## List of Drawings

### Architectural
- A-00: Cover Sheet, Project Data and List of Drawings
- A-01: Existing Site Plan
- A-02: Existing Site Survey and Code Compliance
- A-03: Proposed Context Plan
- A-04: Proposed Grading Plan
- A-05: Proposed Site Plan
- A-06: Proposed Main Floor Plan
- A-07: Proposed Second Floor Plan
- A-08: Proposed Third Floor Plan
- A-09: Proposed Fourth Floor Plan
- A-10: Proposed Fifth Floor Plan
- A-11: Proposed Roof
- A-12: Proposed Elevations

### Landscaping
- L-01: Landscape Concept Plan
- L-02: Plant List and Fence Detail

### Site Services (CIVIL)
- A-13: Proposed Elevations
- A-14: Proposed Sections and Details
- A-15: 3D Model Images
- A-16: Shadow Studies
- A-17: Evolution of the Design Process

### Project Data

<table>
<thead>
<tr>
<th>Area</th>
<th>Measurement</th>
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<tbody>
<tr>
<td>Building Area</td>
<td>210 Gorge Road</td>
</tr>
<tr>
<td>Total Floor Area</td>
<td>5000 sq ft</td>
</tr>
<tr>
<td>Total Resident Floor Area</td>
<td>4000 sq ft</td>
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<tr>
<td>Total Non-Resident Floor Area</td>
<td>1000 sq ft</td>
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**Date:** MAR 11 2019

**Received by:** City of Victoria

**Department:** Planning & Development

**Division:** Development Services Division
**Name of Project**: 210 Gorge Road East  
**Location**: Victoria, BC

**BCBC 2015**

<table>
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<tr>
<th>Item</th>
<th>BCBC 2015</th>
<th>BCBC Reference</th>
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<tr>
<td>1. <strong>Project Description</strong>: New Demolition of 2 existing 2-storey buildings on site and construction of a new 5-storey residential multi-family dwelling building with amenity space on the Main floor and U/G parking off the Main floor built into a sloped site.</td>
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<td>2. <strong>Height of Building</strong>: 14.73 m (Average Grade to top of Roof level)</td>
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<td>3. <strong>Number of Streets/Acess Routes</strong>: Gorge Road East &amp; Carroll Street</td>
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<td>4. <strong>Major Occupancy(s)</strong>: Group C- Residential</td>
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<td>5. <strong>New Total Building Area</strong>: 1,049.4 sq.m (11,296 sf)</td>
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| 6. **New Bldg Floor Area**:  
| U/G Parking Area | 3,488.41 sq.m (37,549 sf) |
| 7. **Number of Storeys**: 5 |
| 8. **Sprinkler System Proposed**: Entire Building |
| 9. **Standpipe Required**: Yes |
| 10. **Fire Alarm Required**: Yes |
| 11. **Water Service/Supply is Adequate**: Yes |
| 12. **High Building**: Yes |
| 13. **Exterior Wall Cladding**: Non-Combustible |
| 14. **Occupant Load Based On**:  
| Main floor Lounge | 0.95 sq.m/person |
| Main floor Offices | 9.30 sq.m/person |
| Number of sleeping rooms (2 persons/room) | 82 rooms |
| **Total Occupant Load**: 269 persons |

**Code Compliance Review**

**Received**  
City of Victoria  
MAR 11 2019  
Planning & Development Department  
Development Services Branch
The definition of 'Grade' and its calculation are found in the City of Victoria's Schedule A and is as follows:

"Grade" means an elevation calculated as the average of the elevations of natural grade or finished grade at each horizontal plane through the lowest point at which any part of a building comes into contact with the surface of the ground, excluding any artificial mounds of earth or easements at or near the site of the building, and excluding the minimum window wall width and depth as required by the British Columbia Building Code.

### Table: Points and Elevations

<table>
<thead>
<tr>
<th>Points</th>
<th>Existing Elev.</th>
<th>Finished Elev.</th>
<th>Point to Point</th>
<th>Sum of Elevations</th>
<th>More Distance Between Points</th>
<th>Average Grade</th>
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Proposed Fourth Floor Plan

Unit Breakdown:

- Studio: 13
- 1 Bedroom: 3
- 2 Bedroom: 3
- TOTAL: 19
Proposed Fifth Floor Plan

- Studio - 5
- 1 Bedroom - 1
- 2 Bedroom - 1
- Total - 17

210 Gorge Road
Housing Project

Proposed Fifth Floor Plan
CITY OF VICTORIA

RECEIVED

MAR 15 2019

DEEMED

MAR 1-1 2019

TO ROOFTOP EQUIP.

MIN. REQUIRED TO ROOF FLOOR

elev. (34.005m)

FIFTH FLOOR FINISHED

FLOOR elev. (29.328m)

FOURTH FLOOR FINISHED

FLOOR elev. (26.271m)

THIRD FLOOR FINISHED

FLOOR elev. (23.214m)

SECOND FLOOR FINISHED

FLOOR elev. (20.157m)

AVG. GRADE (18.01m)

MAIN FLOOR FINISHED

FLOOR elev. (17.1m)

TO ROOF FLOOR

elev. (32.74m)

FIFTH FLOOR FINISHED

FLOOR elev. (29.328m)

FOURTH FLOOR FINISHED

FLOOR elev. (26.271m)

THIRD FLOOR FINISHED

FLOOR elev. (23.214m)

SECOND FLOOR FINISHED

FLOOR elev. (20.157m)

GRADE (18.01m)

MAIN FLOOR FINISHED

FLOOR elev. (17.1m)

210 Gorge Road
Housing Project

Proposed Elevations
CITY OF VICTORIA

RECEIVED DEEMED
MAR 15 2019 MAR 1-1 2019

210 Gorge Road
Housing Project

Prepared Sections and Details

A-14
Evolution of the Design Process

From the preliminary design stages to the city planning and CALLUC meeting, the scheme has changed significantly. The changes not only reflect the progression of the scheme to make the building more efficient, more usable and more appealing to users, but also the vast amount of input from the general public and the City of Victoria. This input was gathered over many months, from many different meetings. Each meeting with the public, the neighbours or the City had an impact on the design of the building. There are three distinct design phases since the first meeting with the City in May 2017.

Schematic Design Phase One:

May 24th 2017
Preliminary scheme presented to the City. With U/G parking, and stacked floors above.

Schematic Design Phase Two:

June 2nd 2017
Meeting with City:
- Planning, Engineering, Traffic, Heritage and Parks Departments.

Schematic Design Phase Three:

June 13th 2017
Preliminary presentation to Burnside Gorge CALLUC. Feedback recommended setting 5th and 6th floor back from Gorge Rd.

June 22nd 2017
Community Open House #1
August 2nd 2017
Presentation to Carrington Court Strata Council
August 10th 2017
Community Open House #2
September 18th 2017
CALLUC meeting

September 18th 2017
New 'V' Shaped plan presented to the CALLUC for approval.

New 'V' Shaped plan as a result of public input. This scheme orientates east-facing units to face each other as opposed to facing the neighbouring building. This vastly reduces overstock.

Context Site Plan
Also showing proposed setbacks.

Sun-shadow diagrams September 3pm:
There are minimal to zero shadows cast onto neighbouring properties at peak times of the year.

5th 6th Floor set back per preliminary CALLUC input: to reduce the on street view and massing of the building.

Evolution of the Design Process

A-17