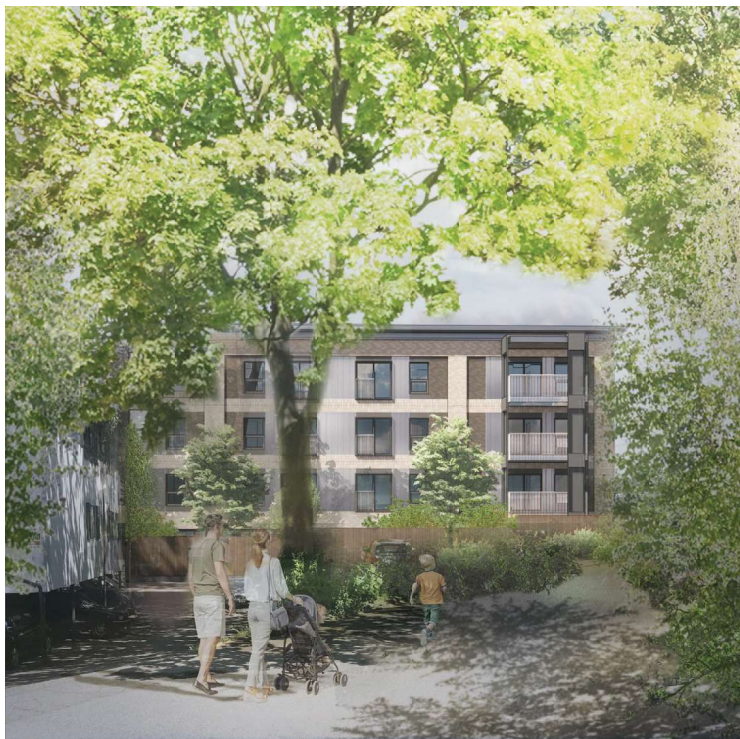


Revisions
Received Date:
April 30, 2021

1475 FORT STREET - HADERA APARTMENTS



VIEW FROM FREWING LANE

DRAWING LIST:

Architectural

- A000 COVER
- A001 SURVEY + PROJECT DATA
- A002 BUILDING CODE REVIEW
- A003 3D VIEWS
- A004 MATERIALS
- A101 SITE PLANS - DEMOLITION & PROPOSED
- A201 FLOOR PLANS
- A202 FLOOR PLANS
- A301 ELEVATIONS
- A302 ELEVATIONS
- A401 BUILDING + SITE SECTIONS
- A501 SHADOW STUDY
- A502 949 PEMBERTON ROAD WINDOW OVERLAY

Civil

- C-1 CONCEPTUAL SITE SERVICING PLAN

Landscape

- L-1 LANDSCAPE CONCEPT PLAN
- L-2 TREE PRESERVATION PLAN

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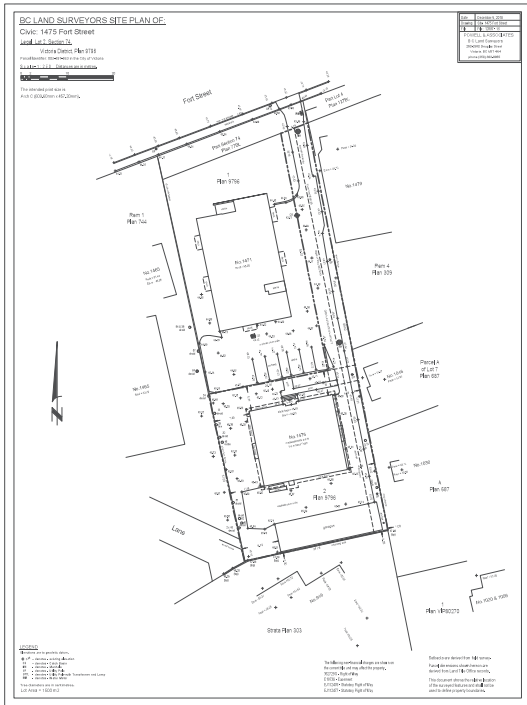
Contact:
Simon Button, P.Eng.
250.592.6122
sbutton@bunteng.com

LANTERN PROPERTIES LTD
DP SUBMISSION REVISION 2.3
APRIL 29, 2021

Project #	1618	Date	APRIL 29, 2021
Revision	A000	Revision	5
Year	1988-2021		

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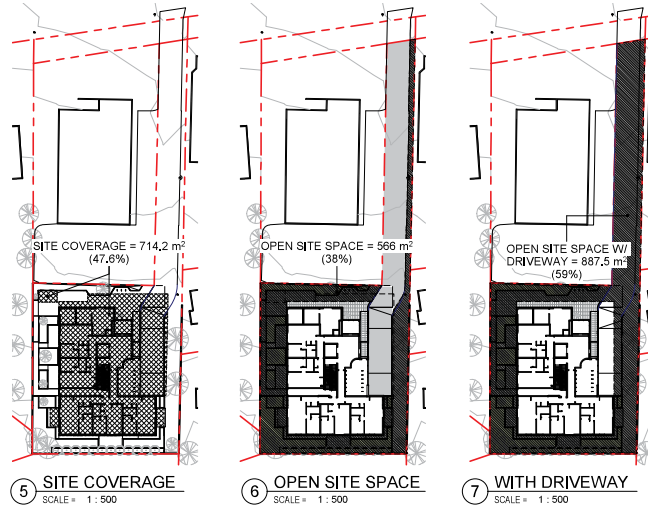




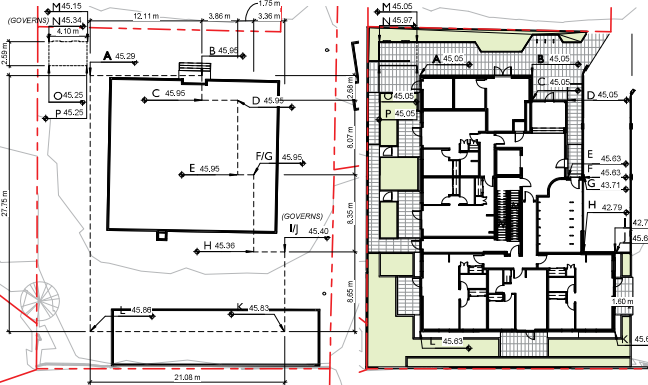
1 Existing Survey
SCALE = 1:500



4 SITE LOCATION PLAN
SCALE = 1:1000



5 SITE COVERAGE SCALE = 1:500
6 OPEN SITE SPACE SCALE = 1:500
7 WITH DRIVEWAY SCALE = 1:500



2 NATURAL GRADE REFERENCE PLAN SCALE = 1:250
3 FINISHED GRADE REFERENCE PLAN SCALE = 1:250

PROJECT DATA

ZONING ANALYSIS: R3-AM-2: MID RISE MULTIPLE DWELLING DISTRICT

OWNER:
Lantern Properties Ltd.

ARCHITECT:
Cascadia Architects Inc.

CIVIC ADDRESS:
1475 Fort Street
Victoria BC V8S 1Z4

LEGAL ADDRESS:
Lot 2, Section 74,
Victoria District Plan 0740
Parcel Identifier: 000-207-4953

PROJECT DESCRIPTION:
New residential building including:
• 4 storeys residential
• 1 storey below-grade parking garage

ZONE ALLOWANCE	PROPOSED	VARIANCE
SITE AREA	1,500 m ²	N
FSR (BONUS FOR ENCLOSURE)	1.42:1	N
OPEN SITE SPACE (MIN)	38%	N
OPEN SITE SPACE W/ DRIVEWAY (MIN)	59%	N
SITE COVERAGE (MAX)	48%	Y
NUMBER OF STOREYS	4	Y
ALLOWABLE HEIGHT	12 m	Y
SETBACK - FRONT YARD	18.5 m	Y
SETBACK - SIDE YARD WEST	6.46 m	Y
SETBACK - SIDE YARD EAST	6.46 m	Y
SETBACK - REAR YARD	6.46 m	Y
# OF UNITS	N/A	N/A
MINIMUM UNIT AREA	33 m ²	40 m ²
MINIMUM NUMBER OF CAR STALLS	45	26
LONG TERM BICYCLE PARKING	30	45
SHORT TERM BICYCLE PARKING	6	4
ACCESSORY GARDEN STRUCTURE	NOT LOCATED	PROPOSED IN P.V.

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	32
UNIT TYPE	28 1 BDRM, 6 2 BDRM
GROUND ORIENTED UNITS	5
MINIMUM UNIT FLOOR AREA (m ²)	40 m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	2,136.26 m ²

CALCULATIONS:

SITE COVERAGE CALCULATION:

MAIN STRUCTURE	703.5 m ²
ACCESSORY STRUCTURE	10.7 m ²
LOT AREA	1,500.0 m ²
TOTAL (STRUCTURE)	714.2 m ²
LOT AREA	1,500.0 m ²

SITE COVERAGE 0.476 = 47.6%

SITE COVERAGE ACCESSORY STRUCTURE CALCULATION:

ACCESSORY STRUCTURE	10.7 m ²
LOT AREA	1,500.0 m ²
TOTAL (ACCESSORY)	10.7 m ²
LOT AREA	1,500.0 m ²

SITE COVERAGE 0.007 = 0.7%

OPEN SITE SPACE CALCULATION:

MAIN BUILDING	612.5 m ²
PARKING & DRIVEWAY	327.1 m ²
TOTAL	939.6 m ²
LOT AREA	1,500.0 m ²
BUILDING & PARKING	939.6 m ²
OPEN SITE SPACE	566 m ²
LOT AREA	1,500.0 m ²

OPEN SITE SPACE 0.38 = 38%

OPEN SITE SPACE WITH DRIVEWAY CALCULATION:

MAIN BUILDING	612.5 m ²
LOT AREA	1,500.0 m ²
MAIN BUILDING	612.5 m ²
OPEN SITE SPACE	887.5 m ²
LOT AREA	1,500.0 m ²

OPEN SITE SPACE w/ DRIVEWAY 0.59 = 59%

MAIN STRUCTURE - AVERAGE GRADE CALCULATION:

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
A: 45.05m	D: 45.05m	G: 43.71m	J: 45.40m (NATURAL)
B: 45.05m	E: 45.63m	H: 42.79m	K: 45.03m
C: 45.05m	F: 45.63m	I: 42.79m	L: 45.63m
POINTS A & B	(45.05 + 45.05) / 2	45.05	12.11m = 545.56
POINTS B & C	(45.05 + 45.05) / 2	45.05	2.88m = 120.73
POINTS C & D	(45.05 + 45.05) / 2	45.05	3.95m = 172.69
POINTS D & E	(45.05 + 45.63) / 2	45.34	8.07m = 365.89
POINTS E & F	(45.63 + 45.63) / 2	45.63	1.75m = 76.85
POINTS G & H	(43.71 + 42.79) / 2	43.25	8.35m = 361.14
POINTS H & I	(42.79 + 42.79) / 2	42.79	3.39m = 143.77
POINTS I & J	(45.40 + 45.63) / 2	45.52	8.65m = 388.70
POINTS K & L	(45.63 + 45.63) / 2	45.63	21.08m = 961.88
POINTS L & A	(45.63 + 45.05) / 2	45.34	27.75m = 1,256.19
			= 97.66 m = 4,404.60

GRADE CALCULATION:
4,404.60 / 97.66m (perimeter of building) = 45.10 m

ACCESSORY STRUCTURE - AVERAGE GRADE CALCULATION:

GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN	TOTALS
M: 45.05m	N: 45.34m (NATURAL)	O: 45.05m	P: 45.05m
POINTS M & N	(45.05 + 45.34) / 2	45.20	4.10m = 185.32
POINTS N & O	(45.34 + 45.05) / 2	45.20	2.59m = 117.07
POINTS O & P	(45.05 + 45.05) / 2	45.05	4.10m = 184.71
POINTS P & M	(45.05 + 45.05) / 2	45.05	2.59m = 116.68
			= 13.38m = 603.78

GRADE CALCULATION:
603.78 / 4.52m (perimeter of building) = 45.12 m

FSR CALCULATION:

FLOOR AREA LEVEL 1	416.80 m ²
FLOOR AREA LEVEL 2	573.23 m ²
FLOOR AREA LEVEL 3	573.23 m ²
FLOOR AREA LEVEL 4	573.23 m ²
TOTAL (STRUCTURE)	2,136.29 m ²
LOT AREA	1,500.00 m ²

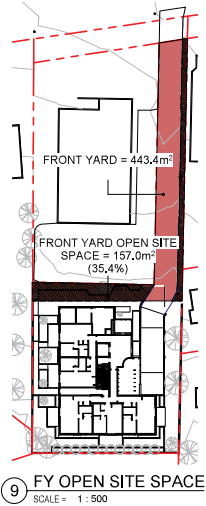
TOTAL (STRUCTURE) / LOT AREA = 1.42:1

VEHICLE PARKING CALCULATION:

TOTAL UNITS	= 32
ZONE REQUIRED PARKING / UNIT	= 1.4
REQUIRED PARKING STALLS	45 STALLS
PROVIDED PARKING STALLS	26 STALLS

BICYCLE PARKING CALCULATION:

USE MULTIPLE DWELLING	
5 UNITS < 45 m ² (*1.00)	= 5
27 UNITS > 45 m ² (*1.25)	= 33.75
LONG TERM SPACES	38.75
32 TOTAL UNITS (P.O.)	= 3.2
SHORT TERM SPACES	= 6
REQUIRED LONG TERM SPACES	39
PROVIDED LONG TERM SPACES	45
REQUIRED SHORT TERM SPACES	6
PROVIDED SHORT TERM SPACES	6



9 FY OPEN SITE SPACE SCALE = 1:500

FRONT YARD OPEN SITE SPACE
FY OPEN SITE SPACE 157.0 m² /
FRONT YARD 443.4 m² /
FY OPEN SITE SPACE 0.354 = 35.4%

NO.	DESCRIPTION	DATE
1	DP Revision 2	OCT 18, 2020
2	DP Revision 1	SEP 13, 2019
	Development Manual Application	NOV 12, 2019



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Project	DP SUBMISSION REVISION
	2.3
	LANTERN PROPERTIES LTD
	HADERA APARTMENTS 1475 Fort Street Victoria BC

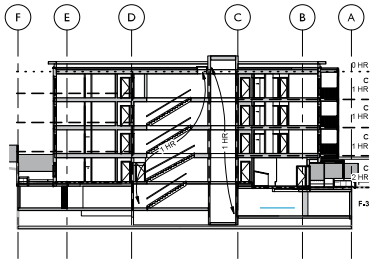
Sheet Name: SURVEY + PROJECT DATA

Date: APRIL 29, 2021

Scale: As indicated Project #: 1618

Revision: OCT 18, 2020

Sheet #: A001



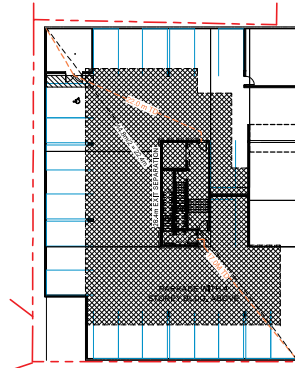
3.1.2.1 CLASSIFICATION OF BUILDING:
BUILDING TYPE: 4 STOREYS, DWELLING UNITS W/ UNDERGROUND PARKADE
STOREY 1 THROUGH 4: GROUP C (DWELLING UNITS)
UNDERGROUND: F-3 STORAGE GARAGE

3.2.2.51, GROUP C, UP TO 4 STOREYS, SPRINKLERED
 COMBUSTIBLE CONSTRUCTION
 FLOOR ASSEMBLIES: 1 hr
 LOAD BEARING WALLS, COLUMNS, & ARCHES: 1 hr
 MEZANINES: 1 hr (N/A)
 ROOF ASSEMBLIES: 0 hr

3.5.3.1, ELEVATOR HOISTWAYS
 1 hr FRR as per TABLE 3.5.3.1.

3.2.1.2 STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING
 2 hr FRR as per 3.2.1.2.1

8 CODE REVIEW - BUILDING SECTION
 SCALE = 1 : 250



OCCUPANCY: F-3 STORAGE GARAGE
MINIMUM SEPARATION OF 2 EXITS: 22.4m
MAX. TRAVEL: 45m

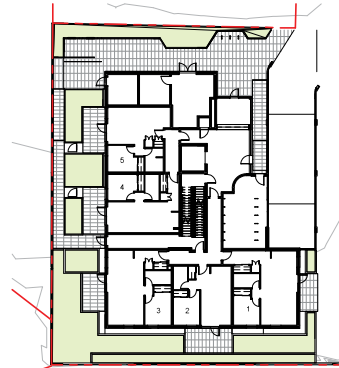
Net Area: 904 m²
 Storage Garage: 49 sq.m/person
 SCALE: 50 people

OCCUPANT LOAD: 20 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 20 = 160mm

RAMP(S)CORR(DORS)PASSAGEWAYS:
 6,1mm/person x 20 = 122mm

1 CODE REVIEW PARKADE LEVEL
 SCALE = 1 : 250



OCCUPANCY: GROUP C - RESIDENTIAL
MINIMUM SEPARATION OF 2 EXITS: 9m

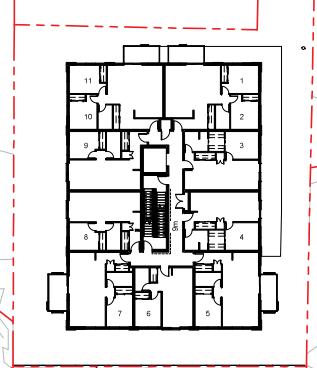
5 Bedrooms x 2 people/bedroom = 10 people

OCCUPANT LOAD: 10 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 10 = 80mm

RAMP(S)CORR(DORS)PASSAGEWAYS:
 6,1mm/person x 10 = 61mm

2 CODE REVIEW LEVEL 1
 SCALE = 1 : 250



OCCUPANCY: C - RESIDENTIAL
MINIMUM SEPARATION OF 2 EXITS: 9m

11 bedrooms x 2 people/bedroom = 22 people

OCCUPANT LOAD: 22 people

MINIMUM EXIT WIDTH:
 STAIRS:
 8mm/person x 22 = 176mm

RAMP(S)CORR(DORS)PASSAGEWAYS:
 6,1mm/person x 22 = 134mm

3 CODE REVIEW 2/3/4 TYPICAL
 SCALE = 1 : 250

BUILDING CODE REVIEW:

BUILDING CODE ANALYSIS:

REFERENCED DOCUMENT:
 British Columbia Building Code 2018, Part 3

SECTION 3.1. GENERAL:

3.1.2.1, CLASSIFICATION OF BUILDINGS:
 Group C: Residential Occupancy Levels 1-4
 Group F-3: Low-rise Industrial Occupancy 1 Level (LIG)

3.2.1.2, STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING:
 2 hr FRR required as per 3.2.1.2.1

3.1.1.7, OCCUPANT LOAD:
 See Code Review/Plans A002

SECTION 3.2. BUILDING FIRE SAFETY:

Parkade Level
 Gross Floor Area: 904 m²
 Level 1: 412 m²
 Level 2/3/4: 536/544 m²
 Gross Floor Area: 2,044 m²
 Building Area: 544 m²

3.2.2.51, GROUP C, UP TO 4 STOREYS, SPRINKLERED
 • Maximum allowable building area not more than 1,800 m²
 • Combustible construction
 • Floor assemblies not less than 1 hr
 • Sprinklered - YES

3.2.1, SPATIAL SEPARATION AND EXPOSURE PROTECTION (Table 3.2.1.1, 4):
 See Limiting Distance Key Elevations A002

SECTION 3.3. SAFETY WITHIN FLOOR AREAS:

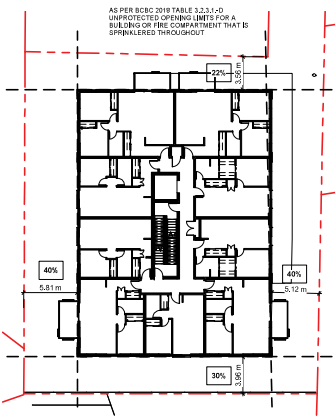
3.3.4.2, FIRE SEPARATIONS
 Suites of residential occupancy shall be separated from each other and the remainder of the building by a fire separation having a fire resistance rating not less than 1 hr

SECTION 3.4. EXITS:

3.4.2.1, MINIMUM NUMBER OF EXITS
 Minimum number of exits: 2 per floor

3.4.2.5, LOCATION OF EXITS:
 Max. Travel Permitted (residential use): 30m
 Max. Travel Permitted (F-3 use): 45m

3.4.2.3, DISTANCE BETWEEN EXITS
 one half the maximum diagonal dimension of the floor area, but need not be more than 9m for a floor area having a public entrance.



9 CODE REVIEW - LIMITING DISTANCE KEY
 SCALE = 1 : 250



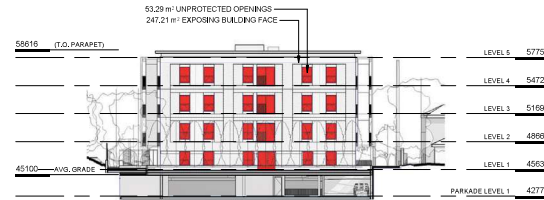
4 EAST ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



5 NORTH ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



6 WEST ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250



7 SOUTH ELEVATION - LIMITING DISTANCE KEY
 SCALE = 1 : 250

NO.	DESCRIPTION	DATE
1	DP Revision 2	OCT 19, 2020
2	Development Manual Application	OCT 12, 2019



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Project
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 Victoria BC

Sheet Name
BUILDING CODE REVIEW

Date
APRIL 29, 2021

Scale
 As indicated
 Project #
1618

Revision
 OCT 14, 2020
4

Sheet #
A002



CLOSE UP VIEW FROM FREWING LANE



VIEW FROM FORT STREET



VIEW FROM PANHANDLE



VIEW OF LOBBY / PARKADE ENTRANCE

1	DP Revision 2.2	FEB 9, 2021
2	DP Revision 2	DEC 11, 2020
3	DP Revision 1	SEP 13, 2019
	Development Permit Application	DEC 12, 2018
NO.	DESCRIPTION	DATE



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 Victoria BC

Sheet Name
3D VIEWS

Date
APRIL 29, 2021

Scale
1 : 300 Project #
1618

Revision
FEB 9, 2021 **5**

Sheet #
A003



SW CORNER VIEW FROM FREWING LANE

NO.	DESCRIPTION	DATE
	DP Revision 2.2	08.9.2021
	DP Revision 2	02.11.2020



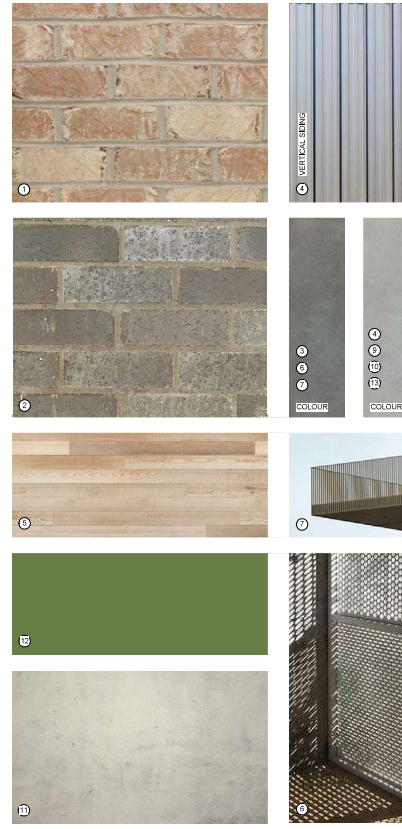
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Project	
DP SUBMISSION REVISION	
2.3	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street Victoria BC	
Sheet Name	3D VIEW
Date	APRIL 29, 2021
Scale	Project #
1 : 300	1618
Revision	Sheet #
FEB. 9, 2018	5
A003.1	



VIEW FROM PANHANDLE



MATERIALS LIST

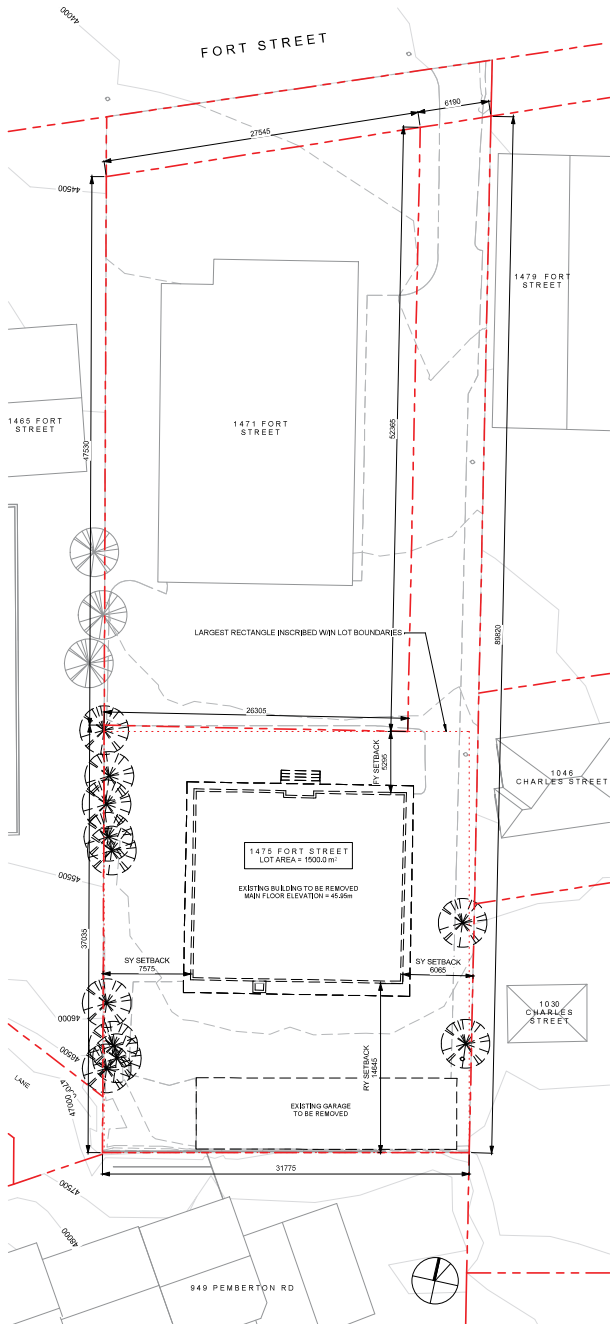
- ① TUMBLED BRICK (LIGHT)
- ② SMOOTH BRICK (DARK)
- ③ METAL PANEL (DARK GREY)
- ④ PREFINISHED VERTICAL METAL SIDING (GREY)
- ⑤ T&G CEDAR SOFFITS (CLEAR FINISH)
- ⑥ PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- ⑦ PREFINISHED ALUMINUM PICKET (DARK GREY)
- ⑧ VISION CLASS TYP. (DARK GREY FRAMES)
- ⑨ PREFINISHED METAL CLAD FASCIA AND SILLS (GREY)
- ⑩ PREFINISHED METAL CAP FLASHINGS (GREY)
- ⑪ ARCHITECTURAL CONCRETE
- ⑫ PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- ⑬ PREFINISHED METAL CLAD COLUMN (GREY)

1	DP Revision: 2.3	08/9/2021
2	DP Revision: 1	08/11/2019
	Development Material Specification	07/14/2019
NO.	DESCRIPTION	DATE

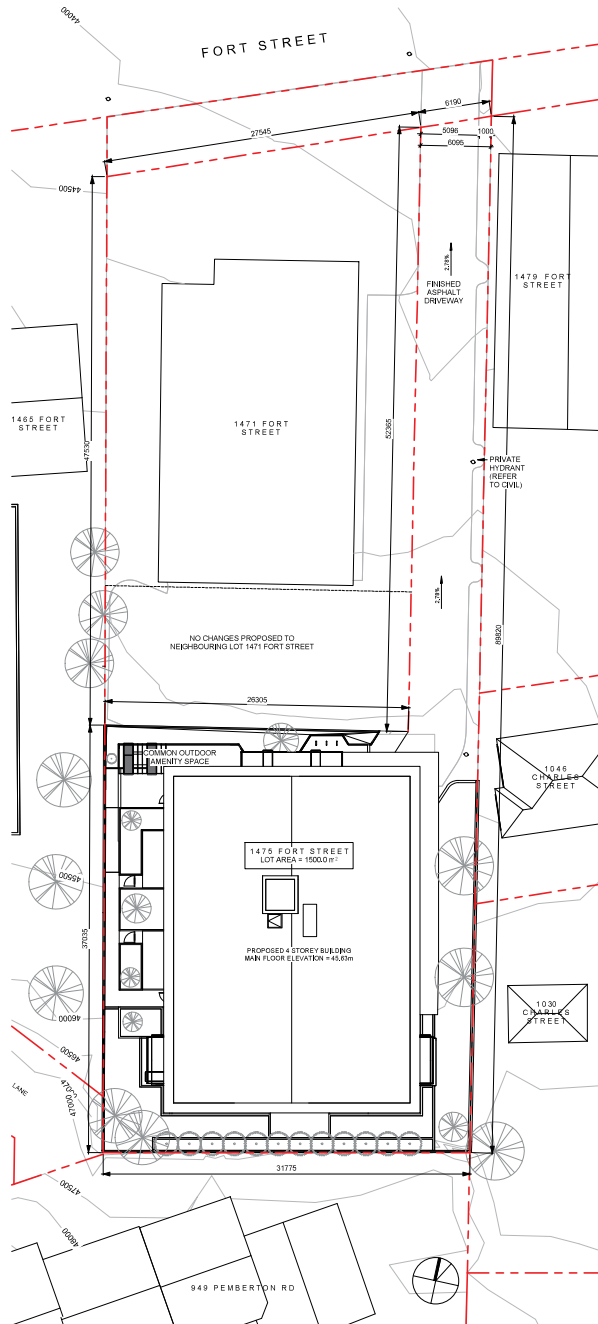


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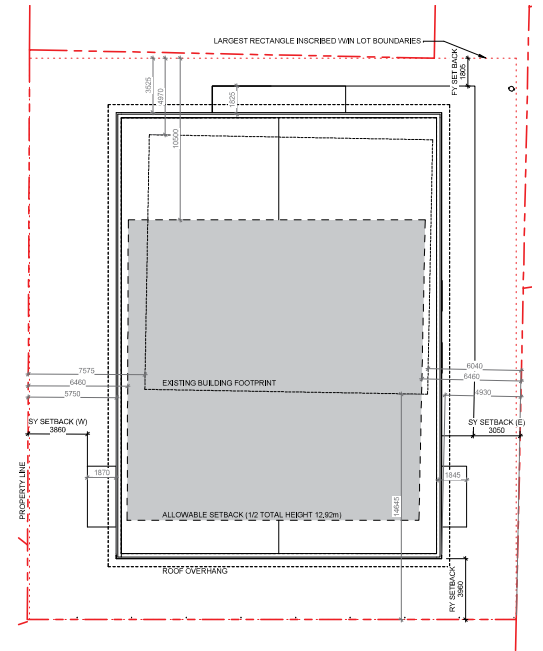
Project	
DP SUBMISSION REVISION	
2.3	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street	
Victoria BC	
Sheet Name	MATERIALS
Date	APRIL 29, 2021
Scale	As indicated
Project #	1618
Revision	FEB 9, 2018
Sheet #	5
A004	



① SITE PLAN DEMOLITION
SCALE = 1:200



② SITE PLAN PROPOSED
SCALE = 1:200



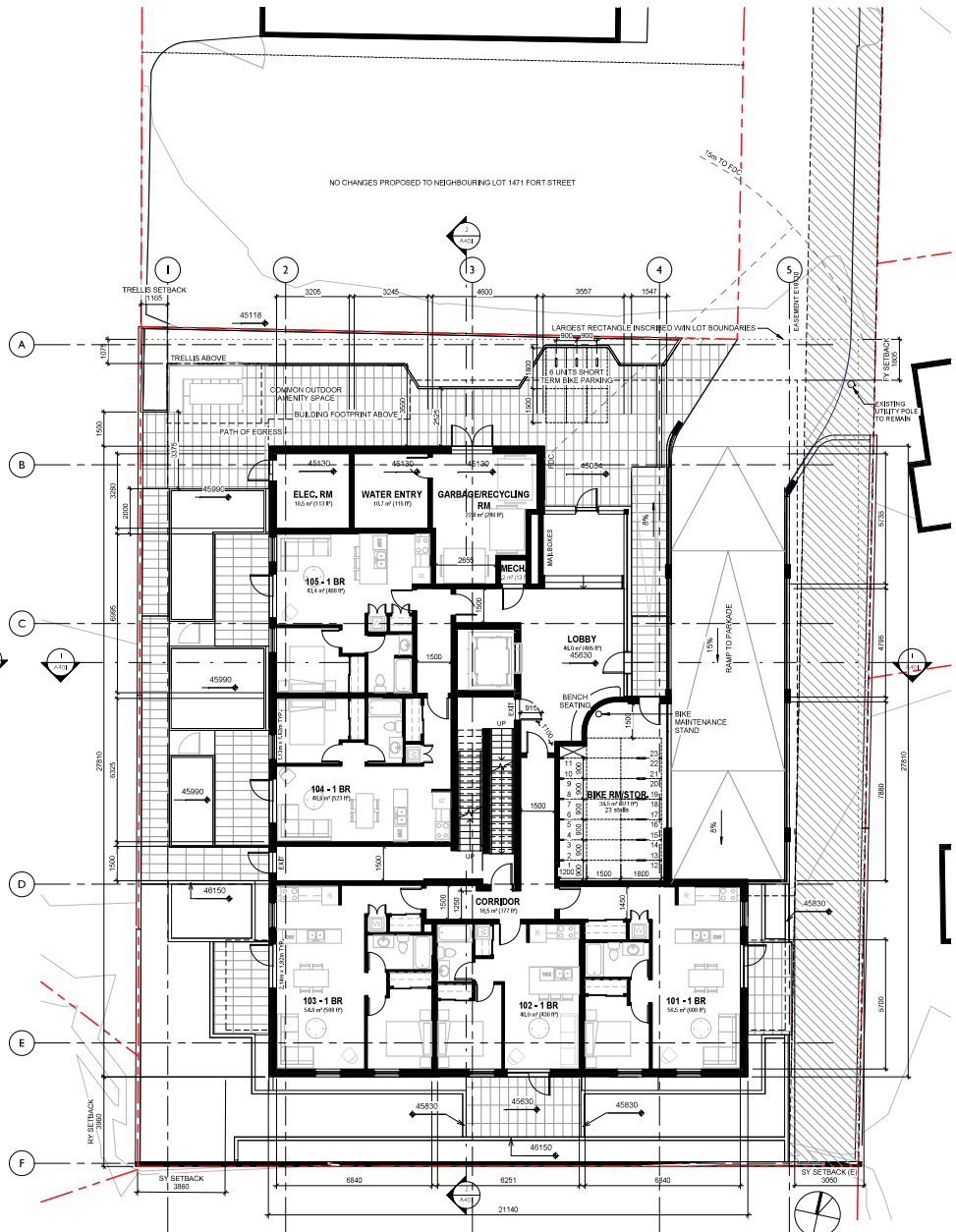
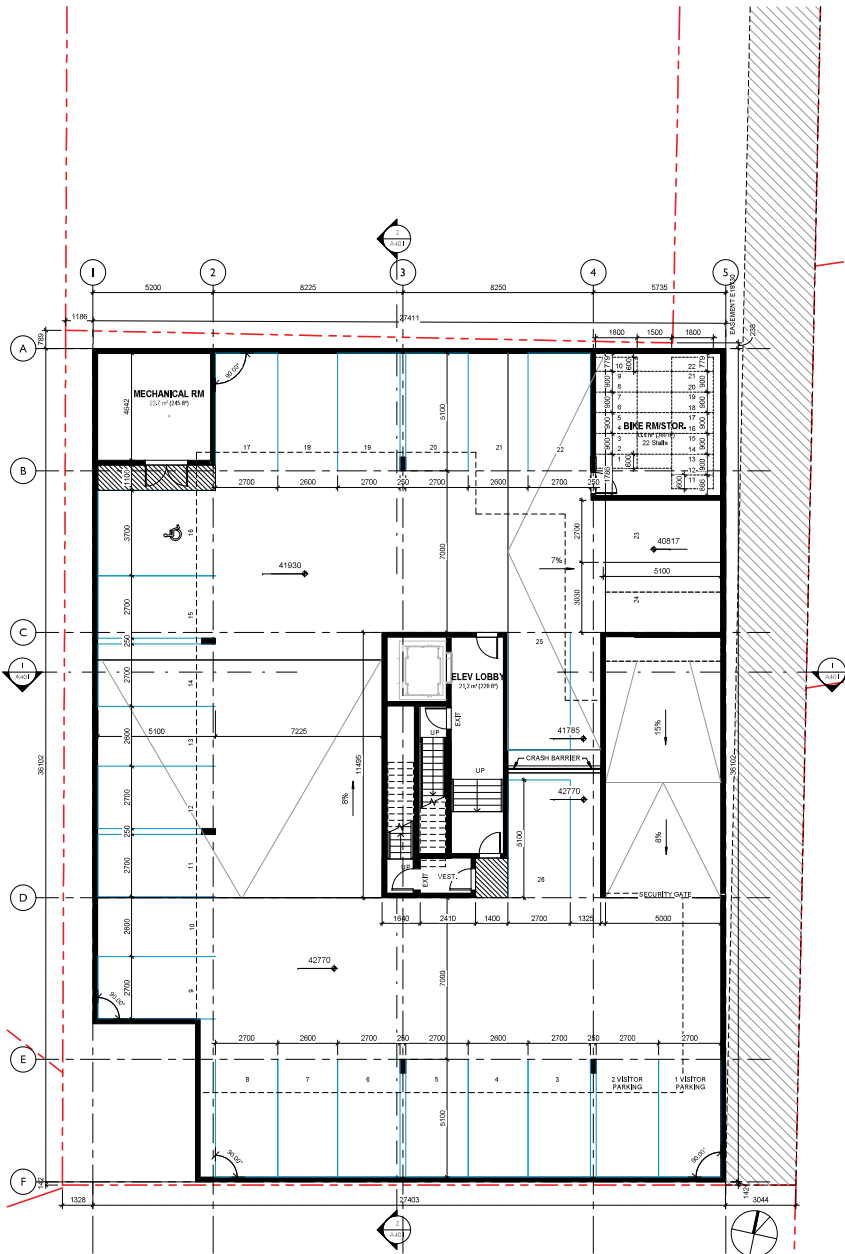
③ SETBACK DIAGRAM
SCALE = 1:150

NO.	DESCRIPTION	DATE
1	DP Revision: 2	OCT 18, 2020
2	DP Revision: 1	SEP 18, 2019
	Development Permit Application	OCT 12, 2018



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DP SUBMISSION REVISION	
2.3	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street	
Victoria BC	
Client Name	
SITE PLANS - DEMOLITION & PROPOSED	
Date	
APRIL 29, 2021	
Scale	Project #
As indicated	1618
Revision	4
OCT 18, 2020	
Sheet #	A101



1	DP Revision 2.2	18.9.2021
2	DP Revision 2	25.11.2020
3	DP Revision 1	02.7.2019
4	Development Master Application	02.12.2018
NO.	DESCRIPTION	DATE



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Project
DP SUBMISSION REVISION 2.3
LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name
FLOOR PLANS

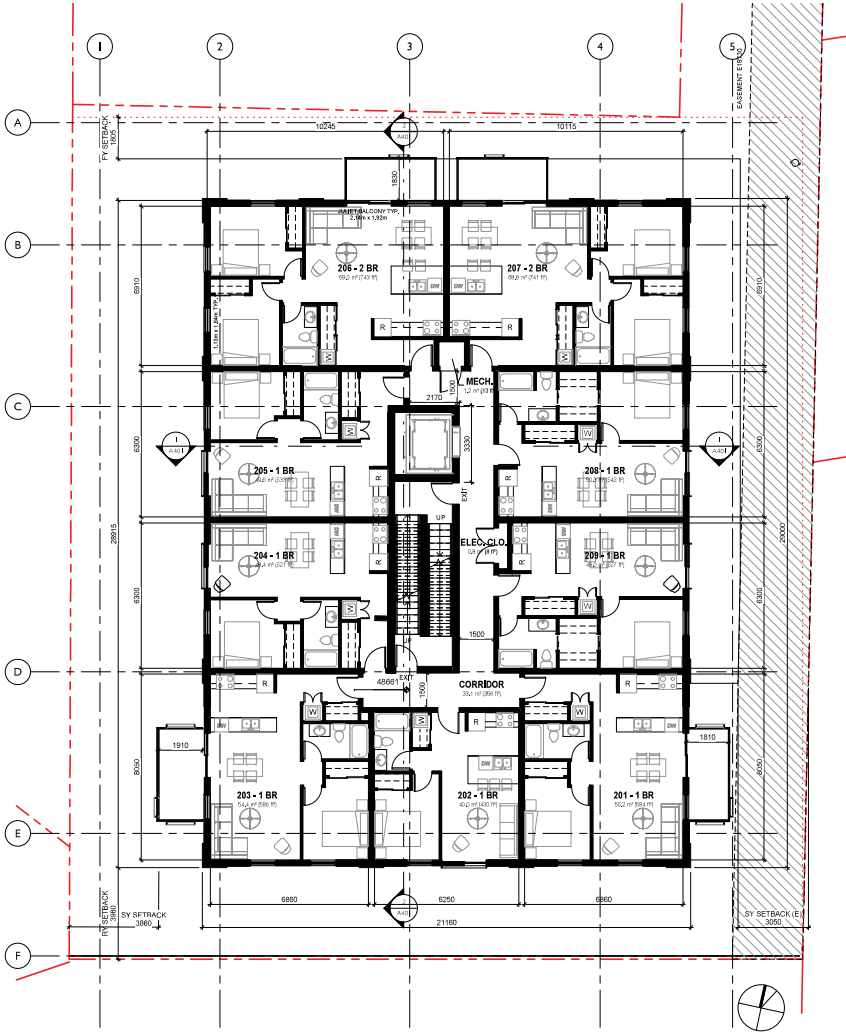
Date
APRIL 29, 2021

Scale
1 : 100

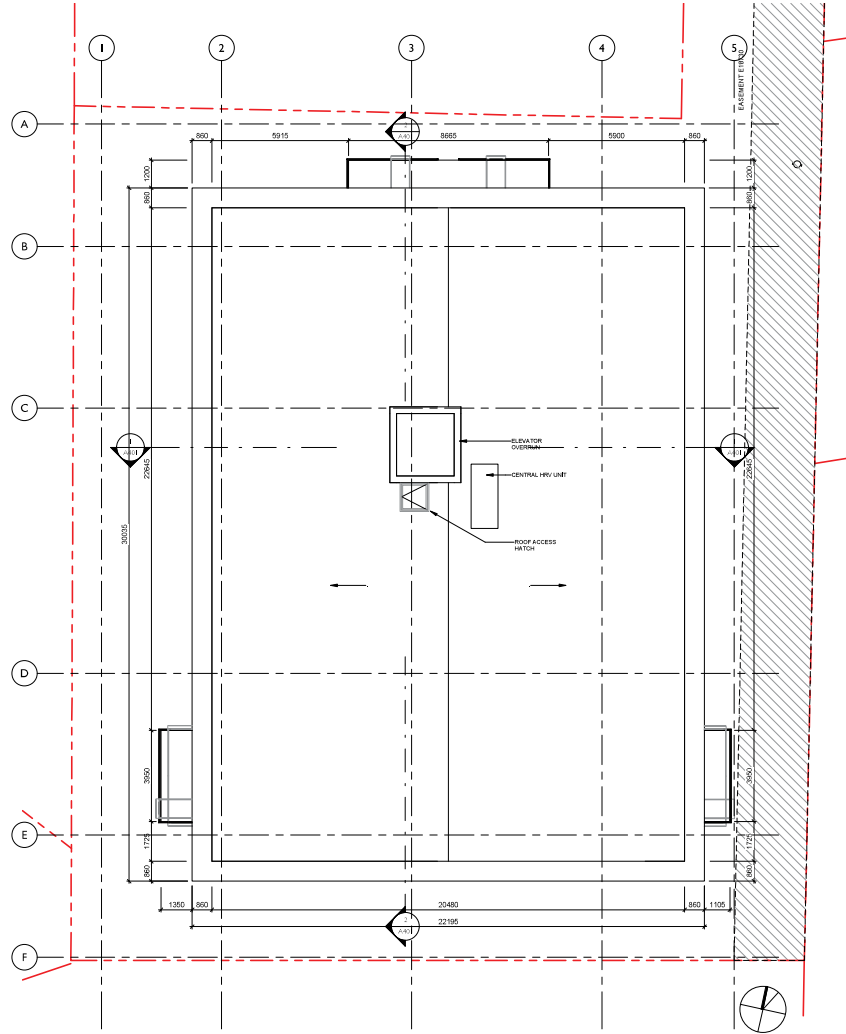
Revision
FEB. 9, 2021

Sheet #
A201

4903001 932.12.AM



1 LEVEL 2/3/4 TYPICAL
SCALE = 1 : 100



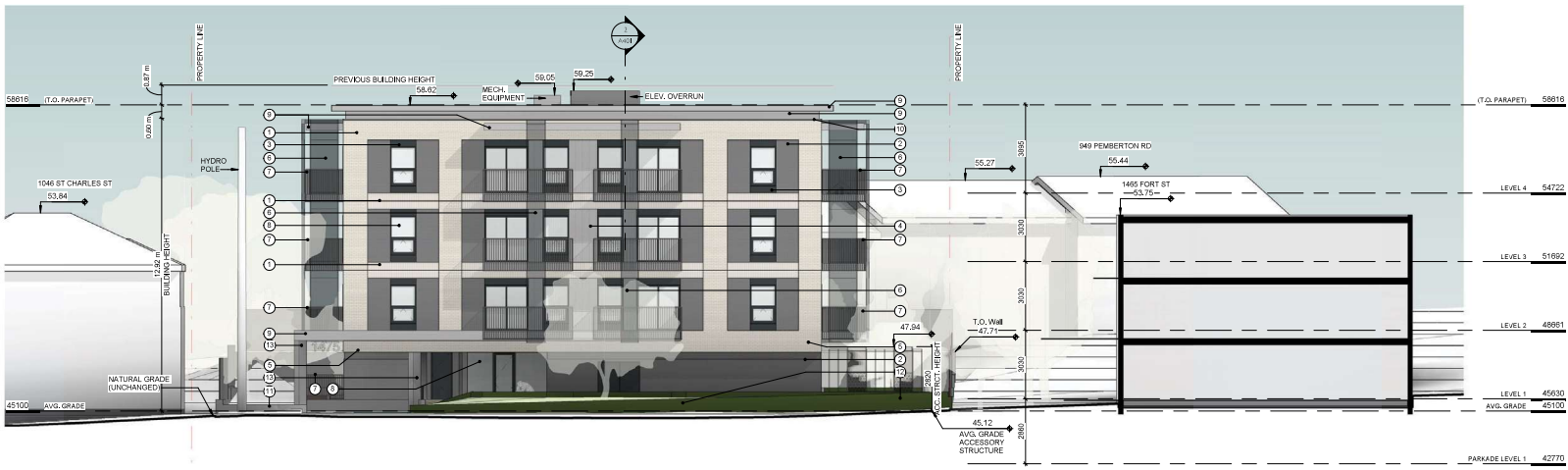
2 ROOF PLAN
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	DP Revision 1	SEPT 13, 2019
2	Developmental Approval	SEPT 12, 2019



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Project	
DP SUBMISSION REVISION	
2.3	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street	
Victoria BC	
Sheet Name	
FLOOR PLANS	
Date	
APRIL 29, 2021	
Scale	Project #
1 : 100	1618
Revision	
SEPT 13, 2019	2
Sheet #	
A202	



1 NORTH ELEVATION
SCALE = 1 : 100



2 EAST ELEVATION
SCALE = 1 : 100

MATERIALS LIST

- ① TUMBLER BRICK (LIGHT)
- ② SMOOTH BRICK (DARK)
- ③ METAL PANEL (DARK GREY)
- ④ PREFINISHED VERTICAL METAL SIDING (GREY)
- ⑤ TAG CEDAR, SOFFITS (CLEAR FINISH)
- ⑥ PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- ⑦ PREFINISHED ALUMINUM PICKET (DARK GREY)
- ⑧ VISION GLASS TYP. (DARK GREY FRAMES)
- ⑨ PREFINISHED METAL CLAD FASCIA AND SIDING (GREY)
- ⑩ PREFINISHED METAL CAP FLASHINGS (GREY)
- ⑪ ARCHITECTURAL CONCRETE
- ⑫ PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- ⑬ PREFINISHED METAL CLAD COLUMN (GREY)

NO.	DESCRIPTION	DATE
1	DP Revision 2	OCT 19, 2020
2	DP Revision 1	OCT 12, 2020
3	DP Revision 1	SEP 13, 2019
	Developed Material Schedule	OCT 12, 2019



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Project
DP SUBMISSION REVISION 2.3
LANTERN PROPERTIES LTD
HADARA APARTMENTS 1475 Fort Street
Victoria BC

Sheet Name
ELEVATIONS

Date
APRIL 29, 2021

Scale
As indicated

Project #
1618

Revision
OCT 19, 2020

Sheet #
A301



1 SOUTH ELEVATION
SCALE = 1 : 100

MATERIALS LIST

- 1 TUMBLER BRICK (LIGHT)
- 2 SMOOTH BRICK (DARK)
- 3 METAL PANEL (DARK GREY)
- 4 PREFINISHED VERTICAL METAL SLIPING (GREY)
- 5 TAG CEDAR, SOFFITS (CLEAR FINISH)
- 6 PREFINISHED ALUMINUM PERFORATED SCREENS (DARK GREY)
- 7 PREFINISHED ALUMINUM PICKET (DARK GREY)
- 8 VISION GLASS TYP. (DARK GREY FRAMES)
- 9 PREFINISHED METAL CLAD FASCIA AND SLIPING (GREY)
- 10 PREFINISHED METAL CAP FLASHINGS (GREY)
- 11 ARCHITECTURAL CONCRETE
- 12 PREFINISHED ALUMINUM PLANTER (DARK GREEN)
- 13 PREFINISHED METAL CLAD COLUMN (GREY)



2 WEST ELEVATION
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	DP Revision 2	OCT 19, 2020
2	DP Revision 1	OCT 12, 2020
3	DP Revision 1	SEP 13, 2019
4	Developed Material Schedule	OCT 12, 2019



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Project: **DP SUBMISSION REVISION 2.3**
 LANTERN PROPERTIES LTD
 HADERA APARTMENTS 1475 Fort Street
 Victoria BC

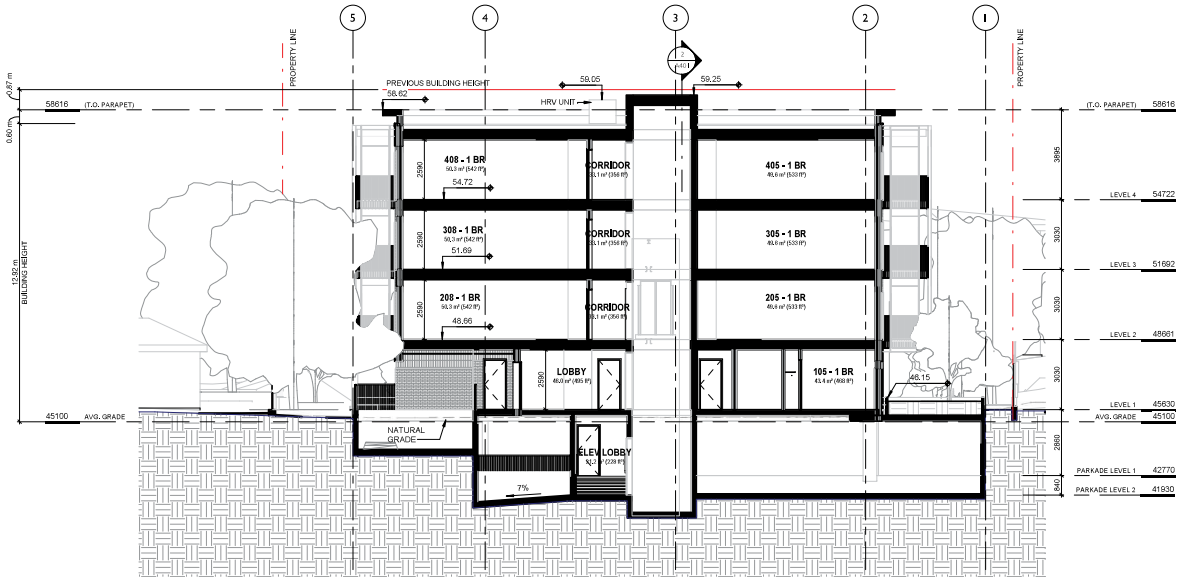
Sheet Name: **ELEVATIONS**

Date: **APRIL 29, 2021**

Scale: **As indicated** Project #: **1618**

Revision: **4**
 OCT 19, 2020

Sheet #: **A302**



1 Section 1
SCALE = 1 : 100



2 Section 2
SCALE = 1 : 100

1	DP Revision: 2	OCT 18, 2020
2	DP Revision: 1	SEP 13, 2019
	Developmental Model Approval	OCT 12, 2018
NO.	DESCRIPTION	DATE



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Project
DP SUBMISSION REVISION 2.3
LANTERN PROPERTIES LTD
HADERA APARTMENTS 1475 Fort Street
Victoria BC

Project Name
BUILDING + SITE SECTIONS

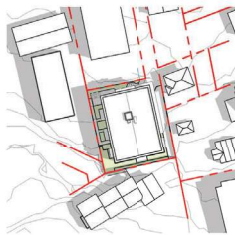
Date
APRIL 29, 2021

Scale
1 : 100

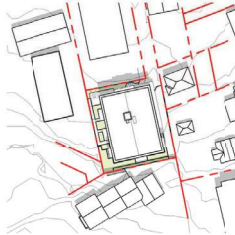
Project #
1618

Revision
OCT 18, 2020

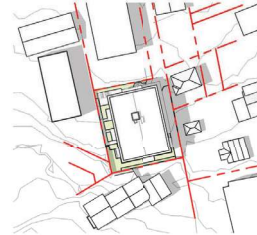
Sheet #
A401



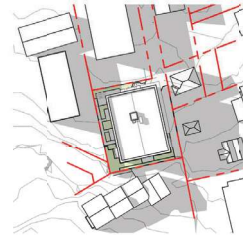
1 SUMMER SOLSTICE - 9AM
SCALE = 1 : 1000



2 SUMMER SOLSTICE - NOON
SCALE = 1 : 1000



3 SUMMER SOLSTICE - 3PM
SCALE = 1 : 1000



4 SUMMER SOLSTICE - 6PM
SCALE = 1 : 1000



5 FALL EQUINOX - 9AM
SCALE = 1 : 1000



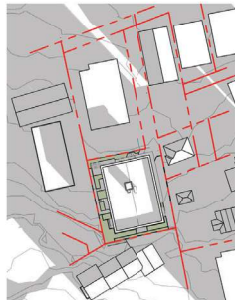
6 FALL EQUINOX - NOON
SCALE = 1 : 1000



7 FALL EQUINOX - 3PM
SCALE = 1 : 1000



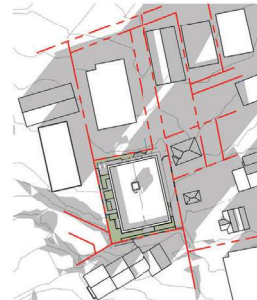
8 FALL EQUINOX - 6PM
SCALE = 1 : 1000



9 WINTER SOLSTICE - 9AM
SCALE = 1 : 1000



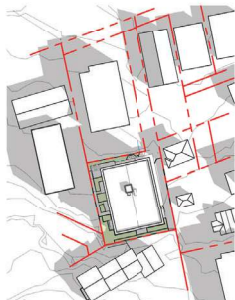
10 WINTER SOLSTICE - NOON
SCALE = 1 : 1000



11 WINTER SOLSTICE - 3PM
SCALE = 1 : 1000



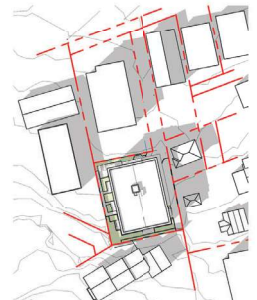
12 WINTER SOLSTICE - 6PM
SCALE = 1 : 1000



13 SPRING EQUINOX - 9AM
SCALE = 1 : 1000



14 SPRING EQUINOX - NOON
SCALE = 1 : 1000



15 SPRING EQUINOX - 3PM
SCALE = 1 : 1000



16 SPRING EQUINOX - 6PM
SCALE = 1 : 1000

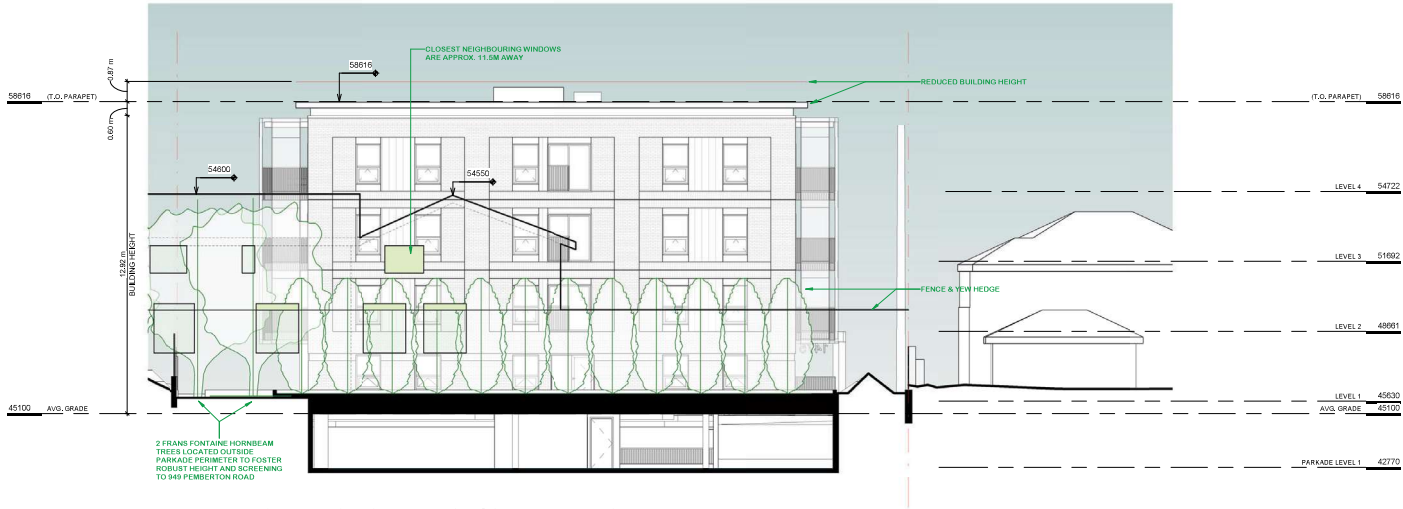
DP Revision: 2	OCT 18, 2020
DP Revision: 1	SEP 18, 2019
Developmental Model Approval	OCT 12, 2018
NO.	DESCRIPTION DATE



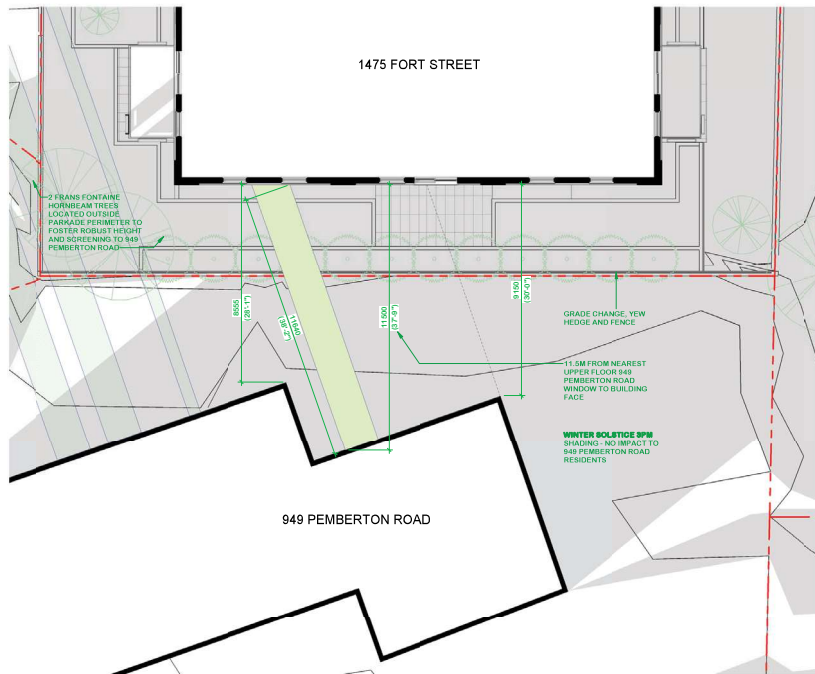
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Project	DP SUBMISSION REVISION
	2.3
	LANTERN PROPERTIES LTD
	HADERA APARTMENTS 1475 Fort Street
	Victoria BC
Sheet Name	SHADOW STUDY
Date	APRIL 29, 2021
Scale	1 : 1000
Project #	1618
Revision	OCT 18, 2020
Sheet #	4
	A501



① 949 PEMBERTON WINDOW OVERLAY ON SOUTH ELEVATION
SCALE = 1 : 100



② 949 PEMBERTON LEVEL 2 WINDOW OVERLAY
SCALE = 1 : 100



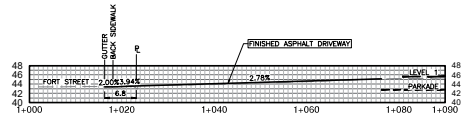
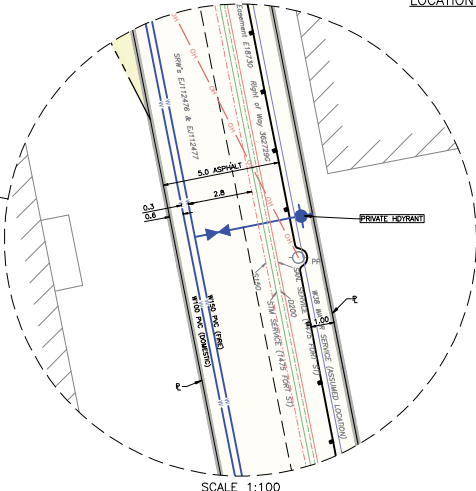
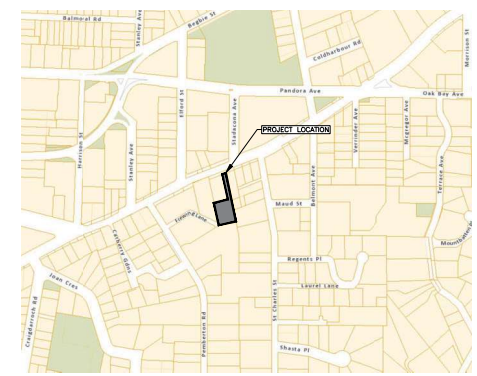
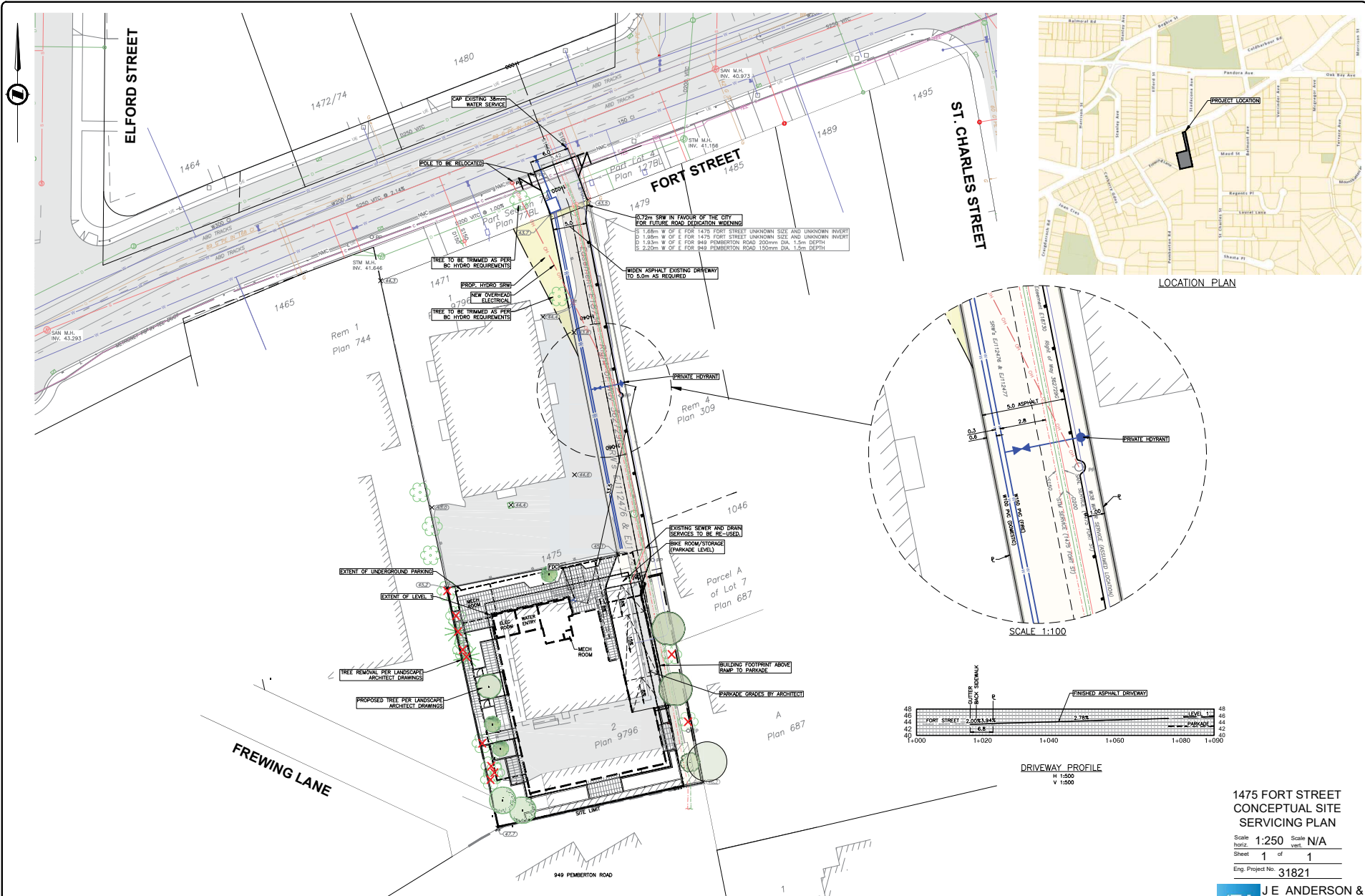
NOTE: 949 PEMBERTON ROAD WINDOW & DOOR LOCATIONS AND SIZES EXTRAPOLATED FROM SITE PHOTOGRAPH ABOVE

NO.	DESCRIPTION	DATE



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Project	
DP SUBMISSION REVISION 2.3	
LANTERN PROPERTIES LTD	
HADERA APARTMENTS 1475 Fort Street Victoria BC	
Sheet Name	
949 PEMBERTON ROAD WINDOW OVERLAY	
Date	
APRIL 29, 2021	
Scale	Project #
1 : 100	1618
Revision	6
APRIL 29, 2021	
Sheet #	A502



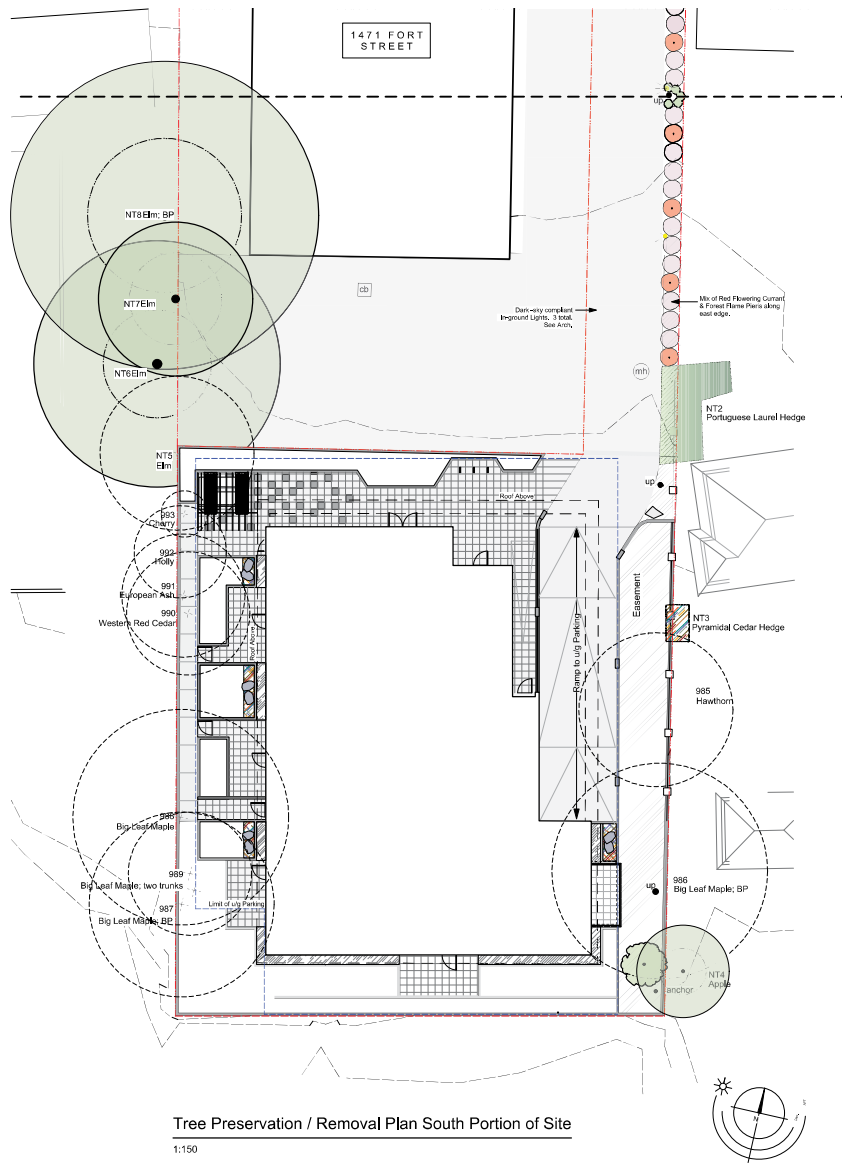
ISSUED FOR DEVELOPMENT PERMIT
 FEBRUARY 10, 2021

SITE PLAN
 1:250

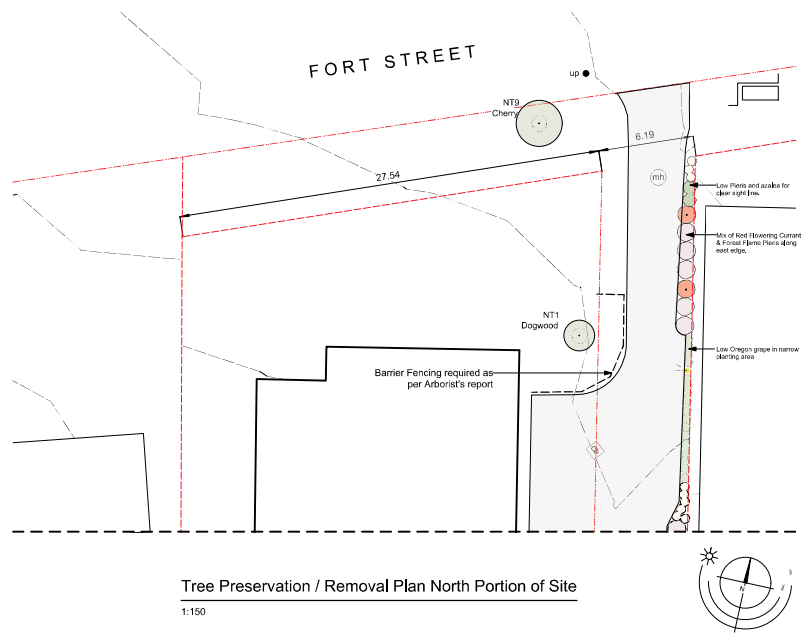
**1475 FORT STREET
 CONCEPTUAL SITE
 SERVICING PLAN**
 Scale: 1:250 Scale: N/A
 Sheet 1 of 1
 Eng. Project No. 31821

JEA J E ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS
 VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
 PHONE: 250-727-2214 FAX: 250-727-3395





Tree Preservation / Removal Plan South Portion of Site
1:150



Tree Preservation / Removal Plan North Portion of Site
1:150

Tree Removal Key

- CRZ of Removed Tree (10 total)
- BP** By-law Protected (Removing 2; both on-site)
- CRZ of Retained Tree
- NT5 / 988** Tree ID as per Arborist's Report
- Canopy of Retained Tree

Project Consulting Arborist is Graham Mackenzie at **Talbot Mackenzie and Associates**
Contact: 250-479-8733 Email: tmreehelp@gmail.com

Tree Replacement Summary:

- 1) Two by-law protected trees, #986 and #987, are being removed (as per Arborist report). Four trees are required to replace the 2 by-law protected trees (2:1 replacement), they are identified on the Landscape Concept Plan.
- 2) Eight non-by-law protected trees are being removed and replaced with 8 new trees.
- 3) One By-law protected tree, NT8, is being retained as per Arborist report.
- 4) Twelve new trees are proposed for this project (including Replacement Trees).
- 5) The following work to be supervised by the project Arborist:
Locating barrier (tree protection) fencing, locating work zones, supervising excavation within critical root zones of trees to be retained, and reviewing and advising of any pruning requirements for machine clearances. Arborist to also review the arborist report with the site supervisor, prior to beginning work on site.

1475 Fort St. - Tree Preservation Plan

Rev D 210208 Trees revised in response to adjusted u/g parking
Rev C 201215 Notes around replacement trees revised.
Rev B 201008 Planting revised to suit adjusted architecture. & in response to community comments.
Rev A 190906 Planting revised to suit adjusted architecture. & extended to Fort St. Tree Preservation Plan added