

PROJECT STATISTICS

PROJECT ADDRESS
NEIGHBOURHOOD
DOWNTOWN CORE AREA PLAN DISTRICT
DEVELOPMENT PERMIT AREA

819 - 823 AND 825 - 827 FORT STREET
FAIRFIELD
RESIDENTIAL MIXED USE DISTRICT
DPA 78 (HC)

LEGAL DESCRIPTION

VICTORIA PARCEL D, LOT 277 & 378, (DD 2635141)
LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769

ZONING (EXISTING)

819-823 FORT STREET: CA-HG

PROPOSED ZONING:

825-827 FORT STREET: CA-2
NEW ZONE

LOT AREA

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

SITE COVERAGE

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

OPEN SITE SPACE

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

TOTAL FLOOR AREA

TOTAL
RESIDENTIAL 6725.3 SQ.M. (72,391 SQ.FT.)
RETAIL 453.2 SQ.M. (4,879 SQ.FT.)

FLOOR SPACE RATIO

CURRENT ZONING
CA-2: MAXIMUM 2:1 (LOT AREA = 916.3 SQ.M.)
CA-HG: MAXIMUM 3:1
ALLOWED UNDER SPECIAL DENSITY AREA (REZONING)
PROPOSED: 7705.4 SQ.M. / 1248 SQ.M. = 6.17 F.S.R.

FLOOR PLATE SIZE

REQUIRED UNDER DOWNTOWN CORE AREA PLAN:
0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS
20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010 SQ.FT.)
PROPOSED:
20 M - 30 M (65.6' - 98.4') 724.6 SQ.M. (7,800 SQ.FT.)

AVERAGE GRADE (GEODETTIC)

21.6m

HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)

ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4')
ALLOWED UNDER CA-2 ZONING: 15.5 M (50.8')
ALLOWED UNDER CA-HG ZONING: 43 M (141.1')
PROPOSED:
MAIN ROOF 33.5 M (110.0')
HIGHEST ROOFTOP 34.9 M (114.5')

NUMBER OF STOREYS

10 STOREYS

STREETWALL

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m)

PRIMARY FACE:

WIDTH: MIN 50% SITE WIDTH: 36.1 M (118.6') x 60% = 21.7 M (71.2')
HEIGHT: 10 M - 15 M (32.8' - 49.2')
SETBACK: 0 M - 3 M (0' - 9.8')

SECONDARY FACE:

WIDTH: MIN 50% SITE WIDTH: 36.1 M (118.6') x 30% = 10.8 M (35.5')
HEIGHT: 18 M - 25 M (59.1' - 82')
SETBACK: 3 M - 6 M (9.8' - 19.7')
SETBACK ABOVE 25 M (82') MIN 6 M (19.7')

BUILDING SETBACKS

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0 - 30 M (0' - 98.4')

EXTERIOR WALL, FRONT PROPERTY LINE:

PRIMARY STREET WALL: 0 - 3 M FROM P. L. HEIGHT = 10 TO 15 M
SECONDARY STREET WALL: 3-6 M FROM P. L. HEIGHT = 18 TO 25 M
1.5 BUILDING SETBACK RATIO STARTING AT 15 M ABOVE GRADE

EXTERIOR WALL, SIDE PROPERTY LINE: MIN 3 M (9.8')

EXTERIOR WALL, REAR PROPERTY LINE: MIN 3 M (9.8')

BALCONIES, SIDE PROPERTY LINE: MIN 3.5 M (11.5')

BALCONIES, REAR PROPERTY LINE: MIN 3.5 M (11.5')

PARKING

PARKING REQUIRED UNDER NEW ZONING BYLAW SCHEDULE C

RESIDENTIAL: 38 UNITS x (0.65/UNIT) = 24.7

55 UNITS x (0.8/UNIT) = 44

7 UNITS x (1.2/UNIT) = 8.4

100 UNITS x (0.1/UNIT VISITOR STALLS) = 10

RETAIL: 453.2 SQ.M. (4,879 SQ.FT.) x (100 SQ.M.) = 5,565' 50% PER CA-2 = 2.8

TOTAL: 90

BICYCLE STORAGE

CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C

38 x (1/UNIT) = 38

62 x (1.25/UNIT) = 77.5

RETAIL @ 1/200 SQ.M. = 2.26

TOTAL: 118

CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C

MULTIFAMILY RESIDENTIAL = 100 x (0.1/UNIT) = 10

RETAIL @ 1/200 SQ.M. = 2.26

TOTAL: 12

*PER NEW SCHED C PARAGRAPH 3.2.1 (a), PUBLICALLY ACCESSIBLE SHORT TERM

SPACES CANNOT BE ACCOMMODATED WITHOUT SIGNIFICANT COMPROMISE TO RETAIL

UNIT CRU 5 (USABILITY AND APPROPRIATENESS ADJACENT TO HERITAGE RETAIL),

THEREFORE PLANS PROPOSE CLASS 2 BIKE PARKING IN FRONT OF THE PROPERTY

(REFER TO SITE PLAN).

NUMBER OF STORAGE LOCKERS

N0 BYLAW REQUIREMENT

100 x (0.4 / UNIT) = 40

RETAIL

NUMBER OF UNITS: 5

AREA: 453.3 SQ.M. (4,879 SQ.FT.)

SUITE TYPES

TYPE	SIZE RANGE	QUANTITY
STUDIO	304 - 405 SQ.FT.	10
1 BEDROOM	419 - 547 SQ.FT.	47
2 BEDROOM	607 - 741 SQ.FT.	36
3 BEDROOM	877 SQ.FT.	7
GROUND-ORIENTATED	N/A	0

PROJECT TEAM

OWNER

825 Fort Holdings Ltd.

CLIENT / DEVELOPMENT MANAGER

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STRUCTURAL CONSULTANT

RJC Engineers
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F: 250-381-7900
Website: www.rjc.ca

GROSS BUILDING AREA

FSR CALCULATIONS EXCLUDE BELOW GRADE
PARKING, PARKING RAMP, REQUIRED BIKE STALLS,
AND ELEVATOR CORE.

P2	13,139 SQ.FT.	1,220.7 SQ.M.
P1	13,139 SQ.FT.	1,220.7 SQ.M.
L01	10,735 SQ.FT.	997.3 SQ.M.*
L02	9,780 SQ.FT.	908.6 SQ.M.**
L03	9,520 SQ.FT.	883.7 SQ.M.
L04	7,800 SQ.FT.	724.6 SQ.M.
L05	7,800 SQ.FT.	724.6 SQ.M.
L06	7,800 SQ.FT.	724.6 SQ.M.
L07	7,800 SQ.FT.	724.6 SQ.M.
L08	7,210 SQ.FT.	669.8 SQ.M.
L09	6,596 SQ.FT.	612.8 SQ.M.
L10	6,596 SQ.FT.	612.8 SQ.M.
TOTAL	82,841 SQ.FT.	7,705.4 SQ.M.

ROOF 1,219 SQ.FT. 113.2 SQ.M.**

BIKE STORAGE AREA

HORIZONTAL STALLS 59 @ 0.81 SQ.M. = 47.79 SQ.M.
VERTICAL STALLS 59 @ 0.54 SQ.M. = 31.86 SQ.M.
TOTAL = 79.65 SQ.M.

FSR: 82,841 SQ.FT. / 13,434 SQ.FT. = 6.17

*EXCLUDES 79.65 SQ.M. CLASS 1 BIKE STORAGE

**INCLUDES MEZZANINE IN CRU 1.

***FSR INCLUDING ROOF LEVEL AREA = 6.25

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ELECTRICAL CONSULTANT

AES Engineering Ltd.
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F: 250-381-6811
Website: aesengr.com

LANDSCAPE CONSULTANT

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Website: wacoreconsidered.com

GEOTECHNICAL CONSULTANT

Ryzuk Geotechnical
Address: 28 Crease Avenue
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F: 250-475-3611
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SURVEYOR

Island Land Surveying Ltd.
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F: 250-475-1516
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CIVIL CONSULTANT

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

TRAFFIC CONSULTANT

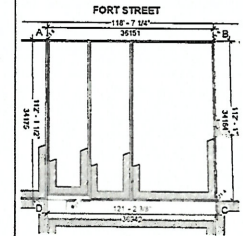
Bunt & Associates Engineering Ltd.
Address: Suite 421 - 645 Fort Street
Victoria, BC V8W 1G2
T: 250-592-6122
Website: www.bunteng.com

DRAWING INDEX

No.	Title
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A003	Shadow Study
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A205	Floor Plan Level 3
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A207	Floor Plan Level 5
A208	Floor Plan Level 6
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Revisions
Received Date
January 10, 2019
Deemed Date
October 25, 2018



Site Plan Existing Grades

SCALE 1" = 40'-0"

AVERAGE GRADE CALCULATION

GRADES:
A: 21.8 B: 21.8 C: 21.4 D: 21.4*

PROPERTY LINE DISTANCES:

AB	36,151 M
BC	34,164 M
CD	36,942 M
DA	34,175 M
TOTAL	131,432 M

AB	(21.8+21.8)/2 * 36,151 M = 788,0918
BC	(21.8+21.4)/2 * 34,164 M = 521,9424
CD	(21.4+21.4)/2 * 36,942 M = 790,5568
DA	(21.4+21.8)/2 * 34,175 M = 738,1800
TOTAL	= 2838,773

AVERAGE GRADE:

2838.773 / 131,432 M = 21.6

*LEGAL SURVEY INDICATES GRADE D SLIGHTLY
AWAY FROM THE SW PROPERTY CORNER.
CORNER INACCESSIBLE DUE TO EXISTING
SERVICE BUILDING AT 818 BROADWAY ST. SO
THE NEAREST GEODETTIC HAS BEEN USED.

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Cover Sheet

825 Fort
Street Victoria

825 Fort Street

Victoria, BC

Project

Cover Sheet

Drawing

Scale As indicated

Project 217033

Sheet A001

REZONING: 2019-01-09

ATTACHMENT C



SOUTHEAST VIEW



NORTH VIEW



NORTHWEST VIEW

Received
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Revisions DO NOT VVVV

Renderings

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project
Renderings

Drawing
Scale
Project 217033

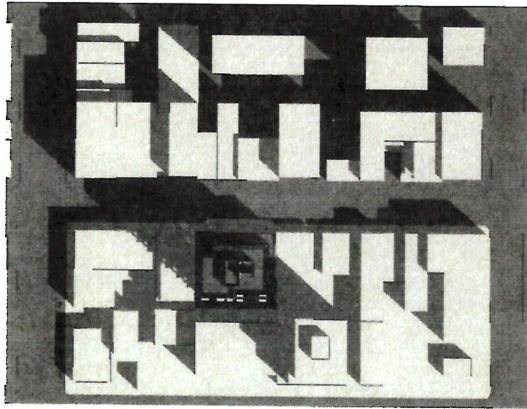
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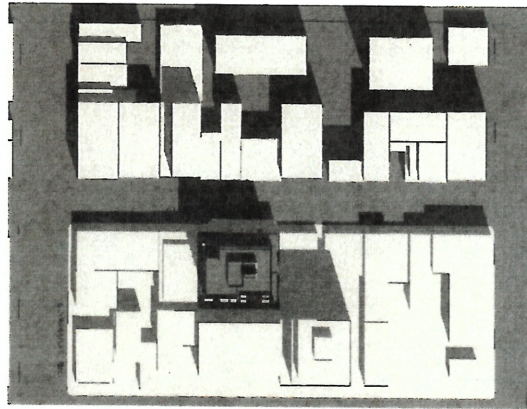
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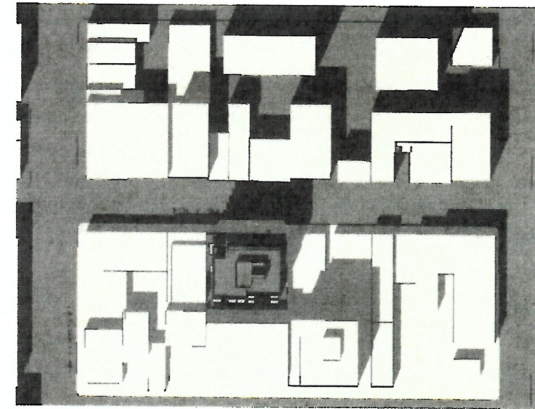
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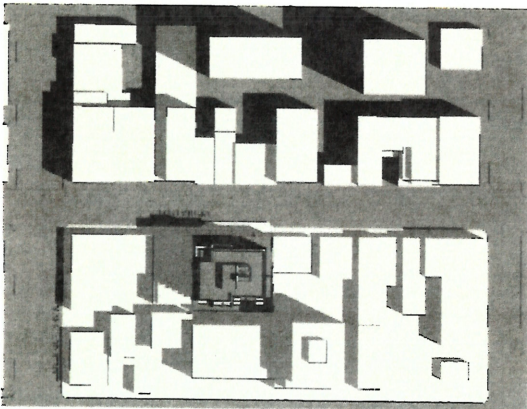
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A003
SCALE
Spring Equinox 10 AM



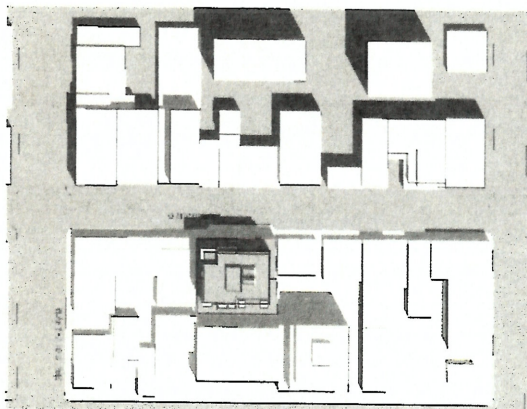
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SCALE
Spring Equinox 12 PM



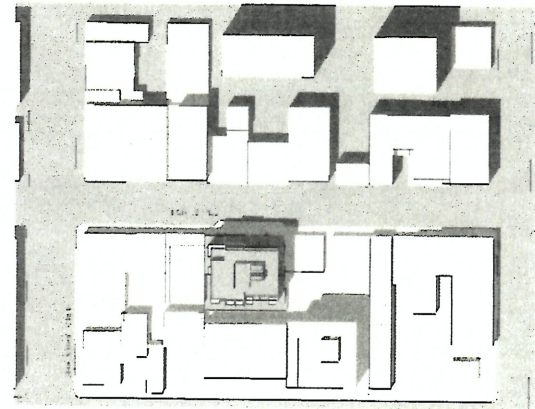
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A003
SCALE
Spring Equinox 2 PM



4
A003
SCALE
Summer Solstice 10 AM



5
A003
SCALE
Summer Solstice 12 PM



6
A003
SCALE
Summer Solstice 2 PM



Revisions CD MMV VVVV

Shadow Study

825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
Shadow Study

Drawing
Scale
Project 217033

Sheet **A003**

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Drawing	
Scale	1 : 100
Project	217311

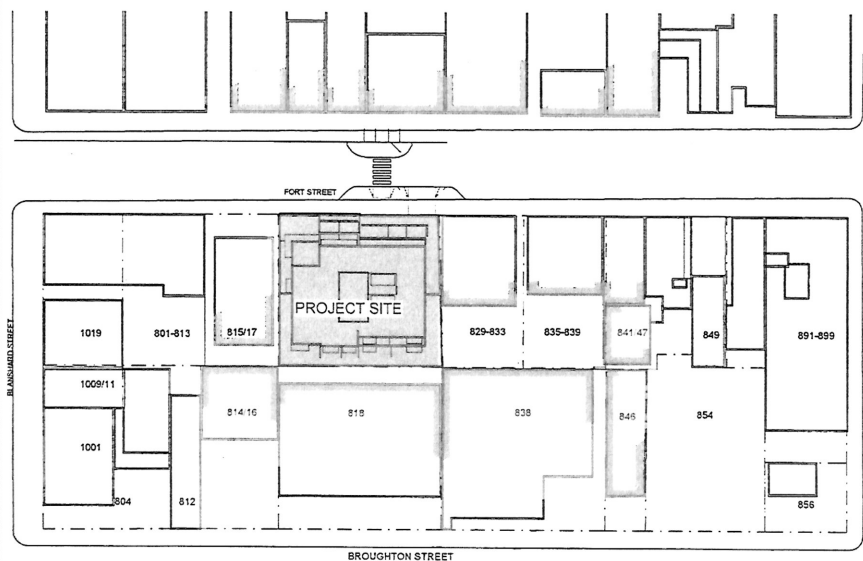
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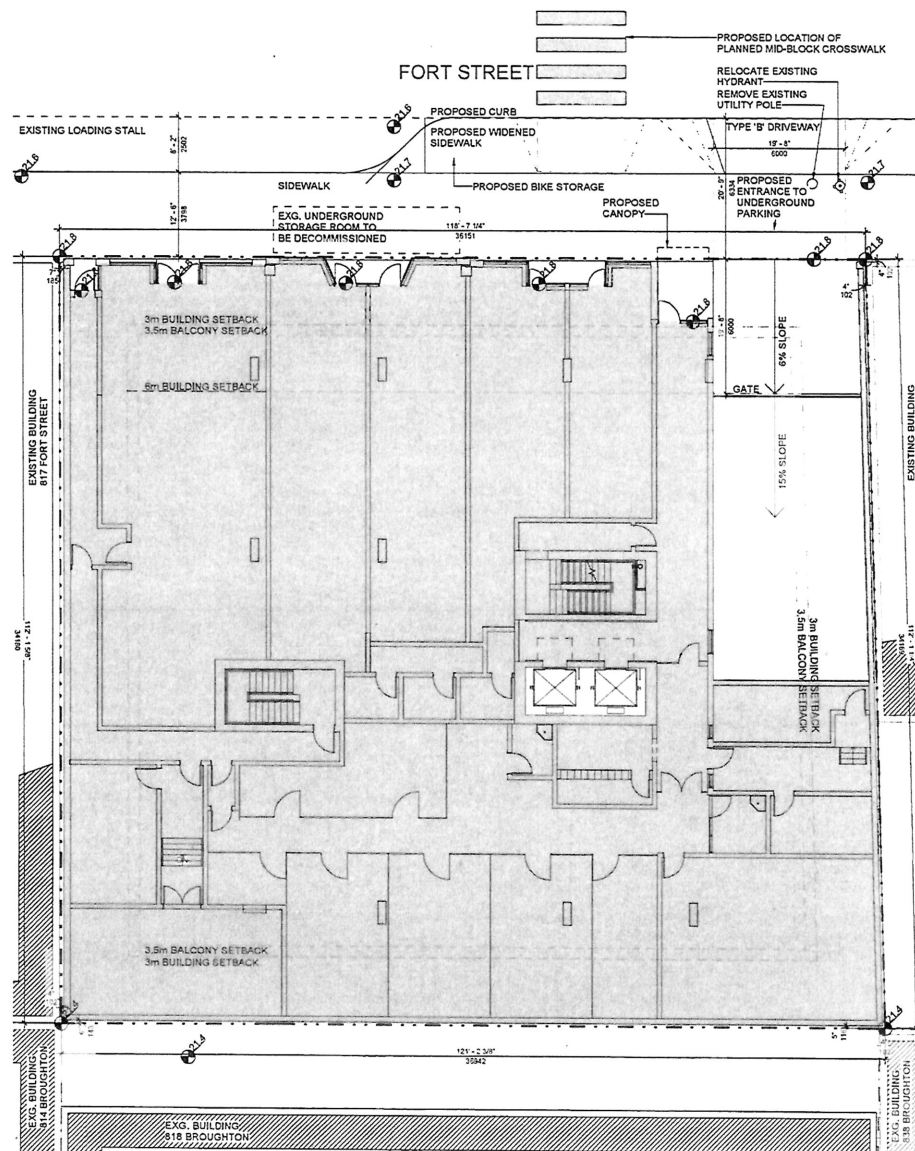
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Development Services Division

PROJECT INFORMATION TABLE

ZONE (EXISTING)	CA-HG CA-2
PROPOSED ZONE	NEW ZONE
SITE AREA	1248 SQ.M. (13,404 SQ.FT.)
TOTAL FLOOR AREA	7,705.4 SQ.M. (82,941 SQ.FT.)
COMMERCIAL FLOOR AREA	453.2 SQ.M. (4,879 SQ.FT.)
OFFICE FLOOR AREA	6.17
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	33.5 M (MAIN ROOF)
NUMBER OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	139
CLASS 2	8
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6 M
REAR YARD	3 M
SIDE YARD (E)	3 M
SIDE YARD (W)	3.4 M
COMBINED SIDE YARDS	6.4 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	100
1 STUDIO	10
2 BEDROOM	47
3 BEDROOM	36
3 BEDROOM-ORIENTATED	7
	N/A
MINIMUM UNIT FLOOR AREA:	
1 STUDIO	22.2 SQ.M. (240 SQ.FT.)
1 BEDROOM	38.9 SQ.M. (419 SQ.FT.)
2 BEDROOM	56.4 SQ.M. (607 SQ.FT.)
3 BEDROOM	81.2 SQ.M. (877 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA	6725.3 SQ.M. (72,391 SQ.FT.)



2 Vicinity Plan
A102 SCALE 1 500



1 Site Plan



MCM

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A compass rose with a circle divided into four quadrants by a vertical and horizontal line. The text "PROJECT NORTH" is at the top, and "TRUE NORTH" is to the left of the vertical line. The vertical line has tick marks at the top and bottom, and the horizontal line has tick marks at the left and right.

Proposed Site
Plan _____
Seal _____
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Proposed Site
Plan

Drawing	
Scale	As indicated
Project	217033

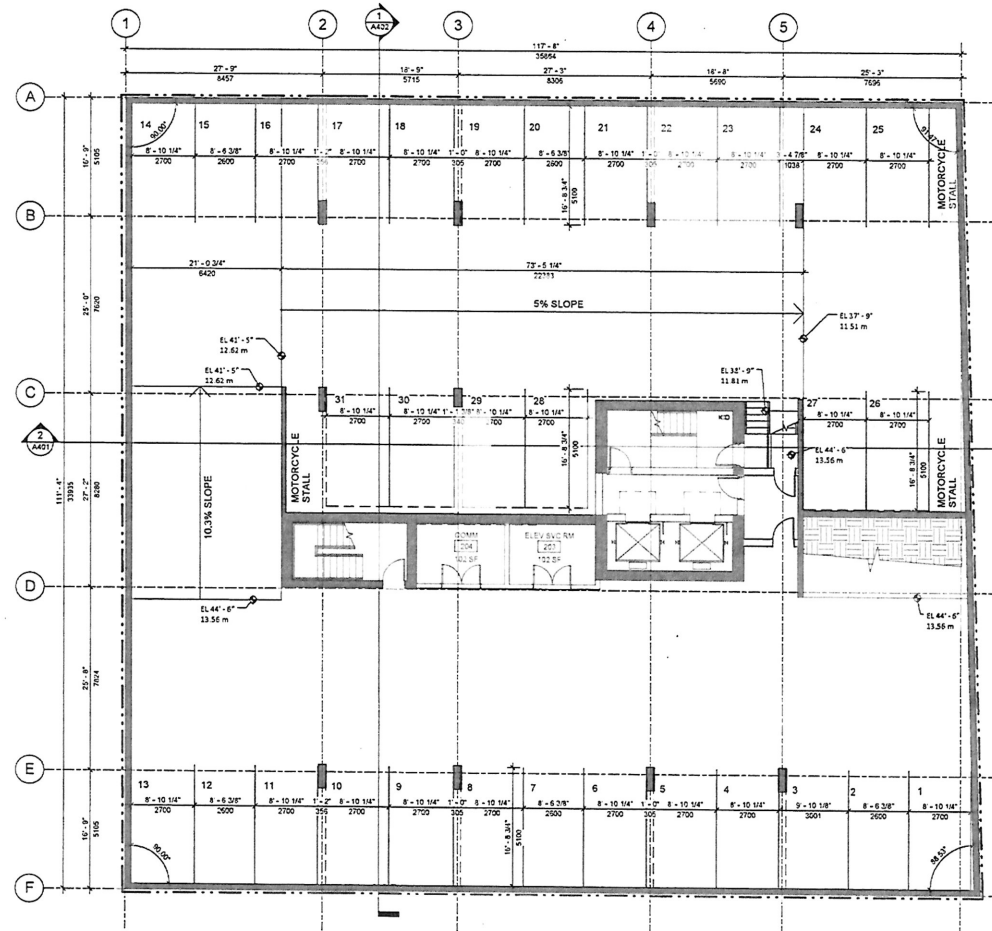
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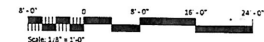
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1 P2 FLOOR PLAN
A201 SCALE: 1/8" = 1'-0"

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



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Floor Plan
Level P2
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria BC

Project
Floor Plan
Level P2

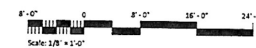
Drawing
Scale
1/8" = 1'-0"
Project
217233

Sheet **A201**

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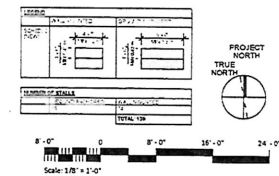
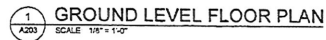


PROJECT
NORTH
TRUE
NORTH



A202

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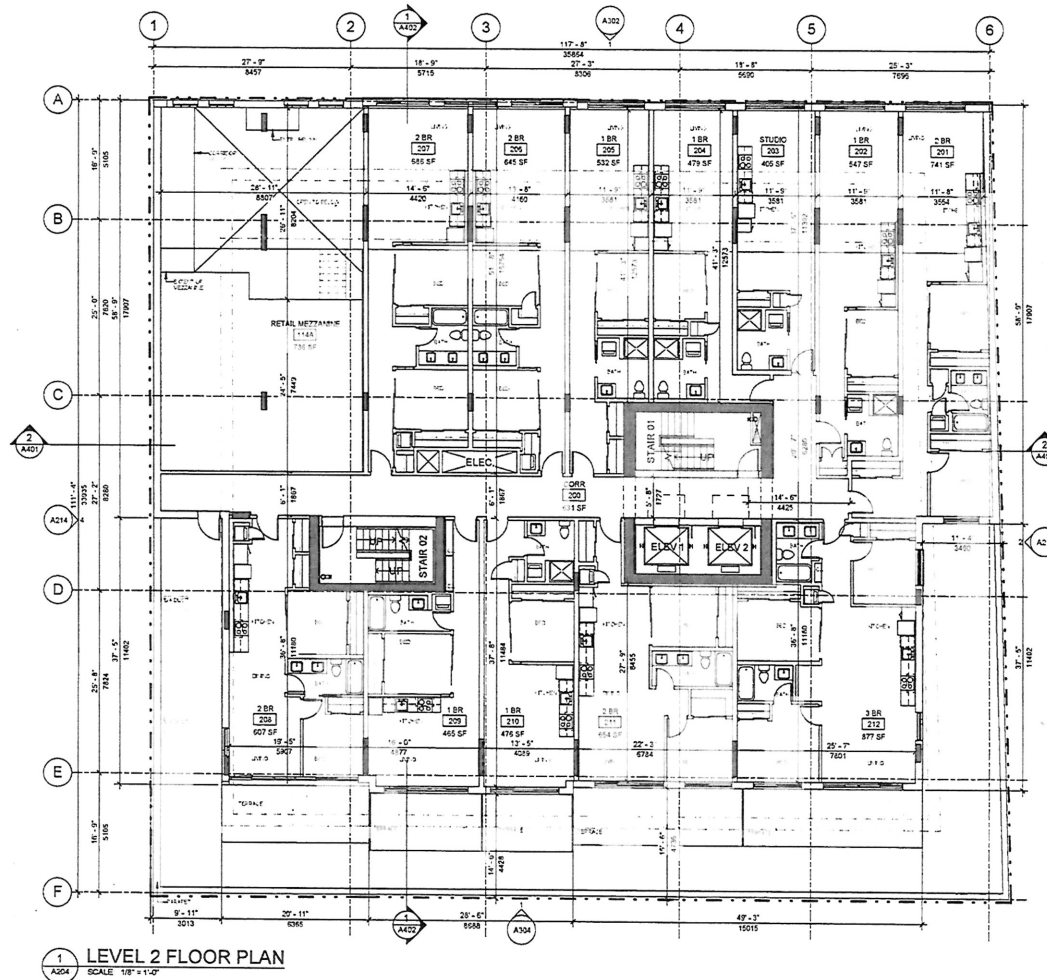


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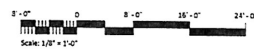
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1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L 02 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1



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**Floor Plan
Level 2**
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

**Floor Plan
Level 2**

Drawing:
Scale: 1/8" = 1'-0"
Project: 217233

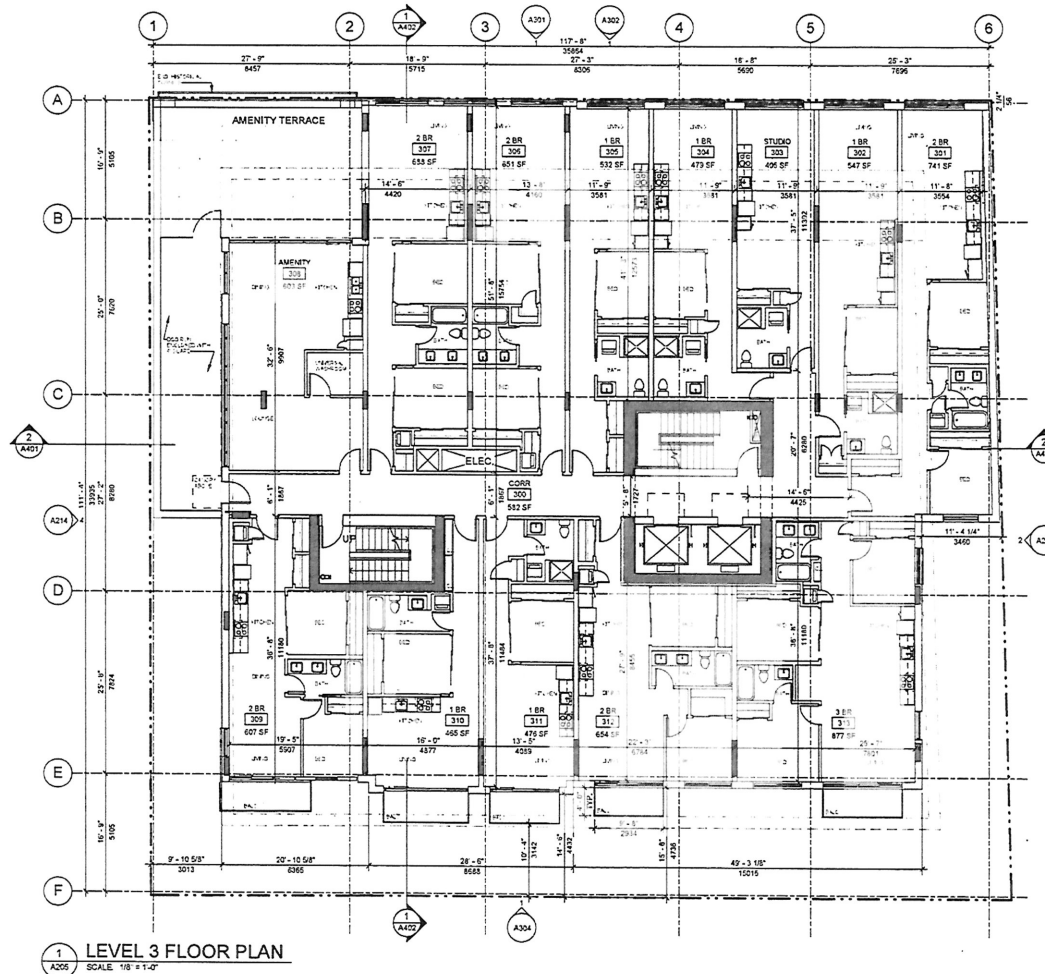
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1 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L 03 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1



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**Floor Plan
Level 3**
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

**Floor Plan
Level 3**

Drawing
Scale: 1/8" = 1'-0"
Project: 217233

Sheet **A205**

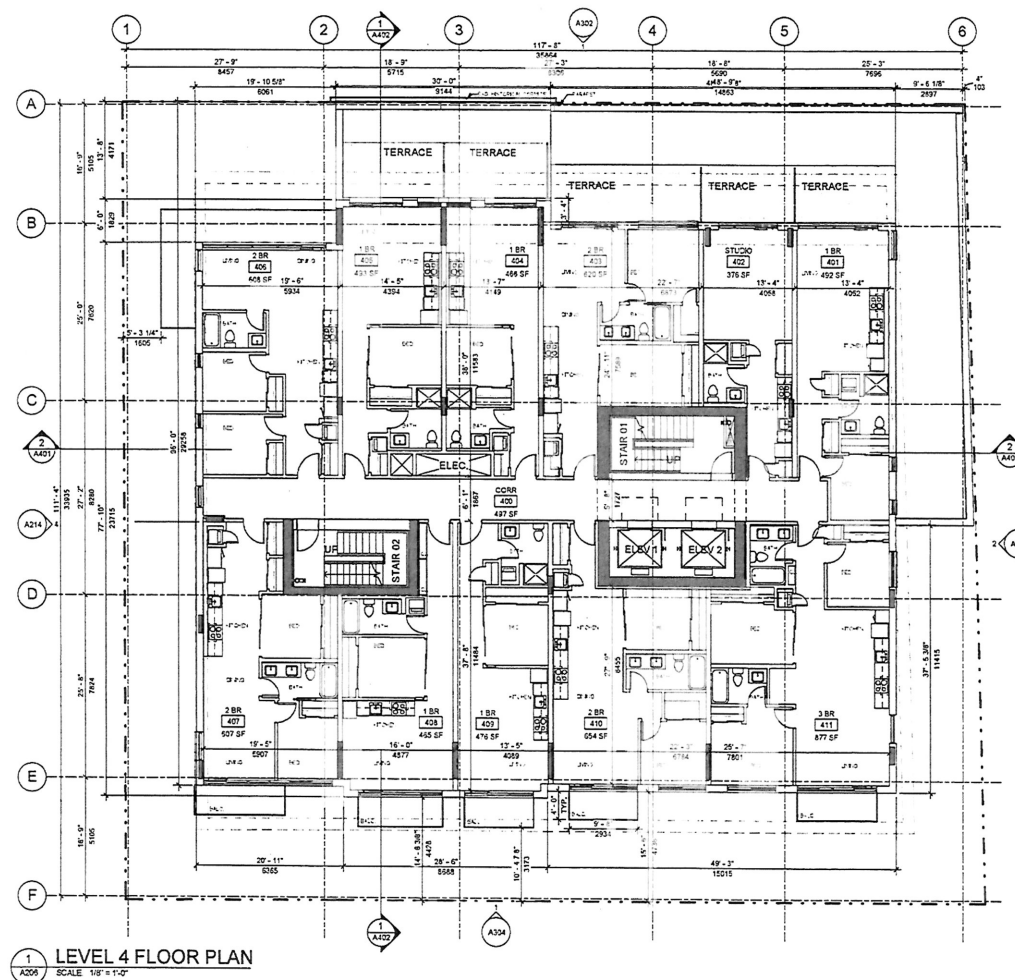
REZONING RESUBMISSION: 2018-10-24

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

L04 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



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Floor Plan
Level 4
825 Fort
Street Victoria

625 Fort Street
Victoria BC

Floor Plan
Level 4

Scale 1/8" = 1'-0"
Project 217031

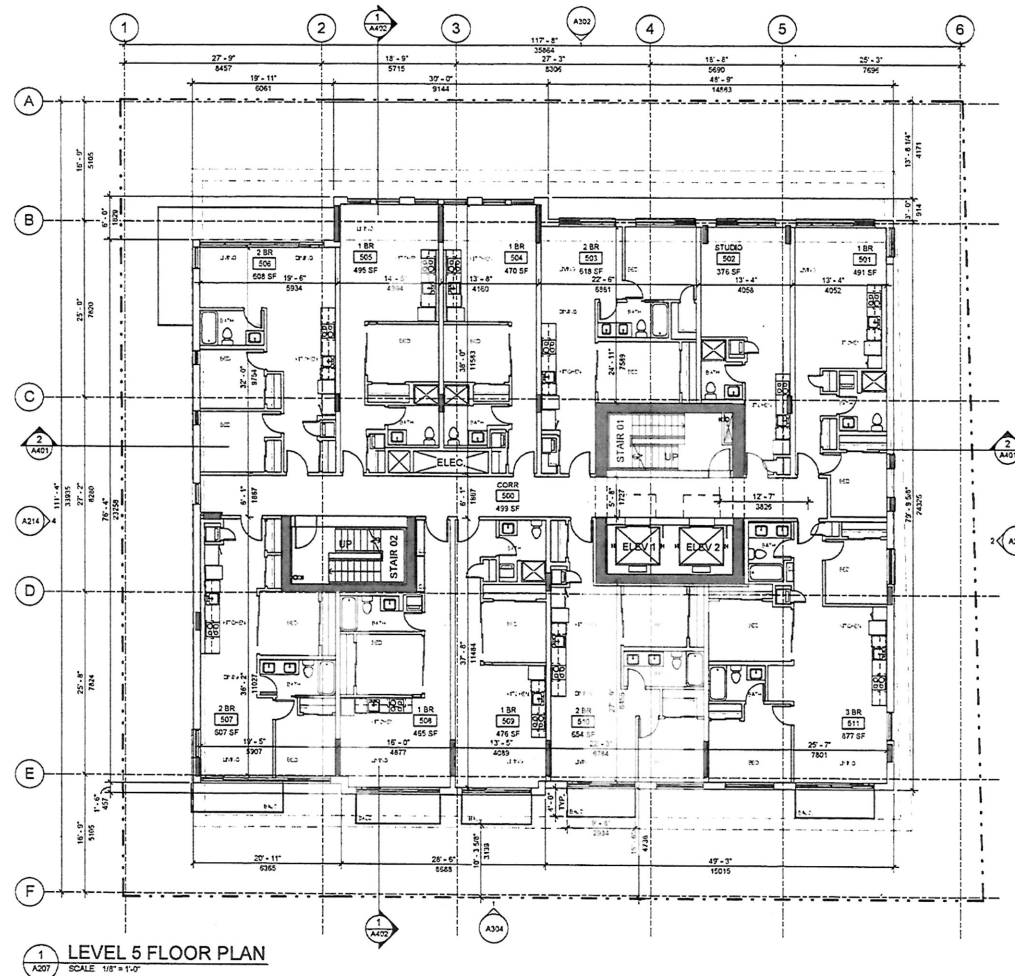
Sheet A206

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1 LEVEL 5 FLOOR PLAN
A207 SCALE 1/8" = 1'-0"

L 05 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



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

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City of Victoria

OCT 25 2018

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Development Services Division

**Floor Plan
Level 5**
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

**Floor Plan
Level 5**

Drawing
Scale 1/8" = 1'-0"
Project 217033

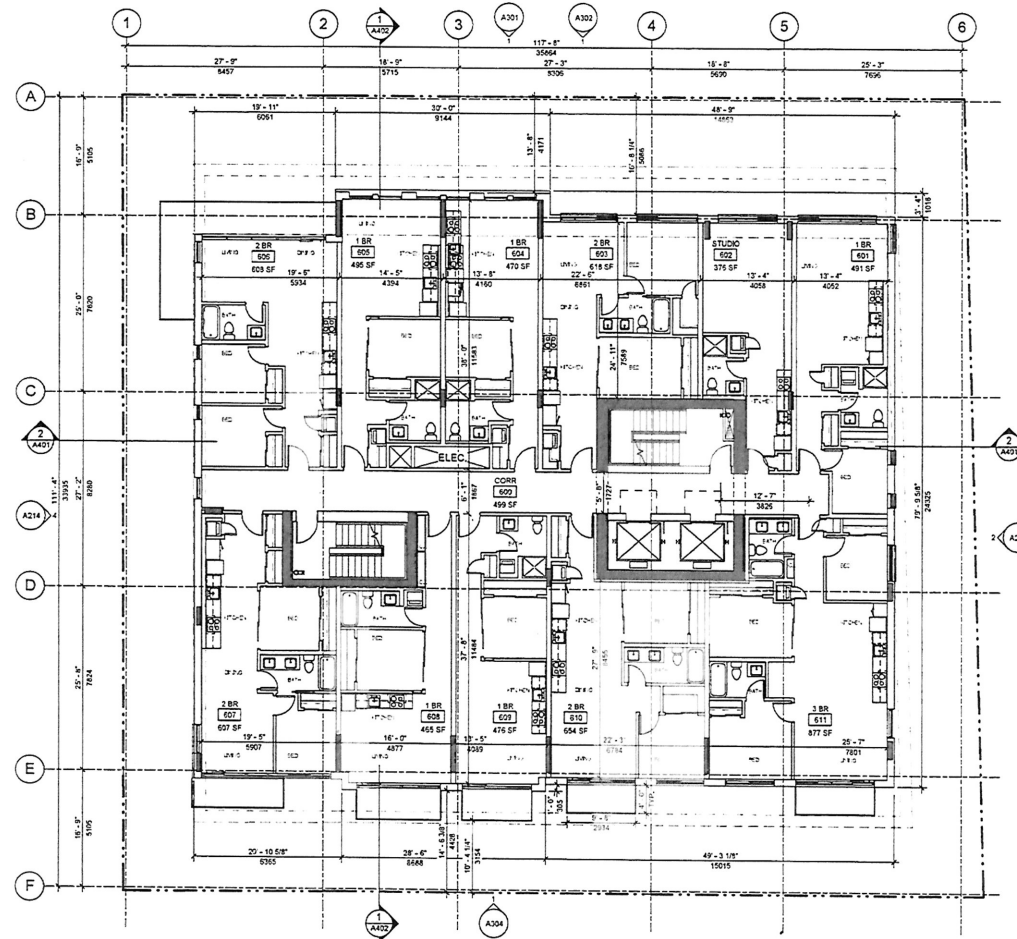
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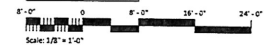
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Corporate Plaza
2055 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6P 5K1
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1 LEVEL 6 FLOOR PLAN
SCALE: 1/8" = 1'-0"

LO6 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



Floor Plan
Level 6
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project

Floor Plan
Level 6

Drawing
Scale 1/8" = 1'-0"
Project 217933

Sheet **A208**

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City of Victoria

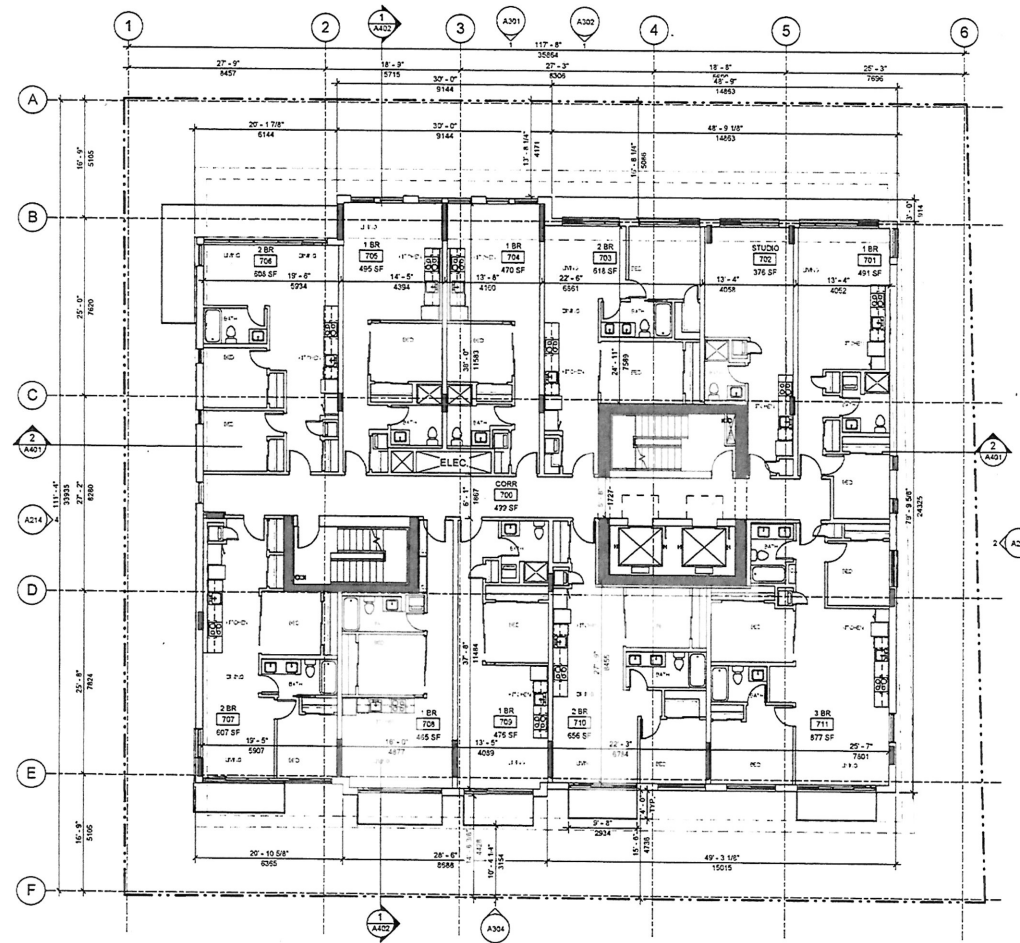
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MCM

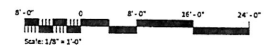
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Suite 1500
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1 LEVEL 7 FLOOR PLAN
A209 SCALE: 1/8" = 1'-0"

L 07 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



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City of Victoria

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Floor Plan
Level 7
825 Fort
Street Victoria

825 Fort Street
Victoria BC

Project
Floor Plan
Level 7

Drawing
Scale
Project

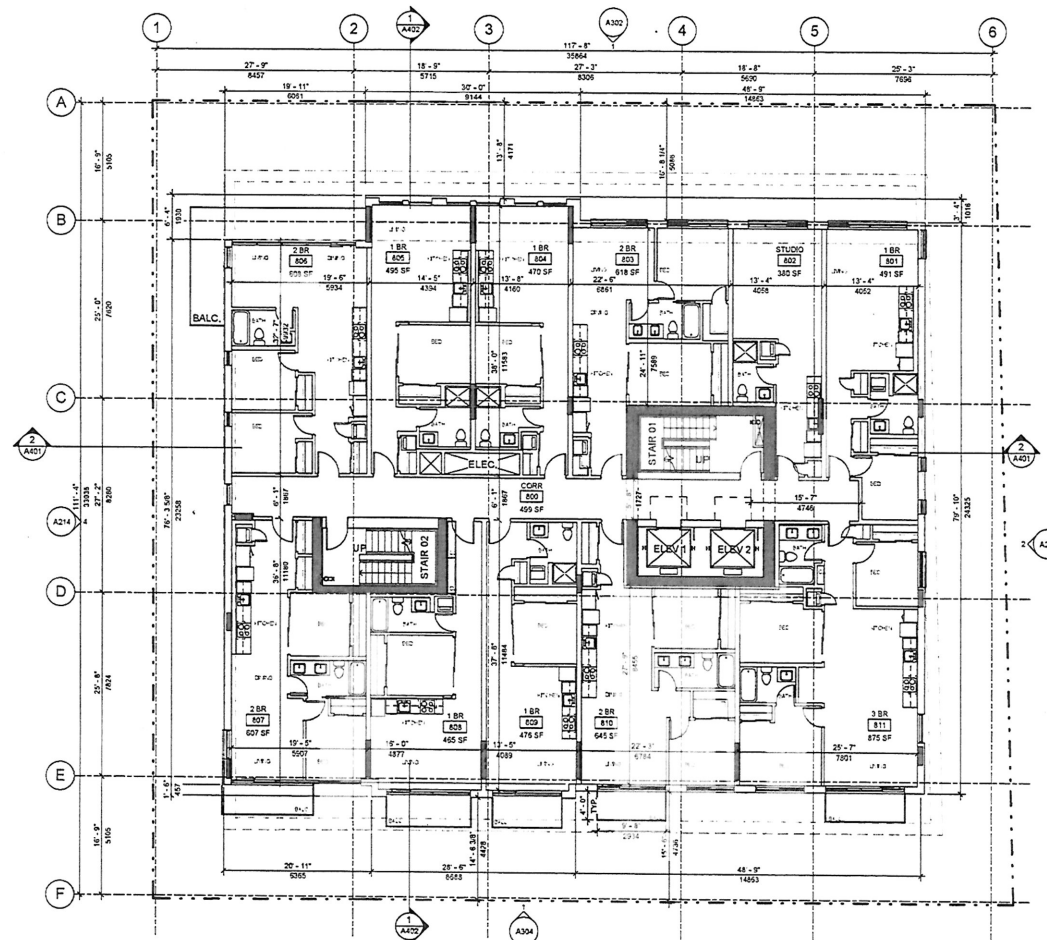
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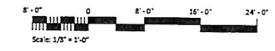
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1 LEVEL 8 PLAN
SCALE: 1/8" = 1'-0"

LOS UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



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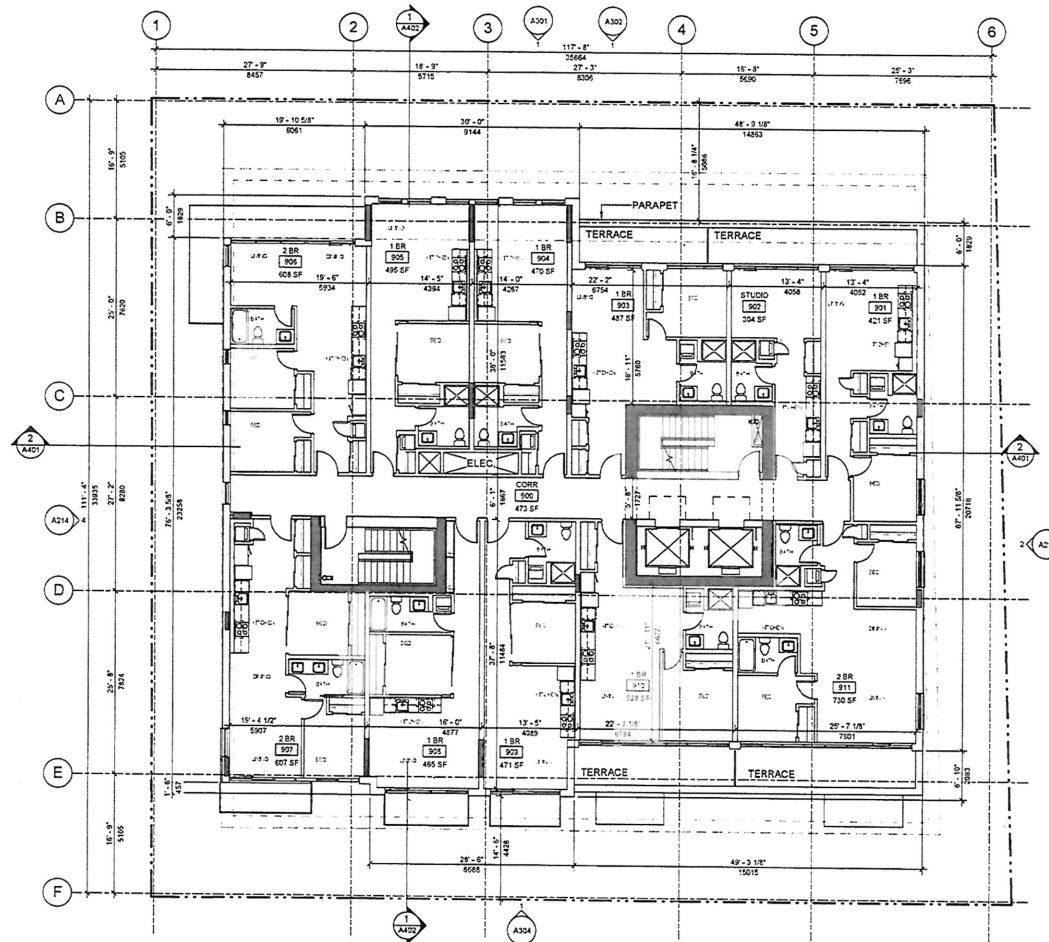
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Floor Plan
Level 8
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
Floor Plan
Level 8
Drawing
Scale: 1/8" = 1'-0"
Project: 217033

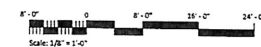
A210

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1 LEVEL 9 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

L 09 UNITS	
1 BR	7
2 BR	3
STUDIO	1



Floor Plan
 Level 9
 Seal
 825 Fort
 Street Victoria

825 Fort Street
 Victoria BC
 Project
 Floor Plan
 Level 9

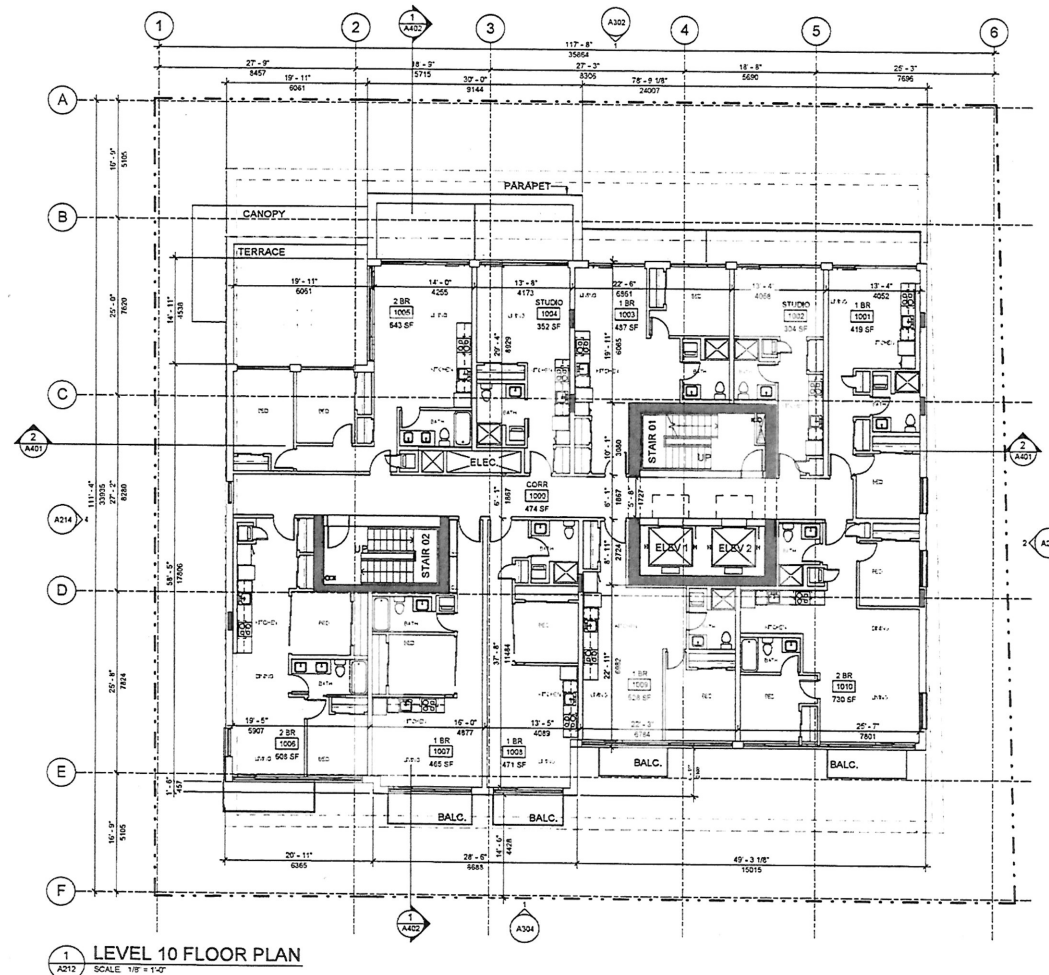
Drawing
 Scale 1/8" = 1'-0"
 Project 217031

A211

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Revisions DO NOT EXIST

Floor Plan
Level 10 _____
Seal _____
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Floor Plan
Level 10

Drawing	
Scale	1/8" = 1'-0"
Project	217033

A212

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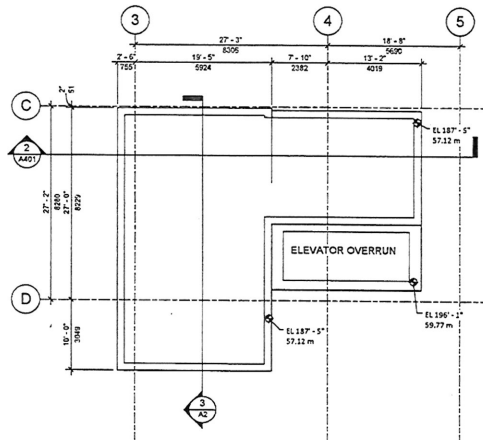
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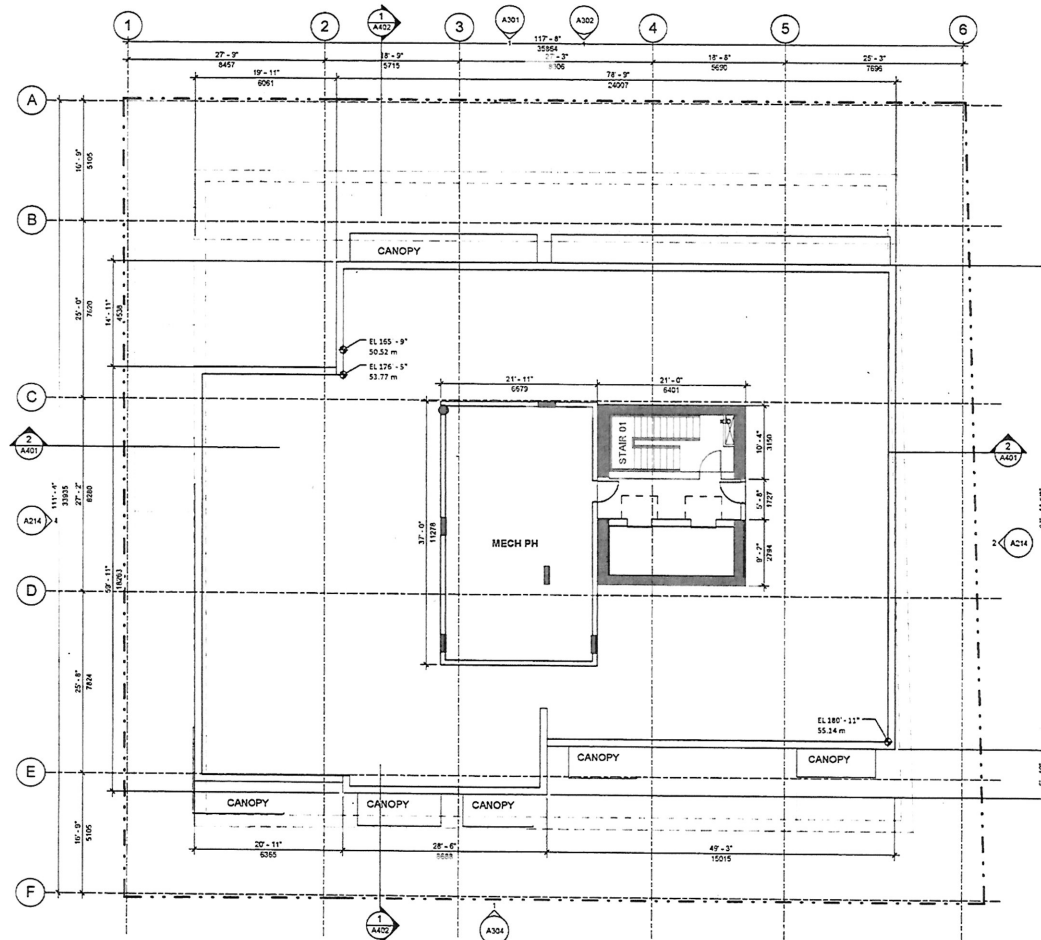
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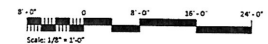
Architects/Designers/Planners
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1005 West Hastings Street
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MCM@architects.com



2 ELEV. ROOF PLAN
SCALE: 1/8" = 1'-0"



1 MAIN ROOF PLAN
SCALE: 1/8" = 1'-0"



Roof Plan

825 Fort
Street Victoria

825 Fort Street
Victoria BC

Roof Plan

Drawing
Scale: 1/8" = 1'-0"
Project: 217023

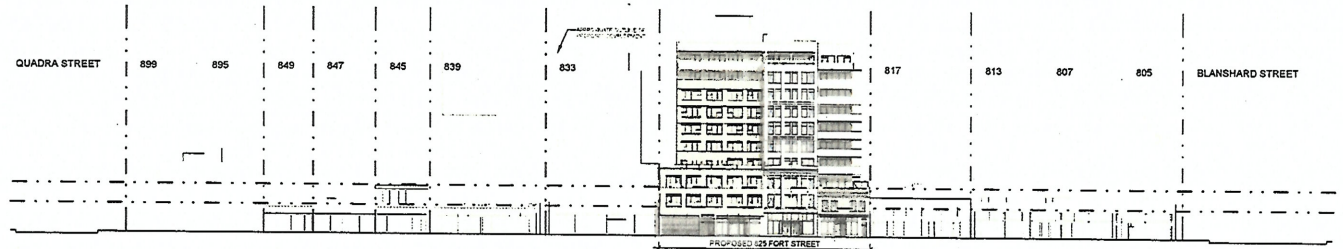
Sheet A213

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

**FORT STREET IMAGES:
EXISTING STREETScape**



899

895

849

847

845

839

833



827

825

819

817

813

807

805

EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

M C M

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Revisions CD MM YY YY

Streetscape
Elevation
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
Streetscape
Elevation

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

Sheet
A301

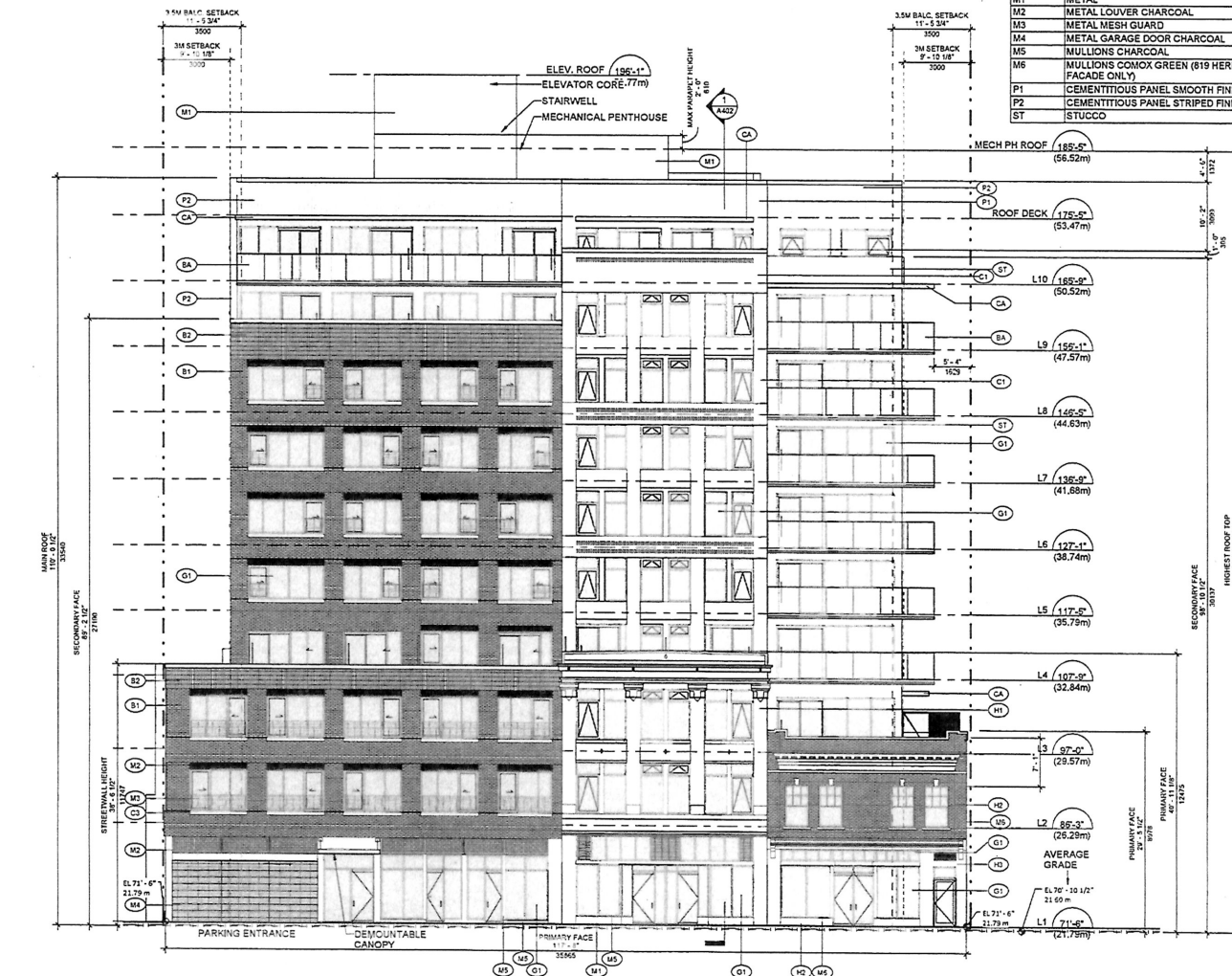
REZONING RESUBMISSION: 2018-10-24

M C M

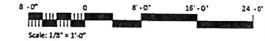
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Vancouver, British Columbia
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mcm@mussoncattellmackey.com

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PAVED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



1 NORTH ELEVATION
SCALE: 1/8\"/>



C:\Users\jmc\Documents\210013_825 Fort Street Victoria_Development_Perm_1\210013_825 Fort Street Victoria_Development_Perm_1.dwg 2018-10-24 2:14:31 PM

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North Building
Elevation
825 Fort
Street Victoria

825 Fort Street
Victoria BC
Project

North Building
Elevation
Drawing
Scale: 1/8\"/>

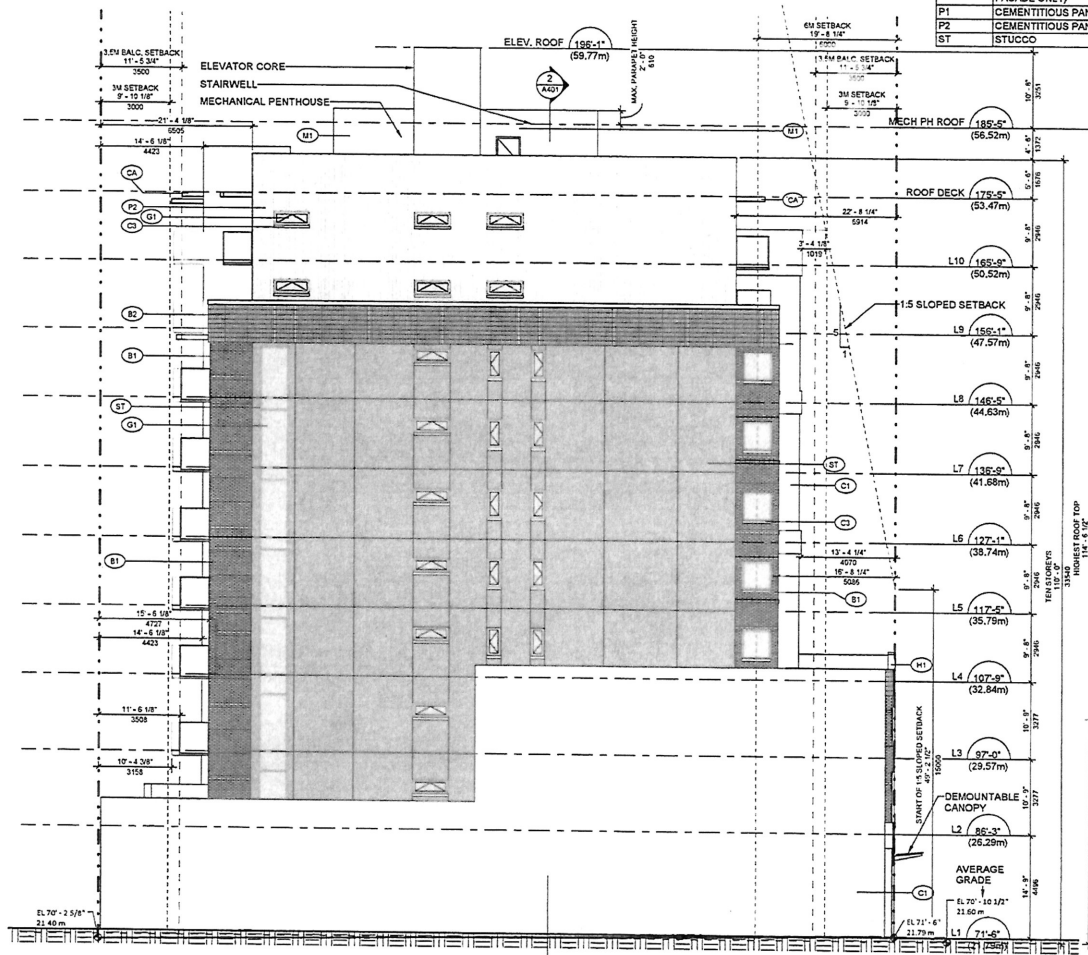
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARSED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO

M C M

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Revision: DD MM YY

East Building
Elevation
East
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
East Building
Elevation

Drawing
Scale: 1/8" = 1'-0"
Project: 217033

Sheet
A303

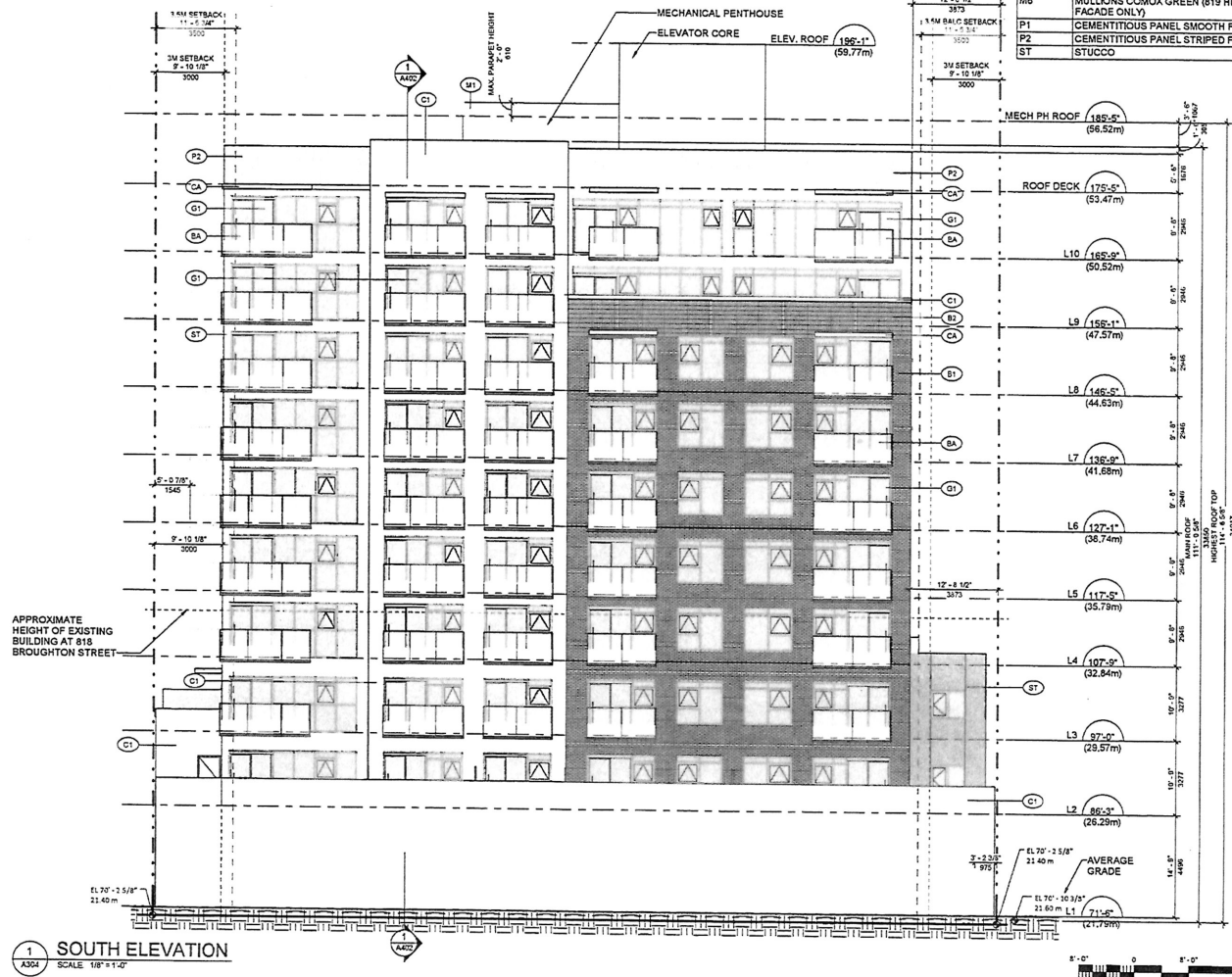
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Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARSED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS CORROX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



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South Building
Elevation

825 Fort
Street Victoria

825 Fort Street
Victoria BC

Project

South Building
Elevation

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

Project: 217023

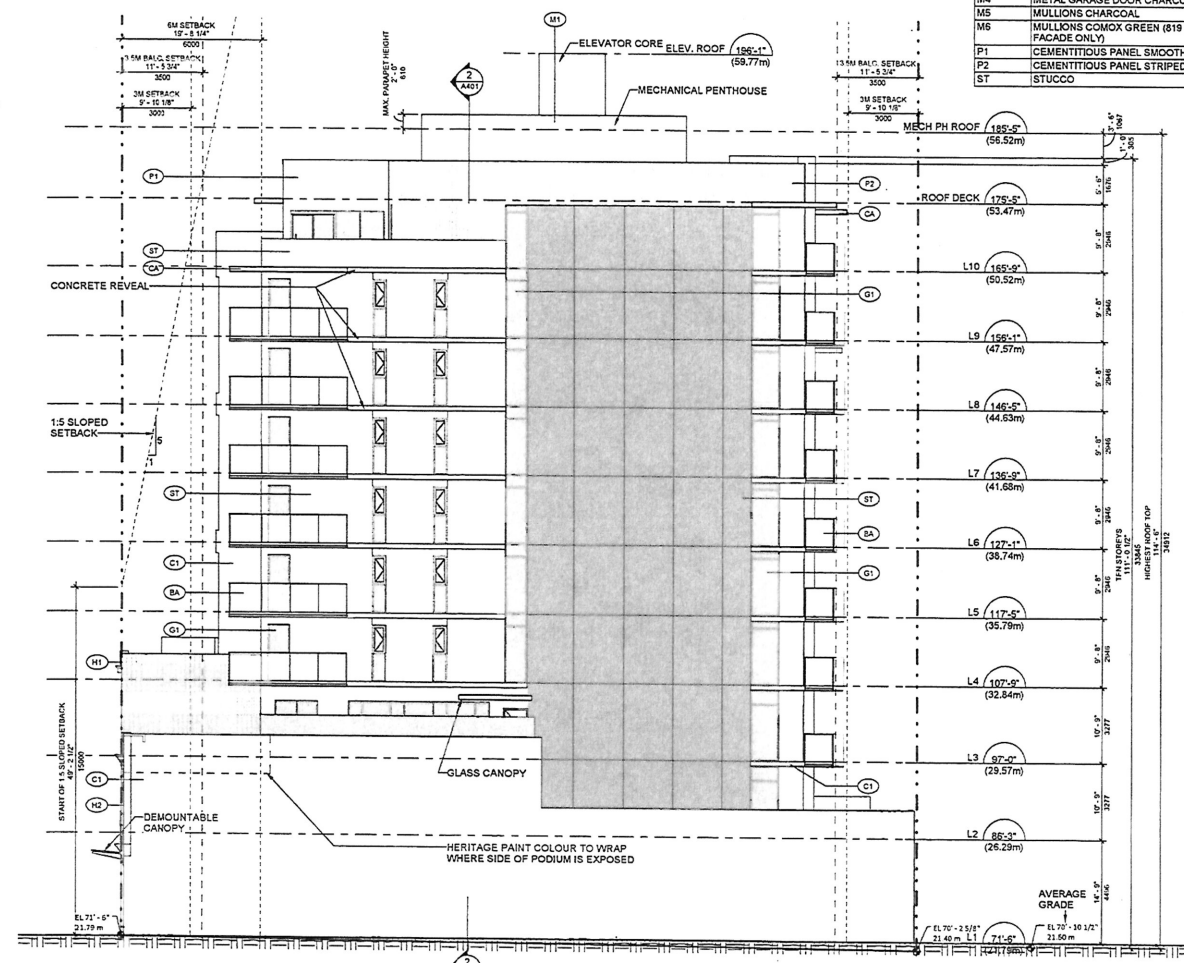
A304



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Creative Space
2960 West Hastings Street
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Vancouver BC V6K 1K1
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MCMPartnership.com

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



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

Keynotes DO NOT SCALE

West Building
Elevation
825 Fort
Street Victoria

825 Fort Street
Victoria BC
Project
West Building
Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

A305

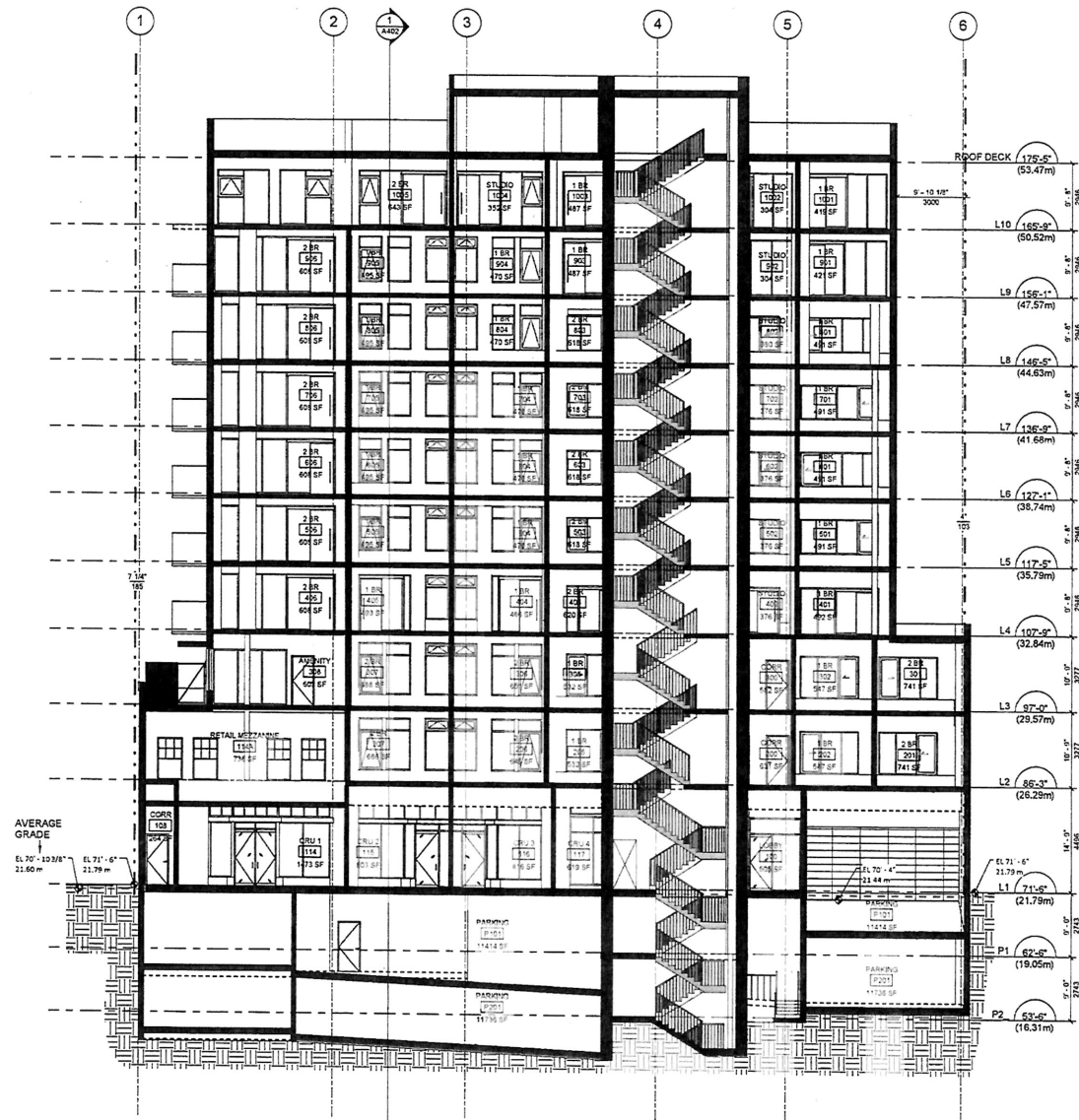
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2 Section A
SCALE 1/8" = 1'-0"

Drawings DO NOT SCALE

Building
Section
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project
Building
Section

Drawing
Scale 1/8" = 1'-0"
Project 217233

A401

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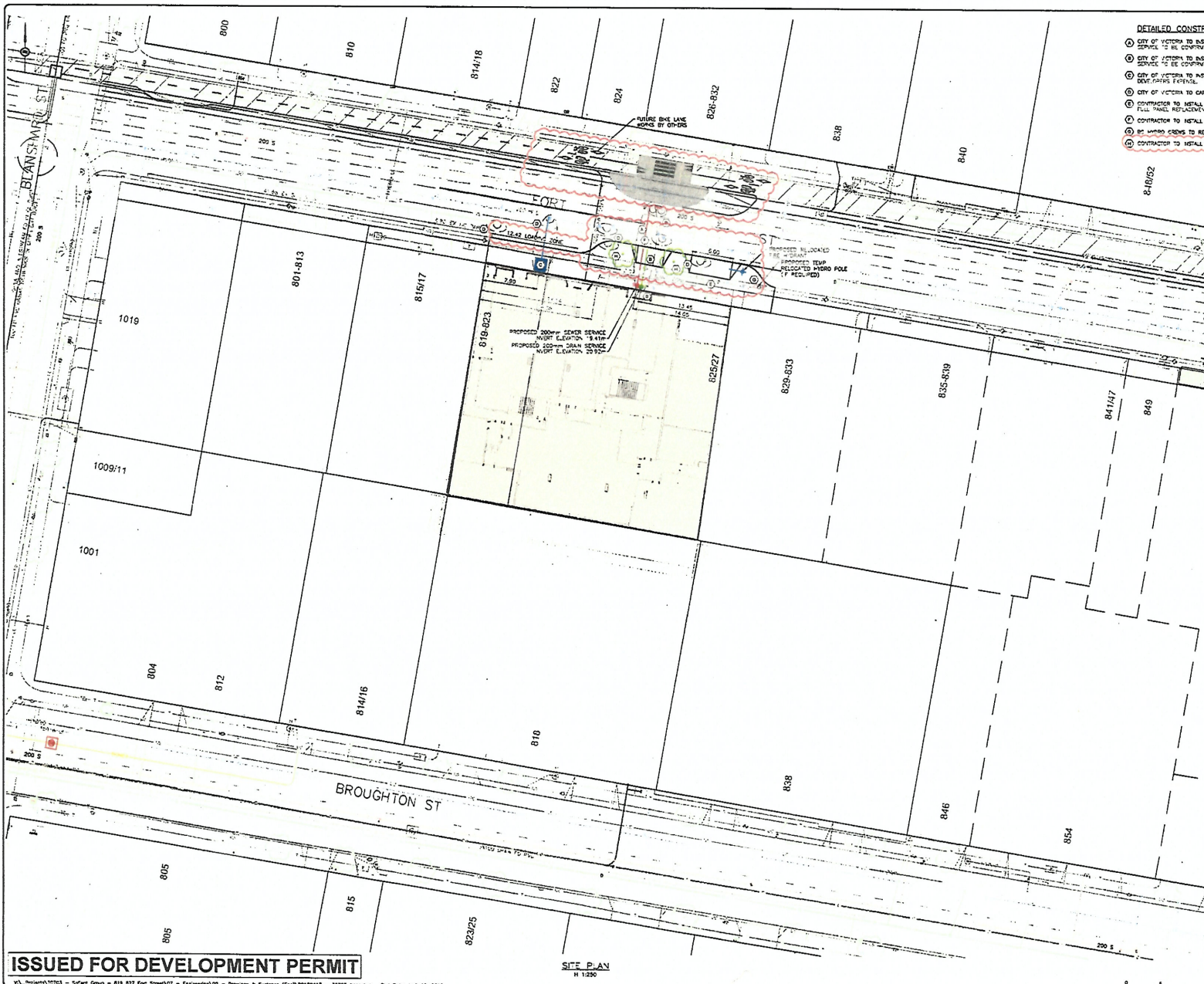
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[3]

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1 Section B
A402 SCALE 1/8" = 1'-0"

Profile view of the proposed road showing elevations and stationing. The profile starts at station 0+00 with an elevation of 8'-0". It shows a series of steps and slopes, with a final elevation of 24'-0" at station 24+00. The scale is 1" = 10'-0".

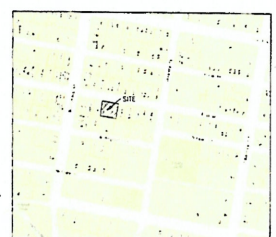
[illegible]



- DETAILED CONSTRUCTION NOTES:**
- ① CITY OF VICTORIA TO INSTALL NEW 200mm SEWER SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE DETERMINED.
 - ② CITY OF VICTORIA TO INSTALL NEW 200mm DRAIN SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE DETERMINED.
 - ③ CITY OF VICTORIA TO INSTALL 200mm FIRE AND 150mm DOWNSIDE FIRE SERVICES TO PROPERTY LINE AT 100% GRADE. ELEVATION TO BE DETERMINED.
 - ④ CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPER'S EXPENSE.
 - ⑤ CONTRACTOR TO INSTALL 80mm x 60mm DRAINAGE DROP AS PER CITY OF VICTORIA STANDARD DRAINAGE DTD. FULL TRAILER INSULATION REQUIRED.
 - ⑥ CONTRACTOR TO INSTALL AND BLOCK CROSSWALK.
 - ⑦ BY LIAISON CREEKS TO RELOCATE EXISTING STREET POLE IF REQUIRED.
 - ⑧ CONTRACTOR TO INSTALL PROPOSED STREET TREES AS PER CITY OF VICTORIA STANDARD.

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825 FORT STREET
PRELIMINARY CIVIL PLAN

SCALE
 1:250
 SHEET 1 of 1
 Eng. Project No. 30703

JE J.E. ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS
 VICTORIA NANAIMO PARKSVILLE
 PHONE 250-727-2214 FAX 250-727-3335

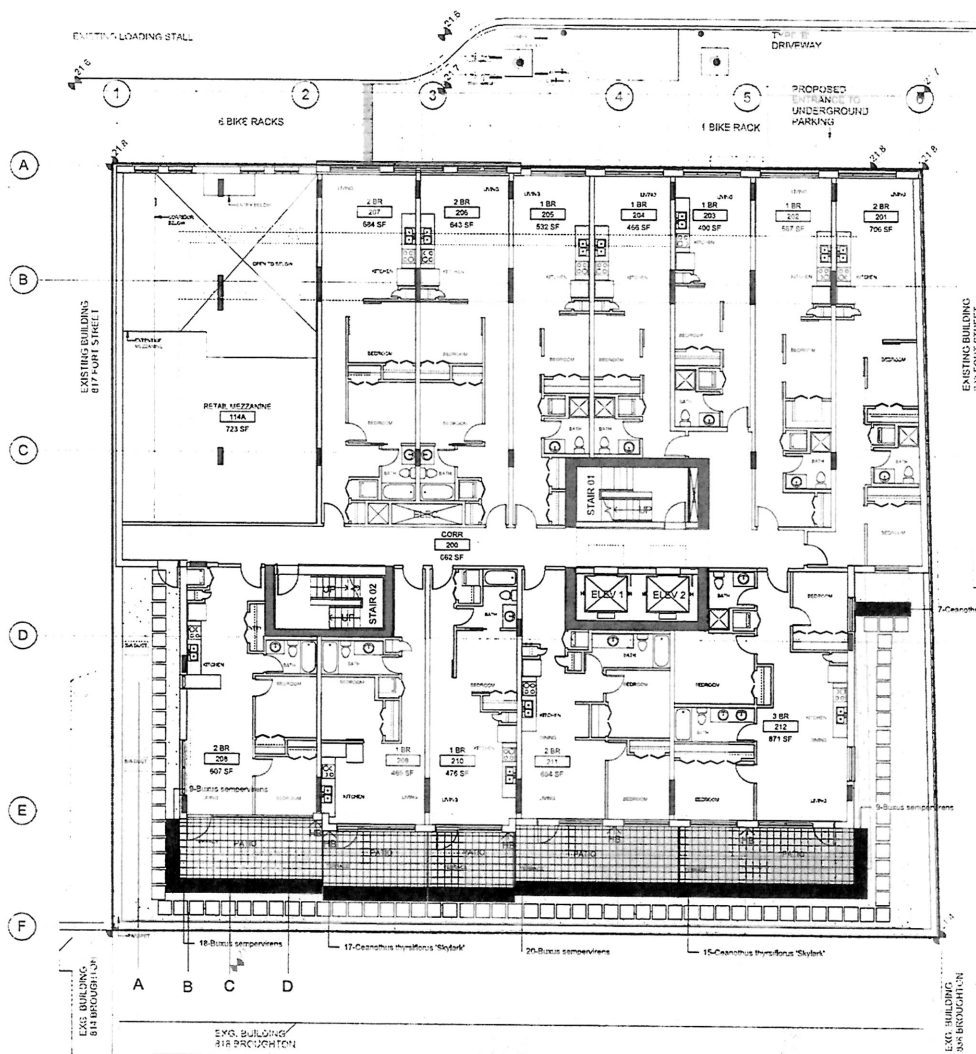
ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
 H. 1:250



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

FORT STREET
PROPOSED LOCATION OF
P. ANNEX MID-SLOTT CROSSWALK



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

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BC SCLAS/SCSNA STANDARDS 2012 ED.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE AND LESS THAN 1% ORGANIC MATTER. SOIL SHALL BE VIRTUALLY FREE FROM STONES, TWIGG, WOOD, INCLUDING WOODY PLANT PARTS, WRECK, TOSSO MATERIALS, STONES OVER 10MM AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM CO-CONTAMINANTS: EUSOLUTIN, CONJUGATED AND OTHER HYPOTHETICAL WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BC SCLAS STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC AREA. FRESH TOPSOIL AND LAYER SHOWN ON TABLE 6.4 OF THE 2012 BC SCLAS STANDARDS. IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:
- TOPSOIL: LARGER THAN 25MM: 0-1%
- ALL GRAVEL: LARGER THAN 10MM: 0-1%
- SAND: LARGER THAN 10MM AND SMALLER THAN 25MM: 0-1%
- SILT: LARGER THAN 25MM AND SMALLER THAN 10MM: 10-20%
- CLAY: (SMALLER THAN 25MM) 0-20%
- CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 4.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE AND NOTED AFTER AT LEAST 15 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6.4 OF THE 2012 BC SCLAS STANDARDS

	Over proposed structure	Over structure
TREES (10cm PER TREE)	30"	40"
SHRUBS	24"	30"
GRASS/COVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW
BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM.

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

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

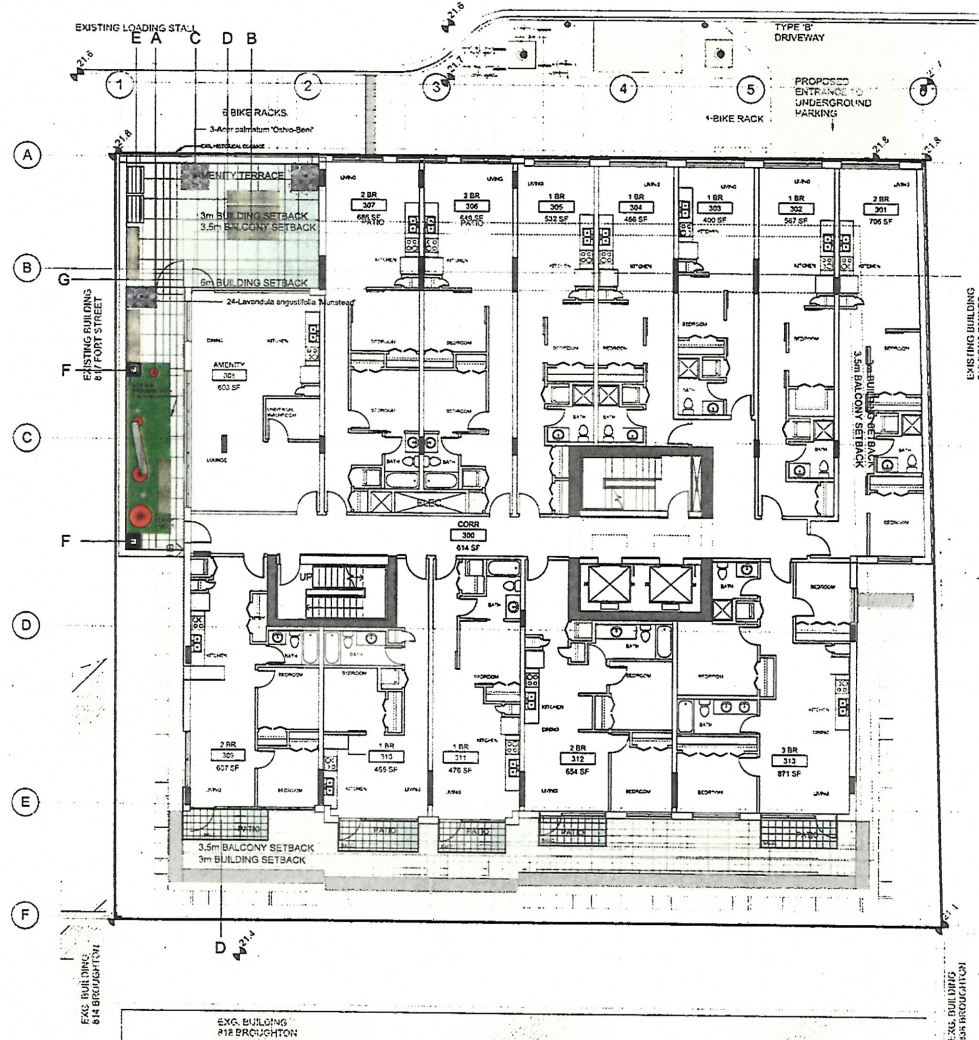
AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.

CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

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1: 778 586 4414
8710111, 8710112, 8710113, 8710114, 8710115, 8710116, 8710117, 8710118, 8710119, 8710120, 8710121, 8710122, 8710123, 8710124, 8710125, 8710126, 8710127, 8710128, 8710129, 8710130, 8710131, 8710132, 8710133, 8710134, 8710135, 8710136, 8710137, 8710138, 8710139, 8710140, 8710141, 8710142, 8710143, 8710144, 8710145, 8710146, 8710147, 8710148, 8710149, 8710150, 8710151, 8710152, 8710153, 8710154, 8710155, 8710156, 8710157, 8710158, 8710159, 8710160, 8710161, 8710162, 8710163, 8710164, 8710165, 8710166, 8710167, 8710168, 8710169, 8710170, 8710171, 8710172, 8710173, 8710174, 8710175, 8710176, 8710177, 8710178, 8710179, 8710180, 8710181, 8710182, 8710183, 8710184, 8710185, 8710186, 8710187, 8710188, 8710189, 8710190, 8710191, 8710192, 8710193, 8710194, 8710195, 8710196, 8710197, 8710198, 8710199, 8710200, 8710201, 8710202, 8710203, 8710204, 8710205, 8710206, 8710207, 8710208, 8710209, 8710210, 8710211, 8710212, 8710213, 8710214, 8710215, 8710216, 8710217, 8710218, 8710219, 8710220, 8710221, 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FORT STREET
PROPOSED LOCATION OF
PLANNED MID-BLOCK CROSSWALK



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

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO SCULASCANA STANDARDS (2012 EDITION)

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

SUPPORTED SOIL SHALL BE A SANDY LOAM OR CLAY SAND TEXTURE NO LESS THAN 50% SAND BY WEIGHT. CONTAINING 1 AND 1% ORGANIC MATTER DRY WEIGHT BASIS. SOIL SHALL BE VIRTUALLY FREE FROM STONES, WOOD, INCLUDING WOODY PLANT PARTS, WETES, TONGUE MATERIALS, STONES OVER 50MM AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, FOXTAILGRASS, CONYSEGRASS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

SUPPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 SCNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS. TREES AND LARGE SHRUBS 60 CM TABLE AND OF THE 2012 SCNA STANDARDS. IT SHALL POSSESS THE FOLLOWING QUALITIES

TEXTURE:
"COARSE GRAVEL" LARGER THAN 25MM: 0-1%
"ALL GRAVEL" LARGER THAN 25MM: 0-5%
"SAND" LARGER THAN 60MM AND SMALLER THAN 25MM: 50-70%
"SILT" LARGER THAN 200MM AND SMALLER THAN 25MM: 10-20%
"CLAY" SMALLER THAN 200MM: 0-20%
"CLAY AND SILT COMBINED" MAXIMUM 25%
ORGANIC CONTENT: 3-10%
Acidity: 6.0-7.0

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

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-4 OF THE 2012 SCNA STANDARDS.

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW
BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM.

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

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY DATE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM RECOMMENDING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL OPERATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.

CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

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general notes

This drawing is an indication of the proposed design. It is not to be used for construction purposes without the approval of the client. The client is responsible for the accuracy of the information provided.

All dimensions are to be as shown unless otherwise stated. All dimensions are to be in metric units unless otherwise stated.

DO NOT SCALE FROM THIS DRAWING.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR IFC.

Issue
REVISION NO
DATE
10/04/2018
18:10:10

revision
A
DATE
18/04/2018

project
519-527 FORT STREET VICTORIA BC.

legit

drawing
THIRD FLOOR GENERAL ARRANGEMENT

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017_09_01

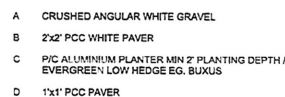
number
L3_L1

Received
City of Victoria
OCT 25 2018
Planning & Development Department
Development Services Division

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AP08	1	3 Acer palmatum 'Ocho-Ben'	Ocho-Ben Japanese Maple	#10 Cont.	Full Crown/Conte near Green
Lav and TM	2	24 Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 Cont.	Full and bushy plants

1
L3_L1
THIRD FLOOR GENERAL ARRANGEMENT
1:100 METRIC

PROPOSED LOCATION OF
PLANNED MID-BLOCK CROSSWALK



ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO BCSLA/BCLNA STANDARDS (2012 ED).

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 60% SAND BY WEIGHT) CONTAINING 1% AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY BE FREE FROM SUBSOL¹ WOOD INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 10MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM CLOUGHGRASS, Equisetum, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL, SHALL CONFORM TO
AND BE TREATED AS PER SECTION 6.2.3 TO
6.2.7 INCLUSIVE OF THE 2012 BCLMA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 2012 SOLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
 *COARSE GRAVEL (LARGER THAN 25MM) 0-5%
 *ALL GRAVEL (LARGER THAN 2MM) 0-5%
 *SAND (LARGER THAN 0.075MM AND SMALLER THAN 2MM) 50-70%
 *SILT (LARGER THAN .002MM AND SMALLER THAN 0.075MM) 10-25%
 *CLAY (SMALLER THAN .002MM) 0-20%
 *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%
Acidity: 6.0-7.0

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

MINIMUM SOIL DEPTH TO BE AS PER
TABLE 6-5 OF THE 2012 BCMA STANDARDS

	Over prepared subgrade	Over structur
TREES (10m ² PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL
COMPLETION REVIEW

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

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

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

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY
ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

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

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w: www.case.edu

general notes

AB *Adhesive bonding* is the process of joining two materials together using a liquid adhesive. The adhesive is applied to the surfaces of the materials and then cured, forming a strong bond. This process is commonly used in the construction of composite materials, such as carbon fiber reinforced plastic (CFRP), and in the repair of damaged structures.

DO NOT SCALE FROM THIS DRAWING

All dimensions are to be verified by the contractor. Site Engineer and owner only. Any discrepancies shall be brought to the attention of the Landscape Architect only in the circumstances of work on site.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES UNTIL ISSUED FOR IFC

issue	date
REZONING DP	12.24.2018
REZONING DP	12.24.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn
JP

checked
IP

reference

number

4.8 1

44-0_01

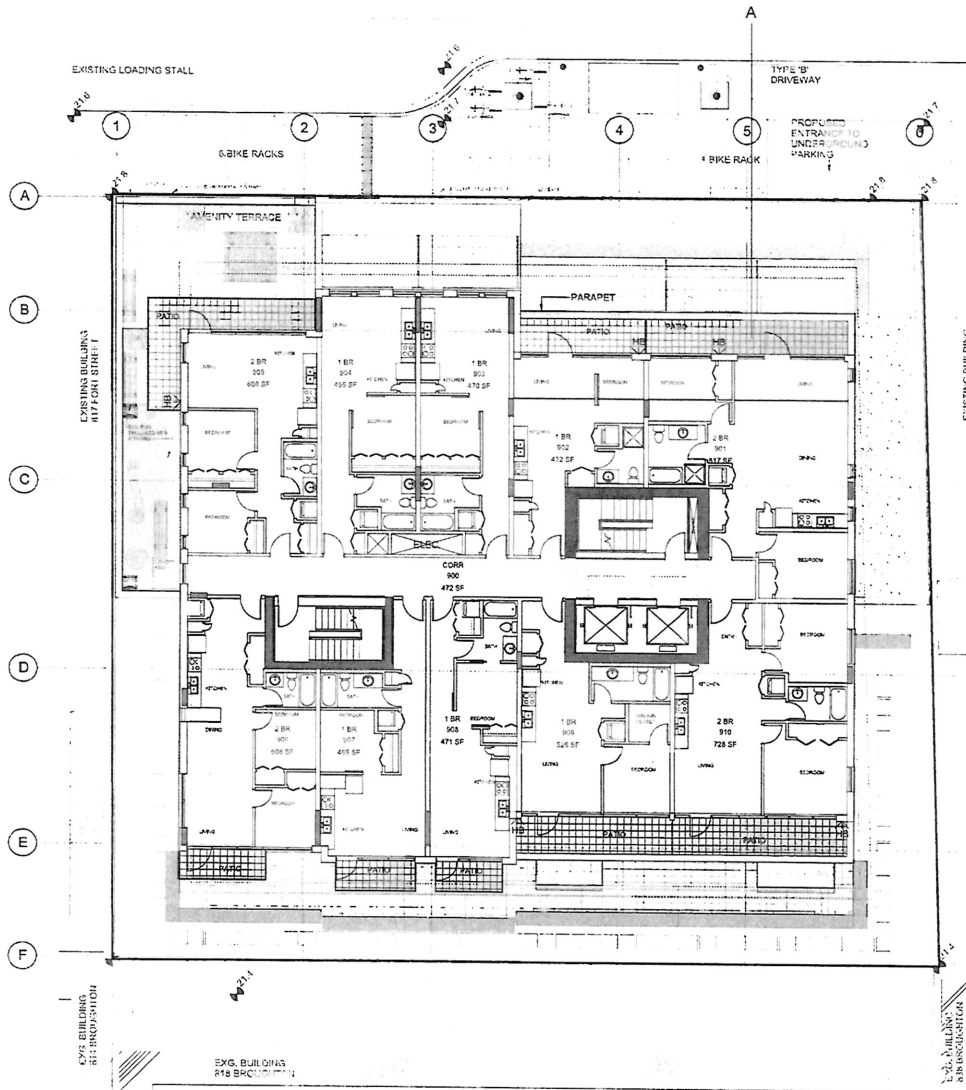
Plant Schedule - Ground Floor

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Cean	50	Ceanothus thyrsiflorus 'Snyder'	Victoria California Lilac	#3 Cont	Full and bushy plants

OCT 25 2018

Planning & Development Department
Development Services Division

FORT STREET
PROPOSED LOCATION OF
PLANNED MID-BLOCK CROSSWALK



1
L9_L1
9TH FLOOR GENERAL ARRANGEMENT
1:100 METRIC

A 1x1" PCC PAVER ONTO PEDESTALS

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general notes

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issue	date
PROPOSED/DP	10.04.2018
REVISION/DP	19.04.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal



scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09.02 LO

number

L9_L1



[illegible]

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L10_L1

10th FLOOR GENERAL ARRANGEMENT
1:100 METRIC

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general notes

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Issue	date
REZONING/DP	10.01.2018
REZONING/DP	19.01.2018

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC

legal

drawing
10TH FLOOR GENERAL ARRANGEMENT

303]

scale
AS SHOWN

drawn

checked

reference
2017.09_02 LO

number _____

number
L10 L1

Received
City of Victoria

OCT 25 2018

Planning & Development Department
Development Services Division