



1520 BLANSHARD STREET

VICTORIA, BC

Issued for Rezoning
February 24, 2025

PROJECT TEAM

CLIENT	ARCHITECTURAL	STRUCTURAL	ELECTRICAL	LANDSCAPE
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DRAWING LIST

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VIEW FROM PANDORA AVENUE LOOKING NORTH



VIEW FROM PANDORA AVENUE LOOKING NORTHEAST



VIEW FROM BLANSHARD STREET LOOKING SOUTHWEST



VIEW FROM BLANSHARD STREET LOOKING SOUTH

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SYMBOLS

	NORTH SYMBOL
	ROOM TAG
	DOOR TAG
	ROOM TAG
<p>1 View Name R101 1/8" = 1'-0"</p>	DRAWING TITLE
<p>Name Elevation</p>	ELEVATION MARKER
<p>Elevation Name</p>	ELEVATION/GRADE SYMBOL
	SECTION SYMBOL
	ELEVATION SYMBOL
	GRID HEAD
	WALL TAG
	ROOF TAG
	MATERIAL TAG
	FIXTURES / EQUIPMENT TAG
	MILLWORK TAG
	WINDOW TAG
	CW DOOR TAG
<p>Description</p>	REVISION TAG

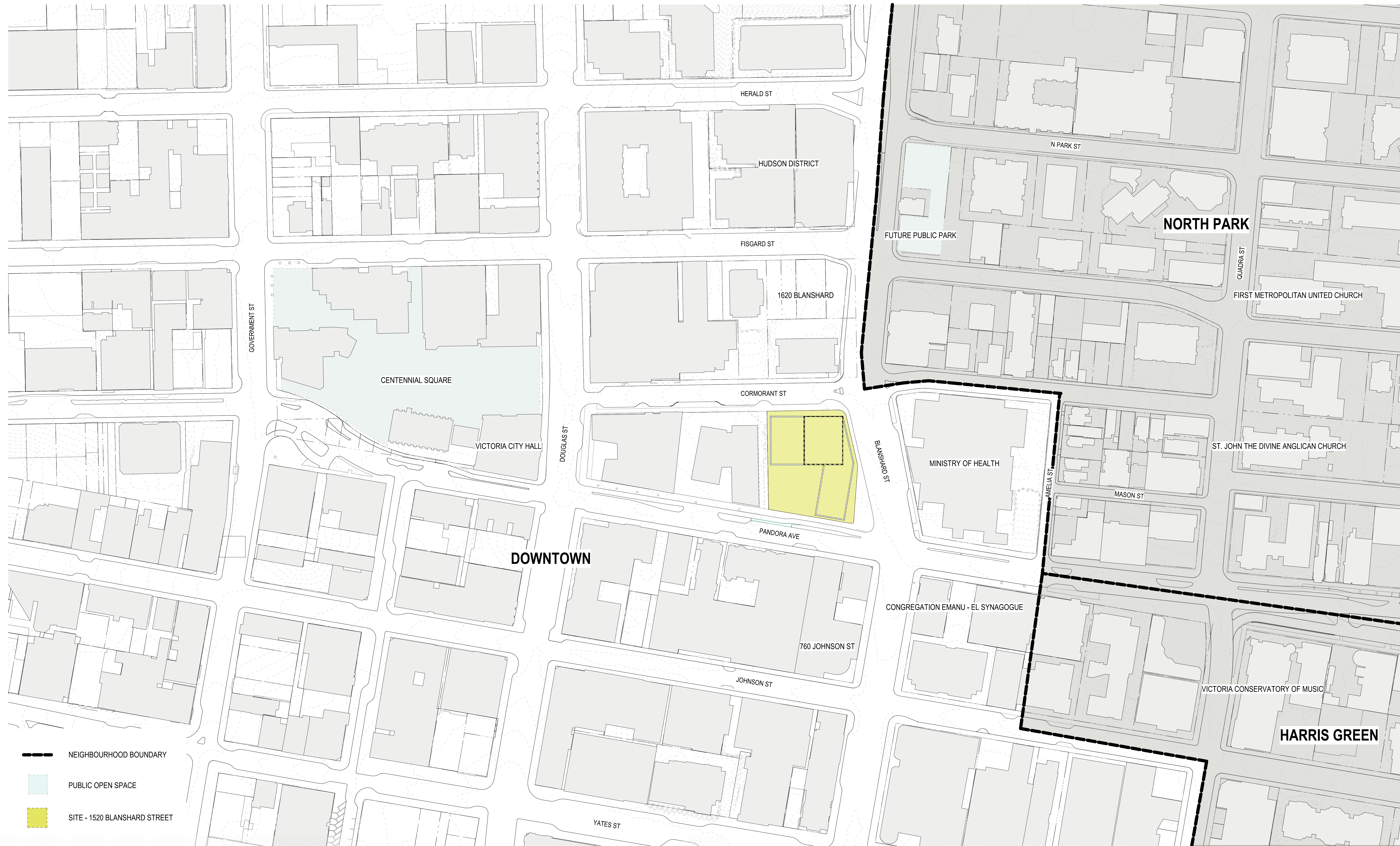
HATCHES


NOT IN CONTRACT	
CONCRETE EXISTING	
CONCRETE NEW	
CONCRETE MASONRY	
STEEL	
ALUMINIUM	
GWB	
GWB TYPE X	
GLULAM	
COMPOSITE WOOD	
PLYWOOD	
MINERAL WOOL	
SPRAY INSULATION	
RIGID INSULATION	
RIGID INSULATION 02	
SEMI RIGID INSULATION	
BATT/LOOSE FILL INSULATION	
EARTH	
GRAVEL DRAINAGE LAYER	
ENGINEERED FILL	
COMPACTED GRANULAR FILL	
SAND	
DEMO	

ABBREVIATIONS

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

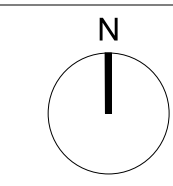
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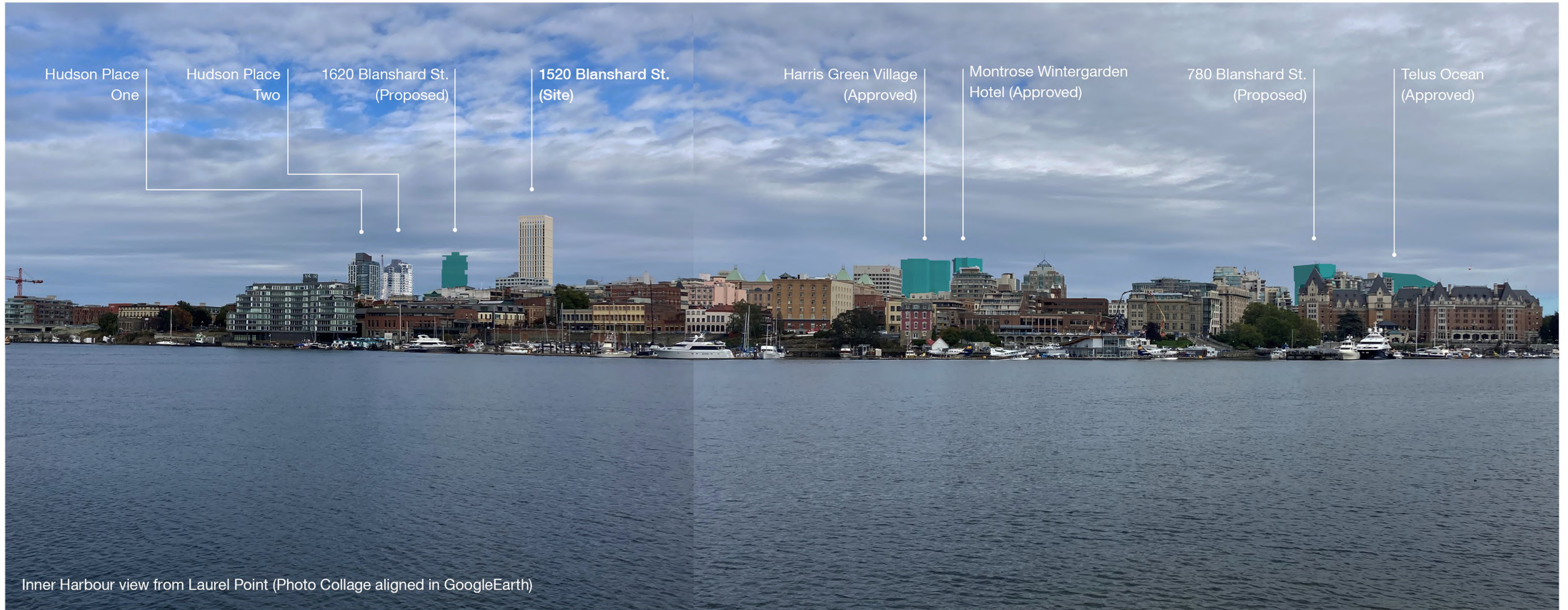


-  NEIGHBOURHOOD BOUNDARY
-  PUBLIC OPEN SPACE
-  SITE - 1520 BLANSHARD STREET

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DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning





Inner Harbour view from Laurel Point (Photo Collage aligned in GoogleEarth)

VIEW 1: LAUREL POINT TO DOWNTOWN CORE AREA

Situated at the key intersection of Blanshard and Pandora, the proposal sits at the heart of the Central Business District and is surrounded by a cluster of other tall buildings. When viewed from Laurel Point, it contributes to a tiered urban backdrop to the irregular rooflines of the Historic Commercial District.

The massing is oriented to align with key vistas and provides a strong relationship with the facades of the Historic Commercial District. Recessed balconies emphasize the simple massing and help contextualize the residential tower with its commercial neighbours. A restrained, singular material palette of warm masonry extends to the roofline, providing a tangible connection to the rich materiality and texture of the historic building stock while emphasizing contemporary construction techniques and capabilities. Each façade is responsive to its orientation, providing subtle variation and architectural interest and further emphasizing the connection to craft that is so evident in Victoria's historic architecture.

The proposal provides an opportunity to mark the apex of the Downtown Core Area Plan's urban amphitheater with a high-quality landmark building.



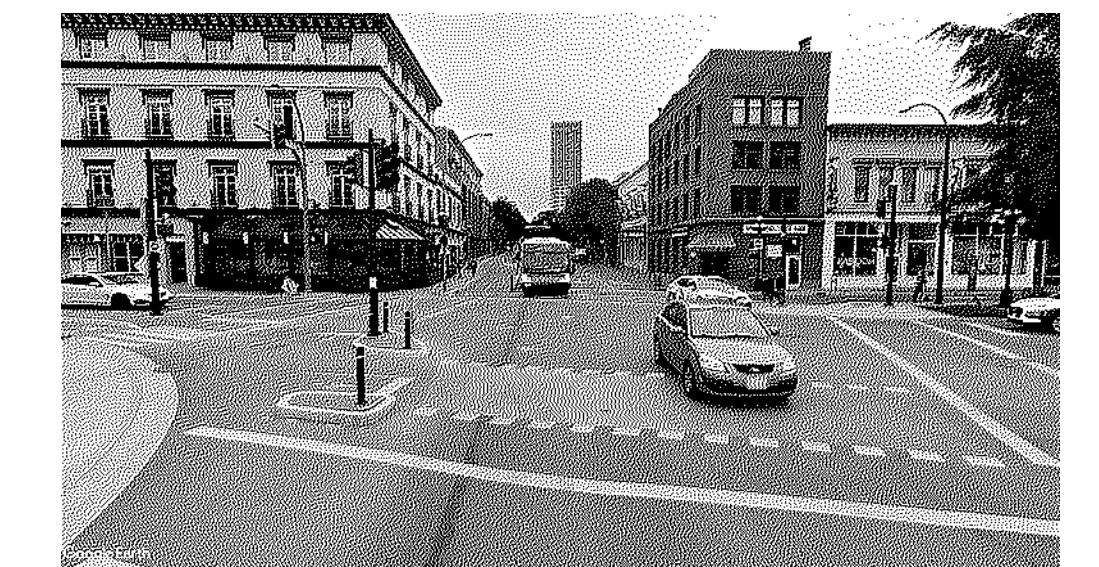
VISTA TERMINATION: BLANSHARD ST AND DISCOVERY AVE



VISTA TERMINATION: PANDORA AVE AND VANCOUVER ST

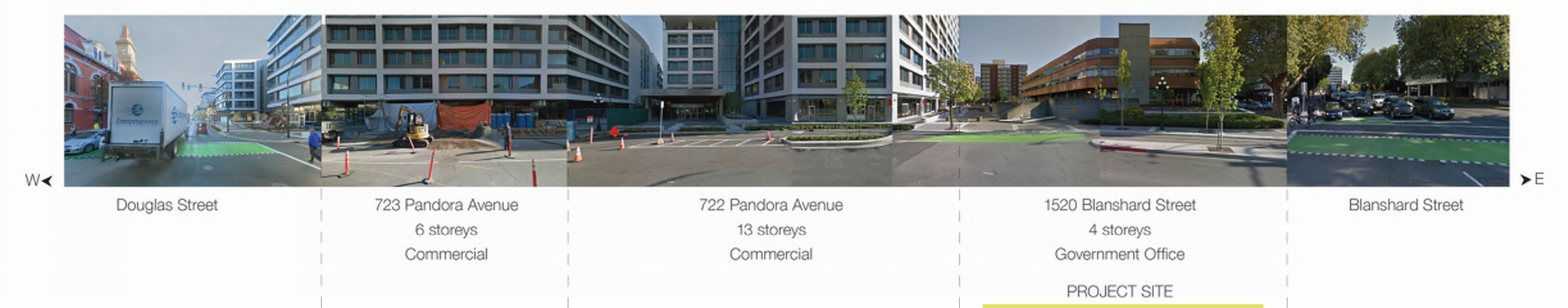
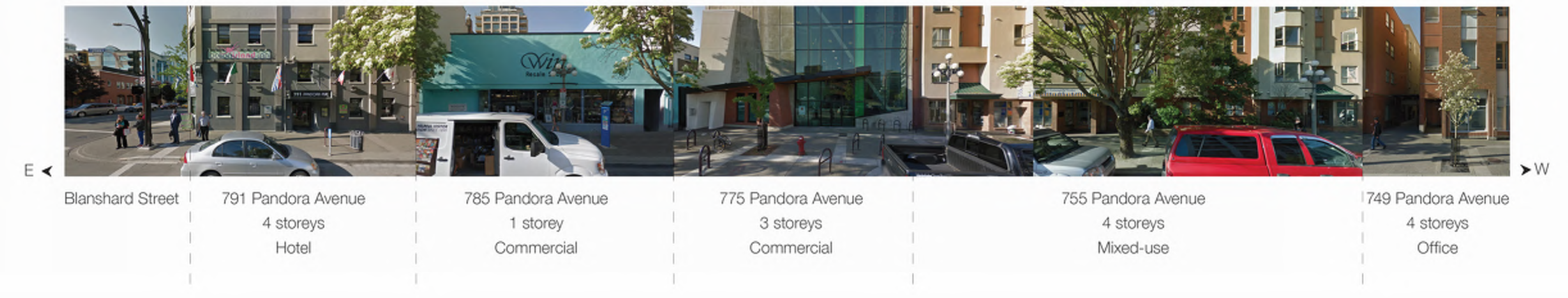
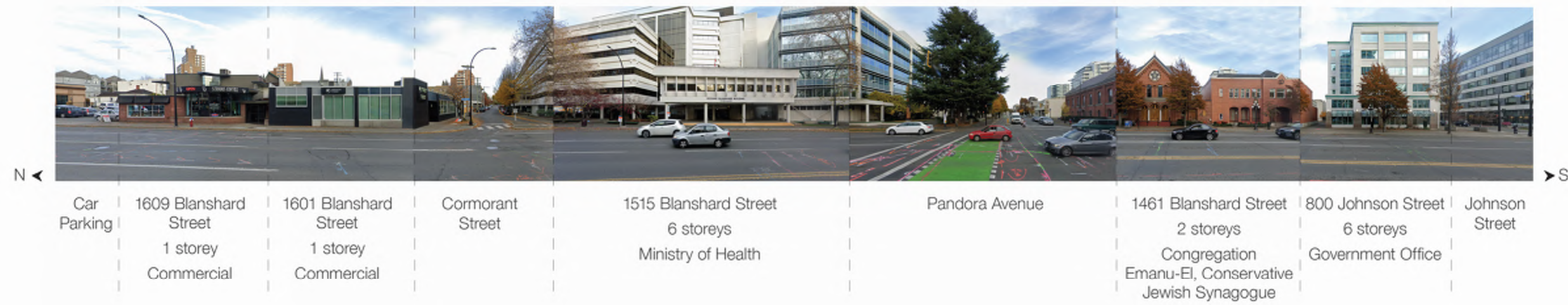


VISTA TERMINATION: BLANSHARD ST AND VIEW ST



VISTA TERMINATION: PANDORA AVE AND WHARF ST

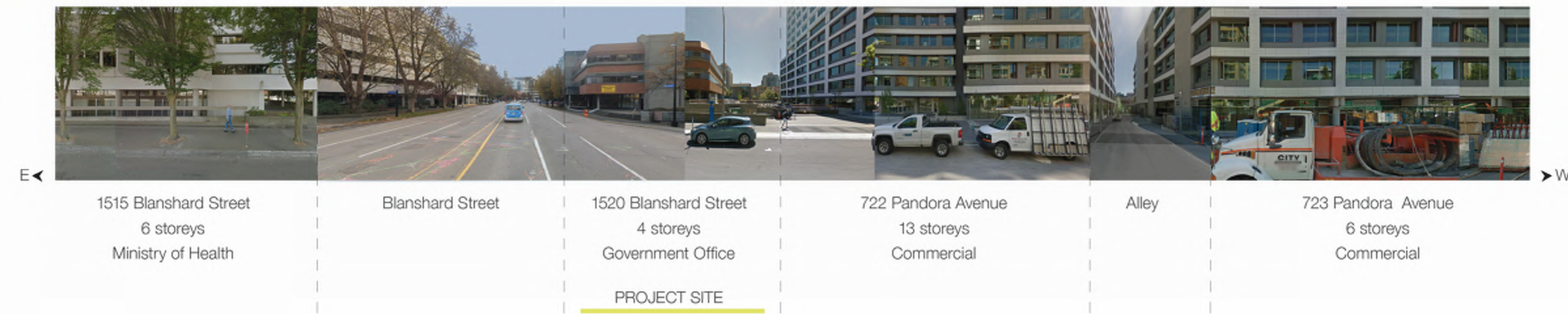
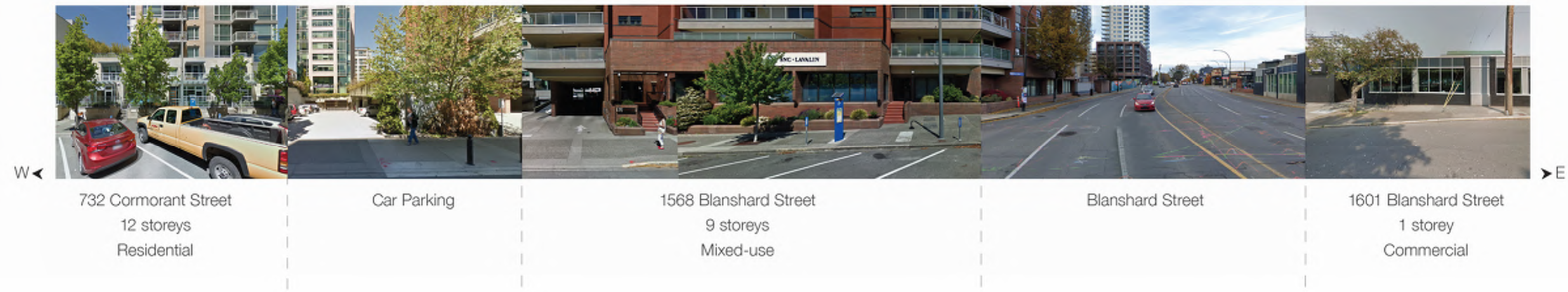
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1 CONTEXT STREETSCAPES - BLANSHARD
A.013

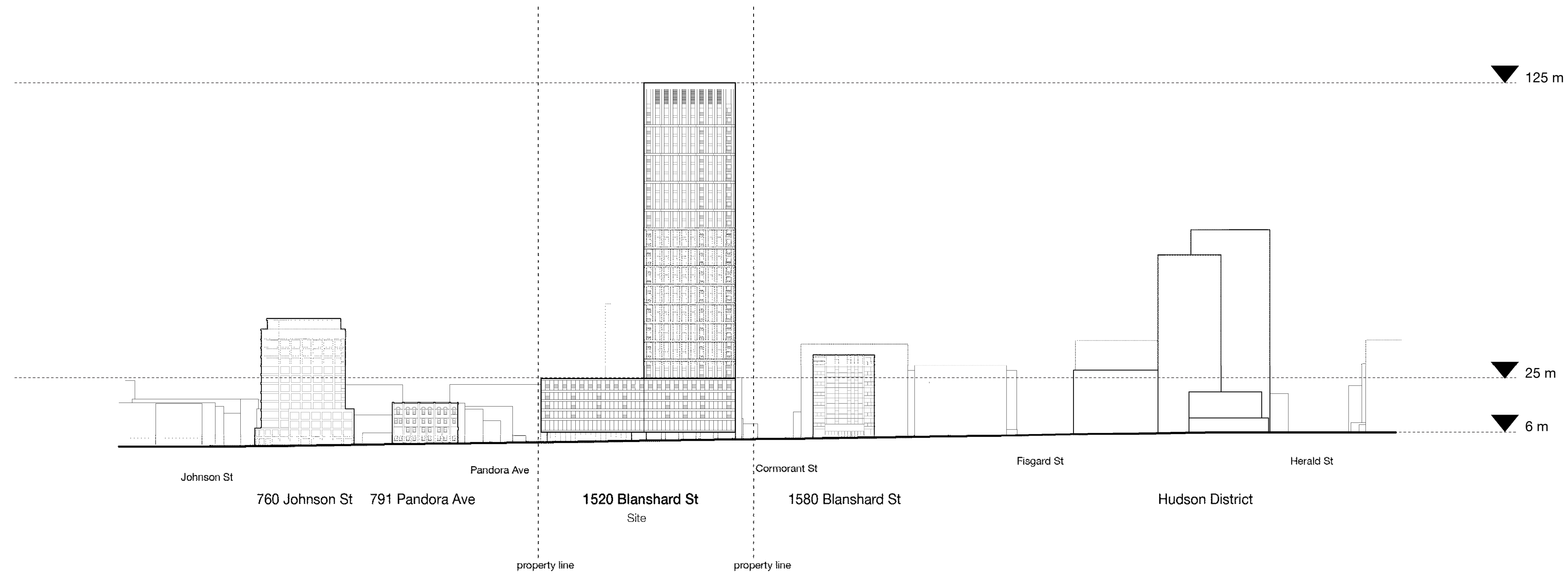
2 CONTEXT STREETSCAPES - PANDORA
A.013

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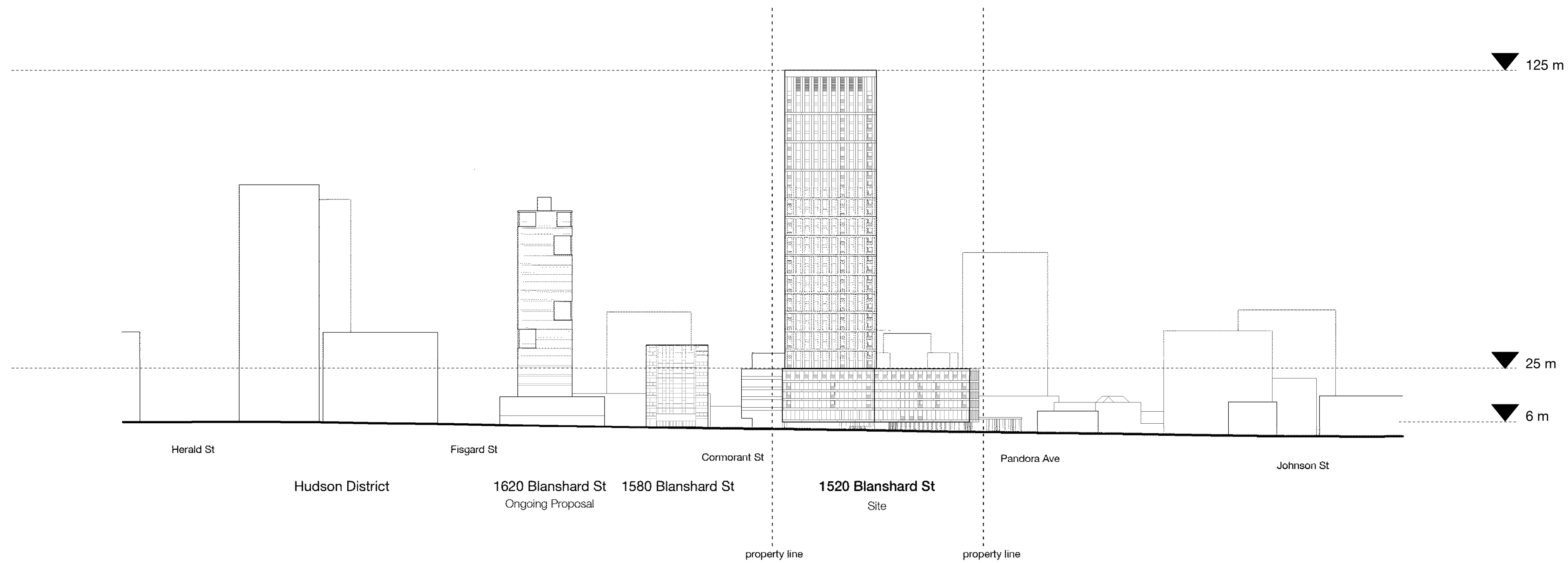


1 CONTEXT STREETSCAPES - CORMORANT
A.014

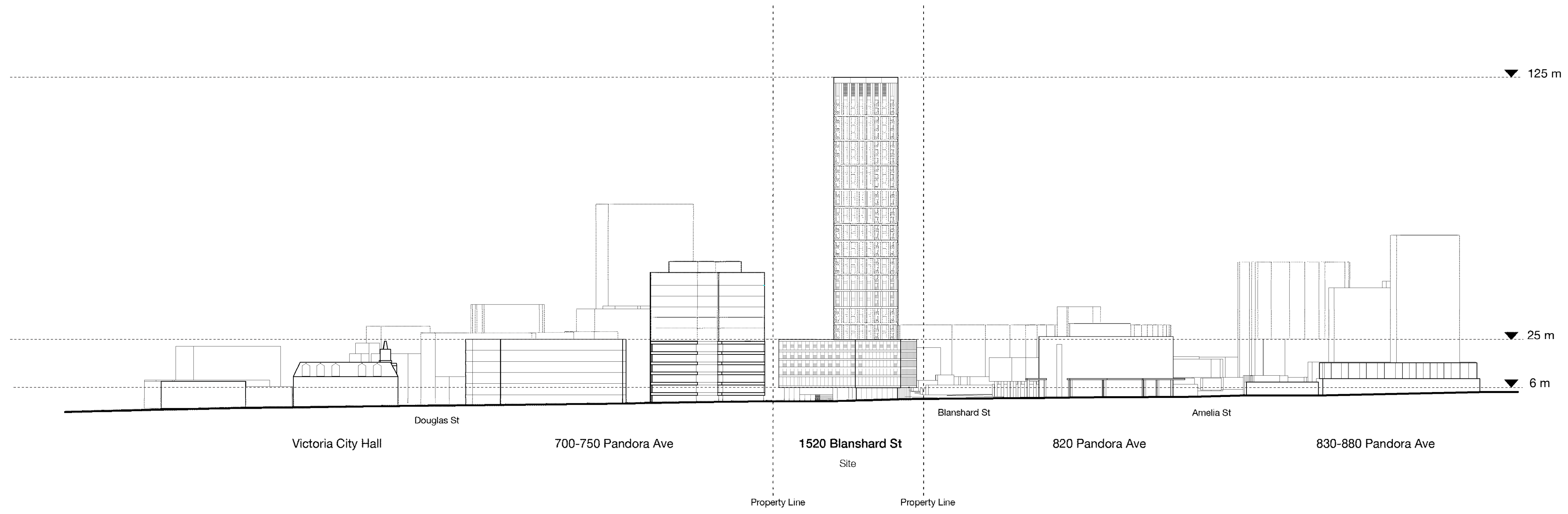
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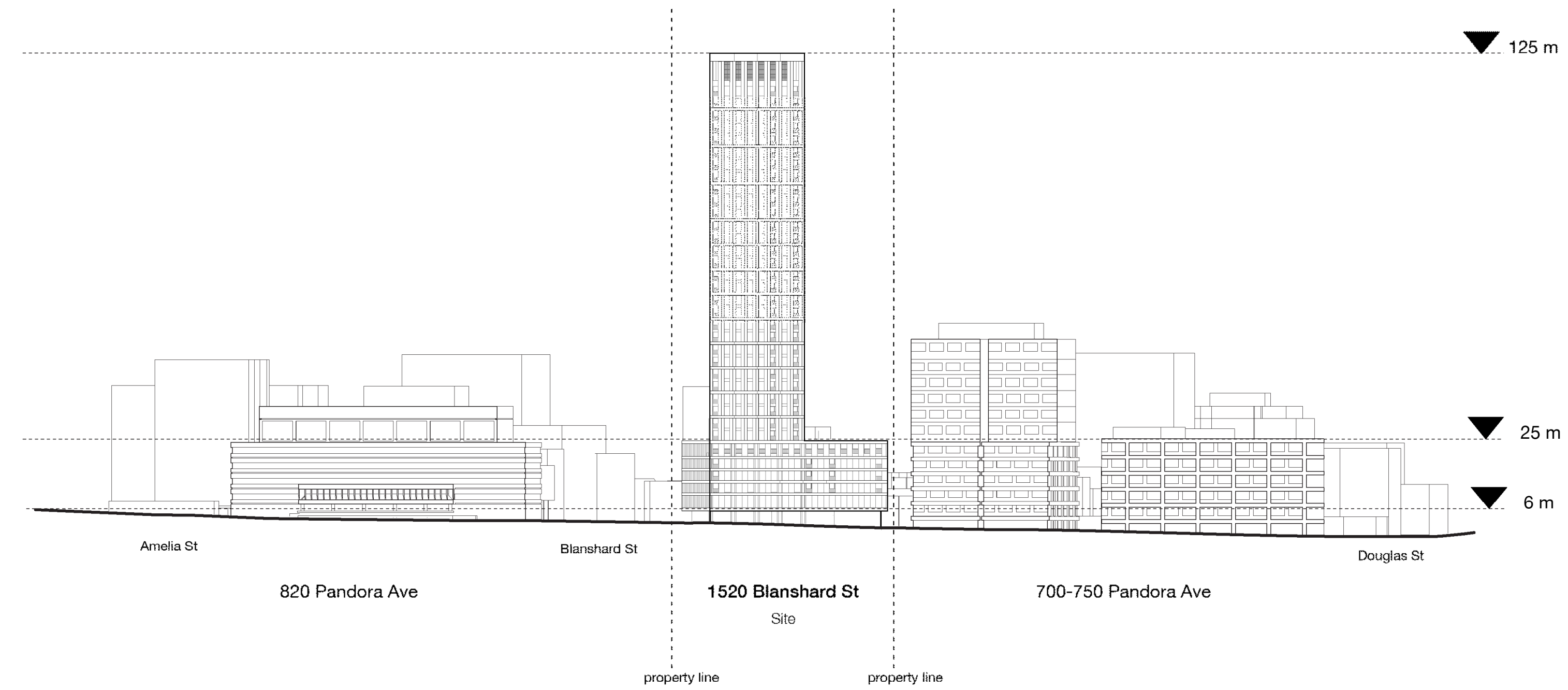
1 CONTEXT ELEVATIONS - BLANSHARD
A.015 1:1000



2 CONTEXT ELEVATIONS - THROUGH-BLOCK
A.015 1:1000

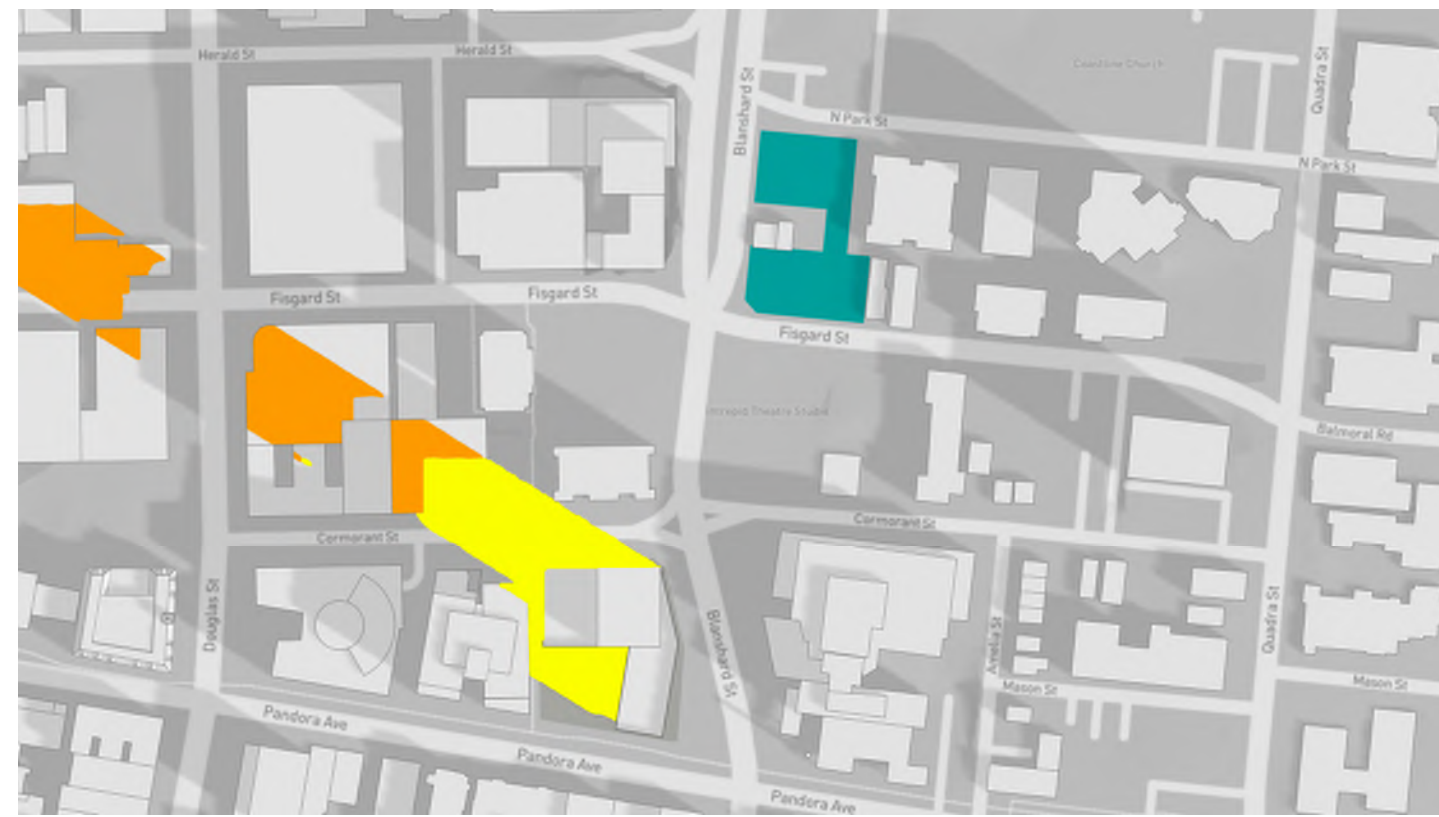


2 CONTEXT ELEVATIONS - PANDORA
A.016 1:1000



1 CONTEXT ELEVATIONS - CORMORANT
A.016 1:1000

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EQUINOX - 10:00



EQUINOX - 11:00



EQUINOX - 12:00



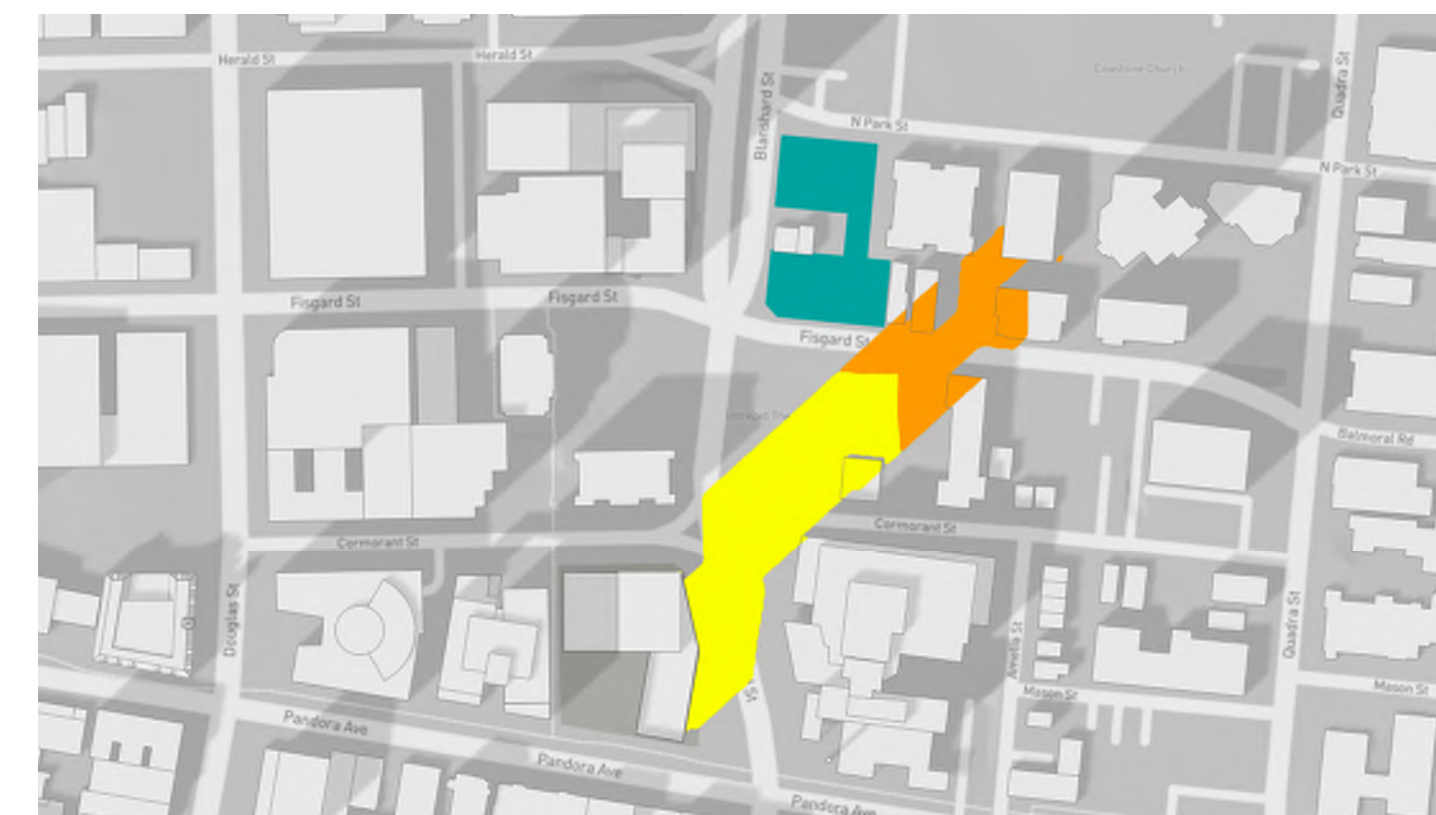
EQUINOX - 13:00



EQUINOX - 14:00



EQUINOX - 15:00

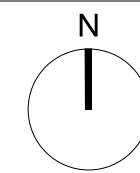


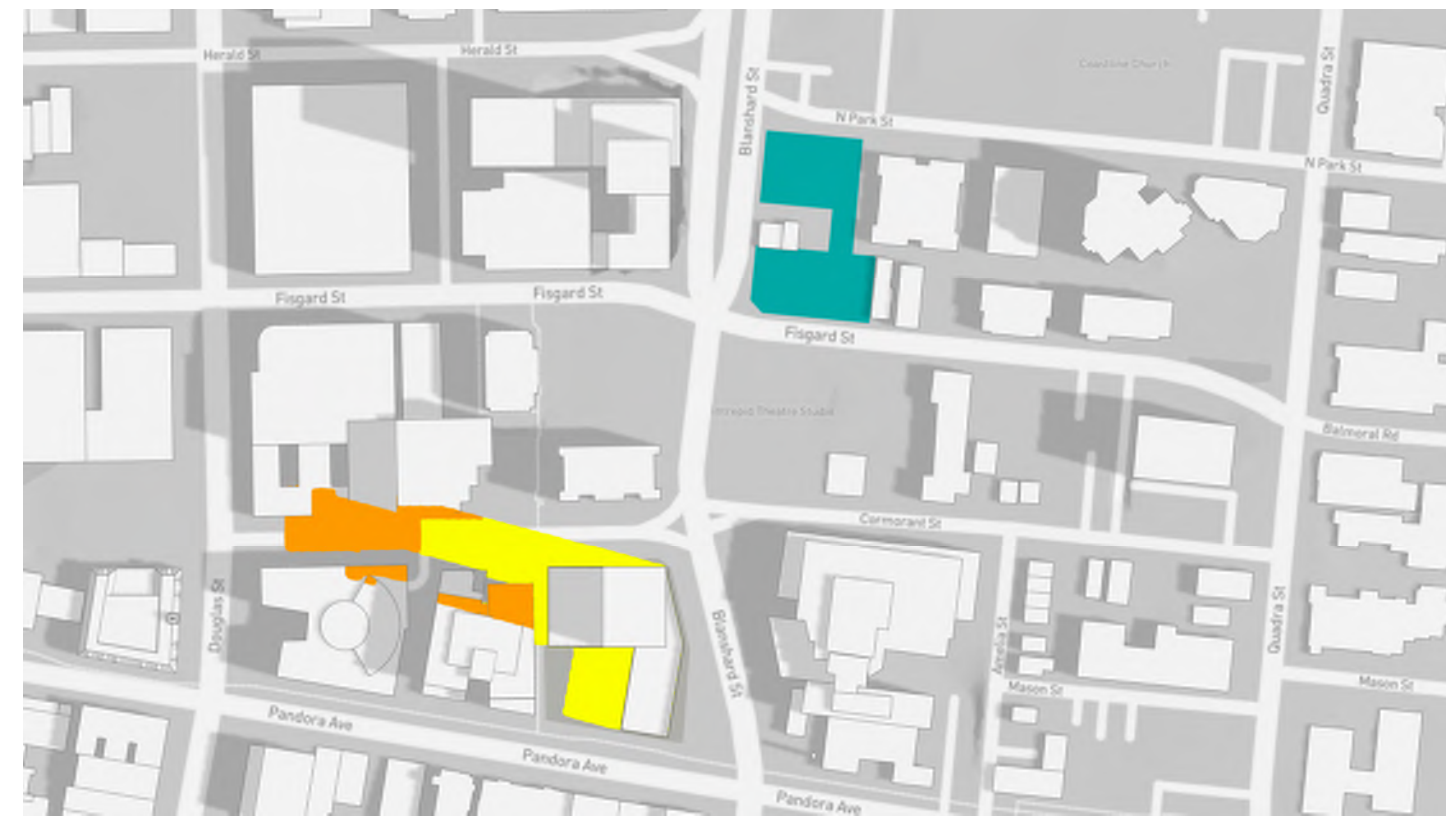
EQUINOX - 16:00

LEGEND

- FUTURE PUBLIC OPEN SPACE
- DCAP COMPLIANT SHADOW IMPACTS
- NET INCREMENTAL SHADOW IMPACTS

DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
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SOLSTICE - 10:00



SOLSTICE - 11:00



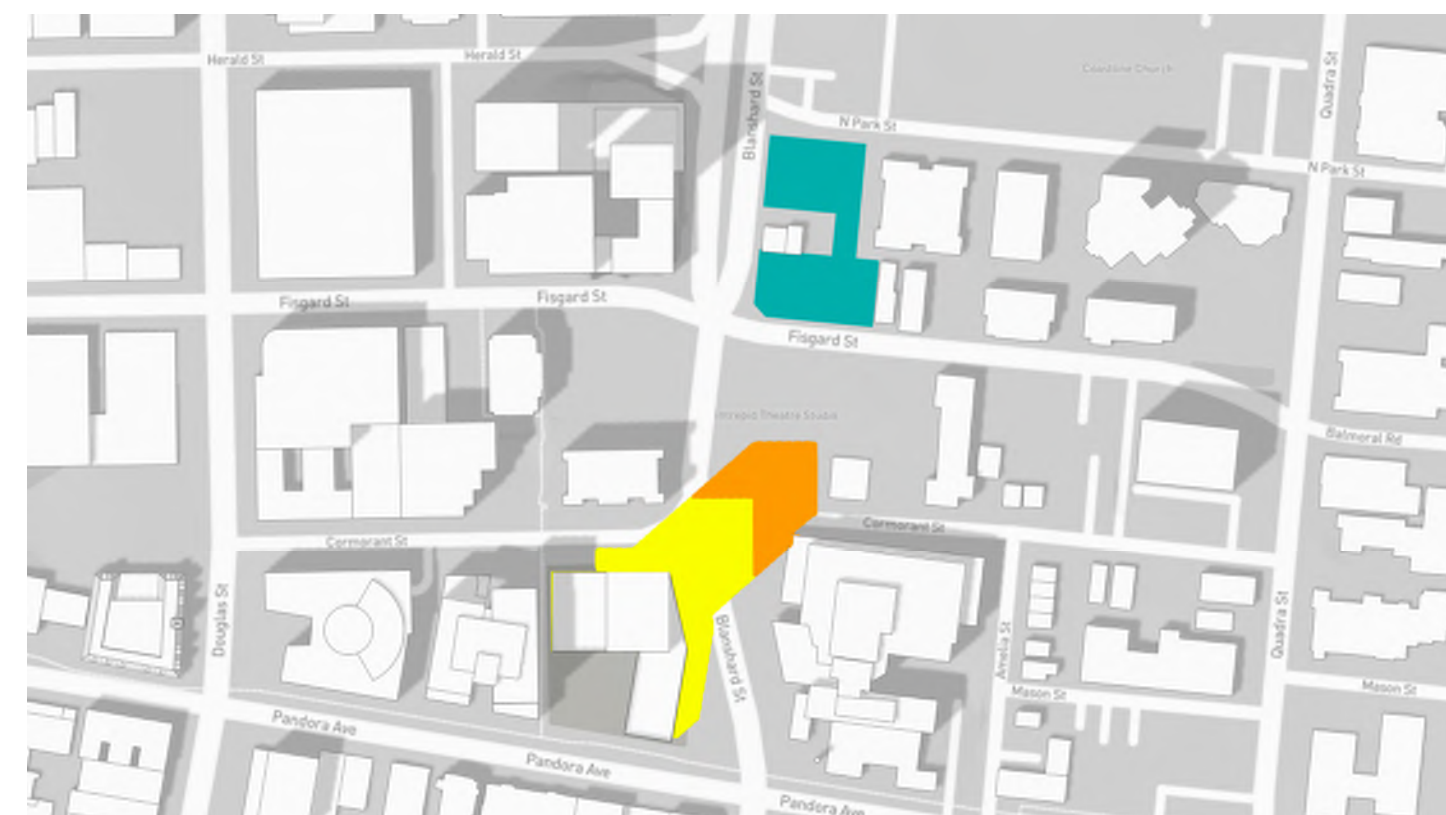
SOLSTICE - 12:00



SOLSTICE - 13:00



SOLSTICE - 14:00



SOLSTICE - 15:00



SOLSTICE - 16:00

- LEGEND**
- FUTURE PUBLIC OPEN SPACE
 - DCAP COMPLIANT SHADOW IMPACTS
 - NET INCREMENTAL SHADOW IMPACTS

BUILDING CODE ANALYSIS

PROJECT INFORMATION

		BCBC Reference	Notes
Project Type	New Construction		
Governing Building Code	BC Building Code 2024		
Major Occupancies	Group A2, C, D, E	3.1.2.1	
Building Area	2081 m2	Div A-1.4.1.2	Outside face of exterior walls
Grade	20.3m	Div A-1.4.1.2	BCBC Grade differs from City of Victoria Average Grade. BCBC Grade is the average along the lowest building face (along Pandora Avenue)
Building Height	35 storeys	Div A-1.4.1.2	
High Building	Yes	3.2.6.1	

BUILDING FIRE SAFETY + CONSTRUCTION CLASSIFICATION

		BCBC Reference	Notes
Classification	Group A2/C/D, Any Height, Any Area, Sprinklered	3.2.2.23, 3.2.2.47, 3.2.2.56	
Maximum Building Area	Unlimited	3.2.2.23, 3.2.2.47, 3.2.2.56	
Number of Streets Facing	3	3.2.2.10	
Construction Types Permitted	Noncombustible	3.2.2.23, 3.2.2.47, 3.2.2.56	
Interconnected Floor Space	Yes	3.2.8	

EXITS FROM FLOOR AREAS

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

FIRE RESISTANCE RATINGS

	FRR	BCBC Reference	Notes
Floor Assemblies	2 h	3.2.2.23, 3.2.2.47, 3.2.2.56, 3.2.2.66	
Unoccupied Roofs	N/A	3.2.2.23, 3.2.2.47, 3.2.2.56, 3.2.2.66	
Occupied Roofs	2 h	3.2.2.13	
Mezzanines	1 h	3.2.2.23, 3.2.2.47, 3.2.2.56	
Exits (stairs & corridors)	2 h	3.4.4.1	
Exit Lobby	0 or 2 h	3.4.4.2	2 h FRR required between Exit Lobby and Exit Stairs and any room not permitted to open directly into an exit
Between Suites	1 h	3.3.1.1, 3.3.4.2	Not required for Group D with public corridor
Between Suites and Public Corridors	1 h	3.3.4.2, 3.2.6.5	Elevator access directly to corridor
Between Major Occupancies (A2-D)	1 h	3.1.3.1	
Between Major Occupancies (A2-C)	1 h	3.1.3.1	
Between Major Occupancies (C-D)	1 h	3.1.3.1	
Between Major Occupancies (E-D)	0 h	3.1.3.1	
Between Major Occupancies (E-C)	2 h	3.1.3.1	
Between Major Occupancies (E-A2)	2 h	3.1.3.1	
Elevator Hoistways	2 h	3.5.3.1	
Emergency Conductor Shafts	2 h	3.2.7.10	
Service Spaces Containing Emergency Equipment	1 h	3.2.7.10	
Rooms Containing Fire Alarm Equipment	1 h	3.2.7.10	
Generator Room and Fuel Tank	2 h	3.6.2.8	
Electrical Equipment Room (sprinklered)	1 h	3.6.2.1	
Electrical Equipment Room (unsprinklered)	2 h	NFPA 13	Unsprinklered high voltage electrical room with dry filled transformer
Horizontal Service Space	1 or 2 h	3.1.8.3	FRR must match the vertical fire separation beneath the horizontal shaft
Waste Storage Room	1 h	3.6.2.5	
Storage Rooms	1 h	3.3.4.3	1.5 h required for storage rooms in the parking garage per 3.3.5.6
Sprinklered Janitor's Room	0 h	3.3.1.22	
Vertical Spaces	1 h	3.6.3.1	

CLOSURES & DOORS

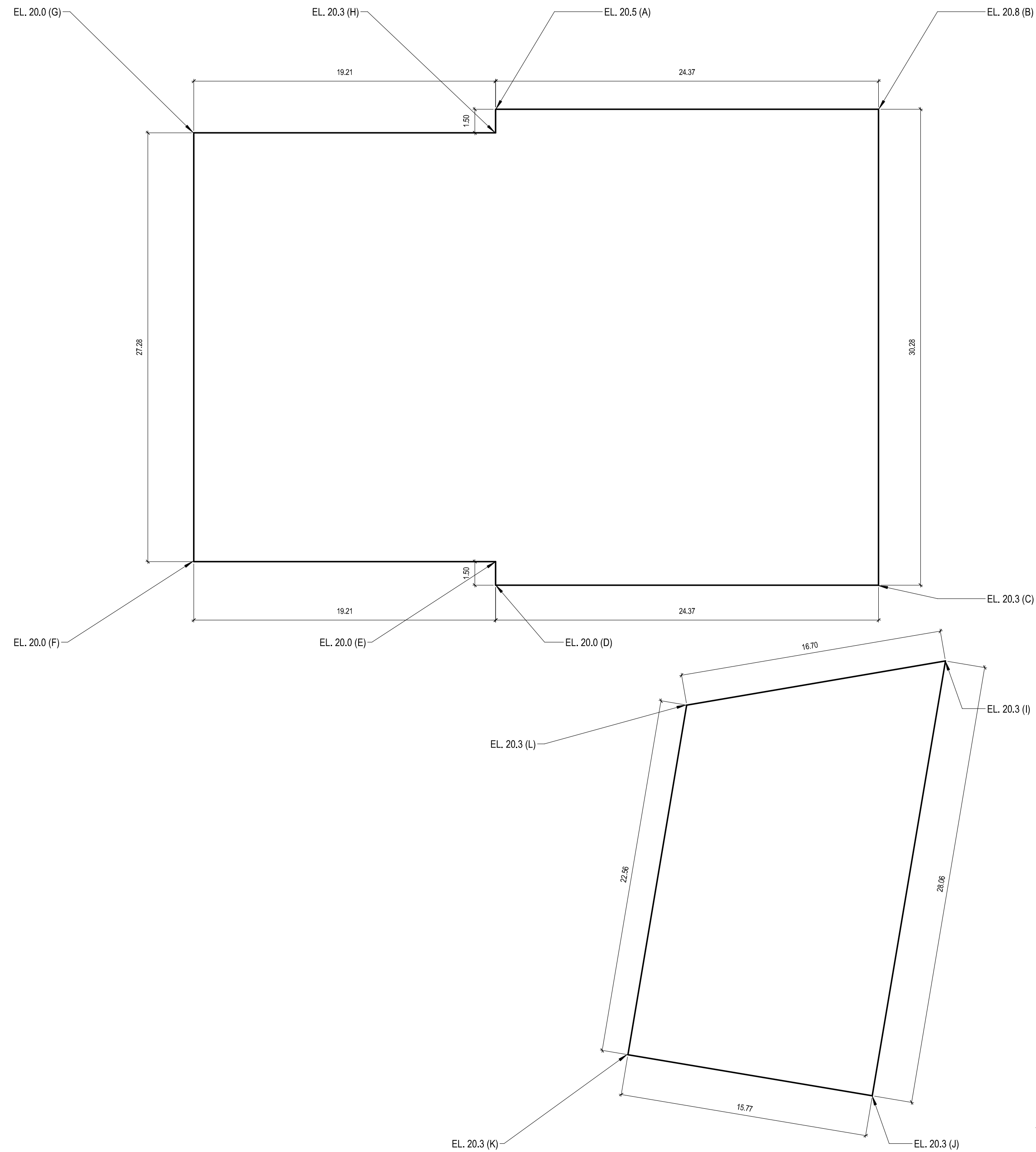
		BCBC Reference	Notes
Penetration of 1h Separation	45 min	3.1.8.4	Refer to 3.1.8.17 for Temperature Rise criteria
Penetration of 1.5h Separation	1 h	3.1.8.4	Refer to 3.1.8.17 for Temperature Rise criteria
Penetration of 2h Separation	90 min	3.1.8.4	Refer to 3.1.8.17 for Temperature Rise criteria

INTERIOR DESIGN - FINISHES

	FSR	SDC	BCBC Reference
Exits & Exit Stairs	25	N/A	3.1.13.2
Walls up to 10%	150	N/A	3.1.13.2.(4)
Ceilings up to 10%	150	N/A	3.1.13.2.(4)
	Per 3.1.13.8.(1)(b) FSR must be achieved on any exposed surface or any surface that would be exposed by cutting through the material		
Exit Lobbies	25	N/A	3.1.13.2
Walls up to 25%	150	N/A	3.1.13.2.(4)
Ceilings up to 10%	150	N/A	3.1.13.2.(4)
	Per 3.1.13.8.(1)(b) FSR must be achieved on any exposed surface or any surface that would be exposed by cutting through the material		
Public Corridors	150	N/A	3.1.13.6.(3)
Elevator Car Walls and Ceilings	75	450	3.1.13.7 and 3.1.13.11
Elevator Car Floors	300	450	3.1.13.7 and 3.1.13.11
Interior Finishes up to 1mm	N/A	N/A	3.1.5.12.(1)
Interior Finishes up to 25mm	150	N/A	3.1.5.12.(2),(3)

HIGH BUILDING REQUIREMENTS

	BCBC Reference	Notes
Limits to Smoke Movement	3.2.6.2	Separation of stairs above and below the lowest exit level Stair venting for above grade exit stairs at 0.05m2 per door and at least 1.8m2 Pressurization of below grade exit stairs with top venting Pressurization ducts for stairs below grade rated 2h Elevators require 2h fire rated vestibules at below grade levels Firestopping at vertical service spaces immediately below the lowest exit level
Emergency Operation of Elevator	3.2.6.4	Automatic and manual emergency recall Elevator car emergency switches and status indicators Smoke detectors at elevator lobbies, hoistways, elevator control rooms
Elevator for Firefighter Use	3.2.6.5	At least one elevator designed for use by firefighters - 2.2m2 and 900kg capacity All elevators capable of operating on emergency power. One elevator at a time is acceptable if all elevators can recall within 5min per 3.2.7.9.(3). If not, firefighting elevator plus one other elevator must be on emergency power 2h fire rated shaft with 90min fire rated closures 2h fire rating for emergency electrical conductors (to provide 1 hour operation under fire conditions)
Venting to Aid Firefighting	3.2.6.6	Operable windows or balcony doors or provision of smoke exhaust at 6 ACH CACF to be located at the Cormorant lobby where the fire department response point will be
Central Alarm and Control Facility	3.2.6.7	
Voice Communication System	3.2.6.8	Voice communication system with firefighter's telephones or ECCOM system per 3.2.4.22.(5) and 3.2.5.20.(1)
Emergency Lighting and Power	3.2.7.4	2 hour duration under full load (emergency power for fire alarm system)
Fire Alarm Emergency Power	3.2.7.8	2 hour duration under full load with 24 hour supervisory power (emergency power for fire alarm system)
Emergency Power for Building Services	3.2.7.9	2 hour operation provided by generator for all emergency building systems
Protection of Electrical Conduit	3.2.7.10	2h fire rating for electrical and emergency system conductors (to provide 1 hour operation under fire conditions)

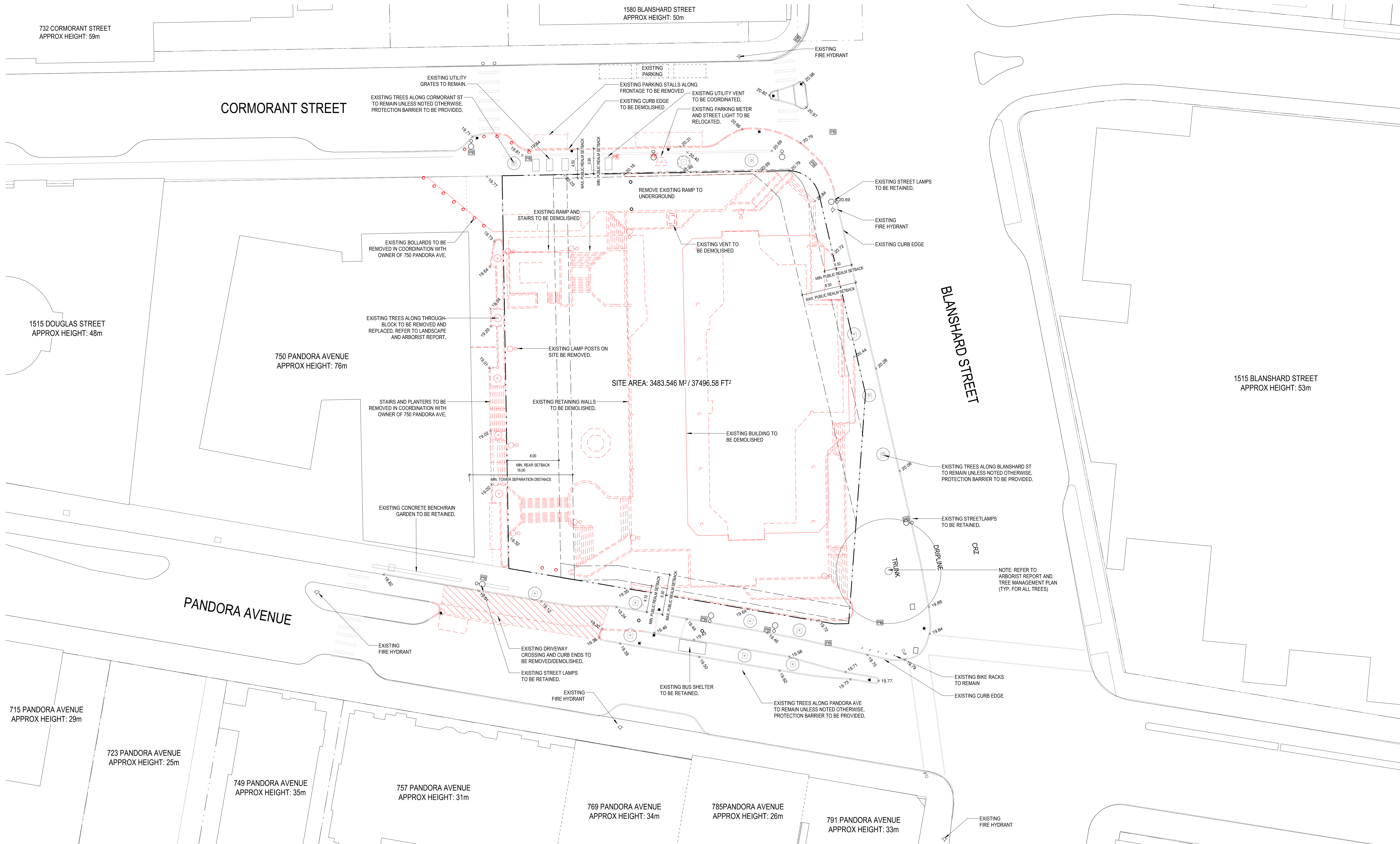


1 PLAN - AVERAGE GRADE
A.021 1 : 200

AVERAGE GRADE CALCULATIONS

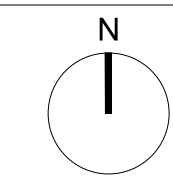
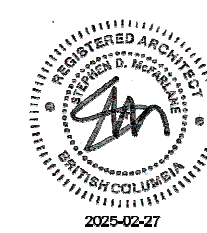
GRADE POINTS		DISTANCE BETWEEN POINTS		AVERAGE GRADE CALCULATION					
Point	Elev (m)	Point Pair	(m)	Point Pair	Point 1	Point 2	Average	Distance	Total
A	20.50	A & B	24.37	A & B	20.50	20.80	20.65	24.37	503.20
B	20.80	B & C	30.28	B & C	20.80	20.30	20.55	30.28	622.34
C	20.30	C & D	24.37	C & D	20.30	20.00	20.15	24.37	451.62
D	20.00	D & E	1.50	D & E	20.00	20.00	20.00	1.50	30.00
E	20.00	E & F	19.21	E & F	20.00	20.00	20.00	19.21	384.12
F	20.00	F & G	27.28	F & G	20.00	20.00	20.00	27.28	545.68
G	20.00	G & H	19.21	G & H	20.00	20.30	20.15	19.21	387.00
H	20.30	H & A	1.50	H & A	20.30	20.50	20.40	1.50	30.60
I	20.30	I & J	28.06	I & J	20.30	20.30	20.30	28.06	569.96
J	20.30	J & K	15.77	J & K	20.30	20.30	20.30	15.77	320.11
K	20.30	K & L	22.56	K & L	20.30	20.30	20.30	22.56	457.95
L	20.30	L & I	1.37	L & I	20.30	20.30	20.30	1.37	27.81
Total		Perimeter	215.48	Total				215.48	4,369.48

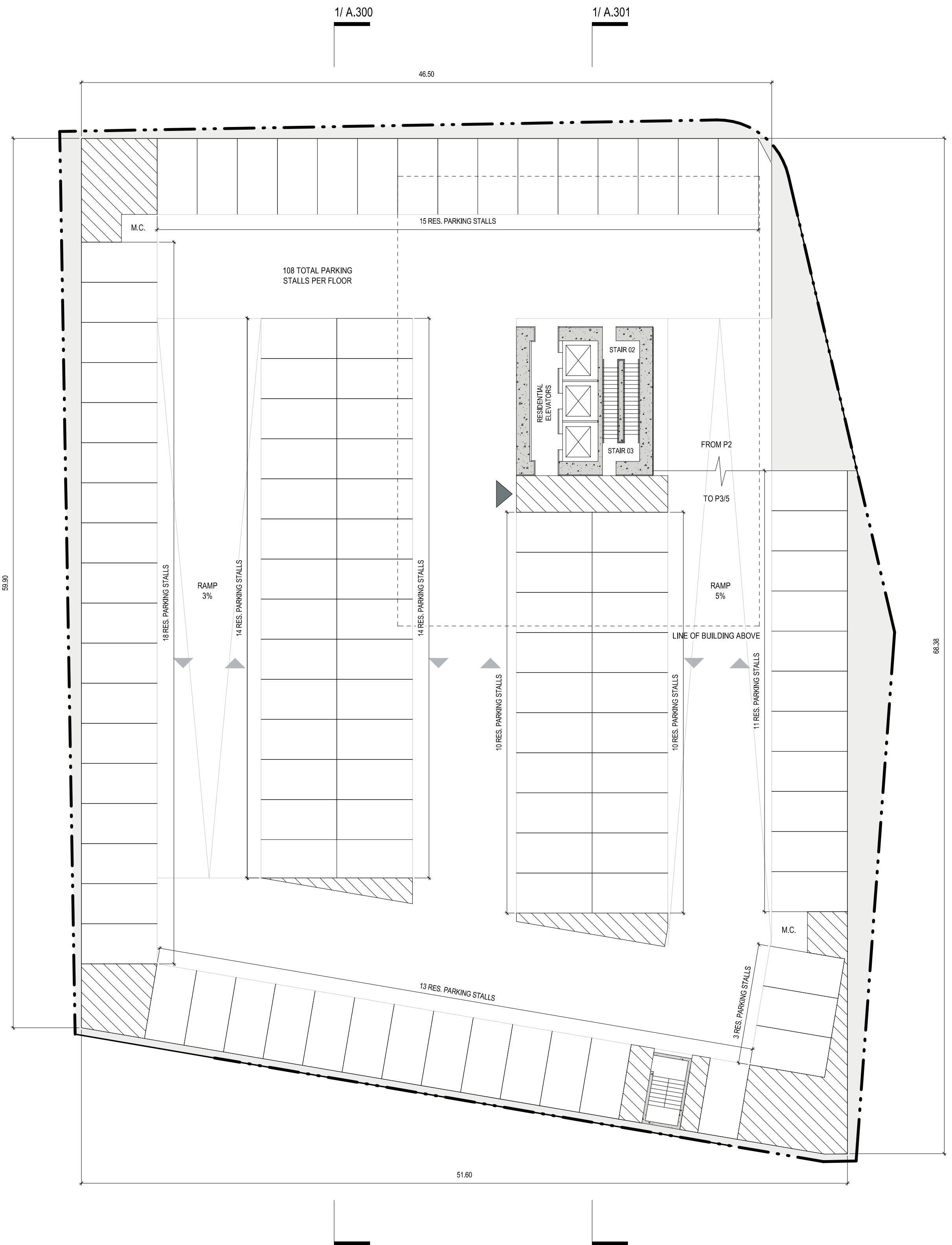
AVERAGE GRADE 20.28



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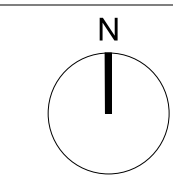
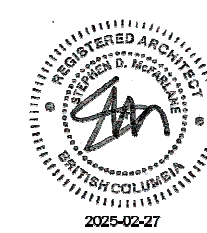
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02/24/2025	02	Issued for Rezoning

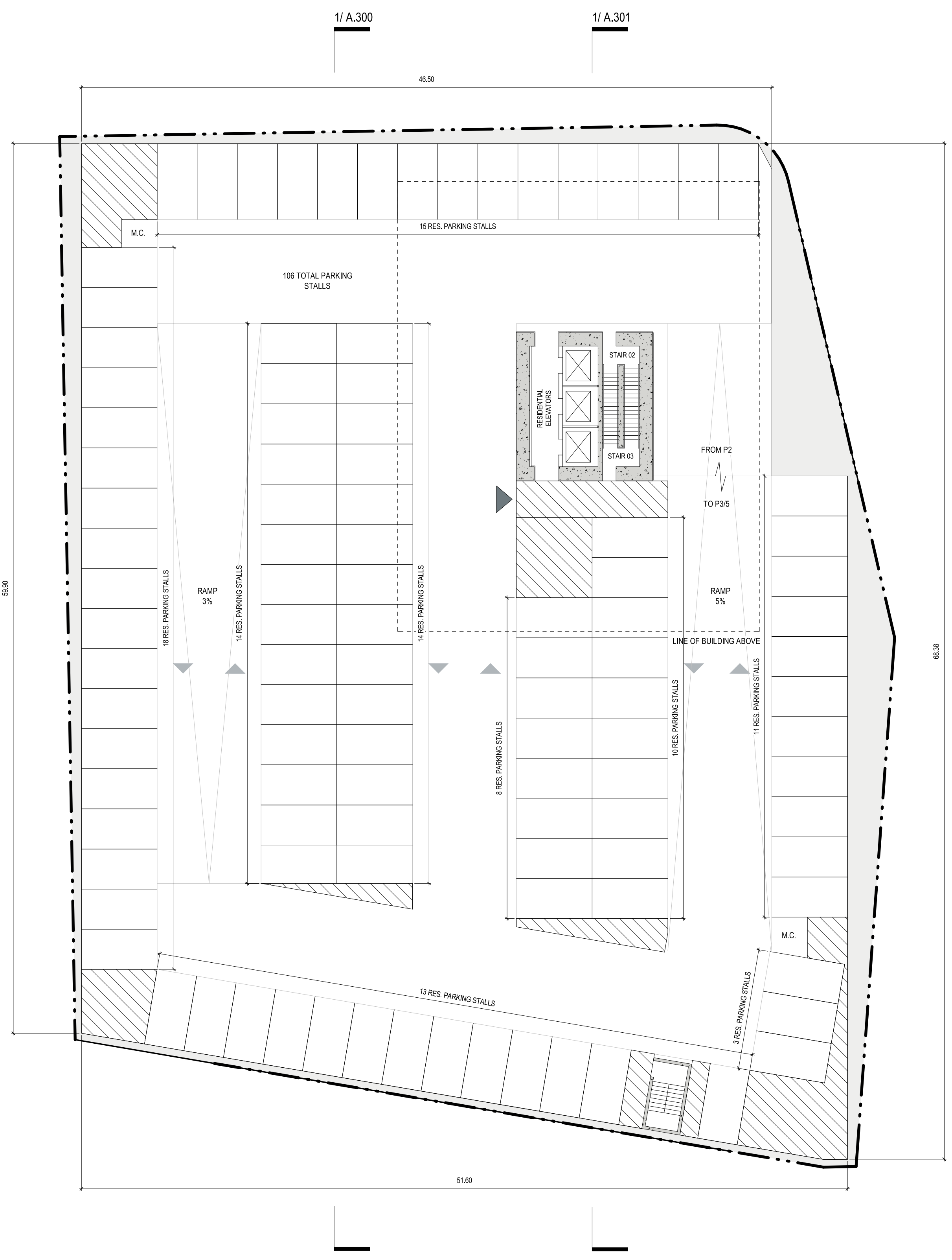




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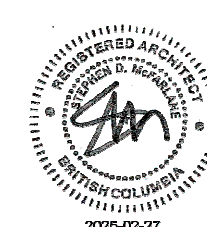
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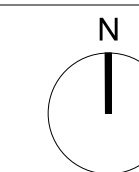
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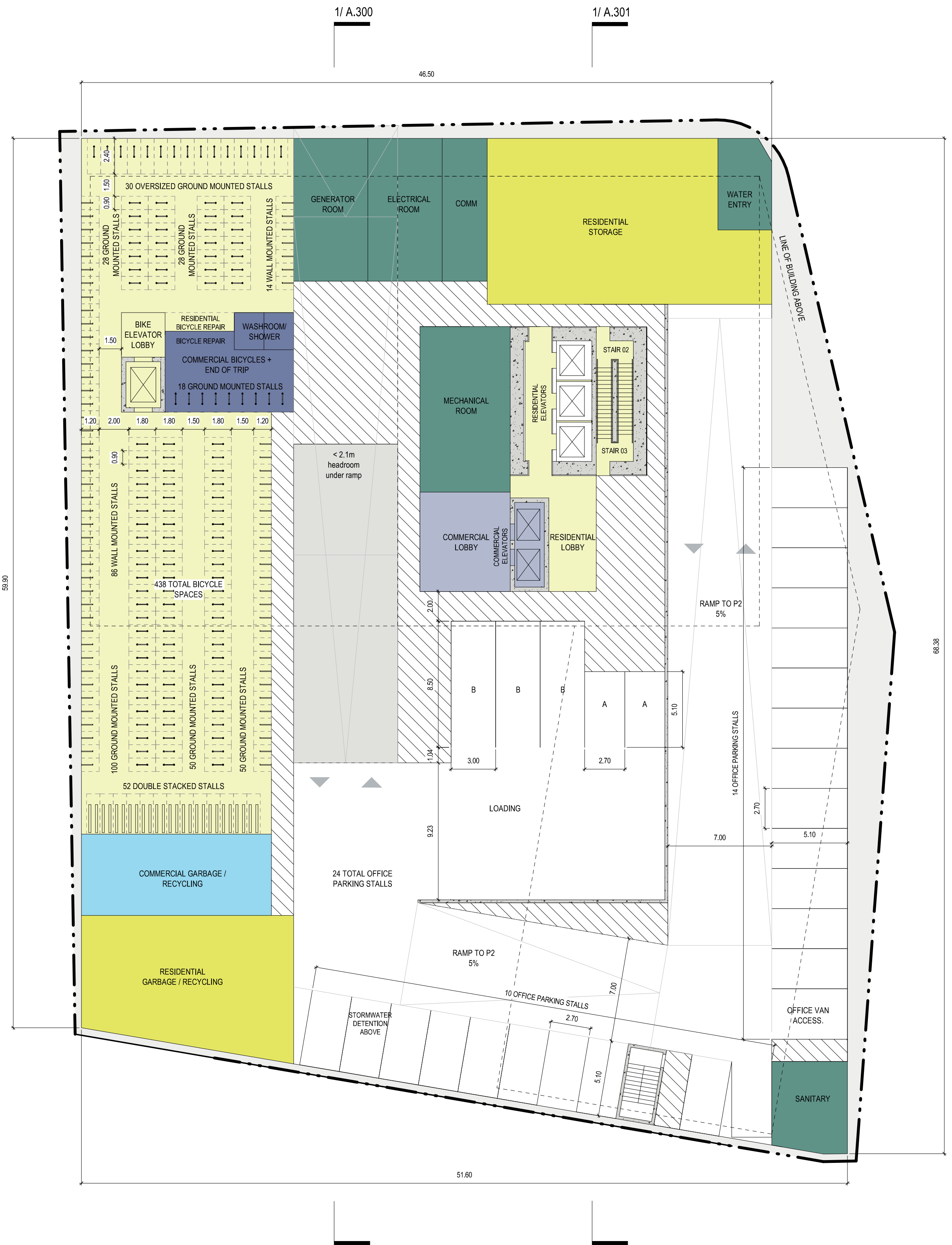
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01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning



1520 BLANSHARD STREET

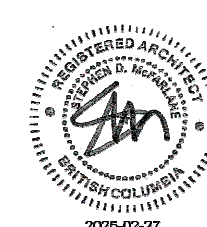
1520 BLANSHARD STREET, VICTORIA, BC
2023-017





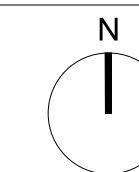
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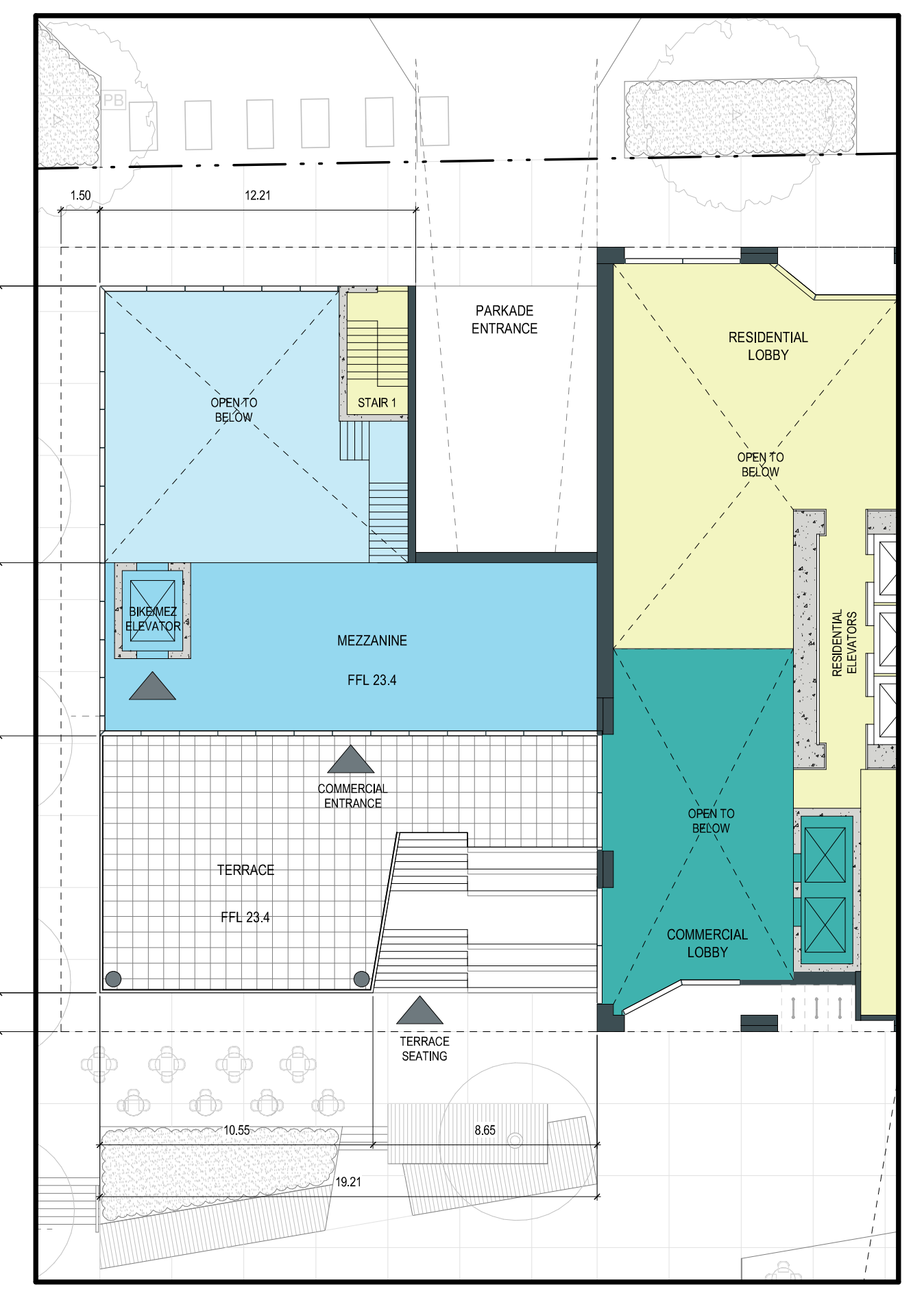
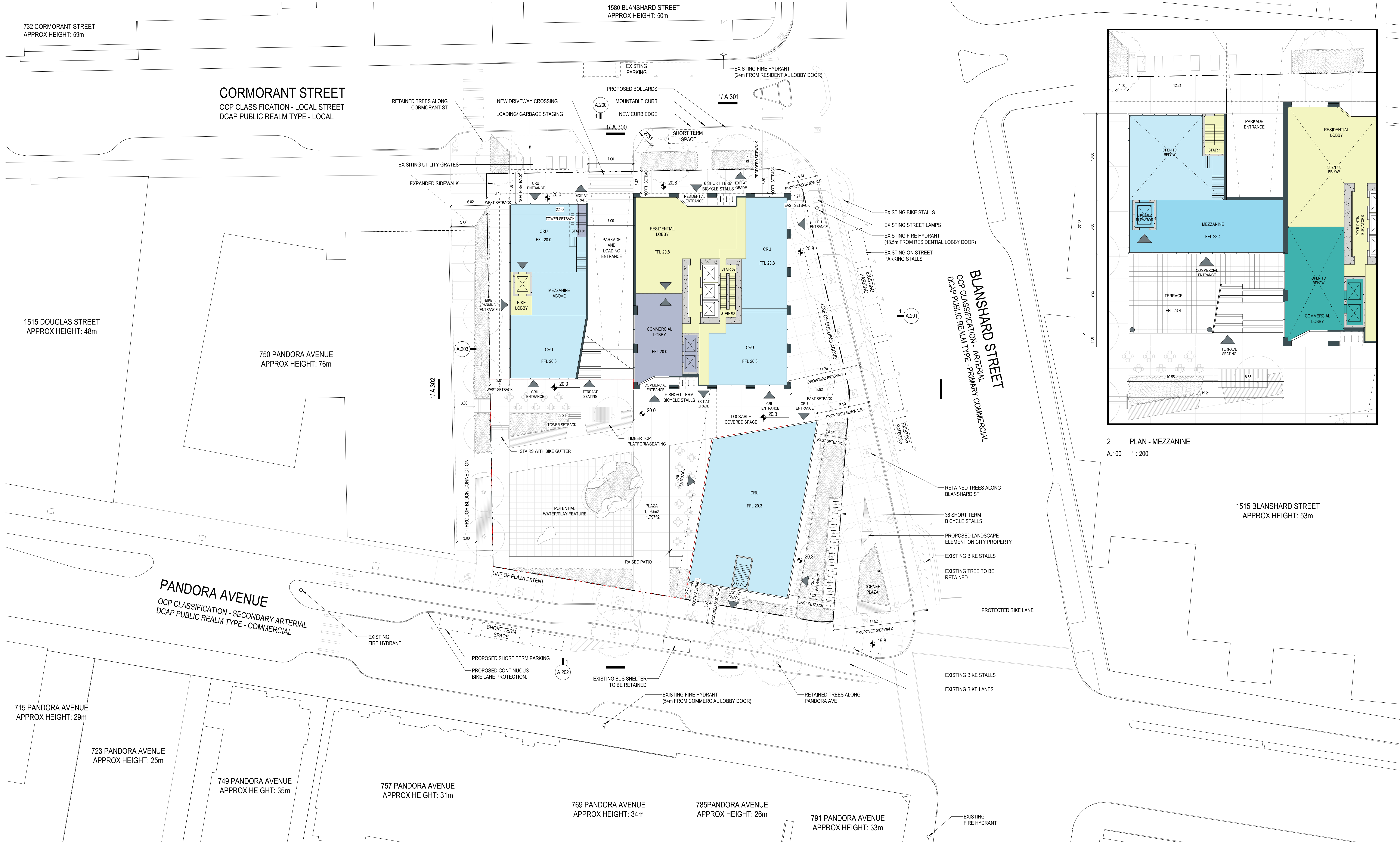
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02/24/2025	02	Issued for Rezoning



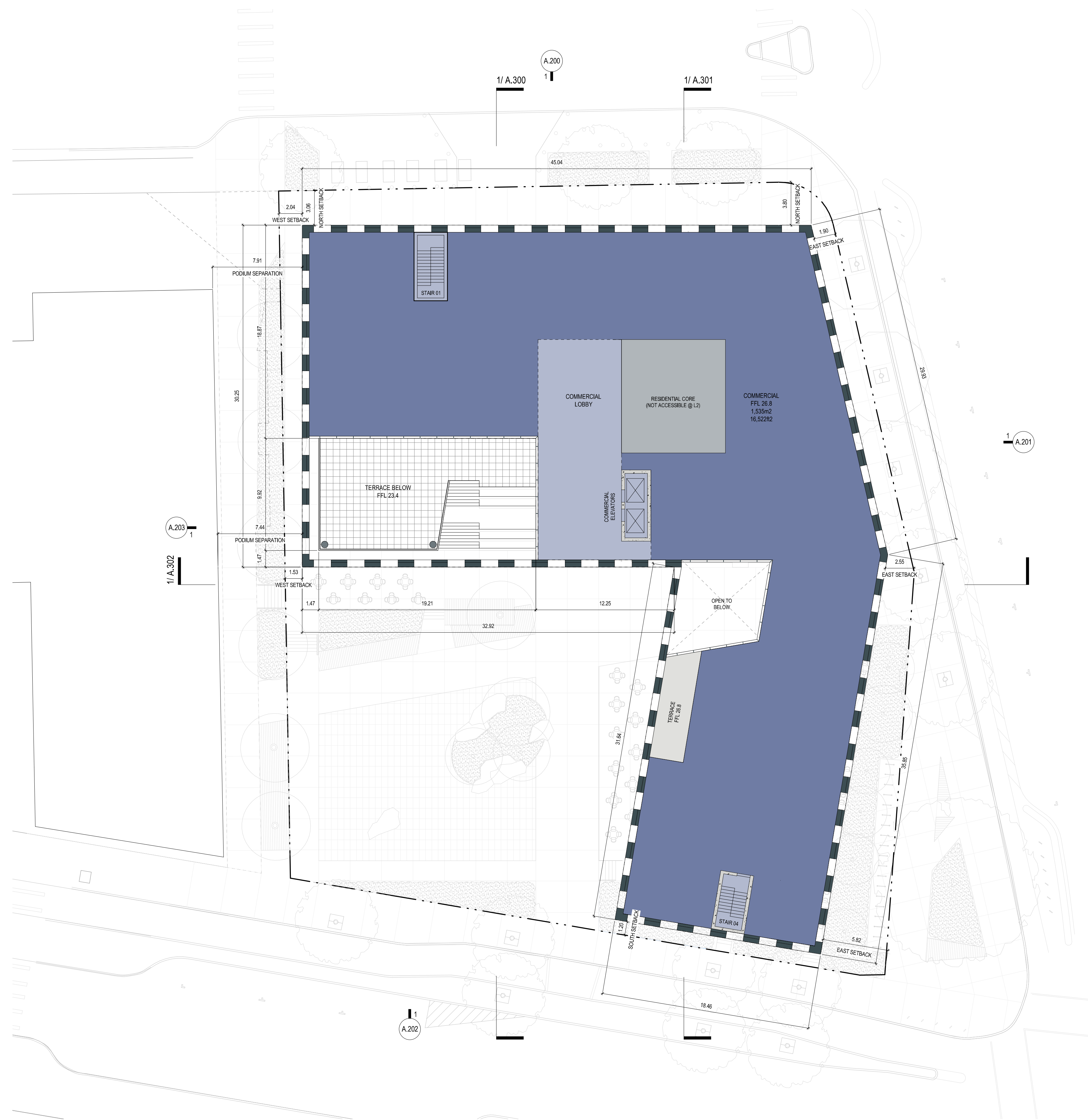
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1520 BLANSHARD STREET, VICTORIA, BC
2023-017



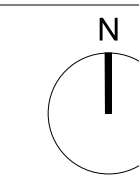
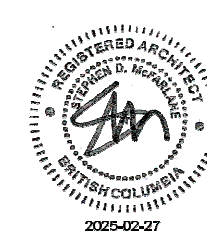


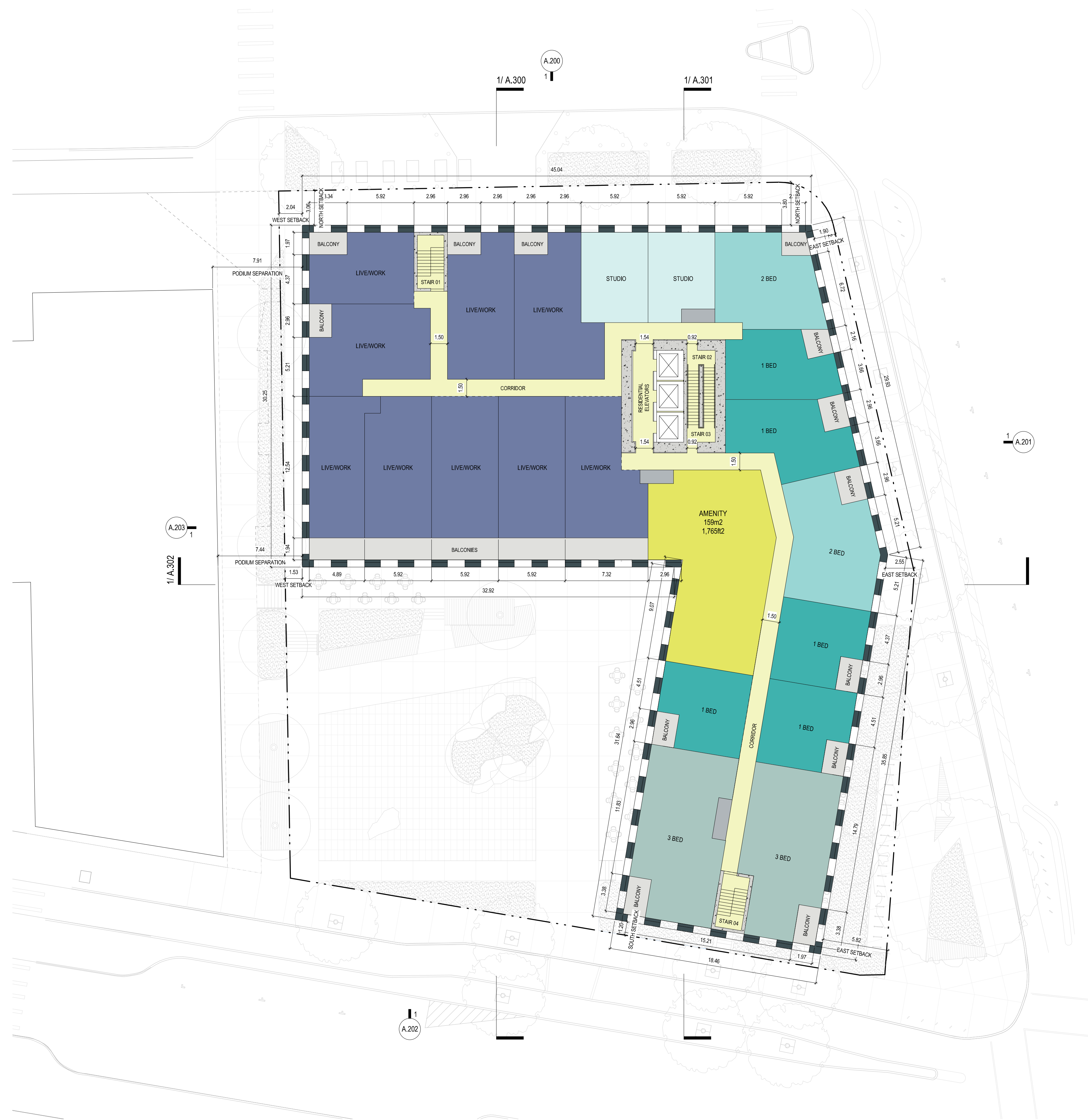
2 PLAN - MEZZANINE
A.100 1:200



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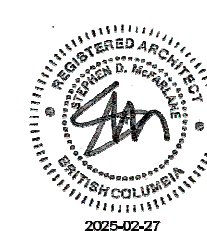
DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning





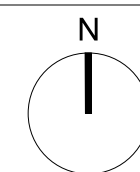
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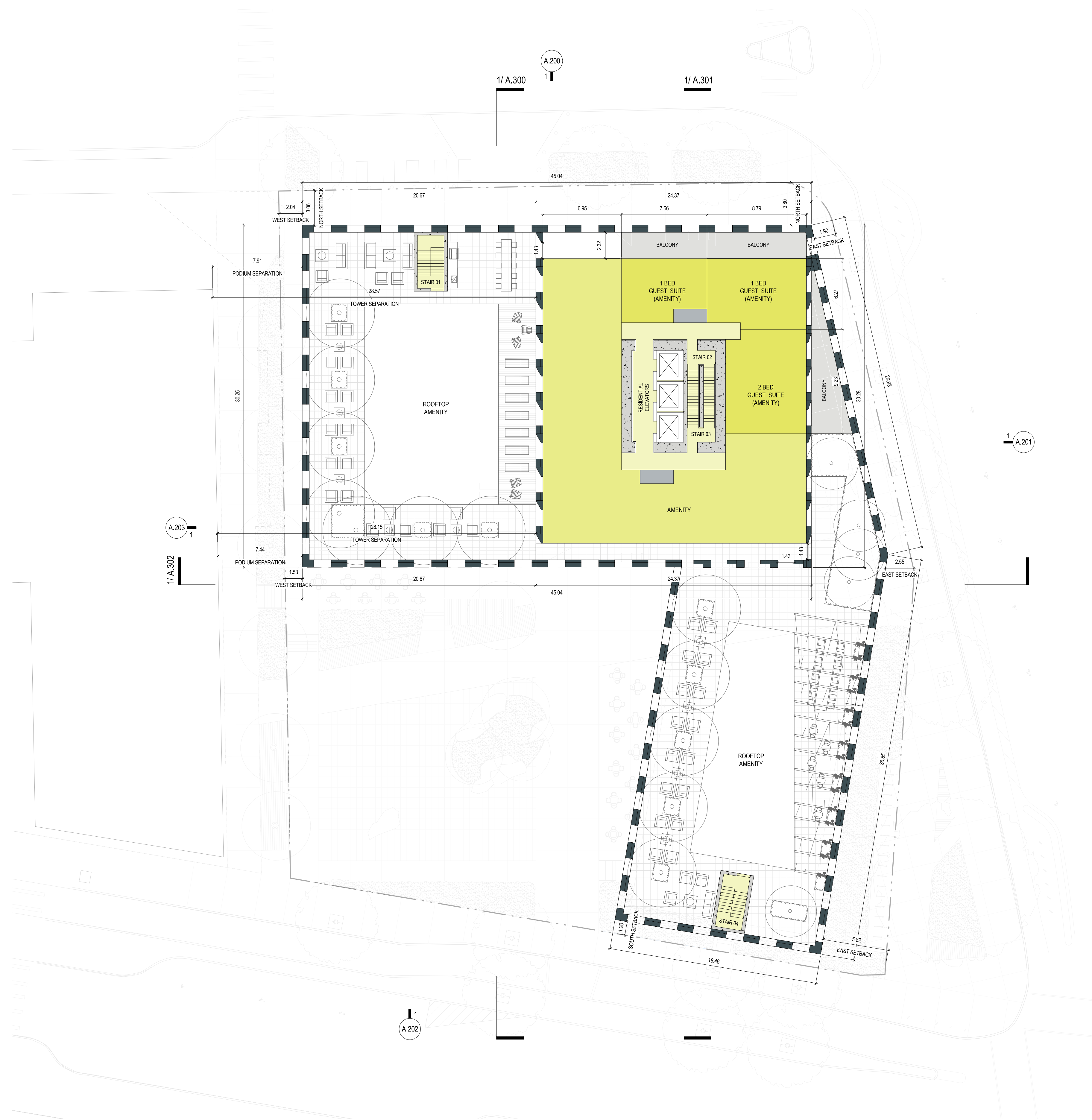
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01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning



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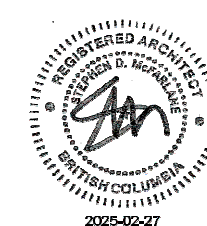
1520 BLANSHARD STREET, VICTORIA, BC
2023-017





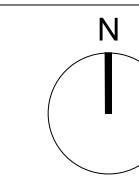
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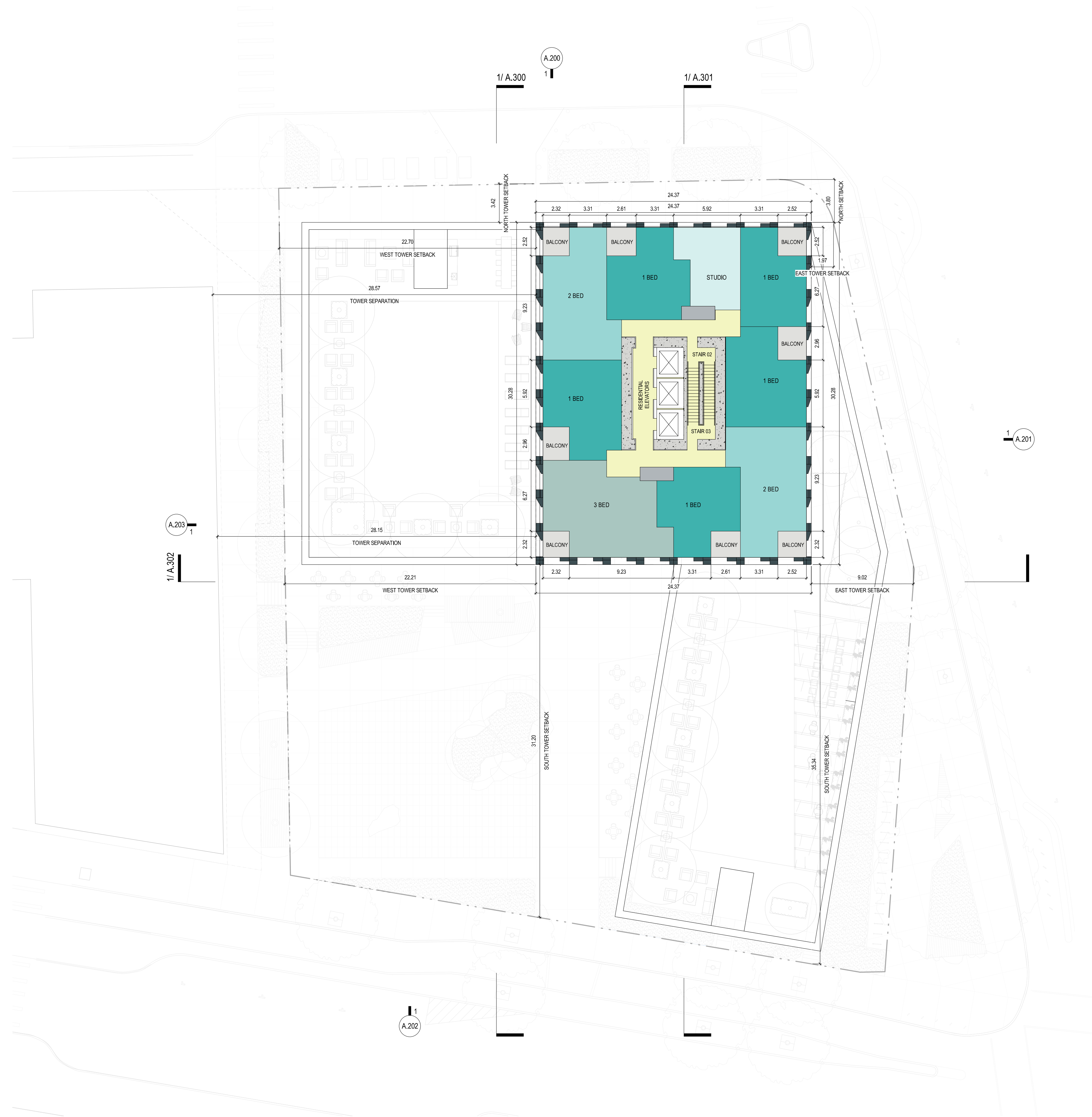
DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning



1520 BLANSHARD STREET

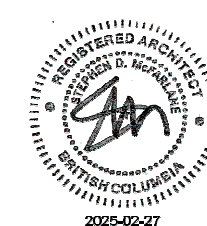
1520 BLANSHARD STREET, VICTORIA, BC
2023-017





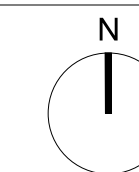
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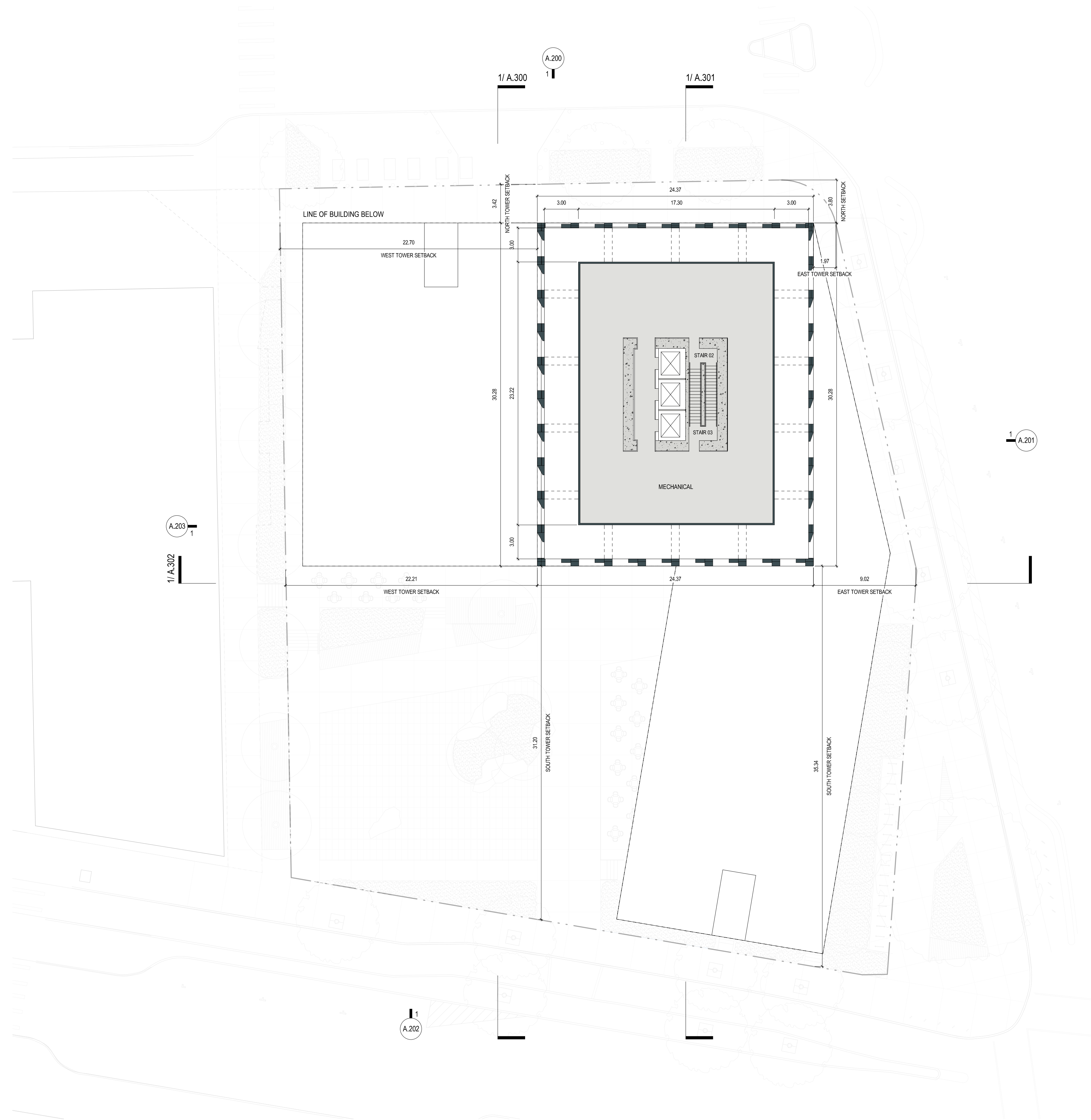
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01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning



1520 BLANSHARD STREET

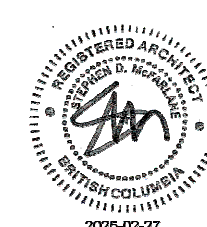
1520 BLANSHARD STREET, VICTORIA, BC
2023-017





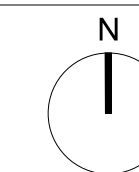
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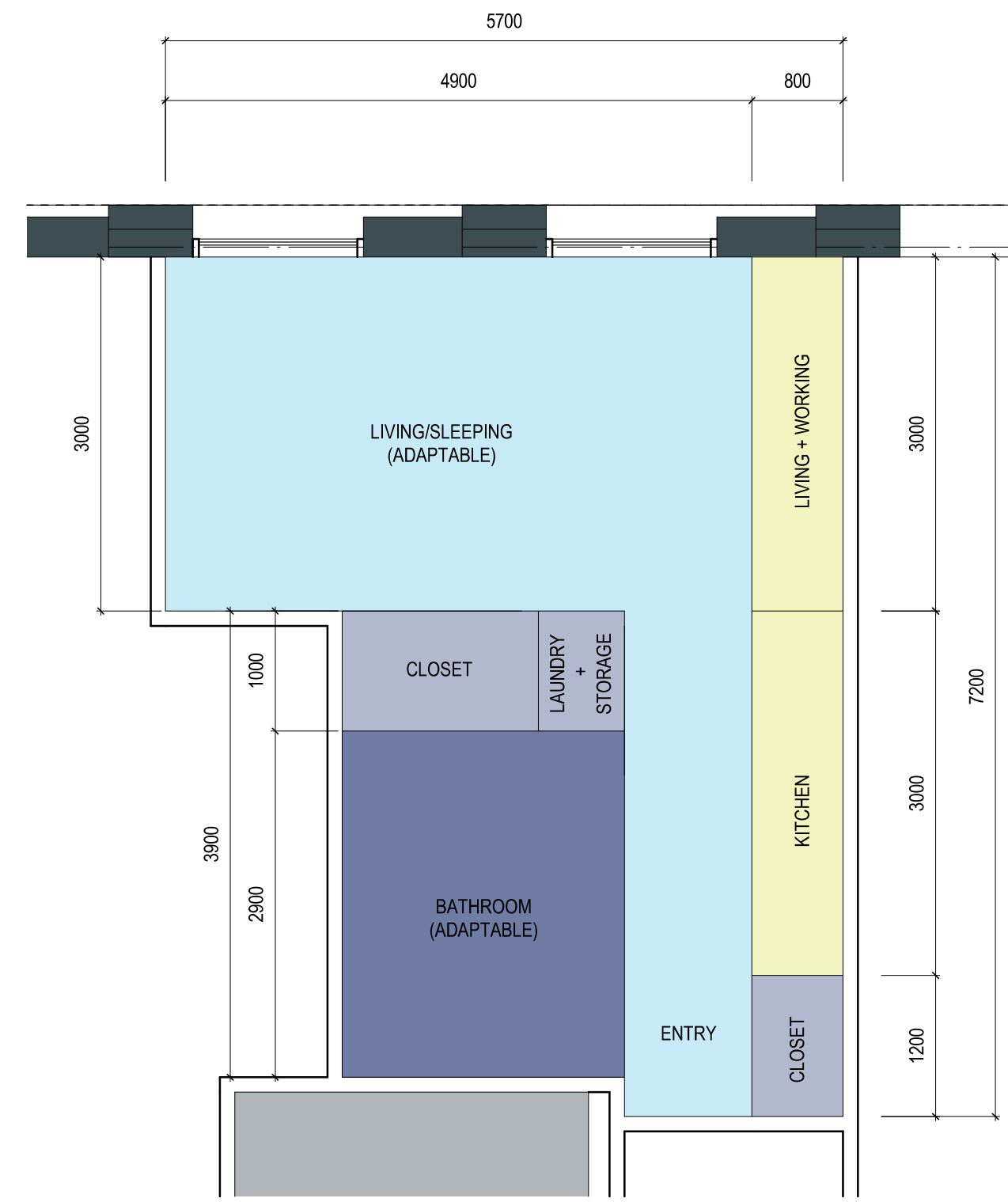
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02/24/2025	02	Issued for Rezoning



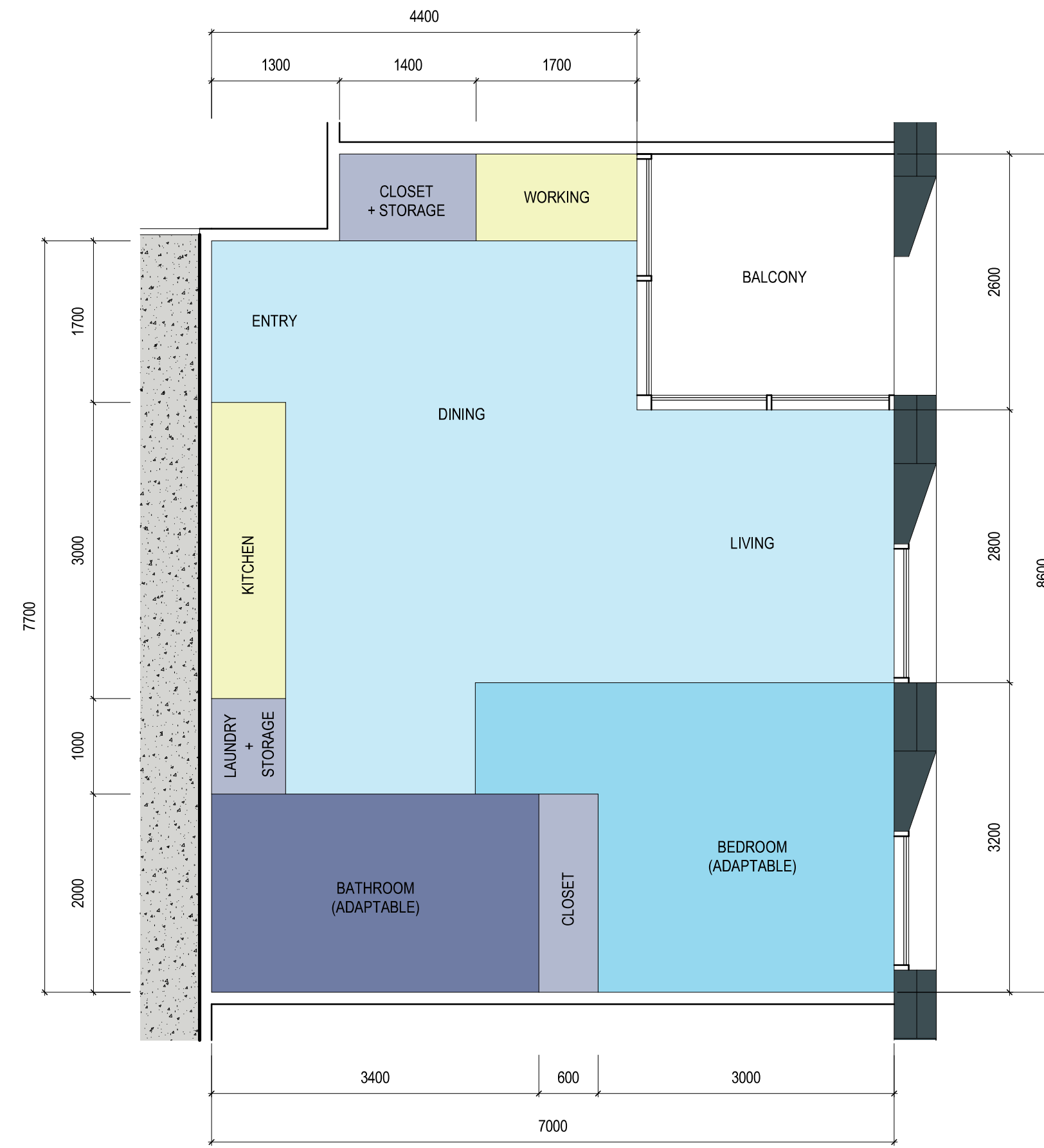
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1520 BLANSHARD STREET, VICTORIA, BC
2023-017

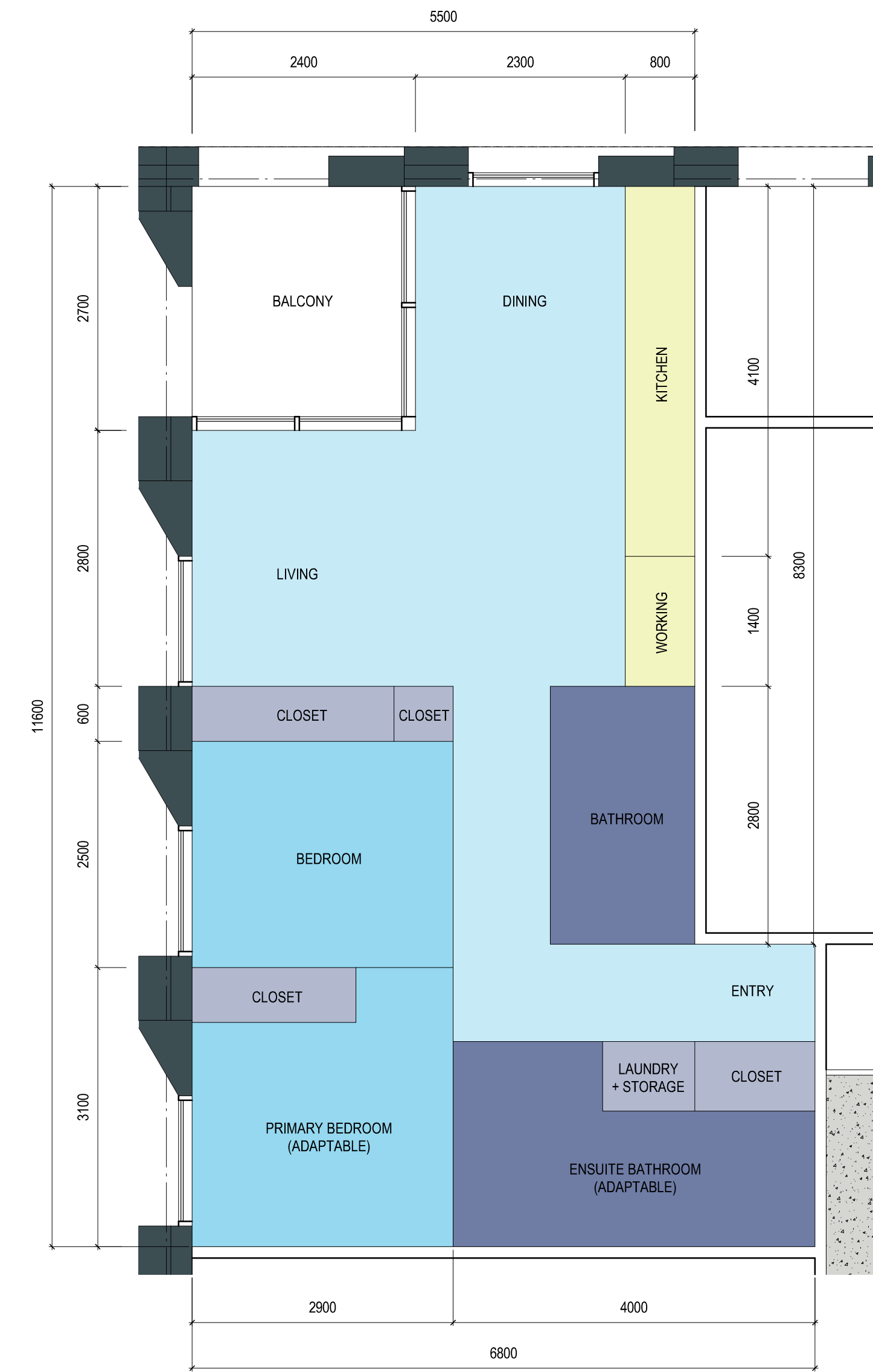




1 UNIT - STUDIO
A.120 1 : 50



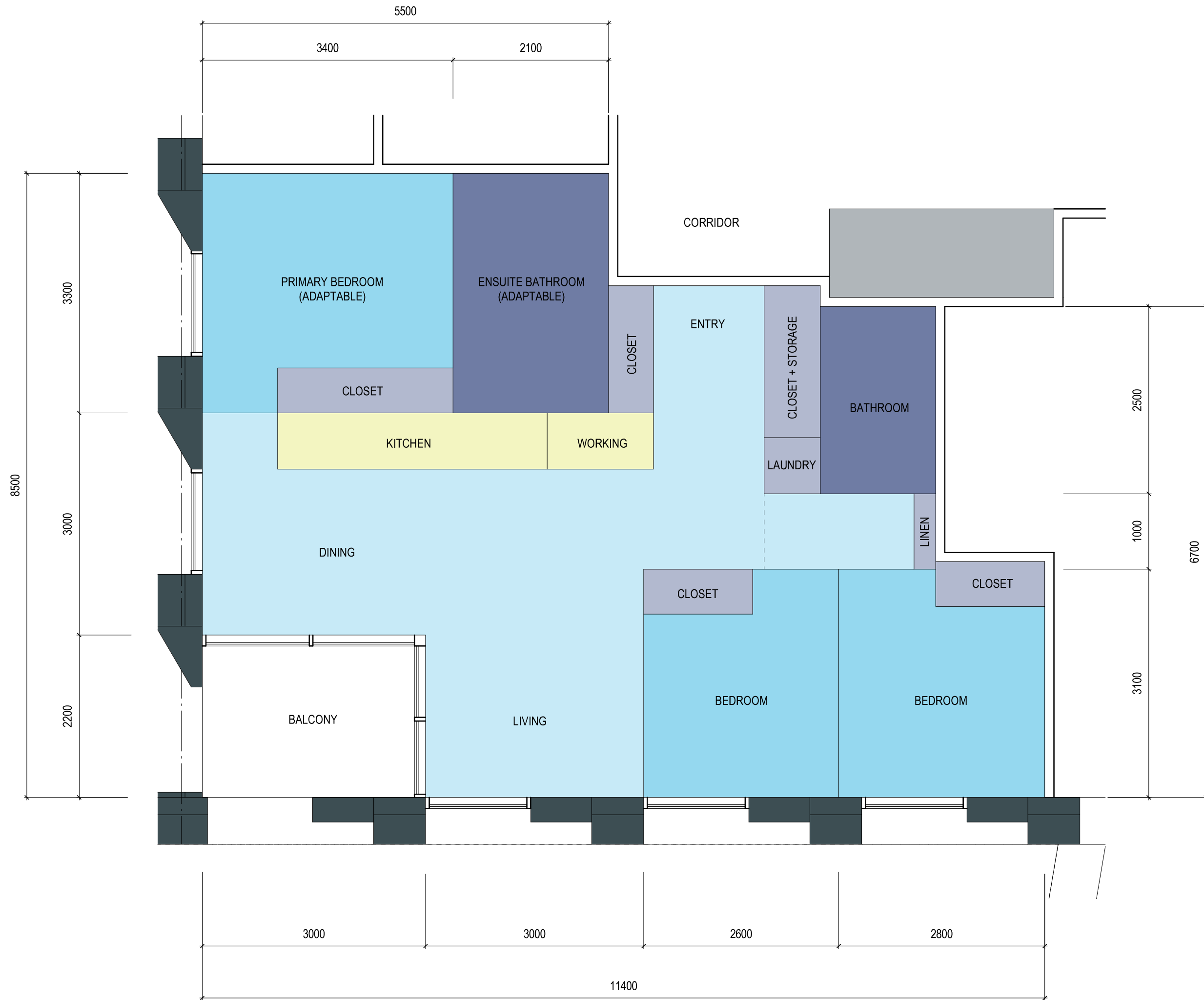
2 UNIT - 1 BEDROOM
A.120 1 : 50



3 UNIT - 2 BEDROOM
A.120 1 : 50

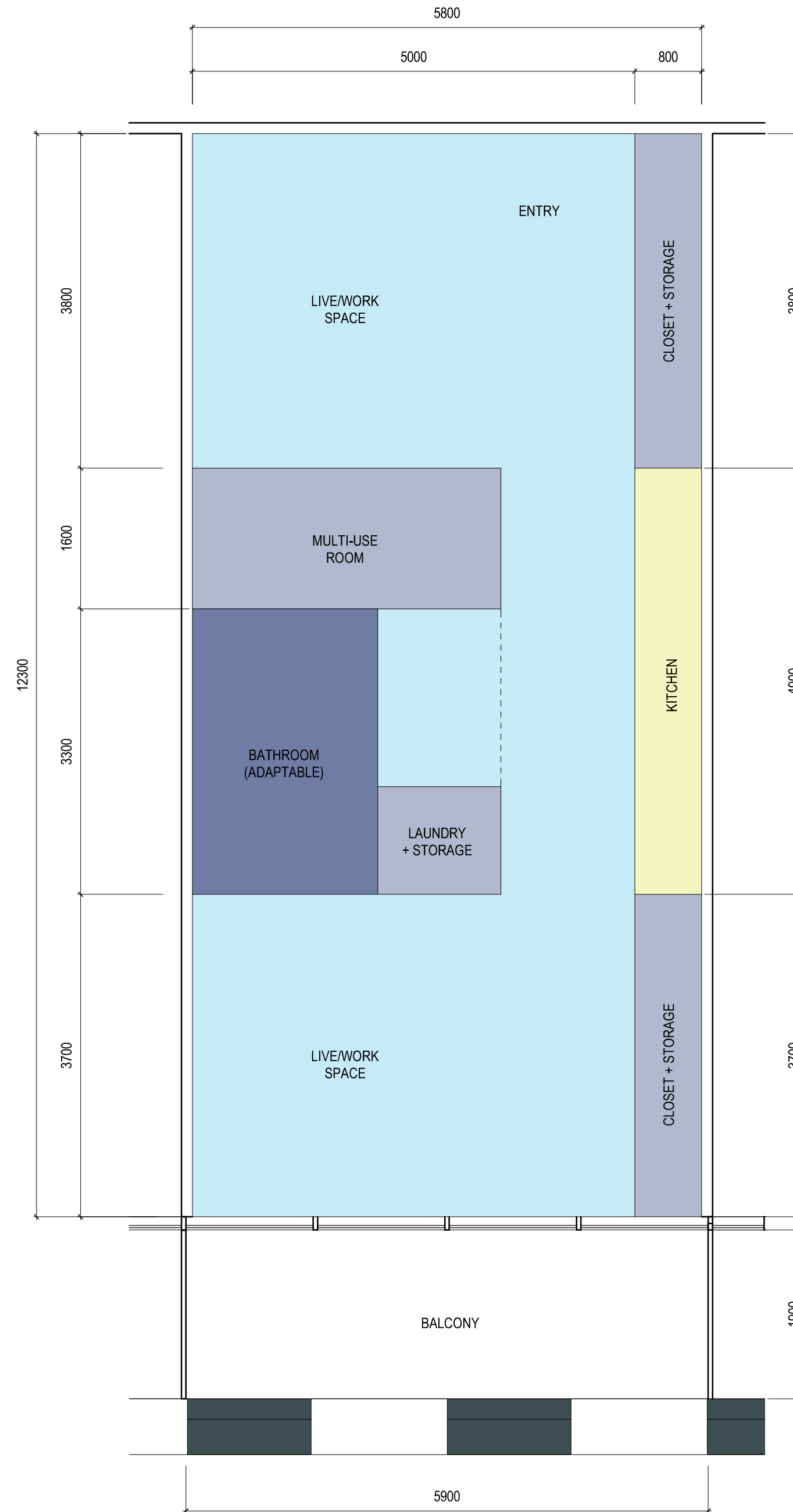
LEGEND

- LIVING/DINING/ENTRY
- BEDROOM
- KITCHEN/MILLWORK
- BATHROOM
- ANCILLARY/STORAGE

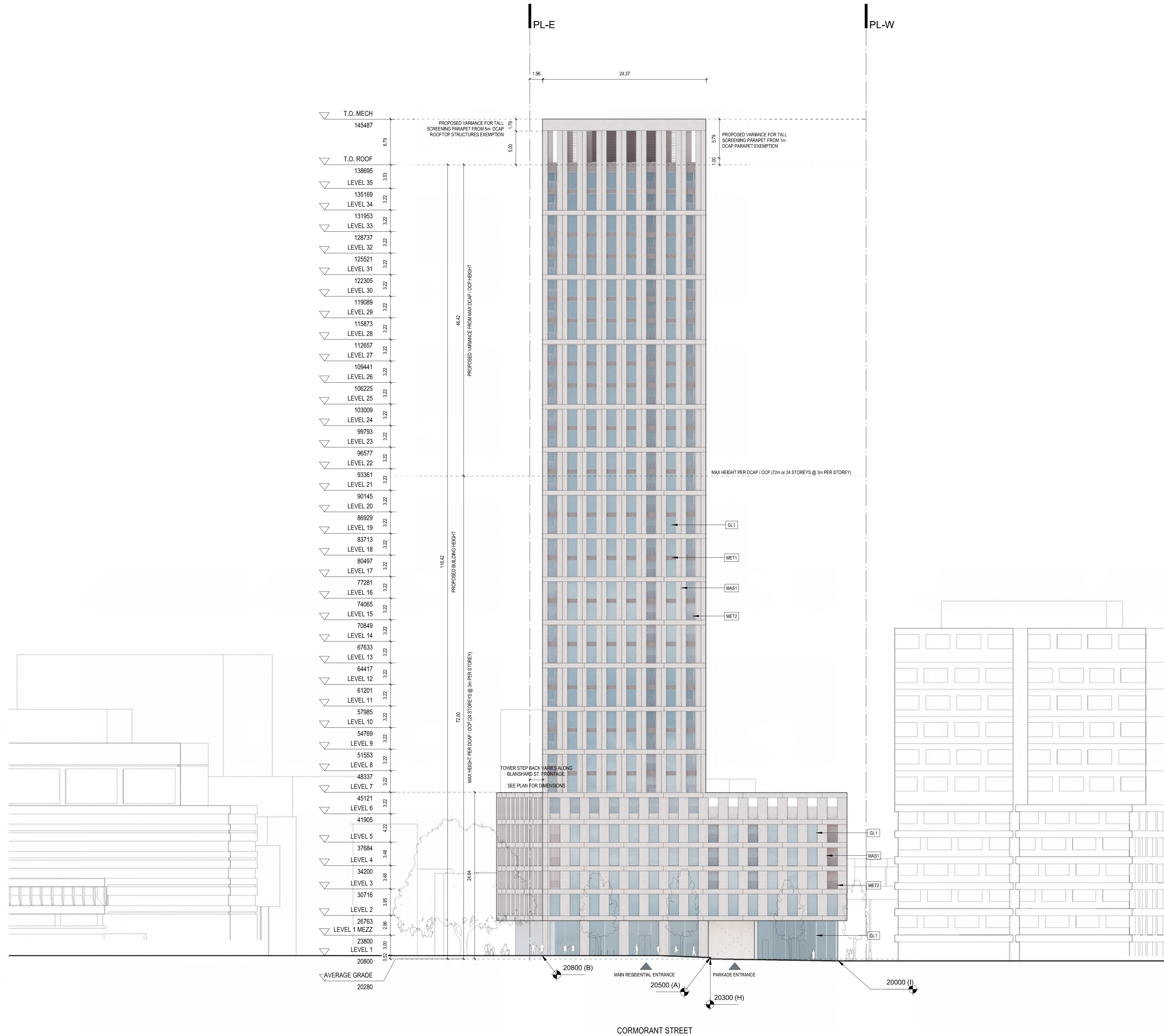


1 UNIT - 3 BEDROOM
A.121 1 : 50

- LEGEND**
- LIVING/DINING/ENTRY
 - BEDROOM
 - KITCHEN/MILLWORK
 - BATHROOM
 - ANCILLARY/STORAGE



2 UNIT - LIVE/WORK
A.121 1 : 50



MATERIAL PALETTE

- GL1 CLEAR GLASS
- MET1 METAL PANEL
- MAS1 BRICK OR STONE MASONRY
- MET2 METALWORK

2025-02-27 10:52:02 AM

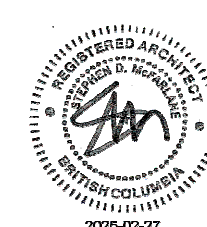
DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning





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DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning



1520 BLANSHARD STREET

1520 BLANSHARD STREET, VICTORIA, BC
2023-017



2025-02-27 10:52:05 AM

MATERIAL PALETTE

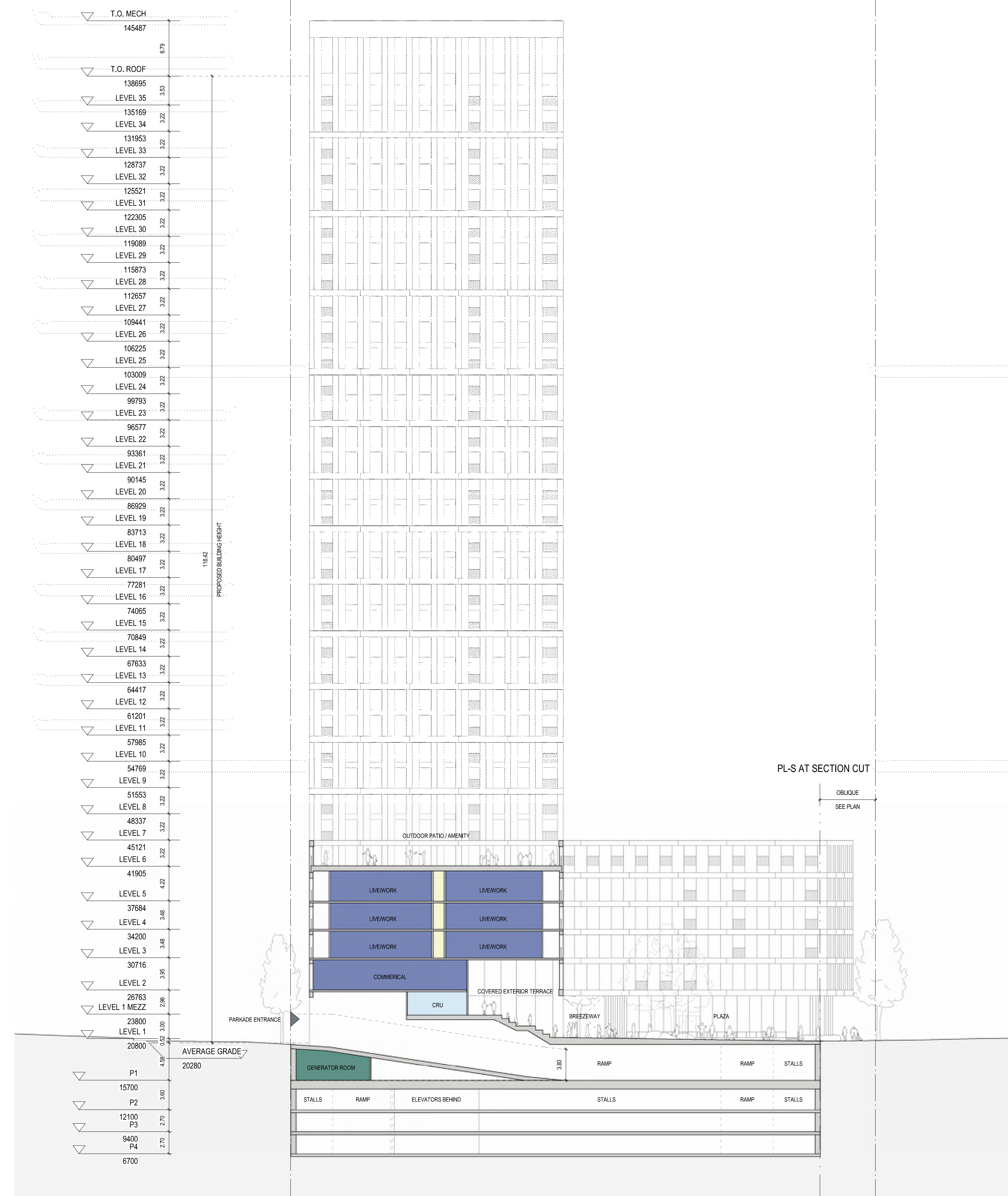
- GL1 CLEAR GLASS
- MET1 METAL PANEL
- MAS1 BRICK OR STONE MASONRY
- MET2 METALWORK



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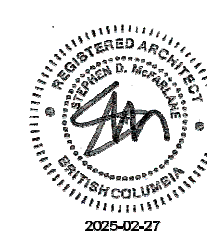
PL-N

PL-S



2025-02-27 10:52:08 AM

DATE	REV	DESCRIPTION
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02/24/2025	02	Issued for Rezoning

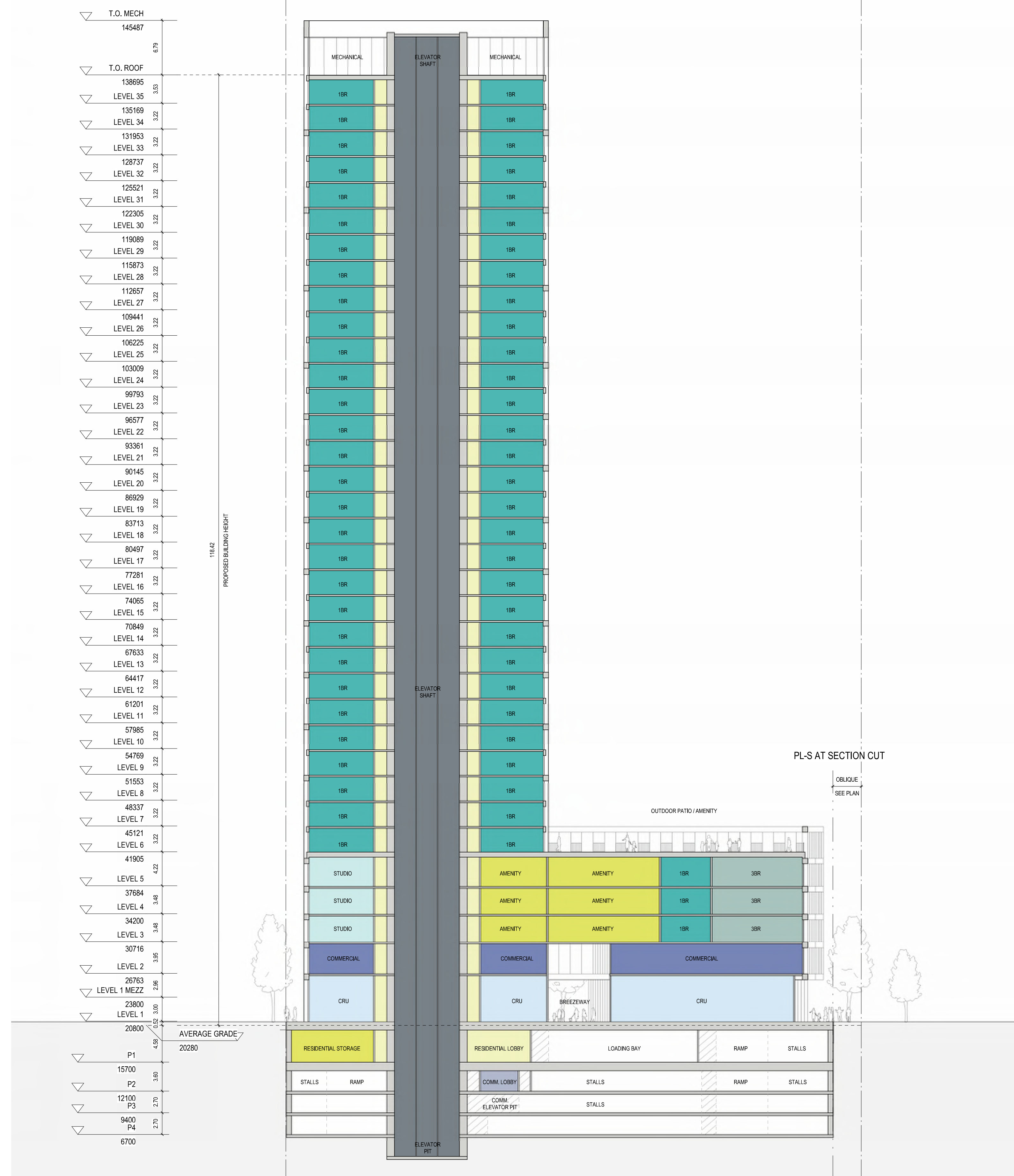


1520 BLANSHARD STREET

1520 BLANSHARD STREET, VICTORIA, BC
2023-017

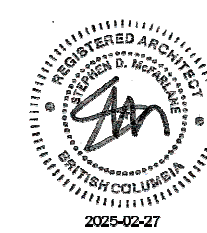
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PL-S



2025-02-27 10:52:09 AM

DATE	REV	DESCRIPTION
01/06/2025	01	Issued for Development Tracker
02/24/2025	02	Issued for Rezoning



1520 Blanshard - Issued for Rezoning

February 24th, 2025

Drawing List

L0.00	Cover Page
L0.01	Landscape Concept Plan - Ground Level
L0.02	Landscape Concept Plan - Level 6
L1.00	Landscape Site Plan - Ground Level
L1.01	Landscape Site Plan - Level 6

2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10

No. Description Date

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1520 Blanshard

**1520 Blanshard Street
Victoria, BC**

Cover Page

Date **Mo. 06/24** Drawing Number
Project No. **2414**
Scale **n/a** **L0.00**
Drawn/Checked **AF/KW | JF**



MID-BLOCK CONNECTION

SOUTH FACING TIERED SEATING AND STAIR TO MEZZANINE PATIO

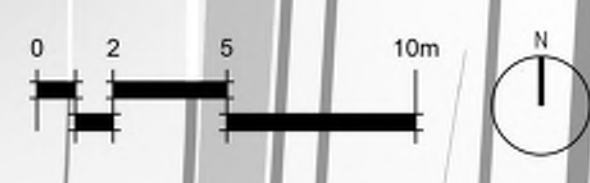
REPLACEMENT TREES ALONG MID-BLOCK CROSSING

GROVE OF GARRY OAK TREES WITH NATIVE PLANTS AND GRANITE OUTCROPS

ONE VICTORIA PLAZA DEFINED BY FEATURE PAVING WITH EAST AND SOUTH FACING SEATING

ACCESSIBLE CONNECTION COVERED BREEZEWAY

SIGNIFICANT TREE TO BE PROTECTED AND RETAINED



HAPA COLLABORATIVE

403 - 375 West Fifth Avenue
Vancouver BC, V6Y 1J6

Landscape Architecture
Urban Design

604 909 4150
hapa.coo.com

No.	Description	Date
2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10

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1520 Blanshard

1520 Blanshard Street
Victoria, BC

**Concept Plan
Ground Level**

Date	Mo. 06/24	Drawing Number
Project No.	2414	L0.01
Scale	1:200	
Drawn/Checked	AF/KW JF	



LEVEL 6 PRIVATE PATIOS

LEVEL 6 AMENITY OUTDOOR KITCHEN

OPEN GREEN FLEX SPACE

SEATING NOOKS WITH FIRE TABLES AND TREES IN PLANTERS

EDIBLE ROOFTOP GARDEN WITH TRELLIS COVERED OUTDOOR DINING

OPEN GREEN FLEX SPACE

SEATING NOOKS WITH FIRE TABLES AND TREES IN PLANTERS

CORMORANT STREET

BLANSHARD STREET

PANDORA STREET



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403 - 375 West Fifth Avenue
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No.	Description	Date
2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10

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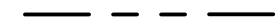





1520 Blanshard

1520 Blanshard Street
Victoria, BC

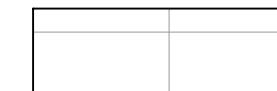
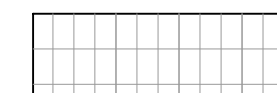
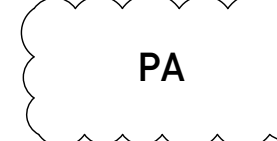
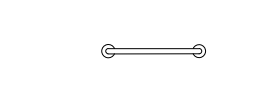

**Concept Plan
Level 6**

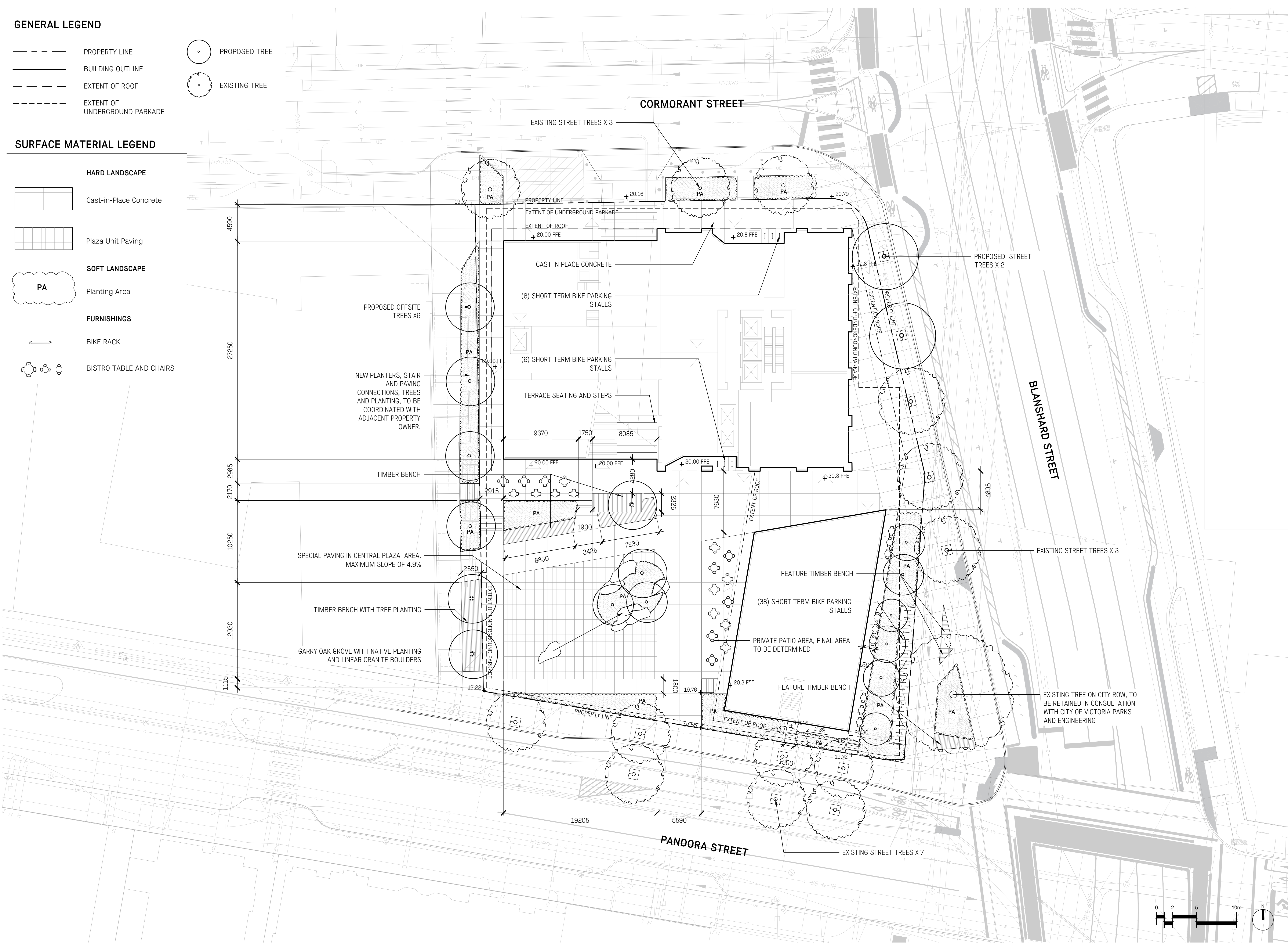
Date	Mo. 06/24	Drawing Number
Project No.	2414	L0.02
Scale	1:200	
Drawn/Checked	AF/KW JF	

GENERAL LEGEND

-  PROPERTY LINE
-  BUILDING OUTLINE
-  EXTENT OF ROOF
-  EXTENT OF UNDERGROUND PARKADE
-  PROPOSED TREE
-  EXISTING TREE

SURFACE MATERIAL LEGEND

- HARD LANDSCAPE**
-  Cast-in-Place Concrete
-  Plaza Unit Paving
- SOFT LANDSCAPE**
-  PA
Planting Area
- FURNISHINGS**
-  BIKE RACK
-  BISTRO TABLE AND CHAIRS



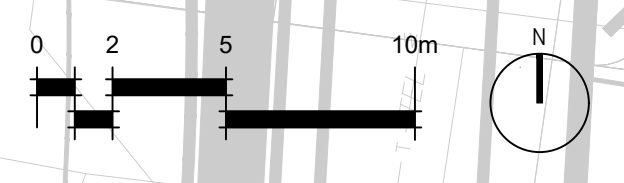
2	Issued for Rezoning	2025-02-24
1	Issued for CALUC	2025-02-10
No.	Description	Date

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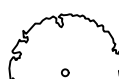
1520 Blanshard
 1520 Blanshard Street
 Victoria, BC

**Landscape Site Plan
 Ground Level**

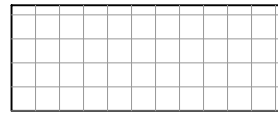


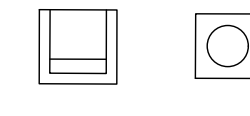

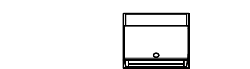

Date	Mo. 06/24	Drawing Number
Project No.	2414	L1.00
Scale	1:200	
Drawn/Checked	AF/KW JF	

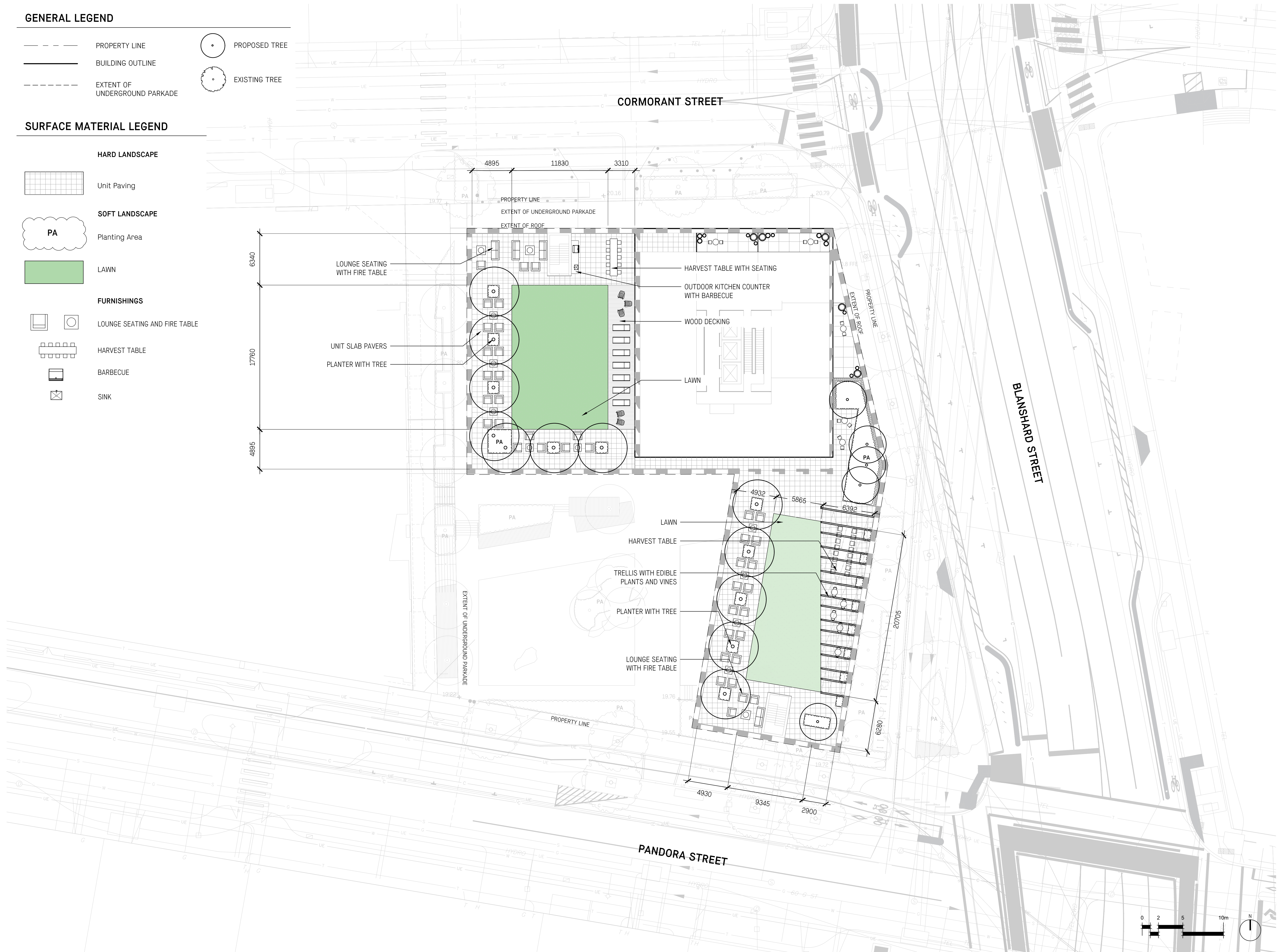


GENERAL LEGEND

-  PROPERTY LINE
-  BUILDING OUTLINE
-  EXTENT OF UNDERGROUND PARKADE
-  PROPOSED TREE
-  EXISTING TREE

SURFACE MATERIAL LEGEND

- HARD LANDSCAPE**
-  Unit Paving
- SOFT LANDSCAPE**
-  PA Planting Area
-  LAWN
- FURNISHINGS**
-  LOUNGE SEATING AND FIRE TABLE
-  HARVEST TABLE
-  BARBECUE
-  SINK



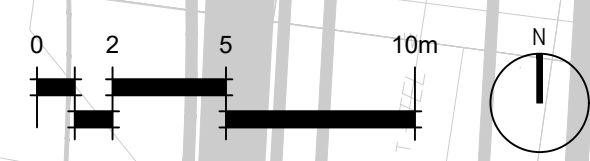
No.	Description	Date
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1	Issued for CALUC	2025-02-10

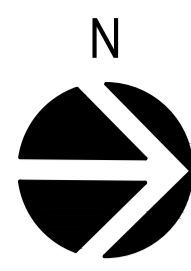
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1520 Blanshard
 1520 Blanshard Street
 Victoria, BC

Landscape Site Plan
 Level 6

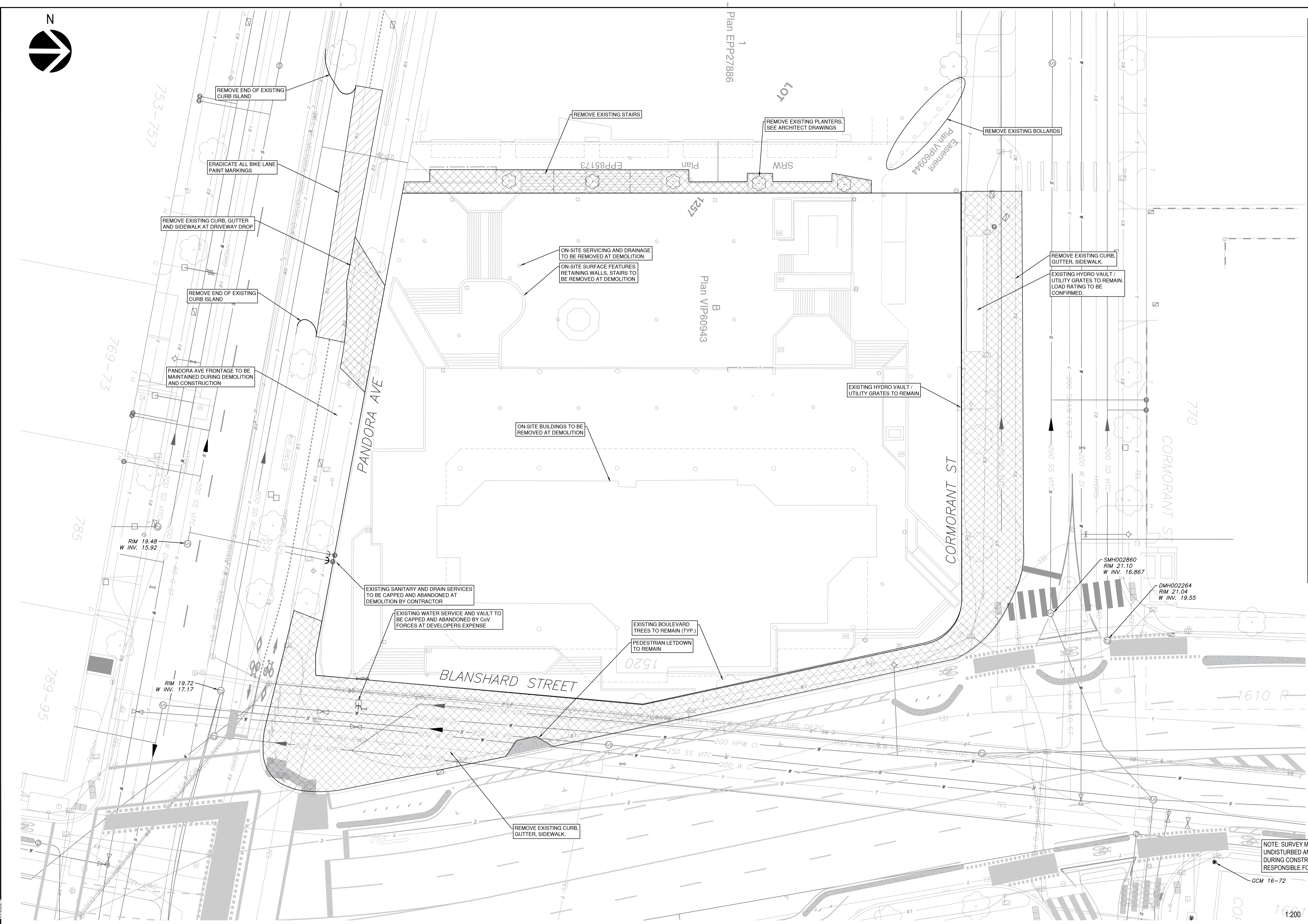
Date	Mo. 06/24	Drawing Number
Project No.	2414	L1.01
Scale	1:200	
Drawn/Checked	AF/KW JF	





LEGEND

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



NOTE: SURVEY MONUMENTS TO REMAIN UNDISTURBED AND PROTECTED DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR ANY DAMAGES.



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REV	DATE	DESCRIPTION	DES	DRN	CHK
0	2025/02/20	ISSUED FOR REZONING AND DEVELOPMENT PERMIT	YKQ	YKQ/SG	JCS

SEAL: _____

DATE: 2024/12/05

ORIGINAL SCALE: 1:200

DESIGNED BY: JCS

CHECKED BY: _____

DRAWN BY: SG

APPROVED BY: _____


DISCIPLINE: CIVIL

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

25mm

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CLIENT: RELIANCE PROPERTIES

CLIENT REF. #: --

PROJECT NUMBER: 231-00573-00

TITLE: SITE AND DEMOLITION PLAN

PROJECT: 1520 BLANSARD

DRAWING NUMBER: C101

REV: 0

