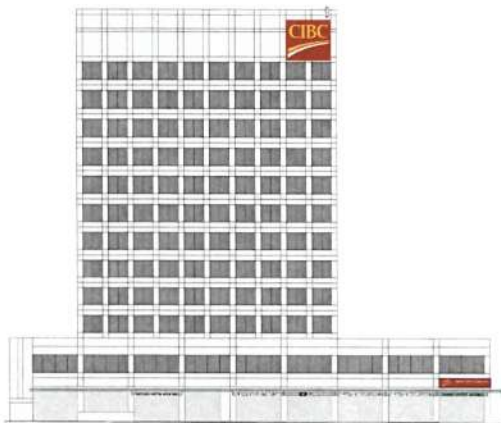


Development Variance Permit Application

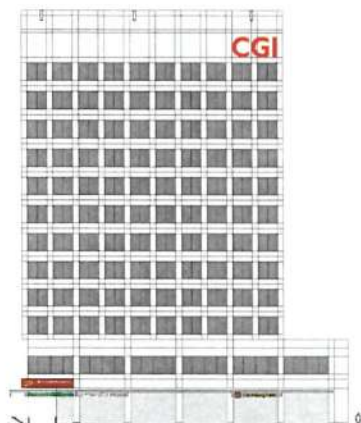
Drawing Package

June 24, 2019





Proposed Signage
North Elevation
Cumulative Sign Display Surface Area: 38.26 m²



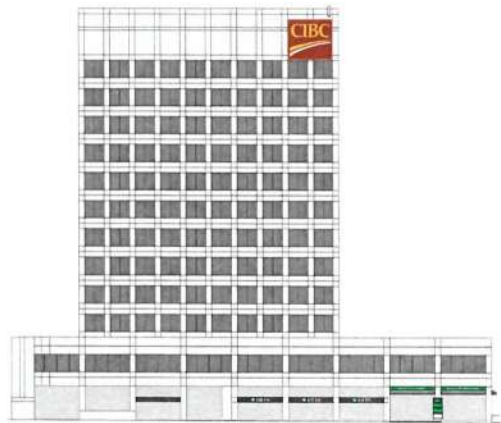
Proposed Signage
West Elevation
Cumulative Sign Display Surface Area: 23.68 m²

The proposed signage program for 1175 Douglas St. was developed with the intent to unify the presentation of signage on the property, and in order to give appropriate exposure to CGI and CIBC as the two anchor tenants.

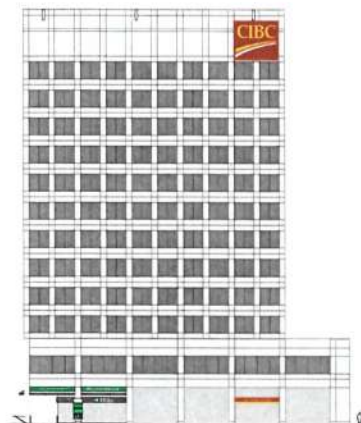
The new program was developed with input from the City of Victoria, and affects an overall decrease in the signage areas visible to the street.

Area calculations can be found on Pages W3.0-W3.5.

*Please note: Due to the technical interpretation of the sign display surface areas (in-set signs are not counted), the North elevation shows an increase, even though the actual amount of signage visible from the street has decreased when considering all visible signs.



Existing Signage
North Elevation
Cumulative Sign Display Surface Area: 28.62 m²
Area of all Visible Signs: 45.12 m²



Existing Signage
West Elevation
Cumulative Sign Display Surface Area: 28.62 m²
Area of all Visible Signs: 38.25 m²



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CLIENT Manulife Real Estate

PROJECT Tenant Signage Program
1175 Douglas Street
Victoria, British Columbia V8W 2C9

DATE	
Issued for Variance	November 08, 2018
Issued for Variance	May 22, 2019
Issued for Variance	June 24, 2019

TITLE Proposed Signage Changes
Summary

DWG No

W0.1

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SCALE: 1: 1000



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CLIENT	Manulife Real Estate	PROJECT	Tenant Signage Program 1175 Douglas Street Victoria British Columbia V8W 2C9	DATE		TITLE	Area Map	DWG No
				Issued for Variance	November 08, 2018			W1.0
				Issued for Variance	May 22, 2019			
				Issued for Variance	June 24, 2019			
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Plan Legend

- Extent of Building Footprint
- Property Line

Sign Legend

- Proposed New Signage
- Existing Signage (to remain)
- Existing Internal Property tenant signs not considered in Display Surface Area Calculations due to setback

Sign Totals

Tenant Wall Signs (TWS): 4

- 2 - Proposed New Signs (DCS)
- 2 - Existing Signs (CIBC)

Tenant Corner Brand (TCB): 1

- 1 - Existing Sign (CIBC)

Digital Corner Sign (DCS): 1

- 1 - Proposed New Sign (First-Party Digital Content, Min. Hold Time 30s)

Suspended Tenant Brands (STB): 9

- 9 - Proposed New Signs (Various Tenants)

Removals/Replacements

TWS-2: Replacing Existing CIBC Sign

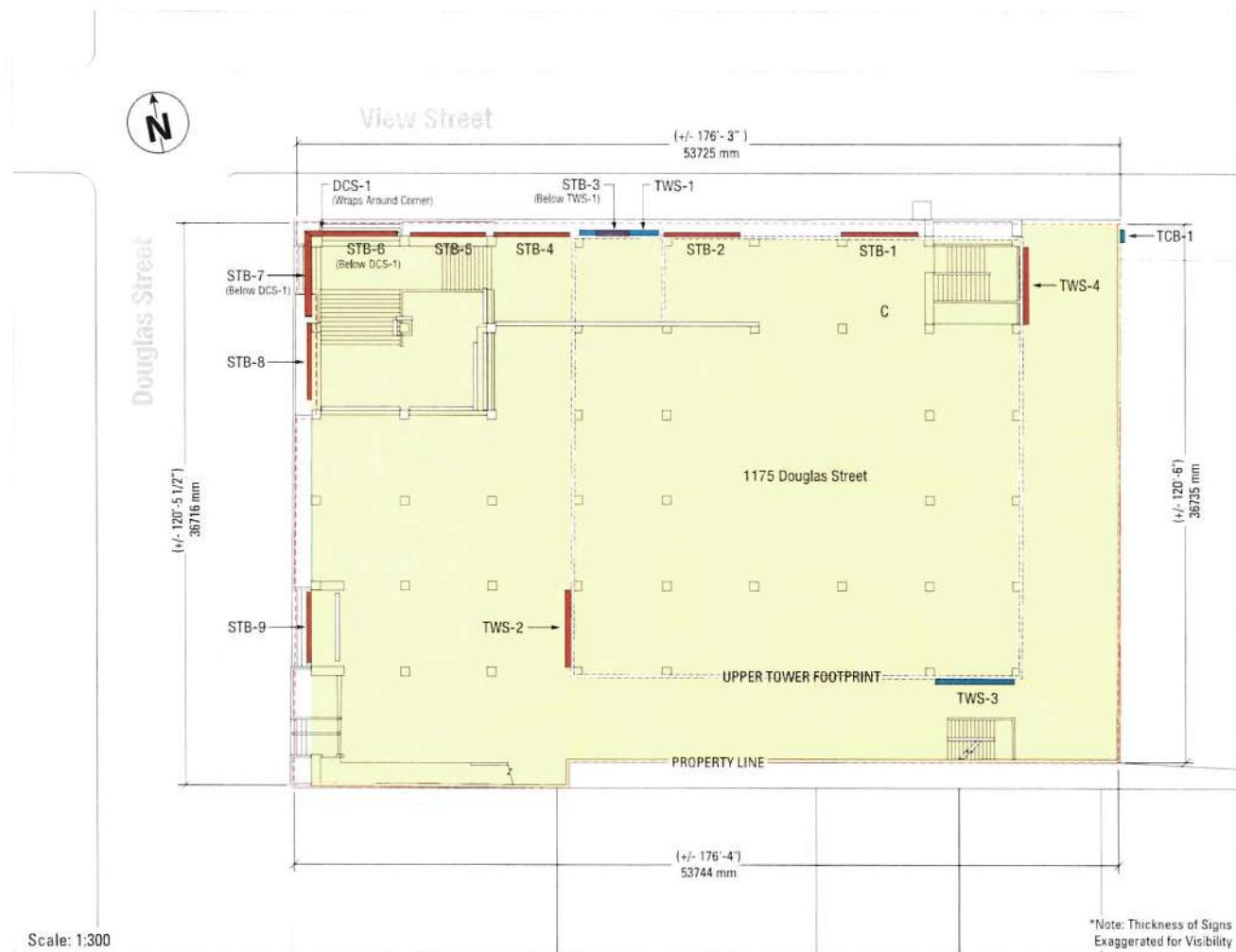
TWS-4: Replacing Existing CIBC Sign

STB-5: Replacing Existing "James Joyce Bistro" Sign

STB-6: Replacing Existing "Peacock Billiards" Sign

STB-7: Replacing Existing "James Joyce Bistro" Sign

STB-8: Replacing Existing "Peacock Billiards" Sign



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CLIENT

Manulife Real Estate

PROJECT

Tenant Signage Program
1175 Douglas Street
Victoria, British Columbia V8W 2C9

DATE

Issued for Variance November 08, 2018
Issued for Variance May 22, 2019
Issued for Variance June 24, 2019

TITLE

Site Plan

DWG No

W1.1

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CLIENT	Manulife Real Estate	PROJECT	Tenant Signage Program 1175 Douglas Street Victoria, British Columbia V8W 2C9	DATE		TITLE	Proposed Rendering	DWG No
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				Issued for Variance	May 22, 2019			
				Issued for Variance	June 24, 2019			



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CLIENT Manulife Real Estate

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1175 Douglas Street
Victoria, British Columbia V8W 2C9

DATE	
Issued for Variance	November 08, 2018
Issued for Variance	May 22, 2019
Issued for Variance	June 24, 2019

TITLE Proposed Rendering, Northwest
Corner of Property

DWG No

W2.0-1

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1175 Douglas Street
Victoria, British Columbia V8W 2C9

DATE
Issued for Variance November 08, 2018
Issued for Variance May 22, 2019
Issued for Variance June 24, 2019

TITLE Close-up Rendering Douglas St.

DWG No

W2.0-2

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1175 Douglas Street
Victoria, British Columbia V8W 2C9

DATE	
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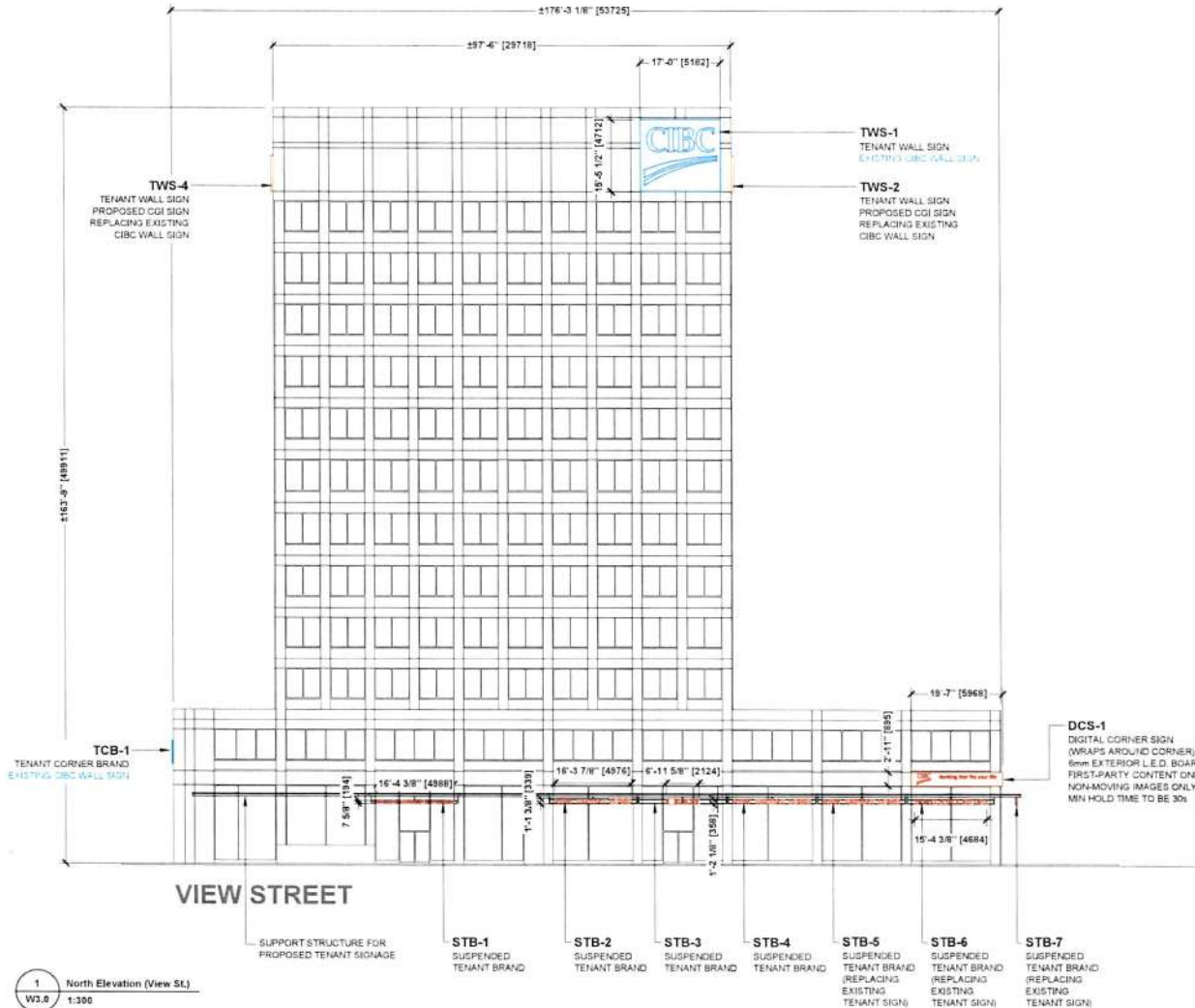
TITLE Proposed Signage Summary
(North & West Elevations)

DWG No

W2.1

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NORTH ELEVATION



SIGN AREA CALCULATION (NORTH ELEVATION) Arterial Commercial Zone - 1 to 1 Ratio Requirement

North Frontage: 176.25 ft. (53.72 m)

Max. Allowed Total

Display Surface Area: 176.25 sq. ft. (16.37 m²)

Proposed Sign Display Surface Areas

TWS-1 (Existing): 24.42 m²

DCS-1: 5.34 m²

STB-1: 0.97 m²

STB-2: 1.69 m²

STB-3: 0.76 m²

STB-4: 1.69 m²

STB-5: 1.69 m²

STB-6: 1.70 m²

Proposed Total Display Surface Area: 38.26 m²

Proposed Total Display Surface Area
exceeds Max. Allowed by 21.89 m²

Existing Sign Display Surface Areas

TWS-1 (Existing): 24.42 m²

James Joyce Bistro Fascia Sign: 2.1 m²

Peacock Billiards Fascia Sign: 2.1 m²

Existing Total Display Surface Area: 28.62 m²

COLOUR LEGEND

PROPOSED NEW SIGNAGE
EXISTING SIGNAGE TO REMAIN

1 North Elevation (View St.)
W3.0 1:300



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PROJECT Tenant Signage Program
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Victoria, British Columbia V8W 2C9

DATE	TITLE
Issued for Variance	November 08, 2018
Issued for Variance	May 22, 2019
Issued for Variance	June 24, 2019

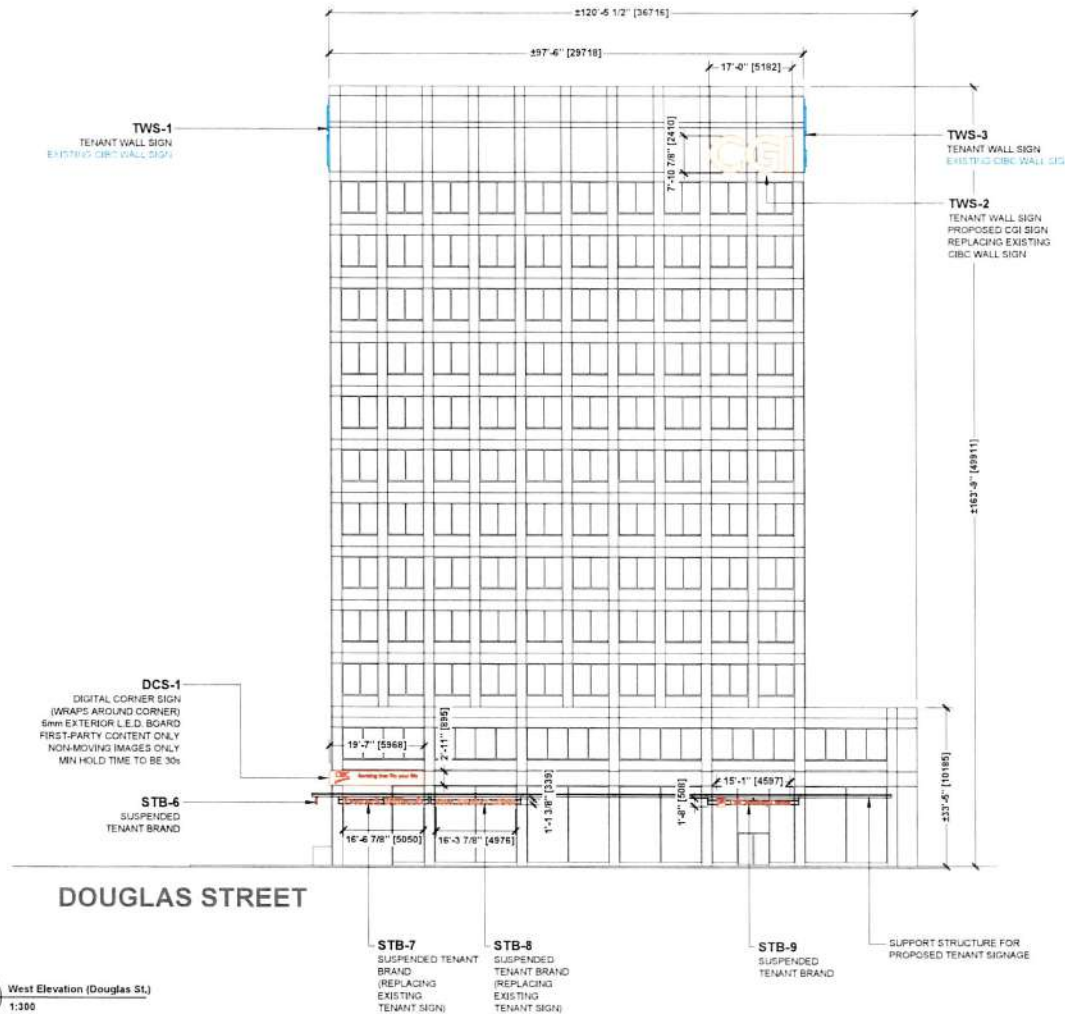
TITLE North Elevation (View St.)

DWG No

W3.0

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WEST ELEVATION



SIGN AREA CALCULATION (WEST ELEVATION)

Arterial Commercial Zone - 1 to 1 Ratio Requirement

West Frontage: 120.46 ft. (36.72 m)

Max. Allowed Total
Display Surface Area: 120.46 sq. ft. (11.19 m²)

Proposed Sign Display Surface Areas:

TWS-2: 12.36 m²

DCS-1: 5.34 m²

STB-7: 1.96 m²

STB-8: 1.69 m²

STB-9: 2.33 m²

Proposed Total Display Surface: 23.68 m²

Proposed Total Display Surface Area
exceeds Max. Allowed by 12.49 m²

Existing Sign Display Surface Areas

CIBC Tower Sign: 24.42 m²

James Joyce Bistro Fascia Sign: 2.10 m²

Peacock Billiards Fascia Sign: 2.10 m²

Existing Total Display Surface Area: 28.62 m²

*Note: Current Total Display Surface Area is 28.62 m²; which already exceeds the Max. Allowed Display Surface Area. The proposed changes affect a reduction in Sign Total Display Area of 4.94 m², bringing this elevation closer to compliance.

COLOUR LEGEND

PROPOSED NEW SIGNAGE
EXISTING SIGNAGE TO REMAIN

1 West Elevation (Douglas St.)
W3.1 1:300



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PROJECT **Tenant Signage Program**
1175 Douglas Street
Victoria, British Columbia V8W 2C9

DATE	
Issued for Variance	November 08, 2018
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Issued for Variance	June 24, 2019

TITLE **West Elevation (Douglas St.)**

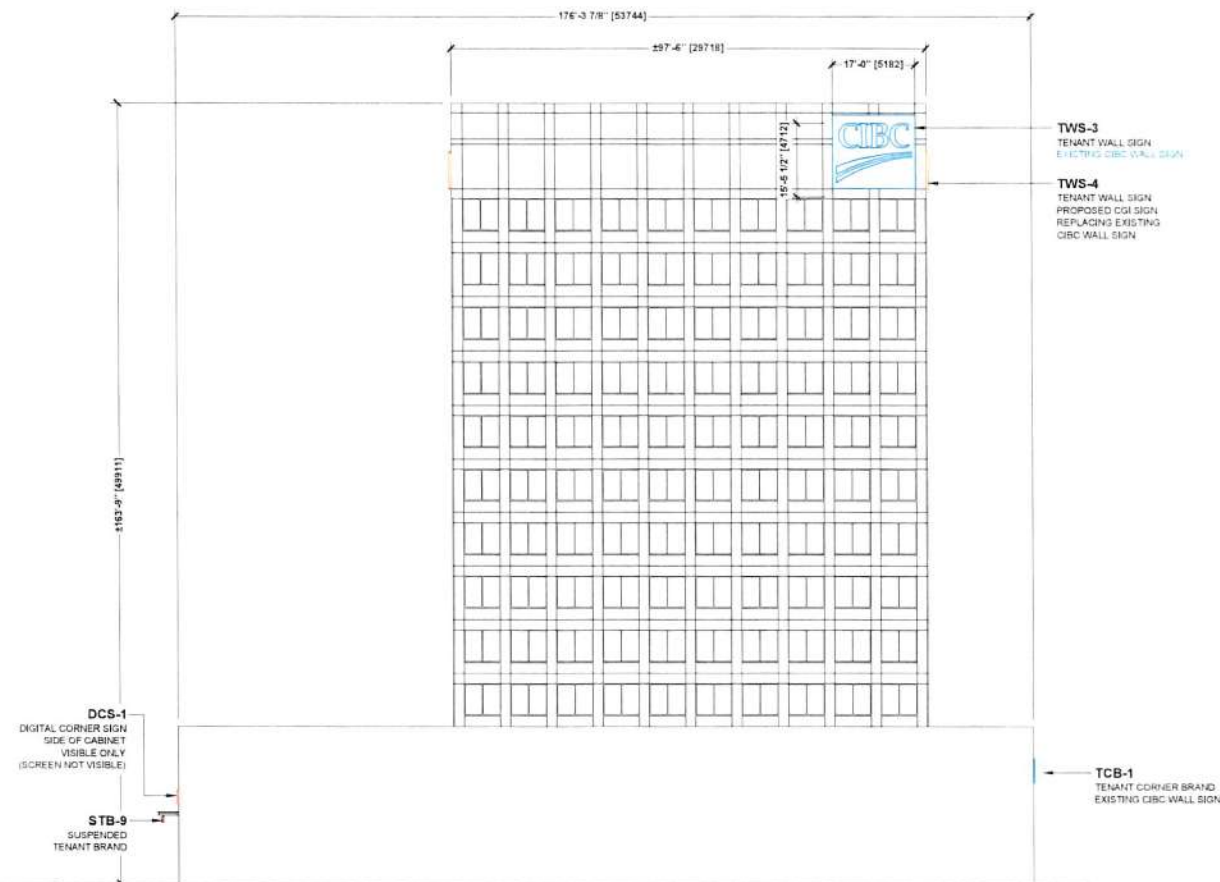
DWG No

W3.1

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APPROVAL

SOUTH ELEVATION



SIGN AREA CALCULATION (SOUTH ELEVATION) Arterial Commercial Zone - 1 to 1 Ratio Requirement

North Frontage: 176.32 ft. (53.74 m)

Max. Allowed Total
Display Surface Area: 176.32 sq. ft. (16.38 m²)

Sign Display Surface Areas:

TWS-3 (Existing): 24.42 m²

Proposed Total Display Surface Area: 24.42 m²

Proposed Total Display Surface Area exceeds
Max. Allowed by 8.04 m²

*Note: There are no proposed changes or
additions to signage on the South Elevation;
current signage already exceeds Display
Surface Area allowance.

DCS-1
DIGITAL CORNER SIGN
SIDE OF CABINET
VISIBLE ONLY
(SCREEN NOT VISIBLE)

STB-9
SUSPENDED
TENANT BRAND

TCB-1
TENANT CORNER BRAND
EXISTING CIBC WALL SIGN

1 South Elevation
W3.2 1:300

COLOUR LEGEND	
	PROPOSED NEW SIGNAGE
	EXISTING SIGNAGE TO REMAIN



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DATE	
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TITLE **South Elevation**

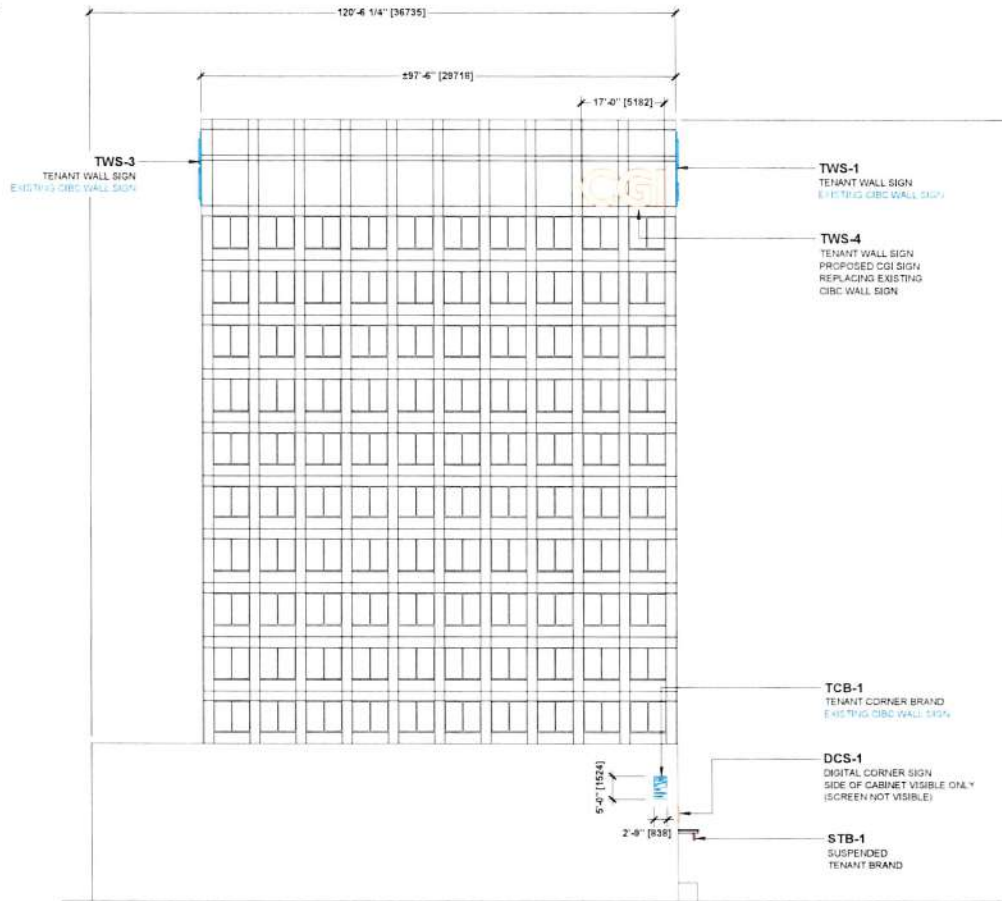
DWG No

APPROVAL

W3.2

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EAST ELEVATION



SIGN AREA CALCULATION (EAST ELEVATION) Arterial Commercial Zone - 1 to 1 Ratio Requirement

North Frontage: 120.5 ft. (36.73 m)

Max. Allowed

Total Sign Area: 120.5 sq. ft. (11.19 m²)

Proposed Sign Display Surface Areas:

TWS-4: 12.36 m²

TCB-1: 1.28 m²

Proposed Total Display Surface Area: 13.64 m²

Proposed Total Display Surface Area exceeds
Max. Allowed. by 2.45 m²

Existing Sign Display Surface Areas

CIBC Tower Sign: 24.42 m²

TCB-1: 1.28 m²

Existing Total Display Surface Area: 25.7 m²

*Note: Current signage Total Display Surface Area is 25.7 m²; which already exceeds the Max. Allowed Display Surface Area. The proposed changes affect a reduction in Sign Total Display Area of 12.06 m², bringing this elevation much closer to compliance.

1 East Elevation
W3.3 1:300



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PROJECT **Tenant Signage Program**
1175 Douglas Street
Victoria, British Columbia V8W 2C9

DATE	TITLE
Issued for Variance	November 08, 2018
Issued for Variance	May 22, 2019
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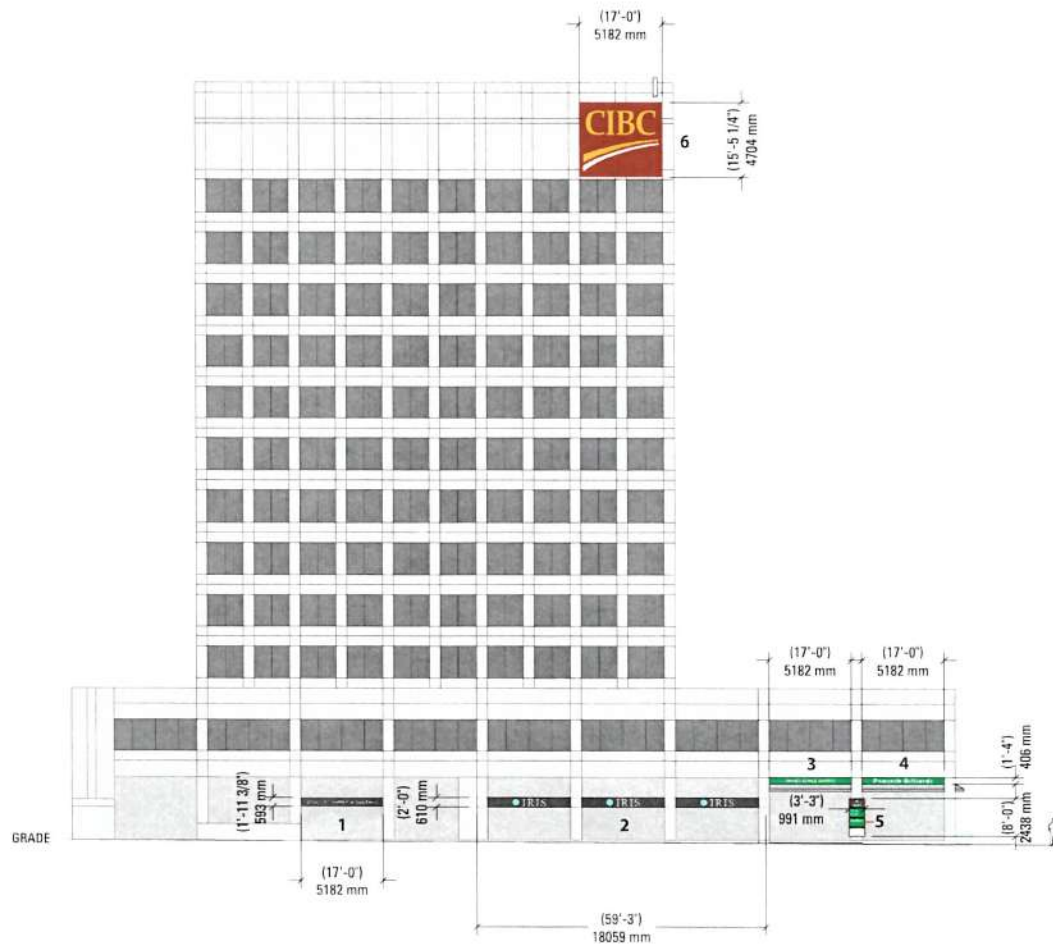
East Elevation

DWG No

W3.3

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APPROVAL



All Existing Signs Visible from Street

1 - 3.07 m²
 2 - 11.02 m²
 3 - 2.10 m²
 4 - 2.10 m²
 5 - 2.41 m²
 6 - 24.42 m²
 Total - 45.12 m²

Existing Signs Counted in Sign Display Surface Area

3 - 2.10 m²
 4 - 2.10 m²
 6 - 24.42 m²
 Total - 28.62 m²

Scale: 1:300



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 Victoria, British Columbia V8W 2C9

DATE	TITLE
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North Elevation
 (Existing Signage)

DWG No

W3.4

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All Existing Signs Visible from Street

1 - 2.10 m²
 2 - 2.10 m²
 3 - 1.25 m²
 4 - 3.16 m²
 5 - 2.41 m²
 6 - 2.81 m²
 7 - 24.42 m²
 Total - 38.25 m²

Existing Signs Counted in Sign Display Surface Area

1 - 2.10 m²
 2 - 2.10 m²
 7 - 24.42 m²
 Total - 28.62 m²

Scale: 1:300



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CLIENT	Manulife Real Estate	PROJECT	Tenant Signage Program 1175 Douglas Street Victoria, British Columbia V8W 2C9	DATE	TITLE	West Elevation (Existing Signage)	DWG No
				Issued for Variance	November 08, 2018		W3.5
				Issued for Variance	May 22, 2019		
				Issued for Variance	June 24, 2019		

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