



# 848 YATES STREET: RESIDENTIAL

## PROJECT INFORMATION

PROJECT ADDRESS	848 YATES STREET, VICTORIA, B.C.	
NEIGHBOURHOOD	HARRIS GREEN	
DCAP DISTRICT	CENTRAL BUSINESS DISTRICT	
DEVELOPMENT PERMIT AREA	DPA 2 (HC) CORE BUSINESS	
LEGAL DESCRIPTION	LOTS 374, 375, 380 AND 381 VICTORIA	
ZONING	R-48	
SITE AREA	29,400 ft <sup>2</sup> (2,731 m <sup>2</sup> )	
TOTAL FLOOR AREA	221,216 ft <sup>2</sup> (20,552 m <sup>2</sup> ) 213,097 ft <sup>2</sup> (19,797 m <sup>2</sup> ) RESIDENTIAL 8,119 ft <sup>2</sup> (754 m <sup>2</sup> ) RETAIL/OFFICE	
SITE COVERAGE	25,910 ft <sup>2</sup> (2,407 m <sup>2</sup> ) / 29,400 ft <sup>2</sup> (2,731 m <sup>2</sup> ) = 88.1%	
OPEN SITE SPACE	3,845 ft <sup>2</sup> (357 m <sup>2</sup> ) / 29,400 ft <sup>2</sup> (2,731 m <sup>2</sup> ) = 13.0%	
FLOOR SPACE RATIO	R-48 NONE (7.57 THEORETICAL FSR)	PROPOSED 221,216 ft <sup>2</sup> / 29,400 ft <sup>2</sup> = 7.52 (20,552 m <sup>2</sup> / 2,731 m <sup>2</sup> = 7.52)
FLOOR PLATE SIZE	REQUIRED UNDER DCAP 65.6' (20m) x 98.4' (30m): max 10,010 ft <sup>2</sup> (930 m <sup>2</sup> ) over 98.4' (30m): max 7,000 ft <sup>2</sup> (650 m <sup>2</sup> )	PROPOSED max 6,156 ft <sup>2</sup> (572 m <sup>2</sup> ) max 4,689 ft <sup>2</sup> (436 m <sup>2</sup> )
GRADE	65.98' (20.11 m)	
HEIGHT	REQUIRED UNDER R-48 98.4' (30 m) REQUIRED UNDER DCAP 196.8' (60.0m)	PROPOSED 195.70' (59.65m)
NUMBER OF STOREYS	21 STOREYS	
BUILDING SETBACKS	REQUIRED UNDER R-48 FRONT YARD: 1.84' (0.5m) REQUIRED UNDER DCAP AS INDICATED ON PLANS	PROPOSED 4.92' (1.5m) Building Face 3.94' (1.2m) Balcony
MINIMUM UNIT FLOOR AREA	358 ft <sup>2</sup> (33.3m <sup>2</sup> )	

## DRAWING LIST

A001 PROJECT DATA	24"X36" SHEETS	11"X17" SHEETS
A100 CONTEXT PLAN	1/8"=1'-0"	N.T.S
A101 EXISTING SITE PLAN	N.T.S	N.T.S
A102 SITE PLAN	3/32" = 1'-0"	N.T.S
A200 FLOOR PLAN P4	3/32" = 1'-0"	N.T.S
A201 FLOOR PLAN P3	1/8"=1'-0"	N.T.S
A202 FLOOR PLAN P2	1/8"=1'-0"	N.T.S
A203 FLOOR PLAN P1	1/8"=1'-0"	N.T.S
A204 FLOOR PLAN L1	1/8"=1'-0"	N.T.S
A205 FLOOR PLAN L2	1/8"=1'-0"	N.T.S
A206 FLOOR PLAN L3	1/8"=1'-0"	N.T.S
A207 FLOOR PLAN L4-5 (BLDG A) L4-6 (BLDG B)	1/8"=1'-0"	N.T.S
A210 FLOOR PLAN L6-8 (BLDG A) L7-9 (BLDG B)	1/8"=1'-0"	N.T.S
A213 FLOOR PLAN L9-15 (BLDG A) L10, 15 (BLDG B)	1/8"=1'-0"	N.T.S
A214 FLOOR PLAN L9-15 (BLDG A) L11-L14 (BLDG B)	1/8"=1'-0"	N.T.S
A216 FLOOR PLAN L16-18 (BLDG A) L16-18 (BLDG B)	1/8"=1'-0"	N.T.S
A219 FLOOR PLAN L19-20	1/8"=1'-0"	N.T.S
A221 ROOF PLAN	1/8"=1'-0"	N.T.S
A222 MECH PENTHOUSE PLAN	1/8"=1'-0"	N.T.S
A300 BUILDING SECTION	1/16"=1'-0"	N.T.S
A400 ELEVATIONS NORTH AND SOUTH (BLDG A)	1/16"=1'-0"	N.T.S
A401 ELEVATIONS NORTH AND SOUTH (BLDG B)	1/16"=1'-0"	N.T.S
A402 ELEVATIONS EAST	1/16"=1'-0"	N.T.S
A403 ELEVATIONS WEST	1/16"=1'-0"	N.T.S
A404 ENLARGED ELEVATIONS - NORTH AND SOUTH	1/8" = 1'-0"	N.T.S
A405 ENLARGED ELEVATION - WEST	1/8" = 1'-0"	N.T.S
A406 JOHNSON STREETScape	1/32" = 1'-0"	N.T.S
A407 YATES STREETScape	1/32" = 1'-0"	N.T.S
L01 LANDSCAPE PLAN	1/8" = 1'-0"	N.T.S
L02 HABITAT GARDEN & AMENITY ROOF LANDSCAPE	1/8" = 1'-0"	N.T.S
L03 HABITAT GARDEN & AMENITY ROOF PLANTING	1/8" = 1'-0"	N.T.S
L04 SECTIONS	1/8" = 1'-0"	N.T.S

## AREA CALCULATION AND UNIT, PARKING, BIKE AND STORAGE COUNTS

RESIDENTIAL Johnson Street Tower						RESIDENTIAL Yates Street Tower																		
Level	Residential	Retail / Office	1 bed	1 bed den	2 bed	Residential	Retail	studio	1 bed	1 bed den	2 bed	2 bed den	3 bed	townhome										
	in ft <sup>2</sup>	in ft <sup>2</sup>				in ft <sup>2</sup>	in ft <sup>2</sup>																	
L1	7,695	715	2,450	228	2	5,510	512	5,669	527					4										
L2	6,399	594			2	4,333	588																	
L3	6,827	634			5	4,968	647		1	4		4												
L4	6,827	634			5	4,968	647		1	4		4												
L5	6,827	634			5	4,968	647		1	4		4												
L6	6,156	572			6	4,968	647		1	4		4												
L7	6,156	572			6	6,019	559			4		4												
L8	6,156	572			6	6,019	559			4		4												
L9	4,459	414			2	6,019	559			4		4												
L10	4,459	414			2	4,689	436			6		1												
L11	4,459	414			2	4,689	436			8		0												
L12	4,459	414			2	4,689	436			8		0												
L13	4,459	414			2	4,689	436			8		0												
L14	4,459	414			2	4,689	436			8		0												
L15	4,459	414			2	4,689	436			6		1												
L16	4,459	414			2	4,346	404			4		4												
L17	4,459	414			2	4,346	404			4		4												
L18	4,459	414			2	4,346	404			4		4												
L19	4,066	378			4	3,581	333						2											
L20	4,066	378			4	3,581	333						2											
Roof	513	57			2	513	57																	
<b>TOTAL</b>	<b>106,378</b>	<b>9,883</b>	<b>2,450</b>	<b>228</b>	<b>65</b>	<b>106,719</b>	<b>9,915</b>	<b>5,669</b>	<b>527</b>	<b>4</b>	<b>72</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>4</b>	<b>4</b>								
					48%		4%		47%															
					Total number of units					135					Total number of units					126				

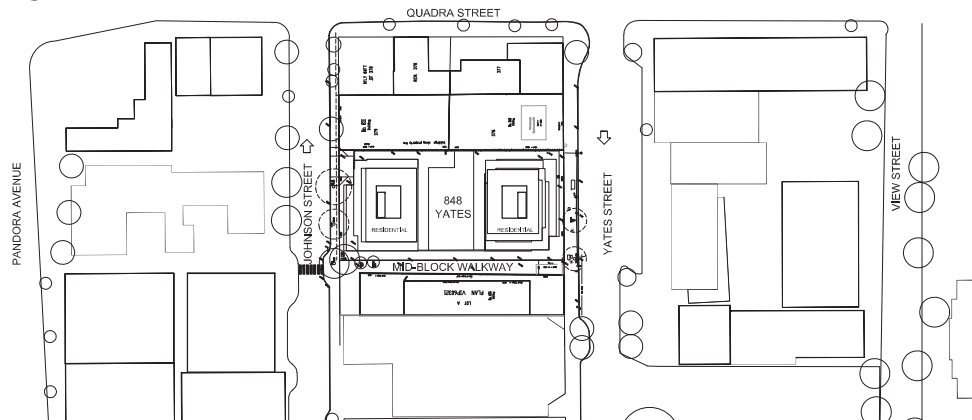
FSR CALCULATION			PARKING		BIKE STORAGE		STORAGE LOCKERS	
	in ft <sup>2</sup>	in m <sup>2</sup>	Commercial	Provided	Class 1	Class 2	Tower A	Provided
Total Commercial	8,119	754	66	66	2	2	1.00	135
Total Residential	213,097	19,797	66	66	2	2	1.00	126
Total GFA	221,216	20,552						261
Residential								261
Commercial								14
<b>Total</b>								<b>263</b>

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- 26 June 2020
- 27 March 2020
- 18 December 2019
- 22 May 2019
- 8 March 2018
- 2 November 2017
- 16 October 2017
- 29 August 2017
- 26 July 2017
- 17 March 2017
- 2 February 2017
- 13 October 2016

**Revisions**  
 Review date: 25 August 2020  
 Received Date: August 25, 2020

## CONTEXT



Seal

848 Yates St  
Victoria, BC

Project

Project Data

Drawing

Scale N.T.S.

Project 216017

Sheet **A001**



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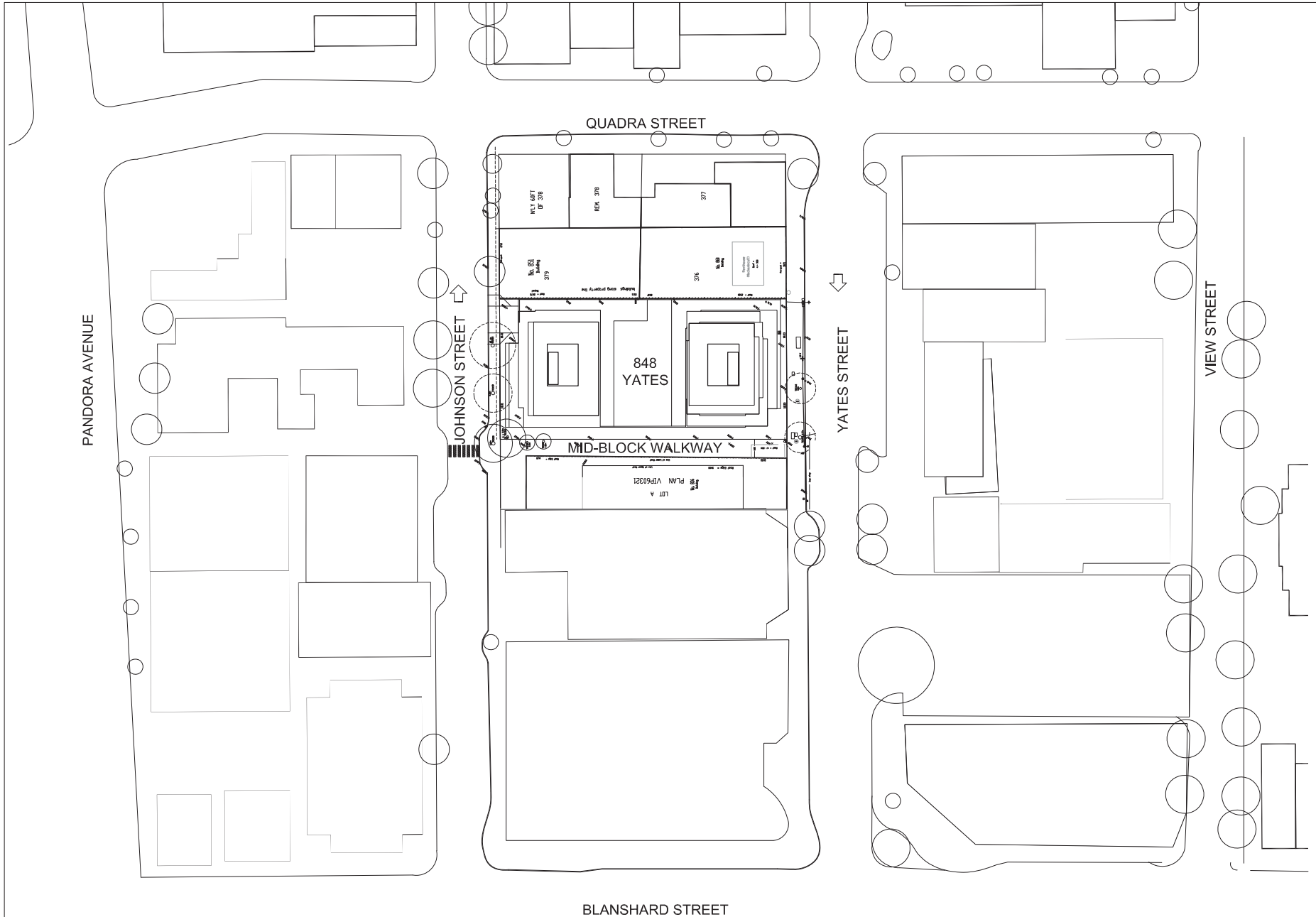
- 26 June 2020  
SOP Application Walkway
- 27 March 2020  
SOP Application
- 18 December 2019  
SOP Application
- 22 May 2019  
SOP Application
- 8 March 2018  
SOP Application
- 2 November 2017  
SOP Response
- 16 October 2017  
Construction Delegated Permit
- 29 August 2017  
Delegated Permit Review
- 02 July 2017  
Delegated Permit
- 17 March 2017  
Committee of the Whole
- 9 February 2017  
SOP Review Response
- 13 October 2016  
Request for SOP Application

Revisions 1919-1844-00

Seal  
 848 Yates St  
 Victoria, BC

Project  
**Context Plan**

Drawing  
 Scale N.T.S.  
 Project 216017  
 Sheet **A100**





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- 26 June 2020
- 27 March 2020
- 18 December 2019
- 22 May 2019
- 8 March 2018
- 2 November 2017
- 16 October 2017
- 29 August 2017
- 17 March 2017
- 2 February 2017
- 13 October 2016

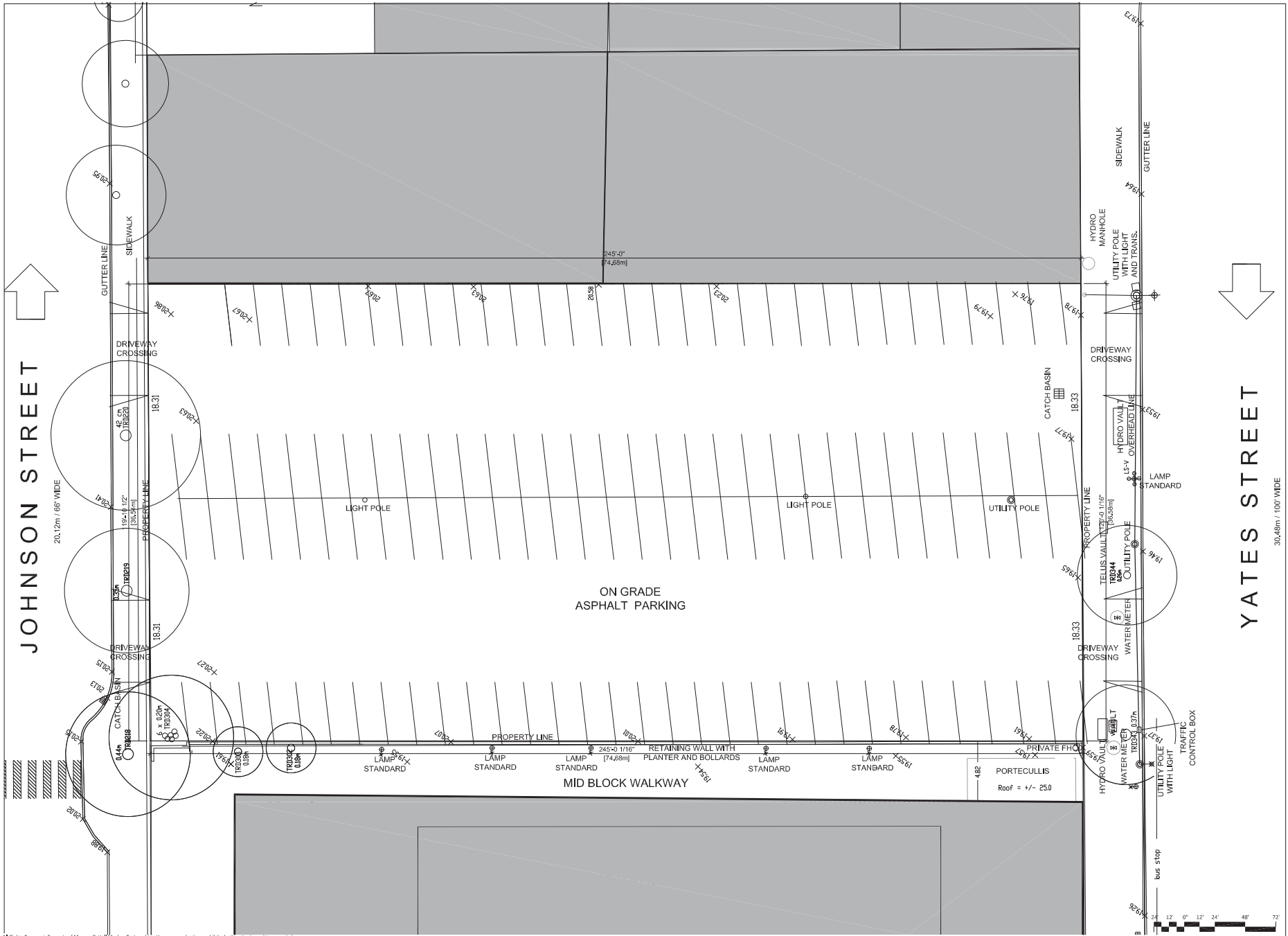
Revisions 1919-1844-00

Seal  
**848 Yates St  
Victoria, BC**

Project  
**Existing Site Plan**

Drawing  
Scale 9/32" = 1'-0"  
Project 216017

Sheet **A101**



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- 18 August 2020
- 26 June 2020
- 27 March 2020
- 18 December 2019
- 22 May 2019
- 10th Application
- 8 March 2018
- 12 November 2017
- 16 October 2017
- 29 August 2017
- 25 July 2017
- 17 March 2017
- 2 February 2017
- 13 October 2016

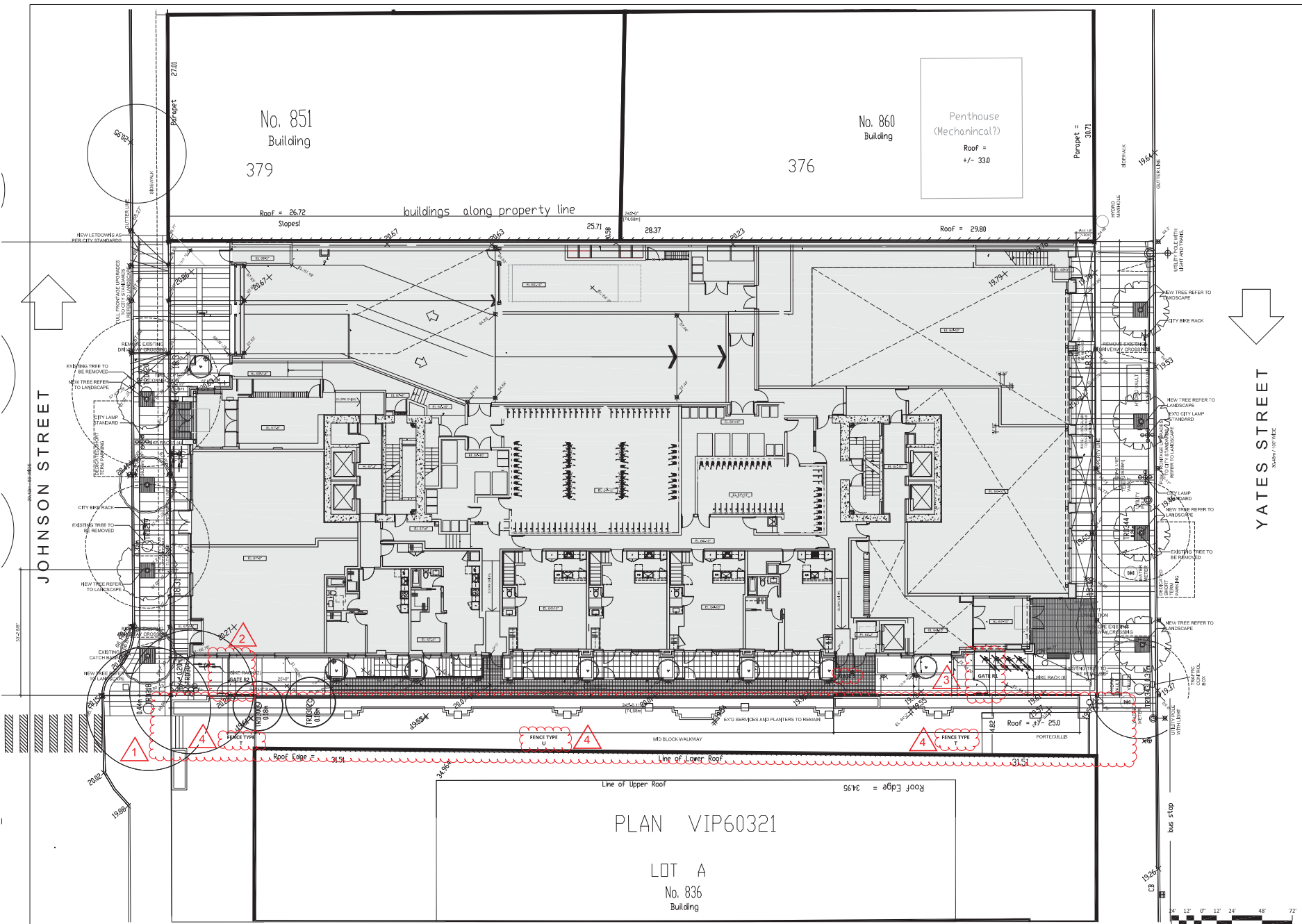
Revisions: VVVVMM-DD

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 848 Yates St  
 Victoria, BC

Project  
**Site Plan**

Drawing  
 Scale: 3/32" = 1'-0"  
 Project: 216017

Sheet **A102**



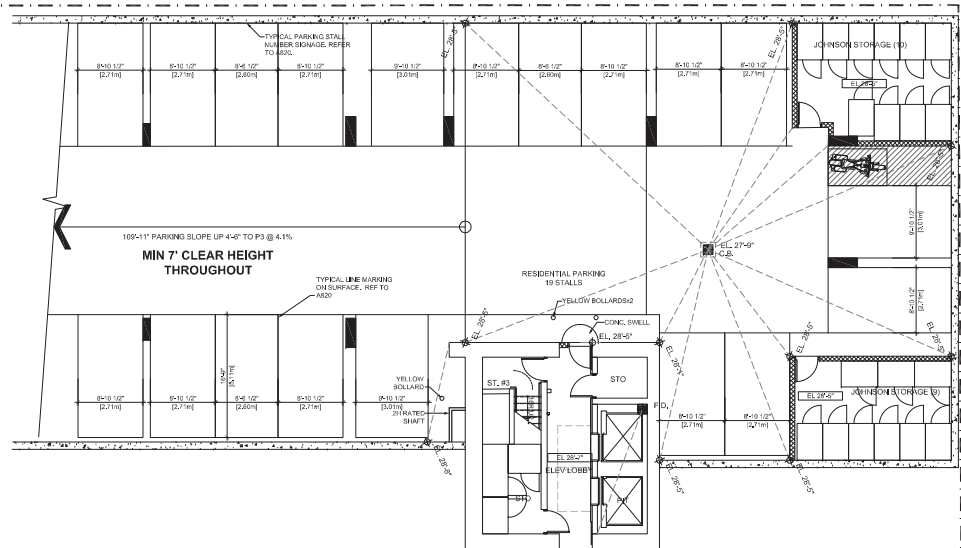
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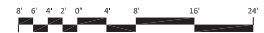
- 26 June 2020
- 17 March 2020
- 18 December 2019
- 22 May 2019
- 8 March 2018
- 2 November 2017
- 16 October 2017
- 29 August 2017
- 02 July 2017
- 17 March 2017
- February 2017
- 13 October 2016

Revisions 11/11/16/16/16

Seal  
848 Yates St  
Victoria, BC

Project  
**P4 Floor Plan**

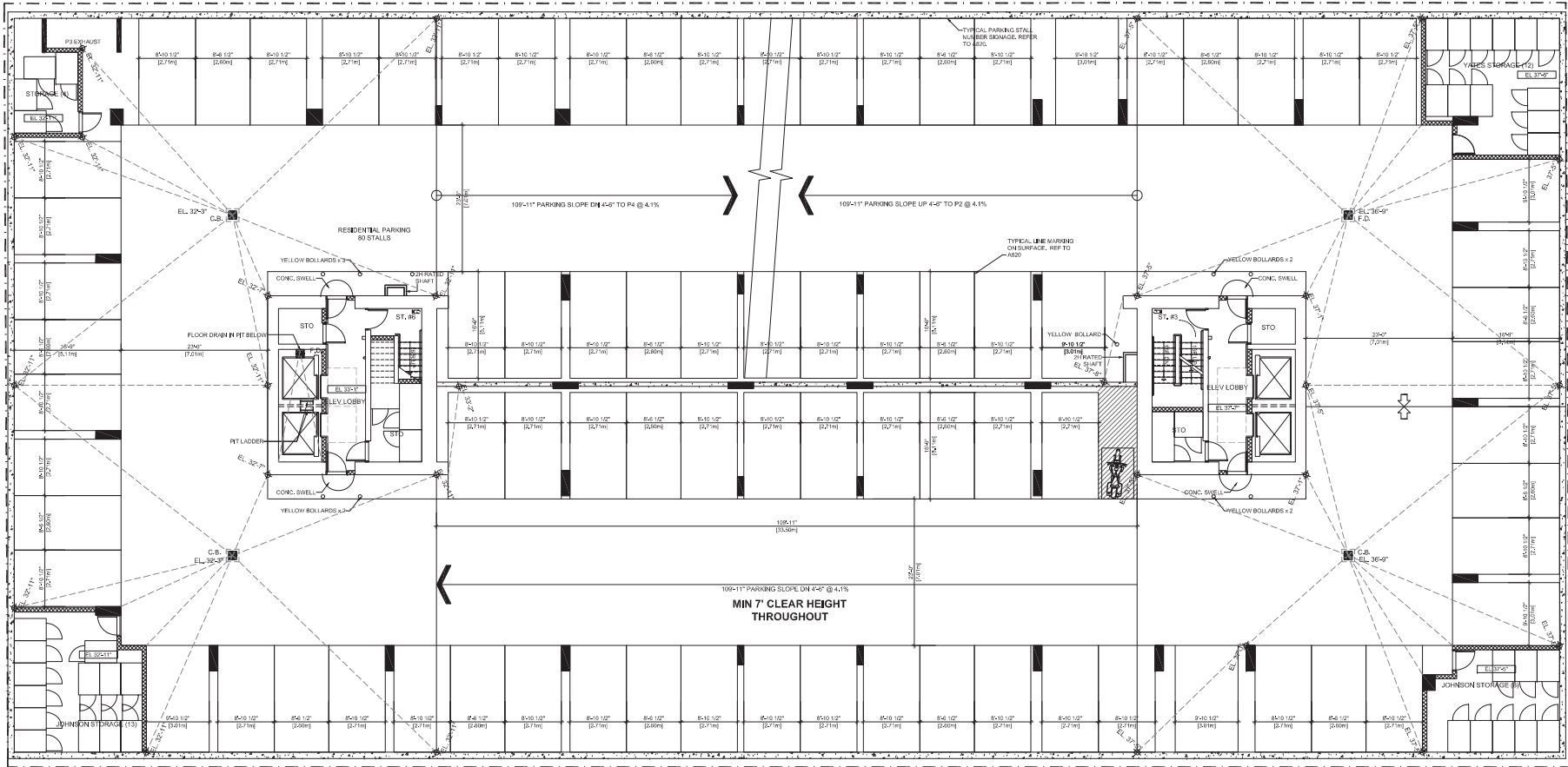
Drawing  
Scale 1/8" = 1'-0"  
Project 216017  
Sheet **A200**





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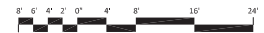


- 26 June 2020  
ZCP Application Walkway
  - 17 March 2020  
ZCP Application
  - 18 December 2019  
ZCP Application
  - 22 May 2019  
ZCP Application
  - 8 March 2018  
ZCP Application
  - 2 November 2017  
ZCP Application
  - 16 October 2017  
Construction Delegated Permit
  - 29 August 2017  
Delegated Permit Review
  - 26 July 2017  
Delegated Permit
  - 17 March 2017  
Committee of the Whole
  - February 2017  
SP Review Response
  - 13 October 2016  
License for SP Application
- Revisions** VVV-444-00

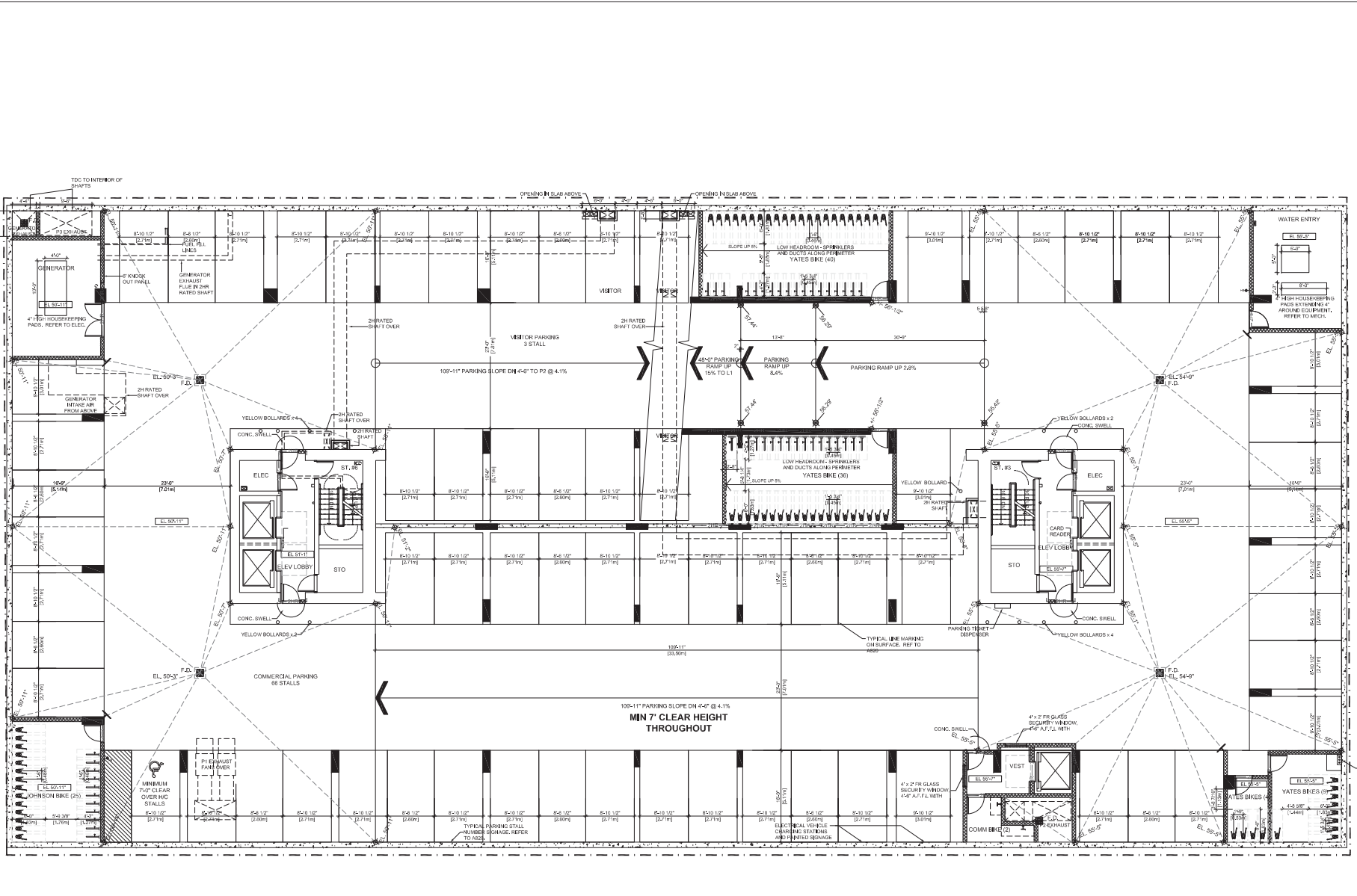
Seal  
**848 Yates St  
 Victoria, BC**

Project  
**P3 Floor Plan**

Drawing  
 Scale **1/8" = 1'-0"**  
 Project **216017**  
 Sheet **A201**





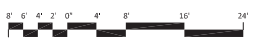


- 26 June 2020  
SOP application Walkway
  - 27 March 2020  
SOP application
  - 18 December 2019  
SOP application
  - 22 May 2019  
SOP application
  - 8 March 2018  
SOP application
  - 2 November 2017  
SOP response
  - 16 October 2017  
Construction Delegated Perms
  - 29 August 2017  
Delegated Perms Rev 1
  - 02 July 2017  
Delegated Perms
  - 17 March 2017  
Committee of the Whole
  - February 2017  
SOP Review Response
  - 13 October 2016  
Issued for SOP Application
- Revisions**      YYYY-MM-DD

Seal  
**848 Yates St**  
**Victoria, BC**

**Project**  
**P1 Floor Plan**

GENERAL NOTE:  
 2% MINIMUM SLOPE AWAY FROM  
 CONCRETE COLUMNS FOR 4' AS  
 PER DURABLE CONCRETE CODE.



**Drawing**  
 Scale: 1/8" = 1'-0"  
 Project: 216017  
 Sheet: **A203**



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- 18 August 2020  
DIP Application - Walkway Revision
- 26 June 2020  
DIP Application - Walkway
- 27 March 2020  
DIP Application
- 18 December 2019  
DIP Application
- 22 May 2019  
DIP Application
- 8 March 2018  
DIP Application
- 2 November 2017  
DIP Application
- 16 October 2017  
Companion Delegated Permit
- 25 August 2017  
Delegated Permit Rev 1
- 26 July 2017  
Delegated Permit
- 17 March 2017  
Companion de la Whole
- 7 February 2017  
DIP Application
- 13 October 2016  
Issued for DIP Application

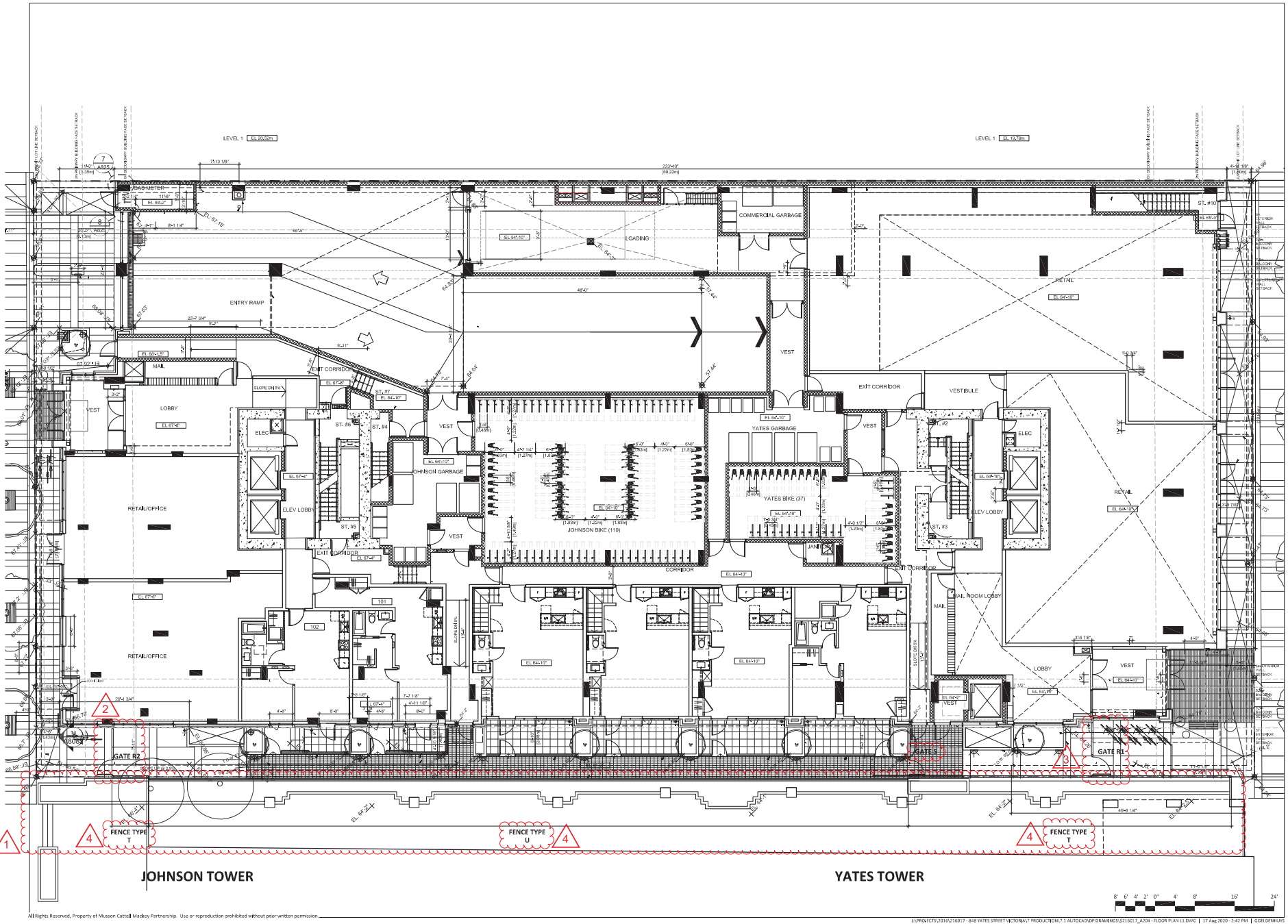
Revisions: VVVVMMDD

Seal  
848 Yates St  
Victoria, BC

Project  
**L1 Floor Plan**

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

Project: 216017  
Sheet: **A204**





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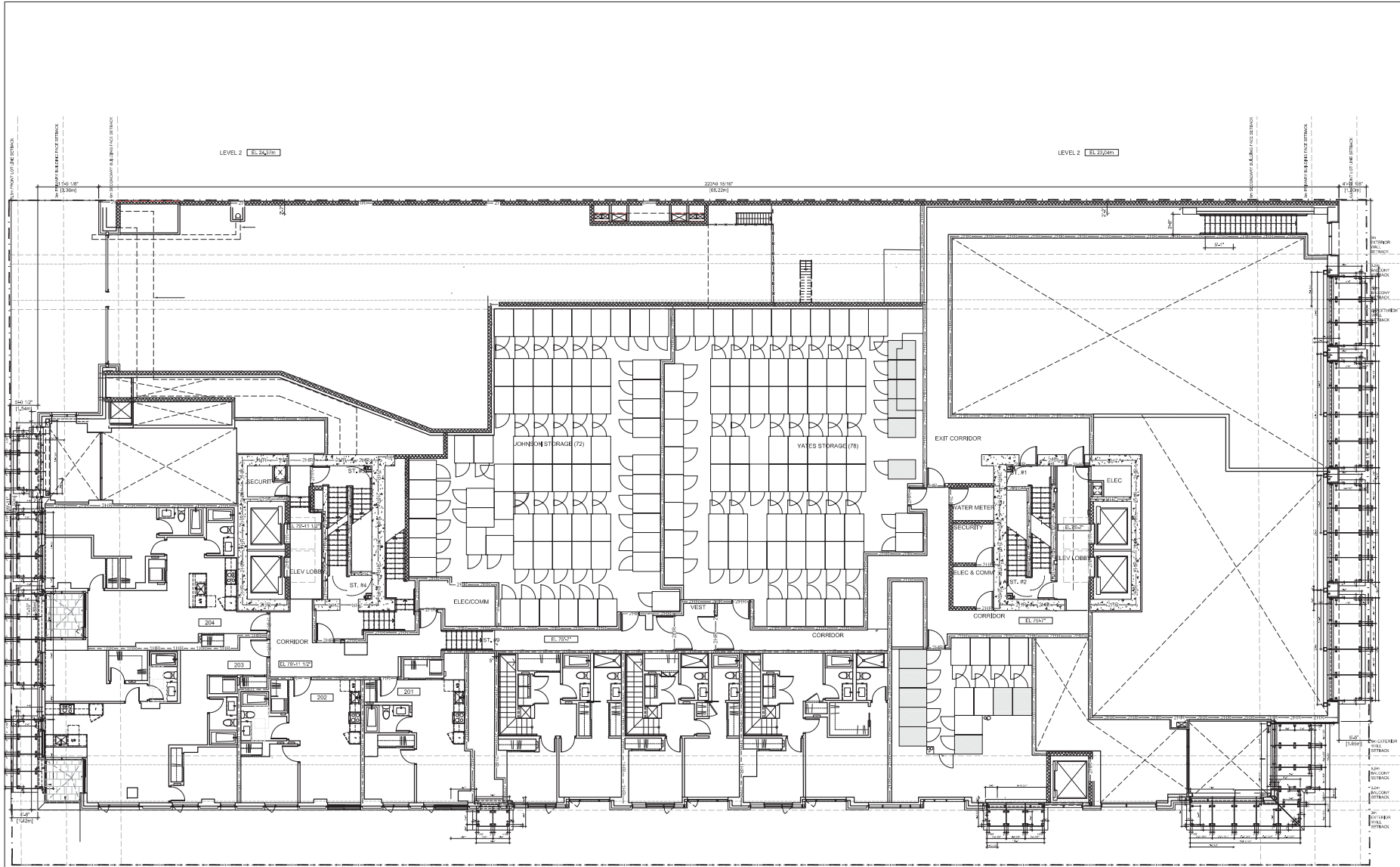


- 26 June 2020
  - 27 March 2020
  - 28 December 2019
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  - 29 August 2017
  - 17 March 2017
  - 17 February 2017
  - 13 October 2016
- Revisions

Seal  
**848 Yates St  
Victoria, BC**

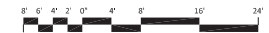
Project  
**L2 Floor Plan**

Drawing  
Scale 1/8" = 1'-0"  
Project 216017  
Sheet **A205**



**JOHNSON TOWER**

**YATES TOWER**

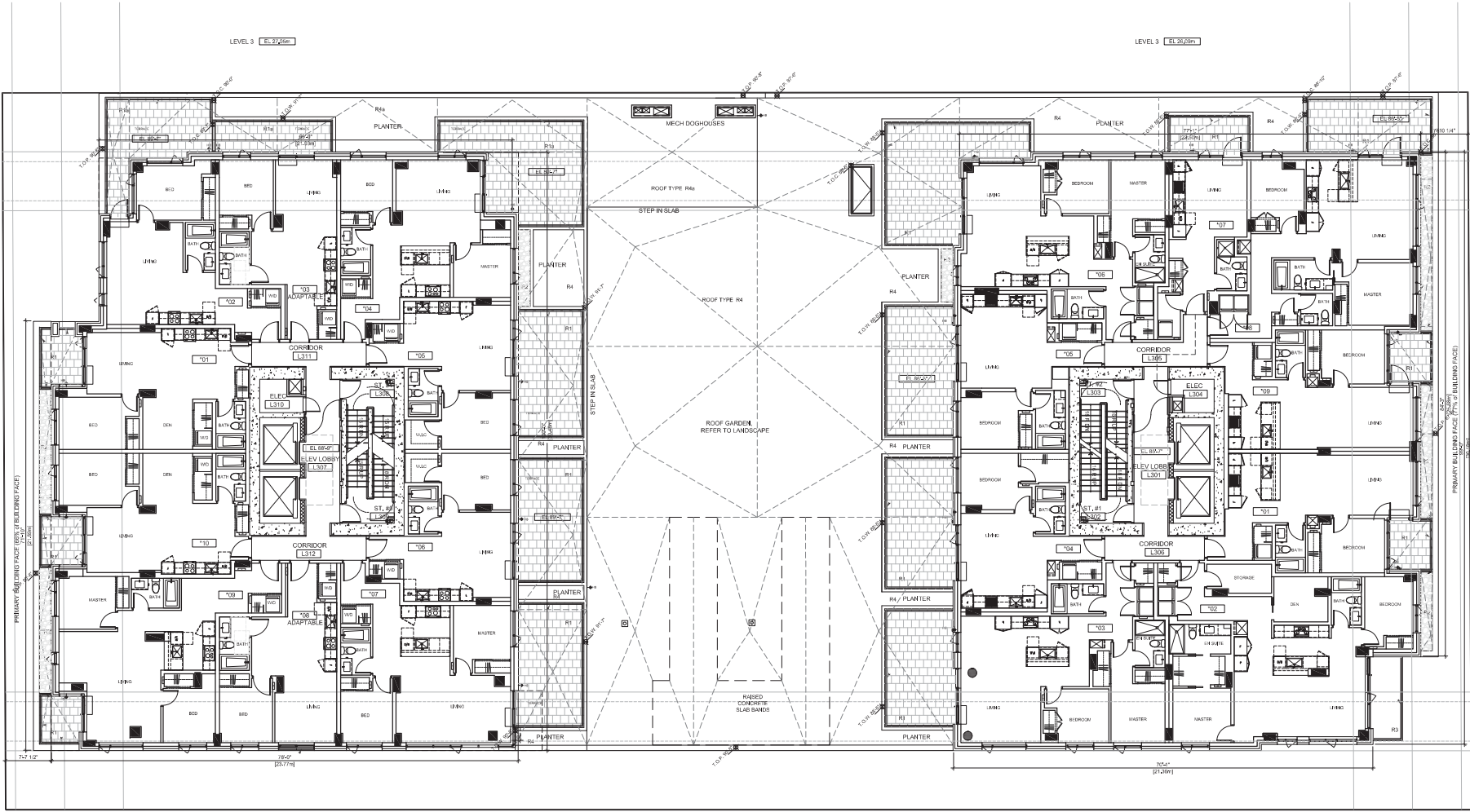






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A - PRIMARY BUILDING FACE (L3)  
6,827 ft<sup>2</sup>  
**JOHNSON TOWER**

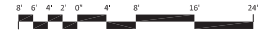
B - PRIMARY BUILDING FACE (L3)  
6,968 ft<sup>2</sup>  
**YATES TOWER**

- 26 June 2020 SGP Application Walkway
  - 27 March 2020 SGP Application
  - 18 December 2019 SGP Application
  - 22 May 2019 SGP Application
  - 8 March 2018 SGP Application
  - 2 November 2017 SGP Application
  - 16 October 2017 Construction Delegated Permit
  - 29 August 2017 Delegated Permit Review
  - 02 July 2017 Delegated Permit
  - 17 March 2017 Committee of the Whole
  - February 2017 SP Review Response
  - 13 October 2016 Plans for SP Application
- Revisions: 9999-4444-00

Seal  
**848 Yates St  
Victoria, BC**

Project  
**L3 Floor Plan**

Drawing  
Scale: 1/8" = 1'-0"  
Project: 216017  
Sheet: **A206**





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- 26 June 2020
- 27 March 2020
- 18 December 2019
- 22 May 2019
- 8 March 2018
- 2 November 2017
- 16 October 2017
- 29 August 2017
- 02 July 2017
- 17 March 2017
- February 2017
- 13 October 2016

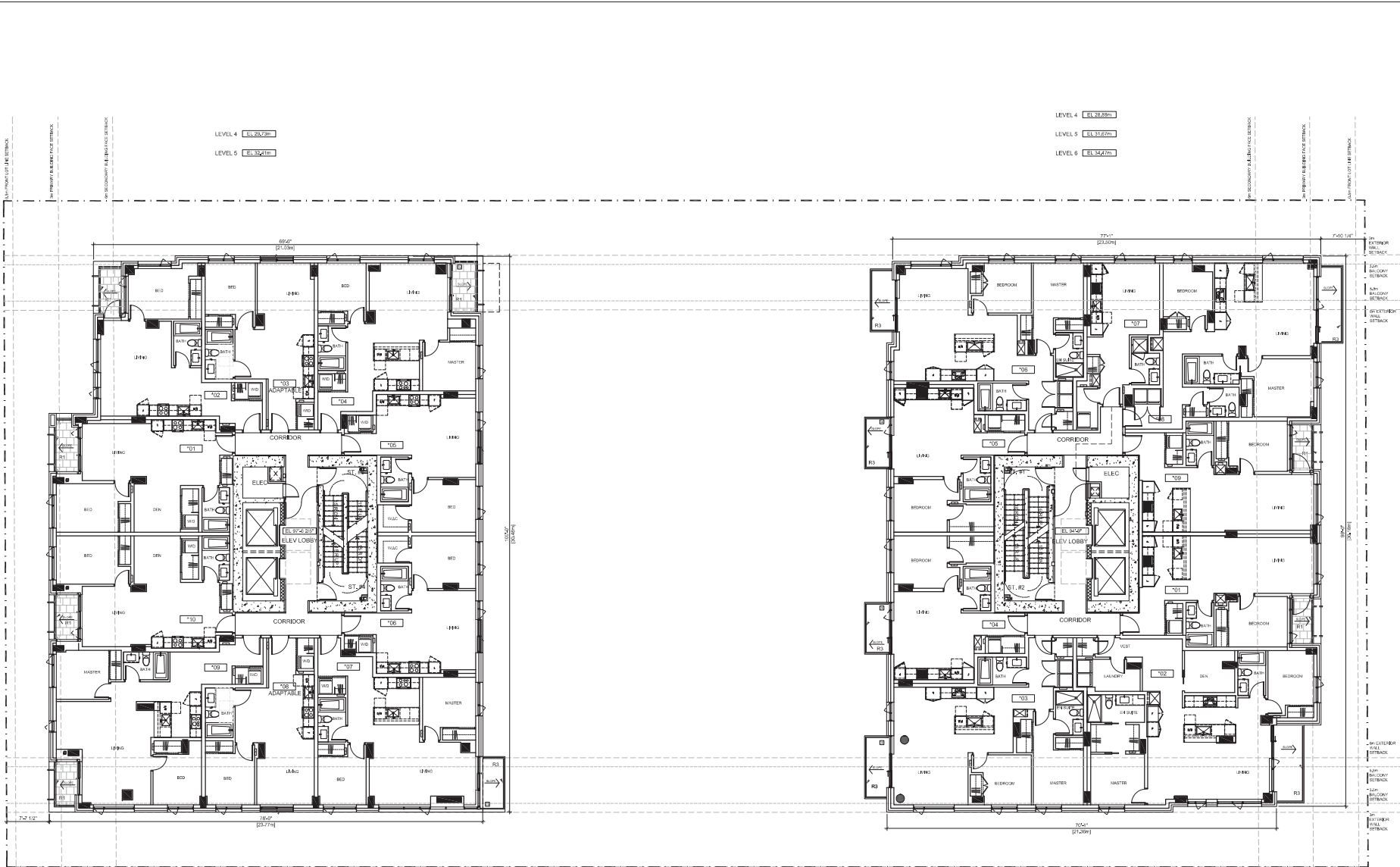
Revisions 9999-4444-00

Seal  
848 Yates St  
Victoria, BC

Project  
**L4 -L5 (Bldg A)  
L4-L6 (Bldg B)  
Floor Plan**

Drawing  
Scale 1/8" = 1'-0"  
Project 216017

Sheet **A207**



A - PRIMARY BUILDING FACE (L4-L5)  
6,827 ft<sup>2</sup>

### JOHNSON TOWER

B - PRIMARY BUILDING FACE (L4-L6)  
6,968 ft<sup>2</sup>

### YATES TOWER





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- 26 June 2020
  - 17 March 2020
  - 18 December 2019
  - 22 May 2019
  - 8 March 2018
  - 2 November 2017
  - 16 October 2017
  - 29 August 2017
  - 02 July 2017
  - 17 March 2017
  - 04 February 2017
  - 13 October 2016
- Revisions: 1919-1814-00

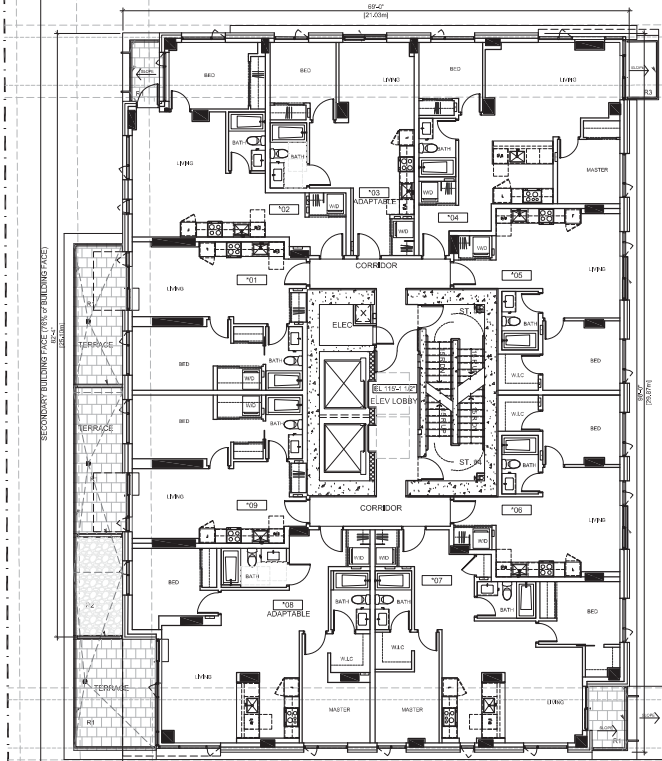
Seal  
848 Yates St  
Victoria, BC

Project  
**L6-L8 (Bldg A)  
L7-L9 (Bldg B)  
Floor Plan**

Drawing  
Scale: 1/8" = 1'-0"  
Project: 216017  
Sheet: **A210**

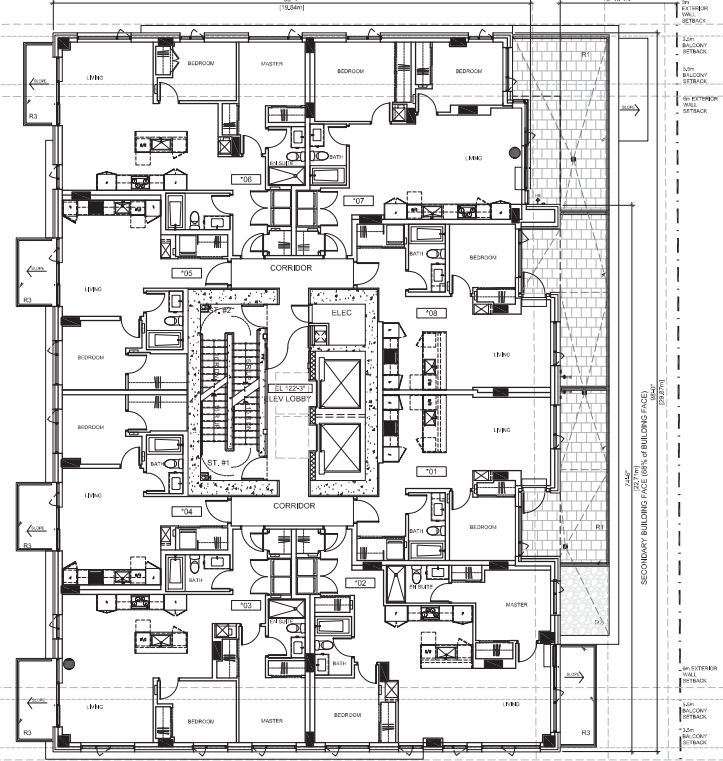
LEVEL 6 EL. 35.00m  
LEVEL 7 EL. 37.22m  
LEVEL 8 EL. 40.00m

LEVEL 7 EL. 37.22m  
LEVEL 8 EL. 40.00m  
LEVEL 9 EL. 42.50m



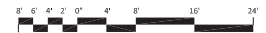
A - SECONDARY BUILDING FACE (L6-L8)  
6,156 ft<sup>2</sup>

**JOHNSON TOWER**



B - SECONDARY BUILDING FACE (L7-L9)  
6,019 ft<sup>2</sup>

**YATES TOWER**





**Musson  
Cattell  
Mackey  
Partnership**

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1066 West Hastings Street  
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F: 604.687.1771  
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- 26 June 2020  
SOP Application Walkway
  - 27 March 2020  
SOP Application
  - 18 December 2019  
SOP Application
  - 22 May 2019  
SOP Application
  - 8 March 2018  
SOP Application
  - 2 November 2017  
SOP Response
  - 16 October 2017  
Construction Delegated Permit
  - 29 August 2017  
Delegated Permit Review
  - 02 July 2017  
Delegated Permit
  - 17 March 2017  
Committee of the Whole
  - 4 February 2017  
SP Review Response
  - 13 October 2016  
License for SOP Application
- Revisions: 1919-1944-00

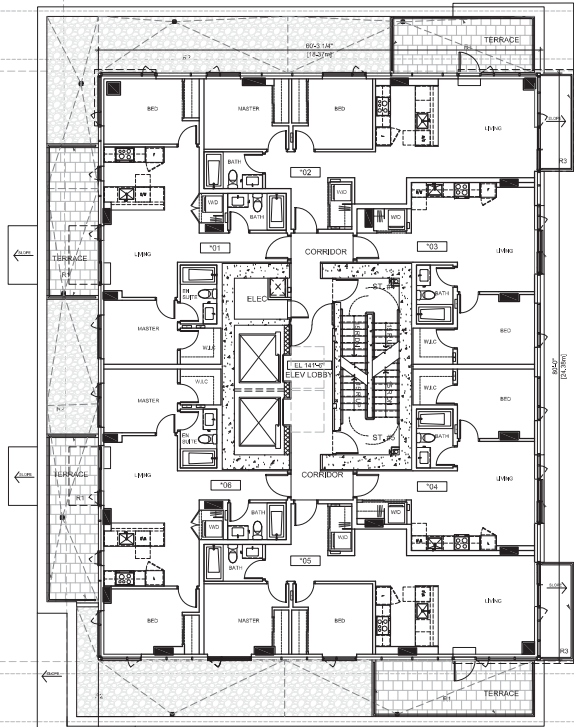
Seal  
**848 Yates St  
Victoria, BC**

Project  
**L9-L15 (Bldg A)  
L10, L15 (Bldg B)  
Floor Plan**

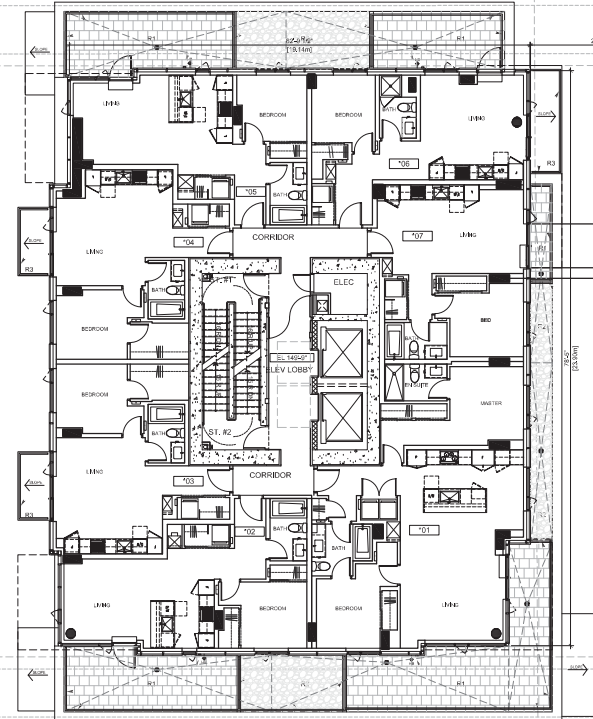
Drawing  
Scale: 1/8" = 1'-0"  
Project: 216017  
Sheet: **A213**

- LEVEL 9 EL. 43.33m
- LEVEL 10 EL. 45.81m
- LEVEL 11 EL. 48.29m
- LEVEL 12 EL. 51.77m
- LEVEL 13 EL. 53.85m
- LEVEL 14 EL. 55.93m
- LEVEL 15 EL. 58.21m

- LEVEL 10 EL. 45.81m
- LEVEL 15 EL. 58.21m



**A - BUILDING MASS (L9-L15)**  
4,459 ft<sup>2</sup>  
**JOHNSON TOWER**



**B - BUILDING MASS (L10, L15)**  
4,689 ft<sup>2</sup>  
**YATES TOWER**





**Musson  
Cattell  
Mackey  
Partnership**

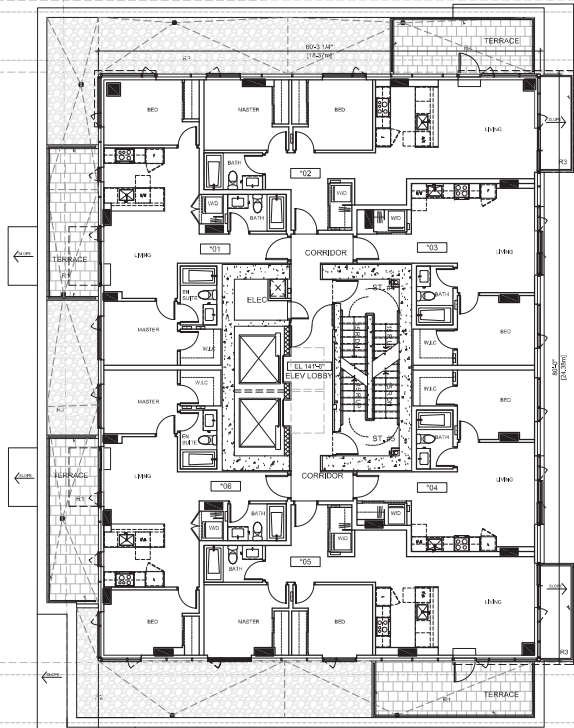
**Architects Designers Planners**  
Oceanic Place  
1066 West Hastings Street  
Suite 1000  
Vancouver, British Columbia  
Canada V6E 8X1  
T. 604.687.9999  
F. 604.687.1771  
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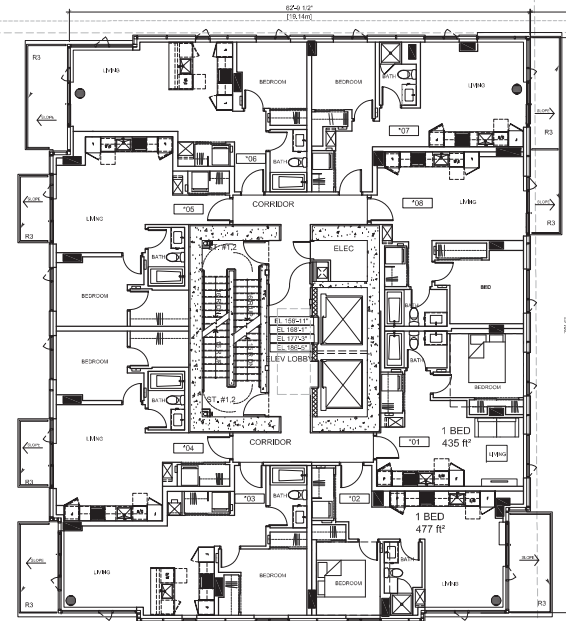
- 26 June 2020
  - 27 March 2020
  - 18 December 2019
  - 22 May 2019
  - 8 March 2018
  - 2 November 2017
  - 16 October 2017
  - 29 August 2017
  - 17 July 2017
  - 17 March 2017
  - 4 February 2017
  - 13 October 2016
- Revisions: 1919-1914-00

- LEVEL 9 EL. 43.33m
- LEVEL 10 EL. 45.81m
- LEVEL 11 EL. 48.29m
- LEVEL 12 EL. 51.77m
- LEVEL 13 EL. 55.25m
- LEVEL 14 EL. 58.23m
- LEVEL 15 EL. 59.21m

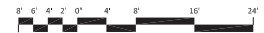
- LEVEL 11 EL. 48.24m
- LEVEL 12 EL. 51.23m
- LEVEL 13 EL. 54.00m
- LEVEL 14 EL. 56.82m



**A - BUILDING MASS (L9-L15)**  
4,459 ft<sup>2</sup>  
**JOHNSON TOWER**



**B - BUILDING MASS (L11-L14)**  
4,689 ft<sup>2</sup>  
**YATES TOWER**



Seal  
**848 Yates St  
Victoria, BC**

Project  
**L9-L15 (Bldg A)  
L11-L14 (Bldg B)  
Floor Plan**

Drawing  
Scale: 1/8" = 1'-0"  
Project: 216017

Sheet **A214**



**Musson  
Cattell  
Mackey  
Partnership**

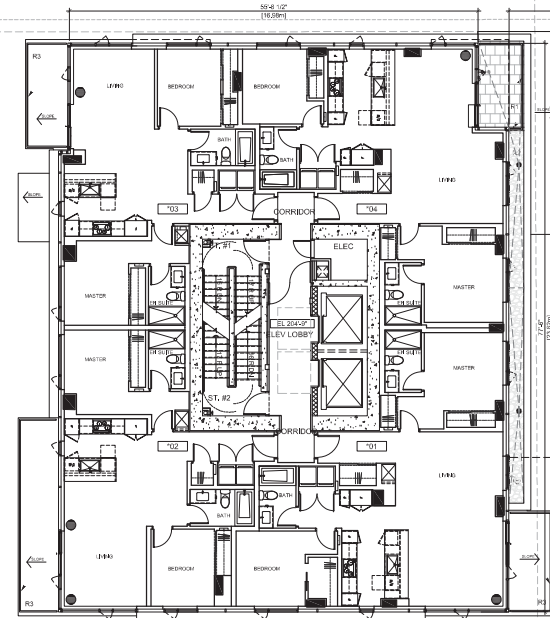
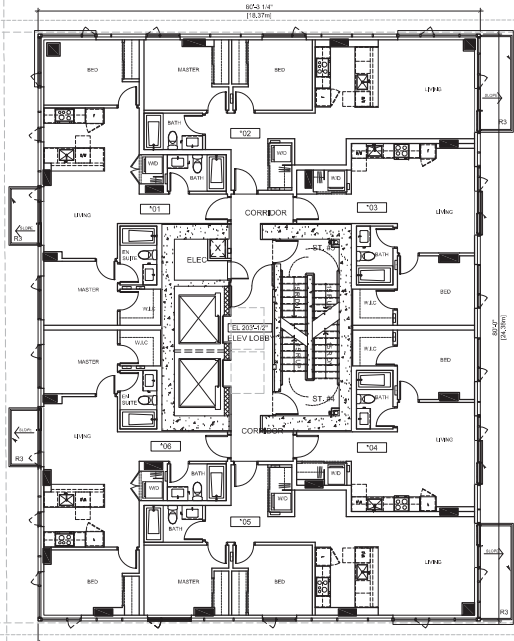
**Architects Designers Planners**  
Oceanic Place  
1066 West Hastings Street  
Suite 1000  
Vancouver, British Columbia  
Canada V6E 8X1  
T. 604.687.9999  
F. 604.687.1771  
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- 26 June 2020 SGP Application Withdrawal
  - 27 March 2020 SGP Application
  - 18 December 2019 SGP Application
  - 22 May 2019 SGP Application
  - 8 March 2018 SGP Application
  - 2 November 2017 SGP Response
  - 16 October 2017 Construction Delegated Permit
  - 29 August 2017 Delegated Permit Review
  - 02 July 2017 Delegated Permit
  - 17 March 2017 Committee of the Whole
  - 4 February 2017 S/P Review Response
  - 13 October 2016 Request for S/P Application
- Revisions** 1919-1944 CO

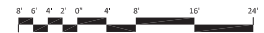
LEVEL 16 EL. 42.77m  
 LEVEL 17 EL. 42.37m  
 LEVEL 18 EL. 41.97m

LEVEL 16 EL. 42.41m  
 LEVEL 17 EL. 42.01m  
 LEVEL 18 EL. 41.61m



**A - BUILDING MASS (L16-L18)**  
 4,459 ft<sup>2</sup>  
**JOHNSON TOWER**

**B - BUILDING MASS (L16-L18)**  
 4,346 ft<sup>2</sup>  
**YATES TOWER**



Seal  
**848 Yates St**  
**Victoria, BC**

Project  
**L16-L18**  
**Floor Plan**

Drawing  
 Scale 1/8" = 1'-0"  
 Project 216017  
 Sheet **A216**





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- 26 June 2020
- 27 March 2020
- 28 December 2019
- 22 May 2019
- 8 March 2018
- 2 November 2017
- 16 October 2017
- 29 August 2017
- 02 July 2017
- 17 March 2017
- 4 February 2017
- 13 October 2016

Revisions 191V-444-00

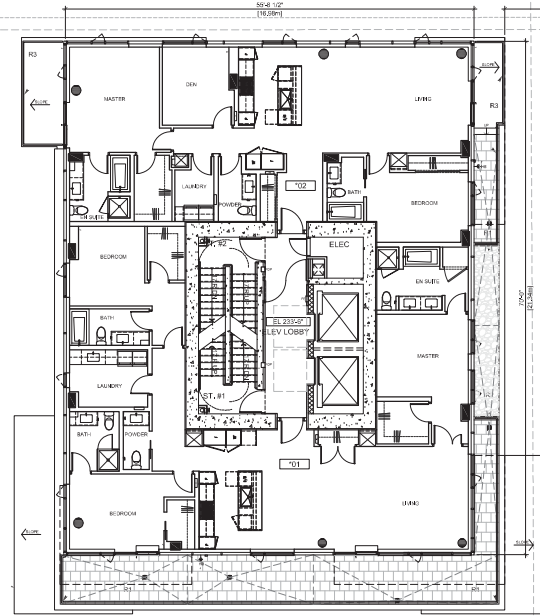
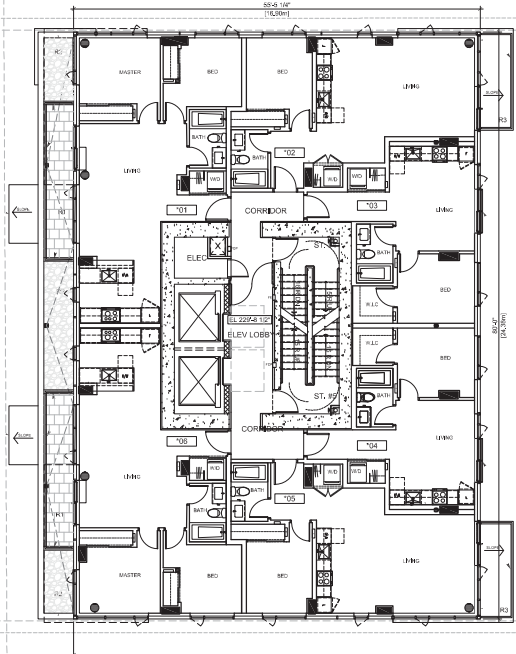
Seal  
**848 Yates St  
Victoria, BC**

Project  
**L19-L20  
Floor Plan**

Drawing  
Scale 1/8" = 1'-0"  
Project 216017  
Sheet **A219**

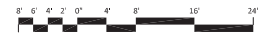
LEVEL 19 EL. 232.00'  
LEVEL 20 EL. 237.00'

LEVEL 19 EL. 237.00'  
LEVEL 20 EL. 242.00'



A - PENTHOUSE (L19-L20)  
4,066 ft<sup>2</sup>  
**JOHNSON TOWER**

B - PENTHOUSE (L19-L20)  
3,581 ft<sup>2</sup>  
**YATES TOWER**





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- 26 June 2020
- 27 March 2020
- 18 December 2019
- 22 May 2019
- 8 March 2018
- 2 November 2017
- 16 October 2017
- 29 August 2017
- 02 July 2017
- 17 March 2017
- February 2017
- 13 October 2016

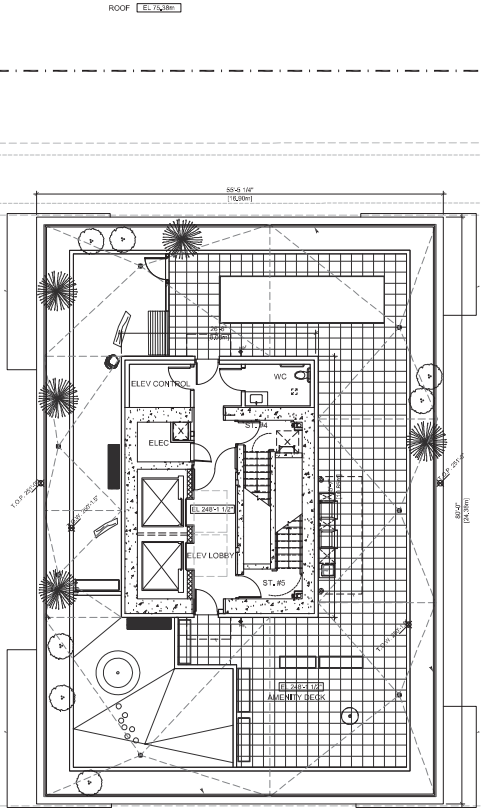
Revisions 1919-444-00

Seal  
**848 Yates St  
Victoria, BC**

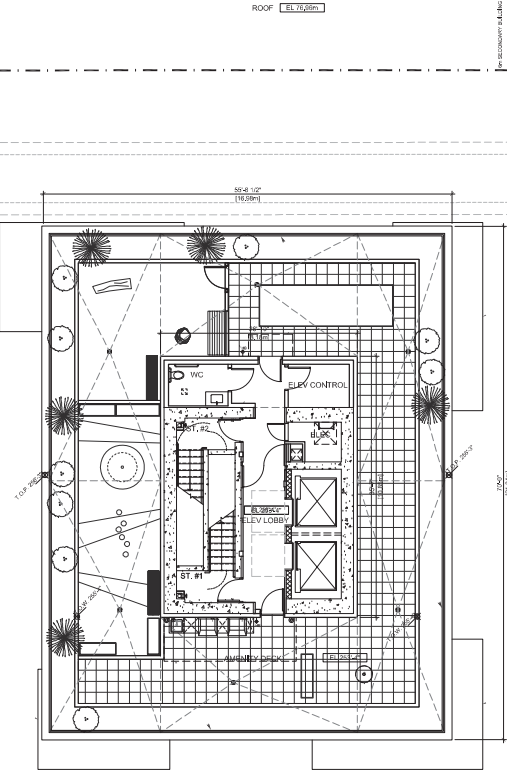
**Project**  
**Roof Plan**

Drawing  
Scale 1/8" = 1'-0"  
Project 216017

Sheet **A221**



**A - ROOF**  
613 ft<sup>2</sup>  
**JOHNSON TOWER**



**B - ROOF**  
613 ft<sup>2</sup>  
**YATES TOWER**





# Musson Cattell Mackey Partnership

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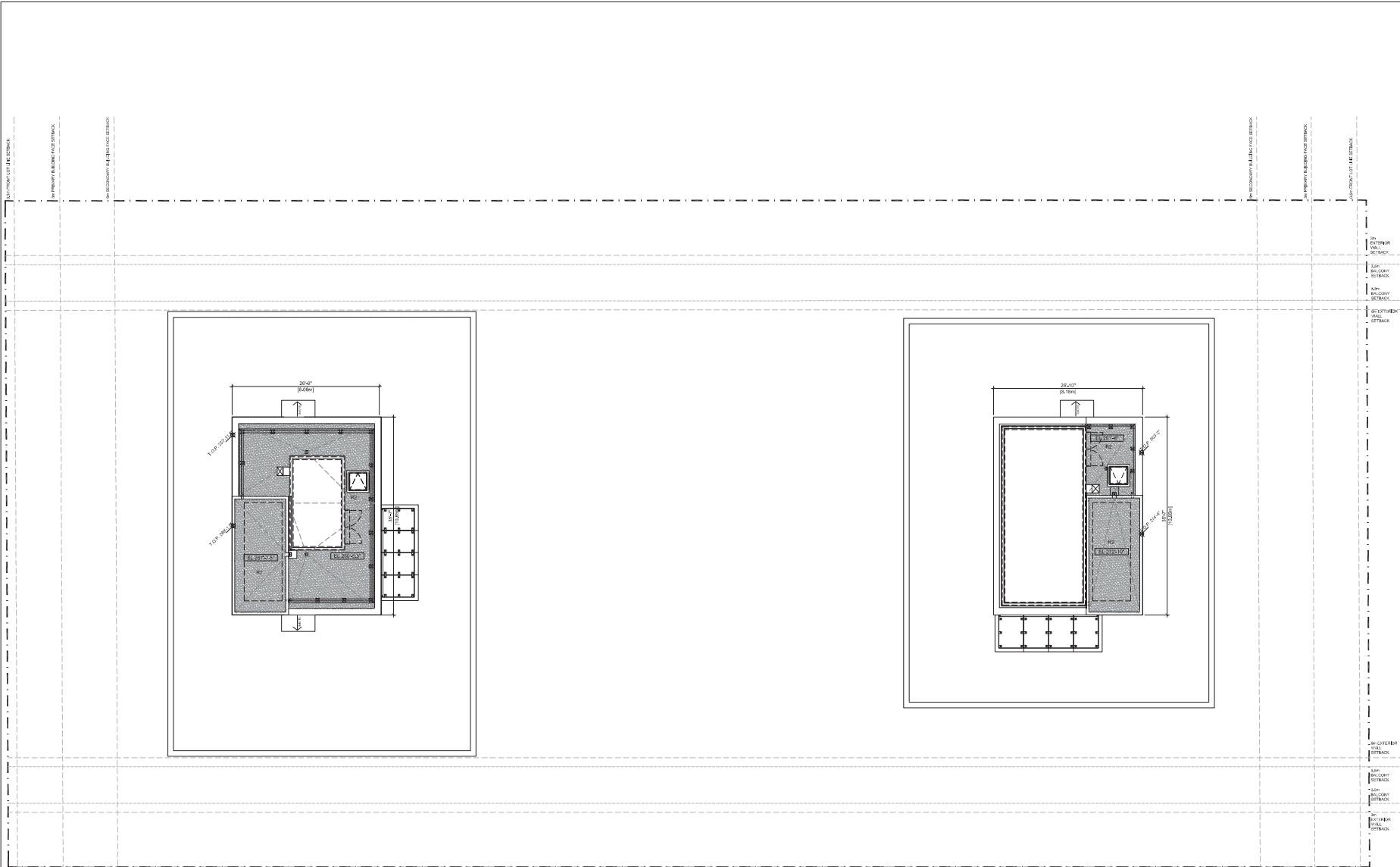
26 June 2020	SEP Application Withdrawal
27 March 2020	SEP Application
18 December 2019	SEP Application
22 May 2019	SEP Application
8 March 2018	SEP Application
2 November 2017	SEP Response
16 October 2017	Construction Delegated Permits
29 August 2017	Delegated Permit Review
02 July 2017	Delegated Permit
17 March 2017	Committee of the Whole
4 February 2017	SEP Review Response
13 October 2016	Issued for SEP Application

Revisions: 11/11/16/16/16

Seal  
**848 Yates St  
Victoria, BC**

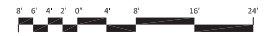
Project  
**Mech Penthouse  
Plan**

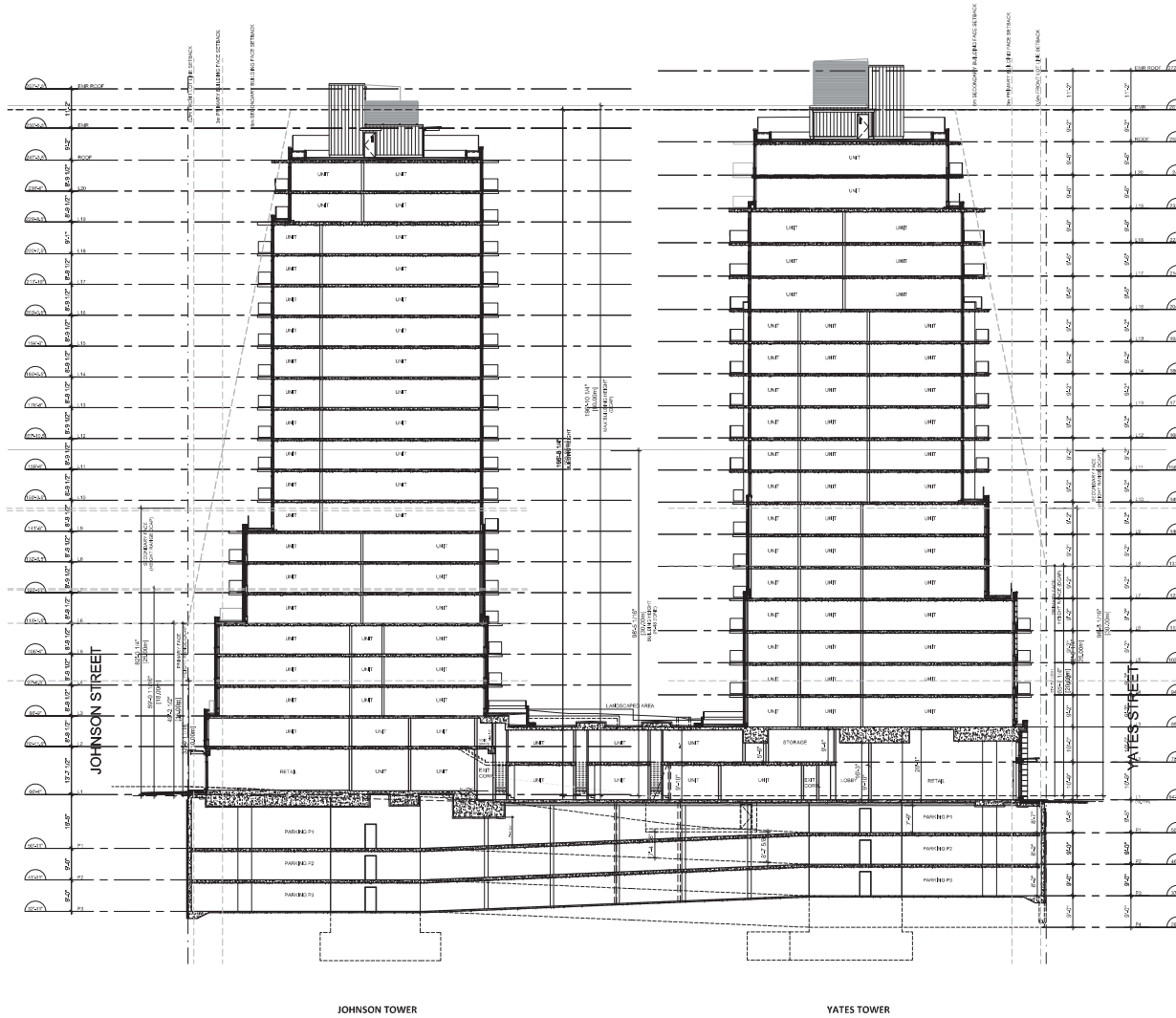
Drawing  
Scale: 1/8" = 1'-0"  
Project: 216017  
Sheet: **A222**



**JOHNSON TOWER**

**YATES TOWER**





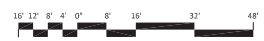
26 June 2020	SEP Application Withdrawal
27 March 2020	SEP Application
18 December 2019	SEP Application
22 May 2019	SEP Application
8 March 2018	SEP Application
2 November 2017	SEP Application
16 October 2017	Construction Delegated Permit
29 August 2017	Delegated Permit Rev 1
02 July 2017	Delegated Permit
17 March 2017	Committee of the Whole
8 February 2017	SEP Review Response
13 October 2016	Issued for SEP Application

Revisions: 11/11/16/16

Seal  
**848 Yates St  
 Victoria, BC**

Project  
**Building Section**

Drawing  
 Scale: 1/32" = 1'-0"  
 Project: 216017  
 Sheet: **A300**





# Musson Cattell Mackey Partnership

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26 June 2020	20P Application Withdrawal
27 March 2020	20P Application
18 December 2019	20P Application
22 May 2019	20P Application
8 March 2018	20P Application
2 November 2017	20P Application
16 October 2017	Construction Delegated Permit
29 August 2017	Delegated Permit Review
26 July 2017	Delegated Permit
17 March 2017	Committee of the Whole
6 February 2017	SP Review Response
13 October 2016	Issued for SP Application

Revisions: 1919-4444-00

Seal  
848 Yates St  
Victoria, BC

Project  
North and South  
Elevations  
Johnson Tower

Drawing  
Scale: 1/32" = 1'-0"  
Project: 216017  
Sheet: A400

### MATERIAL LEGEND - JOHNSON TOWER

- |  |                            |
|--|----------------------------|
| 1. CLEAR DOUBLE GLAZING                                | 8. CHARCOAL BRICK CLADDING |
| 2. DARK GREY FLUSH METAL PANEL AND WINDOW WALL FRAME   | 9. DARK GREY DECK COATING  |
| 3. GLASS SPANDREL                                      |                            |
| 4. DARK GREY FLUSH METAL PANEL AND WINDOW WALL FRAME   |                            |
| 5. MEDIUM GREY FLUSH METAL PANEL AND WINDOW WALL FRAME |                            |
| 6. LIGHT GREY FLUSH METAL PANEL AND WINDOW WALL FRAME  |                            |
| 7. GREY BRICK CLADDING                                 |                            |

### MATERIAL LEGEND - JOHNSON TOWER

- |  |                            |
|--|----------------------------|
| 1. CLEAR DOUBLE GLAZING                                | 8. CHARCOAL BRICK CLADDING |
| 2. DARK GREY FLUSH METAL PANEL AND WINDOW WALL FRAME   | 9. DARK GREY DECK COATING  |
| 3. GLASS SPANDREL                                      |                            |
| 4. DARK GREY FLUSH METAL PANEL AND WINDOW WALL FRAME   |                            |
| 5. MEDIUM GREY FLUSH METAL PANEL AND WINDOW WALL FRAME |                            |
| 6. LIGHT GREY FLUSH METAL PANEL AND WINDOW WALL FRAME  |                            |
| 7. GREY BRICK CLADDING                                 |                            |



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1,2,3. DARK GREY FLUSH METAL PANEL AND WINDOW WALL FRAME



4. MEDIUM GREY FLUSH METAL PANEL AND WINDOW WALL FRAME



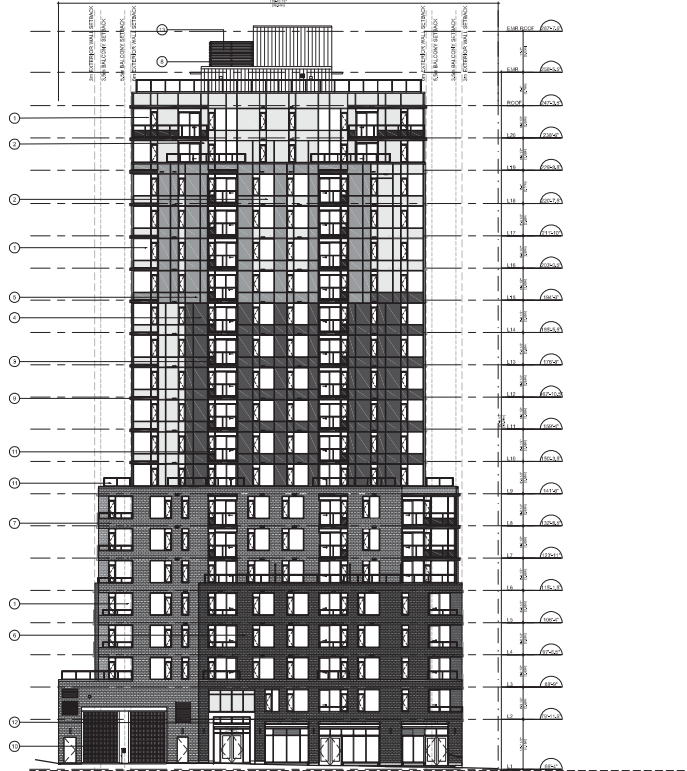
5. LIGHT GREY FLUSH METAL PANEL AND WINDOW WALL FRAME



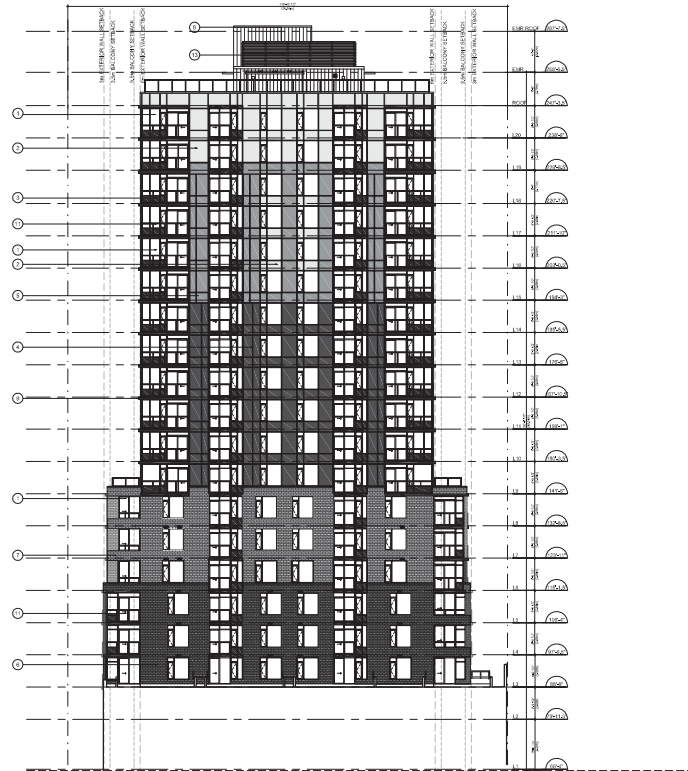
6. CHARCOAL BRICK CLADDING



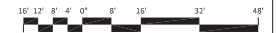
7. GREY BRICK CLADDING



JOHNSON TOWER  
NORTH ELEVATION



JOHNSON TOWER  
SOUTH ELEVATION



**MATERIAL LEGEND - YATES TOWER**

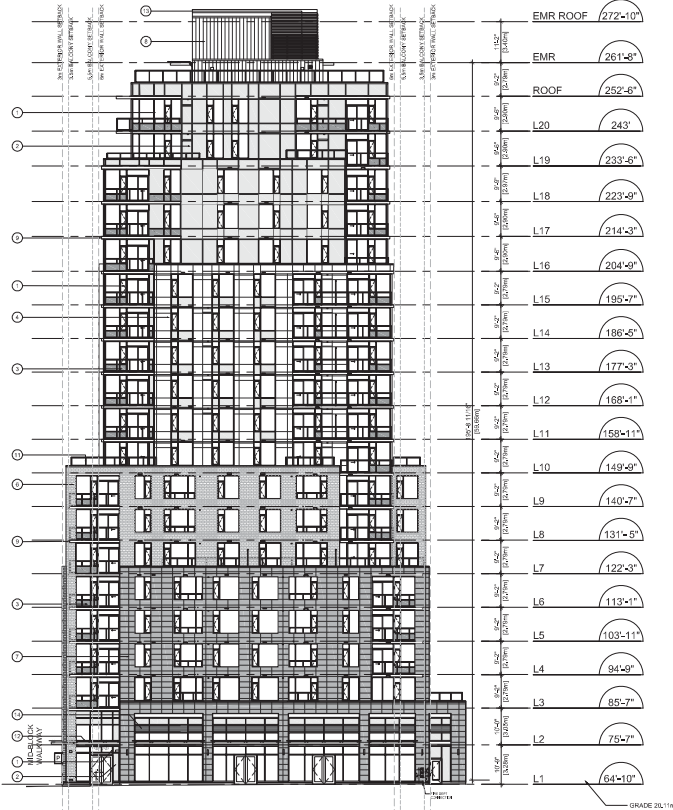
1. CLEAR DOUBLE GLAZING
2. BRICK CLADDING
3. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
4. GREY BRICK CLADDING
5. GREY BRICK CLADDING
6. WHITE BRICK CLADDING
7. STONE CLADDING
8. WHITE RAISED METAL PANEL
9. GREY DECK COATING
10. AND DETACHED CORNER
11. CLEAR DOUBLE GLAZING
12. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
13. GREY BRICK CLADDING
14. CONCRETE CURTAIN WALL

1. CLEAR DOUBLE GLAZING
2. BRICK CLADDING
3. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
4. GREY BRICK CLADDING
5. GREY BRICK CLADDING
6. WHITE BRICK CLADDING
7. STONE CLADDING
8. WHITE RAISED METAL PANEL
9. GREY DECK COATING
10. AND DETACHED CORNER
11. CLEAR DOUBLE GLAZING
12. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
13. GREY BRICK CLADDING
14. CONCRETE CURTAIN WALL

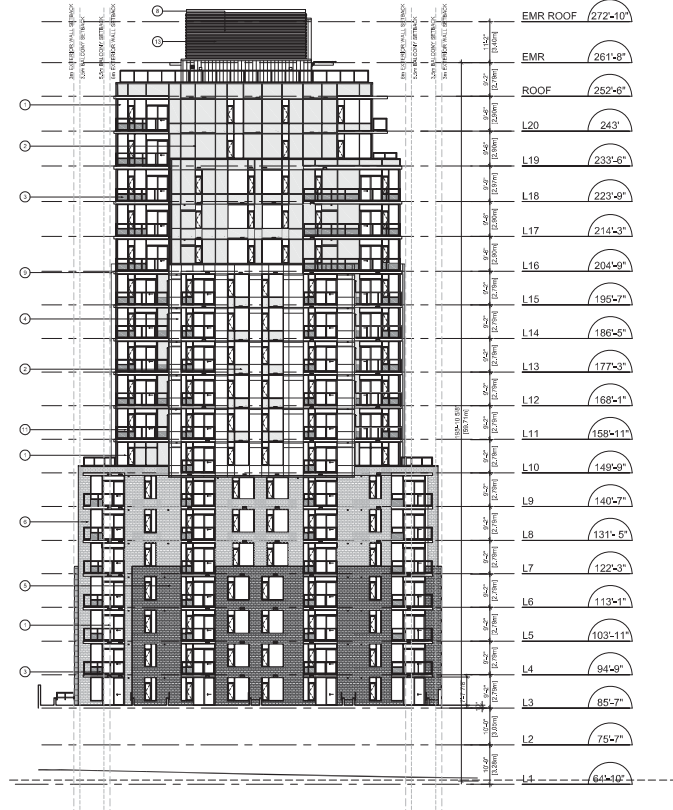
**MATERIAL LEGEND - YATES TOWER**

1. CLEAR DOUBLE GLAZING
2. BRICK CLADDING
3. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
4. GREY BRICK CLADDING
5. GREY BRICK CLADDING
6. WHITE BRICK CLADDING
7. STONE CLADDING
8. WHITE RAISED METAL PANEL
9. GREY DECK COATING
10. AND DETACHED CORNER
11. CLEAR DOUBLE GLAZING
12. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
13. GREY BRICK CLADDING
14. CONCRETE CURTAIN WALL

1. CLEAR DOUBLE GLAZING
2. BRICK CLADDING
3. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
4. GREY BRICK CLADDING
5. GREY BRICK CLADDING
6. WHITE BRICK CLADDING
7. STONE CLADDING
8. WHITE RAISED METAL PANEL
9. GREY DECK COATING
10. AND DETACHED CORNER
11. CLEAR DOUBLE GLAZING
12. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME
13. GREY BRICK CLADDING
14. CONCRETE CURTAIN WALL



**YATES TOWER  
SOUTH ELEVATION**



**YATES TOWER  
NORTH ELEVATION**



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1,2,3. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME



4. WHITE RAISED METAL PANEL



5. GREY BRICK CLADDING



6. WHITE BRICK CLADDING



7. STONE CLADDING



9. GREY DECK COATING

- 26 June 2020
  - 27 March 2020
  - 18 December 2019
  - 22 May 2019
  - 8 March 2018
  - 2 November 2017
  - 16 October 2017
  - 29 August 2017
  - 17 March 2017
  - 2 February 2017
  - 13 October 2016
- Revisions

Seal  
**848 Yates St  
 Victoria, BC**

Project  
**North and South  
 Elevations  
 Yates Tower**

Drawing  
 Scale 1/32" = 1'-0"  
 Project 216017  
 Sheet **A401**







- 26 June 2020  
OSAP Application Withdrawal
  - 27 March 2020  
OSAP Application
  - 18 December 2019  
OSAP Application
  - 22 May 2019  
OSAP Application
  - 8 March 2018  
OSAP Application
  - 2 November 2017  
OSAP Response
  - 16 October 2017  
Consolidated Computer Permit  
Delegated Permit Rev 1
  - 26 July 2017  
Delegated Permit  
Committee of the Whole
  - 2 February 2017  
OSAP Response
  - 13 October 2016  
Issued for OSAP Application
- Revisions  
 YYYY-MM-DD

Seal  
**848 Yates St  
 Victoria, BC**

Project  
**West  
 Elevation**

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

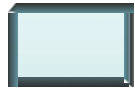
Project 216017  
 Sheet **A403**

**MATERIAL LEGEND - JOHNSON TOWER**

- |   |   |
|---|---|
| 1. CLEAR DOUBLE GLAZING   | 6. CHARCOAL BRICK CLADDING                                  |
| 2. DARK GREY ALUM. FINISH GLAZING FRAME                         | 7. GREY BRICK CLADDING                                      |
| 3. GLASS SPANDREL   | 8. SILVER FLUSH METAL CLADDING                              |
| 4. ALUMINUM PANEL TO MATCH DARK GREY ALUM. FINISH GLAZING FRAME | 9. DARK GREY STEEL DECK COATING                             |
| 5. MEDIUM GREY FLUSH METAL PANEL TO MATCH WINDOW WALL FRAME     | 10. SILVER FLUSH METAL CLADDING                             |
| 11. LIGHT GREY FLUSH METAL PANEL TO MATCH WINDOW WALL FRAME     | 12. DARK GREY ALUM. FINISH GLAZING FRAME                    |
| 13. LIGHT GREY FLUSH METAL PANEL TO MATCH WINDOW WALL FRAME     | 14. DARK GREY STEEL AND ANODIZED ALUM. FINISH GLAZING FRAME |
| 15. LIGHT GREY ALUM. FINISH GLAZING FRAME                       | 16. GREY ALUM. FINISH GLAZING FRAME                         |

**MATERIAL LEGEND - YATES TOWER**

- |   |   |
|---|---|
| 1. CLEAR DOUBLE GLAZING   | 7. STONE CLADDING   |
| 2. DARK GREY ALUM. FINISH GLAZING FRAME                         | 8. SILVER FLUSH METAL CLADDING                              |
| 3. GLASS SPANDREL   | 9. DARK GREY COATING  |
| 4. ALUMINUM PANEL TO MATCH DARK GREY ALUM. FINISH GLAZING FRAME | 10. DARK GREY ALUM. FINISH GLAZING FRAME                    |
| 5. MEDIUM GREY FLUSH METAL PANEL TO MATCH WINDOW WALL FRAME     | 11. DARK GREY STEEL AND ANODIZED ALUM. FINISH GLAZING FRAME |
| 6. CHARCOAL BRICK CLADDING                                      | 12. DARK GREY ALUM. FINISH GLAZING FRAME                    |
| 13. LIGHT GREY FLUSH METAL PANEL TO MATCH WINDOW WALL FRAME     | 14. DARK GREY STEEL AND ANODIZED ALUM. FINISH GLAZING FRAME |
| 15. LIGHT GREY ALUM. FINISH GLAZING FRAME                       | 16. GREY ALUM. FINISH GLAZING FRAME                         |



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1, 2, 3. DARK GREY FLUSH METAL PANEL AND WINDOW WALL FRAME



4. MEDIUM GREY FLUSH METAL PANEL AND WINDOW WALL FRAME



5. LIGHT GREY FLUSH METAL PANEL AND WINDOW WALL FRAME



6. CHARCOAL BRICK CLADDING



7. GREY BRICK CLADDING



9. DARK GREY DECK COATING



1. CLEAR DOUBLE GLAZING



2. GLASS SPANDREL



1, 2, 3. SILVER FLUSH METAL PANEL AND WINDOW WALL FRAME



4. WHITE RAISED METAL PANEL



5. GREY BRICK CLADDING



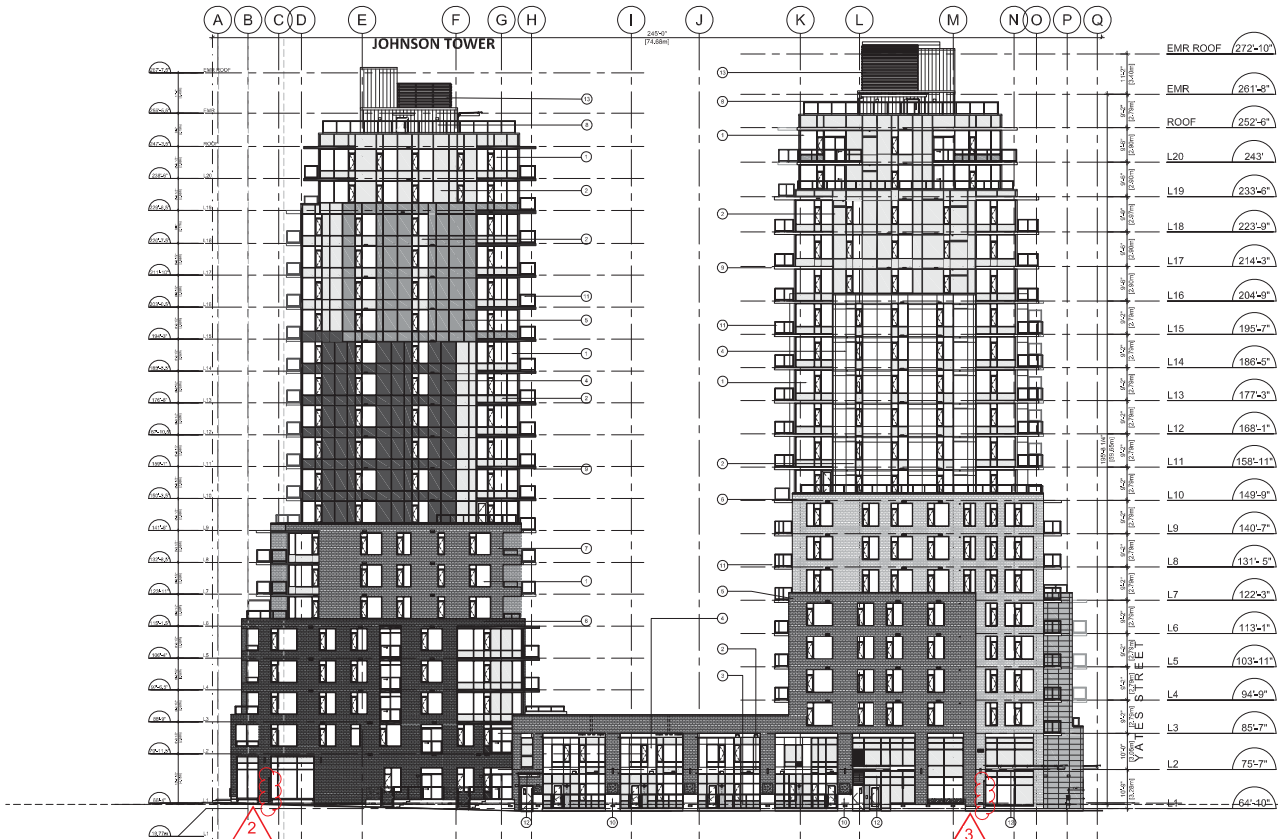
6. WHITE BRICK CLADDING



7. STONE CLADDING



9. GREY DECK COATING



**JOHNSON TOWER  
 WEST ELEVATION**

**YATES TOWER  
 WEST ELEVATION**

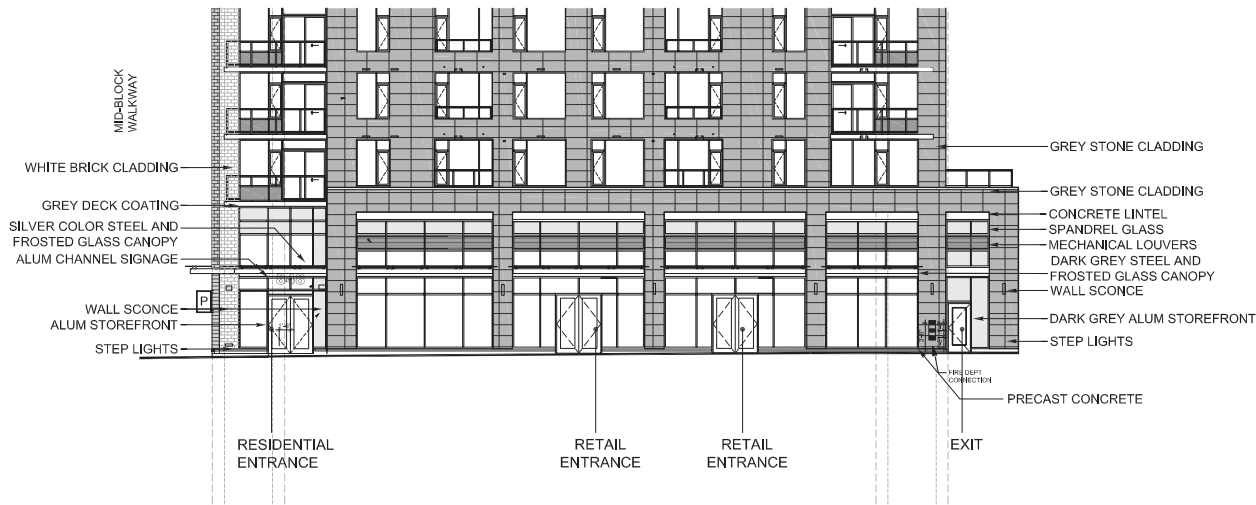




**Musson  
Cattell  
Mackey  
Partnership**

Architects Designers Planners

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Suite 1000  
Vancouver, British Columbia  
Canada V6E 8X1  
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F: 604.687.1771  
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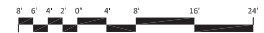
26 June 2020	SEP Application Walkway
17 March 2020	SEP Application
18 December 2019	SEP Application
22 May 2019	SEP Application
8 March 2018	SEP Application
2 November 2017	SEP Response
16 October 2017	Construction Delegated Permits
29 August 2017	Delegated Permit Review
02 July 2017	Delegated Permit
17 March 2017	Committee of the Whole
4 February 2017	SEP Review Response
13 October 2016	Issued for SEP Application

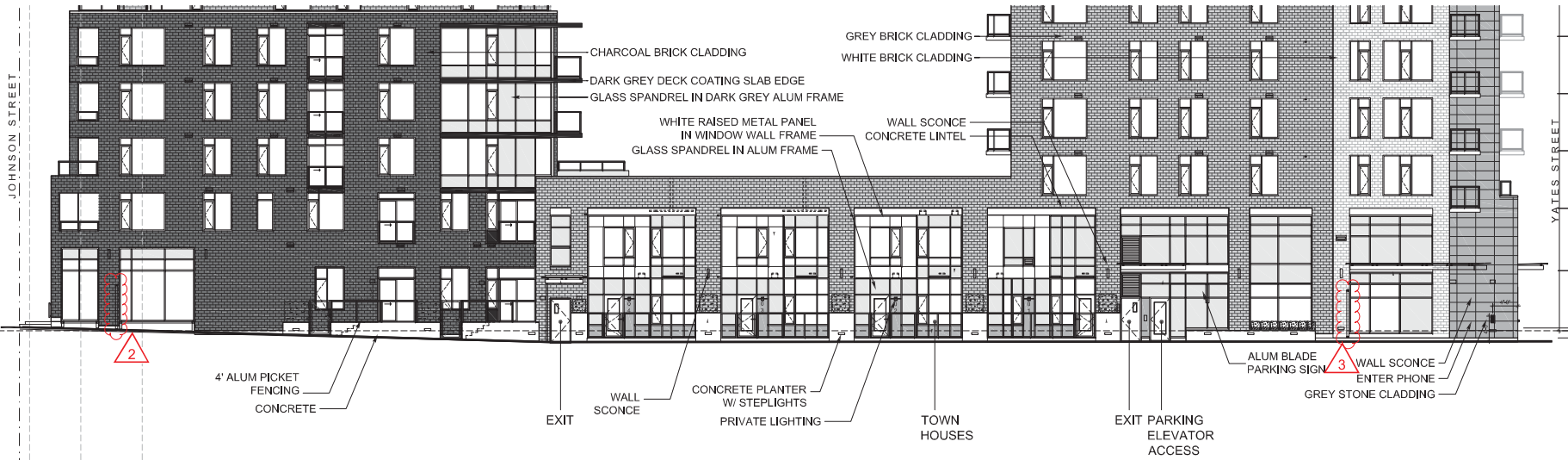
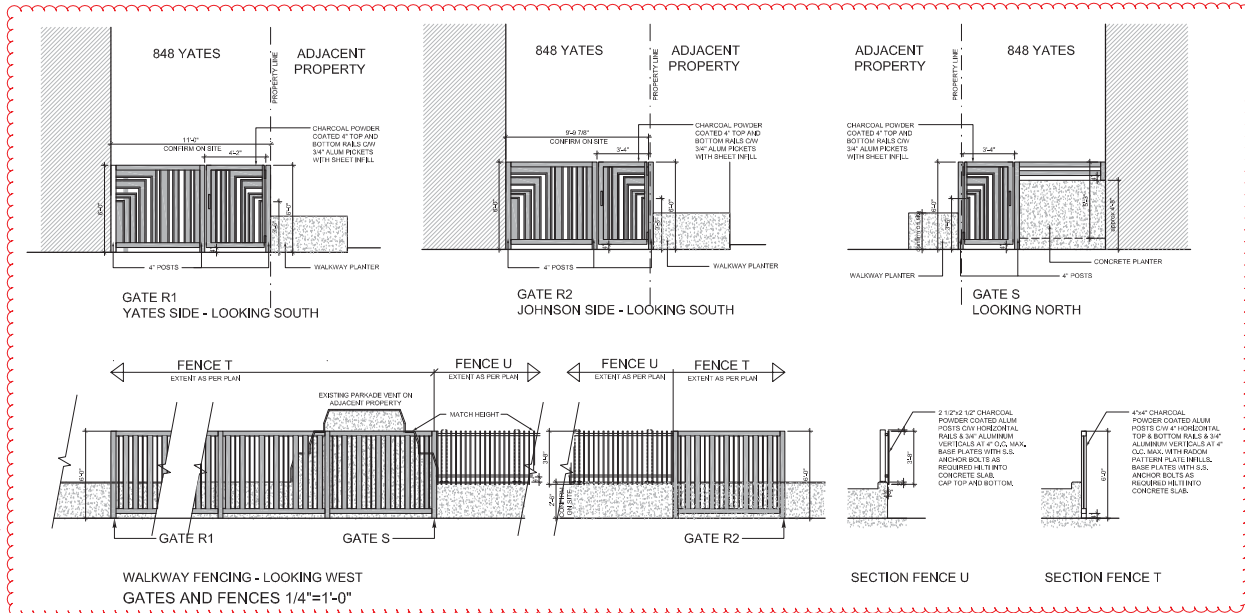
Revisions  
1919-4444-00

Seal  
**848 Yates St  
Victoria, BC**

Project  
**Enlarged Elevations  
North and South**

Drawing  
Scale 1/8" = 1'-0"  
Project 216017  
Sheet **A404**





- 18 August 2020  
LOA Application: Walkway Response
  - 26 June 2020  
LOA Application: Walkway
  - 17 March 2020  
LOA Application
  - 18 December 2019  
LOA Application
  - 22 May 2019  
LOA Application
  - 8 March 2018  
LOA Application
  - 2 November 2017  
LOA Response
  - 16 October 2017  
Consultation: Site/Design Form
  - 29 August 2017  
Designated Form: Revs
  - 12 July 2017  
Designated Form: Revs
  - 17 March 2017  
Committee of the Whole
  - 2 February 2017  
LOA Application
  - 13 October 2016  
Issued for LOA Application
- Revisions: VVVVVVVV 00

Seal  
 848 Yates St  
 Victoria, BC

Project  
 Enlarged Elevation  
 West

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



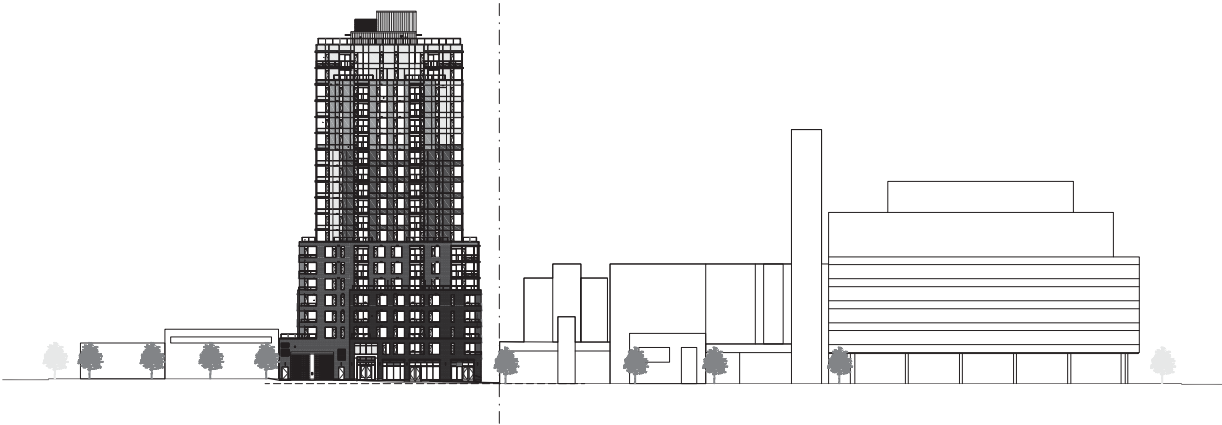
Project: 216617  
 Sheet: A405



### Musson Cattell Mackey Partnership

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JOHNSON STREET ELEVATION 1/32"=1'-0"



JOHNSON STREET PANORAMA



JOHNSON STREET (ADJACENT BUILDINGS)

26 June 2020	DP Application Withdrawal
27 March 2020	DP Application
18 December 2019	DP Application
22 May 2019	DP Application
8 March 2018	DP Application
2 November 2017	DP Response
16 October 2017	Construction Delegated Permit
29 August 2017	Delegated Permit Review
26 July 2017	Delegated Permit
17 March 2017	Committee of the Whole
4 February 2017	DP Review Response
13 October 2016	Request for DP Application

Revisions: 11/11/14/14/14/14

Seal  
**848 Yates St  
Victoria, BC**

Project  
**Johnson Street  
Streetscape**

Drawing  
Scale: 1/32" = 1'-0"  
Project: 216017  
Sheet: **A406**

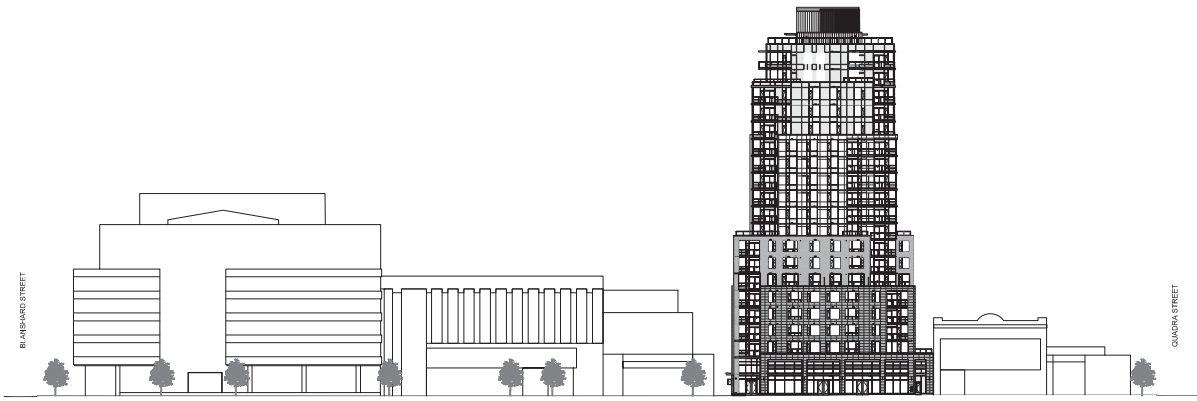






**Musson  
Cattell  
Mackey  
Partnership**

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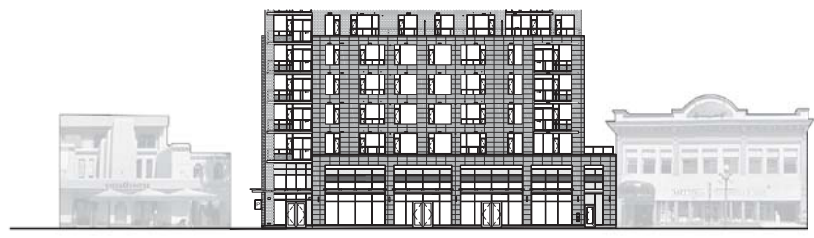


YATES STREET ELEVATION 1/32"=1'-0"

YATES & BLANSHARD ST.    "THE ATRIUM" - 800 YATES ST.    "TELUS" - 826 YATES ST.    "YATES CENTRE" - 836 YATES ST.    PROPOSED "848 YATES"    "ART WORLD" - 860 YATES ST.    "FLOYD DINER" - 866 YATES ST.    YATES & QUADRA ST.



YATES STREET PANORAMA



YATES STREET (ADJACENT BUILDINGS)

-	26 June 2020	SP Application Walkway
-	27 March 2020	SP Application
-	18 December 2019	SP Application
-	22 May 2019	SP Application
-	8 March 2018	SP Application
-	2 November 2017	SP Response
-	16 October 2017	Construction Delegated Permit
-	29 August 2017	Delegated Permit Review
-	02 July 2017	Delegated Permit
-	17 March 2017	Committee of the Whole
-	2 February 2017	SP Review Response
-	13 October 2016	Request for SP Application

Revisions: 1919-1414-00

Seal  
 848 Yates St  
 Victoria, BC

Project  
**Yates Street  
 Streetscape**

Drawing  
 Scale: 1/32" = 1'-0"  
 Project: 216017  
 Sheet: **A407**





JOHNSON STREET

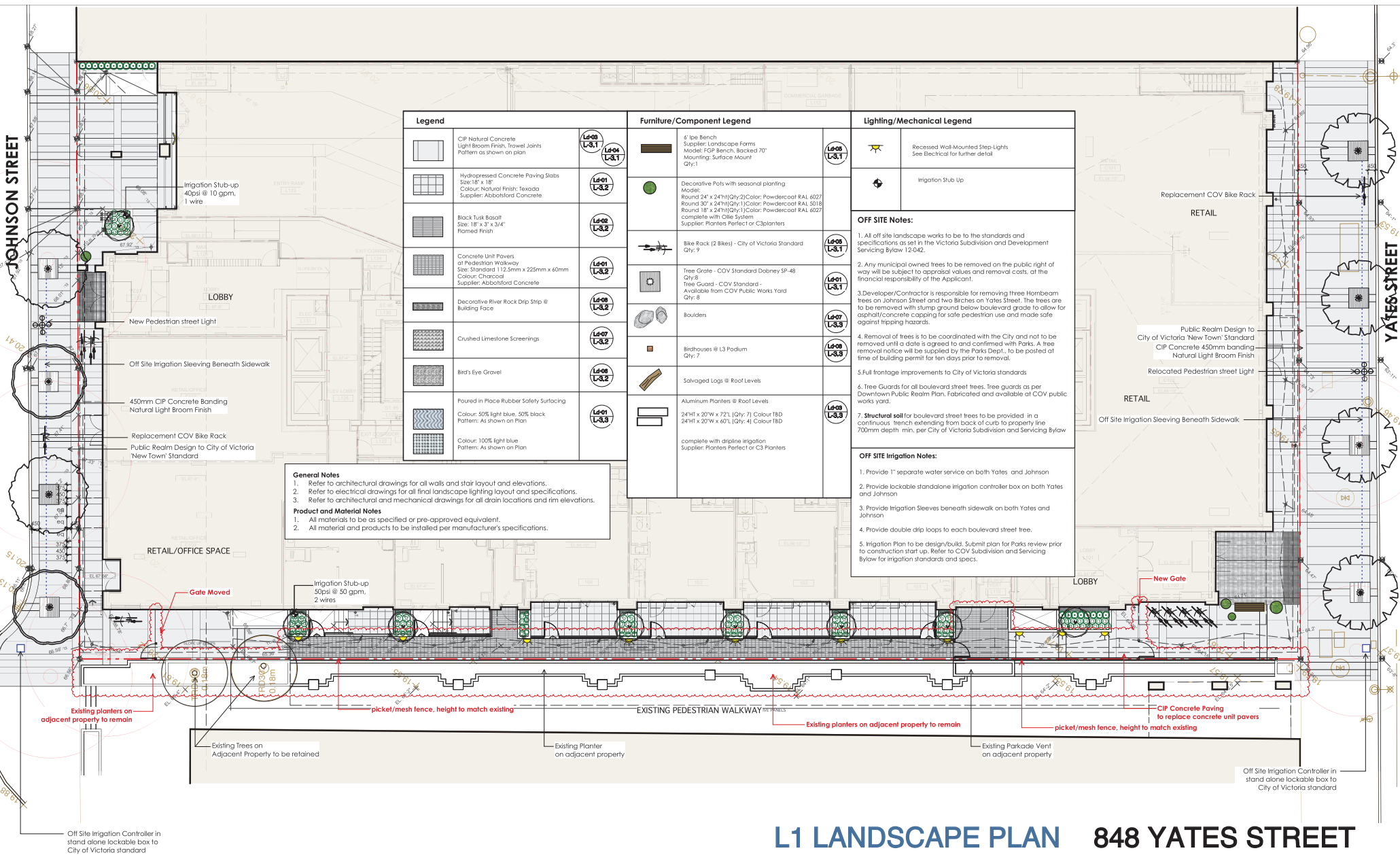
YATES STREET

Legend		Furniture/Component Legend		Lighting/Mechanical Legend	
	CIP Natural Concrete Light Broom Finish, Travel Joints Pattern as shown on plan		4' Ipe Bench Supporter Landscape Forms Model: FGP Bench, Backed 70" Mounting: Surface Mount Qty: 1		Recessed Wall-Mounted Step-Lights See Electrical for further detail
	Hydropressed Concrete Paving Slabs Size: 18" x 18" Colour: Natural Finish, Textada Supplier: Abbotsford Concrete		Decorative Poles with seasonal planting Model: Round 24" x 24"(Qty:2)   Colour: Powdercoat RAL 6027 Round 30" x 24"(Qty:1)   Colour: Powdercoat RAL 5018 Round 18" x 24"(Qty:1)   Colour: Powdercoat RAL 6027 complete with Cite System Supplier: Planters Perfect or C3planters		Irrigation Stub Up
	Black Tuff Basalt Size: 18" x 3" x 3/4" Framed Finish		Bike Rack (2 Bikes) - City of Victoria Standard Qty: 9	<b>OFF SITE Notes:</b>	
	Concrete Unit Pavest of Pedestrian Walkway Size: Standard 112.5mm x 225mm x 60mm Colour: Charcoal Supplier: Abbotsford Concrete		Tree Grate - COV Standard Dobney SP-48 Qty: 8 Tree Guard - COV Standard - Available from COV Public Works Yard Qty: 8	1. All off site landscape works to be to the standards and specifications as set in the Victoria Subdivision and Development Servicing Bylaw 12-042.	
	Decorative River Rock Drip Strip @ Building Face		Boulders	2. Any municipal owned trees to be removed on the public right of way will be subject to appraisal values and removal costs, at the financial responsibility of the Applicant.	
	Crushed Limestone Screenings		Birdhouses @ L3 Podium Qty: 7	3. Developer/Contractor is responsible for removing three Hornbeam trees on Johnson Street and two Birches on Yates Street. The trees are to be removed with stump ground below boulevard grade to allow for asphalt/concrete capping for safe pedestrian use and made safe against tripping hazards.	
	Bird's Eye Gravel		Salvaged Logs @ Roof Levels	4. Removal of trees is to be coordinated with the City and not to be removed until a date is agreed to and confirmed with Parks. A tree removal notice will be supplied by the Parks Dept., to be posted at time of building permit for ten days prior to removal.	
	Poured in Place Rubber Safety Surfacing Colour: 50% light blue, 50% black Pattern: As shown on Plan		Aluminum Planters @ Roof Levels 24HT x 20"W x 72"L (Qty: 7) Colour: 1BD 24HT x 20"W x 60"L (Qty: 4) Colour: 1BD complete with dripine irrigation Supplier: Planters Perfect or C3 Planters	5. Full frontage improvements to City of Victoria standards	
	CIP Concrete Banding Natural Light Broom Finish			6. Tree Guards for all boulevard street trees. Tree guards as per Downtown Public Realm Plan, Fabricated and available at COV public works yard.	
	Replacement COV Bike Rack Public Realm Design to City of Victoria New Town Standard			7. Structural soil for boulevard street trees to be provided in a continuous trench extending from back of curb to property line 700mm depth min. per City of Victoria Subdivision and Servicing Bylaw for irrigation standards and specs.	
	Bird's Eye Gravel			<b>OFF SITE Irrigation Notes:</b>	
	Paved in Place Rubber Safety Surfacing Colour: 100% light blue Pattern: As shown on Plan			1. Provide 1" separate water service on both Yates and Johnson	
				2. Provide lockable standalone irrigation controller box on both Yates and Johnson	
				3. Provide Irrigation Sleeves beneath sidewalk on both Yates and Johnson	
				4. Provide double drip loops to each boulevard street tree.	
				5. Irrigation Plan to be design/build. Submit plan for Parks review prior to construction start up. Refer to COV Subdivision and Servicing Bylaw for irrigation standards and specs.	

**General Notes**  
 1. Refer to architectural drawings for all walls and stair layout and elevations.  
 2. Refer to electrical drawings for all final landscape lighting layout and specifications.  
 3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.  
**Product and Material Notes**  
 1. All materials to be as specified or pre-approved equivalent.  
 2. All material and products to be installed per manufacturer's specifications.

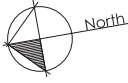
**OFF SITE Notes:**  
 1. All off site landscape works to be to the standards and specifications as set in the Victoria Subdivision and Development Servicing Bylaw 12-042.  
 2. Any municipal owned trees to be removed on the public right of way will be subject to appraisal values and removal costs, at the financial responsibility of the Applicant.  
 3. Developer/Contractor is responsible for removing three Hornbeam trees on Johnson Street and two Birches on Yates Street. The trees are to be removed with stump ground below boulevard grade to allow for asphalt/concrete capping for safe pedestrian use and made safe against tripping hazards.  
 4. Removal of trees is to be coordinated with the City and not to be removed until a date is agreed to and confirmed with Parks. A tree removal notice will be supplied by the Parks Dept., to be posted at time of building permit for ten days prior to removal.  
 5. Full frontage improvements to City of Victoria standards  
 6. Tree Guards for all boulevard street trees. Tree guards as per Downtown Public Realm Plan, Fabricated and available at COV public works yard.  
 7. Structural soil for boulevard street trees to be provided in a continuous trench extending from back of curb to property line 700mm depth min. per City of Victoria Subdivision and Servicing Bylaw for irrigation standards and specs.

**OFF SITE Irrigation Notes:**  
 1. Provide 1" separate water service on both Yates and Johnson  
 2. Provide lockable standalone irrigation controller box on both Yates and Johnson  
 3. Provide Irrigation Sleeves beneath sidewalk on both Yates and Johnson  
 4. Provide double drip loops to each boulevard street tree.  
 5. Irrigation Plan to be design/build. Submit plan for Parks review prior to construction start up. Refer to COV Subdivision and Servicing Bylaw for irrigation standards and specs.



# L1 LANDSCAPE PLAN 848 YATES STREET

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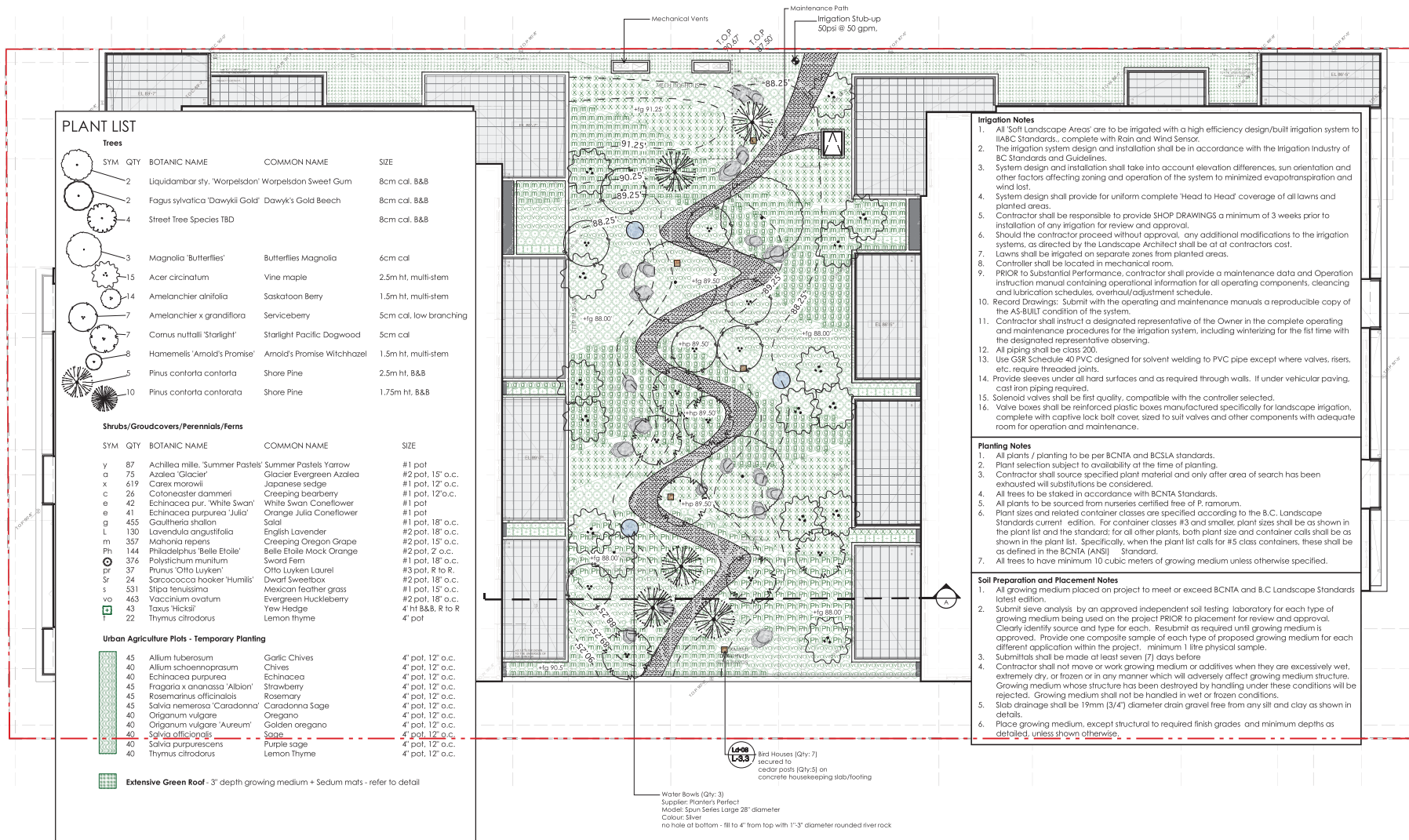


10	07 FEBRUARY	2018	ISSUED FOR TENDER		
09	26 JANUARY	2018	REVIEW	18	22 MAY
08	15 NOVEMBER	2017	ISSUED FOR PRICING	2020	DDP WALKWAY
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03	07 DECEMBER	2016	DP DRAFT RESPONSE	13	13 MARCH
02	29 NOVEMBER	2016	DP DRAFT RESPONSE	12	08 MARCH
01	13 OCTOBER	2016	ISSUED FOR DP	11	22 FEBRUARY

DATE 22 MAY 2020  
 SCALE 1/8" = 1'-0"

DRAWN KS  
 PROJECT NUMBER 16122

L1.1



**PLANT LIST**

**Trees**

SYM	QTY	BOTANIC NAME	COMMON NAME	SIZE
2	2	Liquidambar styr. 'Worpelston'	Worpelston Sweet Gum	8cm cal. B&B
2	2	Fagus sylvatica 'Dawkyi Gold'	Dawky's Gold Beech	8cm cal. B&B
4	4	Street Tree Species TBD		8cm cal. B&B
3	3	Magnolia 'Butterflies'	Butterflies Magnolia	6cm cal
15	15	Acer circinatum	Vine maple	2.5m ht. multi-stem
14	14	Amelanchier alnifolia	Saskatoon Berry	1.5m ht. multi-stem
7	7	Amelanchier x grandiflora	Serviceberry	5cm cal. low branching
7	7	Cornus nuttallii 'Starlight'	Starlight Pacific Dogwood	5cm cal
8	8	Hamamelis 'Arnold's Promise'	Arnold's Promise Witchhazel	1.5m ht. multi-stem
5	5	Pinus contorta contorta	Shore Pine	2.5m ht. B&B
10	10	Pinus contorta contorta	Shore Pine	1.75m ht. B&B

**Shrubs/Groundcovers/Perennials/Ferns**

SYM	QTY	BOTANIC NAME	COMMON NAME	SIZE
y	87	Achillea mille. 'Summer Pastels'	Summer Pastels Yarrow	#1 pot
a	75	Azalea 'Glacier'	Glacier Evergreen Azalea	#2 pot. 15" o.c.
x	619	Carex marxii	Japanese sedge	#1 pot. 12" o.c.
c	26	Cotoneaster dammeri	Creeping bearberry	#1 pot. 12" o.c.
e	42	Echinacea pur. 'White Swan'	White Swan Coneflower	#1 pot
e	41	Echinacea purpurea 'Julia'	Orange Julia Coneflower	#1 pot
g	455	Gaultheria shallon	Soldi	#1 pot. 18" o.c.
L	130	Lavendula angustifolia	English Lavender	#2 pot. 18" o.c.
m	357	Mahonia repens	Creeping Oregon Grape	#2 pot. 15" o.c.
Ph	144	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange	#2 pot. 2" o.c.
s	376	Polystichum munifolium	Sword Fern	#1 pot. 18" o.c.
Pr	37	Prunus 'Otto Luyken'	Otto Luyken Laurel	#3 pot. R to R.
Sr	24	Sarcococca hooker 'Humilis'	Dwarf Sweetbox	#2 pot. 18" o.c.
s	531	Stipa tenuissima	Mexican feather grass	#1 pot. 15" o.c.
vo	463	Vaccinium ovatum	Evergreen Huckleberry	#2 pot. 18" o.c.
43	43	Taxus 'Hicksii'	Yew Hedge	4" ht B&B. R to R
22	22	Thymus citradorus	Lemon Thyme	4" pot

**Urban Agriculture Plots - Temporary Planting**

45	Allium tuberosum	Garlic Chives	4" pot. 12" o.c.
40	Allium schoenoprasum	Chives	4" pot. 12" o.c.
40	Echinacea purpurea	Echinacea	4" pot. 12" o.c.
45	Fragaria x ananassa 'Albion'	Strawberry	4" pot. 12" o.c.
45	Rosemarinus officinalis	Rosemary	4" pot. 12" o.c.
45	Salvia nemerosa 'Caradonna'	Caradonna Sage	4" pot. 12" o.c.
40	Origanum vulgare	Oregano	4" pot. 12" o.c.
40	Origanum vulgare 'Aureum'	Golden oregano	4" pot. 12" o.c.
40	Salvia officinalis	Sage	4" pot. 12" o.c.
40	Salvia purpurascens	Purple sage	4" pot. 12" o.c.
40	Thymus citradorus	Lemon Thyme	4" pot. 12" o.c.

**Extensive Green Roof** - 3" depth growing medium + Sedum mats - refer to detail

**Irrigation Notes**

- All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IIABC Standards... complete with Rain and Wind Sensor.
- The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
- System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimize evapotranspiration and wind loss.
- System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas.
- Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval.
- Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at all contractors cost.
- Lawns shall be irrigated on separate zones from planted areas.
- Controller shall be located in mechanical room.
- PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule.
- Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system.
- Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the 1st time with the designated representative observing.
- All piping shall be class 200.
- Use CSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints.
- Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required.
- Solenoid valves shall be first quality, compatible with the controller selected.
- Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock ball cover, sized to suit valves and other components with adequate room for operation and maintenance.

**Planting Notes**

- All plants / planting to be per BCNTA and BCSLA standards.
- Plant selection subject to availability at the time of planting.
- Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
- All trees to be installed in accordance with BCNTA Standards.
- All plants to be sourced from nurseries certified free of P. ramorum.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.

**Soil Preparation and Placement Notes**

- All growing medium placed on project to meet or exceed BCNTA and B.C. Landscape Standards latest edition.
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Results as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. minimum 1 litre physical sample.
- Submittals shall be made at least seven (7) days before.
- Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details.
- Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

**Local L-3.3** Bird Houses (Qty: 7) secured to cedar posts (Qty:5) on concrete housekeeping slab/footing

**Water Bowls (Qty: 3)**  
Supplier: Planter's Perfect  
Model: Spun Series Large 28" diameter  
Colour: Silver  
no hole at bottom - fill to 4" from top with 1"3" diameter rounded river rock

**L3 LANDSCAPE PLAN 848 YATES STREET**

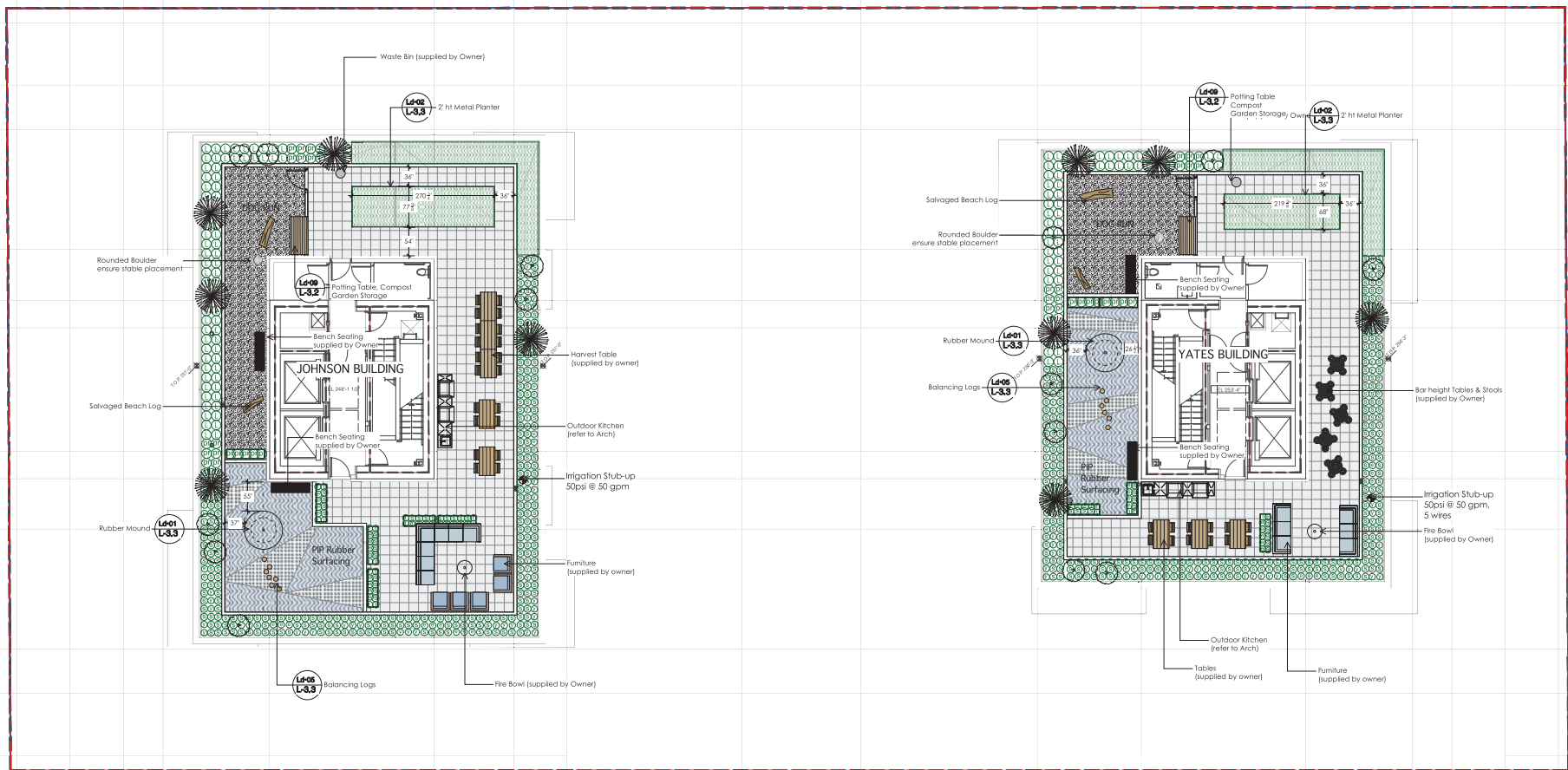


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01	13 OCTOBER	2016	ISSUED FOR DP	11	22 FEBRUARY	2018
						DDP WALKWAY
						DDP WALKWAY
						DELEGATED DEVELOPMENT PERMIT
						FINAL IFC
						ISSUED FOR CONSTRUCTION
						TENDER ADDENDUM 01
						DP
						ISSUED FOR BP RESPONSE

**DATE** 22 MAY 2020  
**SCALE** 1/8" = 1'-0"

**DRAWN** KS  
**PROJECT NUMBER** 16122

**L1.2**



# ROOF LEVELS LANDSCAPE PLAN 848 YATES STREET



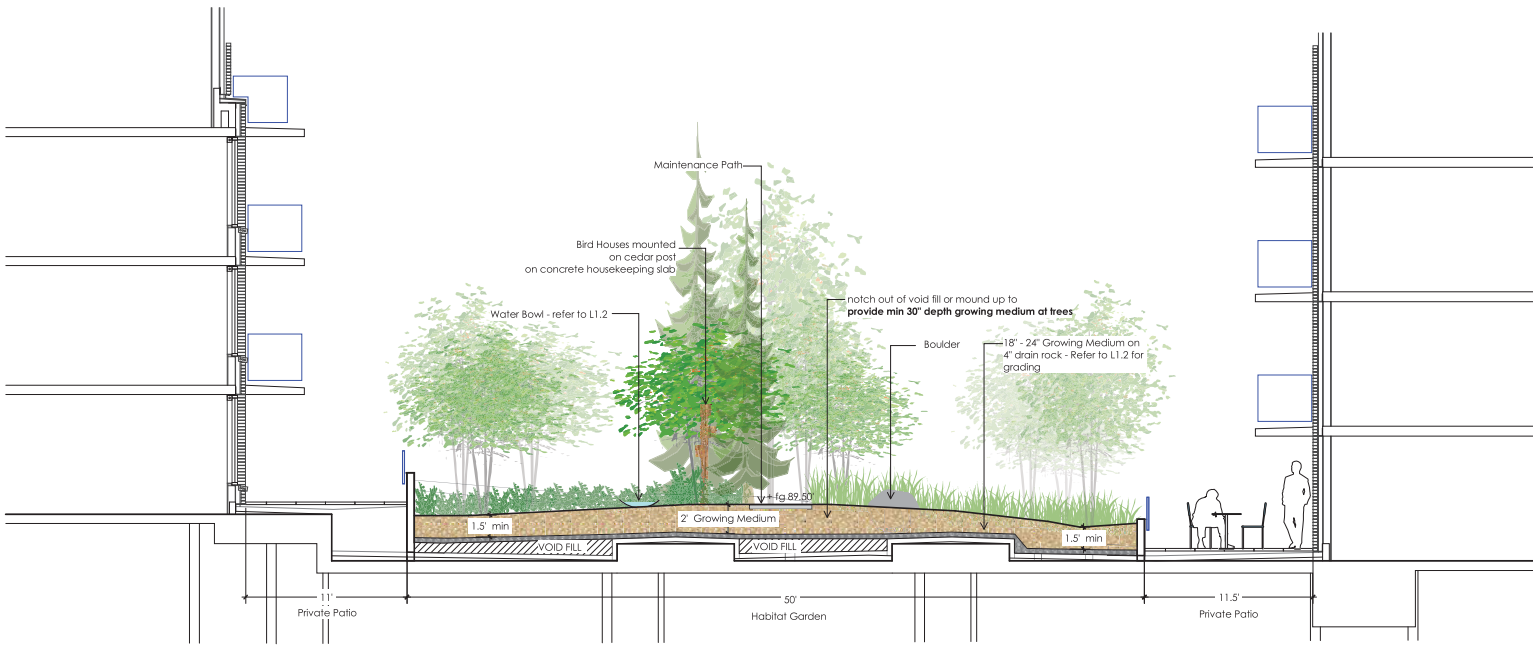
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01	13 OCTOBER	2016	ISSUED FOR DP				

DATE 22 MAY 2020  
 SCALE 1/8" = 1'-0"

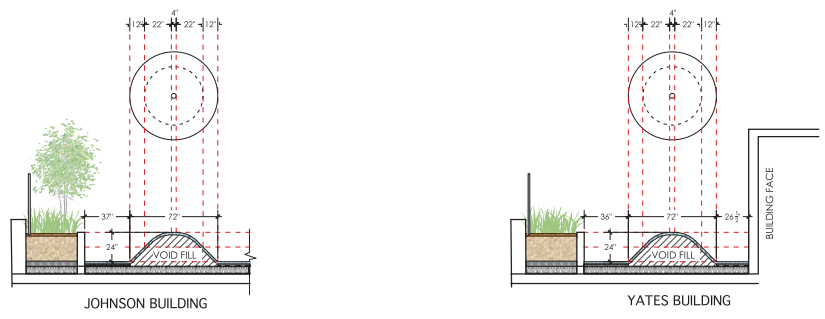
DRAWN KS  
 PROJECT NUMBER 16122

L1.3





**A** SECTION THROUGH BERM LOOKING EAST @ PODIUM LEVEL  
1/4"=1'



**B** SECTION THROUGH PLANTER & RUBBER PLAY MOUND @ ROOF LEVELS LOOKING EAST  
1/4"=1'

# SECTIONS 848 YATES STREET

10	07 FEBRUARY	2018	ISSUED FOR TENDER	18	22 MAY	2020	DDP WALKWAY
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01	13 OCTOBER	2016	ISSUED FOR DP				

DATE 22 MAY 2020  
SCALE 1/8" = 1'-0"

DRAWN KS  
PROJECT NUMBER 16122

L2.1