210 GORGE ROAD
REZONING AND DEVELOPMENT PERMIT APPLICATION
LOT 5, Section 10, Victoria, Plan 389

PROJECT DATA

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 SIXTH FLOOR PLAN
A-12 - PROPOSED ELEVATIONS

LANDSCAPING

L-01 - LANDSCAPE CONCEPT PLAN
L-02 - PLANT LIST AND FENCE DETAIL

SITE SERVICING (DML)

PRELIMINARY SITE PLAN

LIST OF DRAWINGS

BCxxxxx A-00 2017526

210 GORGE ROAD
Housing Project

Cover Sheet, Project Data, List of Drawings

2018-03-12

CITY OF VICTORIA
RECEIVED
MAR 14 2018
DEEMED
FEB 14 2018
### Project Description:
- **Name:** 210 Gorge Road East
- **Location:** Victoria, BC
- **Code Compliance Review:**
- **Received:** FEB 14 2018

#### Site Plan of No 210 Gorge Road East
**Legal - Lot 5, Section 10, Victoria District, Plan 389**

**Site Area:** 1,981 m²

#### 210 Gorge Road East

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- **Name of Project:** 210 Gorge Road East
- **Location:** Victoria, BC

**Project Description:**
- New Addition
- Renovation
- Demolition of 2 existing 2-storey buildings on site and construction of a new 6-storey residential multi-dwelling building with amenity space on the Main floor and UG parking of the Main floor part into a shared UG.

**Major Occupancy:**
- Group C - Residential

**New Total Building Area:**
- UG Parting Area: 3,834.49 sq.m (41,274.0 sf)
- Main floor (set into a sloped site).

- **Height of Building (m):** 17.10 Max (Average Grade to top of Roof level)
- **Number of Streets/Acces Routes:** 2 (Gorge Road East & Carroll Street)
- **Building Size, Construction, Occupancy:** Group C, up to <5 Storey, Sprinklered

- **Sprinkler System Proposed:**
  - C3 Entire Building

- **Standpipe Required:**
  - Yes

- **Fire Alarm Required:**
  - Yes

- **Water Service/Supply is Adequate:**
  - Yes (assumed)

- **High Building:**
  - Yes

- **Permitted Construction:**
  - Actual Construction:
    - Exterior Wall Cladding: Non-Combustible
    - Mezzanine(s) Area: NA
    - 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)
      - Total Occupant Load: 291 persons

- **Barrier-Free Design:**
  - Yes

- **Hazardous Substances:**
  - Yes

- **Required Fire Resistance Rating:**
  - Horizontal Assemblies
    - Roof: 1.0 h (A500)
  - FRR of Supporting Floor over Crawl Space: 45 min or NC

- **Spatial Separation - Construction of Exterior Walls:**
  - North: 346 sq.m
  - East: 274 sq.m

- **Code Compliance Review:**
The definition of 'Grade' and its calculation are found in the City of Victoria's 'Schedule A' and it is as follows:

- 'Grade' means the average of the elevations of natural grade or finished grade, whichever is lower, and all elevations of artificial mounds of earth or rocks placed at or near the wall of the building, and excluding any artificial mound of earth or rocks placed at or near the wall of the building, and excluding the minimum window wall width and height as specified in the plan according to Appendix B.

- The elevation calculated as the average of the elevations of natural grade or finished grade, whichever is lower, and all elevations of artificial mounds of earth or rocks placed at or near the wall of the building, and excluding any artificial mound of earth or rocks placed at or near the wall of the building, and excluding the minimum window wall width and height as specified in the plan according to Appendix B.

- The total elevation calculated as the average of the elevations of natural grade or finished grade, whichever is lower, and all elevations of artificial mounds of earth or rocks placed at or near the wall of the building, and excluding any artificial mound of earth or rocks placed at or near the wall of the building, and excluding the minimum window wall width and height as specified in the plan according to Appendix B.

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Unit Breakdown:
- Studio: 10
- 1 Bedroom: 3
- 2 Bedroom: 3

TOTAL: 16

Proposed Second Floor Plan

210 Gorge Road
Housing Project

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Proposed Fifth Floor Plan

Unit Breakdown:
- Studio - 14
- 1 Bedroom - 1
- 2 Bedroom - 1
- TOTAL - 16

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210 Gorge Road
Housing Project

Proposed Fifth Floor Plan
MAX HEIGHT FROM GRADE AS ALLOWABLE UNDER CURRENT ZONING - elev. (39.66m)

T/O ROOF FLOOR
FLOOR elev. (36.961m)
T/O ROOFTOP EQU.

MAIN FLOOR FINISHED
FLOOR elev. (17.1m)

THIRD FLOOR FINISHED
FLOOR elev. (23.214m)

FOURTH FLOOR FINISHED
FLOOR elev. (26.271m)

FIFTH FLOOR FINISHED
FLOOR elev. (29.328m)

SIXTH FLOOR FINISHED
FLOOR elev. (32.385m)

SIXTH FLOOR FINISHED
FLOOR elev. (32.385m)

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)

SECOND FLOOR FINISHED
FLOOR elev. (20.157m)

GRADE (18.06m)

2018-02-06
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Proosed Elevations

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Evolution of the Design Process

From the preliminary design stages to the city planning and CALUC 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 13th 2017
Preliminary presentation to Burnside Gorge CALUC. Feedback recommended setting 5th and 6th floor back from Gorge Rd.

Schematic Design Phase Three:

June 22nd 2017
Community Open House #1
July 4th 2017
Meeting with Carrington Court Strata Council
August 2nd 2017
Presentation to Carrington Court AGM
August 10th 2017
Community Open House #2
September 18th 2017
CALUC meeting

September 18th 2017
New 'U' shaped plan presented to the CALUC for approval.

New 'U' Shaped plan as a result of public input:
The scheme orients east-facing units to face each other as opposed to facing the neighbouring building. This vastly reduces overhang.
210 GORGE ROAD
PLANT LIST & FENCE DETAIL

SCALE: 1:100  DATE: FEBRUARY 2, 2018
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J.E. Anderson & Associates
Surveys & Engineering

210 Gorge Rd E
PRELIMINARY SITE PLAN
VICTORIA COOL AID
Sheet 1.250
City: 109612

1:250

Sheet 1 of 1

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210 Gorge Rd E
PRELIMINARY SITE PLAN
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1:250

Sheet 1 of 1
210 GORGE ROAD
ALTERNATIVE BOULEVARD GARDEN OPTION

SCALE: 1:100   DATE: FEBRUARY 2, 2018

NOTE: ALL WORK ON CITY BOULEVARD TO BE NON-PERMANENT CONSTRUCTION.