

AGGV RENEWAL
DEVELOPMENT PERMIT APPLICATION R3
(CLEAN SET)
2019.12.13



HCMA

LWAC: Architect and Moore Wilson Architects Inc., Associate Architect for the Schematic Design and Design Development phases of the project.

HCMA Architecture + Design: Contract Documents, Bidding and Negotiations, and Contract Administration phases of the Project.

PERSONNEL

OWNER	PROJECT MANAGER	CONSTRUCTION MANAGER
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CONSULTANTS

ARCHITECTURAL	STRUCTURAL	MECHANICAL
HCMA Architecture + Design Carl-Jan Rupp, Principal 300 - 569 Johnson Street Victoria BC V8W 1M2, Canada T: 250.382.6650 E: crupp@hcma.ca	Fast & Epp Ian Boyle, Senior Associate 201 - 1672 West 1 Avenue Vancouver, BC, V6J 1G1 T: 604.235.3124 E: i.boyle@fastep.ca	Integral Group Andy Chong, Associate Principal 101 - 1019 Wharf St. Victoria, BC, V8W 2Y9 T: 250.418.1288 E: achong@integralgroup.com
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ARBORIST	ENVIRONMENTAL	BUILDING ENVELOPE CONSULTANT
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PROJECT INFORMATION

CIVIC ADDRESS: 1040 MOSS ST., VICTORIA, BC V8V 4P1	ZONING INFORMATION: AGGV ZONE (COMPREHENSIVE DEVELOPMENT INSTITUTIONAL ZONE) Refer to Development Permit Set dated Nov 4th, 2015
LEGAL DESCRIPTION: Lot 1, Fairfield Farm Estate, Victoria City, Plan 29416	BUILDING CODE: BC BUILDING CODE 2012

SHEET LIST

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PERMIT	DATE
33 PERMIT APPLICATION R3	12.13.2019
32 PERMIT APPLICATION R2	11.21.2019
30 PERMIT APPLICATION R1	07.12.2019
29 PERMIT APPLICATION	06.10.2019
DESCRIPTION	DATE



AGGV
RENEWAL

1040 MOSS ST.
VICTORIA, BC, V8V4P1

PROJECT #: 1004
COVER SHEET

* Schematic Design and Design Development Phases
Architect: Lang Wilson Practice in Architecture Culture Inc.
Associate Architect: Moore Wilson Architects Inc.

Contract Documents, Bidding and Negotiations and Contract Administration Phases
Architect: HCMA Architecture + Design

DEVELOPMENT	12.13.2019
33 PERMIT APPLICATION R3	
DEVELOPMENT	11.21.2019
32 PERMIT APPLICATION R3	
DEVELOPMENT	07.12.2019
30 PERMIT APPLICATION R1	
DEVELOPMENT	06.10.2019
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# DESCRIPTION	DATE

PROFESSIONAL SEAL



**AGGV
RENEWAL**

1040 MOSS ST.
VICTORIA, BC V8V4P1

PROJECT #: 1034

**EXISTING SITE
PLAN**



A-101

SCALE: 1 : 200



1 SITE PLAN
1 : 200



PROJECT INFORMATION TABLE

ZONING COMPLIANCE		
TYPE	APPROVED ZONING	PROPOSED COMPLIANCE
	AGGV ZONE	AGGV ZONE
USE AREA (SQ. M)	10,000	10,000
TOTAL FLOOR AREA (SQ. M)	10,000	10,000
FLOOR SPACE (SQ. M)	10,000	10,000
SET BACK (M)	10,000	10,000
OVERSPACE (SQ. M)	10,000	10,000
NUMBER OF STOREYS	10,000	10,000
PARKING SPACES ON SITE	10,000	10,000
VEHICLE PARKING (STORAGE AND TRUCK)	10,000	10,000
MOSS STREET SETBACK	10,000	10,000
PENTRELEW PLACE SETBACK	10,000	10,000
WILSPER PLACE SETBACK	10,000	10,000
ACCESSORY BUILDING ENCLOSURE (BKE ENCLOSURE)	10,000	10,000
LOCATION	10,000	10,000
FLOOR AREA (SQ. M)	10,000	10,000
SETBACK	10,000	10,000
REAR SETBACK	10,000	10,000
DECK SETBACK	10,000	10,000
MINIMUM ACCESSORY BUILDING AREA	10,000	10,000

33 PERMIT APPLICATION R3	12.13.2019
32 PERMIT APPLICATION R3	11.21.2019
30 PERMIT APPLICATION R3	07.12.2019
29 PERMIT APPLICATION R3	05.10.2019
6 DESCRIPTION	DATE



AGGV RENEWAL

1040 MOSS ST.
VICTORIA, BC V8V4P1

PROJECT #: 1004

PROPOSED SITE PLAN



A-102

SCALE: As indicated

1 PROPOSED SITE PLAN

1:200

WSPAC, Architect and Moore Wilson Architects Inc., Associate Architect for the Schematic Design and Design Development phases of the project.
HCMA Architecture + Design, Contract Documents, Bidding and Negotiations, and Contract Administration phases of the Project.

#	DESCRIPTION	DATE
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32	DEVELOPMENT APPLICATION R3	11.21.2019
30	PERMIT APPLICATION R2	07.12.2019
29	DEVELOPMENT APPLICATION R1	06.10.2019
28	PERMIT APPLICATION	

PROFESSIONAL SEAL



AGGV RENEWAL

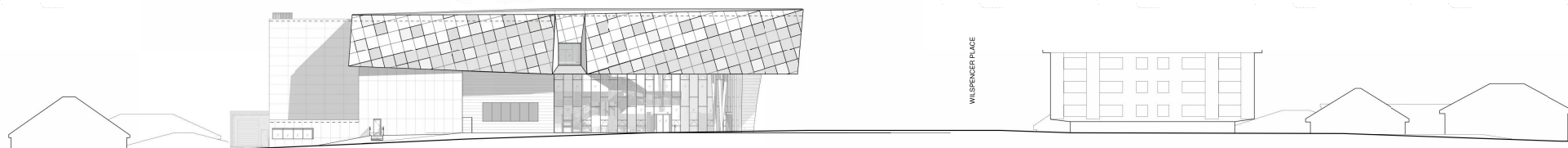
1040 MOSS ST.
VICTORIA, BC. V8V4P1

PROJECT #: 1056

SITE CONTEXT

A-103

SCALE: 1 : 250



1010 MOSS ST
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

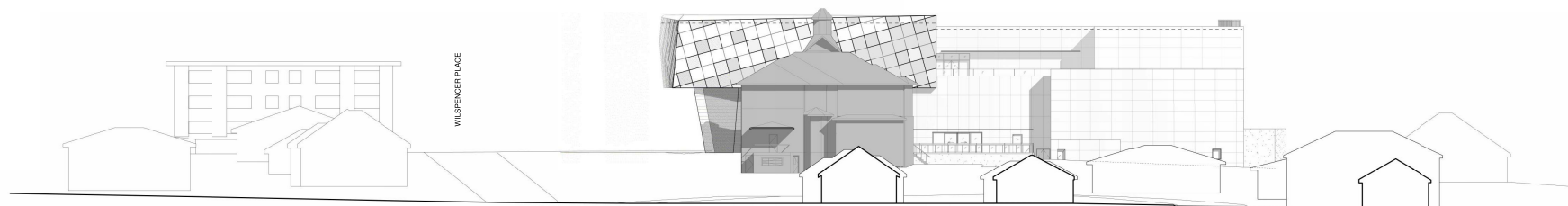
1040 MOSS ST
ART GALLERY OF GREATER VICTORIA

1070 MOSS ST
MULTI-UNIT RESIDENTIAL
BUILDING
4 STOREYS

1080 MOSS ST
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

1263 FORT ST
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

① MOSS ST STREETSCAPE ELEVATION
1 : 250



1079 PENTRELEW PL.
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

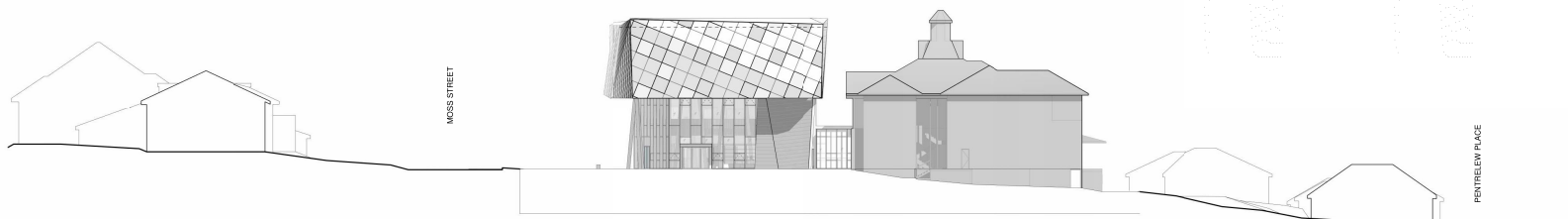
1075 PENTRELEW PL.
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

1055-1024 PENTRELEW PL.
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

1036 PENTRELEW PL.
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

1029 PENTRELEW PL.
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

② PENTRELEW PL STREETSCAPE ELEVATION
1 : 250



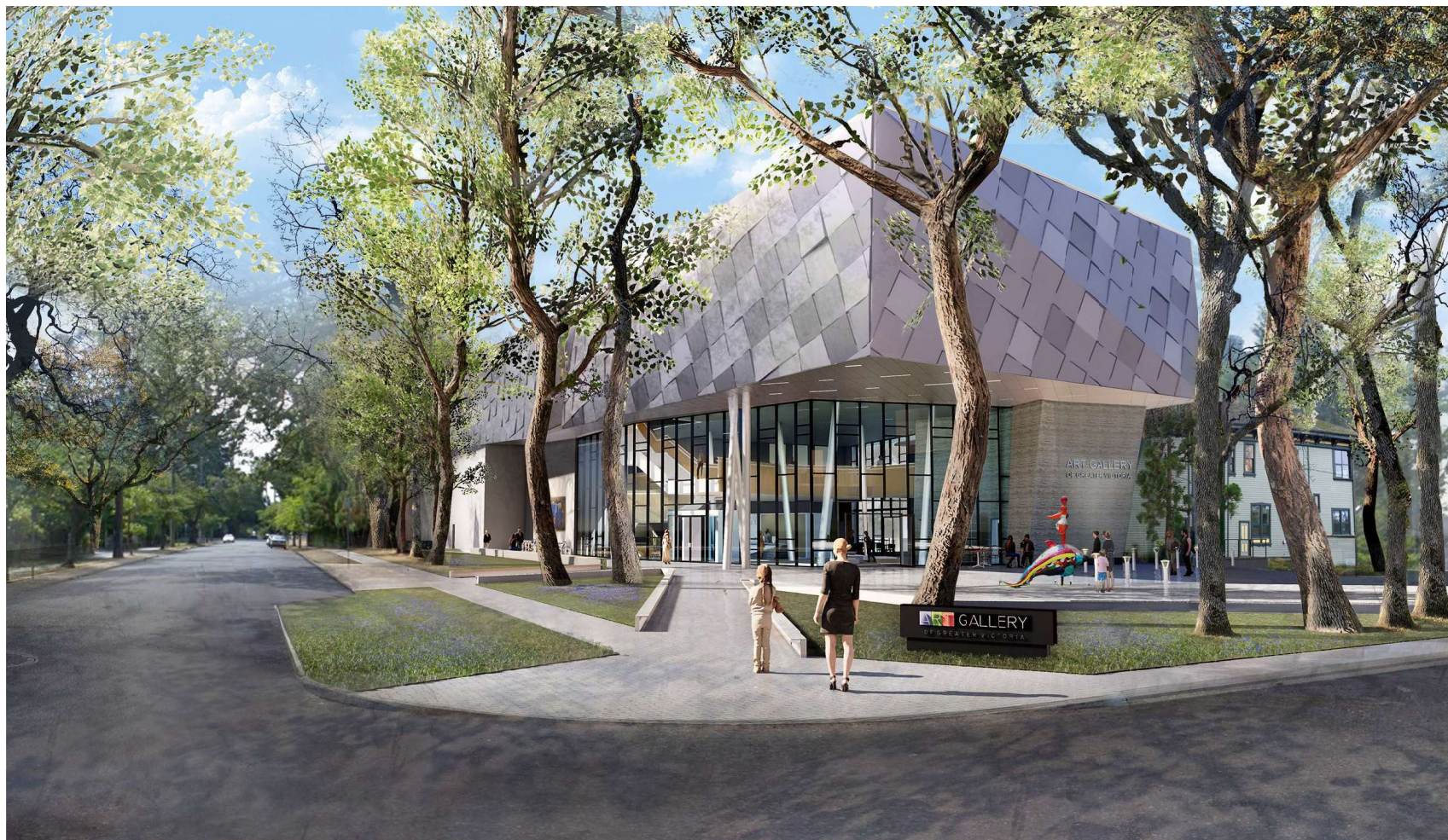
1057 MOSS ST.
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

1040 MOSS ST.
ART GALLERY OF GREATER VICTORIA

1055 PENTRELEW PL.
SINGLE FAMILY
RESIDENTIAL
1.5 STOREYS

③ WILSPENCER PL. STREETSCAPE ELEVATION
1 : 250

LWPRC: Architect and Moore Wilson Architects Inc., Associate Architect for the Schematic Design and Design Development phases of the project.
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PROFESSIONAL SEAL



**AGGV
RENEWAL**

1040 MOSS ST.
VICTORIA, BC, V8V4P1

PROJECT #: 1804

**RENDERING -
MOSS ST
NORTH**



A-104

SCALE:

LWPRC: Architect and Moore Wilson Architects Inc., Associate Architect for the Schematic Design and Design Development phases of the project.
HCMA Architecture + Design: Contract Documents, Bidding and Negotiations, and Contract Administration phases of the Project.



MOSS ST



PENTRELEW PLACE

DEVELOPMENT		
33 PERMIT APPLICATION R3	12.13.2019	
32 PERMIT APPLICATION R3	11.21.2019	
30 PERMIT APPLICATION R3	07.12.2019	
29 PERMIT APPLICATION R1	06.10.2019	
#	DESCRIPTION	DATE



AGGV RENEWAL

1040 MOSS ST.
VICTORIA, BC, V8V4P1

PROJECT #: 1004

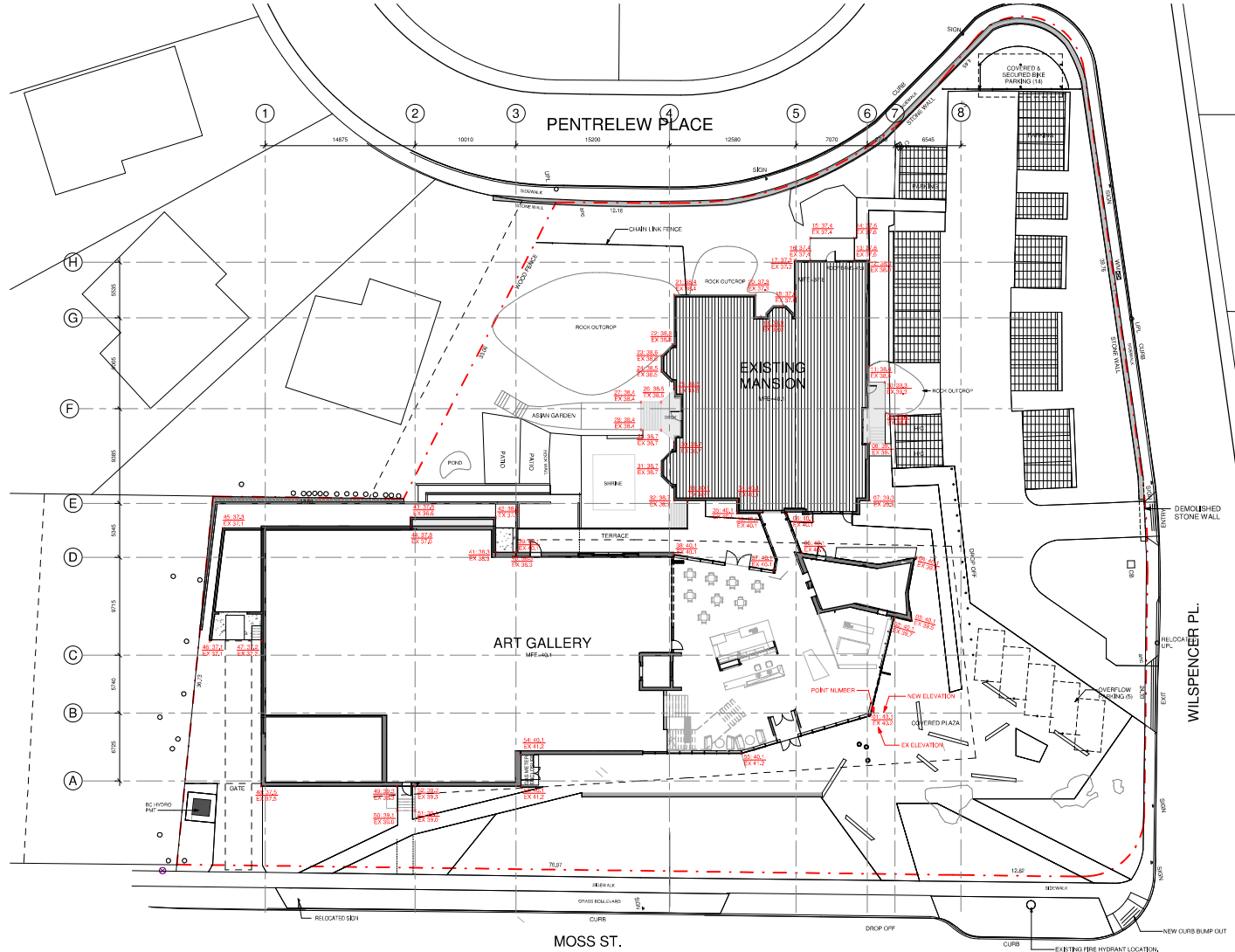
RENDERING - SITE CONTEXT

SCALE:

AVERAGE GRADE CALCULATION

POINT	ELEV	POINT	ELEV	AVERAGE ELEV	DISTANCE ETWN POINTS	FORMULA TOTAL
1	40100	2	40100	40100	10123	415922800
2	40100	3	40100	40100	1750	70175000
3	40100	4	40100	40100	5465	219148500
4	40100	5	40100	40100	11413	457651300
5	40100	6	40100	40100	4363	174956800
6	40100	7	39100	39700	9848	390955000
7	39100	8	39100	39100	5790	223440000
8	39100	9	38800	38950	4581	178423950
9	38800	10	39300	39050	3066	119727800
10	39300	11	38400	38850	3155	122610000
11	38400	12	38000	38200	10514	420918600
12	38000	13	37600	37800	1415	53487300
13	37600	14	37600	37600	2200	82720000
14	37600	15	37400	37500	4480	155000000
15	37400	16	37400	37400	2290	85266000
16	37400	17	37300	37350	1560	58266000
17	37300	18	37600	37450	7320	274134000
18	37600	19	39000	38300	2865	129728500
19	39000	20	37300	38150	2678	122155700
20	37300	21	38400	37850	8085	306917500
21	38400	22	38800	38600	5261	223074500
22	38800	23	38600	38700	1481	57114700
23	38600	24	38500	38550	1565	50330500
24	38500	25	38500	38500	2172	83822000
25	38500	26	38500	38500	2058	79233000
26	38500	27	38400	38450	1960	75162000
27	38400	28	38400	38400	2778	126675000
28	38400	29	38700	38550	1960	75558000
29	38700	30	38700	38700	880	34095000
30	38700	31	38700	38700	2582	99923400
31	38700	32	38700	38700	3812	148298400
32	38700	33	40100	39400	1379	52352500
33	40100	34	40100	40100	4915	177091500
34	40100	35	40100	40100	1330	53333000
35	40100	36	40100	40100	2115	84851500
36	40100	37	40100	40100	5951	238835000
37	40100	38	40100	40100	10060	423402500
38	40100	39	40100	40100	15848	635504800
39	40100	40	38300	39200	0	0
40	38300	41	38300	38300	2025	77557500
41	38300	42	38200	38250	3451	132009500
42	38200	43	37800	38000	8450	321100000
43	37800	44	37800	37800	805	32697300
44	37800	45	37200	37500	18648	720232400
45	37200	46	37200	37200	11270	419240000
46	37200	47	37200	37350	5153	191433950
47	37200	48	37300	37350	14520	542322000
48	37300	49	39300	38400	13487	518284000
49	39300	50	39100	39200	2402	94158800
50	39100	51	39100	39100	1811	70810000
51	39100	52	39300	39200	2402	94158800
52	39300	53	40100	39700	10491	416452700
53	40100	54	40100	40100	3146	126154500
54	40100	55	40100	40100	21890	877789000
55	40100	1	40100	40100	13273	532247800

305084 11874276156
38027



- Extent of mansion visibility from ground level public areas
- Extent of possible additional mansion visibility with structural adjustment to stair tower (with significant negative impact to gallery operations)
- Extent of mansion view loss - roof only
- Extent of mansion view loss - mansion as full volume

33 DEVELOPMENT	12/13/2019
34 PERMIT APPLICATION #3	
35 DEVELOPMENT	11/21/2019
36 PERMIT APPLICATION #2	
37 DEVELOPMENT	07/12/2019
38 PERMIT APPLICATION #1	
39 DEVELOPMENT	
40 PERMIT APPLICATION	

PROFESSIONAL SEAL



**AGGV
RENEWAL**

1040 MOSS ST.
VICTORIA, BC V8V4P1

PROJECT #: 1056

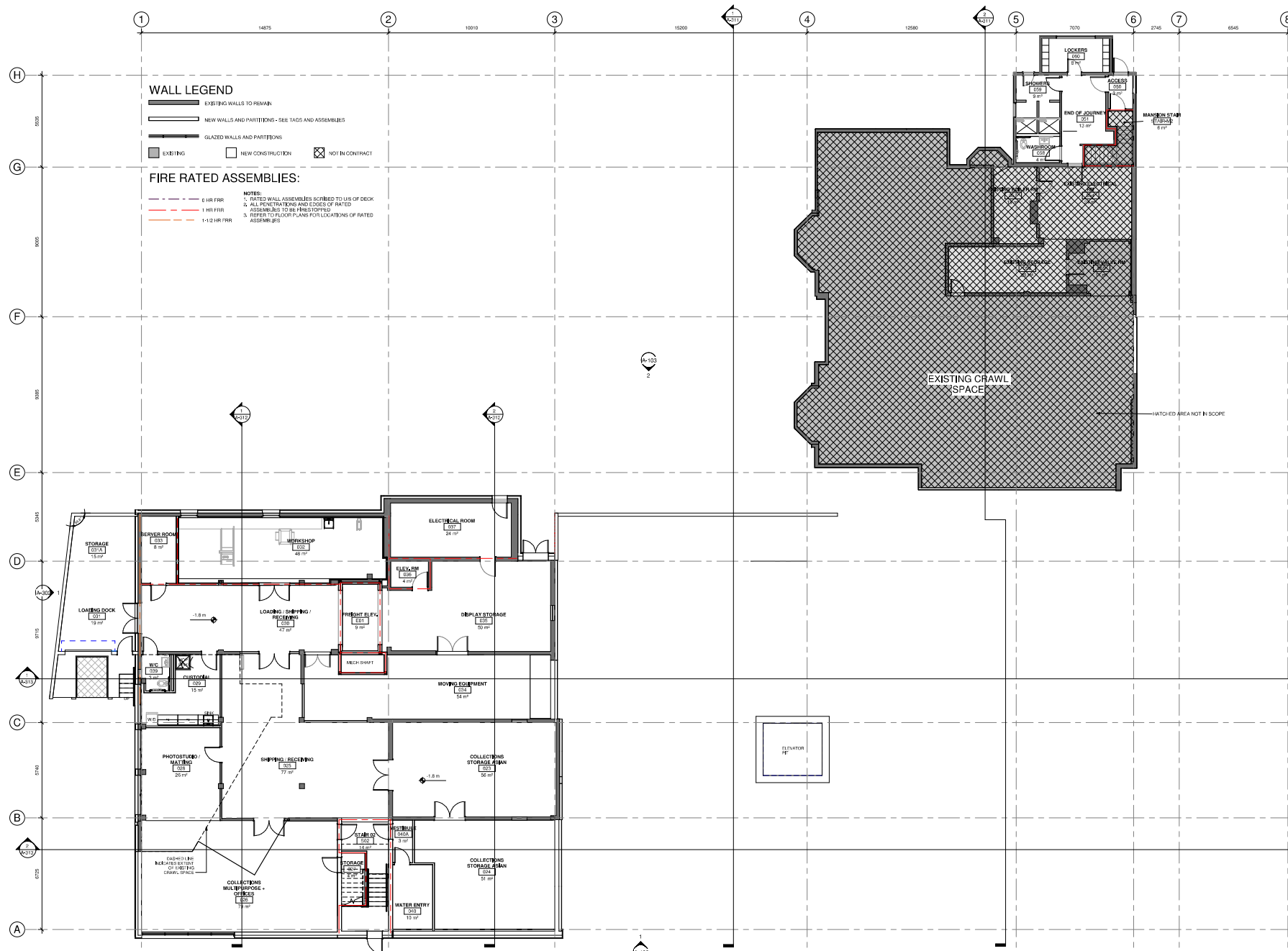
**MANSION
VIEW IMPACT
PLAN**



A-107

SCALE: 1:200





1 BASEMENT PLAN
1:100

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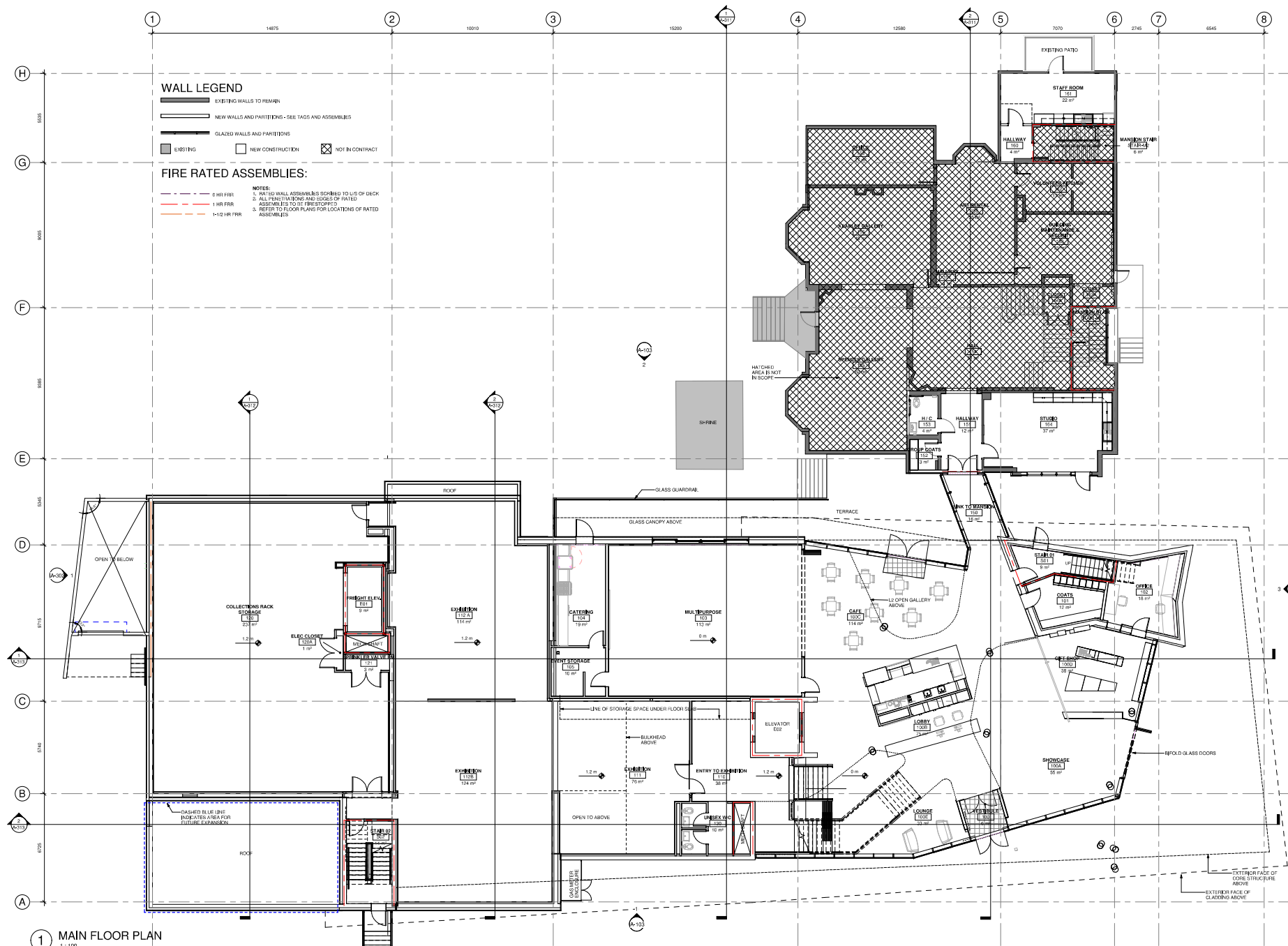
AGGV
RENEWAL

1040 MOSS ST.
VICTORIA, BC V8V4P1

PROJECT #: 1004

BASEMENT
PLAN

A-211
SCALE: 1:100



#	DESCRIPTION	DATE
33	PERMIT APPLICATION R3	12.13.2019
32	PERMIT APPLICATION R3	11.21.2019
30	PERMIT APPLICATION R3	07.12.2019
29	PERMIT APPLICATION R1	06.10.2019

PROFESSIONAL SEAL



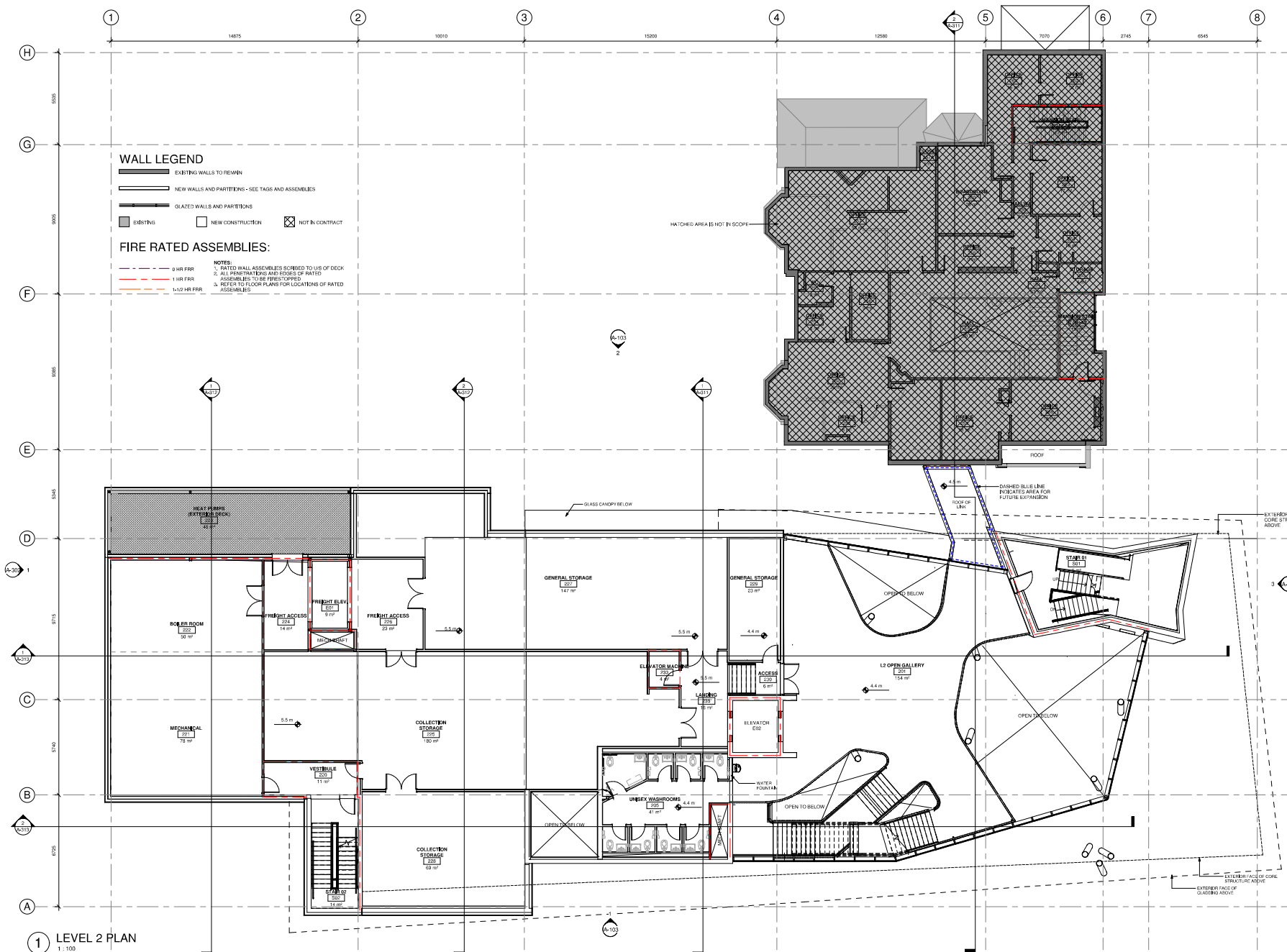
**AGGV
RENEWAL**

1040 MOSS ST.
VICTORIA, BC V8W4P1

PROJECT #: 1004

LEVEL 2 PLAN

A-213
SCALE: 1:100



DEVELOPMENT	12.13.2019
33 PERMIT APPLICATION R3	
DEVELOPMENT	11.21.2019
32 PERMIT APPLICATION R3	
DEVELOPMENT	07.12.2019
30 PERMIT APPLICATION R1	
DEVELOPMENT	06.10.2019
29 PERMIT APPLICATION	
# DESCRIPTION	DATE

PROFESSIONAL SEAL



**AGGV
RENEWAL**

1040 MOSS ST.
VICTORIA, BC V8V4P1

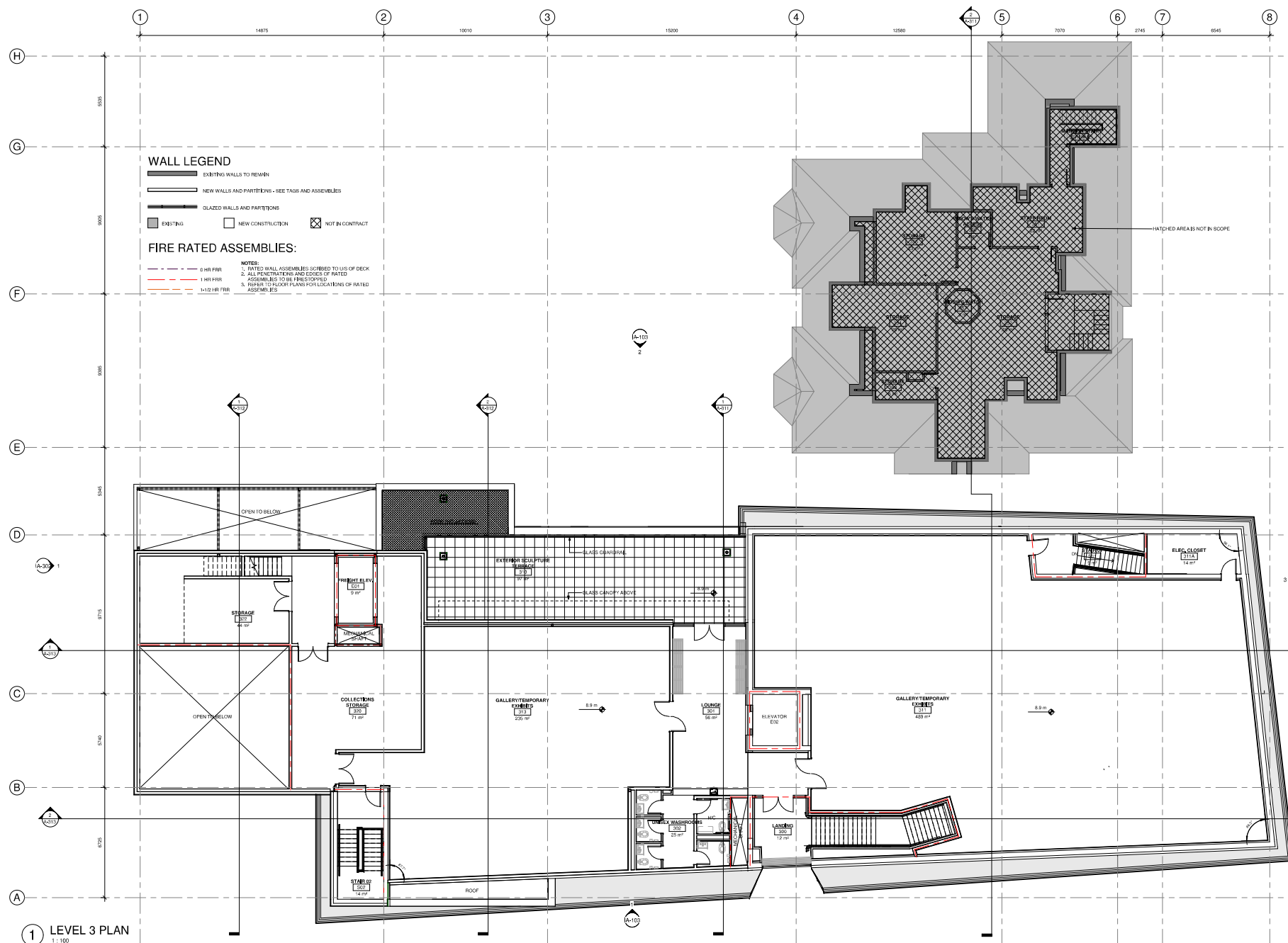
PROJECT #: 1004

LEVEL 3 PLAN



A-214

SCALE: 1:100

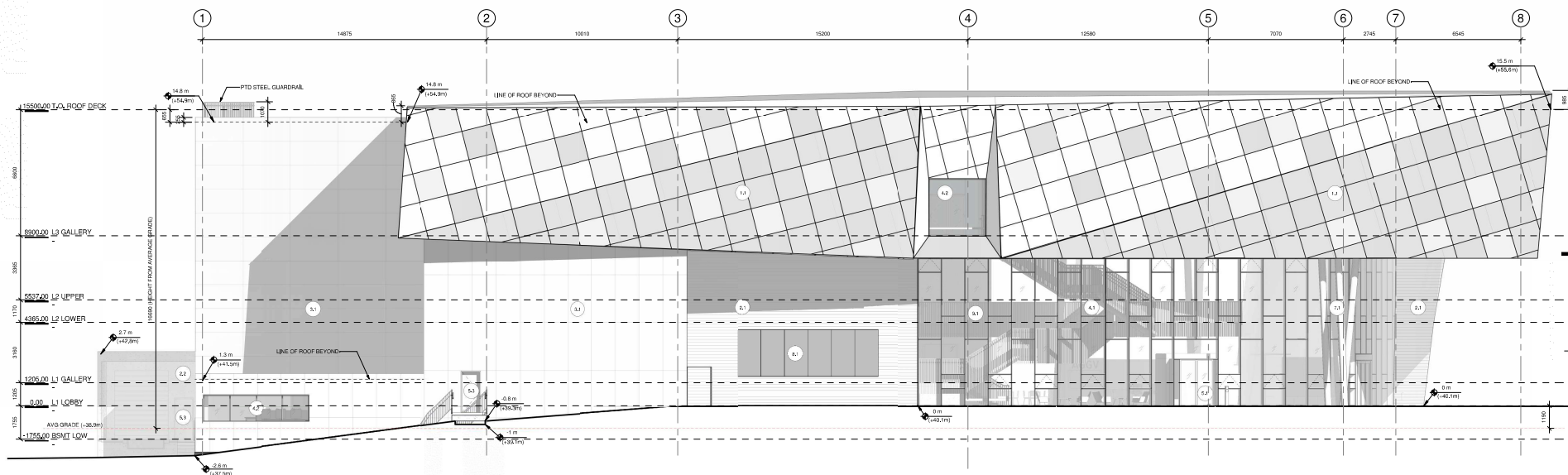


PROFESSIONAL SEA

ROOF PLAN



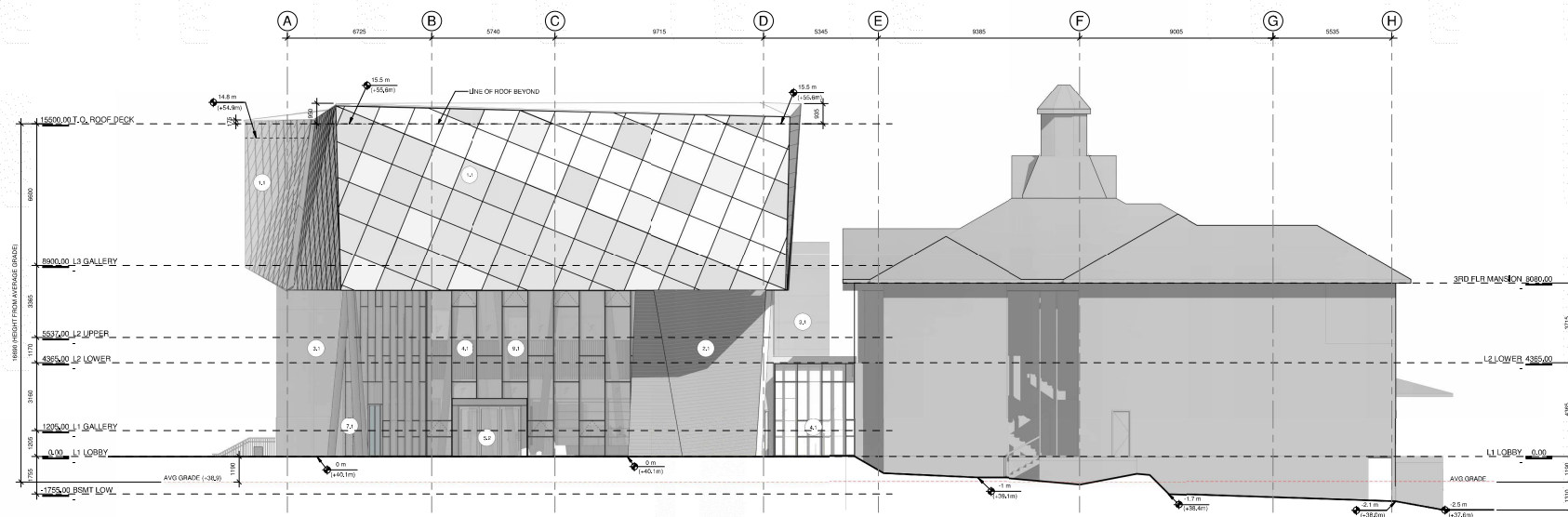
LWPRC Architect and Moore Wilson Architects Inc., Associate Architect for the Schematic Design and Design Development phases of the project.
HCMA Architecture + Design: Contract Documents, Bidding and Negotiations, and Contract Administration phases of the Project.



1 EAST ELEVATION
1 : 100

MATERIALS LEGEND

- | | | |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------|
| 1.1 FACETED ALUMINUM COMPOSITE PANEL - BRUSHED FINISH | 4.2 DOUBLE-GLAZED WINDOWS W/ BRONZE ANODIZED ALUMINUM MULLIONS | 6.2 GLASS GUARD |
| 2.1 CAST-IN-PLACE CONCRETE - BOARD FORMED | 5.1 GLAZED SWING DOORS | 7.1 PAINTED STEEL COLUMNS |
| 3.1 CAST-IN-PLACE CONCRETE - SACK FINISH | 8.2 FEATURE GLAZED BRIDGES/SLIDING DOORS (INTERIOR EXTENSION INTO OUTDOOR PLAZA) | 8.1 AREA RESERVED FOR APPTWORK |
| 4.1 FIBER CEMENT PANEL - TEXTURED FINISH | 9.2 PAINTED METAL DOOR | 9.1 HEXLOCK-GLAZED FEATURE STAIR BEHIND CURTAIN WALL |
| 5.1 DOUBLE-GLAZED STRUCTURAL SILICONE CURTAIN WALL W/ BRONZE ANODIZED ALUMINUM MULLIONS & OPERABLE TESTS | 10.1 GLASS CANOPY | 10.1 EXISTING MANSION |



2 NORTH ELEVATION.
1 : 100

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#205-26 Bastion Square Victoria BC Canada V8W1H9 T 250 392 6650

#	DESCRIPTION	DATE
33	PERMIT APPLICATION R3	12.13.2019
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30	PERMIT APPLICATION R3	07.12.2019
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28	PERMIT APPLICATION	

PROFESSIONAL SEAL



AGGV
RENEWAL

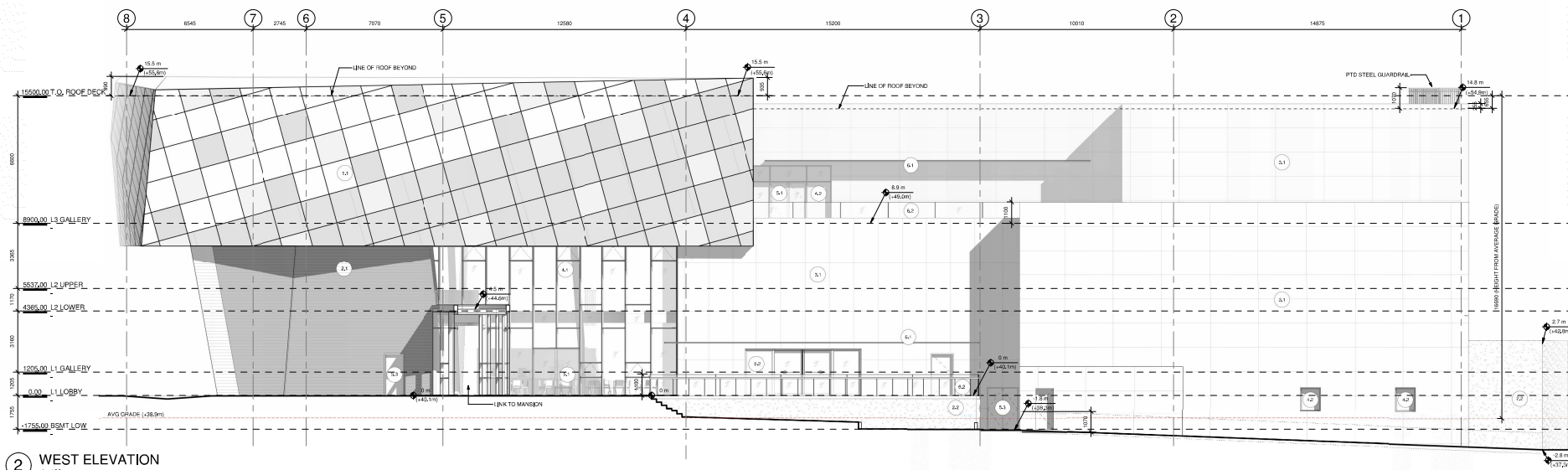
1048 MOSS ST.
VICTORIA, BC V8V4P1

PROJECT #: 1054

BUILDING
ELEVATIONS

A-301

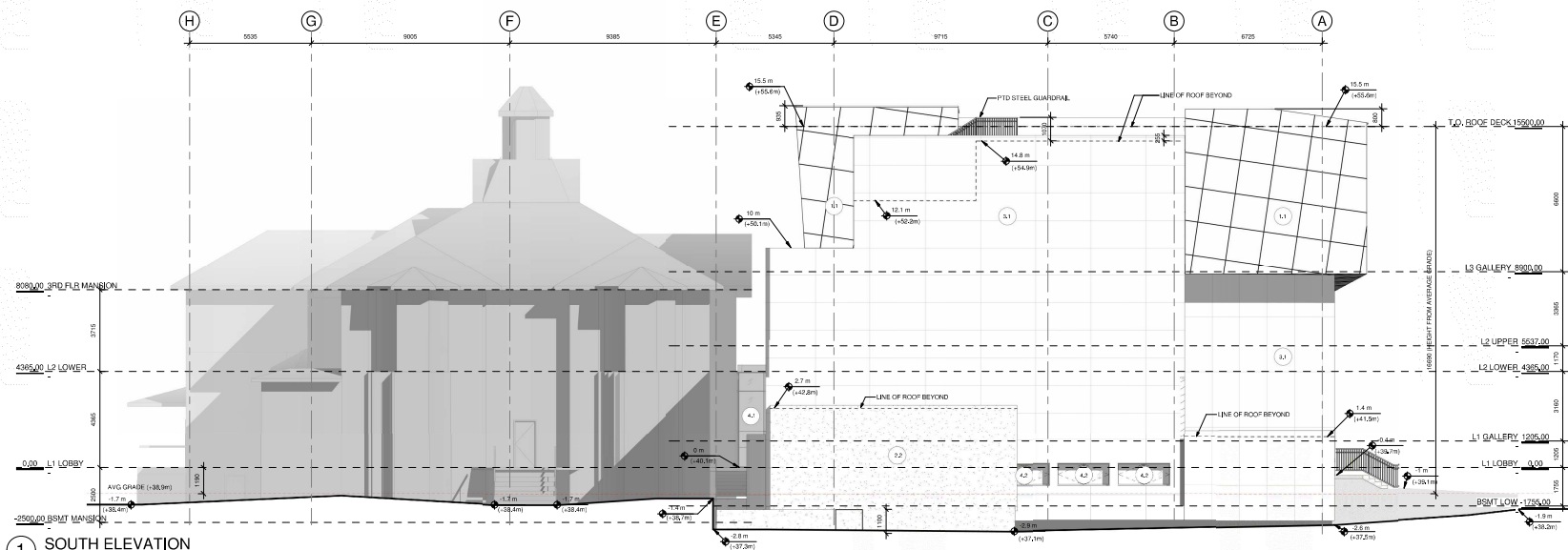
SCALE: As indicated



2 WEST ELEVATION
1 : 100

MATERIALS LEGEND

- | | | |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------|
| 1.1 FACETED ALUMINUM COMPOSITE PANEL - BRUSHED FINISH | 4.2 DOUBLE-GLAZED WINDOWS W/ BRUSHED ANODIZED ALUMINUM MULLIONS | 6.2 GLASS GUARD |
| 2.1 CAST-IN-PLACE CONCRETE - BOARD FORMED | 5.1 GLAZED SWING DOORS | 7.1 PAINTED STEEL COLUMNS |
| 2.2 CAST-IN-PLACE CONCRETE - SACK FINISH | 5.2 FEATURE GLAZED BROUILLARD DOORS INTERIOR EXTENSION AND OUTDOOR PLAZA | 8.1 AREA RESERVED FOR ARTWORK |
| 3.1 FIBER CEMENT PANEL - TEXTURED FINISH | 5.3 PAINTED METAL DOOR | 9.1 HEMLOCK-CLAD FEATURE STAIR BEHIND CURTAIN WALL |
| 4.1 DOUBLE-GLAZED STRUCTURAL SILICONE CURTAIN WALL W/ BRUSHED ANODIZED ALUMINUM MULLIONS & OPERABLE VENTS | 6.1 GLASS CANOPY | 10.1 EXISTING MANSION |



1 SOUTH ELEVATION
1 : 100

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#205-26 Bastion Square Victoria BC Canada V8W1H9 T 250 392 6650

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PROFESSIONAL SEAL



AGGV
RENEWAL

1040 MOSS ST.
VICTORIA, BC V8V4P1

PROJECT #: 1054

BUILDING
ELEVATIONS

A-302

SCALE: As indicated



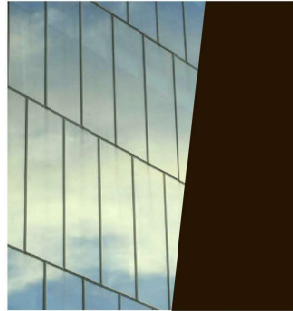
▲ // ALUMINUM COMPOSITE PANEL
NATURAL BRUSHED FINISH 1.1



▲ // COLOUR AND ABSTRACTED REFLECTION OF
SURROUNDING CONTEXT 1.2



▲ // LIGHT AND SHADOW WITHIN PANELED FACETED
VOLUME 1.3



▲ // DOUBLE-GLAZED CURTAIN WALL AND WINDOWS
STRUCTURAL SILICONE / DARK BRONZE MULLIONS 4.1 / 4.2



▲ // INTERIOR ACTIVITY ILLUMINATED FOR CONNECTION TO
NEIGHBOURHOOD AND STREETSCAPE 4.3



▲ // PAINTED INTERIOR AND EXTERIOR STEEL COLUMNS
TILTED TO REFERENCE GARRY OAK TREE TRUNKS 7.1



▲ // CAST-IN-PLACE CONCRETE
BOARD-FORMED / SACK FINISH 2.1 / 2.2



▲ // NATURAL VARIANCE IN TEXTURE AND TACTILITY 2.3



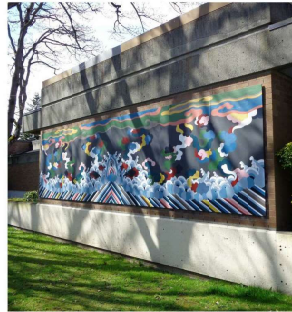
▲ // ENHANCING SCULPTURAL FORM AT PUBLIC FACE 2.4



▲ // GLAZED SWINGDOOR ENTRANCES FOR
PRIMARY ACCESS 5.1 / 5.2



▲ // FEATURE GLAZED BIFOLDING / SLIDING DOORS TO
EXTREME INTERIOR INTO OUTDOOR PLAZA 5.3



▲ // EXTERIOR ARTWORK PANELS
NEW EXTREME ART PROGRAM AT THE AGGV 8.1



▲ // FIBER CEMENT PANEL:
TEXTURED FINISH 3.1



▲ // RAW STONE-LIKE TEXTURE WITH PATTERN AND TONAL
VARIATIONS IN EACH PANEL 3.2



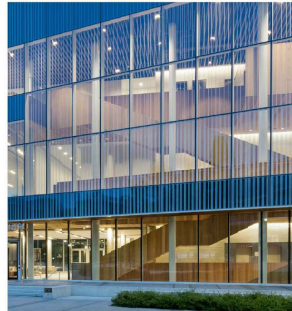
▲ // CLEAN LINES AND QUIET PATTERN AS
BACKDROP TO ACTIVITY 3.3



▲ // GLASS DETAILING - GLASS CANOPY 6.1 / 6.2



▲ // GLASS DETAILING - GLASS GUARDRAIL 6.3



▲ // NEW LOOK-CLAD FEATURE STAIR
BEHIND CURTAIN WALL 9.1

HCMA

LWRAC: Architect and Moore Wilson Architects Inc., Associate Architect for the Schematic Design and Design Development phases of the project.
HCMA Architecture + Design: Contract Documents, Bidding and Negotiations, and Contract Administration phases of the Project.

DEVELOPMENT	12.13.2019
33 PERMIT APPLICATION R3	
DEVELOPMENT	11.21.2019
32 PERMIT APPLICATION R2	
DEVELOPMENT	07.12.2019
30 PERMIT APPLICATION R1	
DEVELOPMENT	06.10.2019
29 PERMIT APPLICATION	
# DESCRIPTION	DATE



AGGV RENEWAL

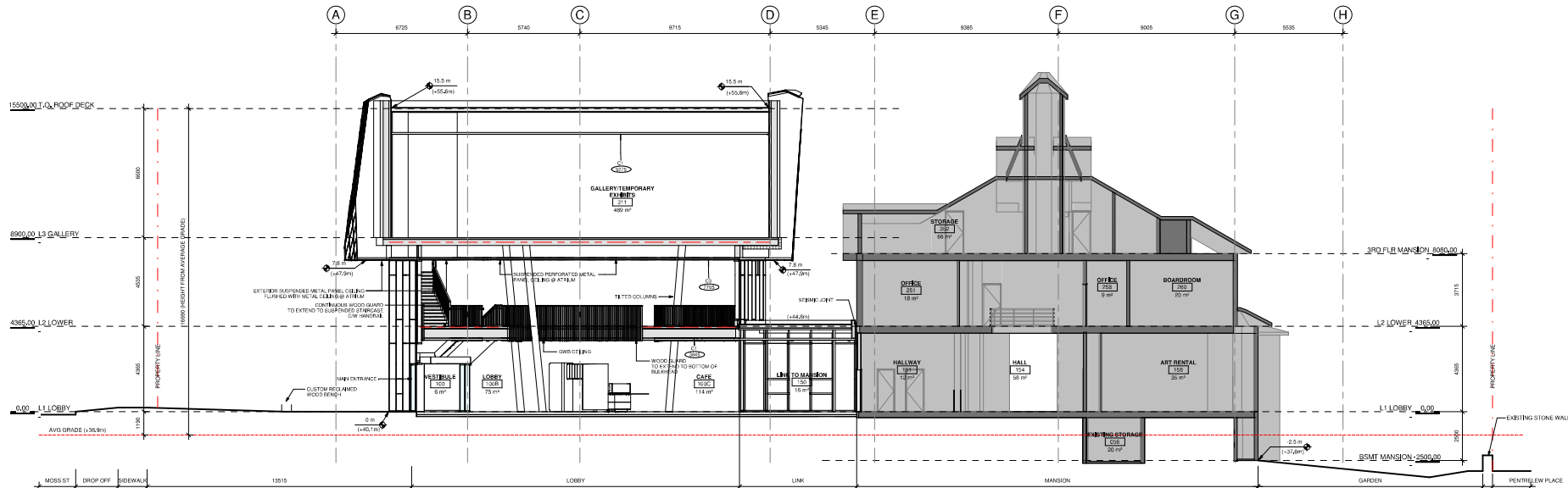
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VICTORIA, BC V8V4P1

PROJECT #: 1004

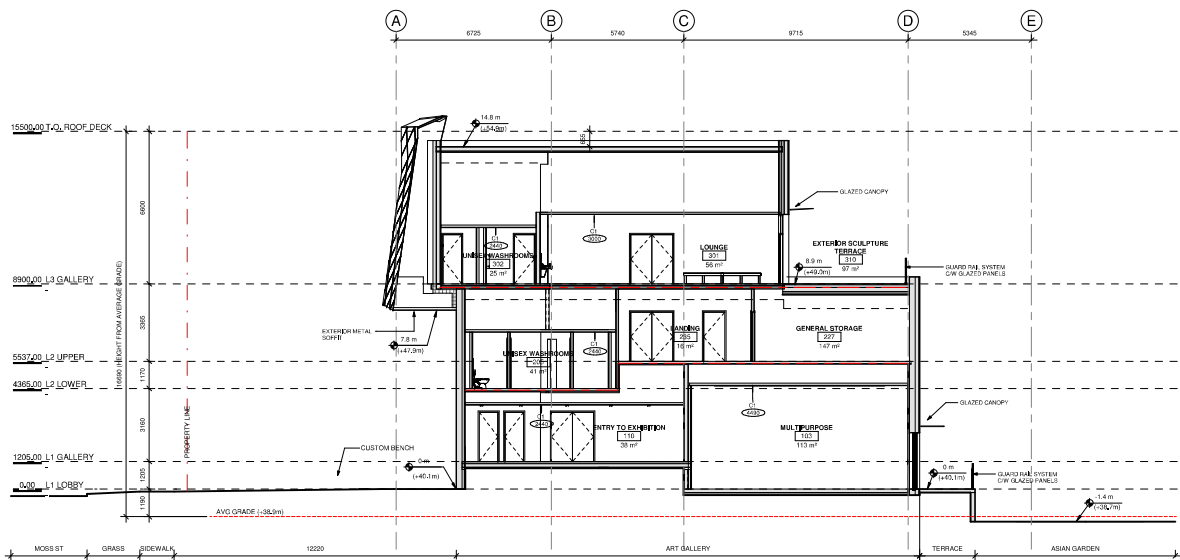
MATERIAL BOARD

A-303

SCALE:



2 BUILDING SECTION EW1
 1:100



1 BUILDING SECTION EW2
 1:100

#	DESCRIPTION	DATE
33	PERMIT APPLICATION R3	12.13.2019
32	PERMIT APPLICATION R2	11.21.2019
30	PERMIT APPLICATION R1	07.12.2019
29	PERMIT APPLICATION	06.10.2019

PROFESSIONAL SEAL



AGGV
 RENEWAL

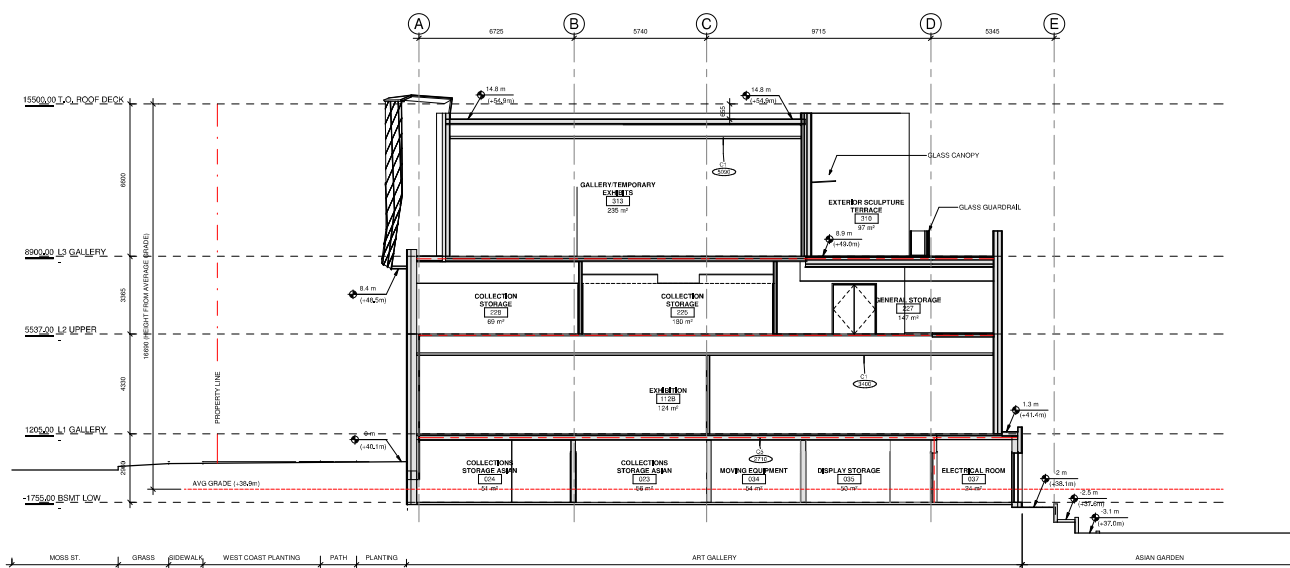
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 VICTORIA, BC V8W4P1

PROJECT #: 1004

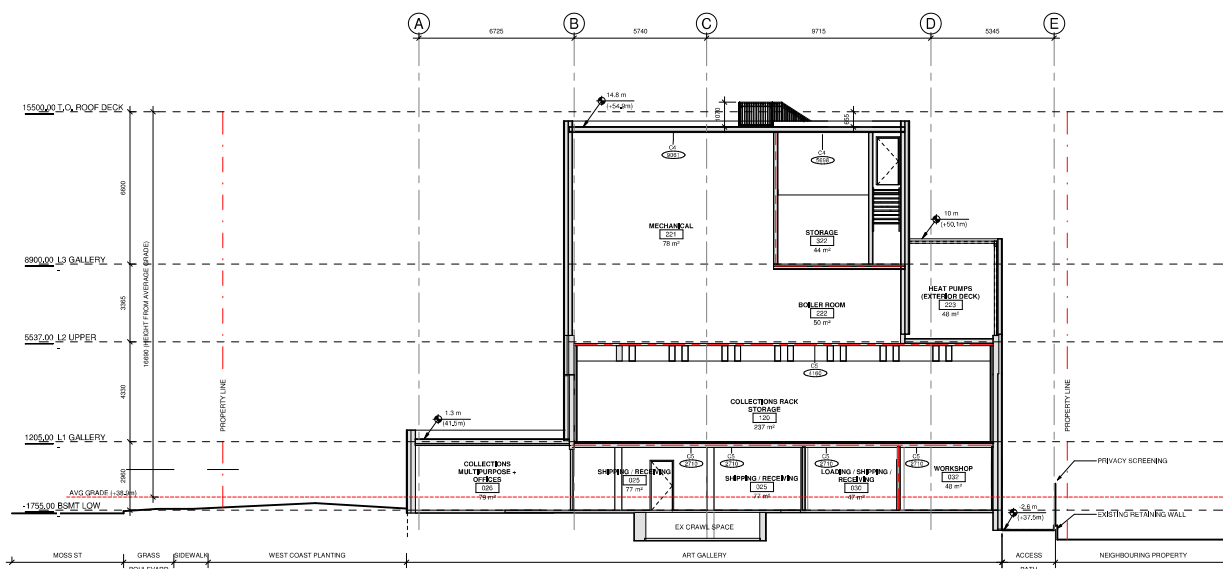
BUILDING
 SECTIONS

A-311

SCALE: 1:100



2 BUILDING SECTION EW3
1 : 100



1 BUILDING SECTION EW4
1 : 100

#	DESCRIPTION	DATE
33	PERMIT APPLICATION R3	12.13.2019
32	PERMIT APPLICATION R2	11.21.2019
30	PERMIT APPLICATION R1	07.12.2019
29	PERMIT APPLICATION	06.10.2019

PROFESSIONAL SEAL



AGGV
RENEWAL

1040 MOSS ST.
VICTORIA, BC, V8V4P1

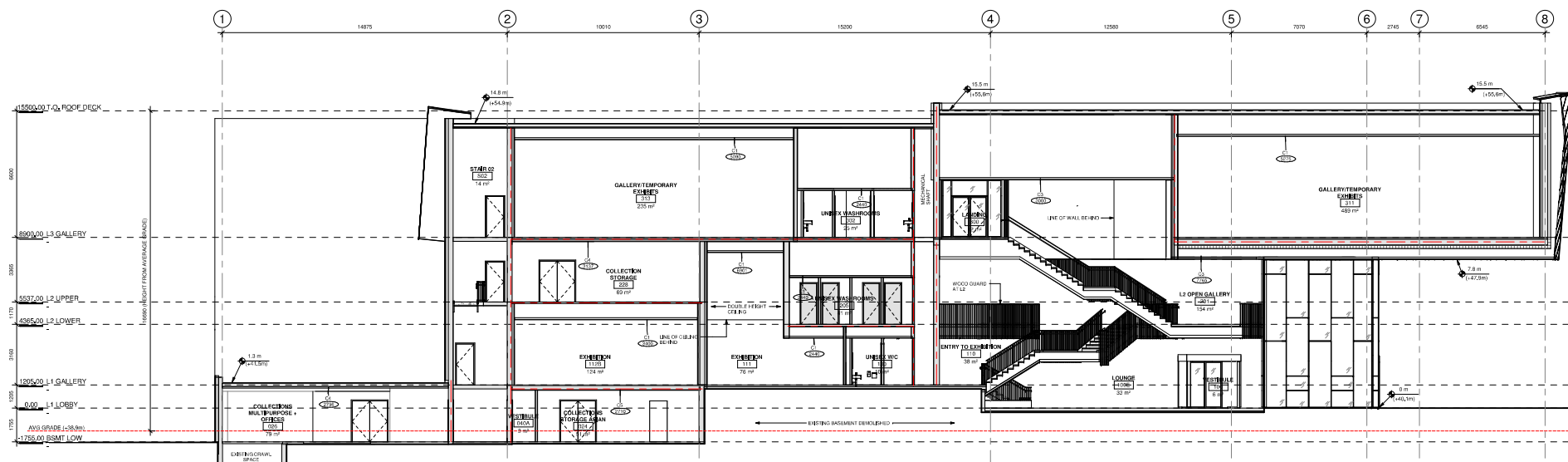
PROJECT #: 1004

BUILDING
SECTIONS

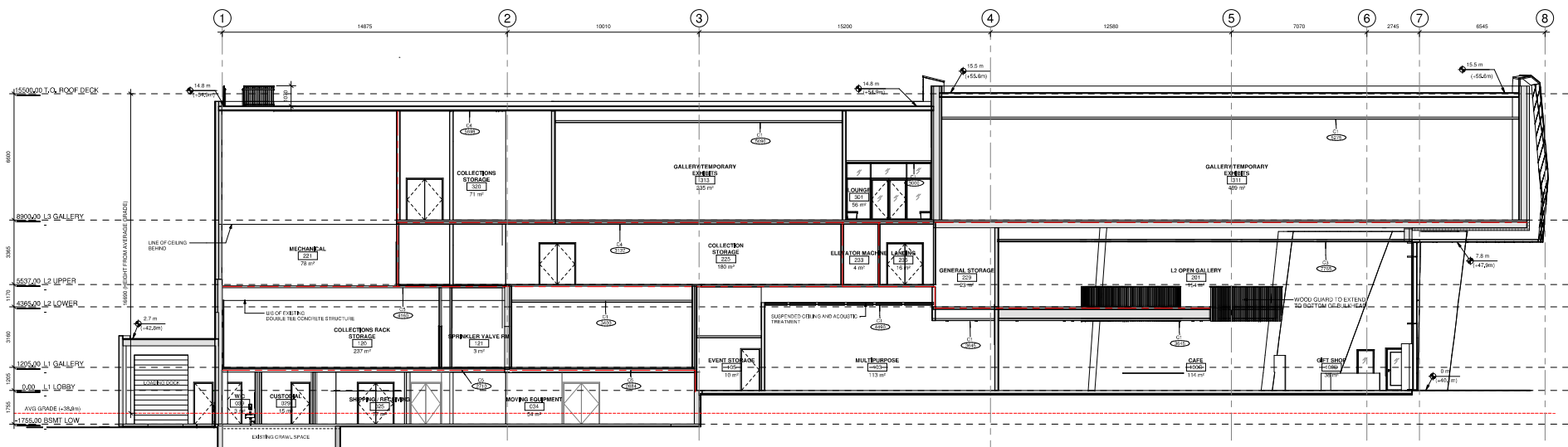
A-312

SCALE: 1 : 100

HCMA Architecture + Design
Contract Documents, Schematic
Design and Design Development
phases of the project.



2 BUILDING LONGITUDINAL SECTION NS1
1:100



1 BUILDING LONGITUDINAL SECTION NS2
1:100

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DEVELOPMENT	DATE
33 PERMIT APPLICATION R3	12.13.2019
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30 PERMIT APPLICATION R1	07.12.2019
29 PERMIT APPLICATION	06.10.2019
DESCRIPTION	DATE



AGGV
RENEWAL

1040 MOSS ST.
VICTORIA, BC V8V4P1

PROJECT #: 1004

BUILDING
SECTIONS

A-313

SCALE: 1:100