REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, April 4, 2024, 9:00 A.M. - 2:00 P.M.
COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE
The City of Victoria is located on the homelands of the Songhees and Esquimalt Nations
Meeting will recess for a lunch break between 12:00 p.m. and 1:00 p.m.

Pages

A. TERRITORIAL ACKNOWLEDGEMENT

B. INTRODUCTION OF LATE ITEMS

C. APPROVAL OF AGENDA

*D. CONSENT AGENDA

Proposals for the Consent Agenda:

- F.1 - Municipal Licencing of Passenger Directed Vehicles
- F.2 - Bastion Square Projects and Upgrades
- H.1 - Council Member Motion: Police School Liaison Officers and School District 61
- H.3 - Council Member Motion: Council Approval for Participation on the National Board of the Federation of Canadian Municipalities
- H.4 - Council Member Motion: Attendance at Federation of Canadian Municipalities (FCM) Annual Conference (Calgary, June 5th to 10th)
- H.5 - Council Member Motion: Reimbursement of Association of Vancouver Island and Coastal Communities (AVICC) Conference (April 12-14, 2024)
- H.6 - Council Member Motion: Federation of Canadian Municipalities Conference (FCM) (June 7-9, 2024) Expenses

E. LAND USE MATTERS

E.1 1050 Pandora Avenue: Tax Incentive Program Application No.00032 (North Park) 1

An update report regarding an application for a partial tax exemption under the City's Heritage Tax Incentive Program to assist in the seismic upgrading of the heritage-designated building at 1050 Pandora Avenue and recommending it be declined.

F. STAFF REPORTS

F.1 Municipal Licencing of Passenger Directed Vehicles 256

A report seeking approval to modify the *Vehicles for Hire Bylaw* and the *Business Licence Bylaw* to remove duplication with provincial legislation and to improve business licencing efficiencies for Passenger Directed Vehicle operators.

F.2 Bastion Square Projects and Upgrades 278

A report requesting approval to transfer $150,000 from the Bastion Square Revitalization Association (BSRA) Trust to the 2024-2028 Financial Plan for Bastion Square Capital Upgrades.

G. NOTICE OF MOTIONS

H. NEW BUSINESS

H.1 Council Member Motion: Police School Liaison Officers and School District 61 280

A Council Member Motion requesting Council support to send a letter to the Chair of the Board of Education for School District 61 (SD61) requesting for reinstatement of the School Police Liaison Officer program at SD61 schools.

H.2 Council Member Motion: Spot Prawn Family Event 283

A Council Member Motion requesting staff collaboration with organizations expressing interest in participating in the 2024 Spot Prawn Festival; either through sponsoring or permitting, and with financial and/or in-kind contributions.

H.3 Council Member Motion: Council Approval for Participation on the National Board of the Federation of Canadian Municipalities 285

A Council Member Motion requesting Council endorsement for Councillor Coleman's bid to be an elected member of the BC Caucus of the Federation of Canadian Municipalities Board for the 2024/2025 term.

H.4 Council Member Motion: Attendance at Federation of Canadian Municipalities (FCM) Annual Conference (Calgary, June 5th to 10th) 290

A Council Member Motion requesting approval for Councillor Coleman to attend the Federation of Canadian Municipalities' AGM from June 5-10, 2024 in Calgary.

H.5 Council Member Motion: Reimbursement of Association of Vancouver Island and Coastal Communities (AVICC) Conference (April 12-14, 2024) 291

A Council Member Motion from Councillor Kim requesting authorization for additional costs associated for the April 12-14, 2024 AVICC Conference in Victoria.

H.6 Council Member Motion: Federation of Canadian Municipalities Conference (FCM) (June 7-9, 2024) Expenses

A Council Member Motion requesting approval for the attendance and associated costs for Councillor Kim to attend the Federation of Canadian Municipalities AGM from June 7-9, 2024 in Calgary.

I. CLOSED MEETING, IF REQUIRED

J. ADJOURNMENT OF COMMITTEE OF THE WHOLE

Committee of the Whole Report
For the Meeting of April 4, 2024

To:	Committee of the Whole	**Date:**	March 21, 2024
From:	Karen Hoese, Director, Sustainable Planning and Community Development		
Subject:	**Update on Tax Incentive Program Application No. 00032 for 1050 Pandora Avenue**		

RECOMMENDATION

That Council decline Tax Incentive Program Application No. 00032 for 1050 Pandora Avenue.

LEGISLATIVE AUTHORITY

In accordance with Section 225 of the *Community Charter*, Council may exempt protected heritage property from taxation under Section 197(1)(a) to the extent provided in the bylaw and subject to conditions established by the exemption agreement.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update on the findings of the third-party review, and information, analysis, and recommendations regarding an application for partial tax exemption under the City's Heritage Tax Incentive Program (TIP) to assist in the seismic upgrading of the heritage-designated building historically called the Parkway Apartments Building (later Wellburn's Market) at 1050 Pandora Avenue.

In December 2020, Council approved the comprehensive rehabilitation of the Parkway Apartments Building to convert it into a mixed-use building with ground floor commercial and residential uses above. The proposed development was to conserve the two main elevations of the heritage building and at minimum 50% of the building structure and add a four- and six-storey addition.

In February 2023, Council referred this TIP application back to COTW pending receipt of the briefing of the Heritage Tax Incentive Program, which was provided June 22, 2023. At that meeting Council reaffirmed the City's existing TIP eligibility criteria and approved an interim process to progress specific in-stream TIP applications, 1050 Pandora being one of them.

The applicant has since secured a third-party consultant, who has produced a report that provides the City with an assessment of the seismic design and associated cost estimates. Many factors were considered in assessing this application, as presented in the report, dated February 16, 2023, and attached as Appendix R for reference, including the following:

- The applicant-initiated construction on this project in January 2021, which is at odds with the *Tax Incentive Policy* and program eligibility criteria, and Council motion that states, "no retroactive funding".
- The third-party review analysed the retention and structural design strategy and provided an assessment on the determined costs for the seismic work of the retained portions of the heritage building, which proved the low retention of heritage and related costs.
- Although the applicant is seeking the maximum tax exemption term (ten years), the project is potentially eligible for a three-year term, which is calculated by dividing the estimated cost of seismically upgrading the retained portions of the heritage building ($566,250.65) by the property tax value ($159,468.00). The total value of the proposed property tax exemption over three years is $132,939 ($44,313 x 3).

Given the complexity and the circumstances of this application, an alternate motion to approve a tax exemption has been provided for Council's consideration.

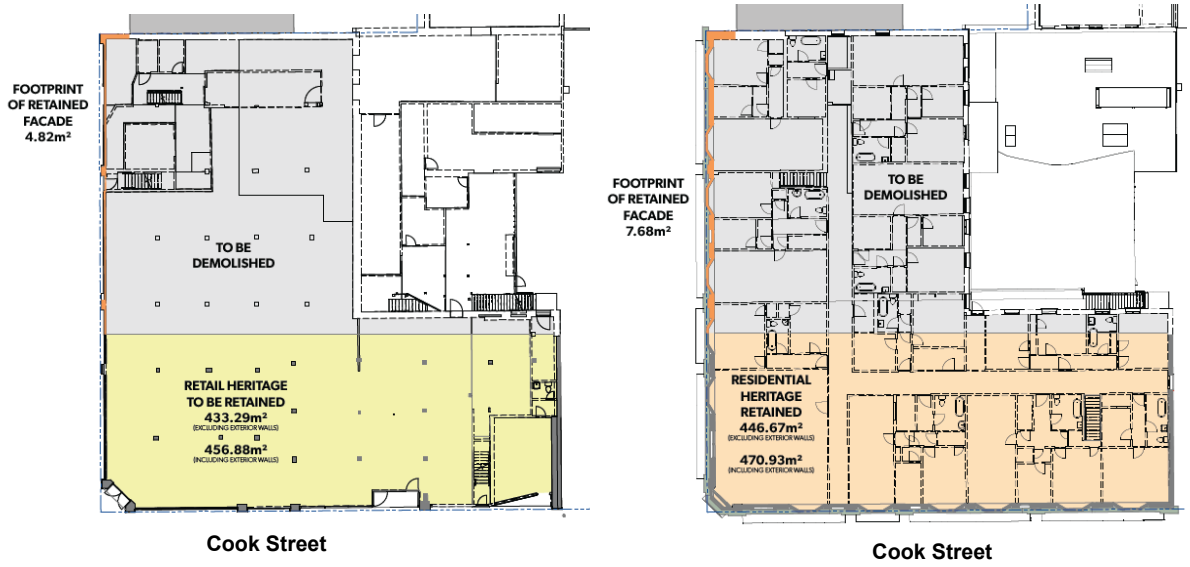
BACKGROUND

The Parkway Apartments Building is a two-storey, Edwardian-era mixed-use building designed by architect William Ridgway Wilson in 1911. It is significant for its association with the pre-WW1 real estate boom in Victoria and for its architectural details including white glazed bricks, pressed metal cornices, regular fenestration, and chamfered corner entry. One of the earliest tenants of the building was Wellburn's Market, which occupied the ground floor. The building is a distinctive landmark in the North Park neighbourhood and an important contributor to both the Cook and Pandora streetscapes. A full description of the historic place is included in the attached Conservation Plan.

On December 10, 2020, Council approved the heritage designation of the building, the rezoning of the site and a heritage alteration permit (HAP No. 00016), authorizing the comprehensive redevelopment of the property with a four- and six-storey addition to the Parkway Apartments Building. For more information on the project-related content, refer to the Committee of the Whole (COTW) report, dated February 16, 2023.

At the Heritage and Tax Incentive Briefing held at COTW June 2023, Council approved an interim process to progress specific in-stream TIP applications, 1050 Pandora being one of them, with the caveat that the applicant engages a third-party consultant to review the seismic design strategy as it relates to the seismic upgrade of the historic building and review the cost estimates for this work. At the same time, Council also reaffirmed the City's existing TIP eligibility criteria. The previous staff reports and the July 6, 2023 Council meeting minutes are attached to this report for reference.

Consistent with the Tax Incentive Program (TIP), the potential tax exemption is based on the assessed value of the retail areas and residential units in the portion of the heritage building where interior structure is being retained (See Attachment D - Portions of the Building where Structure is retained). The 879m^2 of exempt area is located within 13.12 metres of the Cook Street façade and includes 433.29m^2 of retail space on the ground floor, and seven residential units on the second storey totaling 446m^2. Based on consultation with BC Assessment, this floor space will represent 10.83% of the estimated assessed value of the property after the development is fully constructed.



Conserved areas of building highlighted in yellow and orange.
The left image is the ground floor, and the right image is the second storey.

Victoria Civic Heritage Trust Review

The Victoria Civic Heritage Trust (VCHT) reviewed the application at their July 5, 2021, meeting and the Board recommended that Council decline the proposed tax exemption. To summarize their concerns and issues, they determined that the application does not sufficiently meet the intent of the Tax Incentive Program with respect to the amount of retention and lack of rationale for significant demolition, the absence of a professional seismic assessment in advance of structural design and beginning demolition and construction prior to getting approvals. For more detailed comments, see attachment H.

ANALYSIS

Although the staff recommendation is to decline the application there are aspects of this proposal that are positive and consistent with other City policy, which are outlined in full in the initial February 2023 COTW Report. To summarize some of the main points, the OCP speaks to the likelihood of a damaging seismic event in the near future, and the need to prepare for such an event by incentivizing the seismic upgrading of existing buildings. The OCP encourages retention and conservation of streets, the character of neighborhoods and the heritage value of buildings and places, or special features. The conservation of buildings through designation, seismic upgrading and other restorative measures is also consistent with goals outlined in the *Downtown Core Area Plan*.

<u>Third-Party Review</u>

The third-party review was carried out by an engineering consultant from Glotman Simpson Consultant Engineering. Since this project is well underway in terms of demolition and construction, the consultant was limited in their review of what is already progressing and was unable to provide comment on how to improve the design to retain as much of the historic structure as possible. It is important to note that this assessment would normally be required ahead of approvals and before any construction begins, to ensure that the structural design strategy retains as much of the historic fabric as possible.

The consultant reviewed both the onsite construction and the drawings provided to analyze the applicant's design strategy for the seismic upgrade. This included what they proposed to retain, for the purpose of assessing historic retention, and the costs associated with the proposed upgrade of what is retained.

Historic Retention and Seismic Upgrade

The third-party review looked at the structural design for the seismic upgrade of the historic building and has described the strategy with detailed drawings in their report. To summarize what has been retained and demolished is as follows:

The new development has retained the following heritage structure:

- Cook Street and Pandora Avenue façade framing, including parapets and cornices
- roughly 50% of the second storey framing, including solid 2x8 vertically stacked slab and heavy timber dropped beams and posts.

The following heritage structure has been demolished:

- remaining north and west mass brick walls
- roof slab framing and supporting stud walls at the second storey
- remaining 50% of the second storey framing
- ground level foundations including concrete spread footings and slab-on-grade.

As noted above more structure has been removed than initially proposed, and less than 50% remains. For a detailed description of the structural design strategy for the remaining heritage fabric, see attachment Q.

The consultant then divided the relevant costs into direct and indirect costs. They reviewed the costs provided in 2021, by the quantity surveyor, Beacon Construction Consultants, and the contractor, Summit Brooke Construction. See Appendix Q for the full report and the associated appendices, including plans, and cost estimate breakdowns.

Direct Costs

The direct costs are those that are considered 100% of the costs associated with the restraint of the heritage framing and that can be claimed as part of the TIP application.

	Beacon	Summit Brooke
Direct Construction Costs	**$300,027.55**	**$346,226.10**

*applicants are required to provide two estimate quotes

Indirect Costs

In an effort to quantify the costs associated with the lateral support of the heritage framing, the consultant determined that the weight of the retained heritage framing (including brick façade) could be compared to the overall weight of the southern portion of the project, with the weight being directly related to the seismic force to be resisted. They calculated that the retained heritage framing consists of roughly 18% of the overall weight. To this end, 18% of the costs associated with the wood frame shear walls and diaphragms and concrete shear walls, diaphragm reinforcing and concrete footings supporting the shear walls can be claimed as part of the TIP application.

	Beacon	Summit Brooke
Construction Costs	$309,539.60	$1,156,405.00
General Requirements / Contractor Fees	$65,003.32	$82,620.25
Indirect Costs Total	($309,539.60 + $65,003.32) x 18% **= $67,417.72**	$1,156,405.00 + $82,620.25 x 18% **= $223,024.55**

Total Costs (Direct + Indirect)

The following is a summary of the total cost for both the quantity surveyor's and Summit Brook's estimates:

	Beacon	Summit Brooke
TOTAL ELIGIBLE COSTS	$300,027.55 + $67,417.72 = **$367,445.27**	$346,226.10 + $223,024.55 **= $566,250.65**

*the higher cost estimate is used in the TIP calculations

Tax Incentive Program Eligibility Criteria

As per the Council motion from June 22, 2023, the TIP Eligibility Criteria was confirmed as follows, and the chart below shows which criteria the application meets and does not meet.

	ELIGIBILITY CRITERIA	1050 PANDORA
a.	The building must be Heritage Designated.	YES
b.	Eligible alterations are limited to seismic upgrading work, associated with retaining and conserving existing heritage fabric.	YES Cost estimates reviewed by 3rd Party
c.	Construction must not commence until the TIP Application has been advanced to Council for consideration (some strip-out work may be permitted in specific cases). Retroactive applications will not be accepted.	NO
d.	Proposals must retain internal structure and exterior façades of the heritage building to the highest level possible unless proven in a seismic assessment to be the only viable option for seismic upgrading and/or adaptive reuse and be verified as being necessary by an independent peer review.	NO
e.	Rooftop additions must be sensitively located and smaller in scale than the existing building and are limited to 1 – 2 storeys.	NO
f.	Excavation below the original building foundations is not permitted unless verified as required as part of a structural assessment.	NO
g.	For Residential Use TIP Applications, buildings must reuse/repurpose existing upper floors for residential use, with commercial on the ground floor. Eligible costs are limited to seismic upgrade work.	YES
h.	All applications must submit a seismic assessment of the heritage building with cost estimates for the seismic upgrade strategy and clearly separate out eligible heritage costs from any new construction and/or new development costs.	NO
i.	Applications not meeting the above criteria will be considered ineligible and will not be accepted. Where an application has been accepted and its status changes to make it ineligible, application processing will be stopped.	NO LONGER ELIGIBLE

As indicated above, the analysis shows that the application does not meet the eligibility criteria set out for the City's Heritage Tax Incentive Program.

Other Policy Considerations

While the analysis above provides a recap of the development's consistency with heritage related policy, and inconsistency with TIP eligibility, it is also worth noting that the project advances several other City objectives related to the provision of rental housing, sustainable mobility, and place-making.

As discussed in more detail in the initial report and through the heritage and TIP briefing, seismic requirements for new buildings have increased substantially, particularly in the 2018 BC Building Code, and then expected to update again in 2025. Seismic upgrades have become far more costly than in the past and have made it more difficult to preserve building interiors. However, the TIP program policy states that, *"eligible seismic upgrading costs [are] specific to the projects which convert existing vacant or underutilized upper storey(s) to residential uses*"; therefore, the cost of the architectural conservation is not considered in the tax exemption formulas where we have façade-only retention.

While the application does not align with the reaffirmed TIP policies, an alternate motion has been provided. The alternate motion would allow for the exemption, only for those portions of the Parkway Apartments building where interior structure is being conserved, and the areas of the building where only the heritage façade is being conserved will still be taxable.

Resource Impacts

Since the application's initial submission, the project has moved forward with construction in order to stay on schedule to deliver much-needed rental housing. Meanwhile, construction costs have increased and the cost estimate from the applicant's construction company has also increased. The total estimated construction cost is valued at $33,328,782.75, with the seismic upgrade of the heritage building, as reported by the third-party consultant, estimated to be $566,250.65.

To determine the term of the exemption, the seismic costs ($566,250.65) are divided by the 2022 property tax value ($159,468) and rounded down to the nearest whole number:

$566, 250.65 / $159,468 = 3.55
Term = 3 years

The tax exemption is limited to the remaining original floor area inside the conserved portions of the Parkway Apartments building. The conserved portions of the heritage building include 433.29m^2 of retail space on the ground floor, and seven dwellings (446m^2 of residential space) on the second storey, together totalling 879.3m^2.

While working with BC Assessment, it was determined that the assessed value of the conserved areas of the building will equal $4,332,000. The entire project would have an estimated total assessed value of $39,984,000.

It is estimated that the conserved areas of the building would be subject to $44,313 in annual taxes if the tax exemption did not apply. Of the $44,313 in exempt annual taxes, the City's portion would be $28,580 and other agencies' portions would total $15,733. The total estimated value of the tax exemption over the allowable three years after the project is completed is ($44,313 x 3) $132,939.

The assessed value of the tax-exempt portions of the development ($4,332,000) represents 10.83% of the assessed value of the total ($39,984,000).

Over the three-year period, the taxable portion of the property ($35,652,000) would be subject to $191,823 in annual taxes with the City's portion of $123,645 and other agencies' portion of $68,178. Given that the estimated assessed value of the taxable portions of the project ($35,652,000) exceeds the 2022 assessed value of the property ($9,602,000), there will not be any decrease in tax revenue to the City if the tax exemption is granted.

CONCLUSION

Although the development proposal meets many City policies and housing goals, the application is not consistent with the intent of the Tax Incentive Program, the established TIP eligibility criteria and the VCHT's policies. In addition, through the third-party review, it was verified that more structure was removed than initially discussed, and the lack of retention was not justified through a seismic assessment that should have occurred at a much earlier stage in the TIP process. Therefore, the recommendation is to decline the Tax Incentive Program application for 1050 Pandora Avenue.

ALTERNATE MOTION

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare a heritage tax exemption bylaw to exempt 433.29 square metres (4,664sf) of retail space and seven residential units on the second story of the assessed value of the property at 1050 Pandora Avenue for a period of three years.
2. That, after public notice, first second and third reading of the heritage tax exemption bylaw be considered by Council.
3. That subject to approval of first three readings, the applicant execute an exemption agreement with contents to the satisfaction of the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor prior to adoption of the bylaw that contains the following conditions:
    a. the final costs of seismic upgrading must be verified by a third-party consultant to the satisfaction of the Director of Sustainable Planning and Community Development; and
    b. the tax exemption does not apply in a calendar year during any part of which any residential dwelling unit is not used for residential purposes.
4. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Respectfully submitted,

Kristal Stevenot, Senior Heritage Planner
Sustainable Planning and Community
Development Department

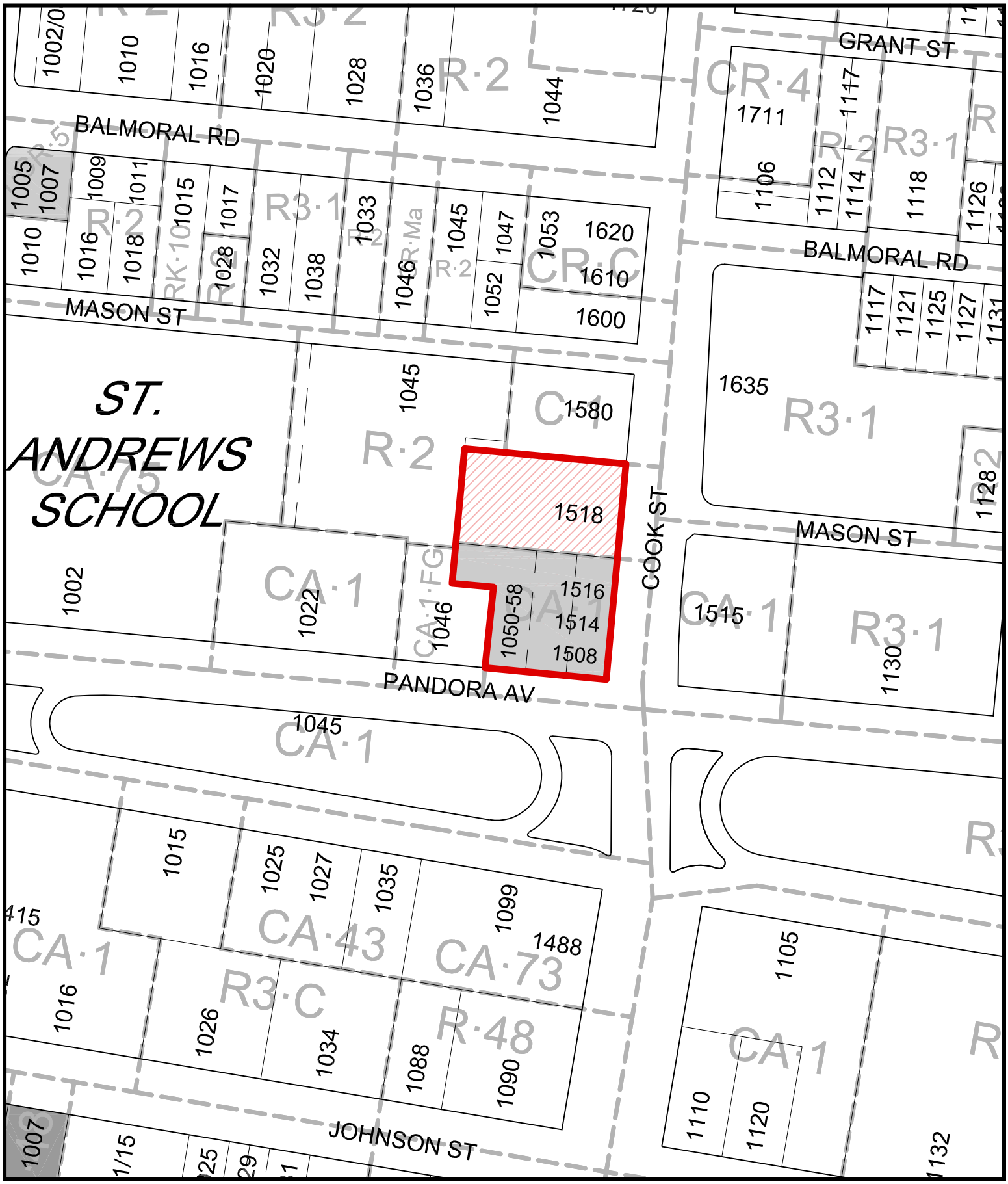
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Susanne Thompson
Deputy City Manager/CFO
Finance Department

Report accepted and recommended by the City Manager:

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photos
- Attachment D: Portions of the Building where Structure is retained
- Attachment E: Architectural Plans, dated December 21, 2021
- Attachment F: Heritage Conservation Plan for Parkway Apartments by Donald Luxton and Associates Inc., dated July 2019
- Attachment G: Letter of Support from Donald Luxton, dated June 10, 2022
- Attachment H: Letter and Report from Victoria Civic Heritage Trust, dated July 8, 2021
- Attachment I: Letter from Primex Investments Ltd. Date stamped December 21, 2021
- Attachment J: Letter from Primex Investments Ltd. Date stamped June 21, 2022
- Attachment K: Seismic Upgrading Strategy by Sorensen Trilogy dated November 23, 2021
- Attachment L: Motion from Council, May 25, 2017 – TIP00027 – 506 Fort Street
- Attachment M: HAP PLUC Report, November 29, 2019 – 1050-1058 Pandora Ave and 1508-1518 Cook Street
- Attachment N: 1050 Pandora TIP Application No. 00032, Council Motion February 16, 2023
- Attachment O: TIP Briefing Report, June 22, 2023
- Attachment P: Council Motion, July 6, 2023
- Attachment Q: TIP Third-Party Structural Assessment, December 8, 2023
- Attachment R: COTW Report for TIP No.00032, for 1050 Pandora, dated February 16, 2023



1050-1058 Pandora & 1508-1518 Cook Street

Heritage Designation #000188

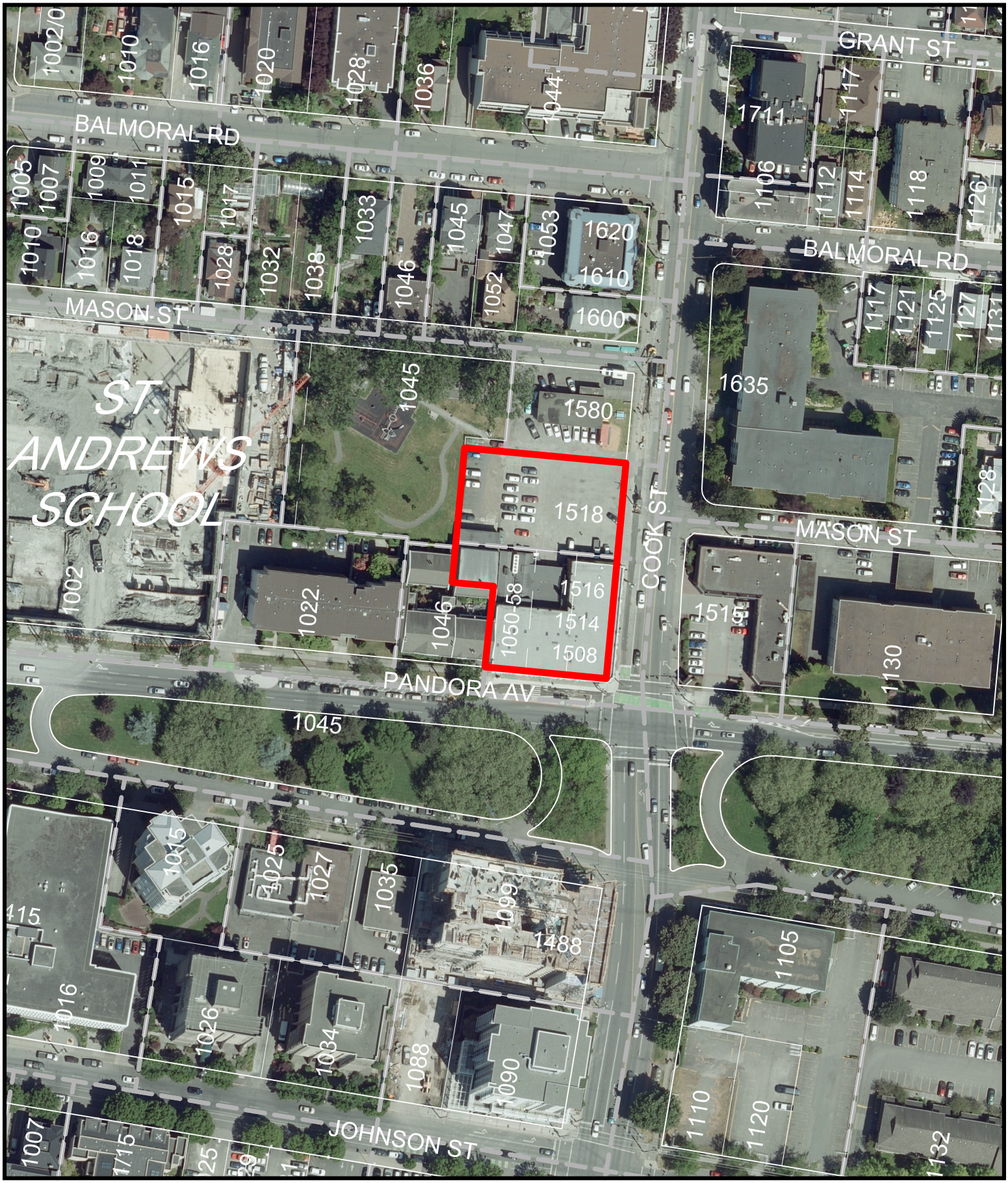
Heritage Alteration Permit with Variances #00016

Designated Registered

N

ATTACHMENT A

CITY OF VICTORIA



1050-1058 Pandora & 1508-1518 Cook Street

Heritage Designation #000188

Heritage Alteration Permit with Variances #00016

N

ATTACHMENT B

CITY OF VICTORIA

1050 Pandora Avenue: Parkway Building

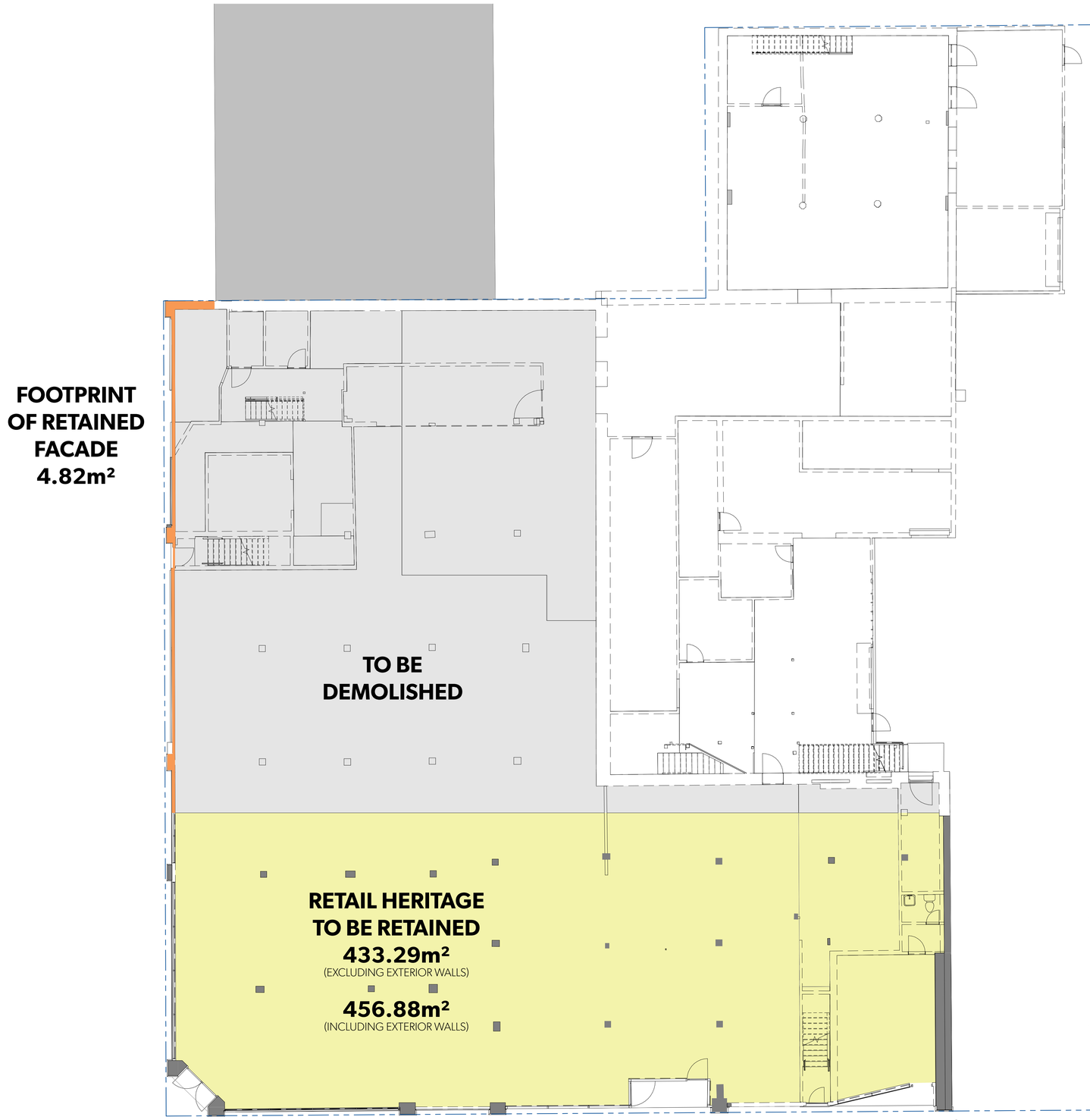


Cook Street Frontage



Pandora Avenue Frontage





2. GROSS FLOOR AREA OF RETAINED HERITAGE FLOOR PLATE

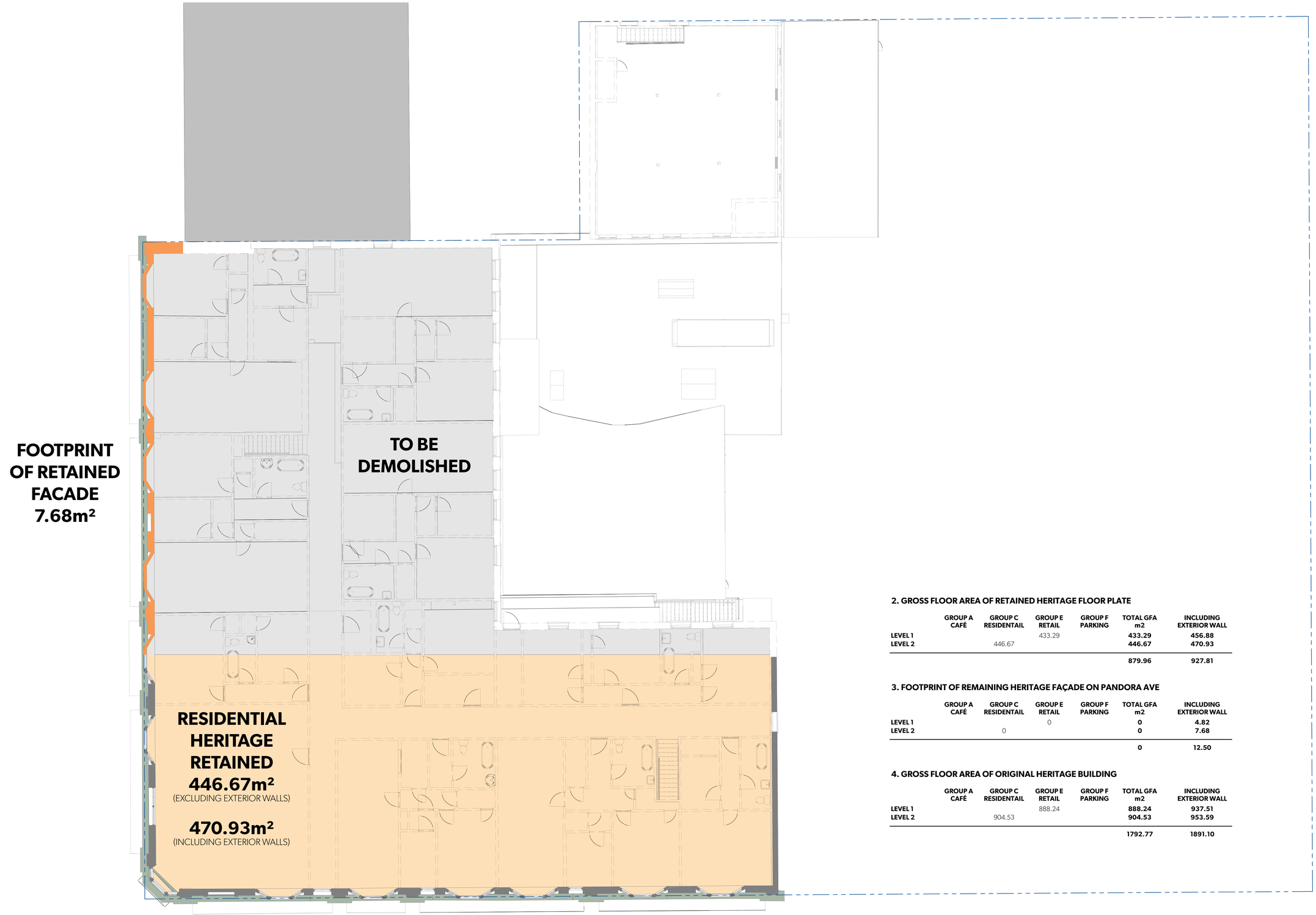
	GROUP A CAFÉ	GROUP C RESIDENTAIL	GROUP E RETAIL	GROUP F PARKING	TOTAL GFA m2	INCLUDING EXTERIOR WALL
LEVEL 1			433.29		433.29	456.88
LEVEL 2		446.67			446.67	470.93
					879.96	927.81

3. FOOTPRINT OF REMAINING HERITAGE FAÇADE ON PANDORA AVE

	GROUP A CAFÉ	GROUP C RESIDENTAIL	GROUP E RETAIL	GROUP F PARKING	TOTAL GFA m2	INCLUDING EXTERIOR WALL
LEVEL 1			0		0	4.82
LEVEL 2		0			0	7.68
					0	12.50

4. GROSS FLOOR AREA OF ORIGINAL HERITAGE BUILDING

	GROUP A CAFÉ	GROUP C RESIDENTAIL	GROUP E RETAIL	GROUP F PARKING	TOTAL GFA m2	INCLUDING EXTERIOR WALL
LEVEL 1			888.24		888.24	937.51
LEVEL 2		904.53			904.53	953.59
					1792.77	1891.10



2. GROSS FLOOR AREA OF RETAINED HERITAGE FLOOR PLATE

	GROUP A CAFÉ	GROUP C RESIDENTAIL	GROUP E RETAIL	GROUP F PARKING	TOTAL GFA m2	INCLUDING EXTERIOR WALL
LEVEL 1			433.29		433.29	456.88
LEVEL 2		446.67			446.67	470.93
					879.96	927.81

3. FOOTPRINT OF REMAINING HERITAGE FAÇADE ON PANDORA AVE

	GROUP A CAFÉ	GROUP C RESIDENTAIL	GROUP E RETAIL	GROUP F PARKING	TOTAL GFA m2	INCLUDING EXTERIOR WALL
LEVEL 1			0		0	4.82
LEVEL 2		0			0	7.68
					0	12.50

4. GROSS FLOOR AREA OF ORIGINAL HERITAGE BUILDING

	GROUP A CAFÉ	GROUP C RESIDENTAIL	GROUP E RETAIL	GROUP F PARKING	TOTAL GFA m2	INCLUDING EXTERIOR WALL
LEVEL 1			888.24		888.24	937.51
LEVEL 2		904.53			904.53	953.59
					1792.77	1891.10

CITY OF VICTORIA
Received:
December 21, 2021
Planning & Development Department
Development Services Division

SHEET LIST

SHEET NUMBER	SHEET NAME
A000	COVER & DRAWING LIST
A001	LEGENDS, NOTES & ABBREVIATIONS
A002	PROJECT INFORMATION
A003	SITE PLAN
A004	AVERAGE GRADE CALCULATIONS
A011	EXT. AND INT. WALL ASSEMBLIES
A012	FLOOR & ROOF ASSEMBLIES
A013a	DOOR SCHEDULE
A013b	DOOR SCHEDULE - UNITS
A014	DOOR TYPES
A015a	WINDOW SCHEDULE
A015b	HERITAGE WINDOW SCHEDULE
A016a	HERITAGE STOREFRONT SCHEDULE
A016b	ALUMINUM STOREFRONT SCHEDULE
A017	VINYL GLAZING SYSTEMS SCHEDULE
A018	TYP. DEVICE & FIXTURE MOUNTING HEIGHT
A021	CODE DIAGRAMS - PLANS
A022	CODE DIAGRAMS - SECTIONS
A100	LEVEL 0 FLOOR PLAN
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	ROOF PLAN
A110	LEVEL 0 CONCRETE SLAB EDGE PLAN
A111	LEVEL 1 CONCRETE SLAB EDGE PLAN
A112	LEVEL 2 CONCRETE SLAB EDGE PLAN
A120	LEVEL 0 FLOOR FINISH PLAN
A121	LEVEL 1 FLOOR FINISH PLAN
A122	LEVEL 2 FLOOR FINISH PLAN
A123	LEVEL 3 FLOOR FINISH PLAN
A124	LEVEL 4 FLOOR FINISH PLAN
A125	LEVEL 5 FLOOR FINISH PLAN
A126	LEVEL 6 FLOOR FINISH PLAN
A150	LEVEL 0 REFLECTED CEILING PLAN
A151	LEVEL 1 REFLECTED CEILING PLAN
A152	LEVEL 2 REFLECTED CEILING PLAN
A153	LEVEL 3 REFLECTED CEILING PLAN
A154	LEVEL 4 REFLECTED CEILING PLAN
A155	LEVEL 5 REFLECTED CEILING PLAN
A156	LEVEL 6 REFLECTED CEILING PLAN
A201	EAST ELEVATION
A202	SOUTH ELEVATION
A203	WEST ELEVATION
A204	NORTH ELEVATION
A211	ENTRY GATE
A301	BUILDING SECTIONS - A & B
A302	BUILDING SECTIONS - C & D
A303	BUILDING SECTIONS - E & F
A304	BUILDING SECTIONS - G & H
A305	BUILDING SECTIONS - J & J
A306	BUILDING SECTIONS - K & L
A401	STAIR DETAILS
A402	STAIR DETAILS
A403	STAIR DETAILS
A411	ELEVATOR DETAILS
A501	WALL SECTION
A502	WALL SECTIONS
A503	WALL SECTIONS
A504	WALL SECTIONS
A505	WALL SECTIONS
A601	PLAN DETAILS - L1
A602	PLAN DETAILS - TYPICAL CLADDING
A603	PLAN DETAILS - TYPICAL CLADDING
A651	SECTION DETAILS - TYPICAL CLADDING
A652	SECTION DETAILS - FOUNDATION WALL
A655	SECTION DETAILS - FIRE STOPPING & SCREEN GATE
A000	DEMOLITION AND RETENTION - LEVEL 0
A001	DEMOLITION AND RETENTION - LEVEL 1
A002	DEMOLITION AND RETENTION - LEVEL 2
A003	DEMOLITION AND RETENTION - ROOF
A004	DEMOLITION AND RETENTION - ELEVATIONS

* A653, A654 - NOT INCLUDED

PROJECT DIRECTORY

GENERAL CONTRACTOR / OWNER'S REP
SUMMIT BROOKE CONSTRUCTION
31324 PEARDONVILLE RD #104
ABBOTSFORD BC, V2T 6K8
CONTACT: CHRIS SUPEENE
250.580.3972

ARCHITECTURAL
MICHAEL GREEN ARCHITECTURE INC.
1535 W 3RD AVENUE
VANCOUVER BC, V6J 1J8
CONTACT: JORDAN VAN DIJK
604.336.4470

STRUCTURAL
SORENSEN TRILOGY
215-737 GOLDSTREAM AVENUE
VICTORIA, BC V9B 2X4
CONTACT: BRIAN LANGE
778.265.7360

MECHANICAL & ENERGY MODEL
AVALON MECHANICAL CONSULTANTS LTD.
103-5220 DUBLIN WAY
NANAIMO, BC V9T 0H2
CONTACT: TIM ROBERTSON
250.585.2180

ELECTRICAL
NEMETZ & ASSOCIATES LTD.
2009 W 4TH AVENUE
VANCOUVER, BC V6J 1 N3
CONTACT: OVIDIU COJOCARU
604.562.1443

CIVIL
APLIN MARTIN
104-6596 APPLECROSS ROAD
NANAIMO, BC V9V 0A4
CONTACT: SCOTT LEWIS
778.269.3635

ENVELOPE
RDH BUILDING SCIENCE INC.
602-740 HILLSIDE AVENUE
VICTORIA, BC V8T 1Z4
CONTACT: GRAHAM FINCH
250.479.1110

LANDSCAPE
PMG LANDSCAPE
4185 STILL CREEK DRIVE
BURNABY, BC V5C 6G9
CONTACT: BEN ALDABA
604.294.0011

HERITAGE
DONALD LUXTON & ASSOCIATES
1030-470 GRANVILLE STREET
VANCOUVER, BC V6C 1V5
CONTACT: CHELSEA DUNK
604.688.1216

CODE
GHL CONSULTANTS LTD.
950-409 GRANVILLE STREET
VANCOUVER, BC V6C 1T2
CONTACT: FRANKIE VICTOR
604.689.4449

ELEVATOR
GUNN CONSULTANTS
166-1020 MAINLAND STREET
VANCOUVER, BC V6B 2T5
CONTACT: BYRON COLE
604.630.2276

GEOTECHNICAL
GEOPACIFIC
1779 WEST 75TH AVENUE
VANCOUVER, BC V6P 6P2
CONTACT: MATT KOKAN
604.439.0922



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE
TIME STAMP

COVER & DRAWING LIST
A000

GENERAL NOTES

GENERAL

1. THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.

2. GENERAL NOTES ARE CATEGORIZED BUT MAY RELATE TO TO OTHER CATEGORIES. CONTRACTOR SHALL ENSURE COORDINATION OF ALL GENERAL NOTES BETWEEN TRADES AND SUBCONTRACTORS.

3. COORDINATE ALL ARCHITECTURAL GENERAL NOTES WITH OTHER CONSULTANTS' DETAILS.

4. REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES IN PUBLIC AREAS UNLESS APPROVED BY ARCHITECT.

5. REFER TO STRUCTURAL DOCUMENTS FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEARWALLS, STAIRS, CONCRETE ETC.

6. REMOVE ALL CONSTRUCTION AND RELATED DEBRIS FROM THE SITE DAILY AS IT OCCURS; DO NOT ALLOW ACCUMULATION. TOUCH-UP AND CLEAN UP TO BE DONE TO THE ARCHITECT AND/OR OWNER'S APPROVAL.

CODES

7. ALL CODES, STANDARDS AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.

8. ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (BCBC).

9. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES, INCLUDING BUT NOT LIMITED TO BCBC PART 8, "SAFETY AT CONSTRUCTION AND DEMOLITION SITES."

10. CONTRACTOR TO ENSURE CONSISTENCY WITH ALL DETAILS AND PRACTICES SET OUT IN THE PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF BC (APEGBC) TECHNICAL PRACTICE BULLETIN: "STRUCTURAL, FIRE PROTECTION AND BUILDING ENVELOPE PROFESSIONAL ENGINEERING SERVICES FOR 5 AND 6 STOREY WOOD FRAME RESIDENTIAL BUILDING PROJECTS (MID-RISE BUILDINGS)", 2011.

DIMENSIONS

11. DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY SPECIFIC CONTENT OF WORK REQUIRED AND, AS SUCH, INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS, ELEMENTS FIXTURES, EQUIPMENT AND OUTLETS. OBTAIN MORE ACCURATE INFORMATION ABOUT LOCATIONS, ARRANGEMENT AND SIZES BY STUDYING PARTICULAR CONDITIONS WITH OTHER CONTRACT DOCUMENTS AND DRAWINGS INCLUDING COORDINATION WITH THE SHOP DRAWINGS, AND BECOMING TOTALLY FAMILIAR WITH CONDITIONS IN THE SPACE AFFECTING THESE MATTERS BEFORE PROCEEDING WITH WORK. WHERE JOB CONDITIONS REQUIRE REASONABLE ADJUSTMENTS IN THE INDICATED LOCATIONS AND ARRANGEMENTS, MAKE THE NECESSARY MODIFICATIONS AT NO ADDITIONAL COST TO THE OWNER. INSTALL AND ARRANGE FIXTURES AND EQUIPMENT IN SUCH A WAY AS TO CONSERVE AS MUCH HEADROOM CLEARANCE AND SPACE AS POSSIBLE.

12. CONTRACTORS TO CHECK AND VERIFY ALL DRAWINGS, DIMENSIONS, AND ELEVATIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. THE CONTRACTOR SHALL CO-ORDINATE ALL TRADES FOR THE PROPER EXECUTION OF THE WORKS, AND TO AVOID DELAYS.

13. 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.

14. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.

15. INCONSISTENCY: BEFORE THE START OF ANY WORK, EACH SUBCONTRACTOR SHALL REPORT TO THE CONTRACTOR ANY INCONSISTENCY BETWEEN THE WORK OF THE PREVIOUS SUBCONTRACTOR AND THE REQUIREMENTS FOR ITS WORK. ANY INCONSISTENCIES SHALL BE RECTIFIED PRIOR TO START OF WORK. COMMENCEMENT OF SHALL IMPLY ACCEPTANCE OF CONDITIONS.

16. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE MEASURED AS FOLLOWS:
- STD GYPSUM:
  - 2) TO CENTERLINE OF STUD WALL
  - 3) TO EXTERIOR FACE OF CONCRETE AND CMU.
  - 4) TO EXTERIOR FACE OF EXTERIOR SHEATHING.
  - 5) TO EXTERIOR FACE OF GLASS.

17. DIMENSIONS NOTED CRITICAL ARE FROM FINISH FACE TO FINISH FACE OF GB.

18. ENSURE ALL EXIT WIDTHS TO FINISHED SURFACES ARE CONSTRUCTED TO MEET BCBC, BRING ANY DISCREPANCIES TO ARCHITECT PRIOR TO FRAMING OR FINISHING.

19. ALL ELEMENTS ARE CONTINUOUS UNLESS NOTED.

SURVEY

20. SURVEY INFORMATION (INCLUDING LEGAL DESCRIPTION, DIMENSIONS, ROADS, EASEMENTS, SITE SERVICES, GRADES, ETC.) IS SUPPLIED BY THE OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

SITEWORK AND LANDSCAPING

21. ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING, UNLESS OTHERWISE NOTED. REFER ALSO TO GEOTECHNICAL ENGINEER REQUIREMENTS FOR SLOPING AWAY FROM THE BUILDING.

22. PROVIDE WEATHERPROOF ENCLOSURES FOR EXTERIOR DEVICES AS REQUIRED.

23. ALL SITE MEASUREMENTS, SETBACKS, ETC. SHALL BE APPROVED BY LOCAL MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.

STRUCTURAL AND SEISMIC COORDINATION WITH ARCHITECTURAL

24. REFER TO STRUCTURAL DRAWING GENERAL NOTES FOR STRUCTURAL DESIGN PARAMETERS INCLUDING SHEARWALLS, WALLS, STAIRS, CONCRETE, ETC.

25. ALL STRUCTURAL STEEL SUPPORTING RATED ASSEMBLIES TO HAVE FIREPROOFING APPLIED TO MATCH RATING OF ASSEMBLY. REFER TO CODE DIAGRAMS FOR TYPES.

26. ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED.

27. SEISMIC RESTRAINT OF ELEMENTS IS TO BE PERFORMED IN COMPLIANCE WITH BCBC. CONTRACTOR SHALL REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

28. ALL THROUGH-INTERIOR STEEL MEMBERS SHALL BE APPLIED WITH THERMAL SPRAY FOAM INSULATION TO ELIMINATE CONDENSATION CONCERNS. APPLY MINIMUM OF 2" THICK SPRAY OVER STEEL COMPONENTS MINIMUM UNLESS NOTED OTHERWISE.

29. ALL METAL COMPONENTS REQUIRING GALVANIZED TREATMENT SHALL BE HOT DIPPED GALVANIZED.

30. ALL GLASS GUARD RAILS TO BE TEMPERED AND LAMINATED GLASS.

31. ENSURE ALL GLAZING BELOW 1070MM AFF MEETS BUILDING CODE REGULATIONS FOR GUARD STRUCTURAL LOADS.

SHOP DRAWINGS

32. SHOP DRAWINGS: THE SUPPLY, FABRICATION AND/OR MANUFACTURE OF COMPONENTS MAY NOT COMMENCE UNTIL THE REGISTERED PROFESSIONAL OF RECORD HAS REVIEWED THE SHOP DRAWINGS, RETURNED THEM TO THE CONSULTANT AND THE CONSULTANT HAS GIVEN AUTHORIZATION TO PROCEED. SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND/OR CONSTRUCTION MANAGER PRIOR TO SUBMISSIONS TO THE ARCHITECT. THE CONTRACTOR TO ALLOW TEN WORKING DAYS FOR REVIEW BY THE ARCHITECT. SHOP DRAWINGS AND SAMPLE SUBMITTALS TO INCLUDE BUT NOT LIMITED TO: BUILDING ENVELOPE, PAINT, INTERIOR FINISHES, GUARDS AND HANDRAILS, DOORS AND FRAMES, HARDWARE, AND ANY OTHERS DEEMED NECESSARY BY THE ARCHITECT.

33. A COPY OF THE SHOP DRAWINGS MUST BE AVAILABLE AT ALL TIMES AT THE LOCATION WHERE THE COMPONENT IS BEING MADE, AT THE SITE OF THE WORK, AND AT THE CONTRACTOR'S OFFICE AND AT THE REGISTERED PROFESSIONAL OF RECORD'S OFFICE.

34. ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

SEISMIC LOADING

35. BUILDING COMPONENTS AND THEIR INSTALLATION SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER, REGISTERED IN, OR LICENSED TO PRACTICE IN BRITISH COLUMBIA, FOR SEISMIC LOADING. SUCH CERTIFICATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO GUARDS/HANDRAILS, CONVEYING SYSTEMS. PROFESSIONAL ENGINEER TO PROVIDE SIGNED AND SEALED LETTERS OF ASSURANCE, SCHEDULE B AND C-B PRIOR TO AND UPON COMPLETION OF INSTALLATION.

MECHANICAL AND ELECTRICAL COORDINATION WITH ARCHITECTURAL

36. ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BCBC. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

37. GENERAL CONTRACTOR TO CO-ORDINATE MECHANICAL AND ELECTRICAL DEVICES WITH REFLECTED CEILING PLANS, MILLWORK AND INTERIOR ELEVATIONS.

38. ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BCBC.

39. CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRE STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS. AS DETAILED IN U/C FIRE RATED ASSEMBLIES. ARCHITECT TO REVIEW ASSEMBLIES PRIOR TO INSTALLATION.

40. PROVIDE 19MM PLYWOOD BLOCKING FOR ALL WALL AND CEILING MOUNTED FIXTURES AND EQUIPMENT. COORDINATE WITH ARCHITECT THE LOCATIONS OF ALL FIXTURES AND EQUIPMENT PRIOR TO ALL FINISHING.

41. THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING, INVERTS ETC., IN ARCHITECTURAL DRAWINGS IS DIAGRAMMATIC. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION. INFORM THE ARCHITECT OF CONFLICTS. THE ARCHITECT SHALL GIVE DIRECTION TO RESOLVE THE CONFLICTS.

42. CONTRACTOR TO COORDINATE ALL PIPING, CONDUIT, PENETRATIONS, JUNCTION BOXES, ENCLOSURES AND ANY OTHER MECHANICAL AND ELECTRICAL DEVICES AND EQUIPMENT TO BE RECESSED IN CAST-IN-PLACE AND PRECAST CONCRETE.

43. REMOVE ALL EXPOSED MANUFACTURER LABELS ON INSTALLED EQUIPMENT AND ACCESSORIES.

44. LOCATIONS OF ALL WIRED DEVICES ARE TO BE COORDINATED WITH THE ARCHITECT.

BCBC AND LIFE SAFETY

45. DOORS EQUIPPED WITH DOOR CLOSERS TO HAVE A CLOSING PERIOD OF AT LEAST 3 SECONDS.

46. 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.

47. ALL PRODUCTS AND SYSTEMS RELATED TO HEALTH AND LIFE SAFETY SHALL BE REVIEWED WITH THE ARCHITECT FOR FINAL LOCATION AND LAYOUT.

CLEARANCES AND TOLERANCES

48. CONTRACTOR TO REVIEW WITH ARCHITECT ALL CRITICAL DIMENSIONS AND ENSURE FINISHED DIMENSIONS WILL ACCOMMODATE ALL REQUIRED WIDTHS INCLUDING BUT NOT LIMITED TO: BATHTUBS, CLOSETS, SHOWER/DOOR CLEARANCES, GLAZING, VANITIES, CORRIDORS AND ALL REQUIRED WIDTHS AS PER BCBC.

49. ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS OR DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.

50. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL GYPSUM BOARD AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ALL DETAILS, REVEALS AND ALIGNMENTS INDICATED IN DRAWINGS ARE ACCOMPLISHED.

51. MILLWORK CONTRACTOR SHALL COORDINATE, IN CONJUNCTION WITH GENERAL CONTRACTOR, PROVISION AND LOCATION OF ADDITIONAL SOLID BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK SHOWN. ALL ELECTRICAL AND MECHANICAL OUTLETS SHALL TO BE COORDINATED WITH THE ARCHITECT.

52. NO FLOOR TRANSITION TO BE GREATER THAN 1/4" AT THRESHOLDS AND BETWEEN ADJACENT MATERIALS.

BUILDING ENVELOPE

53. ROOF INSTALLATION AND MATERIALS TO MEET ACCEPTED RCABC STANDARDS, MATERIALS & GUIDELINES. ALL ROOFS AND GUTTERS TO HAVE POSITIVE SLOPE TO DRAIN.

54. ALL GRADES AND SURFACES ADJACENT THE BUILDING EXTERIOR SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING UNLESS OTHERWISE NOTED.

55. METAL FLASHING TO BE 18"-0" TYPICAL LENGTH MINIMUM. JOINTS & SEAMS TO ALIGN W/ CENTRELINE CURTAINWALL MULLIONS AND CLADDING JOINTS ONLY.

56. ALL CAP FLASHINGS SLOPE INWARDS TOWARDS ROOF DECKS.

57. ALL DRIP EDGES ARE TO BE AS PER ARCHITECT'S DETAILS.

58. REFER TO ARCHITECTURAL, MECHANICAL AND STRUCTURAL INFORMATION FOR TYPICAL PERIMETER INSULATION AT GRADE.

59. PROVIDE CONTINUOUS DAMP PROOFING TO FULL DEPTH OF PERIMETER FOOTINGS TO FULL PERIMETER OF BUILDING.

60. PROVIDE BUG SCREEN AT ALL OPENINGS GREATER THAN 5MM IN THE NARROWEST DIRECTION IN ALL EXTERIOR WALL ASSEMBLIES.

61. WHERE WOOD FRAME FLOOR ASSEMBLIES ABUT EXTERIOR ASSEMBLIES, PROVIDE 89MM OF SEMIRIGID MINERAL WOOL INSULATION TO FACE OF EXTERIOR ASSEMBLY ON THE FACE OF THE EXTERIOR ASSEMBLY WOOD. ENSURE CONTINUOUS VAPOUR BARRIER ON THE WARM SIDE OF THE INSULATION.

62. PROVIDE A CONTINUOUS AIR MOISTURE BARRIER.

63. LAP ALL MEMBRANE INTERFACES POSITIVELY WITH FLOW OF INCIDENTAL WATER IN RAINSCREEN CAVITY.

64. ALL EXTERIOR WOOD TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED. ALL EXTERIOR FASTENERS TO BE HOT DIPPED GALVANIZED UNLESS OTHERWISE NOTED. ALL CEDAR TO BE FASTENED WITH STAINLESS STEEL FASTENERS UNLESS OTHERWISE NOTED.

65. MOCK-UP TO BE COORDINATED & REVIEWED BY CONSULTANT.

MILLWORK, CASEWORK, FIXTURES AND INTERIOR ACCESSORIES

66. INSTALLERS TO CO-ORDINATE, IN CONJUNCTION WITH GENERAL CONTRACTOR, PROVISION AND LOCATION OF ADDITIONAL SOLID BLOCKING IN WALLS AS REQUIRED TO SUPPORT MILLWORK AND OTHER ELEMENTS SHOWN.

67. MILLWORK TO INCLUDE ALL CASEWORK, ALL MIRRORS INTEGRATED IN MILLWORK, WOOD DOORS AND FRAMES, BASES AND TRIM.

68. MILLWORK CONTRACTOR TO SUBMIT THREE COPIES OF SHOP DRAWINGS FOR REVIEW AND APPROVAL TO DESIGNER PRIOR TO ANY FABRICATION OR ASSEMBLY.

69. SHOP DRAWINGS AND SUBMITTALS SHALL BE COMPLETE IN RESPECT TO INDICATE ALL DETAILS OF WORK, AND INCLUDING THE FOLLOWING:
- ALL LAYOUT AND CONSTRUCTION DETAILS OF ALL CABINETRY INCLUDING "FIELD VERIFIED" DIMENSIONS.
- DETAILS AND DIMENSIONS OF ALL CUT OUTS.
- LOCATION OF ALL SERVICE OUTLETS, ETC. TYPICAL AND SPECIAL INSTALLATION CONDITIONS, ANCHORAGE LOCATION OF EXPOSED FASTENINGS AS APPLICABLE.
- DETAILS INCLUDING ALL DIMENSIONS, MATERIALS, FINISHES AND HARDWARE.

70. MILLWORK CONTRACTOR TO PROVIDE MATERIAL SAMPLES AND PAINT/LACQUER DRAW DOWN TO DESIGNER FOR APPROVAL PRIOR TO APPLICATION.

71. OVERALL DIMENSIONS, CARCASS INTERIOR DIMENSIONS, PROFILES, REVEALS AND JOINTS ARE ALL TO BE MAINTAINED. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO SHOP DRAWING SUBMITTAL.

CRUNGS

72. REFER TO DOOR SCHEDULE IN CONJUNCTION WITH CEILING PLANS TO ENSURE ALL DOOR HEADER HEIGHTS ARE LOCATED ACCURATELY.

73. SPRINKLERS SHOWN INDICATE DESIGN INTENT AND ARE TO BE CONSIDERED THE MINIMUM NUMBER OF HEADS. CONTRACTOR IS RESPONSIBLE FOR SPRINKLER HYDRAULIC CALCULATIONS, DESIGN, AND COVERAGE. NOTIFY THE ARCHITECT WHERE ADDITIONAL COVERAGE MAY BE REQUIRED.

74. SPRINKLER HEADS TO BE FULLY RECESSED TYPICAL. DISCUSS WITH ARCHITECT CONDITIONS THAT CONFLICT.

GLAZING, DOORS AND GUARDS

75. GUARDS: PROVIDE GUARDS WHERE SHOWN ON THE DRAWINGS AND WHERE ADJACENT GRADE OR FLOOR LEVEL IS LOWER BY 24" OR MORE. UNLESS OTHERWISE NOTED GUARDS TO BE 42". UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 4" DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN BCBC, PART 4.

76. GLAZING: GLAZING IN DOORS, SIDELITES, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BCBC. GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRU TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS.

77. GLAZING WITH LOW-E SOFT OR HARD COATING SHALL LOCATE THE COATING ON SPECIFIED SURFACE AND SHALL BE LABELLED WITH A REMOVABLE LABEL FOR INSTALLATION TO ENSURE PROPER ORIENTATION OF GLASS.

78. 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.

PARTITIONS AND WALLS

79. PLAN DETAILS SUPERSEDE WALL TYPE DEFINITION.

80. UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH.

81. ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.

82. CONTRACTOR TO PROVIDE AND COORDINATE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. CO-ORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL FINISH INSTALLATION.

83. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING FINAL DRYWALL AND MILLWORK DETAILING PRIOR TO FRAMING TO ENSURE ANY REVEALS INDICATED IN DRAWINGS ARE ACHIEVABLE.

ABBREVIATIONS LEGEND

#	POUND or NUMBER	NO.	NUMBER
@	AT	NOM	NOMINAL
ACOUS	ACOUSTIC(AL)	NTS	NOT TO SCALE
ADJ	ADJUSTABLE or ADJACENT	OC	ON CENTRE
AFF	ABOVE FINISHED FLOOR	OD	OUTSIDE DIMENSION
AL/ALUM	ALUMINUM	OPP	OPPOSITE
ANOD	ANODIZED	PL	PROPERTY LINE
APPROX	APPROXIMATELY	PLAS	PLASTER
ARCH	ARCHITECTURAL	PLY	PLYWOOD
AV	AUDIO/VISUAL	PR	PAIR
BCBC	BRITISH COLUMBIA BUILDING CODE	PT	PAINT
BD	BOARD	PT	PRESSURE TREATED
BLDG	BUILDING	PTD	PAINTED
BO	BOTTOM OF	PTN	PARTITION
BOT	BOTTOM	RD	ROOF DRAIN
C/W	COMPLETE WITH	REQ'D	REQUIRED
CB	CATCH BASIN	REV	REVISION or REVERSE
CL	CENTRELINE	RM	ROOM
CL	CENTRE LINE	RO	ROUGH OPENING
CLO	CLOSET	RWL	RAINWATER LEADER
CONC	CONCRETE	SB	SERVICE BOX
CONT	CONTINUOUS	SC	SIAMESE CONNECTION
COR	CORRIDOR	SCWD	SOLID CORE WOOD DOOR
CPT	CARPET	SECT	SECTION
CTR	CENTRE	SF	SQUARE FEET
DBL	DOUBLE	SH	SHELF
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SM	SQUARE METRES
DIM	DIMENSION	SPEC	SPECIFICATION(S)
DN	DOWN	SPF	SPRAY POLYURETHANE FOAM
DR	DOOR	SQ	SQUARE
DRW	DRAWER	SS	STAINLESS STEEL
DWG	DRAWING	ST	STAIR
DWR	DISHWASHER	STD	STANDARD
EA	EACH	STL	STEEL
EL	ELEVATION	STOR	STORAGE
ELEC	ELECTRICAL	STRU	STRUCTURAL
ELEV	ELEVATOR or ELEVATION	SUSP	SUSPENDED
EMER	EMERGENCY	SYM	SYMMETRICAL or SYMBOL
ENCL	ENCLOSURE	TBC	TO BE CONFIRMED
EP	ELECTRICAL PANELBOARD	TBD	TO BE DETERMINED
EQ	EQUAL	THK	THICK
EQUIP	EQUIPMENT	TO	TOP OF
EXIST	EXISTING	TOC	TOP OF CURB, / CONCRETE
EXP	EXPOSED	TOF	TOP OF FINISH
EXT	EXTERIOR or EXTENSION	TOFF	TOP OF FINISHED FLOOR
FA	FIRE ALARM	TOS	TOP OF SLAB / STEEL
FD	FLOOR DRAIN	TOW	TOP OF WALL
FFL	FINISHED FLOOR LEVEL	TR	TREE PLANTER
FH	FIRE HYDRANT	TYP	TYPICAL
FIN	FINISH(ED)	U/S	UNDERSIDE
FLR	FLOOR	UNF	UNFINISHED
FR	FRIDGE	UNO	UNLESS OTHERWISE NOTED
FRR	FIRE RESISTANCE RATING	VERT	VERTICAL
FS	FULL SIZE	VEST	VESTIBULE
FT	FOOT or FEET	WF	VERIFY IN FIELD
FUT	FUTURE	W/	WITH
GL	GLASS or GLAZED	W/O	WITHOUT
GR	GRADE	WB	WOOD BASEBOARD
GRND	GROUND	WC	WATER CLOSET
GV	GAS VALVE	WD	WOOD
GWB	GYPSUM WALL BOARD	WDW	WINDOW
HDG	HOT-DIP GALVANIZED	WV	WATER VALVE
HDWR	HARDWARE		
HORIZ	HORIZONTAL		
HRWD	HARDWOOD		
HT	HEIGHT		
INS	INSULATION		
INT	INTERIOR		
JT	JOINT		
LAM	LAMINATE / LAMINATED		
LS	LAMP STANDARD		
LT	LIGHT		
MAT	MATERIAL		
MAX	MAXIMUM		
MD	MAN DOOR		
MECH	MECHANICAL		
MET	METAL		
MFR	MANUFACTURER		
MH	MANHOLE		
MTD	MOUNTED		
MWORK	MILLWORK		
NIC	NOT IN CONTRACT		

MATERIAL HATCHES LEGEND

- CONCRETE EXISTING
- CONCRETE STRUCTURE
- CONCRETE / MASONRY
- WOOD
- COMPOSITE LUMBER
- CLT
- PLYWOOD
- STEEL
- ALUMINUM
- GWB
- MDF
- BATT OR MINERAL WOOL INSULATION
- SPRAY INSULATION
- SEALANT
- GLASS ELEVATION
- GLASS SECTION
- EARTH
- GRAVEL
- RIGID INSULATION
- FELT
- PROPERTY LINE
- SRW LINE
- VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
- VAPOUR RETARDER
- 2 PLY SBS ROOF MEMBRANE

SYMBOLS LEGEND

- PLAN NORTH / TRUE NORTH — NORTH ARROW
- View Name, Sheet Number, 1/8" = 1'-0" — VIEW TAG
- Ref, A101 — CALL OUT VIEW TAG / DETAIL NUMBER OVER SHEET NUMBER
- ABOVE
- A1 — ACCESSORIES TAG
- 01 — ASSEMBLY TAG TYP. FLOOR, ROOF, WALL
- DOOR IDENTIFICATION
- 01, 0.0 mm T — DOOR TAG ELEVATION DOOR TAG TYP
- Elevation, Name — ELEVATION SYMBOL
- Elevation, Name — ELEVATION TAG
- ELEVATION REFERENCE
- FD — FLOOR DRAIN
- 88, 88 — GRID LINES
- 2 — KEYNOTE - EXTERIOR/ INTERIOR MATERIAL TAG
- MATERIAL TAG W/ COMMENTS
- W.1.0 — MILLWORK TAG
- 1 — REVISION TAG
- ROOF DRAIN
- VERY LONG ROOM NAME, 101 — ROOM TAG
- ROOM NAME, ROOM NUMBER, AREA
- 8 1/A102 — SECTION HEAD
- DETAIL NUMBER OVER SHEET NUMBER
- TURNING RADIUS
- N, Type 1, 2 HR — WALL TYPE TAG
- N, MAT 2 — WALL MATERIAL TAG
- N — WINDOW TAG

MATERIALS LEGEND

PER SPEC, REFER ALSO TO I.D.

BB-1	EXISTING BRICK / BRICK TO MATCH EXISTING
BB-2	NEW BRICK
CMU-1	CONCRETE MASONRY UNIT, PAINTED
CONC-1	BROOM FINISH CONCRETE
CONC-2	ARCHITECTURAL BOARD FLAT FINISH CONCRETE
CONC-3	FLOAT FINISH CONCRETE
CONC-4	SAWCUT CONCRETE
CONC-5	TROWEL FINISH CONCRETE
CONC-6	BOARD FORMED CONCRETE
CPT-1	CARPET IN BACK OF HOUSE
EXP-1	EXPOSED STRUCTURE
GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
GL-3	EXISTING REED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
GL-4	TEMPERED CLEAR GLAZING EGUARDS
GL-5	TYPICAL TEMPERED LAMINATED STORFRONT UNIT - CLEAR
GWB-1	GYPSUM BOARD
GWB-2	GYPSUM BOARD TYPE X
HPC-1	CLEAR CONCRETE SEALANT
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
INT-1	INTUMESCENT COATING
MET-1	DARK METAL STOREFRONT WINDOW HOBS AND TRANSOM
MET-2	LIGHT METAL FLASHING, TRIM, SOFFIT, SCREENS, ETC - TO MATCH SF-1
MET-3	DARK METAL ALUMINUM
MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
MET-5	EXISTING METAL CORNICWORK AND TRIM / NEW METAL TO MATCH
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
MET-8	STAINLESS STEEL PERFORATED METAL PANELS
PLY	PLYWOOD
PT-1	WHITE INTERIOR PAINT
PT-2	LIGHT EXTERIOR PAINT
PT-3	DARK EXTERIOR PAINT
PT-4	HERITAGE PAINT - HADDINGTON GREY
PT-5	HERITAGE PAINT - MANCOUVER GREEN
RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
SF-1	STUCCO FINISH - LIGHT GREY
SF-2	STUCCO FINISH - MID GREY
TIL-1	TILES IN LOBBY
TIL-2	TILES IN CORRIDOR
TIL-3	TILES IN UNITS
TXL-1	CANOPY TEXTILE MATERIAL
VIN-1	VINYL FLOOR IN UNITS
VWD-1	VINYL WINDOW AND DOOR FRAMES
WD-1	WOODEN DECK
WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11.29.20

TIME STAMP 2021-1-29, 10:49:41 PM

LEGENDS, NOTES & ABBREVIATIONS

A001



1 Location Plan
1/64" = 1'-0"

SITE INFORMATION

PROJECT NAME
PARKWAY

CIVIC ADDRESS
1050 PANDORA AVE +1518 COOK, VICTORIA, BC

LEGAL DESCRIPTION
LOTS 1 AND 2, SUBURBAN LOT 15, VICTORIA, VIP73211

ZONING
CORE RESIDENTIAL
NEW SITE-SPECIFIC ZONE
CHANGED FROM R-2 (TWO FAMILY DWELLING DISTRICT) AT 1518 COOK ST
CA-1 (PANDORA AVENUE SPECIAL COMMERCIAL DISTRICT) AT 1050 PANDORA AVENUE

STREETS FACING	PANDORA AVENUE COOK ST
SITE AREA TOTAL SITE AREA	30,989 SF (2879m2)
FSR AREA CALCULATIONS PROPOSED FSR ALLOWABLE FSR	90,549 SF (8412.3m2) 100,427SF (9330m2)
PROPOSED FSR RATIO ALLOWABLE FSR RATIO	2.9 3.3

PROJECT INFORMATION

SITE COVERAGE OPEN SITE SPACE	70% 22%
AVERAGE GRADE	90.35' (27.54m)
TOTAL AREA OF EXISTING BUILDING TOTAL AREA OF NEW BUILDING	10,200 SF (947.6m2) 80,349 SF (7464.7m2)
BUILDING HEIGHT PROPOSED BUILDING HEIGHT ALLOWABLE BUILDING HEIGHT	66'-4" (20.22m) 98'-5"/30m PER OCP
PROPOSED NO. OF STOREYS ALLOWABLE NO. OF STOREYS	6 STOREYS 8-10 STOREYS PER OCP
RESIDENTIAL USE DETAILS TOTAL NUMBER OF UNITS	104
RESIDENTIAL UNIT TYPE STUDIO STUDIO & DEN 1 BED 1 BED & DEN 2 BED 2 BED & DEN	4 7 53 25 11 4
UNITS < 45 m2 UNITS 45-70 m2 UNITS > 70m2	6 86 12
TOTAL COMMERCIAL AREA RETAIL CAFE OUTDOOR SEATING	1036 m2 866 m2 170 m2 55.6 m2

RESIDENTIAL UNIT COUNT

UNIT NAME	AREA	UNIT COUNT
STUDIO A	56.8 m2	2
STUDIO B	52.3 m2	2
STUDIO & DEN A	66 m2	4
STUDIO & DEN B	72.7 m2	1
STUDIO & DEN C	57.6 m2	2
1 BED A	57.2 m2	4
1 BED B	53.0 m2	4
1 BED C	53.6 m2	1
1 BED D	50 m2	1
1 BED E	49.8 m2	3
1 BED F	51.6 m2	10
1 BED G	49.8 m2	4
1 BED H	37.8 m2	4
1 BED I	50.4 m2	10
1 BED J	40.1 m2	1
1 BED K	47.0 m2	2
1 BED L	53.2 m2	2
1 BED M	44.2 m2	2
1 BED N	35.7 m2	1
1 BED O	48.1 m2	2
1 BED P	47.7 m2	2
1 BED & DEN A	57.4 m2	1
1 BED & DEN B	52.8 m2	2
1 BED & DEN C	62.8 m2	7
1 BED & DEN D	60 m2	1
1 BED & DEN E	61.0 m2	1
1 BED & DEN F	55.3 m2	2
1 BED & DEN G	51. m2	2
1 BED & DEN H	80.9 m2	1
1 BED & DEN I	73.8 m2	2
1 BED & DEN J	67.6 m2	1
1 BED & DEN K	63 m2	3
1 BED & DEN L	94.9 m2	1
1 BED & DEN M	67.5 m2	1
2 BED A	66.9 m2	1
2 BED B	64.2 m2	1
2 BED C	75.6 m2	1
2 BED D	62.3 m2	3
2 BED E	80.6 m2	1
2 BED F	66.4 m2	3
2 BED G	73.29 m2	1
2 BED & DEN A	84.8 m2	1
2 BED & DEN B	75.7 m2	1
2 BED & DEN C	94.8 m2	2
TOTAL UNITS		**104**

PARKING CALCULATIONS

	PARKING RATE	# OF UNITS	REQUIRED	PROVIDED
RESIDENTIAL				
<45m2	0.50	6	3.0	3
45-70m2	0.60	86	51.6	23
>70m2	1.00	12	12.0	7
		TOTAL RESIDENTIAL PARKING	67	33
VISITOR PARKING				
VISITOR PARKING	0.10	104	10	4
COMMERCIAL PARKING		TOTAL AREA (m2)		
RETAIL/ GROCERY	1/80m2	866	10.8	2
RESTAURANT	1/40m2	225.6	5.6	3
		TOTAL COMMERCIAL PARKING	16	5
CARSHARE PARKING				
MODO CAR SHARE		-		2
		TOTAL PARKING STALLS	**93**	**44**

LONG-TERM BIKE PARKING CALCULATIONS		# OF UNITS		
RESIDENTIAL	1/ UNIT <45m2	6	6.0	20
	1.25/ UNIT >45m2	98	123	128
		TOTAL AREA (m2)		
RESTAURANT	1/400m2	225.6	1	6
RETAIL/ GROCERY	1/200m2	866	5.0	10
		TOTAL LONG-TERM BIKE STALLS	**135**	**164**
		FLOOR MOUNTED RACK		68
		FLOOR MOUNTED CARGO RACKS		40
		WALL MOUNTED RACKS		56
SHORT-TERM BIKE PARKING CALCULATIONS				
RESIDENTIAL	1/UNIT	104 UNITS	10	12
RESTAURANT	1/100m2	225.6m2	3	3
RETAIL/ GROCERY	1/200m2	866m2	5	5
		TOTAL SHORT-TERM BIKE STALLS	**18**	**20**

BUILDING SETBACKS

EXISTING BUILDING SETBACK	PROVIDED	REQUIRED PER ZONING APP
EAST	0m	N/A
SOUTH	0m	N/A
NORTH	97'-8 1/2" (29.78m)	N/A
WEST (ADJOINING SOUTH PL)	0m	N/A
WEST (ADJOINING NORTH PL)	39'-6" (12.04m)	N/A
PROPOSED BUILDING SETBACK		
EAST (FROM 6 STOREY VOL.)	43'-1" (13.13m)	43'-1" (13.13m)
EAST (FROM 4 STOREY VOL.)	10'-1 1/2" (3.08m)	10'-1 1/2" (3.08m)
SOUTH (FROM 6 STOREY VOL.)	13'-1" (4.01m)	13'-1" (4.01m)
SOUTH (FROM 4 STOREY VOL.)	124'-9 1/2" (38.04m)	124'-9 1/2" (38.04m)
NORTH (FROM 6 STOREY VOL.)	24'-11" (7.6m)	24'-11" (7.6m)
NORTH (FROM 4 STOREY VOL.)	20'-3 1/2" (6.18m)	20'-3 1/2" (6.18m)
WEST (FROM 6 STOREY VOL.)	10'-11" (3.33m)	10'-11" (3.33m)
	52'-2" (15.9m)	52'-2" (15.9m)
WEST (FROM 4 STOREY VOL.)	9'-8 1/2" (2.96m)	9'-8 1/2" (2.96m)

BRITISH COLUMBIA BUILDING CODE

OCCUPANCY CLASSIFICATIONS

RESIDENTIAL OCCUPANCIES	GROUP C (BCBC 3.2.2.50) UP TO 6 STOREYS IN BUILDING HEIGHT SPRINKLERED
MERCANTILE OCCUPANCIES	GROUP E (BCBC 3.2.2.69) UP TO 2 STOREYS IN BUILDING HEIGHT SPRINKLERED (LOCATED BELOW THE THIRD STOREY)
BELOW GRADE PARKADE	GROUP F , DIVISION 3 (BCBC 3.2.2.82) UP TO 6 STOREYS SPRINKLERED
BUILDING AREA PER BCBC	23,293 SF (2164m2)

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

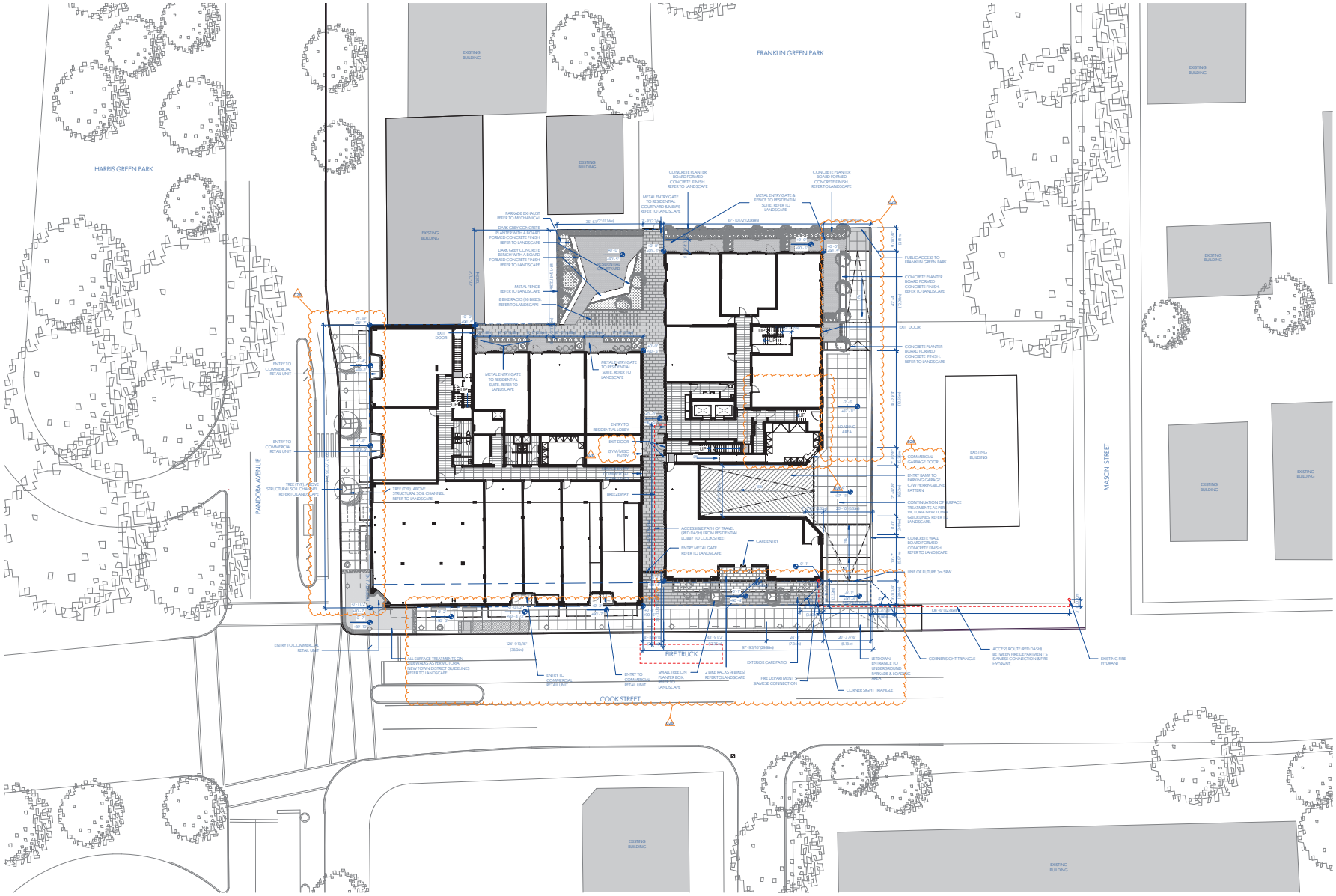
PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/01/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES
SHEET DATE
TIME STAMP

PROJECT INFORMATION
A002
17



1 SITE PLAN
A016a 1/16" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

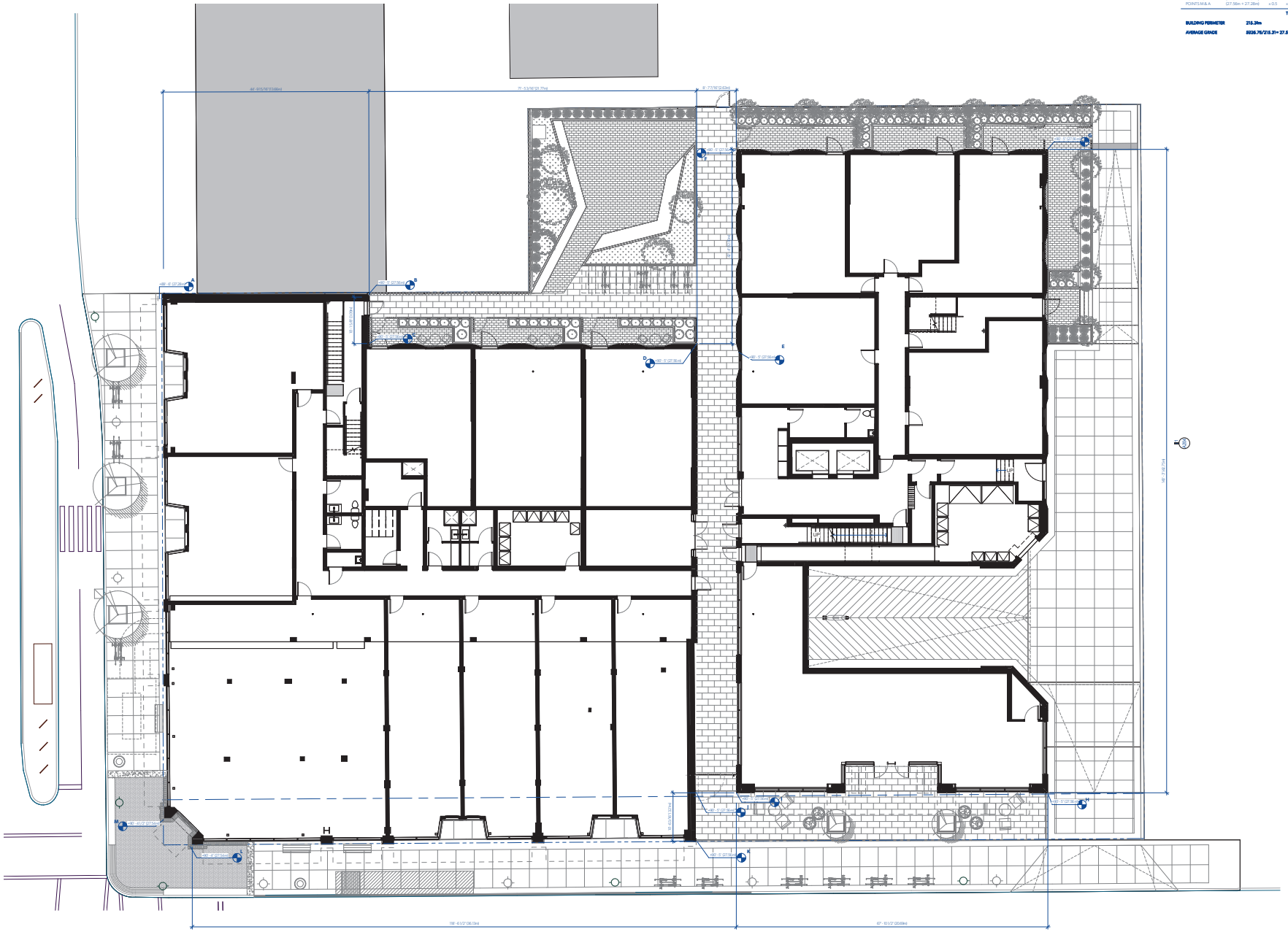
ISSUES

SHEET DATE 11/29/20

TIME STAMP 2021-12-15 10:27:05 AM

SITE PLAN

A003



1 LEVEL 1 AVERAGE GRADE CALC.
A016a 1/8" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

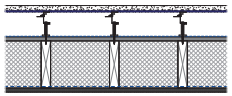
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
0	2019/05/15	ISSUED FOR REZONING

ISSUES
SHEET DATE
TIME STAMP

AVERAGE GRADE CALCULATIONS
A004

EXTERIOR WALL ASSEMBLIES

NOTE (APPLIES TO ALL EXTERIOR WALLS):
PROVIDE STEEL METAL FIRE BLOCK IN WALL CAVITY TO MEET BCBC 3.1.11.2.
ENSURE THAT THE MAXIMUM HORIZONTAL DISTANCE IS NOT MORE THAN 20m.
INSTALL FIREBREAK AT LINE OF FLOOR/BANDING AND AS REQUIRED VERTICALLY TO ENSURE VERTICAL DISTANCE IS NOT MORE THAN 3M, TYP.

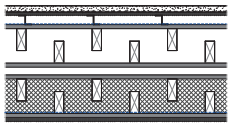


EW1

TYPICAL EXTERIOR WALL | STUCCO FINISH | 4 & 6 STOREY

EFFECTIVE ASSEMBLY R-VALUE R-23.15

7/8" TWO-LAYER STUCCO BASE-COAT WITH FINISH COAT
ON GLASS-FIBER REINFORCING MESH
ON 1 1/8" ASPHALT-IMPREGNATED HALF-TEX BARRIGARD
ON CONTINUOUS VERTICAL Z-GIRTS
ON 1 1/2" ADJUSTABILITY BRACKETS AT EACH CLIP
ON 2" ENGINEERED CLIP SYSTEM BY CONTRACTOR
ON PLYWOOD SHEATHING AS PER STRU.
ON STUDS AS PER STRU.
W/ BATT INSULATION R-6/INCH NOMINAL VALUE (DEPTH TO FILL CAVITY)
W/ VAPOUR RETARDER, LAP JOINTS AND TRANSITIONS SEALED MIN 4" OVERLAPS
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE

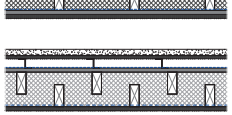


EW1a

TYPICAL EXTERIOR WALL | STUCCO FINISH | 6 STOREY | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB 40mm
WOOD STUDS @ 16" O.C.MAX 15mm

FOR 1 HR FIRE RATING, REPLACE 5/8" GB IN ASSEMBLY EW1 WITH 5/8" TYPE X GB.

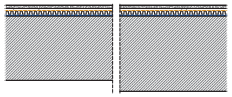


EW2

EXTERIOR WALL | STUCCO FINISH | ELEVATOR OVERRUN

EFFECTIVE ASSEMBLY R-VALUE R-19.08

1" TWO-LAYER STUCCO BASE-COAT WITH FINISH COAT
ON GLASS-FIBER REINFORCING MESH
ON 1/2" LIGHTWEIGHT RECYCLED GLASS GRANULATE COMPOSITE BACKER BOARD
ON Z-GIRTS FASTENED TO WALL
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON PLYWOOD SHEATHING AS PER STRU.
ON STAGGERED 2"X6" STUDS AT 24" O.C.MAX AS PER STRU.
W/ BATT INSULATION R-6/INCH NOMINAL VALUE (DEPTH TO FILL CAVITY)
W/ VAPOUR RETARDER, LAP JOINTS AND TRANSITIONS SEALED MIN 4" OVERLAPS
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE



EW3a

CONCRETE FOUNDATION WALL - 10"

EFFECTIVE ASSEMBLY R-VALUE R-1.85

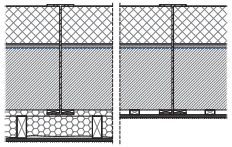
PROTECTION BOARD
ON FILTER FABRIC
ON DRAINAGE MAT
ON WATERPROOFING MEMBRANE
ON CONCRETE FOUNDATION WALL PER STRU

EW3b

CONCRETE FOUNDATION WALL - 12"

EFFECTIVE ASSEMBLY R-VALUE R-1.97

PROTECTION BOARD
ON FILTER FABRIC
ON DRAINAGE MAT
ON WATERPROOFING MEMBRANE
ON CONCRETE FOUNDATION WALL PER STRU



EW4a

EW4b

EXTERIOR CONCRETE WALL | 1 HR FIRE RATING

EW4a

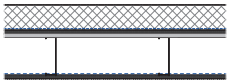
EFFECTIVE ASSEMBLY R-VALUE R-

6" SEMI-RIGID MINERAL WOOL INSULATION
(V.I.F. 2" SEISMIC GAP TO BE MAINTAINED FROM FINISHED FACE TO EXISTING NEIGHBOURING BUILDING AT LEVEL 1)
W/ SACRIFICIAL STRAPPING CAST IN WALL
ON 1/2" PROTECTION BOARD
W/ BLINDSIDE WATERPROOFING
ON 10" CONCRETE WALL AS PER STRUCTURAL
ON 2"X6" STRAPPING
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF CONCRETE WALL
ON 2"X6" WOOD STUD @ 24" O.C.MAX
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE

EW4B

EFFECTIVE ASSEMBLY R-VALUE R-

6" SEMI-RIGID MINERAL WOOL INSULATION
(V.I.F. 2" SEISMIC GAP TO BE MAINTAINED FROM FINISHED FACE TO EXISTING NEIGHBOURING BUILDING AT LEVEL 1)
W/ SACRIFICIAL STRAPPING CAST IN WALL
ON 1/2" PROTECTION BOARD
W/ BLINDSIDE WATERPROOFING
ON 10" CONCRETE WALL AS PER STRUCTURAL
ON 2"X6" STRAPPING STRIPS @ 24" O.C.MAX
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE

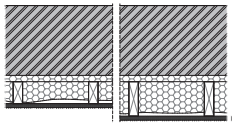


EW5

EXTERIOR STEEL STUD WALL | 1 HR FIRE RATING

EFFECTIVE ASSEMBLY R-VALUE R-

4" SEMI-RIGID MINERAL WOOL INSULATION (V.I.F. 4" SEISMIC GAP TO BE MAINTAINED FROM FINISHED FACE TO EXISTING NEIGHBOURING BUILDING AT LEVEL 2)
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON 5/8" DEXS GLASSSIB GOLD EXTERIOR SHEATHING TYPE X
STAGGERED/MIN. 1 STUD FROM PLY SHEATHING PER UL U425
ON PLY SHEATHING AS PER STRUCTURAL (JOINS CENTRED ON STUDS)
ON STEEL STUDS AS PER STRUCTURAL
W/ VAPOUR RETARDER
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE



EW6a

EW6b

EXTERIOR EXISTING HERITAGE WALL | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
3 1/2" SOLID BRICK UNITS 60mm

EW6a - L2 EXISTING HERITAGE BRICK WALL

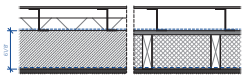
EFFECTIVE ASSEMBLY R-VALUE R-20.71

EXISTING 12" MULTI-WHYTE BRICK WALL
W/ 1" GAP MINIMUM
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF BRICK WALL
ON 2"X4" WOOD STUD @ 24" O.C.MAX (REFER ALSO TO STRU.)
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE

EW6b - L1 EXISTING HERITAGE BRICK WALL

EFFECTIVE ASSEMBLY R-VALUE R-28.05

EXISTING 12" MULTI-WHYTE BRICK WALL
W/ 1" GAP MINIMUM
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF BRICK WALL
ON 2"X6" WOOD STUD @ 24" O.C.MAX (REFER ALSO TO STRU.)
ON 1/2" GB
FINISH AS PER FINISH SCHEDULE



EW7a

EW7b

EXTERIOR WALL | ALUMINUM COMPOSITE CLADDING

EW7a

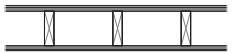
EFFECTIVE ASSEMBLY R-VALUE R- 7

ALUMINUM COMPOSITE PANEL
ON Z-GIRT & CLIP SYSTEM
ON SEMI-RIGID MINERAL WOOL INSULATION (TYP. EXTERIOR INS)
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON 6" REINFORCED CONCRETE CURB AS PER STRUCTURAL
W/ VAPOUR RETARDER
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE

EW7b

EFFECTIVE ASSEMBLY R-VALUE R-17.84

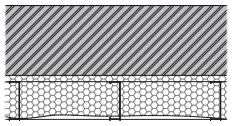
ALUMINUM COMPOSITE PANEL
ON Z-GIRT & CLIP SYSTEM
ON VAPOUR PERMEABLE SELF-ADHERED AIR/MOISTURE BARRIER
ON SHEATHING AS PER STRU.
ON 2x6" STUDS AS PER STRUCTURAL
W/ BATT INSULATION R-6/INCH NOMINAL VALUE (DEPTH TO FILL CAVITY)
W/ VAPOUR RETARDER
W/ 5/8" GB
W/ FINISH AS PER FINISH SCHEDULE



EW8

EXTERIOR WALL | ROOF CURB

2 PLY SBS ROOF MEMBRANE
ON SHEATHING AS PER STRU
ON STUDS AS PER STRU - *VENTED SPACE TYPICAL
W/ SHEATHING AS PER STRU
W/ 2 PLY SBS ROOF MEMBRANE



EW9

EXTERIOR EXISTING HERITAGE WALL | 1 HR FIRE RATING

EFFECTIVE ASSEMBLY R-VALUE R-28.05

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
3 1/2" SOLID BRICK UNITS 60mm

EXISTING MULTI-WHYTE BRICK WALL
W/ 1" GAP MINIMUM
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION TO INTERIOR SIDE OF BRICK WALL
ON STEEL STUDS (REFER ALSO TO STRU.)

INTERIOR WALL ASSEMBLIES

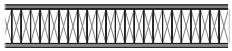


P1

SHAFT WALL

REFERENCE: L&C DESIGN NO. U469
FIRE: 1HR

1" GYPSUM LINER PANEL
ON 2 1/2" STEEL C-H STUD @ 24" O.C.MAX
W/ 5/8" TYPE X GB



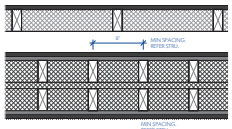
P2

ELEVATOR SHAFT WALL

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D TABLE D.2.4.1:
5 1/2" SOLID WOOD WALL
LOADBEARING VERTICAL FLANGS: 60min

STC: 32+ (FROM ASSEMBLY W1d FROM BCBC TABLE A-9.10.3.1.A)

5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X6" WOOD STUDS SOLID LAMINATED SIDE BY SIDE
W/ 5/8" PLYWOOD SHEATHING (REFER TO STRU.)



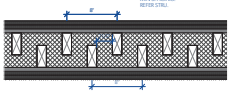
P2a

1HR FIRE RATED WALL- ONE SIDE

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB 40mm
WOOD STUDS @ 24" O.C.MAX 15mm
BATT INSULATION 5mm

FINISH AS PER FINISH SCHEDULE
ON 1 LAYER 5/8" TYPE X GB
ON 2"X4" STUDS @ 16" O.C. (REFER ALSO TO STRU.)
W/ ACOUSTIC BATT INSULATION TO FIT STUD CAVITY

STC: 32 (FROM ASSEMBLY W1d FROM BCBC TABLE A-9.10.3.1.A)



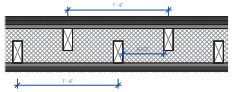
P3

TYPICAL PARTY/CORRIDOR SHEAR WALL - DOUBLE SIDED PLY | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB 40mm
WOOD STUDS @ 24" O.C.MAX 15mm
BATT INSULATION 5mm

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU)
ON 2"X4" STUDS STAGGERED ON 2"X6" PLATES. REFER TO STRUCTURAL FOR SPACING.
W/ ACOUSTIC BATT INSULATION TO FIT STUD CAVITY. REFER SPEC.
W/ 5/8" PLYWOOD SHEATHING (REFER TO STRU)
W/ 2 LAYERS 5/8" TYPE X GB (USE 1 LAYER WHERE SHEATHING ONLY REQUIRED ON ONE SIDE)
W/ FINISH AS PER FINISH SCHEDULE

STC: 56 (FROM ASSEMBLY W9a, FROM BCBC TABLE A-9.10.3.1.A WHERE PLY SHEATHING USED IN PLACE OF GB.)



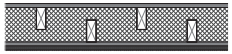
P3a

TYPICAL STAIR SHEAR WALL - DOUBLE SIDED PLY | 1 HR FIRE RATING

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER 5/8" TYPE X GB 40mm
WOOD STUDS @ 24" O.C.MAX 15mm
BATT INSULATION 5mm

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU)
ON 2"X4" STUDS STAGGERED ON 2"X6" PLATES. REFER TO STRUCTURAL FOR SPACING.
W/ ACOUSTIC BATT INSULATION TO FIT STUD CAVITY. REFER SPEC.
W/ 5/8" PLYWOOD SHEATHING (REFER TO STRU)
W/ 1 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 52 (FROM ASSEMBLY W8a, FROM BCBC TABLE A-9.10.3.1.A)



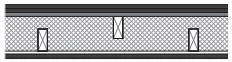
P3b

STRUCTURALLY SEPARATED SHEAR WALL

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4:
1 LAYER TYPE X 5/8" GB 40mm
WOOD STUDS @ 24" O.C.MAX 15mm
BATT INSULATION 5mm

1 1/4" CAVITY
5/8" PLYWOOD SHEATHING (REFER TO STRU)
ON 2"X4" STUDS @ 12" O.C.MAX STAGGERED ON 2"X6" PLATES (REFER ALSO TO STRU)
W/ ACOUSTIC BATT INSULATION TO FILL CAVITY
W/ 5/8" PLYWOOD SHEATHING
W/ 1 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 45 (FROM ASSEMBLY W3a FROM BCBC TABLE A-9.10.3.1.A)



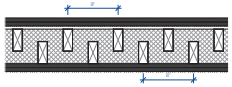
P3c

PARTY/CORRIDOR SHEAR WALL - SINGLE SIDE PLY (HERITAGE BUILDING) | 1 HR FIRE RATING

REFERENCE L&C DESIGN NO. V323
FIRE: 2HR

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON STAGGERED 2"X4" STUDS AT 24" O.C.MAX (REFER TO ALSO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
W/ 1/2" RESILIENT CHANNEL
W/ 1 LAYER 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 56 (FROM ASSEMBLY W9a FROM BCBC TABLE A-9.10.3.1.A)



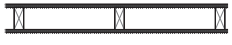
P3d

PARTY/CORRIDOR WALL - NO PLY | 1 HR FIRE RATING

REFERENCE L&C DESIGN NO. V323
FIRE: 2HR

FINISH AS PER FINISH SCHEDULE
ON 2 LAYERS 5/8" TYPE X GB
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON STAGGERED 2"X4" STUDS AT 24" O.C.MAX (REFER TO ALSO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL STUD CAVITY
W/ 2 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC: 56 (FROM ASSEMBLY W9a FROM BCBC TABLE A-9.10.3.1.A)



P4

TYPICAL INTERIOR PARTITION

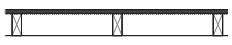
FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X4" STUDS @ 24" O.C.MAX (REFER ALSO TO STRU)
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE



P4a

INT PARTITION WITH ACOUSTIC INSULATION

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X4" STUDS @ 24" O.C.MAX (REFER ALSO TO STRU)
W/ 3 1/2" ACOUSTIC BATT INSULATION
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE

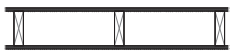


P4b

INT PARTITION - ONE SIDE GB

FINISH AS PER FINISH SCHEDULE
ON 5/8" GB
ON 2"X4" STUDS @ 24" O.C.MAX (REFER ALSO TO STRU)

INTERIOR WALL ASSEMBLIES (CONT.)



P5

INT PARTITION | PLUMBING WALL

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X6" STUDS @ 16" O.C.MAX
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE



P5a

INT PARTITION | PLUMBING WALL WITH ACOUSTIC INSULATION

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"X6" STUDS @ 16" O.C.MAX
W/ 5 1/2" ACOUSTIC BATT INSULATION
W/ 1/2" GB
W/ FINISH AS PER FINISH SCHEDULE

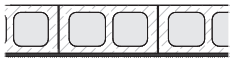


P6

INT PARTITION | 8" CMU

FRR: 1 HR

FINISH AS PER FINISH SCHEDULE
8" CMU
FINISH AS PER FINISH SCHEDULE
(ASSEMBLY B1a FROM BCBC TABLE A-9.10.3.1.A)



P6b

INT PARTITION | 8" CMU

FRR: 1.5 HR

FINISH AS PER FINISH SCHEDULE
8" CMU
W/ 1/2" GB
FINISH AS PER FINISH SCHEDULE
(ASSEMBLY B1a FROM BCBC TABLE A-9.10.3.1.A)

INTERIOR FURRING

F1a

INTERIOR FURRING | GB + FURRING STRIPS

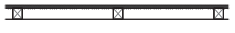
FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 3/4" FURRING STRIPS



F1b

INTERIOR FURRING | GB + BLOCKING

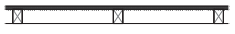
FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 1 1/4" RIPPED LUMBER TO SUIT



F1c

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 1 3/4" RIPPED LUMBER TO SUIT



F1d

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2 1/4" RIPPED LUMBER TO SUIT



F1e

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2 3/8" RIPPED LUMBER TO SUIT



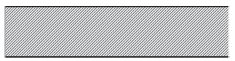
F1f

INTERIOR FURRING | GB + BLOCKING

FINISH AS PER FINISH SCHEDULE
ON 1/2" GB
ON 2"x 4" STUD @ 24" O.C. MAX. (ALSO REFER TO STRU.)
ON 1/2" AIR SPACE

CONCRETE WALLS

REFER TO STRUCTURAL DOCUMENTS TO CONFIRM WALL THICKNESS AND REINFORCING REQUIREMENTS



C1-C4

CONCRETE WALL - 8" MIN DEPTH

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
5 1/8" TYPE S MONOLITHIC CONCRETE WALL 2hr

REINFORCED CONCRETE WALL-8" MIN DEPTH
(REFER ALSO TO STRU.)
W/ FINISH AS PER FINISH SCHEDULE

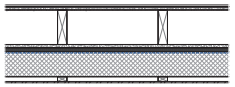
C5

***STOREFRONT CONCRETE CURB - 6 1/8" DEPTH**

FRR: 1HR AS PER BCBC DIVISION B APPENDIX D 2.1.1:
5 1/8" TYPE S MONOLITHIC CONCRETE WALL 2hr

REINFORCED CONCRETE WALL-6-1/8" DEPTH
(REFER ALSO TO STRU.)
W/ FINISH AS PER FINISH SCHEDULE

EXTERIOR WALL ASSEMBLIES (CONT.)



EW8b

EXTERIOR WALL | PARAPET ON PROPERTY LINE

2 PLY SBS ROOF MEMBRANE
ON 1/2" PROTECTION BOARD
ON 2x6" STUDS (UNVENTED)
W/ 1/2" PROTECTION BOARD
W/ 5/8" DENS-GLASS® GOLD EXTERIOR SHEATHING TYPE X
STAGGERED/MIN. 1 STUD FROM PLY SHEATHING PER UL U425
W/ SELF-ADHERED WATERPROOF MEMBRANE
W/ 4" EXTERIOR SEMI-RIGID MINERAL WOOL INSULATION (MAINTAIN MIN. 4" SEISMIC GAP FROM EXISTING NEIGHBORING BUILDING)
W/ 1 1/2 x 3/4" STRAPPING
W/ METAL FLASHING (WHERE EXPOSED)

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

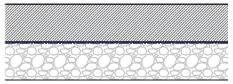
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JFT PROGRESS SET
14	2020/09/11	UPDATED R-VALUES
13	2020/09/08	ASSEMBLY REVISIONS
12	2020/09/02	ASSEMBLY REVISIONS
10	2020/08/XX	ISSUED FOR COORD.
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11.29.20
TIME STAMP 2021-01-29, 8:49:06 PM

EXT. AND INT. WALL ASSEMBLIES
A011
20

FLOOR & ROOF ASSEMBLIES

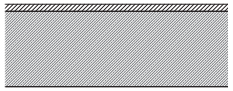


FL1

SLAB ON GROUND

EFFECTIVE ASSEMBLY R-VALUE R-1.49

FINISH AS PER FINISH SCHEDULE
ON 6" CONCRETE SLAB. REFER TO STRU.
ON 10MIL POLY DIRECTLY BELOW SLAB
ON SELECT FILL & DRAINAGE SYSTEM. PER GEOTECH



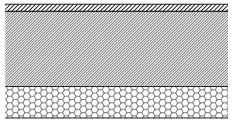
FL2

NON-INSULATED SUSPENDED CONCRETE SLAB

EFFECTIVE ASSEMBLY R-VALUE R-2.01

FINISH AS PER FINISH SCHEDULE
ON 12" CONCRETE SLAB, SEALED. REFER TO STRU.

**INCLUDE 2 PLY SBS AND DRAIN MAT DIRECTLY OVER THE CONCRETE SLAB WITH OVERBURDEN. THESE AREAS ARE TO INCLUDE SLOPED TOPPING DIRECTLY OVER THE SUSPENDED SLAB TO PROVIDE 2% SLOPE TO DRAIN.



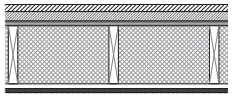
FL3

INSULATED SUSPENDED CONCRETE SLAB

EFFECTIVE ASSEMBLY R-VALUE R-22.55

FINISH AS PER FINISH SCHEDULE
ON 12" CONCRETE SLAB, SEALED. REFER TO STRU.
ON 5" SPRAY INSULATION TYP

**PROVIDE RIGID MINERAL WOOL INSULATION W/ WHITE FACER AT LOCATIONS VISIBLE FROM THE OUTSIDE AS NOTED ON DRAWINGS



FL4

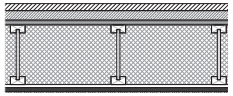
INTERIOR FLOOR ASSEMBLY

FIRE: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4)

1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 24" O.C MAX	10min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" JOIST WOOD FRAMING (REFER TO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL CAVITY
W/ 3/4" RESILIENT CHANNEL @ 16" O.C
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC 65 (FROM ASSEMBLY F20a FROM BCBC TABLE A-9.10.3.1.A)



FL4B

INTERIOR FLOOR ASSEMBLY

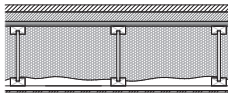
FIRE: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4)

1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 24" O.C MAX	10min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 9 1/2" I- JOIST WOOD FRAMING (REFER TO STRU.)
W/ ACOUSTIC BATT INSULATION TO FILL CAVITY
W/ 1/2" RESILIENT CHANNEL @ 16" O.C.
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

STC 64 FROM ASSEMBLY F20a FROM BCBC TABLE A-9.10.3.1.A)

**NOTE: INCLUDE AIR & VAPOUR BARRIER ABOVE THE MEWS TO MATCH ASSEMBLY FL6



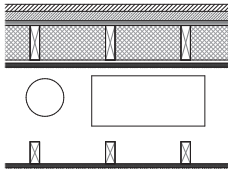
FL4C

FLOOR ASSEMBLY OVER MEWS - INSULATED SOFFIT

FIRE: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4)

1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 24" O.C MAX	10min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 9 1/2" I- JOIST WOOD FRAMING (REFER TO STRU.)
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION 8" MIN
W/ 3/4" METAL HAT CHANNEL
W/ SOFFIT CLADDING - FINISH AS PER ICPA AND ELEVATIONS



FL5

INTERIOR FLOOR ASSEMBLY CORRIDORS

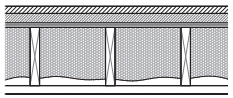
FIRE: 1HR AS PER BCBC DIVISION B APPENDIX D 2.3.4)

1 1/2" CONCRETE TOPPING	5min
WOOD JOISTS @ 16" O.C MAX	10min
BATT INSULATION	5min
1 LAYER 5/8" TYPE X GB:	40min

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X6" WOOD FRAMING. (REFER TO STRU.)
W/ 1/2" RESILIENT CHANNEL @ 16" O.C.
W/ 5/8" TYPE X GB

STC 64 (FROM ASSEMBLY F20a FROM BCBC TABLE A-9.10.3.1.A)

SUSPENDED CEILING BELOW CONCEALING MECHANICAL SERVICES

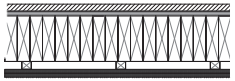


FL6

FLOOR ASSEMBLY ABOVE BALCONY SOFFIT - INSULATED

ASSEMBLY EFFECTIVE R-VALUE R-34.61

FINISH AS PER FINISH SCHEDULE
ON 1 1/2" CONCRETE TOPPING, SEALED
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" WOOD FRAMING. (REFER TO STRU.)
W/ CLOSED CELL POLYURETHANE SPRAY INSULATION 8" MIN
W/ 1" METAL HAT CHANNEL
W/ SOFFIT CLADDING - FINISH AS PER ICPA AND ELEVATIONS



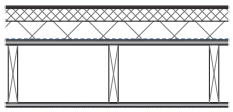
FL7

EXISTING HERITAGE FLOOR ASSEMBLY - LEVEL 2

FIRE: 2HR AS PER BCBC DIVISION B APPENDIX D 2.3.12)

2"x8" EXISTING DOUGLAS FIR GANG LAM FLOOR	60min
2 LAYER 5/8" TYPE X GB:	60min

FINISH AS PER FINISH SCHEDULE
ON 5/8" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"x 8" NOMINAL (2"x 7 1/4" ACTUAL) EXISTING ON EDGE DOUGLAS FIR GANG LAM FLOOR JOISTS
W/ RIPPED LUMBER TO SUIT
W/ 2 LAYERS 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

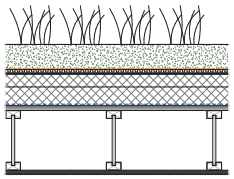


RF1

INSULATED ROOF ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-32.95

ON 2 PLY SBS ROOF MEMBRANE
ON 2" RIGID MINERAL WOOL INSULATION W/ BITUMEN IMPREGNATED TOP SURFACE
ON 3" TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 2%)
ON SELF-ADHERED VAPOUR BARRIER AND TEMPORARY ROOF
ON 3/4" PLY ROOF SHEATHING - (REFER TO STRU.)
ON 2x10" WOOD FRAMING (REFER TO STRU.)
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

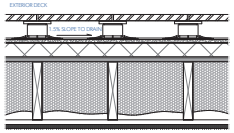


RF2

INSULATED GREEN ROOF ASSEMBLY (LEVEL 3 ABOVE HERITAGE ONLY)

EFFECTIVE ASSEMBLY R-VALUE R-37.07

SEDUM TILES & BOSALT GRAVEL C/W METAL TRIM
ON FILTER FABRIC
ON DRAINAGE MAT + ROOT BARRIER
ON 2 PLY SBS ROOF MEMBRANE
ON 1/4" PROTECTION BOARD
ON 5" TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 2%)
W/ SELF-ADHERED AIR & VAPOUR BARRIER
ON 3/4" PLY ROOF SHEATHING (REFER TO STRU.)
ON 9 1/2" I- JOIST WOOD FRAMING (REFER TO STRU.)
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

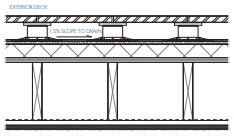


RF3

UNIT BALCONY DECK ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-40.17

PORCELAIN TILES PER FINISH SCHEDULE
ON CIN ABS ADJUSTABLE PEDESTALS
ON 2 PLY SBS WPM
ON 2 LAYERS 1/4" PROTECTION BOARD
ON TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN - MIN 1.5%) MINIMUM THICKNESS 3/4" AT DRAIN
ON 3/4" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" WOOD FRAMING (REFER TO STRU.)
W/ CLOSED CELL PCX XURETHANE SPRAY INSULATION 8" MIN
W/ 3/4" METAL HAT CHANNEL
W/ FINISH AS PER FINISH SCHEDULE

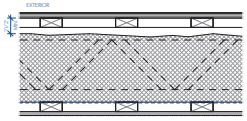


RF4

PUBLIC DECK ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-34.74

PORCELAIN TILES PER FINISH SCHEDULE
ON ABS ADJUSTABLE PEDESTALS
ON 2 PLY SBS WPM
ON 2 LAYERS 1/4" PROTECTION BOARD
ON TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN - MIN 1.5%) MINIMUM THICKNESS 3/4" AT DRAIN
ON 3/4" PLYWOOD SHEATHING (REFER TO STRU.)
ON 2"X10" WOOD FRAMING (REFER TO STRU.)
~~W/ CLOSED CELL PCX XURETHANE SPRAY INSULATION 8" MIN~~
W/ VAPOUR BARRIER
W/ 3/4" METAL HAT CHANNEL
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE



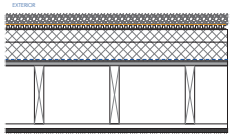
RF5

INSULATED ROOF ASSEMBLY (LEVEL 6 ONLY)

EFFECTIVE ASSEMBLY R-VALUE R-35.90

2 PLY SBS ROOF MEMBRANE WITH SELF ADHERE BASE SHEET
ON 5/8" PLY ROOF SHEATHING - (REFER TO STRU.)
ON 2x4" PURLINS - (REFER TO STRU.)
ON WOOD FRAME TRUSS. TAPERED @ 2% SLOPE (REFER TO STRU.)
W/ BLOW-IN INSULATION TO 7 7/8" THICKNESS
W/ 6MIL POLY AIR & VAPOUR BARRIER FULLY SEALED / TAPED MIN 4" OVERLAPS
ON 2x4" CROSS STRAPPING - (SERVICE CAVITY)
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

** ALLOW FOR MINIMUM 2-1/2" VENT SPACE ABOVE BLOW-IN INSULATION



RF6

INSULATED GRAVEL ROOF ASSEMBLY

EFFECTIVE ASSEMBLY R-VALUE R-35.36

2" RIVER WASHED ROUND STONE BALLAST. REFER TO LANDSCAPE
ON DRAINAGE MAT + FILTER FABRIC
ON 2 PLY SBS ROOF MEMBRANE
ON 5" TAPERED POLYISOCYANURATE INSULATION (SLOPED TO DRAIN MIN 2%)
ON SELF-ADHERED VAPOUR BARRIER AND TEMPORARY ROOF
ON 5/8" PLY ROOF SHEATHING - (REFER TO STRU.)
ON 2x10" WOOD FRAMING (REFER TO STRU.)
W/ 3/4" METAL HAT CHANNEL
W/ 5/8" TYPE X GB
W/ FINISH AS PER FINISH SCHEDULE

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL GREEN PROVINCE OF BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
14	2020/09/11	UPDATED R-VALUES
13	2020/09/08	ASSEMBLY REVISIONS
12	2020/09/02	ASSEMBLY REVISIONS
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/29/2021
TIME STAMP 2021-11-29, 9:49:08 PM

FLOOR & ROOF ASSEMBLIES

A012
21

DOOR SCHEDULE

DOOR ID.					DOOR DETAILS			FRAME DETAILS				ARCHITECTURAL REMARKS		
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	W	H	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	KEY FOB	COMMENTS
LEVEL 0														
DOUBLE DOOR	ELEVATOR LOBBY	C001	Interior	107		6' - 0"	7' - 0"	METAL	METAL				Yes	EXIT - NOT LOCKABLE. ADD REQUIRED
DOUBLE DOOR	ELEVATOR LOBBY	C001	Interior	107		6' - 0"	7' - 0"	METAL	METAL				Yes	ADD REQUIRED
3														
DOUBLE DOOR	TRANSFORMER ROOM	B010	Interior	107	R	6' - 0"	7' - 0"	METAL	METAL		1 1/2HR		No	MASTER KEY, PER BC HYDRO REQS
5														
SINGLE DOOR	STORAGE	B001	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL		0HR		Yes	
SINGLE DOOR	STAIR	S12	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL		0HR		Yes	EXIT DOOR, NOT LOCKABLE
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL				Yes	
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL				Yes	
SINGLE DOOR	PARKADE	P002	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL				Yes	
SINGLE DOOR	STORAGE	B011	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL		0HR		Yes	
SINGLE DOOR	BIKE INTELLIBEY	B014	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL				Yes	
SINGLE DOOR	COMML. ROOM	B013	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		No	MASTER KEY. PERTURITY COMPANY REQS
SINGLE DOOR	MECHANICAL ROOM	B003	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	MASTER KEY
SINGLE DOOR	BICYCLE STORAGE ROOM	B015	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	
SINGLE DOOR	RESIDENTIAL PARKING	P001	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL				Yes	
SINGLE DOOR	BICYCLE STORAGE ROOM	B015	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL				Yes	
7														
SINGLE DOOR	STAIR	S11	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR, NOT LOCKABLE
SINGLE DOOR	BICYCLE STORAGE ROOM	B004	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	
SINGLE DOOR	CORRIDOR	C002	Interior	212	L	3' - 0"	7' - 0"	METAL	METAL				Yes	EXIT DOOR, NOT LOCKABLE
SINGLE DOOR	WATER ENTRY ROOM	B009	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL				No	MASTER KEY. PERTURITY COMPANY REQS
SINGLE DOOR	STORAGE	B012	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		0HR		Yes	
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	
SINGLE DOOR	ELEVATOR ROOM	B006	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		No	MASTER KEY
SINGLE DOOR	BICYCLE STORAGE RM	B008	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	
SINGLE DOOR	BICYCLE STORAGE RM	B002	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	
SINGLE DOOR	GARBAGE ROOM	B007	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	ADD REQUIRED
SINGLE DOOR	BICYCLE STORAGE ROOM	B015	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	
SINGLE DOOR	STORAGE	B016	Interior	212	R	3' - 0"	7' - 0"	METAL	METAL		0HR		Yes	
10														
OVHSECTIONAL DOOR	RAMP	B005	Exterior	217		20' - 0"	9' - 0"	METAL	METAL				Yes	
11														
OVHSECTIONAL DOOR	PARKADE	P002	Interior	217		20' - 0"	7' - 0"	METAL	METAL				Yes	
OVHSECTIONAL DOOR	RESIDENTIAL PARKING	P003	Interior	217		20' - 0"	7' - 0"	METAL	METAL				Yes	
12														
OVHSECTIONAL DOOR	PARKADE	P002	Exterior	223		10' - 0"	8' - 0"				1/4HR		Yes	
13														
LEVEL 1														
SINGLE DOOR (ALUM.)	SUITE	104	Exterior	203	R	3' - 0 1/2"	8' - 3 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR, PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	103	Exterior	203	R	3' - 0 1/2"	8' - 3 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR, PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	107	Exterior	203	R	3' - 0 1/2"	8' - 3 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR, PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	108	Exterior	203	R	3' - 0 1/2"	8' - 3 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR, PANIC HARDWARE
SINGLE DOOR (ALUM.)	SUITE	109	Exterior	203	R	3' - 0 1/2"	8' - 3 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR, PANIC HARDWARE
SINGLE DOOR (ALUM.)	STAIR	S13	Exterior	203	R	3' - 0 1/2"	8' - 3 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR, PANIC HARDWARE
SINGLE DOOR (ALUM.)	CLEANING	L109	Exterior	203	R	3' - 0 1/8"	8' - 9 1/8"	METAL AL (MET-3)	METAL AL (MET-3)				Yes	HOLD-OPEN DEVICE
8						3.08								
SINGLE DOOR (ALUM.)	SUITE	102	Exterior	203	R	3' - 0 1/2"	8' - 3 3/8"	METAL AL (MET-3)	METAL AL (MET-3)					EXIT DOOR, PANIC HARDWARE
9														
SINGLE DOOR	COMMON PATIO	201	Exterior	208	L	3' - 0"	8' - 0"	METAL	METAL				Yes	EXIT DOOR, PANIC HARDWARE
10														
SINGLE DOOR	MEWS	L02	Exterior	208	R	3' - 0"	8' - 0"	METAL	METAL				Yes	ADD REQUIRED
SINGLE DOOR	MEWS	L02	Exterior	208	R	3' - 0"	8' - 0"	METAL	METAL				No	EXIT DOOR. CARD READER ROUGH
SINGLE DOOR	MEWS	L02	Exterior	208	R	3' - 0"	8' - 0"	METAL	METAL				Yes	EXIT DOOR, PANIC HARDWARE
11														
SINGLE DOOR	SUITE	103	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	102	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	MAILROOM	L104	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	MASTER KEY. PER CANADA POST REQS
SINGLE DOOR	OFFICE	L105	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	
SINGLE DOOR	WASHROOM	L106	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	
SINGLE DOOR	ELEC. CL	EMO	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	MASTER KEY. PER BC HYDRO REQS
SINGLE DOOR	LOCKER RM	A012	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	LOCKER RM	A012	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	RCH LOBBY	L10A	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	GARDING	L109	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	TOILET	B008	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	
SINGLE DOOR	RETAIL	R005	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	EXIT DOOR. CARD READER ROUGH IN
SINGLE DOOR	BIKE RM	B011	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
12														
SINGLE DOOR	SUITE	104	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	101	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	CORE	C102	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	LOBBY	L101	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	LOCKER RM	B013	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	ENT. CL	B010	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	SERVICE CORRIDOR	B016	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	GARBAGE RM	B014	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	ADD REQUIRED
SINGLE DOOR	SERVICE CORRIDOR	B016	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				Yes	
SINGLE DOOR	RETAIL	R007	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	EXIT DOOR. CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R006	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R004	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R003	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R002	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	RETAIL	R001	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	CARD READER ROUGH IN
SINGLE DOOR	STORAGE	S105	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame				No	
13														
SINGLE DOOR	STAIR	S13	Interior	211	R	3' - 0"	7' - 0"	METAL	METAL		1 1/2HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	211	R	3' - 0"	7' - 0"	METAL	METAL		1 1/2HR		Yes	EXIT DOOR, PANIC HARDWARE
SINGLE DOOR	LOBBY	L10	Interior	211	R	3' - 0"	7' - 0"	METAL	METAL		1 1/2HR		Yes	EXIT DOOR, PANIC HARDWARE
SINGLE DOOR	STAIR	S12	Interior	211	R	3' - 0"	7' - 0"	METAL	METAL		1 1/2HR		Yes	EXIT DOOR
SINGLE DOOR	CAFE	L103	Interior	211	R	3' - 0"	7' - 0"	METAL	METAL		1 1/2HR		Yes	
14														
ENTRY GATE TO MEWS	EXTERIOR		Exterior	218	L	3' - 0"	8' - 2"	METAL	METAL				Yes	
15														
LEVEL 2														
DOUBLE DOOR	ELEC.	V001	Interior	106		6' - 0"	7' - 0"	METAL	METAL		1/4HR		No	PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	V002	Interior	106		6' - 0"	7' - 0"	METAL	METAL		1/4HR		No	PER BC HYDRO REQS
2														
SINGLE DOOR	SUITE	208	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	207	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	221	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	220	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	223	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	212	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	211	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	210	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	STORAGE ROOM	L202	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	STORAGE ROOM	L204	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	203	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	206	Interior	210	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
3														
SINGLE DOOR	SUITE	209	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	224	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	219	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	218	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	217	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	216	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	215	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	214	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	213	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	222	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	ENT. CL	L201	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	CORE	C201	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	204	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	202	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	205	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	201	Interior	210	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
4														
SINGLE DOOR	STAIR	S13	Interior	211	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S11	Interior	211	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	211	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR
5														
SINGLE DOOR	ROOF ACCESS	C202	Interior	213	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR			

DOOR SCHEDULE

DOOR ID.					DOOR DETAILS			FRAME DETAILS				ARCHITECTURAL REMARKS		
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	W	H	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	KEY FOB	COMMENTS
SLIDING GLASS DOOR	LIVING ROOM	S216	Interior	D16	L	6' - 0"	8' - 10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S214	Interior	D16	L	6' - 0"	8' - 10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S212	Interior	D16	L	6' - 0"	8' - 10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S215	Interior	D16	L	6' - 0"	8' - 10"	Glass Panel	Wood Frame					
SLIDING GLASS DOOR	LIVING ROOM	S213	Interior	D16	L	6' - 0"	8' - 10"	Glass Panel	Wood Frame					
1														
LEVEL 3														
DOUBLE DOOR	ELEC.	V001	Interior	D06		6' - 0"	7' - 0"	METAL	METAL		1/4HR			PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	V002	Interior	D06		6' - 0"	7' - 0"	METAL	METAL		1/4HR			PER BC HYDRO REQS
2														
SINGLE DOOR	SUITE	S15	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S14	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S13	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S12	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S11	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	306	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	307	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S10	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S03	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S02	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S01	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
1														
SINGLE DOOR	SUITE	S16	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S17	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S18	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	ANVIL'S	S302	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S19	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S20	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S21	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S04	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S05	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S06	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S07	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S08	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S09	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
2														
SINGLE DOOR	SUITE	S22	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S11	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S12	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S13	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S14	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S15	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	COML	C301	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	ADD REQUIRED
SINGLE DOOR	SUITE	S01	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
3														
SINGLE DOOR	STAIR	S11	Interior	D11	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	D11	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR
4														
LEVEL 4														
DOUBLE DOOR	ELEC.	V401	Interior	D06		6' - 0"	7' - 0"	METAL	METAL		1/4HR		No	PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	V402	Interior	D06		6' - 0"	7' - 0"	METAL	METAL		1/4HR		No	PER BC HYDRO REQS
2														
SINGLE DOOR	SUITE	S14	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S13	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S12	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	411	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	408	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	407	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	401	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	403	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	402	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	406	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	405	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
1														
SINGLE DOOR	ANVIL'S	L409	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	417	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	418	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	419	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	420	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	421	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	409	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	404	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	405	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	401	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	416	Interior	D10	R	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
3														
SINGLE DOOR	STAIR	S11	Interior	D11	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR
SINGLE DOOR	STAIR	S12	Interior	D11	L	3' - 0"	7' - 0"	METAL	METAL		1/4HR		Yes	EXIT DOOR
4														
SLIDING GLASS DOOR	LIVING ROOM	S418	Interior	D16	L	6' - 0"	8' - 10"	Glass Panel	Wood Frame					
5														
SLIDING GLASS DOOR	BEDROOM	S409M	Interior	D16	R	6' - 0"	8' - 10"	Glass Panel	Wood Frame					
6														
LEVEL 5														
DOUBLE DOOR	ELEC.	V501	Interior	D06		6' - 0"	7' - 0"	METAL	METAL		1/4HR		No	PER BC HYDRO REQS
DOUBLE DOOR	ELEC. CL	V502	Interior	D06		6' - 0"	7' - 0"	METAL	METAL		1/4HR		No	PER BC HYDRO REQS
2														
SINGLE DOOR	ACCESSIBLE ROOF DECK	C503	Interior	D09		3' - 0"	7' - 0"	METAL	METAL				Yes	ADD REQUIRED
3														
SINGLE DOOR	SUITE	S03	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S04	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S08	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S07	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	
SINGLE DOOR	SUITE	S06	Interior	D10	L	3' - 0"	7' - 0"	Wood Panel	Wood Frame		1/4HR		Yes	

DOOR SCHEDULE IN UNITS

DOOR ID.			DOOR DETAILS						FRAME DETAILS			ARCHITECTURAL REMARKS	
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	WIDTH	HEIGHT	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	COMMENTS
LEVEL 1													
SINGLE DOOR	BEDROOM	S103M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S103B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S102M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S102G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S105	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S107D2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S107	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S108D1	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN2	S108D2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	S105D	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
10													
SINGLE DOOR	BEDROOM	S104M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S109B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S105M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S109D1	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S105B1	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S101	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S101M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S109M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S102	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S102G	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S105B2	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S107	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S108M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	S108B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	S108B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	S107B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	S107B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	DEN	S105D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
18													
SLIDING POCKET DOOR	BATHROOM	S104B	Interior	D15	L	2' - 6"	6' - 10"	Wood Panel	Wood Frame		-		
1													
SLIDING POCKET DOOR	BATHROOM	S103B	Interior	D15	R	2' - 6"	6' - 10"	Wood Panel	Wood Frame		-		
1													
LEVEL 2													
SINGLE DOOR	BEDROOM	S203M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S203B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S205M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S206	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S206D	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S206	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S207	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S207D	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S207	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S216B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S216	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S214B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S214	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S212B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S212	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S210B2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S211B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S211M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S201B2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S201	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S223D2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S223B1	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S215B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S215	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S213B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S213	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S223D1	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S210G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	CLOSET	S201C	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S217M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S222	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S220M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S220B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S208G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S208	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S202	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S202G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S202M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S221M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S221B1	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S221	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S221G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S219D2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	BATHROOM	S219B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
44													
SINGLE DOOR	LIVING ROOM	S205	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S209B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S209M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S209D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S224D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S224M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S224	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S210	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S210G	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S201M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S201B1	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S217	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S218B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S218M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S223M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S222M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S217	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S222D1	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S222B1	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S222D1	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S222D2	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S220D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S211	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S204M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S204B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S208	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S202	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S202M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S221	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S219	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
SINGLE DOOR	LIVING ROOM	S219	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
31													
SLIDING POCKET DOOR	DEN	S223D1	Interior	D15	L	2' - 6"	6' - 10"	Wood Panel	Wood Frame		-		
SLIDING POCKET DOOR	BATHROOM	S223B2	Interior	D15	L	2' - 6"	6' - 10"	Wood Panel	Wood Frame		-		
SLIDING POCKET DOOR	BEDROOM	S222M	Interior	D15	L	3' - 0"	6' - 10"	Wood Panel	Wood Frame		-		
3													
SLIDING POCKET DOOR	BATHROOM	S203B	Interior	D15	R	2' - 6"	6' - 10"	Wood Panel	Wood Frame		-		
1													
SLIDING GLASS DOOR	LIVING ROOM	S216	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
SLIDING GLASS DOOR	LIVING ROOM	S214	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
SLIDING GLASS DOOR	LIVING ROOM	S212	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
SLIDING GLASS DOOR	LIVING ROOM	S215	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
SLIDING GLASS DOOR	LIVING ROOM	S213	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
5													
LEVEL 3													
SINGLE DOOR	BEDROOM	S303M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S303B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S318	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S305M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S306	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S306D	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S306	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S307	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S307D	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S307	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S310B2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S310M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S310	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S302G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S302M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S321	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S321	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S308	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S316	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S313B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S313M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S314B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S314M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S317B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S315M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
25													
SINGLE DOOR	BEDROOM	S318M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S319	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S319	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S301B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S309B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S309M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S309D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S318	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S305	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S310G	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		

DOOR SCHEDULE IN UNITS

DOOR ID.			DOOR DETAILS						FRAME DETAILS			ARCHITECTURAL REMARKS	
NAME	TO ROOM: NAME	TO ROOM: NO.	EXT / INT	TYPE MARK	L / R	WIDTH	HEIGHT	PANEL MATERIAL	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE	COMMENTS
SINGLE DOOR	LIVING ROOM	S302	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S302M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S311B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S311D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S304M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S304B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S308G	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S308	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S316	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S320	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S320	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S310D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S312B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S312M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S317M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S315B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
26													
SLIDING POCKET DOOR	BATHROOM	S303B	Interior	D15	R	2' - 6"	6' - 10"	Wood Panel	Wood Frame		-		
SLIDING POCKET DOOR	LIVING ROOM	S310	Interior	D15	R	3' - 0"	6' - 10"	Wood Panel	Wood Frame		-		
2													
SLIDING GLASS DOOR	BEDROOM	S311M	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
1													
SLIDING GLASS DOOR	BEDROOM	S301M	Interior	D16	R	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
SLIDING GLASS DOOR	LIVING ROOM	S321	Interior	D16	R	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
2													
LEVEL 4													
SINGLE DOOR	BEDROOM	S403M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S403B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S414B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S414M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S413B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S413M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S412B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S412M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S405M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S405	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S406	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S406D	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S406	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S410B2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S410M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S410	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S402G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S402M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S421	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S421	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S411M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S408G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S408	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S416	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S415M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S415	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S407	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S407D	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S407	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S417M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S417B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
31													
SINGLE DOOR	LIVING ROOM	S419	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S419	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S420	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S420	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S418B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S409B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S409M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S409D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S410G	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S401B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S404M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S404B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S402	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S402M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S421	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S411B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S411D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S408	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S416	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S415	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S415B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	DEN	S410D	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
22													
SLIDING POCKET DOOR	BATHROOM	S403B	Interior	D15	R	2' - 6"	6' - 10"	Wood Panel	Wood Frame		-		
SLIDING POCKET DOOR	LIVING ROOM	S410	Interior	D15	R	3' - 0"	6' - 10"	Wood Panel	Wood Frame		-		
2													
SLIDING GLASS DOOR	LIVING ROOM	S418	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
1													
SLIDING GLASS DOOR	BEDROOM	S401M	Interior	D16	R	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
1													
LEVEL 5													
SINGLE DOOR	BATHROOM	S504B1	Interior	D14		2' - 6"	6' - 8"	Wood Panel	Wood Frame				
1													
SINGLE DOOR	BEDROOM	S504G	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S504B2	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S501B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S512	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S505M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S515	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S501	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S502B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S502M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S507B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S507M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S508B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S508M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S510	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S510	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S511M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S511B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S509M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
18													
SINGLE DOOR	BEDROOM	S512M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S503M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S503B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S504M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S512	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S505B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S515	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S513	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S513	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S514	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S514	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S506B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S506M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S509B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame				
14													
LEVEL 6													
SINGLE DOOR	BATHROOM	S608B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S608M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S607B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S607M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S615	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S605M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S610	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S610	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S609M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S606B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S606M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S614	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S614	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S611M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S611B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S602B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S602M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S604B	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S601M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S601M	Interior	D14	L	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
20													
SINGLE DOOR	LIVING ROOM	S613	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S613	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S615	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S612B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S605B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S609	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	LIVING ROOM	S609	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S609B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S603M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BATHROOM	S603B	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S604M	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
SINGLE DOOR	BEDROOM	S604G	Interior	D14	R	2' - 6"	6' - 8"	Wood Panel	Wood Frame		-		
12													
SLIDING GLASS DOOR	LIVING ROOM	S612	Interior	D16	L	6' - 0"	6' - 10"	Glass Panel	Wood Frame		-		
1													

GRAND TOTAL: 293

026

MGA

Michael Green Architecture Inc.

1535 W 3rd Ave
Vancouver, BC
V6J 1J8

Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL CHARLES GREEN BRITISH COLUMBIA 2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/20/20

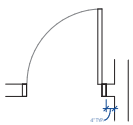
TIME STAMP 2021-11-24 8:59:26 PM

DOOR SCHEDULE - UNITS

A013b

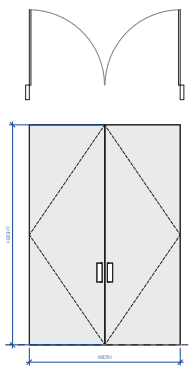
DOOR TYPES

NOTE: REFER TO GENERAL FLOOR PLANS A101-106 FOR LOCATION

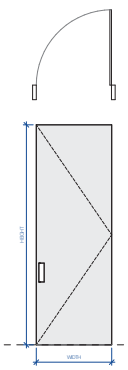


DOOR LOCATION - TYP.

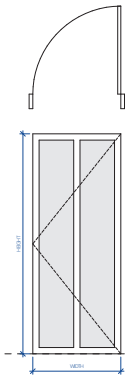
ALUMINUM STOREFRONT:



D01
STOREFRONT DOUBLE GLASS DOOR, TYP.
(LEVEL 1)



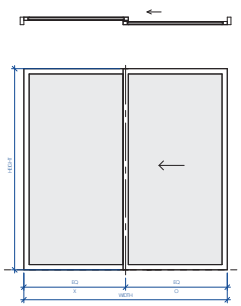
D02
STOREFRONT SINGLE GLASS DOOR, TYP.
(LEVEL 1)



D03
SINGLE GLASS DOOR, TYP.
(LEVEL 1, UNIT ENTRY)

VINYL SYSTEM:

NOTE: D04 - IS A PART OF VINYL GLAZING SYSTEM.
REFER TO A017 FOR SCHEDULE.

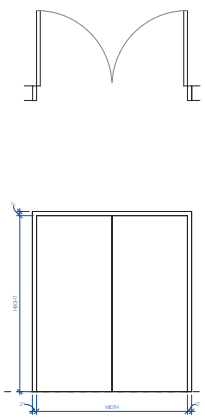


D04
VINYL SLIDING DOOR, TYP.
(LEVEL 3-6, BALCONIES)

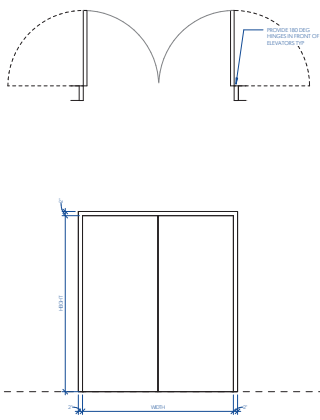
NOTE: **D05**
NOT IN USE

FLOOR LEVEL 0' - 0"

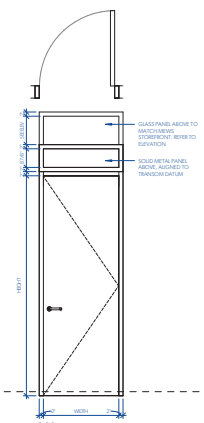
GENERAL:



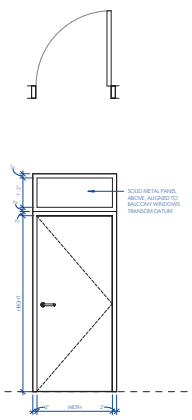
D06
DOUBLE DOOR, INT - TYP.
(LEVEL 0)



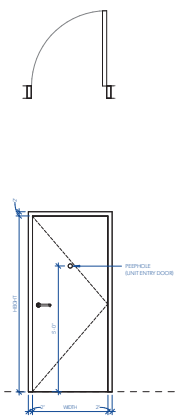
D07
DOUBLE DOOR, INT - TYP.
(ELECTRICAL CLOSET)



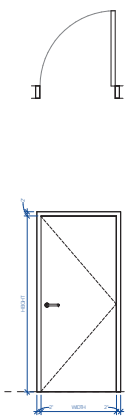
D08
SINGLE DOOR, EXT
(LEVEL 01 - STAIRCASE EXIT)



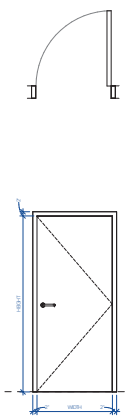
D09
SINGLE DOOR, EXT
(LEVEL 05 - ROOF DECK)



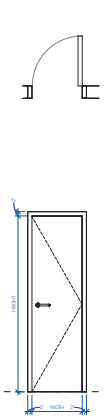
D10
SINGLE DOOR, INT - TYP.



D11
SINGLE DOOR, INT - TYP.
(STAIRCASE)



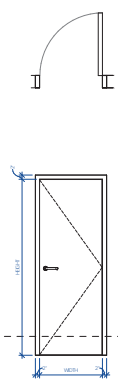
D12
SINGLE DOOR, INT - TYP.
(LEVEL 0)



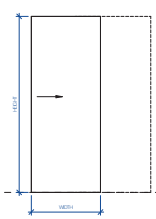
D13
SINGLE DOOR, INT
(ROOF ACCESS)

FLOOR LEVEL 0' - 0"

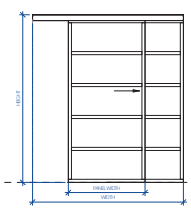
IN UNITS:



D14
SINGLE DOOR, INT - TYP.
(IN UNITS)

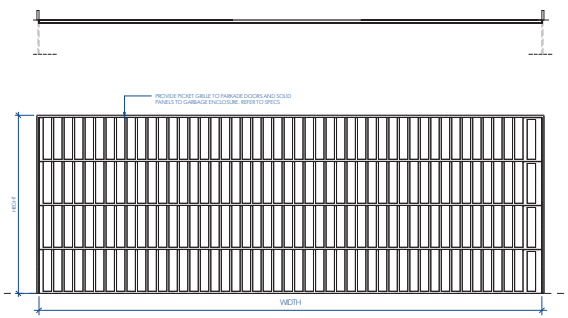


D15
SLIDING POCKET DOOR, INT - TYP.
(IN UNITS)

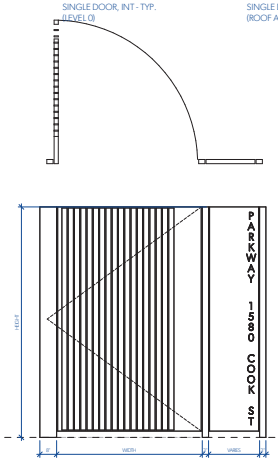


D16
SLIDING GLASS DOOR, INT - TYP.
(IN UNITS)

GATES:



D17
O/H SECTIONAL DOOR MOTOR OPERATED
(PARKADE & GARBAGE ROOM)



D18
MAIN ENTRY GATE
(ENTRY TO RESIDENTIAL MEWS)
REFER TO A213

FLOOR LEVEL 0' - 0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770



THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 2021/12/10

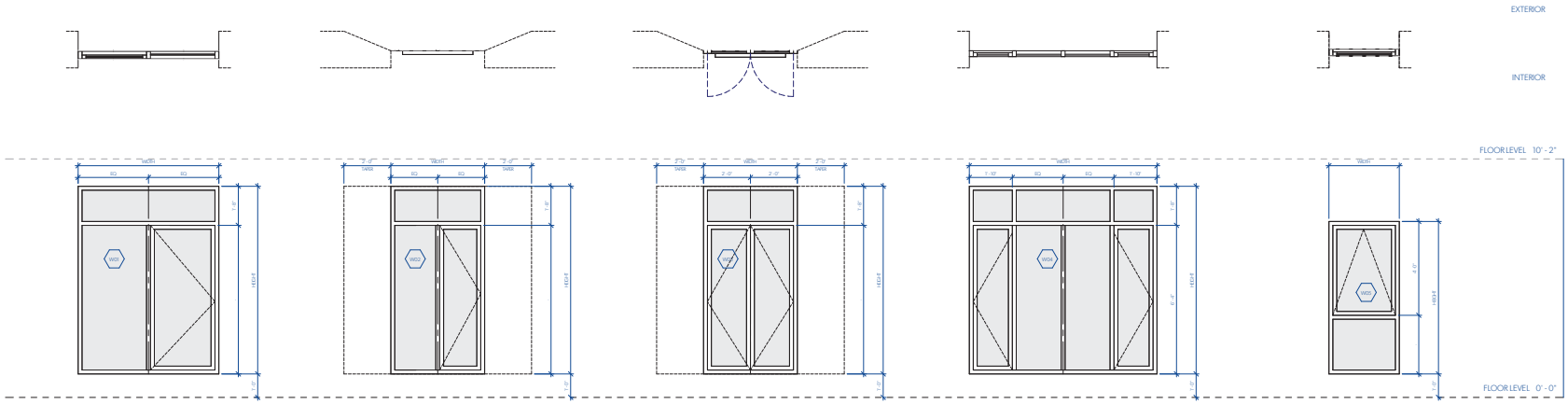
TIME STAMP 2021-12-10 12:31:06 PM

DOOR TYPES

A014

VINYL PUNCHED WINDOWS SCHEDULE

NOTE: REFER TO GENERAL FLOOR PLANS A101-106 FOR LOCATION



W01
TYPICAL PUNCHED WINDOW
6'-0" wide

W02
TYPICAL PUNCHED WINDOW
- LEFT/ LEFT & RIGHT / NO TAPER
4'-0" wide

W03
TYPICAL PUNCHED INSWING JULIET
- LEFT/ LEFT & RIGHT / NO TAPER
4'-0" wide

W04
TYPICAL WIDENED WINDOW IN MEWS
8'-0" wide

W05
TYPICAL PUNCHED WINDOW
3'-0" wide

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE

TIME STAMP

WINDOW SCHEDULE

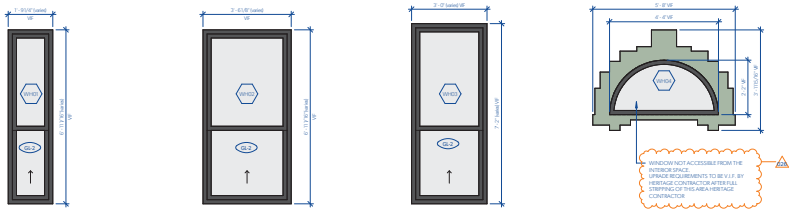
A015a

HERITAGE WINDOWS SCHEDULE

NOTES:
ALL DIMENSIONS TO BE VERIFIED IN FIELD
REFER TO LEVEL 02 FLOOR PLAN A102 FOR LOCATION

EXTERIOR

INTERIOR



WH01
TYPICAL SIDE WINDOW IN BAY

WH02
TYPICAL CENTRAL WINDOW IN BAY

WH03
HERITAGE PUNCHED WINDOW

WH04
HERITAGE HALF MOON WINDOW

NOTES:
ALL HUNG WINDOWS ON L2 TO BE RESTRICTED TO NOT OPEN GREATER THAN 4".
GLASS IN THESSE UNITS TO MEET REQUIREMENTS FOR GUARDS PER BCBC.

EXTERIOR

INTERIOR



WHS-1
HERITAGE TYPICAL BAY WINDOW

TOTAL: 12

WHS-2
HERITAGE CORNER BAY WINDOW

TOTAL: 1

GENERAL NOTES - HERITAGE WINDOW RETENTION

1. WINDOW SILLS SHOULD BE EXAMINED TO ENSURE THAT IT SLOPES DOWNWARD AWAY FROM THE BUILDING AND ALLOWS WATER TO DRAIN OFF. ANY CONDITIONS, INCLUDING POOR ORIGINAL DESIGN, WHICH PERMIT WATER TO COME IN CONTACT WITH THE WOOD OR TO PUDDLE ON THE SILL MUST BE CORRECTED.
2. ALL WINDOWS - INTERIOR AND EXTERIOR PAINT REMOVAL, REMOVAL AND REPAIR OF SASH, REGLAZING WHERE NECESSARY, REPAIR FRAME, WEATHER STRIPPING AND REINSTALLATION OF THE SASH AND REPAINTING.
3. FRAMES - REPAIR ALL AREAS WITH SPLIT WOOD AND REPLACE DECAYED PARTS AS REQUIRED TO MATCH ORIGINAL.
4. OPERATING SYSTEM - WINDOWS WITH COUNTER-WEIGHT SYSTEMS SHALL BE REPAIRED TO ORIGINAL OPERATING FUNCTION. MISSING WEIGHTS AND SASH CORDS OR CHAINS SHALL BE REPLACED. MISSING OR DETERIORATED SASH CORDS SHALL BE REPLACED WITH NEW COTTON / POLYPROPYLENE CORD RATED FOR SASH WEIGHT
5. WEATHERSTRIPPING AND MOLDINGS - WEATHERSTRIPPING SHALL BE INSTALLED ON ALL OPERABLE SASH.
6. REPAIR GLAZING PUTTY FOR CRACKED, LOOSE, OR MISSING SECTIONS.
7. HARDWARE - EXISTING HARDWARE WHICH IS IN GOOD CONDITION SHALL BE REUSED UNLESS OTHERWISE NOTED. REUSED EXISTING HARDWARE SHALL BE STRIPPED OF PAINT DOWN TO BARE METAL. NEW HARDWARE TO MATCH ORIGINAL SHALL BE FURNISHED AND INSTALLED WHERE ORIGINAL IS MISSING OR BEYOND REPAIR.
8. ALL WINDOW UNITS ON LEVEL 2 TO BE UPGRADED WITH INSULATED GLAZING UNITS (IGU) WITH LOW-E COATING. REFER TO SPECS AND ENERGY MODEL FOR DETAILS..

WINDOW SCHEDULE _ HERITAGE

TYPE MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	FRAMETERIAL	FINISH	GLTYPE
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-0"	8'-11 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-013/16"	8'-11 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	1'-11 5/8"	8'-10 7/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-03/16"	8'-11 5/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1"	9'-0 1/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1"	9'-0 1/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-1 1/16"	9'-0 1/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-23/16"	9'-1 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-19/16"	9'-0 1/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-19/16"	9'-0 1/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-23/16"	9'-1 1/4"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-113/16"	9'-07/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-113/16"	9'-07/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-23/16"	9'-1 5/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-29/16"	9'-1 5/8"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-19/16"	9'-0 1/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-19/16"	9'-0 1/16"	Wood	PS	GL-2
WH01	1'-9 1/4"	6'-11 7/8"	2'-23/16"	9'-1 1/4"	Wood	PS	GL-2
WH01 26							
WH02	3'-1 13/16"	6'-11 7/8"	2'-19/16"	9'-0 1/16"	Wood	PS	GL1
WH02	5'-6 1/8"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	2'-1 3/16"	9'-0 1/4"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	1'-11 5/8"	8'-10 1/16"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	1'-11 5/8"	8'-10 1/16"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	1'-11 5/8"	8'-10 1/16"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	2'-2 7/16"	9'-0 1/4"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	2'-23/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	2'-23/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	2'-23/16"	9'-1 1/4"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	2'-29/16"	9'-1 5/8"	Wood	PS	GL-2
WH02	5'-6 1/8"	6'-11 7/8"	2'-7"	9'-0 1/16"	Wood	PS	GL1
WH02 13							
WH03	2'-7 1/2"	7'-1 1/8"	1'-11 5/8"	9'-0 1/16"	Wood	PS	GL-2
WH03	2'-7 1/2"	7'-2"	1'-11 5/8"	9'-1 5/8"	Wood	PS	GL-2
WH03	2'-3 5/16"	7'-2 13/16"	1'-11 5/8"	9'-2 7/16"	Wood	PS	GL-2
WH03	2'-3 5/16"	7'-2 13/16"	2'-03/16"	9'-2"	Wood	PS	GL-2
WH03	5'-5 5/16"	6'-10 1/16"	2'-49/16"	9'-3 1/4"	Wood	PS	GL-2
WH03	5'-5 5/16"	7'-2 13/16"	1'-11 5/8"	9'-2 7/16"	Wood	PS	GL-2
WH03	5'-5 5/16"	7'-2 13/16"	1'-11 5/8"	9'-2 7/16"	Wood	PS	GL-2
WH03 7							
WH04	4'-9 7/8"	2'-6 5/16"	6'-2 3/16"	7'-8 1/2"	Wood	PS	GL1
WH04 1							

NOTE:
REFER TO GENERAL FLOOR PLANS - A100-A106 FOR LOCATION

MATERIAL LEGEND - WINDOW & CW SCHEDULES

PER SPEC	BB-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BB-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID-GREY
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:05:25
TIME STAMP 2021/11/15 8:49:05 PM

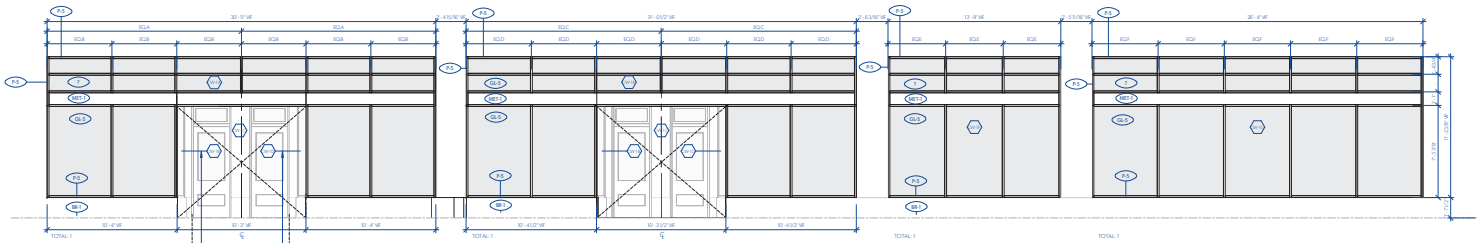
HERITAGE WINDOW SCHEDULE

A015b
26

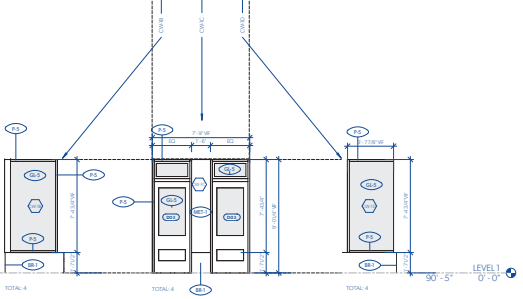
HERITAGE BUILDING:

NOTES:
ALL DIMENSIONS TO BE VERIFIED ON SITE
REFER TO LEVEL 01 FLOOR PLAN A101 FOR LOCATION

PRESERVE AND REPAIR EXISTING ORIGINAL WOOD STOREFRONT FRAME AND TRANSOM. REHABILITATE NON-ORIGINAL STOREFRONT FRAMES BELOW TRANSOM TO WOOD AND PREP FOR INSTALLATION OF NEW CANOPY. REFER TO SPECS AND DETAILS.



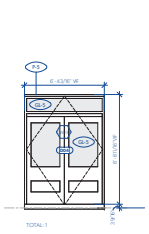
1 CW-1A, CW-1E, CW-1F, CW-1G
1/4" = 1'-0"



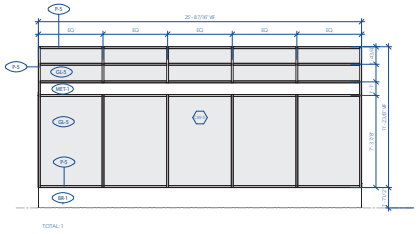
2 CW-1B
1/4" = 1'-0"

3 CW-1C
1/4" = 1'-0"

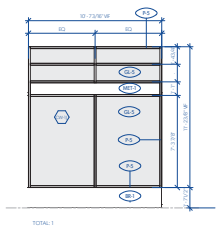
4 CW-1D
1/4" = 1'-0"



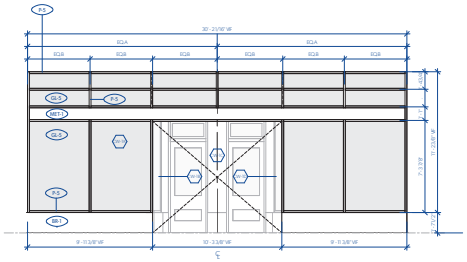
5 CW-1H
1/4" = 1'-0"



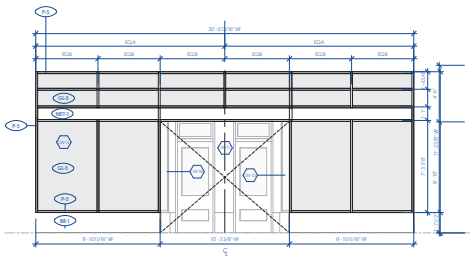
6 CW-1I
1/4" = 1'-0"



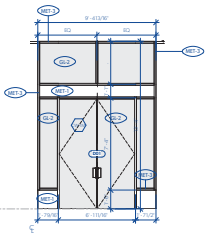
7 CW-1J
1/4" = 1'-0"



8 CW-1K
1/4" = 1'-0"



9 CW-1L
1/4" = 1'-0"



10 CW-1M
1/4" = 1'-0"

MATERIAL LEGEND - WINDOW & CW SCHEDULES

PER SPEC	BB1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BB2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (FOR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING EGUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE

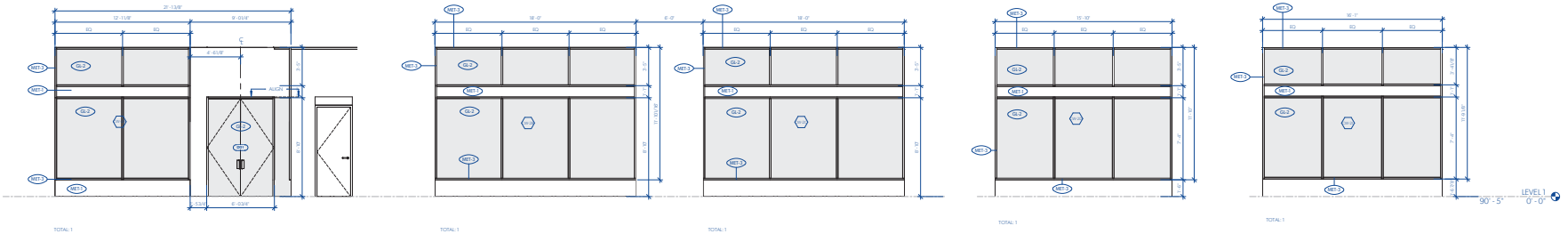
TIME STAMP

HERITAGE STOREFRONT SCHEDULE

A016a

ALUMINUM STORFRONT:

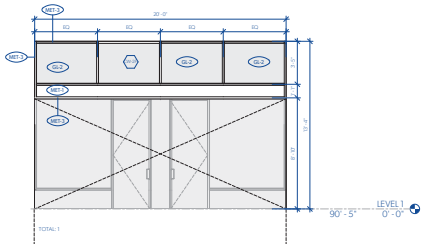
NOTE: REFER TO GENERAL FLOOR PLANS A101-106 FOR LOCATION



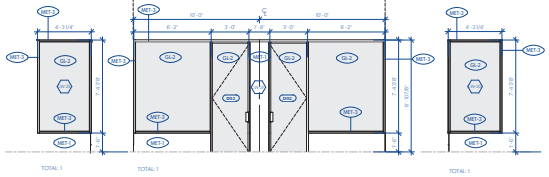
1 CW-2A, CW-2B, CW-2C
1/4" = 1'-0"

2 CW-2D
1/4" = 1'-0"

3 CW-2I
1/4" = 1'-0"



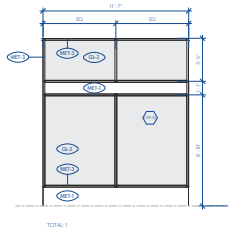
4 CW-2H
1/4" = 1'-0"



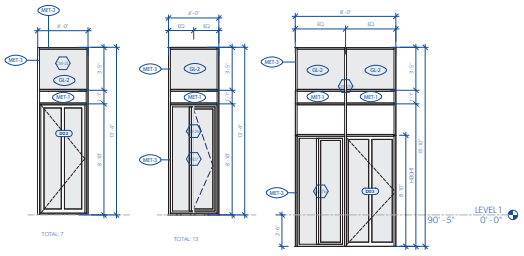
5 CW-2E
1/4" = 1'-0"

6 CW-2F
1/4" = 1'-0"

7 CW-2G
1/4" = 1'-0"



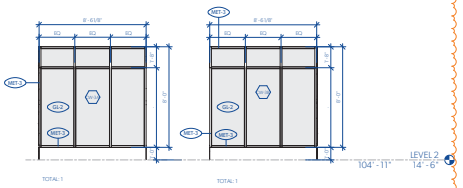
8 CW-2J
1/4" = 1'-0"



9 CW-2L TYP.
1/4" = 1'-0"

10 CW-2M TYP.
1/4" = 1'-0"

11 CW-2N
1/4" = 1'-0"



12 CW-3A
1/4" = 1'-0"

13 CW-3B
1/4" = 1'-0"

MATERIAL LEGEND - WINDOW & CW SCHEDULES

PER SPEC	BB-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BB-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID-GREY
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXS-1	CANOPY TEXTILE MATERIAL
	WWF-1	VINYL WINDOW AND DOOR FRAMES

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:09:29

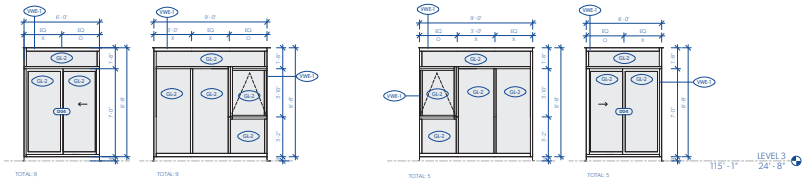
TIME STAMP 2021-01-29 8:49:49 PM

ALUMINUM STOREFRONT SCHEDULE

A016b

VINYL GLAZING SYSTEM SCHEDULE:

NOTE: REFER TO GENERAL PLANS A103-106 FOR LOCATION
REFER TO A014 - DOOR TYPES FOR VINYL DOOR DETAILS



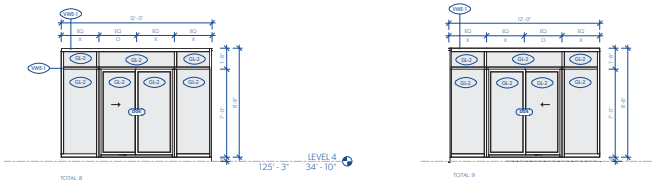
1 WS-1L TYP. 1/4" = 1'-0"

2 WS-2L TYP. 1/4" = 1'-0"

3 WS-2R TYP. 1/4" = 1'-0"

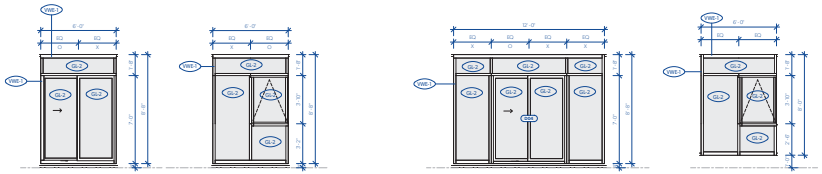
4 WS-1R TYP. 1/4" = 1'-0"

NOTE: WS-3 NOT IN USE



5 WS-4L TYP. 1/4" = 1'-0"

6 WS-4R TYP. 1/4" = 1'-0"



7 WS-5 1/4" = 1'-0"

8 WS-6 1/4" = 1'-0"

9 WS-7 1/4" = 1'-0"

10 WS-8 1/4" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
7	2020/05/28	WINDOW COSTING REVIEW
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

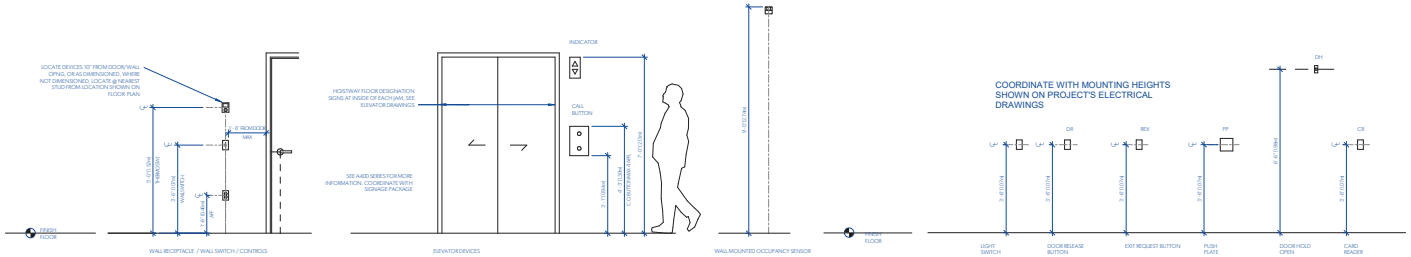
ISSUES

SHEET DATE 11/29/2021

TIME STAMP 2021-11-29 10:53:03 -08

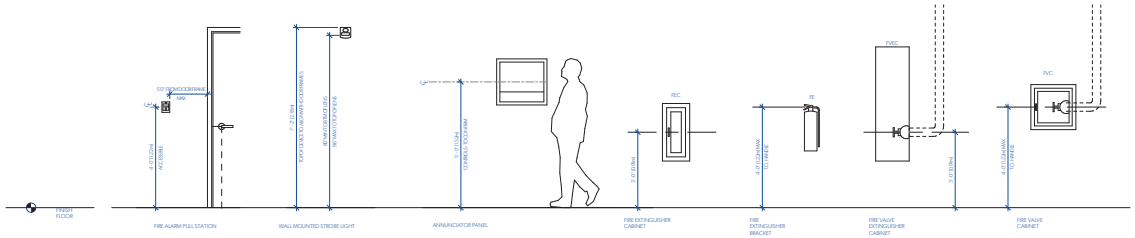
VINYL GLAZING SYSTEMS SCHEDULE

A017

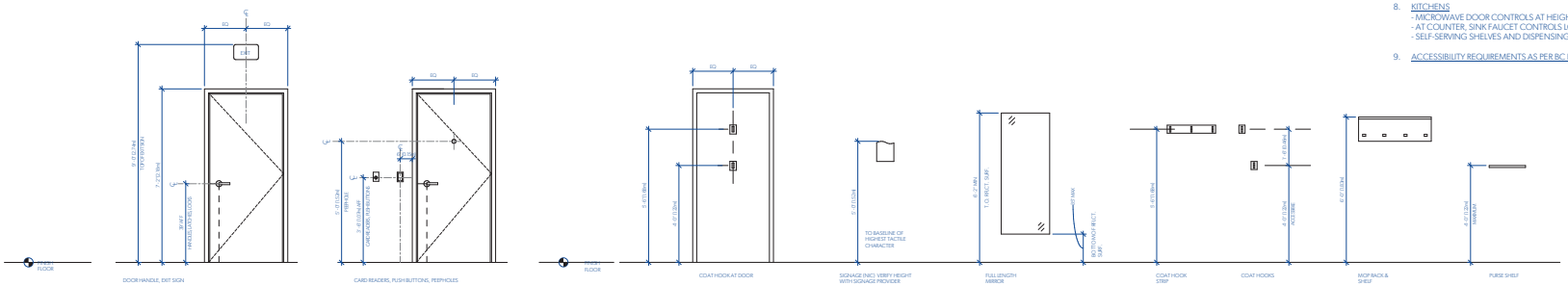


1 CONTROLS & ELECTRICAL DEVICE MOUNTING HEIGHTS
1/2" = 1'-0"

2 CONTROL / SIGNALS
1/2" = 1'-0"

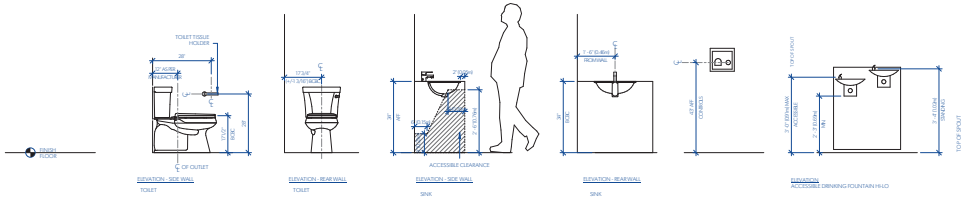


3 LIFE SAFETY
1/2" = 1'-0"

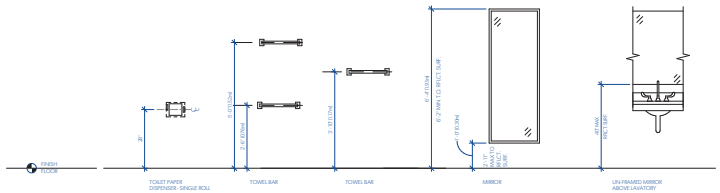


4 DOOR HARDWARE & SIGNAGE MOUNTING HEIGHTS
1/2" = 1'-0"

5 MISCELLANEOUS EQUIPMENT / ACCESSORIES
1/2" = 1'-0"



6 PLUMBING FIXTURE MOUNTING HEIGHTS
1/2" = 1'-0"



7 WASHROOM ACCESSORIES
1/2" = 1'-0"

GENERAL NOTES - MOUNTING HEIGHTS

1. VERTICAL DIMENSIONS SHOWN ON INTERIOR ELEVATION SHEETS (A800.SERIES) INDICATE A DEVIATION FROM TYPICAL MOUNTING HEIGHTS SHOWN HERE.
2. ALL DIMENSIONS SHOWN HERE ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE
3. ELECTRICAL RECEPTACLES, COMMUNICATION OUTLETS, AND OTHER OUTLETS ARE SHOWN ON THE ARCHITECTURAL ELEVATIONS FOR LOCATION AND COORDINATION WITH OTHER WORK. SEE ELECTRICAL AND MECHANICAL DRAWINGS AS WELL AS THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. SEE DETAILS FOR PARTITION BACKING PLATE REQUIREMENTS FOR ALL WALL MOUNTED ITEMS.
5. COORDINATE 'GROUPING' OF OUTLETS AND SWITCHES PRIOR TO ROUGH-IN WITH FURNITURE AND CASEWORK ARRANGEMENTS.
6. COORDINATE 'GROUPING AND ARRANGEMENT' OF ALL DEVICES PRIOR TO ROUGH IN WHERE MOUNTING HEIGHTS ARE THE SAME FOR (2) OR MORE DEVICES IN THE SAME LOCATION.
7. REFER TO INTERIOR DESIGN SPECS FOR ADDITIONAL INFORMATION WITH REGARDS TO TOILET ACCESSORIES AND FIXTURES.

NOTES - ACCESSIBLE MOUNTING HEIGHTS

1. CONTROLS
   - ALL CONTROLS FOR BUILDING OCCUPANTS BETWEEN 18" AND 43" AFF.
   - CONTROLS AND OBJECTS SHALL BE PLACED AT LEAST 18" AWAY FROM INSIDE CORNERS OF WALLS
2. DOORS
   - DOOR OPERATORS, CALL BOXES, SWITCHES, CONTROLS MIN 36" X 54" CLEAR FLOOR OR GROUND SPACE
   - SENSORS, PUSH CONTROL BUTTONS, CARD READERS, ECT AT 42" AFF
   - HANDLES, PULLS, LATCHES, LOCKS, ETC 39" AFF
   - ACCESSIBLE LOCKERS LOCATED WITHIN 18" TO 43" RANGE AFF
3. OUTLETS
   - OUTLETS AND OTHER OBJECTS AT CONSISTENT HEIGHT OF 12" AFF MEASURED TO CL OF OUTLET
4. COUNTERS
   - 30" MIN KNEE SPACE UNDER COUNTERS AND TABLES WHERE POSSIBLE
5. ELEVATORS
   - HALL CALL BUTTONS LOCATED WITH DOWN BUTTON CENTERED AT 35" AFF
   - UP BUTTON NOT LOCATED MORE THAN 43" AFF
   - ELEVATOR HANDRAILS AT 32" AFF - ALL WALLS EXCEPT DOOR + CONTROLS
6. WASHROOMS
   - TOILET SEATS AT 18" AFF
   - CENTERLINE OF TOILET TO 17" CL FROM WALL
   - GRAB BARS WITH CENTERLINE 34" AFF
   - SHOWER SEATS AT 18" AFF
   - SHOWER CONTROLS AT 43"
   - TOILET PAPER DISPENSERS AT 29" AFF BELOW GRAB BARS AND OUT FROM FRONT EDGE OF TOILET 8" TO CL
   - FIXTURES (HAND DRYERS, PAPER TOWEL HOLDERS, SOAP DISPENSERS) CONTROLS AT 43" AFF
   - RECESSED HAND DRYER NOT TO PROTRUDE MORE THAN 4"
   - MIRRORS WITH BOTTOM EDGE NO HIGHER THAN 35" AFF
7. SIGNAGE
   - BASE OF ALL RAISED TEXT AND BRAILLE LOCATED BETWEEN 48" - 60" AFF
   - TACTILE EXIT SIGNS WHERE VISUAL EXIT SIGNS REQUIRED, ADJACENT TO LATCH SIDE OF DOOR AT 48" - 60" HIGH
8. KITCHENS
   - MICROWAVE DOOR CONTROLS AT HEIGHT NOT EXCEEDING 43"
   - AT COUNTER, SINK FAUCET CONTROLS LOCATED WITHIN 20" OF FRONT EDGE OF COUNTER
   - SELF-SERVING SHELVES AND DISPENSING DEVICES AT MAX HEIGHT OF 33"
9. ACCESSIBILITY REQUIREMENTS AS PER BC BUILDING CODE 2018.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE
TIME STAMP

TYP. DEVICE & FIXTURE MOUNTING HEIGHT

A018
30



1 LEVEL 0 - CODE
A022 1" = 20'-0"

2 LEVEL 1 - CODE
A016a 1" = 20'-0"

3 LEVEL 2 - CODE
A016b 1" = 20'-0"

4 LEVEL 3 - CODE
A017 1" = 20'-0"

5 LEVEL 4 - CODE
A017 1" = 20'-0"

6 LEVEL 5 - CODE
A017 1" = 20'-0"

7 LEVEL 6 - CODE
A017 1" = 20'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:05:25

TIME STAMP 2021-11-29 8:43:05 PM

CODE DIAGRAMS - PLANS

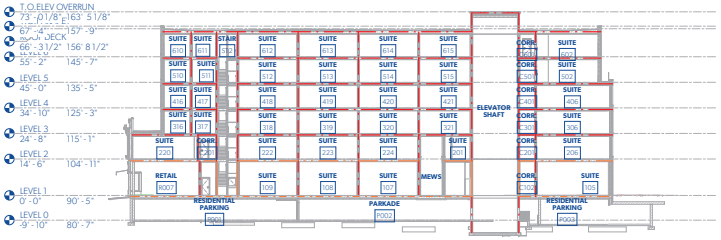
A021

FIRE RATING LEGEND

1 HOUR

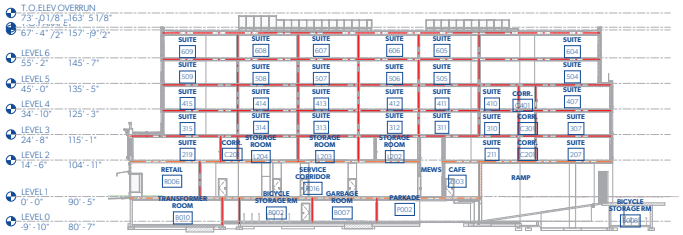
1.5 HOUR

2 HOUR



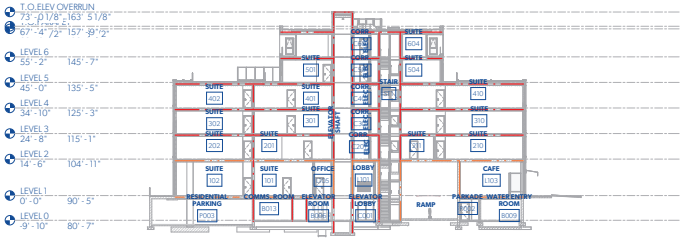
1 SECTION N-S - FIRE SEPARATION DIAGRAM

A107 1" = 20'-0"



2 SECTION N-S - FIRE SEPARATION DIAGRAM II

A107 1" = 20'-0"



3 SECTION E-W - FIRE SEPARATION DIAGRAM III

A107 1" = 20'-0"

MGA

Michael Green Architecture Inc.

1535 W 3rd Ave
Vancouver, BC
V6J 1J8

Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

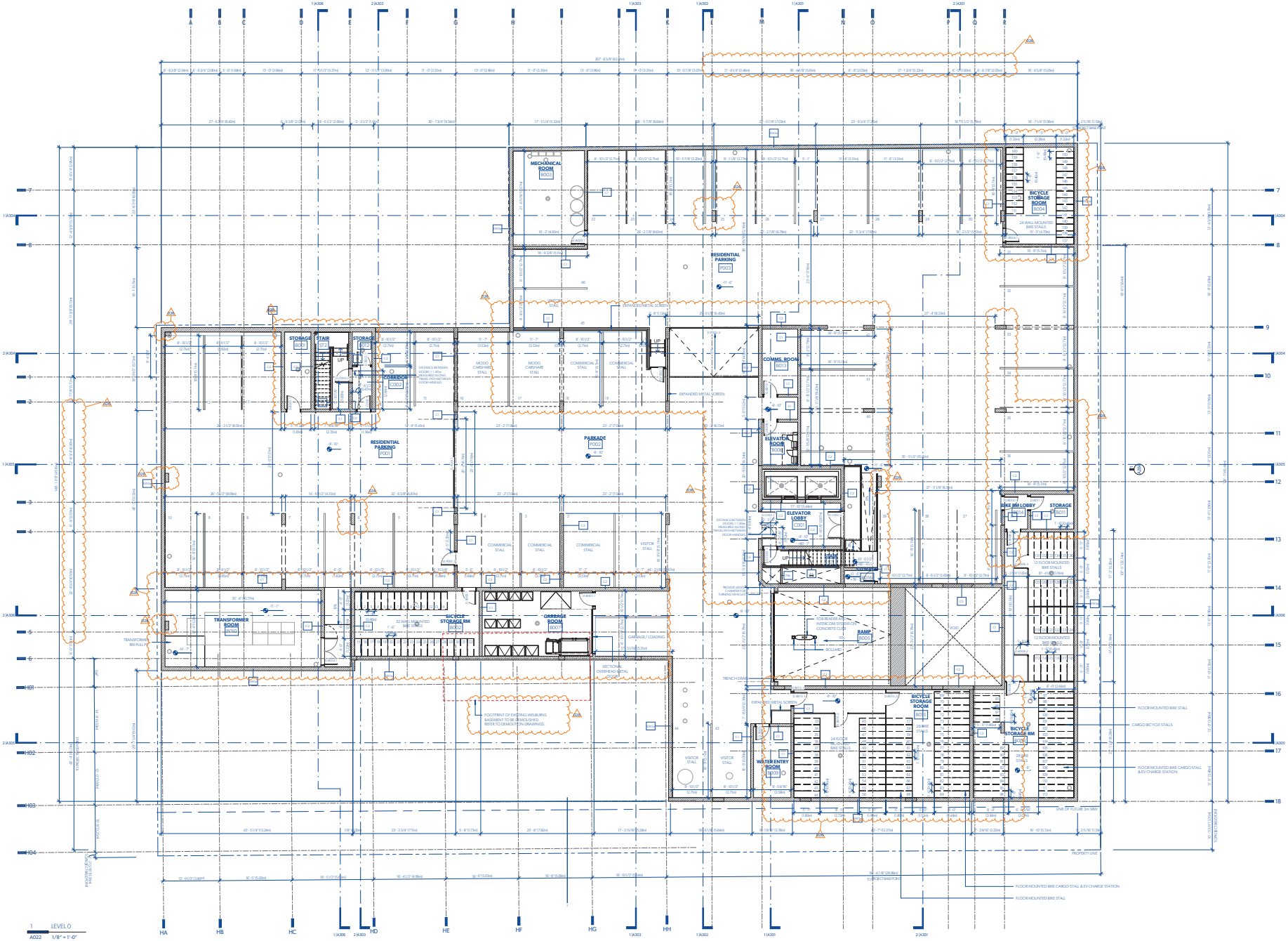
ISSUES

SHEET DATE

TIME STAMP

CODE DIAGRAMS - SECTIONS

A022



1 LEVEL 0
A022 1/8" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

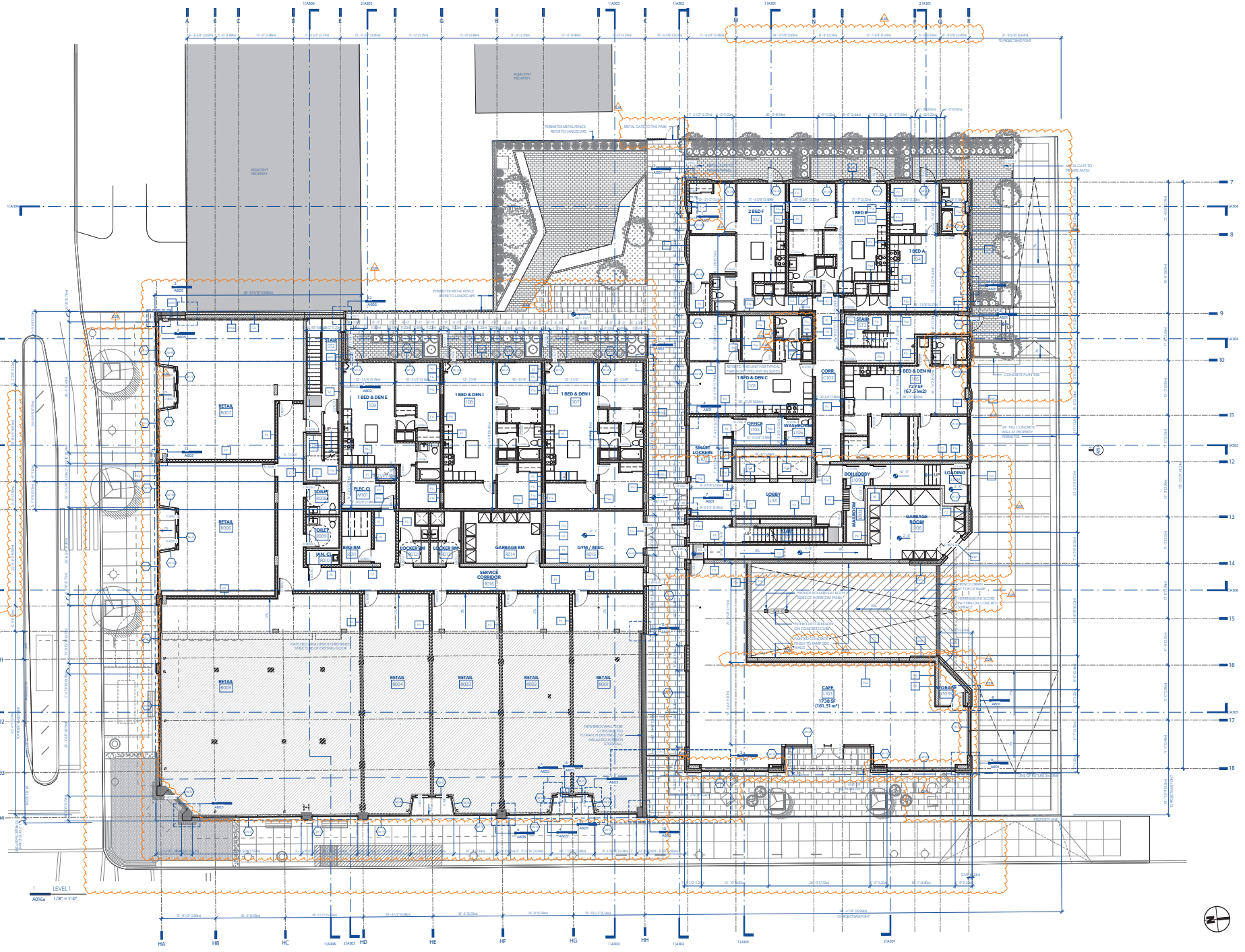
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
23	2021/10/04	STRUCTURAL COORD.
22	X/X/2021	CLIENT LAYOUT REV.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
15	2020/09/24	STRUCT REVISIONS
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE
TIME STAMP

LEVEL 0
FLOORPLAN

A100



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
29	2021/01/19	BP RESUBMISSION
28	2021/01/05	COORDINATION
25	2021/00/04	STRUCTURAL COORD.
22	X/X/2021	CLIENT LAYOUT REV.
20	2021/01/05	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
15	2020/09/04	STRUCT REVISIONS
9	2020/08/07	V-M-U/E-ENGINEERING
8	2020/06/26	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

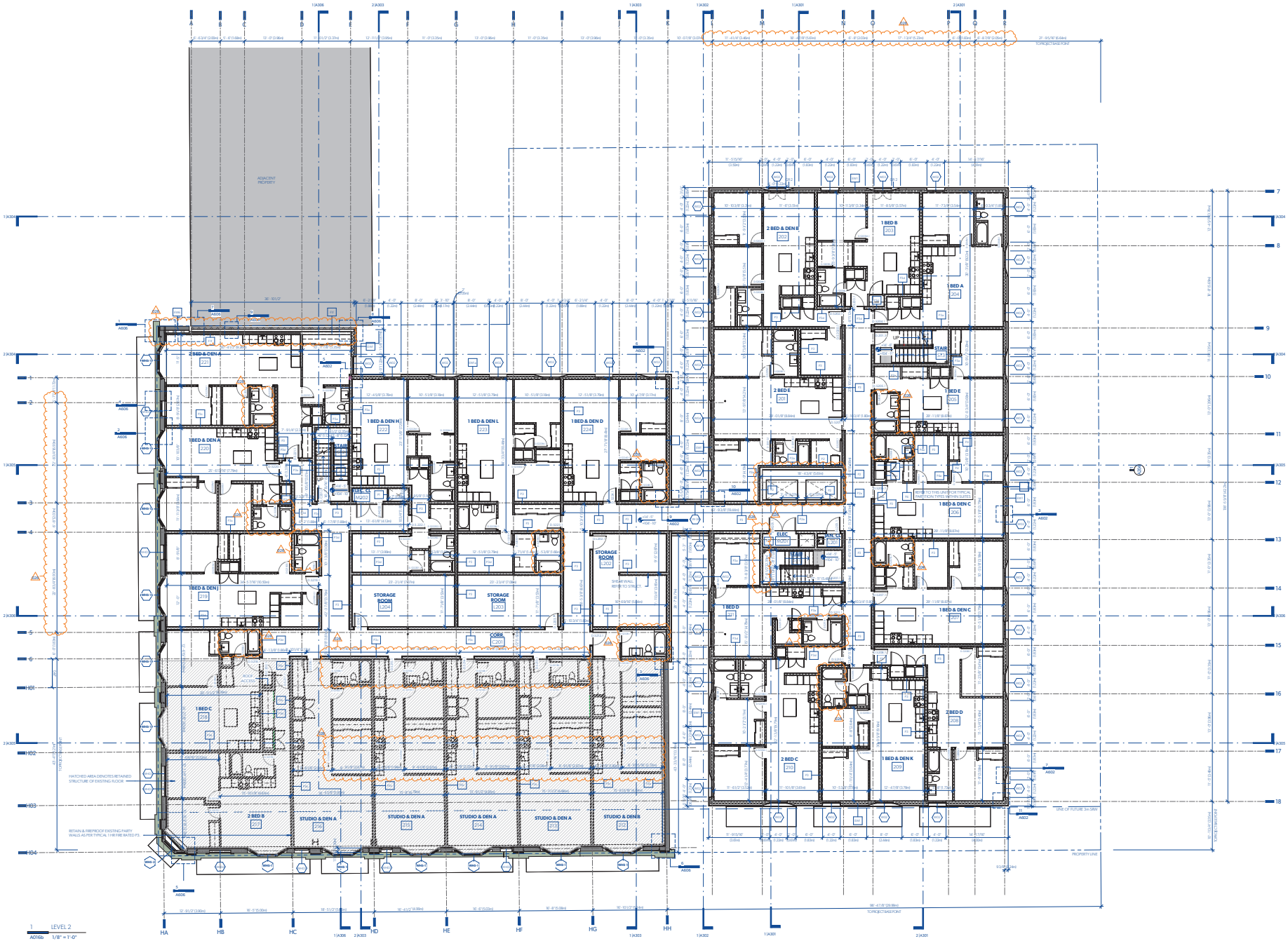
SHEET DATE

TIME STAMP

LEVEL 1 FLOORPLAN

A101

34



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
20	2021/01/20	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

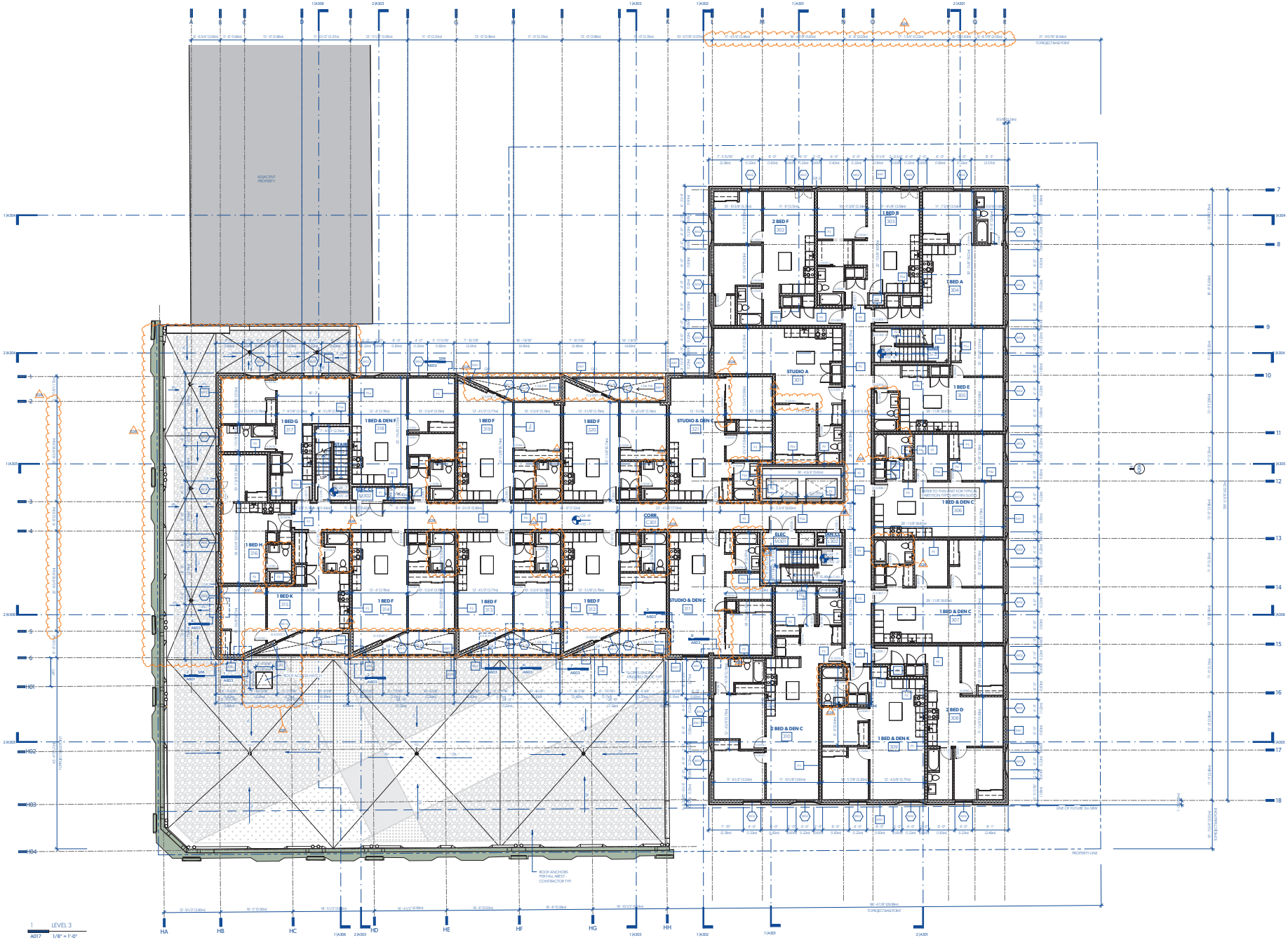
ISSUES

SHEET DATE

TIME STAMP

LEVEL 2 FLOORPLAN

A102



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
20	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

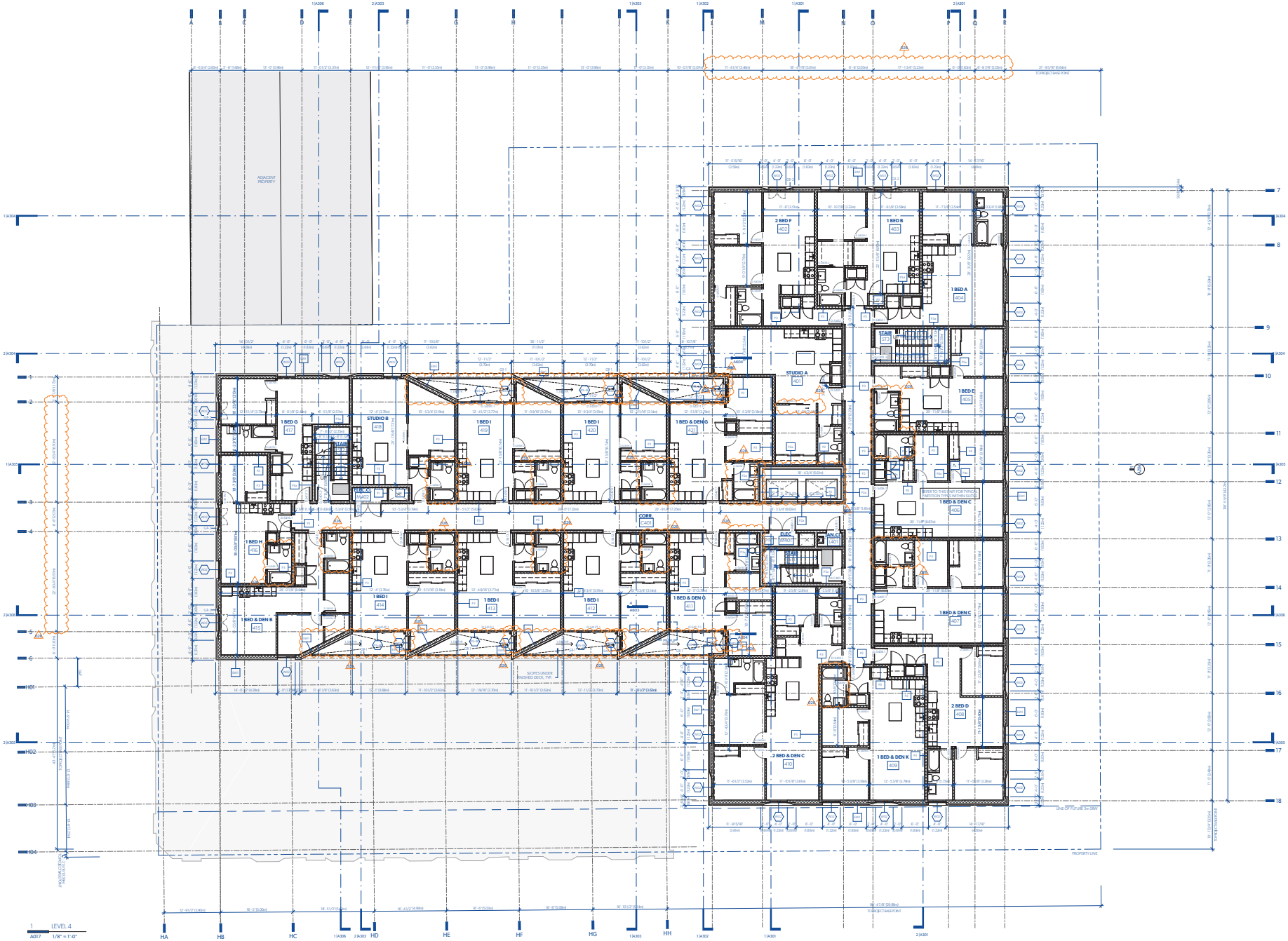
ISSUES

SHEET DATE

TIME STAMP

LEVEL 3 FLOORPLAN

A103



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
20	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

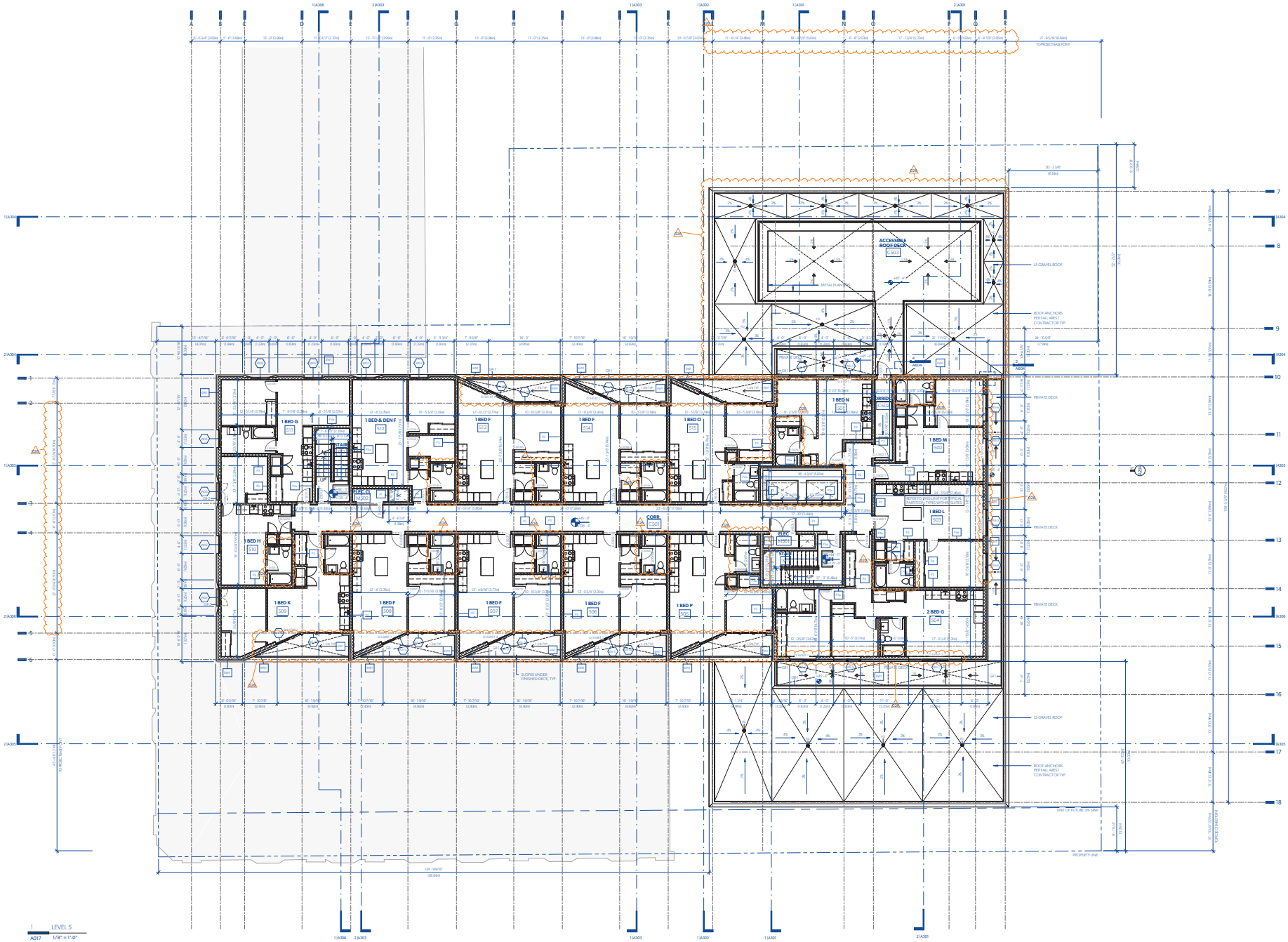
ISSUES

SHEET DATE

TIME STAMP

LEVEL 4 FLOORPLAN

A104



1 LEVEL 5
AD17 1/8" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/20	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

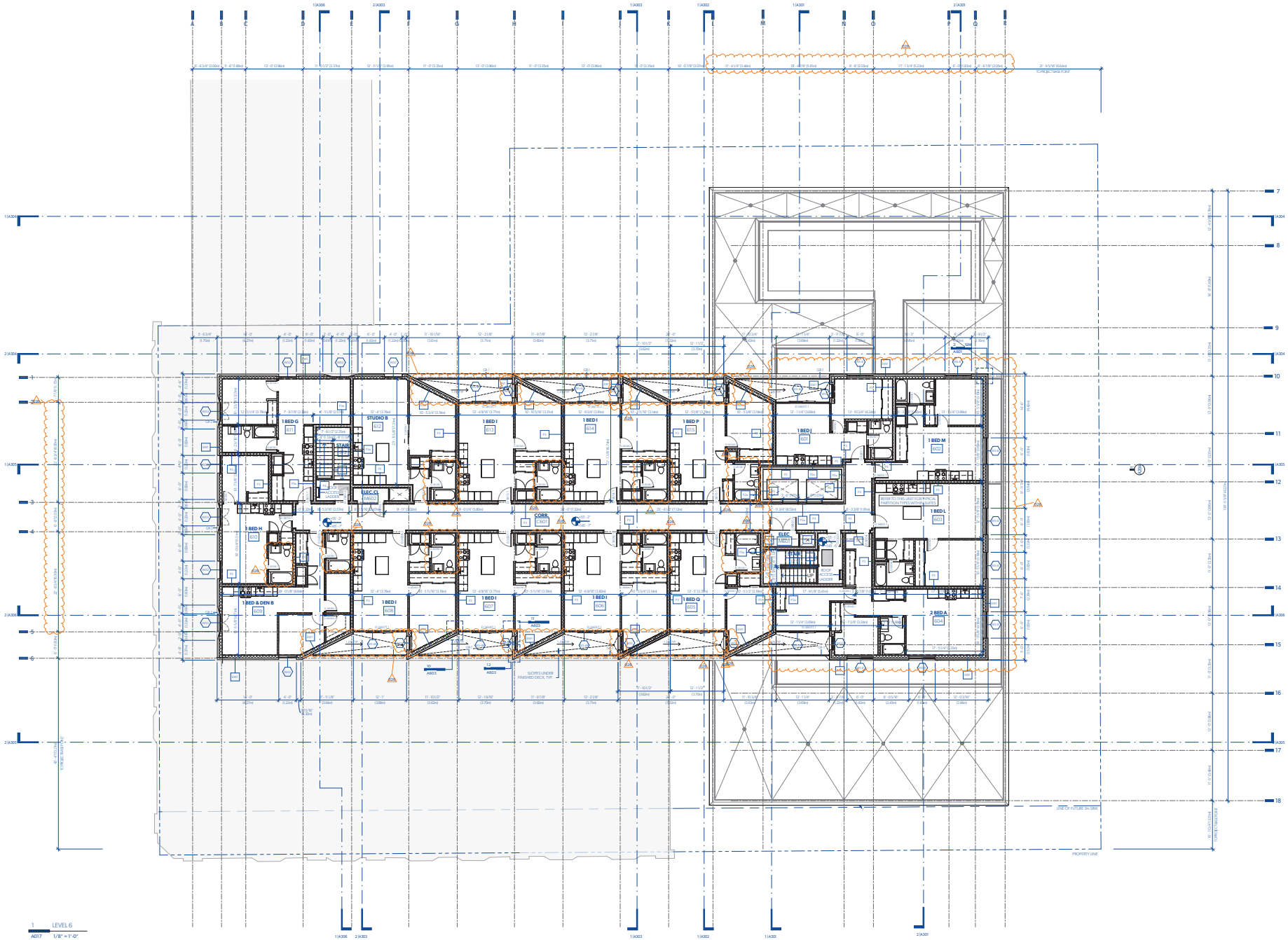
ISSUES

SHEET DATE

TIME STAMP

LEVEL 5
FLOORPLAN

A105



1 LEVEL 6
A017 1/8" = 1'-0"

MGA

Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8

Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/25	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

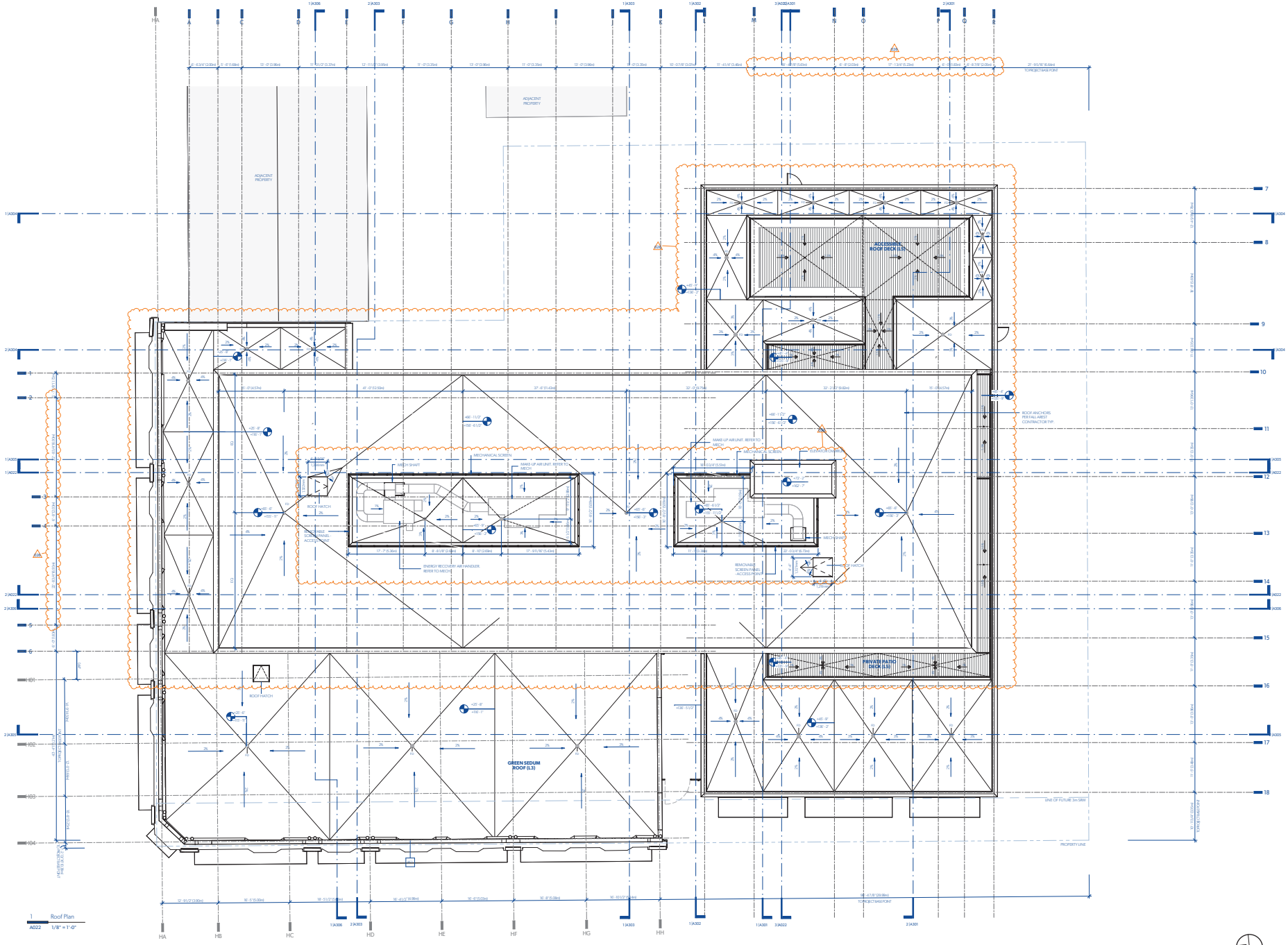
ISSUES

SHEET DATE

TIME STAMP

LEVEL 6 FLOORPLAN

A106



1 Roof Plan
A022 1/8" = 1'-0"

MGA

Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

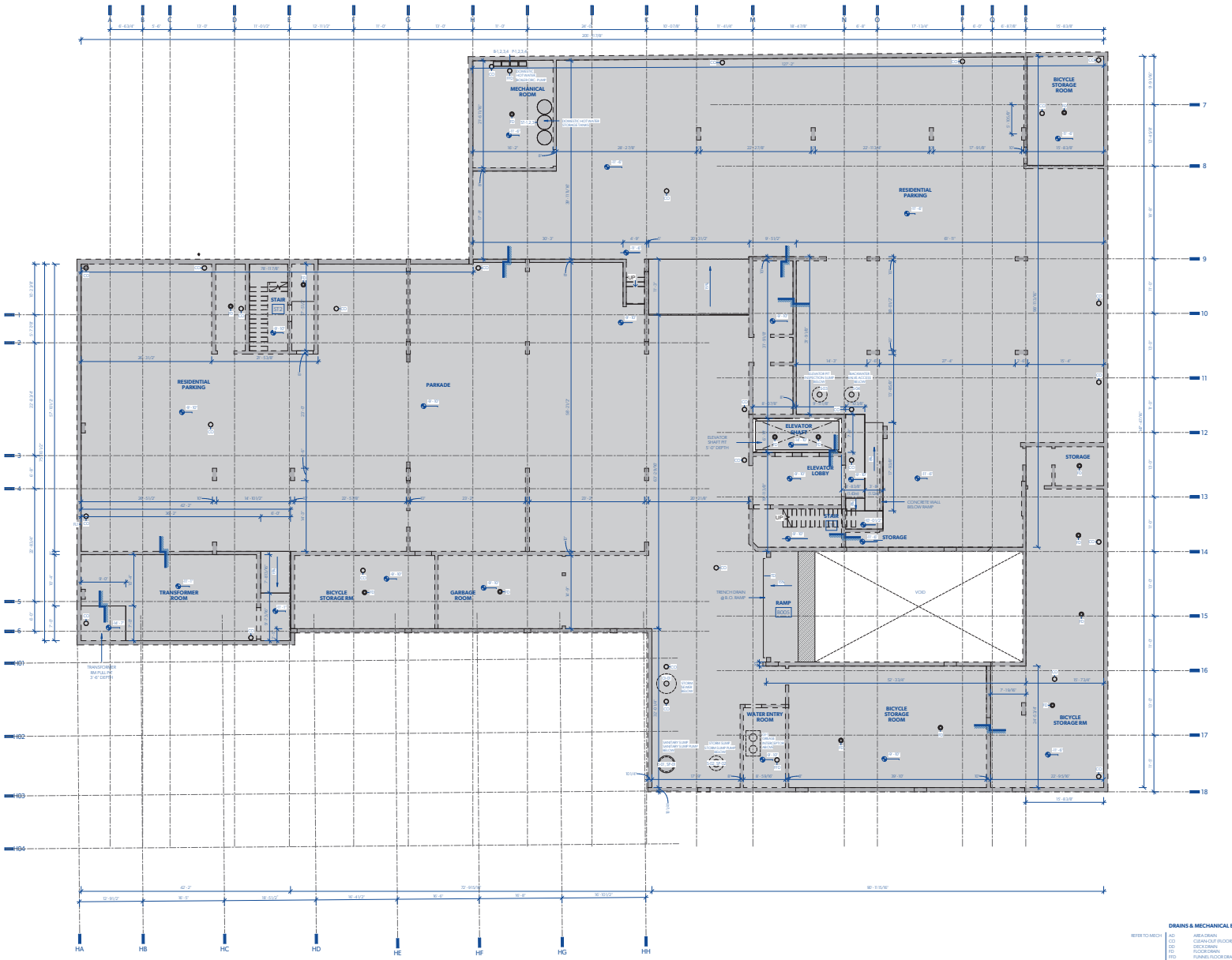
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE
TIME STAMP

ROOF PLAN

A107



DRAINS & MECHANICAL EQUIPMENT LEGEND

REFER TO MECH		
	AD	AREA DRAIN
	CCD	CLEAN OUT (FLOOR)
	DD	DECK DRAIN
	FD	FLOOR DRAIN
	FFD	FUNNEL FLOOR DRAIN
	PD	PAN DRAIN
	RD	ROOF DRAIN
	RWL	RAIN WATER LEADER
	B-1(2,3,4)	DOMESTIC HOT WATER
	GI-01	GREASE INTERCEPTOR
	CI-01	STORM SEWER
	P-1(2,3,4)	BOILER CIRCULATION PUMP
	S-01	SANITARY SUMP
	S-02	STORM SUMP
	S-03	ELEVATOR PIT INSPECTION SUMP
	S-04	BACKWATER VALVE ACCESS
	ST-1/ST-2	SANITARY/STORM SUMP

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
23	2021/10/04	STRUCTURAL COORD.
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
0	2019/05/15	ISSUED FOR REZONING

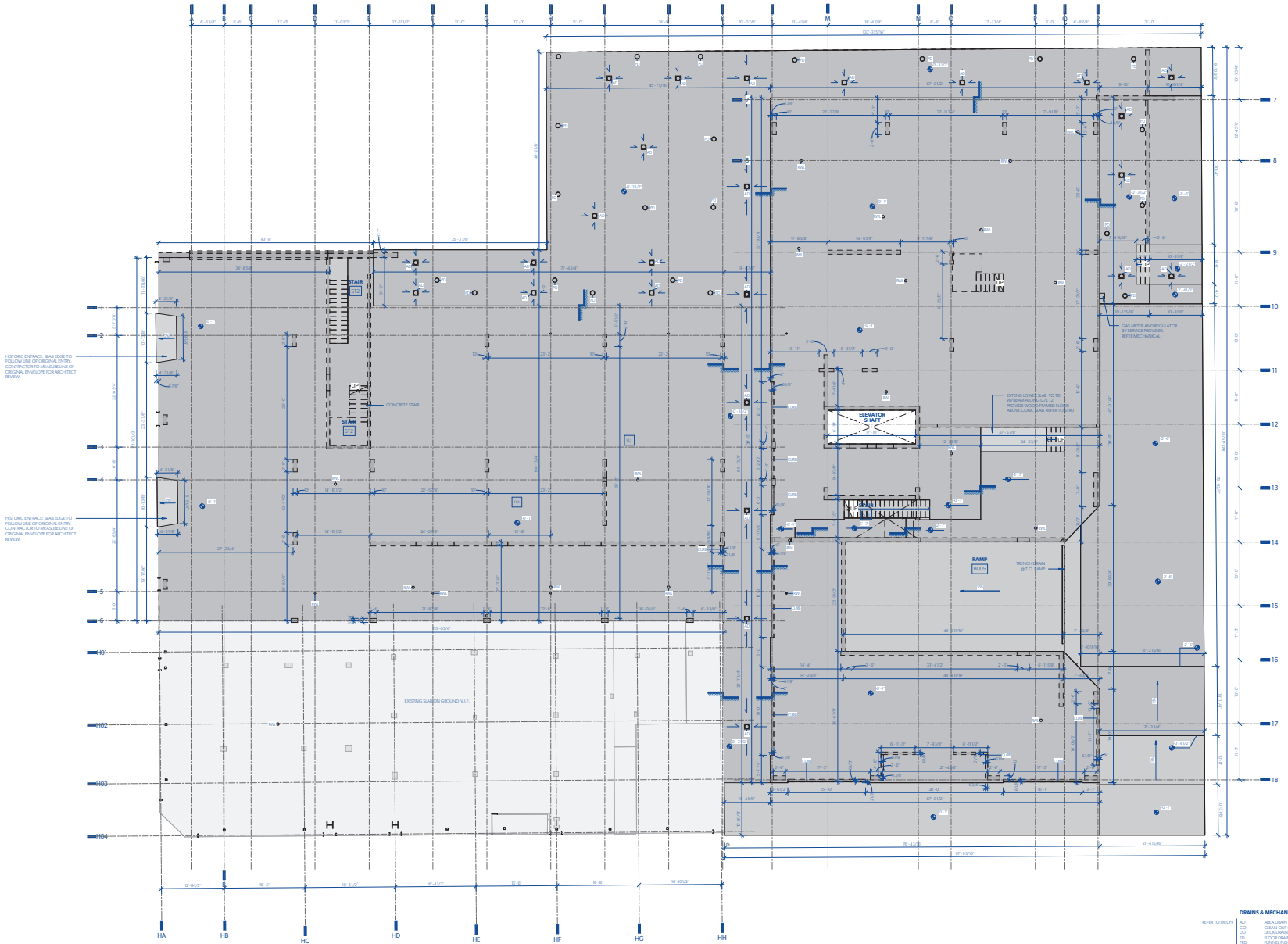
ISSUES

SHEET DATE 11/29/2021

TIME STAMP 2021-11-24 9:01:36 PM

LEVEL 0 CONCRETE SLAB EDGE PLAN

A110



DRAINS & MECHANICAL EQUIPMENT LEGEND

REFER TO MECH

AD	AREA DRAIN
CO	CLEAN-OUT (FLOOR)
DD	DECK DRAIN
FD	FLOOR DRAIN
FFD	FUNNEL FLOOR DRAIN
PD	PAN DRAIN
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
B-1/2,3,4)	DOMESTIC HOT WATER
G-01	GREASE INTERCEPTOR
CH-01	STORM SEWER
P-1/2,3,4)	BOILER CIRCULATION PUMP
S-01	SPRINKLER SUMP
S-02	STORM SUMP
S-03	ELEVATOR PIT INSPECTION SUMP
S-04	BACKWATER VALVE ACCESS
S1-1/ST-2	SANITARY/STORM SUMP

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA

Michael Green Architecture Inc.

1535 W 3rd Ave
Vancouver, BC
V6J 1J8

Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/10/21	COORDINATION
23	2021/10/04	STRUCTURAL COORD.
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
0	2019/05/15	ISSUED FOR REZONING

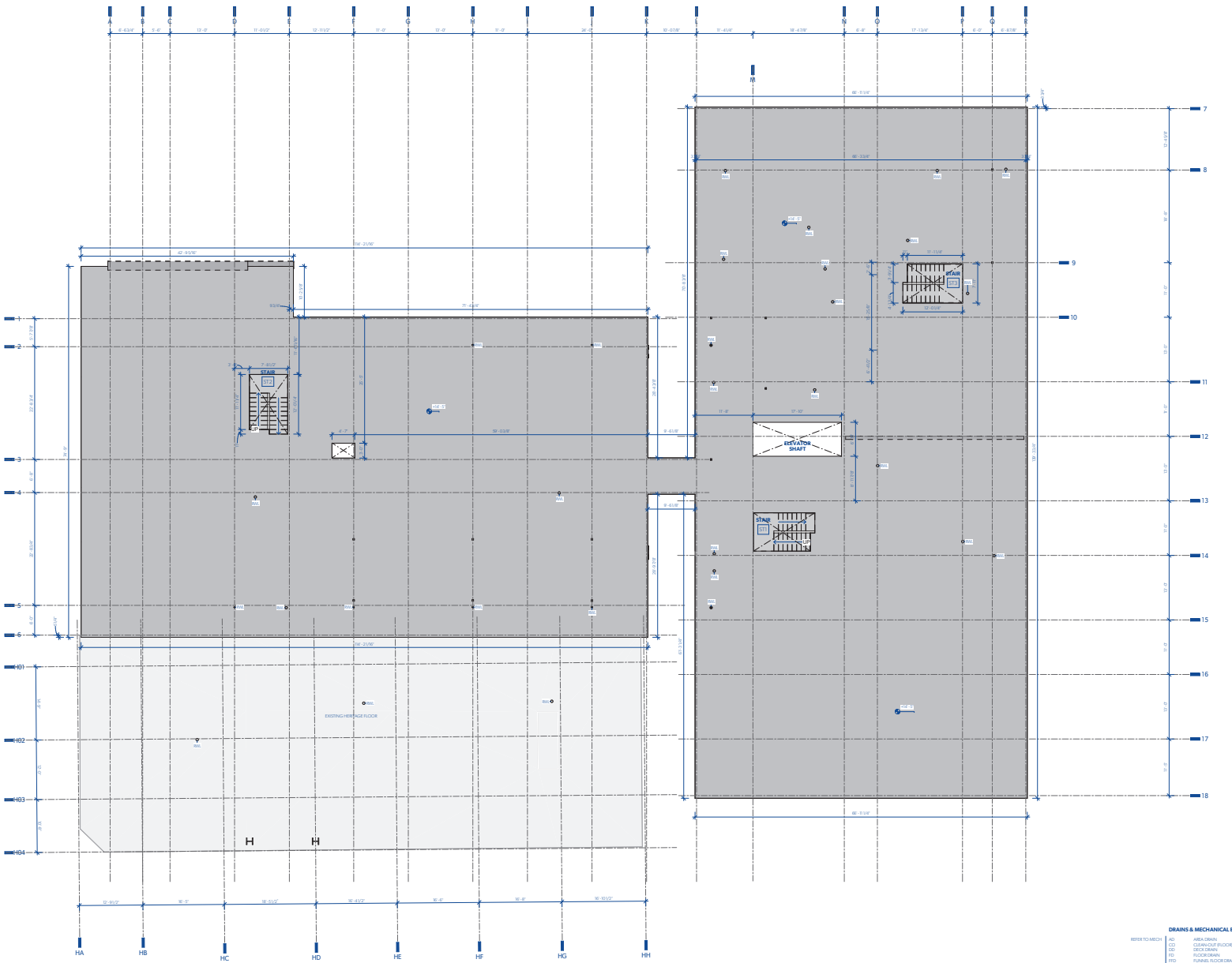
ISSUES

SHEET DATE

TIME STAMP

LEVEL 1 CONCRETE SLAB EDGE PLAN

A111



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
0	2019/05/15	ISSUED FOR REZONING

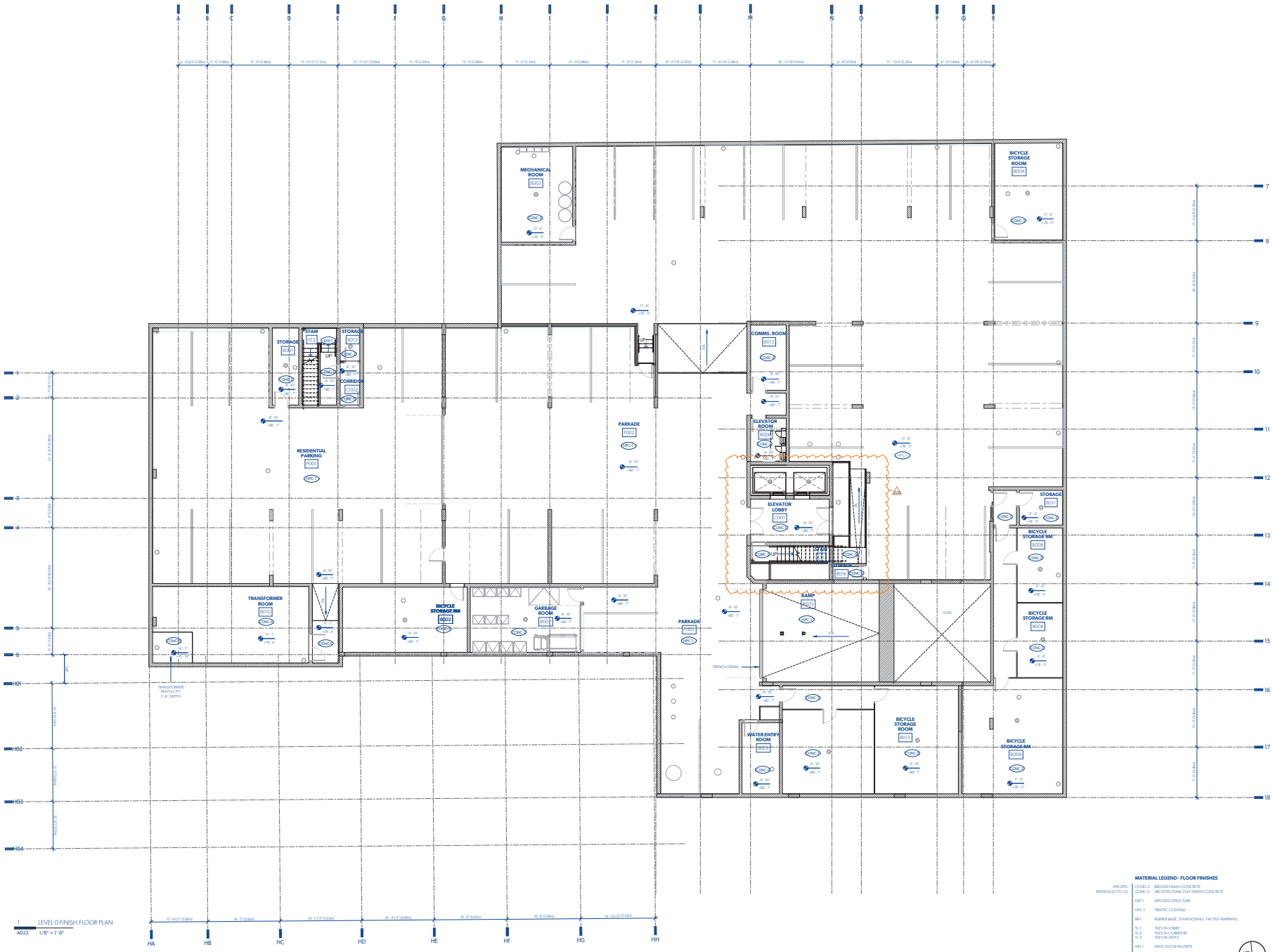
ISSUES

SHEET DATE

TIME STAMP

LEVEL 2 CONCRETE SLAB EDGE PLAN

A112



1 LEVEL 0 FINISH FLOOR PLAN
A022 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO I.D.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL CHARLES GREEN BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

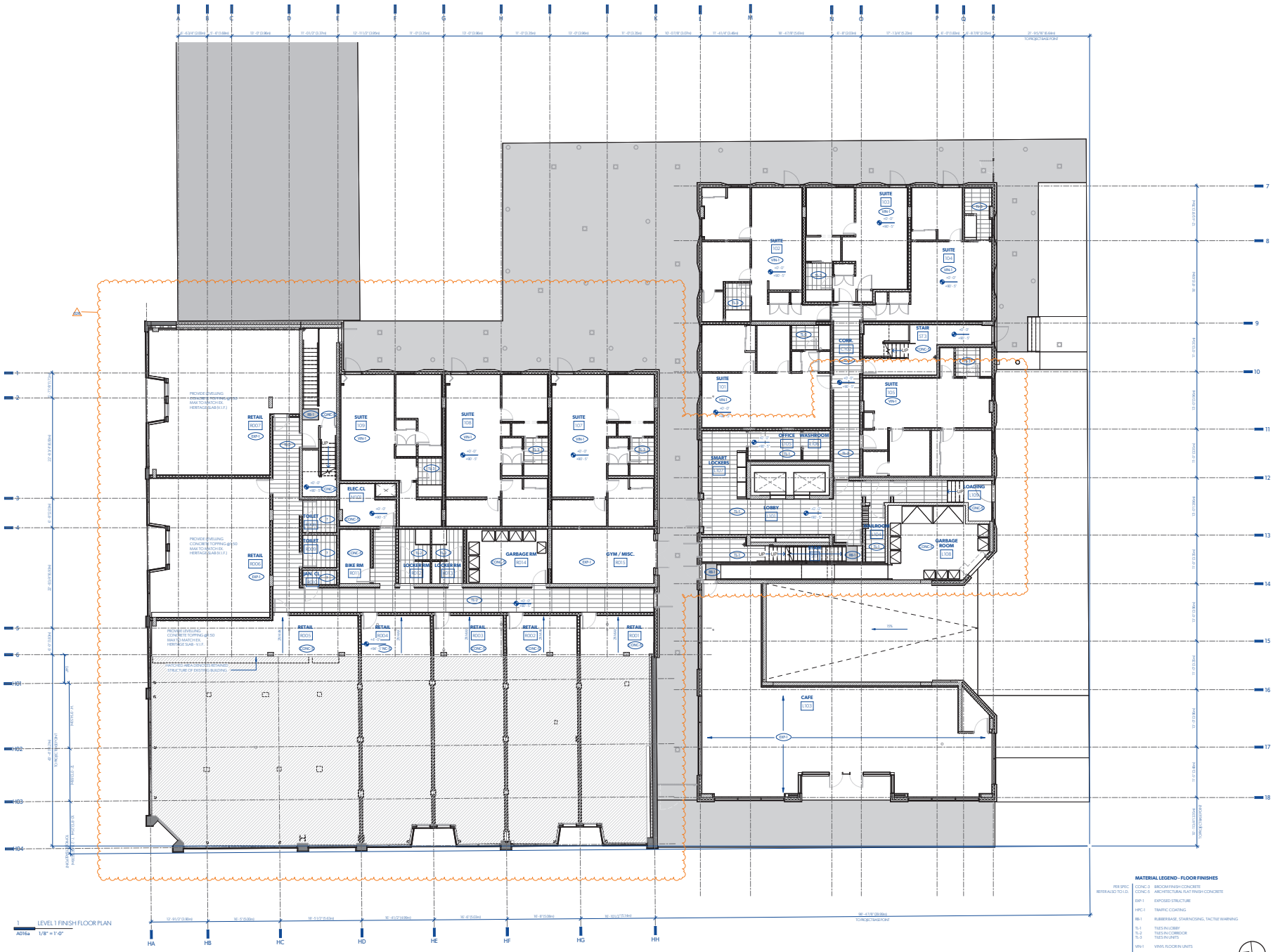
ISSUES

SHEET DATE 2021-12-10

TIME STAMP 2021-11-24 9:01:40 PM

LEVEL 0 FLOOR FINISH PLAN

A120



1 LEVEL 1 FINISH FLOOR PLAN
A016a 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC REFER ALSO TO LD.	CONC-3	BROOM FINISH CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

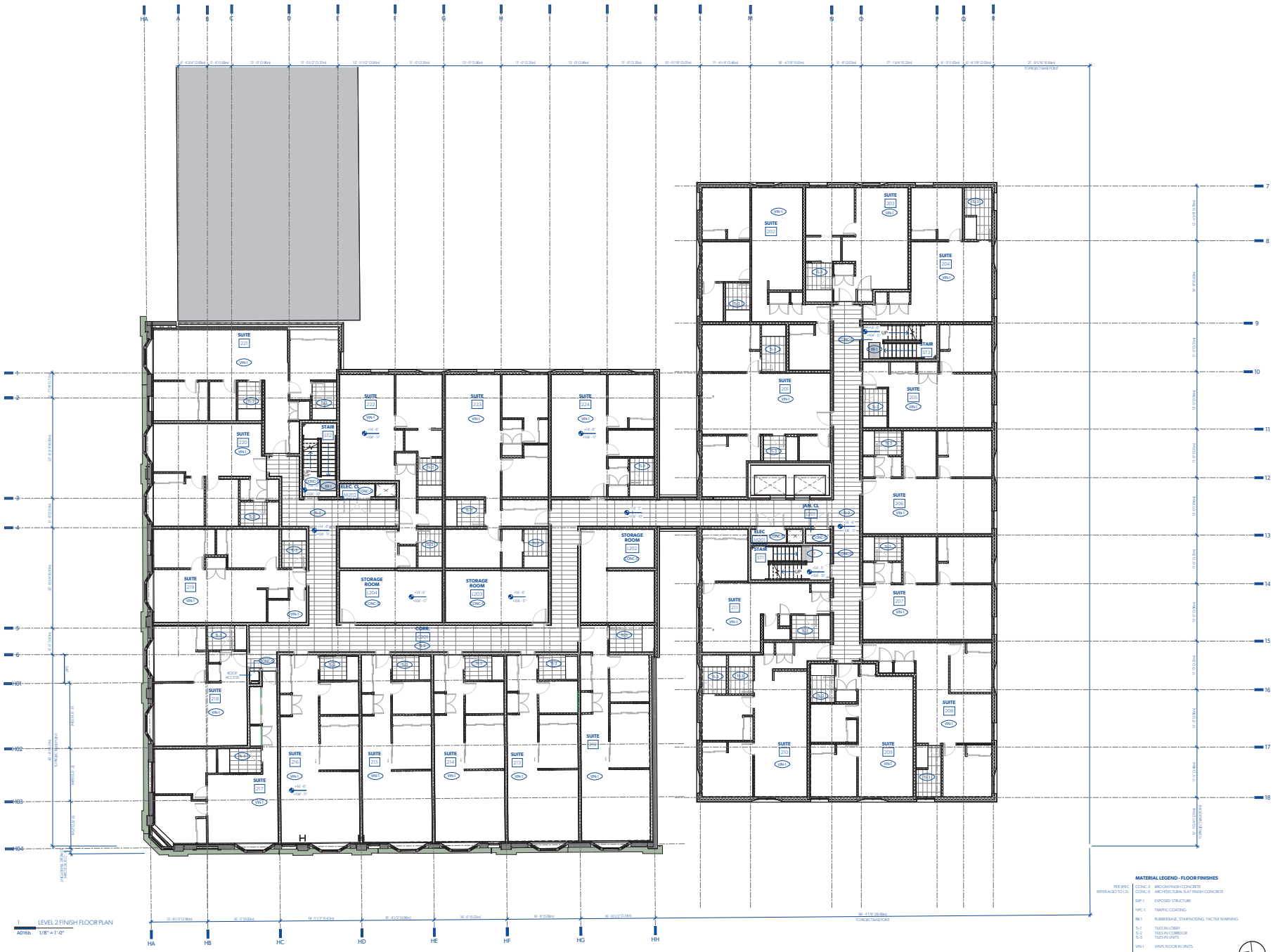
CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE
TIME STAMP

LEVEL 1 FLOOR FINISH PLAN
A121
45



1 LEVEL 2 FINISH FLOOR PLAN
A016b 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC. REFER ALSO TO I.D.	CONC-3	BROOM FINISH CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

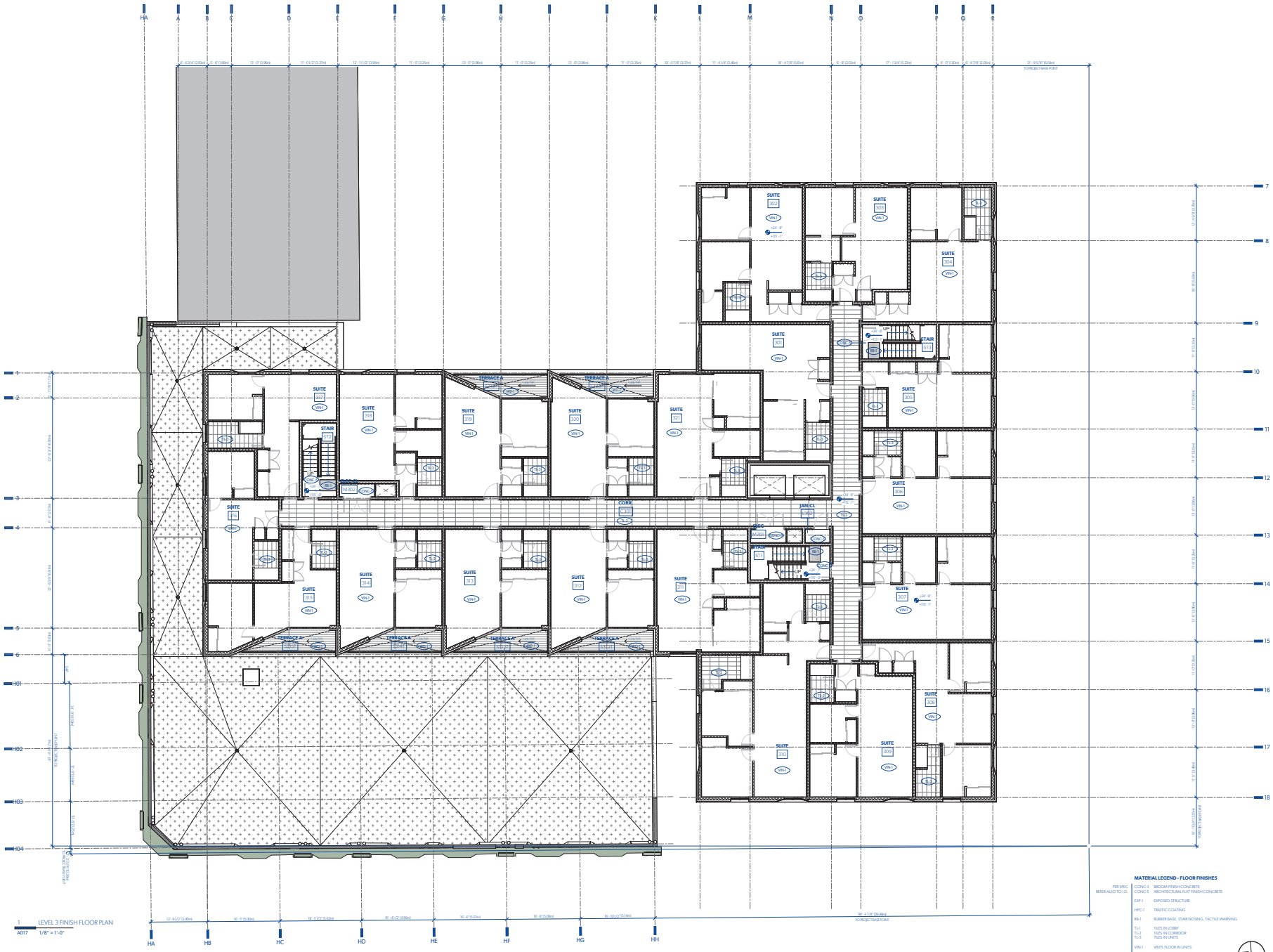
NO	DATE	DESCRIPTION
20	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

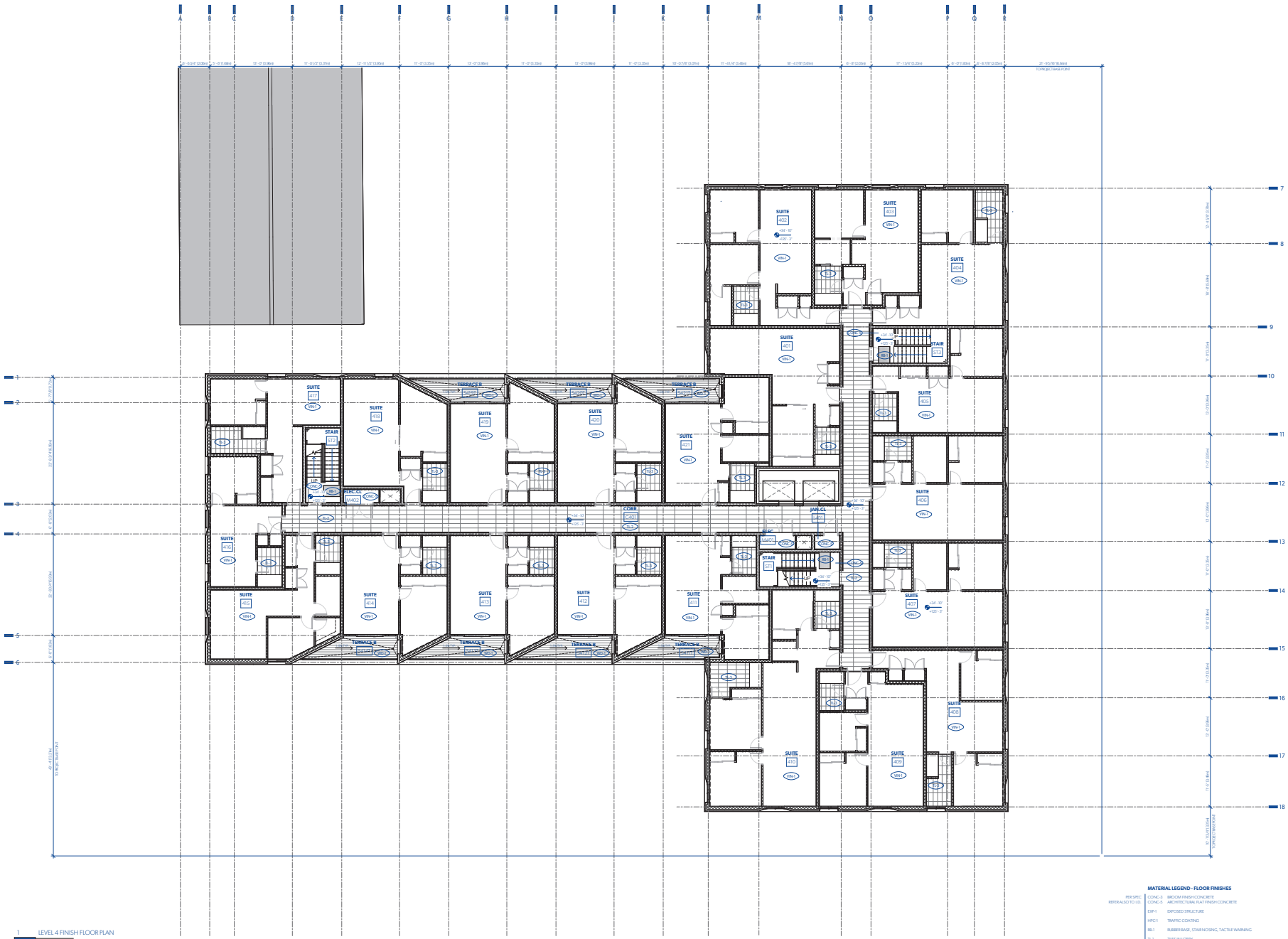
ISSUES

SHEET DATE 11:09:25
TIME STAMP 2021/11/15 9:09:25 PM

LEVEL 2 FLOOR FINISH PLAN

A122


HA
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
1
2
3
4
5
6
H01
H02
H03
H04
7
8
9
10
11
12
13
14
15
16
17
18
HA
HB
HC
HD
HE
HF
HG
HH
SUITE 302
SUITE 303
SUITE 304
SUITE 305
SUITE 306
SUITE 307
SUITE 308
SUITE 309
SUITE 310
SUITE 311
SUITE 312
SUITE 313
SUITE 314
SUITE 315
SUITE 316
SUITE 317
SUITE 318
SUITE 319
SUITE 320
SUITE 321
STAIR 2
STAIR 1
CORR.
JAN./CL.
TERRACE A
TERRACE A
TERRACE A



1 LEVEL 4 FINISH FLOOR PLAN
A017 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC REFER ALSO TO I.D.	CONC-3	BROOM FINISH CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL CHARLES GREEN BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

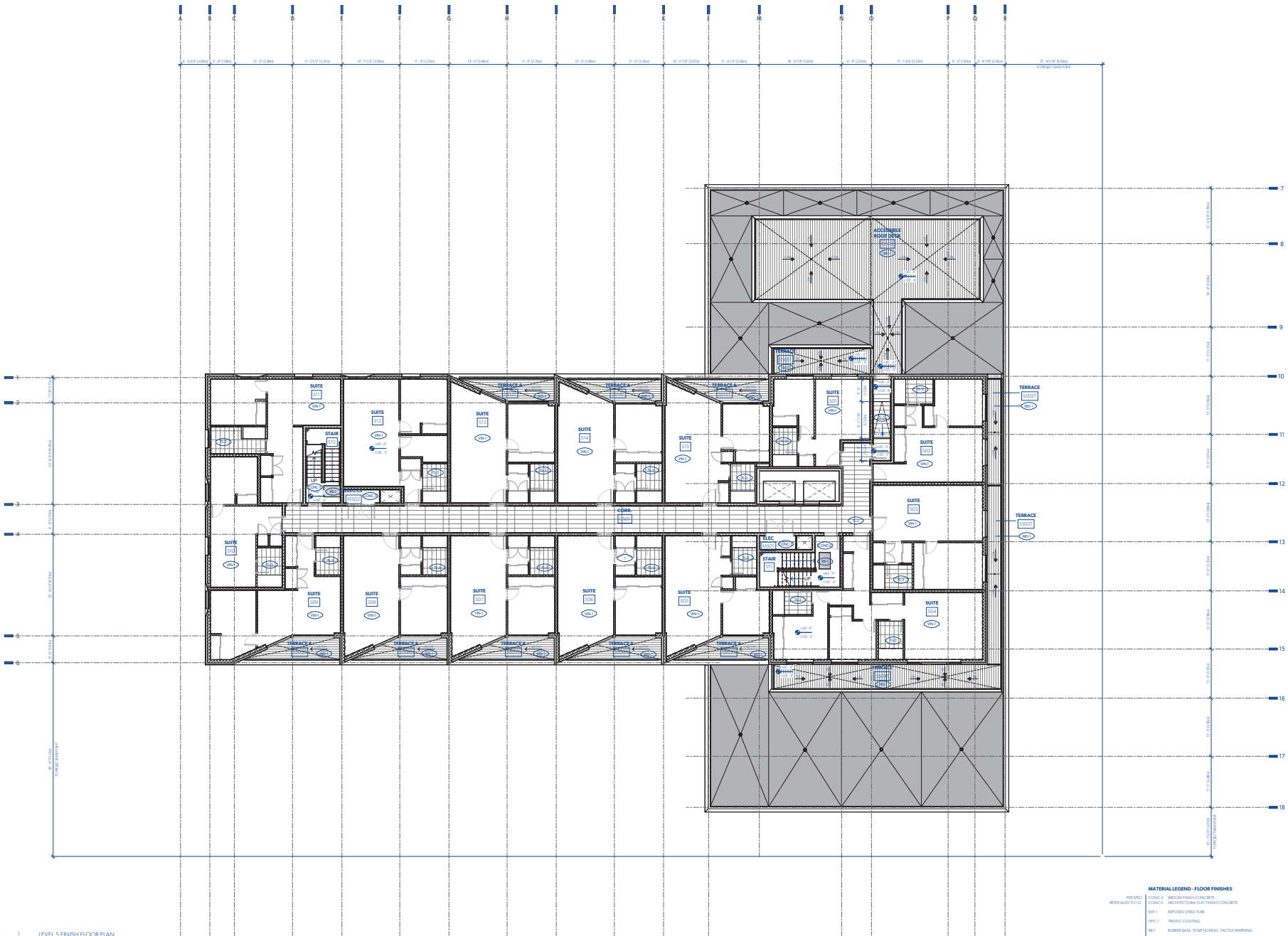
ISSUES

SHEET DATE 11/25/2021

TIME STAMP 2021-11-24 9:02:11 PM

LEVEL 4 FLOOR FINISH PLAN

A124



1 LEVEL 5 FINISH FLOOR PLAN
A017 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC	CONC-3	BROOM FINISH CONCRETE
REFER ALSO TO I.D.	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL CHARLES GREEN BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/29/2021

TIME STAMP 2021-11-24 9:02:33 PM

LEVEL 5 FLOOR FINISH PLAN

A125



1 LEVEL 6 FINISH FLOOR PLAN
A017 1/8" = 1'-0"

MATERIAL LEGEND - FLOOR FINISHES

PER SPEC REFER ALSO TO I.D.	CONC-3	BROOM FINISH CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	EXP-1	EXPOSED STRUCTURE
	HPC-1	TRAFFIC COATING
	RB-1	RUBBER BASE, STAIR NOSING, TACTILE WARNING
	TL-1	TILES IN LOBBY
	TL-2	TILES IN CORRIDOR
	TL-3	TILES IN UNITS
	VIN-1	VINYL FLOOR IN UNITS
	WD-1	WOODEN DECK

REFER TO MECHANICAL DRAWINGS FOR DRAINS AND MECHANICAL EQUIPMENT - TYPES, LOCATION AND DETAILS.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

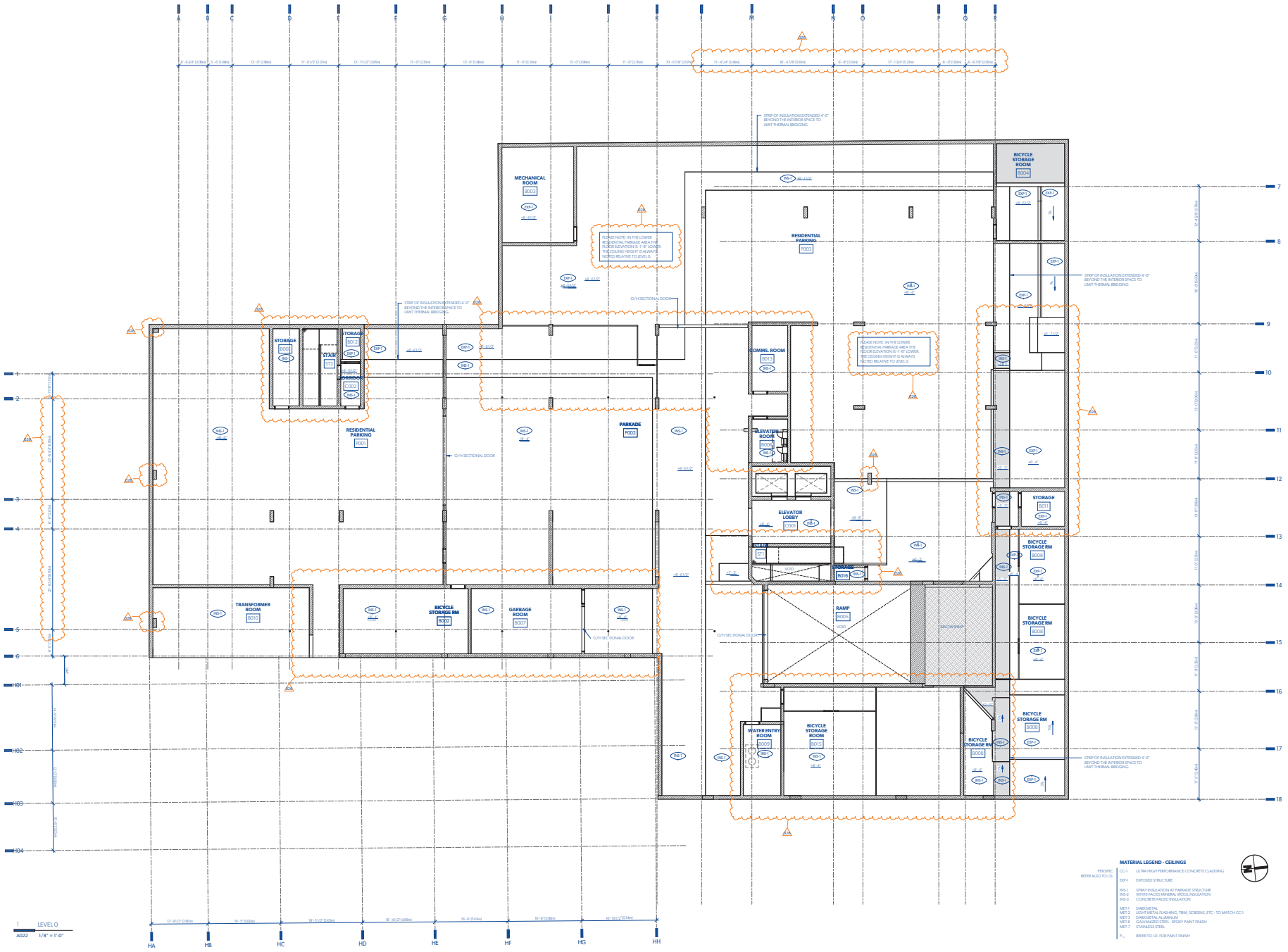
ISSUES

SHEET DATE 11/29/20

TIME STAMP 2021-11-24 9:02:26 PM

LEVEL 6 FLOOR FINISH PLAN

A126



MATERIAL LEGEND - CEILINGS

PER SPEC	CC-1 ULTRA HIGH PERFORMANCE CONCRETE CLADDING
REFER ALSO TO I.D.	EXP-1 EXPOSED STRUCTURE
	INS-1 SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2 WHITE FACED MINERAL WOOL INSULATION
	INS-3 CONCRETE FACED INSULATION
	MET-1 DARK METAL
	MET-2 LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
	MET-3 DARK METAL ALUMINUM
	MET-6 GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7 STAINLESS STEEL
	P-_ REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 8' 0", UNLESS OTHERWISE NOTED

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL CHARLES GREEN BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

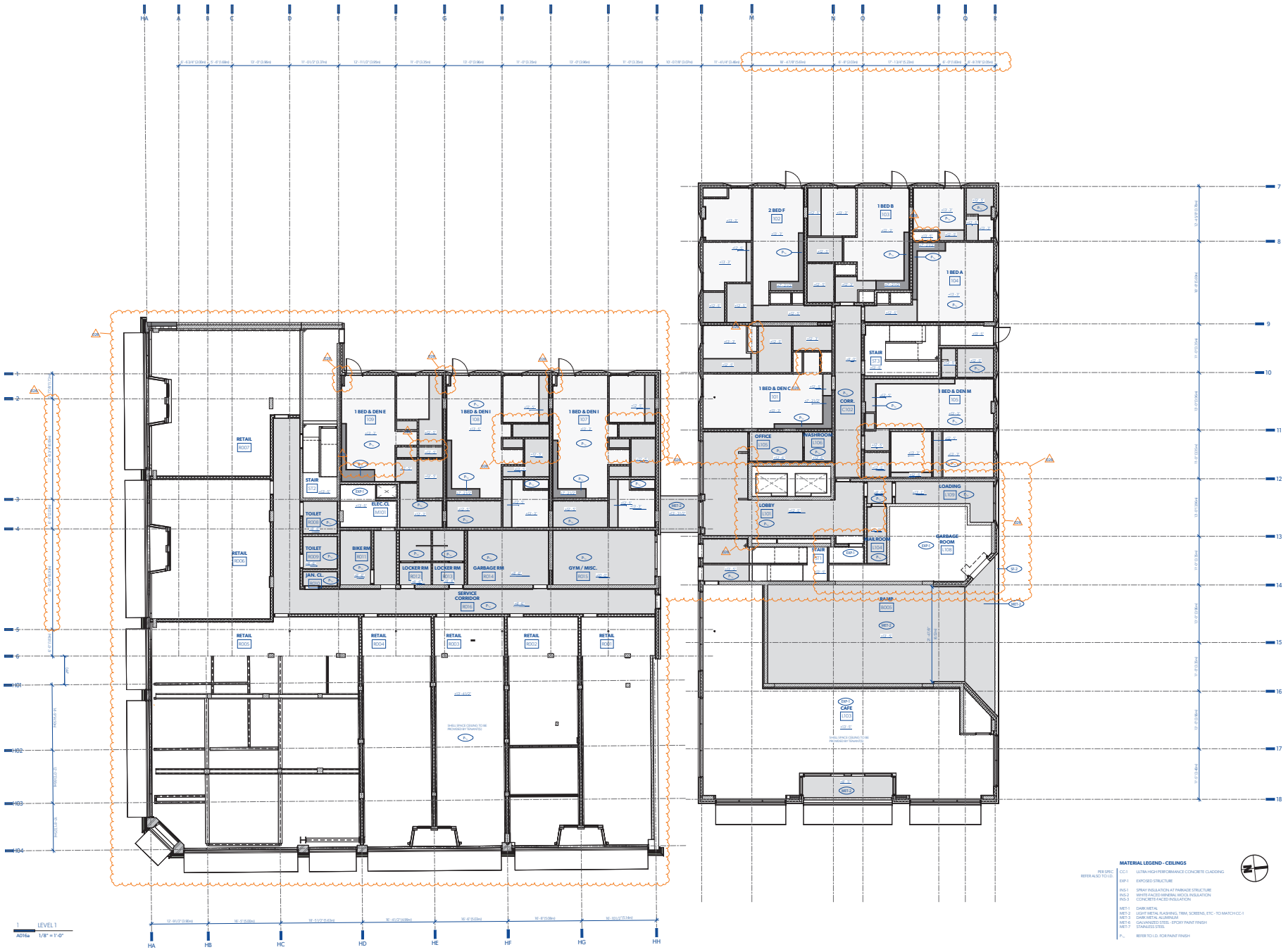
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-24 9:03:34 PM

LEVEL 0 REFLECTED CEILING PLAN

A150



1 LEVEL 1
A016a 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO LD.

CC-1 ULTRA HIGH PERFORMANCE CONCRETE CLADDING

EXP-1 EXPOSED STRUCTURE

INS-1 SPRAY INSULATION AT PARKADE STRUCTURE
INS-2 WHITE FACED MINERAL WOOL INSULATION
INS-3 CONCRETE FACED INSULATION

MET-1 DARK METAL
MET-2 LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
MET-3 DARK METAL ALUMINUM
MET-6 GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7 STAINLESS STEEL

P... REFER TO L.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION.
ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 10'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS ARE AT 12'-0", UNLESS OTHERWISE NOTED
4. REFER TO SHEET A51 - TYPICAL UNIT PLANS
5. REFER TO DRAWINGS A7401 AND A7402 FOR PARKADE RCP
6. REFER TO DRAWINGS A7403 FOR ROOF CEILING CONDITIONS
7. REFER TO DRAWINGS A7405 FOR LOBBY RCP

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/20	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

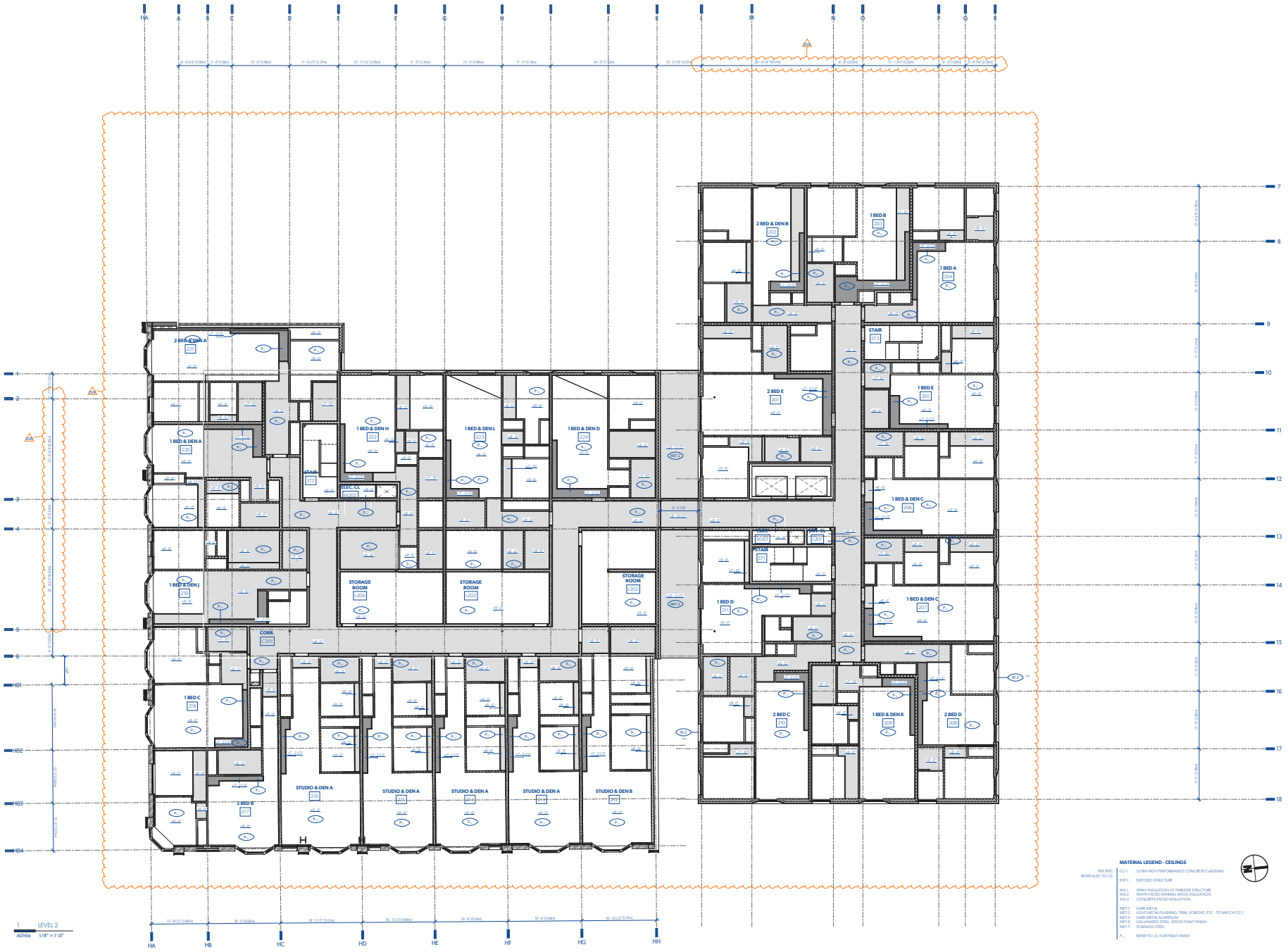
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15 9:04:40 PM

LEVEL 1 REFLECTED CEILING PLAN

A151



1 LEVEL 2
A016b 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P-_	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION.
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 9'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. ~~REFER TO DRAWINGS 2 AND 3 AND 4 FOR PRELIMINARY RCP~~
5. ~~REFER TO DRAWINGS 2 AND 3 AND 4 FOR PRELIMINARY RCP~~
6. ~~REFER TO DRAWINGS 2 AND 3 FOR PRELIMINARY RCP~~

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

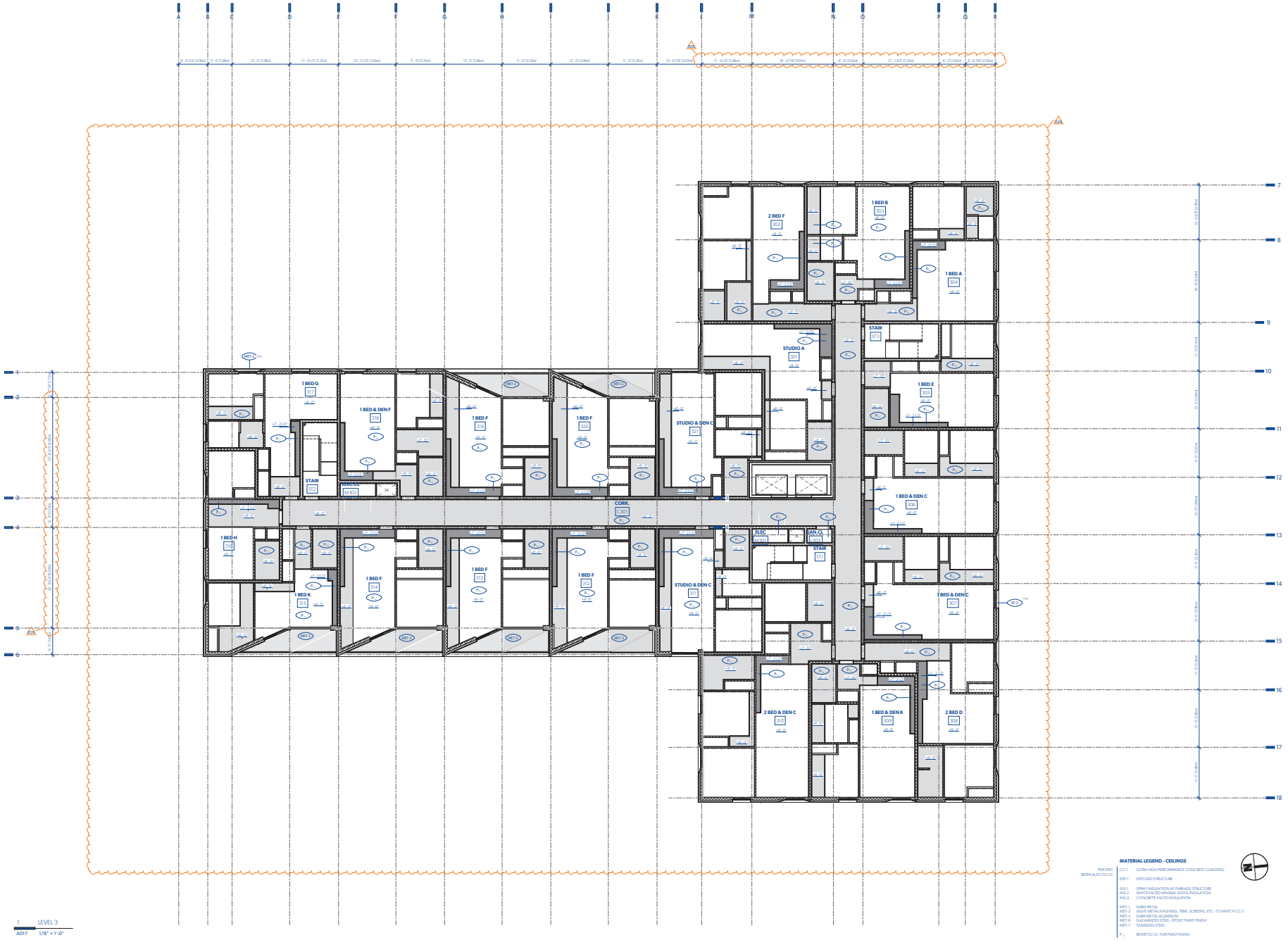
ISSUES

SHEET DATE 11/25/2021

TIME STAMP 2021-11-24 9:02:47 PM

LEVEL 2 REFLECTED CEILING PLAN

A152



1 LEVEL 3
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P-_	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 9'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. REFER TO DRAWINGS A1-A1 AND A1-A2 FOR PRIMARY UNIT RCP
5. REFER TO DRAWINGS A1-A3 AND A1-A4 FOR PRIMARY UNIT RCP
6. REFER TO DRAWINGS A1-A5 AND A1-A6 FOR PRIMARY UNIT RCP

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
17	2020/11/09	BULKHEAD REVISIONS
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

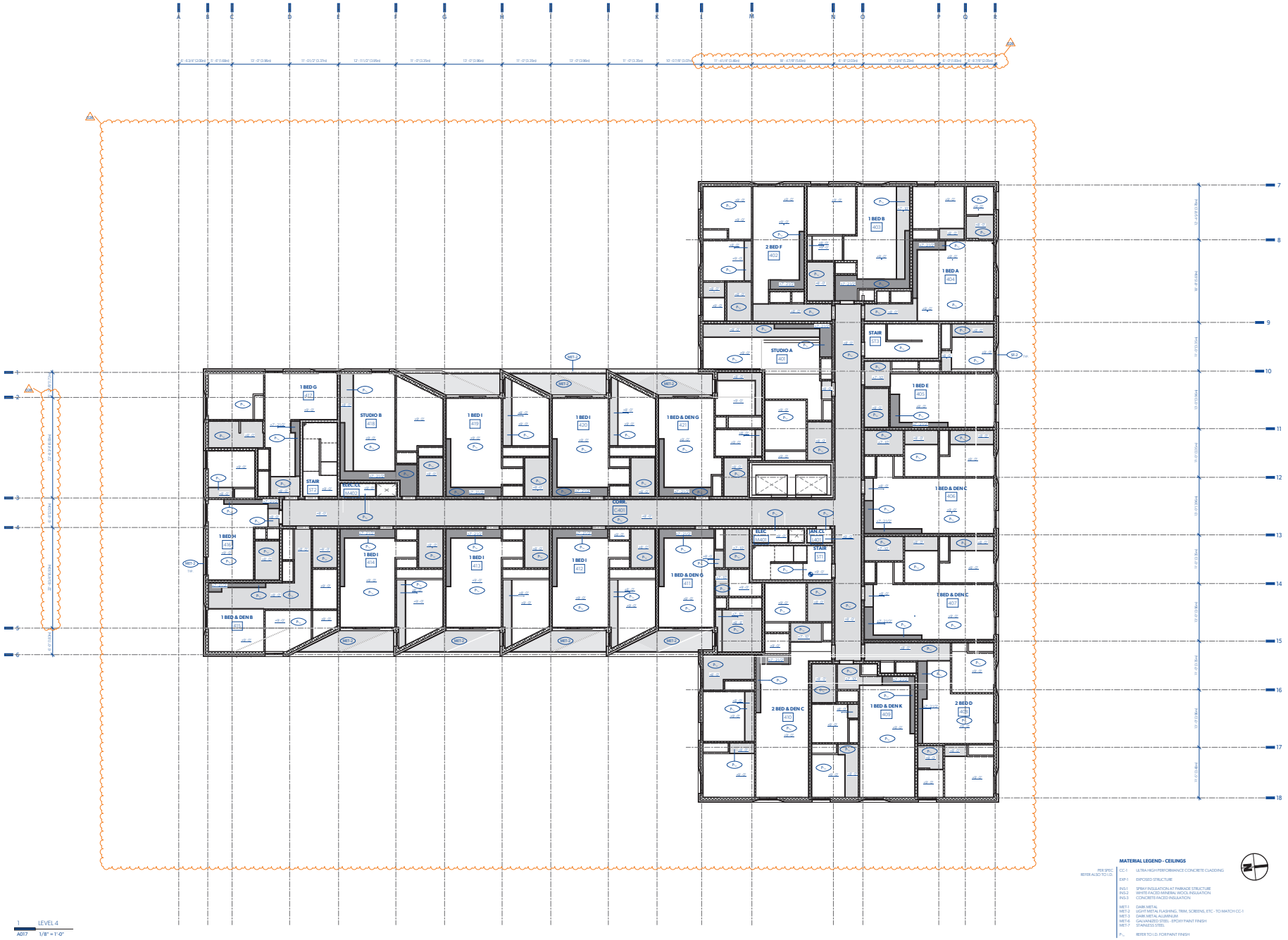
ISSUES

SHEET DATE 1/29/2021

TIME STAMP 2021-11-24 9:03:52 PM

LEVEL 3 REFLECTED CEILING PLAN

A153



1 LEVEL 4
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P...	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 9'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. REFER TO SHEETS ADJACENT FOR ADDITIONAL RCP INFORMATION
5. REFER TO DRAWINGS 2 AND 3 AND 4 AND 5 FOR PRELIMINARY UNIT RCP
6. REFER TO DRAWING 2 AND 3 FOR ELECTRICAL CORRIDOR RCP

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

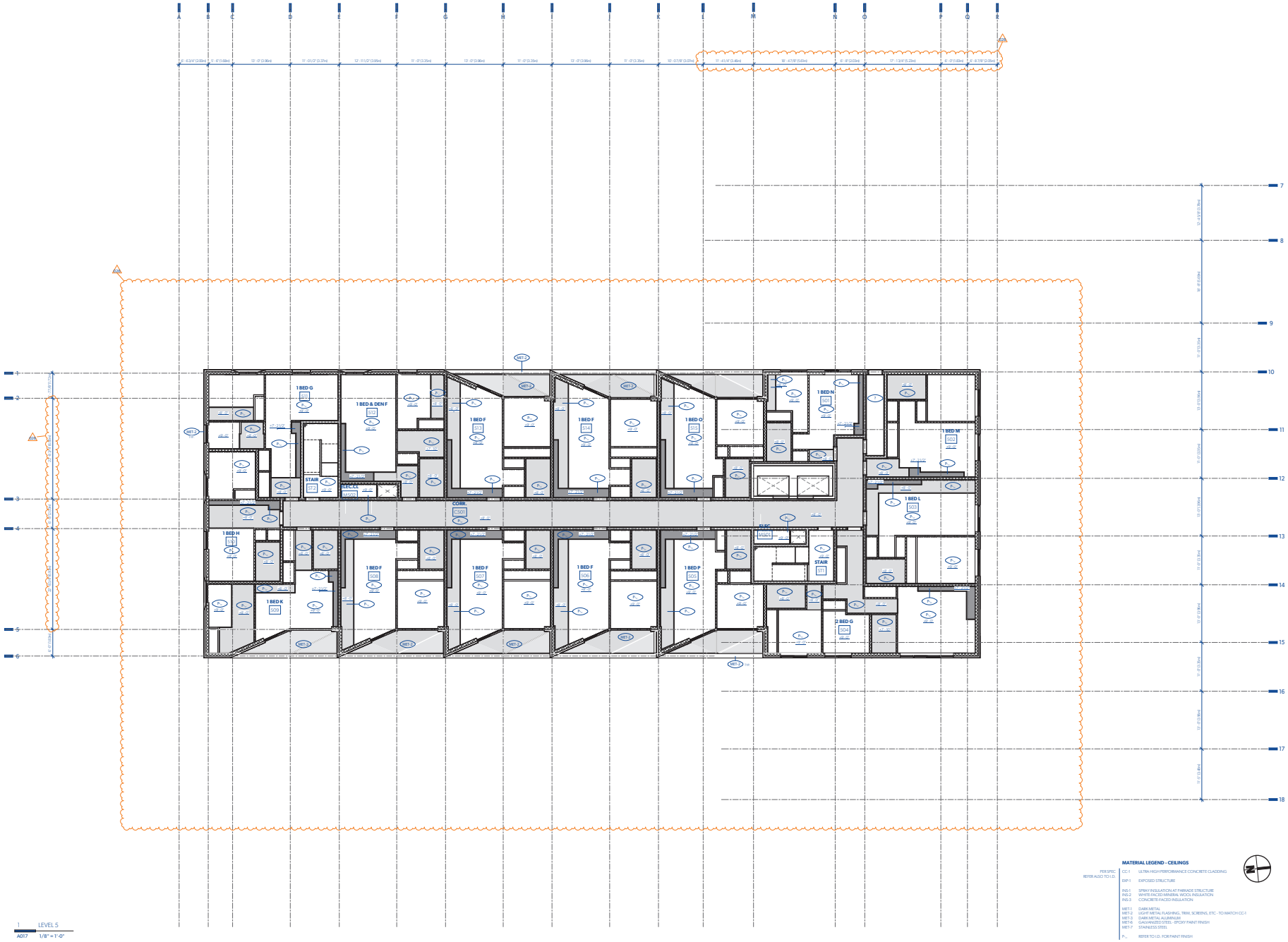
ISSUES

SHEET DATE 11/25/2021

TIME STAMP 2021-11-24 9:02:58 PM

LEVEL 4 REFLECTED CEILING PLAN

A154



1 LEVEL 5
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC
REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P...	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
   ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
   ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 9'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. REFER TO DRAWINGS A1 ... FOR FINISH CEILING DETAILS
5. REFER TO DRAWINGS A1 ... FOR FINISH CEILING DETAILS
6. REFER TO DRAWINGS A1 ... FOR FINISH CEILING DETAILS

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT
MICHAEL CHARLES GREEN
BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
17	2020/11/09	BULKHEAD REVISIONS
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

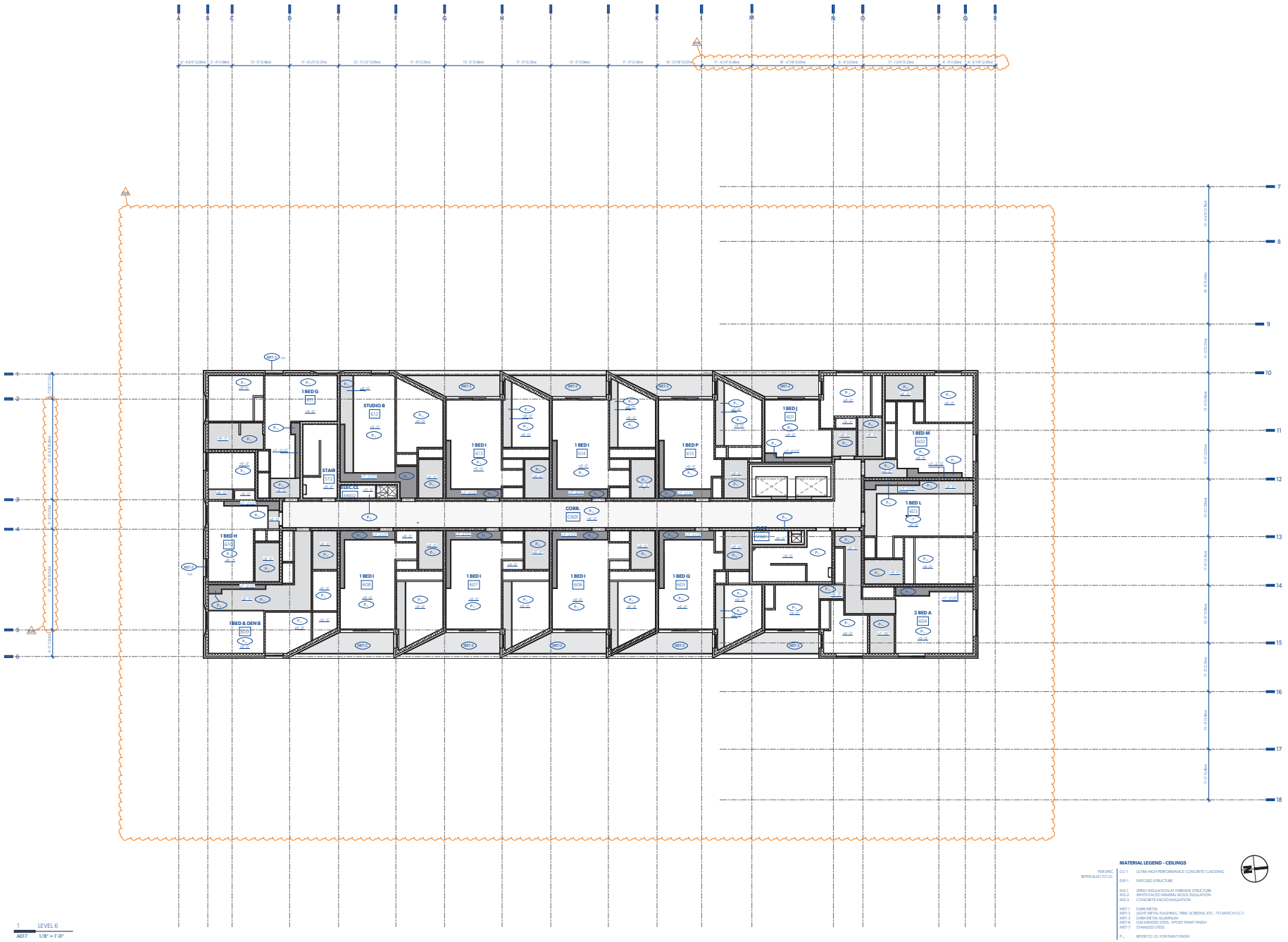
ISSUES

SHEET DATE 1/29/2021

TIME STAMP 2021-11-24 9:53:53 PM

LEVEL 5 REFLECTED CEILING PLAN

A155



1 LEVEL 6
A017 1/8" = 1'-0"

MATERIAL LEGEND - CEILINGS

PER SPEC / REFER ALSO TO I.D.

CC-1	ULTRA HIGH PERFORMANCE CONCRETE CLADDING
EXP-1	EXPOSED STRUCTURE
INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
INS-2	WHITE FACED MINERAL WOOL INSULATION
INS-3	CONCRETE FACED INSULATION
MET-1	DARK METAL
MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
MET-3	DARK METAL ALUMINUM
MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
MET-7	STAINLESS STEEL
P...	REFER TO I.D. FOR PAINT FINISH

1. REFER TO ELECTRICAL DRAWINGS FOR ALL DETAILED RCP INFORMATION
ALL INTERIOR SPRINKLER HEADS TO BE ALIGNED WITH OTHER CEILING DEVICES.
ALL EXTERIOR SPRINKLER HEADS TO BE CENTERED ON DEPTH OF SOFFIT AND SPACED EQUALLY.
2. ALL CEILINGS AT 9'-0", UNLESS OTHERWISE NOTED
3. ALL DROPPED CEILINGS IN CORRIDORS AT 8'-0", UNLESS OTHERWISE NOTED
4. REFER TO SHEET A057 - A059 FOR UNIT RCP DETAILS
5. REFER TO DRAWINGS A1XX AND A2XX FOR TYPICAL UNIT RCP
6. REFER TO SHEETS A1XX FOR TYPICAL CORRIDOR RCP

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL GREEN PROVINCE OF BRITISH COLUMBIA
2021-10-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

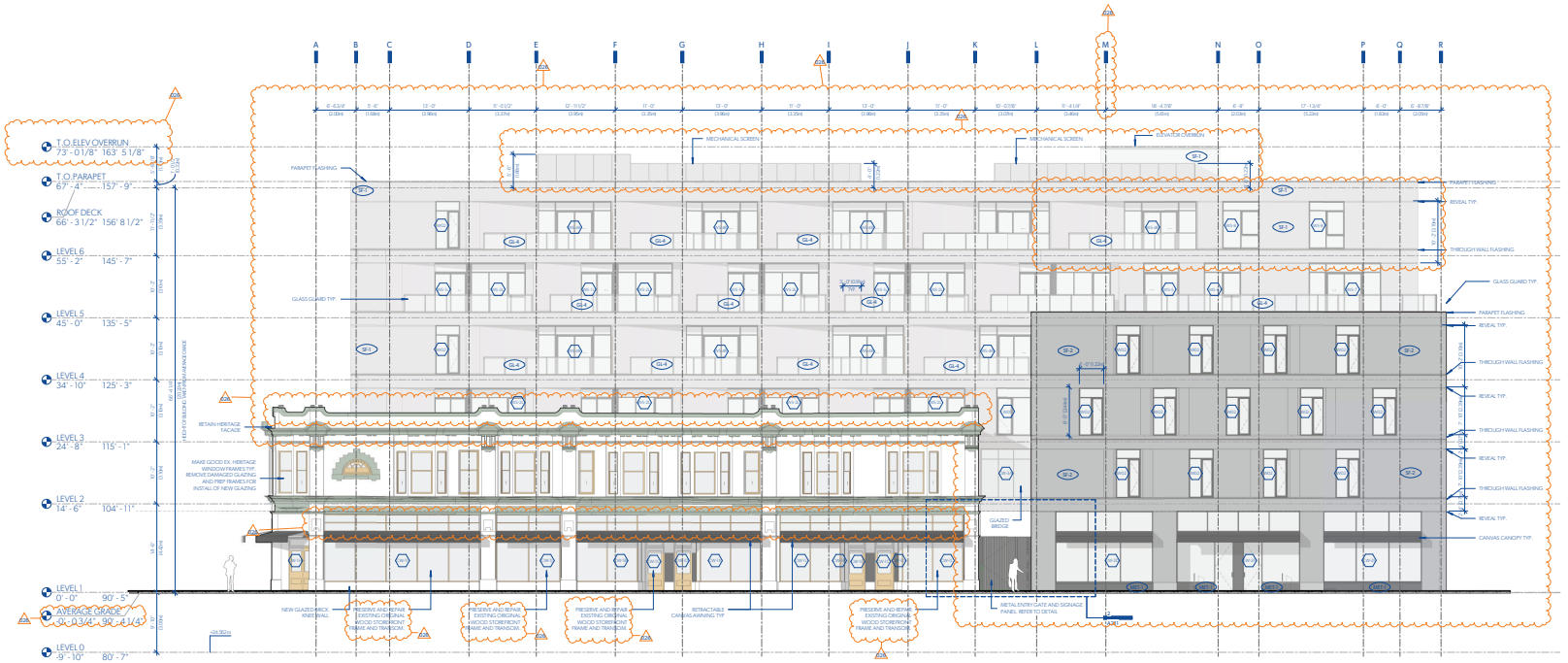
ISSUES

SHEET DATE 11/15/2021

TIME STAMP 2021-11-15T8:30:00AM PM

LEVEL 6 REFLECTED CEILING PLAN

A156



1 EAST ELEVATION
Axo7 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BB-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BB-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GL-1/ACG)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREWS, ETC., TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	WWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

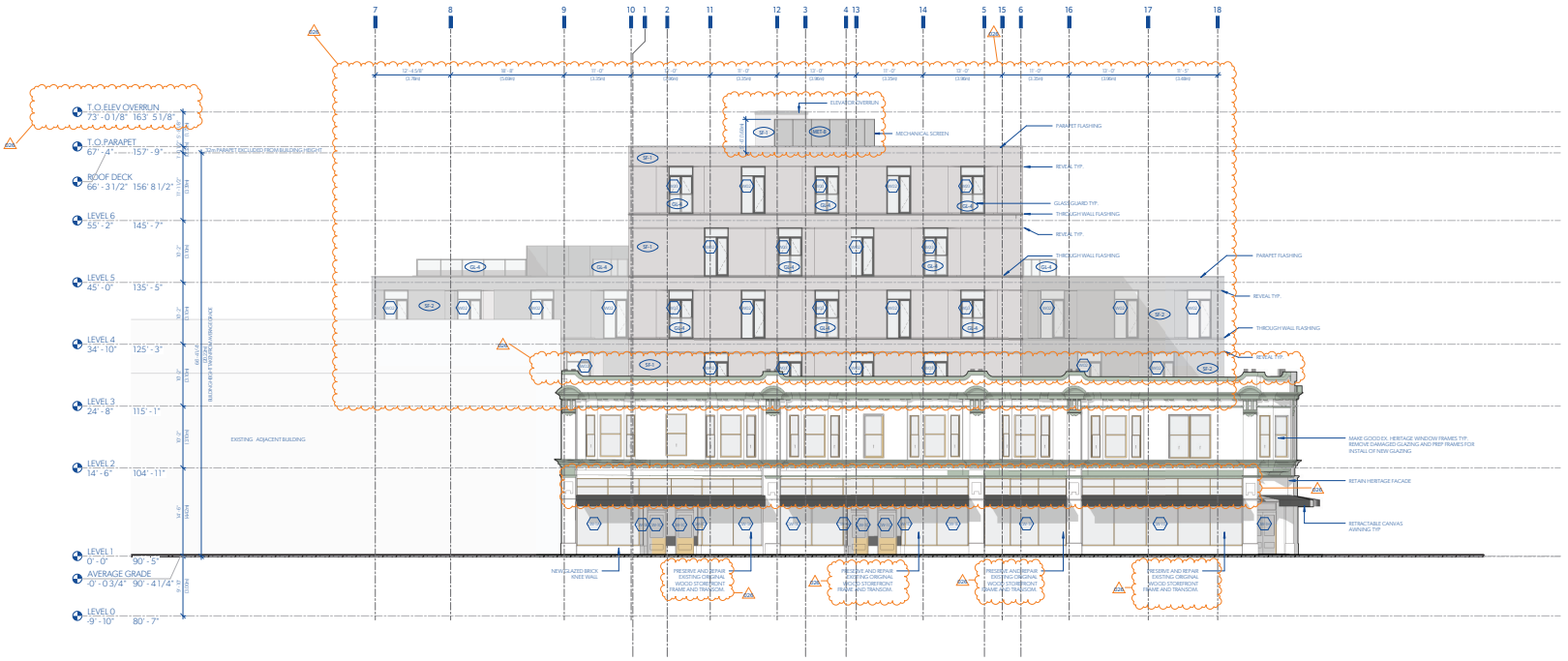
SHEET DATE 11/29/2021

TIME STAMP 2021-11-29 10:53:24 PM

EAST ELEVATION

A201

58



1 SOUTH ELEVATION
Ax7 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (CIRCTHIR TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC., TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TAS-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/01/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

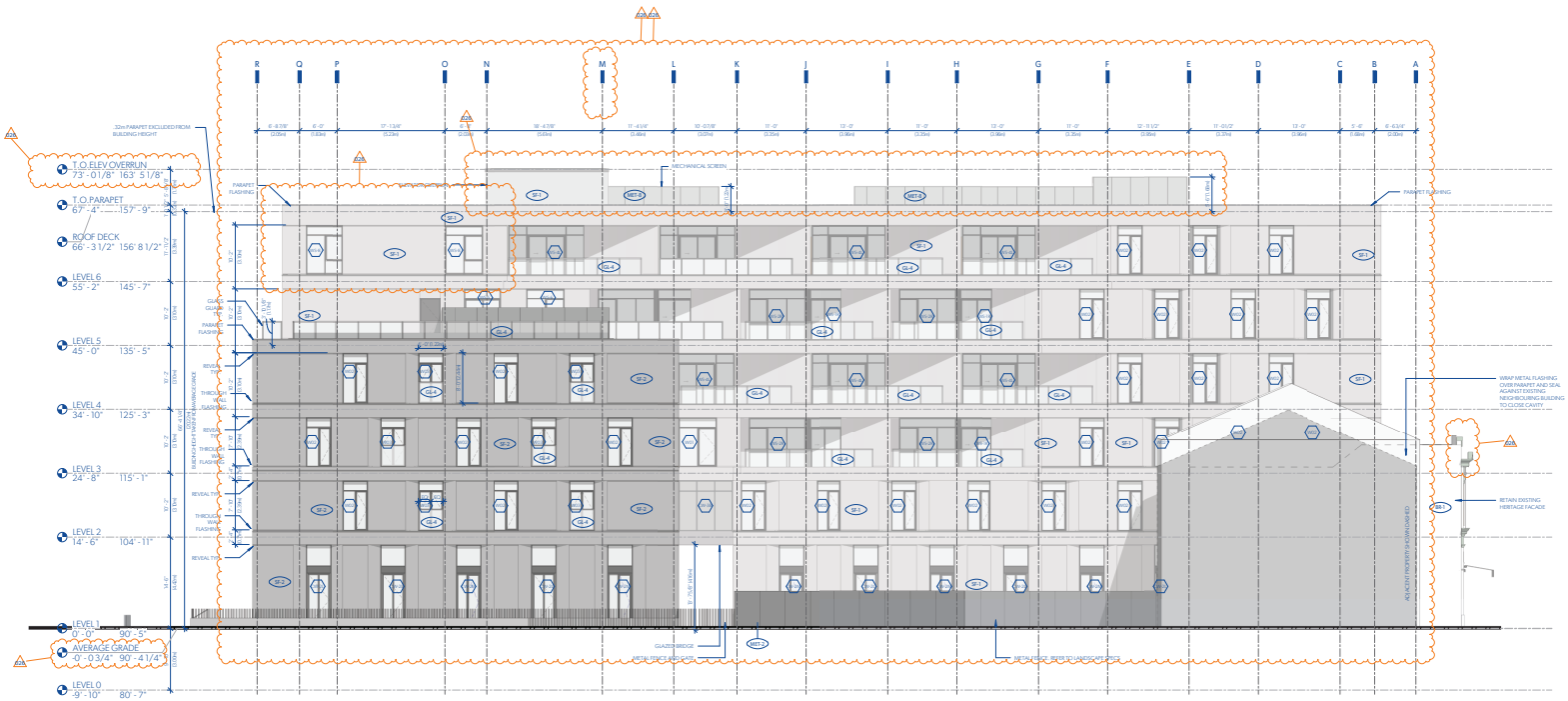
ISSUES

SHEET DATE 11/29/20

TIME STAMP 2021-01-29, 10:53:38 PM

SOUTH ELEVATION

A202



1 WEST ELEVATION
Axo7 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (CRYSTHERM TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

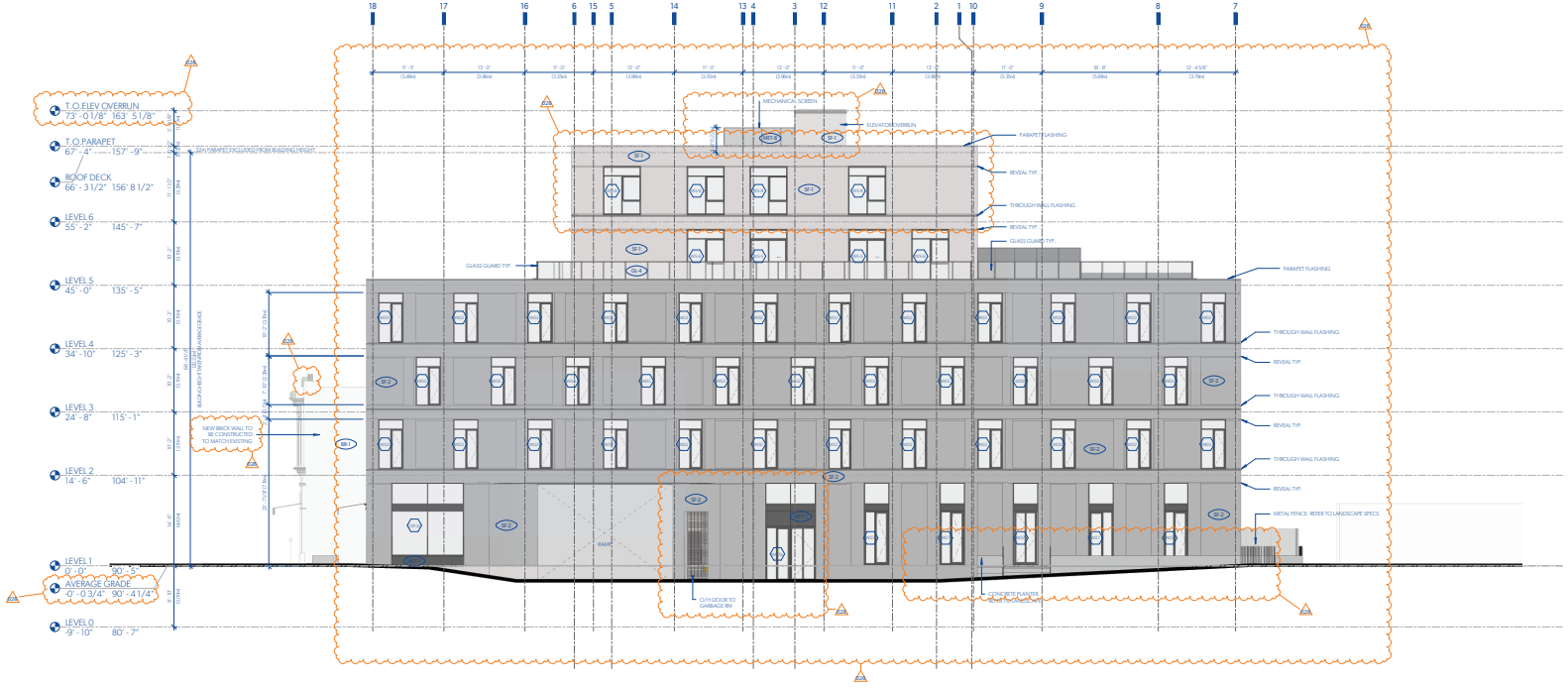
SHEET DATE 11:09:29

TIME STAMP 2021-01-29 10:53:05 PM

WEST ELEVATION

A203

60



1 NORTH ELEVATION
A004 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC.	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (CIRCUTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HASTINGS TON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL CHARLES GREEN BRITISH COLUMBIA 2021-01-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/01/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

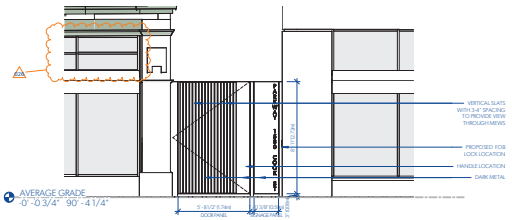
ISSUES

SHEET DATE 11:09:29

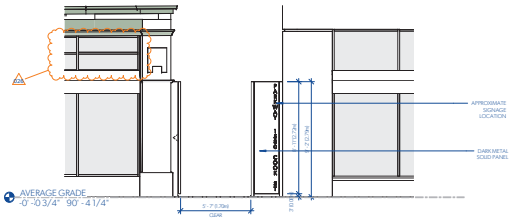
TIME STAMP 2021-01-29, 10:49:05 PM

NORTH ELEVATION

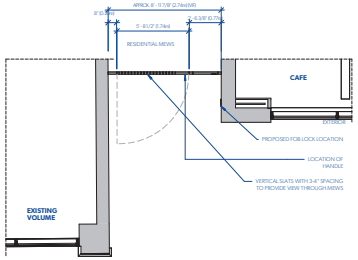
A204



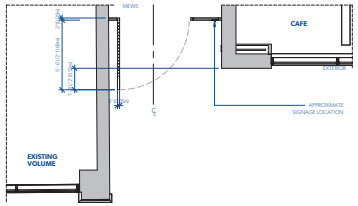
1 ENTRY GATE (CLOSED) - ELEVATION
A201 1/4" = 1'-0"



2 ENTRY GATE (OPEN) - ELEVATION
A201 1/4" = 1'-0"



3 ENTRY GATE (CLOSED) - PLAN
A101 1/4" = 1'-0"



4 ENTRY GATE (OPEN) - PLAN
A101 1/4" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

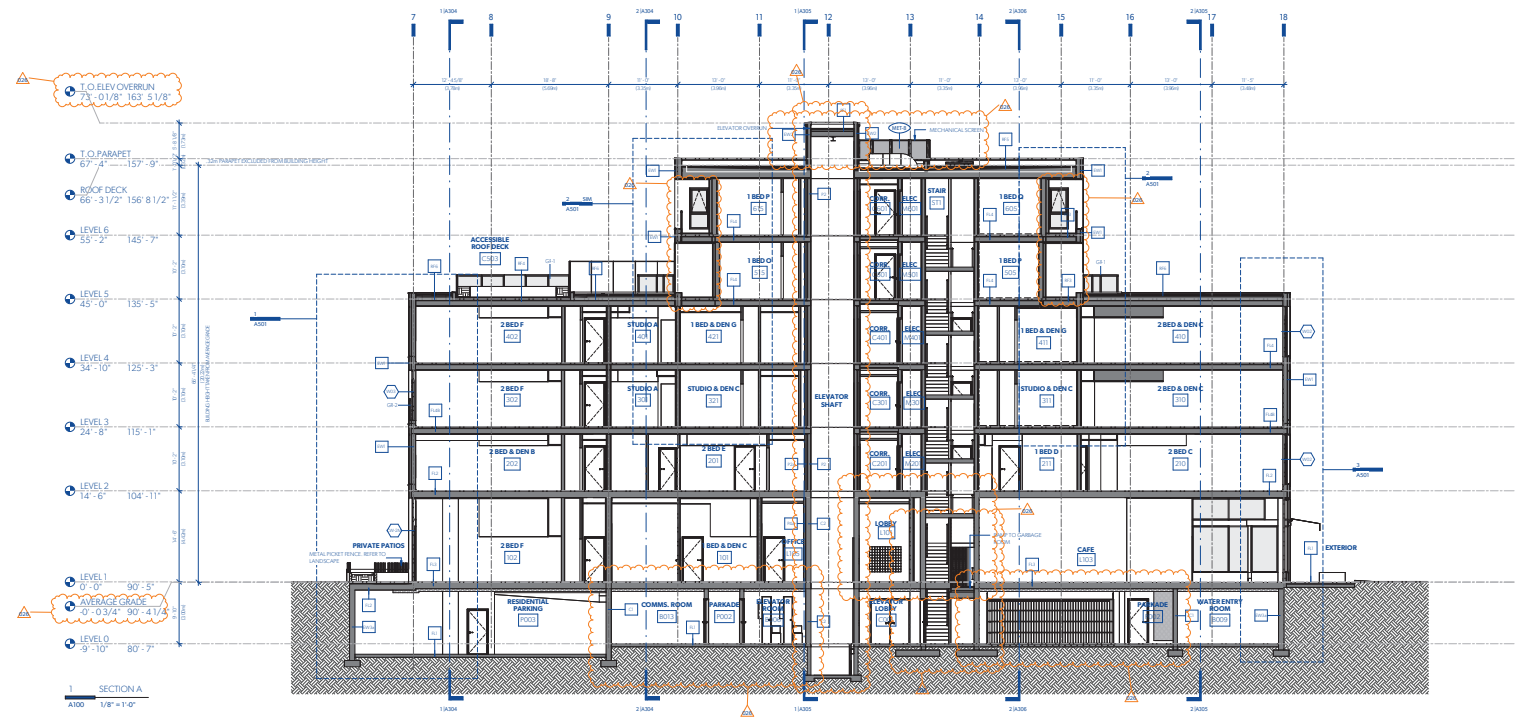
CLIENT
PRIMEX INVESTMENTS

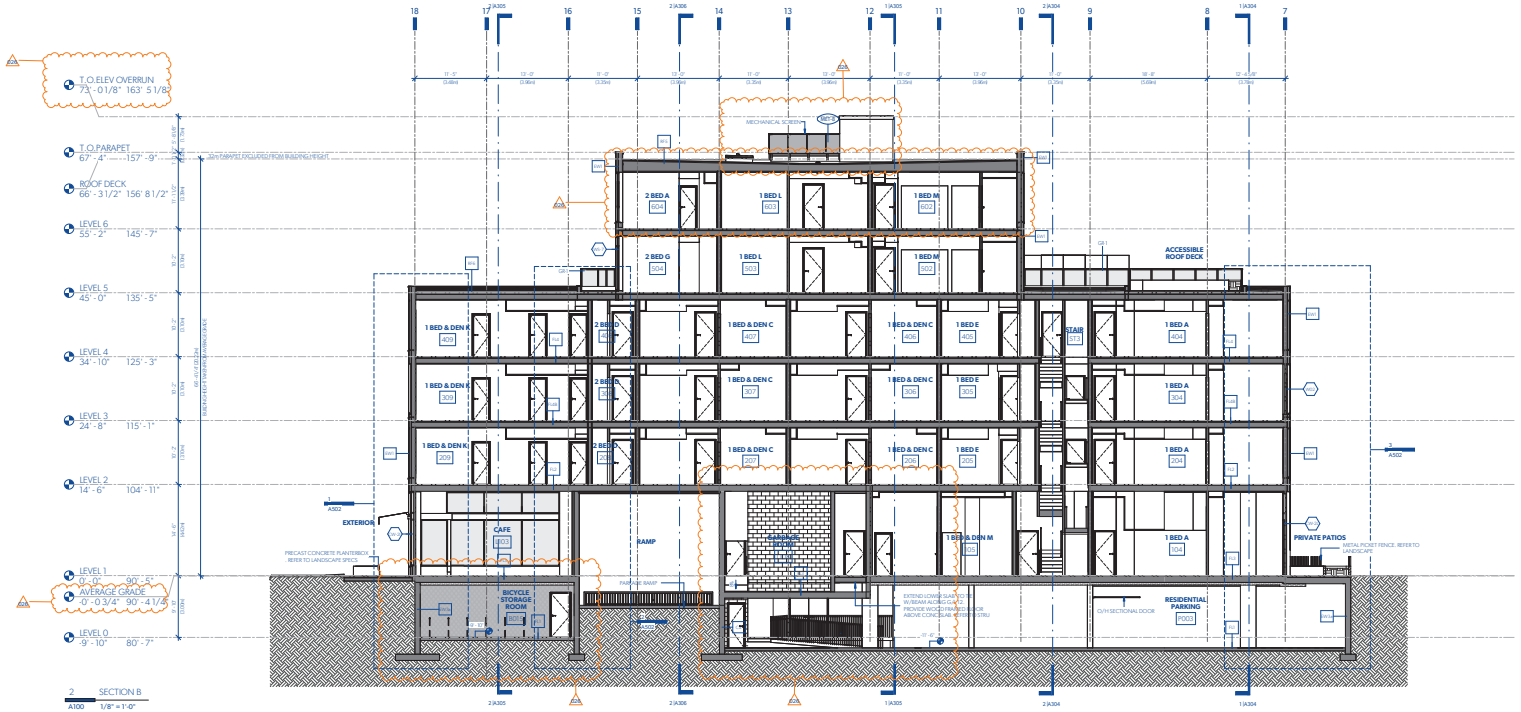
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/29/20
TIME STAMP 2021-11-24 9:04:06 PM

ENTRY GATE
A211





MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID-GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING EQUAL(S)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL COPING/CWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - WAKE COUNTY GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

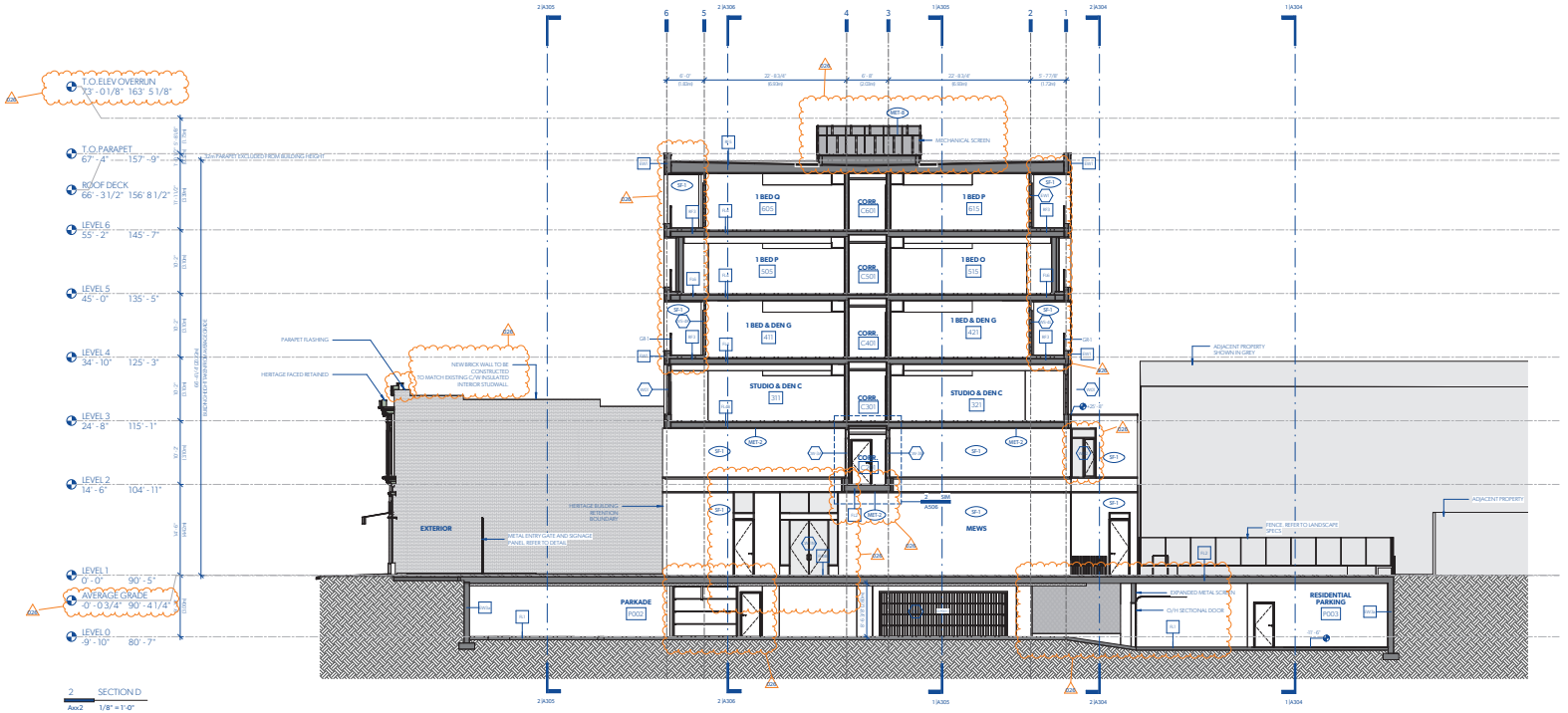
NO	DATE	DESCRIPTION
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING
NO	DATE	DESCRIPTION
		ISSUES
26	2021/01/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV.
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-ART PROGRESS SET
9	2020/08/07	V&I UE-ENGINEERING
8	2020/06/26	ACCESS CONTROL

SHEET DATE 11.29.20
TIME STAMP 2021-01-29 10:54:21 PM

BUILDING SECTIONS - A & B

A301





MATERIAL LEGEND - ELEVATION

PER SPEC	BB-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BB-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GS-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GS-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GS-3	EXISTING BEED GLASS (CRYSTHERTRANSOM GLASS TO REPLACE)
	GS-4	TEMPERED CLEAR GLAZING (GLAMOS)
	GS-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC., TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - YAZOO/GTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

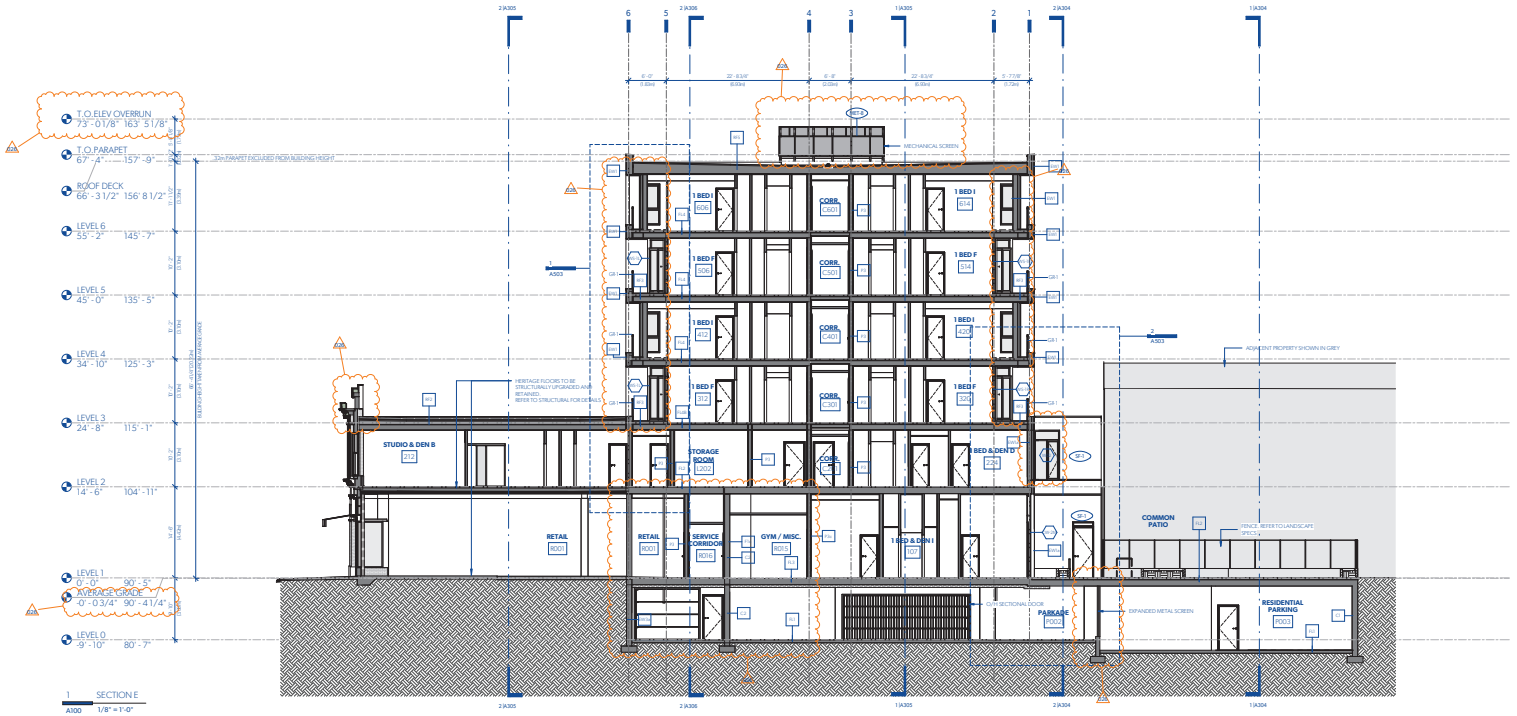
NO	DATE	REVISIONS
26	2021/01/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV.
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
9	2020/08/07	V&I LIE-ENGINEERING
8	2020/06/26	ACCESS CONTROL
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

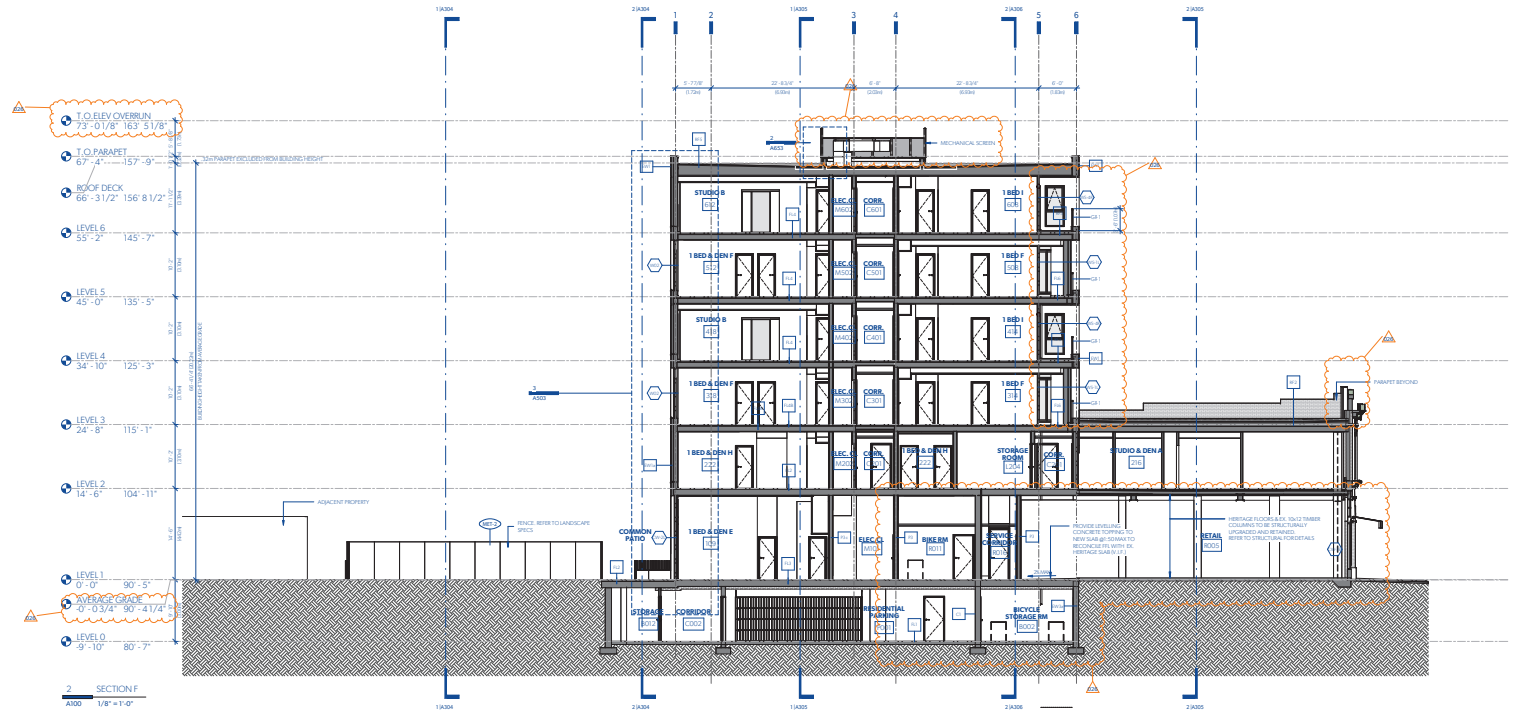
ISSUES

SHEET DATE 11/29/2021
TIME STAMP 2021-11-29 10:17:21 PM

BUILDING SECTIONS - C & D

A302
64





MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (CRYSTHERTRANSOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GLAMEX)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC., TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/25	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

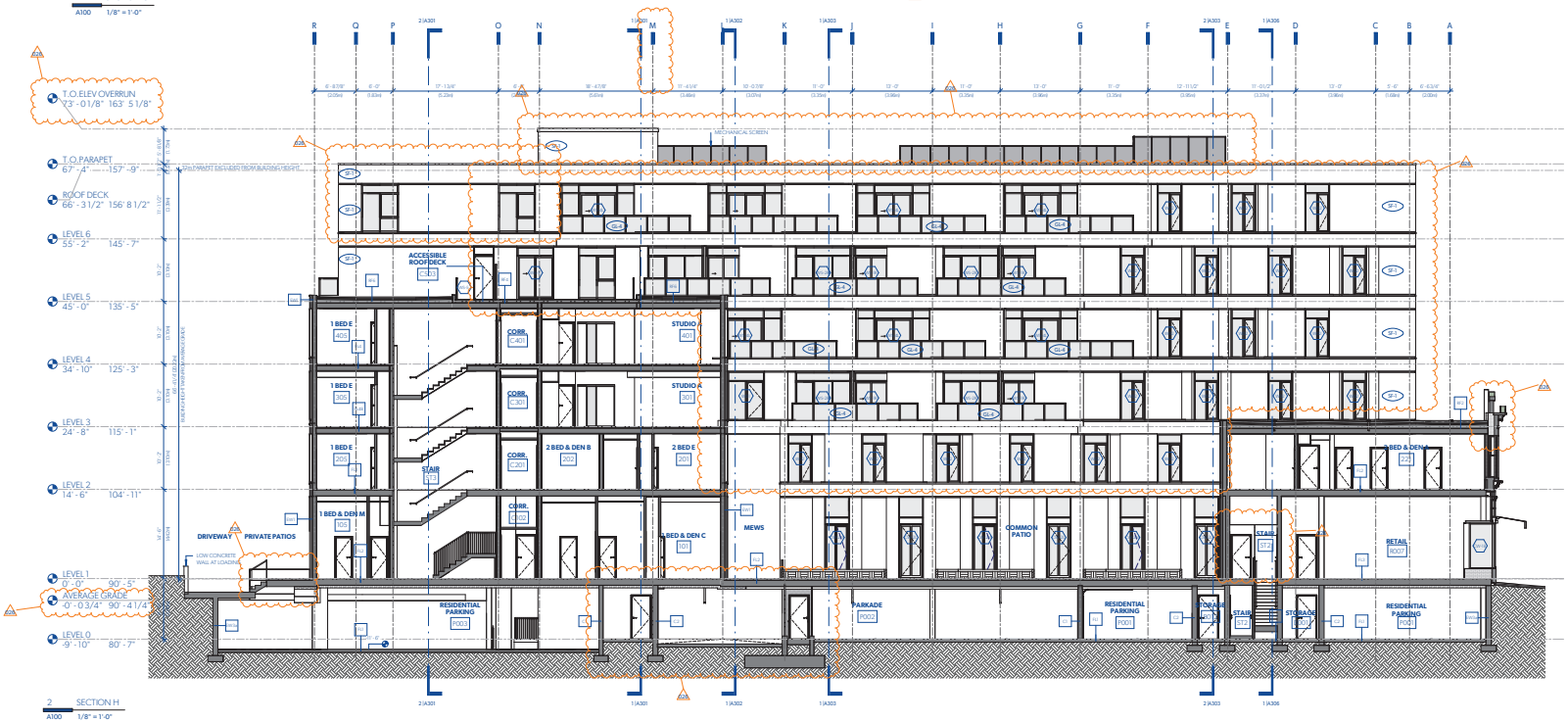
SHEET DATE 11/15/21

TIME STAMP 2021-11-15 10:04:21 PM

BUILDING SECTIONS - E & F

A303





MATERIAL LEGEND - ELEVATION

PER SPEC	BB-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BB-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (OR OTHER TRANSLOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING ELEMENTS
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREWS, ETC., TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
		REVISIONS
26	2021/01/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-ACT PROGRESS SET
9	2020/08/07	V&I UE-ENGINEERING
8	2020/06/26	ACCESS CONTROL
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:05:25

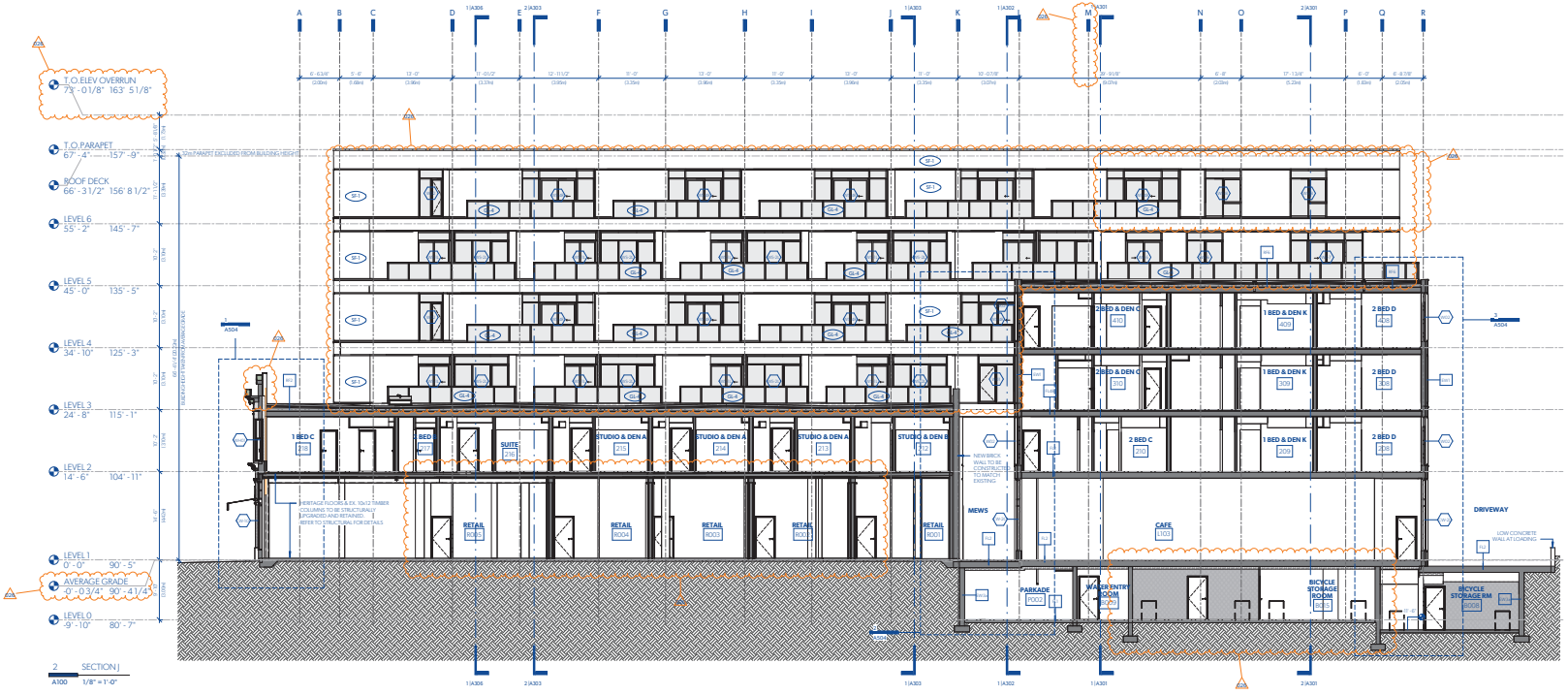
TIME STAMP 2021-01-29 10:44:46 PM

BUILDING SECTIONS - G & H

A304

66





MATERIAL LEGEND - ELEVATION

PER SPEC	BB-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BB-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING BEED GLASS (OR OTHER TRANSLOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC. - TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - WANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	WWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
22	X/X/2021	CLIENT LAYOUT REV
20	2021/01/25	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

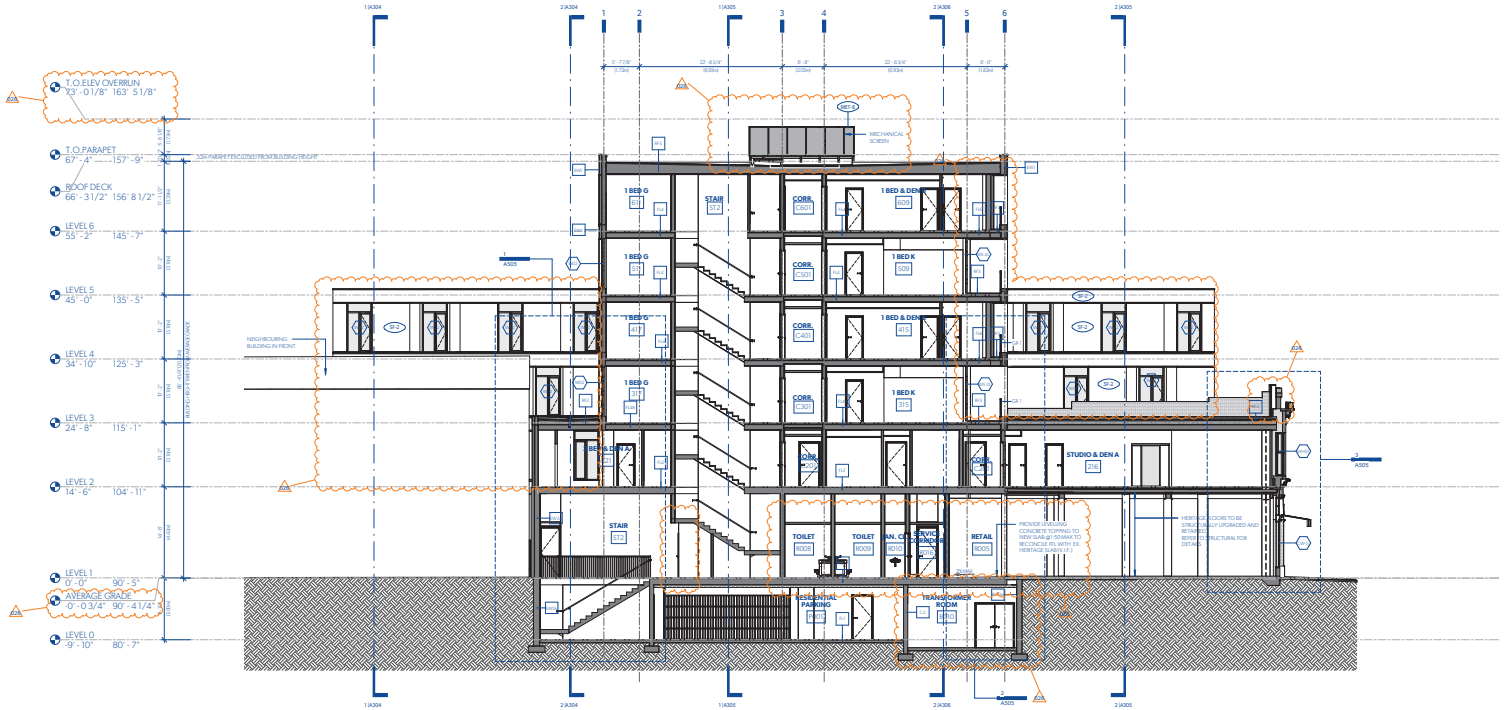
ISSUES

SHEET DATE 11/29/2021

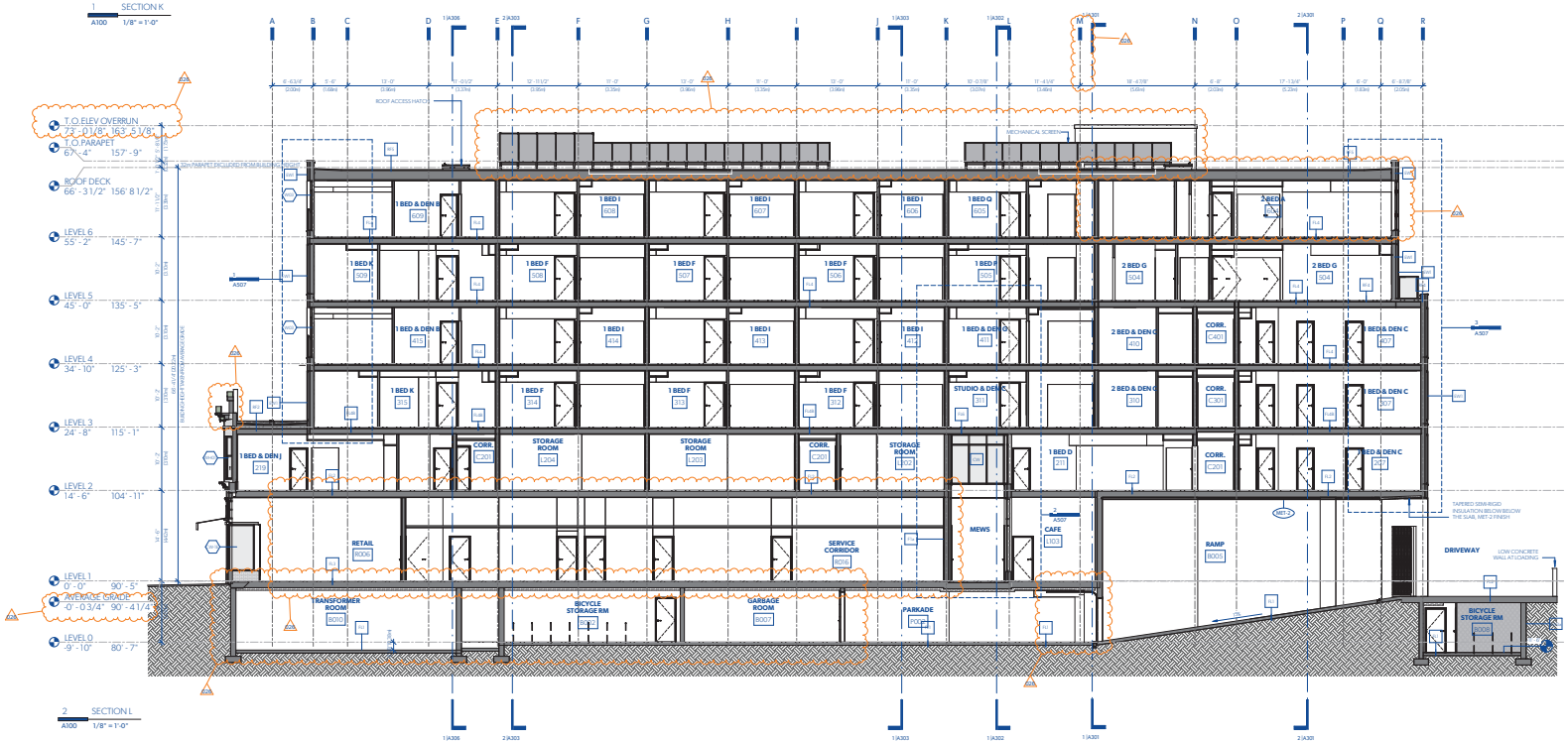
TIME STAMP 2021-11-29 9:49:08 PM

BUILDING SECTIONS - I & J

A305



1 SECTION K
A100 1/8" = 1'-0"



2 SECTION L
A100 1/8" = 1'-0"

MATERIAL LEGEND - ELEVATION

PER SPEC	BR-1	EXISTING BRICK / BRICK TO MATCH EXISTING
	BR-2	NEW BRICK
	SF-1	STUCCO FINISH - LIGHT GREY
	SF-2	STUCCO FINISH - MID GREY
	CMU-1	CONCRETE MASONRY UNIT, PAINTED
	CONC-1	FLOAT FINISH CONCRETE
	CONC-2	TROWEL FINISH CONCRETE
	CONC-3	BROOM FINISH CONCRETE
	CONC-4	SAWCUT CONCRETE
	CONC-5	ARCHITECTURAL FLAT FINISH CONCRETE
	CONC-6	BOARD FORMED CONCRETE
	EXP-1	EXPOSED STRUCTURE
	GL-1	EXISTING SINGLE GLAZING / NEW TO MATCH
	GL-2	TYPICAL GLAZING SEALED UNIT - CLEAR
	GL-3	EXISTING REED GLASS (OR OTHER TRANSLOM GLASS TO REPLACE)
	GL-4	TEMPERED CLEAR GLAZING (GUARDS)
	GL-5	TYPICAL TEMPERED LAMINATED STOREFRONT UNIT - CLEAR
	GWB-1	GYPSUM BOARD
	GWB-2	GYPSUM BOARD TYPE X
	INS-1	SPRAY INSULATION AT PARKADE STRUCTURE
	INS-2	WHITE-FACED MINERAL WOOL INSULATION
	INS-3	CONCRETE-FACED INSULATION
	INT-1	INTUMESCENT COATING
	MET-1	DARK METAL
	MET-2	LIGHT METAL FLASHING, TRIM, SCREENS, ETC., TO MATCH CC-1
	MET-3	DARK METAL ALUMINUM
	MET-4	LIGHT METAL FLASHING TO MATCH / COMPLIMENT BRICK
	MET-5	EXISTING METAL CORNICEWORK AND TRIM / NEW METAL TO MATCH
	MET-6	GALVANIZED STEEL - EPOXY PAINT FINISH
	MET-7	STAINLESS STEEL
	MET-8	STAINLESS STEEL PERFORATED METAL PANELS
	PLY	PLYWOOD
	PT-1	WHITE INTERIOR PAINT
	PT-2	LIGHT EXTERIOR PAINT
	PT-3	DARK EXTERIOR PAINT
	PT-4	HERITAGE PAINT - HADDINGTON GREY
	PT-5	HERITAGE PAINT - VANCOUVER GREEN
	TXL-1	CANOPY TEXTILE MATERIAL
	VWE-1	VINYL WINDOW AND DOOR FRAMES
	WD-1	WOODEN DECK
	WD-2	WOODEN BENCH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

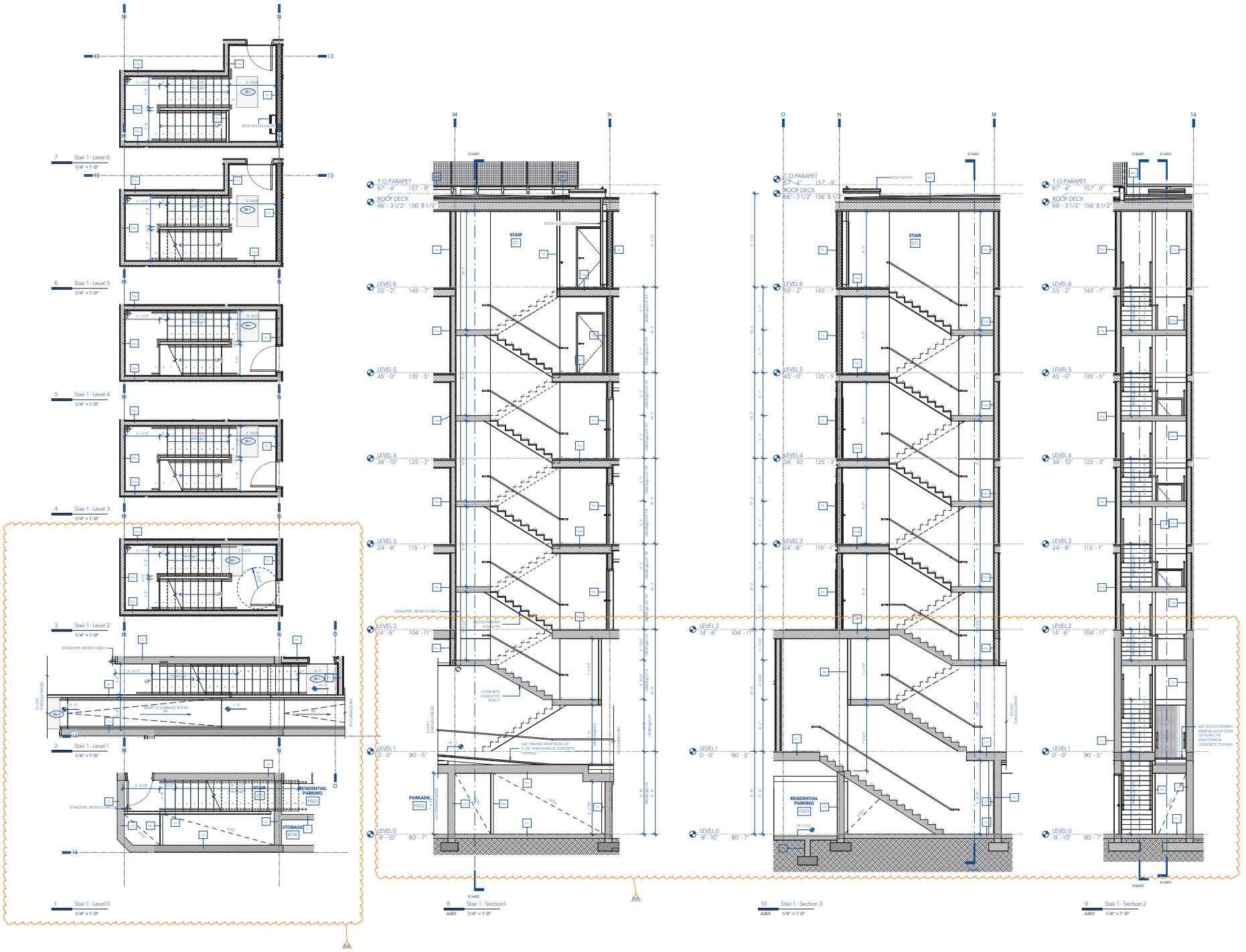
NO	DATE	DESCRIPTION
		REVISIONS
26	2021/11/15	BP RESUBMISSION
22	3/3/2021	CLIENT LAYOUT REV.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
9	2020/08/07	V-ALUE-ENGINEERING
8	2020/06/26	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:05:25
TIME STAMP 2021-01-29 10:57:51 PM

BUILDING SECTIONS - K & L

A306
68



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
8	2020/06/08	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

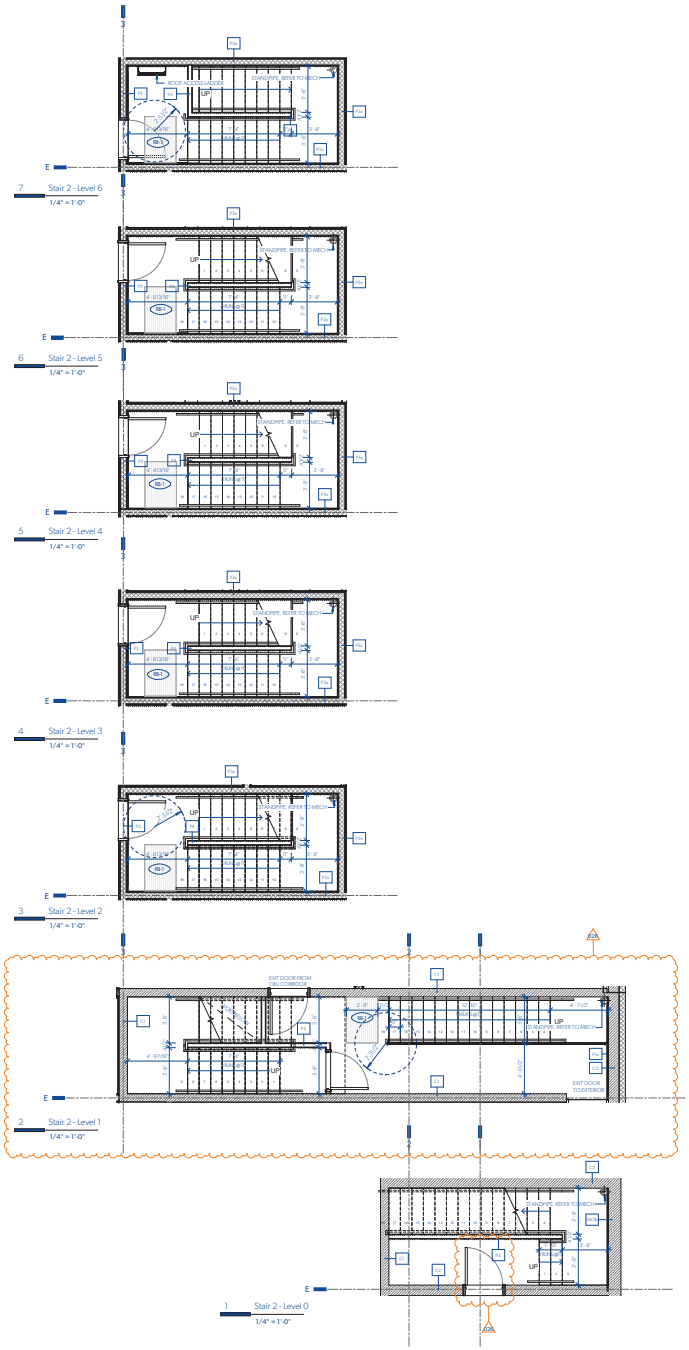
ISSUES

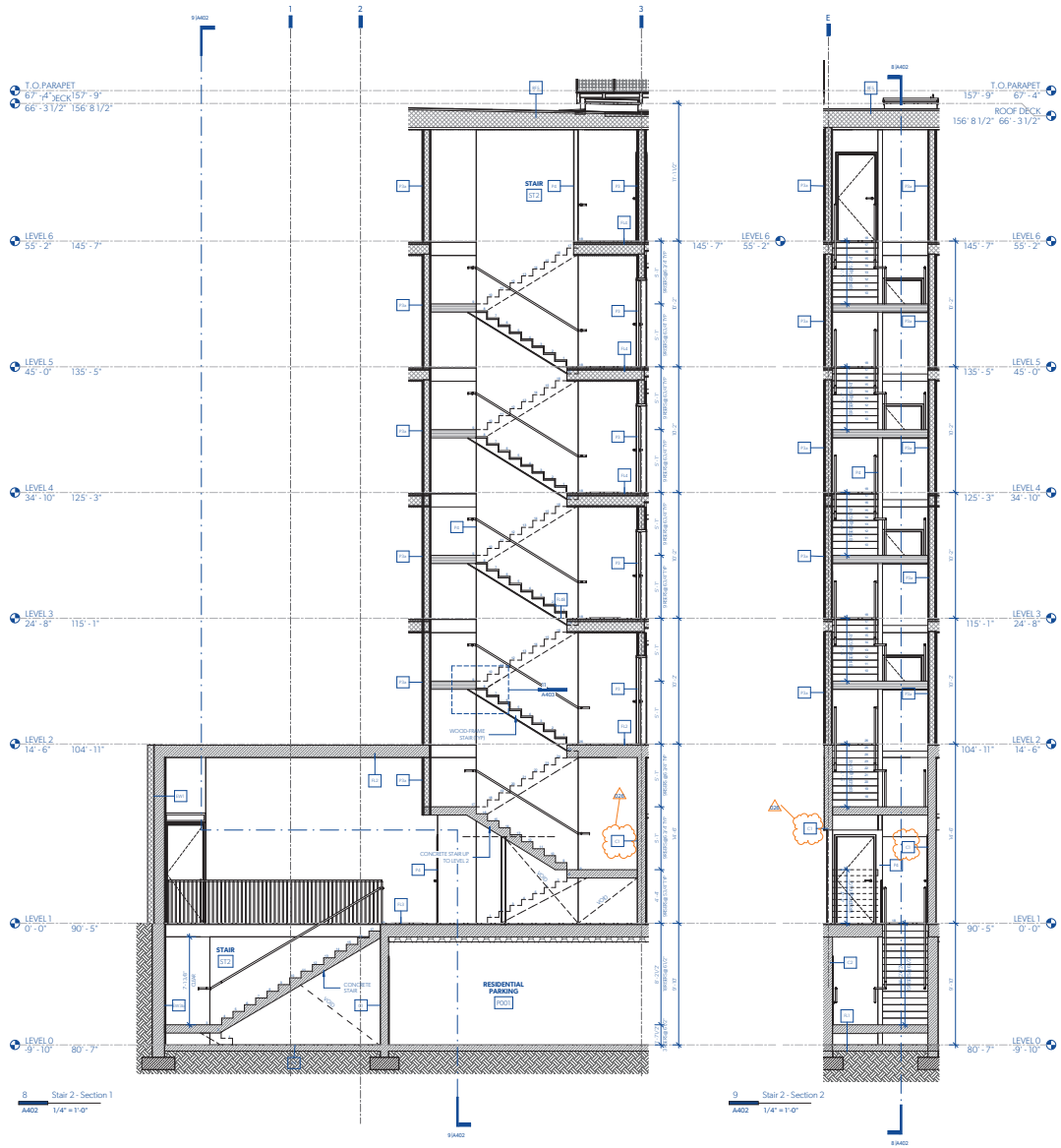
SHEET DATE

TIME STAMP

STAIR DETAILS

A401





MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IET
18	2020/11/20	PRE-IET PROGRESS SET
8	2020/06/08	ACCESS CONTROL
		REVISIONS
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

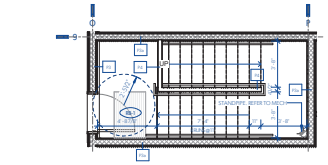
ISSUES

SHEET DATE 2021/11/15

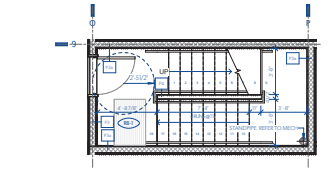
TIME STAMP 2021-11-24 9:05:30 PM

STAIR DETAILS

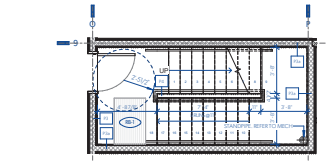
A402



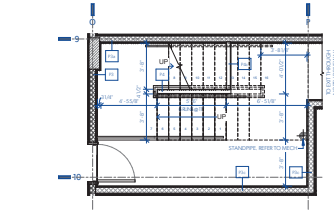
4 Stair 3 - Level 4
1/4" = 1'-0"



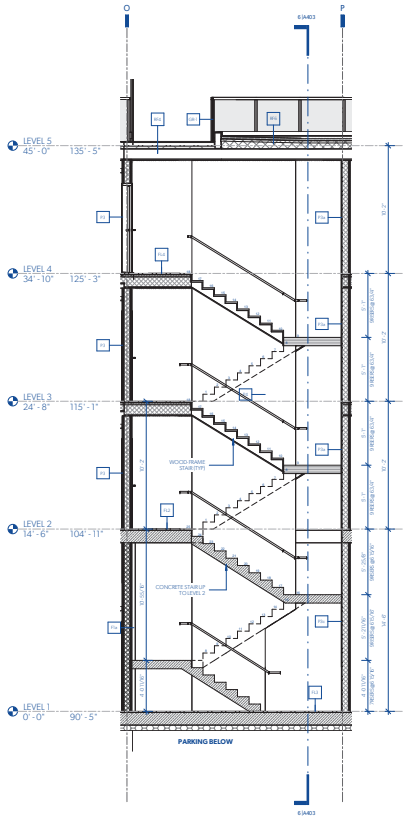
3 Stair 3 - Level 3
1/4" = 1'-0"



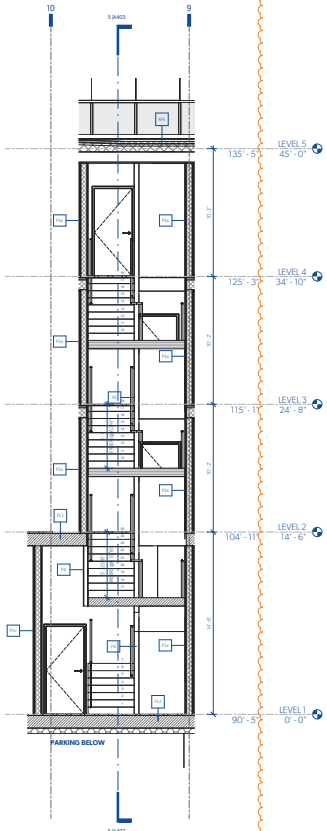
2 Stair 3 - Level 2
1/4" = 1'-0"



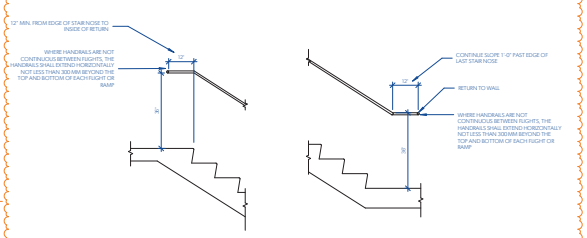
1 Stair 3 - Level 1
1/4" = 1'-0"



5 Stair 3 - Section 1
A403 1/4" = 1'-0"



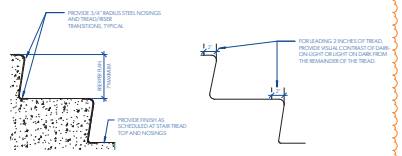
6 Stair 3 - Section 2
A403 1/4" = 1'-0"



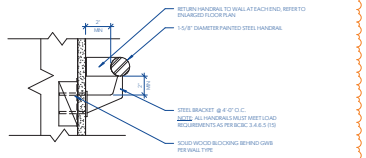
STAIR - TOP HANDRAIL EXTENSION

STAIR - BOTTOM HANDRAIL EXTENSION

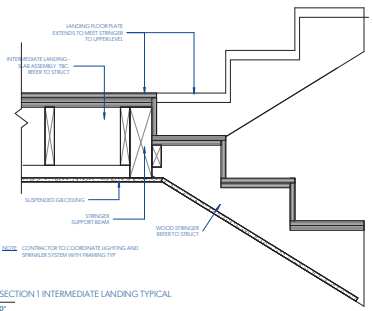
7 DETAIL - STAIR HANDRAIL EXTENSION TYP
1/2" = 1'-0"



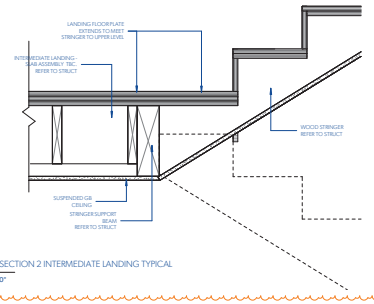
8 STAIR - CONCRETE TREAD DETAILS
1 1/2" = 1'-0"



9 DETAIL - WALL-MOUNTED HANDRAIL TYP
3" = 1'-0"



10 STAIR 2 - SECTION 1 INTERMEDIATE LANDING TYPICAL
1 1/2" = 1'-0"



11 STAIR 2 - SECTION 2 INTERMEDIATE LANDING TYPICAL
A402 1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

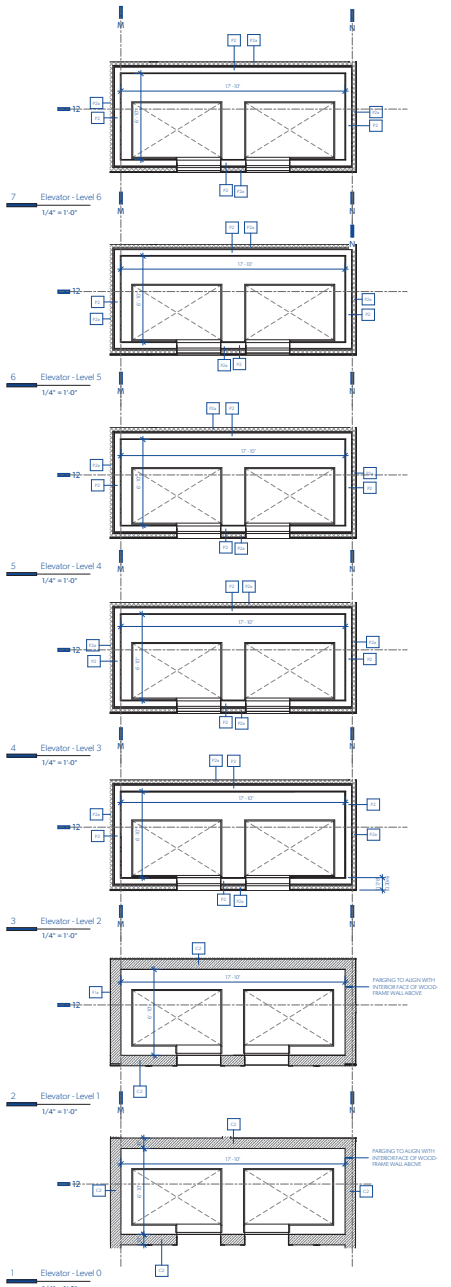
ISSUES

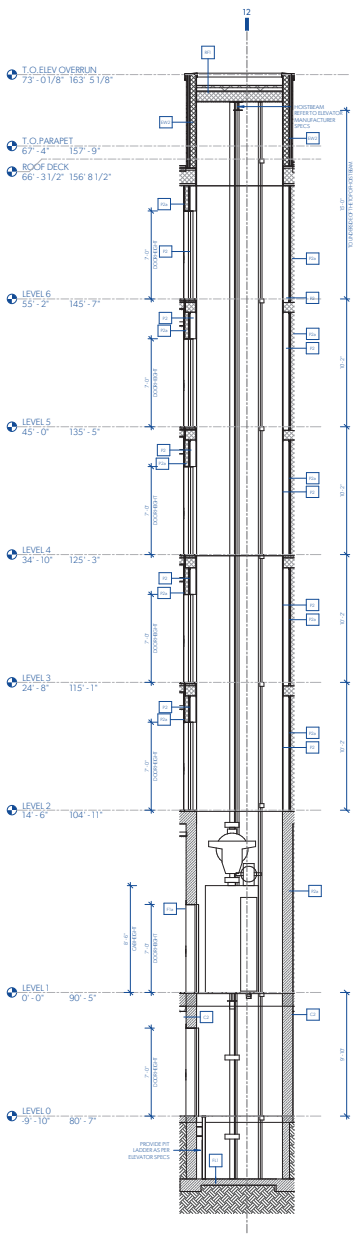
SHEET DATE 11/29/2021

TIME STAMP 2021-11-29 9:00:06 PM

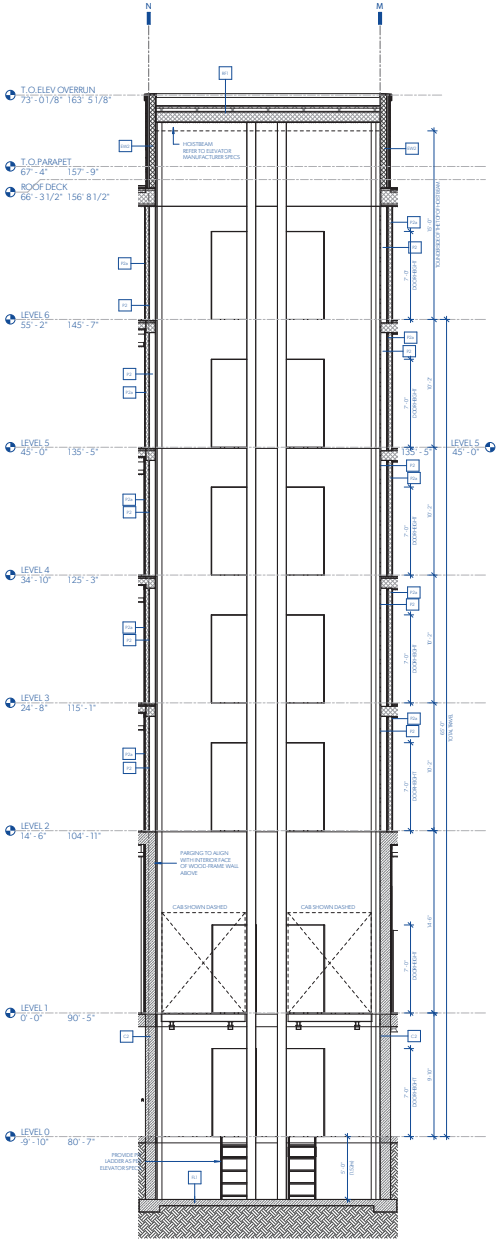
STAIR DETAILS

A403





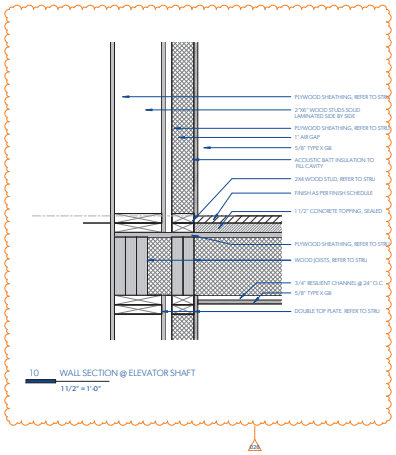
8 Elevator - Section E-W
Axo2 1/4" = 1'-0"



9 Elevator - Section N-S
Axo2 1/4" = 1'-0"

GENERAL NOTES - ELEVATORS

1. CONTRACTOR TO REFER TO REQUIREMENTS AND SPECIFICATIONS AS INCLUDED VERTICAL TRANSPORTATION REPORT BY ELEVATOR CONSULTANT
2. CONFIRM WITH ELEVATOR MANUFACTURER CLEAR DIMENSIONS OF HOISTWAY, OVERRUN, PIT DEPTH AND DOOR OPENING BEFORE CONSTRUCTION OF THE HOISTWAY IS INITIATED
3. REFER TO FIRE RATING DIAGRAMS FOR FIRE RATING REQUIREMENTS OF ELEVATOR SHAFT WALL
4. REFER TO INTERIOR DESIGN SPECIFICATIONS FOR ELEVATOR CAB AND HANDRAIL FINISHES
5. SHOP DRAWINGS: THE SUPPLY, FABRICATION AND/OR MANUFACTURE OF COMPONENTS MAY NOT COMMENCE UNTIL THE REGISTERED PROFESSIONAL OF RECORD HAS REVIEWED THE SHOP DRAWINGS, RETURNED THEM TO THE CONTRACTOR AND THE CONTRACTOR PROVIDES AUTHORIZATION TO PROCEED. SHOP DRAWINGS AND SAMPLES SHALL BE REVIEWED BY CONTRACTOR AND/OR CONSTRUCTION MANAGER AND THE ELEVATOR CONSULTANT PRIOR TO SUBMISSIONS TO THE ARCHITECT.
6. SPECIFIC DETAILS OF THE ELEVATOR CONTRACTOR'S PROPOSED METHOD OF VIBRATION ISOLATION SHOULD BE OBTAINED AT THE TIME OF TENDER AND NOT WAIT UNTIL SHOP DRAWING APPROVAL PHASE OF THE PROJECT.
7. ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



10 WALL SECTION @ ELEVATOR SHAFT
1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-JET PROGRESS SET
10	2020/08XX	ISSUED FOR COORD.
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

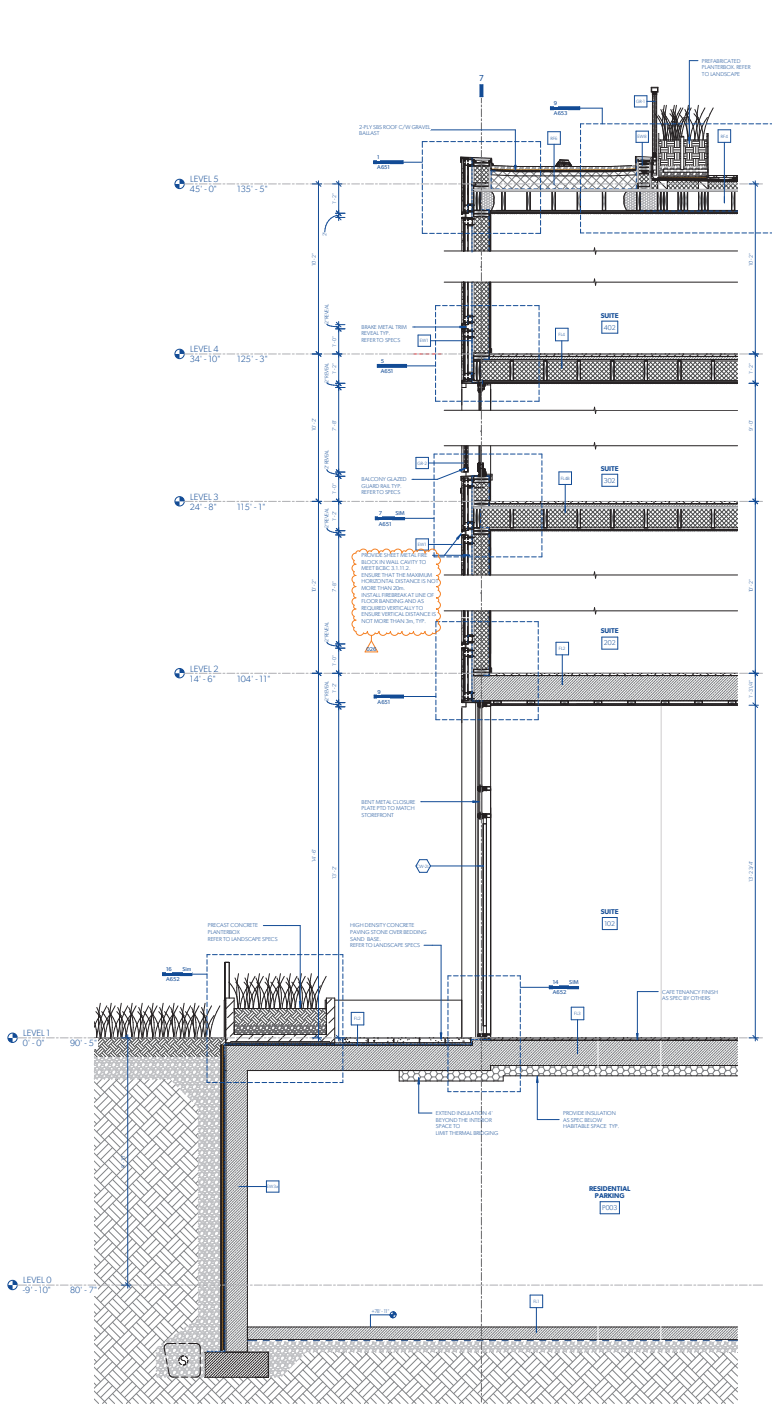
ISSUES

SHEET DATE 11/29/2021

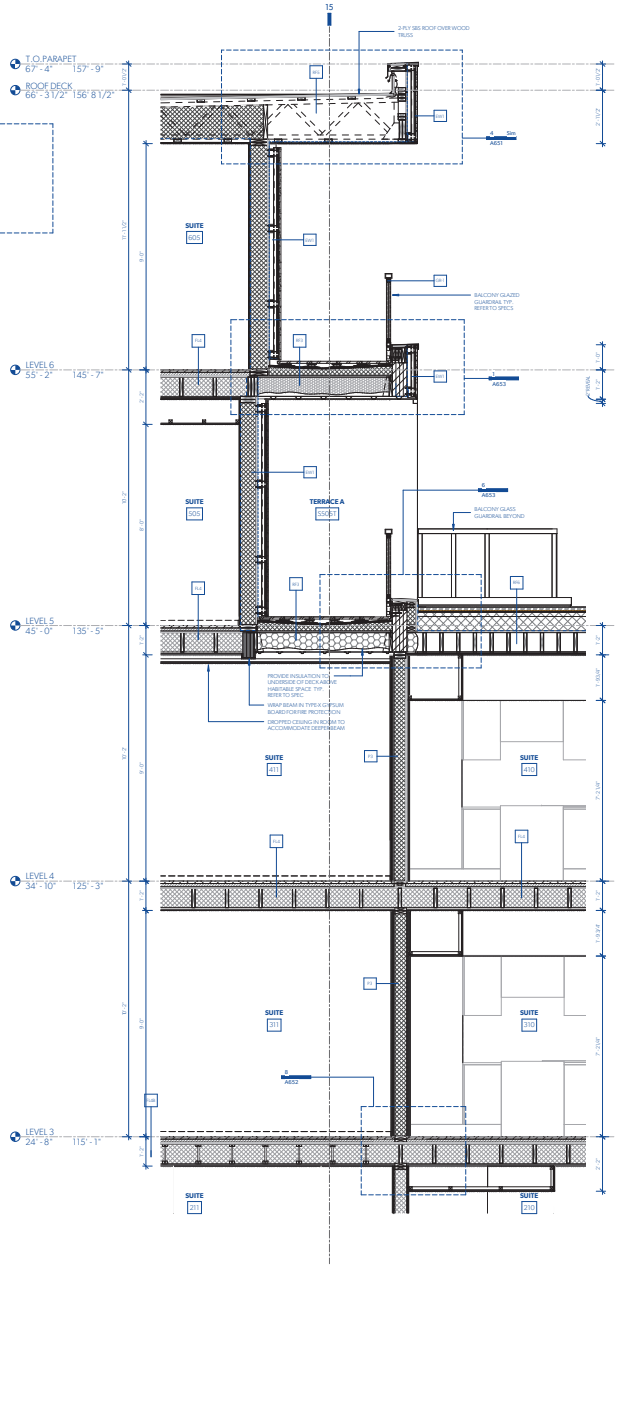
TIME STAMP 2021-11-29 10:40:40 PM

ELEVATOR DETAILS

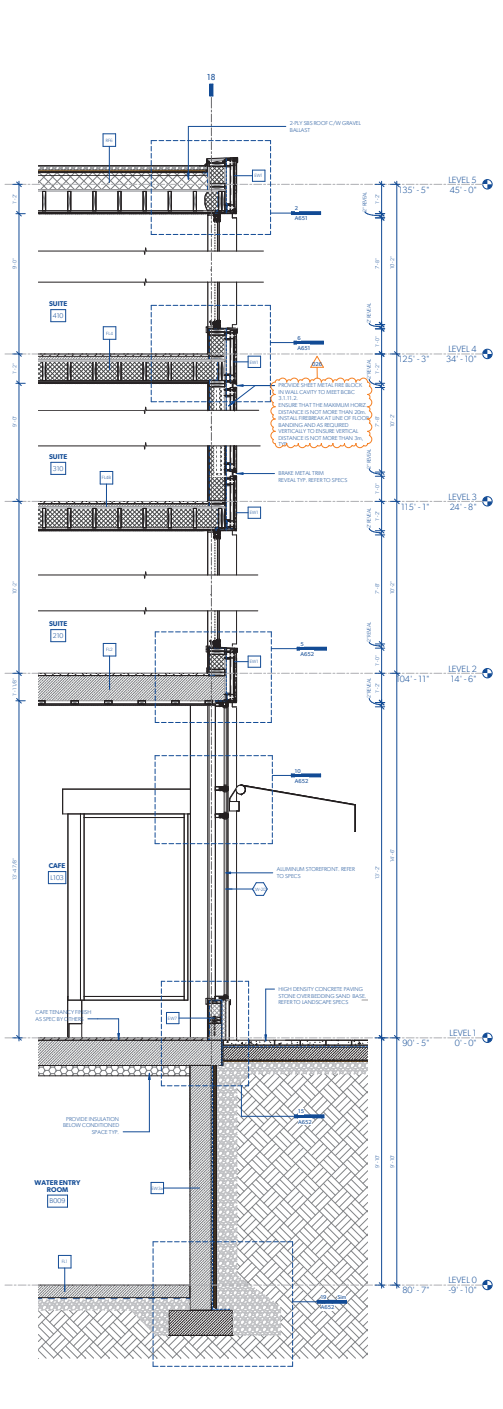
A411



1 WALL SECTION A1 - 4 STOREY EAST
A301 1/2" = 1'-0"



2 WALL SECTION A2 @ 6 STOREY VOLUME
A301 1/2" = 1'-0"



3 WALL SECTION A3- 4 STOREY WEST THROUGH CAFE
A301 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

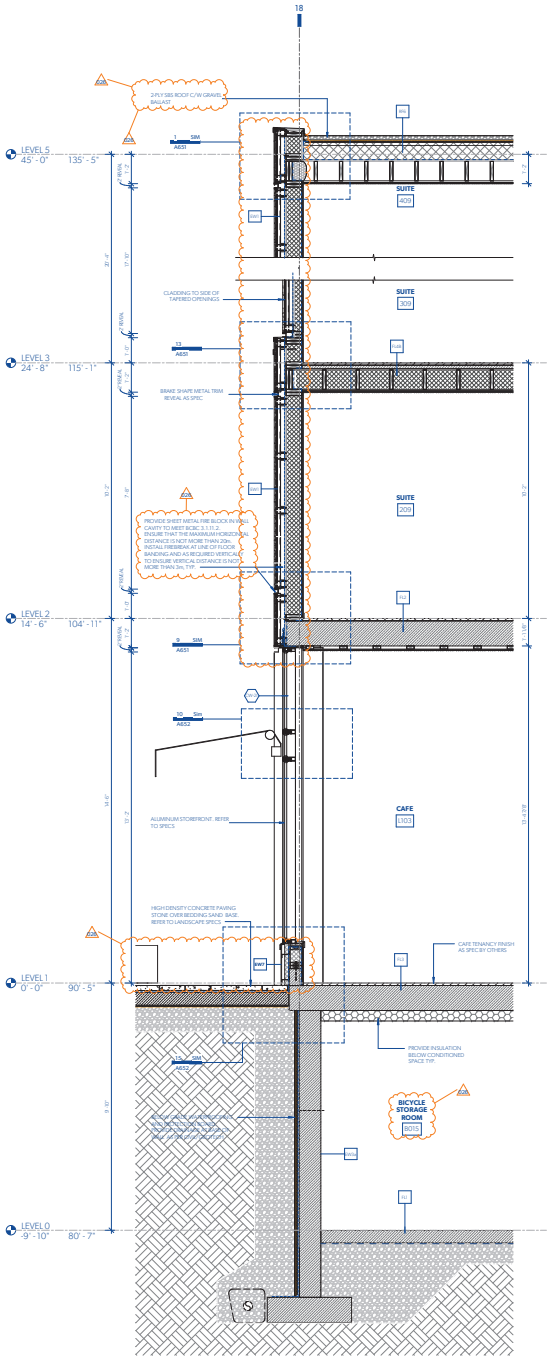
CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

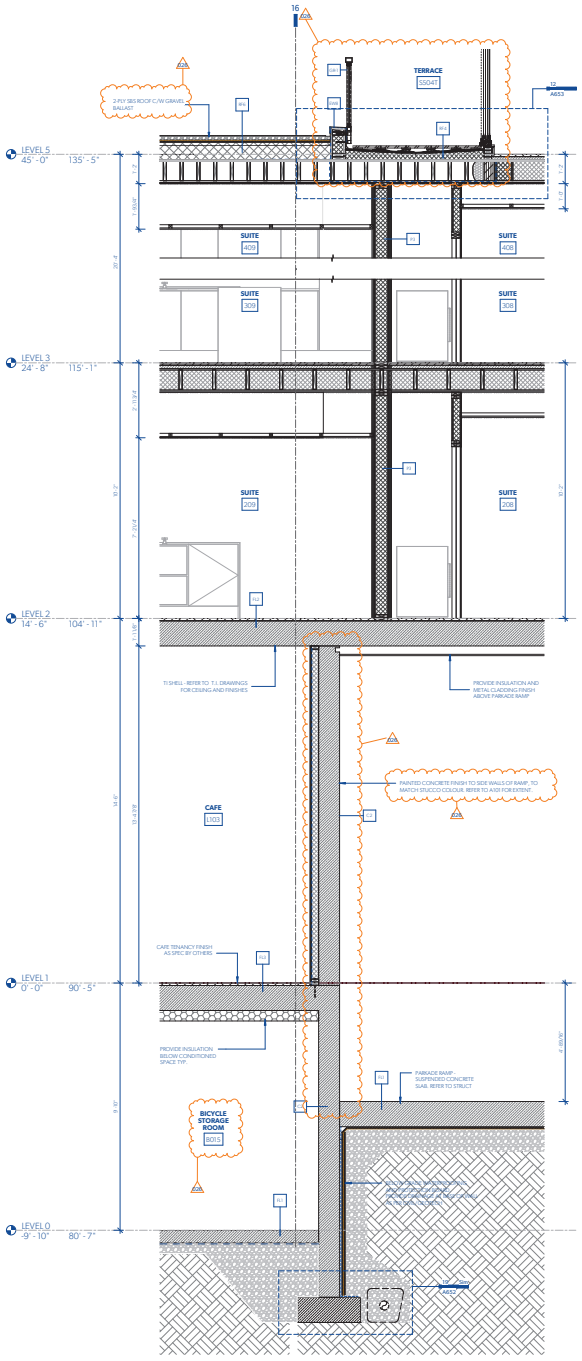
ISSUES

SHEET DATE
TIME STAMP

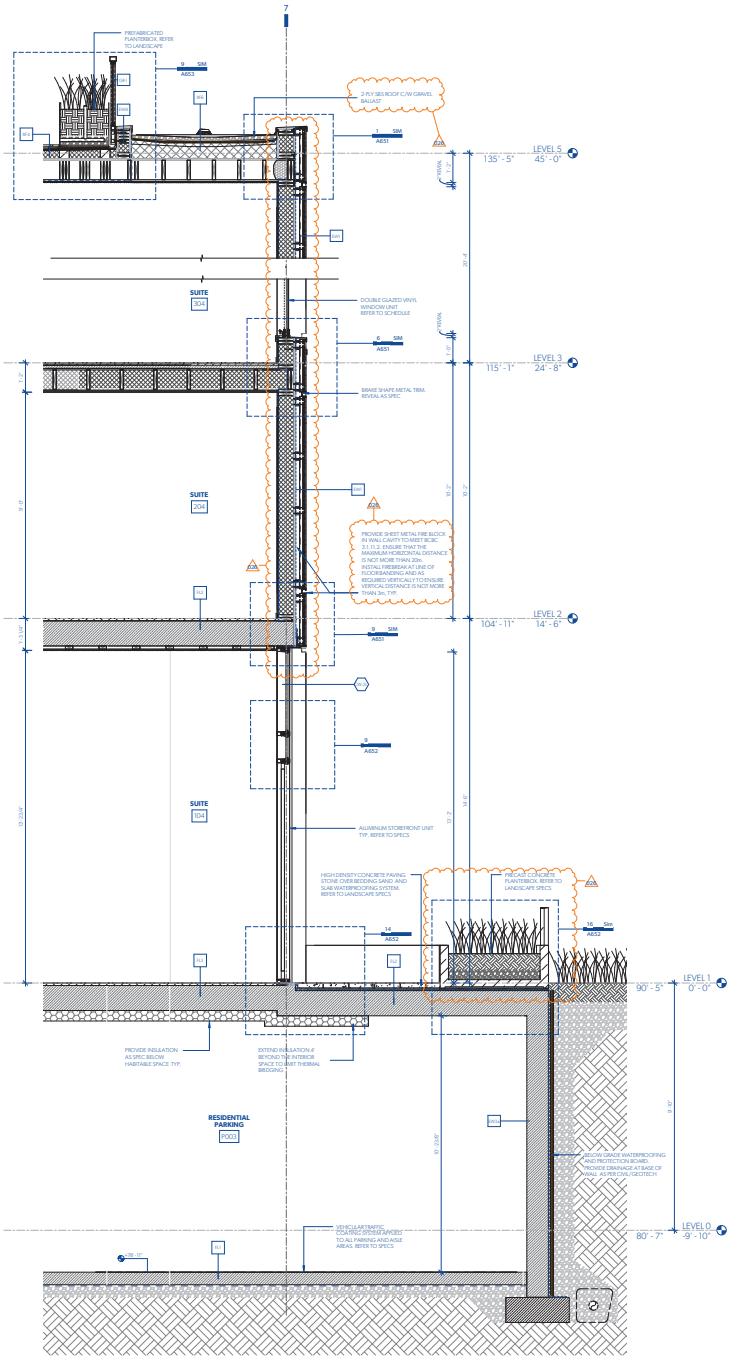
WALL SECTION
A501
73



1 WALL SECTION B1 - 4 STOREY AT CAFE ABOVE BIKE STORAGE RM
A301 1/2" = 1'-0"



2 WALL SECTION B2 - CAFE ABOVE BIKE STORAGE RM
A301 1/2" = 1'-0"



3 WALL SECTION B3 - 4 STOREY VOLUME WEST
A301 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

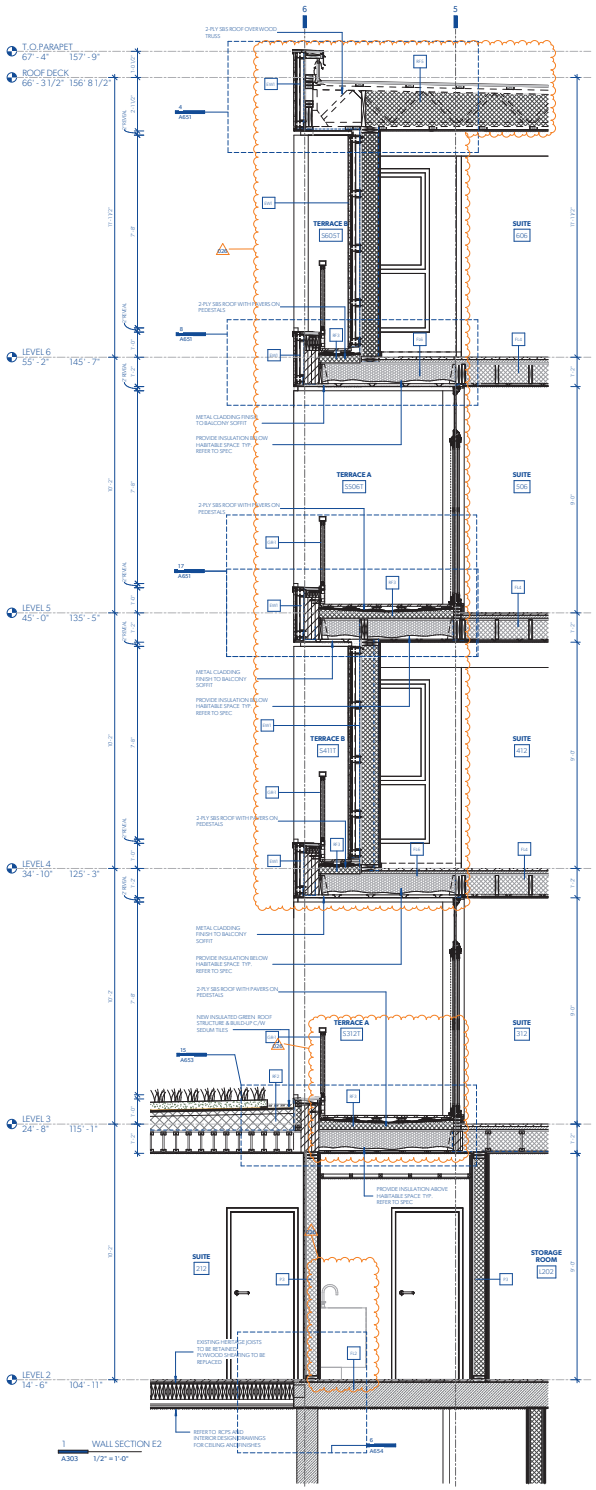
CLIENT
PRIMEX INVESTMENTS

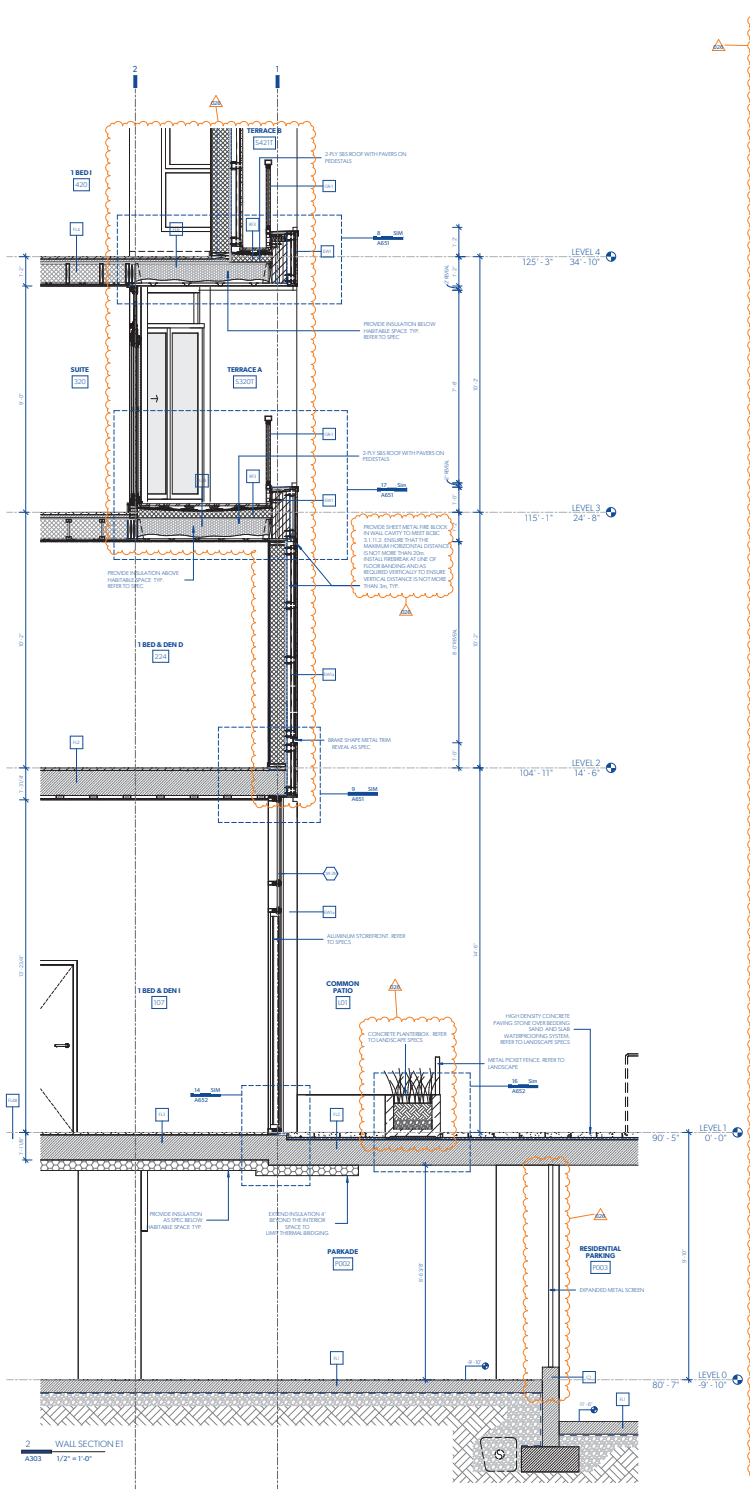
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
1	2019/07/29	30% CD
0	2019/05/15	ISSUED FOR REZONING

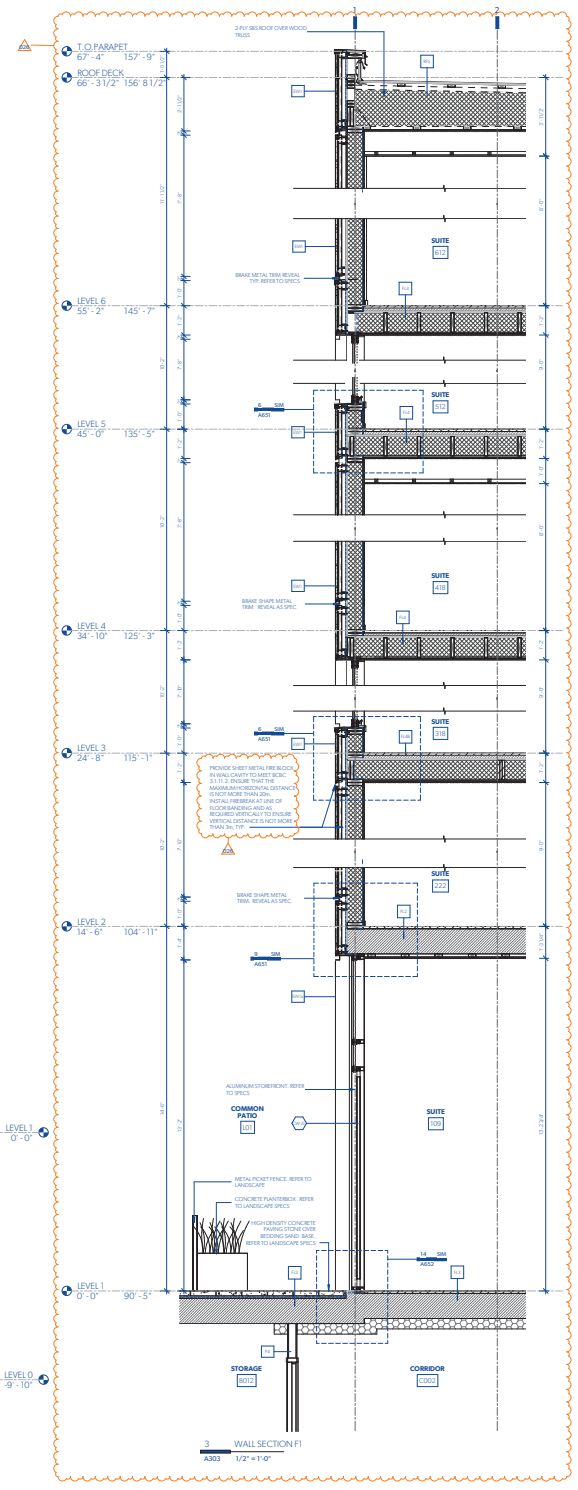
ISSUES

SHEET DATE 11:59:29 PM
TIME STAMP 1/29/2021 11:59:29 PM

WALL SECTIONS
A502
74







MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/20	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-PT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

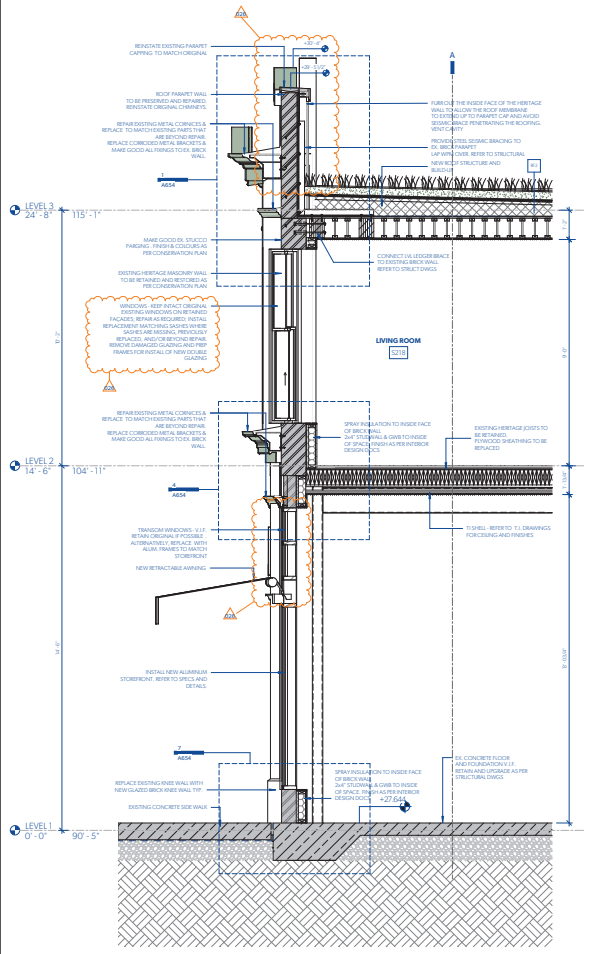
ISSUES

SHEET DATE
TIME STAMP

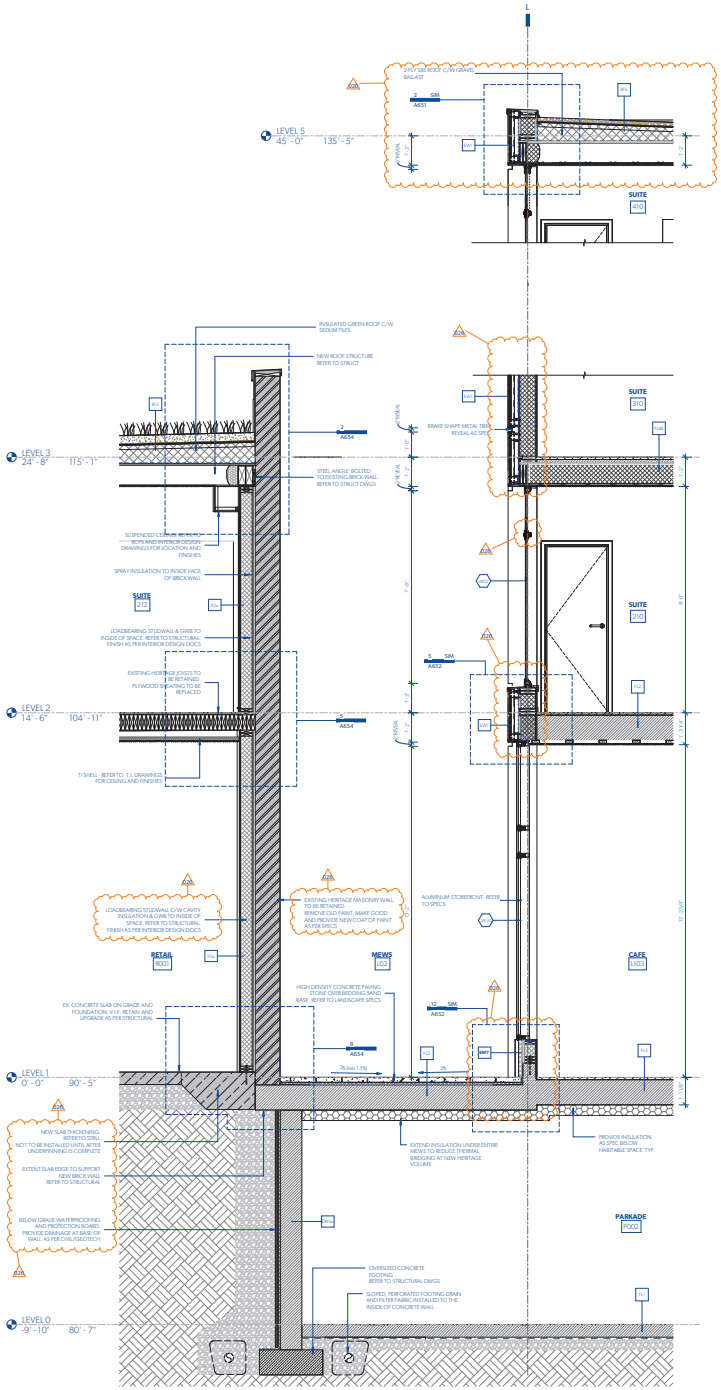
WALL SECTIONS

A503

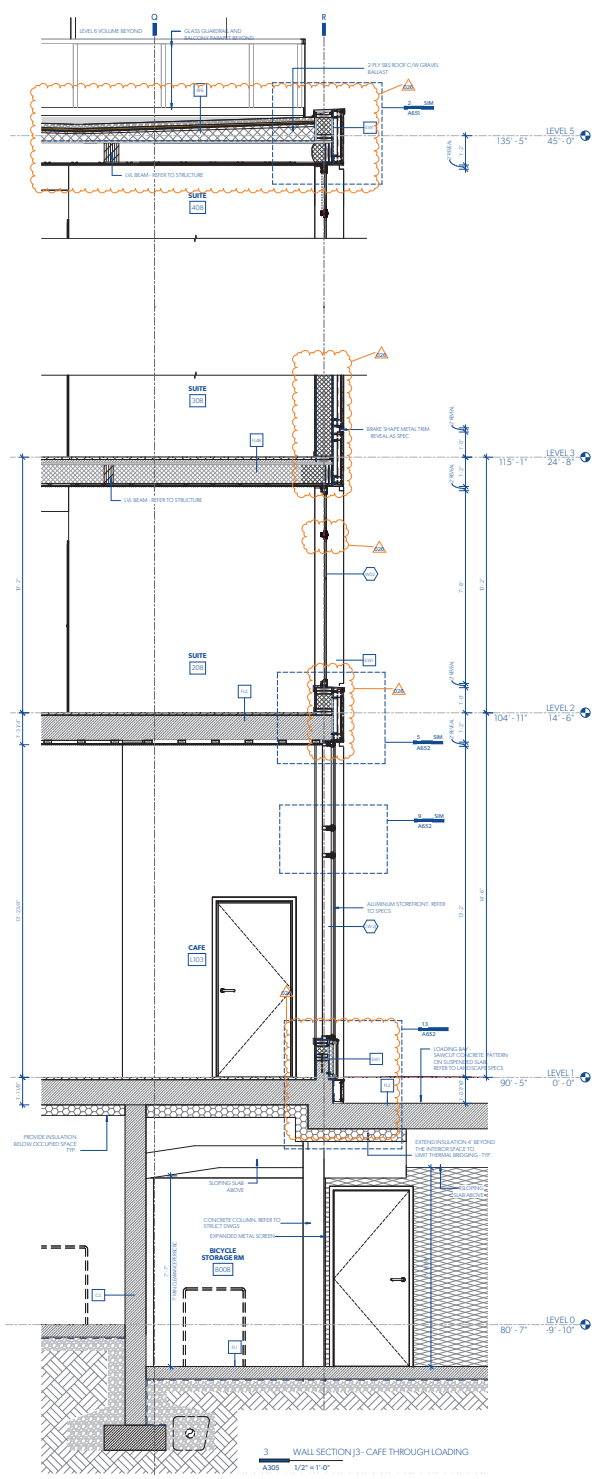
75



1 WALL SECTION |3 - HERITAGE
A305 1/2" = 1'-0"



2 WALL SECTION |2 - THROUGH MEWS
A305 1/2" = 1'-0"



3 WALL SECTION |3 - CAFE THROUGH LOADING
A305 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
25	2021/11/10	COORDINATION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

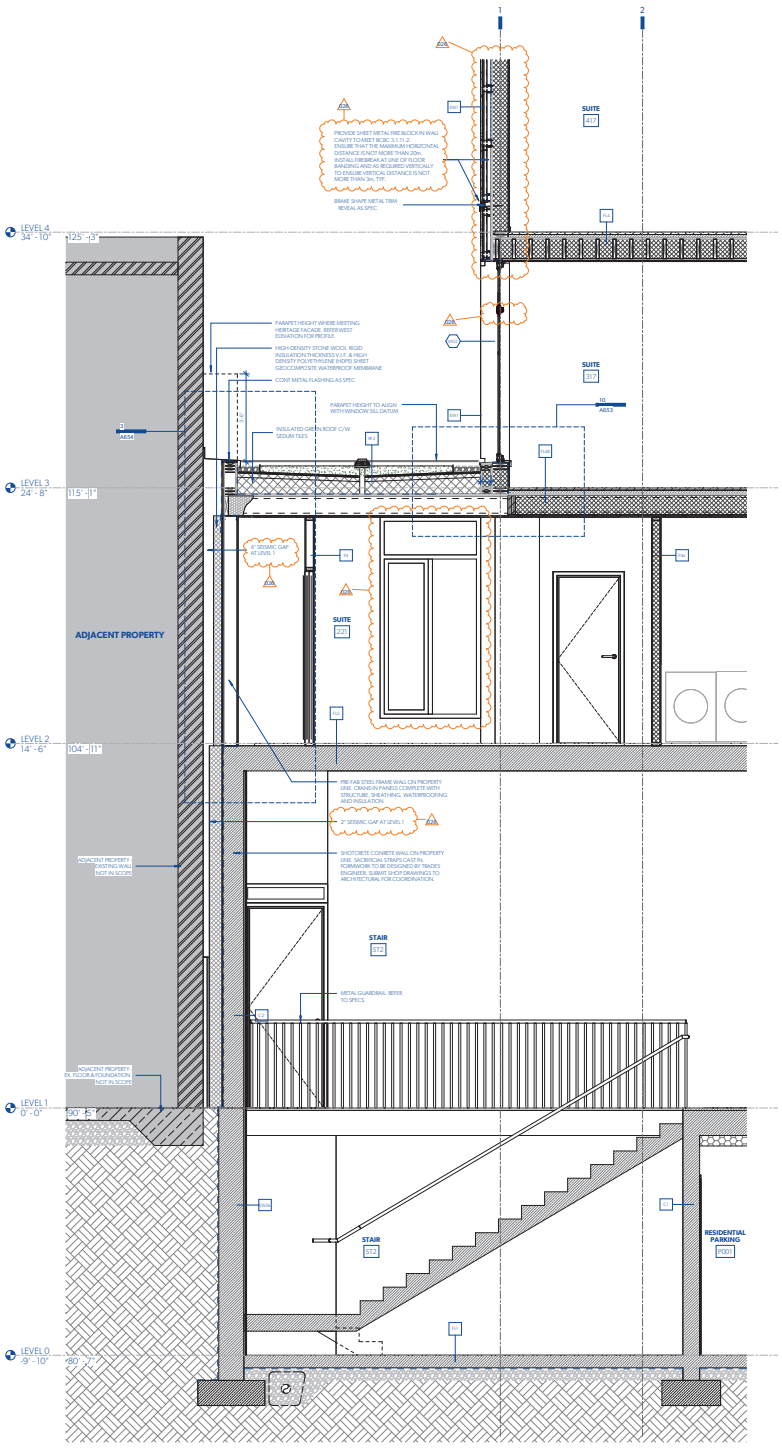
ISSUES

SHEET DATE

TIME STAMP

WALL SECTIONS

A504



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
0	2019/05/15	ISSUED FOR REZONING

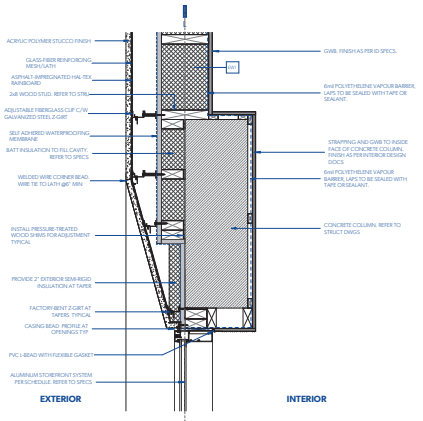
ISSUES

SHEET DATE

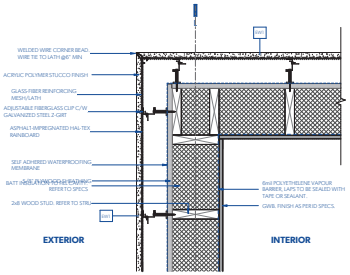
TIME STAMP

WALL SECTIONS

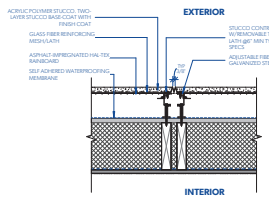
A505



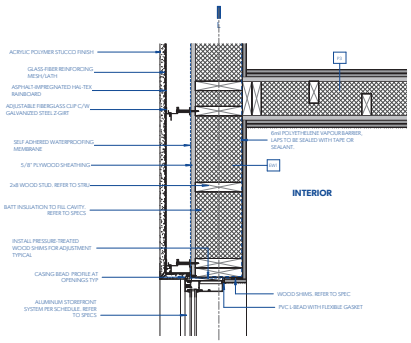
1 PLAN DETAIL - TYPICAL TAPERED WINDOW @ COLUMN
A101 1 1/2" = 1'-0"



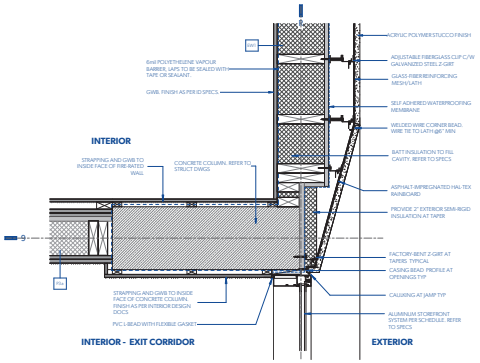
2 PLAN DETAIL - TYP FACADE CORNER
A101 1 1/2" = 1'-0"



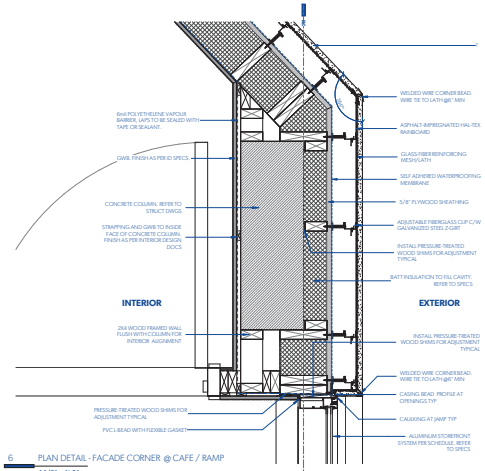
3 STUCCO CONTROL JOINT TYP
1 1/2" = 1'-0"



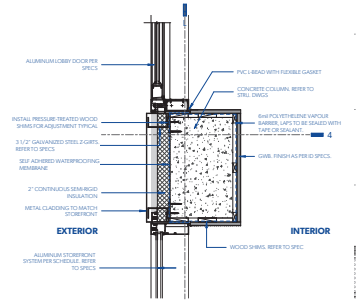
4 PLAN DETAIL - FACADE @ LOBBY
A101 1 1/2" = 1'-0"



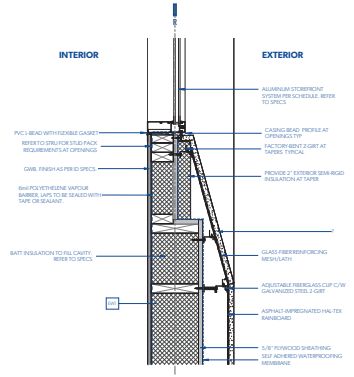
5 PLAN DETAIL - L1 COLUMN @ EXIT DOOR
A101 1 1/2" = 1'-0"



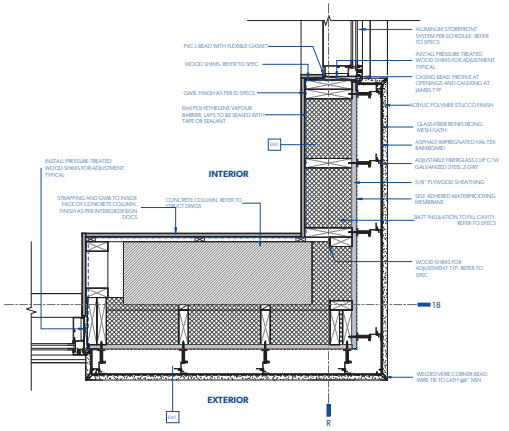
6 PLAN DETAIL - FACADE CORNER @ CAFE / RAMP
A101 1 1/2" = 1'-0"



7 PLAN DETAIL - FACADE @ LOBBY/COLUMN
A101 1 1/2" = 1'-0"



8 PLAN DETAIL - TYPICAL TAPERED ALUM WINDOW1
A101 1 1/2" = 1'-0"



9 PLAN DETAIL - FACADE CORNER @ CAFE
A101 1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

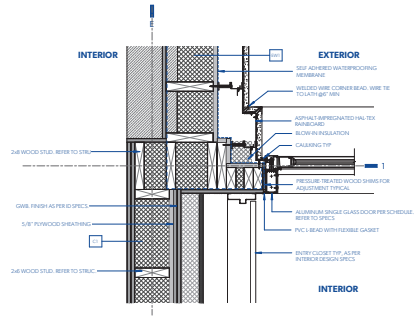
NO	DATE	DESCRIPTION
28	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

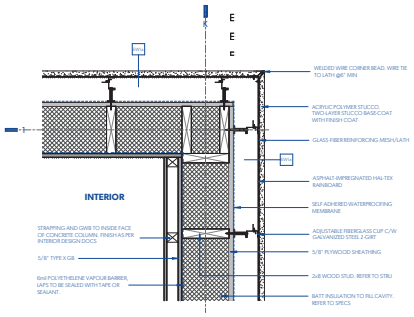
SHEET DATE
TIME STAMP

PLAN DETAILS - L1

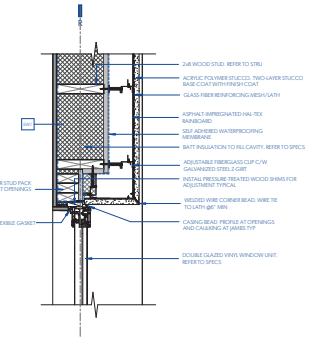
A601



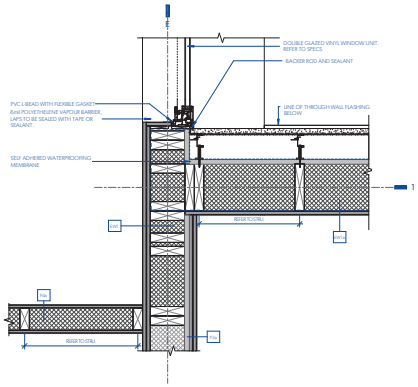
1 PLAN DETAIL - L1 CORNER INTERFACE @ ENTRY DOOR
A101 1 1/2" = 1'-0"



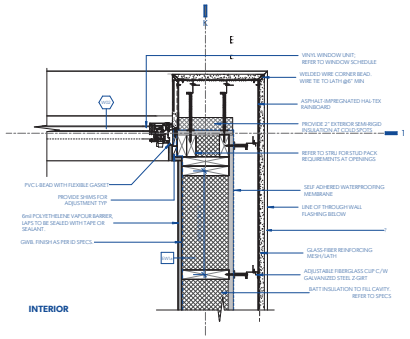
2 PLAN DETAIL - T/H FACADE CORNER AT MEWS
A101 1 1/2" = 1'-0"



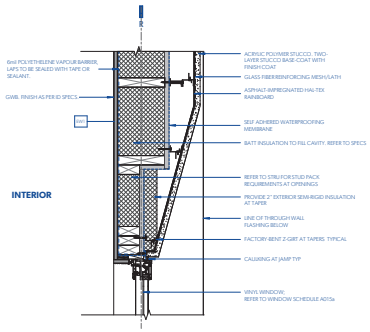
3 PLAN DETAIL - PUNCHED WINDOW NO TAPER TYP
A102 1 1/2" = 1'-0"



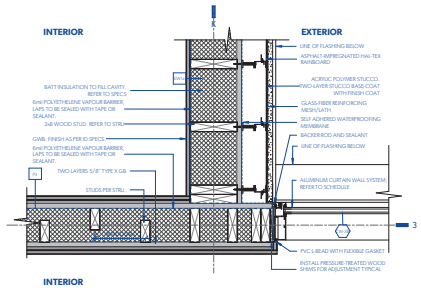
5 PLAN DETAIL -
A102 1 1/2" = 1'-0"



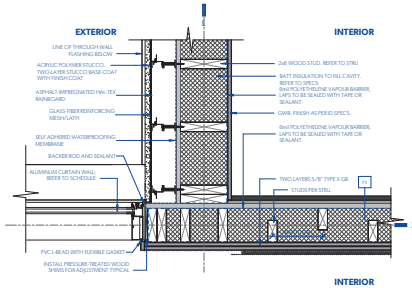
6 PLAN DETAIL - L2 PUNCHED WINDOW AT MEWS CORNER
A102 1 1/2" = 1'-0"



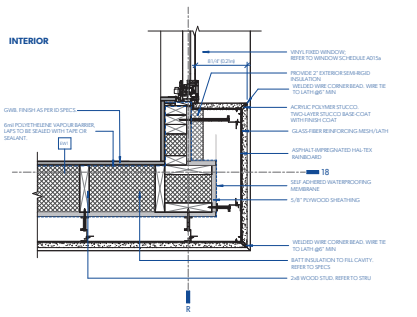
7 PLAN DETAIL - PUNCHED WINDOW @TAPERED WALL TYP
A102 1 1/2" = 1'-0"



9 PLAN DETAIL - L2 LINKWAY TO EW1
A102 1 1/2" = 1'-0"



10 PLAN DETAIL - L2 LINKWAY TO EW2
A102 1 1/2" = 1'-0"



11 PLAN DETAIL - PUNCHED WINDOW TYP
A102 1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

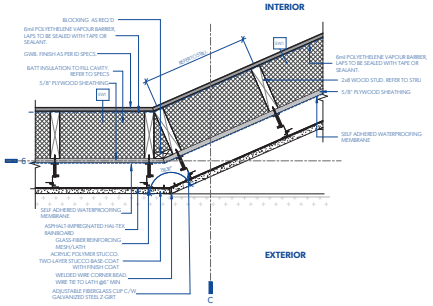
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

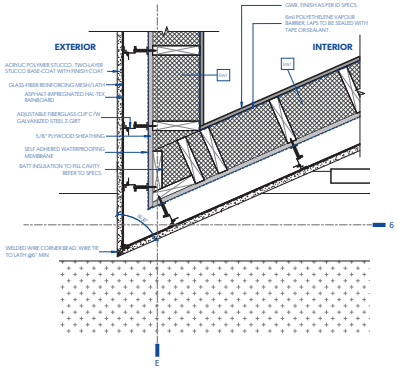
SHEET DATE 11:05:25
TIME STAMP 2021-11-29, 8:43:08 PM

PLAN DETAILS - TYPICAL CLADDING

A602



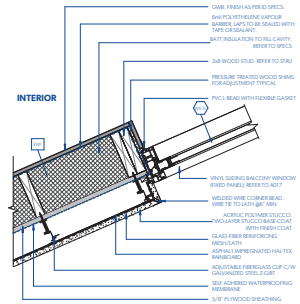
1 PLAN DETAIL - BALCONY WINDOW UNIT 2
A103 1 1/2" = 1'-0"



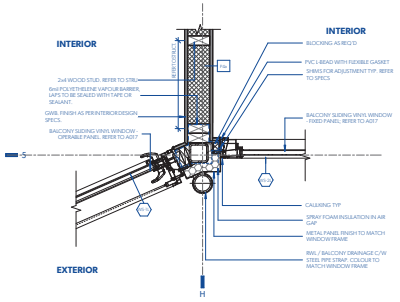
2 PLAN DETAIL - CORNER @ SAWTOOTH
A103 1 1/2" = 1'-0"

DETAIL 3 - NOT IN USE

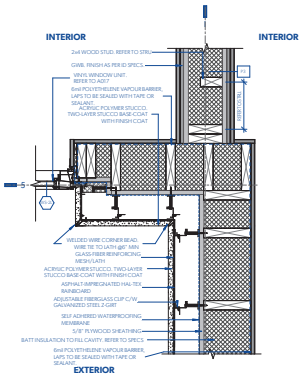
DETAIL 4 - NOT IN USE



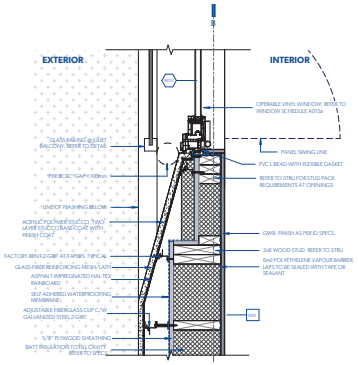
5 PLAN DETAIL - BALCONY WINDOW UNIT L3 & L5 (I)
A103 1 1/2" = 1'-0"



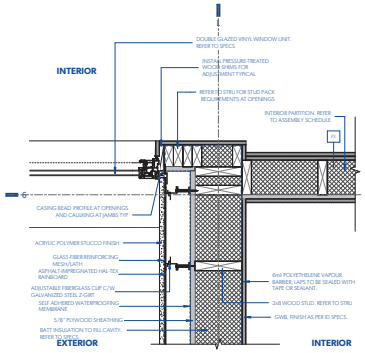
6 PLAN DETAIL - BALCONY WINDOW UNIT L3 & L5 (II)
A103 1 1/2" = 1'-0"



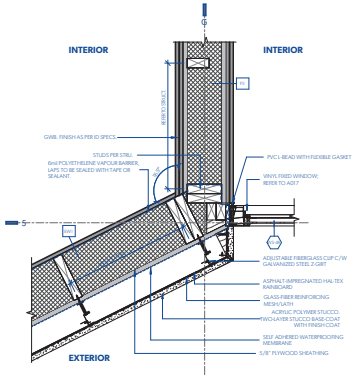
7 PLAN DETAIL - BALCONY WINDOW UNIT L3 & L5 (III)
A103 1 1/2" = 1'-0"



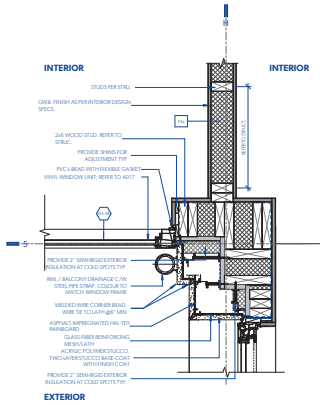
8 PLAN DETAIL - JULIET BALCONY
A103 1 1/2" = 1'-0"



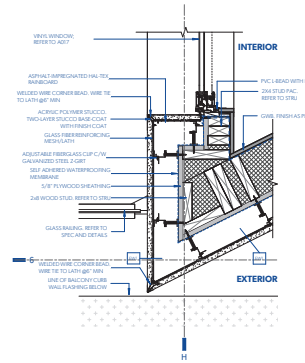
9 PLAN DETAIL - CONVEX CORNER @ WINDOW
A103 1 1/2" = 1'-0"



10 PLAN DETAIL - BALCONY WINDOW UNIT L4 & L6 (I)
A106 1 1/2" = 1'-0"



11 PLAN DETAIL - BALCONY WINDOW UNIT L4 & L6 (II)
A106 1 1/2" = 1'-0"



12 PLAN DETAIL - BALCONY WINDOW UNIT L4 & L6 (III)
A106 1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

REGISTERED ARCHITECT MICHAEL GREEN BRITISH COLUMBIA
2021-12-10

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT

PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

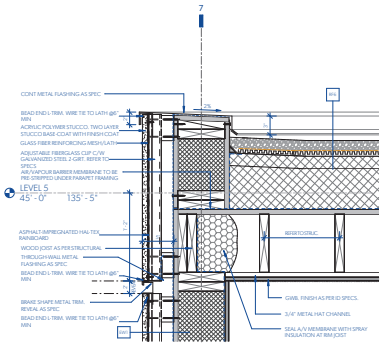
ISSUES

SHEET DATE 11.29.21

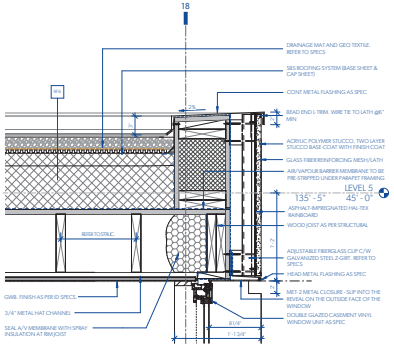
TIME STAMP 2021-11-29, 9:47:05 PM

PLAN DETAILS - TYPICAL CLADDING

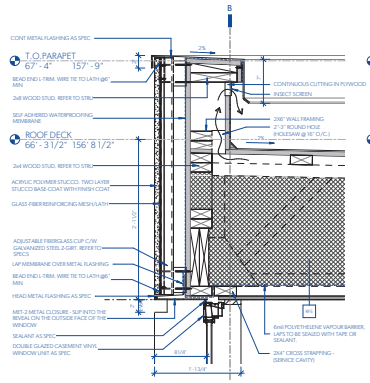
A603



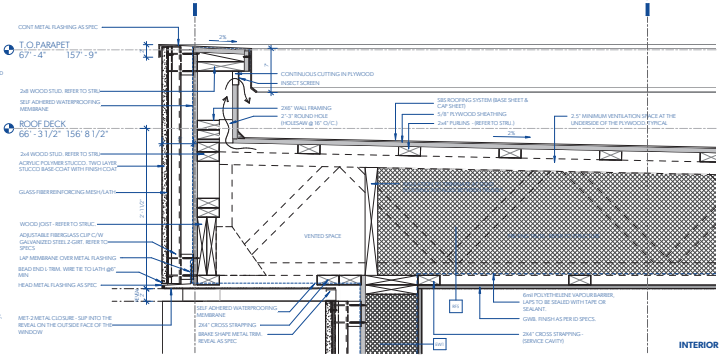
1 DETAIL - ROOF PARAPET AT 4 STOREY
A501 1 1/2" = 1'-0"



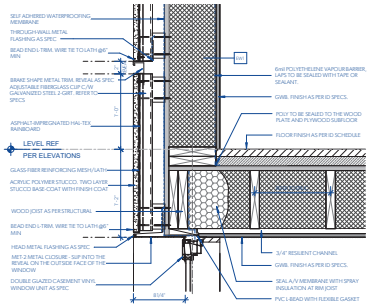
2 DETAIL - TYPICAL WINDOW AT ROOF PARAPET
A501 1 1/2" = 1'-0"



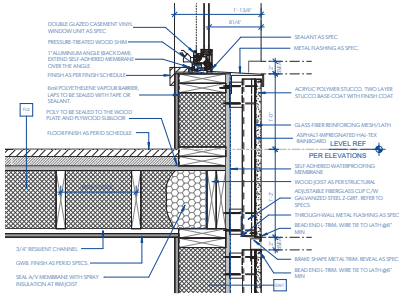
3 DETAIL - ROOF TRUSS AT WINDOW HEAD
A507 1 1/2" = 1'-0"



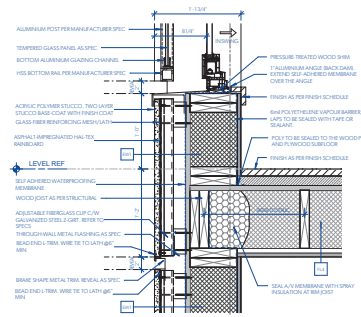
4 DETAIL - ROOF TRUSS AT TAPERED WALL
A501 1 1/2" = 1'-0"



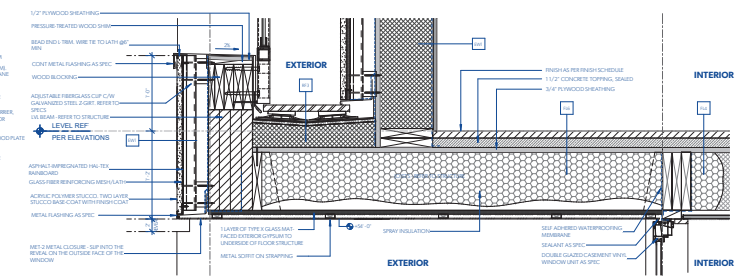
5 DETAIL - TYP HEAD AT 4 STOREY
A501 1 1/2" = 1'-0"



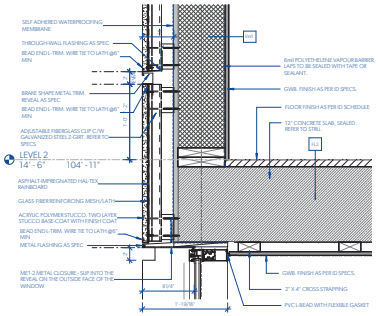
6 DETAIL - TYP SILL AT 4 STOREY
A501 1 1/2" = 1'-0"



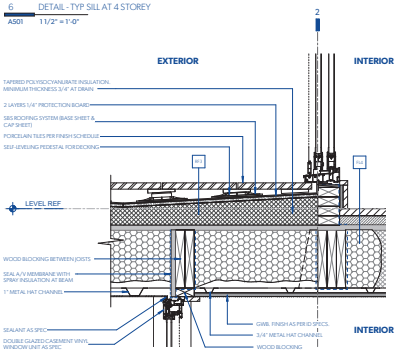
7 DETAIL - TYPICAL WINDOW SILL AT JULIET
A501 1 1/2" = 1'-0"



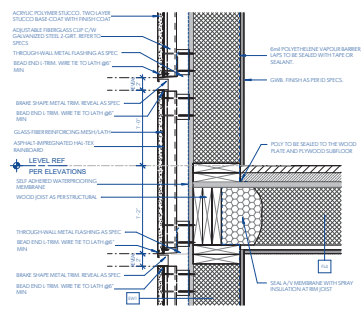
8 DETAIL - TYPICAL UNIT BALCONY AND PARAPET DETAIL (I)
A503 1 1/2" = 1'-0"



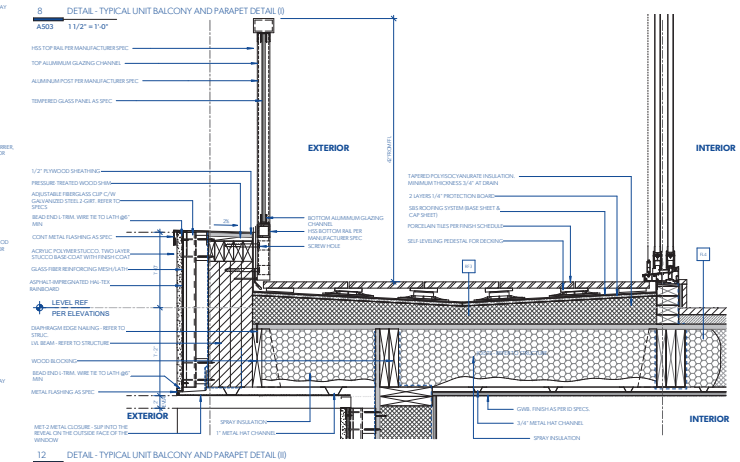
9 DETAIL - STOREFRONT AT L2 CONCRETE FLOOR
A501 1 1/2" = 1'-0"



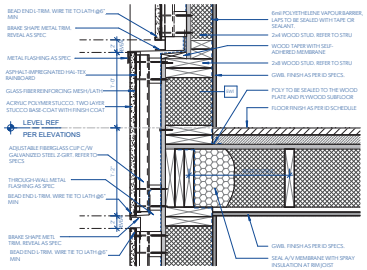
10 DETAIL - TYPICAL UNIT BALCONY DETAIL (III)
A506 1 1/2" = 1'-0"



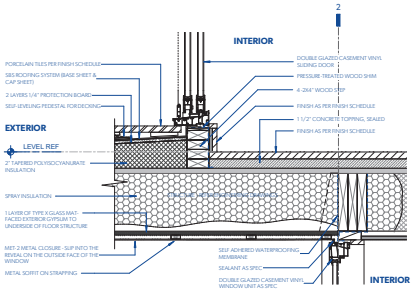
11 DETAIL - TYPICAL WALL REVEALS
1 1/2" = 1'-0"



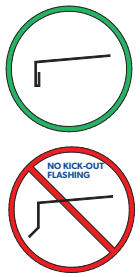
12 DETAIL - TYPICAL UNIT BALCONY AND PARAPET DETAIL (II)
A503 1 1/2" = 1'-0"



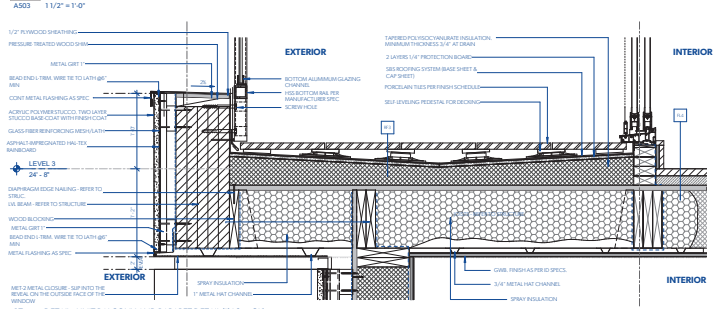
13 DETAIL - TYPICAL TAPERED WALL
A502 1 1/2" = 1'-0"



14 DETAIL - TYPICAL UNIT BALCONY DETAIL (IV)
A506 1 1/2" = 1'-0"



15 TYPICAL FLASHING PROFILE
12" = 1'-0"



17 DETAIL - UNIT BALCONY AND PARAPET DETAIL (II) L3 @ GL1
A503 1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.

DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
16	2020/10/20	PROGRESS SET
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

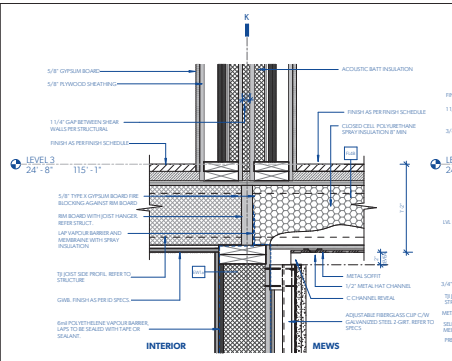
ISSUES

SHEET DATE

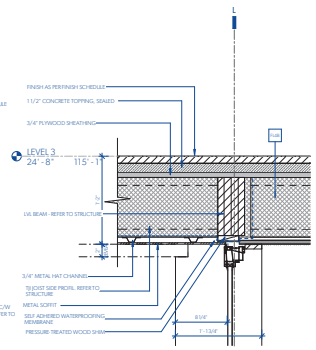
TIME STAMP

SECTION DETAILS - TYPICAL CLADDING

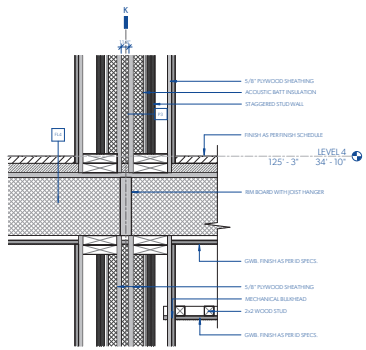
A651



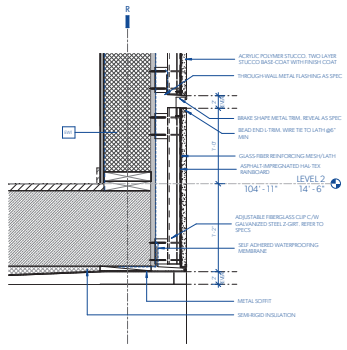
1 DETAIL - MEWS WALL TO SOFFIT
A507 1 1/2" = 1'-0"



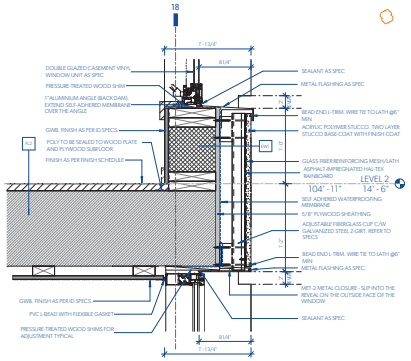
2 DETAIL - TYPICAL WINDOW HEAD AT MEWS
A507 1 1/2" = 1'-0"



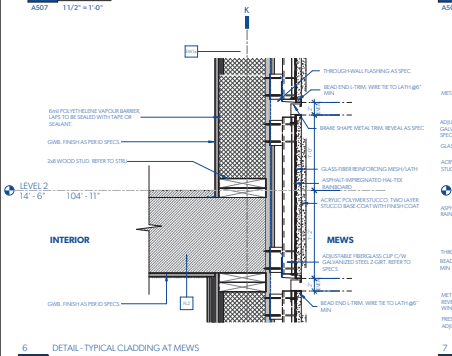
3 DETAIL - TYPICAL PARTY SHEAR WALL FRAMING
A507 1 1/2" = 1'-0"



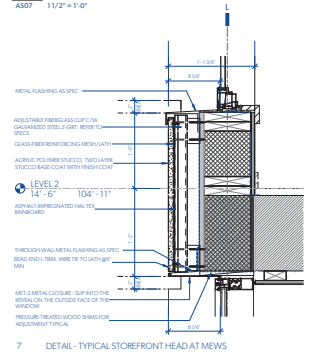
4 DETAIL - SOFFIT AT PARKING RAMP
A507 1 1/2" = 1'-0"



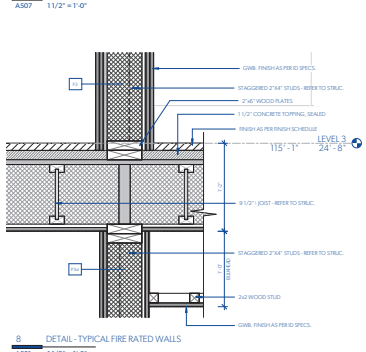
5 DETAIL - STOREFRONT AND WINDOW AT L2 CONCRETE FLOOR
A501 1 1/2" = 1'-0"



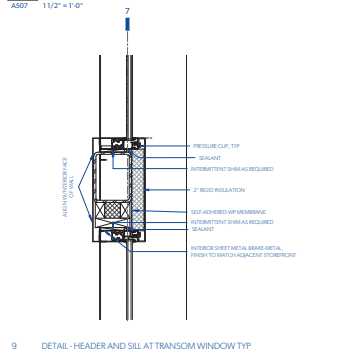
6 DETAIL - TYPICAL CLADDING AT MEWS
A507 1 1/2" = 1'-0"



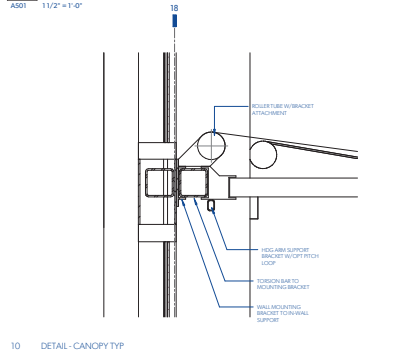
7 DETAIL - TYPICAL STOREFRONT HEAD AT MEWS
A507 1 1/2" = 1'-0"



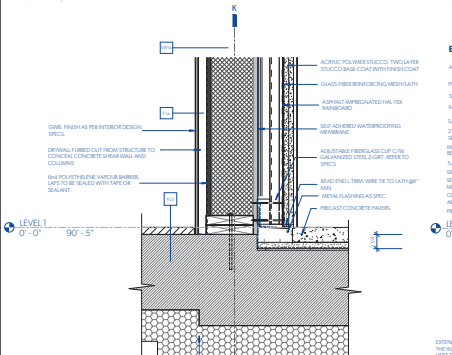
8 DETAIL - TYPICAL FIRE RATED WALLS
A501 1 1/2" = 1'-0"



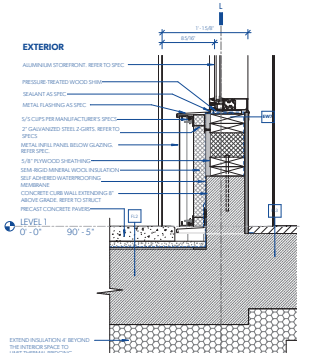
9 DETAIL - HEADER AND SILL AT TRANSOM WINDOW TYP
A502 1 1/2" = 1'-0"



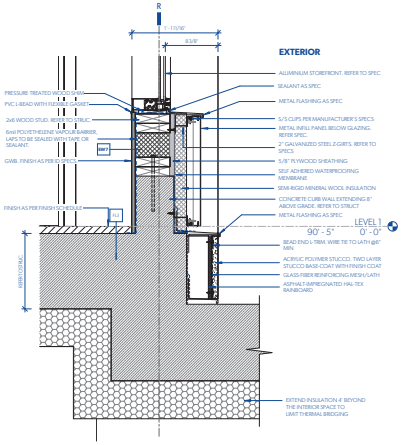
10 DETAIL - CANOPY TYP
A501 1 1/2" = 1'-0"



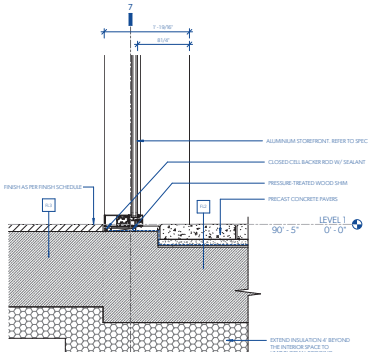
11 DETAIL - TYPICAL WALL AT MEWS
A507 1 1/2" = 1'-0"



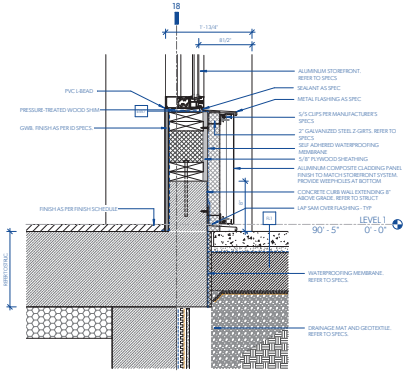
12 DETAIL - TYPICAL STOREFRONT AT MEWS
A504 1 1/2" = 1'-0"



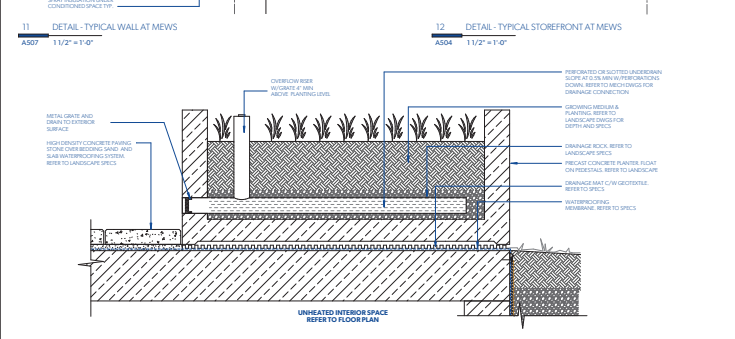
13 DETAIL - TYPICAL CAFE KNEE WALL AT LOADING
A504 1 1/2" = 1'-0"



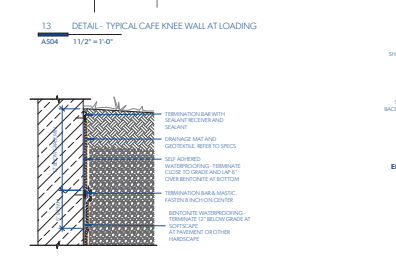
14 DETAIL - TYPICAL STOREFRONT AT FLOOR TRANSITION
A501 1 1/2" = 1'-0"



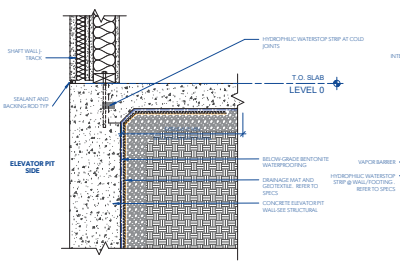
15 DETAIL - TYPICAL CAFE KNEE WALL
A501 1 1/2" = 1'-0"



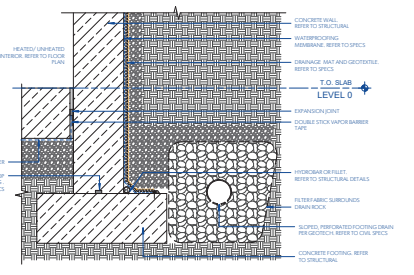
16 DETAIL - PLANTERBOX OVER CONCRETE SLAB TYP
A501 1 1/2" = 1'-0"



17 DETAIL - BELOW-GRADE WATERPROOFING TERMINATION AT GRADE AT LANDSCAPING
1 1/2" = 1'-0"



18 DETAIL - ELEVATOR SHAFT WALL @ PIT
1 1/2" = 1'-0"



19 DETAIL - PERIMETER FOOTING WITH SLAB ON GRADE
A501 1 1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION

29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
18	2020/11/20	PRE-IFT PROGRESS SET
4	2019/12/12	BUILDING PERMIT
0	2019/05/15	ISSUED FOR REZONING

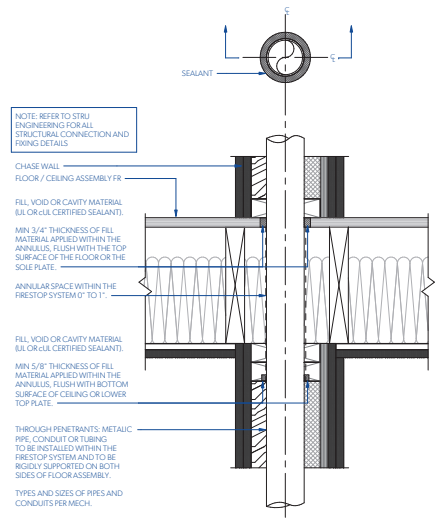
ISSUES

SHEET DATE 11.29.20

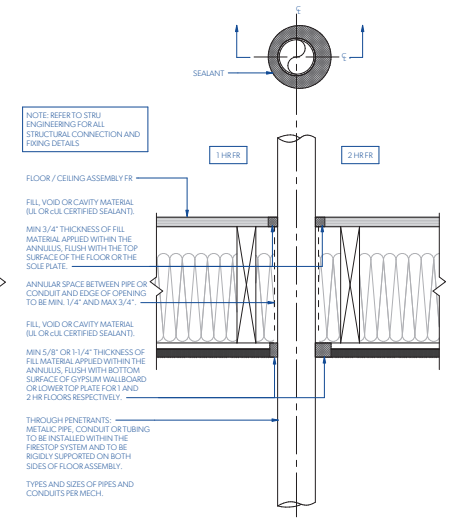
TIME STAMP 2021-01-29 9:08:36 PM

SECTION DETAILS - FOUNDATION & L1

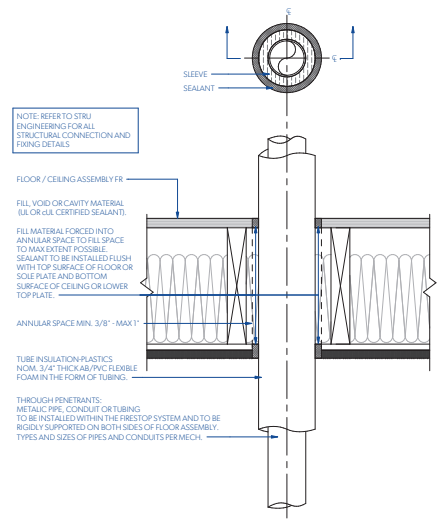
A652



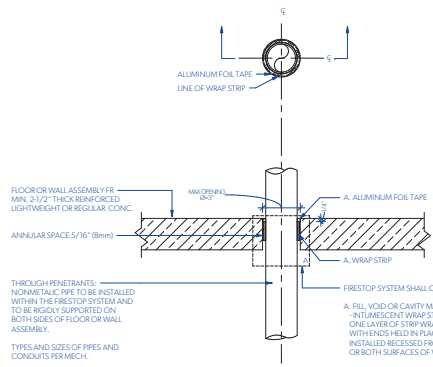
1 ULC F-C-1009 - PENETRATION THROUGH FLOOR-WALL 2HR - TYP.
3" = 1'-0"



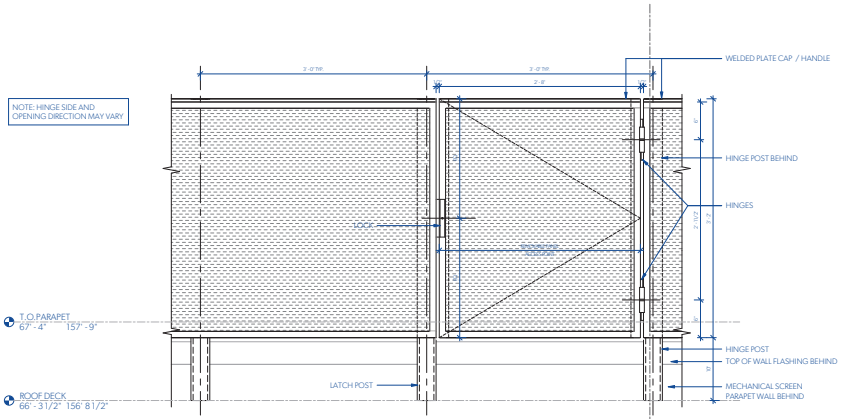
2 ULC F-C-1059 - PENETRATION THROUGH WOOD FLOOR 1 OR 2HR - TYP.
3" = 1'-0"



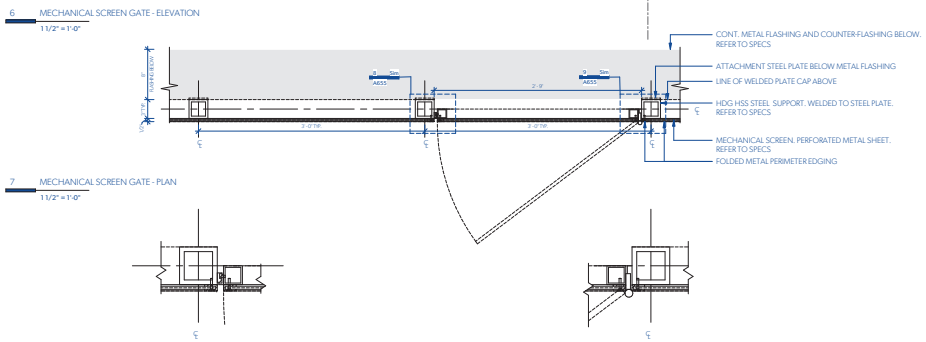
3 ULC F-C-5037 - SMALL PENETRATION SLEEVE (HIGHER FR RATING) - TYP.
3" = 1'-0"



4 ULC CAJ-2023 - PENETRATION THROUGH CONCRETE TOPPING (2HR) - TYP.
3" = 1'-0"



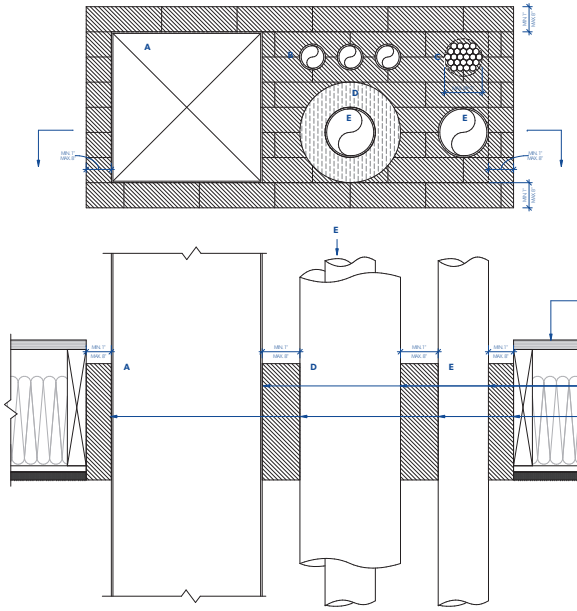
6 MECHANICAL SCREEN GATE - ELEVATION
1 1/2" = 1'-0"



7 MECHANICAL SCREEN GATE - PLAN
1 1/2" = 1'-0"

8 MECHANICAL SCREEN GATE - LOCK DETAIL
A655 3" = 1'-0"

9 MECHANICAL SCREEN GATE - HINGE DETAIL
A655 3" = 1'-0"



5 ULC F-C-8060 S115 - WALL AND FLOOR PENETRATION 1HR - TYP.
3" = 1'-0"

THROUGH-PENETRANTS

NOTE:
ONE OR MORE METALLIC OR NON-METALIC PIPES, CONDUITS, TUBING, CABLES OR METALLIC DUCT, IN ANY COMBINATION; TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE OPENING.

SEPARATION BETWEEN PENETRANTS TO BE MIN. 1" (25mm) TO MAX. 8" (203mm). ANNULAR SPACE BETWEEN THE PENETRANTS AND THE PERIPHERY OF THE OPENING MIN 1" (25mm) TO MAX. 8" (203mm) PENETRANTS TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR CEILING ASSEMBLY.

FOLLOWING TYPES OF THROUGH-PENETRANTS MAY BE USED:
A - STEEL DUCT
B - NONMETALIC PENETRANTS (PIPES, CONDUITS, TUBES)
C - CABLES - MAX Ø=3" (76mm) CABLE BUNDLE; TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE ASSEMBLY.
D - PIPE COVERING WITH CONJUNCTION WITH ONE OR MORE MAX. Ø=4" (102mm) METALIC PIPES ITEM E).
E - METALIC PENETRANTS

GENERAL NOTE FOR CLADDING: THROUGH WALL FLASHING TO BE CONTINUOUS AND ACT AS FIRE BREAK WHERE REQUIRED. MINIMUM 0.38MM THICK. CONCEALED SPACES TO NOT EXCEED 3M (9'-10 1/2") VERTICALLY AND 10M (32'-9") HORIZONTALLY

GENERAL NOTE: ALL CONCEALED SPACES WITHIN FLOOR AND WALL ASSEMBLIES TO NOT EXCEED 3M (9'-10 1/2") VERTICALLY AND 10M (32'-9") HORIZONTALLY

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

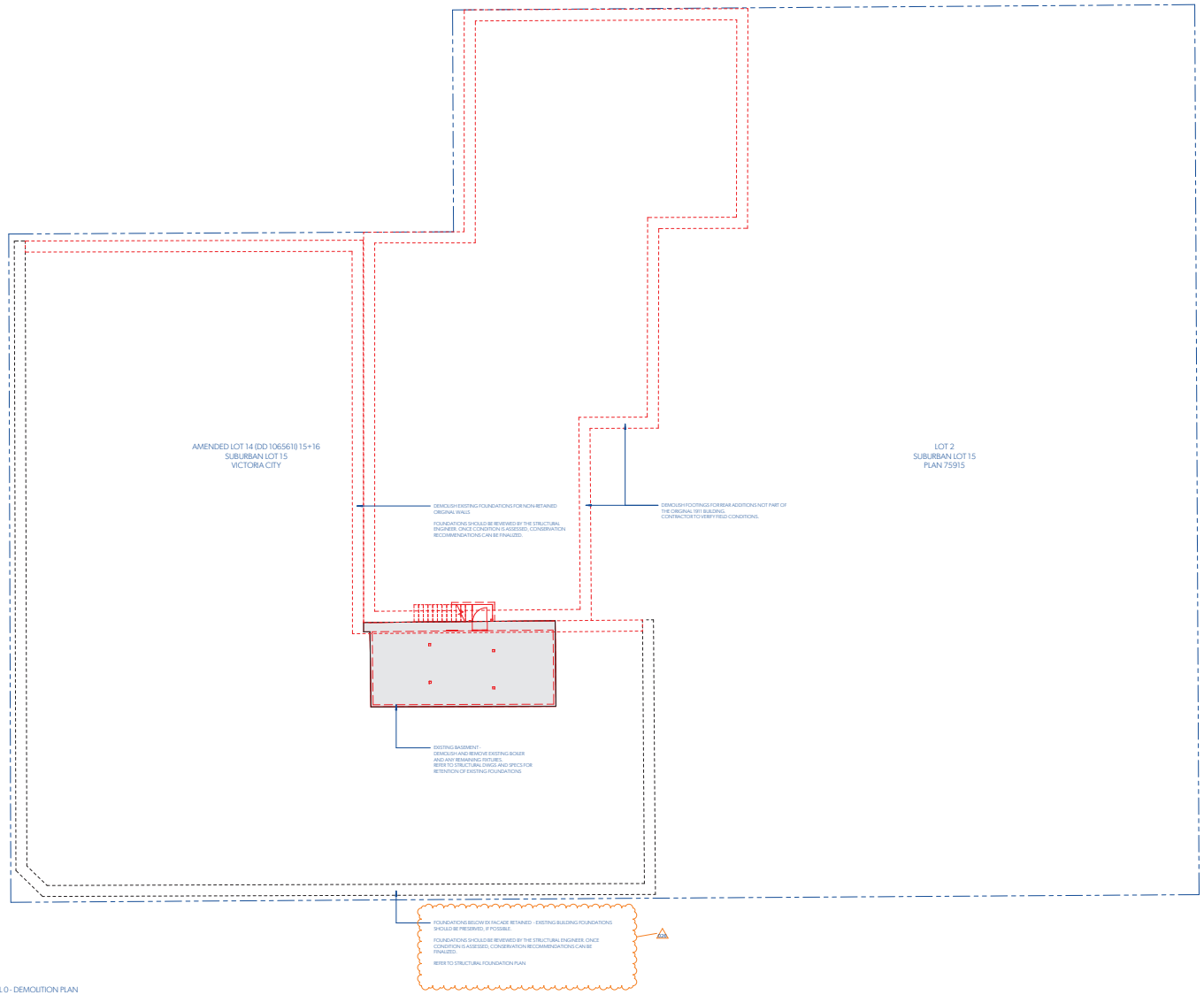
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
20	2021/01/29	BP DRAFT RESPONSE
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE
TIME STAMP

SECTION DETAILS - FIRE STOPPING & SCREEN GATE

A655
83



1 LEVEL 0 - DEMOLITION PLAN
A022 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
2. REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
3. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED. DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
5. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
6. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
7. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
8. CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS APPLICABLE.
9. EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. REFER TO PROPOSED DRAWINGS AND COORDINATE LOCATION WITH ARCHITECT & OWNER.
10. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY.
11. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK. INCLUDE FOR DISPOSAL (FROM SITE) OF ALL REMOVED EQUIPMENT AND SERVICES, DUCTWORK, PIPING, PLUMBING, ETC. AND STORAGE OF ALL ITEMS TO BE RELOCATED IN THE NEW EXPANSION.
12. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEM.
13. ALL HAZARDOUS MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE OWNER AND SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS. IN THE EVENT THAT THE HAZARDOUS MATERIALS ARE FOUND DURING THE DEMOLITION PROCESS, WORK MUST CEASE UNTIL THEY ARE REMOVED.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

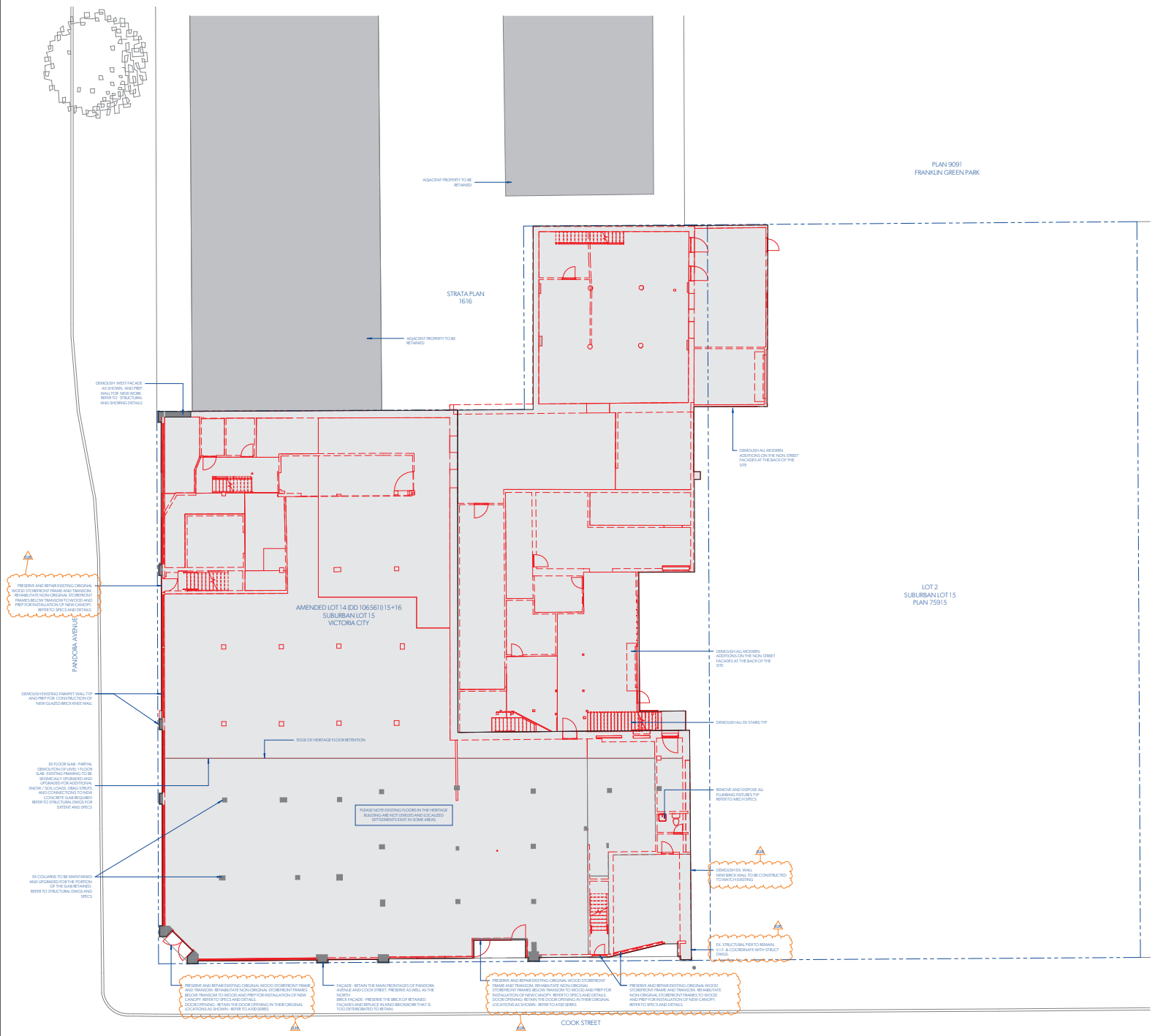
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/20	BP DRAFT RESPONSE
19	2020/12/23	IFT
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11/29/2021
TIME STAMP 2021-11-29, 9:06:41 AM

DEMOLITION AND RETENTION - LEVEL 0

A900



1 LEVEL 1 - DEMOLITION PLAN
A016a 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
2. REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
3. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED. DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
5. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
6. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
7. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
8. CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS APPLICABLE.
9. EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. REFER TO PROPOSED DRAWINGS AND COORDINATE LOCATION WITH ARCHITECT & OWNER.
10. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY.
11. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK. INCLUDE FOR DISPOSAL (FROM SITE) OF ALL REMOVED EQUIPMENT AND SERVICES, DUCTWORK, PIPING, PLUMBING, ETC. AND STORAGE OF ALL ITEMS TO BE RELOCATED IN THE NEW EXPANSION.
12. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEM.
13. ALL HAZARDOUS MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE OWNER AND SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS. IN THE EVENT THAT THE HAZARDOUS MATERIALS ARE FOUND DURING THE DEMOLITION PROCESS, WORK MUST CEASE UNTIL THEY ARE REMOVED.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

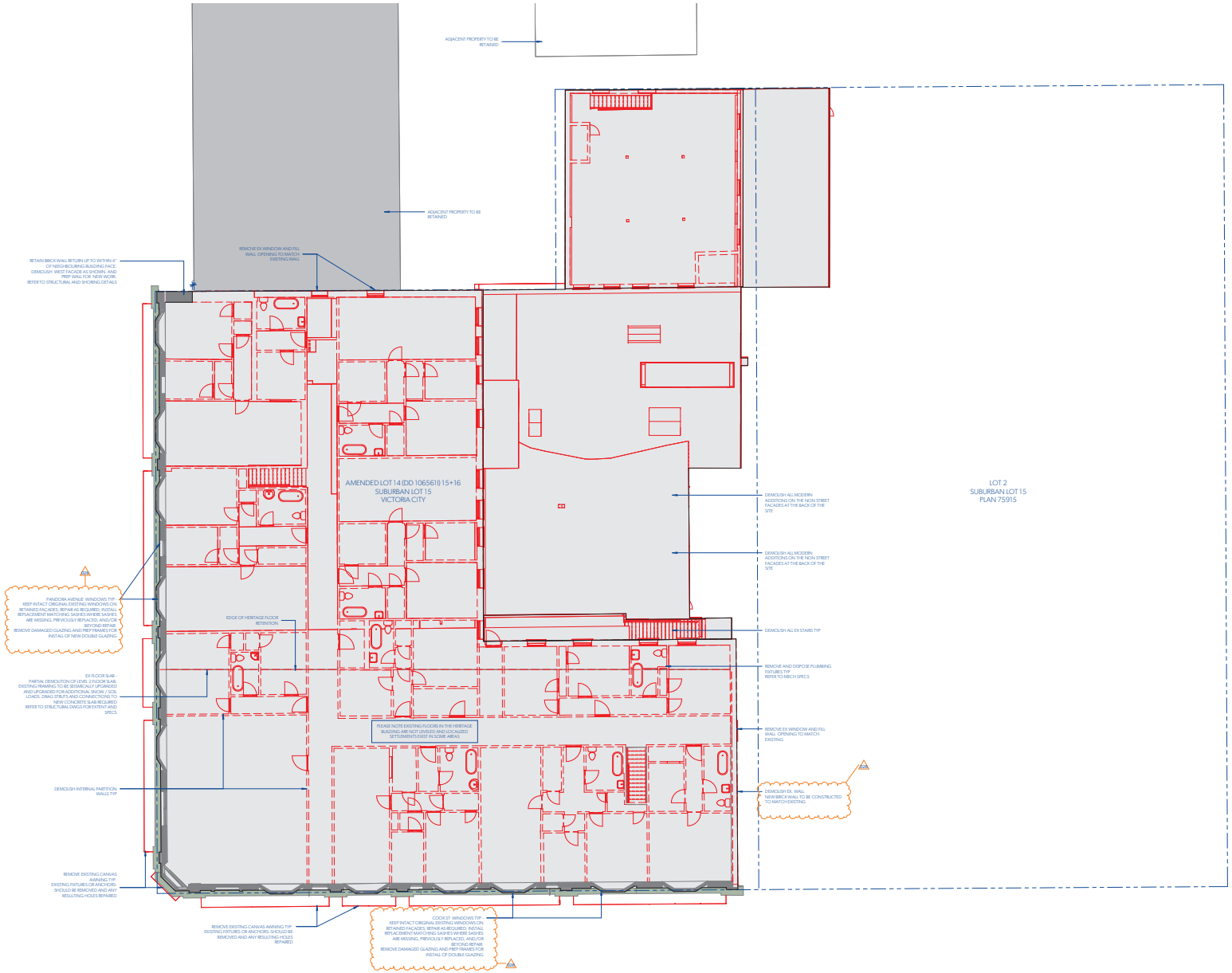
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/19	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:09:20
TIME STAMP 2021/11/15, 9:49:43 PM

DEMOLITION AND RETENTION - LEVEL 1

A901
85



1 LEVEL 2 - DEMOLITION PLAN
A0116b 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
2. REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
3. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED. DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
5. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
6. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
7. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
8. CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS APPLICABLE.
9. EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. REFER TO PROPOSED DRAWINGS AND COORDINATE LOCATION WITH ARCHITECT & OWNER.
10. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY.
11. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK. INCLUDE FOR DISPOSAL (FROM SITE) OF ALL REMOVED EQUIPMENT AND SERVICES, DUCTWORK, PIPING, PLUMBING, ETC. AND STORAGE OF ALL ITEMS TO BE RELOCATED IN THE NEW EXPANSION.
12. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEM.
13. ALL HAZARDOUS MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE OWNER AND SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS. IN THE EVENT THAT THE HAZARDOUS MATERIALS ARE FOUND DURING THE DEMOLITION PROCESS, WORK MUST CEASE UNTIL THEY ARE REMOVED.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

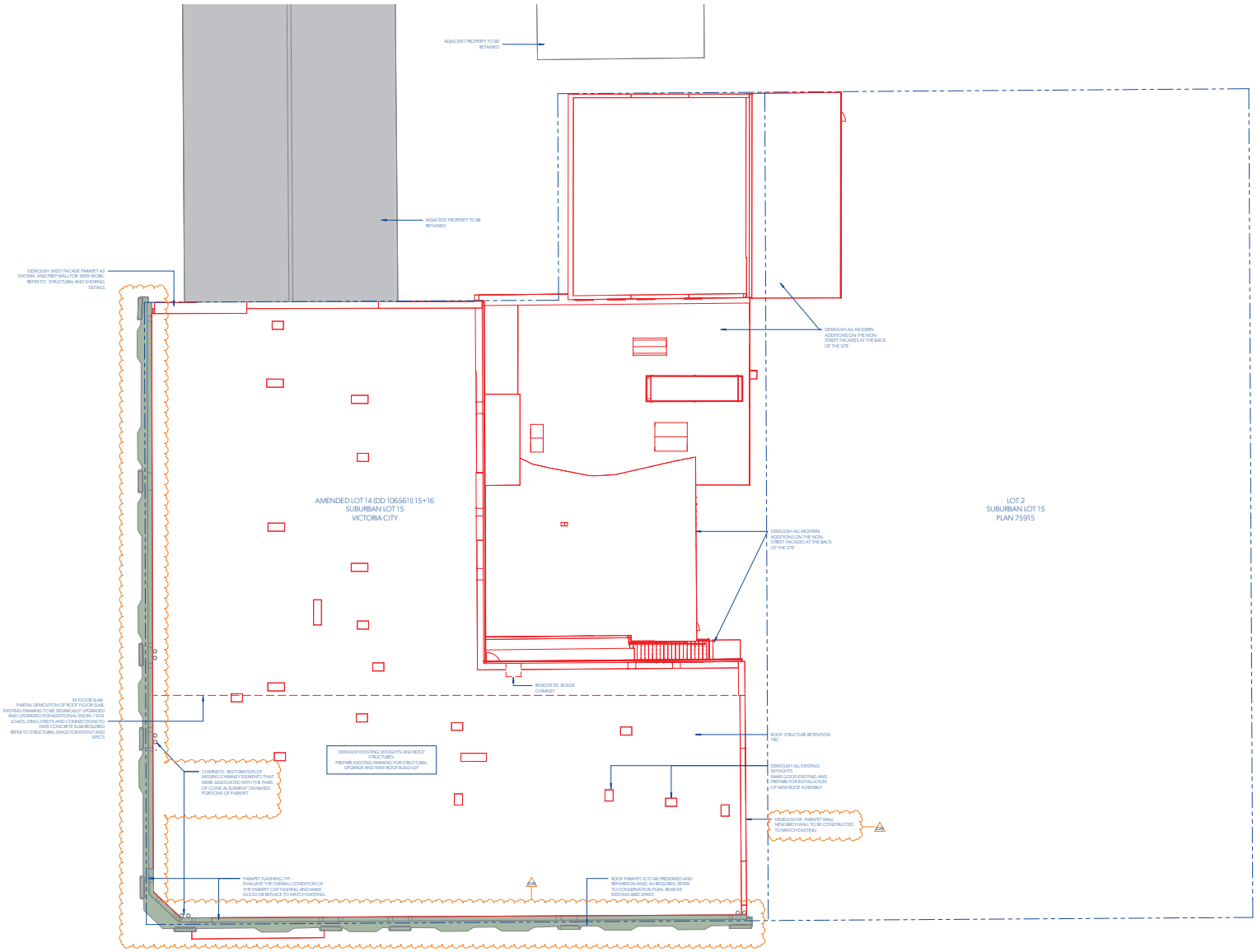
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:09:29
TIME STAMP 2021-11-29, 9:49:46 AM

DEMOLITION AND RETENTION - LEVEL 2

A902



1 ROOF - DEMOLITION PLAN
A017 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION

1. THIS DEMOLITION PLAN SHOWS GRAPHIC AND WRITTEN INFORMATION CONCERNING THE EXISTING SPACE. THIS IS INCLUDED AS "INFORMATION ONLY" REPRESENTING AVAILABLE RECORD INFORMATION OF THE ORIGINAL LEASE DRAWINGS PLUS FIELD NOTATIONS. SOME MODIFICATIONS MAY HAVE BEEN MADE AND NOT SHOWN. THIS INFORMATION IS FOR THE CONTRACTOR'S USE AS HE SEES FIT. NEITHER THE OWNER NOR THE ARCHITECT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE CONTRACTOR'S INTERPRETATION OF IT. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DETERMINE THE SCOPE OF WORK REQUIRED. THE CONTRACTOR SHALL EXAMINE THE EXISTING BUILDING AND WORK SHOWN BY ALL CONTRACT DOCUMENTS TO DETERMINE THE SCOPE OF DEMOLITION REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT.
2. REFER TO MECHANICAL & ELECTRICAL DEMOLITION NOTES AND MEP DOCUMENTS FOR EXTENT OF DEMOLITION OF THOSE SYSTEMS.
3. PROTECT ALL EXISTING STRUCTURE, SYSTEMS, FINISHES AND GENERAL CONSTRUCTION THAT ARE TO REMAIN THROUGHOUT THE COURSE OF THE WORK TO PREVENT DAMAGE OR LOSS. ANY SUCH DAMAGE CAUSED DURING THE COURSE OF THIS WORK WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE BEFORE THIS WORK IS CONCLUDED. DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
4. CONTRACTOR IS TO VERIFY UTILITY LINE LOCATIONS AND MAINTAIN THOSE THAT SERVE OTHER PARTS OF THE BUILDING THAT ARE NOT AFFECTED BY THE DEMOLITION.
5. ALL WORK WILL BE PERFORMED IN THE BEST WORKMANSHIP POSSIBLE IN ACCORDANCE WITH THAT TRADE'S BEST INDUSTRY STANDARDS.
6. DEMOLITION CONTRACTOR IS TO ARRANGE FOR SHUT OFF OF EXISTING UTILITIES. CONTRACTOR SHALL ARRANGE ALL TEMPORARY POWER.
7. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING NECESSARY TO EXECUTE THE NEW WORK.
8. CONTRACTOR TO OBTAIN & COMPLY WITH ALL BUILDING RULES & REGULATIONS APPLICABLE.
9. EXISTING ROOF DRAINS TO BE REWORKED AS REQUIRED. REFER TO PROPOSED DRAWINGS AND COORDINATE LOCATION WITH ARCHITECT & OWNER.
10. CONSTRUCTION AREA SHALL BE KEPT CLEAN AND SAFE. DISPOSE OF DEBRIS DAILY AND CLEAN AREAS OF WORK UPON COMPLETION. ALL WORK PERFORMED AFTER NORMAL BUSINESS HOURS REQUIRES AREA TO BE CLEAN BEFORE 8:00 AM THE FOLLOWING DAY.
11. CONTRACTOR IS RESPONSIBLE FOR DEMOLISHING AND REMOVING ALL MATERIALS FROM PREMISES IN ORDER TO ACCOMPLISH THE SCOPE OF THE NEW WORK. INCLUDE FOR DISPOSAL (FROM SITE) OF ALL REMOVED EQUIPMENT AND SERVICES, DUCTWORK, PIPING, PLUMBING, ETC. AND STORAGE OF ALL ITEMS TO BE RELOCATED IN THE NEW EXPANSION.
12. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEM.
13. ALL HAZARDOUS MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE OWNER AND SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS. IN THE EVENT THAT THE HAZARDOUS MATERIALS ARE FOUND DURING THE DEMOLITION PROCESS, WORK MUST CEASE UNTIL THEY ARE REMOVED.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

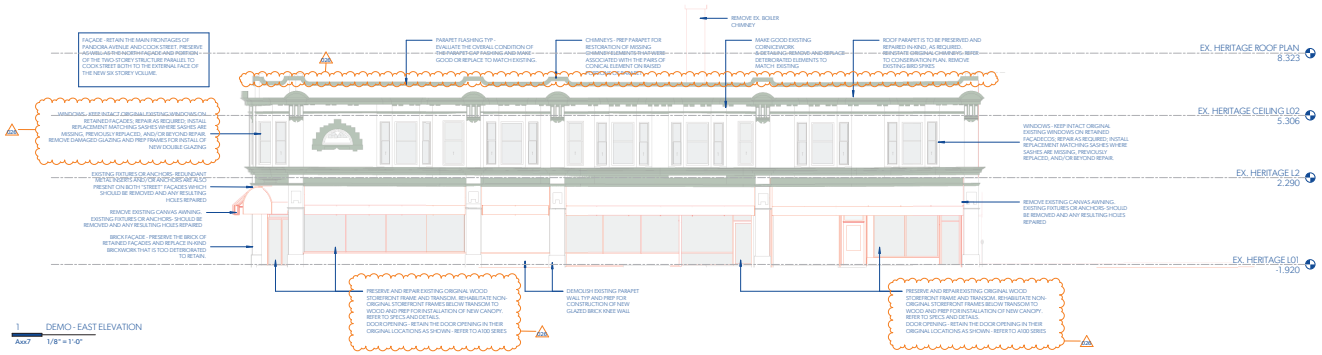
NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

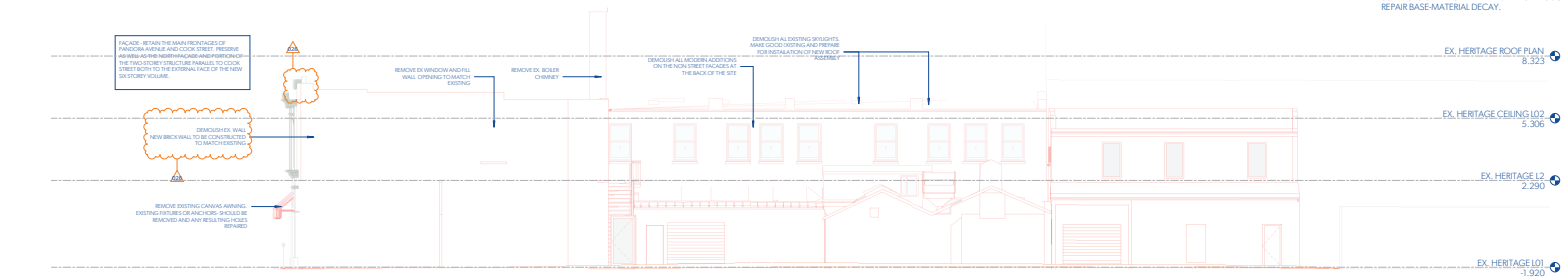
SHEET DATE
TIME STAMP

DEMOLITION AND RETENTION - ROOF

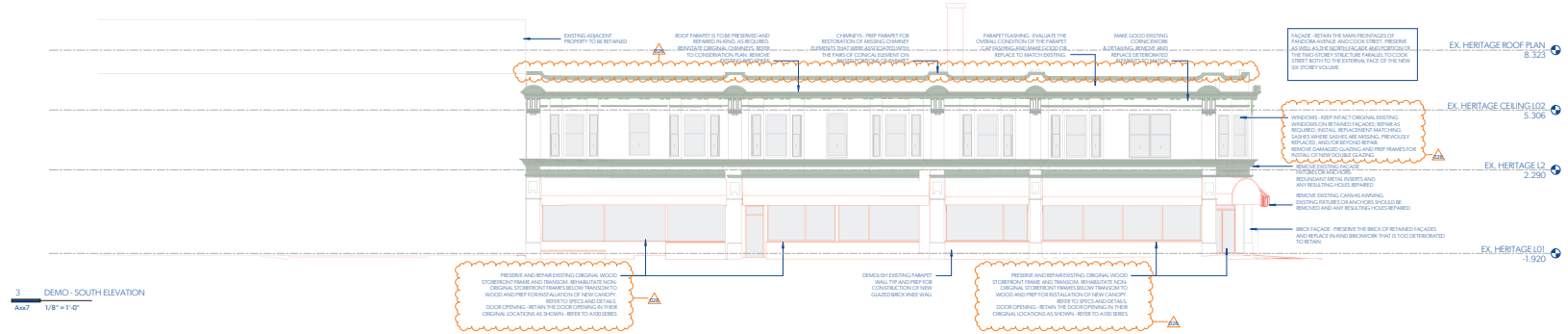
A903



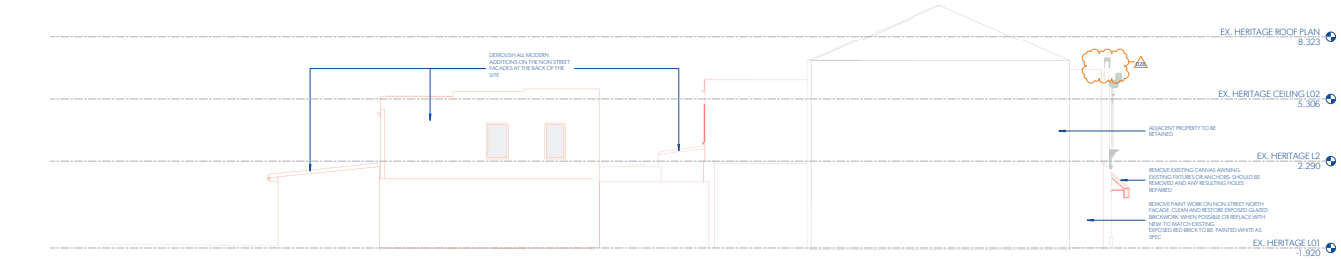
1 DEMO - EAST ELEVATION
Axx7 1/8" = 1'-0"



2 DEMO - NORTH ELEVATION
Axx7 1/8" = 1'-0"



3 DEMO - SOUTH ELEVATION
Axx7 1/8" = 1'-0"



4 DEMO - WEST ELEVATION
Axx7 1/8" = 1'-0"

GENERAL NOTES - FACADE DEMOLITION AND CONSERVATION

1. FACADE - RETAIN THE MAIN FRONTAGES OF PANDORA AVENUE AND COOK STREET. PRESERVE AS WELL AS THE NORTH FACADE AND PORTION OF THE TWO-STOREY STRUCTURE PARALLEL TO COOK STREET BOTH TO THE EXTERNAL FACE OF THE NEW SIX STOREY VOLUME.
2. BRICK FACADE - PRESERVE THE BRICK OF RETAINED FACADES AND REPLACE IN-KIND BRICKWORK THAT IS TOO DETERIORATED TO RETAIN.
3. MASONRY CLEANING - ALL MASONRY CLEANING, REPAIR, AND REPOINTING SPECIFCATIONS TO BE REVIEWED BY HERITAGE CONSULTANT.
4. OVERALL FACADE CLEANING - OVERALL CLEANING OF THE BRICK FACADES SHOULD BE CARRIED OUT.
5. EXISTING FIXTURES OR ANCHORS - REDUNDANT METAL INSERTS AND/OR ANCHORS ARE ALSO PRESENT ON BOTH "STREET" FACADES WHICH SHOULD BE REMOVED AND ANY RESULTING HOLES REPAIRED.
6. FACADE METALWORK - REPAIR AND STABILIZE DETERIORATED ARCHITECTURAL METAL ELEMENTS BY STRUCTURAL REINFORCEMENT OR CORRECTION OF UNSAFE CONDITIONS. REMOVE CORROSION THAT MAY BE DISCOVERED UPON CLOSER INSPECTION, PATCH AND REPAIR, CAULK JOINTS AS REQUIRED.
7. METAL CORNICES - REMOVE AND REPLACE THOSE DETERIORATED ELEMENTS, OR THE ENTIRE CORNICE WITH ONE THAT MATCHES THE HISTORIC IN ORIGINAL DIMENSIONS, DESIGN, MATERIALS, AND FINISH. THE VISUAL APPEARANCE OF THE CORNICES SHOULD NOT BE ALTERED AND SHOULD MATCH THE HISTORIC APPEARANCE.
8. GENERAL SHEET METAL WORK - THE SHEET METAL WORK WILL BE CLEANED AND PREPARED FOR REPAINTING. APPLY APPROPRIATE PRIMER FOR GALVANIZED SURFACES. PAINT IN HISTORICALLY APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE PREPARED BY HERITAGE CONSULTANT.
9. EXISTING PAINT FINISHES - RESTORE THE HISTORIC FINISH, HUE, AND PLACEMENT OF APPLIED COLOUR. COMPLETE ALL REPAIRS, REPLACEMENTS AND REMOVE ALL DIRT BEFORE PREPARING, PRIMING AND PAINTING. ALL SURFACES TO BE PAINTED ARE TO BE DRY PRIOR TO PAINTING. SCRAPE AND SAND PAINTED SURFACES ONLY AS NEEDED TO REACH A SOUND BASE. DO NOT STRIP ALL PREVIOUS PAINT EXCEPT TO REPAIR BASE-MATERIAL DECAY.

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

THIS DRAWING IS INTENDED TO BE PRINTED IN COLOR.
DRAWING NOT TO BE SCALED.

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC
BUILDING PERMIT RESUBMISSION
29TH JANUARY 2021

CLIENT
PRIMEX INVESTMENTS

NO	DATE	DESCRIPTION
26	2021/11/15	BP RESUBMISSION
21	2021/08/16	DEMO PERMIT RESUB.
20	2021/01/29	BP DRAFT RESPONSE
19	2020/12/23	IFT
9	2020/08/07	VALUE-ENGINEERING
4	2019/12/12	BUILDING PERMIT
3	2019/11/18	90% CD COORD.
2	2019/10/24	60% CD COORD.
0	2019/05/15	ISSUED FOR REZONING

ISSUES

SHEET DATE 11:05:05
TIME STAMP 2021-01-29, 9:05:05 PM

DEMOLITION AND RETENTION - ELEVATIONS

A904



PARKWAY APARTMENTS

1050 PANDORA AVENUE, VICTORIA, BC

CONSERVATION PLAN

JULY 2019

DONALD LUXTON
AND ASSOCIATES INC

TABLE OF CONTENTS

1. INTRODUCTION 1

2. HISTORIC CONTEXT 2
   2.1 North Park Neighbourhood History 2
   2.2 History of Long-Standing Tenant: Wellburn's Market 3
   2.3 Original Architect: William Ridgway-Wilson 4

3. STATEMENT OF SIGNIFICANCE 7

4. CONSERVATION GUIDELINES 8
   4.1 Standards and Guidelines 8
   4.2 Conservation References 9
   4.3 General Conservation Strategy 10
   4.4 Sustainability Strategy 11
   4.5 Alternative Compliance 12
   4.6 Site Protection and Stabilization 12

5. CONSERVATION RECOMMENDATIONS 15
   5.1 Site 15
   5.2 Form, Scale, and Massing 16
   5.3 Foundations 18
   5.4 Exterior Masonry Walls 18
   5.5 Architectural Metalwork 22
   5.6 Fenestration 26
      5.6.1 Windows and Trim 26
      5.6.2 Doors and Trim 30
      5.6.3 Storefront 32
   5.7 Roof and Chimney 34
   5.8 Signage 34
   5.9 Preliminary Exterior Colour Schedule 35
   5.10 Interior 37

6. MAINTENANCE PLAN 40
   6.1 Maintenance Guidelines 40
   6.2 Permitting 40
   6.3 Routine, Cyclical and Non-Destructive Cleaning 40
   6.4 Repairs and Replacement of Deteriorated Materials 40
   6.5 Inspections 41
   6.6 Information File 41
   6.7 Exterior Maintenance 42

APPENDIX A - RESEARCH SUMMARY 45
APPENDIX B - ARCHIVAL DRAWING 46



Above: Wellburn's Market's Pandora Avenue and Cook Street façades, 1960, City of Victoria Archives M01462

1.0 INTRODUCTION

HISTORIC NAME: Parkway Apartments
CIVIC ADDRESS: 1050 Pandora Avenue, BC
ORIGINAL OWNER: David R. Ker
ARCHITECT: William Ridgway-Wilson
DATE OF CONSTRUCTION: 1911

Parkway Apartments, located at 1050 Pandora Avenue in Victoria's North Park neighbourhood, is a two-storey masonry building with commercial space on the ground floor and apartments on the second floor. The Edwardian-era building is characterised by its: glazed white brick exterior; full-height commercial storefronts on the ground floor separated by brick pilasters that extend to the parapet level; substantial storefront and roof level metal cornices; chamfered entry on the ground floor; and regular arrangement of second floor fenestration including single and double assembly hung wood windows and projecting oriole windows.

The building was constructed in 1911 for David R. Ker and is reflective of the nature of Edwardian-era development in the city. Constructed during the economic boom that preceded the First World War, Parkway Apartments represents the north and eastward push of Victoria's commercial core. The building's combination of residential and commercial spaces reflected the growing need for housing in the city as well as the commercial vitality of Pandora Avenue, a major thoroughfare in the city.

An overall redevelopment scheme for this property has been prepared by Michael Green Architecture. The nature of the redevelopment of the site involves integrating retained portions of the historic resource within the new construction.

The major proposed interventions of the overall project to the Parkway Apartments building include:

- Intent to retain up to 50% of the original two-storey L-shaped building including: the historic façades of Pandora Avenue, Cook Street, section of the north façade back to the external face of the new six storey volume, return of west façade; structure (columns, beams, joists) of the existing two-storey building from the retained façades to the new six storey volume; salvage, where possible, for reuse in public areas interior wood finishes of second floor.
- Preservation of character-defining elements of retained façades and completion of in-kind repairs, where required. Rehabilitation of storefront. Overall rehabilitation project with restoration of missing character-defining elements.
- Rehabilitation the site through the construction of a new structure behind the retained elements that extends north beyond the heritage resource's current footprint to the adjacent.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010). It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed overall site redevelopment.

2.0 HISTORIC CONTEXT

Parkway Apartments at 1050 Pandora Avenue represents the Edwardian era history of the North Park neighbourhood of Victoria. The building is a tangible reminder of the booming economy of the early twentieth century, which saw the construction of some of Victoria's most prominent buildings. The block's original design consisted of a ground floor with multiple storefronts and upper floor broken into residential suits. The mixed-use design of Parkway Apartments is reflective of the period's increased need for commercial and residential spaces and illustrates the growing presence of locally-based amenities in residential neighbourhoods. The block's architecture and materiality evoke feelings of prosperity and potential reflective of the city's economic position prior to the First World War.

2.1 NORTH PARK NEIGHBOURHOOD HISTORY

North Park is one of Victoria's oldest residential neighbourhoods, and maintains its historical character of a diverse mixed-use community, bounded by Bay Street, Blanshard Street, Cook Street and Pandora Street. This is Victoria's second smallest neighbourhood, after Harris Green, at one square kilometre, or about eighteen blocks. It is primarily a residential community, grounded by businesses, recreational facilities, and religious landmarks.

The southern portion of the neighbourhood, including the area around Parkway Apartments, developed early and eventually became the business core of North Park. The lot subdivisions of the area were created as part of the Hudson's Bay Company's early town plans and were not initially intended to be used for residential development. However, the close proximity to downtown Victoria contributed to further subdivision and the early residential growth of North Park. The neighbourhood was fairly developed by the 1880s and the 1890 arrival of the electric streetcar line further accelerated growth.



Above: 1050 Pandora Avenue, note 'Groceries' sign to the left of Canadian Imperial Bank of Commerce signs, as well as the streetcar lines overhead, circa 1914, Royal BC Museum D-09079



Above: Harris Green with 1050 Pandora Avenue on the left mid-photo, circa 1925, City of Victoria Archives (CVA) M00854

The turn of the twentieth century brought additional waves of prosperity to Victoria, as part of an overall economic expansion through the Edwardian era. It was during this time the Parkway Apartments building was constructed on Pandora Avenue. Some of Victoria's oldest and most beloved apartment blocks, including the Parkway, were constructed in North Park during the early 1910s.

Owing to its location near the city core of Victoria, North Park was one of the first suburban neighbourhoods where wealthy Chinese businessmen and their families settled, after leaving Chinatown before the First World War. The neighbourhood continued to add density through the early twentieth century, as new houses were constructed, larger homes were converted into multiple dwelling units, and additional businesses moved to the area. Growth increased dramatically during the postwar era, as multi-family residential buildings were constructed throughout North Park. The neighbourhood continues to be a popular community within Victoria today.

2.2 HISTORY OF LONG-STANDING TENANT: WELLBURN'S MARKET

The Parkway Apartments building was constructed in 1911 as shops and an apartment complex for businessman David R. Ker, a resident of Rockland. One of the very first occupants was a dry goods merchant, George Alfred Richardson, who also resided in Rockland. The upper floor residential space was originally named Parkway Apartments. Eight tenants were listed there in 1917 and there were eleven in 1921.

Matthew Wellburn was a grocer for his entire working life; he helped in the family grocery store and attended church at St. John the Devine until just three months before his death. Wellburn was quoted as saying that he came to Vancouver Island for a visit in 1910 "and never got over it." In 1911, he returned to England to bring his wife Geraldine and five children to Victoria. Their first home was on Grant Street and the children attended the new Victoria High School. Matthew first worked for another grocer, but around 1912 he set up his own shop at the corner of Camosun Street and Pandora



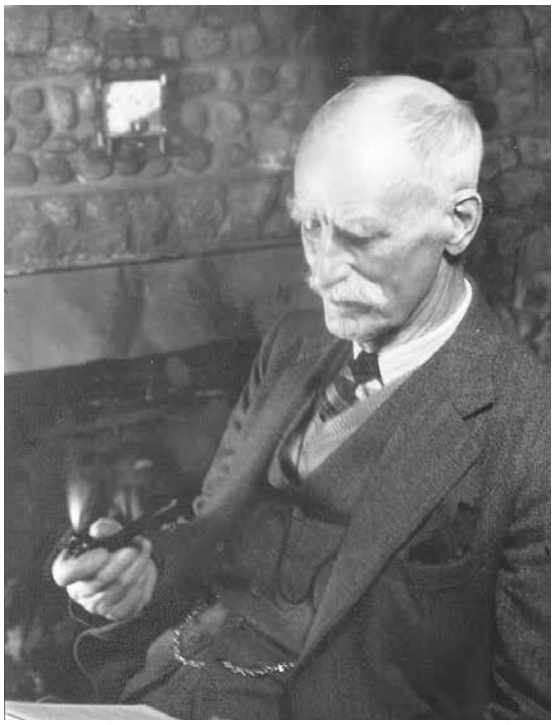
Above: Wellburn's Market before it had taken over nearly the entire ground floor, 1960, CVA M01462

Avenue (the building remains standing). Two years later, he moved the shop into the building at 1050 Pandora Avenue, where two previous grocers had failed. Originally named Wellburn's Cash Grocery Store, the shop grew steadily, taking over a bakery, a bank, a pharmacy and other businesses until it finally became a supermarket. It was managed by Matthew's son George by the end of the 1960s. Several of the Wellburn children were amongst Victoria's top swimmers in the 1920s, most notably son Tom, who established a new Canadian record racing against Johnny Weismuller at the newly opened Crystal Garden pool in 1925. Eldest Wellburn son Gerry went on to establish the BC Forest Museum north of Duncan in 1965. Matthew Wellburn passed away in 1969 at age 98. Wellburn's Market, as well as the upper storey rental apartments, continues to operate well into the second decade of the twenty-first century.

2.3 ORIGINAL ARCHITECT: WILLIAM RIDGWAY-WILSON

Colonel Ridgway-Wilson was a prolific and surprisingly versatile architect. He designed many impressive residences still standing today, and was also responsible for numerous commercial buildings and for several grand military and institutional landmarks. Wilson was born in Hong Gow, China on July 24, 1862, and his family moved to England soon after. He began serving articles in the office of Bromiton Cheers, a Liverpool architect, as early as age thirteen, and later moved to London to work as assistant in the offices of architects, Searles & Hayes, and also with the "legendarily fat" Sir Horace Jones (1819-1887), London City Architect. During his time in London he passed examinations at the South Kensington Science and Art school, which allowed him to lecture on building construction, and to pursue studies at the Royal Academy.

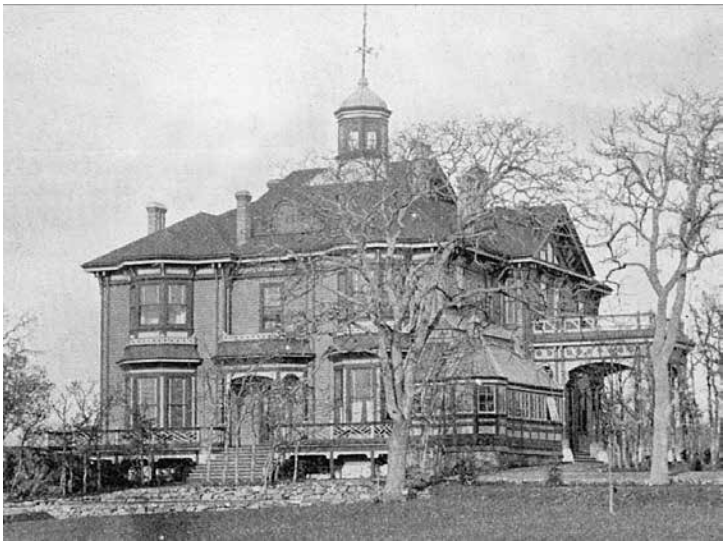
At the end of 1887, Wilson arrived in Victoria and set up his practice. In May 1888, he entered into a



W Ridgway Wilson

short-lived but productive partnership with the experienced and well-travelled frontier architect, Elmer H. Fisher, and they completed buildings in Victoria and Vancouver between 1888-89 before Fisher left for Seattle. In 1889, Wilson was hired by John Mahrer to design the Nanaimo Opera House, a three-storey, brick-faced Italianate structure that seated up to 600 persons. The same year he designed the Queen Anne-style residence for banker Alexander A. Green, named Gyppeswyk, the Saxon name for Green's birthplace, Ipswich. Gyppeswyk survives today as part of the Victoria Art Gallery. In 1890-91, Wilson had a short-lived partnership with T.C. Sorby, and they provided the designs for the Begbie Block in New Westminster, 1890-91, and a commercial block for the five daughters of Sir James Douglas, which became known as the Five Sisters Block.

In 1889, Wilson had married Flora Alexandra Jenns, daughter of Reverend Jenns of St. John the Divine Church. This was the old iron church that was replaced by the present Hudson's Bay Company (HBC) department store. When the church sold their property to the HBC, Wilson designed a new Gothic Revival St. John the Divine in 1912, of dark brick with contrasting light stonework. His funeral would be held in this church forty- five years later.
From 1892, Wilson operated as a sole practitioner, and his career took off with numerous grand houses, commercial blocks, and large institutional projects to his credit. His early institutional projects included Victoria's South Park School, 1894, inspired by the contemporary school architecture of London. The passage of the revised Public Schools Act in 1891 transferred control of educational funds to local school boards, and rapid population growth put a great deal of pressure the boards, to provide more classroom space. On May 11, 1893 the Victoria School Board announced a competition, open to Victoria architects, to design two graded elementary schools, in the North and South Wards. The rules specified brick construction, with stone foundations and slate roofs, with each school containing eight classrooms. A total of twelve entries were received, and the Board, unable to make a decision, asked Vancouver architect, R. Mackay Fripp, to act



Right: Gyppeswyk, now part of the Art Gallery of Greater Victoria

as judge. Fripp awarded the highest honours to Messrs. Soule & Day's entry, which was assigned to the North Ward site. The rest of the entries were considered "fairly level in merit," and S.M. Goddard was awarded a qualified second place, and Wilson placed third. The School Board, however, preferred Wilson's interior layout, and chose his design for the other school, which survives today as South Park School. Wilson also under- took the isolation hospital at Royal Jubilee, 1893, and alterations and additions to the Provincial Asylum in New Westminster in 1897-98. Victoria West School, 1907-08, and additions to Lampson Street School, Esquimalt, 1913, followed later in Wilson's career.

Commercial projects of interest included his Italianate designs for Chinese clients in Victoria's "Chinatown," such as the Loo Tai Cho Building, 1893. Wilson, in addition to being the architect for the B.C. Land & Investment Agency from 1894 on, designed many buildings like the two-storey Porter Block, 1897, and Mahon Block, 1907, in Victoria. The W. & J. Wilson Building, 1912, is a remarkable exercise in restrained Classicism, with two ornate pilasters serving as bookends to a wall of glass display windows, the entire structure capped by a simple cornice. Examples of his diverse residential work in Victoria include: Schuhuum, a large Tudor residence, built for Hewitt Bostock, 1894; the Charles Spratt Residence on the Gorge, 1894, later the home of Premier McBride who named it Glenelg; a two-storey brick house for Dr. Charles F. Newcombe on Dallas Road, 1907-08; a grand turreted house on Rockland Avenue for Dr. Jones, 1908; and Lotbinière, also for Charles Spratt, on Lotbinière Avenue, 1909. In 1899, Wilson built his own Arts and Crafts-influenced home on the Gorge, with distinctive jerkin-headed roofs and elaborate coursed shingle siding.

Wilson joined the militia in 1899, and two of his last major commissions were related to his military contacts. He provided plans for both the Victoria Drill Hall, now the Bay Street Armoury, Victoria, 1913-15, and the Colquitz Jail, on Wilkinson Road in Saanich, 1914. These two large structures maintain the Victorian aesthetic prevalent through Wilson's career, their crenellated tops and towers giving a picturesque Gothic interpretation to these institutions of discipline. Wilson achieved the rank of Colonel, and during the First World War was in charge of the internment of enemy aliens on the west coast. At first, the aliens were kept in the Saanich prison that Wilson himself designed, and later they were moved to an Internment Camp in Vernon, of which Wilson became the commander.

After the outbreak of war in 1914, Wilson went into partnership with Alexander Robert Hennell, an association that lasted until 1918. Hennell carried on the architectural business while Wilson went into the army full-time. By the 1920s Wilson was approaching retirement age and took on smaller projects, although he did not officially retire until 1940.

Ridgway and Flora had five children: Basil, Guy, Percy, Hebden, and Daisy. His grandchildren, who all called him "Pop," were expected to stand when he entered the room. They remember his military bearing and declare that he marched everywhere, never merely walked. He had a bad habit of jay-walking, as he believed it his right to step off the curb wherever and whenever it suited him. Asked to give away his granddaughter Barbara, at her wedding, he was willing but declared, "I have to get to a cricket match that day." She arranged a morning service and wedding breakfast to accommodate his plans, and afterwards the groom drove him to the match which he was attending not as a player, but merely as a devoted spectator.

Despite these stiff characteristics of an English-born military officer, the present writer remembers his friendly piercing eyes and his smart, straight bearing. In 1927, the Wilsons moved in with their son Basil; Flora died in 1939. Wilson continued to be seen daily climbing the stairs from the fifth floor of the Royal Trust (Union) Building to the roof- top quarters of the British Empire Club of which he was a member. He died on February 21, 1957 at the age of ninety- four, and was interred in the family plot in Colwood Burial Park.

3.0 STATEMENT OF SIGNIFICANCE

Address: 1050 Pandora Avenue, Victoria, British Columbia
Name: Parkway Apartments
Original Owner: David R. Ker
Original Architect: William Ridgway-Wilson
Construction Date: 1911

Description of the Historic Place
The Parkway Apartments building is a two-storey commercial building situated on the north side of Pandora Avenue in the North Park neighbourhood of Victoria. The historic building is distinguishable by its chamfered corner, prominent cornices, glazed brick, and alternating bays along the second storey.

Heritage Value of Historic Place
Parkway Apartments is significant for its association with the Edwardian-era development of Victoria and its long-standing grocery store tenancy on the ground floor. The building is valued additionally for its commercial architectural style, as designed by William Ridgway-Wilson.

Constructed during the upswing of the pre-First World War real estate boom, Parkway Apartments is valued as part of the surge of development that characterized Victoria's gateway economy during the Edwardian-era period. Built 1911, the building has been used continuously for commercial purposes on the ground floor, with residential space on the upper floor. Originally constructed for Rockland resident David R. Ker, this two-storey structure represents the north and eastward expansion of Victoria's commercial core. The variety of commercial uses attest to the adaptability of this structure and the commercial vitality of Pandora Avenue, one of the major thoroughfares to the eastern part of the City and the adjacent municipality of Oak Bay.

The building is additionally significant for its vernacular Edwardian era architecture as designed by William Ridgway-Wilson. Ridgway-Wilson designed many architecturally important projects that continue to define the character of Victoria, such as Gyppeswyk, now part of the Art Gallery of Greater Victoria (1889), St. John the Divine Anglican Church (1912), and the Victoria Drill Hall (now the Bay Street Armoury, 1913-15).

Character-Defining Elements
The key elements that define the heritage character of Parkway Apartments include, but are not limited to its:

- location on north side of Pandora Avenue at Cook Street in the North Park neighbourhood of Victoria;
- siting on the property lines, with no setbacks;
- mixed commercial and residential use;
- commercial form, scale and massing as expressed by its two-storey height, L-shaped plan, low-slope shed roof, full retail storefront on ground level of Pandora Avenue and Cook Street façades;
- masonry construction of red brick with grey mortar laid in common bond; face brick of white glazed brick laid in running bond with white mortar on the façades of Pandora Avenue and Cook Street; parging on the base of brick pilasters and at storefront transom level on the street façades; concrete lintels; internal red brick chimney;
- Edwardian-era architectural features including its: commercial and residential design with full-height storefront on the ground floor; brick pilasters extending from grade to parapet delineating storefront bays; decorative pressed metal cornices at the storefront and roof levels; regular arrangement of fenestration on the upper floor; flat parapet punctuated by raised portions which align with brick pilasters on Cook Street and Pandora Avenue façades; and
- original fenestration including: multi-light wood storefront transoms spanning each storefront bay of Pandora Avenue and Cook Street façades; single assembly hung wood frame and sash windows with parged brick sills on rear façade; single and double assembly hung wooden-sash windows, oriole windows with wood frame and sash hung windows on either side of a fixed multi-light wood frame and sash windows on the second storey of Pandora Avenue and Cook Street façades; half-moon leaded glass window with wood frame on Cook Street façade; three panel wood doors with wood transom windows on rear façade.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

Parkway Apartments is a registered property included on the City of Victoria's Register of Heritage Properties and is a significant historical resource in the City of Victoria and its North Park neighbourhood. Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention to heritage resources. Under the *Standards & Guidelines*, the work proposed for Parkway Apartments will include aspects of preservation, rehabilitation, and restoration.

> ***Preservation:*** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*
>
> ***Restoration:*** *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*
>
> ***Rehabilitation:*** *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to Parkway Apartments should be carried out based upon thee Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following ***General Standards*** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and

where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

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

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The following conservation resources should be referred to when considering any interventions to the Parkway Apartments building:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

Preservation Brief 4: Roofing for Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm

Preservation Brief 9: The Repair of Historic Wooden Windows.
http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

Preservation Brief 11: Rehabilitating Historic Storefronts.
http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm

Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.
http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm

Preservation Brief 32: Making Historic Properties Accessible.
http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.
http://www.nps.gov/tps/how-to-preserve/briefs/33-stained-leaded-glass.htm

Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation.
http://www.nps.gov/tps/how-to-preserve/briefs/35-architectural-investigation.htm

Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.
http://www.nps.gov/tps/how-to-preserve/briefs/37-lead-paint-hazards.htm

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.
http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm

Preservation Brief 44: The Use of Awnings on Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/44-awnings.htm

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.
http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve components of the existing structure while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for use. As part of the scope of work, intact character-defining elements will be preserved, damage or missing elements will be repaired in-kind using existing examples, historic precedents, and archival documents as guides in their rehabilitation. An overall redevelopment scheme for the site has been prepared by Michael Green Architecture, and includes the heritage resource situated at 1050 Pandora Avenue as well as the parking lot to the north of the building.

The major proposed interventions of the overall project include the:

- Intent to retain up to 50% of the original two-storey L-shaped building including: the historic façades of Pandora Avenue, Cook Street, section of the north façade back to the external face of the new six storey volume, return of west façade; structure (columns, beams, joists) of the existing two-storey building from the retained façades to the new six storey volume; salvage, where possible, for reuse in public areas interior wood finishes of second floor.
- Preservation of character-defining elements of retained façades and completion of in-kind repairs, where required. Rehabilitation of storefront. Overall rehabilitation project with restoration of missing character-defining elements.
- Rehabilitation the site through the construction of a new structure behind the retained elements that extends north beyond the heritage resource's current footprint to the adjacent.

Due to the proposed addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Design a rehabilitation of the exterior of the existing buildings that will be sympathetic to heritage character-defining elements.
- Design additions in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work should be contemporary, but should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façades.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, 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.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."

The following is an excerpt from the introduction of the document:

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts*

equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

Parkway Apartments is a registered heritage building listed on the City of Victoria's Register of Heritage Properties. Parkway Apartments is eligible for designation and therefore may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION (FOR SHORT PERIOD OF TIME)

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures.

Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is

vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The retained elements of the building should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façade.

Parkway Apartments is currently occupied by multiple commercial businesses on the ground floor. The upper floor consists of multiple apartments, which at the time of the site visit appear to all be occupied by tenants. If during the course of the project the building is vacated by its tenants, the structure should be made safe and closed up to protect it from the weather, unauthorized access, and vandalism.

The following checklist will ensure that work items for the protection during the temporary mothballing of the historic structure are not inadvertently omitted and the listed heritage resource secured:

Moisture
- ☐ Is the roof watertight?
- ☐ Is exterior cladding in good condition to keep water out?
- ☐ Is the site of the temporary location properly graded for water run-off?

Ventilation
- ☐ Have steps been taken to ensure proper ventilation of the building?
- ☐ Have interior doors been left open for ventilation purposes?
- ☐ Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

Pests
- ☐ Have nests/pests been removed from the building's interior and eaves?
- ☐ Are adequate screens in place to guard against pests?
- ☐ Has the building been inspected and treated for termites, carpenter ants, rodents, *etc*.?

Security
- ☐ Are smoke and fire detectors in working order?
- ☐ Are wall openings boarded up and exterior doors securely fastened?
- ☐ Are plans in place to monitor the building on a regular basis?
- ☐ Are the keys to the building in a secure but accessible location?
- ☐ Are the grounds being kept from becoming overgrown?
- ☐ Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?
- ☐ Is the site securely fenced and regularly patrolled?
- ☐ Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or report vandals?

The aforementioned items will assist in protecting the listed heritage resource that is currently unoccupied during the planning process until actual site work commences.

5.0 CONSERVATION RECOMMENDATIONS



Above: Parkway Apartments (within blue box) and adjacent streets in Victoria.



Above: For reference clarification "street" façades are those noted in blue arrows and "non-street" façades are those in white arrow.

A condition review of the Parkway Apartments was carried out during a site visit in July 2018. The condition assessment was limited to a visual review of the condition of the exterior of the building. The interior of the building was not assessed and no intrusive or destructive testing was carried out as part of the condition assessment. The recommendations for the conservation of the historic resource are based on the site review and available archival documents that provide valuable information about the original design and construction of the historic building. Further investigation may be required to determined the structural integrity of the original materials, in addition to retrieval of samples (*e.g.* additional paint samples from inaccessible areas) from the exterior of the building for further review.

The following describes the materials, their condition and recommended conservation strategy for Parkway Apartments based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The historic Parkway Apartments is situated in its original location at the northwest corner of the intersection of Pandora Avenue and Cook Street in Victoria's North Park neighbourhood. The building sits on a large lot, built to the property line with the primary (street) façades orientated to Pandora Avenue and Cook Street. To the north of the extant heritage resource is a large lot currently being used for parking. A small park, Franklin Green, is located northwest of the building and a residential development meets the west façade of Parkway Apartments. The rear of the building possesses later one-storey additions.

The intended redevelopment plan for the site is for the façades of Pandora Avenue and Cook Street, the north façade to the external face of the proposed new six-storey volume, portion of the west façade, as well as portion of the existing structure to be retained. The redevelopment of the site encompasses the construction of new volume behind and connected to the retained elements. The new construction will also encompass the lot to the north of the extant building currently being used for parking.

Conservation Strategy: Preservation and Rehabilitation

- Preserve the original setting of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontages of Pandora Avenue and Cook Street. Preserve as well as the north façade, portion of west façade, and portion of the two-storey structure. New construction to be constructed in a manner that is "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as recommended in **Standard 11**.



Top: Insurance Plan of Victoria, British Columbia 1903, revised 1909, showing northwest corner of Pandora Avenue and Cook Street.

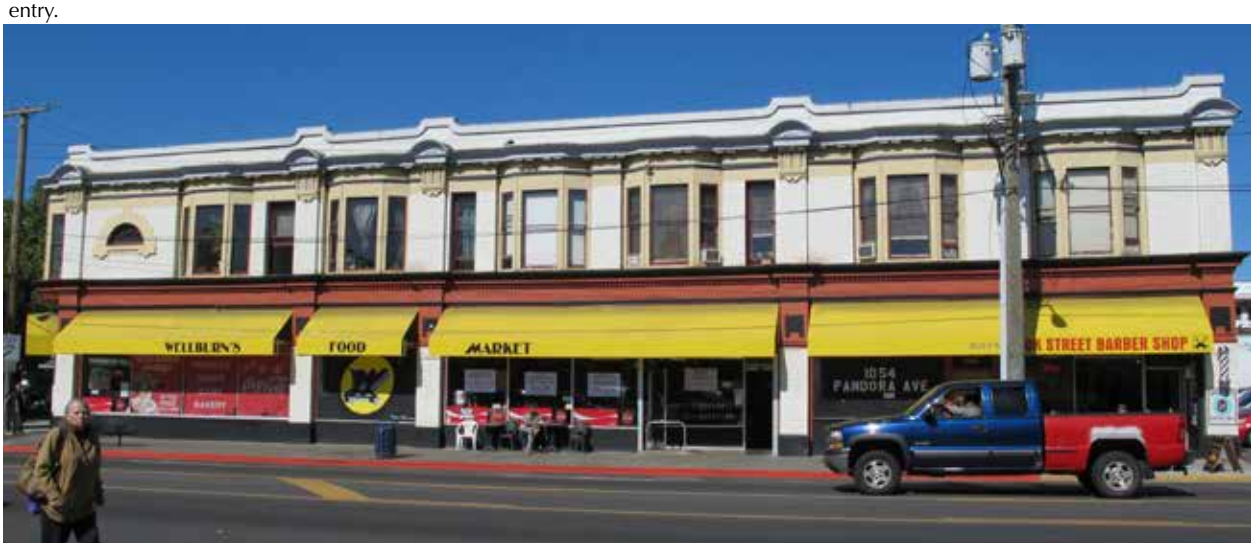
Bottom: Insurance Plan of Victoria, British Columbia Volume 1, 1911 revised 1913 showing northwest corner of Pandora Avenue and Cook Street with Parkway Apartments constructed.

5.2 FORM, SCALE, & MASSING

Parkway Apartments is a two-storey masonry building reflective of the commercial/residential buildings constructed during Victoria's pre-First World War boom period. The two-storey portion of the building possesses a L-shaped plan with its "street" façades fronting Pandora Avenue and Cook Street. Single storey additions are present on the rear (north) façade of the building. The building's form, scale, and massing of: L-shaped plan; two-storey height; with parapet are character-defining elements which should be preserved. Parkway Apartments' original form, scale, and massing are largely intact; however, there have been alterations made to the rear of the building through multiple one-storey additions.

The current understanding of the redevelopment of the site is for the façades of Pandora Avenue and Cook Street, portion of west façade, and the north façade to the external face of the proposed new six





Above and Below: Street façades of Pandora Avenue (above) and Cook Street (below). The building is characterised by its two-storey height, masonry construction, storefront bays, second floor fenestration patterning, storefront and rooftop cornices, parapet, chamfered entry.



Above: "Non-street" (north) façade of Parkway Apartments showing later added additions to the rear of the building and parking lot located adjacent and to the north of the building.



Above: "Non-street" west façade and adjacent residential development.

storey volume, as well as portion of the existing two-storey structure are to be preserved. Any new construction above the original two-storey height of the building should be sensitive to the historic scale and massing of the building as well as sympathetic to its materiality. This may included such approaches as stepping back the new construction from the historic façades, utilizing materials that are sympathetic to but do not detract from the historic appearance of the retained elements.

Conservation Strategy: Preservation and Rehabilitation

- The form and scale of the Pandora Avenue Cook Street, portion of west façade, and the north façade to the external face of the proposed new six storey volume will be retained. Portion of the existing two-storey structure parallel to Cook Street extending back to the external face new six-storey volume shall also be retained.
- All modern additions should be sensitive to the scale and massing of the retained façades of the building, and should read as contemporary additions.

5.3 FOUNDATIONS

The building's foundation was not accessed for review. Based on the current understanding of the redevelopment of the site and the retention of the street façades, portion of the west and north façades, as well as portion of the structure back to the external face of the new volume, it is assumed as part of this work, the existing foundation will be preserved to achieve this level of retention. Careful attention should be taken during stabilization, demolition, repair, and new construction to ensure the exterior masonry walls above grade and retained structure are not damaged during any phase of the project. Care should also be taken to ensure that the decorative elements of the "street" façades such as the cornices and fenestration are not damaged during the course of the project.

Conservation Strategy: Preservation and Rehabilitation

- Existing foundations should be preserved, if possible.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the all foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 EXTERIOR MASONRY WALLS

5.4.1 "STREET" FAÇADES - PANDORA AVENUE (SOUTH) AND COOK STREET (EAST)

Parkway Apartments features façades load-bearing brick walls. The façades of Pandora Avenue and Cook Street are faced with a wythe of glazed white brick with white mortar laid in running bond. This brick is present on the pilasters separating the storefront bays, the second floor, and the parapet. Materials and finishes of higher value were often placed on street façades to project a sense of status and prosperity. When the building was completed, the white brick contrasted the finish of the fenestration, storefronts, and cornices, as shown in historic photographs. The glazed brick contributes significantly to the character of Parkway Apartments and is to be preserved.

Visual inspection of the brick from the ground was conducted. Overall, the glazed brick of the Pandora Avenue and Cook Street façades is in good condition. Deterioration that is present appears in the form of chips to the glazing (typically at the arises of bricks and outside corners of the building), mortar loss, localized areas of staining of mortar, organic deposits in some areas, and over painting on to the brick. Redundant fixtures and anchors are also present on both "street" façades which should be removed and any resulting holes repaired.
Alterations to the "street" façades include the



Above: Typical brick damage of chips and paint on brick face from painting adjacent wood elements, present on both "street" façades.



Left: Exterior of "street" façades with brick laid in running bond with white mortar. Brick present on pilasters separating storefront bays, second floor walls, and parapet. Overall in good condition with local areas of deterioration.

Below Left and Right: Existing brick of "street" façades showing mortar joints







Above: Later installed scupper above roof cornice on Cook Street façade. Weather proofing material applied onto the face of the parapet.

addition of a thru-wall scupper installed above the rooftop cornice on the Cook Street façade. The waterproofing of the scupper has been spread onto the adjacent glazed brick. Consideration should be given to ensure the roof drains in a manner that permits the deletion of this later added scupper. Additional alterations include: the base of the glazed brick pilasters being parged; increase height and parging of the original glazed brick storefront bulkhead; removal of the pairs of cylindrical 'chimney-like' elements algin with the pilasters at the parapet level.

Conservation Strategy: Preservation

- Overall, preserve the brick of retained façades and replace in-kind brickwork that is too deteriorated to retain.
- Undertake complete condition survey of all brick surfaces.
- Retain sound exterior masonry and deteriorated exterior masonry that can be repaired.
- All masonry cleaning, repair, and repointing specifications to be reviewed by Heritage Consultant.
- All redundant metal inserts/anchors should be removed and, where possible, services mounted on the exterior walls removed or reconfigured.
- Any holes in the brick should be filled, if possible, or replace damaged brick with new to match existing.
- Overall cleaning of the brick façades should be carried out. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Determine whether or not it is feasible to remove paint present on glazed brick and on retained portions of north and west façades without damaging underlying material. Undertake testing of paint removal in an inconspicuous area using only approved restoration products. If paint removal is determined to be feasible, prepare removal specification. If not, leave paint *in situ* and ensure brick is adequately protected during any future painting of adjacent assemblies.
- Repoint brickwork by raking out loose mortar material to a uniform depth. Take care that the arises of the brick are not damaged. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.

5.4.2 "NON-STREET" (NORTH AND WEST) FAÇADES

The "non-street" façades consist of red brick with cream coloured mortar laid in common bond. Overall, the brick is in fair condition with localized areas of deterioration. Portions of the brick walls have been painted. The paint prevents the examination and assessment of the underlying brick. Paint can also trap moisture behind the surface in the brick causing it to deteriorate. The paint may also contain lead and necessary precautions must be taken in dealing with such hazardous materials.

The brick on the "non-street" façades also possesses localized areas of significant staining and organic deposits. These areas of deterioration are especially



Above: Painted brick of the north façade. Paint is a later intervention and limits assessment of underlying brick. Surface damage to some brick and mortar loss present in areas at base of wall at approximate height of car mufflers and bumpers.



Above: Typical example of mortar loss and unpatched past penetrations in brick wall on "non-street" façade.



Above: Mortar loss, distortion of brick, and staining on rear of building likely caused by overflowing gutters and undersized downspout.



Above: Typical deterioration of masonry on rear of building including staining, cracked bricks, mortar loss, efflourescence and past unsympathetic repairs.

evident on the brick below second floor window sills and below the roof's gutter. The latter is likely the result of leaking or poorly maintained gutters that have permitted moisture to saturate the brick at the gutter. Mortar loss, past unsympathetic repointing, cracked bricks, eroded bricks, stepped cracks, roofing tar spills, and holes from past penetrations are evident at multiple locations on the "non-public" façades of the building.

The anticipated redevelopment scheme for the site includes the retention of the two street façades. A portion of the north and west façades will also be retained as well as portion of the structure back to the new volume. The remainder of the building demolished. There is the opportunity to salvage the materials from the demolished portions of the building to divert them from the landfill.

Conservation Strategy: Preservation and Rehabilitation

- Document portions of building to be demolished prior to work commencing, including areas covered by later additions.
- For those portions of the "non-street" façades' masonry walls being demolished, brick could be considered for salvage.
- Refer to 5.4.1 Conservation Strategy for portions of brick walls on "non-street" façades being retained.

5.5 ARCHITECTURAL METALWORK

Parkway Apartments features a number of architectural metalwork details on its Pandora Avenue and Cook Street façades. These include elements such as the projecting storefront cornice with dentils, prominent roof level cornice with groupings of square modillions, and oriole window surround on the second floor.

Overall the storefront cornice is in fair condition with the visual inspection from ground level identifying areas of deterioration of varying degrees. The storefront cornice appears to be well anchored to the building with no gaps from the face of the building noted. The nature of the anchoring and its adequacy was not determined, and requires further investigation. A number of dentils of the storefront



Above: Profile of storefront and roof level cornices that are present on Pandora Avenue and Cook Street façades.

cornice are damaged on both the Pandora Avenue and Cook Street sides of the building. The roof level cornice, located above the second floor windows of the Pandora Avenue and Cook Street façades, is more substantial and ornate in design than the storefront cornice. Metalwork components of the oriole windows on the second floor include metalwork detailing as part of the window surround as well as the top of the brick pilasters. This metalwork is in fair condition with localize damage and paint failure.

The exterior surface of both cornices is uneven indicative of multiple layers of paint. There are localized areas of paint failure present on the cornices. The drip edge of the cap flashing is bent and lifted in areas, which provides a means for moisture and pests to access the space behind the cornice. There is also localized corrosion, some extensive in areas, on the underside of the cornice, dentils, and modillions. The top surface of the cornices was not viewed; therefore, it is unknown the condition of the top of the cornices nor the extent and/or condition of any flashings. Further investigation is necessary to determine the structural integrity of the metalwork, anchoring, and condition and detail of flashings to determine extent of repairs, or if larger replacement is necessary.

The placement, design, and materials of the architectural metalwork of the Pandora Avenue and Cook Street façades are original and character-defining, and should be preserved. Any deteriorated components are to be repaired in-kind with localized repairs. Component too deteriorated to be retained are to be replaced. Work is to be carried out in a manner that maintains the original dimensions, design, materials, and finish.

Conservation Strategy: Preservation and Rehabilitation

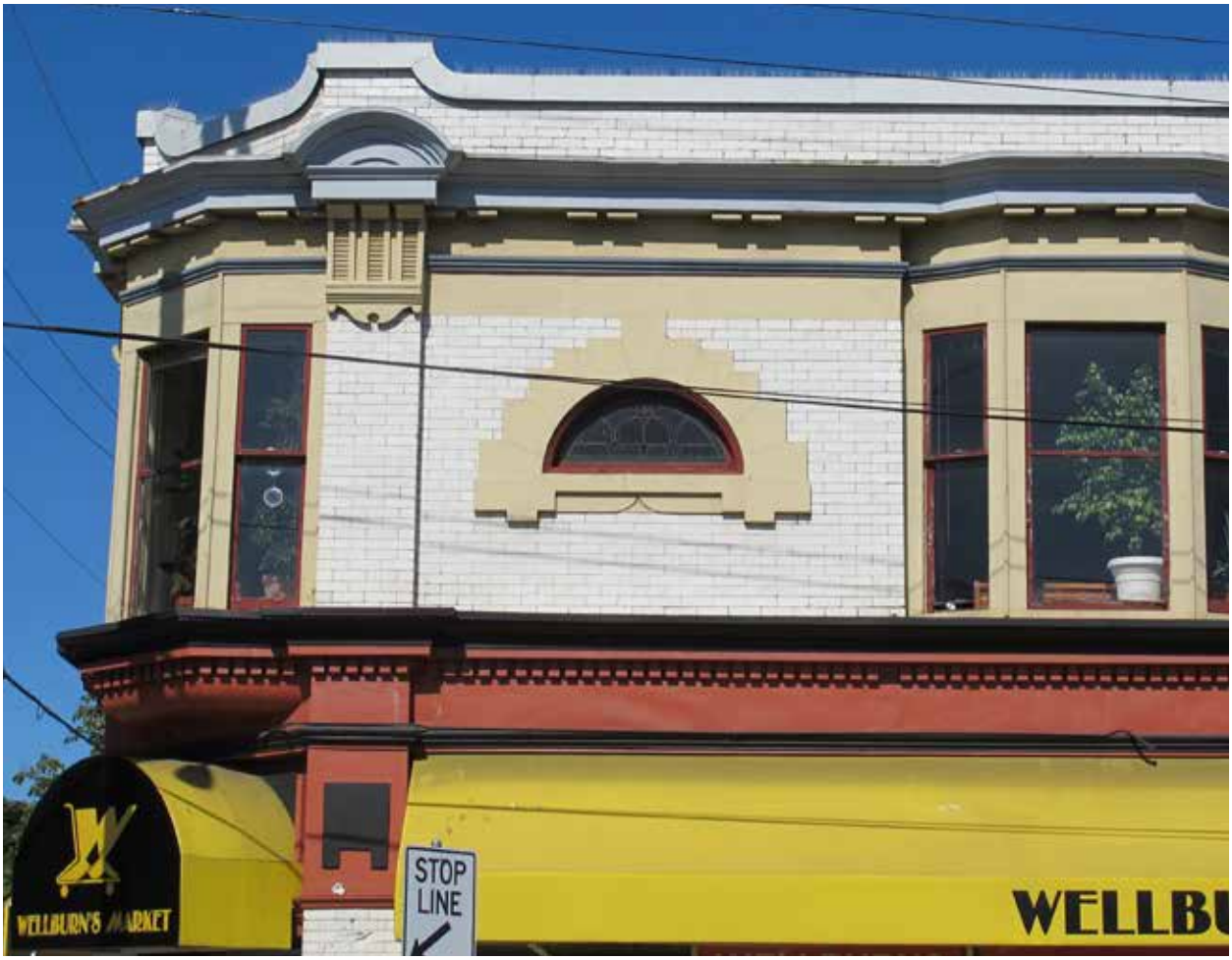
- Evaluate the overall condition of both cornices and window surrounds to determine whether more than protection, maintenance and limited repair or replacement in-kind is required.
- The current attachment/anchoring of all metalwork should be inspected and evaluated

to determine condition and adequacy of existing anchors and if additional anchors are required.

- If required, repair and stabilize deteriorated architectural metal elements by structural reinforcement or correction of unsafe conditions. Repairs should be physically and visually compatible.
- Remove corrosion that may be discovered upon closer inspection, patch and repair, caulk joints as required.



Right: Heavily corroded under side of roof level cornice and corrosion of modillions. Typical paint failure also shown.



Above: Architectural metalwork of the storefront cornice, brick piers, oriole windows, roof level cornice and parapet cap.



Above: Metal work of oriole windows, roof level cornice, top of brick pilasters, and parapet cap flashing. Paint failure evident and corrosion of drip edge on cap of cornice evident. Gap between parapet cap flashing and wall face noted. Bird spikes on parapet later addition.

- If in depth evaluation of the cornices determines they are too deteriorated to repair, remove and replace those deteriorated elements, or the section of cornice with new that matches the historic in original dimensions, design, materials, and finish.
- The visual appearance of the cornices should not be altered through its repair and should match the historic appearance.
- The sheet metal work will be cleaned and prepared for repainting. Apply appropriate primer for galvanized surfaces. Paint in historically appropriate colour, based on colour schedule prepared by Heritage Consultant.

5.5.1 PARAPET CAP FLASHING

The parapet cap flashing on the "street" façades of Pandora Avenue and Cook Street mirror the unique design of the brick parapet. The parapet is flat with the exception of raised sections of approximately 3 courses of white glazed brick, that align with the brick pilasters. The parapet is capped with a metal cap flashing. Based on historical photos available, the extent of the current cap flashing reflects what was there when the building was completed. The cap flashing when viewed from the ground appears to be in good condition; however, some of the seams have lifted. Alterations to the cap flashing have occurred in the form of bird spikes being installed and the removal of paired chimney flues that were once position at the raised portions of the parapet. These may have been removed when the bird spikes were installed.

Conservation Strategy: Rehabilitation and Restoration

- Evaluate the overall condition of the parapet cap flashing to determine whether more than



Above and Below: Pairs of cylindrical 'chimney' elements that were once present on top of each raised section of the parapet along the Pandora Avenue and Cook Street façades. These were removed post-1960, perhaps at the time the cap flashing was replaced and/or bird spikes installed.



protection, maintenance and limited repair or replacement in kind is required.
- Remove corrosion that may be discovered upon close inspection, patch and repair, caulk joints as required and apply appropriate primer for galvanized surface.
- Repair or replace deteriorated flashing, as required. Repairs should be physically and visually compatible.
- Restoration of missing chimney elements that were associated with the pairs of conical element on raised portions of parapet.
- If new flashings are installed, ensure that the colour is compatible with the overall colour scheme of the historic resource.
- Consider alternative pest (bird) deterrent option that is less visible on the "public" façades.

5.6 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.
– Standards and Guidelines for the Conservation of Historic Places in Canada.

5.6.1 WINDOWS AND TRIM

5.6.1.1 Pandora Avenue (south) and Cook Street (east) Façades

Parkway Apartments' original window assemblies on the "street" façades are largely intact with their configuration and some original materials maintained from the time of the building's construction. The fenestration of the ground floor is addressed in 5.6.2 and 5.6.3. Presently, the second floor windows of the Pandora Avenue and







Above Left: Typical second floor wood sash and frame hung window. Typical example of condition of wooden elements and finish of windows on upper floor.

Above Right: Oriole window with wood sash and frame hung windows on either side of a fixed wood sash and frame window. Metal window surround present on all oriole windows. Shown condition of wood and metal typical of all oriole windows.

Left: Half-moon wood frame and sash window with leaded glass panel and decorative window surround. Leaded glass panel with rough rolled coloured glass in good condition no missing or broken glass noted. Painted finish on wood elements deteriorate. Cracks in window surround noted.

Cook Street façades are characterised by single and double assembly 1-over-1 hung wooden-sash windows, oriole bay windows with 1-over-1 wooden-sash windows on either side of a fixed multi-light wood window, and a single half-moon fixed wooden-sash window with leaded glass on the Cook Street façade. The hung windows are in fair to poor condition. The upper and lower sashes exhibit weathering, putty loss, and significant paint failure. Some of the sashes have been replaced as well as the operation of some windows (hung to fixed) has been changed. The frames also exhibit significant paint loss and localized weathering and deterioration particularly to the lower extent of the side jambs and sill. Single pane glazing is present on the second floor windows on the "public" façades some of which appear to be original.

The half-moon leaded glass window located on the second floor of the Cook Street façade is original and in good condition. The leaded glass panel includes smooth and rough rolled glass in a floral motif. The frame and sash of the window is weathered and possess paint failure. The window surround mirrors the shape of the window opening and exaggerates the appearance of the window. The surround has been painted, and from street level appears to be in fair condition. There are cracks present in three of the pieces of the surround; however, the extent or nature of these cracks could not be assessed from the street level.

5.6.1.2 "Non-Street" (rear) Façades

The windows on the "non-street" façades retain the majority of their original configuration, sills, lintels, frames, sashes, and brick moulds. These windows are single assembly 1-over-1 wood hung windows. The sills are parged brick and lintels are concrete, with some lintels spanning more than one window opening. Later additions to the rear of the building obscure the original window assemblies of portions of the first floor.

Based on a visual inspection from the ground the lower sections of the stiles, bottom rail of the lower



Above: 1-over-1 hung wood sash and frame windows on rear of building. Most windows appear to still have an operable lower-sash, unknown if upper-sash can be lowered. Concrete lintels span one to two window openings. Deterioration evident on sills lower jambs, bottom rail. Localized areas of paint failure present. Staining on and around brick sills.



Above: Parge brick sill of rear façade window showing deteriorated parging.

Below: Window on ground floor of rear façade with missing glass and loose upper sash.



sashes, and sills show signs of deterioration. This deterioration is most evident on the second floor windows. Some glazing has been replaced. Those first floor windows that are visible posses either broken or missing glass with wood installed in its absence. The painted finish of all windows has deteriorated.

The concrete lintels are original and in fair condition. The lintels, while possessing surface staining, do not show any significant cracks or failures. The parged sills have localized deterioration in the form of stains, cracks, chips and/or missing pieces of parging. The sills have been painted and the paint is failing on some of the sills.

Based on the proposed redevelopment of the site, the street façades, portion of the west and north façades, as well as portion of the structure parallel back to the external face of the new volume with the remainder of the building being demolished. Intact original window assemblies of the retained façades are to be preserved, if possible and repaired in-kind as required. The intact fenestration on those façades that are to be demolished could be salvaged for reuse.

Conservation Strategy: Preservation and Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of intact original assemblies and the extent of repair or replacement of windows on retained façades that is required.
- Keep intact original existing windows on retained façades; repair as required; install replacement matching sashes where sashes are missing, previously replaced, and/or beyond repair.
- Preserve and repair intact original assemblies as required, using in-kind repair techniques, where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Preserve and repair leaded glass window. Assess condition of cames and repair in-kind if cames have weakened. Retain coloured glass. If glass is broken, replace with glass matching

colour and finish of original glass.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Replace broken and damaged glass. Where broken glass exists in historic wood-sash windows, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and prepared to receive new putty. New glass should be cut slightly smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage window restoration.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.6.2 DOORS AND TRIM

Parkway Apartments retains a number of its original exterior door openings, as well as possible original exterior wood doors. On the south (Pandora Avenue) façade the door opening providing access to the second floor is in its original location. The original door configuration of a single man-door with transom is maintained; however, the existing aluminum door and transom are replacements. A wood door in a commercial unit on Cook Street matches what is shown on the original architectural drawings, however, its original recessed placement has been changed. All other doors on the ground floor of the Pandora Avenue and Cook Street façades have been replaced with modern assemblies.

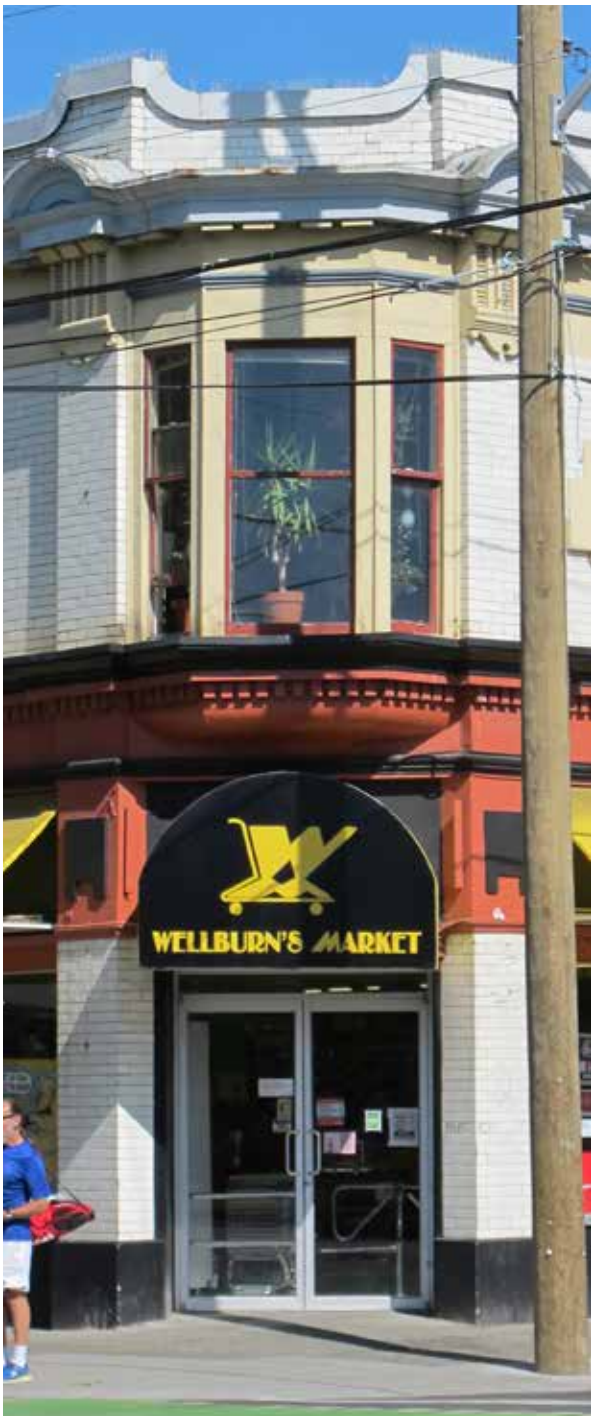
The rear façade of the building retains original wood doors; one door on the first floor and another door on the second floor of the west wall of the rear façade. The second floor door retains its original three-panel solid wood door with wood frame and single-light wooden-sash transom. Additionally, the ground floor door retains what appears to be original hardware. Both doors appear to be in fair condition. Deterioration that is present is predominantly



Above: Original door opening on Pandora Avenue façade providing access to second floor. Floor in entry retains penny-tiles mosaic. Door assembly has been replaced with modern materials.

Below: Wood door, frame, and transom on rear façade ground floor intact. Transom glass removed and/or boarded over. Brass hardware of door intact. Lower extent of door and sill shows signs of deterioration.





Above: Chamfered entry on ground floor with double doors and transom (hidden by awning). Historic assembly has been replaced with aluminum assembly, including transom.

located at the bottom rail of the doors and lower portions of side jambs. The glass in the ground floor door's transom has been replaced; however, the second floor transom glass is intact. Later added additions to the rear of the building hide any other intact original door assemblies that may be present.

Based on the redevelopment of the site the two street façades are to be retained, as well as portions of the west and north façades. The existing structure will also be retained extending back to the new six-storey volume. The site will be rehabilitated with a new volume constructed behind and connected to the retained elements. Intact door openings and any original doors of Pandora Avenue and Cook Street should be retained and the door assemblies restored to match original doors. Past unsympathetic door assemblies that have been installed on the retained façades should be restored with wood door assemblies to match the original doors of Parkway Apartments. Reference historic photographs and original architectural drawings (Appendix B) to match design and materials of new wood doors.

Conservation Strategy: Preservation, Rehabilitation, and Restoration

- Retain intact original door openings of retained in their original locations, if possible and if compatible with rehabilitation of the interior. Preserve and repair original door assemblies (frame, trim, door, transom, *etc.*), where present on retained façades if possible.
- Rehabilitate original entryways to the ground floor of the building.
- New door assemblies should be restored to match originals door assemblies as evident in original architectural drawings.
- Prime and repaint, as required, in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.6.3 STOREFRONTS

When first built, the ground floor of the Pandora Avenue and Cook Street façades possessed multiple commercial storefronts. Based on historic images and archival drawings, the original storefront design consisted of a low bulkhead of white glazed brick with nearly full-height storefront windows, recessed entries, and multi-light wooden transom with reed glass that extended the width of each storefront bay. Each storefront bay, separated by brick pilasters, possessed either one or two commercial units. The exception was the narrow structural bay on the Cook Street façade which originally was a glazed brick wall with a single door with transom and oval window with decorative surround; which was all removed post-1960.

Post-1960, the storefronts began to evolve through the amalgamation of nearly all individual commercial







Above: Ground floor storefronts of Cook Street with original storefront design and assemblies altered and/or removed.

Previous Page Top: Pandora Avenue façade circa 1914, showing original design and assemblies of storefronts.

Previous Page Bottom: Current Pandora Avenue façade with altered storefronts with later added awnings.

units, this is reflected through the removal of individual store entries and the installation of new storefront assemblies. The alterations also included increasing the height of the bulkhead with the original brick face being parged over or removed completely. Further changes included boarding over and/or altering or removing some of the original multi-light wood transoms. These changes limit the determination of extent of intact transoms; however, the western most transom on the Pandora Avenue façade is intact behind later installed boarding. Two storefronts on Cook Street, the northern most storefront bay, allude to the original design of the storefront; however, they too have been altered, but not to the same degree as the others.

The location and configuration of the chamfered corner entry remains intact; however, the transom and double doors have been replaced with aluminum assemblies. New awnings have also been added on both street façades. Further investigation is required to determine the extent of original materials that remain obscured by later interventions.



Above: Brick chimney with concrete cap. With proposed demolition of building, chimney brick could be salvaged for reuse.

The original design of the ground floor of Pandora Avenue and Cook Street façades of multi-unit storefronts with full-height storefront windows, wide multi-light transoms, and recessed entries is indicative of commercial building of the Edwardian period. Those intact storefront assemblies on both "street" façades are to be retained and repaired in-kind. Past unsympathetic changes to the storefronts and its assemblies should be corrected. The storefronts should be rehabilitated to wood assemblies, and their design reflect the original aesthetic and historic precedent of the building. Available archival images and original architectural drawings to be used as reference.

Conservation Strategy: Preservation and Rehabilitation

- Preserve intact original storefront elements such as wood transoms with reed glass glazing, multiple storefront bays on street façades separated by brick pilasters, chamfered corner entry. Repair in-kind those elements too deteriorated to retain.
- Rehabilitate storefront. Rehabilitation to include bulkhead below glazing, storefront glazing, doors, and transoms. Reference the original design as noted in archival images. Restoration of entries and doors to match originals. The design of the storefronts should reflect original in design and materials.
- Prime and repaint, as required, in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.7 ROOF & CHIMNEY

The existing roof was not accessed. It is presumed that the roof is a low-pitch sloped roof. Gutter and downspouts are present on the building. The downspouts are undersized for the size of the roof. A thru-wall scupper has been installed above the metal cornice on the Cook Street façade. A tall square red brick internal chimney with concrete cap is present and in good condition. The chimney does not appear to be leaning or significantly deteriorated. There is evidence of past repairs and repointing.

The proposed redevelopment of the site includes the retention of the two street façades, as well as a portion of the north façade and portion of the structure that is parallel to Cook Street with the latter two retained back to the external face of the new volume. The structure and roof the retained two-storey portion of the building will be rehabilitated. The brick chimney will be removed. The brick from the chimney could be salvaged for reuse, thus diverting materials from the landfill.

Conservation Strategy: Rehabilitation

- The roof will be rehabilitated to permit the construction of a new six-storey volume.
- The roof parapet is to be preserved and repaired in-kind, as required. All new construction should occur behind the retained parapet and set back from it to preserve the façades original scale and ensure new construction aligns with **Standard 11**.
- The chimney will be demolished as part of the redevelopment of the site. The brick could be salvaged, thus diverting it from the landfill.

5.8 SIGNAGE

Commercial signs are an integral feature of historic commercial buildings. Different types of signs were fabricated in traditional materials with painted or three-dimensional letters, including fascia signs, projecting signs and painted window signs. Signs often reflect the ethnic history of a neighborhood and its character, as well as the social and business activities carried within it, and it is important to preserve or commemorate these markers of the building's social and economic history.

When considering new signs on a heritage building, the design should be in accordance with the Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*, which states that "new signage should be compatible with the building in terms of size, scale, material, style and colour. In addition, new signs should not obscure, damage or destroy character-defining elements of the building."

Conservation Strategy:
- New signs can be inspired by historical signs on the building, signs from an earlier era or contemporary materials that are sympathetic to the building.
- Sign fixings or hangers should be carefully attached to the building in the least intrusive manner possible. On masonry walls, consider attaching into mortar rather than brick or stone.
- Signs were historically illuminated with front lighting.
- Future tenant and building signage will need to conform to current City of Victoria sign bylaws.

5.9 PRELIMINARY EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. A restoration colour scheme will be developed in conjunction with the project architect.

Historic precedents and archival images illustrate the areas where paint was applied when the building was first constructed. A preliminary colour scheme has been established based on samples and collected from some of the intact exterior elements. Not all intact painted elements could be safely accessed for the collection of samples. Additional testing will be required to fully develop the building's original paint palette. Those paint samples collected were assessed by microscopic analysis to reveal the original colour scheme of the structure.

Paint draw downs are to be provided and sample application of the identified paint palette on the building to be viewed in natural light should be carried out prior to final paint application.

Conservation Strategy: Restoration
- Restore the historic finish, hue, and placement of applied colour. Complete all repairs, replacements and remove all dirt before preparing, priming and painting. All surfaces to be painted are to be dry prior to painting. Scrape and sand painted surfaces only as needed to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Any substitutions or matching of custom colours shall be reviewed by the Heritage Consultant.

Location	Code	Finish	
Storefront Display Window	Gloss Black VC-35	Gloss	
Second floor window sashes, rear windows, door trim	Gloss Black	Gloss	
Sheet Metal in window bays	Vancouver Green VC-20	Matte	
Dentil Courses and Cornices	Dunbar Buff VC-5	Matte	
Pilaster - if painted	Dunbar Buff VC-5	Matte	
Pilaster - if unpainted, match to	Haddington Grey VC-15	N/A	

Note - Paint referenced is Benjamin Moore Historical Vancouver True Colours

5.10 INTERIOR

> *"Interior features can include elements such as interior walls, floors and ceilings, mouldings, staircases, fireplace mantels, faucets, sinks, built-in cabinets, light fixtures, hardware, radiators, mail chutes, telephone booths and elevators. Because their heritage value resides not only in their physical characteristics, but also in their location in the historic building, it is important to protect them from removal. This is particularly true of doors, banisters, church pews, fireplace mantels, sinks and light fixtures, which are often replaced instead of being upgraded. Reuse in their original location not only protects their heritage value, but is also a more sustainable approach to conserving these artefacts." Standards & Guidelines for the Conservation of Historic Places in Canada*

Building Code upgrading is one of the most important aspects of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. However, the interior features of an historic property are often heavily damaged in the process. The British Columbia Building Code offers equivalencies and exemptions to heritage buildings, which enable a higher degree of heritage conservation and retention of original material. The following guidelines pertaining to Health, Safety and Security Considerations from the *Standards & Guidelines* should be followed when faced with the conservation of interior character-defining elements:

- Upgrade interior features to meet health, safety and security requirements, in a manner that preserves the existing feature and minimizes impact on its heritage value.
- Work with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Explore all options for modifications to existing interior features to meet functional requirements prior to considering removal or replacement.
- Remove or encapsulate hazardous materials, such as friable asbestos insulation, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.
- Install sensitively designed fire-suppression systems that retain character-defining elements and respect heritage value.

5.10.1 GENERAL

The ground floor interior of Parkway Apartments has been significantly altered from its original design as its use and tenants have evolved over time. These alterations have not only impacted the layout and number of units, but also the original finishes. The upper floor, which contains multiple residential suites, was accessed to assess the extent of intact original elements. In comparison with the ground floor, the upper floor possesses a higher degree of integrity of intact original elements. No intrusive testing or demolition was undertaken as part of the interior evaluation.

When the block was first completed, the ground floor possessed 11 commercial units. As the needs of the commercial tenants changed, commercial units which were once separated were combined. When Matthew Wellburn moved his grocery into the building at 1050 Pandora Avenue in 1914, he took over where two previous grocers had failed. Originally named Wellburn's Cash Grocery Store, the shop grew steadily, taking over a bakery, a bank, a pharmacy and other businesses until it finally became a supermarket. Through this expansion, a significant portion of the original floor plan of the ground floor and its materials were altered. These alterations, also resulted in extensive modifications to the storefronts of Pandora Avenue and Cook Street.

The upper floor's roughly L-shaped central hallway with suites on both sides is intact. The hallway retains its wood floors, picture rail and baseboard trim, paneled wood doors with single light transom and casings with crown moulding. The interior of the suite accessed was intact and characterised

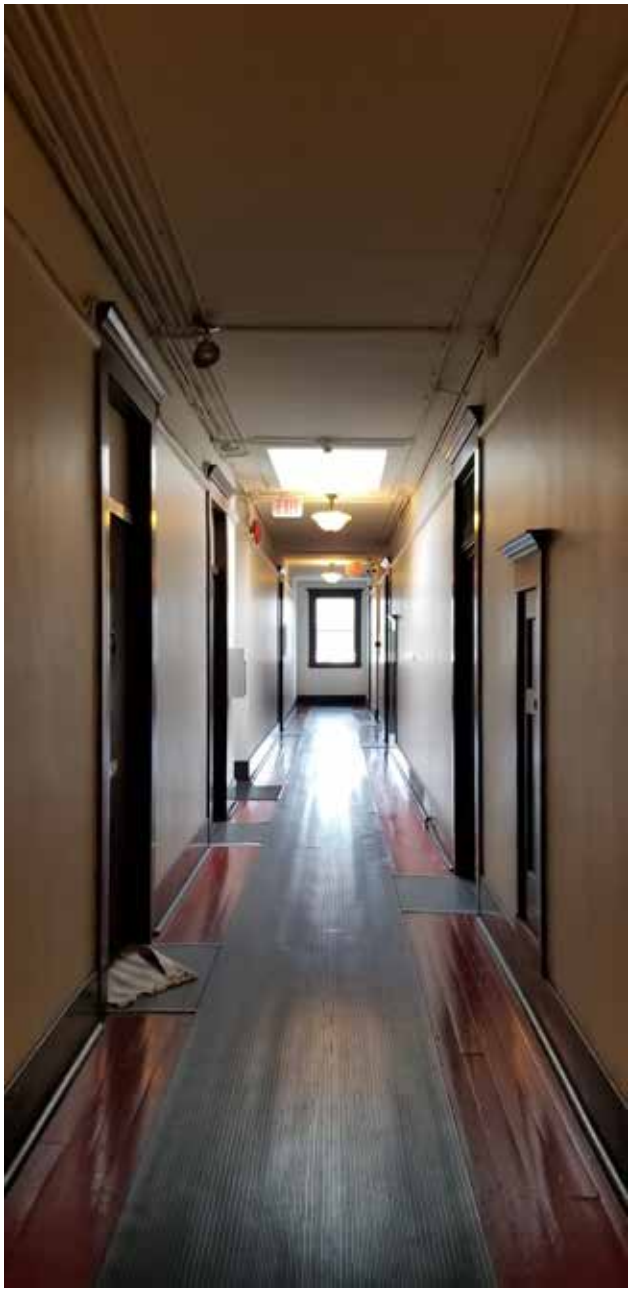
by wood trim and casings, wood floors, wood wainscotting with narrow wood picture shelf, wood fireplace mantel with tile and cast iron insert, and exposed wood beams on the ceiling.

The proposed redevelopment of the site includes the retention of a portion of the north façade and the façades of Pandora Avenue and Cook Street as well as the structure of the building behind these facades to the new six storey volume. As part of the overall rehabilitation of the site, it is recommended retention of intact original interior wood finishes of second floor, where possible. Further investigation is required to confirm the extent and exact finishes to be retained.

Conservation Strategy: Investigation, Documentation, Salvage, Rehabilitation

- Investigate finishes to determine what can to be salvaged. Document and inventory materials to be retained and salvaged.
- Securely store salvaged materials in environment which will not facilitate their damage or deterioration.
- Consider the reuse of salvaged materials on site in public areas such as hallways or lobbies, where possible.





Above: Second floor hallway with intact wood floors, wood doors with transoms, wood trim including casings, baseboards, and picture rail. Rubber runner has been installed.

Left: Three panel wood door with single light operable wood transom and wood casings and crown moulding at suite entry.





Above Left: Suite interior showing intact wood finishes including floor, trim work, wainscotting, and exposed beams.

Above Right: Intact wood fireplace mantle with tile and cast iron insert.

6.0 MAINTENANCE PLAN

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible". Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will

require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following high-level checklist considers a wide range of potential problems specific to Parkway Apartments, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:
- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation
- ☐ Does foundation need repair?
- ☐ Paint peeling? Cracking?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?

Masonry
- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-florescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Wood Elements
- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials
- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Windows
- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors
- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts
- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof
- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are shingles and/or roofing material wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

INTERIOR INSPECTION

Basement
- ☐ Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- ☐ Is wood cracked, peeling rotting? Does it appear wet when surroundings are dry?
- ☐ Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- ☐ Are walls even or buckling or cracked? Is the floor cracked or heaved?
- ☐ Are there signs of insect or rodent infestation?

Concealed spaces
- ☐ Is light visible through walls, to the outsider or to another space?
- ☐ Are the ventilators for windowless spaces clear and functional?
- ☐ Do pipes or exhausts that pass through concealed spaces leak?
- ☐ Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?
- ☐ Infestations - are there signs of birds, bats, insects, rodents, past or present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily
- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually
- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)
- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle
- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle
- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle
- Confirm condition of roof and estimate effective lifespan. Replace when required.

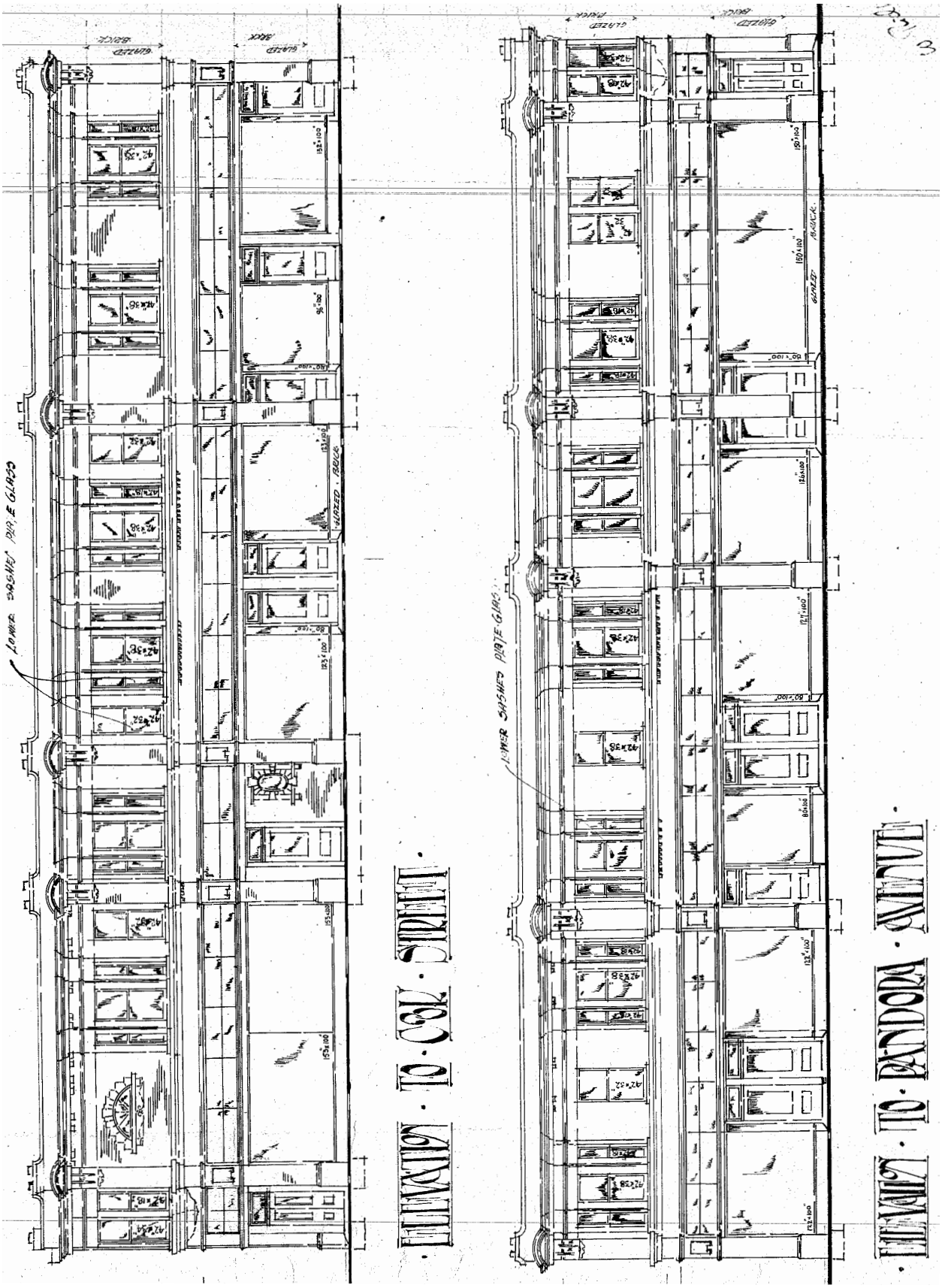
Major Maintenance Work (as required)
- Thorough repainting, downspout and drain replacement, replacement of deteriorated building materials, etc.

APPENDIX A: RESEARCH SUMMARY

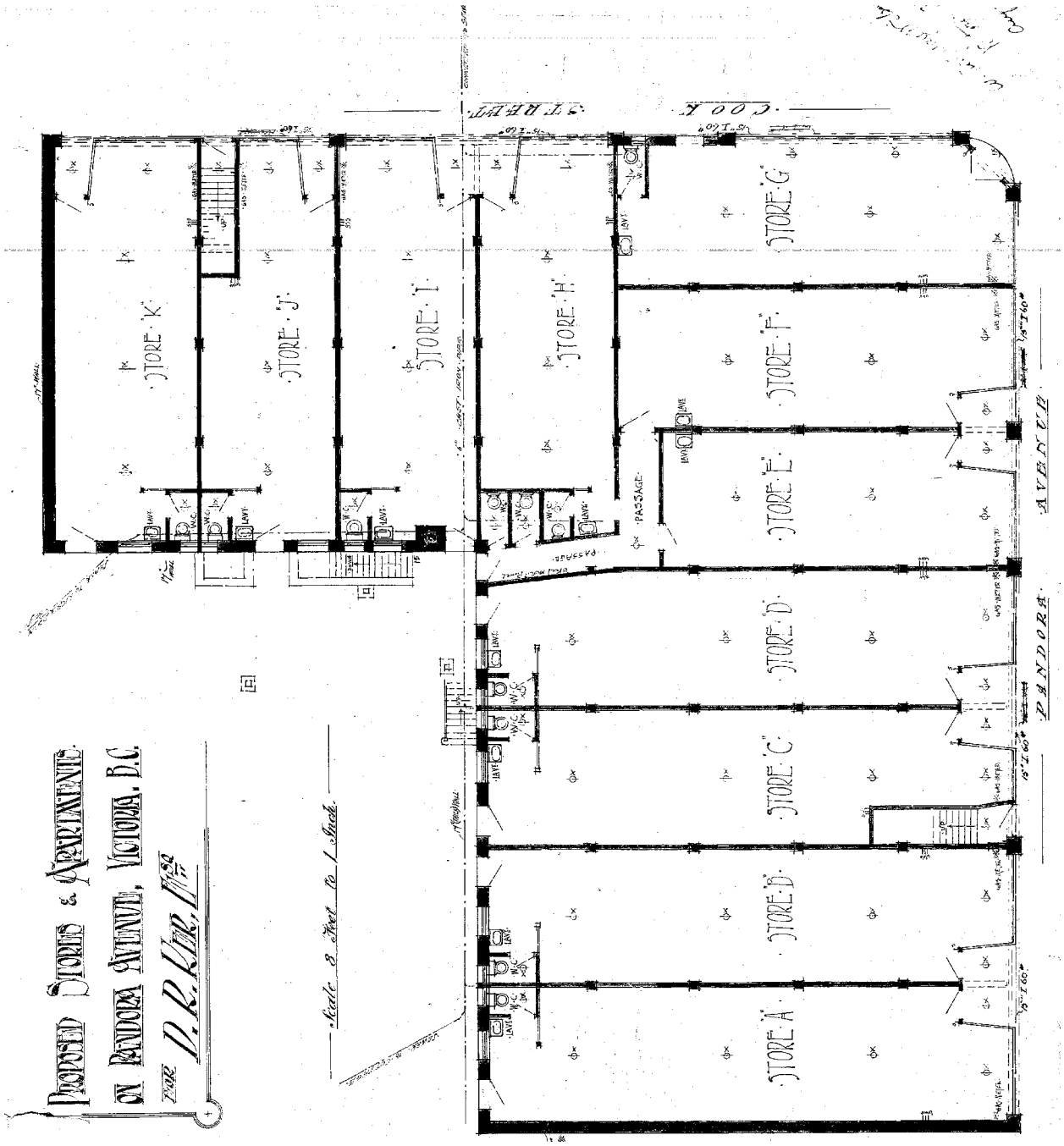
CIVIC ADDRESS: 1050 Pandora Avenue, Victoria, British Columbia
NAME: Parkway Apartments
CONSTRUCTION DATE: 1911
ARCHITECT: William Ridgway-Wilson

RESEARCH SOURCES:
- Building the West: The Early Architects of British Columbia
- This Old House: Victoria's Heritage Neighbourhoods

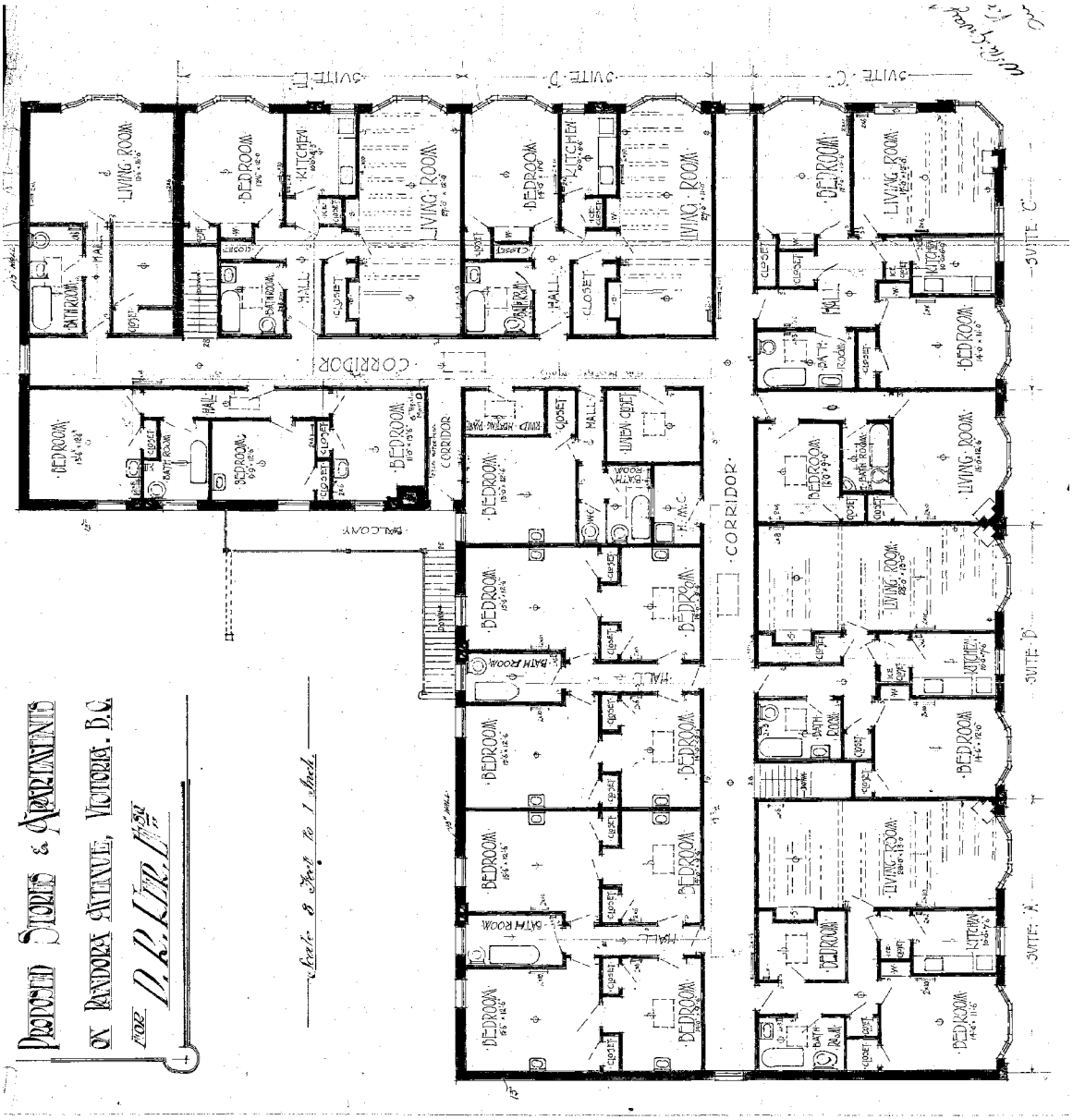
APPENDIX B: ARCHIVAL DRAWING



APPENDIX B: ARCHIVAL DRAWING



APPENDIX B: ARCHIVAL DRAWING



Friday, June 10, 2022

Greg Mitchell
Primex Investments Ltd.
1785 West 4th Avenue, #200
Vancouver, B.C., V6J 1M2

Dear Mr. Mitchell,

RE: PARKWAY: SEISMIC STRUCTURAL UPGRADES
Parkway, 1050 Pandora Avenue, Victoria

Please accept this memo as an assessment of the heritage implications of structural upgrades for the former Parkway Apartments. This building is a designated heritage resource listed on the City of Victoria's Register of Heritage Properties. A *Conservation Plan* for the building was developed by *Donald Luxton and Associates* in July 2019 (revised April 2022).

The former Parkway Apartments, constructed in 1911, is a two-storey unreinforced masonry building (URM) designed by notable architect William Ridgway-Wilson. Neither its structure nor its brick facade have been seismically upgraded since its original construction. The L-shaped building is located at the property lines fronting Pandora Avenue (south elevation) and Cook Street (east elevation) with multiple later additions constructed at the building's rear which were not considered to have heritage value.

Investigation of the former Parkway Apartments determined the building consists of a wooden structure with its exterior multi-wythe brick walls faced with glazed white brick on its street elevations. The wood structure is that of vertical timber columns with nail laminated timber floors. The interior spaces of the first floor of the building have undergone multiple alterations over time to serve evolving commercial purposes. These alterations resulted in the removal of interior walls of the first floor as well as changes to the design and materials of the storefront. The building's structure is not compliant with current code standards and requires upgrading.

Retention of the current columns and floors requires additional structural members as well as the introduction of lateral bracing and diaphragms. Given the age of the building, the nature and condition of the original brick ties necessitates their rehabilitation to mitigate life safety hazards during a seismic event.

As part of any upgrade of the structure for adaptive re-use purposes, it is anticipated that the structural and seismic may include, but not be limited to:

1. structural upgrade of the vertical columns;
2. addition of diaphragms that would be tied to the outside walls;
3. connections between vertical and horizontal elements;
4. structural restraint of the masonry walls; and,
5. introduction of shear walls and lateral bracing.

Such structural interventions to an existing building fabric to meet life safety standards could be visually disruptive. Seismic structural upgrades will be executed in a manner that considers an approach of minimal

intervention whenever possible and where a building's heritage value is not negatively impacted by the work. Parks Canada's *Standards and Guidelines of the Conservation of Historic Places in Canada* defines minimal intervention as, "the approach that allows functional goals to be met with the least physical intervention." Parkway's structural upgrades will be undertaken as part of the larger rehabilitation of the site which includes the construction of a new multi-storey structure behind and connected to the retained elements of the heritage building. Seismic upgrades such as the anchoring of existing original masonry shall be executed in a manner which does not damage the white glazed brick, a character-defining element, while also not being visually evident on the exterior elevations of the building and thereby protecting its overall heritage value. All seismic structural interventions to Parkway whether they be to its wood structure, masonry, or its decorative elements (e.g. projecting metal cornices) have been considered against the *Standards* of Parks Canada's *Standards and Guidelines* which are conservation principals of best practice.

Please do not hesitate to contact us if you have any questions.

Sincerely,



Donald Luxton, FRAIC CAHP
Principal, Donald Luxton & Associates Inc.

Victoria
CIVIC
HERITAGE
TRUST

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

8 July 2021

Attention: Mayor and Council

Recommendation to City of Victoria to DECLINE a Partial 7.91% Ten-Year Tax Exemption
Heritage Tax Incentive Program - Residential Use

1050 Pandora Avenue – Retained Heritage Building Structure
Parkway / Parkway Apartments / Former Wellburn's Building / 1911 Parkway Apartments
Lots on which the historic building is situated: Part of the consolidated property at
1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street

2020 Legal Description (1050 Pandora Avenue):
Amended Lot 14 (DD 106561I), 15 & 16, Suburban Lot 15, Victoria City
PID 003-782-531 / Folio No 01-495-006

Dear Mayor and Council:

The Board of Directors of the Victoria Civic Heritage Trust reviewed a Tax Incentive Program (TIP) application for **1050 Pandora Avenue** at its meeting held on 5 July 2021 – see the attached report.

Basis of the TIP Review
The owner requests a **partial (7.91%) ten-year tax exemption** for 1050 Pandora Avenue for the retained heritage building structure, which excludes the portions of demolished heritage fabric and the façade-only exterior wall on the westerly section of Pandora Avenue. Calculation of the potential tax exemption period is based on the scope of work for seismic upgrading of the retained heritage building structure only, as designed by the Project Engineer, Brian Lange, PEng, Principal at Sorensen Trilogy Engineering Ltd (Victoria) on structural drawings for Building Permit dated 12 December 2019.

The lowest total cost for seismic upgrading is **$618,857.34** as estimated by Tom Crosbie, Professional Quantity Surveyor, of Beacon Construction Consultants Inc in a cost estimate dated 13 February 2021. The higher total cost for seismic upgrading is **$654,843.42** as estimated by Chris Supeene of Summit Brooke Construction in a second revised cost estimate received on 17 June 2021. Total construction cost is estimated to be **$27,639,385.90** based on a Class B Estimate dated 23 December 2020 as submitted on 7 May 2021 by Primex Investments Ltd. Seismic upgrading represents **2.24%** of the total project cost.

The total 2020 property tax for 1050 Pandora Avenue is **$59,448.26** based on the application submission date of 4 March 2021. The face value of a ten-year tax exemption at the 2020 property tax rate is **$594,482.60** (10 years x $59,448.26). The lowest seismic upgrading estimate of **$618,857.34** exceeds **$594,482.60**, as required by the formula to justify a ten-year exemption. The partial exemption is **7.91%** (**433.29 m² GFA**) for the retained heritage portion, based on its Group E Retail and 7 Residential Units (5 Studio, 1 2-BR, 1 1-BR), in relation to **11,125.89 m² GFA** for the total project (92.09% new construction).

Recommendation to City of Victoria
A review of the project was undertaken by our Architectural Conservation Committee (ACC) on 5 July 2021. The ACC forwarded its comments and recommendations to the Board of Directors, who passed the following motion of recommendation to the City of Victoria on 5 July 2021:

> Recommend to Council to **decline a tax exemption** for the property at **1050 Pandora Avenue (1911 Parkway Apartments)**. Supporting documentation to be submitted to City Council with the recommendation, outlining the concerns and issues identified by the VCHT Board of Directors, and the Architectural Conservation Committee.

Fundamental to the Tax Incentive Program for Residential Uses is the purpose to provide a tax incentive

to offset the cost of seismic upgrading required for the conversion of existing space in order to preserve heritage buildings as a public benefit: "to assist in the conversion of Downtown heritage buildings for residential use. The intent is to assist the preservation, rehabilitation and seismic upgrade of designated heritage buildings in the Downtown" and "Eligible seismic upgrading costs [are] specific to the conversion of existing space to residential uses" (Heritage Tax Incentive Program Application – Residential Uses Information). The Board finds that the proposed design and seismic upgrading scheme for the original 1911 heritage building does not meet the intent and requirements of the Tax Incentive Program due to: the extent of demolition of original heritage fabric for the purposes of the provision of underground parking and new development; failure to provide a seismic assessment that justifies demolition; and failure to provide drawings, cost estimates, and design information in keeping with the plans, design, and heritage conservation details approved by Council at the public hearing for rezoning on 10 December 2020.

Concerns and Issues

The following concerns and issues are raised by the Board with respect to the TIP application for 1050 Pandora Avenue (1911 Parkway Apartments):

1. The application does not sufficiently meet the intent of the Tax Incentive Program with respect to the amount of conservation and the absence of a strong rationale for the significant amount of demolition proposed.
2. The absence of a professional seismic assessment of the building in advance of the structural design.
3. The applicant did not make a case for why they did not consider the full retention of the heritage building.
4. Inconsistencies between the architectural and structural drawings submitted with the application and the plans approved by Council, which have significant implications for the structural and seismic design and the costing information submitted by the applicant.
5. Discrepancies between the proposed work and the Conservation Plan and the design and plans approved by Council at the public hearing on 10 December 2020.
6. More clarification required on technical aspects of the seismic upgrading design:
   - Whether the green roof and planters are to be deleted as they still show on the drawings, which affects seismic design loads. If the green roof is removed, clarification of the impact on gravity versus seismic loads for the roof, and presumed reduction in costs.
   - Whether the moment frame proposed on Cook Street is to make up for the modification or the demolition of 50% or more of the heritage building.
   - How much of the floor and wall framing upgrades are related to new gravity loads instead of seismic upgrading of the original building.
   - Whether the north wall intervention is related to underground parking.
   - Resolution of different seismic design approaches and mixed ductility levels.
   - Whether the storefront assemblies will be constructed of wood or aluminum.

The VCHT Board strongly recommends that Council **decline the request for a tax exemption for 1050 Pandora Avenue (1911 Parkway Apartments)** as the project does not meet the program's or Council's requirements and therefore should not receive public incentives. The Board wishes to make clear to Council that its recommendation to decline a tax exemption for this project will not change as it is not possible for the applicant to resolve all the flaws found with this TIP application, as listed above.

Please do not hesitate to contact us with any questions regarding our recommendation.

Sincerely yours,

Gail Reaney
President

attachment: *Tax Incentive Program – Residential Uses Application: Report Reviewed by VCHT*

copy: *John O'Reilly, Senior Heritage Planner, City of Victoria*

Tax Incentive Program – Residential Uses Application

1.0 GENERAL INFORMATION

Building Name:	**Parkway / Parkway Apartments / Former Wellburn's Building**
Address:	**1050 Pandora Avenue** (lots on which the historic building is situated) Part of the consolidated property at 1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street
Owner & Applicant:	Pandora Cook Development Corp (Inc No BC1163124)
Authorized Agent:	Greg Mitchell, Development Manager, Primex Investments Ltd
Application Date:	Received by City of Victoria 4 March 2021; Received by VCHT 29 March 2021; Additional information submitted April - May 2021; Resubmission of contractor quote 16 June 2021 and 17 June 2021
2020 Legal Description:	1050 Pandora Avenue Amended Lot 14 (DD 106561I), 15 & 16, Suburban Lot 15, Victoria City
2020 PID & Folio No:	PID 003-782-531; Folio No 01-495-006
2020 Property Taxes:	**$ 59,448.26**
Estimated Seismic Costs:	**$ 618,857.34** Lowest: Beacon Construction Consultants (13 Feb 2021) **$ 654,843.42** Summit Brooke Construction (Revised #2: 17 June 2021)
Tax Exemption Requested:	**Partial 10 Year Tax Exemption**: **7.91%** (based on **433.29 m² GFA** for Group E Retail + **7 Residential Units** (five Studio, one 2-BR, one 1-BR)

2.0 PROJECT OVERVIEW

2.1 STATEMENT OF SIGNIFICANCE

The following Statement of Significance for the Parkway Apartments building at 1050 Pandora Avenue was provided in a Conservation Plan by Donald Luxton and Associates Inc dated July 2019:

Address: 1050 Pandora Avenue, Victoria, British Columbia
Name: Parkway Apartments
Original Owner: David R. Ker
Original Architect: William Ridgway-Wilson
Construction Date: 1911

Description of Historic Place

The Parkway Apartments building is a two-storey commercial building situated on the north side of Pandora Avenue in the North Park neighbourhood of Victoria. The historic building is distinguishable by its chamfered corner, prominent cornices, glazed brick, and alternating bays along the second storey.

Heritage Value

Parkway Apartments is significant for its association with the Edwardian-era development of Victoria and its long-standing grocery store tenancy on the ground floor. The building is valued additionally for its commercial architectural style, as designed by William Ridgway-Wilson.

Constructed during the upswing of the pre-First World War real estate boom, Parkway Apartments is valued as part of the surge of development that characterized Victoria's gateway economy during the Edwardian era period. Built 1911, the building has been used continuously for commercial purposes on the ground floor, with residential space on the upper floor. Originally constructed for Rockland resident David R. Ker, this two-storey structure represents the north and eastward expansion of Victoria's commercial core. The variety of commercial uses attest to the adaptability of this structure and the commercial vitality of Pandora Avenue, one of the major thoroughfares to the eastern part of the City and the adjacent municipality of Oak Bay.

The building is additionally significant for its vernacular Edwardian era architecture as designed by William Ridgway-Wilson. Ridgway-Wilson designed many architecturally important projects that

continue to define the character of Victoria, such as Gyppeswyk, now part of the Art Gallery of Greater Victoria (1889), St John the Divine Anglican Church (1912), and the Victoria Drill Hall (now the Bay Street Armoury, 1913-15).

Character-Defining Elements
The key elements that define the heritage character of Parkway Apartments include, but are not limited to its:

- location on north side of Pandora Avenue at Cook Street in the North Park neighbourhood of Victoria;
- siting on the property lines, with no setbacks;
- mixed commercial and residential use;
- commercial form, scale and massing as expressed by its two-storey height, L-shaped plan, low-slope shed roof, full retail storefront on ground level of Pandora Avenue and Cook Street façades;
- masonry construction of red brick with grey mortar laid in common bond; face brick of white glazed brick laid in running bond with white mortar on the façades of Pandora Avenue and Cook Street; parging on the base of brick pilasters and at storefront transom level on the street façades; concrete lintels; internal red brick chimney;
- Edwardian-era architectural features including its: commercial and residential design with full-height storefront on the ground floor; brick pilasters extending from grade to parapet delineating storefront bays; decorative pressed metal cornices at the storefront and roof levels; regular arrangement of fenestration on the upper floor; flat parapet punctuated by raised portions which align with brick pilasters on Cook Street and Pandora Avenue façades; and
- original fenestration including: multi-light wood storefront transoms spanning each storefront bay of Pandora Avenue and Cook Street façades; single assembly hung wood frame and sash windows with parged brick sills on rear façade; single and double assembly hung wooden-sash windows, oriole windows with wood frame and sash hung windows on either side of a fixed multi-light wood frame and sash windows on the second storey of Pandora Avenue and Cook Street façades; half-moon leaded glass window with wood frame on Cook Street façade; three panel wood doors with wood transom windows on rear façade.

2.2 OVERALL PROJECT SUMMARY

See the attached Tax Incentive Program – Residential Uses (TIP) application and guidelines, letters, 2020 property tax notice, City of Victoria rezoning and Heritage Designation documents, excerpts from the Conservation Plan, architectural drawings, structural drawings, and structural engineer's letter. The owner / applicant is Pandora Cook Development Corp, Vancouver, represented by parent company Primex Investments Ltd, Vancouver (Greg Mitchell, M.PL., MCIP, RPP, Development Manager).

The prime consultant on the project is MGA | Michael Green Architecture, Vancouver – Michael Green, Architect, AIBC FRAIC AIA, Principal. The engineering consultant for this project is Sorensen Trilogy Engineering Ltd, Victoria – Brian Lange, PEng, Principal. The geotechnical consultant is Geopacific, Vancouver – Matt Kokan. A Conservation Plan for the Parkway Apartments building was prepared by Donald Luxton and Associates Inc dated July 2019.

The proposed construction manager and contractor for the project is Summit Brooke Construction, Abbotsford – Chris Supeene, Director of Operations – Vancouver Island. A quantity surveyor cost estimate was provided by Beacon Construction Consultants Inc, Victoria – Tom Crosbie, PQS, MRICS.

Tax Incentive Program – Residential Uses Application

The purpose of this report is to review the application and to provide detailed information to assist the VCHT Board of Directors to make a recommendation to Council regarding eligibility for a possible tax exemption period (up to ten years), amount of a partial tax exemption, and any other factors related to the approval of a tax exemption for heritage purposes.

This TIP application is with regard to the historic 1911 building situated on the lots forming the legal description for **1050 Pandora Avenue**. This address is now part of a rezoned and consolidated property for the purposes of new development, referred to in City of Victoria documents as "1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street" – see attached site survey and plans.

All TIP – Residential Uses applications for tax exemption are assessed based on the costs for eligible seismic upgrading costs specific to the conversion of (vacant or underutilized) existing space to residential uses. The authority of local government to provide a tax exemption is limited by provincial legislation for the purposes of heritage conservation.

Two methods are used to determine a potential recommendation for tax exemption:

1. Projects eligible for the City of Victoria Heritage Tax Incentive Program use a calculation to determine the **term of the property tax exemption** based on the cost of seismic upgrading in relation to current property taxes. In this case, the 2020 Property Tax Notice for 1050 Pandora Avenue is used in the formula to determine the term of the property tax exemption as it represents the fairest evaluation of seismic upgrading costs in relation to the pre-rezoning tax assessment for the consolidated property. The 2020 Property Tax Notice for 1050 Pandora Avenue was in effect when the applicant submitted the TIP application on 4 March 2021.

2. The **value of a tax exemption for heritage purposes** that applies to the overall consolidated property (which includes significant new development) is determined by a percentage of Gross Floor Area (or building footprint) of the eligible heritage building in relation to the Gross Floor Area (or building footprint) of the total development. BC Assessment calculates the actual exemption value for each tax year based on the Gross Floor Area of retail commercial space and number of residential units in the heritage building.

General Project Description

See the attached TIP application including program guidelines, cover letters from Primex Investments Ltd and MGA, Conservation Plan excerpts, architect's table of take-off calculations, and architectural drawings. The application is made under the Residential Uses stream of the City of Victoria's Heritage Tax Incentive Program (TIP) for the historic Parkway Apartments building at 1050 Pandora Avenue.

The original Parkway Apartments is a two-storey unreinforced masonry building situated on the corner of Pandora Avenue and Cook Street. First named the Parkway Apartments and later known as the "Wellburn's Building," the original historic building was constructed in 1911 and was designed by William Ridgway-Wilson. The existing Parkway Apartments property was consolidated recently with other adjacent lots in order to create a new mixed commercial and residential development which will incorporate the exterior heritage designated building façades as well as a retained portion of the original 1911 historic building structure that is to be seismically upgraded.

The proposed development in its entirety is comprised of 105 purpose-built rental apartments with commercial space at grade fronting onto Pandora Avenue and Cook Street, located on the southeast corner of the North Park neighbourhood. The uses of the original Parkway Apartment building will remain with multiple retail spaces on Level 1 and with seven (7) residential units on Level 2.

The approved rezoning development project on the consolidated property at 1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street involves:

- **retention of a portion of the existing historic building structure and historic exterior façade** located on the corner of Pandora Avenue and Cook Street, with seven (7) new residential units on the second level and new reconfigured commercial units with modifications to the exterior commercial storefronts at ground level; no underground parking under the retained portion of the historic building structure;
- **retention of the remaining existing historic exterior building façade only located on Pandora Avenue** with modifications to the commercial storefronts at ground level;
- **construction of a new six-storey building** with residential and ground-level retail commercial plus underground parking, located on Pandora Avenue immediately behind and connected to the existing historic exterior building façade;
- **construction of a new four-storey building** with residential and ground-level retail commercial plus underground parking, located at the rear of the property on Cook Street behind and adjacent to the existing historic building.

Below is more detailed information pertaining to the proposed new development, areas of demolition and retention of the 1911 historic building, exterior façade conservation work, and construction work performed to date, followed by proposed seismic upgrading of the retained heritage building structure.

Proposed New Development

With respect to the new development on the site, the architect indicates that the articulation and materiality of the new building designs are focused to provide physical and visual compatibility between the new and existing volumes. The architect states that the new development is clad in a monolithic light-coloured stucco that has a smooth finish, which alludes to the materiality and colour of the historic brick façade. He adds that the new façade articulation references proportions and angles of the historic 1911 building, specifically the second floor projecting oriole windows and the richly coloured banding above the windows.

The proposed development at 1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street has a large percentage of new construction. Below is a summary of the architect's Gross Floor Area (GFA) table of take-off calculations as attached, provided after the application was submitted:

Total Residential GFA:	7,360 m^2	79,225 sf	105 residential rental units total
Total Retail GFA:	1,052 m^2	11,324 sf	
Total Parking	2,714 m^2	29,214 sf	
Total GFA:	**11,126 m^2**	**119,763 sf**	(rounded)

The interior Level 1 and Level 2 GFA's of the retained heritage building equal **879.96 m^2** (433.29 m^2 Level 1 + 446.67 m^2 Level 2) of the proposed total development GFA of **11,126 m^2** or **7.91% retained heritage building** and **92.09% new construction.**

The retained heritage building contains **7** of a total of **105** residential rental units, representing **6.66% in the retained heritage building** and **93.34% in the new construction.**

The volume of new development is accommodated by full development of the consolidated lots and the height of the new four and six storey buildings in relation to the existing two-storey 1911 historic

building fronts on Pandora Avenue and Cook Street. The architect advises in his letter that the design team, in communication with the neighborhood community and with the City's Heritage Advisory Panel, received feedback to strengthen the intent of the new construction to be subordinate to the existing heritage building. The design was subsequently revised to further set back and distinguish the volume of the new residential construction from the faces of the heritage building along both streets.

Areas of Demolition and Retention of the 1911 Historic Building
The historic use of the Parkway Apartments building was for rental residential apartment units on the second level and varying commercial uses on the ground level. There were originally twelve (12) residential units in the building (pp 46-48, Conservation Plan, DLA). Evidently the interior of the existing heritage building has been removed under a strip out permit issued on 6 November 2020. It is undetermined how many residential units existed in the historic building prior to demolition of the interior as no as-found documents were produced for the project.

As part of the rezoning application approved on 10 December 2020, the City of Victoria approved:

- **designation of the exterior** of the existing building Heritage Designation Bylaw No 20-041;
- **retention of 50% of the existing heritage building structure** located on the corner of Cook Street and the easterly part of Pandora Avenue to be rehabilitated with seven (7) reconfigured residential rental units on the second level (five studios, one 2-BR, one 1-BR) and reconfigured commercial units on the ground level (two shown on A101);
- **demolition of 50% of the existing heritage building structure** located immediately behind a portion of the designated exterior building façade along the westerly part of Pandora Avenue to allow for construction of a new six-storey building with mixed commercial and residential rental units.

NOTE: Council approved the project for 50% retention and 50% demolition of the existing heritage building structure. From the GFA calculation submitted by the architect taken from the architectural drawings, the actual percentage of the existing heritage building structure being retained is **46% excluding exterior walls** or **49.06% including exterior walls**.

The GFA of the original heritage building is **1,792.77 m² excluding exterior walls** or **1,891.10 m² including exterior walls**. The GFA of the retained heritage building structure is **879.96 m² excluding exterior walls** or **927.81 m² including exterior walls**; see the area of retained heritage building structure in the attached architectural drawings.

Architectural Conservation Work on the Building Exterior
The architect indicates in his letter dated 22 October 2020 that a priority of the project is to conserve the heritage value of the historic building through retention of the historic façades on Pandora Avenue and Cook Street and "the expression of the north-west corner of the building." He further states that character-defining elements will be preserved along with any in-kind repairs, as required. The architect indicates in his letter that architectural conservation work on the exterior building façade includes: decorative metal cornices are to be stabilized and repaired; original Edwardian-era windows and doors are to be preserved, refinished, and repaired where necessary, using in-kind techniques as feasible; existing glazed brickwork is to be repointed and repaired; new commercial storefronts are to be built in a manner similar to the original design (note: using aluminum instead of wood).

Long excerpts are attached from the Conservation Plan by Donald Luxton and Associates Inc, including important historic photographs and other visuals that tell the storey and history of the building. The

Conservation Plan lays out in detail a condition assessment and recommended conservation methods to restore and rehabilitate the character-defining elements of the exterior of the 1911 historic building.

The Conservation Plan also identifies interior elements worthy of preservation (pp 37-39), however few if any interior elements are likely to be conserved due to the significant strip out process underway to make way for new residential units to be built within the retained heritage building structure.

The exterior of the existing heritage building on Pandora Avenue and Cook Street is to be conserved and rehabilitated as shown on the architectural drawings dated December 2019, and generally in keeping with the 2019 Conservation Plan by Donald Luxton and Associates Inc, including to:

- remove existing stucco;
- repair and restore original brick cladding;
- refurbish original second storey wood windows;
- remove the existing storefront and rebuild in aluminum to resemble the original wooden storefront;
- install metal cornice and parapet cap flashing details as per the Conservation Plan.

The proposed architectural conservation work to be undertaken at 1050 Pandora Avenue is described in this report with respect to its heritage benefit to the project and the commitment by the applicant to conserve the existing heritage designated building exterior as part of the overall rezoned development.

NOTE: The cost of the architectural conservation work is not considered in the tax exemption formula(s) used for TIP, as the tax exemption is based on seismic upgrading costs for projects to convert vacant or underutilized upper storey(s) to residential use.

Construction Work Performed to Date

The applicant indicated verbally and in writing that construction work and testing undertaken to date by Summit Brooke Construction and Primex Investments Ltd has been done under a Strip Out Permit issued on 6 November 2020. This work includes:

- demolition and removal of the interior of the retained heritage building;
- removal of interior finishes and hazardous materials in the retained heritage building;
- geotechnical testing to determine sizing of existing concrete pads in the retained heritage building;
- investigation and testing to determine best methods to conserve exterior building façade materials such as the cornice and wood building elements;
- investigation and testing of existing exterior masonry to determine scope of conservation work required;
- testing of three different seismic tie-back systems (Cintec, Hilti, and Helical) for the exterior masonry wall of the existing retained heritage building portion.

It should be noted that all testing related to the heritage building was started after the TIP application was submitted. Testing results are not yet completed, which makes proper evaluation of the application difficult to achieve particularly with respect to cost estimates for potential work.

2.3 PROPOSED SEISMIC UPGRADING

See the stamped letter from Brian Lange (Sorensen Trilogy Engineering Ltd) dated 21 January 2021 and the structural drawings for Building Permit dated 12 December 2019 for proposed seismic upgrading work related to the existing retained heritage building structure.

The applicable building code is the 2018 BC Building Code.

The letter from Sorensen Trilogy gives a general description of the existing building and the proposed seismic upgrading work. The letter does not describe what seismic deficiencies of the existing 1911 historic building are to be addressed, the intent behind the seismic upgrading design, or the level of seismic upgrading to be executed. In a phone meeting with Brian Lange on 13 May 2021, these issues were discussed in more detail:

1. **Seismic deficiencies**: it was determined that no seismic assessment was done on the 1911 historic building prior to structural design. Brian Lange said that a seismic assessment was not done as they knew that the developer planned to demolish half of the existing building structure. He indicated verbally that seismic deficiencies to be addressed were primarily lateral forces created by openings at the perimeter.

2. **Seismic upgrading design**: Brian Lange advised that the seismic upgrading design intent is to correct lateral force deficiencies. Methods include installation of a two-storey moment frame at the outer wall on the Cook Street, together with enhanced floor and roof diaphragms, improved wood / steel / concrete structural elements and connections, and installation on the second level of shear walls as well as drag struts to transfer loads downward to the concrete perimeter foundation. The existing heritage building will also be connected to the new building at the second floor and roof levels, and shear walls and hold-downs are to be installed on both the existing and the new sides of the joined construction. The connection between the existing exterior masonry façade and the existing building structure is to be seismically strengthened with seismic tie-backs, however the exact method is yet to be determined pending test results.

3. **Level of seismic upgrading**: Brian Lange indicated that the seismic upgrading level for the retained heritage building structure meets 100% of current code based on the requirements applicable to new construction for the development.

Exclusions from TIP Application

In keeping with TIP guidelines, "Eligible seismic upgrading costs [are] specific to the conversion of **existing space** to residential uses." It was determined with John O'Reilly, Senior Heritage Planner for City of Victoria, to exclude the façade-only portion of the exterior wall on the westerly section of Pandora Avenue as there is no "existing space" left to be converted to residential use due to demolition.

It was also determined that some elements included in the letter from Sorensen Trilogy (marked in the margin with 'X') are not eligible under TIP – Residential Uses, most notably:

- demolition of heritage building fabric for the purposes of new development;
- architectural conservation of the exterior building façade, including masonry work that was not clearly identified for seismic upgrading purposes in the structural drawings and for which no testing was done – see further rationale in 3.1 Eligible Seismic Upgrading Costs;
- work for the purposes of new development, such as underpinning and temporary bracing for the construction of underground parking beneath new development.

Proposed Seismic Upgrading of the Retained Heritage Building Structure

The existing 1911 historic building at 1050 Pandora Avenue is described as a two-storey unreinforced brick masonry structure with wood floor and roof framing. The building has only a very small basement to house mechanical space; it is otherwise constructed on shallow spread footings with a concrete slab on grade on the Level 1 ground floor. A portion of the existing 1911 historic building at the corner of Cook Street and Pandora Avenue is to be retained, while the rest of the existing structure is to be demolished except for the exterior wall along the westerly section of Pandora Avenue.

The retained two-storey heritage building structure is to be seismically upgraded, including masonry tie-backs connecting the exterior wall to the building structure as well as seismic upgrading of the parapet connections to the roof. The existing concrete slab floor on Level 1 is to remain at the same grade without any substantial excavation except for possible re-sizing of concrete spread footings pending geotechnical soil bearing test results. The existing wood floor on Level 2 is to be seismically upgraded and will align with, and be connected to, Level 2 of the adjacent new concrete slab residential building. The ground area surrounding the retained heritage building to the west and north is to be excavated the depth of one storey for construction of a new underground parkade to be built underneath the new residential buildings. The north wall is to be upgraded on Level 1.

See structural drawings S001-S202; S302-S401; S403, S501; sections 10, 11, 15, 16 (parapet bracing) for seismic upgrading design and details. General Notes are provided on S001 and S002 however they may be difficult to read on 11 x 17 copies. See also architectural drawings provided, especially sections on A302, A303, A304, A305, A504, A505-K3. Demolition and retention plans are shown on A900-A904.

A summary of eligible seismic upgrading work for the retained heritage structure is listed below:

- install perimeter concrete curb
- install new two-storey steel moment frame connected to existing floor and roof structure located on Cook Street
- excavation, concrete / foundation, underpinning and temporary bracing related to construction of the moment frame
- upgrade north wall at Level 1
- install new steel beams in existing Level 2 floor framing
- upgrade existing steel perimeter beams
- upgrade existing timber beams with steel channels each side
- upgrade existing timber beam to column connections
- new wood shear walls on second level with drag struts connecting down to concrete slab
- upgrade wood second floor diaphragm
- upgrade wood roof diaphragm
- install new wood beams around perimeter of roof
- connect existing wood floor / roof to new building and install six shear wall hold downs in the existing building (at the west side of the retained structure)
- upgraded roof structure
- seismic bracing of the exterior parapet to the roof of the retained heritage building
- seismic masonry tie-backs to connect the exterior masonry wall to the structure

Seismic upgrading construction work is expected to begin after preliminary approval of the tax exemption and issuance of a building permit by City of Victoria. According to the schedule submitted with the application, construction is expected to take approximately 21 months for the existing building and to take approximately 26 months for the total development project. Assuming City approvals occur in the fall of 2021, the project should be ready for occupancy in late fall of 2023.

2.4 CITY OF VICTORIA

City Approvals

Heritage Designation No 20-007 for the exterior of 1050 Pandora Avenue / 1815 Cook Street was approved by City of Victoria at a public hearing on 10 December 2021 as part of the rezoning of the consolidated property – see attached Council Minutes, Zoning Regulation Bylaw No 20-041 and Heritage Designation Bylaw No 20-007. A Housing Agreement Bylaw No 20-042 was also approved to require rental housing. A Heritage Alteration Permit and Development Permit were also approved on the same date. The City of Victoria issued a Strip Out Permit on 6 November 2020. Issuance of a Building Permit is on hold and a six-month extension was granted on 19 May 2021.

3.0 ELIGIBILITY FOR TAX EXEMPTION

3.1 ELIGIBLE SEISMIC UPGRADING COSTS

See the attached application, structural engineer's letter related to seismic upgrading costs for the retained 1911 building structure, revised cost estimate for 'Heritage Seismic Upgrade' by Summit Brooke Construction (Chris Supeene) submitted on 17 June 2021, and Professional Quantity Surveyor cost estimate for 'Seismic Works' (pages 2-3; 4-5) by Beacon Construction Consultants Inc (Tom Crosbie) dated 13 February 2021. The owner intends to use Summit Brooke Construction for all work.

The contractor cost estimate by Summit Brooke Construction submitted with the TIP application was revised twice following application review to ensure consistency with TIP guidelines. This was required as the original cost estimate for **$ 3,026,082.10** did not break out any seismic upgrading costs for the retained heritage structure, and the majority of costs were for new construction and architectural conservation including demolition of a portion of the heritage building for new development and construction costs related to the new underground parkade adjacent to the existing retained structure – see attached 'Revised #2 Summit Brooke Seismic Upgrading Cost Comparison' for a cost breakdown.

The two seismic upgrading cost estimates reviewed in this report were prepared as follows:

1) **Summit Brooke Construction** second revision on 17 June 2021, based on the MGA architectural drawings and Sorensen Trilogy structural drawings, as well as on requirements for revisions to the cost estimate provided by the City's Senior Heritage Planner and the VCHT Executive Director to remove ineligible work. The second revised estimate includes a quote for structural steel from Alliance Engineering Works dated 18 January 2021 and a quote for seismic masonry tie-backs from Rob Tournour Masonry (RTM). The quote from RTM provides prices for three different types of seismic tie-back systems: Cintec, Hilti, and Helical. The decision about which seismic tie-back system to use has not been made yet, pending test results. The contractor indicated an expectation to use the Cintec tie-back system, which is the price included in the cost estimate. The lower prices for the other tie-back systems are listed below.

2) **Beacon Construction Consultants Inc** dated 13 February 2021 was submitted by the applicant with the TIP application on 4 March 2021 to provide a second cost estimate in keeping with TIP guidelines. The cost estimate is based the MGA architectural drawings, Sorensen Trilogy structural drawings, and the Conservation Plan by Donald Luxton and Associates Inc. The cost estimate includes costs for architectural conservation, however the seismic upgrading costs are correctly separated out and are clearly identified in terms of scope and exclusions.

NOTE: Cost estimates exclude work on the façade-only section of existing exterior wall on the westerly section of Pandora Avenue, demolition of the existing heritage building, all new construction for new development and associated work, excavation costs for underground parking, architectural conservation costs except for the seismic tie-back system on the retained heritage building, temporary bracing except related to construction of the seismic moment frame, contingency allowance, and GST.

See the attached spreadsheet 'Revised #2 Beacon + Summit Brooke Seismic Upgrading Cost Comparison with Cintec Tie-Backs' which shows a more detailed cost breakdown for the proposed seismic upgrading work at 1050 Pandora Avenue. A cost summary by category is provided below:

	Estimate #1 Summit Brooke Construction		Estimate #2 Beacon Construction Consultants	
General Requirements	*see below*		*see below*	
Site Work	$ 20,600.00		$ 24,404.00	
Concrete	$ 29,124.00		$ 51,242.75	
Structural Steel	$ 184,240.00		$ 332,107.60	
Wood	$ 139,500.00		$ 91,098.00	
Masonry	$ 193,500.00	*Cintec tie-backs*	$ 12,600.00	*tie-backs not included*
Subtotal 1	$ 566,964.00		$ 511,452.35	
General Requirements	$ 56,696.40	10%	$ 51,145.24	10%
Subtotal 2	$ 623,660.40		$ 562,597.59	
Contractor Fee	$ 31,183.02	5%	$ 56,259.76	10%
Total	**$ 654,843.42**		**$ 618,857.34**	
	Lowest Seismic Estimate:		**$ 618,857.34**	

The estimated total project cost provided by the applicant, including heritage and all new development costs, is **$ 27,639,385.90** based on a Class B Estimate dated 23 December 2020, submitted on 7 May 2021 by Primex Investments Ltd. The lowest seismic upgrading cost estimate represents **2.24%** of the total project cost.

If the Hilti or the Helical masonry tie-back systems are used instead of the more expensive Cintec masonry tie-back system, the total contractor costs will be reduced as follows:

Hilti Tie-Back System
See the attached spreadsheet 'Revised #3 Beacon + Summit Brooke Seismic Upgrading Cost Comparison with Hilti Tie-Backs.' The RTM quote for Hilti tie-backs is reduced from $ 193,500.00 (for Cintec) to **$ 132,000.00**, which reduces the total seismic upgrading cost to **$ 583,810.00**. This This becomes the lowest estimate, yielding a tax exemption period of 9.8 years (likely rounded to 10 years).

Helical Tie-Back System
See the attached spreadsheet 'Revised #4 Beacon + Summit Brooke Seismic Upgrading Cost Comparison with Helical Tie-Backs.' The RTM quote for Helical tie-backs is reduced from $ 193,500.00 (for Cintec) to **$ 98,000.00**, which reduces the total seismic upgrading cost to **$ 544,540.92**. This becomes the lowest estimate, yielding a tax exemption period of 9.2 years (likely rounded to 9 years).

3.2 CURRENT PROPERTY TAXES

The total 2020 property taxes for 1050 Pandora Avenue are **$ 59,448.26**, based on when the TIP application was submitted on 4 March 2020 – see attached 2020 Property Tax Notice. NOTE: The total 2021 property taxes for 1050 Pandora Avenue increase to **$ 89,968.32** after mid-May 2021. It was determined to use the 2020 property tax value to be consistent with past practice, based on the available property tax notice on the date the application was received.

3.3 ELIGIBLE TAX INCENTIVE

Special Considerations

The TIP application for 1050 Pandora Avenue is the first to be reviewed for a requested tax exemption that involves demolition of heritage property for the purposes of new development and a portion of retained heritage fabric being façade-only with no existing heritage space located behind it to be seismically upgraded. These issues required work with the City's Senior Heritage Planner to develop an approach to calculate a potential tax exemption that is fair and transparent to the owner and to the City of Victoria with respect to public benefit, value of the incentive, and amount of tax revenue forgone. Special considerations in this context are addressed below.

Two steps are used to calculate the eligible tax exemption for TIP - Residential Uses projects:

Step 1: Determine the Length of the Eligible Tax Exemption Period

The first step determines the eligible tax exemption period in years (to a maximum of ten years) based on the number of years needed in current property tax value to offset the lowest estimated cost of seismic upgrading for the applicable heritage building.

The value of a ten year tax exemption for 1050 Pandora Avenue at the 2020 property tax rate is **$ 594,482.60** (10 years x $ 59,448.26). Based on the formula used to determine the eligible term of tax exemption under TIP for Residential Uses, 1050 Pandora Avenue is potentially eligible for the maximum ten year tax exemption, as the lowest estimated cost of seismic upgrading exceeds the value of existing property taxes multiplied by the maximum number of ten years.

Cost of seismic upgrading = **$ 618,857.34** > **$ 594,482.60** ($ 59,448.26 x 10 years)

Step 1 is typically all that is required for a straightforward TIP application project that does not involve new development or demolition affecting heritage property, and / or complex consolidation of lots.

Step 2: Determine the Partial Tax Exemption Applicable to the Heritage Building

TIP is limited to seismic upgrading of the heritage building and incentives do not apply to new construction on consolidated property. The scope of the total project at 1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street includes the retained portion of the existing heritage building that is eligible for TIP as well as the façade-only section of exterior wall and new construction that is not eligible for TIP. The eligible portion of the retained heritage building located at 1050 Pandora Avenue is small compared to the amount of proposed new construction. The approach to calculating the applicable partial tax exemption should: 1) offset the estimated cost of seismic upgrading of the heritage building, and 2) represent a fair proportion of the built area for tax exemption purposes.

Calculation of the Eligible Partial Tax Exemption

The eligible partial tax exemption is calculated as a percentage of the GFA (or the building footprint) of the eligible heritage building in relation to the GFA (or the building footprint) of the overall development. The GFA for the retained heritage building structure (Levels 1 and 2) for 1050 Pandora Avenue in relation to the overall development at 1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street is as follows:

1050 Pandora Avenue (retained heritage)	**879.96 m²**	=	**7.91% GFA**
New Construction	10,245.93 m²	=	92.09% GFA
Total Gross Floor Area	**11,125.89 m²**		100.00% GFA

NOTE: The applicable GFA excludes: the exterior walls for the retained heritage building structure; the remaining façade-only exterior wall on the westerly portion of Pandora Avenue; all new construction.

Based on the GFA's listed above the 10 year tax exemption for the heritage portion of the proposed project would be at the rate of **7.91%** of the assessed value for the consolidated property. By comparison, the retained heritage building contains **7** of a total of **105** residential rental units, representing **6.66% in the retained heritage building** and **93.34% in the new construction**.

NOTE: For 727 Yates Street, the most recent TIP project reviewed in 2020, BC Assessment proposed a technical adjustment to its calculation of the **actual value of the tax exemption each year** for complex projects on consolidated property. The technical adjustment by BC Assessment calculates the value of the tax exemption each tax year based on the **GFA for retail commercial use** excluding the exterior walls, plus the **number and type of residential units**, located within the eligible heritage building. The after-construction property assessments are to be determined by BC Assessment in each tax year of the exemption period using the City's tax rate for that current year.

The technical adjustment was proposed due to there being: 1) a partial tax exemption for heritage purposes on consolidated property with significant development, and 2) variable amounts of taxes exempted in each year of the approved tax exemption period. The method of calculating a partial tax exemption as a percentage of GFA (or building footprint) will still be used for all TIP projects, however the City agreed that, moving forward on similar complex TIP projects, BC Assessment will use the technical adjustment each tax year to calculate the actual value of the tax exemption.

The City and BC Assessment determined the technical adjustment on the partial tax exemption for the retained heritage structure at 1050 Pandora Avenue to be based on the interior GFA (per square metre) as generated by MGA from the Building Permit drawings dated 12 December 2019, and as submitted by Primex Investments Ltd on 29 April 2021 – see the attached architect's take-off table:

433.29 m² GFA for Group E Retail
7 Residential Rental Units: five studio units, one 2-BR unit, one 1-BR unit

The final GFA's and number / type of residential units should be verified by the City of Victoria, prior to final approval of the tax exemption bylaw, based on final building permit drawings or as-built drawings.

3.4 RECOMMENDATION TO COUNCIL

The property at **1050 Pandora Avenue (1911 Parkway Apartments)** is eligible for a **tax exemption period of ten (10) years** with a **partial tax exemption of 7.91%**, and the amount of the eligible heritage property tax exemption to be based each tax year on the assessed value of 433.29 m² Gross Floor Area for Group E Retail and seven Residential Rental Units (comprised of five Studio units, one 2-BR unit, one 1-BR unit), for the portion of retained heritage building structure situated on the legal property description for 1050 Pandora Avenue of Amended Lot 14 (DD 106561I), 15 & 16, Suburban Lot 15, Victoria City (PID 003-782-531; Folio No 01-495-006) and forming a part of the consolidated property of 1050-1058 Pandora Avenue / 1508-1516, 1518 and 1580 Cook Street, subject to: Council's approval and the project meeting all other City requirements; verification of final seismic upgrading costs to meet or exceed the threshold of $ 594,482.60 (10 years x 2020 property taxes of $ 59,448.26) as required to justify a ten-year tax exemption based on the lowest seismic upgrading cost estimate and categories of work as submitted; and, final verification of the Group E Retail Gross Floor Area and the number and types of residential rental units in the retained heritage building structure.

4.0 PRESENTATION

Greg Mitchell, representing Primex Investments Ltd on behalf of the owner Pandora Cook Development Corp, plans to attend the Architectural Conservation Committee meeting via MS Teams video conference on 5 July 2021 at approximately 12:45pm.

Received:
December 21, 2021
Planning & Development Department
Development Services Division

ATTACHMENT I

PRIMEX INVESTMENTS LTD.
#200 – 1785 West 4th Avenue
Vancouver BC, Canada
V6J 1M2

City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Attn: John O'Reilly, MCIP RPP
Senior Planner- Heritage
Sustainable Planning and Community Development Department

Re: 1050 Pandora, 1508-1516, 1518, and 1580 Cook Street - Parkway

On behalf of Primex Investments Ltd, the authorized agent for PANDORA COOK DEVELOPMENT CORP, I am pleased to submit updated information for Victoria's Tax Incentive Program to help offset the costs of seismic upgrading for our heritage restoration project.

Project Description:

The Parkway Revitalization and Development is located at the site of the existing Wellburn's Building. Originally named Parkway apartments, the two-storey masonry building was constructed in 1911 and designed by William Ridgway-Wilson. At the very southeast corner of the North Park neighbourhood, the building will be a gateway feature to both the neighbourhood and the centre of Victoria.

It is our intent to preserve this historic building, while adding critical rental housing in Victoria, in a manner consistent with the Donald Luxton Heritage Report. This redevelopment and restoration will preserve a piece of critical Victoria history while providing much needed housing in the City of Victoria.

Project History:

Primex has applied to the City of Victoria for a rezoning, a heritage alteration permit, and development permit for the site in 2017. Council approved the project at Public Hearing in December 2020.

To date, Primex and our General Contractor have begun some preliminary works associated with removing hazardous materials and detailed investigations to determine the best means to

preserve and protect some of the more fragile heritage pieces including the cornices and wood elements of the building.

Background Information:

In addition to the previously submitted information, at the request of the City, we are submitting the following revised information.

1. Stamped Structural Engineer Report / Letter
2. Structural Drawings for Building Permit
3. Current Building Permit Drawings (stamped)
4. General Contractor Request for Pricing – Summit Brooke
5. Construction Schedule from Summit Brooke
6. Quantity Surveyor Cost Estimate - Beacon

We are excited to being substantial work on this project in 2021-2024 pending the positive response of City Council to our application for the Tax Incentive Program.

If we can provide any additional information or you need clarification of any details, please feel free to reach out to me at your convenience.

Sincerely

Greg Mitchell, M.PL., MCIP, RPP
Development Manager
Primex Investments for “Pandora Cook Development Corp”
#200 – 1785 West 4th Avenue
Vancouver BC, V6J 1M2

June 21, 2022

PRIMEX INVESTMENTS LTD.
#200 – 1785 West 4th Avenue
Vancouver BC, Canada
V6J 1M2

City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

Attn: Kristal Stevenot, AIBC
Senior Heritage Planner
Sustainable Planning and Community Development Department

Re: 1050 Pandora, 1508-1516, 1518, and 1580 Cook Street -
Parkway Development

On behalf of Primex Investments Ltd ("Primex"), the authorized agent for PANDORA COOK DEVELOPMENT CORP, I am pleased to submit updated information for Council's consideration of our application for Victoria's Tax Incentive Program to help offset the costs of seismic upgrading for our heritage restoration and rental housing infill project.

Project Description:

The Parkway Revitalization and Development is located at the site of the now closed Wellburn's Building. Originally named the Parkway apartments, the two-storey masonry building was constructed in 1911 and designed by William Ridgway-Wilson. At the very southeast corner of the North Park neighbourhood, the restored and enhanced building will be a gateway feature to both the neighbourhood and the centre of Victoria. This proposed development will bring important rental residential units to the neighborhood, strengthen the iconic historic character of the site, and enhance the neighborhood with vibrant new retail spaces.

The new development proposes a four and six- storey volume stepping back from the existing heritage building to the north and west, and from Franklin Green Park to the south and east. It is our intent to preserve this historic building, while adding critical rental housing to the Victoria market. In addition to the 11 existing residential units in the Wellburn's Building, the proposed development will provide a further 93 residential units, for a total of 104 rental residential units.

A mews separating the historic and modern buildings at street level will serve as the residential entrance to the building and will provide access to a west facing courtyard. Public access to and from Franklin Green Park will be provided through a wide pedestrian walkway along the north edge of the site. There will be one level of underground parking on the property.

A priority of the project is to conserve the heritage value of the Wellburn's Building through keeping 49.5% of the existing volume, including the historic façades facing Pandora Avenue and Cook Street. All character-defining elements in these locations will be preserved along with any in-kind repairs, as required. The original use of the building will remain with opportunities for multiple retail spaces on the ground floor and residential suites above. The building will be Designated Heritage with the Heritage Registry.

The articulation and materiality are focused on providing both physical and visual compatibility between the new and existing volumes. The new development is clad in a monolithic, light-coloured stucco that has a smooth finish that alludes to the materiality and colour of the historic brick façade. The new façade articulation references proportions and angles of the projecting oriel windows on the second floor and the richly coloured banding above the windows.

During communication with the community and with the Heritage Advisory Panel, we received feedback to strengthen the heritage portion making the new addition subordinate in terms of the design. As a result, we revised the design in 2020 so that new volume is set back further than before from the faces of the heritage building along both streets.

Project History:

Primex applied to the City of Victoria for rezoning, heritage alteration permit, and development permit for the site in 2018. Council approved the project at Public Hearing in December 2020.

As of May 2022, Primex and our general contractor, Summit Brooke Construction, have begun to fulfill the complicated demolition requirements and have also established significant structural elements to preserve the heritage portion of the structure. This process to protect and secure the heritage building has been complicated by having to find new and innovative means to structurally support the existing structure. During the selective demolition of the heritage building, the known state of the structure changed, requiring an evolution and rethink in our structural approaches.

Responses to VCHT Comments

1.	**The application does not sufficiently meet the intent of the Tax Incentive Program with respect to the amount of conservation and the absence of a strong rationale for the significant amount of demolition proposed.**
	The application received approval from the City for the required Heritage Alteration Permit as supported by Donald Luxton and Associates in 2020. To facilitate the integration of new purpose-built rental housing (104 Units) along with the need to address parking requirements below grade, partial demolition of the non-street fronting aspects of the building needed to be removed. This partial removal also facilitated the installation of internal structural elements to preserve the Pandora Avenue and Cook Street facing elements of the heritage building. *As a result, this project will retain up to 49.5% of the original two-storey L-shaped building including the historic façades of Pandora Avenue and Cook Street back to the external face of the new six storey volume, return of west façade and structure (columns, beams, joists) of the existing two-storey building from the retained façades to the new six-storey volume. A section of the north façade back to the new six- storey volume will be disassembled, brick cleaned, and wall rebuilt. All character-defining elements on the retained façades will be preserved along with any in-kind repairs, as required.*
2.	**The absence of a professional seismic assessment of the building in advance of the structural design.**
	A seismic assessment was submitted to the VCHT through Sorenson Trilogy Structural Engineers. As the project was entitled to proceed via City Permit, a full seismic assessment of the existing building was redundant considering the planned restoration and resuscitation works to ensure the long-term stability of the remaining 49.5% of the original heritage building.
3.	**The applicant did not make a case for why they did not consider the full retention of the heritage building.**
	The application received approval from the City of Victoria for the selective demolition of the heritage building to facilitate a new six-storey volume related to the development of 104 new purpose-built rental housing units along with a below grade parkade.

4. Inconsistencies between the architectural and structural drawings submitted with the application and the plans approved by Council, which have significant implications for the structural and seismic design and the costing information submitted by the applicant.

While the drawings did show some inconsistencies, this can be attributed to the need to evolve our structural design as more information on the condition of the existing building was discovered. (i.e.: structural elements that were identified as being critical to the heritage building were discovered to be in dis-repair upon the removal of various veneers in the heritage volume to be protected.)

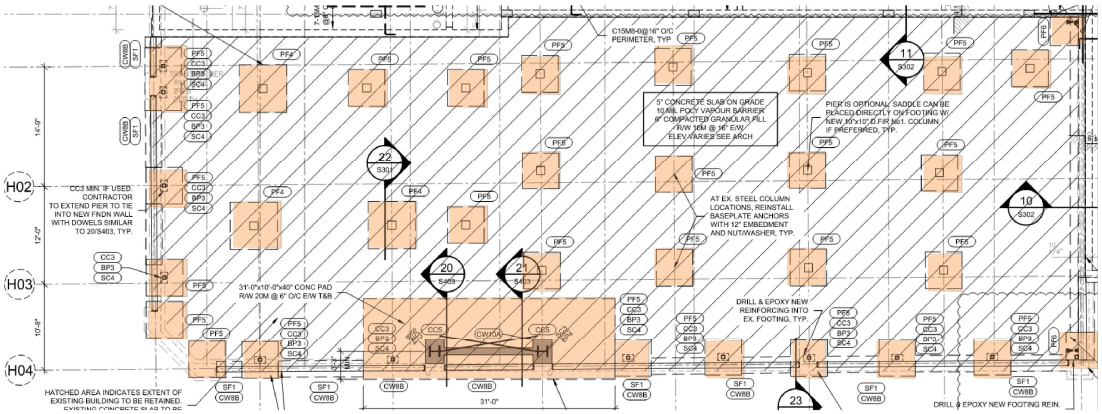
Level 1 Floor Slab

With the structural requirement to upgrade the perimeter with a total of 33 pad footings plus the addition of the under-slab plumbing, the retention of the ground floor slab is not feasible for the construction team. The decision was made to demolish the existing concrete slab and rebuild to match existing.

Figure 1: Existing Ground Floor Slab



Figure 2: Level 1 suspended slab plan showing a total of 33 pad footings



Level 2 Windows

Most Level 2 sashes were found to be intact although some sashes and glazing have been altered. Paint failure is present throughout all windows. The initial approach was to make good existing heritage windows, remove damaged single glazing and install new single glazing as required. This approach was revised to install new clear double glazing thermal unit in place of single glazing to avoid condensation on the interior glass face and improve thermal and sound insulation performance.

Through the erection of scaffolding and the removal of the cap flashing on storefront level cornice, it became evident that most bay windows are sagging. The metal panel at the underside of the bay window is corroded and deformed in areas. The construction team continues to work with structural to stabilize the windows.

Figure 3: Level 2 Bay Windows







5.	**Discrepancies between the proposed work and the Conservation Plan and the design and plans approved by Council at the public hearing on 10 December 2020.**
	The requested changes and adjustments to the Heritage Restoration Plan were all completed with the engagement of Donald Luxton and Associates Heritage Consultants (DLA) *The intent of the heritage preservation goals was retained; however, as knowledge of the current state of the building became better understood, the approach to the heritage conservation had to adapt and evolve to ensure the building could be successfully retained for the long-term.*
6.	**More clarification required on technical aspects of the seismic upgrading design:**
•	Whether the green roof and planters are to be deleted as they still show on the drawings, which affects seismic design loads. If the green roof is removed, clarification of the impact on gravity versus seismic loads for the roof, and presumed reduction in costs.
	The Green Roof is being removed, with a small amount of sedum remaining, per the most recently approved Heritage Alteration Permit drawings. *The seismic design has been adjusted to reflect this condition.*
•	Whether the moment frame proposed on Cook Street is to make up for the modification or the demolition of 50% or more of the heritage building.
	The heritage building has little to no seismic resistance along Cook Street in the existing condition. The moment frame on Cook Street would be required for both the existing building condition or the modified building condition.
•	How much of the floor and wall framing upgrades are related to new gravity loads instead of seismic upgrading of the original building.
	The floor and wall framing upgrades related to new gravity loads include the new steel beams and columns, infill framing, and new walls The floor and wall framing upgrades related to seismic upgrading include shear walls, moment frame, drag struts, plywood diaphragm sheathing, lateral detailing, brick wall lateral support details. The floor and wall framing upgrades that are shared for gravity and seismic upgrading include the steel channels each side of timber beams and connections to the concrete structure.
•	Whether the north wall intervention is related to underground parking.

The North Wall intervention is related to the current poor state of the building and a lack of suitable or safe means to preserve it in-situ. A Delegated Heritage Alteration Permit has been issued allowing the demolition of this wall during the construction process, after which it will be reconstituted in its former location using new brick. *When this application was last submitted to the Victoria Civic Heritage Trust, the structural integrity of the existing brick wall was unknown. The construction team has confirmed that to maintain the wall in place, the temporary bracing required to keep the wall safely in place while underpinning is completed, would require to cut through the level 2 wood floor up to 20ft, resulting in localized demolition of the level 2 heritage wood structure we are attempting to retain.* *This has required a revised approach to deconstruct the existing masonry wall; salvage the brick and reconstruct the wall back to the new volume. The wall will be reconstructed using salvaged brick and made to match the common bond pattern, mortar mix, joint size and profile of the original wall.*
• Resolution of different seismic design approaches and mixed ductility levels.
The seismic design includes ductile systems above the second floor and rigid systems below the second floor.
• Whether the storefront assemblies will be constructed of wood or aluminum.
As a result of on-site investigation, the approach to the store fronts changed. It was originally believed that the storefronts would be remade of aluminum to provide structural supports. This approach has changed to rehabilitate and restore the wood storefront assemblies, referencing the original design as noted in the archival photos.

Background Information:

In addition to information previously submitted we are submitting the following revised information that is updated given current known conditions.

1. Structural Engineer Summary
2. Structural Drawings for Building Permit
3. Current Building Permit Drawings
4. General Contractor Request for Pricing – Summit Brooke
5. Construction Schedule from Summit Brooke

Summary:

The Victoria Civic Heritage Trust (VCHT) has a mandate to:

> *"…develop, administer, and financially support programs that preserve, promote, interpret and enhance the cultural and natural heritage resources of the City of Victoria and its environs."*

In the case of the Parkway building heritage restoration project, it is unfortunate that the VCHT has chosen NOT to support our application to the City of Victoria for a tax exemption related to the seismic upgrades required to maintain this piece of City heritage.

This project is a complicated, but incredibly important, development for the City of Victoria and should be eligible for the 10-year tax exemption. This project represents a substantial heritage asset that will be restored and protected in the form of the old Wellburn's Grocery Store façade, but also nearly 50% of the original structural, which will be integrated within a modern, sustainable and environmentally friendly development with 104 new purpose-built market rentals.

This development will stand the test of time thanks to the innovation of the design and construction team and will serve as a community icon at the corner of Pandora Avenue and Cook Street.

If we can provide any additional information or you need clarification of any details, please feel free to reach out to me at your convenience.

Sincerely,

Greg Mitchell, M.PL., MCIP, RPP
Senior Planner / Senior Development Manager
Primex Investments for "Pandora Cook Development Corp"
#200 – 1785 West 4th Avenue
Vancouver BC, V6J 1M2

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS

November 23, 2021 19-077

Primex Investments Ltd.
#200 – 1785 West 4th Avenue
Vancouver, BC, V6J 1M2

Attn: Greg Mitchell, M.PL., MCIP, RPP

Re: Seismic Upgrade Strategy – 1518 Cooke Street (Parkway)

Dear Greg:

Introduction:
As requested, the following provides a description of the seismic upgrading work to be undertaken on the existing building located at the corner of 1050 Pandora Avenue and 1518 Cook Street in Victoria, BC as part of the new Parkway project. The existing building consists of a two-storey unreinforced brick masonry structure with wood floor and roof framing. The building has a very small basement mechanical space, but is otherwise constructed of conventional, shallow spread footings with a main floor concrete slab on grade.

A portion of the existing 2-storey building (~5000sq.ft plan area) at the corner of Cook and Pandora, as well as the façade along Pandora, will remain while the remainder of the existing building is to be demolished. As per the project drawings, a new underground parkade is to be installed around the existing building that is remaining. The existing building will be connected to a new 6-storey building with mixed-use, constructed of concrete and wood above the second level.

Foundation and Masonry Structural Work:
A description of the structural foundation work required to maintain the existing structure is as follows:

1. The existing brick walls are to be tested, with mortar repaired/repointed as required.
2. The existing brick walls will be seismically anchored to the new/existing structure to resist seismic loads. New framing will be installed behind the brick framing as required.
3. The existing brick parapet will be anchored to the roof framing system using steel brackets.
4. The existing brick wall and foundation on the north side of the existing building remaining will be reconstructed.
5. The existing façade along the south end of the building will be underpinned.
6. Existing pad footings will need to be upgraded within the existing building and around the building perimeter.
7. The existing pad footings will need to be lowered in several areas to ensure bearing on competent soil and not to undermine adjacent footings. New concrete piers will also be required.
8. A new concrete curb will need to be installed around the perimeter of the existing building remaining to replace the existing masonry/wood curbs that are inadequate.

Framing Structural Work:
A description of the structural framing work required to maintain the existing structure is as follows:

1. The existing timber beams are to be upgraded with steel channels each side to meet code requirements.
2. The existing timber beam to column connections will be upgraded
3. New steel beams will be installed in the second-floor framing to support loading above.
4. The existing steel perimeter beams will be upgraded to meet current code requirements.
5. New wood beams will be installed around the perimeter of the roof.
6. The existing floor and roof systems will be connected to the new building on the west side to provide seismically stability in two directions.
7. The existing roof and floor systems will be connected to a new 2-storey steel frame on the east side of the existing building.
8. New wood shear walls are to be added within the existing building on the second level with drag struts connecting to the new concrete slab.
9. New steel channels and HSS beams will be added within the main floor façade to provide stability for the glazing and brick piers in order to meet current code requirements.
10. Existing roof and floor framing will be repaired where damaged.
11. The second floor and roof diaphragms will be upgraded.
12. The existing fascade and connections will be upgraded as required.

We have been informed that the anticipated building upgrade costs associated with the structural work are in the ballpark of $75-$85 per square foot.

We assume this report is adequate for your needs at this time. Please contact the undersigned if you have any questions or if we can be of further assistance.

Yours truly,

Sorensen TRILOGY Engineering Ltd



Brian Lange, P.Eng.
Principal

Unit C – 5107 Somerset Drive
Nanaimo, BC V9T 2K5
Phone: 250-585-1360

email: mail@sorensentrilogy.ca

215 – 737 Goldstream Avenue
Victoria, BC V9B 2X4
Phone: 778-265-7360

3. Tax Incentive Program Application No. 00027 for 506 Fort Street (Downtown)

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for 4 years, pursuant to Section 392 of the *Local Government Act,* with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
4. That staff work with the applicant to achieve a voluntary agreement that the units remain rental in perpetuity.
5. That staff work with the applicant to achieve voluntary agreement that the units not be used for short-term vacation rentals.

Carried

For: **Mayor Helps, Councillors Alto, Coleman, Thornton-Joe, and Young**
Opposed: **Councillors Loveday, Lucas, and Madoff**

Committee of the Whole Report
For the Meeting of December 12, 2019

To:	Committee of the Whole	**Date:**	November 29, 2019
From:	Andrea Hudson, Acting Director, Sustainable Planning and Community Development		
Subject:	**Heritage Designation Application No. 000188 and Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street**		

RECOMMENDATIONS

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00695, if it is approved, consider the following motions:

1. "That Council authorize the issuance of Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street, in accordance with:
   a) Plans, date stamped November 22, 2019.
   b) The Conservation Plan for the Parkway Apartments, date stamped July 2019.
   c) Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
   d) Heritage Alteration Permit lapsing two years from the date of this resolution.

2. That Council approve the designation of the heritage-registered property located at 1050-1058 Pandora Avenue and 1508-1516 Cook Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, consistent with the plans dated November 22, 2019."

LEGISLATIVE AUTHORITY

In accordance with Sections 617 and 618 of the Local Government Act, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations for a Heritage Designation Application and a Heritage Alteration Permit Application for the property located at 1050-1058 Pandora Avenue and 1508-1518 Cook Street. The approvals for designation and heritage alterations would apply to the heritage-registered mixed-use building formerly known as the Parkway Apartments and later Wellburn's Market, which is located at the corner of Cook Street and Pandora Avenue. The building was built in 1911 and contributes to the historic character of Victoria's North Park Neighbourhood.

The proposal is for the redevelopment of the site, including the construction of a new four-storey building on the surface parking lot at 1518 Cook Street and construction of a four-storey addition to the Parkway Apartments Building, which will be renovated. The proposed development would contain 103 purpose-built rental units with retail commercial space on the ground floor. The development would result in a major restoration and rehabilitation of the street-facing elevations of the Parkway Apartments Building based on the original architectural plans for the building. Fifty percent of the interior structure of the building would be conserved and seismically upgraded.

The development requires a Rezoning and a Heritage Alteration Permit. The applicant has also proposed to heritage designate the Parkway Apartments Building as part of the application.

The development conserves a substantial amount of the original building, includes significant façade enhancements, and is thoughtfully detailed and positioned relative to the heritage building to achieve a compatible visual relationship. The applications are consistent with the *Official Community Plan* (OCP, 2012) which supports new development that enhances heritage property. The applications are consistent with the *Downtown Core Area Plan* (DCAP, 2011) heritage policies under chapter 7, which supports new development that enhances the form, character and features of heritage property and encourages new development to conserve the façades of heritage property. The applications are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) which encourages new additions that achieve visual compatibility through a balance between imitation and pointed contrast.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan* (OCP, 2012), the *North Park Neighbourhood Directions,* the *North Park Neighbourhood Plan* (1996) and the *Victoria Heritage Thematic Framework*.

The Heritage Advisory Panel (HAPL) reviewed the application at its October 8, 2019 meeting. HAPL recommended approval of the designation and the heritage alteration permit, with consideration of changes including an increased upper storey setback of 4 metres from Pandora Avenue, conservation of portions of the building not covered by the new construction and conservation of interior features. The applicant has increased the proposed setback in accordance with HAPL's recommendation and will be salvaging trim and furnishings from existing units. Conservation of a whole unit is not feasible due to the presence of hazardous materials that must be removed as part of this project.

The Advisory Design Panel (ADP) reviewed the Heritage Alteration Permit Application at their meeting on October 9, 2019, and recommended approval with some revisions. The applicant has revised the design in response to the most significant comments.

BACKGROUND

Description of Proposal

The applications propose 103 units of purpose-built rental housing and ground floor commercial uses within a development comprised of the renovated Parkway Apartments Building with a four-storey addition and a new four-storey building at 1518 Cook Street. The applicant has submitted a rezoning application to permit the increased density, height and reduced parking requirements, a Heritage Alteration Permit Application to authorize alterations to the heritage building, and a Heritage Designation Application to ensure the long-term protection of the Parkway Apartments Building.

The proposal includes the following major design components:

- construction of a new four-storey building on 1518 Cook Street with a 2.6 metre wide pedestrian walkway between the south sidewall and the conserved north sidewall of the Parkway Apartments Building
- construction of a four-storey addition to the Parkway Apartments Building set back 13.3 metres from the east elevation facing Cook Street, 4 metres from the south elevation facing Pandora Avenue, and 3.3 metres from the west elevation facing the adjacent property
- comprehensive rehabilitation and restoration of the Parkway Apartments Building ground floor glazing, transom windows and bulkheads based on the original architectural plans for the building
- restoration of the second-storey windows and parapet of the Parkway Apartments Building
- creation of a residential courtyard on the interior of the site accessed by a walkway from Cook Street between the conserved heritage building and the new four-storey building
- provision of 154 long-term bicycle parking spaces and 18 short-term bicycle parking spaces
- provision of 44 underground parking spaces.

The following data table compares the proposal with the existing CA-1 Zone, Pandora Avenue Special Commercial District. An “L” used before a number refers to the level of the building to which the measurement applies. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify where the existing building is legal non-conforming.

Zoning Criteria	Proposal	Zone Standard (CA-1 Zone)
Site area (m^2) - minimum	2879	n/a
Density (Floor Space Ratio) - maximum	**2.92:1***	2:1
Total floor area (m^2) - maximum	**8412.30***	5758
Height (m) - maximum	**20.22***	15.50
Storeys - maximum	6	n/a
Site coverage (%) - maximum	70	n/a
Open site space (%) - minimum	22	n/a
Setbacks (m) - minimum		
Street setback (Pandora Ave. - south)	**0* (existing & L1-2)** / 3.97 (proposed L3-6)	3
Street setback (Cook St. - east)	**0* (existing & L1-2)** / 3.08 (proposed L3-4) / 13.13 (proposed L5-6)	3
Side (north)	6.18 (proposed L1-4) / 7.60 (proposed L5-6)	0 or 3
Side (west)	**0* (existing & L1-2) / 2.96* (proposed L3-4)** / 3.33 (proposed L5-6)	0 or 3
Vehicle parking - minimum		
Residential	**33***	66
Commercial	**5***	17
Visitor	**3***	10
Bicycle parking stalls - minimum		
Residential - long-term	154	127
Residential - short-term	18	10
Commercial - long-term	6	6
Commercial - short-term	8	8

Description of Historic Place

A full description of the historic place is included in the attached Conservation Plan. The Parkway Apartments Building is significant for its association with the Edwardian-era development of Victoria and for its unique commercial architectural style by architect William Ridgway Wilson. The building was constructed during a pre WWI real estate boom and featured ground-floor commercial uses with residential uses above. William Ridgway Wilson designed many significant buildings in the city, including Gyppeswyk, now part of the Art Gallery of Greater Victoria (1889), St. John the Divine Anglican Church (1912), and the Victoria Drill Hall, now the Bay Street Armoury (1913-1915). One of the earliest tenants of the building was the Wellburn's Market on the ground floor, which still occupies the building today. Character-defining elements of the building are paraphrased below:

- location
- siting
- mix of uses
- commercial form, scale and massing and L-shaped plan
- masonry construction details, including red brick in a common bond on the rear and side elevations and the white glazed brick used on the main façades
- Edwardian era design features including its: commercial and residential design with full-height storefront on the ground floor; brick piers extending from grade to parapet delineating storefront bays; decorative pressed metal cornices at the storefront and roof levels; regular arrangement of fenestration on the upper floor; flat parapet punctuated by raised portions which align with brick piers on Cook Street and Pandora Avenue façades
- original windows including: multi light wood storefront transoms spanning each storefront bay of the Pandora Avenue and Cook Street façades; single assembly hung wood frame and sash windows with parged brick sills on rear façade; single and double assembly hung wooden-sash windows, oriel windows with hung wood frame and sash windows on either side of a fixed multi-light wood frame and sash windows on the second storey of the Pandora Avenue and Cook Street façades; half-moon leaded glass window with wood frame on Cook Street façade; three panel wood doors with wood transom windows on rear façade.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on March 20, 2019. The meeting minutes, dated March 20, 2019, are attached to this report.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies, regulations and policies.

Official Community Plan

The proposed alterations outlined in the application are consistent with the OCP and advance the following policies:

8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.

8.11 Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.

8.43 Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City

8.49 Continue to support new additions that conserve and enhance heritage property, as consistent with the National Standards and Guidelines for the Conservation of Historic Places in Canada.

8.50 Encourage new development to avoid the demolition of heritage property, or one or more of its façades.

8.51 Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws.

The development preserves and enhances the landmark qualities of the Parkway Apartments Building through significant façade improvements, the strategic positioning of new construction and high quality new architecture that does not compete for attention with the heritage building. The project includes major façade improvements to the Parkway Apartments Building, including the restoration of missing transom windows, re-introduction of ground storey retail glazing across the entire façade and re-animation of the partially vacant ground floor with new commercial uses. Details of the new building and addition respond directly to the heritage building through a matching colour palette, matching horizontal window dimensions and chamfered window edges. The inverted semi-hexagonal shape of the windows on the front elevation of the new building match the proportions of the projecting semi-hexagonal (oriel) windows of the heritage building. The new building is also setback over 3 metres further from the street than the heritage building, which exposes its sidewall and the front wall of the building to pedestrians. Designation of the building furthers the City's objective of ensuring the long-term conservation of heritage property through heritage designation.

Downtown Core Area Plan

The development conserves and restores the significant physical features of the heritage-registered building and the overall design conserves its heritage value as a landmark in the neighbourhood. This reflects the DCAP's vision of a balance between sensitive new development and heritage conservation.

The DCAP includes the following relevant objectives for heritage conservation in the downtown:

1. Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.
2. Development and heritage conservation are balanced through sensitive new infill and property additions that respond to the heritage value and character of Downtown Core Area Districts.

The DCAP contains the following relevant policies for the conservation of heritage properties and districts in the downtown:

7.3. Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.

7.18. Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the Downtown Core Area.

7.22. Encourage new development to avoid the demolition of a protected heritage property, or one or more of its facades, where the exterior alterations are assessed to significantly damage the heritage value of the property or an area, and where facade retention is feasible in conjunction with other policies for Downtown Core Area Districts in this Plan.

The development balances new development and heritage conservation through a sensitive property addition set back over 13 metres from the heritage building's Cook Street elevation and 4 metres from the Pandora Avenue elevation. The new building north of the heritage building is strategically sited to preserve views of the heritage building approaching south along Cook Street. The new development conserves the form of the building from many vantage points and the simplified detailing and colour scheme does not compete for attention with it. As discussed above, the development conserves the main façades of the building, a sidewall, a substantial amount of the interior structure and includes significant and meaningful enhancements to the heritage character of the building through the restoration of the main façades.

Advisory Design Guidelines for Buildings, Signs and Awnings

The *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) states that the overall design of new signage and awnings should enhance the architecture of the building, respond to its significant features, be simple and not busy and include complimentary colours. The applicant has proposed retractable fabric canopies along the ground floor of the building between the storefront and transom, which would reveal the transom window for the first time in decades. Signage could be applied directly to the canopy rather than the building. Historically, the building featured retractable canopies that could expose the transom when not in use. Currently the building features non-retractable, yellow canopies across the entire frontage that cover the transom window, which has been mostly boarded over.

The guidelines advise that new construction should complement any flanking heritage building and consider detailing, a comprehensive design approach and appropriate street relationship. The guidelines suggest that a contemporary solution can be quite acceptable in this context provided it is sympathetic. In staff's opinion, the combination of setbacks, cladding, colour scheme and window pattern and detailing are sympathetic to the Parkway Apartments Building.

Standards and Guidelines for the Conservation of Historic Places in Canada

The proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (the Standards and Guidelines). The applicant proposes to preserve and retain virtually all intact character-defining elements on the primary elevations, construct a compatible addition to the heritage building and provide a new storefront that replicates the proportions of the original and reinstates missing entrances and glazing. The applicant also proposes to restore the wood transom window across the whole frontage. The conservation

approach is primarily rehabilitation; however, it also includes a significant amount of preservation and restoration. Rehabilitation is defined in the Standards and Guidelines as the sensitive adaptation of an historic place for a continuing or compatible contemporary use while protecting its heritage value.

The proposed new construction meets Standard 11 of the Standards and Guidelines, which applies to rehabilitation projects. Standard 11 states that any new additions should conserve heritage value and character-defining elements, while being physically and visually compatible with, subordinate to and distinguishable from the historic place. The position of the addition over the heritage building with its substantial setback from Cook Street and Pandora Avenue conserve the form, scale and massing of the Parkway Apartments Building, preserving its prominence at the corner of Pandora Avenue and Cook Street from many vantage points. The addition is subordinate to the historic building through its colour palette, design details and significant setbacks. The modern, simplified details of the addition make it clearly distinguishable. The inverted bays on the new building and the matching horizontal widths of windows is a clear reference to the historic building.

Statement of Significance

A Statement of Significance describing the historic place, outlining its heritage value and identifying its character-defining elements can be found on page 7 of the attached Conservation Plan.

Resource Impacts

Heritage designation of 1050-1058 Pandora Avenue and 1508-1516 Cook Street will enable the property owner to apply for heritage grants from the Victoria Civic Heritage Trust and for a tax incentive from City Council to assist with the cost of seismic upgrading.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel (HAPL) at its October 8, 2019 meeting. The minutes are attached. HAPL provided the following recommendation for Council's consideration:

> That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 1050-1058 Pandora Avenue and 1508-1516 Cook Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.
>
> That the Heritage Advisory Panel recommend that Council approve Heritage Alteration Permit with Variances Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street with the following changes:
>
> a) Setback from Pandora Avenue be increased to a minimum of at least 4m so that the separation is clearly visible
> b) Conserve the portion of the old building that will not be covered by the new building
> c) Consider retention of interior features where feasible, preferably in situ or relocated within the development.

The applicant increased the setback of the addition to the Pandora Avenue elevation to 4 metres in response. Conservation of the structure of the building not covered by the addition is not possible due to the location of the underground parking garage. The building does

contain original finishes including wainscoting and built in furniture. The applicant explored conservation of a full unit; however, the hazardous materials removal strategy requires extensive interior renovations. As an alternative, the applicant intends to salvage and reuse safe interior components within the renovated building.

Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the Heritage Alteration Permit Application at their meeting on October 9, 2019. The minutes are attached. They provided the following recommendation for Council's consideration:

That the Advisory Design Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street be approved with the following changes:

- increase the building setback facing Pandora Avenue to 4m from the street
- revise the second floor units that face the mews to improve liveability
- reconsider the windowless interior dens and bedrooms
- resolve the proposed materials
- consider adding usable roof spaces
- consider revising the articulation of the four-storey building's façade facing Franklin Green Park, and consider the addition of balconies or Juliets
- reconsider the width of the alleyway (mews) to increase accessibility.

In response to ADP's recommendations above, the applicant made the following changes:

- increased the building setback facing Pandora Avenue to 4m from the street
- re-oriented windows to allow for more daylight penetration
- added a west-facing roof deck on the fifth storey for residents in the building
- added Juliet balconies on the west elevation overlooking Franklin Green Park
- removed planters and short-term bicycle parking stalls from the mews and relocated to the residential courtyard.
- resolved exterior materials

CONCLUSIONS

The development conserves a substantial amount of the original building, includes significant façade enhancements, and is thoughtfully detailed and positioned relative to the heritage building to achieve a compatible visual relationship. The applications are consistent with the *Official Community Plan* and *Downtown Core Area Plan* which both support new development that enhances heritage property. The applications are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and are particularly successful in meeting the requirements that a new addition be compatible, distinguishable and subordinate. The proposed designation is for a neighbourhood landmark in North Park featuring unique materials and an exceptional design by a notable historic architect. In staff's opinion, the designation and the heritage alteration permit are both worthy of Council's approval.

ALTERNATE MOTION

Option 1

That Council decline Heritage Designation Application No. 000188 and Heritage Alteration Permit Application No. 00016 for 1050-1058 Pandora Avenue and 1508-1518 Cook Street

Respectfully submitted,

John O'Reilly, Senior Heritage Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped November 22, 2019
- Attachment D: Letter from applicant to Mayor and Council dated October 30, 2019
- Attachment E: Community Association Land Use Committee Comments dated March 20, 2019
- Attachment F: Parking Study prepared by WATT Consulting dated October 29, 2019
- Attachment G: Letter from MODO dated October 28, 2019
- Attachment H: Letter from applicant regarding TDM measures dated October 30, 2019
- Attachment I: Tenant Assistance Plan
- Attachment J: Conservation Plan, dated July 2019
- Attachment K: Photographs
- Attachment L: Minutes of the Heritage Advisory Panel, October 8, 2019
- Attachment M: Minutes of the Advisory Design Panel, October 9, 2019.

F. LAND USE MATTERS

F.2 1050 Pandora Avenue: Tax Incentive Program Application No.00032 (North Park)

Committee recessed at 9:58 and reconvened at 10:05 a.m.

Committee received a report dated December 30, 2022 from the Director of Sustainable Planning and Community Development regarding an application for a ten year partial tax exemption under the City's Tax Incentive Program (TIP) to assist in the seismic upgrading of the heritage-designated building historically called the Parkway Apartments Building at 1050 Pandora Avenue, and recommending that it be declined.

Moved By Councillor Caradonna
Seconded By Councillor Coleman

That Council decline Tax Incentive Program Application No. 00032 for 1050 Pandora Avenue.

Committee discussed the following:

- *Seismic upgrades that are necessary to preserve the integrity of the building*
- *The fact that the applicant could have applied for the Tax Incentive Program earlier in the process*
- *The fact that the application does not meet certain specifications of the criteria for the program*
- *The desire to encourage developers to recognize the value in preserving heritage by supporting them through this program*

On the main motion:

That Council decline Tax Incentive Program Application No. 00032 for 1050 Pandora Avenue.

FOR (6): Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Gardiner, Councillor Thompson
OPPOSED (3): Mayor Alto, Councillor Kim, Councillor Loughton

CARRIED (6 TO 3)

Committee of the Whole Report
For the Meeting of June 22, 2023

To: Committee of the Whole **Date:** June 15, 2023

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Tax Incentive Program – Challenges and Opportunities**

RECOMMENDATION

1. That as an interim measure, Council confirms the following eligibility criteria for the Tax Incentive Program (TIP), which are generally consistent with the intent and administration of the program, Provincial legislation and City policy:
   a. The building must be Heritage Designated.
   b. Eligible alterations are limited to seismic upgrading work, associated with retaining and conserving existing heritage fabric.
   c. Construction must not commence until the TIP Application has been advanced to Council for consideration (some strip-out work may be permitted in specific cases). Retroactive applications will not be accepted.
   d. Proposals must retain internal structure and exterior façades of the heritage building to the highest level possible unless proven in a seismic assessment to be the only viable option for seismic upgrading and/or adaptive reuse and be verified as being necessary by an independent peer review.
   e. Rooftop additions must be sensitively located and smaller in scale than the existing building and are limited to:
      - One-storey on top of heritage buildings that are two to three storeys and must include step-backs of at least 4 metres from street elevations.
      - Two storeys on top of heritage buildings that are 4-storeys or greater and must include step-backs that are at least 3 metres from street elevations.
   f. Excavation below the original building foundations is not permitted unless verified as required as part of a structural assessment.
   g. For Residential Use TIP Applications, buildings must reuse/repurpose existing upper floors for residential use, with commercial on the ground floor. Eligible costs are limited to seismic upgrade work.
   h. For Non-Residential Use TIP Applications, the building must contain entirely commercial, industrial or institutional uses. Eligible costs can include seismic upgrade work as well as exterior conservation as well as code, mechanical and electrical

upgrades.

i. All applications must submit a seismic assessment of the heritage building with cost estimates for the seismic upgrade strategy and clearly separate out eligible heritage costs from any new construction and/or new development costs.

j. Applications not meeting the above criteria will be considered ineligible and will not be accepted. Where an application has been accepted and its status changes to make it ineligible, application processing will be stopped.

k. Incomplete applications will not be accepted and if necessary, will be returned to applicants to await a complete, accurate submission.

2. That Council direct that all program information related to the Tax Incentive Program, including the VCHT website, be updated as quickly as possible, to clearly reflect the program parameters, eligibility criteria and anticipated timing of application review.

3. That Council confirm that despite being inconsistent with the above noted parameters, that current in stream proposals having already received all necessary Council development approvals, and where a complete Tax Incentive Program application has been submitted before December 31, 2023, will be brought forward for consideration by Council after being processed by City staff and Victoria Civic Heritage Trust. To take advantage of this opportunity, applicants will be required to engage a third-party structural engineer as well as any necessary supporting professionals, paid for by the applicant but reporting to the City, to conduct a seismic review of:
    a. the design strategy
    b. budgeted costs
    c. any changes that are proposed during construction
    d. the project at completion, prior to the tax incentive coming into effect, to verify all work was completed in accordance with the approval.

4. That Council direct staff to bring forward a report exploring opportunities to potentially:
    a. Expand or establish a program aimed at supporting heritage and adaptive reuse projects that retain prominent heritage buildings but require significant internal demolition and reconstruction and/or proposed additions.
    b. Allow investigative work, partial demolition or temporary reinforcement work to commence while the grant evaluation process is underway.
    c. Allow a greater number of heritage designated buildings to qualify.
    d. Clarify roles and responsibilities of the VCHT, City staff and applicants as well as the overall process involved in administering the TIP.
    e. Recognize economic challenges associated with current construction costs as well as with providing rental housing within heritage buildings.
    f. Address recent and anticipated British Columbia Building Code changes particularly as related to seismic standards.
    g. Undertake a financial analysis of any impacts to the City of Victoria as well as any resource impacts, associated with an expanded or new program.

EXECUTIVE SUMMARY

The City of Victoria's Tax Incentive Program (TIP), which is delivered with the assistance of the Victoria Civic Heritage Trust (VCHT), has been successful in saving and seismically upgrading a significant number of heritage buildings within the City of Victoria. This is particularly apparent in

Old Town where a unique sense of place has been cultivated, creating a robust commercial node, attractive to visitors and residents alike.

However, in recent years a number of challenges have been experienced which are impacting the ability of the City and the VCHT to deliver this grant program effectively. These are largely related to a lack of clarity related to eligibility for the program combined with new development pressures resulting in significant additions and changes being proposed to heritage buildings. Given these changing times, it is recommended that options be explored to potentially expand the grant programs in order to adapt to new development realities and to allow a greater number of buildings to attain some form of support.

In the interim, it is recommended that Council confirms several eligibility criteria and that all publications and documentation related to the TIP be updated to reflect these criteria. To assist with communications, this information should also include the general timing that can be expected for the review of TIP applications. As a result, several issues that have bogged down the TIP will be alleviated and going forward, eligible applications can be processed in a more expeditious manner because of renewed clarity and the resulting freeing-up of resources.

There are also several in-stream applications that are inconsistent with the recommended interim eligibility criteria. The report recommendation would provide direction to process these applications; however, due to their complexity, additional resources would be needed, and it is therefore recommended that applicant-funded consultant services be secured as a part of this recommendation.

PURPOSE

The purpose of this report is to review the Tax Incentive Program (TIP) and seek direction from Council to confirm interim program parameters and to clarify eligibility criteria. A second aim of this report is to seek direction from Council to explore options to address challenges, potentially expand the program, and to address current issues.

BACKGROUND

Report Scope

Although there are many facets to the City's heritage programs and the grants offered by the City and the Victoria Civic Heritage Trust (VCHT), this report focuses on the Tax Incentive Program (TIP).

Provincial Legislation

Tax exemption legislation is enabled through Provincial legislation and allows municipalities to exempt eligible heritage properties from property taxation. The exemption can be a partial or total exemption for properties that meet at least one of the following criteria:

- protected through a heritage designation
- included in a heritage conservation area schedule
- subject to a heritage revitalization agreement
- subject to a heritage conservation covenant
- on an archaeological or other site protected under the Heritage Conservation Act.

The purpose of the tax exemption is to enable local government to provide financial support to

private property owners to conserve their heritage properties. This support is limited to aspects of developments which are required to retain the heritage structure. Once a tax incentive bylaw is adopted, a municipality must monitor tax exempted properties to ensure compliance with the terms of the heritage protection and any other requirement for maintenance, rehabilitation or restoration.

Although there are a few different ways in which the tax exemption could be applied, in the case of Victoria, it has been utilized on a site-by-site basis with criteria and terms designed to suit each unique property. At the time of its inception, the TIP was seen as a way to help revitalize the downtown, add diversity of housing stock, retain and conserve the heritage fabric, and most importantly seismically upgrade heritage buildings that pose a life safety risk in a seismic event.

What is Heritage Conservation?

As the Local Government Act (LGA) only allows municipalities to provide a tax exemption for heritage conservation, a discussion regarding "what is heritage conservation" is central to question of what is eligible for the tax incentive. Although there is general agreement about the benefits of heritage conservation, there is significant debate regarding what is considered appropriate treatment of heritage buildings and how much of the building must be saved for its retention to have value.

Within the Standards and Guidelines there are a number of definitions:

- *Conservation* includes all actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This is an "umbrella" term which may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.
    - *Preservation*: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value.
    - *Rehabilitation*: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.
    - *Restoration*: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Within the heritage community, all of these approaches are generally considered to be acceptable ways of treating buildings with heritage value.

Facadism is defined as the architectural and structural practice of only preserving the façade of a building and constructing a new building behind or around it. It is often the compromise between conservation and development. The adaptation of buildings overtime is critical; however, retaining only a façade or two, or where a significant portion of the original building is removed and replaced, is sometimes criticized as not being true conservation.

Examples of some projects that have applied for and/ or received TIP exemptions are shown below.



The Hudson Bay Co. department store converted into condos with commercial at ground level. An example of rehabilitation, adapted for a contemporary new use. Received a TIP in 2010 for 10-year tax exemption as well as BIP funding for the restoration of the facades.

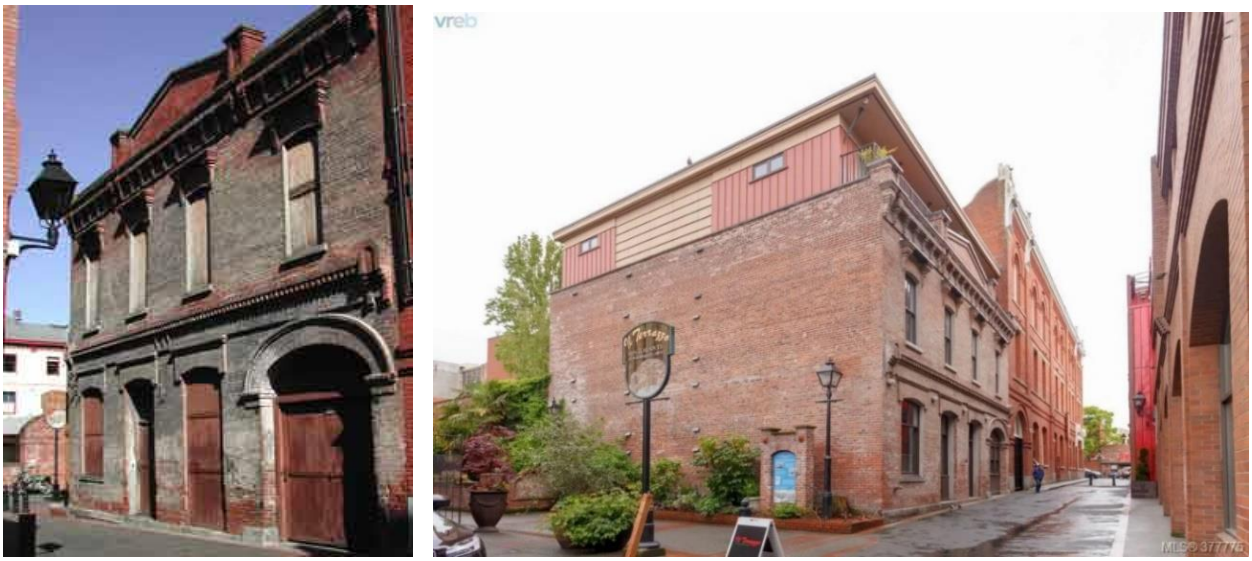


Wellburns at 1050 Pandora, currently under construction. The historic building was partially retained. Approximately 50% of the building was removed to accommodate a 4-storey rooftop addition, a side-by-side addition and underground parking. The project will preserve portions of the façade, restore the storefronts, and rehabilitate the building for continued use, of commercial on the ground level, with residential above. This TIP Application is still under consideration by Council.





Customs House during construction (above) and redevelopment completed (below). Received a 10-year tax exemption, on partially retained heritage building. An example of facadism, adaptive-reuse, and rehabilitation.



Before and After - Morley Soda Factory, TIP received with one storey addition, an example of rehabilitation and an adaptive reuse of an industrial building, converting into live/work and residential units.

Despite the debate, it is noted that all these approaches advance forms of adaptive reuse which can achieve positive outcomes, and arguments can be made for the retention of only part of a building or the façade. As the "face" of the building, in many cases it is the only part that is experienced by the public and it helps retain the original character of streetscapes and neighbourhoods while preserving urban landscape histories. From a development perspective, it may also be more achievable in terms of changing building code requirements and economic realities.

City of Victoria Heritage Policy Framework

There are a number of approved policies and plans that support the preservation of heritage assets within the City. The following provides a brief summary of these policies, which together with the Provincial Legislation, lay the foundation for the Tax Incentive Program.

Official Community Plan, 2012 (OCP)

Heritage conservation has multiple benefits and the OCP supports heritage conservation as a way of contributing to several City objectives around placemaking, climate action, and economic development. The OCP speaks to the resiliency goals related to seismic improvements and supports heritage, both for individual properties and more broadly. It looks to protect and enhance heritage value, character and special features of areas, districts, streetscapes, and cultural landscapes. As such, the OCP policies encourage the protection and the seismic upgrading of heritage buildings, as well as continued investment in the heritage character of the Downtown and other neighbourhoods. This is achieved through incentives such as grant programs as well as offering potential support for increased density, new uses and variances to help facilitate rehabilitation and conservation.

Downtown Core Area Plan, 2011 (DCAP)

DCAP policies seek to strike a balance between new development and heritage conservation in the downtown core, through heritage protection, sensitive infill, and new additions. Policies in

DCAP support the development of financial incentives for building rehabilitation, particularly for seismic upgrading, for eligible heritage-designated buildings.

Standards and Guidelines for the Conservation of Historic Places in Canada

In January 2005, the City of Victoria adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines*). The *Standards and Guidelines* are referenced in multiple Development Permit and Heritage Conservation Areas within the Official Community Plan, 2012 which is adopted by bylaw. The *Standards and Guidelines* are important to this discussion because a building must be heritage designated in order to be eligible for a TIP and once a building is heritage designated, any changes to it must be consistent with the *Standards and Guidelines.*

The *Standards and Guidelines* are intended to promote responsible conservation practices that help protect Canada's irreplaceable historic places. While neither technical nor case-specific, the *Standards and Guidelines* provide a philosophical and performance-based approach to conservation work and the basic principles provide a foundation for decisions about which features of an historic place should be maintained and which can be altered.

The *Standards and Guidelines* are not prescriptive, nor hierarchical in their application and while there is significant agreement about most of the content and intent, there is sometimes debate on how they should be applied. It is therefore not surprising that developments that propose significant alterations and/or additions to heritage buildings are more challenging in terms of applying the *Standards and Guidelines* and are likewise challenging to the Tax Incentive Program.

The figure below shows the relationship between the levels of legislation and policy that apply to heritage properties.

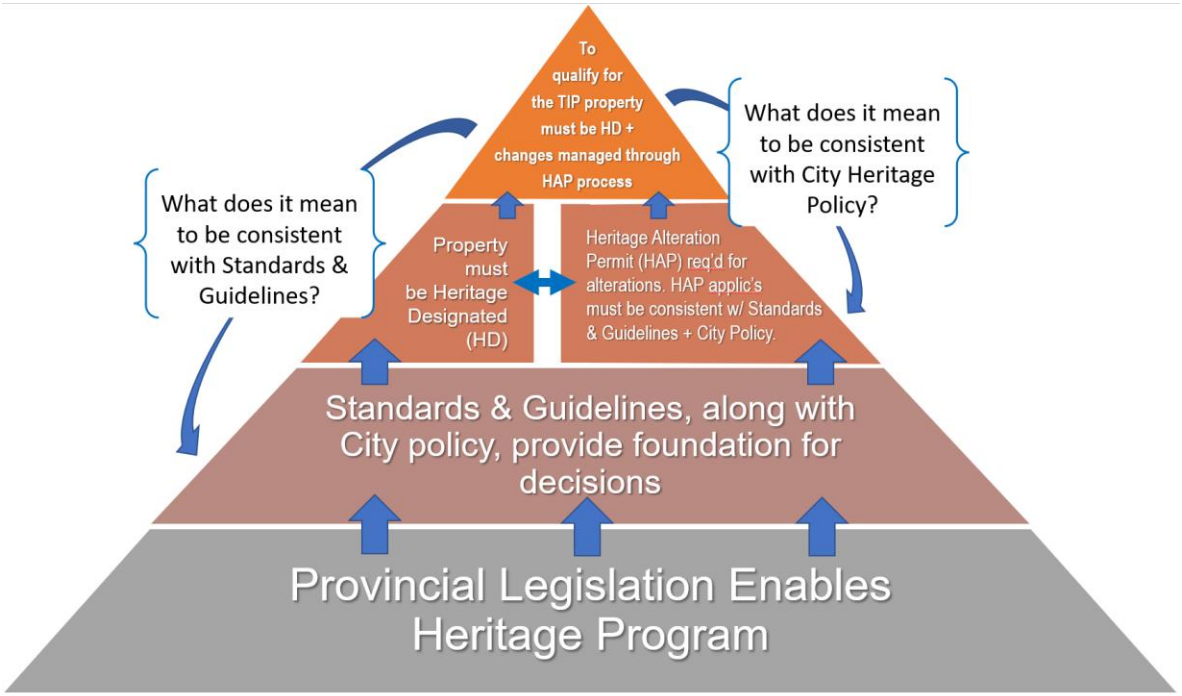
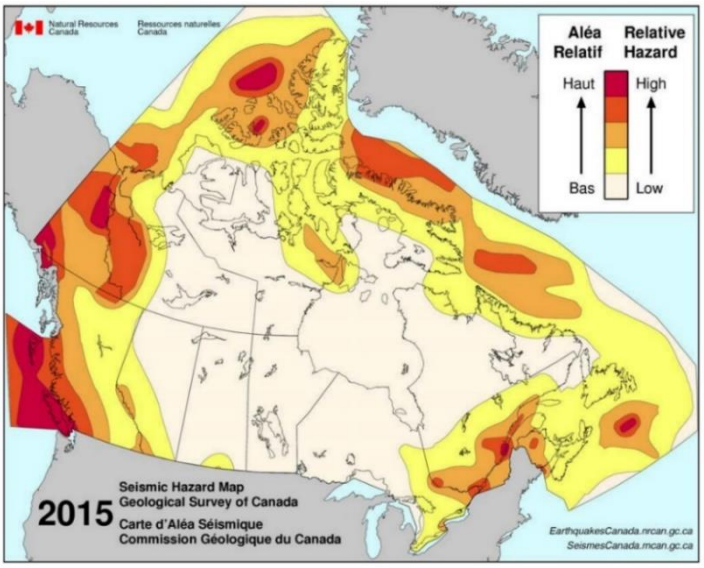


Diagram showing the regulatory and policy framework that lays the foundation for and enables the TIP

Importance of Seismic Upgrading

The Pacific Northwest is noted as a seismically active region and BC is known to be the most seismically at-risk province in Canada, with Vancouver Island having a high hazard risk.

Given that the BC Building Code was not introduced until 1973, one can appreciate the danger posed by many buildings which were not built to a modern building code. Unreinforced masonry buildings are the most at risk and the majority of those that remain are situated in the downtown core, especially Old Town.



When it comes to seismically upgrading unreinforced historic buildings, funding is the biggest obstacle, although not the only one. In addition, the BC Building Code has evolved over time and adapted to include and strengthen seismic requirements which affect construction costs and the ability to achieve the requirements for life safety and building preservation.

The TIP was established to promote seismic upgrading of heritage resources and address significant public safety and potential economic impacts associated with a large-scale seismic event.

Victoria Civic Heritage Trust

Established by the City in 1989, the Victoria Civic Heritage Trust (VCHT) is a non-profit society that receives municipal funding to develop, administer and financially support programs that preserve, promote, interpret, and enhance the cultural and natural heritage resources of the City of Victoria. It was originally established to administer the Building Incentive Program (BIP), with initial capital funding of $704,160, which the City had received from the sale of a portion of Broad Street to Cadillac Fairview Corporation for the construction of the Bay Centre Development.

VCHT reviews and makes recommendations to City Council on applications to the City's Tax Incentive Program (TIP) for the following financial grant programs to subsidize the rehabilitation of heritage designated buildings across the City (except single family dwellings):

- Building Incentive Program (BIP)
- Parapet Incentive Program (PIP)
- Building Incentive Program – Design Assistance Grant (BIP-DAG)
- Parapet Incentive Program – Design Assistance Grant (PIP-DAG)

The City of Victoria's Heritage Grant Program is well-known in the heritage community and serves as a model to other municipalities. Hundreds of buildings in Victoria have benefitted from the various grant programs and the VCHT has been instrumental in the successes and have received several awards.

Tax Incentive Program

In 1998, Council approved the Tax Incentive Program (TIP). This program was intended to offset

the costs of seismic upgrades for heritage projects, where they facilitated the reuse or conversion of existing upper stories for residential purposes, while maintaining commercial use on the ground floor. It was originally designed to assist property owners within the downtown area with the objective of:

- increasing seismic resiliency in the downtown core
- increasing public safety
- encouraging heritage revitalization
- establishing a dynamic mixed-use neighbourhood to support the ability of residents to live, work and play in the downtown core.

In 2003, the program was expanded to assist in the conversion of heritage designated buildings to non-residential uses, aimed at offsetting the rehabilitation costs for projects that are commercial, industrial and/or institutional in nature.

In 2017, Council approved the expansion of the TIP beyond the downtown to include all eligible heritage designated buildings citywide.

As of May 2023, there have been 36 TIP applications. Twenty-nine of those applications were for residential projects, and seven were for non-residential buildings. The 29 residential projects, resulted in the creation of 703 residential units within the historic fabric of the heritage buildings, and 126 residential units were constructed from new additions, for a total of 818 residential units.

While the majority of the applications have been for full retention of the historic building, listed below are some of the projects where partial retention was accepted. In these cases, there were circumstances where, for example, floors or structure needed to be replaced due to fire, years of neglect, or did not meet code for load bearing purposes. These cases were reviewed by staff, the Architectural Conservation Committee (ACC) and VCHT, to verify that the portions of the building that were removed were justified as per the parameters of the program.

PARTIAL HERITAGE RETENTION			
Year	**Address**	**Residential Units**	**Reasons for Partial Retention**
2018	816 Government St. / Customs House	25	Original floors were uneven, not load bearing, would not sustain a seismic event
1998	Dragon Alley / Hart Block	12	Neglected property.
2002	538 Herald/ B. Wilson Building	4	Fire damaged interior.
2009	1315-17 Waddington Alley/ Morely Soda Factory	9	Neglected property.

As previously noted, Provincial legislation only permits tax incentives to be granted for the purposes of heritage conservation. As a result, where projects propose removal of integral structure for the purpose of adding storeys on top of the historic building or installing underground parking, it becomes very difficult to parse out whether interventions are required for conservation

of the historic property or whether they are required to support the new structure.

Current Tax Incentive Program Process and Tax Exemption Calculation

The current processes and calculations associated with the TIP are complicated and require a significant amount of rigour to ensure that the integrity of the program is preserved and that when a tax incentive is provided, it is granted within the bounds of the enabling provincial legislation.

There are a number of steps involved in processing TIP Applications which differ depending on whether the project is residential or non-residential (commercial, industrial, institutional). However, the actual tax incentive calculation is the same for both categories. Further information on the process and the methodology used to calculate the TIP is provided in Appendix A. In summary, the process requires review by the VCHT and City staff with Council making the final decision, and a construction verification inspection being conducted, prior to the tax incentive coming into effect.

ISSUES & ANALYSIS

The following sections explore a number of issues impacting the current Tax Incentive Program. These sections also provide analysis and offer some opportunities for potential improvements, with the aim of seeking Council direction regarding immediate and longer-term next steps. The discussion in this section has been organized under the following headings:

- Significant Additions / New Added Basements
- Construction Costs and Requests for Additional Density
- Timing Challenges
- TIP Eligibility Criteria
- Instream Applications
- Next Steps and Areas for Further Exploration

Significant Building Additions, Basements and Low Retention

Despite the discussion related to what can be considered heritage conservation, under the current TIP and to be consistent with enabling Provincial legislation, the only work eligible is the seismic upgrade and conservation of the historic fabric. Further, it must be verifiable that money awarded to projects, through tax savings, is only allocated towards interventions required for heritage retention and conservation purposes.

Most applications that have been approved so far have been relatively straightforward, where the whole building is retained and it is clear that the new structure proposed is for the seismic restraint of the historic building. However, due to a number of factors, we are seeing an increasing number of buildings applying for the TIP, that involve more significant redevelopment of the site.

Processing TIP applications and providing the necessary verifications outlined in Appendix A, is a time-consuming endeavour and requires a significant number of hours from both City and VCHT staff. However, where a tax exemption is requested for a partially retained building, with additions to and removals of portions of heritage buildings, as well as excavation below the buildings, the review of the TIP application becomes more difficult. This is because there needs to be a clear understanding of the structural design and the degree to which a segment of work is required to support the original fabric of the building verses the new. These considerations compound the complexity and length of time it takes to review applications.

A seismic assessment must be provided at the inception of the application; this is to allow the

reviewer to understand the structural design strategy and to verify that the exemption is for seismic upgrade and heritage conservation. Because of the complexity associated with applications with significant additions and/or involve excavation under the building, it is recommended that a third party be involved for in-stream applications that deviate from the interim eligibility criteria. This will ensure that the proposed seismic work is verified by a professional and costs estimates associated are accurate before work proceeds, and verifiable once completed.

Construction Costs and Requests for Additional Density

One of the factors that has impacted the TIP and development in general, is the dramatic increase in construction costs which is linked to rising fuel costs, supply issues and post-pandemic inflation. Additionally, British Columbia Building Code standards, particularly pertaining to seismic stability have intensified, further driving construction costs upward. An exacerbating factor related to construction costs is the availability of labour and skilled trades available to work on projects. This is more keenly felt on Vancouver Island, because of the high cost of living, including housing costs, and resulting challenges related to attracting and retaining construction crews.

Applicants have advised staff that increased construction costs have led developers to advance projects that require more significant additions and often extra density, to achieve an economically viable project.

With the desire to respond to City policy which favours the provision of multi-unit rental housing over condominiums, the challenge around economics has been further exacerbated. It is worth noting that the TIP was originally conceived with the purpose of advancing heritage objectives and public safety, with the knock-on effect of increasing residential units downtown; nonetheless, rising construction costs paired with the desire to provide rental housing has resulted in increasing applicant determination to achieve financial incentives through the TIP.

Contrary to this approach of making projects more economically viable, there have also been arguments made that projects that go through a rezoning or variance process should not be eligible to receive a tax incentive as they have already received a form of incentivization by being approved for additional density, uses and/or variances.

Despite the TIPs original purpose, there is an opportunity now to reconsider whether new or expanded programs can be developed that respond to increased economic pressures. The report recommendation includes wording to undertake this work.

Timing Challenges

Increasingly, developers are expressing their concern related to timeframes associated with processing TIP applications because they need to start construction as quickly as possible to combat rising material and labour costs as well as increasing lending rates.

The development industry's need for accelerated timelines, is to some degree at odds with the TIP requirement that construction must not begin prior to Council consideration of a Tax Incentive Program Application. However, this approach was confirmed by Council on May 25, 2017 when the following resolution was passed that:

> *"…reaffirms the City's Tax Incentive Program Policy that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project."*

A more recent pressure on the Tax Incentive Program is that several applications with incomplete information have been received over the past few months. Incomplete applications have the effect of slowing down overall processing times and impacting overall responsiveness. Moving forward, to reduce processing "churn", staff and VCHT will take a more rigorous approach with incomplete applications. As with other development applications, if information is missing, the TIP applications will not be accepted or will be returned. The recommendation includes language to make it clear that a complete and accurate application is a pre-requisite of submission and moving forward in the process.

TIP Eligibility Criteria

Linked to increased complexity of projects and the delay in processing applications, and likely most significant in its impact to the Tax Incentive Program, is the uncertainty regarding eligibility criteria. This has resulted in a situation where the VCHT has been reluctant to process projects that have large additions and/or are primarily focused on preserving the building façade(s).

While the TIP has historically supported projects that focused on retaining whole existing buildings with little or no added space, in recent years there have been examples where a tax incentive has been granted even though only a portion of a heritage building was retained. Some of these, including Dragon Alley, have been highly successful in revitalizing and highlighting important heritage sites within the city. This, perhaps in combination with much of "the low hanging fruit has already been picked," along with increasing construction costs and stricter seismic code upgrades, has led to more applicants requesting that their partial retention projects receive a tax incentive.



Dragon Alley and Hart Block received TIP for 10 years tax exemption, and BIP funding. There was nothing in the interior that could be saved, facades were restored.

Another factor pertaining to eligibility, which is currently being challenged is that projects are limited to two categories:

- *Residential Use* - Reuses/repurposes existing upper floors to residential use, with commercial use on the ground level.

- *Non-Residential Use* – Rehabilitate entirely commercial, industrial or institutional buildings.



Victoria Press Building, Non-Residential Use, seismic upgrade and adaptive re-use project. TIP application has initial approval and going through final steps of the process.

There may be a benefit to expanding eligibility to include projects that are multi-use or result in an entirely residential project with no commercial component. The report recommendation includes direction that would allow for the exploration of opportunities for expanding the number and types of projects that are eligible for some form of municipal support, to continue to expand heritage retention and ensure that key heritage resources are protected and seismically upgraded.



Former toy warehouse in Los Angeles, adapted/ converted into loft apartments.

The table below shows a summary of the interim criteria for TIP applications and references the reason that these are included.

Interim Tax Incentive Program Criteria	Policy
The building must be Heritage Designated.	Provincial Legislation
Eligible alterations are limited to heritage conservation work, associated with retaining existing heritage fabric.	Provincial Legislation
Eligible alterations are limited to seismic upgrading work, associated with retaining and conserving existing heritage fabric.	1998 TIP parameters
Construction must not commence until the TIP Application has been advanced to Council for consideration (some "strip-out" work may be permitted to commence earlier.)	Council resolution of May 25, 2017
Proposals must retain internal structure and exterior façades of the heritage building to the highest level possible unless proven in a seismic assessment to be the only viable option for seismic upgrading and/or adaptive reuse and be verified as being necessary by an independent peer review.	VCHT recommendation
Rooftop additions must be sensitively located and smaller in scale than the existing building and are limited to: - One-storey on top of heritage buildings that are two to three storeys and must include step-backs of at least 4 metres from street elevations. - Two storeys on top of heritage buildings that are 4 storeys or greater and must include step-backs that are at least 3 metres from street elevations.	City of Victoria Old Town Design Guidelines
Excavation below the original building foundations is not permitted unless verified as required as part of a structural assessment.	VCHT recommendation
For Residential Use TIP Applications, buildings must reuse/repurpose existing upper floors for residential use, with commercial on the ground floor. Eligible costs are limited to seismic upgrade work.	1998 TIP parameters
For Non-Residential Use TIP Applications, the building must contain entirely commercial, industrial or institutional uses. Eligible costs can include seismic upgrade work as well as exterior conservation as well as code, mechanical and electrical upgrades.	2003 expansion of TIP parameters
All applications must submit a seismic assessment of the heritage building and provide options with cost estimates for the seismic upgrade strategy and clearly separate out eligible heritage costs from any new construction and/or new development costs.	Procedural
Applications not meeting the above criteria will be considered ineligible and will not be accepted. Where an application has been accepted and its status changes to make it ineligible, application processing will be stopped	Procedural
Incomplete applications will not be accepted and if necessary, will be returned to applicants to await a complete, accurate submission.	Procedural

In the interim, to provide more clarity about the types of projects that are currently eligible for the TIP, and to provide increased certainty about anticipated timelines, it is recommended that updates to all documents and communication be expedited.

Instream Applications

Although not ideal in terms of reducing complexity and limiting resources dedicated to processing TIP applications, a recommendation is included which would facilitate the processing of instream applications that are inconsistent with the recommended interim eligibility criteria. In this case, "instream applications" are proposals having already received all necessary Council development approvals, and where a complete Tax Incentive Program application has been submitted before December 31, 2023. If approved, this option would require applicants to hire a third-party, independent structural engineer, as well as any other supporting professionals, who would report to the City but be paid for by the developer to conduct a seismic review of:

- the design strategy
- budgeted costs
- any changes that are proposed during construction
- the project at completion, prior to the tax incentive coming into effect, to verify all work was completed in accordance with the approval.

It is recommended that this option only be available for current in-stream applications where all necessary Council approvals have been received and complete and accurate TIP application is submitted by December 31, 2023. The known potential "instream" proposals which may wish to take advantage of this are:

- 1050 Pandora Avenue – Wellburn's / Parkway Building (Presented to Council on February 16, 2023. This application has been assessed by staff and VCHT but will require a consultant for any proposed changes and at the verification stage.)
- 1314-1318 Wharf Street – Northern Junk
- 2659 Douglas Street – Scott Building
- 780 Blanshard – Power Commission Building

The intention here is to not open the door to other properties where construction is complete or nearing completion to submit retroactive applications.

Next Steps and Areas for Further Exploration

On an interim basis, the recommended eligibility criteria will provide greater certainty for VCHT, the development community, and staff in the processing of TIP applications. Updating program literature, applications and website information to reflect the confirmed parameters, and with information about anticipated timelines for application review, would assist in providing a more transparent and streamlined process. It would also be beneficial to review and clarify roles and responsibilities of the VCHT, City staff, Council and applicants in the TIP process.

For Council's consideration, a recommendation is included that would allow for in-stream (Council approved) applications, that do not meet the eligibility criteria, to be processed under the TIP.

If Council wishes to expand the TIP beyond the measures described above, opportunities could be explored to potentially:

- support heritage projects that retain prominent heritage buildings but require significant internal demolition and reconstruction and/or propose additions
- allow work or partial work to commence while the grant evaluation process is underway
- allow a greater number of heritage designated buildings to qualify
- recognize economic challenges associated with increasing construction costs as well as with providing rental housing within heritage buildings

- address recent and anticipated British Columbia Building Code changes particularly as related to seismic standards
- undertake a financial analysis of any impacts to the City of Victoria, associated with expanded or new programs.

As part of this work, staff would seek to learn about heritage programs in other cities and would engage both the heritage and development community in discussions before bringing a report back to Council.

OPTIONS & IMPACTS

The following sections outline two options along with impacts for Council's consideration.

Option One – Clarify Parameters / Explore Options (Recommended)

- Clarify and establish interim TIP parameters.
- Update communication and program documentation to make parameters clear.
- Direction to process "instream applications"
- Opportunity to explore and develop options for expanding heritage program.

Motion: See Recommendation

Benefits

- The interim TIP eligibility criteria will provide greater clarity for staff, VCHT and the development community, which will help to streamline the process by creating a more efficient intake and review process.
- Enhanced communication will provide increased efficiencies and greater transparency about the program to the public.
- Applicants whose projects are not eligible under the interim TIP parameters can be considered with the assistance of a third-party consultant to undertake much of the review work, which may improve the economic viability of some projects.
- Potential to expand / refresh heritage program achieved.

Challenges

- Continuing to process instream applications that do not meet the current parameters, will cause an interruption in workflow and ability to undertake other heritage program work, including processing other applications that do meet application requirements.

Option Two: Make no Changes

- Leave program as is and take no further action.

Motion:

That Council receive this report for information.

Benefits

- In the short term, no further staff resources will be expended on program improvements or expansion.

Challenges

- Ongoing confusion and frustration resulting from lack of clarity about the TIP.
- In the long term, significant staff and VCHT resources utilized in continuing to address this lack of clarity.
- No opportunity to expand and further develop heritage programs.

Accessibility Impact Statement

The *Standards and Guidelines for the Conservation of Historic Places in Canada* allows for the incorporation of accessibility provisions during conservation projects. The TIP incentivizes heritage conservation and adaptable re-use and creating accessible and/or adaptable residential units and commercial spaces is possible and encouraged under the program.

2023-2026 Strategic Plan

The TIP incentivizes the adaptive reuse and revitalization of heritage buildings. This encourages urban evolution, innovation and adaptation, which is one of the guiding principles of the Strategic Plan. The Strategic Plan also includes goals pertaining to Climate Action and Environmental Stewardship, Housing, and Economic Health and Community Vitality. The TIP aligns with these goals by incentivizing the retrofitting of heritage buildings, encouraging the creation of housing in these buildings, and the beautification and enhancement of the community through the conservation of heritage buildings.

Impacts to Financial Plan

The interim clarification and establishment of parameters for the TIP will have no impact to the City of Victoria Financial Plan; however, any expansion to the program may have an impact., depending on what is proposed. Subsequent reports will revisit this topic and outline resource and financial plan requirements.

The VCHT is funded as part of the City's budget process and is required to submit the budget proposal annually for approval. At this time, it is unknown if the recommended changes will have implications on the funding requested by the VCHT.

Official Community Plan Consistency Statement

Providing tax exemptions to promote the seismic upgrading of heritage buildings is generally consistent with the Official Community Plan, 2012 (OCP), which states in Section 18: Emergency Management: *there is a 32% likelihood of a damaging earthquake event in the City before 2054*. Such a disaster is likely to require the demolition and extensive reconstruction of buildings and structures. As such, the OCP contains many policies urging the City's decision makers to prepare for such an event and incentivize the seismic upgrading of existing buildings.

The TIP is consistent with policies under Section 8 - Placemaking: Urban Design and Heritage:

> *8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
>
> *8.43 Encourage high quality architecture, landscape and urban design to enhance the*

visual identity and appearance of the City.

8.50 Encourage new development to avoid the demolition of heritage property, or one or more of its façades.

8.51 Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws.

The TIP is consistent with policies under Section 14: Economy of the Official Community Plan, 2012 (OCP) including the following:

14.33 Continue to invest in the heritage character of the Downtown and other neighbourhoods through incentives for rehabilitation and seismic upgrades.

The recommended option is consistent with Section 18: Emergency Management of the Official Community Plan, 2012 (OCP), including:

18.16 Continue incentives for seismic upgrades to owners of designated heritage property and consider incentives for non-heritage properties.

CONCLUSIONS

The Tax Incentive Program has been very successful in terms of supporting and advancing heritage conservation within the City of Victoria and the benefits of this conservation work has been invaluable.

However, with recent pressures and economic changes that are impacting the development industry and resulting in more complex applications, some aspects of the TIP have been challenged. These challenges, while difficult to navigate through when amidst them, also represent an opportunity to achieve greater clarity, make improvements and explore options to expand and build on the heritage program.

As a result, the recommendation is to clearly define and articulate eligibility criteria that can be used at least during an interim period while further work is undertaken to potentially refine and expand heritage programs in a way that addresses current challenges.

Respectfully submitted,

Kristal Stevenot, Senior Heritage Planner Development Services Division	Karen Hoese, Director Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Attachment A: Current Tax Incentive Program Process and Tax Exemption Calculation

- Attachment B: TIP Application Residential Use
- Attachment C: TIP Application Non-Residential Use
- Attachment D: Motion from Council, May 25, 2017 – TIP00027 – 506 Fort Street

F.1.b.b Tax Incentive Program – Challenges and Opportunities

Moved By Councillor Caradonna
Seconded By Councillor Coleman

1. That as an interim measure, Council confirms the following eligibility criteria for the Tax Incentive Program (TIP), which are generally consistent with the intent and administration of the program, Provincial legislation and City policy:
    a. The building must be Heritage Designated.
    b. Eligible alterations are limited to seismic upgrading work, associated with retaining and conserving existing heritage fabric.
    c. Construction must not commence until the TIP Application has been advanced to Council for consideration (some strip-out work may be permitted in specific cases). Retroactive applications will not be accepted
    d. Proposals must retain internal structure and exterior façades of the heritage building to the highest level possible unless proven in a seismic assessment to be the only viable option for seismic upgrading and/or adaptive reuse and be verified as being necessary by an independent peer review.
    e. Rooftop additions must be sensitively located and smaller in scale than the existing building and are limited to:
        i. One-storey on top of heritage buildings that are two to three storeys and must include step-backs of at least 4 metres from street elevations.
        ii. Two storeys on top of heritage buildings that are 4-storeys or greater and must include step-backs that are at least 3 metres from street elevations.
    f. Excavation below the original building foundations is not permitted unless verified as required as part of a structural assessment.
    g. For Residential Use TIP Applications, buildings must reuse/repurpose existing upper floors for residential use, with commercial on the ground floor. Eligible costs are limited to seismic upgrade work.
    h. For Non-Residential Use TIP Applications, the building must contain entirely commercial, industrial or institutional uses. Eligible costs can include seismic upgrade work as well as exterior conservation as well as code, mechanical and electrical upgrades.
    i. All applications must submit a seismic assessment of the heritage building with cost estimates for the seismic upgrade strategy and clearly separate out eligible

heritage costs from any new construction and/or new development costs.

j. Applications not meeting the above criteria will be considered ineligible and will not be accepted. Where an application has been accepted and its status changes to make it ineligible, application processing will be stopped.

k. Incomplete applications will not be accepted and if necessary, will be returned to applicants to await a complete, accurate submission.

2. That Council direct that all program information related to the Tax Incentive Program, including the VCHT website, be updated as quickly as possible, to clearly reflect the program parameters, eligibility criteria and anticipated timing of application review.

3. That Council confirm that despite being inconsistent with the above noted parameters, that current in stream proposals having already received all necessary Council development approvals, and where a complete Tax Incentive Program application has been submitted before December 31, 2023, will be brought forward for consideration by Council after being processed by City staff and Victoria Civic Heritage Trust. To take advantage of this opportunity, applicants will be required to engage a third-party structural engineer as well as any necessary supporting professionals, paid for by the applicant but reporting to the City, to conduct a seismic review of:

   a. the design strategy
   b. budgeted costs
   c. any changes that are proposed during construction
   d. the project at completion, prior to the tax incentive coming into effect, to verify all work was completed in accordance with the approval.

4. That Council direct staff to bring forward a report exploring opportunities to potentially:

   a. Expand or establish a program aimed at supporting heritage and adaptive reuse projects that retain prominent heritage buildings but require significant internal demolition and reconstruction and/or proposed additions.
   b. Allow investigative work, partial demolition or temporary reinforcement work to commence while the grant evaluation process is underway.
   c. Allow a greater number of heritage designated buildings to qualify.
   d. Clarify roles and responsibilities of the VCHT, City staff and applicants as well as the overall process involved in administering the TIP.
   e. Recognize economic challenges associated with current construction costs as well as with providing rental housing within heritage buildings.

f. Address recent and anticipated British Columbia Building Code changes particularly as related to seismic standards.
g. Undertake a financial analysis of any impacts to the City of Victoria as well as any resource impacts, associated with an expanded or new program.

FOR (8): Mayor Alto, Councillor Caradonna, Councillor Coleman, Councillor Dell, Councillor Hammond, Councillor Kim, Councillor Loughton, and Councillor Thompson
OPPOSED (1): Councillor Gardiner

CARRIED (8 to 1)

F.1.b.c

December 8, 2023
223384

Department of Sustainable Planning
and Community Development
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Attention: Ms. Kristal Stevenot
Senior Heritage Planner

Re: 1050-1058 PANDORA AVENUE HERITAGE BUILDING
TAX INCENTIVE PROGRAM THIRD-PARTY STRUCTURAL ASSESSMENT

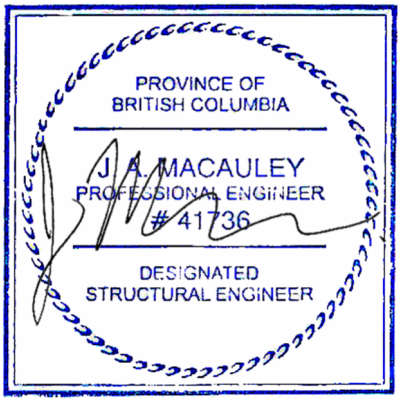
Dear Ms. Stevenot,

Glotman Simpson Consulting Engineers are pleased to provide the following Tax Incentive Program third-party structural assessment for the existing 1050-1058 Pandora Avenue heritage structure retention. The building is located at the corner of Pandora Avenue and Cook Street in downtown Victoria.

This report focuses on the assessment of the proposed seismic design strategy of the heritage structure and commentary on the construction costs associated with seismic restraint of the retained heritage components.

We trust this report meets your needs at the moment. If you require any additional information or clarification on items presented in this report, our team would be pleased to provide additional detail.

Yours truly,
GLOTMAN•SIMPSON CONSULTING ENGINEERS



Per: James Macauley P.Eng, Struct.Eng
Associate Engineer

CONTENTS

1	TAX INCENTIVE PROGRAM	3
2	BUILDING HISTORY	4
3	BUILDING LAYOUT AND EXISTING CONDITIONS	5
4	HERITAGE RETENTION AND SEISMIC DESIGN STRATEGY	9
	4.1 ORIGINAL FRAMING AND POSSIBLE RETENTION	9
	4.2 PROPOSED DEVELOPMENT RETROFIT	10
	4.2.1 Façade Framing	12
	4.2.2 Second, Third and Roof Levels	12
5	COST ASSESSMENT	14
	5.1 DIRECT COSTS	14
	5.2 INDIRECT COSTS	14
	5.3 TOTAL COSTS (DIRECT + INDIRECT)	15
6	DISCUSSION	16
7	LIMIT OF LIABILITY & CLOSE-OUT	17
	APPENDIX A – Structural Drawings	
	APPENDIX B – Cost Assessments	

1. TAX INCENTIVE PROGRAM

As allowed for in the British Columbia Community Charter Act, local governments have been enabled to provide tax incentives to development applicants for building projects that provide heritage conservation, rehabilitation or adaptive use. To this end, the City of Victoria has established the Tax Incentive Program (TIP) which provides financial credit for construction costs directly related to seismic upgrades to designated heritage structures as part of a singular upgrade or as part of a larger development application.

The City of Victoria Council of the Whole, in an effort to streamline TIP applications, has allowed third-party structural engineer consultants working on behalf of the City to be retained to review applications, specifically in regards to:

- Seismic design strategy of the heritage structures and new development
- Budgeted costs directly related to seismic retention construction
- Changes proposed during construction; and
- The project at completion to confirm compliance with work defined in the application

The heritage conservation review has been completed in line with the “Standards and Guidelines for the Conservation of Historic Places in Canada” Second Edition (2010).

2.0 BUILDING HISTORY

The heritage-designated structure to be considered as part of the TIP application is located at 1050-1058 Pandora Avenue at the corner of Pandora Avenue and Cook Street. Also know as “Wellburn’s Market” and “Parkway Apartments”, the original structure was built in 1911 and consisted of a ground-level commercial area with residential apartment units in the second floor above.

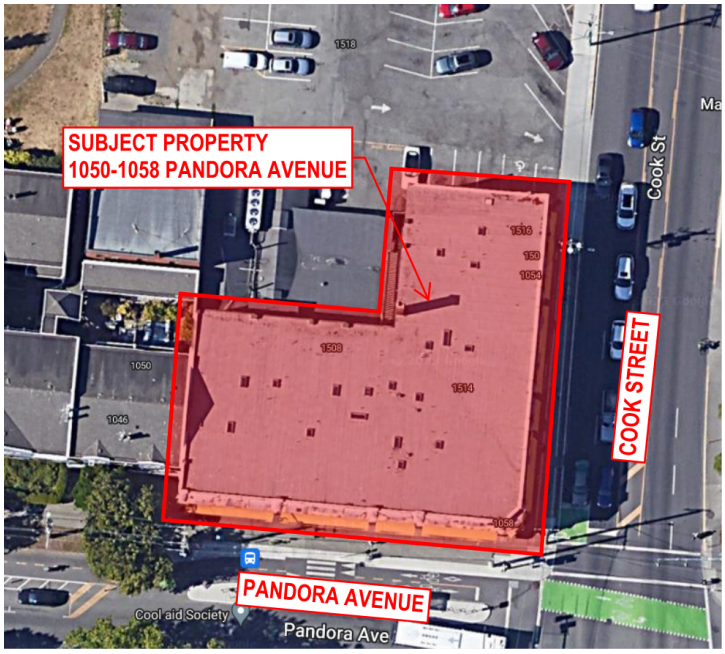


Figure 1 – Context Plan of Subject Site


BUILDING PROGRESS IN VICTORIA

IN A NEW BUSINESS DISTRICT

This is a View of the Extensive Building Recently Erected at the Corner of Pandora Avenue and Cook Streets by Mr. D. R. Ker. The Upper Storey is Adapted to the Uses of an Apartment House. On the Main Floor are a Number of Very Commodious Stores.

Figure 2 – Historic News Article

3.0 BUILDING LAYOUT AND EXISTING CONDITIONS

The existing heritage structure located at 1050-1058 Pandora Aveue consists of two storeys, with the at-grade bottom storey serving as a commercial retail until historically used as a grocery store, and residential apartments in the second storey. The perimeter walls were constructed primarily with unreinforced mass clay brick walls, with the ground level frontages along Cook Street and Pandora Avenue being supported by brick pilasters and steel beams framing between storefront glazing and supporting the brick walls above. The building façade elevations along both Cook Street and Pandora utilize a mix of finishing bricks and tiles (as well as wood-silled windows and bent metal cornice), while the remaining walls use more utilitarian clay bricks. Reinforced concrete header beams are used at the second storey to span the clay brick walls above the punched window openings.

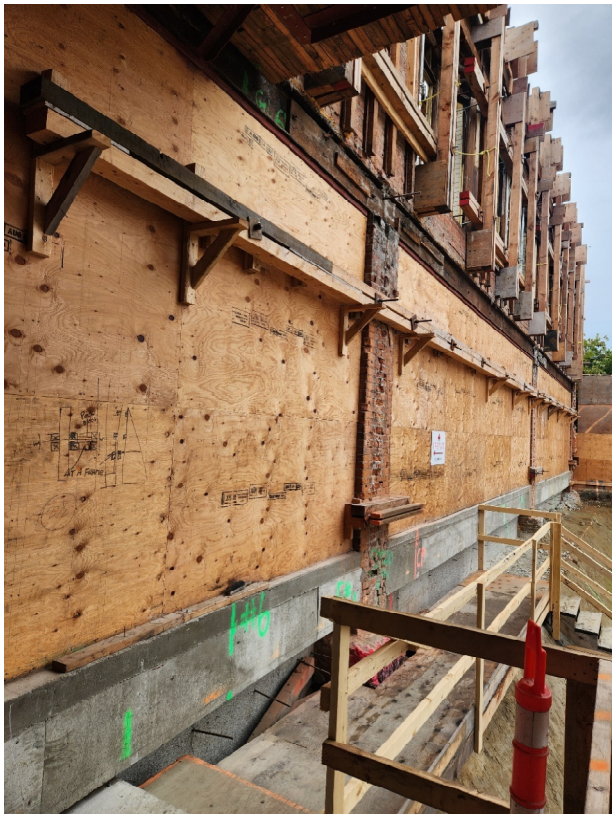


Figure 3 – Back of Façade along Pandora



Figure 4 – Underside of Second Storey

The second storey floor framing consists of a solid 2x8 wood floor stacked vertically, which in turn are supported by heavy timber beams and posts below. The roof framing consists of 1" tongue-and-groove planking supported by a double 2x joist system, with the upper set of joists sloped to suit and supported by regular pony stud walls which in turn are supported by the second set of joists which also serve to support the interior ceiling. The roof joist system is supported by 2x stud walls, which land on the solid 2x8 floor system below.



Figure 5 – Second Storey Cornice along Cook



Figure 6 – Stair Opening Cut through 2x8 Floor



Figure 7 – Typical Second Storey and Roof Framing



Figure 8 – Deteriorated Roof and Parapet Condtion

For reference, the new development consists of one level of below-grade parking level with an at-grade suspended slab and second storey concrete transfer slab that supports an additional four storeys of woodframing above. A portion of second storey of the heritage structure is being cut back to accommodate the new structure, with the existing 2x8 floor system being connected to the new concrete slab. The new woodframing above the second storey is being laterally supported by plywood-sheathed stud shearwalls, and the lower concrete structure is being supported by reinforcing concrete shearwalls and foundations.



Figure 9 – Rendering of New Parkway Development

Construction and rehabilitation of portions of the structure have already commenced; the construction scope and schedule as well as overall development is beyond the scope of this report. A field review of the existing site conditions was conducted on September 25, 2023 with representatives from the developer (Greg Mitchell), general contractor, City of Victoria Heritage Planner (Kristal Stevenot) and Glotman Simpson Consulting Engineers (James Macauley). The preceding condition photos were taken as part of this review. In general, the second floor interior 2x8 floor and supporting heavy timber framing appeared to be in fair condition. The condition of the exterior façade framing varied from fair to poor, with the second storey exterior bent metal cornice and brick roof parapet in very poor condition due to long-term weather exposure. The roof decking and membrane also varied in condition, with the portions around drains and abutting the perimeter brick walls in particularly poor condition.

4.0 HERITAGE RETENTION AND SEISMIC DESIGN STRATEGY

Given the vintage of the structure, it is almost certain that the original designers did not consider the lateral capacity of the structure. Mass brick wall structures such as this typically withstand minor seismic events due to the sheer weight of the wall. However, these types of structures are also very brittle and do not dissipate seismic energy well. As such, they cannot typically accommodate significant lateral movements; the current BC Building Code allows for lateral interstorey drifts up to 2.5%, whereas unreinforced masonry (URM) walls cannot typically exceed 0.5-1.0% before leading to stability issues and possible failure.

Seismic loading for Vancouver Island has increased significantly over the last decade as the seismicity of the region has become better understood. The National Research Council (NRC) continues to refine their seismic modelling as additional earthquake sources are identified and included, such as the decision to account for the Cascadia fault subduction event (not previously included prior to 2010). The current BC Building Code (BCBC 2018) relies on the National Building Code (NBCC 2015), which in turn increased seismic loading roughly 30-40% for this specific project location ang geology between NBCC 2010 and NBCC 2015. From previous similar projects (and accounting for the local conditions), we estimate that the existing mass brick walls have a capacity of roughly 10-15% of current BCBC 2018 code demands; this will be further reduced by any subsequent code changes. To this end, seismic retrofit is required regardless of the scope of the new development.

4.1 ORIGINAL FRAMING AND POSSIBLE RETENTION

The original structure built at 1050-1058 Pandora Avenue consists of an “L” shape with the long legs along Cook Street and Pandora. There have also been extensions built and attached at the north-west portion of the structure which are not being considered as part of the heritage retention.

It is possible for the existing heritage structure to be retained but to do so would require extensive retrofit. Given the seismic design requirements mentioned previously and the inadequacy of the existing structure, new seismic resisting elements are required to support the structure; possible options include concrete shotcrete shearwalls and steel braces or moment frames. All of these lateral force resisting systems will require extensive new concrete foundations, likely complete with soil anchors drilled to provide overturning resistance. The existing diaphragms require upgrade, likely with a combination of new plywood sheathing and steel straps or alternatively a reinforced concrete topping, to drag seismic loading back to the new shearwalls/braces. Additional to this, back-up framing would be required to support the exterior walls to tie the existing framing back to the new diaphragms.

While it is technically feasible to retain these elements, they require extensive intervention to the existing structure including spatial allowances required to install the lateral bracing, further reducing occupiable space. These upgrades require significant cost, typically far beyond the revenue that can be generated by the upgrade space over the extended life of the structure. Additionally, the amount of residential area is limited to the pre-existing areas at Level 2, thus not allowing for full utilization of the site for housing.

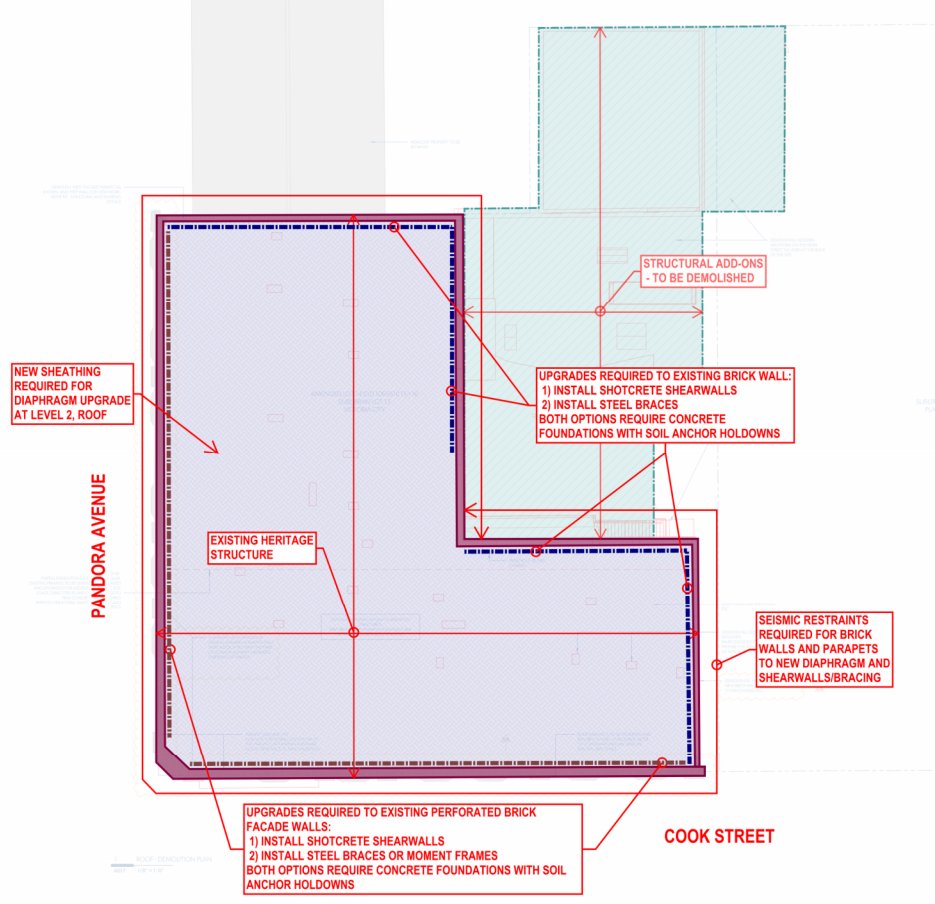


Figure 10 – Original Heritage Structure Layout

4.2 PROPOSED DEVELOPMENT RETROFIT

The new development has retained the following heritage items:

- Cook Street and Pandora Avenue façade framing, including parapets and cornices
- Roughly 50% of second storey framing, including solid 2x8 vertically stacked slab and heavy timber dropped beams and posts

The following items have been demolished:

- Remaining north and west mass brick walls
- Roof slab framing and supporting stud walls at second storey
- Remaining 50% of second storey framing
- Ground level foundations including concrete spread footings and slab-on-grade

Find following a summary of the proposed retrofit and changes to the existing heritage structure.

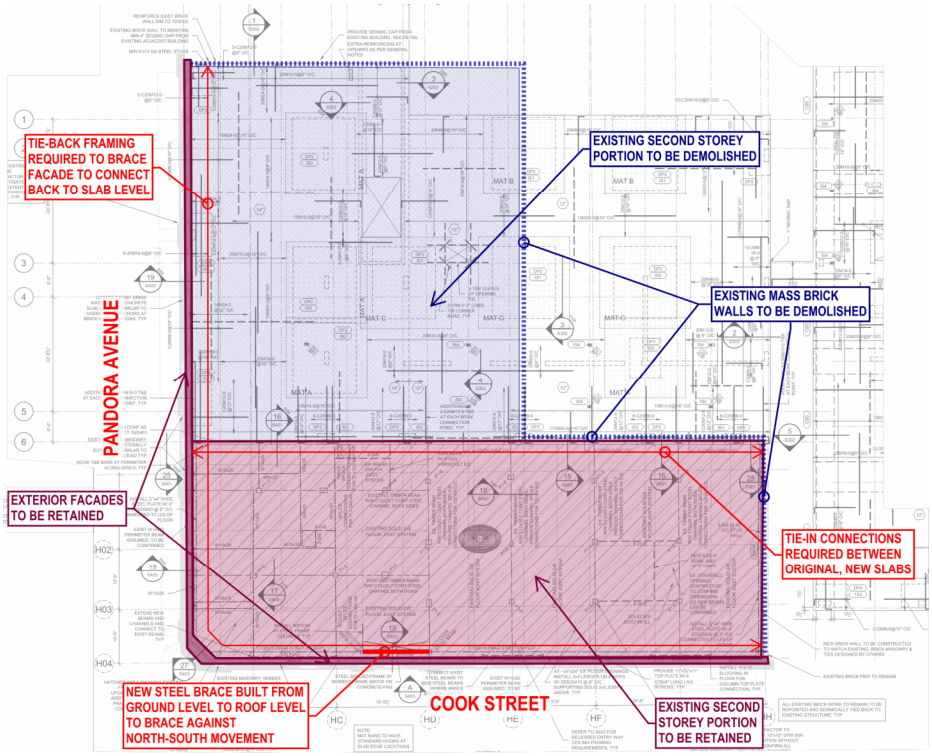


Figure 11 – Second Storey Heritage Retention Plan (As Proposed by Developer)

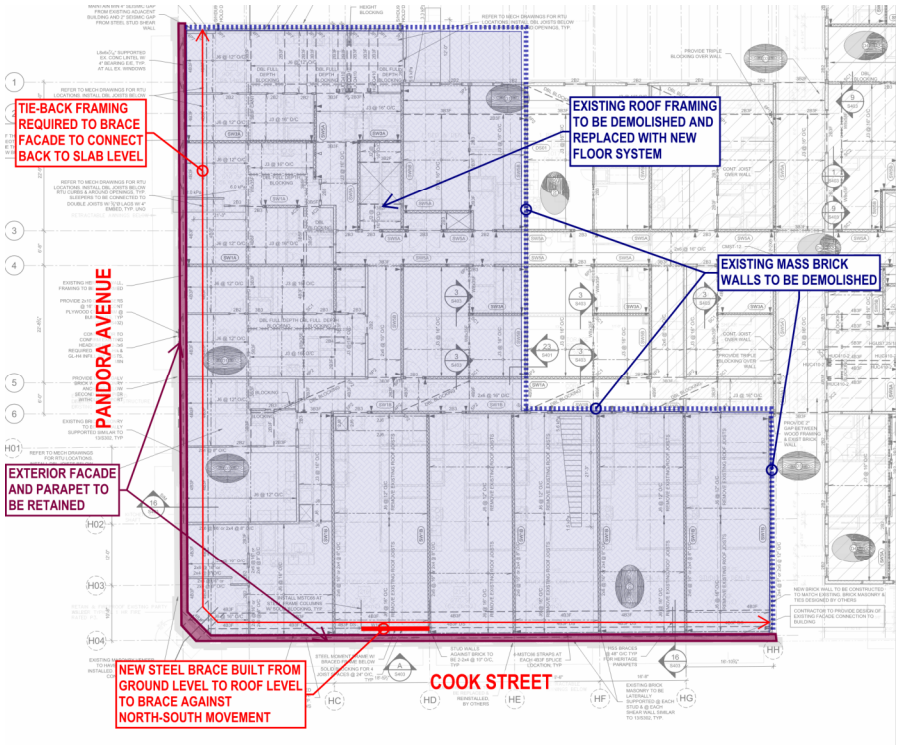


Figure 12 – Roof Level Heritage Retention Plan (As Proposed by Developer)

4.2.1 Façade Framing

The brick façade does not have sufficient out-of-plane capacity to resist horizontal lateral movement in a seismic event (i.e. pulling away from the main building) and will require back-up framing. The facades are proposed to be retrofitted with tie-backs to the second storey and roof framing with supplemental steel posts and beams as well as connections. Additional framing is also required to support the parapet at the roof level. Additionally, there is very little in-plane stiffness or strength for the brick to act as a shearwall along the lengths of the wall; tie-in to the slab diaphragms is essential for bracing against out-of-plane and in-plane loading.

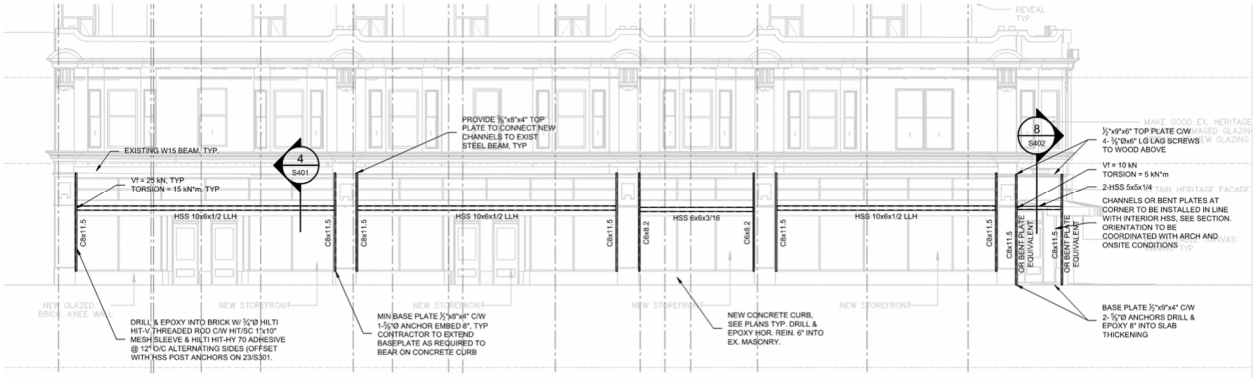


Figure 13 – Ground Level Façade Back-Up Framing along Pandora

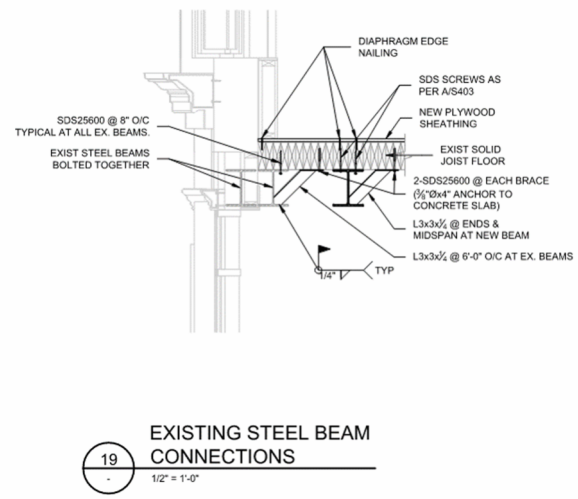


Figure 14 – Typical Façade Tie-Back at Second Storey

4.2.2 Second Storey

Roughly half of the existing second storey slab framing will be retained as part of the new proposed development. While the existing 2x8 slab and dropped timber framing (with new steel beam reinforcing) is adequate to support gravity loading, there is insufficient diaphragm capacity to distribute the seismic loads from both the slab and façade weights to new vertical steel braces or

concrete shearwalls; new supplemental plywood sheathing will be nailed to the top of the existing slab.

The existing slab portion to be retained will be connected to a new concrete slab to the west. Additionally, a steel brace frame is being constructed to brace the east side of the slab portion just behind the brick façade along Cook Street to brace both the second storey and new roof framing against north-south seismic loading. All of the seismic loading from the façade and remaining second storey framing will be resisted by the new steel frame along Cook Street as well as the concrete shearwalls to the west supporting the new second storey concrete slab.

5.0 COST ASSESSMENT

The costs associated to seismic restraint of the heritage structure break down into direct and indirect components as it relates to the TIP application. In general, it is straightforward to quantify the direct costs associated with bracing the façade system back to the main structure as the back-up framing and connections are only being used for this purpose. It is more difficult to quantify what portion of the overall new structural framing is being utilized to support the existing structure against seismic loading demands as this framing supports both old/heritage and new structural elements. In other words, what portion of the cost of the concrete shearwalls and footings can be attributed to the seismic restraint of the heritage retention. It is our understanding that costs related to heritage conservation not related to seismic restraint are not considered as part of the TIP claim. Refer to Appendix A for an assessment of the structural components related to direct and indirect costs. As part of the TIP application, the developer has provided cost estimates from the general contractor for the project (Summit Brooke) as well as an independent quantity surveyor (Beacon Construction Consultants).

5.1 DIRECT COSTS

As discussed previously, 100% of the costs associated with the restraint of the heritage framing can be claimed as part of the TIP application Refer to Appendix A for a summary of these components. We have isolated the components described in the preceding sections and have summarized below:

Beacon	Summit Brooke
($247,956.65) x 1.1 x 1.1 = **$300,027.55** * Includes portion of structural steel estimated to be part of back-up framing (noted multipliers are for "General Requirements" and "Contractor's Fee" of 10% each)	($326,882.00) x 1.05 **= $343,226.10** * Includes portion of structural steel estimated to be part of back-up framing (noted multiplier is for "Contractor's Fee" of 5%)

5.2 INDIRECT COSTS

In an effort to quantity the costs associated with the lateral support of the heritage framing, the weight of the retained heritage framing (including brick façade) was compared to the overall weight of the southern portion of the project, with the weight being directly related to the seismic force to be resisted. We have calculated that the retained heritage framing consists of roughly 18% of the overall weight. To this end, 18% of the costs associated with the woodframe shearwalls and diaphragms and concrete shearwalls, diaphragm reinforcing and concrete footings supporting the shearwalls can be claimed as part of the TIP application. Refer to Appendix A for a summary of the components we have identified as part of these systems.

	Beacon	Summit Brooke
Construction Costs	**$309,539.60**	**$1,156,405.00**
General Requirements and Contractor Fee	($309,539.60) x 0.1 + ($309,539.60) x 0.1 x 1.1 = **$65,003.32**	$(1,156,405.00) x 0.05 + $24,800.00 = **$82,620.25**
Total Indirect Costs	($309,539.60 + $65,003.32) x 0.18 = **$67,41.72**	($1,156,405.00 + $87,116.25) x 0.18 = **$223,024.55**

5.3 TOTAL COSTS (DIRECT + INDIRECT)

Find following a summary of the total cost for both Beacon and Summit Brooke estimates:

Beacon	Summit Brooke
$300,027.55 + $67,41.72 **= $367,445.27**	$343,226.10 + $223,024.55 **= $566,250.65**

Using both construction cost estimates as a basis for our assessment, we estimate that the construction costs for seismic restraint to be $367,445.27 for the Beacon estimate and $566,250.65 for the Summit Brooke estimate.

6.0 DISCUSSION

The proposed development at 1050-1058 Pandora Avenue will be retaining heritage components of the historic Scott Building as part of the overall development. The developer will induce expenses related to the retention, including costs for both conservation of historic elements as well as the back-up framing to brace these elements against seismic loading. The costs for seismic restraint have been put forward by the developer as part of the City of Victoria's Tax Incentive Program, which requires review by the Heritage Review Panel. Glotman-Simpson Consulting Engineers has been retained to review the structural components of the application, including review of the framing to identify components that are required for seismic restraint as well as cost estimates put forward by the developer.

This report has discussed and identified the proposed structural framing and have broken down the seismic restraint framing into two categories with associated costs: direct, and indirect. The direct costs are for framing exclusively for the seismic restraint of heritage elements, and includes strong-back framing and drilled anchors connecting the strong-backs to the heritage components. The indirect costs are for framing supporting both the heritage framing as well as new building components, and includes new concrete shearwalls and floor diaphragms supporting a full given floor. The indirect costs attributed to seismic restraint are not as clear, as they support both old and new framing. We have used the weight of both old and new components to estimate their contribution to the overall seismic loading, and as an extension what portions of the overall cost can be attributed to each. Using both construction cost estimates as a basis for our assessment, we estimate that the construction costs for seismic restraint to be $367,445.27 for the Beacon estimate and $566,250.65 for the Summit Brooke estimate.

7.0 LIMIT OF LIABILITY & CLOSE-OUT

This Tax Incentive Program assessment is based on a visual inspection of the existing structure and building systems and a review of the available and drawing information, as part of our review. No testing or dismantling of any architectural cladding was performed and inspections were made on a random basis with no attempt to review or inspect every element or portion of the building. The intent of the inspections was to verify the layout shown in the proposed structural engineering drawings provided by Primex Investments Ltd. ("IFC Interiors Update" structural drawings by Equilibrium Consulting Inc dated March 21, 2023), but not to ascertain the quality or sufficiency of any specific aspect of the development. Our comments are limited to determining the framing elements related to the seismic restraint of heritage elements and does not constitute an independent structural peer review complete with design checks. Our comments are not a guarantee or warranty of any aspect of the condition of the development whatsoever.

This report was prepared by Glotman•Simpson Consulting Engineers for the account of the City of Victoria. The material in it reflects the existing structural condition of the existing buildings to our best judgment considering the information available to us at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Glotman•Simpson Consulting Engineers accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

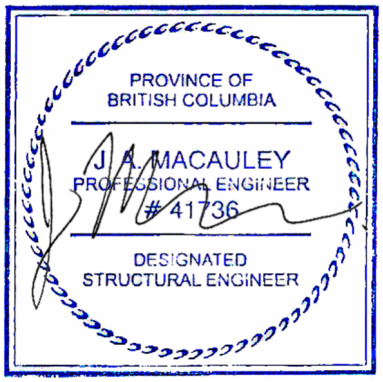
The following items were not examined by us nor were they considered as part of the structural survey of the building:

- condition of the roofing system and any leakage concerns;
- building envelope design and condition issues;
- moisture considerations at exterior walls;
- plumbing, mechanical or electrical considerations;
- fire prevention requirements or condition of existing equipment and systems; and
- presence of hazardous materials such as asbestos, PCB's or toxic industrial waste.

We trust the above is satisfactory for your needs at this time. Please feel free to contact the undersigned if we can provide any further information or clarification on this matter.

Yours truly,

GLOTMAN•SIMPSON CONSULTING ENGINEERS





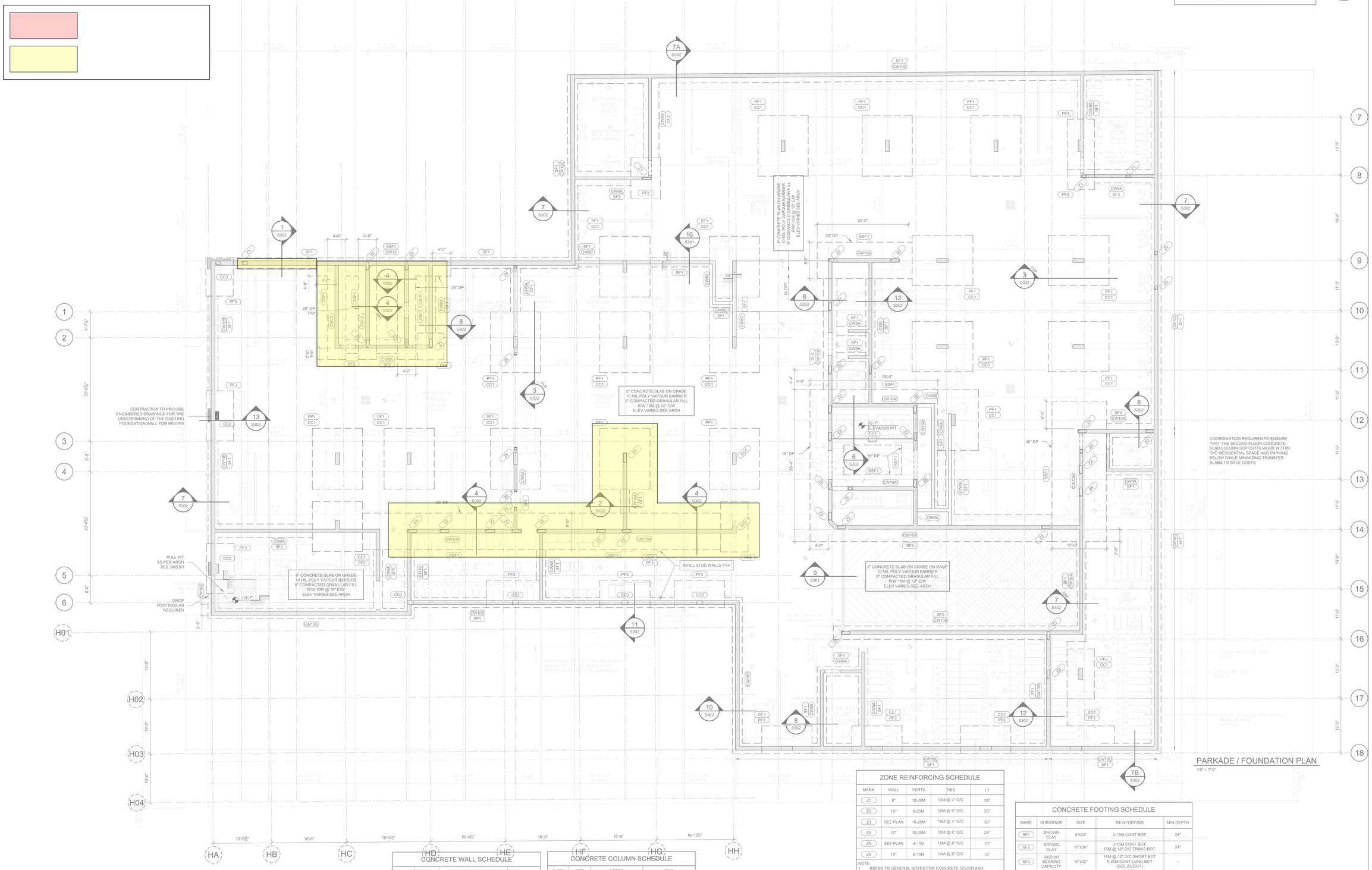
Per: James Macauley, P.Eng, Struct.Eng
Associate

Per: Levi Stoelting, P.Eng
Principal

APPENDIX A
Structural Drawings

NOTE:
THESE PLANS HAVE BEEN PREPARED FROM ARCHITECTURAL BASE PLANS AND EXISTING ARCHITECTURAL AND STRUCTURAL DRAWINGS. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ARE TO BE CONFIRMED ON SITE. ALL DIMENSIONS ARE TO BE CONFIRMED WITH CURRENT ARCHITECTURAL DRAWINGS AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR EVALUATION.

NORTH



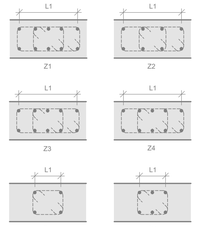
PARKADE / FOUNDATION PLAN

1/8" = 1'-0"

ZONE REINFORCING SCHEDULE

MARK	WALL	VERTS	TIES	L1
Z1	8"	10-20M	10M @ 4" O/C	24"
Z2	10"	8-25M	10M @ 6" O/C	20"
Z3	SEE PLAN	10-25M	10M @ 4" O/C	30"
Z4	10"	10-25M	10M @ 8" O/C	24"
Z5	SEE PLAN	4-15M	10M @ 8" O/C	10"
Z6	10"	6-15M	10M @ 8" O/C	16"

NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER AND REINFORCING SPLICE LENGTHS
2. TIES TO CONFORM TO REQUIREMENTS OF CRSI



CONCRETE FOOTING SCHEDULE

MARK	SUBGRADE	SIZE	REINFORCING	MIN DEPTH
SF1	BROWN CLAY	8"x24"	2-15M CONT BOT.	24"
SF2	BROWN CLAY	10"x36"	3-15M CONT BOT. 15M @ 10" O/C TRANS BOT.	24"
SF3	3400 psf BEARING CAPACITY	18"x42"	15M @ 12" O/C SHORT BOT 6-20M CONT LONG BOT (SEE 23/S301)	-
SF4	3400 psf BEARING CAPACITY	~26"x42"	15M @ 12" O/C SHORT T&B 6-20M CONT LONG T&B 10M TIES @ 8" O/C	-
SSF1	GRAY CLAY	SEE PLAN	20M @ 8" O/C E/W T&B	30"
SSF2	GREY CLAY	SEE PLAN	25M @ 4" O/C LONG BOT 20M @ 8" O/C LONG TOP 20M @ 8" O/C TRANS TOP & BOT	48"
	BROWN CLAY	SEE PLAN	25M @ 6" O/C LONG BOT 20M @ 8" O/C LONG TOP 20M @ 8" O/C TRANS TOP & BOT	48"
PF1	GREY CLAY	212"x192" x38"	21-25M TRANS BOT 20-25M LONG BOT	40"
	BROWN CLAY	160"x132" x34"	15-25M TRANS BOT 12-25M LONG BOT	36"
	BLAST ROCK/TILL	92"x72"x30"	14-20M TRANS BOT H2E 13-20M LONG BOT H2E	30"
	BEDROCK	50"x32"x20"	7-20M TRANS BOT H2E 8-20M LONG BOT H2E	24"
PF2	GREY CLAY	132"x108"x20"	10-20M TRANS BOT 9-20M LONG BOT	24"
	BROWN CLAY	108"x78"x18"	7-20M TRANS BOT 6-20M LONG BOT	24"
	BLAST ROCK/TILL	48"x48"x16"	4-20M E/W BOT H2E	24"
	BEDROCK	48"x48"x16"	4-20M E/W BOT H2E	24"

CONCRETE FOOTING SCHEDULE CONTINUED

MARK	SUBGRADE	SIZE	REINFORCING	MIN DEPTH
PF3	GREY CLAY	72"x120"x18"	10-20M SHORT WAY BOT 7-20M LONG WAY BOT	24"
	BROWN CLAY	60"x96"x16"	8-20M SHORT WAY BOT 6-20M LONG WAY BOT	24"
	BLAST ROCK/TILL	36"x60"x14"	6-15M SHORT WAY BOT H2E 5-15M LONG WAY BOT H2E	24"
	BEDROCK	36"x60"x14"	6-15M SHORT WAY BOT H2E 5-15M LONG WAY BOT H2E	24"
PF4	BROWN CLAY	70"x70"x14"	6-20M E/W BOT	24"
PF5	BROWN CLAY	54"x54"x12"	5-15M E/W BOT	24"
PF6	BROWN CLAY	42"x42"x24"	4-15M E/W TOB & BOT	24"

NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER
2. FOOTING DEPTHS ARE MEASURED FROM FINISHED GRADE/TOP OF CONCRETE SLAB TO TO UNDERSIDE OF FOOTING

CONCRETE WALL SCHEDULE

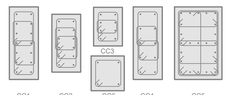
MARK	WIDTH	REINFORCING	LOCATION
CW6	6"	15M @ 16" O/C E/W	OUTSIDE FACE
CW8	8"	15M HORIZ @ 16" O/C 15M VERT @ 12" O/C	LOWER SOIL FACE
CW8A	8"	15M @ 12" O/C E/W	MID
CW8B	8"	15M @ 20" O/C E/W	MID
CW8C	8"	15M @ 16" O/C E/W	HIGHER SOIL FACE
CW10	10"	15M VERT @16" O/C 15M HOR @ 12" O/C	EACH FACE
CW10A	10"	15M VERT @12" O/C 15M HORIZ @ 8" O/C	EACH FACE
CW10B	10"	15M HORIZ @ 12" O/C 15M VERT @ 16" O/C	INSIDE FACE
CW10C	10"	15M HORIZ @ 12" O/C 15M VERT @ 10" O/C	INSIDE FACE
CW10D	10"	20M VERT @ 10" O/C 15M HORIZ @ 12" O/C	INSIDE FACE
CW12	12"	15M @12" O/C E/W	EACH FACE

NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER AND REINFORCING SPLICE LENGTHS
2. (*) INDICATES HORIZONTAL REINFORCEMENT HOOKED EACH END INTO END ZONES.

CONCRETE COLUMN SCHEDULE

MARK	SIZE	VERTS	TIES
CC1	10"x30"	14-25M	10M @ 10"
CC2	10"x24"	12-25M	10M @ 10"
CC3	10"x16"	8-25M	10M @ 10"
CC4	8"x36"	10-20M	10M @ 8"
CC5	28"x36"	23-25M	10M @ 6"
CC6	12"x12"	4-20M	10M @ 4"

NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER AND REINFORCING SPLICE LENGTHS
2. PROVIDE 3 SETS OF TIES @ 3" O/C @ TOP OF ALL COLUMNS REMAINDER AS PER SCHEDULE



SPECIFIED FLOOR LOADING

LOADING CONDITION	LOADING
SUITE & CORRIDOR DEAD LOAD	1.65 kPa (35 psf)
ROOF DEAD LOAD (MAX. 4" SEDUM)	2.90 kPa (60 psf)
DECK DEAD LOAD	1.25 kPa (25 psf)
MECHANICAL AREA DEAD LOAD	1.65 kPa (35 psf)
SUITE LIVE LOAD	1.90 kPa (40 psf)
CORRIDOR LIVE LOAD	4.80 kPa (100 psf)
DECK LIVE LOAD	4.80 kPa (100 psf)
MECHANICAL AREA LIVE LOAD	3.60 kPa (75 psf)
LIVE LOAD DEFLECTION LIMIT	L/360
TOTAL LOAD DEFLECTION LIMIT	L/240

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

CLIENT
PRIMEX INVESTMENTS

ISSUED FOR CONSTRUCTION

NO	DATE	DESCRIPTION
14	2022/12/16	ISSUED FOR CONSTRUCTION
13	2022/11/25	DRAFT IFC
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

ISSUES

FOUNDATION PLAN
S101

SPECIFIED SUSPENDED SLAB FLOOR LOADING

LOADING CONDITION	LOADING
PATIO LIVE LOAD	4.8 kPa (100 psf)
SUPERIMPOSED PATIO DEAD LOAD	2.4 kPa (50 psf)
DRIVE AISL	
SUPERIMPO	
RETAIL/CON	
SUPERIMPO	
RESIDENTIA	
SUPERIMPO	
LIVE LOAD	
TOTAL LOAD DEFLECTION LIMIT	L/240

SUSPENDED SLAB REINFORCEMENT

SLAB THICKNESS	TYPICAL BOTTOM REINFORCEMENT U.N.O.
12"	15M @ 12" O/C E/W
14"	15M @ 12" O/C E/W

1 BOTTOM STEEL CROSSWISE
2 BOTTOM STEEL LENGTHWISE
3 TOP STEEL LENGTHWISE
4 TOP STEEL CROSSWISE

REINFORCEMENT PLACEMENT ORDER

N SCHEDULE

	SCRIPTION
SC2	HSS 3 ⅞x3 ⅞x⅜
SC3	W14x211
SC4	HSS 5x5x⅜

NOTE:
1. REFER TO GENERAL NOTES FOR STEEL GRADES
2. REFER TO S302 FOR BASEPLATES

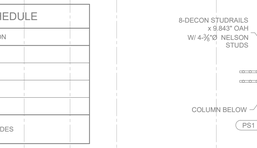
CONCRETE DROP PANEL SCHEDULE

MARK	SIZE	REINFORCING	MIN DEPTH
DP1	54"x34"		8"
DP2	102"x82"		8"
DP3	40"x34"		8"

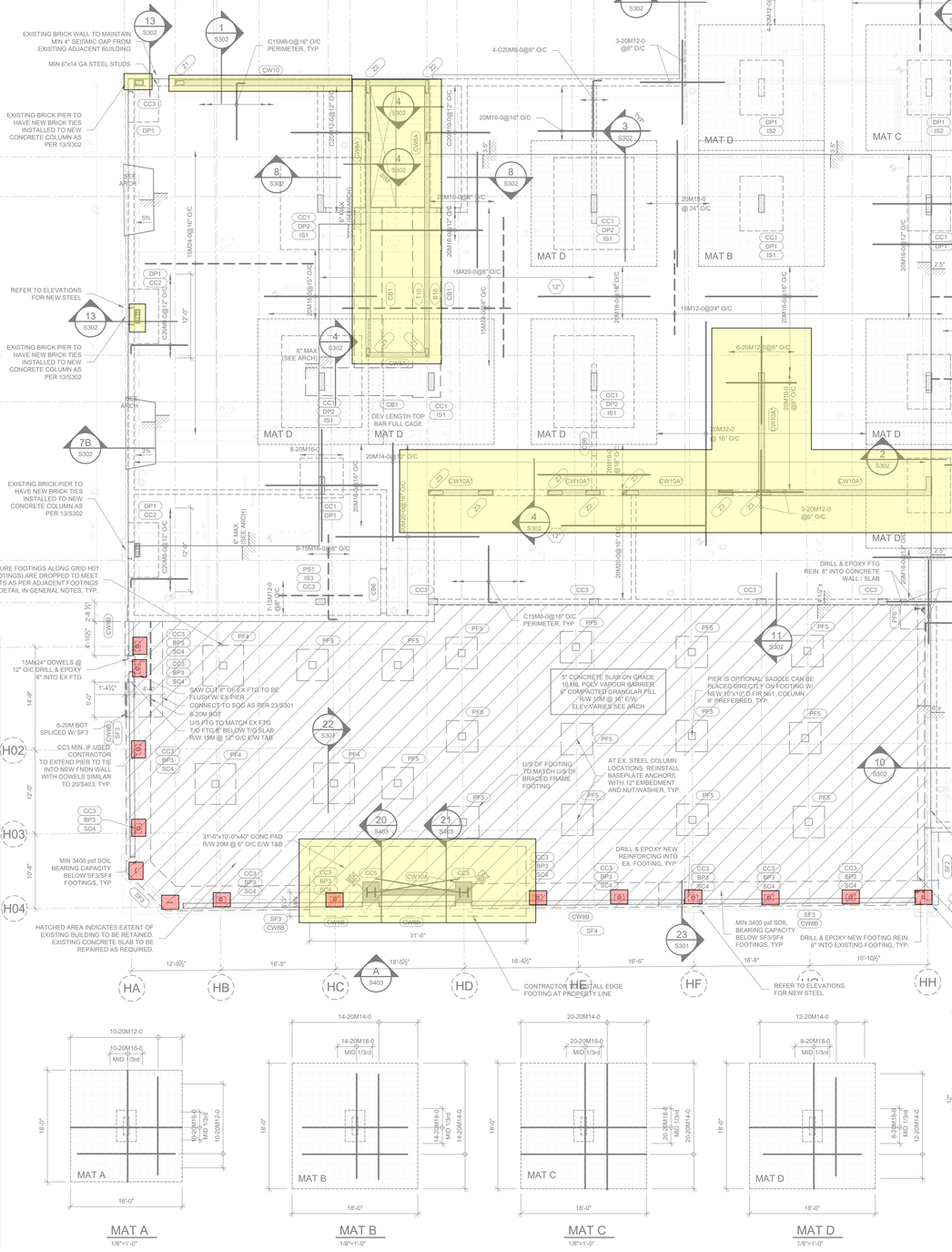
NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER
2. DROP PANEL DEPTHS ARE MEASURED FROM UNDERSIDE OF SUSPENDED SLAB

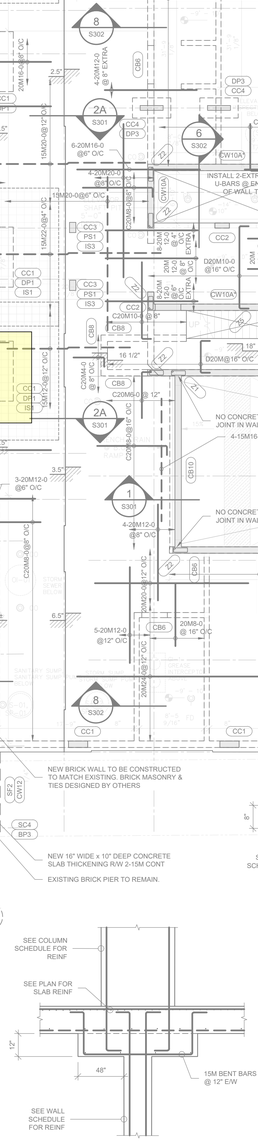
REINFORCING (HIGH) LEGEND

- DENOTES REINFORCING BAR IN TOP OF SLAB OR BEAM
- DENOTES REINFORCING BAR IN BOTTOM OF SLAB OR BEAM
- 4-C25M12-0 — BAR LENGTH IN FEET & INCHES; LENGTH IS THE HORIZONTAL PORTION ONLY, STANDARD HOOK IS IN ADDITION TO THE LENGTH (SEE DIMS IF NONE ARE GIVEN)
- BAR SIZE
- BAR CONFIGURATION
- NO LETTER DENOTES STRAIGHT BAR
  A - 180° HOOK ONE END U.N.O.
  B - 180° HOOK BOTH ENDS U.N.O.
  C - STANDARD 90° HOOK ONE END U.N.O.
  D - STANDARD 90° HOOK BOTH ENDS U.N.O.
- QUANTITY OF BARS
- (12") DENOTES THICKNESS OF SLAB
- ! HOLDOWN INSERT - SEE DETAIL FOR EXTRA TOP REINFORCING
- PS1 PUNCHING SHEAR REINFORCING
- DENOTES SPOT ELEVATION (GEODETIC) TO TOP OF ITEM DESCRIBED
- IS1 INTEGRITY STEEL REINFORCING
- T? 11-6 — DENOTES NUMBER OF 30M BARS CENTERED OVER SUPPORT UNO NOTE: DISTRIBUTE BARS EQUALLY ACROSS SLAB BAND - 4 BARS TO BE CONTINUOUS LAP AT MIDSPAN
- B? DENOTES TOTAL NUMBER OF 30M BOTTOM BARS, EXTEND BARS TO FAR FACE OF SUPPORTS OR SPLICE OVER INTERIOR COLUMNS/WALLS
- B?* * DENOTES PLACING THESE BARS SECOND ABOVE THE MAIN BOTTOM REINFORCEMENT
- 10DB DENOTES 10M STIRRUP REINFORCING
- SPACING IN INCHES
  NOTE: 1ST TIE @ ½ SPACE OFF SUPPORT
- TIE SETS
  S - SINGLE SET
  D - DOUBLE SETS
  T - TRIPLE SETS
  Q - QUADRUPLE SETS
  C - DENOTES CLOSED TIES
- NUMBER OF SETS AT SPACING, IF NO QUANTITY GIVEN, SPACE AT SPACING FROM SUPPORT TO SUPPORT OR AS SHOWN
  NOTE: DOUBLE LETTER DENOTES 15M STIRRUP (IE 'DD' OR 'SS')



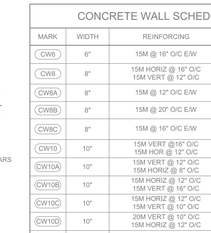
STUDRAIL CONFIGURATION
N.T.S.



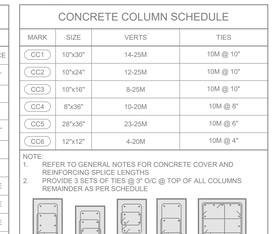


MAT A 1/8"=1'-0" | MAT B 1/8"=1'-0" | MAT C 1/8"=1'-0" | MAT D 1/8"=1'-0"

TYPICAL DROP PANEL DP3
N.T.S.



TYPICAL DROP PANEL DP1
N.T.S.



TYPICAL DROP PANEL DP2
N.T.S.

CONCRETE WALL SCHEDULE

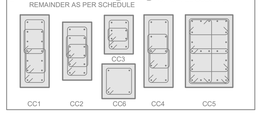
MARK	WIDTH	REINFORCING	LOCATION
CW6	6"	15M @ 16" O/C E/W	OUTSIDE FACE
CW8	8"	15M HORIZ @ 16" O/C 15M VERT @ 12" O/C	LOWER SOIL FACE
CW8A	8"	15M @ 12" O/C E/W	MID
CW8B	8"	15M @ 20" O/C E/W	MID
CW8C	8"	15M @ 16" O/C E/W	HIGHER SOIL FACE
CW10	10"	15M VERT @16" O/C 15M HOR @ 12" O/C	EACH FACE
CW10A	10"	15M VERT @ 12" O/C 15M HORIZ @ 8" O/C	EACH FACE
CW10B	10"	15M HORIZ @ 12" O/C 15M VERT @ 16" O/C	INSIDE FACE
CW10C	10"	15M HORIZ @ 12" O/C 15M VERT @ 10" O/C	INSIDE FACE
CW10D	10"	20M VERT @ 16" O/C 15M HORIZ @ 12" O/C	INSIDE FACE
CW12	12"	15M @12" O/C E/W	EACH FACE

NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER AND REINFORCING SPLICE LENGTHS
2. (*) INDICATES HORIZONTAL REINFORCEMENT HOOKED EACH END INTO END ZONES.

CONCRETE COLUMN SCHEDULE

MARK	SIZE	VERTS	TIES
CC1	10"x30"	14-25M	10M @ 10"
CC2	10"x24"	12-25M	10M @ 10"
CC3	10"x16"	8-25M	10M @ 10"
CC4	8"x36"	10-20M	10M @ 8"
CC5	28"x36"	23-25M	10M @ 6"
CC6	12"x12"	4-20M	10M @ 4"

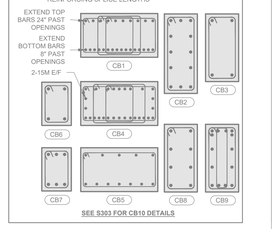
NOTE
1. REFER TO GENERAL NOTES FOR CONCRETE COVER AND REINFORCING SPLICE LENGTHS
2. PROVIDE 3 SETS OF TIES @ 3" O/C @ TOP OF ALL COLUMNS REMAINDER AS PER SCHEDULE



CONCRETE BEAM SCHEDULE

MARK	SIZE	REINFORCING	STIRRUPS
CB1	24"x48"	10-25M TOP 16-25M BOT	T10M@4" L/3 E/E D10M@6" MID
CB2	MIN 30"x12" MAX 48"x12"	3-25M CONT TOP 3-25M CONT BOT 15M FACE BARS @ 7" O/C	10M @ 6" O/C
CB3	24"x12"	2-20M CONT TOP 2-25M CONT BOT	10M @ 10" O/C
CB4	32"x60"	9-25M TOP 15-30M BOT 2-15M FACE BARS	10M@ 16" O/C
CB5	24"x36"	5-20M TOP 7-20M BOT	10M @ 8"O/C
CB6	12"x8"	2-15M CONT T&B	10M @ 12" O/C
CB7	12"x12"	3-25M CONT TOP 3-25M CONT BOT	10M @ 6" O/C
CB8	28"x14"	2-25M CONT TOP 2-25M CONT BOT 15M FACE BARS @ 6" O/C	10M @ 8" O/C
CB9	32"x16"	6-30M CONT TOP 4-30M CONT BOT 2-15M FACE BARS	10MD @ 3" O/C
CB10	10" WIDE FULL HEIGHT WALL (SEE SECTIONS)	5-25M CONT. TOP 5-25M CONT. BOT 15M FACE BARS @ 8" O/C	10M @ 6" O/C

NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER AND REINFORCING SPLICE LENGTHS



SEE S303 FOR CB10 DETAILS

COORDINATION REQUIRED TO ENSURE THAT THE SECOND FLOOR CONCRETE SLAB COLUMN SUPPORTS WORK WITHIN THE RESIDENTIAL SPACE AND PARKING BELOW WHILE MINIMIZING TRANSFER SLABS TO SAVE COSTS

NOTE:
THESE PLANS HAVE BEEN PREPARED FROM ARCHITECTURAL BASE PLANS AND EXISTING ARCHITECTURAL AND STRUCTURAL DRAWINGS. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ARE TO BE CONFIRMED ON SITE. ALL DIMENSIONS ARE TO BE CONFIRMED WITH CURRENT ARCHITECTURAL DRAWINGS AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR EVALUATION.

NORTH

6.0 kPa 2.0 kPa 21'-3"
SNOW DRIFT LOAD AT BUILDING PERIMETER, TYP

LEVEL 1 SUSPENDED SLAB PLAN
1/8" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

CLIENT
PRIMEX INVESTMENTS

ISSUED FOR CONSTRUCTION

NO	DATE	DESCRIPTION
14	2022/12/16	ISSUED FOR CONSTRUCTION
13	2022/11/25	DRAFT IFC
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

ISSUES

LEVEL 1 SUSPENDED SLAB PLAN
S102

SPECIFIED SUSPENDED SLAB FLOOR LOADING

LOADING CONDITION	LOADING
DECK DEAD LOAD	SLAB WEIGHT
SUPERIMPOSED DEAD LOAD	5.98 kPa (125 psf)
SUPERIMP	
SUITE LIVE	
LIVE LOAD	
TOTAL LOA	

SLAB THICKNESS	
12"	15M @ 12" O/C EW
14"	15M @ 12" O/C EW

1. BOTTOM STEEL CROSSWISE
2. BOTTOM STEEL LENGTHWISE
3. TOP STEEL LENGTHWISE
4. TOP STEEL CROSSWISE

REINFORCEMENT PLACEMENT ORDER

CONCRETE DROP PANEL SCHEDULE

MARK	SIZE	REINFORCING	MIN DEPTH
DP1	54"x34"		8"
DP2	102"x82"		8"
DP3	40"x34"		8"

NOTE:
1. REFER TO GENERAL NOTES FOR CONCRETE COVER.
2. DROP PANEL DEPTHS ARE MEASURED FROM UNDERSIDE OF SUSPENDED SLAB

NOTE:
THESE PLANS HAVE BEEN PREPARED FROM ARCHITECTURAL BASE PLANS AND EXISTING ARCHITECTURAL AND STRUCTURAL DRAWINGS. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ARE TO BE CONFIRMED ON SITE. ALL DIMENSIONS ARE TO BE CONFIRMED WITH CURRENT ARCHITECTURAL DRAWINGS AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR EVALUATION.

NORTH

SLAB EDGE
2-20M12-0 U BARS TOP & BOT
2-20M12-0 TOP & BOT
@ SLAB EDGE
2-20M12-0 E/W TOP & BOT
HD ROD (SEE PLAN)
@ SLAB INTERIOR

EXTRA REINF. @ HD LOCATIONS
N.T.S.

REINFORCING STEEL LEGEND

- DENOTES REINFORCING BAR IN TOP OF SLAB OR BEAM
- DENOTES REINFORCING BAR IN BOTTOM OF SLAB OR BEAM
- 4-C25M12-0: BAR LENGTH IN FEET & INCHES (LENGTH IS THE HORIZONTAL PORTION ONLY, STANDARD HOOK IS IN ADDITION TO THE LENGTH (SEE DIMS IF NONE ARE GIVEN)
- BAR SIZE
- BAR CONFIGURATION
  - NO LETTER DENOTES STRAIGHT BAR
  - A - 180° HOOK ONE END U.N.O.
  - B - 180° HOOK BOTH ENDS U.N.O.
  - C - STANDARD 90° HOOK ONE END U.N.O.
  - D - STANDARD 90° HOOK BOTH ENDS U.N.O.
- QUANTITY OF BARS
- 12" DENOTES THICKNESS OF SLAB
- HOLDOWN INSERT - SEE DETAIL FOR EXTRA TOP REINFORCING
- PS1 PUNCHING SHEAR REINFORCING
- DENOTES SPOT ELEVATION (GEODETIC) TO TOP OF ITEM DESCRIBED
- IS1 INTEGRITY STEEL REINFORCING
- T7 11-6: DENOTES TOTAL NUMBER OF 30M BOTTOM BARS, EXTEND BARS TO FAR FACE OF SUPPORTS OR SPLICE OVER INTERIOR COLUMNS/WALLS
- B7* : * DENOTES PLACING THESE BARS SECOND ABOVE THE MAIN BOTTOM REINFORCEMENT
- 10DB DENOTES 10M STIRRUP REINFORCING
- SPACING IN INCHES NOTE: 1ST TIE @ ½ SPACE OFF SUPPORT
- TIE SETS: S - SINGLE SET; D - DOUBLE SETS; T - TRIPLE SETS; Q - QUADRUPLE SETS; C - DENOTES CLOSED TIES
- NUMBER OF SETS AT SPACING, IF NO QUANTITY GIVEN, SPACE AT SPACING FROM SUPPORT TO SUPPORT OR AS SHOWN NOTE: DOUBLE LETTER DENOTES 15M STIRRUP (IE 'DD' OR 'SS')

TEMPORARY BRACING OF THE EXISTING FACADE AND FOUNDATION IS THE RESPONSIBILITY OF THE CONTRACTOR. GEOTECHNICAL AND SITE INVESTIGATION IS REQUIRED TO DETERMINE THE EXTENT OF BRACING REQUIRED AND THE CONNECTION TO THE NEW BUILDING STRUCTURE. TYP.

CONNECT EXIST BRICK MASONRY TO CONCRETE SLAB @ 24" O/C SIMILAR TO 13/S302. MIN 3 ANCHORS AT BRICK PIER LOCATIONS, TYP

ADDITIONAL 3-C20M16-0 T&B AT EACH BEAM CONNECTION POINT, TYP

6-20M CONT AS PER SECT 16/S401

EXISTING BRICK MASONRY TO BE LATERALLY SUPPORTED SIMILAR TO 13/S302 TYP.

HOOK T&B BARS AT PERIMETER ALONG GRID 6, TYP

REINFORCE EXIST BRICK WALL SIM TO 10/S302

EXISTING BRICK WALL TO MAINTAIN MIN 4" SEISMIC GAP FROM EXISTING ADJACENT BUILDING

MIN 6"x14 GA STEEL STUDS

PROVIDE SEISMIC GAP FROM EXISTING BUILDING, SEE DETAIL EXTRA REINFORCING AT OPENING AS PER GENERAL NOTES

5-C20M12-0 @8" O/C

5-C20M12-0 @8" O/C

20M10-0@8" O/C

12-C20M16-0@6" O/C

1" SEISMIC GAP

3-15M 12-0 E/S OF OPENING T/B, 2-15M 4'-0" LONG T/B CORNER BARS, TYP.

ADDITIONAL 3-C20M12-0 T&B AT EACH BEAM CONNECTION POINT, TYP

ADDITIONAL 3-C20M12-0 T&B AT EACH BEAM CONNECTION POINT, TYP

INSTALL 3"x4" WIDE STEEL PLATE W/ 4 SDS25400 @ 8" O/C CONNECTED TO U/S OF FLOOR

INSTALL MSTC66 AT STEEL FRAME COLUMNS, TYP.

EXIST W14x82 PERIMETER BEAM ASSUMED, TO BE CONFIRMED

EXIST W14x82 PERIMETER BEAM ASSUMED, TO BE CONFIRMED

C130x10 DRAG STRUT ON FLAT

C130x10 DRAG STRUT ON FLAT

EXTEND NEW BEAMS AND CHANNELS AND CONNECT TO EXIST BEAMS TYP

EXISTING SOLID 2x8 FLOOR JOIST SYSTEM

EXISTING TIMBER BEAM R/W C12x20.7 CONT STEEL CHANNEL BOTH SIDES

EXISTING TIMBER BEAM R/W C12x20.7 CONT STEEL CHANNEL BOTH SIDES

EX. TIMBER BEAM R/W C12x20.7 CONT STEEL CHANNEL BOTH SIDES PROVIDE CHANNEL SPLICE

EX. TIMBER BEAM R/W C12x20.7 CONT STEEL CHANNEL BOTH SIDES PROVIDE CHANNEL SPLICE

EX. TIMBER BEAM R/W C12x20.7 CONT STEEL CHANNEL BOTH SIDES PROVIDE CHANNEL SPLICE CONNECTION FOR 1.0KN/LF.

EXISTING SOLID 2x8 FLOOR JOIST SYSTEM

NOTE:
THESE PLANS HAVE BEEN PREPARED FROM ARCHITECTURAL BASE PLANS AND EXISTING ARCHITECTURAL AND STRUCTURAL DRAWINGS. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS ARE TO BE CONFIRMED ON SITE. ALL DIMENSIONS ARE TO BE CONFIRMED WITH CURRENT ARCHITECTURAL DRAWINGS AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR EVALUATION.

NORTH

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

CLIENT
PRIMEX INVESTMENTS

ISSUED FOR CONSTRUCTION

NO	DATE	DESCRIPTION
14	2022/12/16	ISSUED FOR CONSTRUCTION
13	2022/11/25	DRAFT IFC
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

ISSUES

LEVEL 2 FLOOR SHOWING
LEVEL 3 FRAMING PLAN
1/8" = 1'-0"

SPECIFIED FLOOR LOADING	
LOADING CONDITION	LOADING
SUITE & CORRIDOR DEAD LOAD	1.65 kPa (35 psf)
ROOF DEAD LOAD (MAX. 4" SEDUM)	2.90 kPa (60 psf)
DECK DEAD LOAD	1.25 kPa (25 psf)
MECHANICAL AREA DEAD LOAD	1.65 kPa (35 psf)
SUITE LIVE LOAD	1.90 kPa (40 psf)
CORRIDOR LIVE LOAD	4.80 kPa (100 psf)
DECK LIVE LOAD	4.80 kPa (100 psf)
MECHANICAL AREA LIVE LOAD	3.60 kPa (75 psf)
LIVE LOAD DEFLECTION LIMIT	L/360
TOTAL LOAD DEFLECTION LIMIT	L/240

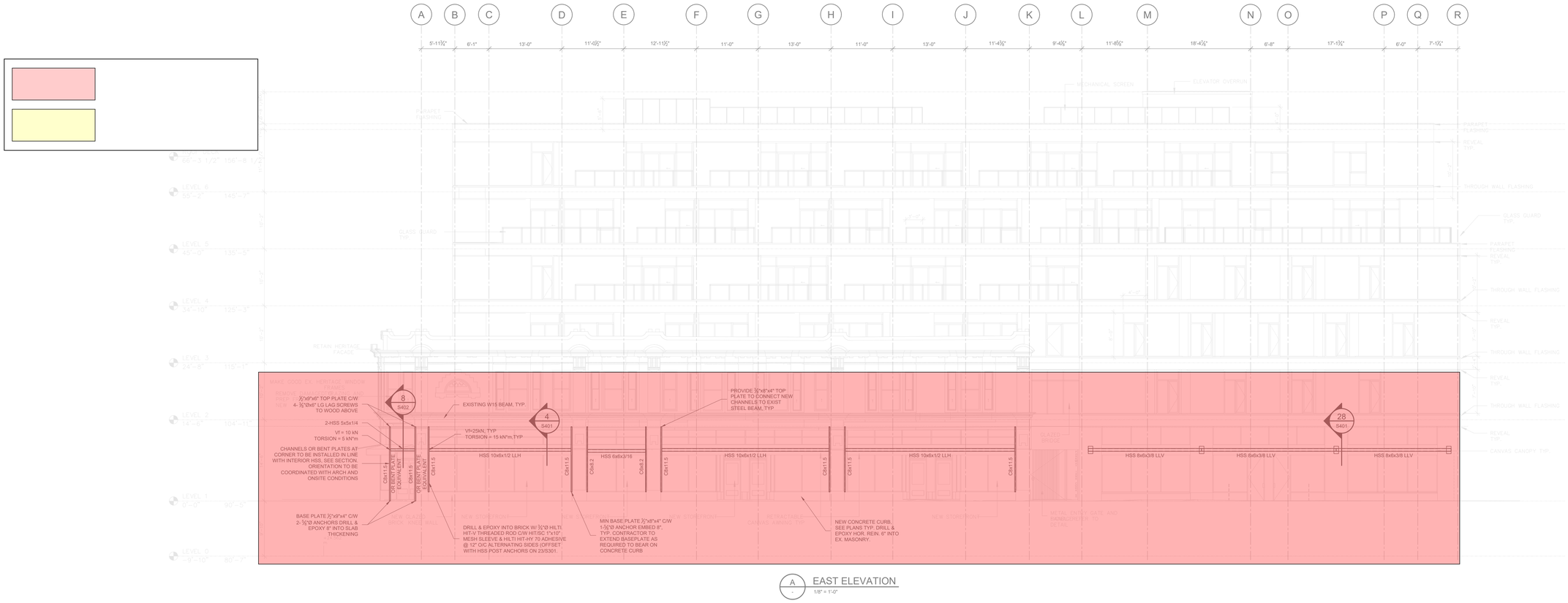
STEEL COLUMN SCHEDULE	
MARK	DESCRIPTION
SC1	HSS 3.5x3.5x5/16
SC2	HSS 3.5x3.5x3/16
SC3	W14x211
SC4	HSS 5x5x5/16

NOTE:
1. REFER TO GENERAL NOTES FOR STEEL GRADES
2. REFER TO S302 FOR BASEPLATES

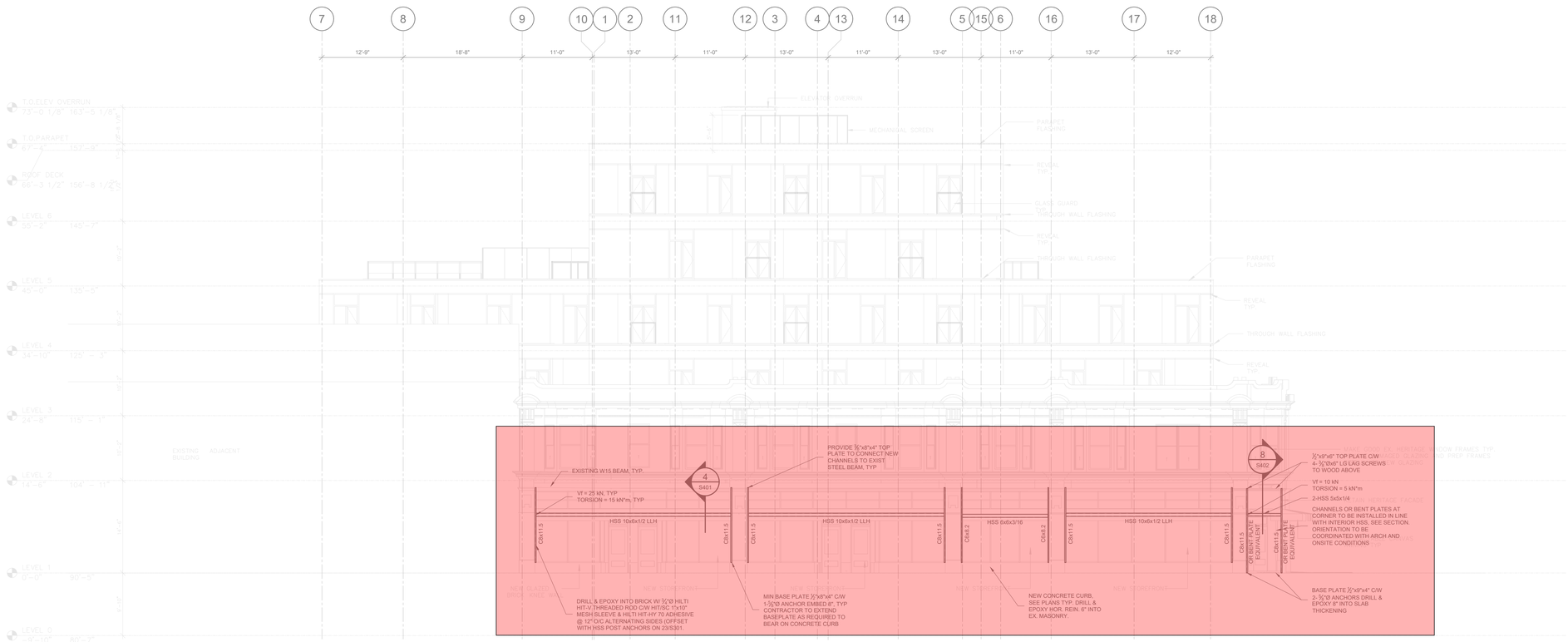
DRAG STRUT / BLOCKING PANEL SCHEDULE	
MARK	FACTORED DRAG LOAD
DT01	DRAG TRUSS 1500 plf
TB01	TRUSS BLOCKING 1200 plf

NOTE:
1. FULL HEIGHT BLOCKING, USING FULL HEIGHT DIMENSIONAL LUMBER OR 1½" SCL, MAY BE USED WHERE TRUSS HEIGHT ALLOWS

LEVEL 3 FRAMING
S201



A EAST ELEVATION
1/8" = 1'-0"



B SOUTH ELEVATION
1/8" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

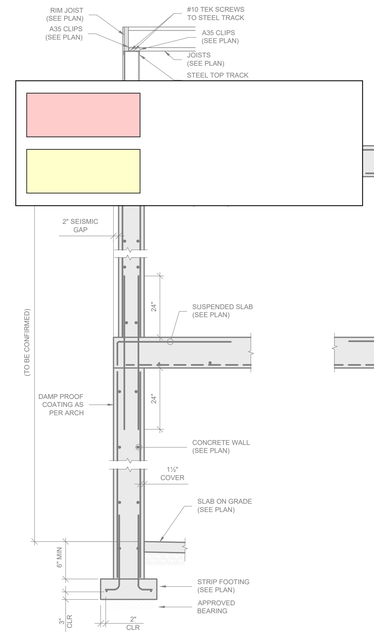
CLIENT
PRIMEX INVESTMENTS

ISSUED FOR CONSTRUCTION

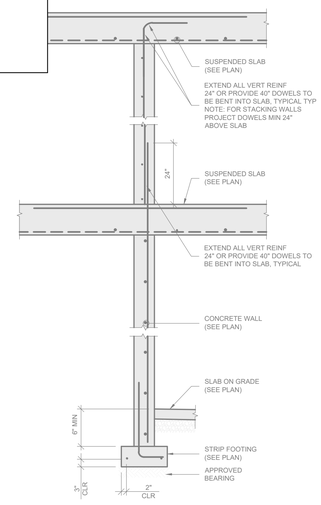
NO	DATE	DESCRIPTION
14	2022/12/26	ISSUED FOR CONSTRUCTION
13	2022/10/28	SSI-002 R2
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

ISSUES

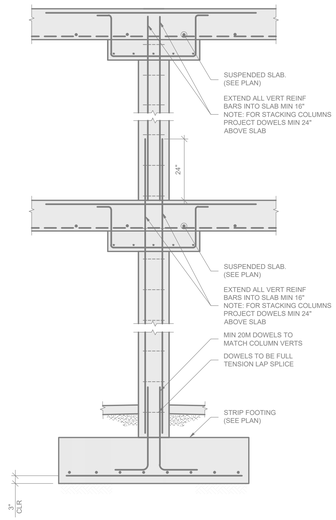
ELEVATIONS
S206



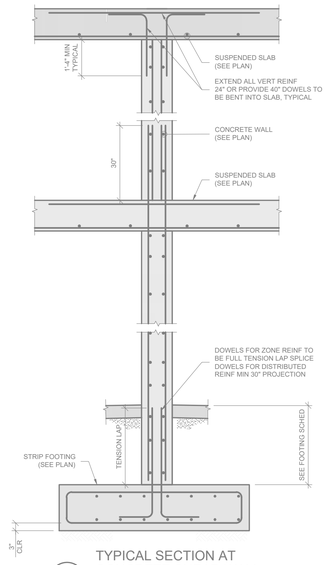
1 TYPICAL SECTION AT EXTERIOR WALL
1/2" = 1'-0"



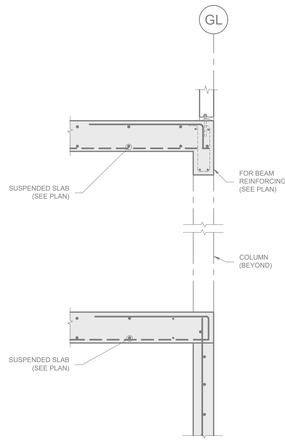
2 TYPICAL SECTION AT INTERIOR WALL
1/2" = 1'-0"



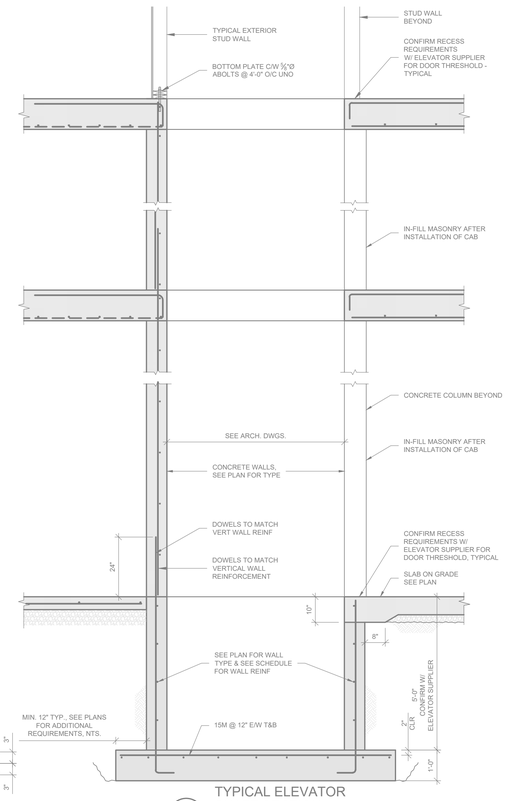
3 TYPICAL FLAT SLAB SECTION AT CONCRETE COLUMN
1/2" = 1'-0"



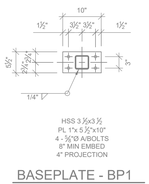
4 TYPICAL SECTION AT CONCRETE SHEAR WALL
1/2" = 1'-0"



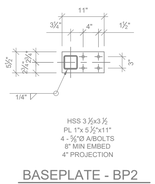
5 TYPICAL SECTION AT EXTERIOR BEAM AND SLAB
1/2" = 1'-0"



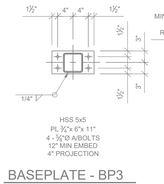
6 TYPICAL ELEVATOR SHAFT SECTION
1/2" = 1'-0"



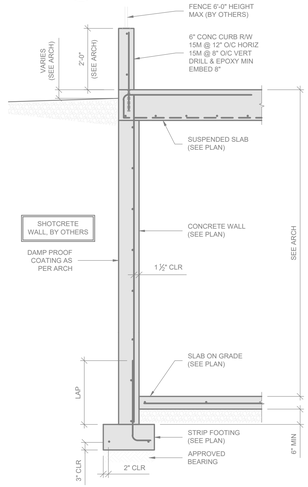
BASEPLATE - BP1
3/4" = 1'-0"



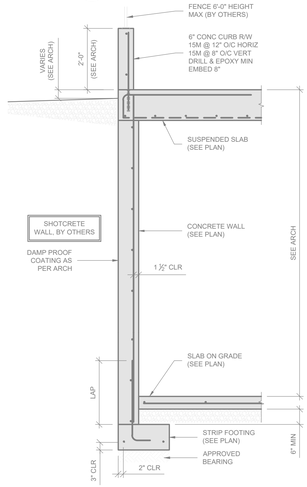
BASEPLATE - BP2
3/4" = 1'-0"



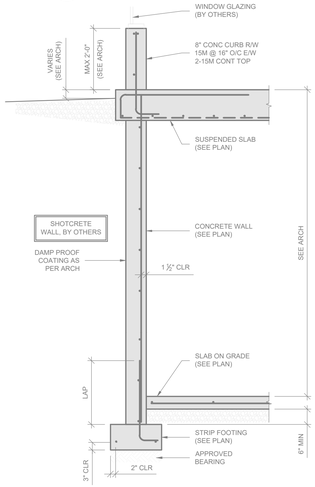
BASEPLATE - BP3
3/4" = 1'-0"



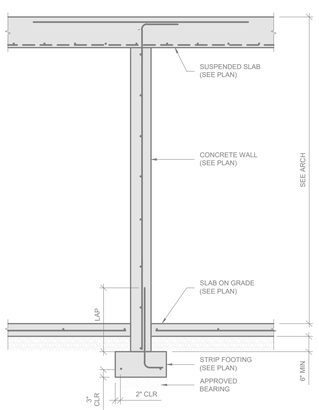
8 TYPICAL SECTION AT INTERIOR WALL
1/2" = 1'-0"



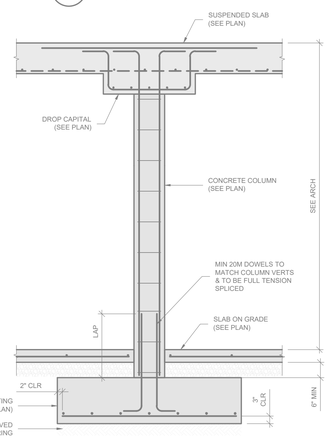
7A SECTION AT EXTERIOR WALL
1/2" = 1'-0"



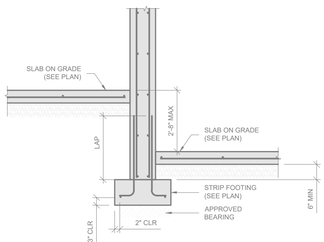
7B SECTION AT EXTERIOR WALL
1/2" = 1'-0"



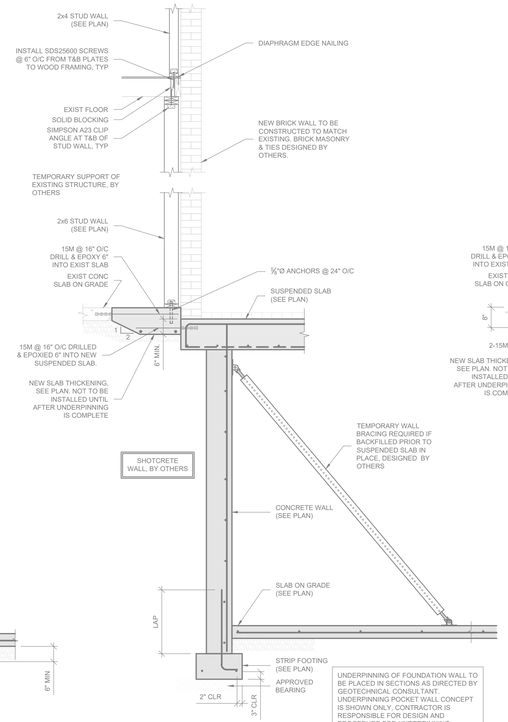
8 TYPICAL SECTION AT INTERIOR WALL
1/2" = 1'-0"



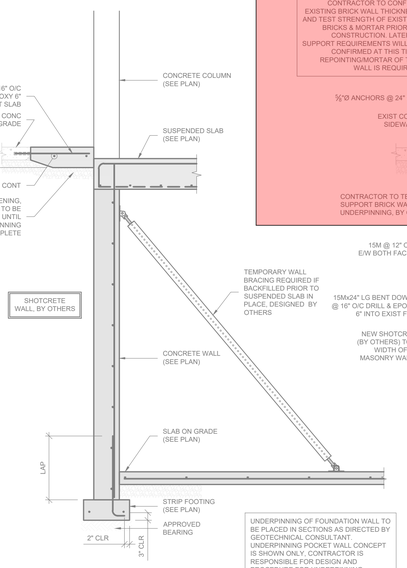
9 TYPICAL FLAT SLAB SECTION AT CONCRETE COLUMN
1/2" = 1'-0"



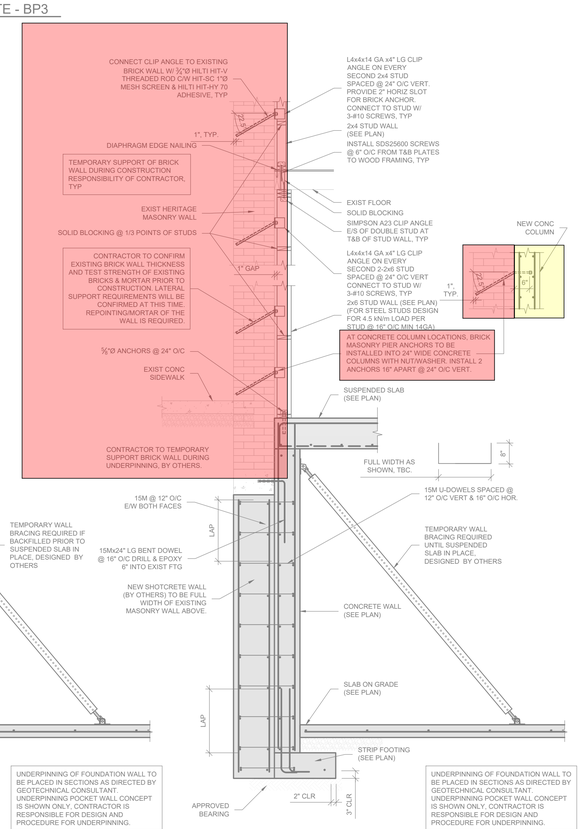
12 TYPICAL SECTION AT INTERIOR WALL
1/2" = 1'-0"



10 TYPICAL SECTION AT EXISTING WALL UNDERPINNING
1/2" = 1'-0"



11 TYPICAL SECTION AT EXISTING WALL UNDERPINNING
1/2" = 1'-0"



13 TYPICAL SECTION AT EXISTING WALL UNDERPINNING
1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

CLIENT
PRIMEX INVESTMENTS

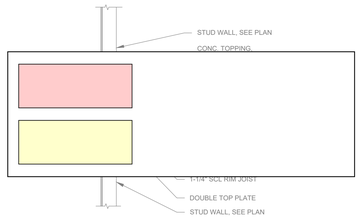
ISSUED FOR CONSTRUCTION

NO	DATE	DESCRIPTION
14	2022/12/16	ISSUED FOR CONSTRUCTION
13	2022/11/25	DRAFT IFC
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

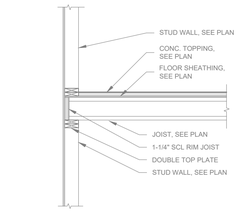
ISSUES

CONCRETE DETAILS AND SECTIONS

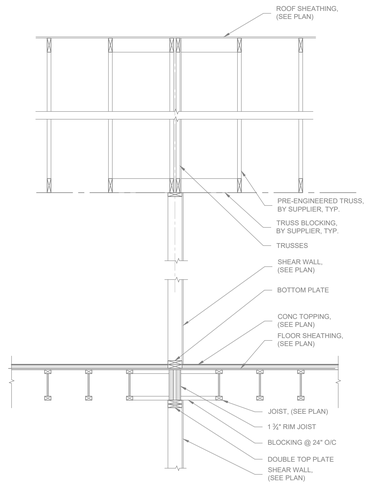
S302



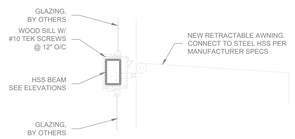
1 - JOISTS PARALLEL SECTION @ EXTERIOR WALL
1/2" = 1'-0"



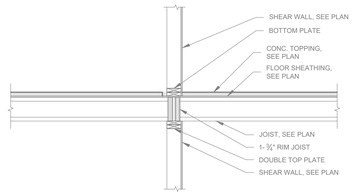
2 - JOISTS PERPENDICULAR SECTION @ EXTERIOR WALL
1/2" = 1'-0"



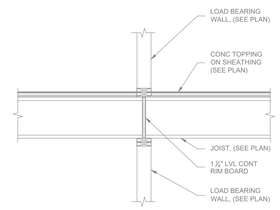
3 - SECTION AT PARTY WALL
1/2" = 1'-0"



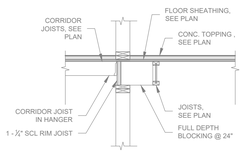
4 - CONNECTION @ HSS
1/2" = 1'-0"



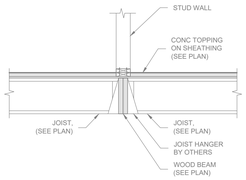
5 - SECTION @ PARTY WALL
1/2" = 1'-0"



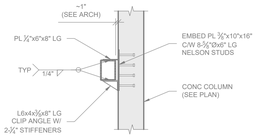
6 - SECTION @ INTERIOR LOAD BEARING WALL
1/2" = 1'-0"



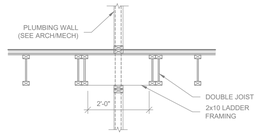
7 - CORRIDOR JOIST SECTION
1/2" = 1'-0"



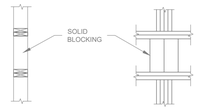
8 - SECTION AT WOOD BEAM
1/2" = 1'-0"



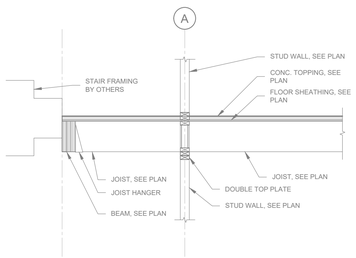
28 - CONNECTION @ HSS
1/2" = 1'-0"



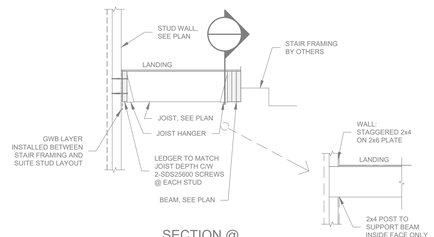
9 - SECTION AT PLUMBING WALL
1/2" = 1'-0"



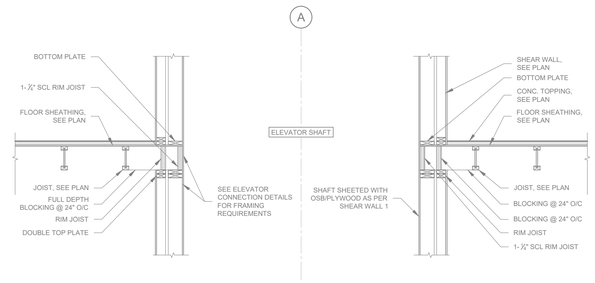
10 - BLOCKING POST THRU FLOOR
1/2" = 1'-0"



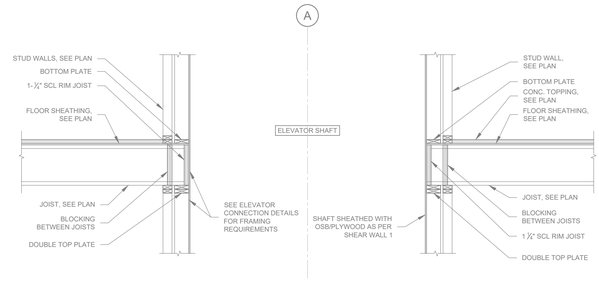
11 - SECTION @ STAIR HEADER
1/2" = 1'-0"



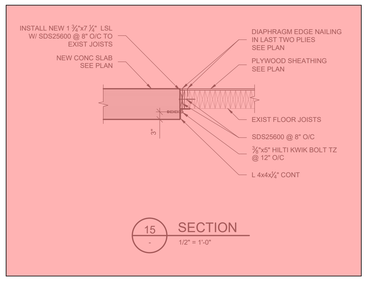
12 - SECTION @ STAIR LANDING
1/2" = 1'-0"



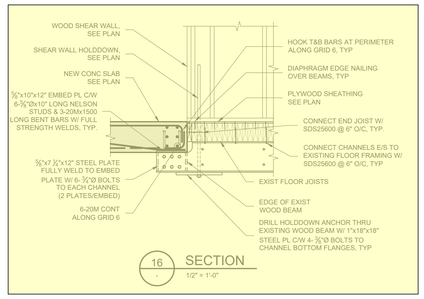
13 - JOISTS PARALLEL SECTION @ ELEVATOR SHAFT
1/2" = 1'-0"



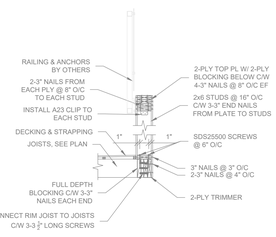
14 - JOISTS PERPENDICULAR SECTION @ ELEVATOR SHAFT
1/2" = 1'-0"



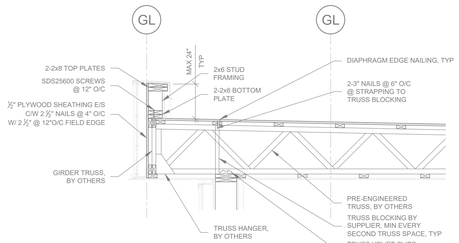
15 - SECTION
1/2" = 1'-0"



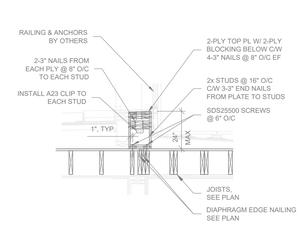
16 - SECTION
1/2" = 1'-0"



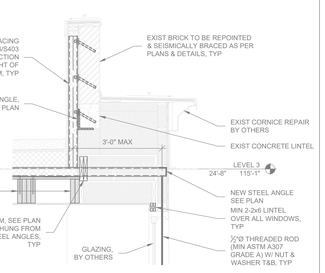
17 - TYPICAL PARAPET WITH RAILING FRAMING
1/2" = 1'-0"



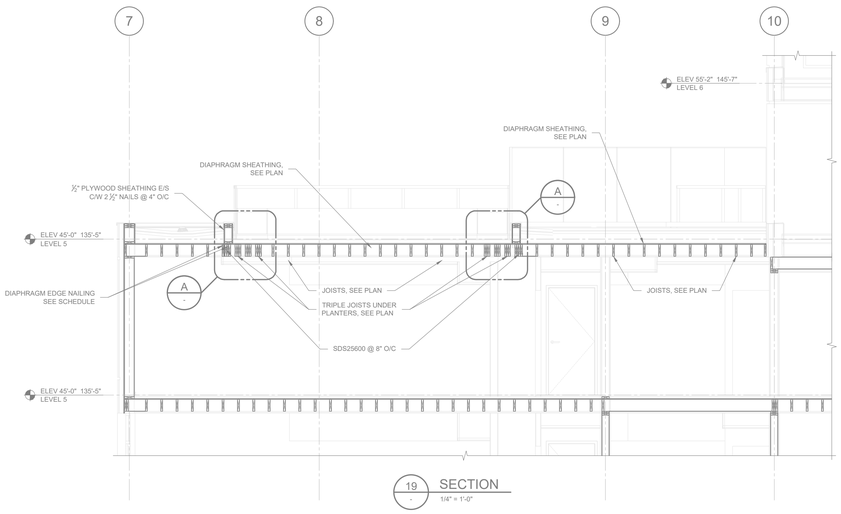
18 - ROOF SECTION
1/2" = 1'-0"



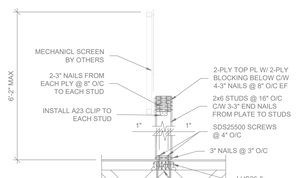
A - DETAIL
1/2" = 1'-0"



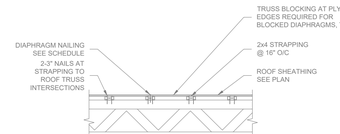
26 - CORNICE @ ROOF CORNER BAY WINDOW
1/2" = 1'-0"



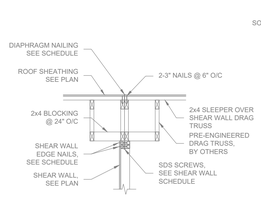
19 - SECTION
1/4" = 1'-0"



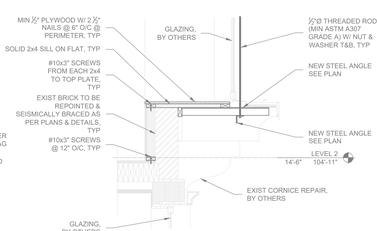
20 - TYPICAL PARAPET @ MECHANICAL SCREENS
1/2" = 1'-0"



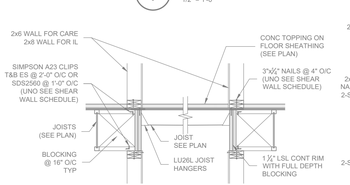
21 - TYPICAL STRAPPING TO ROOF
1/2" = 1'-0"



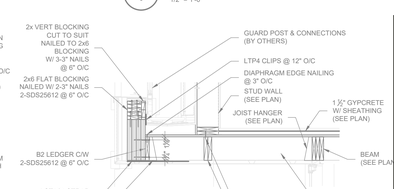
22 - TYPICAL ROOF @ SHEAR WALL
1/2" = 1'-0"



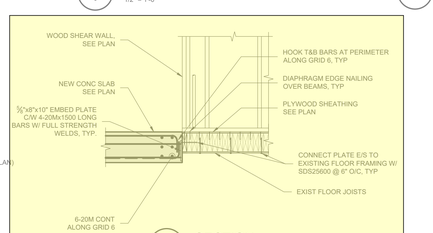
27 - CORNICE @ ROOF CORNER BAY WINDOW
1/2" = 1'-0"



23 - CORRIDOR WALL JOISTS PARALLEL
1/2" = 1'-0"



24 - SECTION @ DECK EDGE
1/2" = 1'-0"



25 - SECTION
1/2" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY

1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

CLIENT
PRIMEX INVESTMENTS

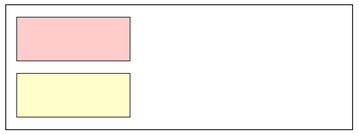
ISSUED FOR CONSTRUCTION

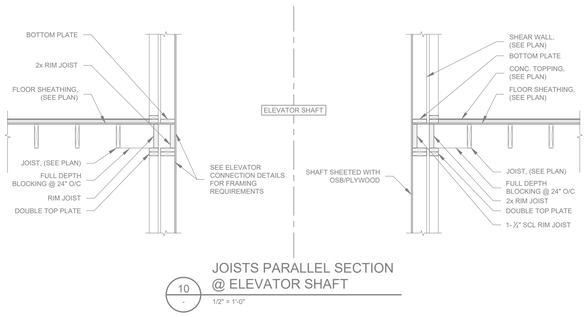
NO	DATE	DESCRIPTION
14	2022/12/16	ISSUED FOR CONSTRUCTION
13	2022/11/25	DRAFT IFC
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

ISSUES

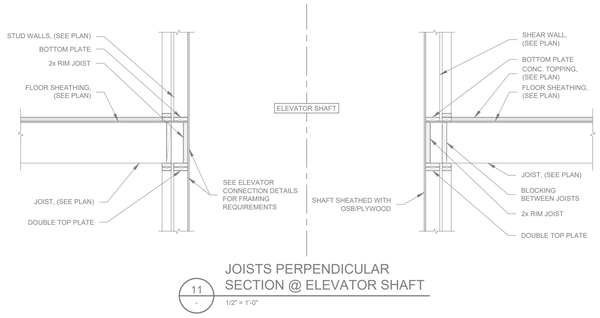
FRAMING DETAILS AND SECTIONS

S401

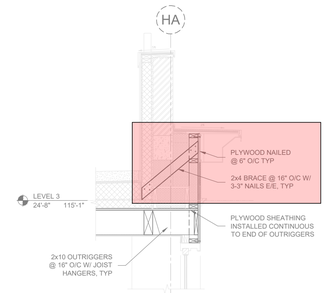




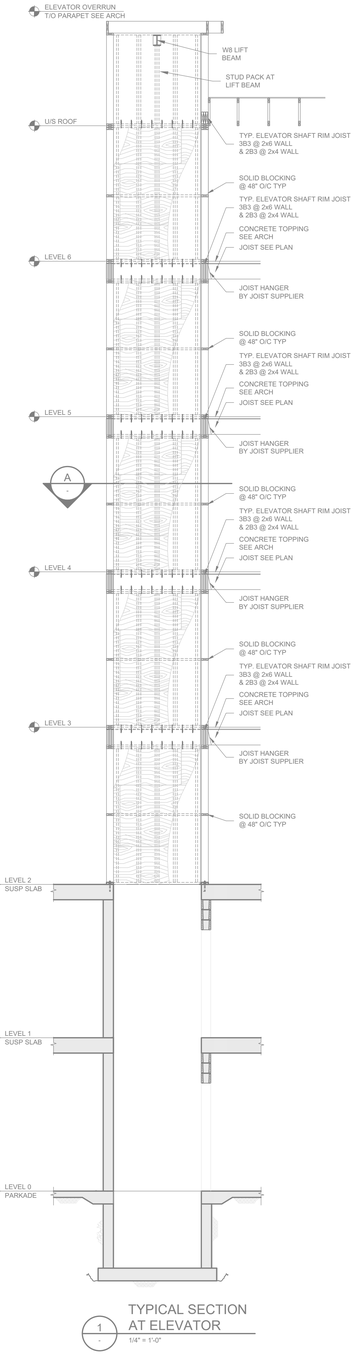
10 — JOISTS PARALLEL SECTION @ ELEVATOR SHAFT
1/2" = 1'-0"



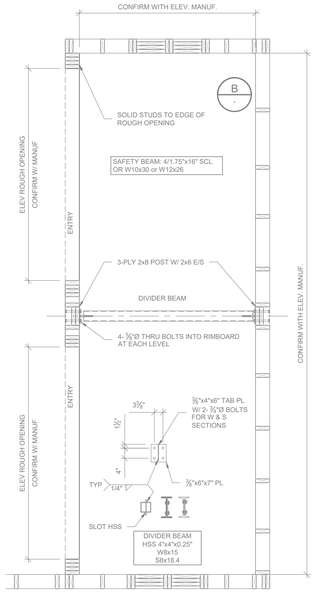
11 — JOISTS PERPENDICULAR SECTION @ ELEVATOR SHAFT
1/2" = 1'-0"



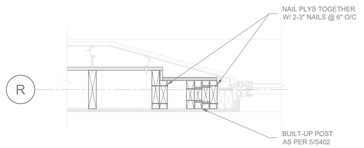
2 — TYPICAL BAY WINDOW ROOF FRAMING
1/2" = 1'-0"



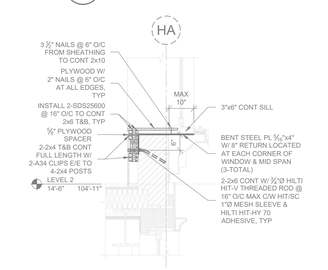
1 — TYPICAL SECTION AT ELEVATOR
1/4" = 1'-0"



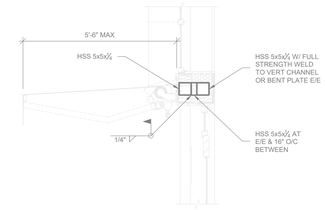
A — WOOD WALLS ELEVATOR PLAN
1/2" = 1'-0"



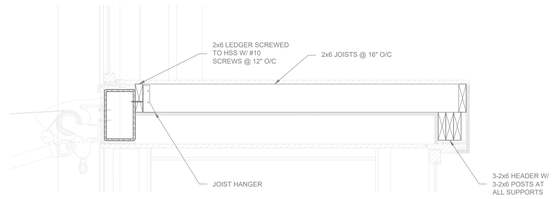
6 — MAIN LEVEL WINDOW STUD DETAIL
1" = 1'-0"



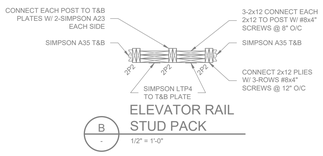
3 — TYPICAL BAY WINDOW SUPPORT
1/2" = 1'-0"



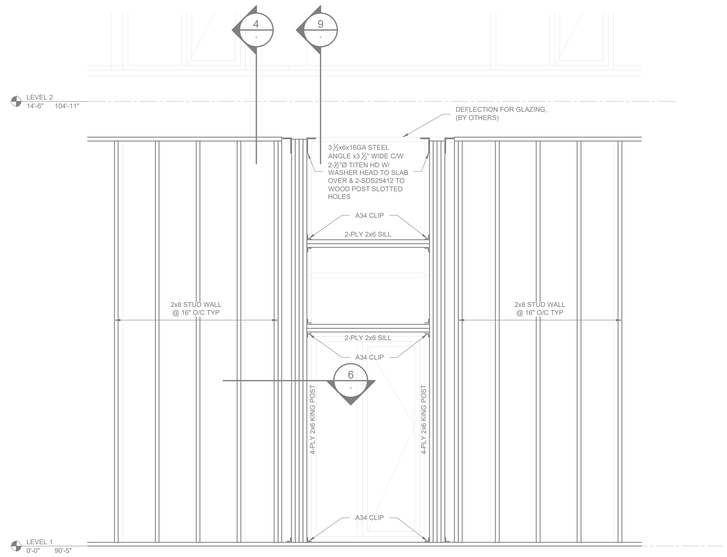
7 — CORNER BAY AWNING SUPPORT
1/2" = 1'-0"



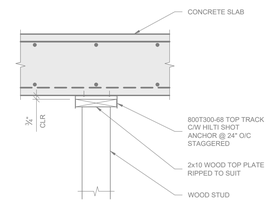
8 — TYPICAL COVERED ENTRYWAY CEILING DETAIL
1" = 1'-0"



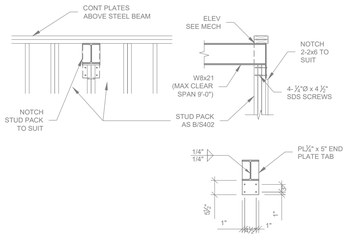
B — ELEVATOR RAIL STUD PACK
1/2" = 1'-0"



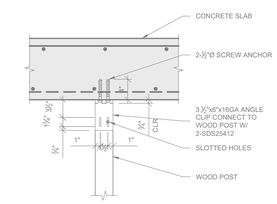
5 — NORTH WALL DOOR OPENING FRAMING ELEVATION
1/2" = 1'-0"



4 — WOOD STUDS TO CONCRETE SLAB
1" = 1'-0"



C — ELEVATOR LIFT BEAM
1/2"=1'-0"



9 — WOOD POST TO CONCRETE SLAB
1" = 1'-0"

MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

CLIENT
PRIMEX INVESTMENTS

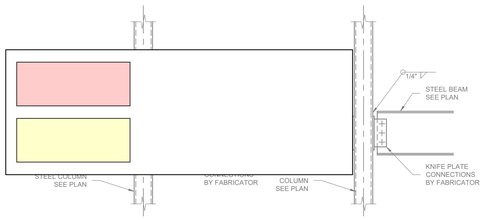
ISSUED FOR CONSTRUCTION

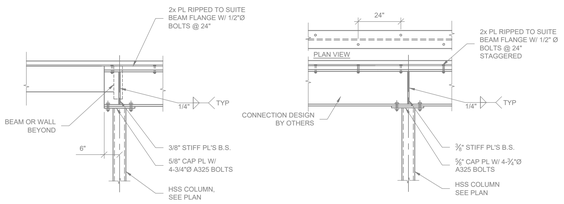
NO	DATE	DESCRIPTION
15	2022/11/25	CONSTRUCTION
14	2022/10/26	~~ISSUED~~ R2R CONSTRUCTION
13	2022/09/01	SSI-002
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

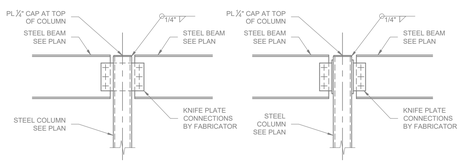
ISSUES

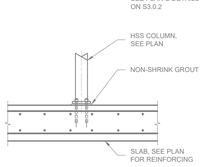
FRAMING DETAILS AND SECTIONS

S402

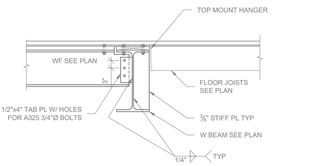




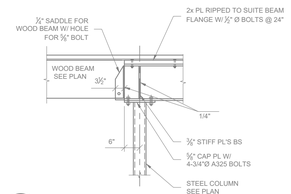




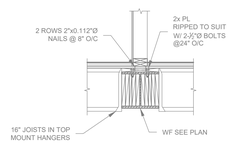
1 TYPICAL STEEL BEAM-COLUMN DETAILS
1/2" = 1'-0"



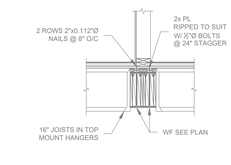
2 SECTION AT STEEL BEAM INTERSECTION
1/2" = 1'-0"



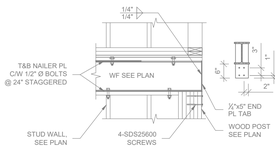
3 SECTION AT WOOD BEAM HANGER
1/2" = 1'-0"



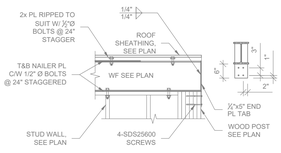
4 SECTION AT STEEL BEAM
1/2" = 1'-0"



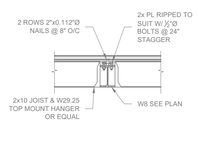
5 SECTION AT STEEL BEAM
1/2" = 1'-0"



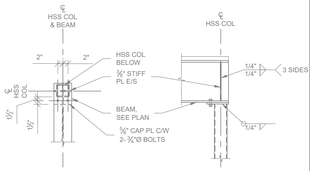
6 SECTION AT STEEL BEAM/POST
1/2" = 1'-0"



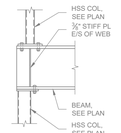
7 SECTION AT STEEL BEAM/POST
1/2" = 1'-0"



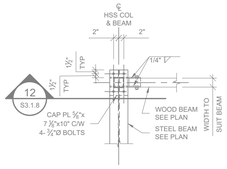
8 SECTION AT STEEL BEAM
1/2" = 1'-0"



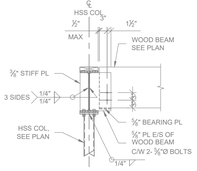
9 2 BOLT STEEL BEAM OVER HSS COLUMN
1/2" = 1'-0"



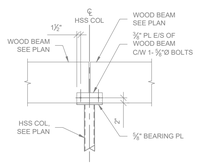
10 SECTION AT STEEL BEAM
1/2" = 1'-0"



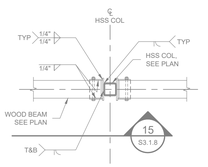
11 WOOD BEAM TO SIDE OF STEEL BEAM
1/2" = 1'-0"



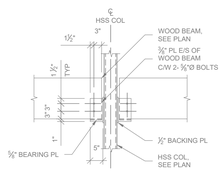
12 SECTION
1/2" = 1'-0"



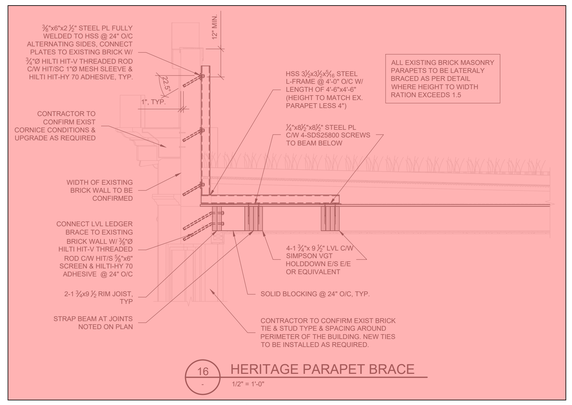
13 SECTION WOOD BEAMS TO HSS COLUMN
1/2" = 1'-0"



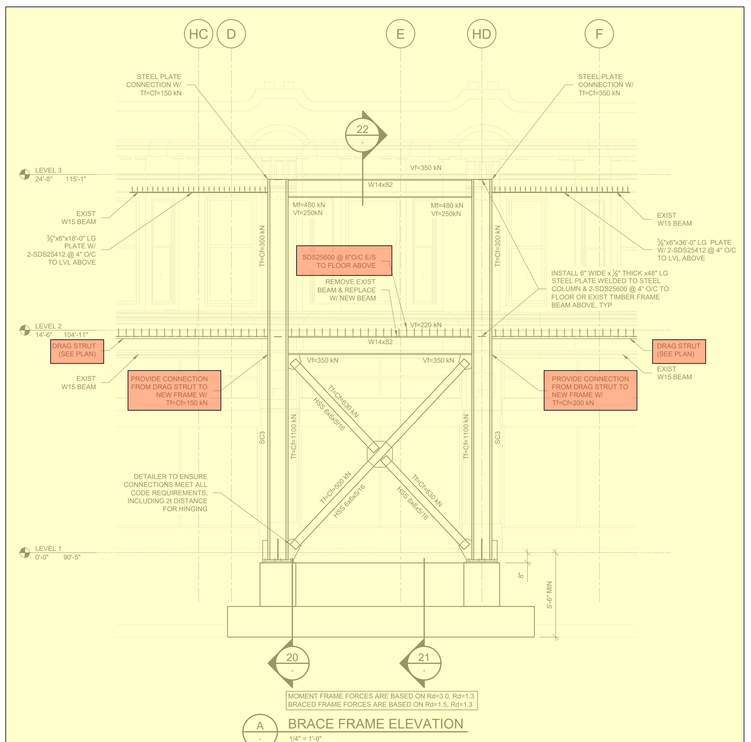
14 TYPICAL SADDLE TO SIDES OF HSS COLUMN BEAM WIDER THAN COLUMN
1/2" = 1'-0"



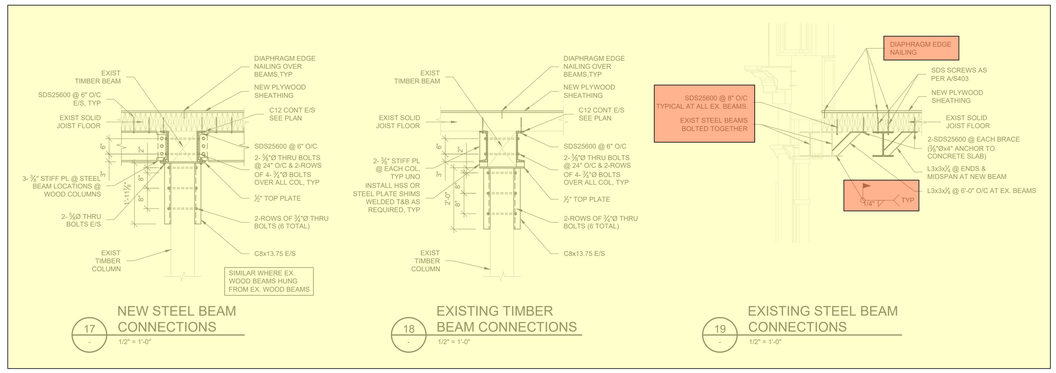
15 SECTION
1/2" = 1'-0"

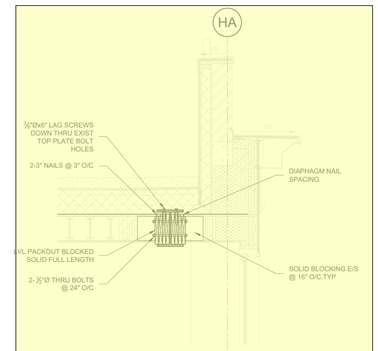


16 HERITAGE PARAPET BRACE
1/2" = 1'-0"

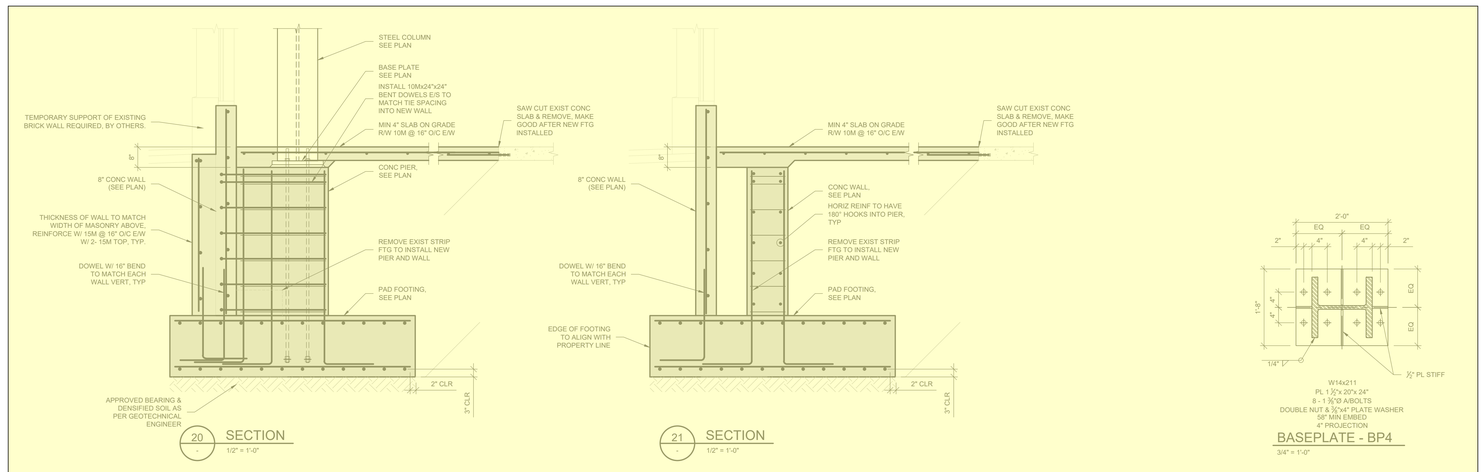


A BRACE FRAME ELEVATION
1/4" = 1'-0"





22 SECTION
1/2" = 1'-0"



MGA
Michael Green Architecture Inc.
1535 W 3rd Ave
Vancouver, BC
V6J 1J8
Phone | 1-604-336-4770

sorensen TRILOGY
STRUCTURAL ENGINEERING SOLUTIONS
NANAIMO (250) 585-1360 VICTORIA (778) 265-7360
COURTENAY (778) 225-059
www.sorensentrilogy.ca
EGBC Permit to Practice 1001245

PARKWAY
1050 PANDORA AVE + 1518 COOK ST | VICTORIA, BC

RE-ISSUED FOR BUILDING PERMIT
2021-11-19

CLIENT
PRIMEX INVESTMENTS

ISSUED FOR CONSTRUCTION

NO	DATE	DESCRIPTION
14	2022/12/16	ISSUED FOR CONSTRUCTION
13	2022/11/25	DRAFT IFC
12	2022/07/20	BUILDING PERMIT R2
11	2022/07/13	BP REVIEW
10	2021/11/19	RE-ISSUED FOR BP
9	2021/10/25	COORDINATION
8	2021/07/23	CLIENT REVIEW
7	2021/03/22	TENDER ADDENDUM
6	2021/01/29	RE-ISSUED FOR BP
5	2020/12/16	TENDER
4	2020/12/02	COORDINATION
3	2019/12/12	BUILDING PERMIT
2	2019/11/08	90% REVIEW
1	2019/10/04	60% REVIEW

ISSUES

FRAMING DETAILS AND SECTIONS
S403

APPENDIX B
Cost Assessments

Beacon Construction Consultants Inc.

CHARTERED QUANTITY SURVEYORS

Tom Crosbie, PQS, MRICS
Aidan Kelly, PQS; BSc (Hons)

1-3471 Short Street
Victoria, BC V8X 2V6
Telephone: 250 385 7899
Fax: 250 385 7855

February 13, 2021

Primex Investments Ltd.
200 – 1785 West 4th Avenue
Vancouver BC
V5Y 3X2

Attention **Greg Mitchell**

Dear Sirs/ Mesdames,

Parkway Building. Pandora/Cook Street, Victoria, BC

Attached is our estimate for the heritage & Seismic work to the building at the above.

Yours truly,
Beacon Construction Consultants

Tom Crosbie

Tom Crosbie PQS, MRICS

Scott Building
1050 Pandora Avenue & 1518 Cook Street, Victoria BC

HERITAGE & SEISMIC WORKS ESTIMATE

February 13, 2021

Beacon Construction Consultants Inc.
#1 – 3471 Short Street
Victoria BC V8X 2V6
Tel. 250 385-7899
Fax 250 385-7855

INTRODUCTION

This report provides our estimate of the capital costs for the proposed heritage element of the works to the existing facades to the Pandora Avenue & Cook Street elevations of the building.

ESTIMATED COST

The costs have been developed in February 2021 dollars

The capital construction cost for this work has been estimated as follows

Heritage works	**$666,000.00**
Seismic works	**$712,000.00**

Details of the estimate are provided at the end of this report.

This estimate is only for the refurbishment of the elevations of the building facing Pandora Avenue and Cook Street elevations. (South & East respectively) and the painting of the retained walls on the west & north of the property

The following works are not included in this estimate:

1. Underpinning of existing foundations except at location of steel brace frame on Cook Street elevation
2. Demolition within the existing building
3. Finishing to the interior faces of the exterior walls.
4. Construction of new works inside of the retained structure
5. Construction new works on top of the heritage section of the building other than the seismic upgrading
6. Roofing on level 3 over the retained section of the existing heritage structure

Exclusions

The estimate is for capital construction costs only and therefore a number of general items that may be associated with the overall project budget are excluded:

GST
Material testing
New construction
Owner`s management fees
Consultants' fees
Municipal taxes
Property Insurance
Legal fees

Basis of the Estimate

The purpose of this estimate is to provide a reasonable cost review of the construction costs for the works. The estimate is based on our opinion of fair value for the work to be carried out. It is not a prediction of low bid but our opinion of the average market price that a contractor would charge for the construction of the building.

Fair value is defined as the amount a prudent contractor, account for all aspects of the project, would quote for the work.

It has been assumed that:

The project will be completed, as part of a fixed price contract for all of the works related to the complete development of the property.

A minimum of three competent contractors will tender for the project on a competitive basis.

Vacant possession will be provided to the Contractor and the work will be carried out in a single phase during normal construction trade working hours

Contingencies

A design contingency allowance of 15% of the construction cost of the heritage works has been included in the estimate to cover the cost of changes that may occur during the design and construction phases.

Documentation

Architectural drawings prepared by Michael Green Architecture Inc. prepared for submission for building permit, dated December 12, 2019 (69 sheets)

Structural drawings prepared by Sorensen Trilogy prepared for coordination, dated December 11, 2020 (17 sheets)
Conservation plan prepared by Donald Luxton & Associates dated July 2019 (53 pages).

Where there are contradictions between the architectural drawings and the Conservation Plan the latter has been assumed to take precedence.

Beacon Construction Consultants Inc.



Tom Crosbie PQS; MRICS
February 13, 2021

Parkway Heritage

Pandora & Cook Street, Victoria

Demolition

Take down and remove existing storefront windows including removing security sheathing	1,452	sf	$4.25	$6,171.00
Ditto infill windows over storfront also with security sheathing	550	sf	$4.25	$2,337.50
Ditto wood framed upstand wall	500	sf	$2.00	$1,000.00
Strip existing defective paint finish from fascia and prepare for new paint	450	sf	$4.25	$1,912.50
Ditto from feature column headers	10	no.	$45.00	$450.00
Ditto from brick walls	1,347	sf	$4.50	$6,061.50
Remove brackets for old electrical service connections and make good wall	2	no.	$150.00	$300.00
Remove miscellaneous anchors set in walls and make good surface- allowance	1	Sum	$1,000.00	$1,000.00
Remove existing metal cap sheet from string course including raking our joint at junction with wall for new installation	236	ft	$3.50	$826.00
Ditto from top of fascia detail ditto	236	ft	$3.50	$826.00
Ditto with bird repellent spikes from parapet wallhead	236	ft	$2.00	$472.00
Remove existing punched window frames	770	sf	$2.20	$1,694.00
Remove paint from casing to sash and case windows	602	sf	$4.65	$2,799.30
Ditto from surfaces of string course	600	sf	$4.65	$2,790.00
Ditto from surfaces of fascia	600	sf	$4.65	$2,790.00
Cleaning & Repairs				
Cleaning to facing brick walls	1,330	sf	$3.00	$3,990.00
Pointing repairs - Provisional Allowance	150	sf	$22.50	$3,375.00
Brick repairs - Provisional allowance	1	Sum	$5,000.00	$5,000.00
Repairs to stucco cladding- Allowance	1	Sum	$5,000.00	$5,000.00

Repairs to fascia - Allowance	1	Sum	$5,000.00	$5,000.00
Repairs to dentil block features below string course	1	Sum	$5,000.00	$5,000.00
Heritage Works				
Glazed brick upstand wall	297	sf	$48.20	$14,315.40
Extra for concrete foundation - Provisional allowance	150	ft	$40.00	$6,000.00
Painting to stucco finish to column plinths	10	no	$20.00	$200.00
Painting to stucco features at heads of columns	10	no	$35.00	$350.00
Precast concrete cope to parapet wall	232	ft	$42.00	$9,744.00
Extra for transition between upper & lower levels	19	no	$185.00	$3,515.00
Reinstating chimney feature including sealing of existing flues, concrete cope and installation of capped chimney pots	10	no	$425.00	$4,250.00
Pressed metal cap flashing to brick wall	48	ft	$15.00	$720.00
Sheet lead capping 21" wide dressed over string course wedged into rebate and caulked	245	ft	$94.00	$23,030.00
Ditto 15" wide dressed over fascia ditto	235	ft	$73.00	$17,155.00
Cleaning existing facing brick	1,330	sf	$3.50	$4,655.00
Raking out defective pointing and repointing - Allowance	130	sf	$32.00	$4,160.00
Double hung sash and case windows with double glazing into prepared openings				
WHS 1 (Composite 3 units)	12	no.	$5,640.00	$67,680.00
WHS 2 (Composite 3 units)	1	no.	$6,252.00	$6,252.00
WH03	7	no.	$2,260.00	$15,820.00
Painting to sash and case windows, inside & out	1,540	sf	$7.25	$11,165.00
Wood framed storefront windows with double glazing	1,452	sf	$85.00	$123,420.00
Wood framed overlights with double glazing	550	sf	$85.00	$46,750.00
Wood mouldings to window perimetres	625	ft	$8.65	$5,406.25

Wood framed two leaf double glazed door complete with frame and hardware	1	pr	$4,500.00	$4,500.00
Ditto single leaf	8	no	$2,620.00	$20,960.00
Ceiling infill over access recess comprising 2" x 6" joists at 16" centres with marine pywood soffit vapour barrier, batt insulation and plywood cap	190	sf	$30.00	$5,700.00
Painting to storefront wood frames (both sides)	4,008	sf	$6.00	$24,048.00
				$478,590.45
Add Contingency			15.00%	$71,788.57
Add,				$550,379.02
General Requirements			10.00%	$55,037.90
Add				$605,416.92
Contractor's Fee			10.00%	$60,541.69
				$665,958.61
Round to			**$**	**$666,000.00**

Seismic Works

Saw cut existing 5" thick concrete floor	55	ft	$32.00	$1,760.00
Break out concrete floor	245	sf	$3.60	$882.00
Excavate in pits	97	cy	$85.00	$8,245.00
Excavate in underpinning to existing foundation	8	cy	$135.00	$1,080.00
Granular filling	49	cy	$88.00	$4,312.00
Temporary support channel bolted to existing concrete foundation wall during underpinning	35	ft	$210.00	$7,350.00
Remove projecting nib of existing foundation	31	ft	$25.00	$775.00
Concrete in foundation	43	cy	$275.00	$11,825.00
Ditto to wall	5	cy	$355.00	$1,775.00
Ditto in repairs to floor including vapour barrier	225	sf	$7.65	$1,721.25
Formwork to foundation	102	sf	$13.00	$1,326.00
Blind forming to wall	120	sf	$21.00	$2,520.00
Rebar	13,090	lbs	$1.95	$25,525.50
Extra for dowelling rebar into existing foundation wall	108	no	$35.00	$3,780.00
Ditto to edge of floor slab	50	no	$25.00	$1,250.00
1.25" HD bolts 5" 3" long with plate washers & nuts	16	no	$95.00	$1,520.00
Structural steel in brace frame	15,000	lbs	$8.20	$123,000.00
Ditto in perimeter tie beam & bracing	10,300	lbs	$9.10	$93,730.00
3" x 3" x 1/2" angle brace 1'3" long with plate and fixing to timber one end and welded to existing steel beam other end	22	no	$142.00	$3,124.00
Structural steel beams reinforcing existing suspended wood floor	6,798	lbs	$8.20	$55,743.60
4/1.75" x 9.5' LVL support beams	280	ft	$148.00	$41,440.00

Threaded rod anchors 15" long with sleeve & epoxy mortar to existing brick wall	280	no	$45.00	$12,600.00
5/8" plywood sheathing on 9.5" TJIs at 8" on centre	4,820	sf	$14.65	$70,613.00
5/8" Plywood to existing floor	4,820	sf	$4.25	$20,485.00
3.5" x3.5" x 5/16" HSS in L-shaped parapet brace, 4'0" x 4'8" with two fixing plates welded to base & screwed to wood and three plates welded to vertical and bolted to existing brickwall with epoxy mortar	22	no	$685.00	$15,070.00
				$511,452.35
Add Contingency			15.00%	$76,717.85
Add,				$588,170.20
General Requirements			10.00%	$58,817.02
Add				$646,987.22
Contractor's Fee			10.00%	$64,698.72
				$711,685.95
Round to			**$**	**$712,000.00**

GST is not included

Notes

1 Cladding to rear of parapet wall not included
2 Work interior faces of existing walls.
3 Work within buiding
4 Assumed work to windows and storefronts will be completed only once the building stucture has been completed and is secure
5 Interior fiishing is not included
6 Security and protection of public will be responsibility of general contractor
7 The heritage works will be carried out simultaneously with general works to the building and heritage contractor will have access to the facilities provided by the general contrractor.
8 Roofing not included
9 Seismic restraints to existing walls not included

SUMMIT BROOKE CONSTRUCTION

1050 Pandora & 1518 Cook Street - Parkway Apartments **Request For Pricing - #01**

Job # 2019-003 Façade Retention & Restoration

23-Feb-21

Attention: Greg Mitchell
Primex Investments Ltd.
200 8809 Heather Street
Vancouver BC V6P 3T1

Cost Summary - RFP #01 - Façade Retention & Restoration

01 - General Requirements	**$**	**536,560.00**
Misc. General Requirements		24,800.00
Engineering		46,000.00
Street Permits/Traffic Control		30,000.00
Project Management & Administration		204,800.00
Safety Personnel & Equipment		28,880.00
General Labour		28,800.00
Materials Testing		5,000.00
Survey & Layout		4,500.00
Temporary Power & Line Protection		52,500.00
Temporary Heat, Light & Water		15,000.00
Waste Management		7,500.00
Misc. Scaffolding, Hoarding & Barriers		15,000.00
Rental Equipment, Tools & Disposables		49,600.00
Mobile Crane		8,800.00
Street Cleaning, Final Handover Clean & Protection of Work		15,380.00
02 - Site Work	**$**	**540,657.00**
General Site Work		24,375.00
Hazmat Abatement		165,000.00
Demolition & Cartage		148,000.00
Façade Strengthening		96,882.00
Excavation		20,600.00
Hoarding		33,600.00
De-Watering		13,200.00
Excavation Shoring & Underpinning		24,000.00
Sidewalk Re:Re		15,000.00
03 - Concrete	**$**	**133,897.00**
Concrete Forming & Placing		45,364.40
Concrete Reinforcing		43,935.60
Concrete Supply & Pumping		25,897.00
Concrete Finishing		2,700.00
Concrete Parging, Scanning, Cutting & Coring		16,000.00
04 - Masonry	**$**	**335,542.00**
Clay & Glazed Brick Upgrades/Replication		110,542.00
Masonry Cleaning & Restoration		225,000.00

05 - Metals	**$**	**552,485.00**
Structural Steel		237,485.00
Sheet Metal Restoration		315,000.00
06 - Wood & Plastics	**$**	**271,488.00**
Framing Materials		123,501.00
Framing Labour		147,987.00
07 - Thermal & Moisture Protection	**$**	**132,528.00**
Below Grade Waterproofing	$	30,528.00
Misc. Sealants & Coatings	$	3,000.00
Roofing	$	99,000.00
08 - Fenestration	**$**	**238,825.00**
Storefront Transom Restoration/Replication		83,825.00
Heritage Window Restoration/Replication		155,000.00
09 - Finishes	**$**	**140,000.00**
Paint Stripping & Façade Restoration		140,000.00
10 - Specialties	**Excluded**	
11 - Equipment	**Excluded**	
12 - Specialties/Furnishing	**Excluded**	
13 - Special Construction	**Excluded**	
14 - Conveying Systems	**Excluded**	
15 - Mechanical	**Excluded**	
16 - Electrical	**Excluded**	
Sub Total (Including PST)	$	2,881,982.00
Builder's Fee @ 5%	$	144,099.10
Contingency @ 10%	$	302,608.11
Total (GST Excluded)	**$**	**3,328,689.21**

Total Seismic Upgrade Estimate
Total Heritage Restoration Estimate

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of February 16, 2023

To: Committee of the Whole **Date:** December 30, 2022

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Tax Incentive Program Application No. 00032 for 1050 Pandora Avenue**

RECOMMENDATIONS

That Council decline Tax Incentive Program Application No. 00032 for 1050 Pandora Avenue.

LEGISLATIVE AUTHORITY

In accordance with Section 225 of the *Community Charter*, Council may exempt protected heritage property from taxation under Section 197(1)(a) to the extent provided in the bylaw and subject to conditions established by the exemption agreement.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis, and recommendations regarding an application for a ten year partial tax exemption under the City's Tax Incentive Program (TIP) to assist in the seismic upgrading of the heritage-designated building historically called the Parkway Apartments Building (later Wellburn's Market) at 1050 Pandora Avenue.

In December 2020, Council approved the comprehensive rehabilitation of the Parkway Apartments Building to convert it into a mixed-use building with ground floor commercial and residential uses above. The development conserves the main elevations of the heritage building and just under 50% of the building structure and adds a four- and six-storey addition.

The following factors were considered in assessing this application:

- The applicant initiated construction on this project in January 2021, which is at odds with the Victoria Civic Heritage Trust (VCHT) policy that states, "no retroactive funding".
- Request for retroactive consideration has occurred in the past and as a result, Council passed a motion on May 25, 2017, that *"reaffirms the City's Tax Incentive Program Policy that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project."*
- Despite being contrary to the above noted policy, the heritage building would be seismically upgraded to achieve 100% seismic resistance under the 2018 BC Building Code. The development preserves virtually all intact character-defining elements on the primary elevations and reinstates a wood storefront that replicates the proportions of the original and reintroduces entrances and glazing that had been closed off over the years.

The applicant also proposes to restore the wood transom window across the whole frontage.

- Although not the focus of this TIP application, the actual development, now under construction, is consistent with:
    - the *Official Community Plan, 2012* (OCP) which envisions the area transforming into a mid- and high-rise area and supports new development to avoid the demolition of heritage property, of one or more of its facades
    - the *Downtown Core Area Plan, 2011* (DCAP) which supports new development that conserves and enhances the form, character, and features of heritage property
    - the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) which encourages new additions that achieve visual compatibility through a balance between imitation and pointed contrast
    - numerous other City policies related to City building including the *Housing Strategy, 2016-2025* by providing 104 units of rental housing.

Given the complexity and the circumstances of this application, an Alternate Motion has been provided for Council's consideration. If Council approves this TIP Application, the total value of the proposed property tax exemption over ten years is $1,594,680, which is less than the cost to seismically upgrade the building based on either current or projected property taxes after the renovation. The total estimated project budget is $33,328,783 and the cost of seismic upgrading is estimated at $1,692,119.56 which exceeds the total value of the tax exemption.

In recent months, City staff and representatives from the VCHT have been working together to resolve a number of issues associated with the TIP. These include:

- challenges associated with projects that add density and/or underground parking and only retain a portion of the original heritage structure
- incomplete and inaccurate submissions
- escalating construction costs
- tension between an applicant's urgency to initiate the work in advance of TIP approval and the need for the City and the VCHT to ensure that proposed seismic upgrades are compatible with *Standards and Guidelines for the Conservation of Historic Places in Canada (*2010) and offer best value for money.

While the project at 1050 Pandora Avenue is characterized by a number of these challenges, further detail on these issues and possible solutions will be explored more broadly in a future report to Council.

BACKGROUND

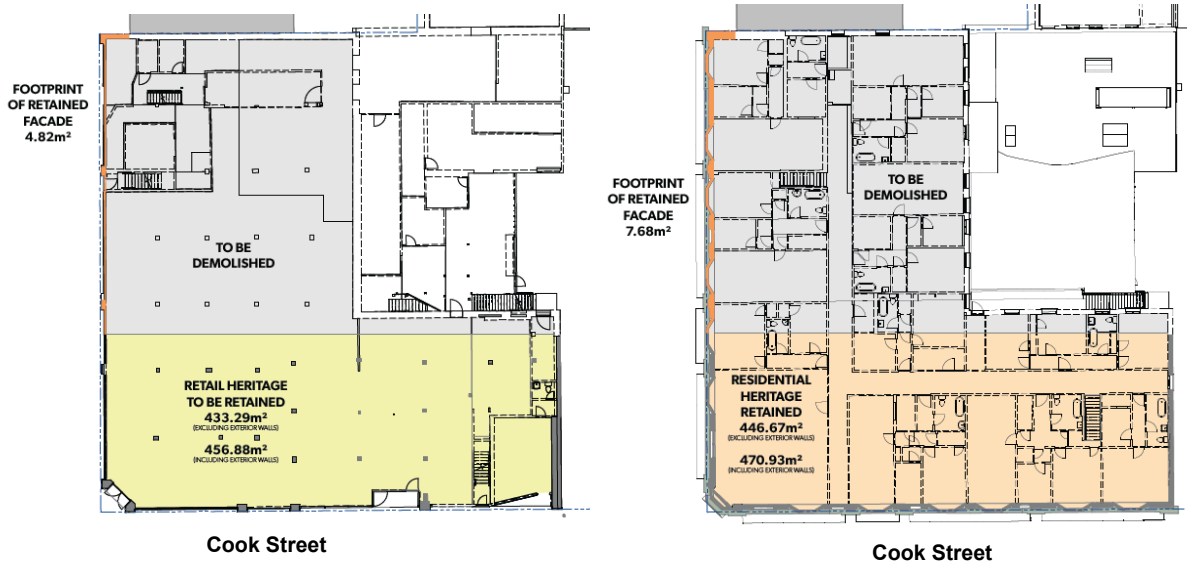
The Parkway Apartments Building is a two-storey, Edwardian-era mixed-use building designed by architect William Ridgway Wilson, in 1911. A full description of the historic place is included in the attached Conservation Plan. It is significant for its association with the pre-WW1 real estate boom in Victoria and for its architectural details including white glazed bricks, pressed metal cornices, regular fenestration, and chamfered corner entry. One of the earliest tenants of the building was Wellburn's Market on the ground floor. The building is a distinctive landmark in the North Park neighbourhood and an important contributor to both the Cook and Pandora streetscapes.

On December 10, 2020, City Council approved the heritage designation of the building, the rezoning of the site and a heritage alteration permit (HAP No.00016), authorizing the comprehensive redevelopment of the property with a four- and six-storey addition to the

Parkway Apartments Building. The development includes 104 rental apartment units, conserves the street-facing elevations of the heritage building and 49.5% of the heritage building structure. The other 50.5% of the existing structure was removed to enable the underground parking and the new building. Other key details of the already approved development include:

- conserves the ground floor with seven commercial units
- creation of a residential courtyard on the interior of the site accessed by a walkway from Cook Street between the conserved heritage building and the new four-storey building
- provision of 154 long-term bicycle parking spaces and 18 short-term bicycle parking spaces
- provision of 44 underground parking spaces.

The recommended tax exemption is based on the assessed value of the retail areas and residential units in the portion of the heritage building where interior structure is being retained (See Attachment D - Portions of the Building where Structure is retained). The exempt areas are located within 13.12 metres of the Cook Street façade and include 433 square metres of retail space on the ground floor, and seven residential units on the second storey totaling 446 square metres. Based on consultation with BC Assessment and the City's Finance Department, staff have calculated that this floor space represents 10.7% of the estimated assessed value of the property after the development is fully constructed.



Conserved areas of building highlighted in yellow and orange.
The left image is the ground floor, and the right image is the second storey.

The City's TIP began in March 1998 to provide tax exemptions of up to ten years to assist owners of heritage-designated buildings with the high cost of seismic upgrading. Initially, the program was focused on accelerating the conversion of underused or vacant upper storeys of downtown heritage buildings to reinvigorate buildings and the Downtown with residential uses. The TIP has led directly to the creation of 710 residential units in 44 rehabilitated heritage buildings and attracted $295 million in private investment primarily to the downtown.

Victoria Civic Heritage Trust Review

The Victoria Civic Heritage Trust (VCHT) reviewed the application at their July 5, 2021, meeting. The VCHT recommended that Council decline the proposed tax exemption. Noting in their Letter of Recommendation, dated July 8, 2021 (Appendix H):

> *"Recommend to Council to decline a tax exemption for the property at 1050 Pandora Avenue (1911 Parkway Apartments). Supporting documentation to be submitted to City Council with the recommendation, outlining the concerns and issues identified by the VCHT Board of Directors, and the Architectural Conservation Committee*

1. *The application does not sufficiently meet the intent of the Tax Incentive Program with respect to the amount of conservation and the absence of a strong rationale for the significant amount of demolition proposed.*
2. *The absence of a professional seismic assessment of the building in advance of the structural design.*
3. *The applicant did not make a case for why they did not consider the full retention of the heritage building.*
4. *Inconsistencies between the architectural and structural drawings submitted with the application and the plans approved by Council, which have significant implications for the structural and seismic design and the costing information submitted by the applicant.*
5. *Discrepancies between the proposed work and the Conservation Plan and the design and plans approved by Council at the public hearing on 10 December 2020.*
6. *More clarification is required on technical aspects of the seismic upgrading design:*
    - *Whether the green roof and planters are to be deleted as they still show on the drawings, which affects seismic design loads. If the green roof is removed, clarification of the impact on gravity versus seismic loads for the roof, and presumed reduction in costs.*
    - *Whether the moment frame proposed on Cook Street is to make up for the modification or the demolition of 50% or more of the heritage building.*
    - *How much of the floor and wall framing upgrades are related to new gravity loads instead of seismic upgrading of the original building.*
    - *Whether the north wall intervention is related to underground parking.*
    - *Resolution of different seismic design approaches and mixed ductility levels.*
    - *Whether the storefront assemblies will be constructed of wood or aluminum."*

One of the primary concerns for the VCHT is that, based on their policy, this application is not eligible for the tax incentive: "*Note that the tax exemption will not be given retroactively, and work must not commence before approval is given."* To add, Council passed a Motion on May 25, 2017, *"That Council reaffirms the City's Tax Incentive Program Policy that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project."* In this case, the applicant has moved forward with the construction of the project without getting approval first.

Another concern of VCHT is that the conservation of 49.5% of the original building structure does not meet the Tax Incentive Program's intent which, "is to assist the preservation, rehabilitation and seismic upgrade of designated heritage buildings", and that the removal of 50.5% of the interior and structure to construct underground parking is not justified.

Since the TIP program was initiated, seismic requirements for new buildings have increased substantially, particularly in the 2018 BC Building Code. Applicants consistently tell staff that these increased requirements have made seismic upgrades far more costly than in the past and have made it more difficult to preserve building interiors. However, the TIP program information

states that, “eligible seismic upgrading costs [are} specific to the projects which convert existing vacant or underutilized upper storey(s) to residential uses.” And that the cost of the architectural conservation is not considered in the tax exemption formulas where we have façade-only retention. Therefore, the alternate motion for this TIP application is to exempt only those portions of the Parkway Apartments building where interior structure is being conserved and areas of the building where only the heritage façade is being conserved will still be taxable.

This application is characterized by a number of challenges, which City staff and VCHT have been reviewing and working to resolve, on a more general level. To summarize, some of the challenging aspects associated with this particular application are:

- historic building retention
- significant added density and underground parking which blurs the degree to which seismic interventions are necessary for heritage protection verses necessary to enable new additions
- complexity of application and challenges associated with timeliness
- ineligible based on VCHT policies
- incomplete application submissions

These issues and circumstances are not unique to this project and a separate report along with a presentation by the VCHT will be brought to Council in the near future; however, there is still the need to advance TIP applications for consideration ahead of this other work.

Proposed Seismic Upgrade

The project is designed to 100% of the seismic design requirements of the 2018 BC Building Code. A detailed description of the seismic upgrade strategy is attached to the report (Attachment K: Seismic Upgrading Strategy by Sorensen Trilogy dated November 23, 2021). The intent of the upgrade is to correct lateral force deficiencies. The following are some of the strategies proposed:

- The brick masonry walls will be mortar repaired and repointed as required.
- The existing brick walls will be seismically anchored to the new/existing structure to resist seismic loads. New framing will be installed behind the brick framing.
- The brick parapet will be anchored to the roof framing system using steel brackets.
- The existing façade along the south end of the building will be underpinned.
- Pad footings in the existing building and around the building perimeter will be upgraded.
- The existing pad footings will be lowered in several areas to ensure bearing on competent soil and not to undermine adjacent footings. New concrete piers will also be required.
- A new concrete curb will be installed around the perimeter of the existing building remaining to replace the existing masonry/wood curbs that are inadequate.

The structure of the building would also be upgraded by reinforcing wood beams with steel channels, improving column connections, adding a two-storey steel moment frame and new wood shear walls with drag struts. The historic building structure will also be connected to the new building on the west side to provide seismic stability in two directions.

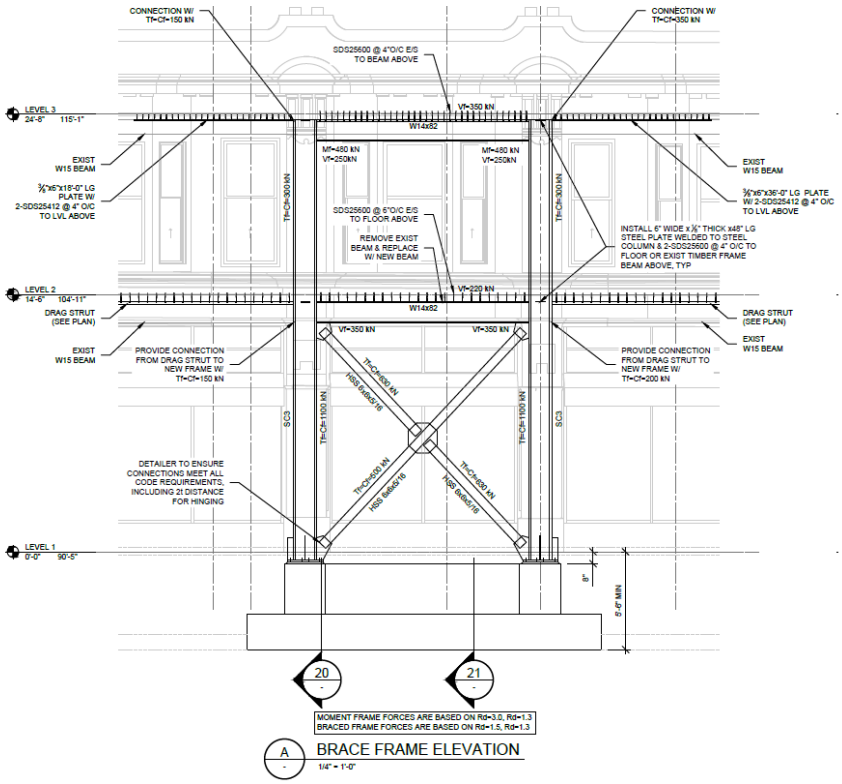


Diagram of planned brace frame

ANALYSIS

Although the staff recommendation is to decline the application because of the 2017 Council motion confirming Council's commitment that applications will not be accepted after commencement of work, there are a number of aspects of this proposal that are positive and consistent with other City of Victoria approved policy, which are outlined below.

Official Community Plan

The proposal to grant the project a tax exemption is generally consistent with the *Official Community Plan, 2012* (OCP), which states in Section 18: Emergency Management: *there is a 32% likelihood of a damaging earthquake event in the City before 2054*. Such a disaster is likely to require the demolition and extensive reconstruction of buildings and structures. As such, the OCP contains many policies urging the City's decision makers to prepare for such an event and incentivize the seismic upgrading of existing buildings. The proposal is consistent with policies under Section 8 - Placemaking: Urban Design and Heritage:

8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.

8.43 Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City.

8.50 Encourage new development to avoid the demolition of heritage property, or one or more of its façades.

8.51 Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws.

The proposal is consistent with policies under Section 14: Economy of the *Official Community Plan, 2012* (OCP) including the following:

14.33 Continue to invest in the heritage character of the Downtown and other neighbourhoods through incentives for rehabilitation and seismic upgrades.

The recommended option is consistent with Section 18: Emergency Management of the *Official Community Plan, 2012* (OCP), including:

18.16 Continue incentives for seismic upgrades to owners of designated heritage property and consider incentives for non-heritage properties.

Downtown Core Area Plan, 2011 (DCAP)

The conservation of the building through designation, seismic upgrading and other restorative measures is consistent with Goal 4 of the DCAP:

4. To ensure excellence in building types and design within the Downtown Core Area by:

4.2. Recognizing historic buildings for their value and benefit to the Downtown Core Area, and encouraging their rehabilitation, seismic upgrading and integration with new development.

It is consistent with the following policies under Chapter 7 – Heritage:

7.26. Encourage owners of property with heritage value or character in the Downtown Core Area, particularly landmarks or those in the Historic Commercial District and Inner Harbour District, to upgrade the seismic conditions of buildings and structures.

7.29. Continue and enhance incentives for heritage conservation such as, tax incentives, parking variances and other zoning variances, where broadly consistent with the policies for each District of the Downtown Core Area that are provided in this Plan.

7.30. Maintain and develop financial incentives for building rehabilitation, particularly seismic upgrading, for eligible heritage-designated commercial, institutional, industrial and residential property in the Downtown Core Area.

Standards and Guidelines for the Conservation of Historic Places in Canada

The proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) (Standards and Guidelines). The applicant proposes to preserve and retain virtually all intact character-defining elements on the primary elevations, rehabilitate the building by constructing a compatible addition to the heritage building and provide a new storefront that replicates the proportions of the original and reinstates missing entrances and glazing. The applicant also proposes to restore the wood transom window across the whole frontage. The conservation approach is primarily rehabilitation; however, it also includes a significant amount of preservation and restoration. Rehabilitation is defined in the Standards and Guidelines as the sensitive adaptation of an historic place for a continuing or compatible contemporary use while protecting its heritage value.

Staff included a full review of the application's general compliance with the Standards and Guidelines in the original staff report for Heritage Alteration Permit No. 00016. The Heritage

Advisory Panel recommended that Council support the project at their October 8, 2019, meeting. While this information is provided in Attachment M, the design of the building is not a consideration as part of this TIP Application.

Other Policy Considerations

While the analysis above provides a recap of the development's consistency with heritage related policy, it is also worth noting that the project advances several other City goals related to the provision of rental housing, sustainable mobility, and place-making.

Resource Impacts

Since the application's initial submission, the project has moved forward with construction in order to stay on schedule to deliver the much-needed rental housing. Meanwhile, construction costs have increased and the cost estimate from the applicant's construction company has also increased. A new updated estimate was provided, and the total estimated construction cost is valued at $33,328,782.75, with the seismic upgrade of the heritage building estimated to be $1,692,118.56.

The formula to determine how many years the tax exemption should apply to the property is the rate of the current year's property tax ($159,468) multiplied by the number of years required to reach an amount equal to or less than the estimated cost of seismic upgrading, up to a maximum of 10 years. The applicant has requested the full term of 10 years because the cost of the seismic upgrade ($1,692,118.56) will exceed the cumulative value of the current years property tax, for 10 years, which is $1,594,680 ($159,468 x 10).

Cost of Seismic Upgrading = $1,692,118.56 > $1,594,680 ($159,468 x 10)

The tax exemption is limited to the remaining original floor area inside the conserved portions of the Parkway Apartments building. The conserved portions of the heritage building include 461.7 square metres of retail space on the ground floor, and seven residential units on the second storey totalling 478.6 square metres, together totalling 940.3 square metres. Working with *BC Assessment*, it was determined that the assessed value of these areas alone will equal $4,198,000. The entire project would have an estimated total assessed value of $39,188,000. It is estimated that the tax-exempt portions of the building would be subject to $43,728 in annual taxes if the tax exemption did not apply. Of the $43,728 in exempt annual taxes, the City's portion would be $27,795 and other agencies' portions would total $15,932. The total estimated value of the tax exemption over 10 years after the project is completed is $437,280.

The assessed value of the tax-exempt portions of the development ($4,198,000) represents only 10.7% of the assessed value of the total ($39,188,000). Over the 10-year period, the City will collect taxes on the remainder of the project, which will generate an estimated $192,456 in yearly tax revenue. Given that the assessed value of the taxable portions of the project (34,990,000) exceed the current assessed value of the property ($9,602,000), there will not be any decrease in present tax revenue to the City if the tax exemption is granted.

Accessibility

The rehabilitated entrances of the building will be fully accessible to persons with disabilities. The upper storeys of the building can be accessed by the elevator.

CONCLUSION

This application has been complicated for a number of reasons, including the applicant not submitting the required information early in the process and initiating construction prior to approval, which is contrary to VCHT's policies as well as Council's resolution on May 25, 2017, which reaffirmed "*the City's Tax Incentive Program Policy that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project."* On this basis, the recommendation is to decline the Tax Incentive Program application.

However, the proposed tax exemption would facilitate the rehabilitation and seismic upgrading of a notable heritage building designed by a significant local architect, contributing to the historic integrity of Pandora Avenue and Cook Street. The project advances the City's goals of enhancing heritage sites in the Core Business District while simultaneously providing additional residential rental units. An alternate motion is provided below, should Council wish to consider providing a tax exemption for this project.

ALTERNATE MOTION

1. That Council authorize the City to enter into a tax exemption agreement (the "Agreement"), with contents satisfactory to the Director of Sustainable Planning and Community Development and form satisfactory to the City Solicitor regarding a possible tax exemption for 1050 Pandora Avenue, on the following terms and conditions:
    a. 10.7% of assessed value of property for 10 years.
    b. That a covenant identifying the tax exemption be registered on the title of the property and any possible future strata titles.
    c. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
    d. That the tax exemption does not apply in a calendar year during any part of which any residential dwelling unit is not used for residential purposes.
2. That Council instruct the City Solicitor to prepare a tax exemption bylaw pursuant to section 225 of the *Community Charter* for 1050 Pandora Avenue, providing for an exemption of 10.7 % of assessed value for 10 years if the conditions of the Agreement are fulfilled.

Respectfully submitted,

Kristal Stevenot, Senior Heritage Planner
Sustainable Planning and Community
Development Department

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Susanne Thompson
Deputy City Manager/CFO
Finance Department

Laura Saretsky, Heritage Planner
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photos
- Attachment D: Portions of the Building where Structure is retained
- Attachment E: Architectural Plans, dated December 10, 2021
- Attachment F: Heritage Conservation Plan for Parkway Apartments by Donald Luxton and Associates Inc., dated July 2019
- Attachment G: Letter of Support from Donald Luxton, dated June 10, 2022
- Attachment H: Letter and Report from Victoria Civic Heritage Trust, dated July 8, 2021
- Attachment I: Letter from Primex Investments Ltd. Date stamped December 21, 2021
- Attachment J: Letter from Primex Investments Ltd. Date stamped June 21, 2022
- Attachment K: Seismic Upgrading Strategy by Sorensen Trilogy dated November 23, 2021
- Attachment L: Motion from Council, May 25, 2017 – TIP00027 – 506 Fort Street
- Attachment M: HAP PLUC Report, November 29, 2019 – 1050-1058 Pandora Ave and 1508-1518 Cook Street

Committee of the Whole Report
For the Meeting of April 11, 2024

To:	Committee of the Whole	**Date:**	February 28, 2024
From:	Curt Kingsley, City Clerk		
Subject:	Municipal Licencing of Passenger Directed Vehicles		

RECOMMENDATION

1. That Council direct staff to bring forward bylaw amendments regarding municipal licencing of Passenger Directed Vehicles to:
    a. Remove requirements for a copy of each Passenger Directed Vehicle operator's Record Check Certificate at Business Licence application/renewal.
    b. Modify business licence requirements for trip data.
    c. Review the *Business Licence Bylaw*, *Vehicles for Hire Bylaw* and *Streets and Traffic Bylaw* to ensure they align with regulatory changes; and
2. That Council conduct a public notice process pursuant to section 59(2) of the *Community Charter* outlining a method for those who consider they are affected by the *Business Licence Bylaw* to make written submissions to Council.

EXECUTIVE SUMMARY

In 2019, the Province enacted the *Passenger Transportation Act* to legalize ride-hailing services and to update taxi and limousine licencing and operating rules. Individuals and companies operating commercial passenger vehicles require a passenger transportation licence issued by the Province's Passenger Transportation Board. The Passenger Transportation Board sets driver and vehicle requirements and municipalities set regulations through their general business licencing authority.

Since the establishment of the *Passenger Transportation Act,* the City has removed duplication in bylaws with provincial requirements and has implemented licencing efficiencies. In May 2023, Council directed staff to report back to Council if additional changes were needed to the *Vehicles for Hire Bylaw* and the *Business Licence Bylaw*.

Staff have identified duplication with Provincial requirements and the need to modify bylaw requirements and definitions.

PURPOSE

The purpose of this report is to provide information on municipal licencing requirements for Passenger Directed Vehicles, and to seek Council direction on bylaw amendments.

BACKGROUND

In September 2019, the Province enacted the *Passenger Transportation Act* (the Act) to legalize ride-hailing services and updates to provincial taxi and limousine licencing and operating rules. The Act establishes the Passenger Transportation Board (the Board), which reviews applications from ride-hailing companies.

The Board sets driver and vehicle requirements for Passenger Directed Vehicles (PDV), which includes ride-hailing, taxis, and limousines. The Board also licences ride-hailing companies to provide Transportation Network Services (TNS) in different regions throughout BC. The Capital Regional District is one of the designated regions for TNS. A licenced ride-hailing company may provide services in the entire region once it obtains a provincial special authorization licence.

PDV drivers apply with licenced companies to operate under their licences. Provincial rules require PDV drivers and vehicles to fulfil the following requirements:

- Have a commercial driver's licence (Class 4).
- Be at least 19 years old.
- Complete a driving record check (annually).
- Complete a criminal record check (annually).
- Annual/semi-annual vehicle inspections.
- Vehicle model must be less than 10 years old (for ride-hail only).

Municipalities may regulate business operations of PDV through their general business licencing authorities. Municipalities may issue business licences, set business licence conditions, and regulate by bylaw. Municipalities may not prohibit PDV from operating, refuse to issue a business licence because they hold a business licence issued by another municipality, or regulate the number of PDV once they have obtained provincial approval.

The *Business Licence Bylaw* (Appendix 1) sets licencing fees, requires a copy of each PDV operator's Record Check Certificate, and requires data sharing.

Previous Council Direction

In May 2023, Council gave direction to update the *Vehicles for Hire Bylaw* and the *Business Licence Bylaw* to remove duplication with provincial requirements, establish a more efficient business licence application process and to report back to Council if additional changes needed to be made.

ISSUES & ANALYSIS

Staff have identified duplication with provincial requirements and the need to modify bylaw requirements and definitions.

Business Licence Bylaw

The *Business Licence Bylaw* requires a copy of each vehicle operator's Record Check Certificate at licence application and renewal. Record Check Certificate requirements are administered by the Registrar of Passenger Transportation. To ensure each driver possesses a Record Check Certificate, the Province requires motor vehicles operating under a licence as a PDV, to have the driver display in the vehicle, at the times and in the form and manner required under the licence, the driver's Record Check Certificate. If a driver is unable to produce their Record Check Certificate to law enforcement, this may lead to a violation ticket, administrative penalty, or cancellation of a licence under the passenger transportation laws. As the requirement to produce a Record Check Certificate is already covered by provincial regulation, staff recommend removing this requirement at Business Licence application and renewal.

The *Business Licence Bylaw* also requires monthly data sharing on the total number of pick-ups and drop-offs occurring and the vehicle type. While the Province requires data, there are ongoing issues with data submission consistency and quality. Until consistency is achieved, the data submission frequency under the *Business Licence Bylaw* is not viable. There are also significant financial implications if a local service provider was required to develop a system specific to Victoria. Therefore, staff recommend modifying the Bylaw to obtain trip data from licence holders, but upon request. This would give the Province time for data consistency and staff the authority to obtain data when needed.

Vehicles for Hire Bylaw and Streets and Traffic Bylaw

Staff have identified administrative amendments to the *Business Licence Bylaw, Vehicles for Hire Bylaw and Streets and Traffic Bylaw*. Examples include:

- Ensure "passenger directed vehicle" and "passenger directed vehicle services" align with the definitions used in the Province's *Passenger Transportation Act*.
- Ensure "sightseeing vehicle" clearly excludes not only taxis but also ride-hailing and limousines.

Legislative Requirements

Under section 59(2) of the *Community Charter*, the City must give notice of its intention to make changes to the Business Licence Bylaw and provide an opportunity for persons who consider they are affected to make representations to Council. Staff recommend conducting a standard public notice process outlining a method for those who consider they are affected by the bylaw to make written submissions to Council.

Accessibility Impact Statement

There are no accessibility impacts outlined in this report.

2023 – 2026 Strategic Plan

As per *Economic Health and Community Vitality* in the Strategic Plan, Council expressed direction to support small businesses and the visitor economy.

Impacts to Financial Plan

The recommendation has no Financial Plan impact as there are no changes to the collection of business licence fees.

OPTIONS & IMPACTS

Option 1 –That Council direct staff to bring forward bylaw amendments regarding municipal licencing of Passenger Directed Vehicles (Recommended).

This would direct staff to:

1. Remove requirements for a copy of each Passenger Directed Vehicle operator's Record Check Certificate at Business Licence application and renewal.
2. Modify business licence requirements for trip data.
3. Review the *Business Licence Bylaw*, *Vehicles for Hire Bylaw* and *Streets and Traffic Bylaw* to ensure they align with regulatory changes.

4. Conduct a public notice process pursuant to section 59(2) of the *Community Charter* outlining a method for those who consider they are affected by the *Business Licence Bylaw* to make written submissions to Council.

Implications:

- Removes duplication in the *Business Licence Bylaw* with Provincial enforcement of PDV.
- Provides the City access to trip data of PDV but only when necessary.
- Ensures City Bylaws are clear and up to date with Provincial legislation.

Option 2 – Maintain status quo.

Implications:

- The City operating outside of its scope with obtaining Record Check Certificates.
- Most PDV service providers will be in contravention of the *Business Licence Bylaw* until Provincial data sharing requirements are more consistent and accurate.
- When Bylaw definitions are not updated, it can create uncertainty for staff and businesses.

CONCLUSIONS

This report seeks Council direction to remove duplication in City Bylaws for Passenger Directed Vehicles. City Bylaws will continue to ensure there is a level playing field for Passenger Directed Vehicle service providers and information needs are met.

Respectfully submitted,

Barrie Nicholls Legislation and Policy Analyst	Curt Kingsley City Clerk	Susanne Thompson Deputy City Manager and Chief Financial Officer

Report accepted and recommended by the City Manager

List of Attachments

Appendix 1_Business Licence Bylaw



BUSINESS LICENCE BYLAW

BYLAW NO. 89-071

This consolidation is a copy of a bylaw
consolidated under the authority of
section 139 of the *Community Charter*.
(Consolidated on June 1, 2023 up to
Bylaw No. 23-053)

This bylaw is printed under and by
authority of the Corporate Administrator
of the Corporation of the City of Victoria.

NO. 89-071

BUSINESS LICENCE BYLAW

A BYLAW OF THE CITY OF VICTORIA

(Consolidated to include Bylaws No. 89-185, 90-004, 90-093, 90-222, 92-014, 92-095, 93-014, 93-086, 93-122, 93-135, 94-026, 95-029, 95-077, 95-097, 95-113, 96-003, 98-006, 98-044, 99-042, 01-070, 01-092, 01-152, 02-111, 03-109, 04-117, 08-097, 10-074, 10-084, 13-011, 14-101, 16-061, 16-065, 18-034, 19-053, 22-090 and 23-053)

to consolidate the provisions for the licensing and regulation of businesses and to provide for voluntary penalties and the issuing of tickets.

PURSUANT to the powers vested in it by the Victoria City Act, 1919 as amended, by the Municipal Act R.S.B.C. 1979, c.290, and other powers thereunto enabling, the Municipal Council of The Corporation of the City of Victoria enacts as follows:

1 This Bylaw may be cited as the “BUSINESS LICENCE BYLAW.”

2 (1) This bylaw is subject to the provisions of the Interpretation Bylaw, 1974.

(2) In this bylaw,

“automatic teller machine” means a device that

(a) is linked to a financial institution’s account records, and that is able to carry out transactions that include account transfers, deposits, cash withdrawals, balance inquiries, payments of amounts owed, or other financial transactions, and

(b) is not located in the same building as offices of the financial institution that owns the device;

“delivery truck” means a motor vehicle which is designed or used primarily for the transportation of property and weighs in excess of 907 kg;

“foodstand” has the same meaning as foodstand in the Zoning Regulation Bylaw

“financial institution” means a bank, credit union, or trust company;

“licensed establishment” means a business that is licensed under the provisions of the British Columbia *Liquor Control and Licensing Act*;

“Licence Inspector” means a person appointed by the City as a licence inspector.

“passenger directed vehicle” means a taxi, limousine, or any vehicle that is operated by a transportation network service provider.

"passenger directed vehicle services" means a business that provides passenger directed vehicles.

"storefront cannabis retailer" means a business where cannabis is sold or otherwise provided to a person who attends the premises.

"small-scale commercial urban food production" has the same meaning as small-scale commercial urban food production in the Zoning Regulation Bylaw.

"taxi" means a motor vehicle which is used in the conveyance of passengers for hire, but does not include an ambulance, a bus, a hearse, a limousine, a vehicle that is operated by a transportation network service provider, a vehicle driven by the person who hires it, or a vehicle, the sole commercial use of which is as a sightseeing vehicle.

"transportation network service provider" means a business that is licensed to provide transportation network services under the *Passenger Transportation Act*.

3 No provision of this bylaw shall depend for its validity on any other provision of this or of any other bylaw, it being Council's intention that, notwithstanding that one or more of the provisions of this or of any other bylaw may be invalid, as many as possible of the provisions of this bylaw shall remain in force and effect, as though such invalid provision or provisions were never enacted.

4 No person shall carry on any of the trades, businesses, professions, occupations, callings, employments or purposes set out in the Schedule of Fees attached to and forming part of this bylaw, unless:

(a) he holds a valid and subsisting licence for that purpose, issued under the provisions of this bylaw or of another bylaw of the City enacted for that purpose;

(b) he had paid in advance to the City the licence fee prescribed in this bylaw, and if no licence fee is presscribed in this bylaw then such licence fee as may be prescribed in another bylaw having application;

(c) he displays such licence in a conspicuous place on the premises, if any, to which the licence applies.

6 Except as otherwise provided by bylaw, each licence shall be in writing, shall be issued by the Licence Inspector, and shall identify the licensee and the nature of the business authorized.

7 An application for a licence shall be made in writing on a form prescribed by the Licence Inspector.

8 (1) Before issuing any licence, the License Inspector may require evidence to his reasonable satisfaction that the applicant has complied with any and all applicable bylaws, regulations and statutes, and may require the applicant to give full particulars of all convictions of any offences recorded against the applicant

anywhere in Canada during the two years immediately preceding the date of application.

(2) The License Inspector may also obtain a report from any police force on the applicant's criminal record, and no liability for defamation shall attach to the City or any of its employees or to any member of any police force for communicating such information in good faith, whether or not the information is accurate.

(3) A licensed establishment must enter into a good neighbour agreement in a form satisfactory to the City Solicitor as a condition of receiving a new business licence or renewing, transferring or amending an existing business licence if, in the opinion of the Licence Inspector, the licensed establishment has had a negative impact on the neighbouring community resulting in:

(a) complaints received by the City, including the Victoria Police Department, about the licensed establishment;

(b) tickets or fines issued against the licensed establishment for breach of City bylaws or provincial or federal laws; or

(c) repeat visits by City bylaw officers or police officers in response to incidents at or complaints about the licensed establishment.

(4) The requirements set out in subsection (3)(b) are conditions that the applicant must comply with throughout the term of its business licence and any renewal term.

9 Until the contrary is proved a person shall be deemed to carry on a trade, business, profession, occupation, calling, employment or purpose without a valid and subsisting licence if he performs a single transaction which is normally performed only by persons engaged in the trade, business, profession, occupation, calling, employment or purpose.

10 (1) Except as otherwise expressly provided in this bylaw every licence shall be valid for a term of one year, commencing on the 16th day of January and terminating on the 15th day of January next, provided that if a licence is issued after the 16th day of January in any year it shall be valid only until the 15th day of January next, but the full licence fee shall nevertheless be payable.

(2) A person who holds a licence under this bylaw must renew the licence and pay the annual licence fee on or before January 15 for as long as that person continues to operate the business.

(3) If a licence is renewed after February 15, the licence holder must pay to the City a late fee of $25 in addition to the applicable annual licence fee.

(4) Subsection (3) does not apply to licence holders described under paragraphs 10(a) and (d), 11, 12 and 14 in the Schedule of Licence Fees.

11 (1) No licence shall be transferable from one person to another, and no refund shall be payable in respect of a licence on the grounds that the holder of such licence has ceased to carry on business before its expiry.

(2) Notwithstanding subsection (1) a licence under paragraph 18 in the Schedule of Licence Fees shall, if in good standing, be transferred from one person to another, upon written application of the transferor and the transferee.

12 Any person holding a licence shall be entitled, on written application duly made to and approved by the Licence Inspector, to change his place of business, subject to compliance with any bylaws of the City relating to the location, nature, condition, or approval of the premises to be used or occupied for it, or to any other bylaws relating to the application for or subject matter of the licence, but no person shall be entitled to carry on business at two or more locations at the same time under one licence.

13 Any License Inspector, any person designated by the Director of Finance and any Police Officer may at any reasonable time enter upon any premises for the purpose of ascertaining whether the provisions of this bylaw are being complied with, and provided that the Inspector, Police Officer or other designated person produces proper identification when asked, no person shall hinder, delay or obstruct him.

14 Notwithstanding anything contained in this bylaw the Council may, by unanimous vote of all the members present, refuse in any particular case to grant the request of the applicant for a licence under the provisions of this bylaw.

15 (1) In addition to any power of refusal or revocation of licences vested in it by the preceding section or by any other law, the Council may by the votes of at least two thirds of all its members refuse to issue a licence or may revoke a licence already issued on the grounds that:

(a) not more than two years before such refusal or revocation, the applicant for or holder of the licence as the case may be;

(i) was convicted anywhere in Canada of an offence involving dishonesty;

(ii) was convicted, found guilty of or liable for any contravention or offence relating to the conduct of a business similar to that which the licence relates;

(iii) was convicted, found guilty of, or liable for any contravention or offence, in Victoria, against this bylaw or against any bylaw authorizing the issuance of a business licence or regulating the conduct of a business; or

(b) the applicant for or holder of the licence in his application for a licence, was guilty of misrepresentation, nondisclosure or concealment of any material fact, relating to the subject matter of the licence or required to be stated in, the application.

(c) In this section “applicant” or “holder” includes the director of a corporation and partner of a firm.

(2) A Licence Inspector may suspend a licence for a reasonable length of time if the holder of that licence

(a) is convicted of an offence indictable in Canada;

(b) is convicted of an offence under any municipal bylaw or statute of British Columbia in relation to the licensed business or the land or building named in the licence;

(c) has, in the opinion of the Licence Inspector, been guilty of gross misconduct that

(i) is related to the licensed business or the land or building named in the licence; and

(ii) warrants the suspension of the licence;

(d) no longer meets the lawful requirements for carrying on the licensed business or for the land or building named in the licence; or

(e) has, in the opinion of the Licence Inspector,

(i) conducted the licensed business or performed a service in a particular manner; or

(ii) sold, offered for sale, displayed for sale or distributed to a person actually or apparently under the age of 16 years anything;

that may be harmful or dangerous to the health or safety of a person actually or apparently under the age of 16 years.

(3) Sections 513(2) to (4) of the Municipal Act (B.C.) apply to an appeal from a decision to suspend a licence under subsection (2).

16 Before any of the powers under the preceding two sections are exercised by the Council, written notice shall be given to the applicant for or holder of the licence, as the case may be, stating briefly any allegation or factor which the Council will consider, and inviting the applicant or holder to appear in person or by agent before the Council at the time and place stipulated in the notice, to make representations with or without the production of evidence in support thereof.

17 The proceedings conducted pursuant to the preceding section shall be open to the public unless at the request of the applicant for or holder of the licence the Council resolves to exclude the public, but the Council may deliberate in private before making its decision.

18 If the applicant for or holder of the licence does not appear in person or by agent at the time appointed pursuant to Section 16 the Council may proceed in his absence.

19 No refund shall be made in respect of any part of the fee paid for a licence that has been revoked.

20 Where the Council has refused a licence pursuant to Section 14 or 15 no fresh application for the same licence shall be entertained within three months after such refusal except with the unanimous consent of the members of Council present.

21 The provisions of this bylaw apply, to the extent that they are consistent, to any other bylaw enacted by virtue of the powers conferred on the City by the provisions of Section 18 of the Victoria City Act, 1919, as amended.

22 The amount of the licence fee payable to the City for a licence shall be as stipulated in the Schedule of Licence Fees, unless a licence fee is payable pursuant to the provisions of another bylaw.

23 [Repealed]

24 (1) Before issuing a business licence pursuant to paragraph 21 of the Schedule of Licence Fees, where an applicant is applying for such licence for the first time, the Licence Inspector, as a condition of issuing the licence, may require the applicant to furnish a letter of credit or bond in the amount of $500.00, the return of which shall be conditional upon the applicant carrying on the business continuously for at least six months from the date of issuance of the business licence.

(2) Where any person has been required to furnish a letter of credit or bond pursuant to this section, such security shall be returned to that person when the person has carried on business continuously within the City for six months from the date of issuance of the business licence.

25 (1) No person shall carry on any trade, business, profession, occupation, calling, employment or purpose mentioned in this bylaw on any street, sidewalk, public place or public square unless such person is expressly permitted to do so by any other bylaw of the City.

(2) For the purposes of this section, “the carrying on of any trade, business, profession, occupation, calling, employment or purpose” includes any advertising by means of handbills, pamphlets, circulars, leaflets or other printed, typed or written materials.

26 (1) A person commits an offence and is subject to the penalties imposed by this bylaw, the Ticket Bylaw and the *Offence Act* if that person:

(a) contravenes a provision of this bylaw;

(b) consents to, allows, or permits an act or thing to be done contrary to this bylaw; or

(c) neglects or refrains from doing anything required by a provision of this bylaw.

(2) Each day that a contravention of a provision of this bylaw occurs or continues shall constitute a separate offence.

27 [Repealed]

28 Upon the request of a Bylaw officer or a Police Officer, any person who is carrying on business on any street, sidewalk, public place or square shall identify himself or herself and provide his or her permanent address.

29 [Repealed]

30 [Repealed]

31 Bylaw No. 80-195, the "Business Licence Bylaw" and all amendments are repealed.

32 A business licensed under the *Liquor Control and Licensing Act* must not sell, or offer for sale, alcoholic beverages at a retail price of less than $3.00 per Standard Serving, inclusive of taxes.

33 For the purpose of section 32, the minimum price of an alcoholic beverage containing a fraction of one Standard Serving is to be calculated pro rata.

34 For the purpose of section 32, a Standard Serving is:

(a) 1 fluid ounce of spirits having an alcoholic content of 17% or more, served on its own or in a mixed beverage;

(b) 5 fluid ounces of wine having an alcoholic content of 1.5% or more;

(c) 12 fluid ounces of beer, cider, or a cooler, having an alcoholic content of 1.5% or more.

35 (1) It is a condition for obtaining, continuing to hold or renewing a licence for a storefront cannabis retailer that the person carrying on a storefront cannabis retailer ensure that:

(a) two employees including one manager are present on the premises at all times when the business is open to the public; and

(b) subject to subsection (2), windows on any ground-level frontage of the premises are not blocked by translucent or opaque material, artwork, posters, shelving, display cases, or similar elements.

(2) Notwithstanding subsection 1(b), windows on any ground-level frontage of the premises of a storefront cannabis retailer may be covered by artwork or posters provided that such artwork or posters do not extend above 1.22 metres (4 feet) measured from ground level.

36 A licenced small-scale commercial urban food production business must not have or permit, in non-commercial or non-industrial zones,

(a) the loading of products of small-scale commercial urban food production into a delivery truck at the small-scale commercial urban food production site outside the hours of

(i) 10 a.m. and 8 p.m. on Sundays and holidays; or

(ii) 8 a.m. and 7 p.m. on any other day;

(b) more than one loading of products of small-scale commercial urban food production into a delivery truck at the small-scale commercial urban food production site per day; or

(c) the selling of products of small-scale commercial urban food production on a foodstand outside the hours of:

(i) 10 a.m. and 8 p.m. on Sundays and holidays; or

(ii) 7 a.m. and 8 p.m. on any other day.

37 It is a condition for obtaining, continuing to hold or renewing a licence for passenger directed vehicle services that:

(a) Every person carrying on passenger directed vehicle services must provide the Licence Inspector with a copy of the provincial authorization to operate, the number of passenger directed vehicles operating under the authority of that passenger directed vehicle services provider, including the number of accessible passenger directed vehicles and zero emission vehicles, a copy of each operator's Record Check Certificate, as well as any supporting documentation that the Licence Inspector may require;

(b) In accordance with subsection (c), every passenger directed vehicle services provider must provide the Licence Inspector with the total number of passenger trips made by every passenger directed vehicle operating under its authority, as well as any supporting documentation that the Licence Inspector may require;

(c) For the purposes of subsection (b), all information and data that the Inspector requires must be submitted on a monthly basis, within 5 business days of the end of each month;

(d) If additional passenger directed vehicles begin operating under the authority of a passenger directed vehicle services provider after the annual licence fee for any year is paid, the passenger directed vehicle services provider shall:

(i) report the additional vehicles to the Licence Inspector, indicating the total number of vehicles added, including the number of accessible passenger directed vehicles and zero emission vehicles added, within 5 business days of the end of the month in which the vehicles were added, and

(ii) pay any additional licence fee in accordance with the Schedule of Licence Fees, if applicable, pro-rated by dividing the applicable additional annual licence fee by 12 and multiplying the resulting number by the number of whole or partial months remaining in that calendar year; and

(e) Every passenger directed vehicle services provider must ensure that all drivers of passenger directed vehicles operating under their authority comply with all City bylaws.

Passed and received third reading by the Municipal Council the **8th** day of **June** 1989.

Reconsidered and adopted by the Municipal Council the **22nd** day of **June** 1989.

"M. JOHNSTON"	**"E. SIMMONS"**
CITY CLERK	ACTING MAYOR

SCHEDULE OF LICENCE FEES

Classification of Business	License Fee (per annum, unless otherwise stated) $
1. A person carrying on the business of selling newspapers by hawking	25.00
2. A hawker, selling original paintings, drawings, sketches or etchings only	300.00
3. A hawker, selling arts and crafts only	5.00
4. Any designated area hawker, as defined in the Street Vendors Bylaw	300.00
5. Any other hawker, and any peddler	250.00
6. (1) A person, who, in person or by telephone, either on his own behalf or as agent for another, sells or solicits or takes orders for the sale, by retail, of goods, wares or merchandise to be supplied by any person resident or doing business outside the City,	300.00
(2) Where orders for cosmetics, health food products, kitchenware, costume jewellery, or household cleaning products are solicited in the home of a prospective purchaser at a gathering attended by more than one prospective purchaser	100.00
7. Any person selling property by auction (except Crown officers, sheriffs and bailiffs)	300.00
8. A person carrying on the business of a hospital for profit	280.00
9. A person carrying on the business of a school for profit	30.00
10. A person owning or keeping a cab, carriage, cart, wagon, dray, truck, motor car, automobile, or other conveyance or vehicle for hire, other than a school bus for which no license is required	
(a) subject to subsection (b), for any passenger directed vehicle services, $140 per passenger directed vehicle to the following maximums:	
(i) 1-49 passenger directed vehicles	$5,000
(ii) 50-99 passenger directed vehicles	$10,000
(iii) 100-149 passenger directed vehicles	$15,000

	(iv) 150 or more passenger directed vehicles	$20,000
(b)	for any passenger directed vehicle that is a zero emission vehicle or wheelchair accessible vehicle:	
	(i) per zero emission passenger directed vehicle	$30
	(ii) per wheelchair accessible passenger directed vehicle	$0,
	and, for certainty, the maximum fee from section (a) continues to apply	
(c)	if conveyances or vehicles without drivers, per business location	500.00
(d)	if a pedicab carriage, per pedicab	140.00
(e)	if a moped, motor cycle or bicycle rental business, per business location	60.00
11.	Except as provided in Clause 12, any person who transports passengers in a vehicle, or other conveyance, other than a vessel or a passenger bus service on a fixed route between a place in the City and a place outside the City, for each vehicle or other conveyance	140.00
12.	Any person who transports passengers in a horse drawn vehicle for special events only	140.00
13.	Any person carrying on the business of a passenger bus service on a fixed route in the City or between any place in the City and any place outside the City, per business location	280.00
14.	Any person who transports passengers in a vessel, for each vessel	140.00
15.	Any person carrying on the business of a steamship company	140.00
16.	Any person carrying on any airline business with or without flight arrivals or departures within the City of Victoria	280.00
17.	A transient trader, as defined in the Victoria City Act, 1919, s.18(1)(v)	1,000.00
18.	Subject to Clause 19, a person letting individual rooms, suites of rooms, or lodgings for hire, either in a hotel, rooming house, apartment house, lodging house or elsewhere, and whether or not board or meals are supplied to the occupants thereof	$100.00, plus $5.00 for each room let or available for letting

19.	Any persons who (a) have 2 or fewer rooms or suites for rent in a dwelling unit where the dwelling unit is occupied by its owner, the dwelling unit remains as a single legal title, and the interval at which rent is payable on the suite or rooms is one month or longer, or (b) let a room or suite of rooms under a registered lease with an initial or renewal term of 99 years or more are not required to take out or hold a license under Clause 18.	
20.	Each person carrying on the business calling or profession of accountant, architect, insurance adjuster, public stenographer, real estate agent, barrister, solicitor, physician, surgeon, medical practitioner, or specialist, engineer, land surveyor, optometrist, refractionist, dentist, dental surgeon, osteopath, chiropractor, faith-healer, mental-healer, or other healer of human diseases or ailments, or veterinarian, whether as principal, partner or employee, for each person	100.00
21.	Any person carrying on flower sales from outside premises in which the business of government liquor sales is conducted, but not on any sidewalk, boulevard, or street, for each business	100.00
22.	Any person carrying on the business of an amusement centre, including billiard hall, bowling alley or dance club	60.00
23.	Any person carrying on the business of a barber or hairdresser	100.00
24.	Any person carrying on the business of a bingo hall	280.00
25.	Any person carrying on the business of a radio or television broadcasting station	250.00
26.	Any person carrying on the business of a dealer in secondhand or used motor vehicles and motor vehicle repairs	200.00
27.	Any person carrying on the business of a dealer in new automobiles or in both new and used automobiles shall also be entitled to carry on the business of selling automobile accessories, gasoline, oil and supplies and repairing automobiles or motor cars without another license	500.00
28.	Any person carrying on the business of a casino	280.00
29.	Any person carrying an the business of catering	60.00
30.	Any person carrying on the business of a laundry or dry cleaners	100.00

31.	Any person carrying on the business of stockbroker, commodity trader, auto broker or investment dealer	200.00
32.	Any person carrying on the business of a credit union	280.00
33.	Any person carrying on the business of a day care centre	30.00
34.	Any person carrying on a retail business which includes 10 or more distinctive line or class of goods, wares or merchandise	3,000.00
35.	[Repealed]	
36.	Selling beverages for consumption in the place where the beverages are sold	
	(a.1) licensed liquor primary business, as defined under B.C. Regulation 244/2002, located inside the Downtown Area shown on the map in Schedule C	$300 plus $7 per each unit of licensed liquor primary person capacity
	(a.2) licensed liquor primary business, as defined under B.C. Regulation 244/2002, located outside the Downtown Area shown on the map in Schedule C	$300 plus $6 per each unit of licensed liquor primary person capacity
	(a.3) licensed liquor primary clubs, as defined under B.C. Regulation 244/2002, and licensed cultural facilities operated by a not for profit society:	
	(i) $100 for licensed liquor primary person capacity not over 299,	
	(ii) $200 for licensed liquor primary person capacity of 300 to 599,	
	(iii) $400 for licensed liquor primary person capacity of 600 to 899,	
	(iv) $800 for licensed liquor primary person capacity of 900 or more.	
	(b) B.C. food primary licensed business, as defined under B.C. Regulation 244/2002	100.00

	(c.1)	licensed food primary business with a lounge endorsement, as defined under B.C. Regulation 244/2002, located inside the Downtown Area shown on the map in Schedule C	$200 plus $7 per each unit of licensed liquor primary person capacity
	(c.2)	licensed food primary business with a lounge endorsement, as defined under B.C. Regulation 244/2002, located outside the Downtown Area shown on the map in Schedule C	$200 plus $6 per each unit of licensed liquor primary person capacity
37.	Any person carrying on the business of a liquor store		280.00
38.	Any person carrying on the business of a railway office		140.00
39.	Any person carrying on the business of a rental service including the rental of chattels		60.00
40.	Any person carrying on the business of a social club which offers games of chance		150.00
41.	Any person operating any theatre, or motion picture theatre		
	(a)	where the seating capacity is less than 975	500.00
	(b)	where the seating capacity is more than 975	500.00
42.	Any person carrying on the business of a tug boat company		280.00
43.	Any person carrying on the business of a wholesale or wholesale and retail merchant or trader		200.00
44.	Any person carrying on the business of a bank		
	(a)	for the first business location	1,000.00
	(b)	for each additional business location	700.00
45.1	Any person owning or operating any lawful automatic vending or slot machine		
	(a)	for each washer or dryer, per machine	11.00
	(b)	for any other vending machine	15.00
45.2	Despite section 45.1, any person having possession or control of a lawful automatic or slot machine, or any other machine, that dispenses lottery tickets for sale to a customer or for subsequent sale by a vendor to a customer: for each machine		100.00

45.3	Any person having possession or control of an automatic teller machine: for each machine	700.00
46.	Each person carrying on any of the trades, businesses, professions, occupations, callings, employments, or purposes mentioned in Section 18(1) of the Victoria City Act, 1919 but not expressly mentioned in this Schedule, for each enterprise	100.00
47.	Each person carrying on any business not otherwise mentioned in this Schedule, for each such business	100.00
48.	Any person carrying on the business of a laundromat in a commercial location	100.00
49.	Any person carrying on the business of a trust company	700.00
50.	Any person carrying on the business of an insurance company	280.00
51.	Any person carrying on a bicycle courier business, as that business is defined in the Bicycle Courier Bylaw	150.00
52.	Any person carrying on the business of a street entertainer, as defined in the Street Vendors Bylaw	25.00
53.	Any person carrying on an outdoor market business that, for a fee, permits individuals to use or occupy a space, table or booth outdoors on public property for the purpose of retail marketing of goods or services	100.00
54.	Any person carrying on the business of teletheatre wagering that involves betting on horse races from a remote location where the live races are shown electronically on a screen	280.00
55.	Any person carrying on the business of a storefront cannabis retailer	$1,500
56.	Any person carrying on a small-scale commercial urban food production business for off-site retail purposes	100.00
57.	Any person carrying on a small scale urban food production business for on-site retail purposes	100.00, or 25.00 for three months

Schedule B
[Repealed]

Schedule C – Map of Downtown Zone



Note: Shaded areas are within the Downtown Zone.

Committee of the Whole Report
For the Meeting of April 4, 2024

To:	Committee of the Whole	**Date:**	March 27, 2024
From:	William Doyle, Acting Director, Engineering and Public Works		
Subject:	Bastion Square Projects and Upgrades		

RECOMMENDATION

That Council:

1. Direct staff to include $150,000 for Bastion Square Capital Upgrades with funding from the Bastion Square Revitalization Association (BSRA) Trust to the 2024 – 2028 Financial Plan; and

2. That this recommendation be forwarded to the daytime meeting of April 4, 2024, for approval.

EXECUTIVE SUMMARY

The BSRA fund was setup to support projects that would positively benefit the square. In the spirit of the fund, staff recommend transfer of the BSRA funds to the Engineering and Public Works budget, to address infrastructure maintenance issues in the short term.

PURPOSE

This report outlines the proposed transfer of funds from the BSRA Trust to support the upgrading of lighting and surface infrastructure in Bastion Square.

ISSUES & ANALYSIS

Bastion Square is a high traffic pedestrian corridor and valuable historic asset. The City must maintain this high value asset and address safety concerns that arise in a timely manner. The City achieves this through regular inspections and adhering to standards.

A consistent inspection and maintenance program will help ensure that all parts of Bastion Square remain suitable for its intended use as a pedestrian walkway and gathering place. The City has put aside funds in the past to support the work within the square under the BSRA Trust. Currently this fund has not been accessed and the BSRA have been disbanded leaving these funds unspent. There is currently approximately $150,000 within the fund that staff are requesting be allocated to support infrastructure work.

OPTIONS & IMPACTS

Option 1 – That Council approves the transfer of funds from the BSRA Trust to the Engineering and Public Works budget (Recommended).

Should Council support this option, staff will be able to progress the identified upgrades to Bastion Square, without impacting other projects or plans contemplated in the Financial Plan.

Option 2 – That Council declines the request to transfer funds from the Trust.

Council may choose to leave the funds in the Trust for the time being. This decision would require that staff identify other less-urgent projects in the Financial Plan which may be deferred in order to accommodate the Bastion Square work.

2023 – 2026 Strategic Plan
This maintenance and enhancement of Bastion Square assets and infrastructure serves to support the following Council priorities: Transportation; Parks, Recreation & Gathering Spaces; Community Well-being and Safety; Economic Health and Community Vitality; and Arts, Culture, Music, Sport and Entertainment.

Impacts to Financial Plan
Should Council approve the recommendations, staff will increase the 2024 – 2028 Financial Plan Capital Plan by $150,000 with funding from the BSRA Trust. There will be no impact to property tax rates resulting from this transfer.

Official Community Plan Consistency Statement
This report is consistent with the Official Community Plan.

CONCLUSIONS

The reallocation of the funds from the BSRA Trust to the Engineering and Public Works budget will support efforts to maintain Bastion Square at an appropriate standard.

Respectfully submitted,

Ben Bowker	William Doyle
Manager, Surface Infrastructure	Acting Director, Engineering and Public Works

Report accepted and recommended by the City Manager.

Council Member Motion
For the Committee of the Whole Meeting of April 4th, 2024

(time sensitive)

To: Committee of the Whole **Date:** March 26th, 2024

From: Councillor Gardiner

Subject: Police School Liaison Officers and School District 61

BACKGROUND

There is clear evidence of increased gang activity in the City of Victoria with seven active street gangs in the Region. This evidence comes from VicPD Media Releases, presentations to Council, correspondence from the general public, and reports through the media.

In May of last year, the School District 61 (SD61) Board of Trustees removed School Liaison Officers from schools in the City of Victoria and other municipalities.

We have learned that increasingly, a primary target of gang activity has been our youth, with gang recruitment through schools.

In early March we heard of an arrest of a person who had been seen selling vape products to youth in two schools in the region and interacting with youth at a third school. Upon arrest, the police seized four imitation firearms, three knives and hundreds of nicotine and cannabis vapes. While vaping may not *sound* too serious, it is an enticement which draws vulnerable youth into criminal activity. Once recruited, the youth themselves become traffickers for the gang.

Premier Eby has stated the need to make sure "*that police do have access to schools".* While the Premier and Public Safety Minister Mike Farnworth support police liaison programs, the decision to permit and invite programs in the schools belongs to each School District Board of Trustees.

The primary roles of a School Police Liaison Officer are education and to thwart criminal exploitation of our youth. Officers becoming familiar with each school, and its specific population of students, assist in building relationships: they become familiar people to talk to, especially for the more vulnerable youth. When a crime is committed and the Mobile Youth Services Team (MYST) attends a school, the Police Liaison Officer serves as a bridge, transitioning trust to the MYST team.

Chief Manak has suggested that a reinstated modified School Police Liaison Officer program begin with guidance from a sub-committee including students, PAC and teacher representatives, school administrators, and police officers to identify any barriers which may exist for some students and to discuss ways to reduce trauma for those who may not feel comfortable in the presence of police.

Council has received a letter from the Mayor's Office of the District of Saanich requesting the reinstatement of the Police School Liaison Officer program (attached). Victoria, with a quarter of the schools in School District No. 61, along with Saanich are host municipalities for more than half the SD61 schools.

RECOMMENDATION:

That Council request the Mayor to write to the Chair of the Board of Education for School District 61 requesting reinstatement of the Police School Liaison Officers and that the letter be copied to the appropriate Provincial bodies, other School District 61 school hosting municipalities, and the Esquimalt and Songhees Nations.

Respectfully submitted,



Councillor Gardiner

The Corporation of the District of Saanich | Mayor's Office
770 Vernon Avenue Victoria BC V8X 2W7 | T 250-475-5510 | www.saanich.ca

March 14, 2024

Nicole Duncan
Chair, Board of Education, School District No.61
556 Boleskine Road
Victoria, BC V8Z 1E8

Email: nduncan@sd61.bc.ca

Dear Nicole Duncan:

RE: SCHOOL DISTRICT 61 POLICE SCHOOL LIAISON OFFICERS

On March 11th, 2024, Saanich Council passed the following motion:

That Council request the Mayor to write to the Chair of the Board of Education for School District 61 requesting reinstatement of the Police School Liaison Officers and that the letter be copied to the appropriate Provincial bodies, other School District 61 school hosting municipalities and the Esquimalt and Songhees Nations.

Safety for students and young people is a priority for everyone in our community. Council has heard from many concerned parents that they would like to see the return of the school liaison officer program in the Greater Victoria School District.

We recognize the sensitivity of the program for some students and families. Their concerns must be managed with respect and care. Council encourages the Board of Education to consider modifications to the program that address those concerns and ensures the safety of all students.

We know that the Board has to consider a lot of factors when it comes to school safety. Council requests that the Board give consideration to implementing a modified version of the school liaison program.

We appreciate your consideration.

Sincerely,

Dean Murdock
Mayor

cc: Mayor Marianne Alto and Victoria City Council
Mayor Barb Desjardins and Esquimalt Council
Mayor Kevin Murdoch and Oak Bay Council
Mayor Sid Tobias and View Royal Council
Honourable Rachna Singh, Minister of Education
Honourable Mike Farnworth, Minister of Public Safety and Solicitor General
Honourable Lana Popham, Minister of Tourism, Arts, Culture and Sport
Honourable Rob Flemming, Minister of Transportation and Infrastructure
Honourable Murray Rankin, Minister of Indigenous Relations and Reconciliation
Chief Ron Sam and Songhees Nation Council
Chief Jerome Thomas and Esquimalt Nation Council

Council Member Motion
For the Committee of the Whole Meeting of April 4th, 2024
(time sensitive)

To:	Committee of the Whole	**Date:**	March 28th, 2024
From:	Councillor Gardiner		
Subject:	Spot Prawn Family Event		

BACKGROUND

Over this past week, Council members and City staff have received expressions of interest for the City to support in some way, through sponsorship, permitting, or in-kind contributions, a "Spot Prawn Festival" either on Erie Street or on Erie Street and Fisherman's Wharf Park.

While a spot prawn festival has been held at MacDonald Park over the past two years, the desired 2024 Spot Prawn Festival, nearer to the family-friendly Fisherman's Park and residential complexes, would be more low-key and family oriented than the 2022 and 2023 festivals.

To minimise local negative impacts of traffic disruption and noise while maximizing local positive opportunities for families and anyone wanting to learn about or consume Spot Prawns, those advocating for a Festival would:
• host several children's exhibits or activities - *Open Ocean Robotics and Dakini Wild Seaweed*, *Dino Lab* (underwater sea fossils) and the *Maritime Museum of BC* (marine knot-tying),
• host general marine tables/displays including marine sustainability information tables/tents - *SurfRider Foundation, BC Young Fisherman's Network, BC Spot Prawn Fisherman's Association,* and *First Nations Fisheries Canada,*
• minimize traffic impacts by requesting that street closure be confined to Erie Street, leaving St Lawrence and Dallas Streets accessible, and
• minimize noise by retaining services of low-volume buskers or other source of music entertainment which does not include amplified sound (No music stage).

Support letters for a 2024 Spot Prawn Festival from nearby residents of the Reef and Shoal Point, Destination Victoria, and the Chamber, have been forwarded to the City.

As with the MacDonald Park 2022/2023 Spot Prawn festivals, local spot-prawn fishery business Finest-at-Sea would be offering prawns and have committed to setting up a Chef's Table/stage for culinary entertainment. The spot-prawn feast will be augmented by offerings from not-for-profit *Imagine Café*.

There are very few family-oriented festivals in James Bay which are open to the general public. The area including Erie Street and Fisherman's Park is ideal for a low key event. Children can partake in the activities and families can sit in Fisherman's Park and enjoy the spot prawns. With the Festival intended to be open from 11am to 5pm, suggested controlled access to Erie Street from 7am to 7pm seems reasonable.

There would need to be a one-day bus/traffic street rerouting, just as there was last summer for the closure of Cook Street for the retail market.

While the festival's financial beneficiary would be the Maritime Museum of BC, I understand that the museum is not in a position to submit an application due to associated financial obligations that would accompany sponsorship.

Time is of the essence as the Spot Prawn season is short, over a 6-week period.

RECOMMENDATIONS

That Council direct staff to convene a meeting, or otherwise consult, with the organizations which have been identified as being interested in participating in a Spot Prawn Festival with the intent of the City facilitating the Spot Prawn Family event either through sponsoring or permitting, and with financial and/or in-kind contributions. Such festival to be held on a Sunday in May during the spot prawn season.

Respectfully submitted,



Councillor Gardiner

Council Member Motion
For the Committee of the Whole Meeting of April 4th, 2024

To:	Committee of the Whole	**Date:**	March 26th, 2024
From:	Councillor Coleman		
Subject:	Council approval for participation on the national Board of the Federation of Canadian Municipalities (FCM)		

BACKGROUND

The Federation of Canadian Municipalities (FCM) is the national voice of Canadian municipal communities dealing with all parties in the Federal Government. FCM has a national Board of 78 elected members from give regions (BC, the Prairies & Territories, Ontario, Quebec, and the Maritimes). Board elections occur at the annual FCM AGM. Local Council support is required for any candidate to run for a Board position.

In the 2024/2025 term, there will be six sets of Board meetings (3 will be "virtual meetings", 2 "in person meetings" hosted across the country, and November's "Advocacy Week" meetings will be in Ottawa).

Costs associated with Board attendance (Travel, Accommodations, Meals & Ground Transportation) are estimated at up to $8000… there are no costs associated with the virtual meetings.

RECOMMENDATIONS

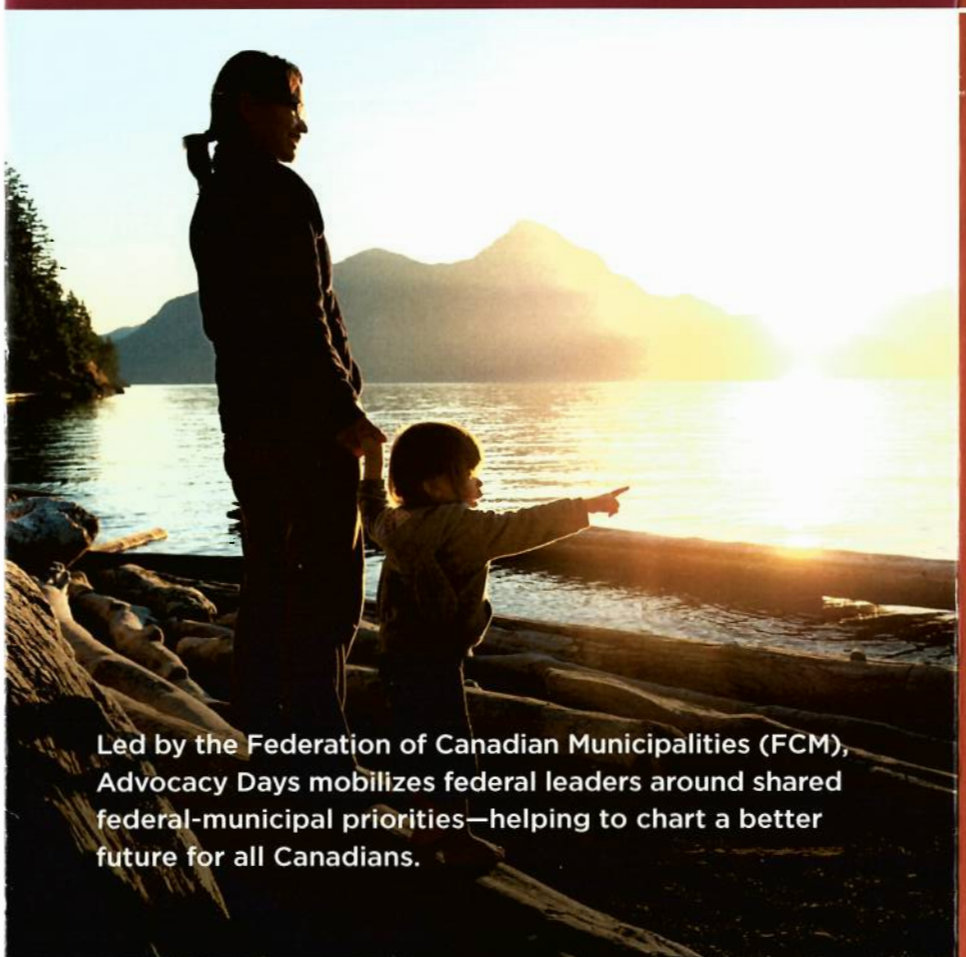
That Council support Councillor Coleman's bid to be an elected member of the BC Caucus of the Federation of Canadian Municipalities Board for 2024/2025 term.

Respectfully submitted,

CM Coleman

Councillor Coleman

Municipalities: Where Canada Grows



Led by the Federation of Canadian Municipalities (FCM), Advocacy Days mobilizes federal leaders around shared federal-municipal priorities—helping to chart a better future for all Canadians.

FCM FEDERATION OF CANADIAN MUNICIPALITIES FÉDÉRATION CANADIENNE DES MUNICIPALITÉS

A unique challenge: Canada's record-breaking growth

In the last year alone, Canada's population grew by more than 1.1 million. As our country rapidly grows, local governments are on the frontlines of some of the most pressing challenges Canadians are facing today.

The solution: A new Municipal Growth Framework

Demands on local public services and infrastructure are increasing, and pressure is mounting on the outdated funding model that municipalities operate under.

To turn Canada's historic growth into the success it needs to be, we must reimagine how we fund the **core pillars** that support a good quality of life for Canadians—from having an affordable and safe place to live and raise a family, to having access to diverse economic opportunities, to enjoying stronger links with neighbours and community. FCM is calling for a national discussion on a new Municipal Growth Framework to unlock municipal capacity and a better quality of life for all Canadians.

With municipalities better equipped to face their growing responsibilities head on, everyone would benefit, and local government could move beyond continuous cycles of funding requests and short-term planning.



What it means

Municipalities across the country work hard to foster economic activity and help local and regional businesses thrive, **but the growth they are facilitating is not reflected in the revenue they receive**.

A new framework would link municipal funding with national economic activity and population growth, better facilitating municipalities in providing front-line services across the country.

FCM is calling on the federal government to ***convene provincial, territorial and municipal leaders to negotiate a Municipal Growth Framework*** *that would improve affordability and quality of life for Canadians by* ***enabling municipalities to take concrete action on housing affordability, homelessness and climate change.***

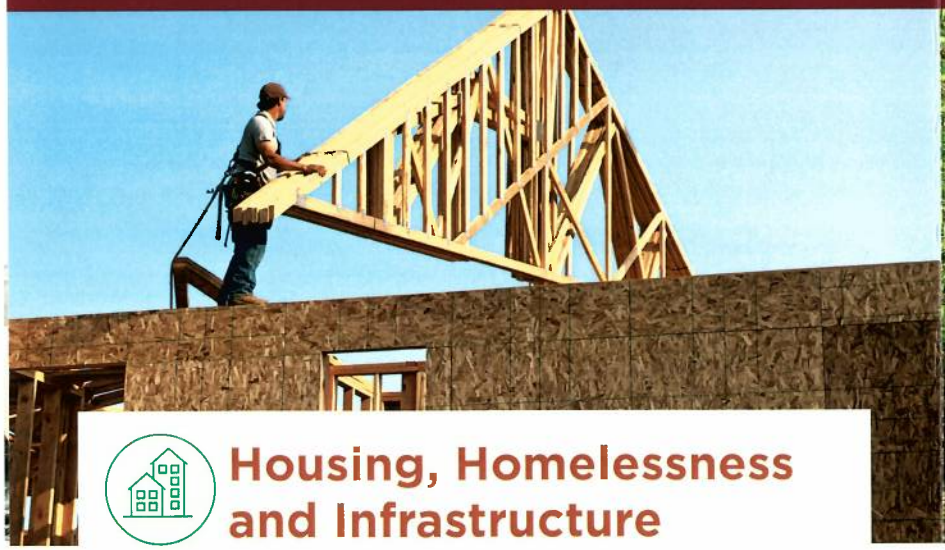
We are FCM

FCM is the national voice for Canada's local governments. We unite 2,100 municipalities of all sizes, from big cities to rural and northern communities, as well as provincial and territorial municipal associations. Together we represent more than 92% of Canadians. That gives us an unparalleled ability to convene Canada's on-the-ground leaders, and to help design and deliver initiatives that build better lives for Canadians.



Learn how FCM is working to empower Canadian municipalities:

fcm.ca





Housing, Homelessness and Infrastructure

Canadians are deeply concerned about housing affordability and chronic homelessness. FCM is urging the federal government to work with municipalities to build the right kind of housing supply to support a growing population and end homelessness in Canada. FCM is advocating that the next generation of infrastructure funding be used to revitalize the local infrastructure needed to support growing communities and more housing, and thus ensure communities can thrive.

FCM is recommending that the federal government:

- Optimize the National Housing Strategy (NHS) to rapidly increase the supply of social and affordable housing and improve rental supply, and develop a new acquisition fund to protect existing rental housing.
- Scale up successful programs like Reaching Home and the Rapid Housing Initiative and increase wraparound supports for chronic homelessness.
- Double the Canada Community Building Fund to $4.4B annually and increase the indexation to 3.5%, while providing much-needed new funding for water and wastewater facilities, community and cultural infrastructure and recreational buildings.
- Establish the Permanent Public Transit Fund in legislation, with new funding starting in 2024-2025 for planning and design costs and annual funding indexed at 3.5% starting in 2026.

Climate Change

In recent years, Canadians have been confronted with record-breaking heatwaves, flooding, hurricanes, and wildfires that have severely damaged homes, businesses, and communities. The number of affected communities across the country is expected to continue increasing, with the rate of extreme weather events having increased globally by approximately 83% in the last 20 years.

FCM recommends the following federal action:

- An immediate top-up to the Disaster Mitigation and Adaptation Fund totalling $2B in 2024–2025, and commit to long-term investments of $1B annually for 10 years.
- Ensure that municipalities are provided with support during and immediately after a disaster, including improved coordination and services for evacuees from impacted communities. FCM also recommends that the modernization of the Disaster Financial Assistance Arrangements (DFAA) is coordinated with other federal programs and provides upfront funding for communities to build back better.
- Deepen federal-municipal collaboration on achieving Canada's 2030 climate target on a pathway to net-zero emissions, including by implementing the Canada Green Building Strategy.

EIR GROWING MUNICIPALITIES

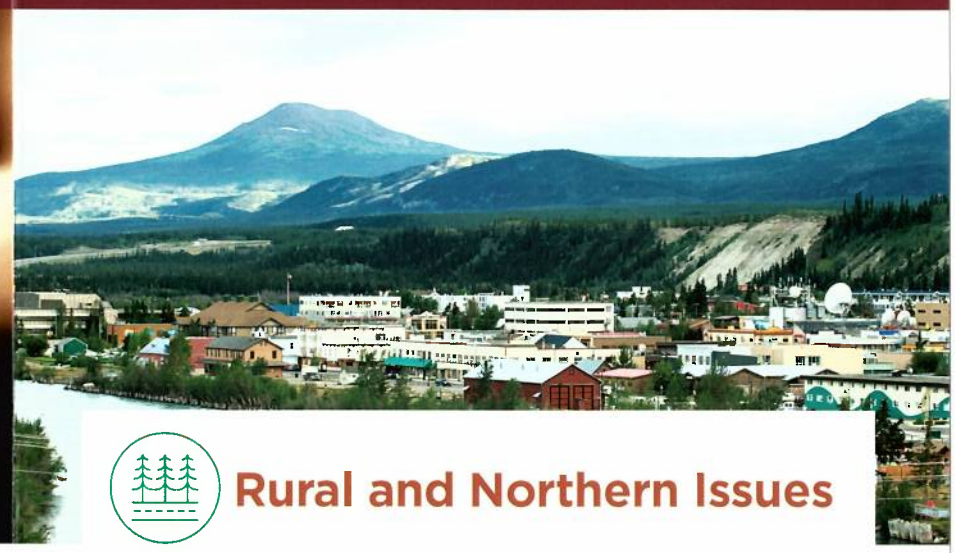


Public Safety, Mental Health and Substance Abuse

For many communities in Canada, policing is their biggest expense. Municipalities pay a growing share of policing costs, but they cannot run deficits and lack the revenue-generating tools that other orders of government have access to.

FCM is calling on the federal government to:

- Meaningfully consult municipalities about decisions related to the future of RCMP contract policing, including funding decisions.
- Work with all orders of government to address and invest in community-based mental health and substance use care.
- Develop a comprehensive national mental health strategy that addresses the interconnected issues of housing, homelessness, and substance abuse, while increasing mental health investments in communities with sustainable, long-term funding.



Rural and Northern Issues

Since 2017, Canada's rural population has increased. With rural Canada contributing nearly 30% of Canada's GDP, supporting and resourcing Canada's rural infrastructure and services are key for sustainable growth.

FCM is advocating that the federal government:

- Bolster rural and northern infrastructure by investing $250 million annually, over and above doubling the Canada Community Building Fund.
- Continue the roll-out of improved broadband and digital connectivity by adding a $150 million needs-based stream to the Universal Broadband Fund.
- Strengthen rural connections and improve economic development by establishing a federally-led national strategy for intercommunity passenger bus service and investing further in northern and remote airports, ports and harbours.

Council Member Motion
For the Committee of the Whole Meeting of April 4th, 2024

To: Committee of the Whole **Date:** March 26th, 2024

From: Councillor Coleman

Subject: Attendance at FCM Annual Conference (Calgary, June 5th to 10th)

BACKGROUND

The Federation of Canadian Municipalities (FCM) is the organization that best addresses the municipal issues faced by all Canadian communities and advocates for solutions with all national parties.

Councillor Coleman is a member of the BC Caucus of the FCM Board and should attend the organization's 2024 AGM in Calgary (June 5th through 10th). This would have the associated costs of:

Conference Registration Fee	$1,161
Accommodation	$1,400
Flights	$842
Misc Transportation	$200
Food & Incidentals	$250
Carbon Tax	$42
Total (estimated)	$3,895

RECOMMENDATION

That Council authorizes the attendance & associated costs for Councillor Coleman to attend the FCM AGM in Calgary, Alberta.

Respectfully submitted,

CM Coleman

Councillor Coleman

Council Member Motion
For the Committee of the Whole Meeting of April 4, 2024

To:	Committee of the Whole	**Date:**	March 27, 2024
From:	Councillor Kim		
Subject:	Reimbursement of Association of Vancouver Island and Coastal Communities (AVICC) Conference (April 12-14, 2024)		

BACKGROUND

On February 22, 2024, reimbursement for the $400 early bird conference rates for delegates was authorised for the AVICC conference to be held in Victoria. This motion requests authorization for additional costs.

RECOMMENDATION

That Council authorise the attendance and associated additional AVICC Conference costs for Councillor Kim to be reimbursed. Costs include a workshop and taxes. The approximate costs additional to the early registration is approximately $70.

Respectfully submitted,

Councillor Kim

CITY OF VICTORIA

Council Member Motion
For the Committee of the Whole Meeting of April 4, 2024

To: Committee of the Whole **Date:** March 27, 2024

From: Councillor Kim

Subject: Federation of Canadian Municipalities Conference (June 7-9, 2024) Expenses

RECOMMENDATION

That Council authorize the attendance and associated costs for Councillor Kim to attend the Federation of Canadian Municipalities Conference held in Calgary, AB, on June 7-9, 2024.

The approximate cost for attending is:

Conference Registration Fee	$1,160.25
Accommodations (3 nights)	$940
Airfare to/from Calgary	$400
Taxis to/from airports	$200
Meals and Incidentals	$200
Carbon Tax	$42

Estimated total cost = $2,942.25

Respectfully submitted,

Councillor Kim