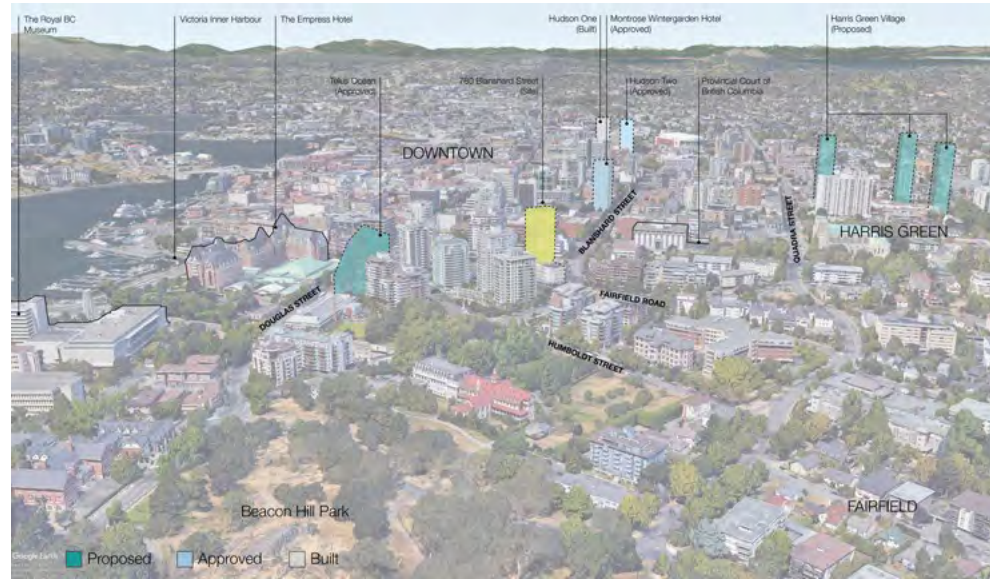
BUILDING FORM - ZONING
ENVELOPE

A015

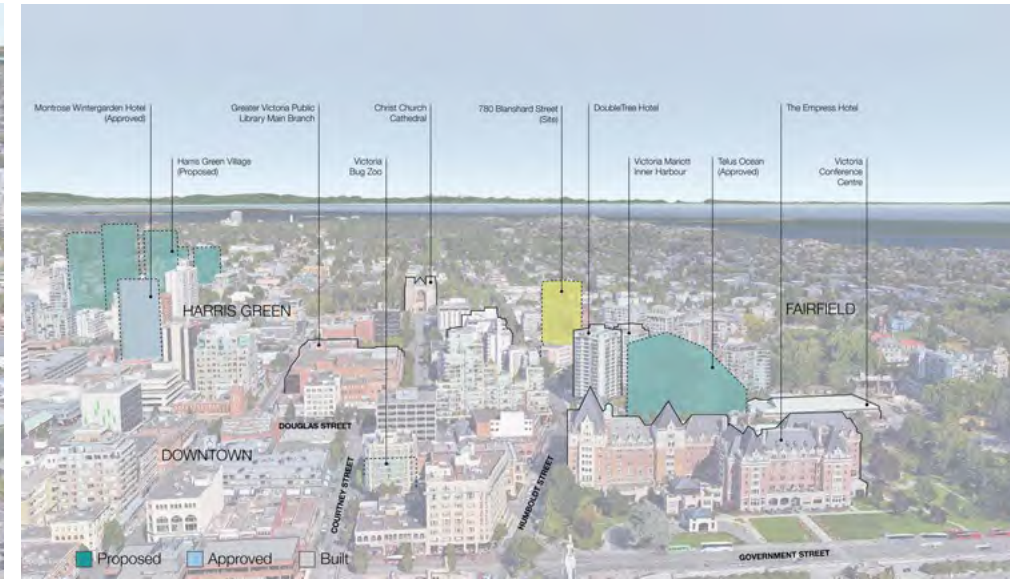
A

APPENDIX ARCHITECTURE DRAWINGS

NEW PAGE



1 VIEW TO SITE ABOVE BEACON HILL



2 VIEW TO SITE LOOKING EAST ABOVE HARBOUR



3 CONTEXT SECTION - SOUTH TO NORTH FACING WEST

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CONTEXT SCHEMATIC VIEWS
AND SECTION

As indicated

A016

BUILDING CODE ANALYSIS SEE ALSO OUTLINE CODE REPORT BY GHJ CONSULTANTS

PROJECT INFORMATION table with columns: Project Type, Governing Building Code, Major Occupancies, Building Area, Grade, Building Height, High Building. Includes BCBC Reference and Notes.

BUILDING FIRE SAFETY + CONSTRUCTION CLASSIFICATION table with columns: Classification, Maximum Building Area, Number of Streets Facing, Construction Types Permitted, Interconnected Floor Space.

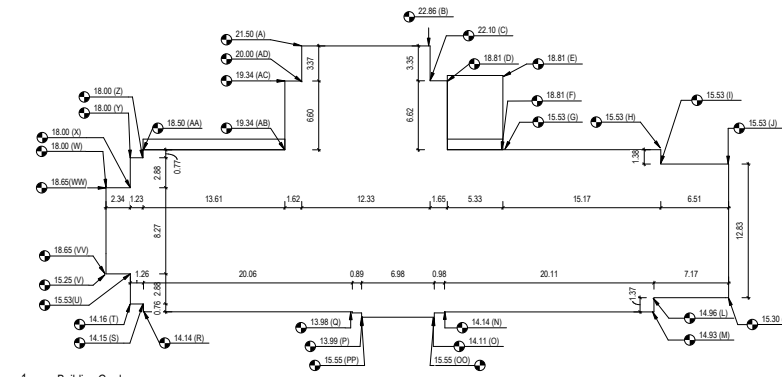
EXITS FROM FLOOR AREAS table with columns: Number of Exits Required, Separation of Exits (Min.), Maximum Travel Distance Allowed.

FIRE RESISTANCE RATINGS table with columns: Floor Assemblies, Roofs, Occupied Roofs, Mezzanines, Exits, Between Suites, Between Suites and Public Corridors, Elevator Hoistways, Service Spaces Containing Emergency Equipment, Rooms Containing Fire Alarm Equipment, Generator Room and Fuel Tank, Electrical Equipment Room (sprinklered), Electrical Equipment Vault (unsprinklered), Vertical Service Spaces.

SPATIAL SEPARATION

Table 3.2.3.1-D: Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout. Includes columns for Landing Distance (m) and Area of Unprotected Opening (m²).

NOTE: THE EXISTING BUILDING AND PROPOSED ADDITION WILL CONTAIN GROUP A AND C OCCUPANCIES AND WILL BE SPRINKLERED THROUGHOUT. AS SUCH, SPATIAL SEPARATION REQUIREMENTS WILL BE GOVERNED BY BCBC 2018 TABLE 3.2.3.1-D UNPROTECTED OPENING LIMITS FOR A BUILDING OR FIRE COMPARTMENT THAT IS SPRINKLERED THROUGHOUT.



1 Building Grades A020 1:250

AVERAGE GRADE CALCULATION

Average Grade Calculation table with columns: Grade Points, Distance Btw Points, Average Grade Calculation. Includes sub-tables for Point Pair and Average Distance. Total AVERAGE GRADE: 16.75.



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Revision table with columns: DATE, REV, ISSUE DESCRIPTION. Includes revisions for rezoning pre-application, open house progress set, rezoning application, and HAV & rezoning re-submission.

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BUILDING CODE AND AVERAGE GRADE

As indicated

A020

1 Level 01
A021 1:200

2 Level 02
A021 1:200

3 Level 03
A021 1:200

4 Level 04
A021 1:200

5 Level 05
A021 1:200

6 Level 06
A021 1:200

7 Level 07-17
A021 1:200

8 Level 18-20
A021 1:200

9 Mechanical Rooftop
A021 1:200

LEGEND

- 0 MINUTES F.R.
- 45 MINUTE F.R.
- 60 MINUTES F.R.
- 90 MINUTES F.R.
- 120 MINUTES F.R.

NOTE:
1. DRAWING TO BE READ IN COLOUR.
2. DRAWING TO BE READ IN CONJUNCTION WITH OUTLINE CODE COMPLIANCE REPORT PROVIDED BY GHL CONSULTANTS.

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DATE REV ISSUE DESCRIPTION
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PN
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780 Blanshard - Rehabilitation - Addition
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2019-039
CODE ANALYSIS - PLANS
As indicated

A021

1 Spatial Separation - North Elevation (Blanshard St.)
A022 1:300

NORTH - BUILDING FACE

N1	11.16m	59.79m	667.2 m ²
N2	2.80m	19.76m	56.1 m ²
N3	45.60m	21.66m	993.9 m ²

NORTH - UNPROTECTED OPENINGS

N1	136.4 m ²
N2	44.4 m ²
N3	627.2 m ²
N3	587.8 m ²

3 Spatial Separation - East Elevation (Fairfield + Blanshard St.)
A022 1:300

EAST - BUILDING FACE

E1	14.65m	25.88m	380.5 m ²
E2	2.80m	22.22m	63.1 m ²
E3	42.90m	20.45m	1962.6 m ²

EAST - UNPROTECTED OPENINGS

E1	57.8 m ²
E2	23.4 m ²
E3	687.7 m ²

2 Spatial Separation - South Elevation (Fairfield Road)
A022 1:300

SOUTH - BUILDING FACE

S1	14.67m	58.79m	866.9 m ²
S2	2.80m	19.81m	56.2 m ²
S3	45.60m	21.66m	993.9 m ²

SOUTH - UNPROTECTED OPENINGS

S1	136.4 m ²
S2	44.4 m ²
S3	627.2 m ²
S3	587.8 m ²

4 Spatial Separation - West Elevation (Burdett Ave.)
A022 1:300

WEST - BUILDING FACE

W1	2.84m	22.22m	63.1 m ²
W2	2.84m	22.22m	63.1 m ²
W3	45.60m	20.45m	1962.6 m ²

WEST - UNPROTECTED OPENINGS

W1	62.2 m ²
W2	55.1 m ²
W3	611.5 m ²
W3	724.8 m ²

5 Fire Compartment - Cross Section @ Stair
A022 1:300

6 Fire Compartment - Longitudinal Section
A022 1:300

LEGEND

- 0 MINUTES F.R.R.
- 45 MINUTE F.R.R.
- 60 MINUTES F.R.R.
- 90 MINUTES F.R.R.
- 120 MINUTES F.R.R.

NOTE:
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2. DRAWING TO BE READ IN CONJUNCTION WITH OUTLINE CODE COMPLIANCE REPORT PROVIDED BY GHL CONSULTANTS.

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CODE ANALYSIS - ELEVATIONS

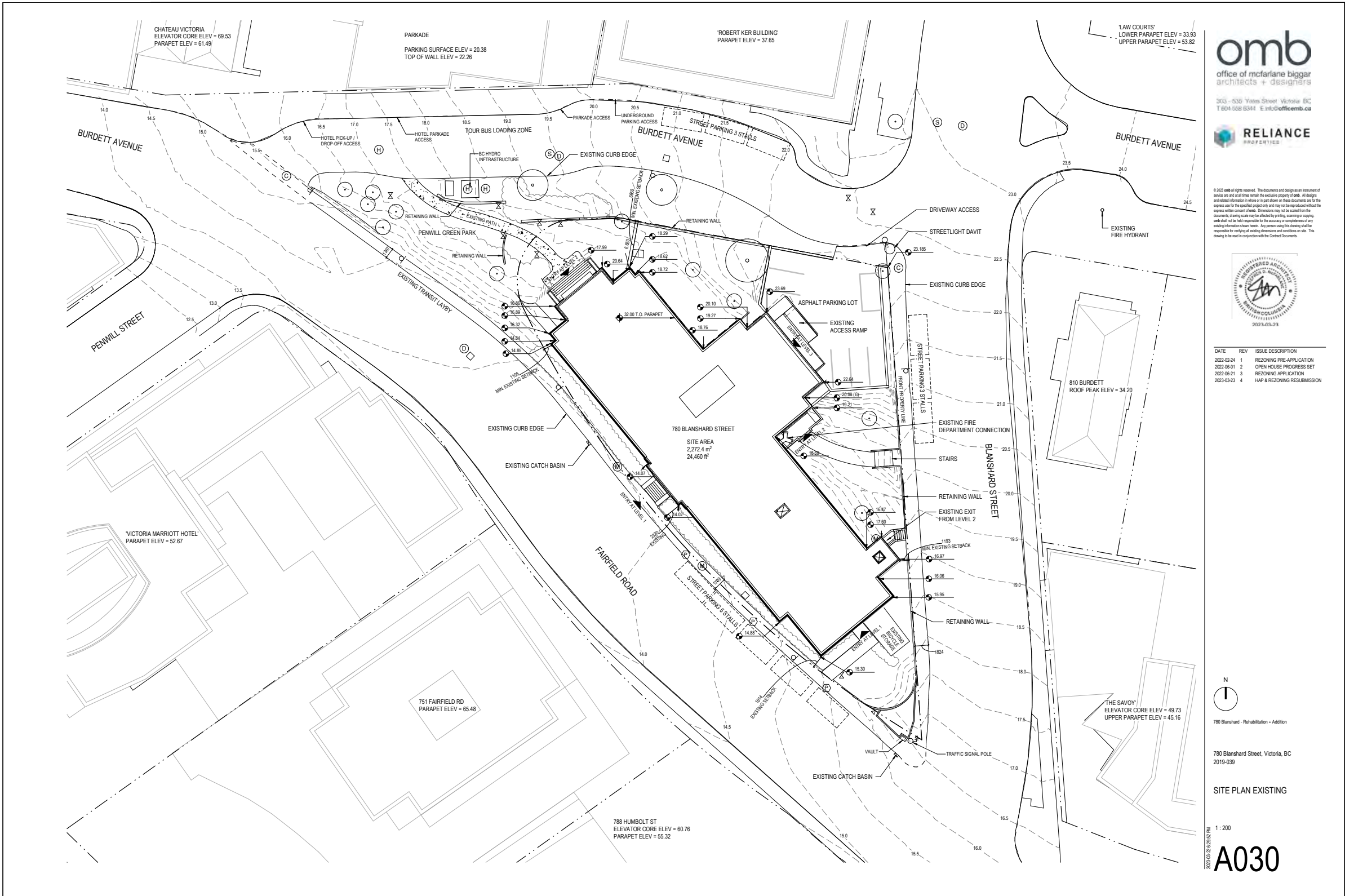
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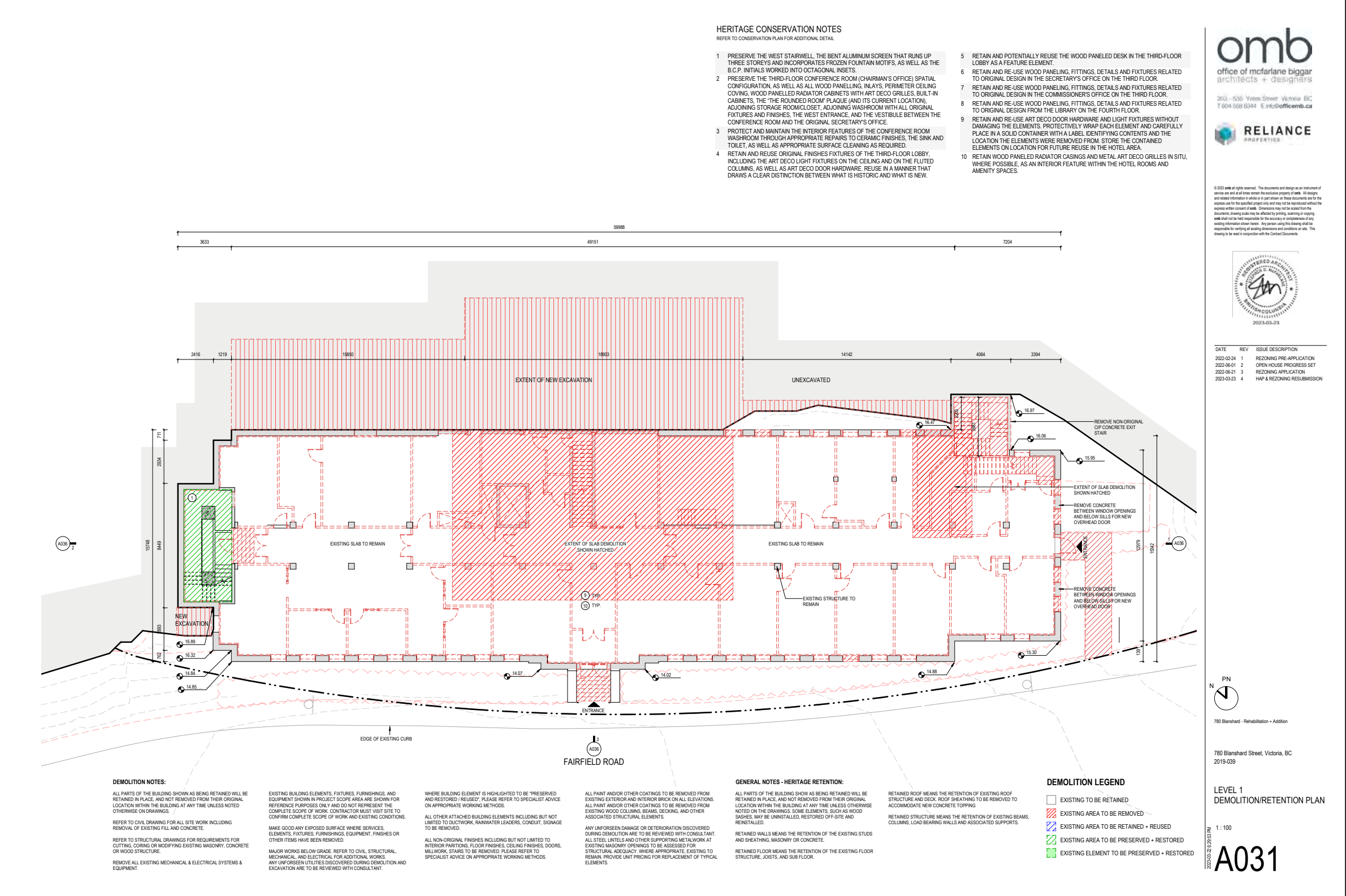
A022

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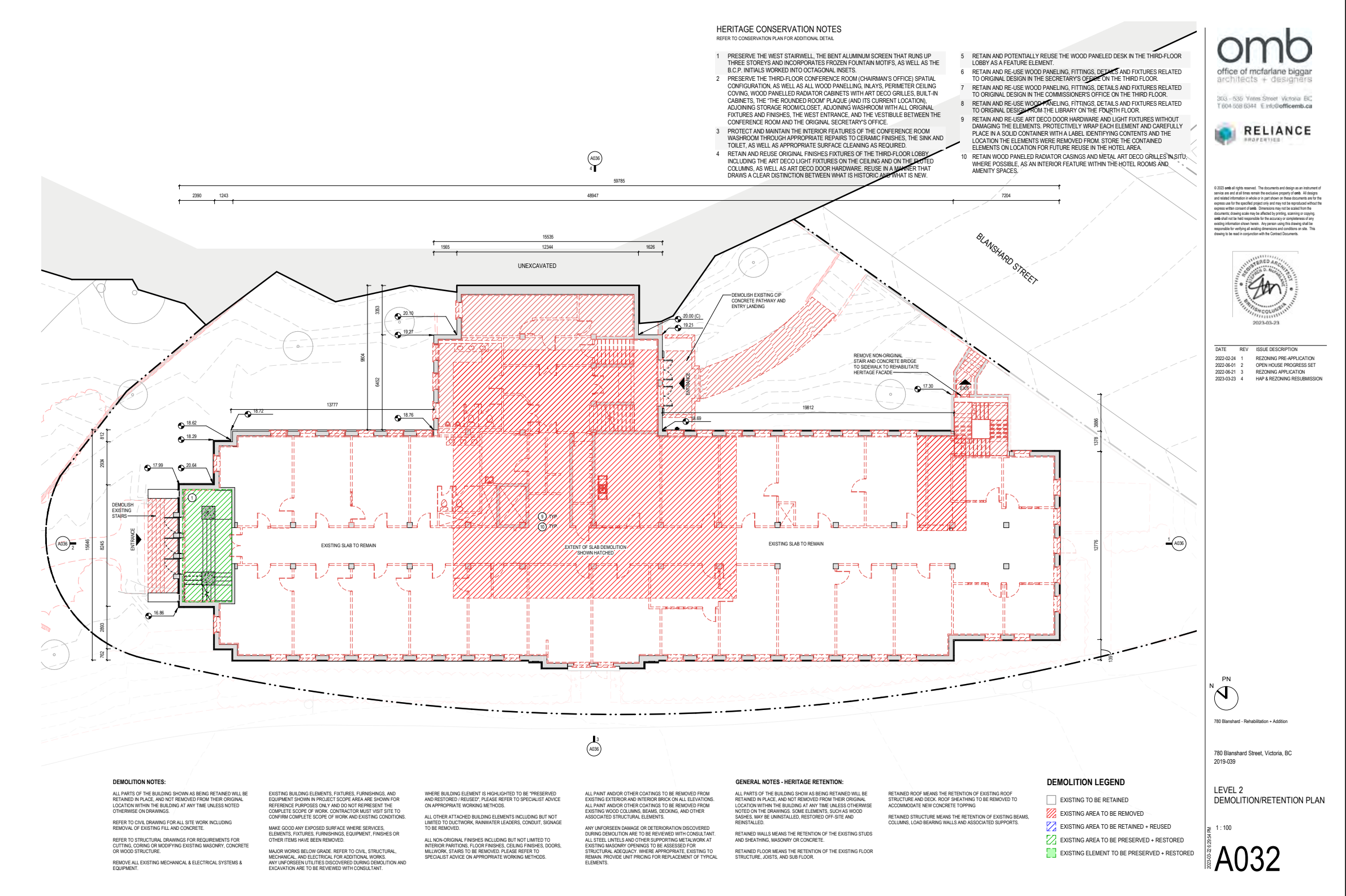
APPENDIX ARCHITECTURE DRAWINGS

NEW PAGE





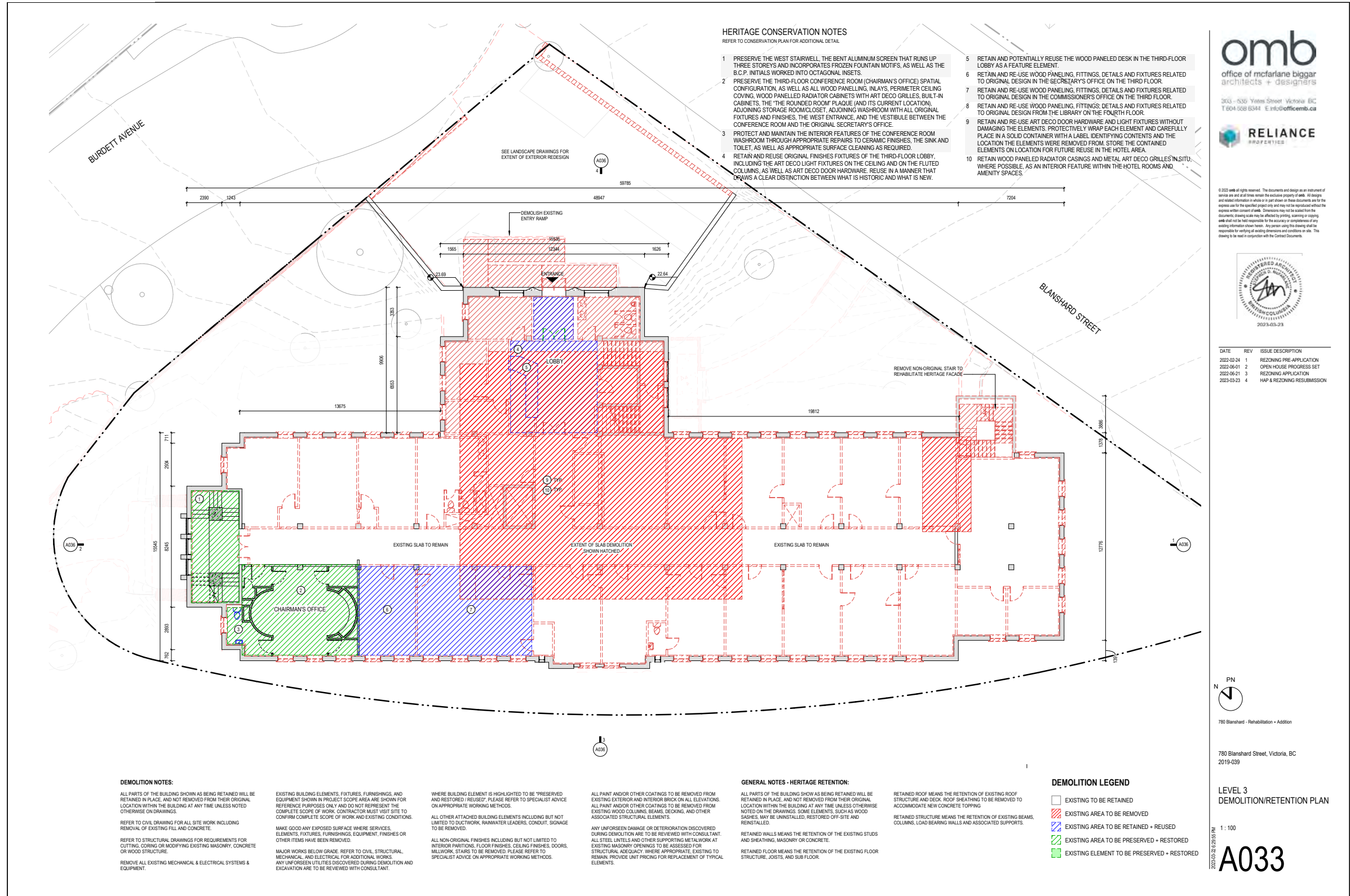
780 BLANSHARD STREET
LARGE PROJECT SUPPLEMENTARY INFORMATION | MARCH 23, 2023



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2019-039

LEVEL 3
DEMOLITION/RETENTION PLAN

1:100

A033

HERITAGE CONSERVATION NOTES
REFER TO CONSERVATION PLAN FOR ADDITIONAL DETAIL.

- PRESERVE THE WEST STAIRWELL, THE BENT ALUMINUM SCREEN THAT RUNS UP THREE STOREYS AND INCORPORATES FROZEN FOUNTAIN MOTIFS, AS WELL AS THE B.C.P. INITIALS WORKED INTO OCTAGONAL INSETS.
- PRESERVE THE THIRD-FLOOR CONFERENCE ROOM (CHAIRMAN'S OFFICE) SPATIAL CONFIGURATION, AS WELL AS ALL WOOD PANNELLING, INLAYS, PERIMETER CEILING COVING, WOOD PANNELLED RADIATOR CABINETS WITH ART DECO GRILLES, BUILT-IN CABINETS, THE 'THE ROUNDED ROOM' PLAQUE (AND ITS CURRENT LOCATION), ADJOINING STORAGE ROOM/CLOSET, ADJOINING WASHROOM WITH ALL ORIGINAL FIXTURES AND FINISHES, THE WEST ENTRANCE, AND THE VESTIBULE BETWEEN THE CONFERENCE ROOM AND THE ORIGINAL SECRETARY'S OFFICE.
- PROTECT AND MAINTAIN THE INTERIOR FEATURES OF THE CONFERENCE ROOM WASHROOM THROUGH APPROPRIATE REPAIRS TO CERAMIC FINISHES, THE SINK AND TOILET, AS WELL AS APPROPRIATE SURFACE CLEANING AS REQUIRED.
- RETAIN AND REUSE ORIGINAL FINISHES FIXTURES OF THE THIRD-FLOOR LOBBY, INCLUDING THE ART DECO LIGHT FIXTURES ON THE CEILING AND ON THE FLUTED COLUMNS, AS WELL AS ART DECO DOOR HARDWARE. REUSE IN A MANNER THAT DRAWS A CLEAR DISTINCTION BETWEEN WHAT IS HISTORIC AND WHAT IS NEW.
- RETAIN AND POTENTIALLY REUSE THE WOOD PANELED DESK IN THE THIRD-FLOOR LOBBY AS A FEATURE ELEMENT.
- RETAIN AND RE-USE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE SECRETARY'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND RE-USE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN IN THE COMMISSIONER'S OFFICE ON THE THIRD FLOOR.
- RETAIN AND RE-USE WOOD PANELED, FITTINGS, DETAILS AND FIXTURES RELATED TO ORIGINAL DESIGN FROM THE LIBRARY ON THE FOURTH FLOOR.
- RETAIN AND RE-USE ART DECO DOOR HARDWARE AND LIGHT FIXTURES WITHOUT DAMAGING THE ELEMENTS. PROTECTIVELY WRAP EACH ELEMENT AND CAREFULLY PLACE IN A SOLID CONTAINER WITH A LABEL IDENTIFYING CONTENTS AND THE LOCATION THE ELEMENTS WERE REMOVED FROM. STORE THE CONTAINED ELEMENTS ON LOCATION FOR FUTURE REUSE IN THE HOTEL AREA.
- RETAIN WOOD PANELED RADIATOR CASINGS AND METAL ART DECO GRILLES IN SITU, WHERE POSSIBLE, AS AN INTERIOR FEATURE WITHIN THE HOTEL ROOMS AND AMENITY SPACES.

DEMOLITION NOTES:
ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.
REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.
REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.
REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.
EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.
MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.
MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS.
ANY UNFORESEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.
WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.
ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.
ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.
ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR BRICK ON ALL ELEVATIONS. ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.
ANY UNFORESEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT. ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL NECESSITY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.

GENERAL NOTES - HERITAGE RETENTION:
ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.
RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.
RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.
RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK, ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING.
RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

DEMOLITION LEGEND
 EXISTING TO BE RETAINED
 EXISTING AREA TO BE REMOVED
 EXISTING AREA TO BE RETAINED + REUSED
 EXISTING AREA TO BE PRESERVED + RESTORED
 EXISTING ELEMENT TO BE PRESERVED + RESTORED

DEMOLITION/RETENTION PLAN
LEVEL 4
1:100
2023-03-23 09:29 AM

A034

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REGISTERED ARCHITECT
B.C. REG. NO. 11811
2023-03-23

DATE	REV	ISSUE DESCRIPTION
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DATE REV ISSUE DESCRIPTION

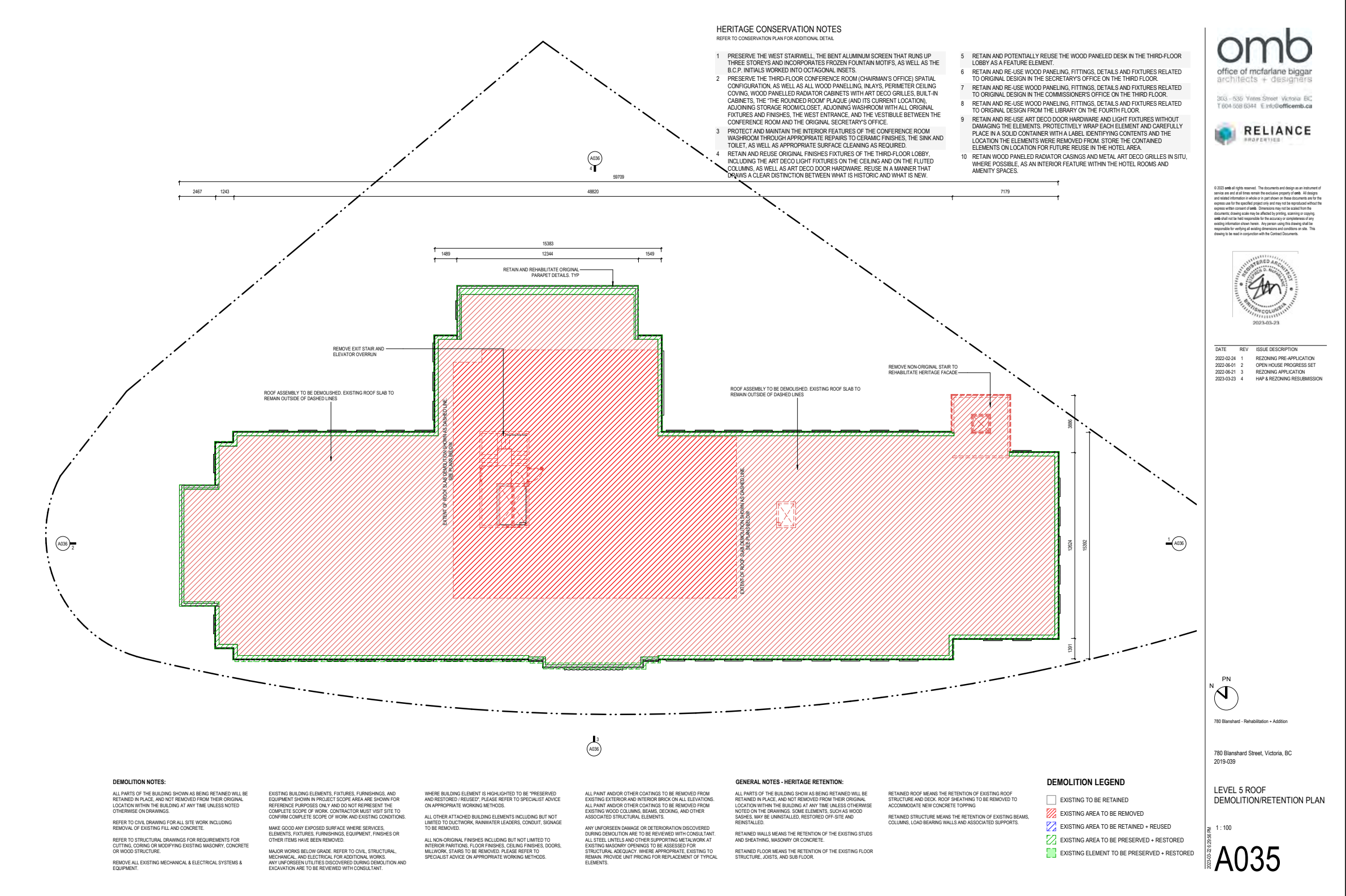
2022-02-24 1 REZONING PRE-APPLICATION

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2023-03-03	4	HAV & REZONING RE-SUBMISSION



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780 Blanshard Street, Victoria, BC
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LEVEL 5 ROOF
DEMOLITION/RETENTION PLAN

1:100

A035

1 Demolition Elevation - East (Blanshard St)
A036 1:150

2 Demolition Elevation - West (Burdett Ave)
A036 1:150

3 Demolition Elevation - South (Fairfield Road)
A036 1:150

4 Demolition Elevation - North (Blanshard St + Burdett Ave)
A036 1:150

DEMOLITION NOTES:
 ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS NOTED OTHERWISE ON DRAWINGS.
 REFER TO CIVIL DRAWING FOR ALL SITE WORK INCLUDING REMOVAL OF EXISTING FILL AND CONCRETE.
 REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR CUTTING, CORING OR MODIFYING EXISTING MASONRY, CONCRETE OR WOOD STRUCTURE.
 REMOVE ALL EXISTING MECHANICAL & ELECTRICAL SYSTEMS & EQUIPMENT.
 EXISTING BUILDING ELEMENTS, FIXTURES, FURNISHINGS, AND EQUIPMENT SHOWN IN PROJECT SCOPE AREA ARE SHOWN FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE COMPLETE SCOPE OF WORK. CONTRACTOR MUST VISIT SITE TO CONFIRM COMPLETE SCOPE OF WORK AND EXISTING CONDITIONS.
 MAKE GOOD ANY EXPOSED SURFACE WHERE SERVICES, ELEMENTS, FIXTURES, FURNISHINGS, EQUIPMENT, FINISHES OR OTHER ITEMS HAVE BEEN REMOVED.
 MAJOR WORKS BELOW GRADE. REFER TO CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL WORKS.
 ANY UNFORSEEN UTILITIES DISCOVERED DURING DEMOLITION AND EXCAVATION ARE TO BE REVIEWED WITH CONSULTANT.
 WHERE BUILDING ELEMENT IS HIGHLIGHTED TO BE "PRESERVED AND RESTORED / REUSED", PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.
 ALL OTHER ATTACHED BUILDING ELEMENTS INCLUDING BUT NOT LIMITED TO DUCTWORK, RAINWATER LEADERS, CONDUIT, SIGNAGE TO BE REMOVED.
 ALL NON-ORIGINAL FINISHES INCLUDING BUT NOT LIMITED TO INTERIOR PARTITIONS, FLOOR FINISHES, CEILING FINISHES, DOORS, MILLWORK, STAIRS TO BE REMOVED. PLEASE REFER TO SPECIALIST ADVICE ON APPROPRIATE WORKING METHODS.
 ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING EXTERIOR AND INTERIOR BRICK ON ALL ELEVATIONS.
 ALL PAINT AND/OR OTHER COATINGS TO BE REMOVED FROM EXISTING WOOD COLUMNS, BEAMS, DECKING, AND OTHER ASSOCIATED STRUCTURAL ELEMENTS.
 ANY UNFORSEEN DAMAGE OR DETERIORATION DISCOVERED DURING DEMOLITION ARE TO BE REVIEWED WITH CONSULTANT.
 ALL STEEL LINTELS AND OTHER SUPPORTING METALWORK AT EXISTING MASONRY OPENINGS TO BE ASSESSED FOR STRUCTURAL ADEQUACY. WHERE APPROPRIATE, EXISTING TO REMAIN. PROVIDE UNIT PRICING FOR REPLACEMENT OF TYPICAL ELEMENTS.
GENERAL NOTES - HERITAGE RETENTION:
 ALL PARTS OF THE BUILDING SHOWN AS BEING RETAINED WILL BE RETAINED IN PLACE, AND NOT REMOVED FROM THEIR ORIGINAL LOCATION WITHIN THE BUILDING AT ANY TIME UNLESS OTHERWISE NOTED ON THE DRAWINGS. SOME ELEMENTS, SUCH AS WOOD SASHES, MAY BE UNINSTALLED, RESTORED OFF-SITE AND REINSTALLED.
 RETAINED WALLS MEANS THE RETENTION OF THE EXISTING STUDS AND SHEATHING, MASONRY OR CONCRETE.
 RETAINED FLOOR MEANS THE RETENTION OF THE EXISTING FLOOR STRUCTURE, JOISTS, AND SUB FLOOR.
 RETAINED ROOF MEANS THE RETENTION OF EXISTING ROOF STRUCTURE AND DECK. ROOF SHEATHING TO BE REMOVED TO ACCOMMODATE NEW CONCRETE TOPPING.
 RETAINED STRUCTURE MEANS THE RETENTION OF EXISTING BEAMS, COLUMNS, LOAD BEARING WALLS AND ASSOCIATED SUPPORTS.

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2019-039

DEMOLITION/RETENTION ELEVATIONS

As indicated

A036

A

APPENDIX ARCHITECTURE DRAWINGS

NEW PAGE

1 Level 1
A041 1:200

3 Level 3
A041 1:200

2 Level 2
A041 1:200

4 Level 4
A041 1:200

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FSR OVERLAYS EXISTING

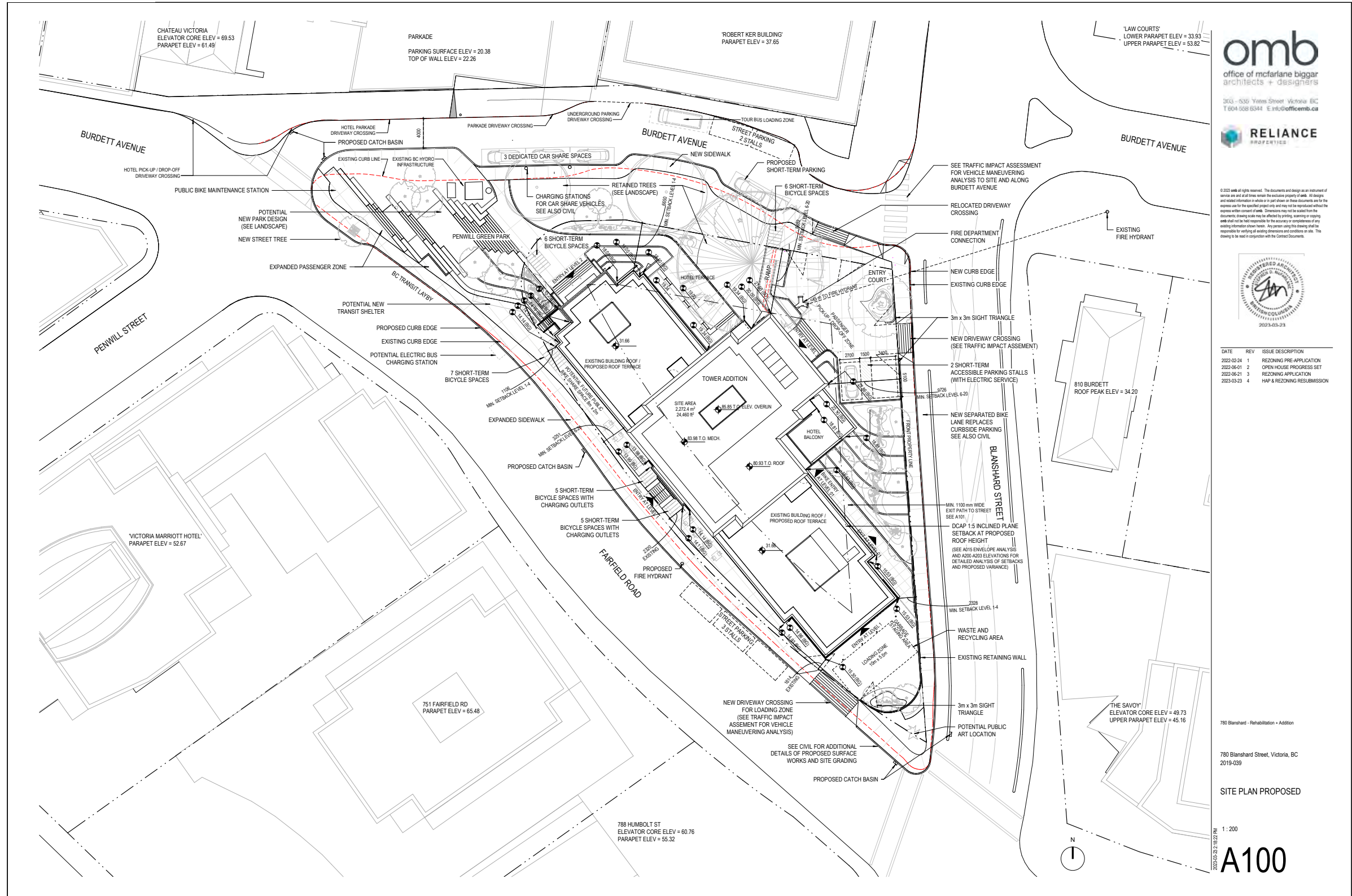
EXISTING FLOOR AREA

Level 01	852.3 m ²
Level 02	985.2 m ²
Level 03	982.8 m ²
Level 04	972.3 m ²
	3792.5 m ²

1:200

A041

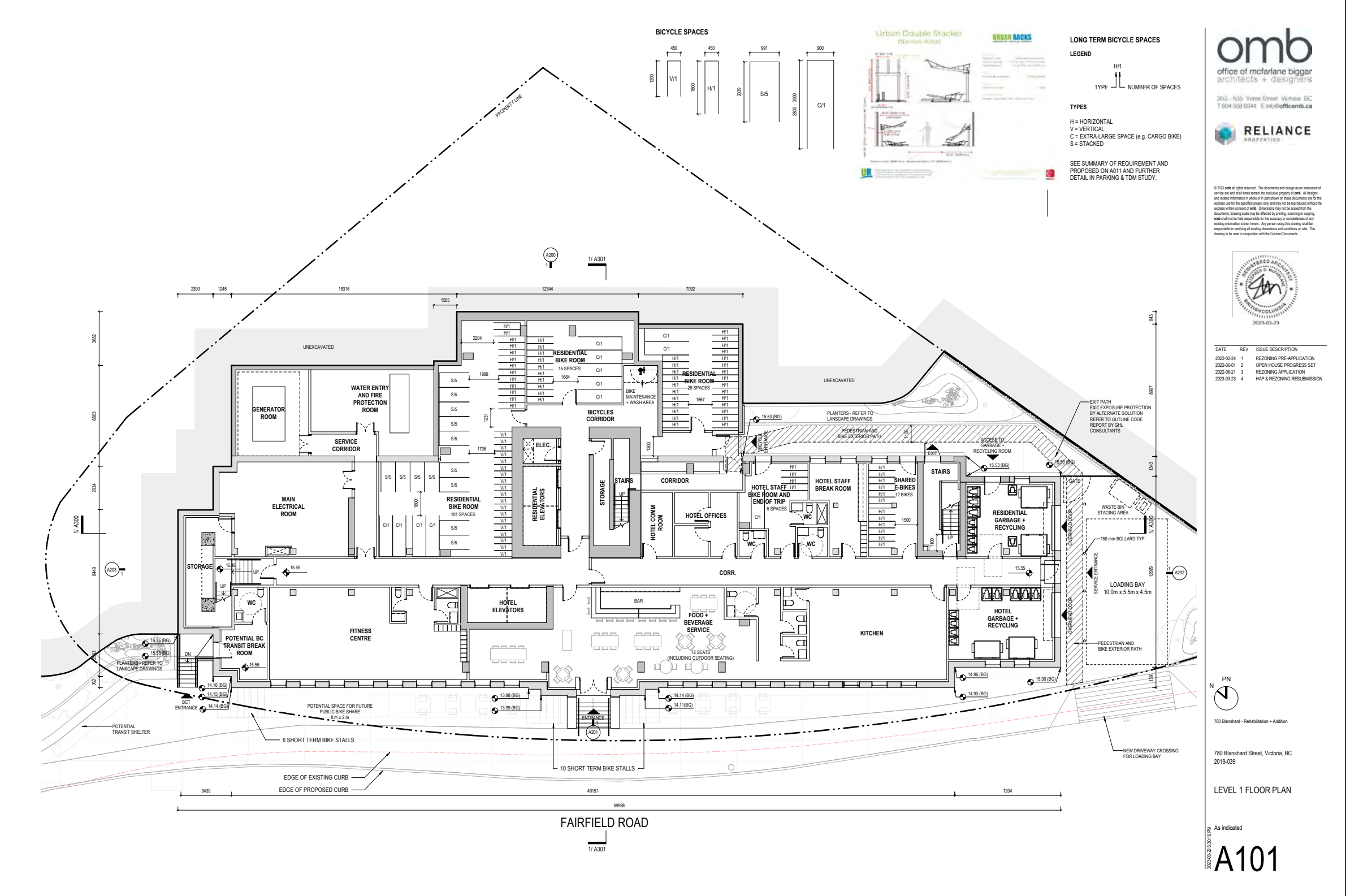




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APPENDIX ARCHITECTURE DRAWINGS

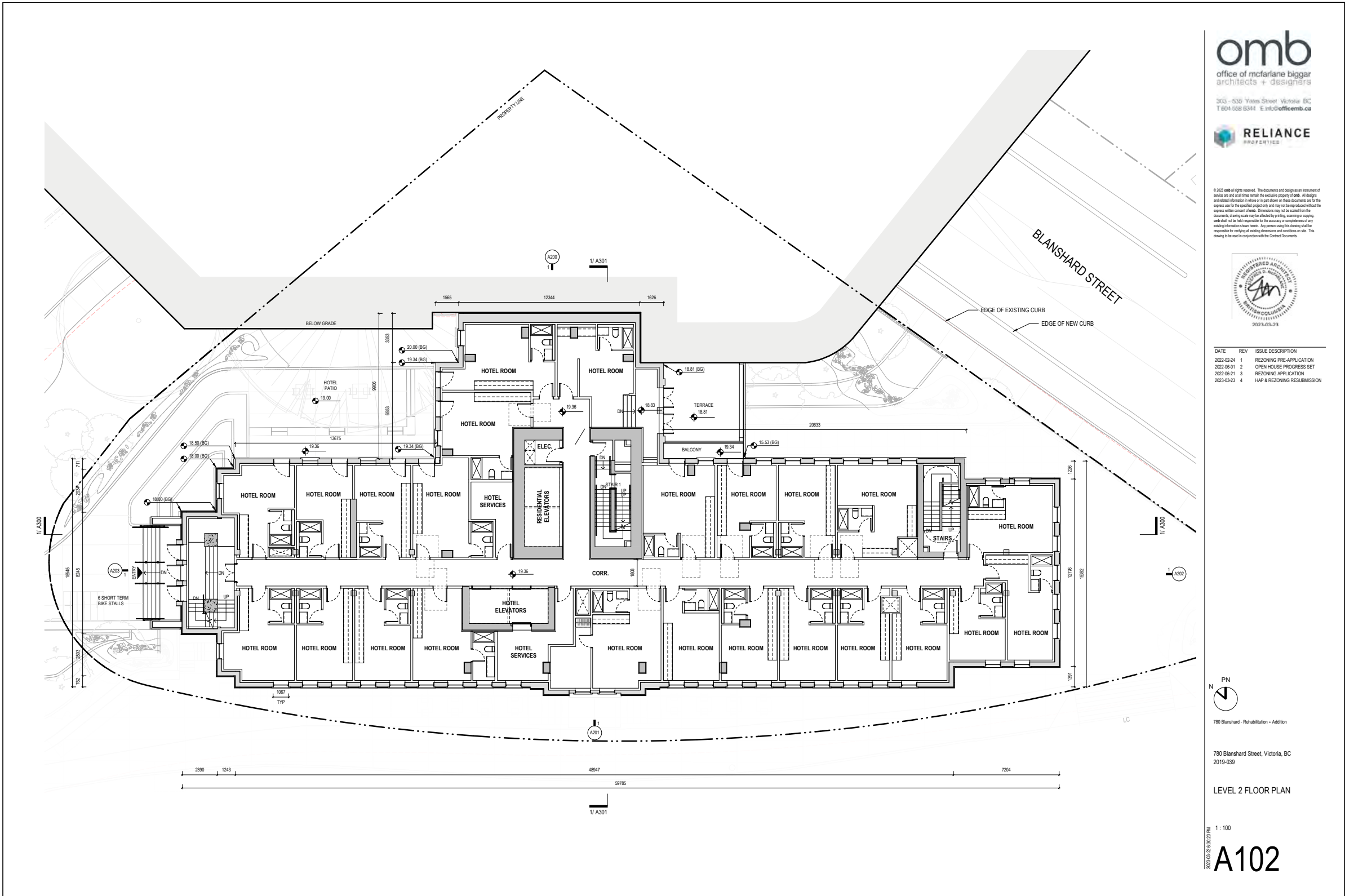
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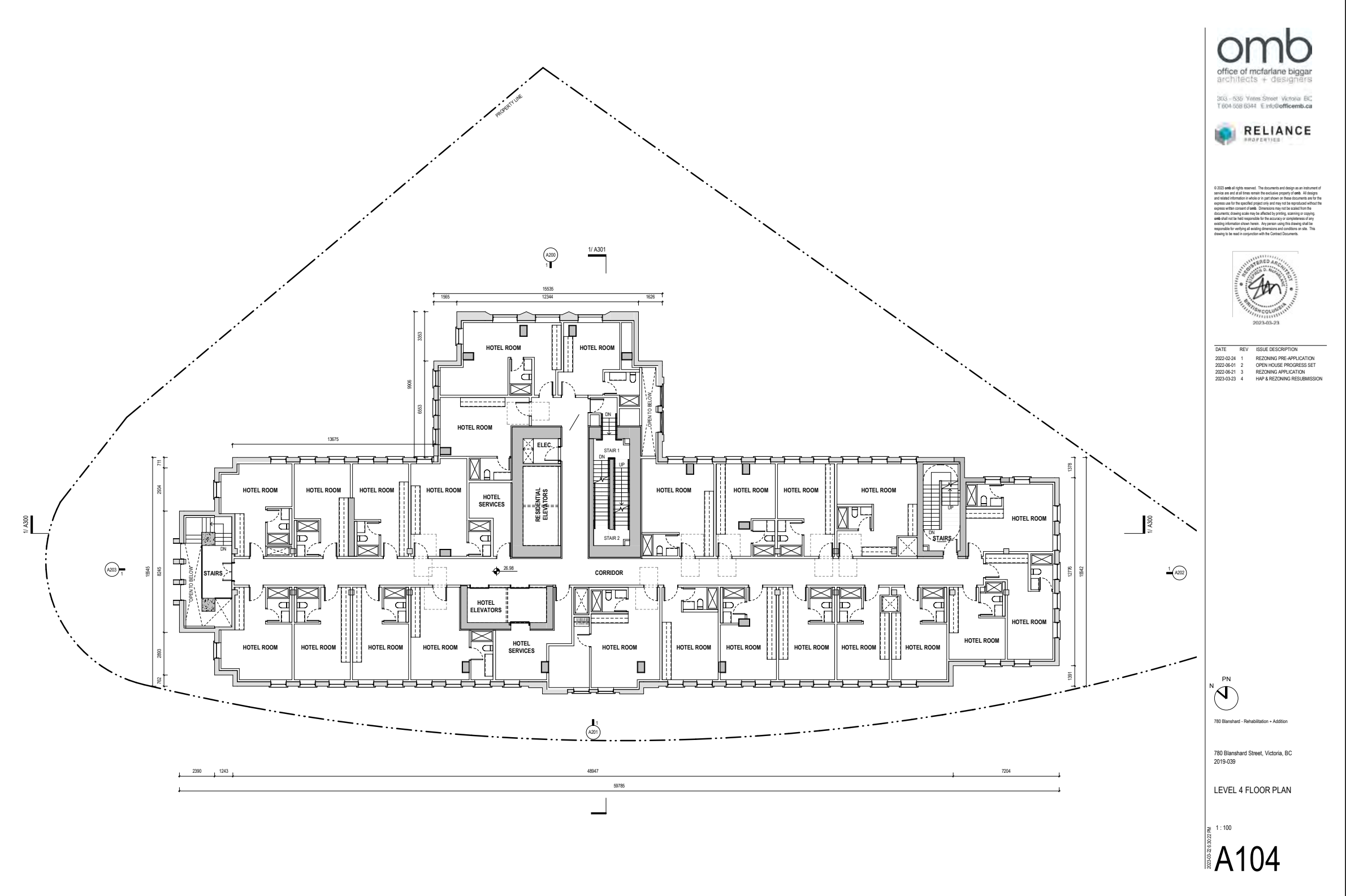
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LEVEL 2 FLOOR PLAN

1:100

A102



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LEVEL 4 FLOOR PLAN

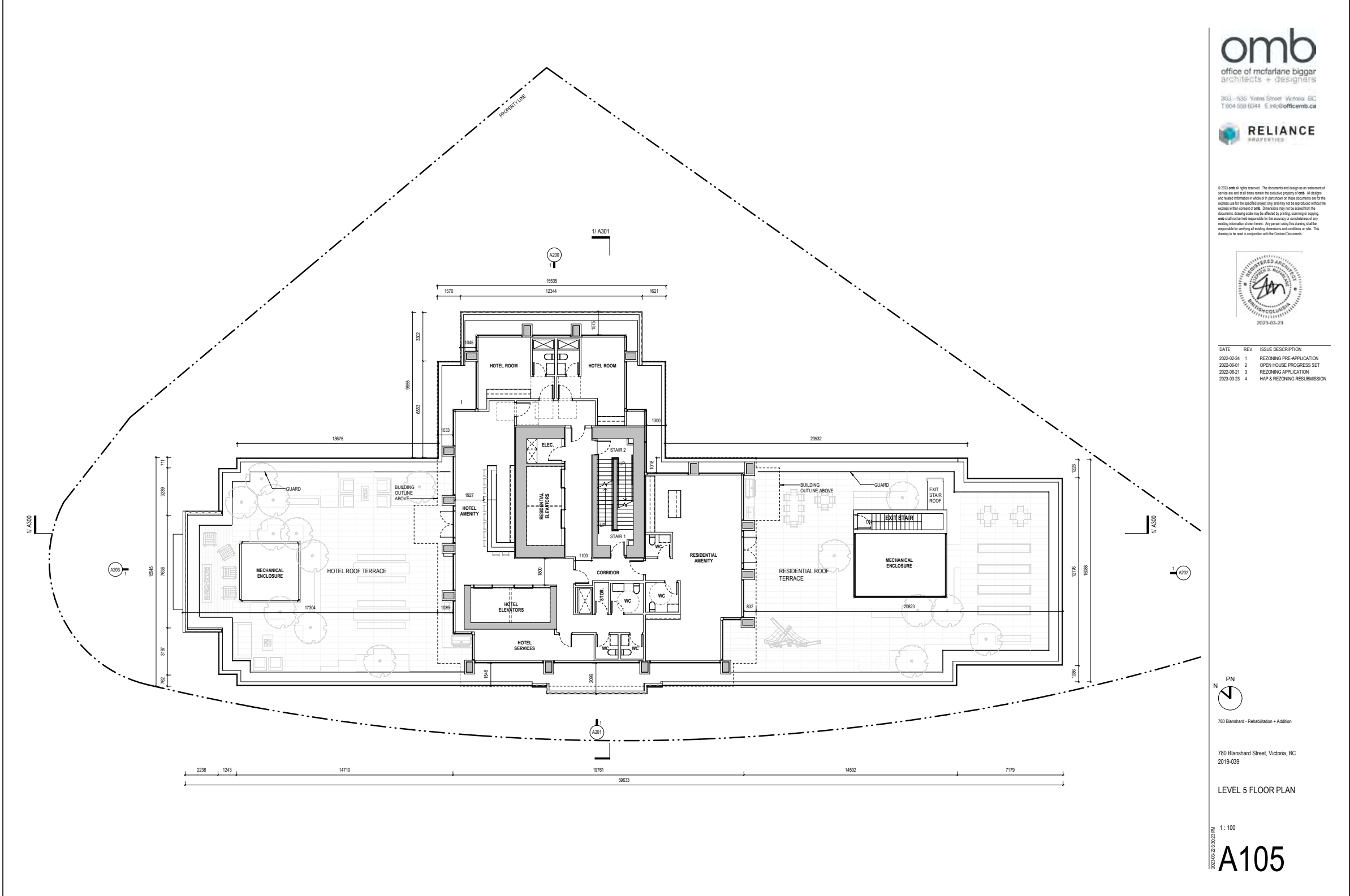
1:100

A104

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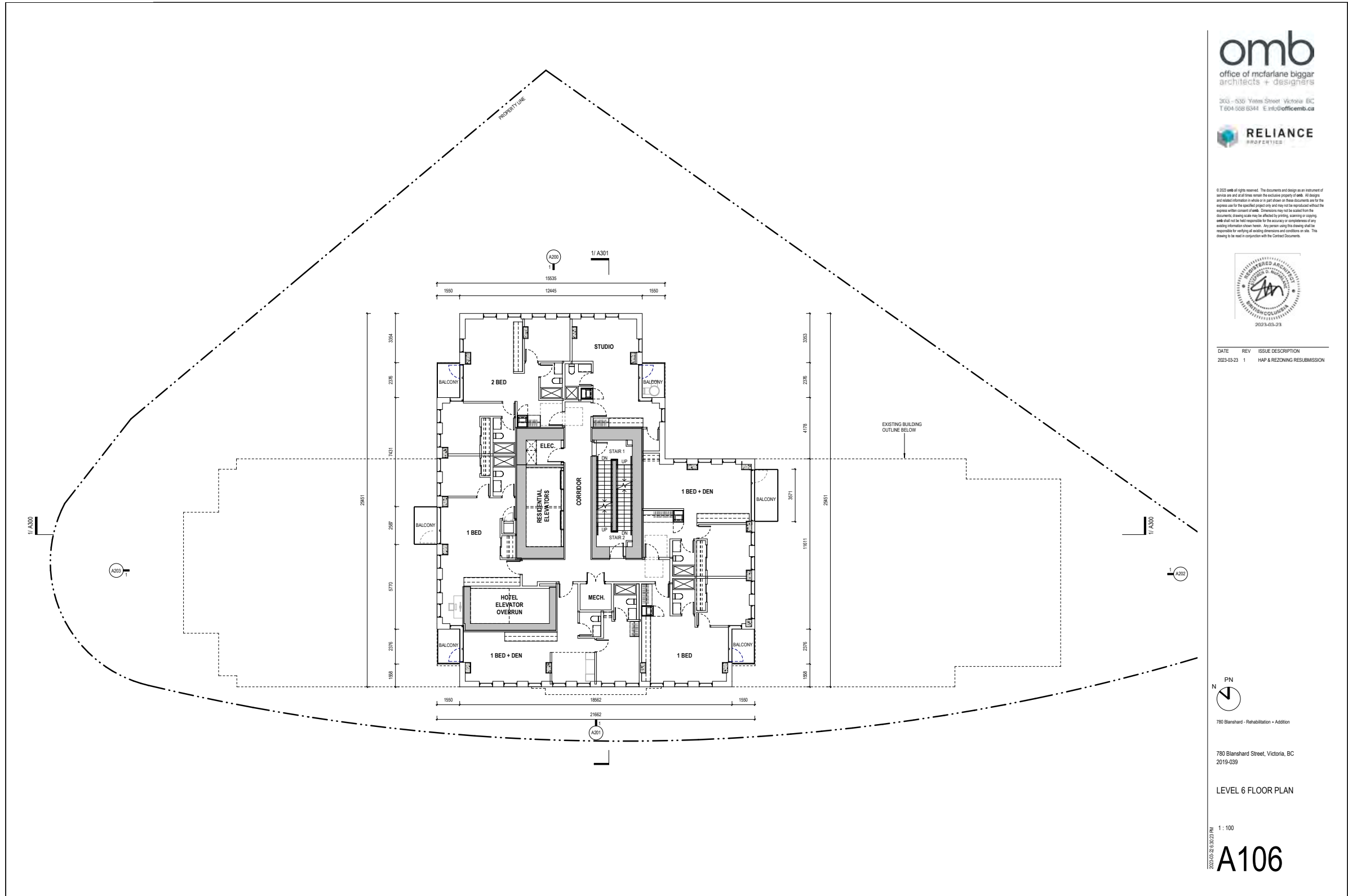
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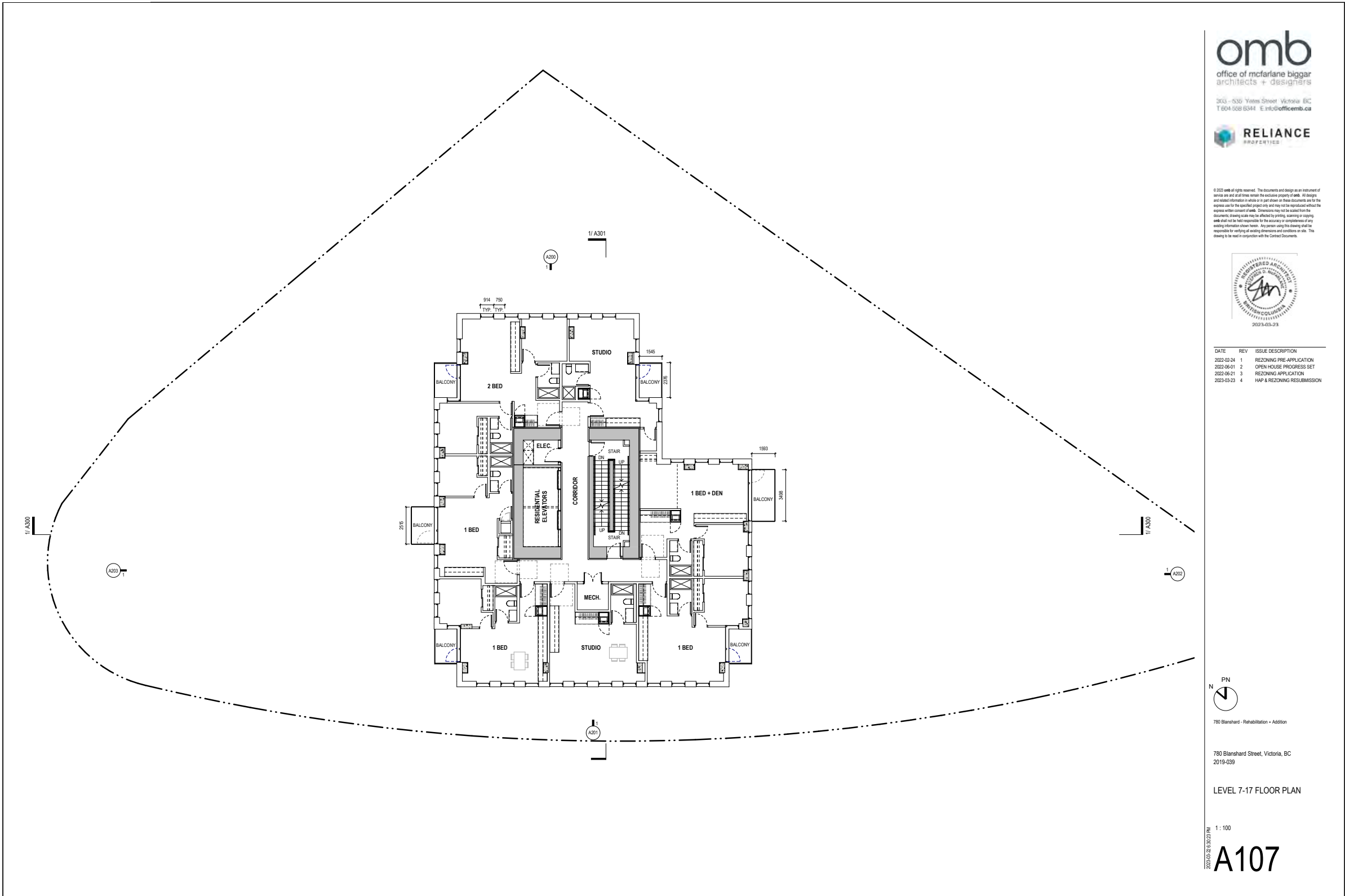
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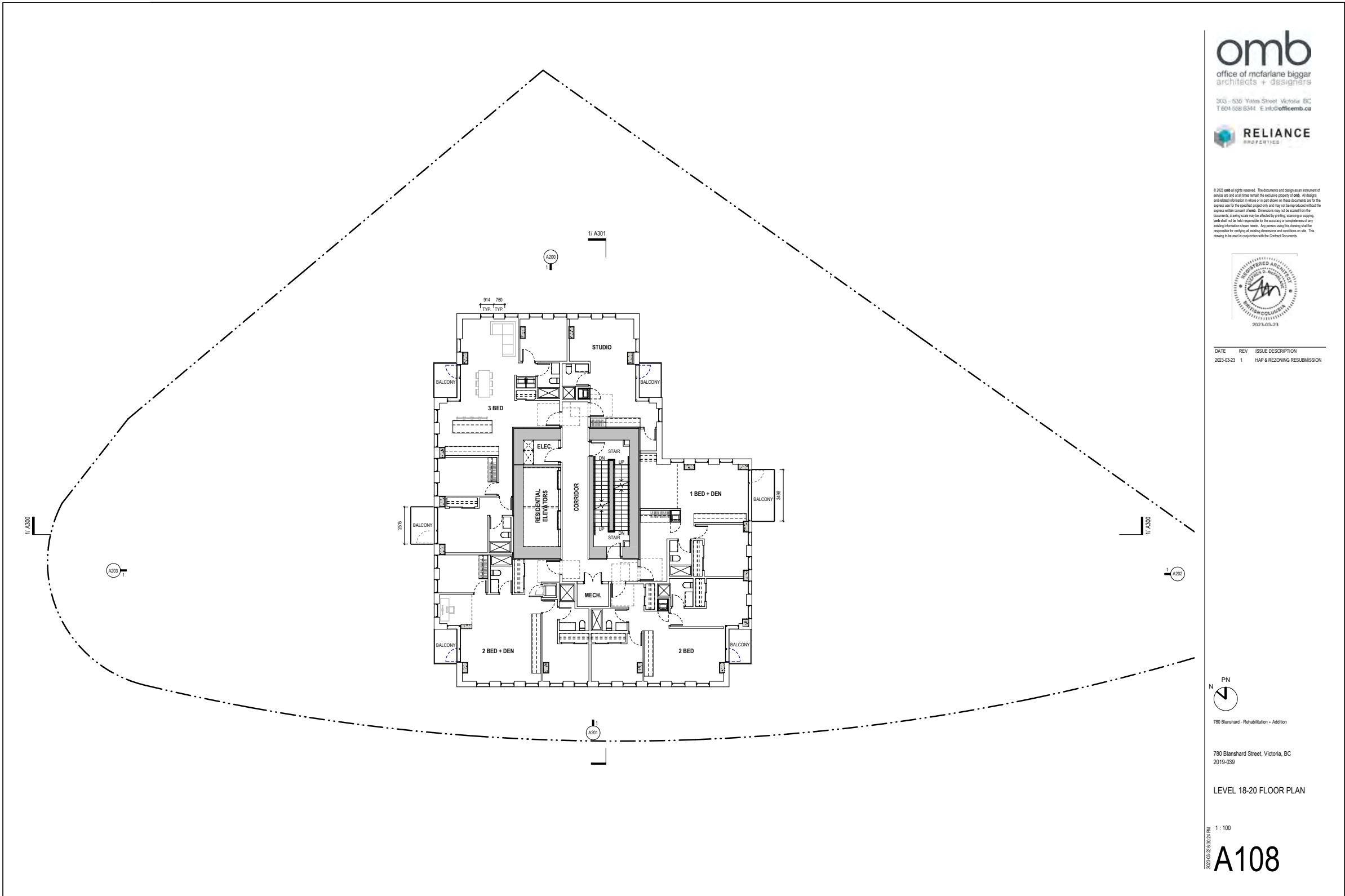
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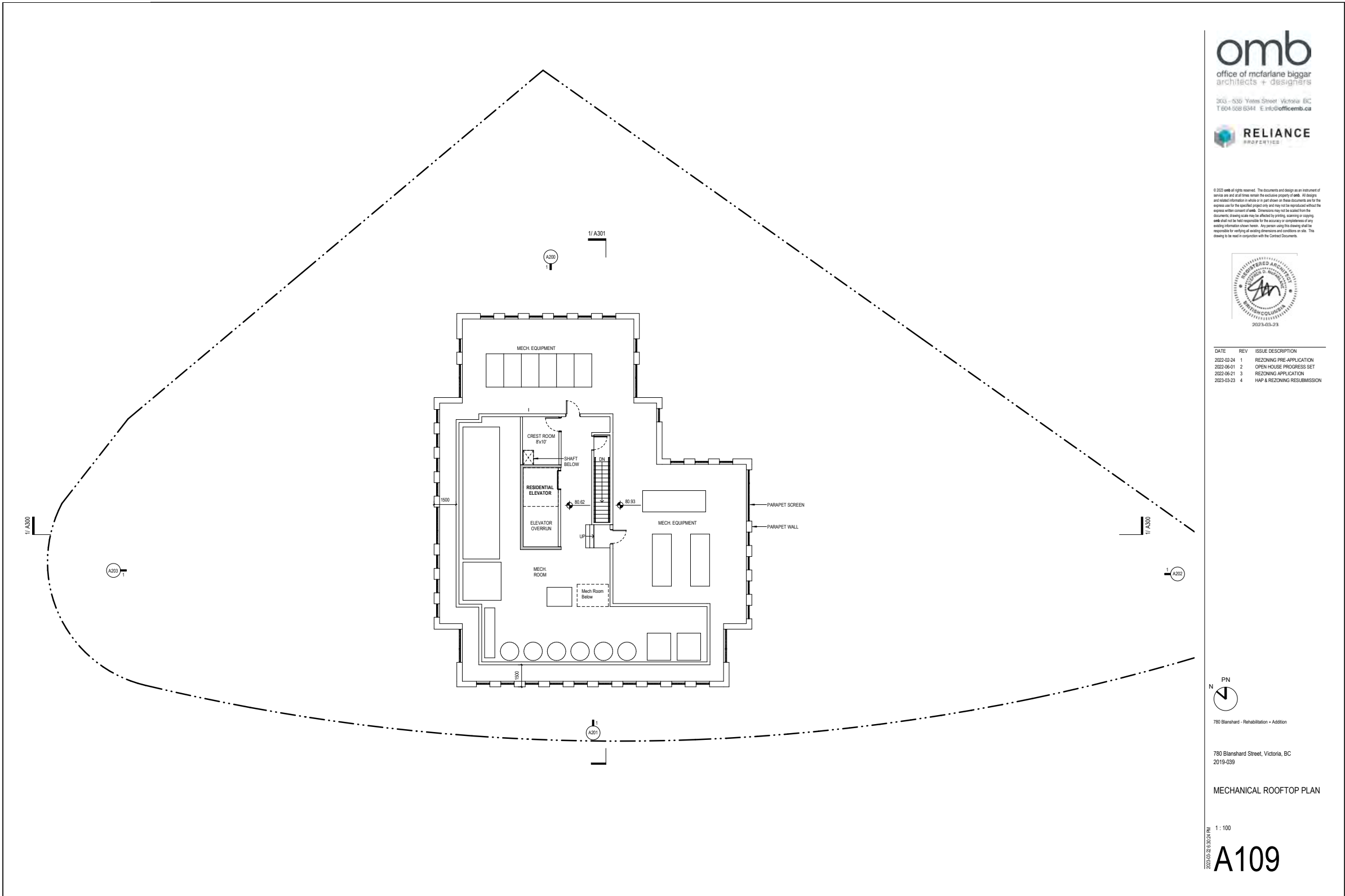
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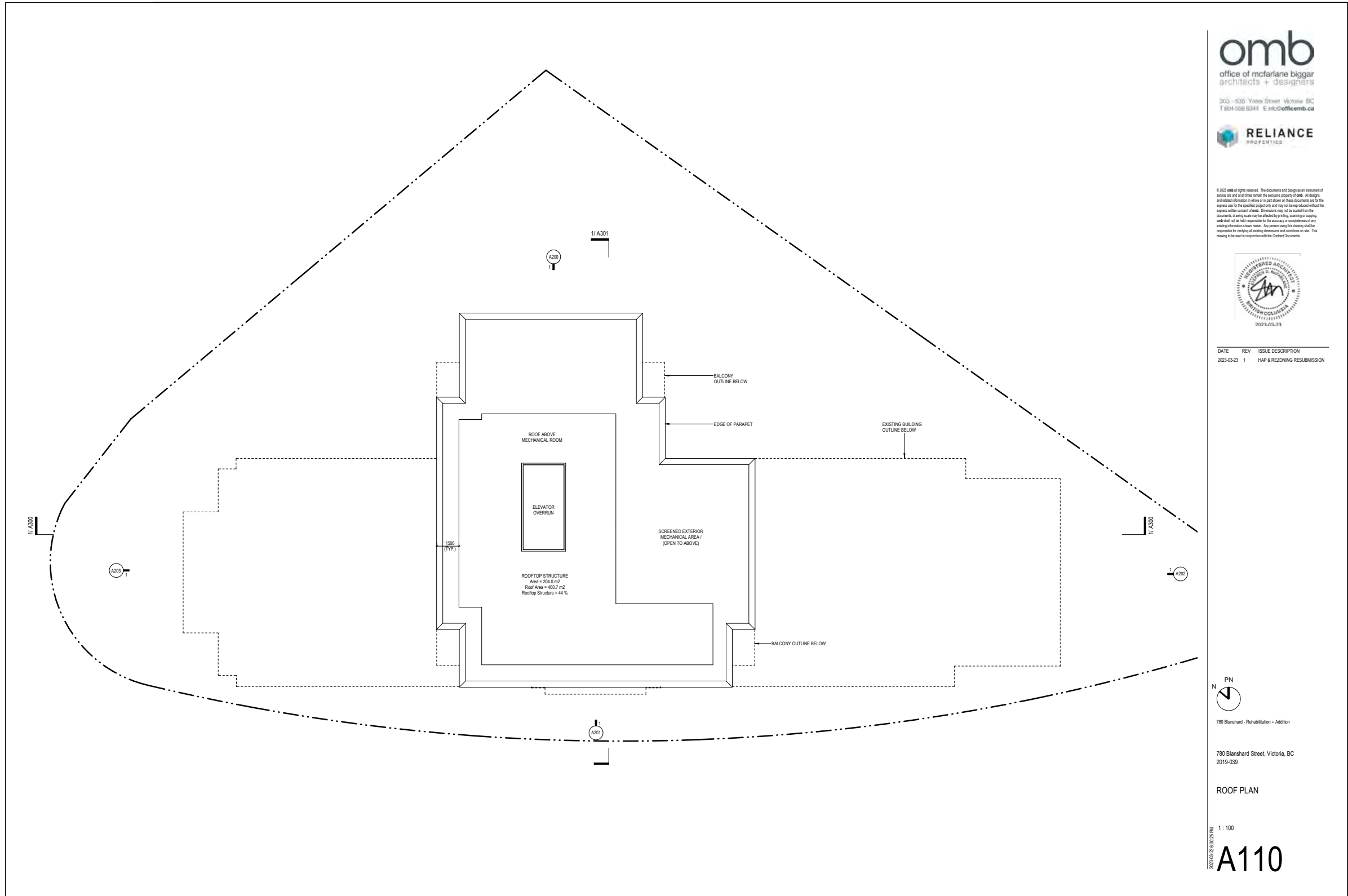
LEVEL 7-17 FLOOR PLAN

1 : 100

A107







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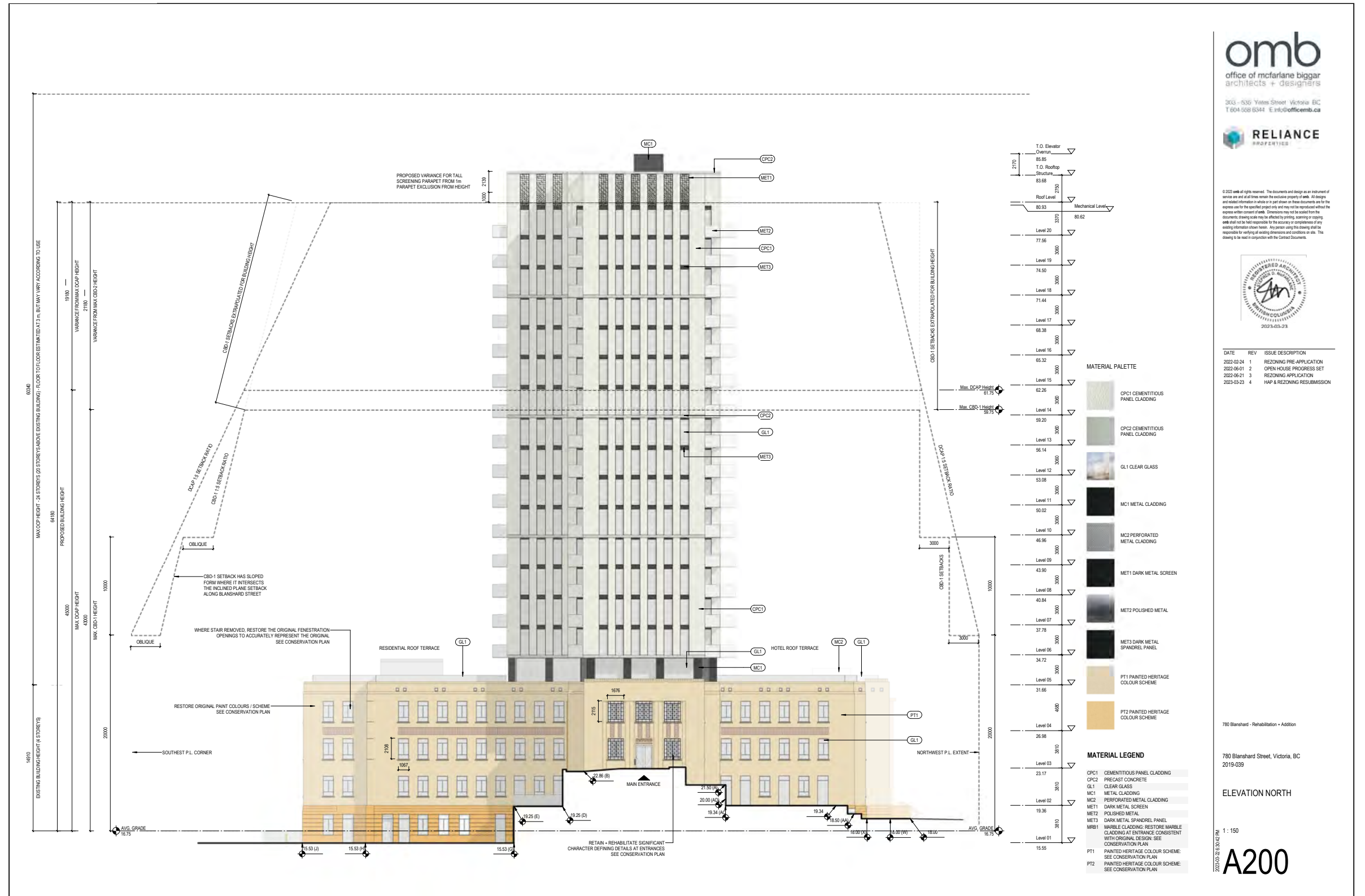
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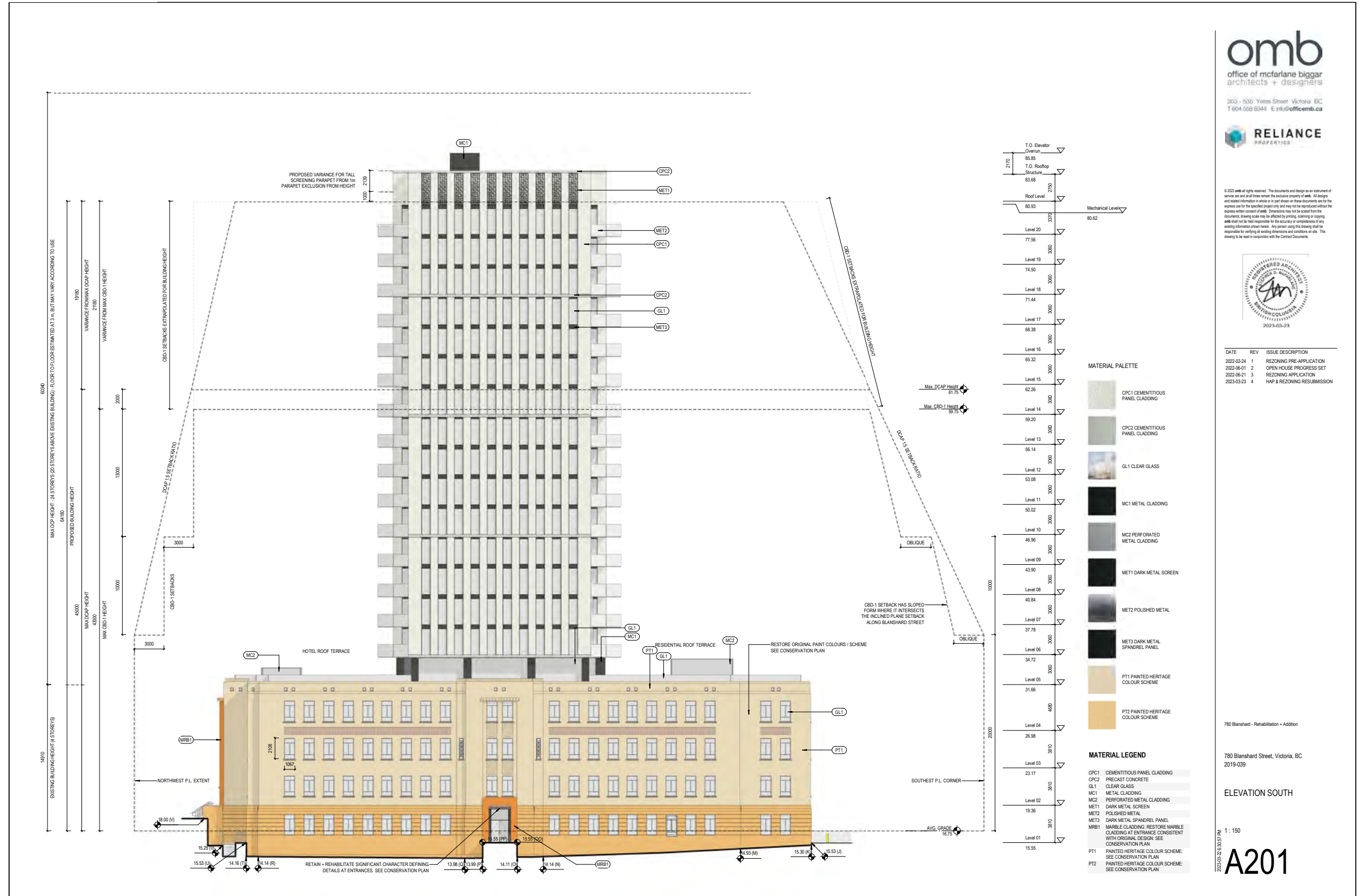
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ELEVATION NORTH

1 : 150

A200



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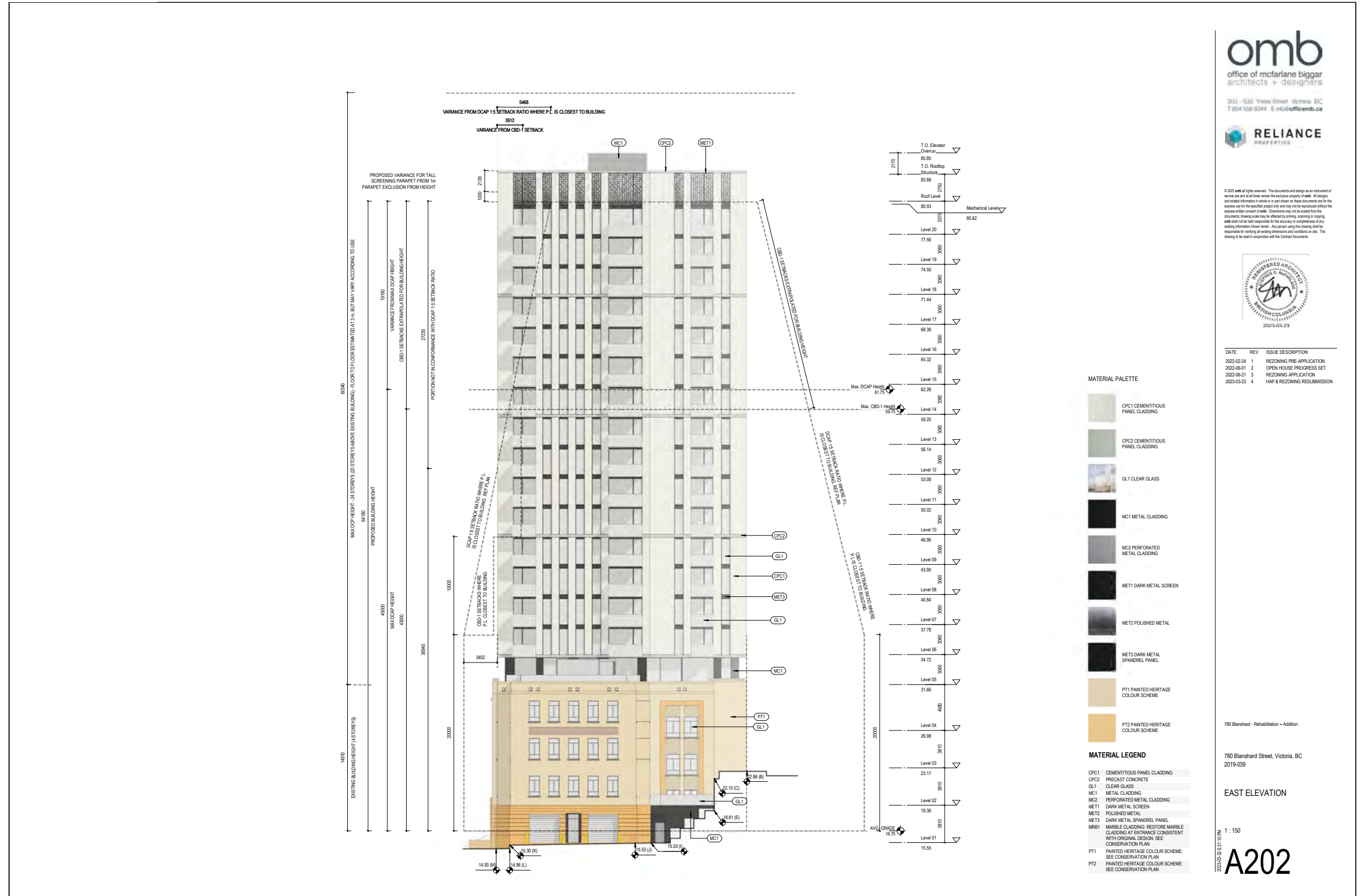
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ELEVATION SOUTH

1 : 150

A201



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








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MATERIAL PALETTE

-  CP1 CEMENTITIOUS PANEL CLADDING
-  CP2 CEMENTITIOUS PANEL CLADDING
-  GL1 CLEAR GLASS
-  MC1 METAL CLADDING
-  MC2 PERFORATED METAL CLADDING
-  MET1 DARK METAL SCREEN
-  MET2 POLISHED METAL
-  MET3 DARK METAL SPANDREL PANEL
-  PT1 PAINTED HERITAGE COLOUR SCHEME
-  PT2 PAINTED HERITAGE COLOUR SCHEME

MATERIAL LEGEND

- CP1 CEMENTITIOUS PANEL CLADDING
- CP2 PRECAST CONCRETE
- GL1 CLEAR GLASS
- MC1 METAL CLADDING
- MC2 PERFORATED METAL CLADDING
- MET1 DARK METAL SCREEN
- MET2 POLISHED METAL
- MET3 DARK METAL SPANDREL PANEL
- MRE1 MARBLE CLADDING - RESTORE MARBLE CLADDING AT ENTRANCE CONSISTENT WITH ORIGINAL DESIGN. SEE CONSERVATION PLAN.
- PT1 PAINTED HERITAGE COLOUR SCHEME. SEE CONSERVATION PLAN.
- PT2 PAINTED HERITAGE COLOUR SCHEME. SEE CONSERVATION PLAN.

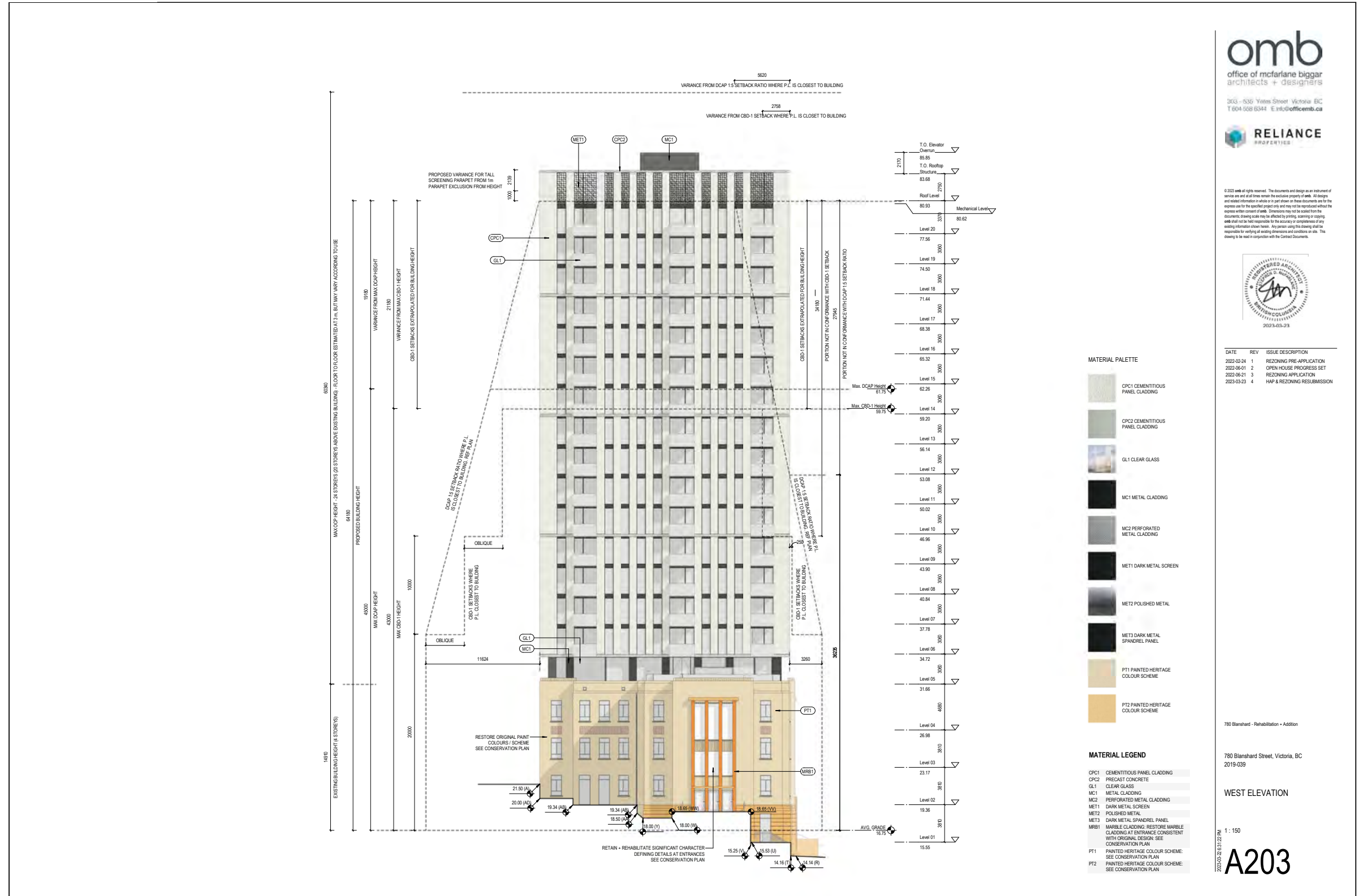
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EAST ELEVATION

1 : 150

A202



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WEST ELEVATION

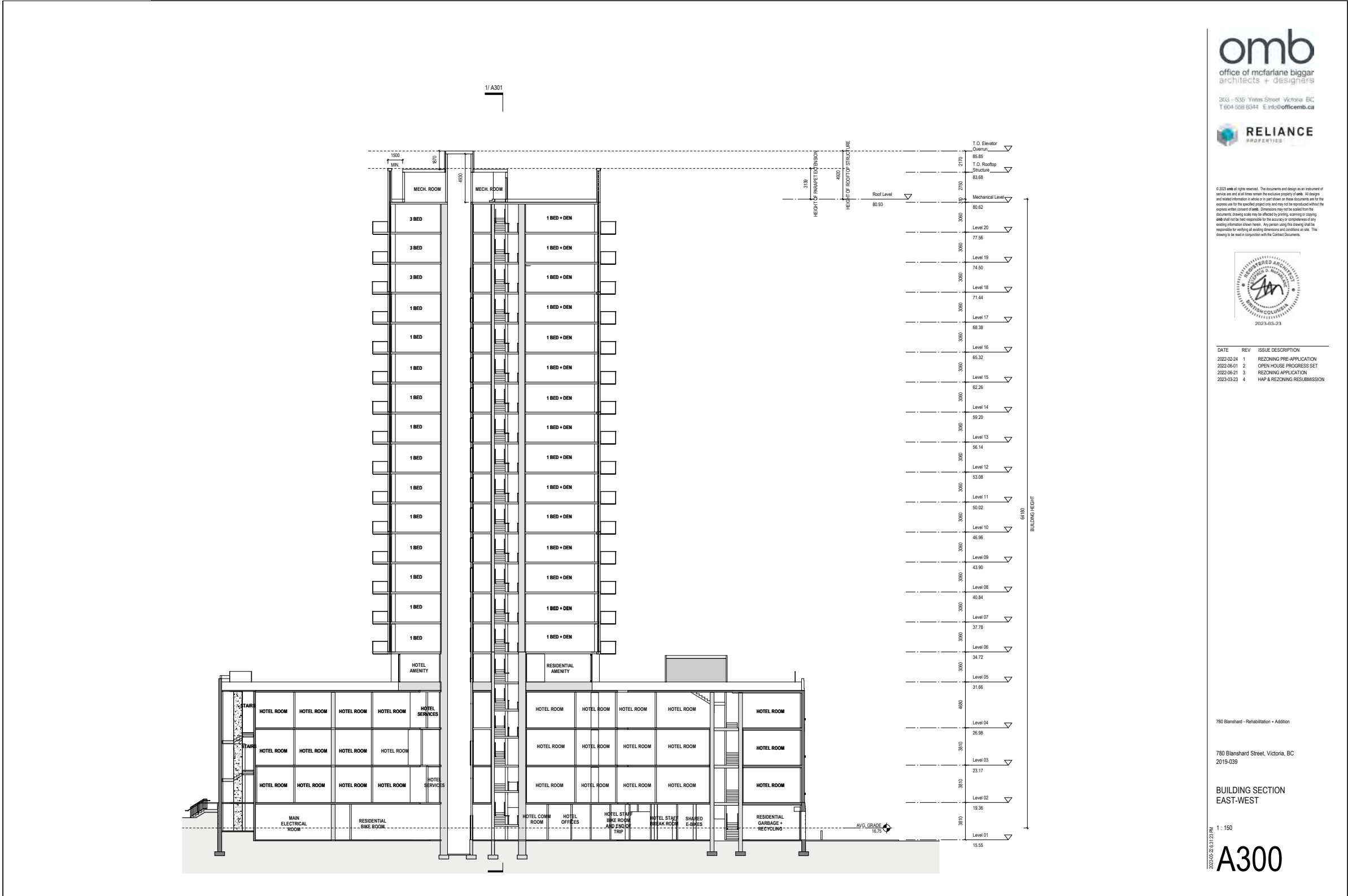
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A203

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BUILDING SECTION
EAST-WEST

1 : 150

A300

780 BLANSHARD STREET

ISSUED FOR REZONING AND HERITAGE ALTERATION PERMIT

CLIENT:
RELIANCE PROPERTIES LTD.
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ARCHITECTS:
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MATTHEW BEALL
MBeall@officeomb.ca
604.558.6371

LANDSCAPE ARCHITECT:
**GJALA GAUTHIER + ASSOCIATES LANDSCAPE
ARCHITECTS INC.**

BRYCE GAUTHIER
bryce@gauthierla.com
604.317.9682

RODRIGO RODRIGUES
rodrigo@gauthierla.com
778.714.0123

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	DEMOLITION PLAN
L0.3	OVERALL IMPERMEABLE SURFACES OVERLAY
L1.0	OVERALL SITE PLAN
L1.1	WEST ENLARGEMENT PLAN
L1.2	NORTH ENLARGEMENT PLAN
L1.3	SOUTH ENLARGEMENT PLAN
L1.4	PENWILL GREEN PARK ENLARGEMENT PLAN
L1.5	OVERALL PLANTING PLAN
L1.6	OVERALL IRRIGATION PLAN
L1.7	PRECEDENT IMAGES
L2.0	LEVEL 5: MATERIALS AND LAYOUT PLAN
L3.0	PRECEDENT IMAGES
L4.0	SECTIONS
L4.1	SECTIONS







A

APPENDIX LANDSCAPE DRAWINGS

NEW PAGE





A

APPENDIX LANDSCAPE DRAWINGS

NEW PAGE



G | ALA
Gauger + Associates Landscape Architects Inc.

K Issued for Rezoning & Heritage Alteration Permit 23-03-21

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Reliance Properties
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L1.1
WEST ENLARGEMENT PLAN

A

APPENDIX LANDSCAPE DRAWINGS

NEW PAGE



A

APPENDIX LANDSCAPE DRAWINGS

NEW PAGE



G | ALA
Gaurier + Associates Landscape Architects Inc.

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L1.3
SOUTH ENLARGEMENT PLAN

A

APPENDIX LANDSCAPE DRAWINGS

NEW PAGE



PLANT IMAGES

TREES



Arbutus menziesii
Arbutus



Cedrus deodara
Cedar



Quercus garryana
Garry Oak

SHRUBS



Gaultheria shallon
Salal



Physocarpus opulifolius
Ninebark



Rhododendron menziesii
False Azalea



Rhododendron x 'Purple Gem'
Purple Gem Rhododendron

PERENNIALS, GRASSES, GROUNDCOVER



Adiantum venustum
Evergreen Maidenhair Fern



Arctostaphylos uva-ursi
Bearberry, Kinnikinnick



Blechnum spicant
Deer Fern



Carex obnupta
Slough Sedge



Deschampsia caespitosa 'Northern Light'
Northern Lights Tufted Hair Grass



Juncus effusus
Soft Common Rush



Leymus mollis
Dune Grass



Oxalis oregana
Rewood Sorrel



Polystichum munitum
Western Sword Fern



Akebia quinata
Chocolate Vine



GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL.
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED.
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST.
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED. INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION.
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF VANCOUVER STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES.

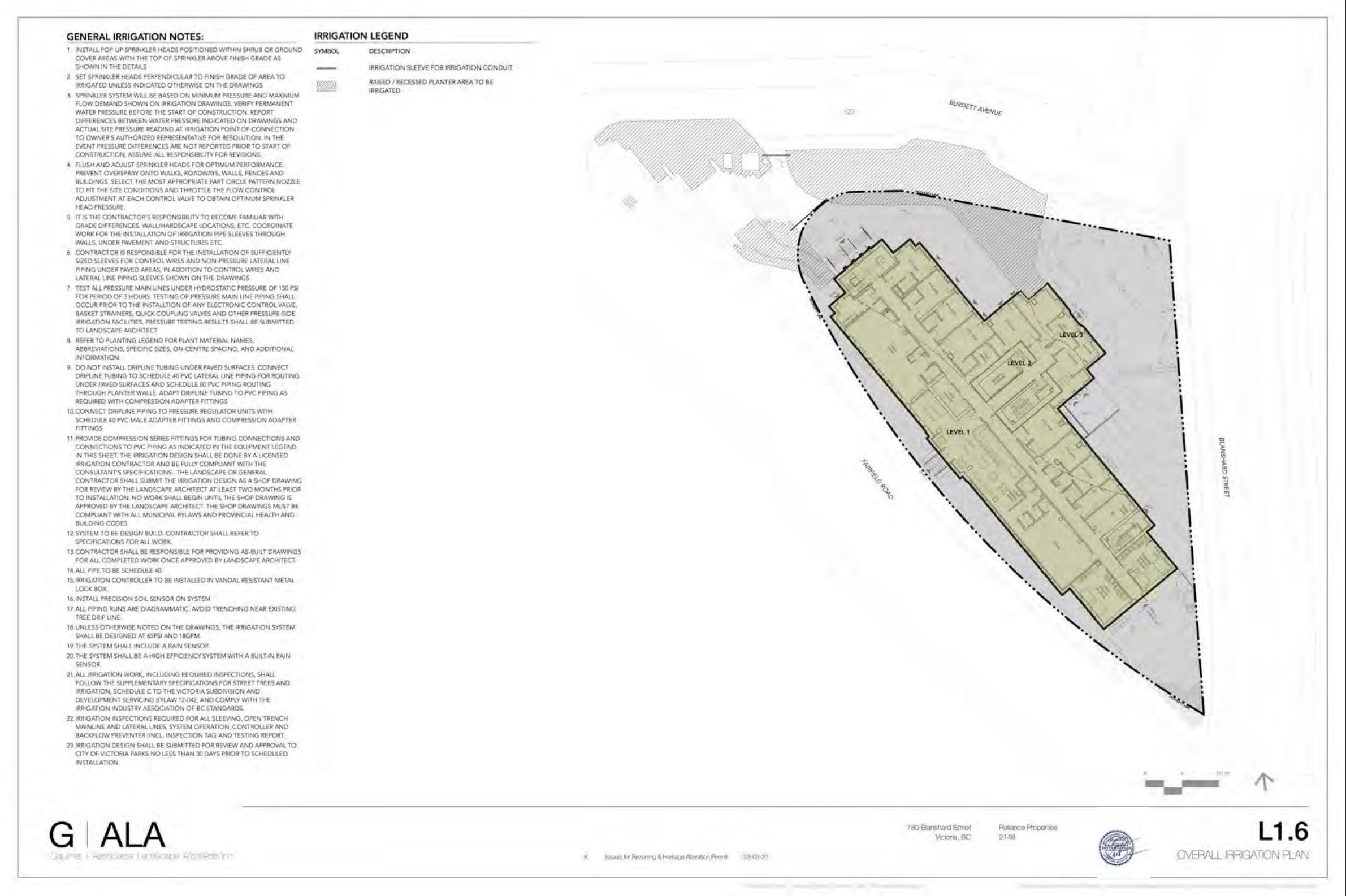
G | ALA
Gainer + Associates Landscape Architects Inc.

780 Blanshard Street
Victoria, BC

Reliance Properties
2148

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L1.5
OVERALL PLANTING PLAN



A

APPENDIX LANDSCAPE DRAWINGS

NEW PAGE



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L1.7
PRECEDENT IMAGES





1) PRE-CAST CONCRETE PAVERS INTEGRATED WITH PLANTING



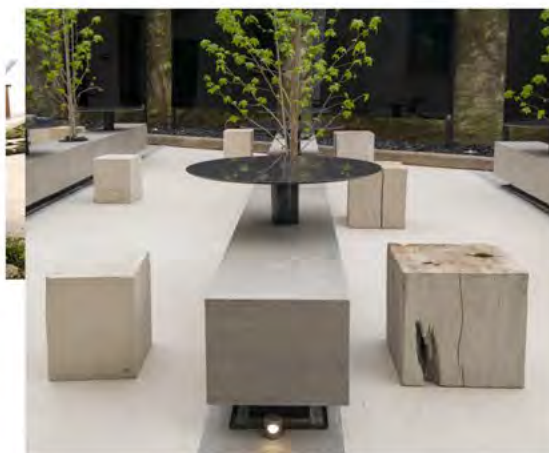
7) MOVEABLE OUTDOOR CHAIRS



4) BBQ AND OUTDOOR FOOD SERVICE COUNTER



8) OUTDOOR PATIO FURNITURE



KEON - TECH COLLECTION BY DEKTON
USED AS COUNTER TOP FOR OUTDOOR KITCHEN

DOMOOS - SOLID COLLECTION BY DEKTON
USED UNDER THE COUNTER TO HIDE
MECHANICS FROM BARBECUE AND SINK +
SEATING AREA



2) PIP RUBBER SURFACE / SANDPLAY AREA



5) HARVEST TABLE



3) WOOD DECKING



10) PLAYGROUND WOOD CLIMBING STRUCTURE



4) OUTDOOR BBQ + BAR STOOL SEATING



9) FIRE PIT



10) URBAN AGRICULTURE



6) TIMBER BENCH

A

APPENDIX LANDSCAPE DRAWINGS

NEW PAGE



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APPENDIX LANDSCAPE DRAWINGS

NEW PAGE

2 SECTION 4 - OPTION B
Scale: 1:150
CIP CONCRETE WALL + SEATING
BUS SHELTER

1 SECTION 3 - OPTION A
Scale: 1:150
CIP CONCRETE WALL + SEATING
BUS SHELTER

PLAY STRUCTURE
GLASS GUARDRAIL

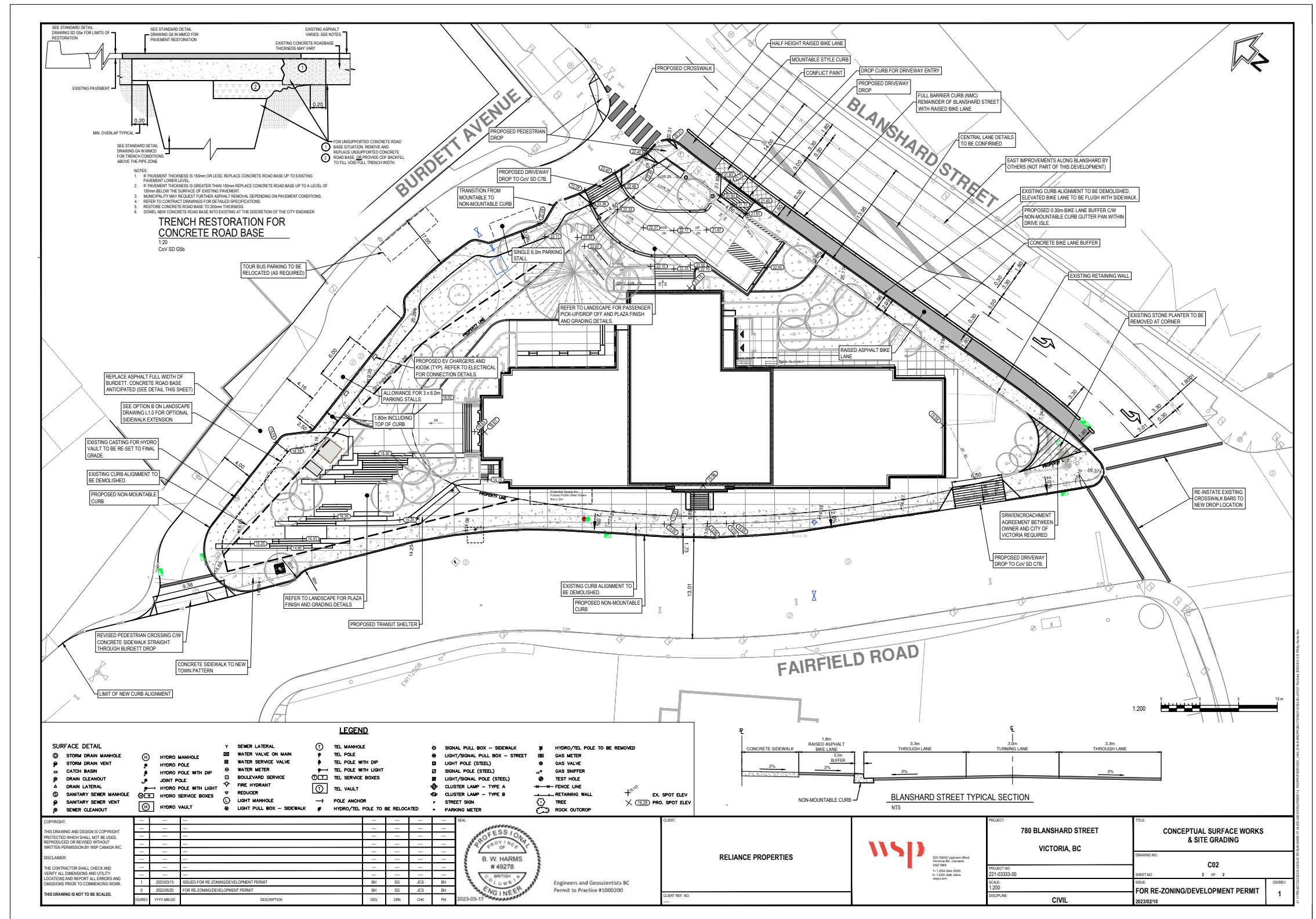
BIKE RACKS
MOVEABLE CAFE TABLE + CHAIRS
CIP CONCRETE BENCH

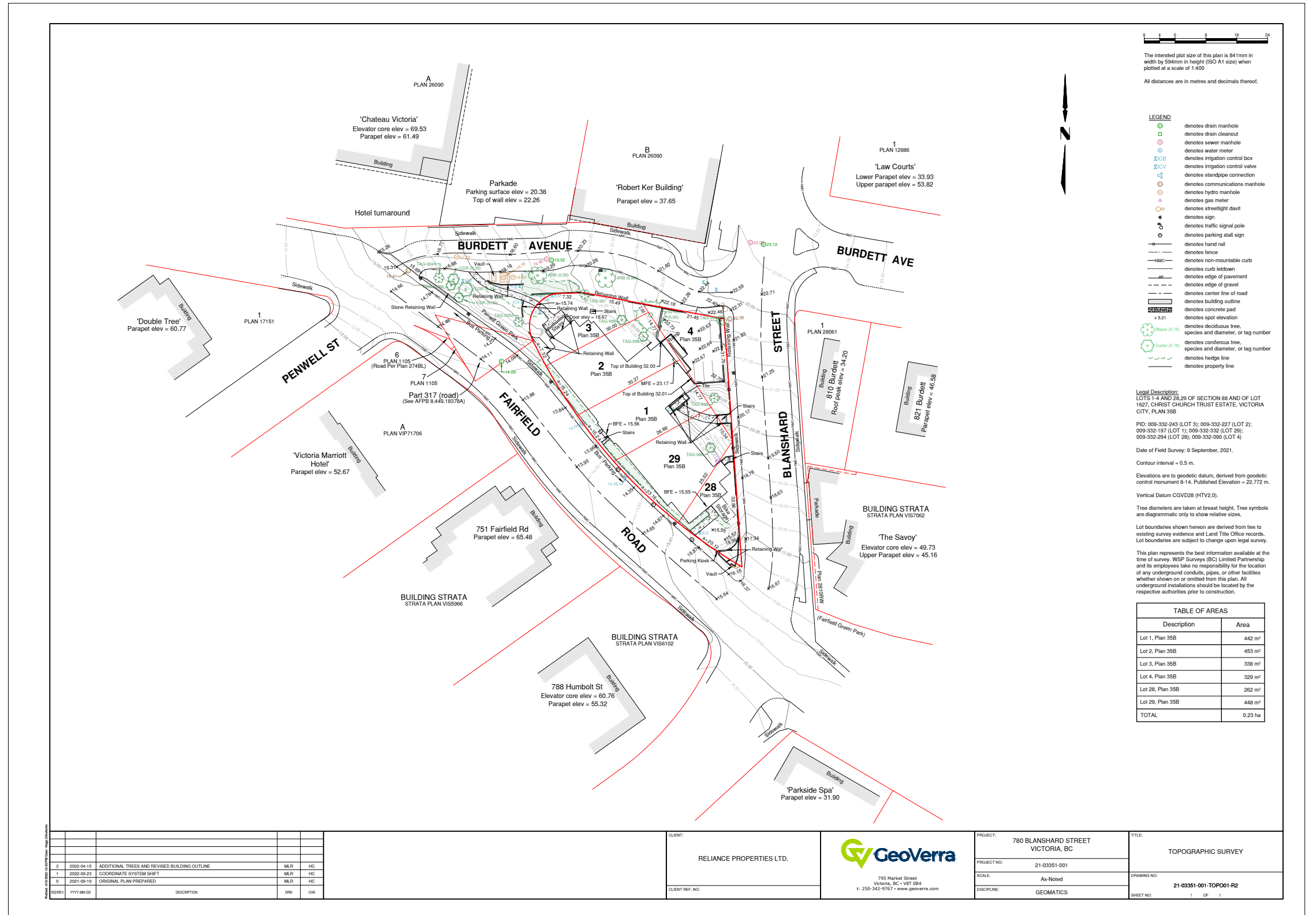
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L4.1
SECTIONS







omb

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March 23, 2023

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: **Heritage Alteration Permit with Variances and Rezoning Application for a Comprehensive Development Urban Design Plan at 780 Blanshard Street (HAV00034 in conjunction with REZ00825)**

Dear Mayor Alto and Council:

The Office of Mcfarlane Biggar Architects + Designers (**omb**), on behalf of Reliance Properties, is pleased to present this letter and enclosed documents to describe the heritage alteration and rezoning concept for 780 Blanshard Street, legally described as lots 1, 2, 3, 4, 28, and 29 of section 88 and of lot 1627, Christ Church Trust Estate, Victoria, Plan 35B.

The goal of this project is to rehabilitate, and ultimately designate, the existing heritage structure, revitalize the site and surrounding public space, and construct a new addition to the heritage building. A mixed-use program is proposed: a 69-room hotel with a public café in the renovated heritage building and a 98-unit condominium residential addition. The proposed FSR is 4.5 and Height is 64.2 m.

Considerable additional information about this proposal, including a detailed project rationale, can be found in the **Large Project Supplementary Information Booklet** included with the submission materials.

Site Context

The 2,272 m² site is unique in the city. It is a steeply sloping triangular 'island' lot at the southeast corner of downtown. The site is bordered by Blanshard Street, Burdett Avenue, and Fairfield Road. Immediately adjacent to the west is a small municipal park, Penwill Green, which is contiguous with the landscape of the site. The most prominent feature of the site is the British Columbia Power Commission Building, a heritage-registered late Art Deco-styled cast-in-place concrete structure (completed in 1950).

Project Vision

The intention for this project is to revitalize an important existing site within downtown Victoria in a way which makes the most of its opportunities and addresses its challenges with a thoughtful, responsible, sensitive, and viable approach. The team envisions a new development that: restores an important heritage building, strengthens the urban network, improves the surrounding public realm, renews the adjacent municipal park, supports expanded public transit infrastructure, and ultimately helps create a more vibrant, resilient, and diverse community.

*See also 02 Historical Analysis, 03 Urban Analysis, and 04 Site Analysis in the **Large Project Supplementary Information Booklet**.*

Description of Proposal

Architecture + Heritage

For additional information on the architectural design and heritage approach see:

- **Heritage Conservation Plan** by CDS.
- **Heritage Impact Assessment** by CDS.
- **Seismic Upgrade and Heritage Impact Assessment** by RJC Engineers.
- *01 Design Rationale in the Large Project Supplementary Information Booklet.*

The point of departure for the architectural design is the guidance on the rehabilitation of historic buildings (Standards 10, 11, and 12) offered in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The rehabilitation of the BC Power Commission building is detailed in a conservation plan prepared by the heritage consultant, Community Design Strategies (CDS), which is included in the submission package. A heritage impact assessment has also been produced by CDS and is further supplemented by a structural seismic upgrade and heritage impact assessment produced by RJC Engineers.

The principal rehabilitations to the façade will include:

- The removal of the unoriginal exit stair which was added to the building in the 1970s.
- Restoration of the original paint colours based on the heritage consultant's investigation.
- Retention of significant character-defining elements, like metal window screens and corrugated glass.

As articulated in detail in the submission materials, the addition to the historic BC Power Commission building takes the form of a slender tower with a direct formal relationship to the building below. The tower floor plate respects the heritage building's footprint. The fifth storey—the first above the existing heritage building—is set back from the existing parapets to preserve the visual integrity of the heritage structure. The result is a horizontal base building whose historic character remains distinct, and a new vertical massing that minimizes the impact on the heritage structure.

The cladding, fenestration, and balcony strategies employed on the addition take cues from the existing building's form and detailing and reinterpret them with a contemporary expression.

On the interior, character defining elements like the historic Chairman's Office and west exit stairwell are being preserved. Heritage fittings and finishes are also proposed to be reused where practical.

Landscape Architecture + Public Realm

Contingent on a Land Lift analysis and agreement with the City on the scope of community amenity contributions, the project proposes several potential landscape and public realm improvements on and around the site. Together, they represent an opportunity to activate the site and the park to make a significant contribution to the neighbourhood. These improvements include a redesigned Penwill Green Park, public access to the Blanshard Street multi-modal entry plaza, an enhanced Burdett Avenue streetscape, programmatic activation along Fairfield Road, and on-site gardens and accessible roof decks.

Government Policies and Design Guidelines

This application proposes to change the zoning for the site from CBD-1 to a new Comprehensive Development (CD) zoning. The intent is to meet the core objectives and principles in the Official Community Plan, Downtown Core Area Plan, and other applicable guidelines in a way that suits the specific urban design considerations of this challenging site.

The proposed land use, a commercial hotel with multiple dwelling residential, is consistent with the current CBD-1 zoning.

Density

The development proposal has a total Floor Area of 10,279 m², comprised of 3,372 m² of commercial hotel space and 6,908 m² of residential space for a FSR of 4.5 to 1 (1.5 commercial, 3.0 residential). In the OCP, the site is within the Core Business Urban Place Designation of the Urban Core planning area, which permits a maximum residential floor space ratio of 3:1 and total commercial floor space ratios ranging from a base of 4:1 to a maximum of 6:1. In the Downtown Core Area Plan (DCAP), the site is within the Central Business District, which reiterates a maximum residential floor space ratio of 3:1.

See additional analysis, detail, and diagrams in *01 Project Rationale in the Large Project Supplementary Information Booklet.*

See also Section 07 of the **Large Project Supplementary Information Booklet**, as well as the **Structural Impact of the Tower Height** memo from RJC Engineers.

Height

At 20 storeys — four storeys for the existing heritage building and 16 storeys for the addition — the proposed rooftop Height is 64.18 m. This exceeds the 43.0 m set out by the CBD-1 zoning by 21.18 m. The Height is consistent with OCP height limit of up to 24 storeys. The DCAP outlines a maximum building height of 45.0 m or approximately 15 residential storeys for the site (Map 32). The primary reason for the proposed height is the opportunity to retain the existing heritage building and have a sensitive and well-considered architectural response in the design of the addition.

There are several additional contextual factors which support this variance to the maximum Height:

- The slender tower profile preserves more sky view, enhances access to daylight, reduces shadowing, and minimizes impacts on the existing heritage structure.
- The cross slope of the site—two storeys north to south—results in 18 perceived storeys at the main entrance at Blanshard Street and Burdett Avenue, and 20 storeys along Fairfield Road, which is directly opposite two existing high-density residential projects.
- The existing generous floor-to-floor heights in the heritage building are retained.
- A taller tower-shaped addition has less seismic impact on the existing heritage building.
- The height is generally consistent with the urban amphitheater concept described in the DCAP

Setbacks

The siting and design of the BC Power Commission Building constrains the massing of any addition which confines itself to the footprint of the existing building. As a result, the proposed addition has minimum setbacks which are the same or greater than the existing building.

See Architectural drawings **A015, A200–A203** for additional detail on the extent of this proposed variance.

Due to the Height and the location of the existing building, the addition projects beyond the 1:5 DCAP inclined plane envelope along the south elevation above approximately 36.2 m.

Floor Plate Limitations and Building Separation

The small floor plate residential tower addition (424 m²) conforms to the floor plate maximum size for buildings taller than 30 m. Because the footprint of the proposed tower addition fits entirely within the footprint of the existing heritage building, the residential exterior wall clearance to the property line along Fairfield Road does not conform with the 6.0 m clearance called for in the DCAP Appendix 6. There is a 3.25 m minimum clearance to the corner of the tower addition above Fairfield Road. The distance from the addition to the nearest tall neighbour, 751 Fairfield Road, is greater than 18 m.

Shadow Impact + Wind Study

Sun shadow studies demonstrate that the proposal preserves solar access on sidewalks opposite the development during key mid-day hours and has a modest added impact on the adjacent streets and public realm overall. A wind study has also been completed for the proposed design.

See also Architectural drawing **A014** for shadow analysis.

See also **Pedestrian Wind Comfort Assessment** by RWDI.

Project Benefits and Amenities

The development proposal aspires to benefit the economic, social, and cultural life of Victoria. Several aspects will be of benefit to the broader community:

- Additional employment and tourist infrastructure supported by the hotel,
- The rehabilitation of and added semi-public access to a significant historic building,
- Added downtown housing to support more lively and walkable communities, and
- An updated urban park and potential new public transit hub.

The completed development will feature a number of amenities for the residents, hotel guests, and the public, including:

- Accessible sidewalks and green spaces all around the site,
- New project-sponsored dedicated car share spaces,
- Potential new public transit shelter and seating,
- A shared eBike fleet for the building,
- Electrified short- and long-term personal mobility charging,
- A new multimodal entry plaza,
- Opportunities for public art, and
- Publicly rentable historic conference room and new rooftop event spaces, operated under the hotel use.

Need and Demand

The downtown area of Victoria is a key centre in the region's employment and population growth projections and planning. The recently released 2021 national census data show that the population of downtown Victoria grew by 40.8% between 2016 and 2021. This represents 25% of the total population growth in Victoria since 2016.

The anticipated growth in the downtown core forms part of the foundation of the Downtown Core Area Plan. The Victoria Housing Strategy (Phase 2) and the CRD Regional Growth Strategy identify housing as a core need for the region, especially in urban centres. The DCAP also refers to City forecasts which indicate that, by 2026, the total combined floor space demand for residential, office, retail, service, and hotel room uses in the Downtown Core Area will increase by an additional 853,800 m² to 1,174,300 m².

The 2021 report *Victoria's Housing Future* notes that current housing growth capacity in Victoria is falling short of future needs. This, in turn, affects the City's ability to meet housing affordability targets. The analysis of new housing units by target growth area set out in the OCP shows a potential shortfall in the Urban Core but a positive indication from recent trends.

Supported by operator interest and overall demand and room occupancy forecasted to climb back to—and then exceed—pre-pandemic levels by 2024, there is a need in Victoria for more hotel rooms. The hotel is anticipated to be run by a boutique / lifestyle operator, with a target market segment of 34% commercial, 21% meeting and group, 35% leisure, and 11% contract / tour.

Neighbourhood

Victoria's Housing Future discusses the "15-minute neighbourhood" as a key concept in city planning, and underscores the social and economic value of building communities where there are a diversity of shops, schools, offices, and other key destinations within a 15-minute walk from home.

In addition to the existing nearby high-density housing, employment base, and network of schools and services, there is significant new development near the site, including the recently approved Telus Ocean project (749 Douglas Street, 2-minute walk) and the proposed Capital VI office building (1221 Blanshard Street, 5-minute walk).

Safety and Security

Crime Prevention Through Environmental Design (CPTED) principles have been considered in the building planning, landscape design, and public realm improvements. The project aspires to be an active, inviting, safe, and inclusive precinct that will bring Victorians and visitors to the site in a way that strengthens urban networks and promotes neighbourhood vitality.

See also **Parking & TDM Study and Traffic Impact Assessment** by WATT Consulting Group.

See also vehicle and bicycle parking details on **A011, A100 and A101**.

Transportation

The lot configuration and siting of the existing heritage building do not permit any significant off-street vehicle parking. Considerable effort has been undertaken in concert with WATT Consulting Group to develop a suite of mobility options and Transportation Demand Management measures to reduce vehicle parking demand and encourage the use of public transit and alternative active transportation modes. See more information in WATT’s Transportation Demand Management Study included in the submission materials. In addition, the immediate adjacency of the BC Transit bus terminus along Fairfield Road, the potential redesign of Penwill Green and the upgraded street frontages all around the building offer an opportunity to make broader neighbourhood-level transportation improvements. This has culminated with a vision for the development to potentially become an “urban mobility hub.”

Vehicle + Bicycle Parking

Two on-site parking stalls and 25 off-site stalls are proposed. The table below notes the current vehicle parking, the proposed, the Schedule C parking requirement for the proposed land uses, and the difference between the proposed and Zoning requirements.

Existing On-Site Vehicle Parking	Required Vehicle Parking per Zoning Bylaw 2018	Proposed Vehicle Parking	Reduction through Demand Management	Shortfall
6 stalls	99 stalls	27 stalls	-55 stalls	17 stalls
	(17 hotel, 82 residential)	(25 off-site)		

Long-term bicycle parking 30% above the minimum requirements is proposed and more than double the short-term bike parking requirement (some electrified) is provided for building guests, residents, and visitors. Long-term bike parking will be electrified for charging. A fleet of 12 shared eBikes for resident and hotel guest-use is proposed. End-of-trip facilities for hotel staff are included. Residents will have access to a bike repair station and 11 large parking spaces for cargo bikes and similar non-standard bicycles. Bicycle parking and a public bicycle repair station are part of the potential redesign of Penwill Green park.

Loading

Loading will be managed on-site at the southeast corner of the site at the existing service entrance off of Fairfield Road.

Parcel delivery vehicles and passenger pick-up and drop-off can be managed on-site at the front plaza at the corner of Blanshard Street and Burdett Avenue. An additional short-term parking stall on Burdett Avenue is proposed.

Transportation Demand Management

In addition to the bicycle measures listed above, a variety of other transportation demand management measures are proposed to reduce the overall demand for parking and to encourage alternate modes of transportation. These include:

- Three project-sponsored, publicly accessible car share spaces located on Burdett Avenue,
- Transit pass programs for hotel employees and tower residents,
- Ample short-term pick-up and drop-off space to facilitate deliveries, ride hailing, and other short-term uses, and
- Multi-modal wayfinding to promote active transit and public transit use.

Public Transit Infrastructure Improvements

The site is adjacent to the existing Fairfield at Blanshard transit terminus point for the Victoria Regional Transit System. In addition to overall pedestrian and bicycle connection improvements to this transit node from the building and surrounding area, the site's development offers several potential transit infrastructure improvement opportunities that would be of benefit to not only the neighbourhood but the City and region. Pending CAC agreement and further discussions with BC Transit, the suggested infrastructure improvements for the site include:

- *Potential expanded transit vehicle capacity:* The extension of the layby curb on the north side of Fairfield Road west towards Burdett Avenue. Expanded capacity could also potentially support the introduction of RapidBus, since two of the transit system's proposed RapidBus routes (the West Shore RapidBus Line and Peninsula RapidBus Line) will require a terminus point in the downtown area.
- *Space provision for transit vehicle electric charging infrastructure:* Could provide the opportunity to evolve the transit system to zero emission vehicles and also reduce noise of transit vehicles in the area.
- *Space provision for expanded transit passenger amenities:* Including transit shelter, expanded waiting space and bus loading facilities on Fairfield Road integrated as part of the Penwill Green improvements.
- *Transit staff facilities within the building:* Including a washroom and small breakroom with kitchenette for BC Transit drivers as part of project amenity contributions.

The extent of the public transit improvements will be confirmed based on further discussions with City staff and BC Transit.

Green Building Features

The design team has a shared commitment to environmental responsibility and includes LEED-accredited professionals and Certified Passive House Designers. In addition to meeting or exceeding the requirements of the BC Energy Step Code, the team will consider the global warming potential of building materials, up- and down-stream waste potential of materials, and the durability and suitability of materials, systems, and equipment.

As an example of adaptive re-use, the project proposes an array of environmentally responsible features:

- Minimum BC Energy Step Code performance at Step 2 for the residential tower and commercial hotel.
- Re-use of most of the existing concrete structure of the BC Power Commission building, resulting in significantly reduced construction material use, less energy and waste expended in demolition and disposal, preservation of embodied carbon, and the extension of life for a 70+ year old structure.
- An all-electric heat pump-based heating and cooling system capable of being shared between both the hotel and residential tower resulting in a more sustainable, efficient system.
- Landscaped roofs and site planting designed for on-site storm water management.
- An architectural design which considers passive design principles, limiting window-to-wall ratios.
- Extensive bicycle storage facilities, including electrified long-term bicycle parking spaces and spaces for cargo bicycles.
- End-of-trip facilities for hotel staff, including showers, lockers, and secure, electrified bicycle storage.
- Building-sponsored public car share spaces and resident car share memberships to reduce parking and personal vehicle demand. And,
- Low-use water fixtures and high efficiency LED lighting throughout.

See also drawings **C01, C02,**
and **Sewage Attenuation**
Review from WSP.

Infrastructure

In addition to the streetscape, public transit, and park renewal works described above, the team has conducted a preliminary site servicing study for the proposed intensified use on the site. A sewage attenuation technical memorandum and Civil servicing plan by WSP are included in the submission materials.

Community Engagement

The project team have consulted with City staff several times over the development of this project. The team met the Downtown Residents Association in December 2021 and provided the pre-application package to the City for online viewing and comment.

The team hosted a hybrid in-person and online Community Meeting on March 21, 2022. The in-person component was held at the Parkside Hotel and was attended by more than forty people. The team also held a public “open house” at the 780 Blanshard Street heritage building on June 1, 2022.

Archaeological Site Clearance

A review of the site undertaken by Stantec determined that there are no archaeological concerns. There are no registered archaeological sites on the property or any nearby properties, and modeling suggests low archaeological potential for the presence of unregistered sites on the property. This determination is being summarized in a formal letter that can be provided during the application review process.

Site Disclosure Statement

A Phase I Environmental Site Assessment was completed by PGL Environmental Consultants.

Conclusion

The overall aim for this rezoning and heritage alteration permit proposal is to enhance the building, the site, the neighbourhood, and the downtown. The team hopes that this project will contribute to Victoria’s growth and evolution by way of meaningful engagement with all stakeholders in the shared project of city making. We look forward to further connecting with residents and working with staff and Council through the approvals process.

The **Large Project Supplementary Information Booklet** included with the submission documents contains a variety of detail and analysis on the proposal, including additional contextual information, site and historical analysis, shadowing and view impact studies, details on proposed materials, and responses to City feedback received to date.

Please do not hesitate to contact the team for any additional information or clarifications.

office of mcfarlane biggar architects + designers



Steve McFarlane Architect AIBC FRAIC LEED® AP
principal

See also Section 01 Project
Rationale - Community
Engagement Summary
in the **Large Project**
Supplementary Information
Booklet.

See also **Phase 1**
Environmental Site
Assessment from PGL
Environmental Consultants.