

ATTACHMENT B



PROJECT KEY PLAN - NTS

REZONING AND DEVELOPMENT PERMIT APPLICATION

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LIST OF DRAWINGS

Architectural

- A000 Cover
- A010 Context Elevation and Perspectives
- A011 Survey
- A012 Shadow Study
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- A051 Code Analysis
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- A102 Proposed Residential Floor Plan and Roof Plan
- A200 Building Elevations N-E
- A201 Building Elevations S-W
- A300 Building Sections

Civil

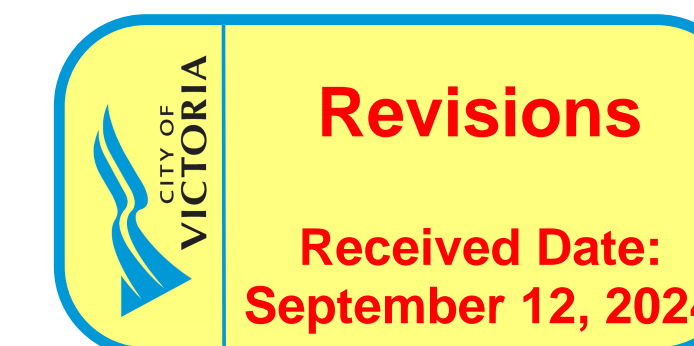
- C100 Conceptual Site Servicing

ID Set

- ID000 Cover
- ID100 ID - Proposed Basement & Level 1 Floor Plans
- ID101 ID - Proposed Residential Floor Plan & Roof Plan
- ID110 ID - Reflected Ceiling Plans
- ID120 ID - Key Plan - Unit Types
- ID200 ID - Elevations
- ID300 ID - Kitchen Type 1
- ID400 ID - Bathroom Type 1

Landscape

- L1.01 Landscape



Project #	2401	Sheet #	A000
Date	September 6th, 2024	Revision	





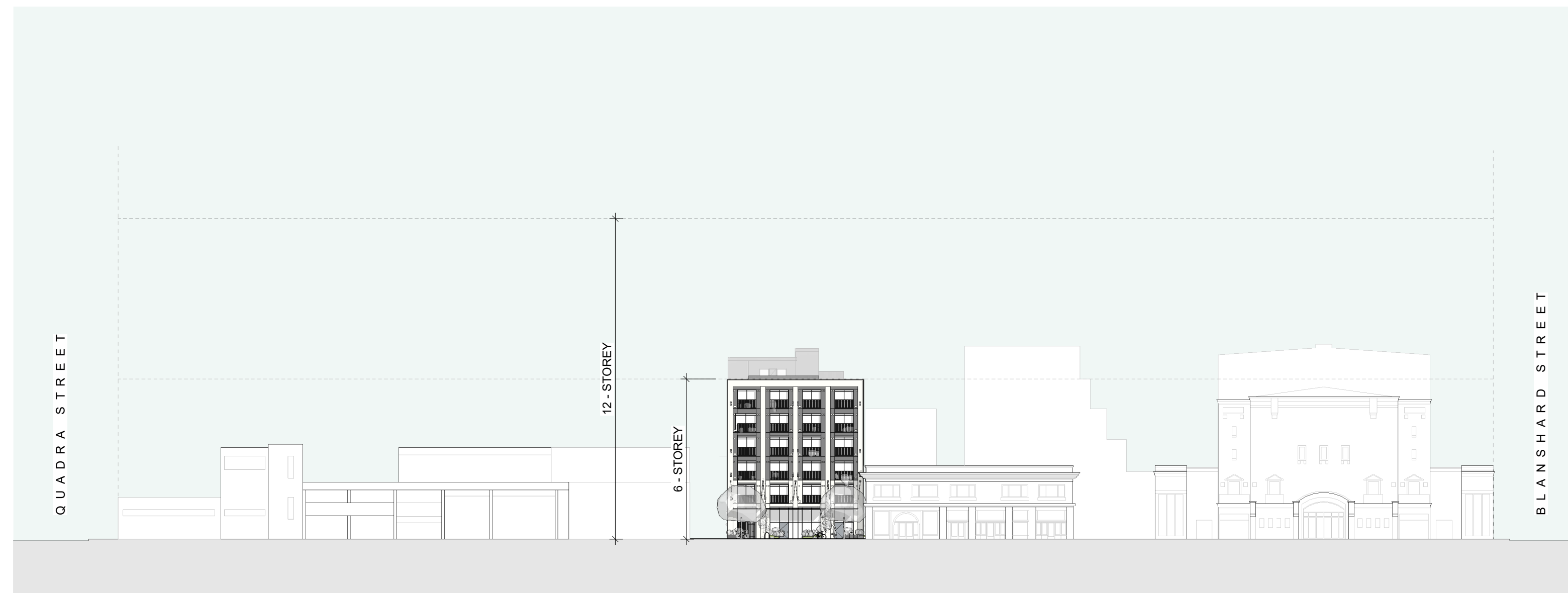
FRONT ELEVATION - BROUGHTON STREET



STREET LEVEL VIEW



PERSPECTIVE VIEW - BROUGHTON STREET WEST



CONTEXT ELEVATION - BROUGHTON STREET

2	DP / RZ Resubmission 2	Sept 6th, 2024
1	DP / RZ Resubmission	July 17th, 2024
NO.	DESCRIPTION	DATE



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837 BROUGHTON STREET
FORT PROPERTIES

Project North

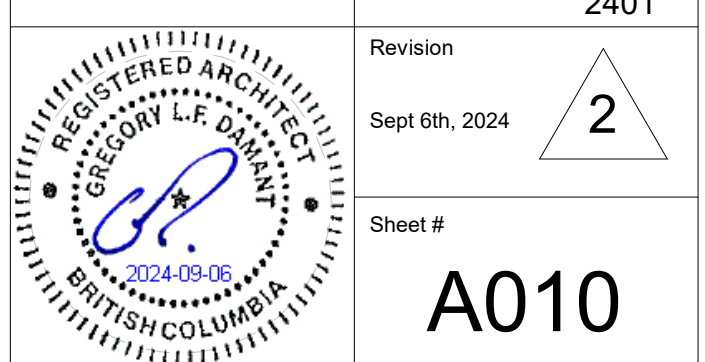
Context Elevation and Perspectives

Date: **September 6th, 2024**

Scale: **1 : 500** Project #: **2401**

Revision: **2**
Sept 6th, 2024

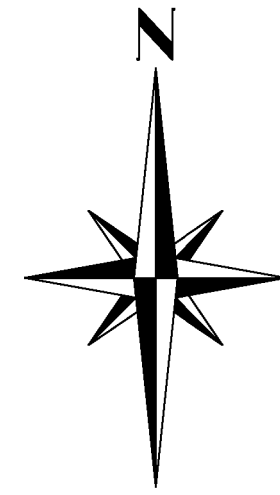
Sheet #: **A010**



**SITE PLAN OF LOT B, LOTS 255 AND 256,
VICTORIA CITY, PLAN 16658**

Civic Address: 837 Broughton Street, Victoria, B.C.
PID: 004-016-017
City of Victoria Zoning: CHP-OB Cathedral Hill Precinct Office Building District

0 1.5 3 6 9 12 15
The intended plot size of this plan is 914mm in width by 610mm in height, (Arch D), when plotted at a scale of 1:150



NO.	DESCRIPTION	DATE
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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name: **Survey**

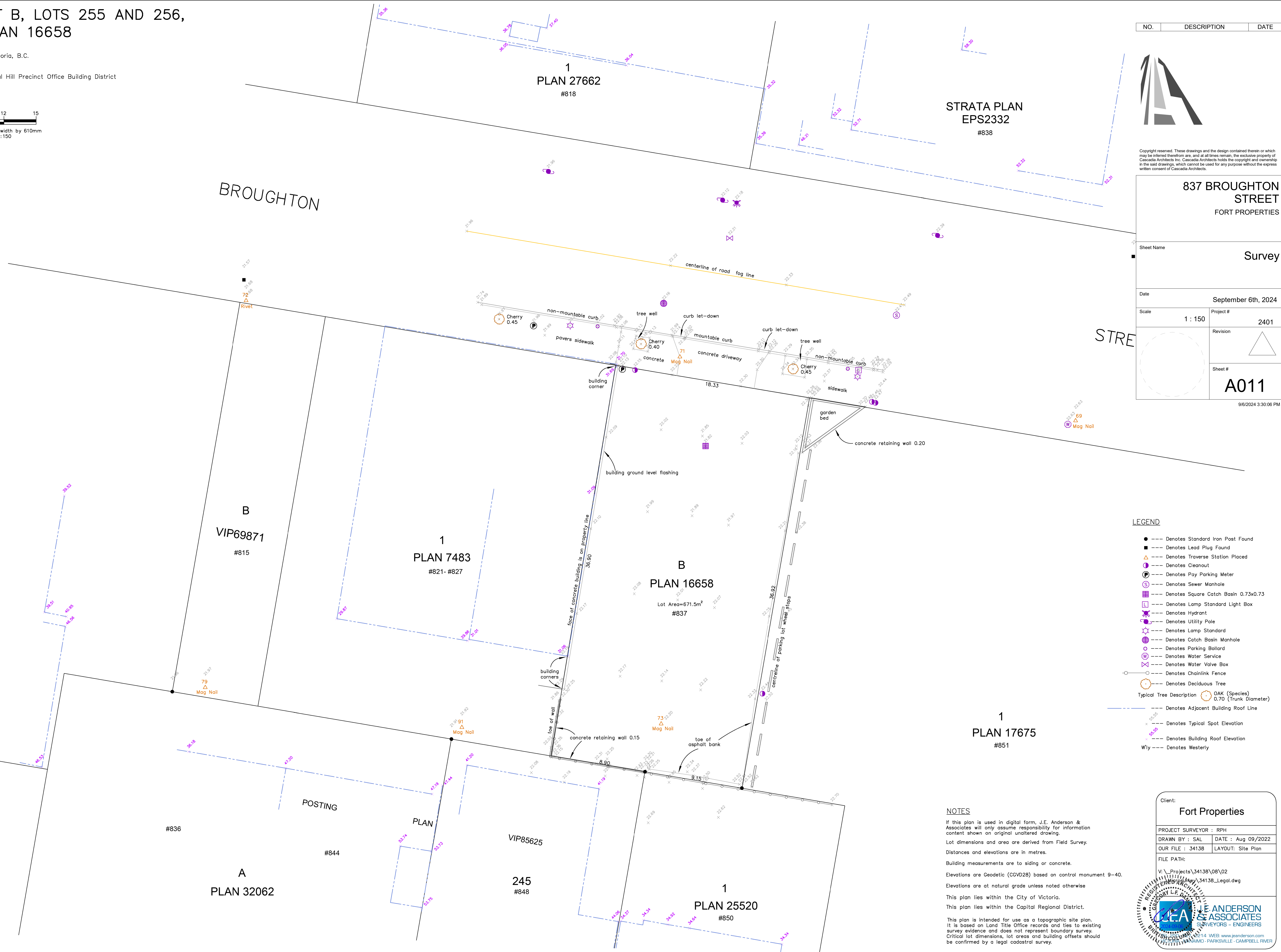
Date: **September 6th, 2024**

Scale: **1 : 150** Project #: **2401**

Revision:

Sheet #: **A011**

9/6/2024 3:30:06 PM



- LEGEND**
- --- Denotes Standard Iron Post Found
 - --- Denotes Lead Plug Found
 - △ --- Denotes Traverse Station Placed
 - --- Denotes Cleanout
 - ⊙ --- Denotes Pay Parking Meter
 - ⊕ --- Denotes Sewer Manhole
 - ⊞ --- Denotes Square Catch Basin 0.73x0.73
 - ⊠ --- Denotes Lamp Standard Light Box
 - ⊞ --- Denotes Hydrant
 - ⊞ --- Denotes Utility Pole
 - ⊞ --- Denotes Lamp Standard
 - ⊞ --- Denotes Catch Basin Manhole
 - ⊞ --- Denotes Parking Ballard
 - ⊞ --- Denotes Water Service
 - ⊞ --- Denotes Water Valve Box
 - ⊞ --- Denotes Chainlink Fence
 - ⊞ --- Denotes Deciduous Tree
 - Typical Tree Description: ○ OAK (Species) 0.70 (Trunk Diameter)
 - Denotes Adjacent Building Roof Line
 - x --- Denotes Typical Spot Elevation
 - Denotes Building Roof Elevation
 - Wly --- Denotes Westerly

NOTES

If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information content shown on original unaltered drawing.

Lot dimensions and area are derived from Field Survey. Distances and elevations are in metres.

Building measurements are to siding or concrete.

Elevations are Geodetic (CGVD28) based on control monument 9-40. Elevations are at natural grade unless noted otherwise.

This plan lies within the City of Victoria. This plan lies within the Capital Regional District.

This plan is intended for use as a topographic site plan. It is based on Land Title Office records and ties to existing survey evidence and does not represent boundary survey. Critical lot dimensions, lot areas and building offsets should be confirmed by a legal cadastral survey.

Client: **Fort Properties**

PROJECT SURVEYOR : RPH

DRAWN BY : SAL DATE : Aug 09/2022

OUR FILE : 34138 LAYOUT: Site Plan

FILE PATH:
V:\Projects\34138\08\02
34138_Legal.dwg

REGISTERED ARCHITECT
REGISTERED SURVEYOR L.E. DUNN

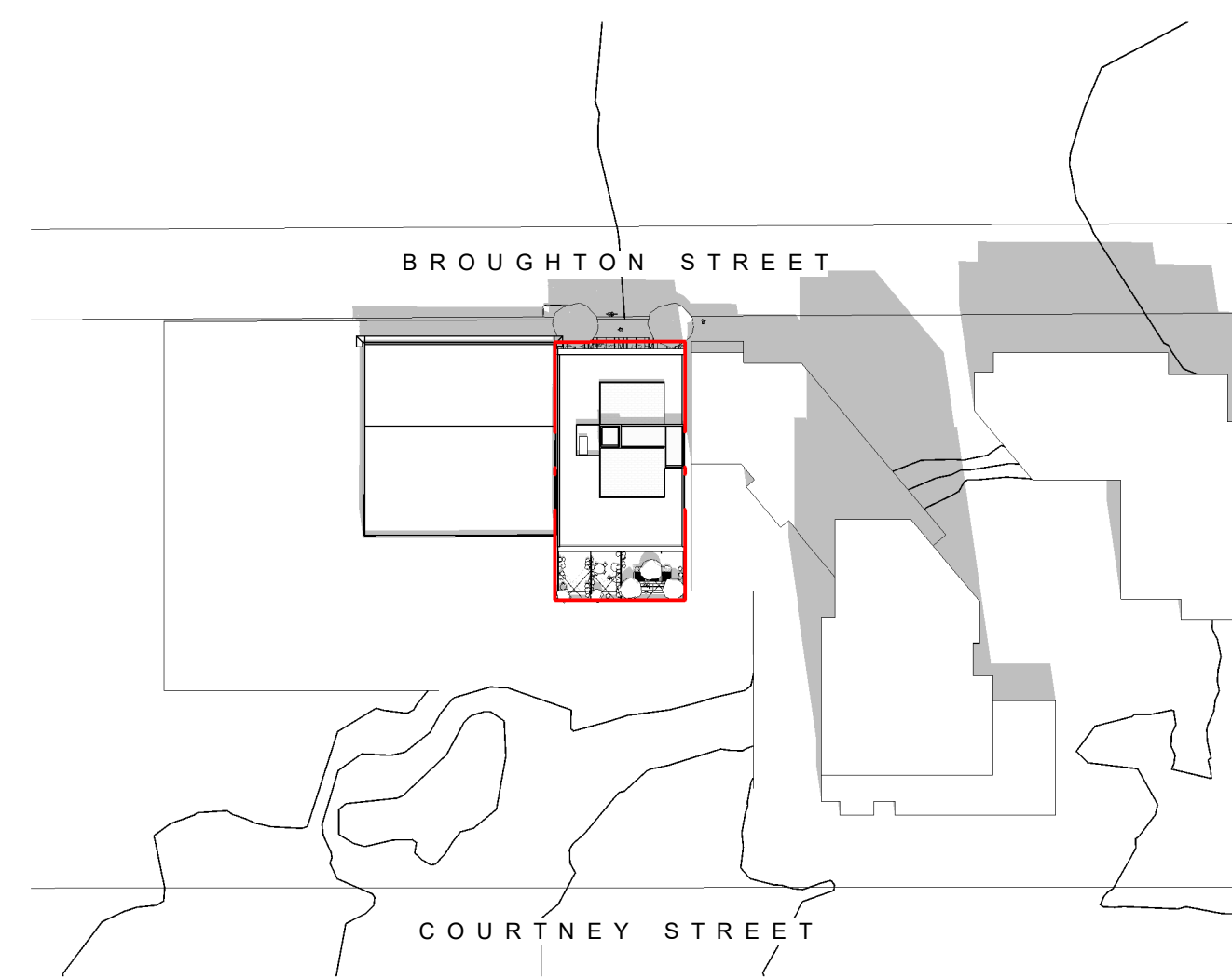
J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

14 WEB: www.jeanderson.com
NIMO - PARKSVILLE - CAMPBELL RIVER

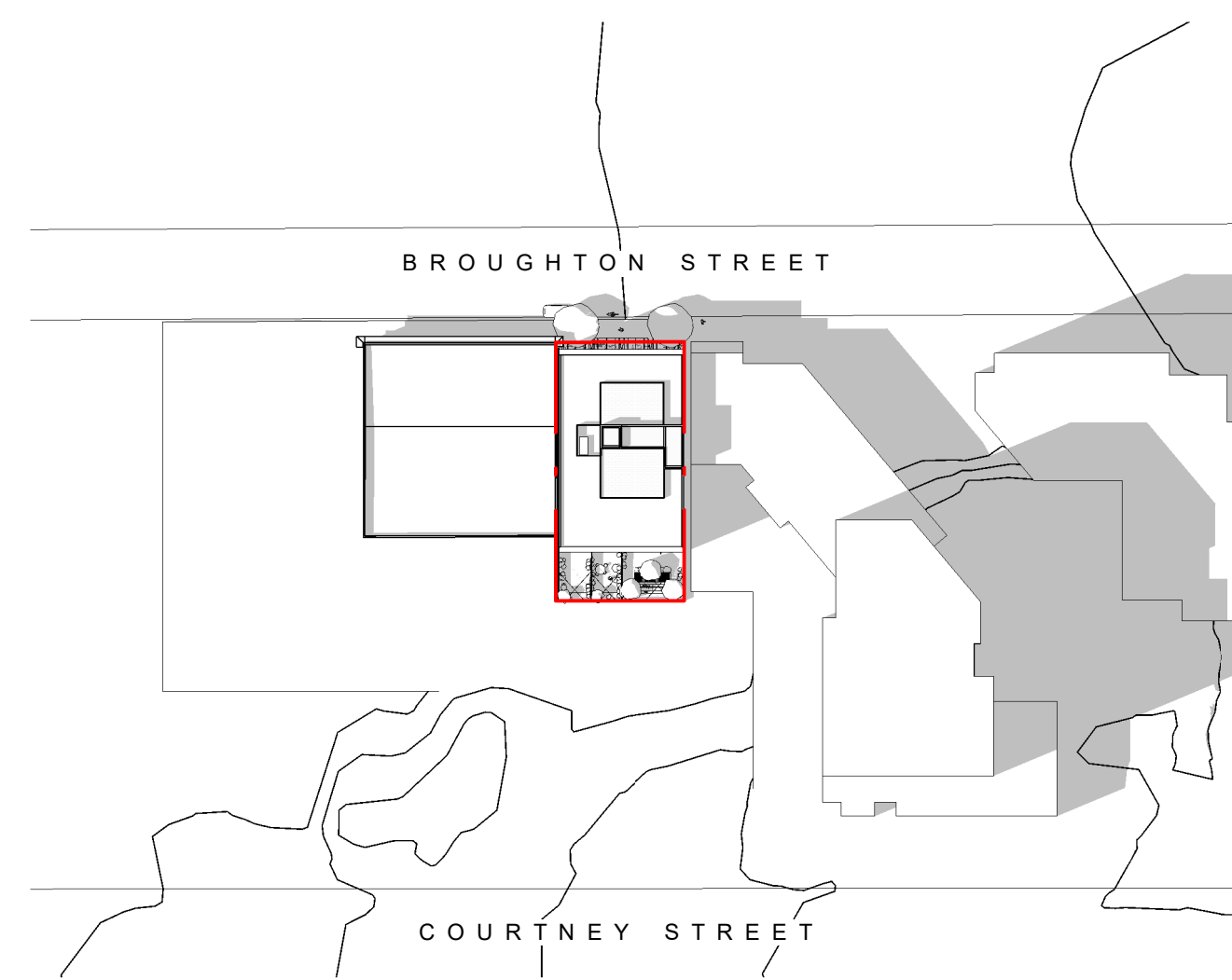
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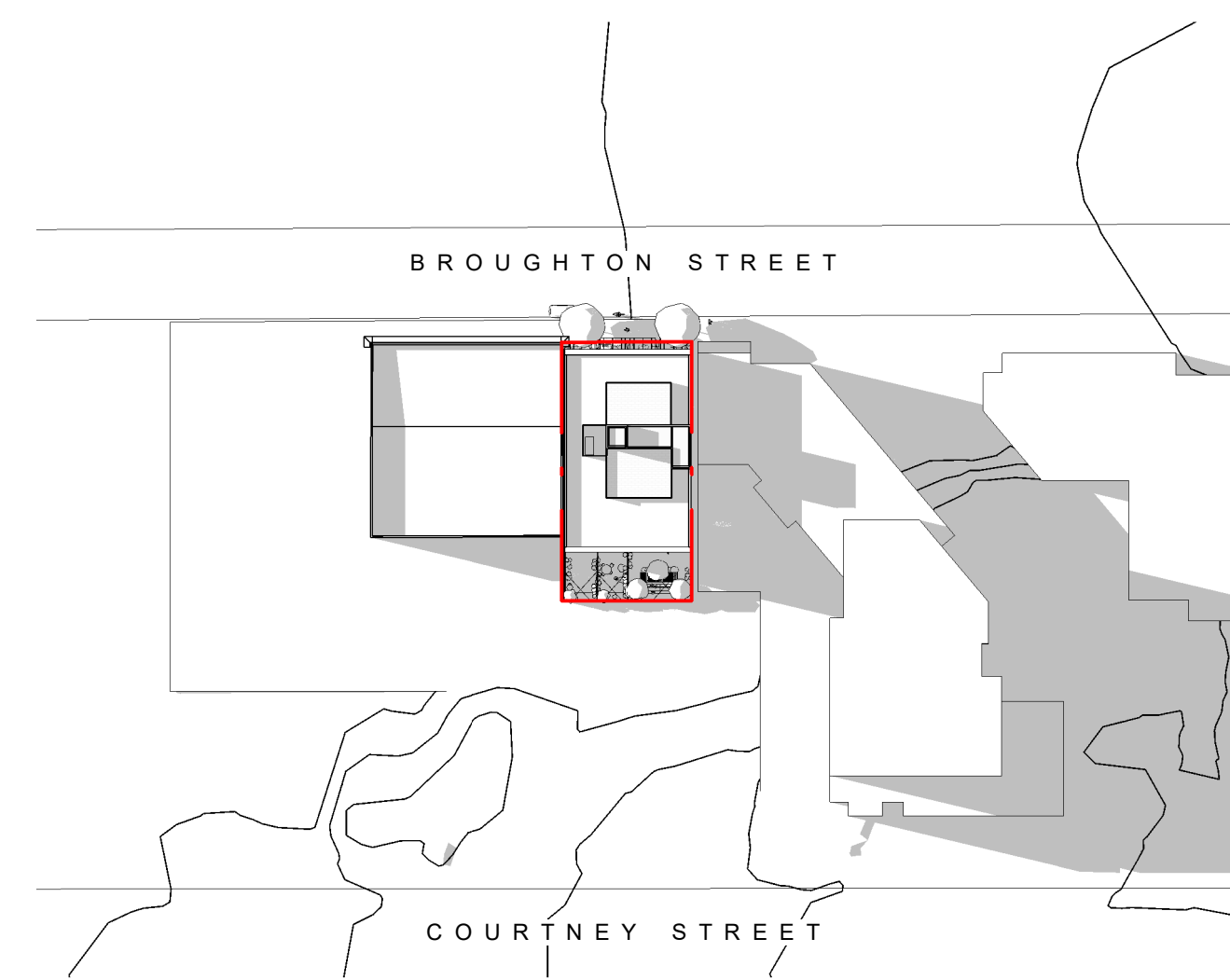
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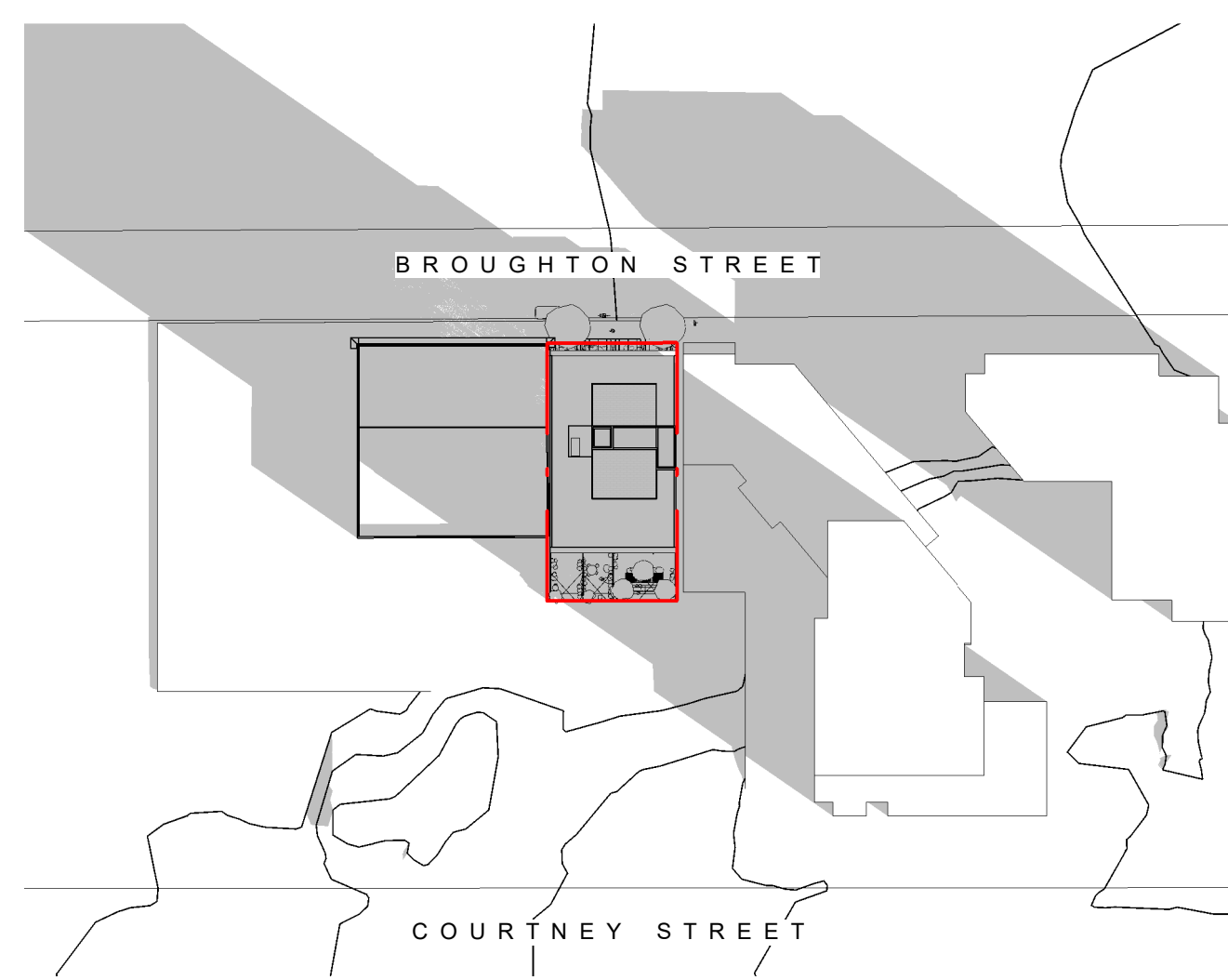
Summer Solstice Noon



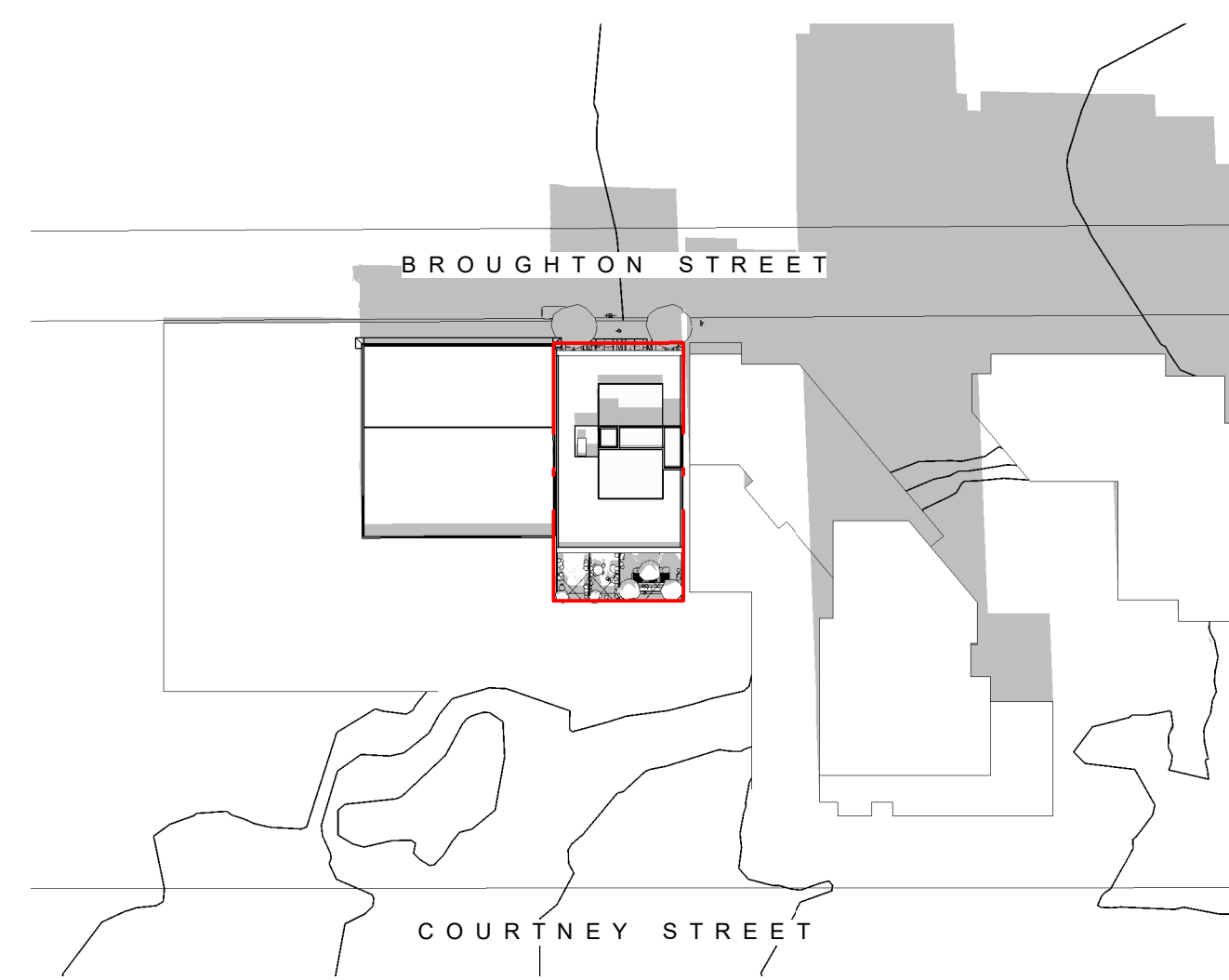
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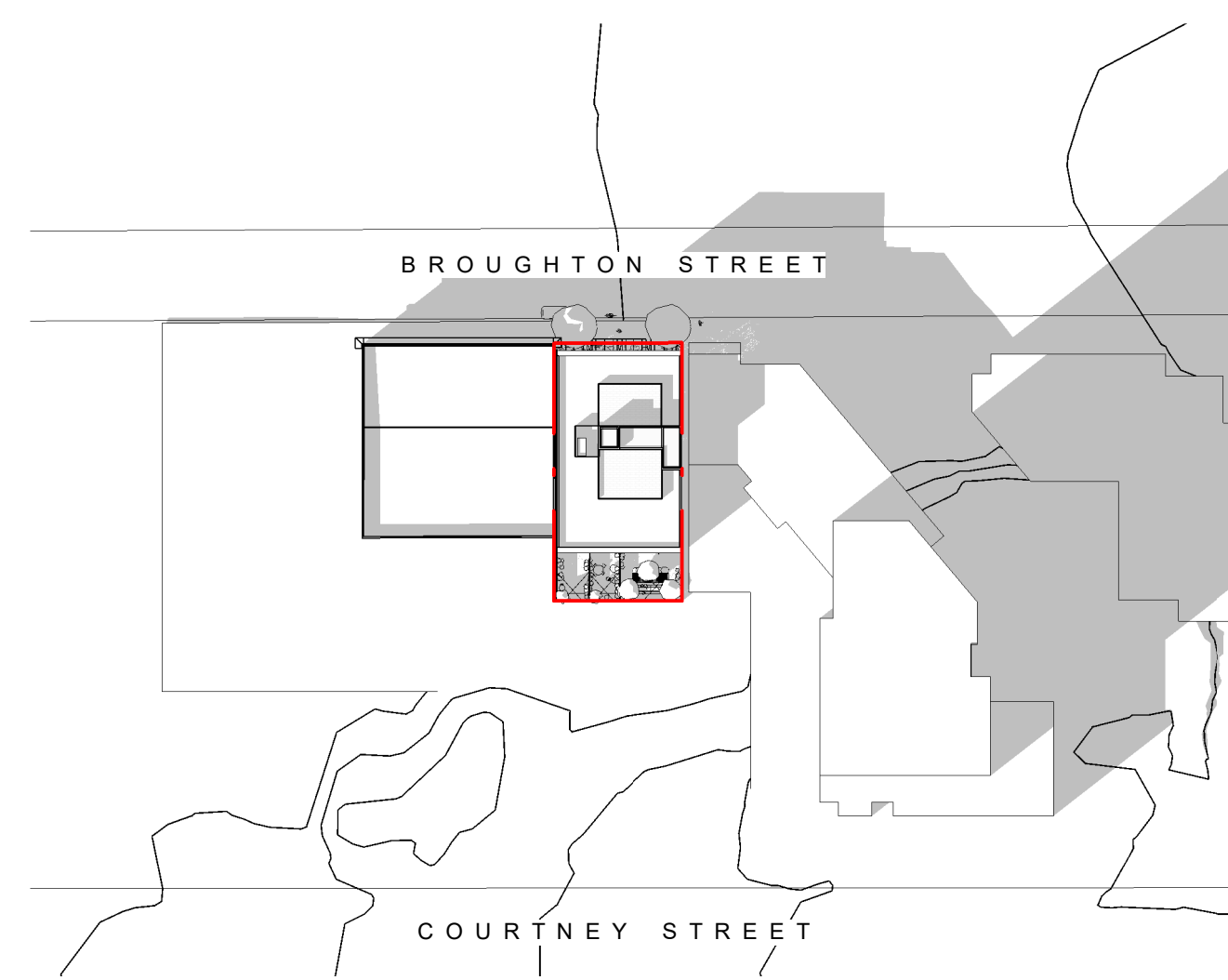
Summer Solstice 6pm



Equinox 9am



Equinox Noon



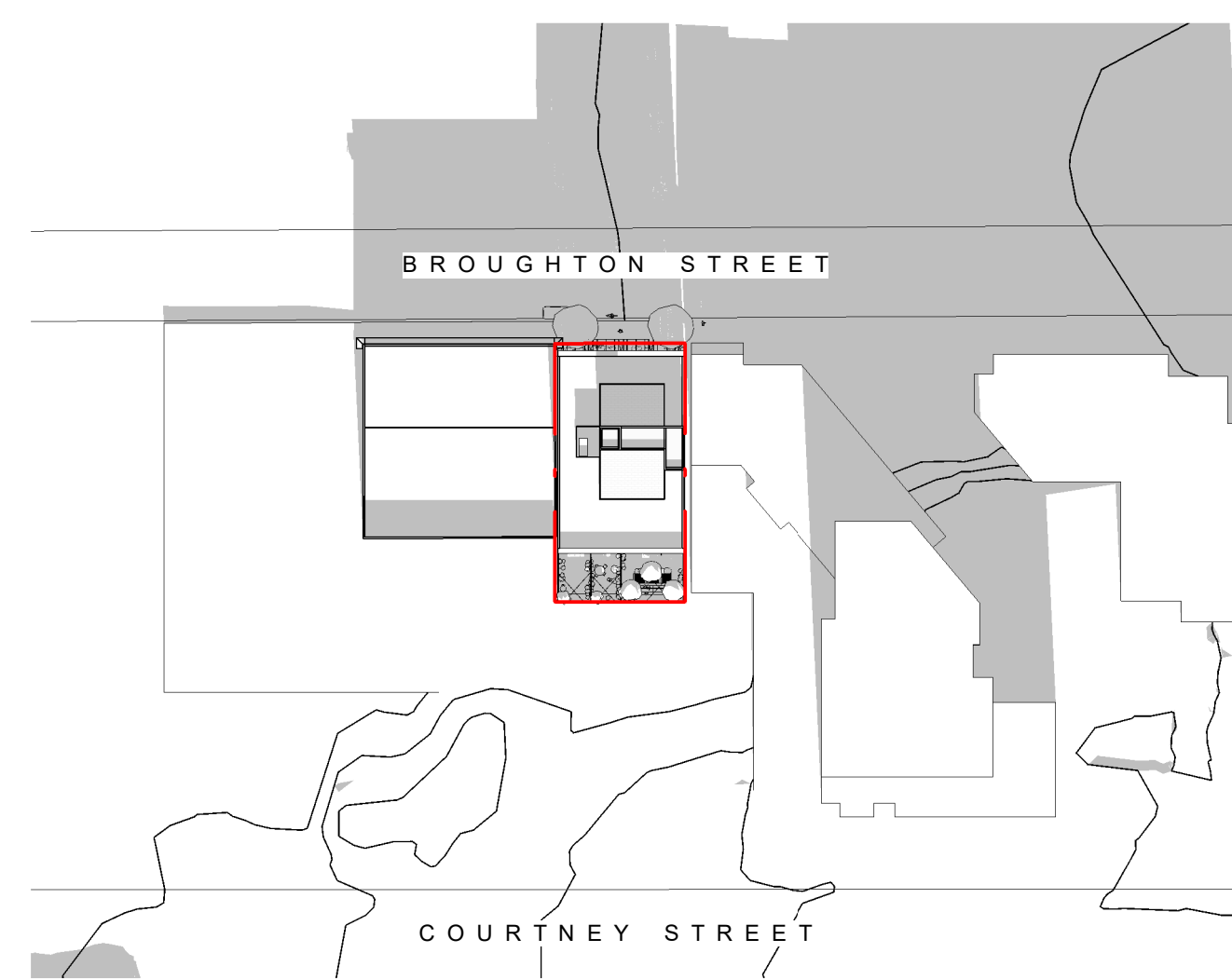
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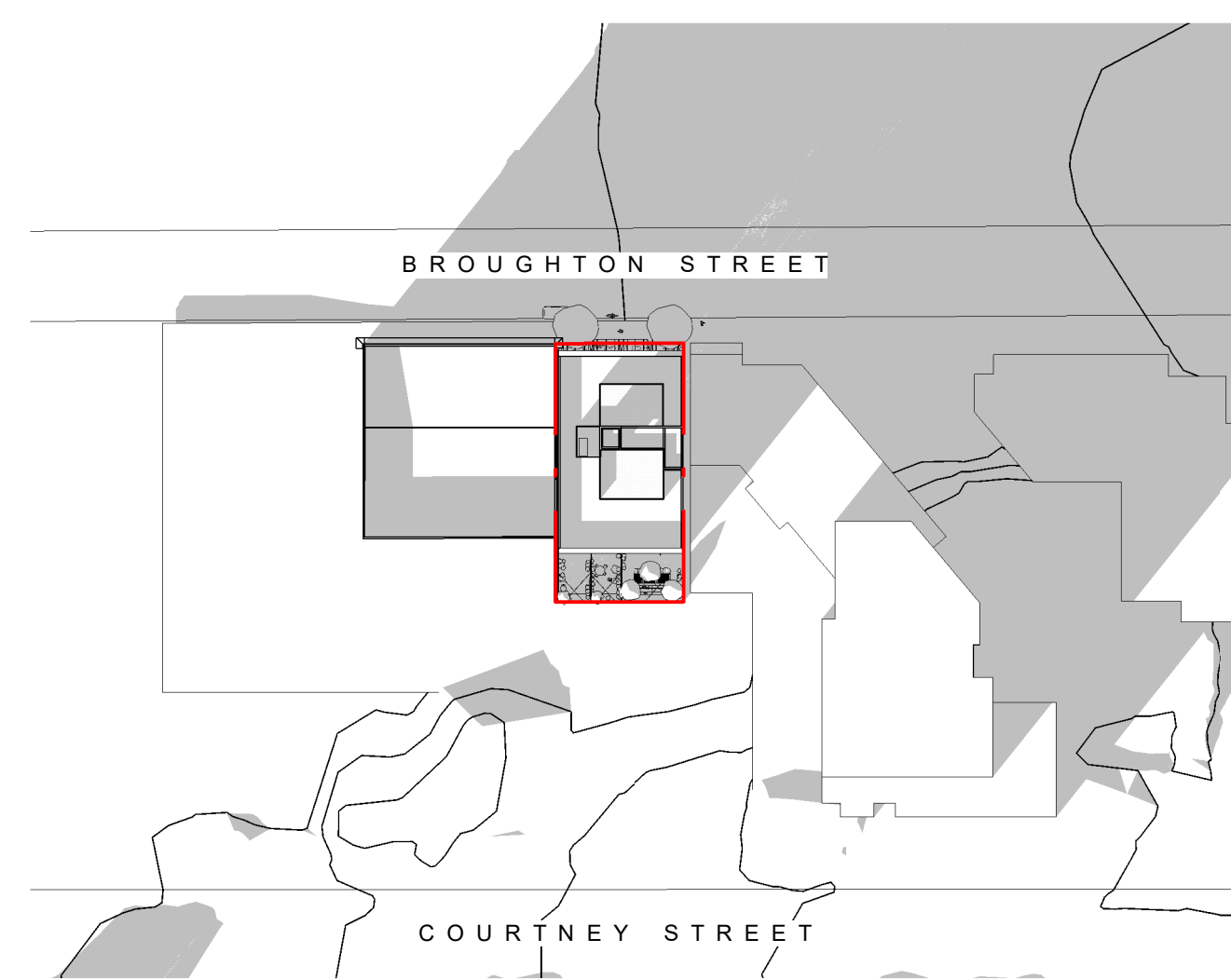
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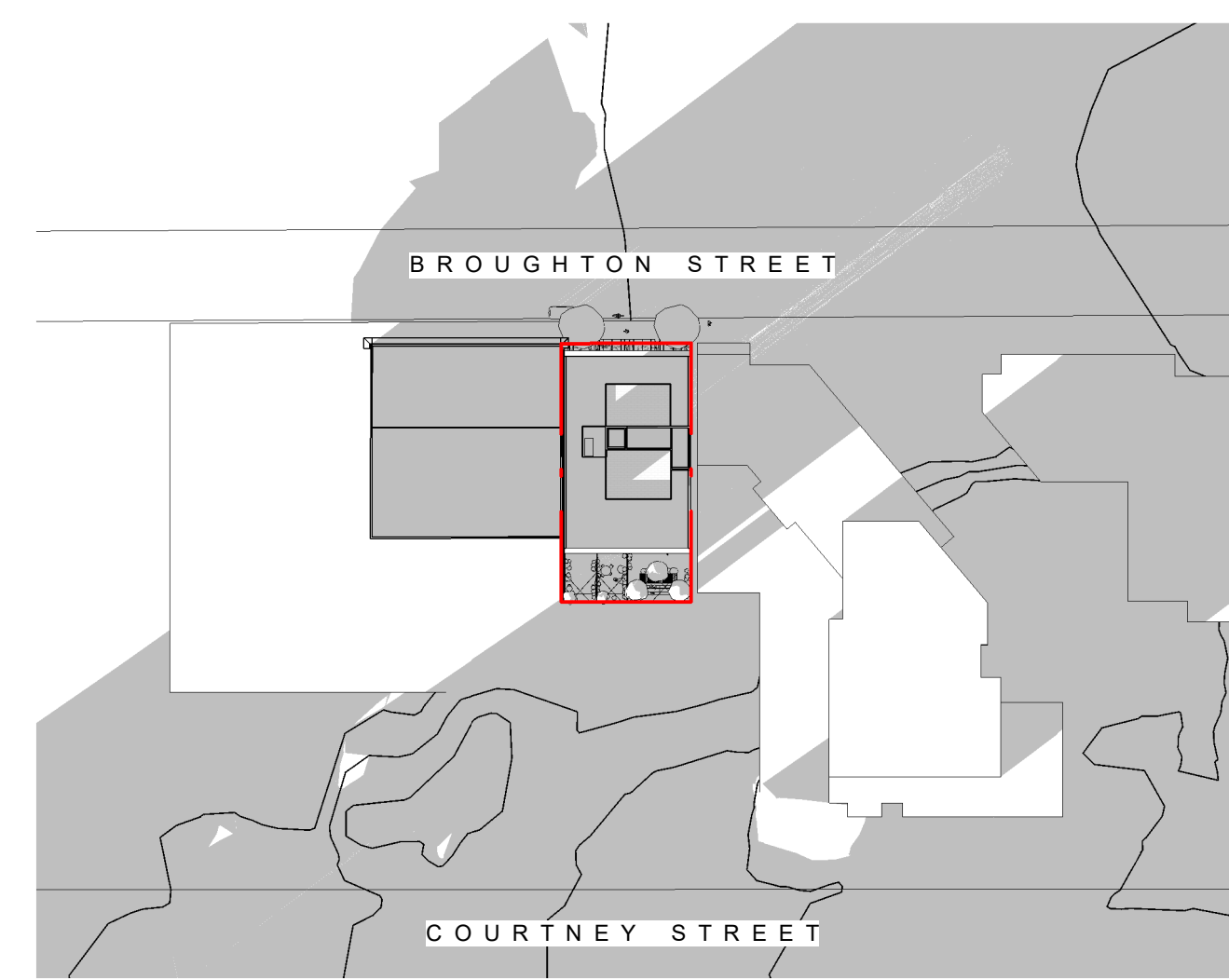
Winter Solstice 9am



Winter Solstice Noon



Winter Solstice 3pm



Winter Solstice 6pm

NO.	DESCRIPTION	DATE



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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name
Shadow Study

Date
September 6th, 2024

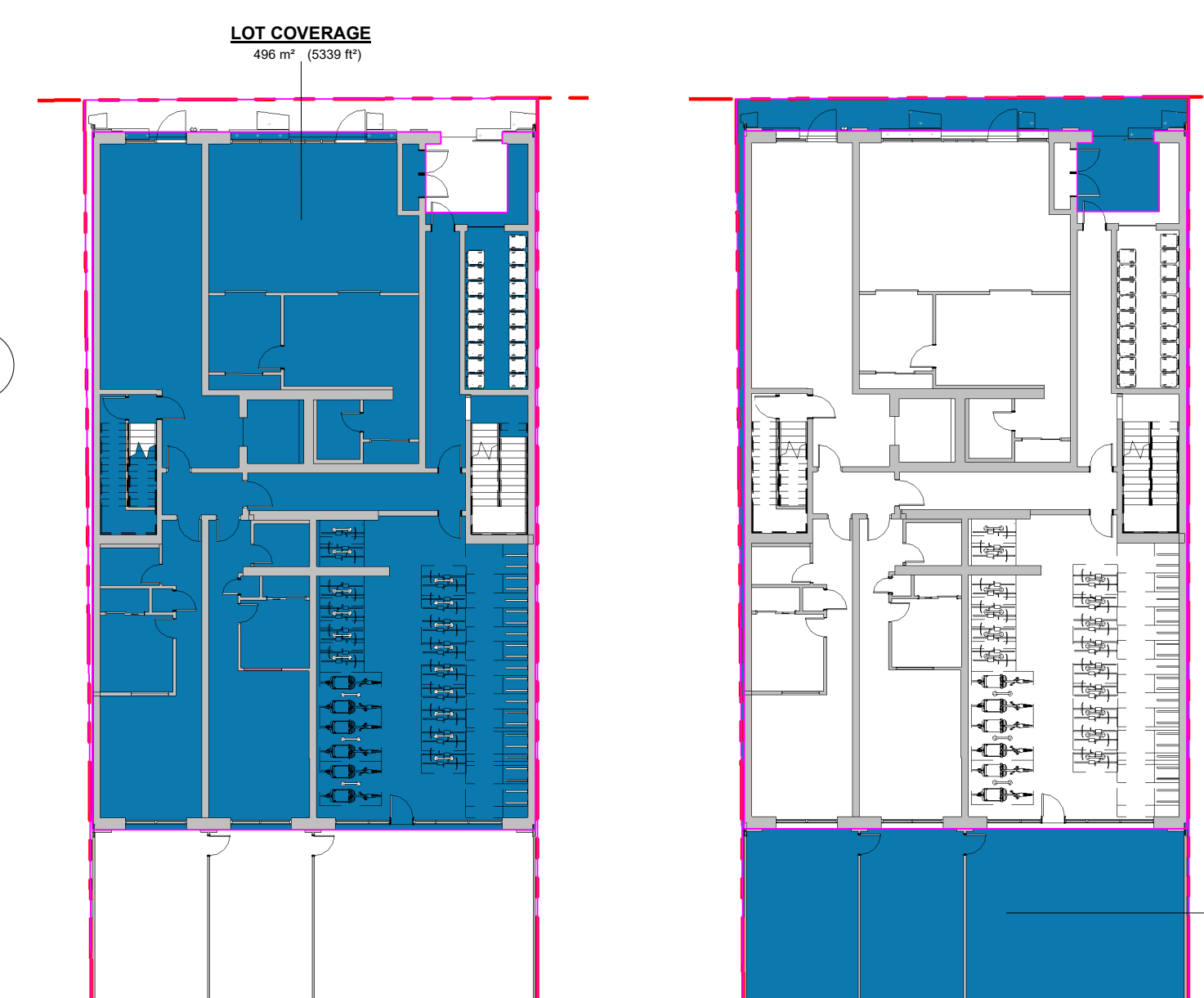
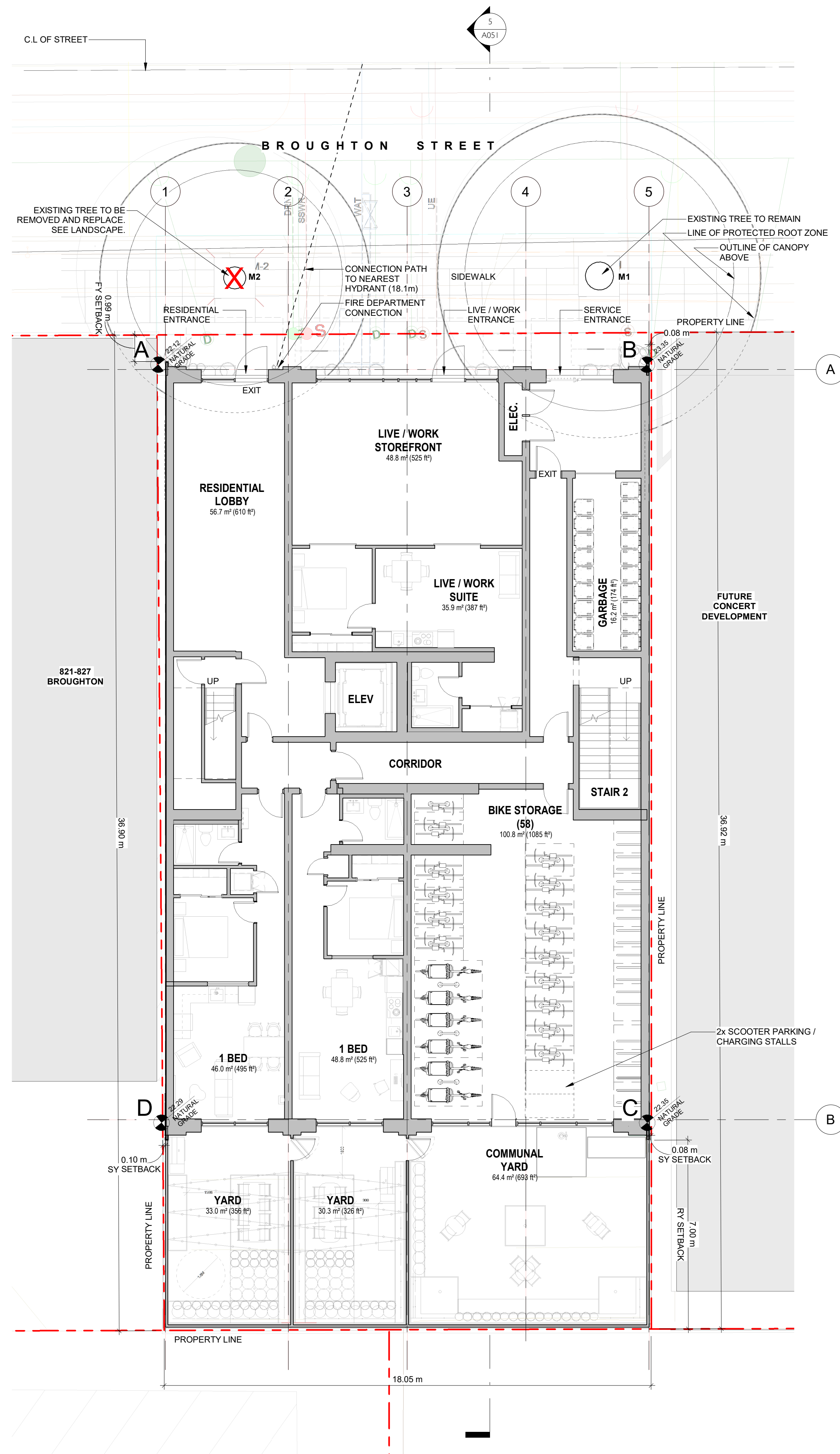
Scale
Project # 2401

Revision
Sheet #

A012

DRAFT





DATA

MUNICIPALITY	CITY OF VICTORIA
MUNICIPAL ADDRESS	837 BROUGHTON STREET, VICTORIA, BC
LEGAL DESCRIPTION	LOT B, LOTS 255 AND 256, VICTORIA CITY, PLAN 16658
PROJECT DESCRIPTION	6 STOREY RESIDENTIAL BUILDING

PROJECT INFORMATION

ZONE (EXISTING)	CHP-OB Cathedral Hill Precinct Office Building District	
PROPOSED ZONE	UNKNOWN	
SITE AREA (m ²)	671.2m ²	
TOTAL FLOOR AREA (m ²)	2761m ² (SEE CALCULATION)	
COMMERCIAL FLOOR AREA (m ²)	53.0m ²	
FLOOR SPACE RATIO	4.1 : 1	
SITE COVERAGE (%)	74%	
OPEN SITE SPACE (%)	26%	
HEIGHT OF BUILDING (m)	23.2m	
NUMBER OF STOREYS	6	
	REQUIRED	PROVIDED
PARKING STALLS (#) ON SITE	30	0
BICYCLE PARKING (#) SHORT TERM	6	6
BICYCLE PARKING (#) LONG TERM	51	58

BUILDING SETBACKS (m)

FRONT YARD	0.99m
REAR YARD	7.00m
SIDE YARD (EAST)	0.00m
SIDE YARD (WEST)	0.00m
COMBINED SIDE YARD	0.00m

RESIDENTIAL USE DETAILS

TOTAL NUMBER OF UNITS	43
UNIT TYPE	LIVE/WORK (1), 1-BED (42)
GROUND ORIENTED UNITS	3
MINIMUM UNIT FLOOR AREA (m ²)	38.7m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	2047.2m ²

SUPPORTING CALCULATIONS

ZONING REGULATION BYLAW FLOOR AREAS

Basement	N/A	Measured to interior face of exterior walls, exclusive of basement and required bike parking
Level 1	357 m ²	
Level 2	473 m ²	
Level 3	473 m ²	
Level 4	473 m ²	
Level 5	473 m ²	
Level 6	473 m ²	
Roof/Top	39 m ²	
	2,761 m²	

FLOOR SPACE RATIO
2761m² / 671.2m² = 4.1 : 1

SITE COVERAGE
496m² / 671.2m² = 0.74 (74%)

OPEN SITE SPACE
175m² / 671.2m² = 0.26 (26%)

AVERAGE GRADE CALCULATIONS

ZONING REGULATION BYLAW SCHEDULE A

Grade Points	Lengths
A	22.12m A-B 18.15m
B	22.35m B-C 27.36m
C	22.35m C-D 18.15m
D	22.29m D-A 27.36m

Calculation

A-B (22.12 + 22.35)/2 X 18.15 = 403.57
 B-C (22.35 + 22.35)/2 X 27.36 = 611.50
 C-D (22.35 + 22.29)/2 X 18.15 = 405.11
 D-A (22.29 + 22.12)/2 X 27.36 = 607.53

91.02 2,027.70

AVERAGE GRADE = 2,027.70 / 91.02 = 22.28

NOTE: There is no proposed change to the average grade of the site.

BC Building Code Grade is determined as the lowest average grade at an exterior wall. This occurs at the project's West side (D-A): (22.29+22.12) / 2 = 22.21

BCBC GRADE = 22.21

2	DP / RZ Resubmission 2	Sept 6th, 2024
1	DP / RZ Resubmission	July 17th, 2024
NO.	DESCRIPTION	DATE



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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name
Site Plan and Zoning Data

Date
September 6th, 2024

Scale
As indicated

Project #
2401

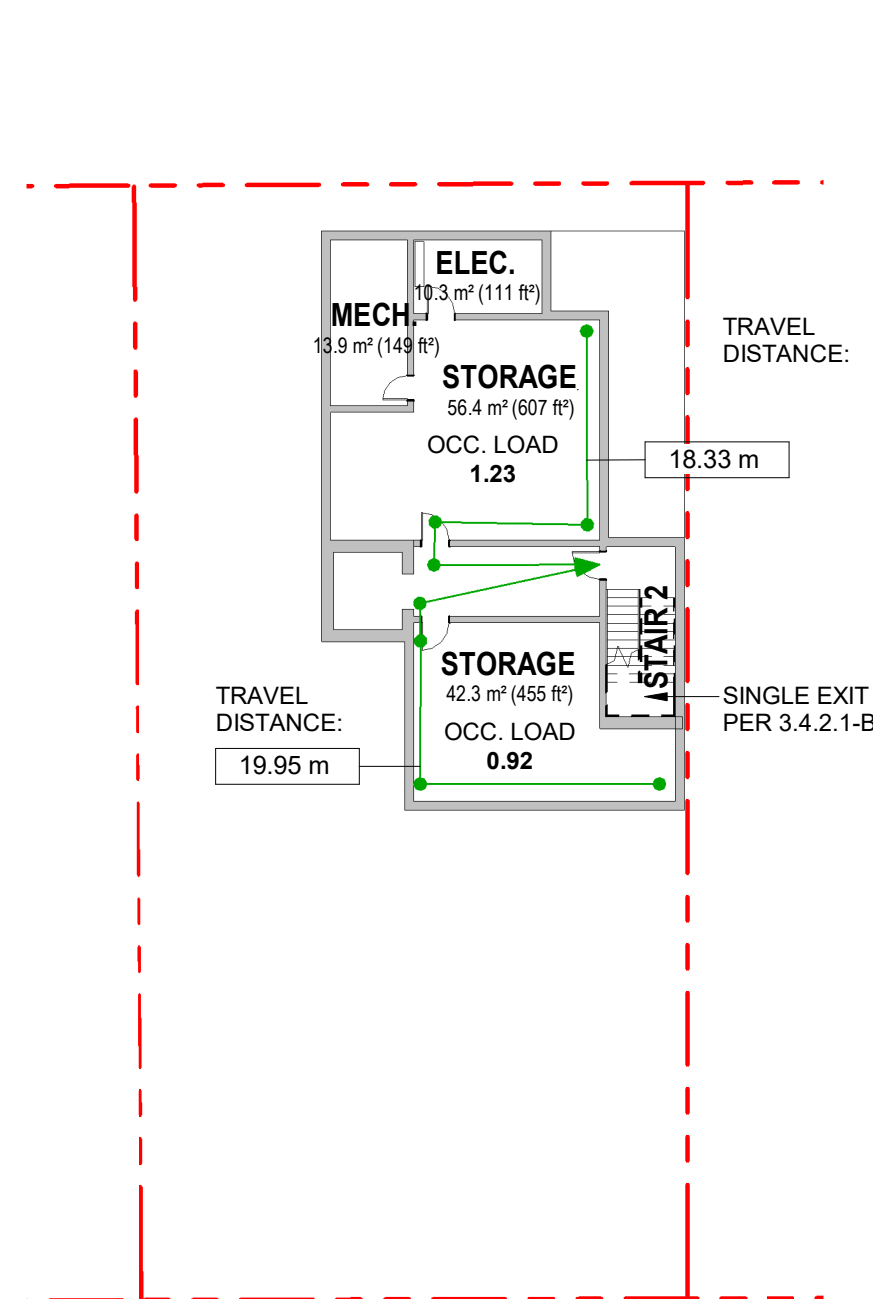
Revision
Sept 6th, 2024

Sheet #
2

A050

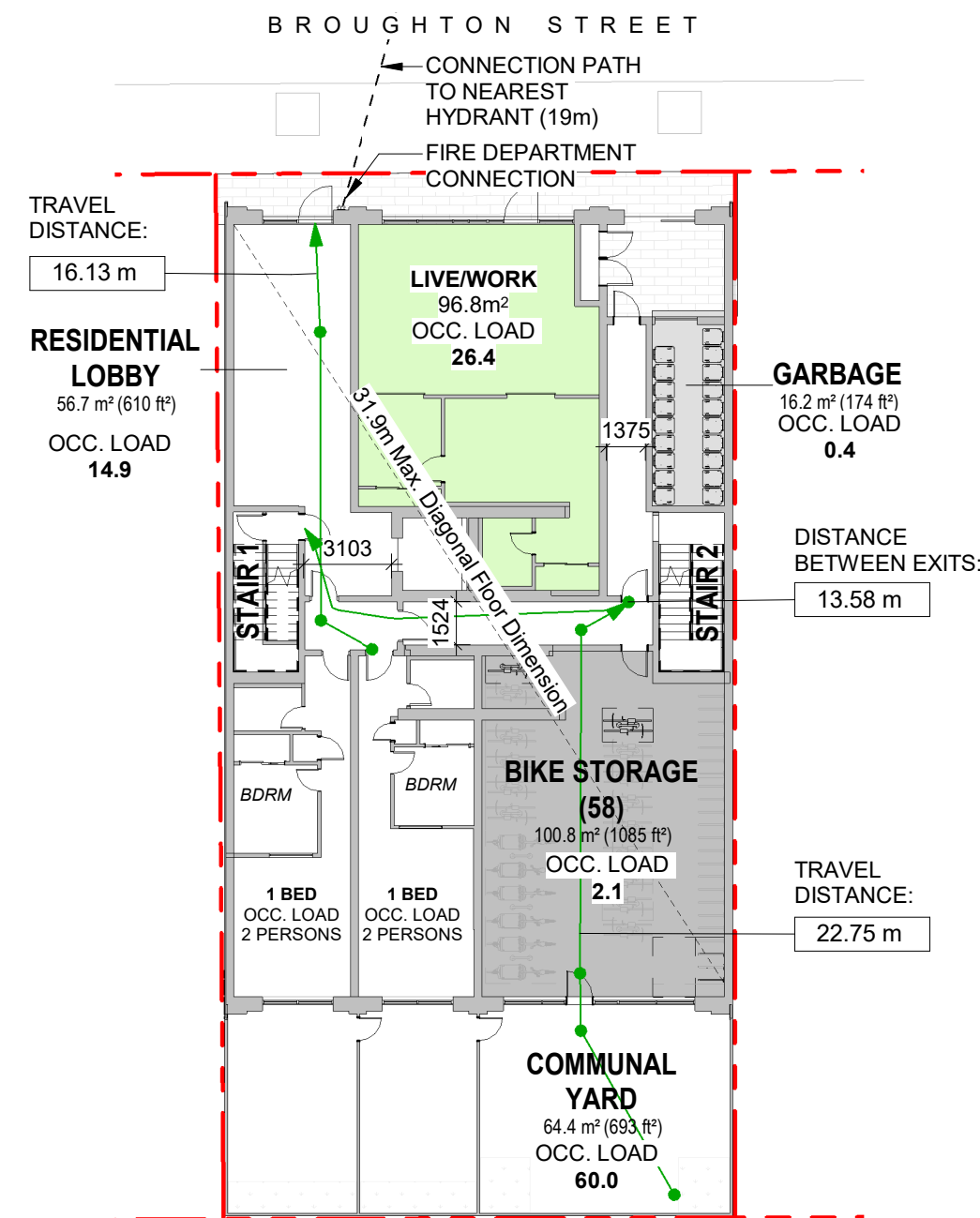
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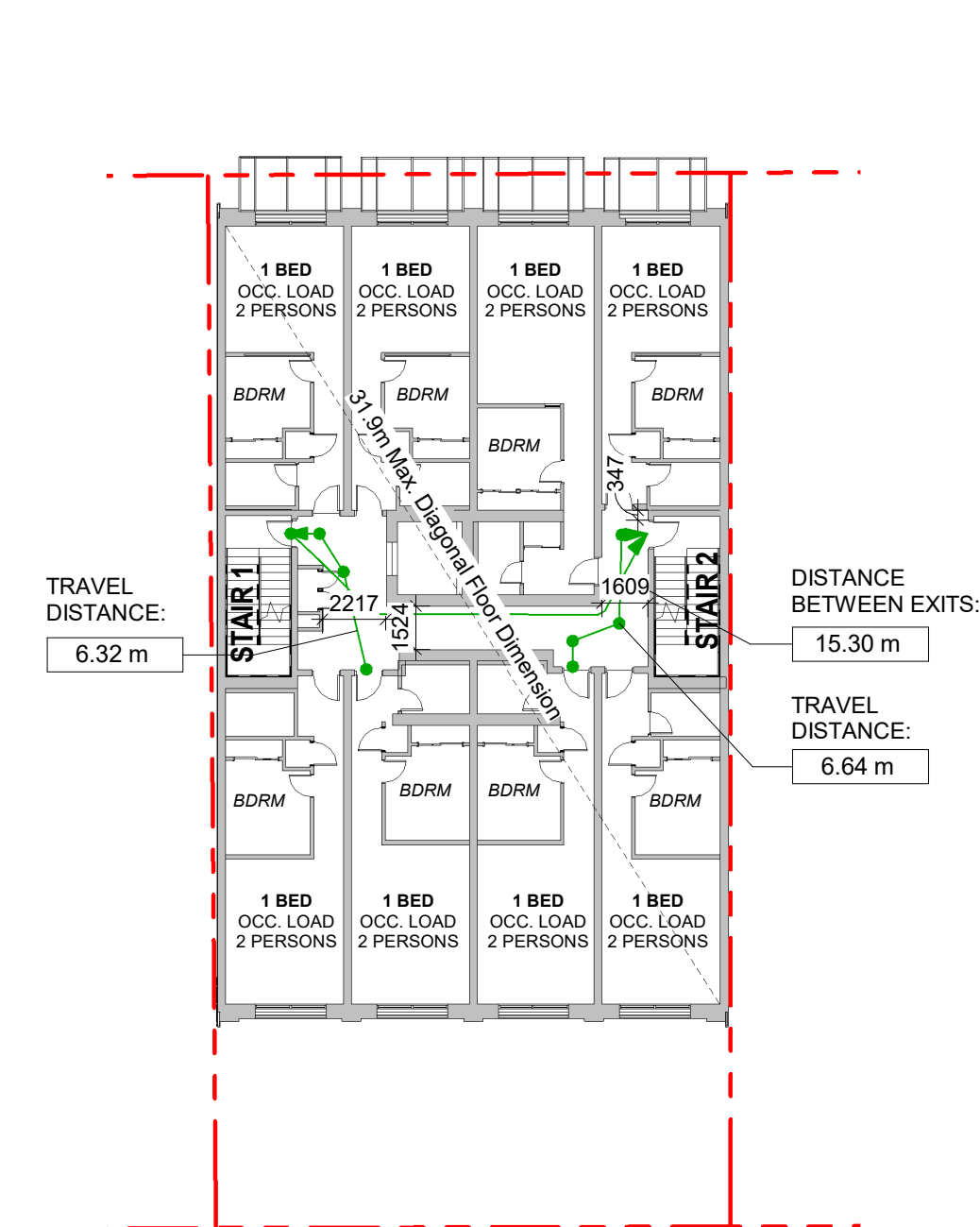
1 Basement - Code Review Key Plan
SCALE = 1 : 250

OCCUPANT LOAD (3.1.17.1)	MINIMUM EXIT WIDTH
Occupancy: Storage (56.4 + 42.3) / 46.0 = 2.1	Ramps, Corridors, Passageways 1100mm
	Stairs 1100mm



2 Level 1 - Code Review Key Plan
SCALE = 1 : 250

OCCUPANT LOAD (3.1.17.1)	MINIMUM EXIT WIDTH
Occupancy: Public corridors intended for occupancies (Residential Lobby) 55.3 / 3.7 = 14.9	Ramps, Corridors, Passageways 1100mm
Occupancy: Mercantile uses (Live/Work) 96.9 / 3.7 = 26.2	Stairs 1100mm
Occupancy: Storage (Garbage Room) 17.4 / 46 = 0.4	
Occupancy: Group C 2 bedrooms x 2 persons / bdrm = 4	
Occupancy: Storage (Bike Storage) 96.9 / 46 = 2.1	
Occupancy: Space with non-fixed seats and tables (Communal Yard) 63.9 / 0.95 = 67.2, posted design occupancy of 60 persons	

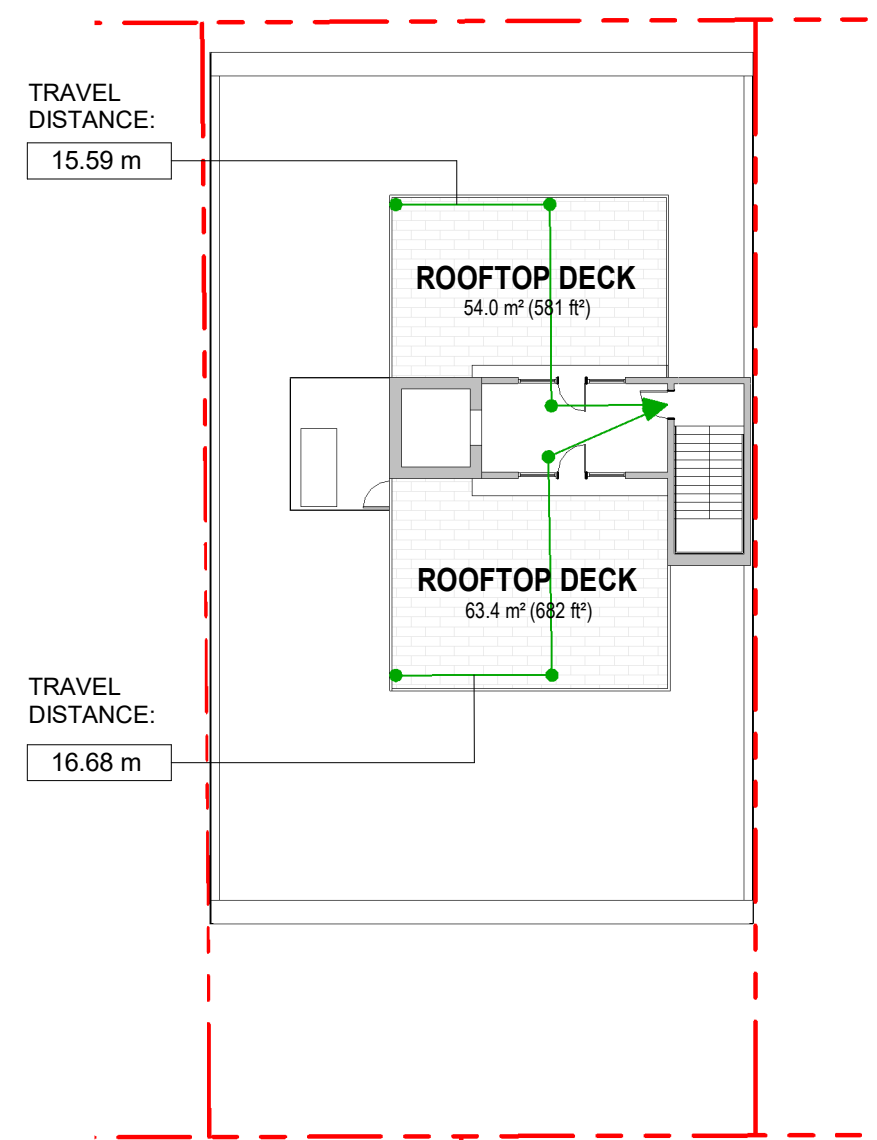


3 Level 2-6 - Code Review Key Plan
SCALE = 1 : 250

OCCUPANT LOAD (3.1.17.1)	MINIMUM EXIT WIDTH
Occupancy: Group C 40 bedrooms x 2 persons per bedroom = 80 persons (16 persons / level)	Ramps, Corridors, Passageways 1100mm
	Stairs 1100mm

OCCUPANCY SUMMARY

Level	Area	Occupancy
Basement	Storage	2.1
Level 1	Residential Lobby	14.9
	Live / Work	26.2
	Garbage Room	0.4
	Units (2)	4
	Bike Storage	2.1
Communal Yard	60	
Level 1 Total		107.6
Levels 2-6	Units (40)	80
Rooftop	Rooftop Deck (N.)	30
	Rooftop Deck (S.)	30
	Rooftop Total	60
Building Total		250



4 Rooftop - Code Review Key Plan
SCALE = 1 : 250

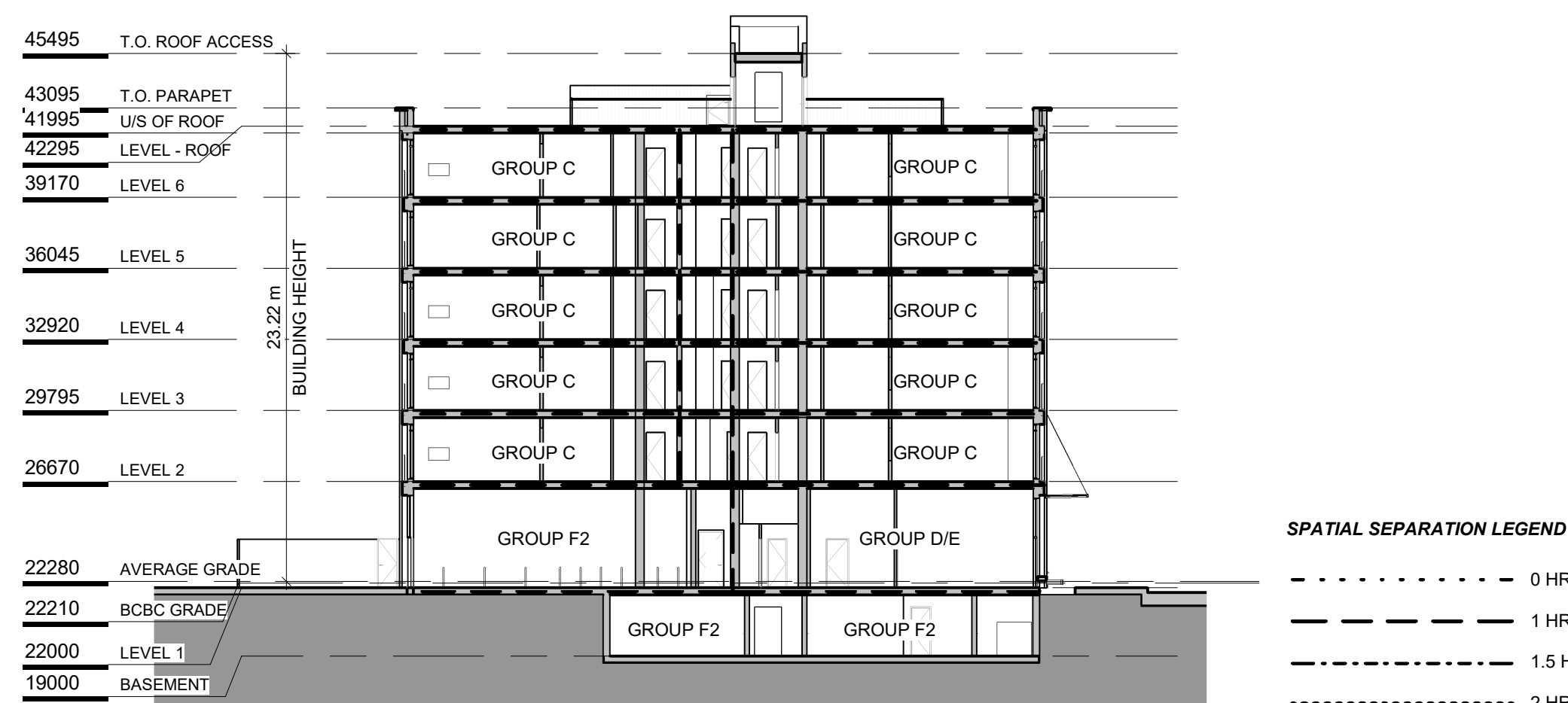
OCCUPANT LOAD (3.1.17.1)	MINIMUM EXIT WIDTH
Occupancy: Space with non-fixed seats and tables (Rooftop Deck-North) 56.1 / 0.95 = 59.1, posted design occupancy of 30 persons	Ramps, Corridors, Passageways 1100mm
Occupancy: Space with non-fixed seats and tables (Rooftop Deck-South) 65.4 / 0.95 = 68.8, posted design occupancy of 30 persons	Stairs 1100mm

BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVIATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2024 BC BUILDING CODE PART 3	
MAJOR OCCUPANCIES	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.1.
MULTIPLE MAJOR OCCUPANCIES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.2.51
BUILDING AREA	496 m² (Outside face of Exterior Walls)	Div A 1.4.1.2.
GRADE	22.21 m	Div A 1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	6 STOREYS ABOVE GRADE 23.22 m 1 STOREYS BELOW GRADE	Div A 1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.51
MAXIMUM BUILDING AREA	1500 m²	3.2.2.51
NUMBER OF STREETS FACING	1	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input checked="" type="checkbox"/> EMTCA <input checked="" type="checkbox"/>	3.2.2.51
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2 (1 EXIT FROM BASEMENT PER 3.4.2.1-B)	3.4.2.1.
SEPARATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m	3.4.2.5.
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	1 hrs FLOORS 1 hrs MEZZANINE 1 hrs ROOF	3.2.2.51
EXITS	1 hrs	3.4.4.1



5 Code Review Key Building Section
SCALE = 1 : 250

NO.	DESCRIPTION	DATE
2	DP / RZ Resubmission 2	Sept 6th, 2024
1	DP / RZ Resubmission	July 17th, 2024



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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name
Code Analysis

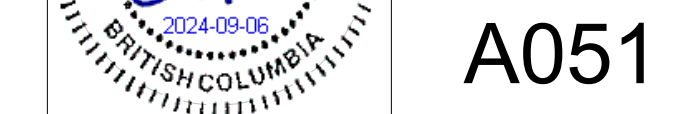
Date
September 6th, 2024

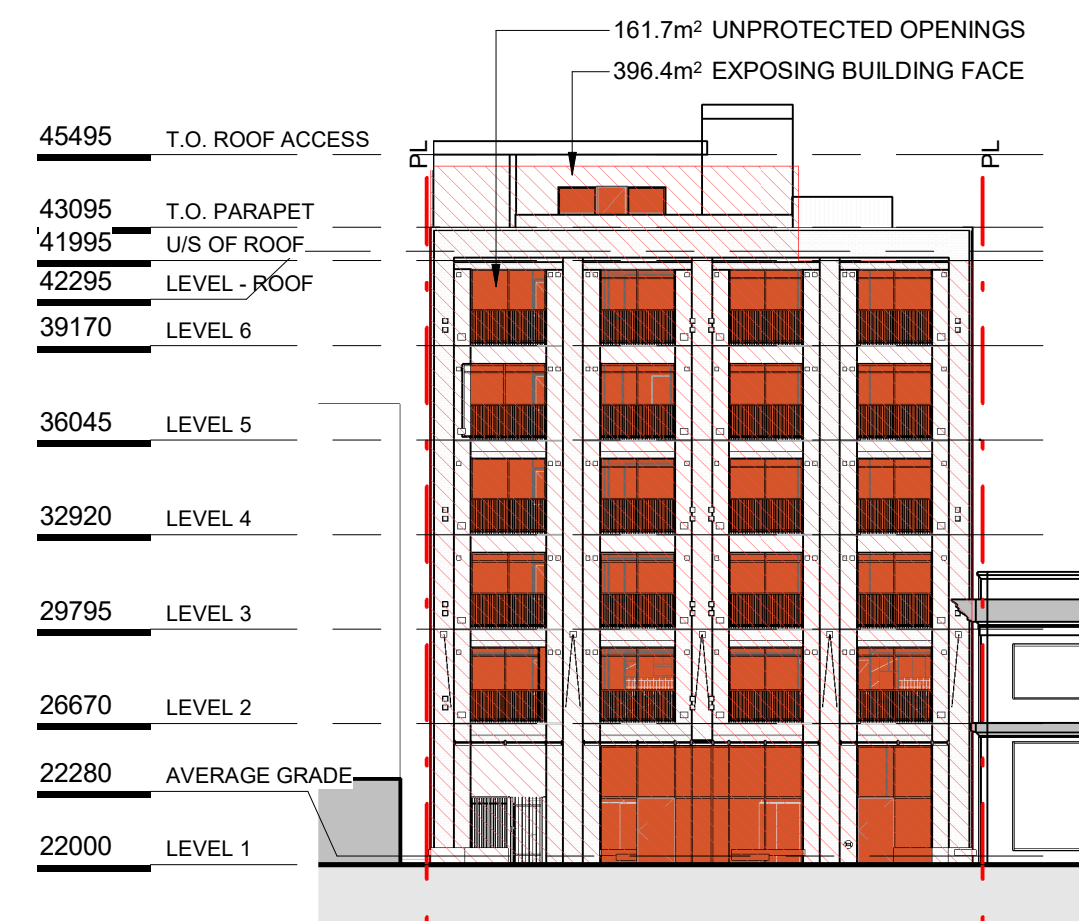
Scale
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Project #
2401

Revision
Sept 6th, 2024

Sheet #
A051

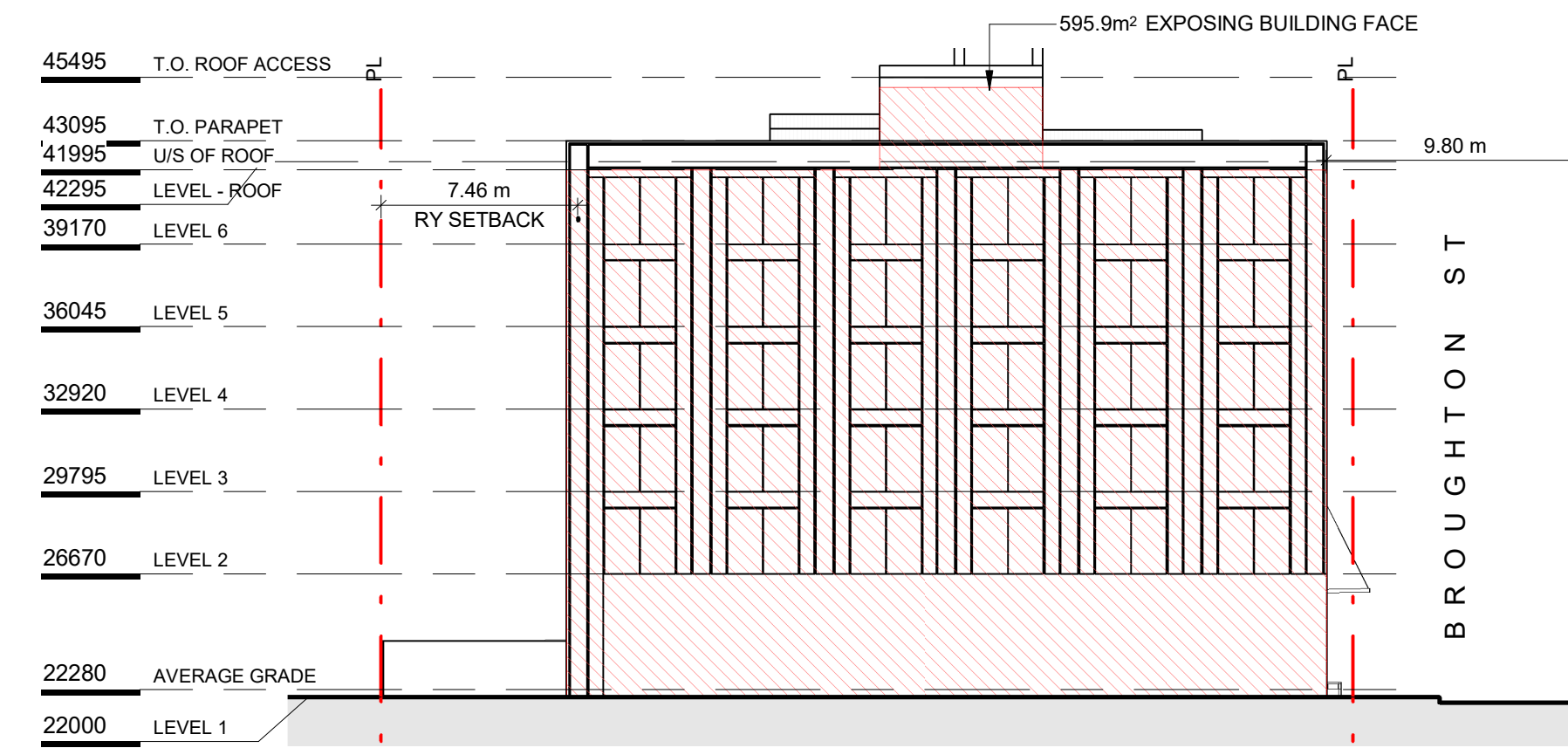




1 North Elevation - Limiting Distance Key
SCALE = 1 : 250

Table 3.2.3.1-D	Limiting Distance (m)	Allowable Openings (%)	Area of Exposing Building Face (m ²)	Proposed Openings (m ²)	Proposed Openings (%)
	9.8m	100%	396.4m ²	161.7m ²	41%

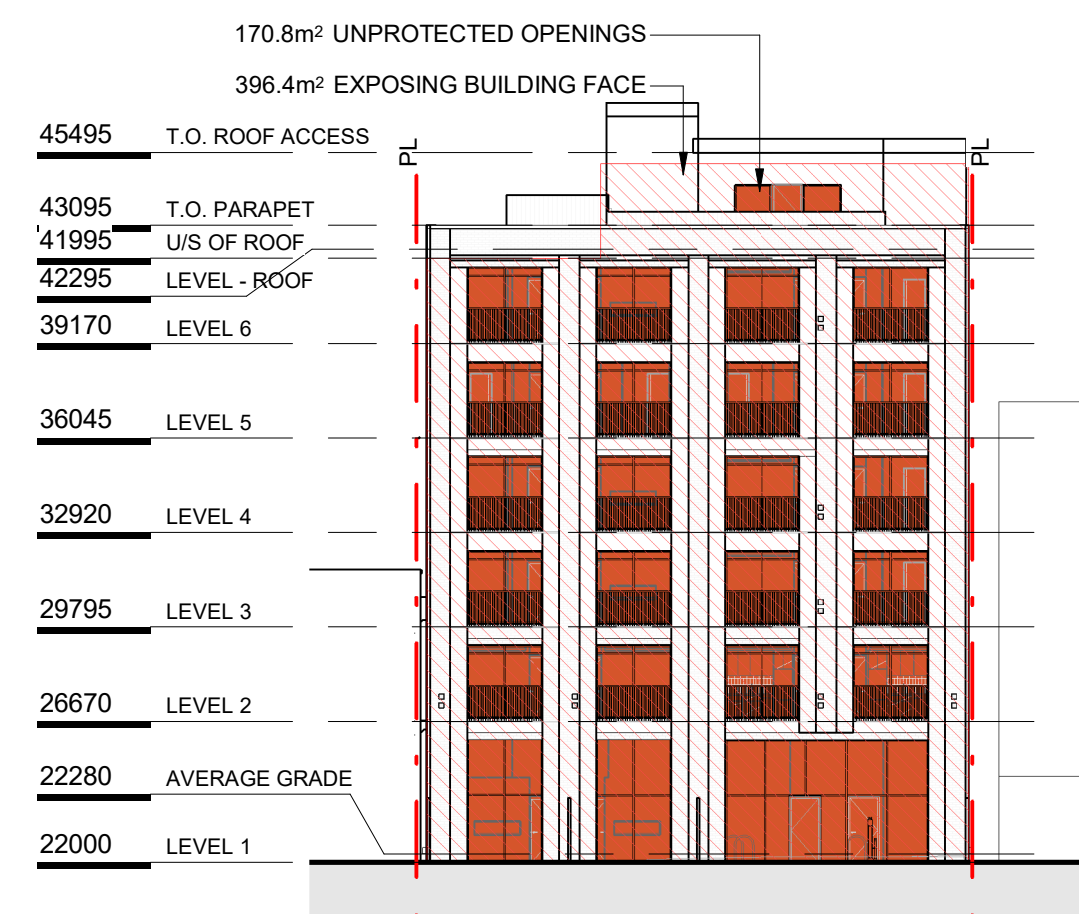
Table 3.2.3.7	Occupancy Classification	Allowable Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
	Group C	100%	45 min	Any	Noncombustible



2 East Elevation - Limiting Distance Key
SCALE = 1 : 250

Table 3.2.3.1-D	Limiting Distance (m)	Allowable Openings (%)	Area of Exposing Building Face (m ²)	Proposed Openings (m ²)	Proposed Openings (%)
	0m	0%	595.9m ²	0m ²	0%

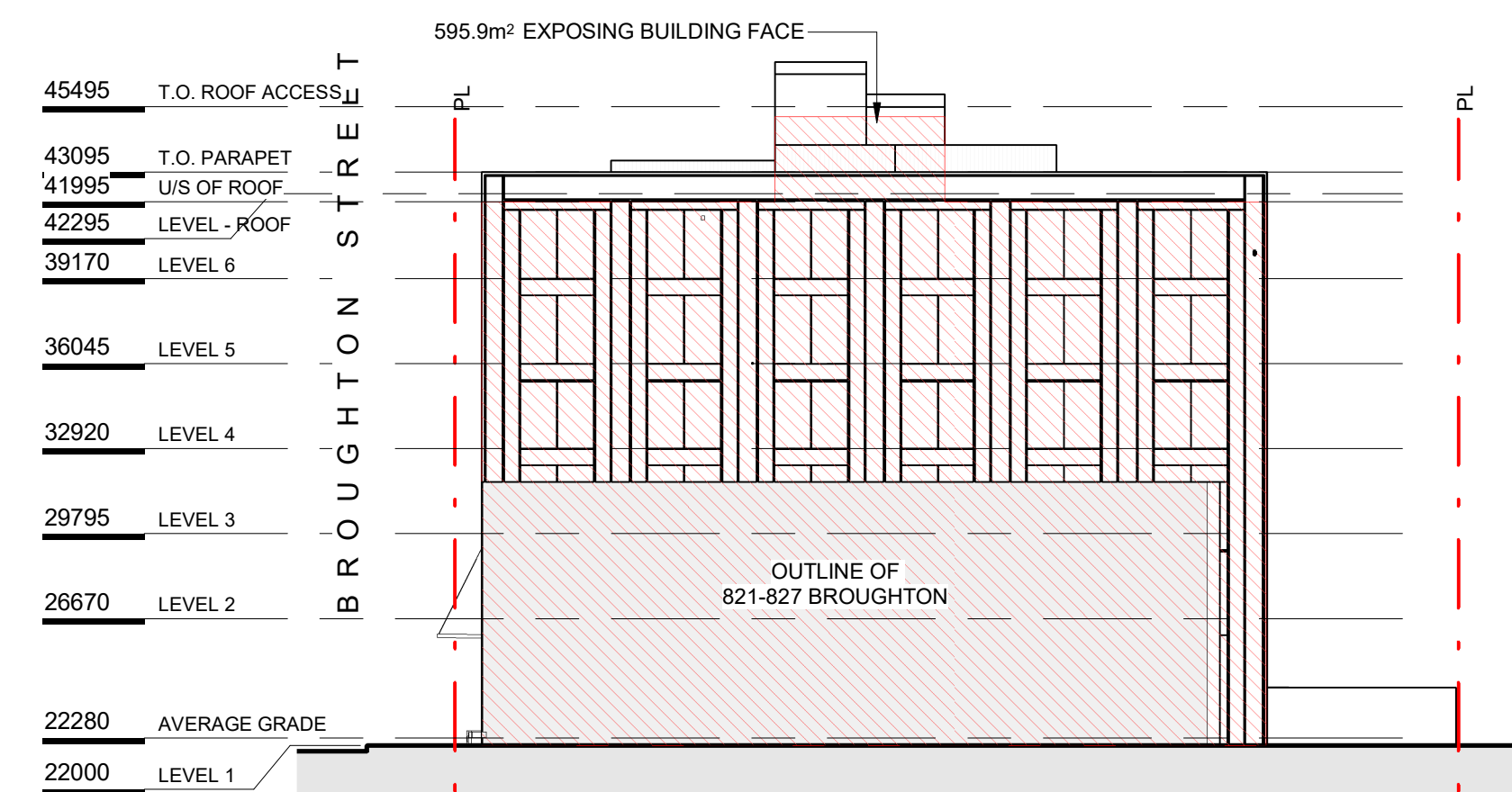
Table 3.2.3.7	Occupancy Classification	Allowable Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
	Group C	0%	1h	Noncombustible	Noncombustible



3 South Elevation - Limiting Distance Key
SCALE = 1 : 250

Table 3.2.3.1-D	Limiting Distance (m)	Allowable Openings (%)	Area of Exposing Building Face (m ²)	Proposed Openings (m ²)	Proposed Openings (%)
	7.00m	66%	396.4m ²	170.8m ²	43%

Table 3.2.3.7	Occupancy Classification	Allowable Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
	Group C	66%	45 min	Any	Noncombustible



4 West Elevation - Limiting Distance Key
SCALE = 1 : 250

Table 3.2.3.1-D	Limiting Distance (m)	Allowable Openings (%)	Area of Exposing Building Face (m ²)	Proposed Openings (m ²)	Proposed Openings (%)
	0m	0%	595.9m ²	0m ²	0%

Table 3.2.3.7	Occupancy Classification	Allowable Openings (%)	Required FRR	Required Type of Construction	Required Type of Cladding
	Group C	0%	1h	Noncombustible	Noncombustible

NO.	DESCRIPTION	DATE
1	DP / RZ Resubmission	July 17th, 2024



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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name
Spatial Separations

Date
September 6th, 2024

Scale
1 : 250

Project #
2401

Revision
July 17th, 2024

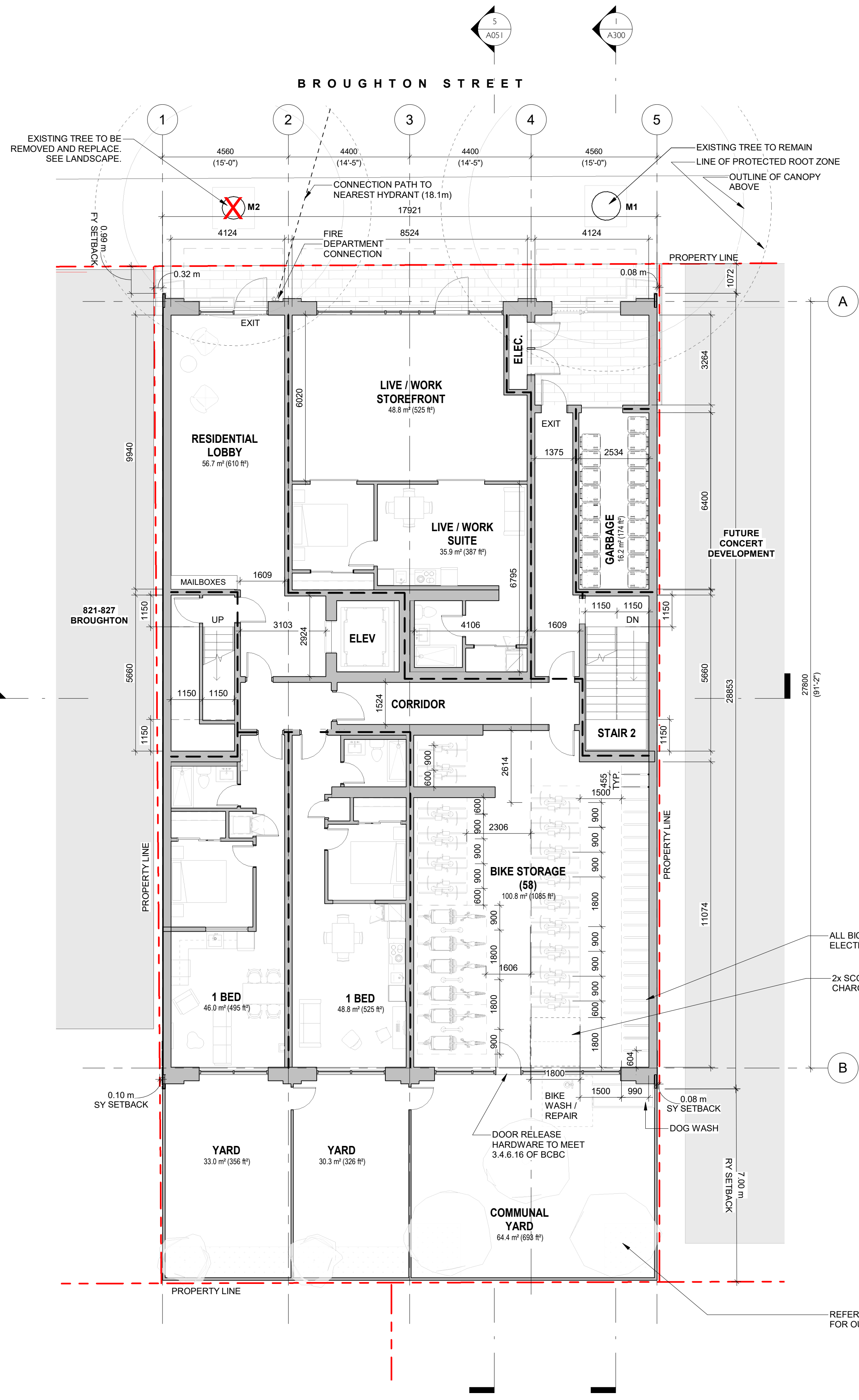
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A052

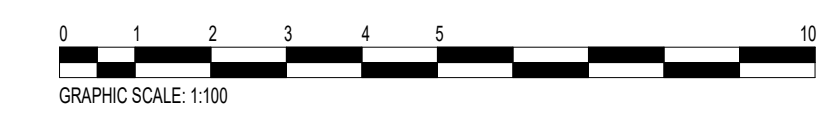
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1 BASEMENT
SCALE = 1 : 100



2 LEVEL 1
SCALE = 1 : 100



NO.	DESCRIPTION	DATE
2	DP / RZ Resubmission 2	Sept 6th, 2024
1	DP / RZ Resubmission	July 17th, 2024



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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name
Proposed Basement and Level 1 Floor Plans

Date
September 6th, 2024

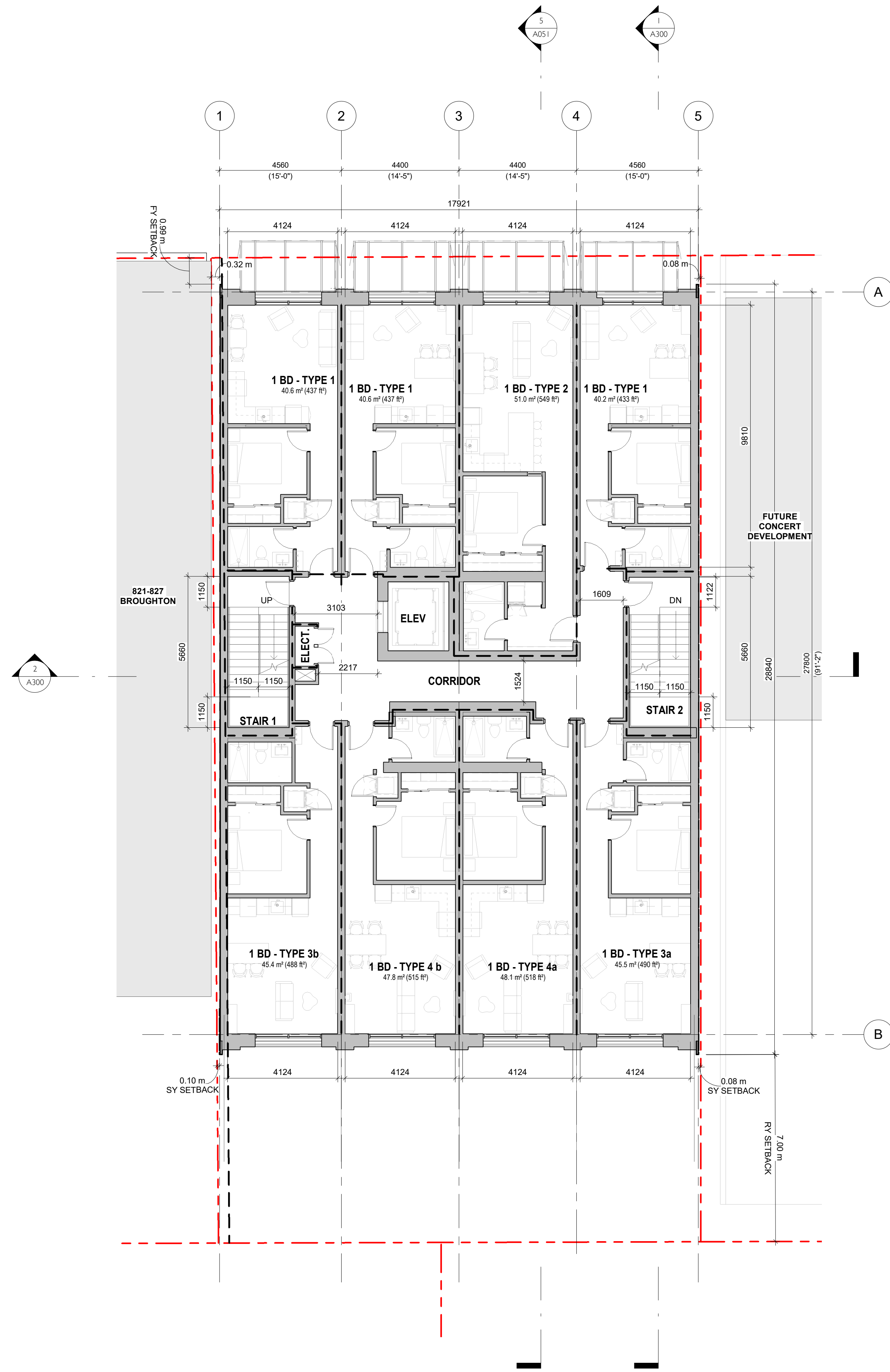
Scale
1 : 100

Project #
2401

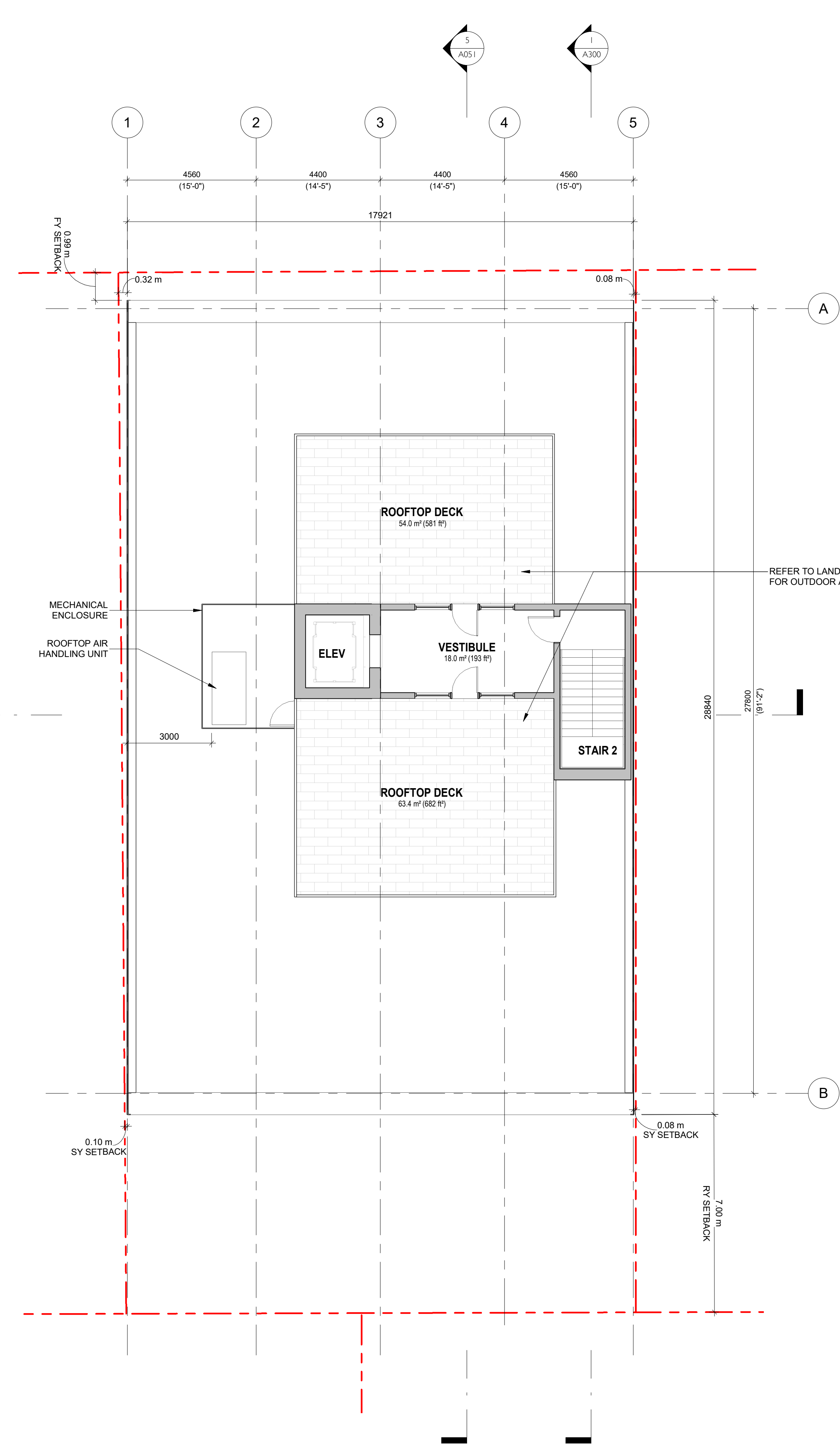
Revision
Sept 6th, 2024
2

Sheet #
A101

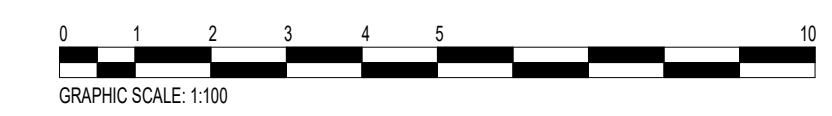




1 LEVEL 2 - 6 (TYPICAL LEVEL)
SCALE = 1 : 100



2 ROOF
SCALE = 1 : 100



NO.	DESCRIPTION	DATE
1	DP / RZ Resubmission	July 17th, 2024



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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name
Proposed Residential Floor Plan and Roof Plan

Date
September 6th, 2024

Scale
1 : 100

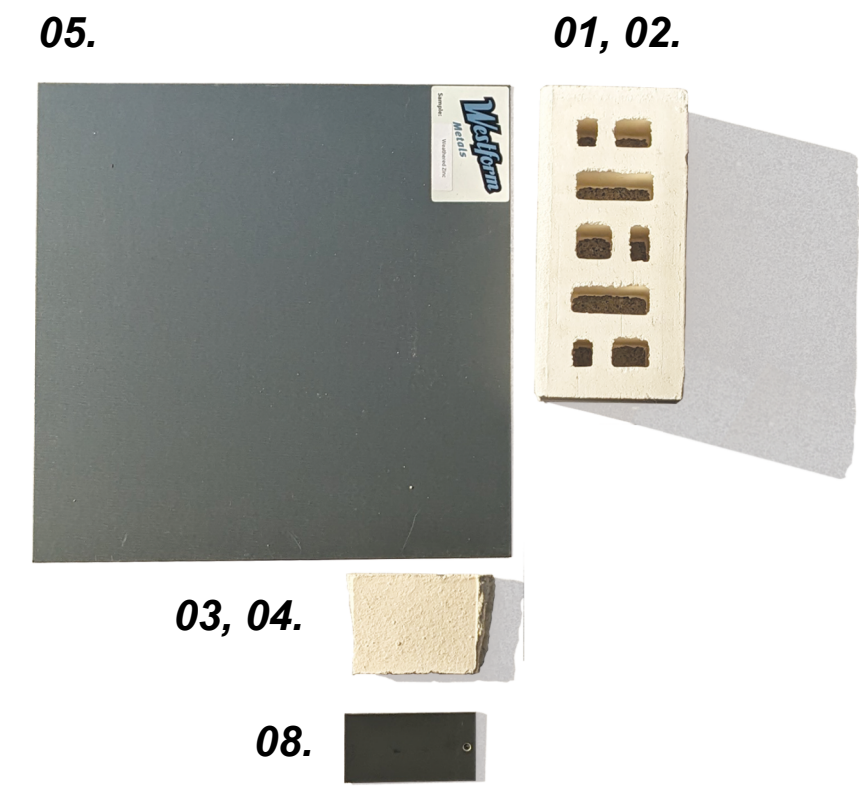
Project #
2401

Revision
July 17th, 2024

Sheet #
1

A102

- 01, 02. WARM, WHITE BRICK**
RUNNING BOND AND SOLDIER COURSE. BRIGHT, SMOOTH, NON-GLAZED.
- 03, 04. WARM, WHEAT / SAND BRICK**
RUNNING BOND AND SOLDIER COURSE. ROUGH, NON-GLAZED.
- 05. METAL PANEL CLADDING**
ZINC OR SIMILAR, FOLDED METAL PANEL.
- 08. STOREFRONT GLAZING**
CLEAR GLAZING, CHARCOAL OR GREY FRAME TO MATCH METAL PANEL.



01	RUNNING BOND BRICK - bright, warm white, smooth, non-glazed
02	SOLDIER COURSE BRICK - bright, warm white, smooth, non-glazed
03	RUNNING BOND BRICK - light wheat or sand tone, rough, non-glazed
04	SOLDIER COURSE BRICK - light wheat or sand, rough, non-glazed
05	METAL PANEL CLADDING - grey or zinc, folded metal panel
06	ALUMINUM PICKET GUARD - grey or zinc
08	STOREFRONT GLAZING - clear, charcoal or grey frame to match metal panel
10	METAL FENCE - dark grey, to match metal panel
11	WOOD FENCE - natural



1 North Elevation
SCALE = 1 : 100



2 East Elevation
SCALE = 1 : 100

2	DP / RZ Resubmission 2	Sept 6th, 2024
1	DP / RZ Resubmission	July 17th, 2024
NO.	DESCRIPTION	DATE



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837 BROUGHTON STREET
FORT PROPERTIES

Sheet Name
Building Elevations N-E

Date
September 6th, 2024

Scale
As indicated

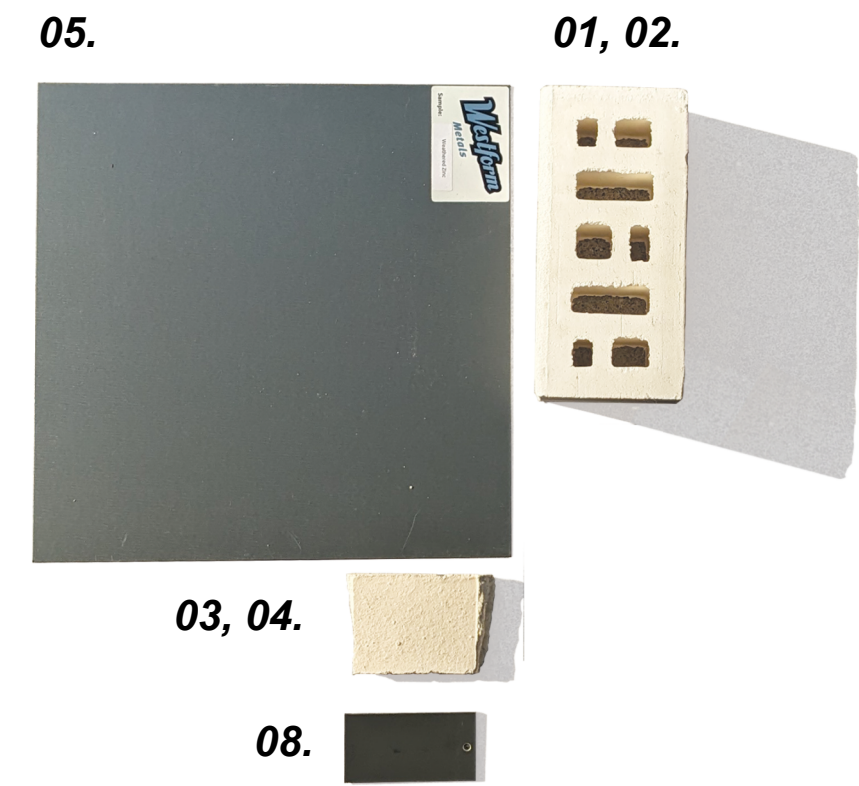
Project #
2401

Revision
Sept 6th, 2024

Sheet #
A200

2

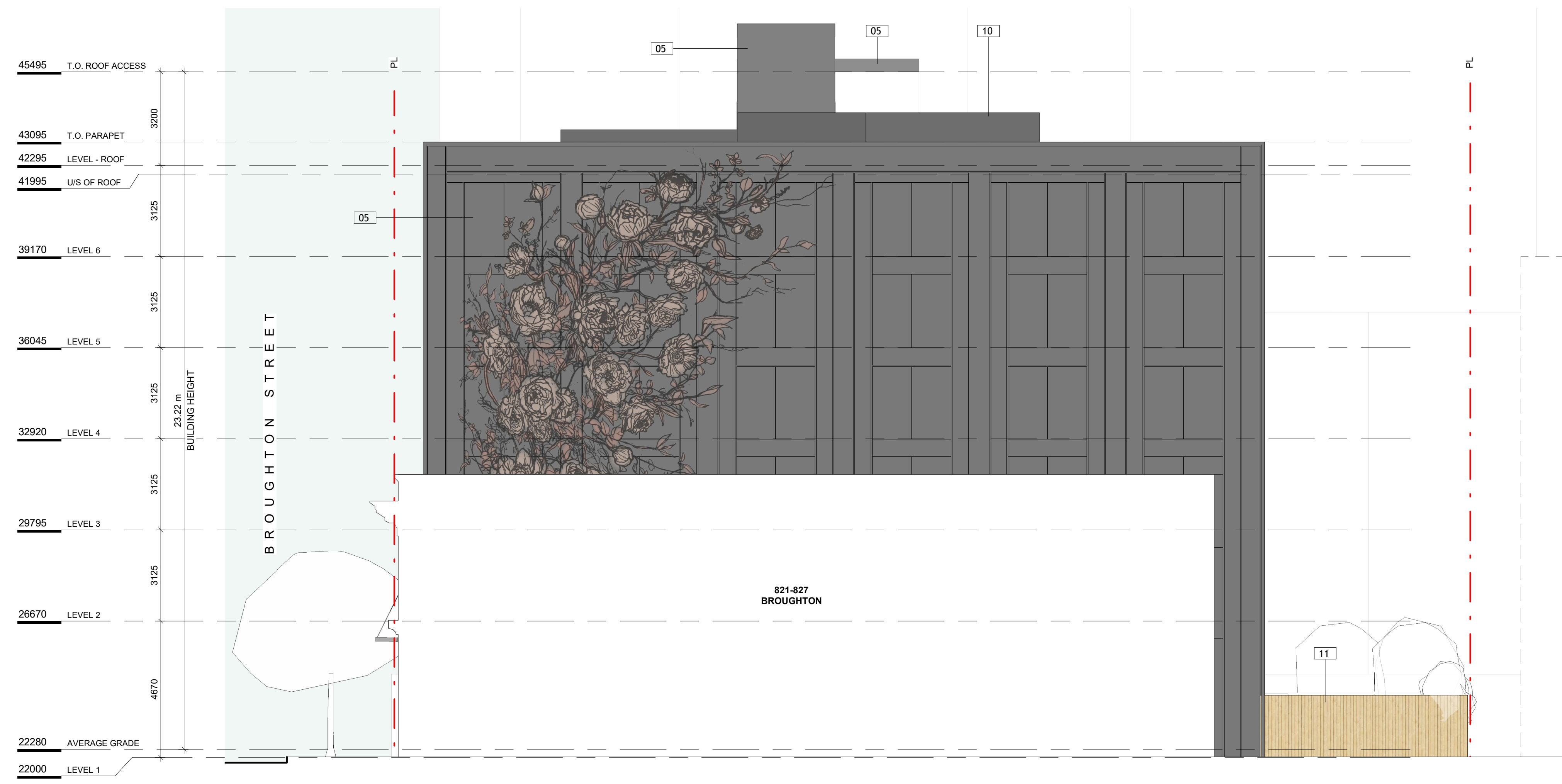
- 01, 02. WARM, WHITE BRICK**
RUNNING BOND AND SOLDIER COURSE. BRIGHT, SMOOTH, NON-GLAZED.
- 03, 04. WARM, WHEAT / SAND BRICK**
RUNNING BOND AND SOLDIER COURSE. ROUGH, NON-GLAZED.
- 05. METAL PANEL CLADDING**
ZINC OR SIMILAR, FOLDED METAL PANEL.
- 08. STOREFRONT GLAZING**
CLEAR GLAZING, CHARCOAL OR GREY FRAME TO MATCH METAL PANEL.



01	RUNNING BOND BRICK - bright, warm white, smooth, non-glazed
02	SOLDIER COURSE BRICK - bright, warm white, smooth, non-glazed
03	RUNNING BOND BRICK - light wheat or sand tone, rough, non-glazed
04	SOLDIER COURSE BRICK - light wheat or sand, rough, non-glazed
05	METAL PANEL CLADDING - grey or zinc, folded metal panel
06	ALUMINUM PICKET GUARD - grey or zinc
08	STOREFRONT GLAZING - clear, charcoal or grey frame to match metal panel
10	METAL FENCE - dark grey, to match metal panel
11	WOOD FENCE - natural



1 South Elevation
SCALE = 1 : 100



2 West Elevation
SCALE = 1 : 100

2	DP / RZ Resubmission 2	Sept 6th, 2024
1	DP / RZ Resubmission	July 17th, 2024
NO.	DESCRIPTION	DATE



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837 BROUGHTON STREET
FORT PROPERTIES

80.47°
Project North

Sheet Name
Building Elevations S-W

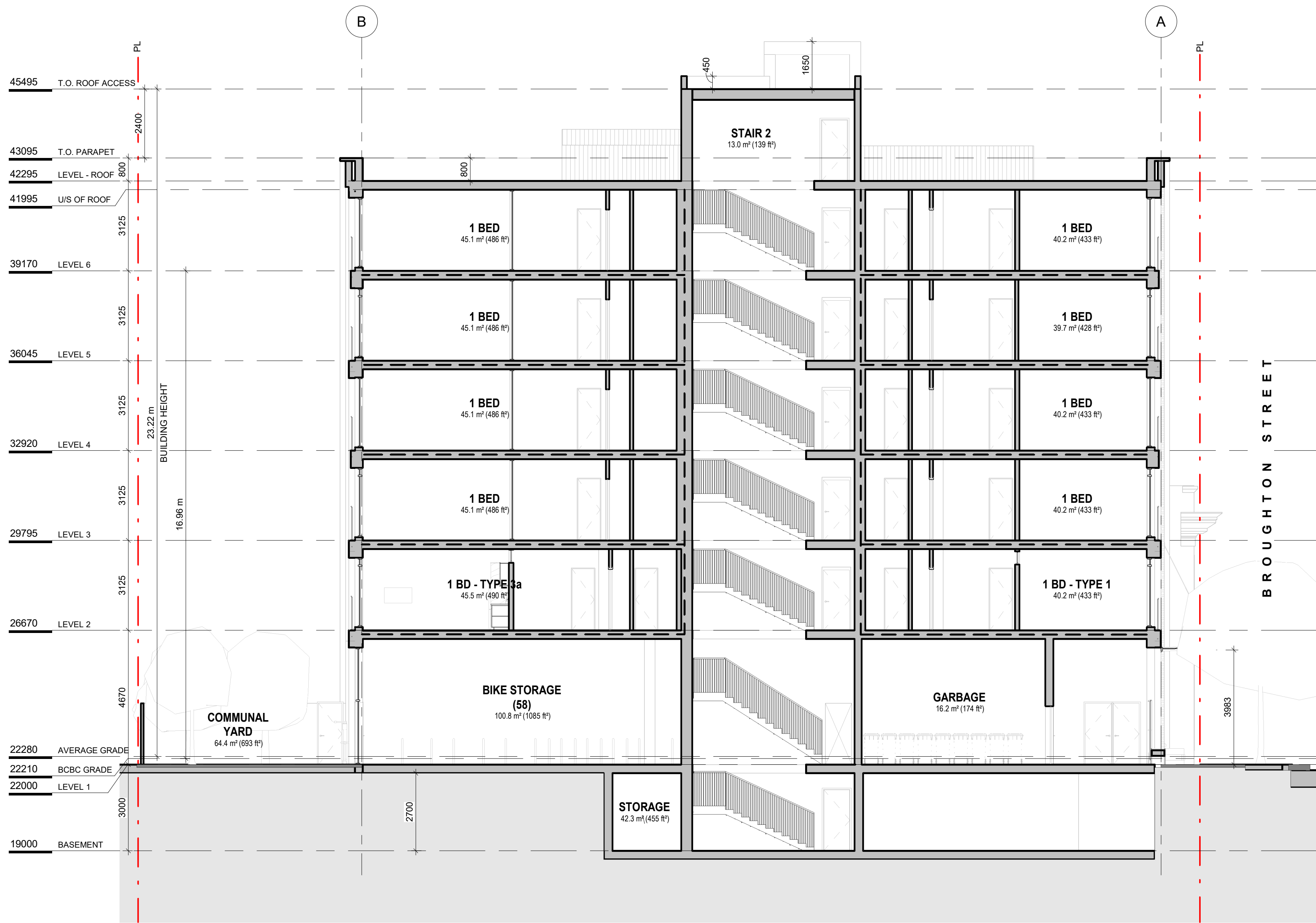
Date
September 6th, 2024

Scale
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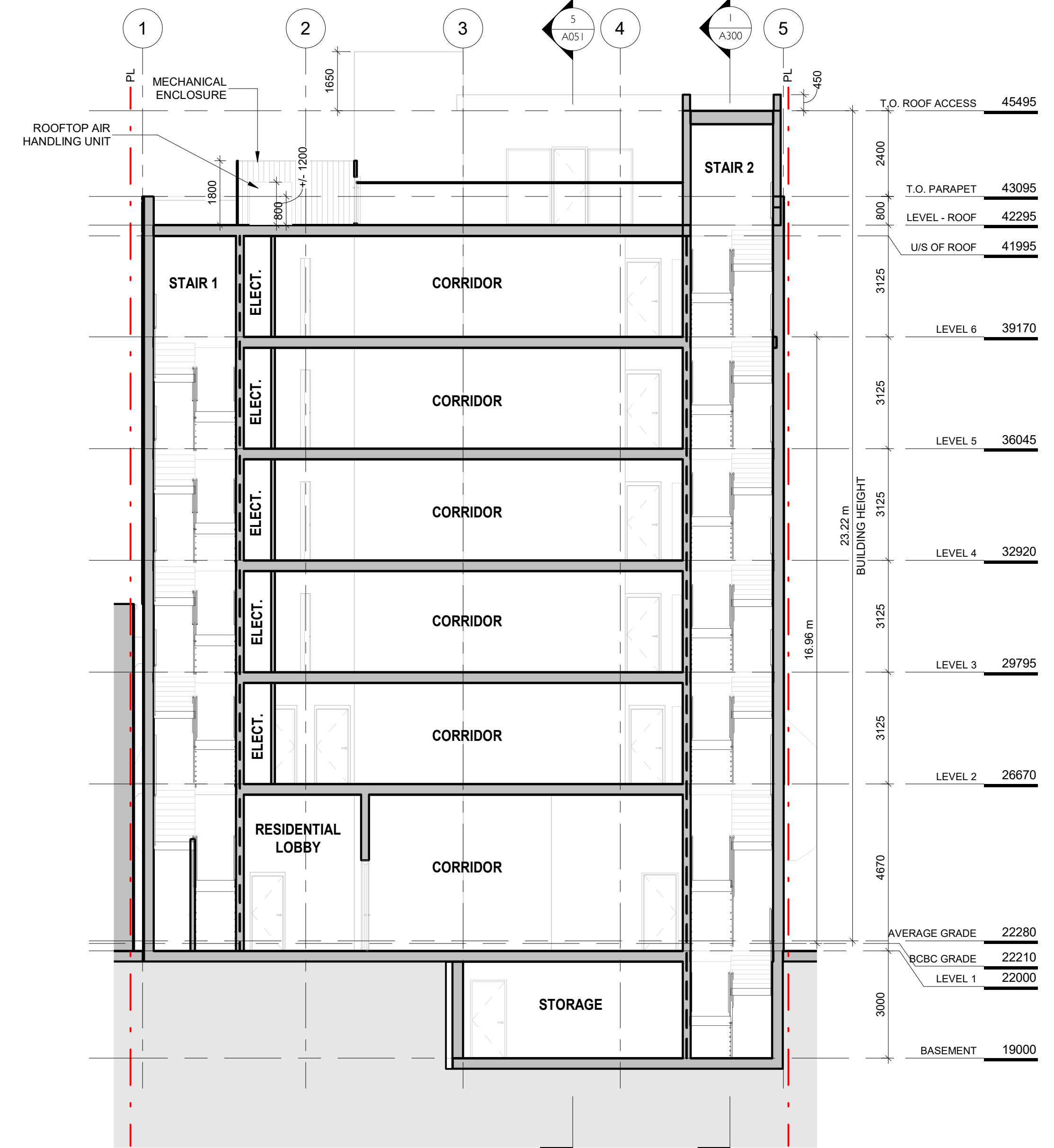
Project #
2401

Revision
Sept 6th, 2024
2

Sheet #
A201



1 Building Section at GL 5
SCALE = 1 : 100



2 Building Section through Stairwells
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	DP / RZ Resubmission	July 17th, 2024

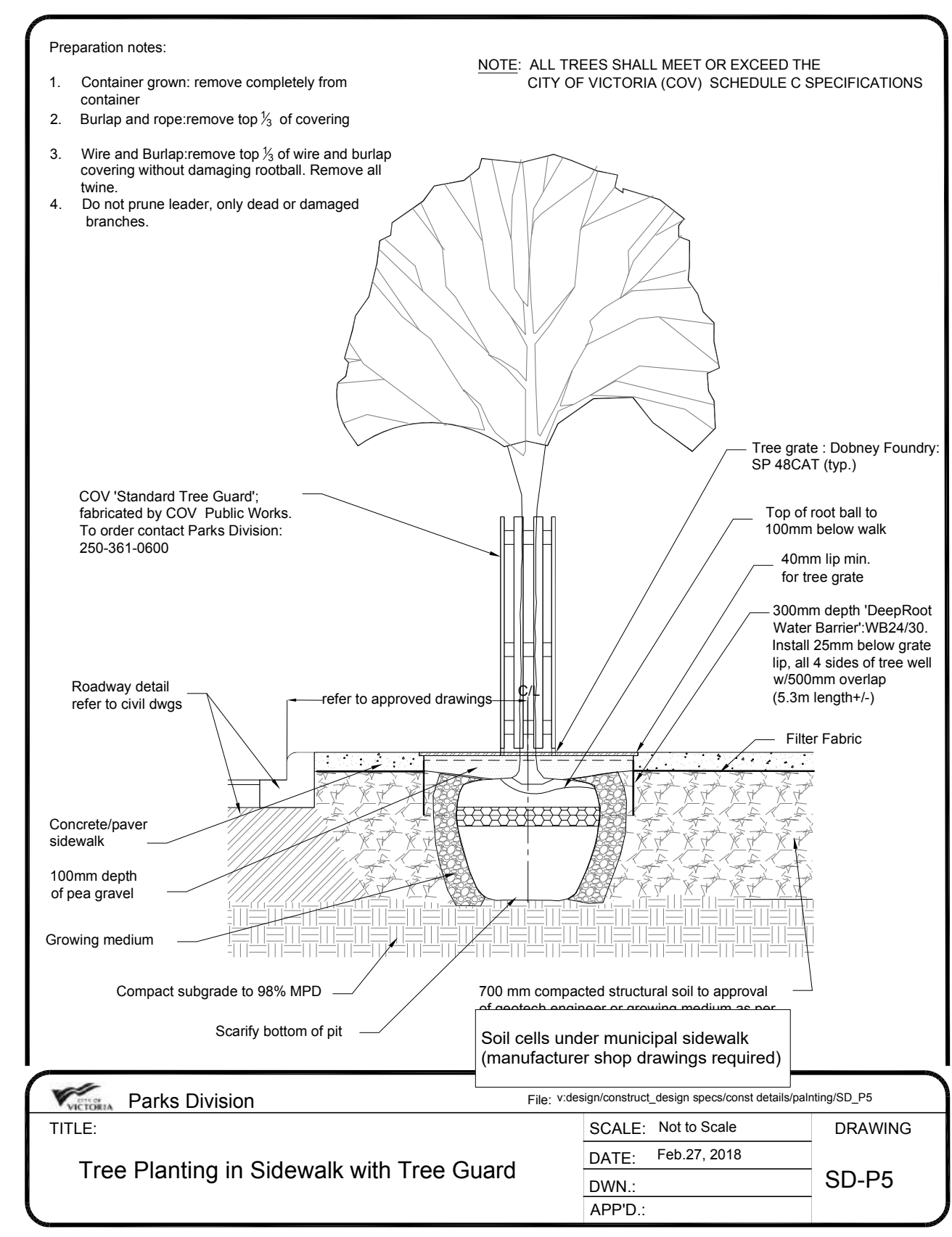
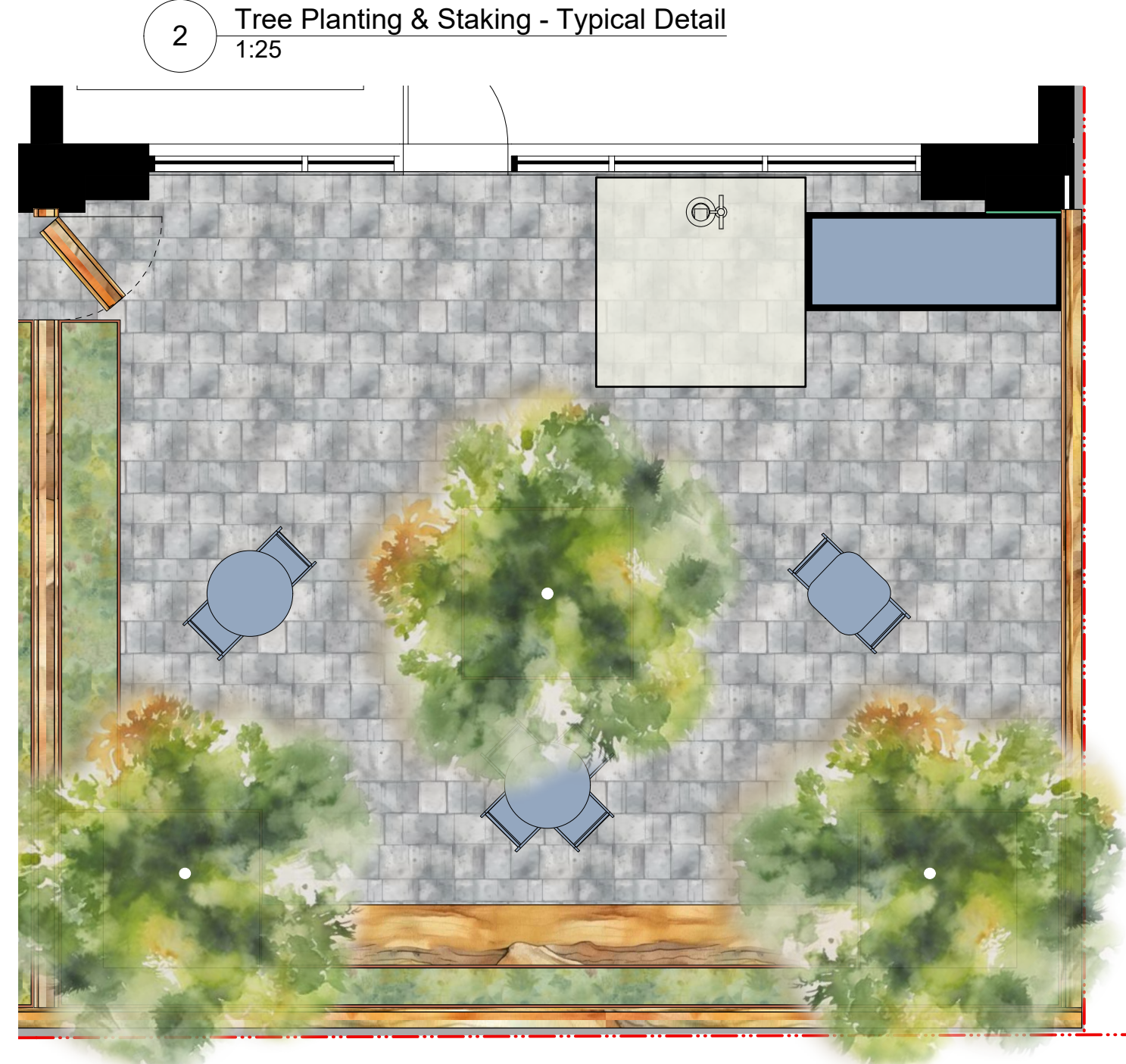
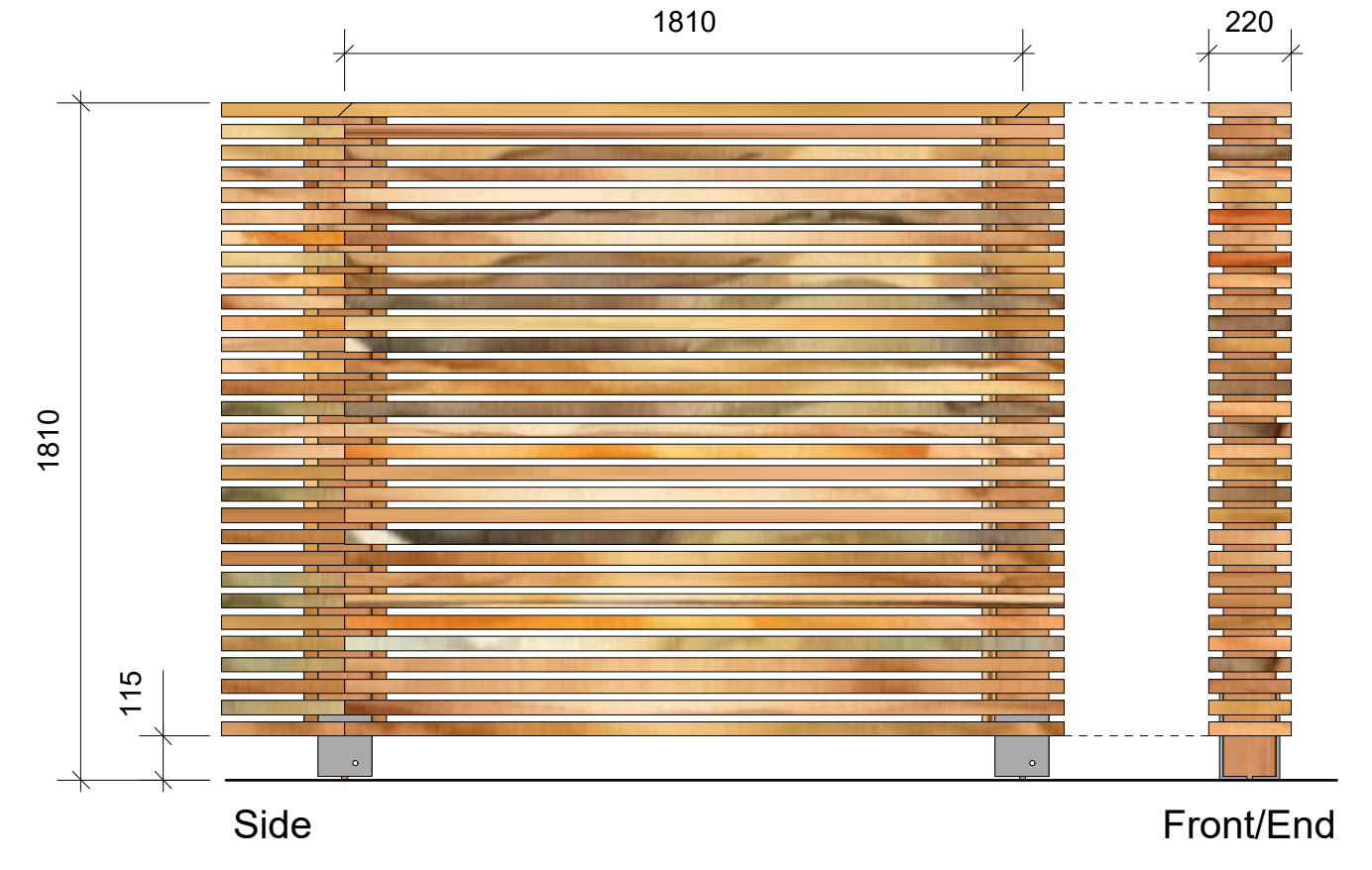
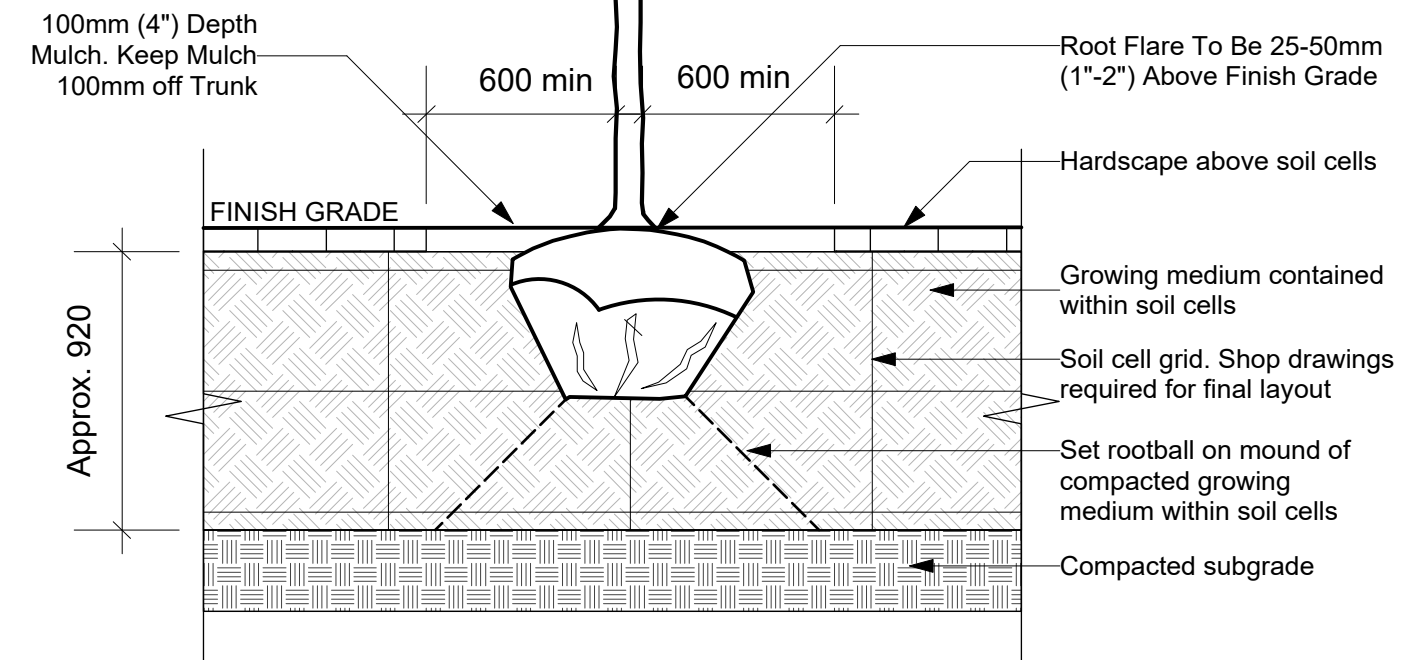
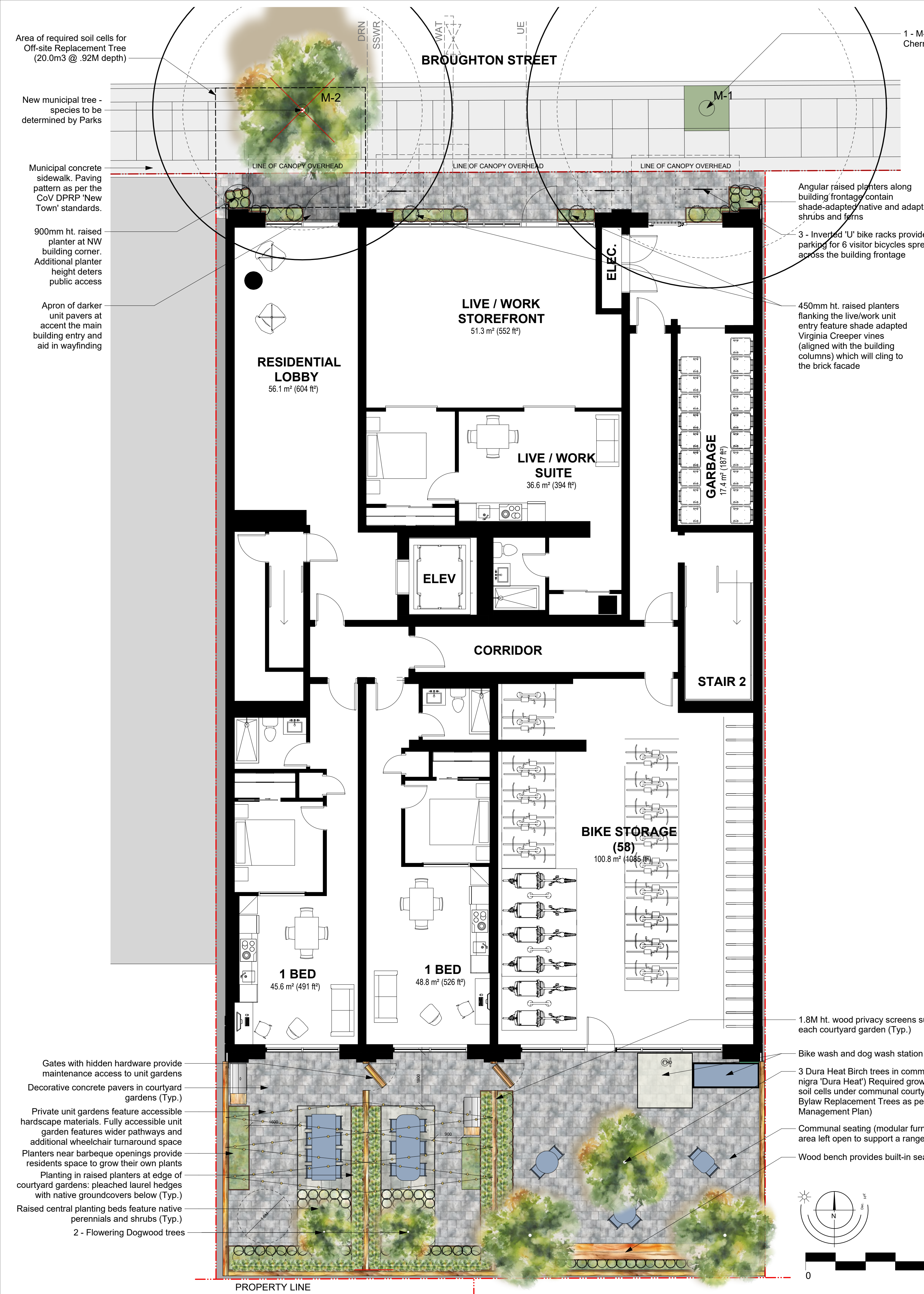


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837 BROUGHTON STREET FORT PROPERTIES	
Sheet Name Building Sections	
Date September 6th, 2024	Project # 2401
Scale 1 : 100	Revision July 17th, 2024 1
Sheet # A300	





NO.	DATE	REVISION
4	Sept 5-24	Re-issued for Rezoning/DP
3	Jul 16-24	Re-issued for Rezoning/DP
2	Jul 9-24	Re-issued for Rezoning/DP
1	Apr 19-24	Issued for Rezoning/DP



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT
837 Broughton Street
Victoria, BC

TITLE
Ground Level
Landscape Concept Plan

SCALE: **As Shown** DRAWN: **CW**
CHECKED: **CW**

PROJECT No. **2404**

DATE: **March 7-24** SHEET: **L1 of 3**

Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
Total: 5	Betula nigra 'Dura Heat'	Dura Heat Birch	6cm cal.
	Cornus florida 'Cloud 9'	Cloud 9 Dogwood	5cm cal.
Large Shrubs			
Total: 43	Prunus laurocerasus 'Caucasia'	Cherry Laurel	2M ht./pleached
	Rhododendron macrophyllum	Pacific Rhododendron	#7 pot
Small Shrubs			
Total: 50	Gaultheria shallon	Salal	#1 pot
Perennials, Annuals and Ferns			
Total: 126	Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#7 pot
	Polystichum munitum	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot
Groundcovers			
Total: 10	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
Vines			
Total: 6	Hydrangea anomala petiolaris	Climbing Hydrangea	#10 pot
	Parthenocissus quinquefolia	Virginia Creeper	#10 pot

Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

190 NATIVE + POLLINATORS OF 240 TOTAL PLANTS = 79.2%

CoV Tree Planting Notes
 1. Proposed street tree locations and species selection requires Parks approval. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection.
 2. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard.
 3. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
 4. New municipal trees shall be procured and planted by the applicant. If it is determined that tree M1 requires removal, a new tree in soil cells will be required. A separate water service will also be required to irrigate the municipal trees.
 5. Soil cells and Parks trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure.

1 - Landscape Concept Plan
1:75



Raised planter along perimeter of roof deck with heat resistant and drought tolerant native and adaptive shrubs (Typ.)

Community barbecue area (2 barbecues, 1 sink, adjacent counter space)

Garden shed with tool storage, potting bench, and water connection support the community garden space

Raised community planters on south-facing portion of roof deck

4	Sept 5-24	Re-issued for Rezoning/DP
3	Jul 16-24	Re-issued for Rezoning/DP
2	Jul 9-24	Re-issued for Rezoning/DP
1	Apr 19-24	Issued for Rezoning/DP

REVISIONS



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT

837 Broughton Street
Victoria, BC

TITLE

Rooftop
Landscape Concept Plan

SCALE: As Shown
DRAWN: CW
CHECKED: CW

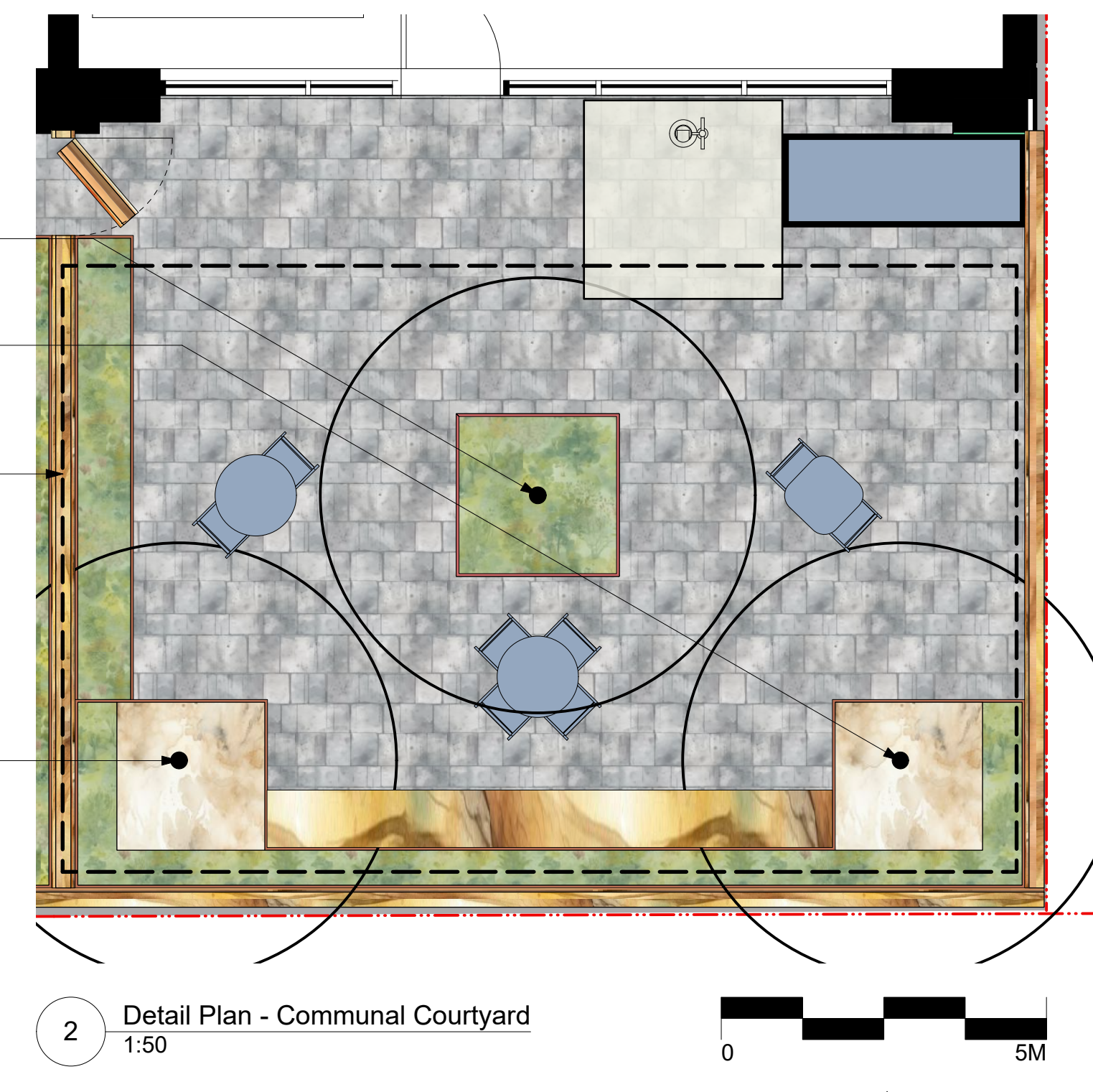
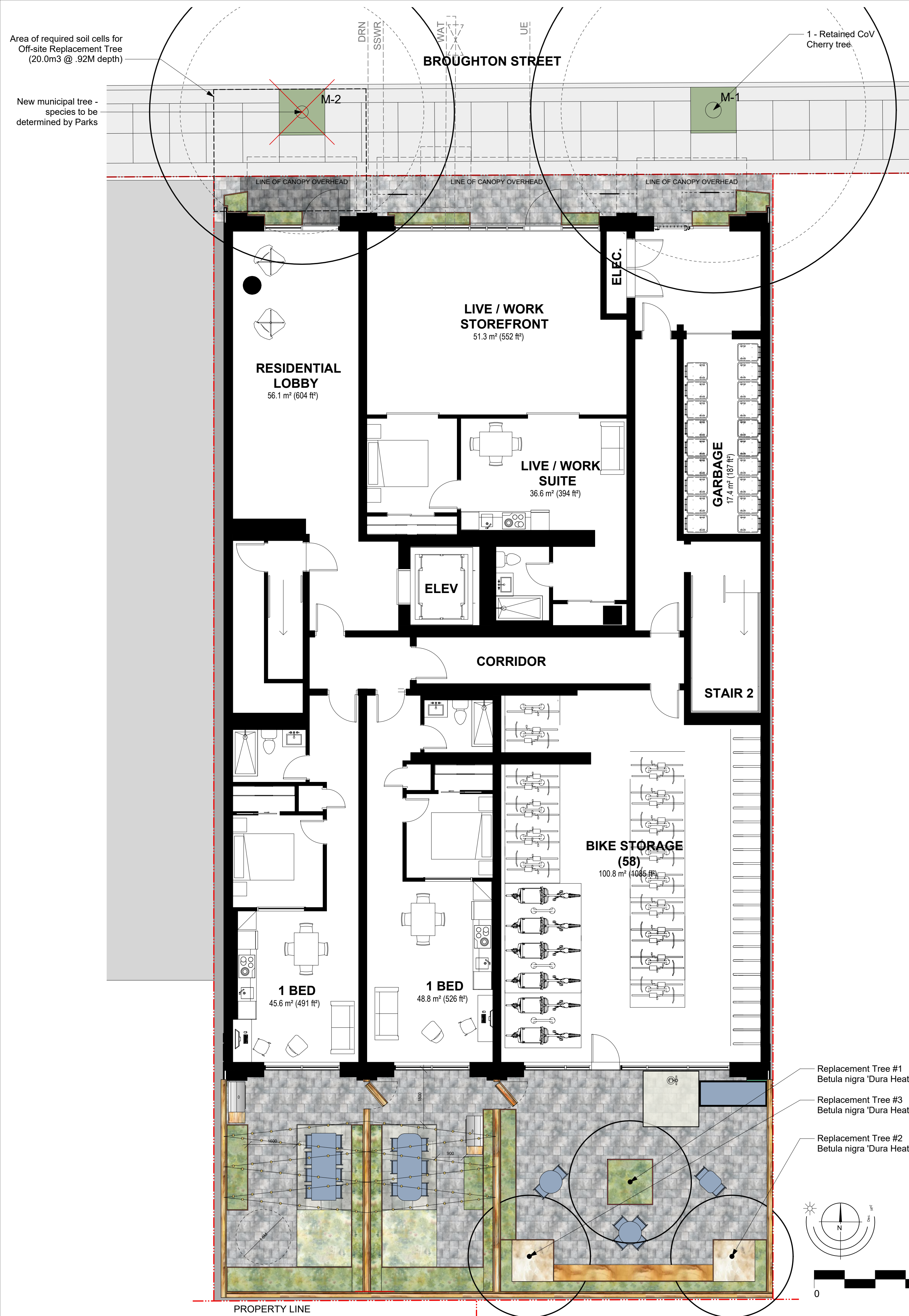
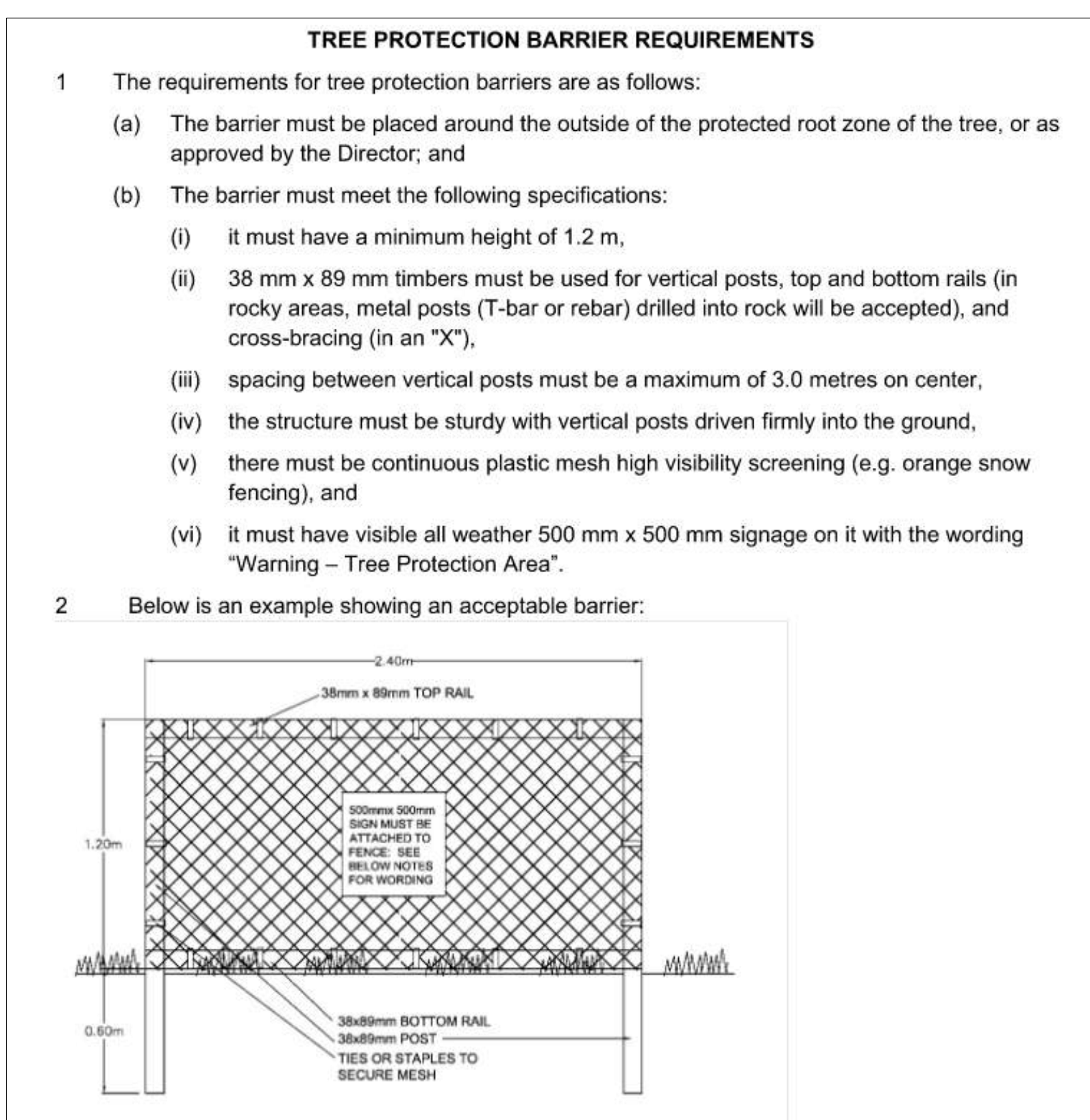
PROJECT No. 2404

DATE: March 7-24
SHEET: L2 of 3

REQUIRED ON-SITE REPLACEMENT TREES: 3			Replacement Trees Proposed				Soil Volume Required (m3)				
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated soil Volume	B # Small	C # Medium	D # Large	E Small	F Medium	G Large	Total **	
Onsite											
1	49	0.92	45.1		3			45		45	
2 (OFFSITE)	22	0.92	20.2		1			20		20	
Offsite (Excluding City Property)							E	F	G	TOTAL	
							Calculation	If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 20 If C > 1, C x 15	If D = 1, D x 35 If D > 1, D x 30	E + F + G

* On ground (excluding exposed bedrock): use 1. On structure: use depth of soil. On soil cells: use 0.92. On structural soil: use 0.2
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed		X 1	A. 0
B. Replacement trees proposed per Schedule "E", Part 1		X 1	B. 3
C. Replacement trees proposed from Schedule "E", Part 2		X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3		X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 3
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot*			G. 3
H. Protected trees retained (other than specimen trees)		X 1	H. 0
I. Specimen trees retained		X 3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 0
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed		X 1	K. 1
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3		X 1	L. 1
M. Replacement trees proposed from Schedule "E", Part 2		X 0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 1
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 0
Q. Offsite trees proposed for cash-in-lieu Enter O.			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$0.00



1 Tree Management Plan 1:75

2 Detail Plan - Communal Courtyard 1:50

NO.	DATE	REVISIONS
4	Sept 5-24	Re-issued for Rezoning/DP
3	Jul 16-24	Re-issued for Rezoning/DP
2	Jul 9-24	Re-issued for Rezoning/DP
1	Apr 19-24	Issued for Rezoning/DP



#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

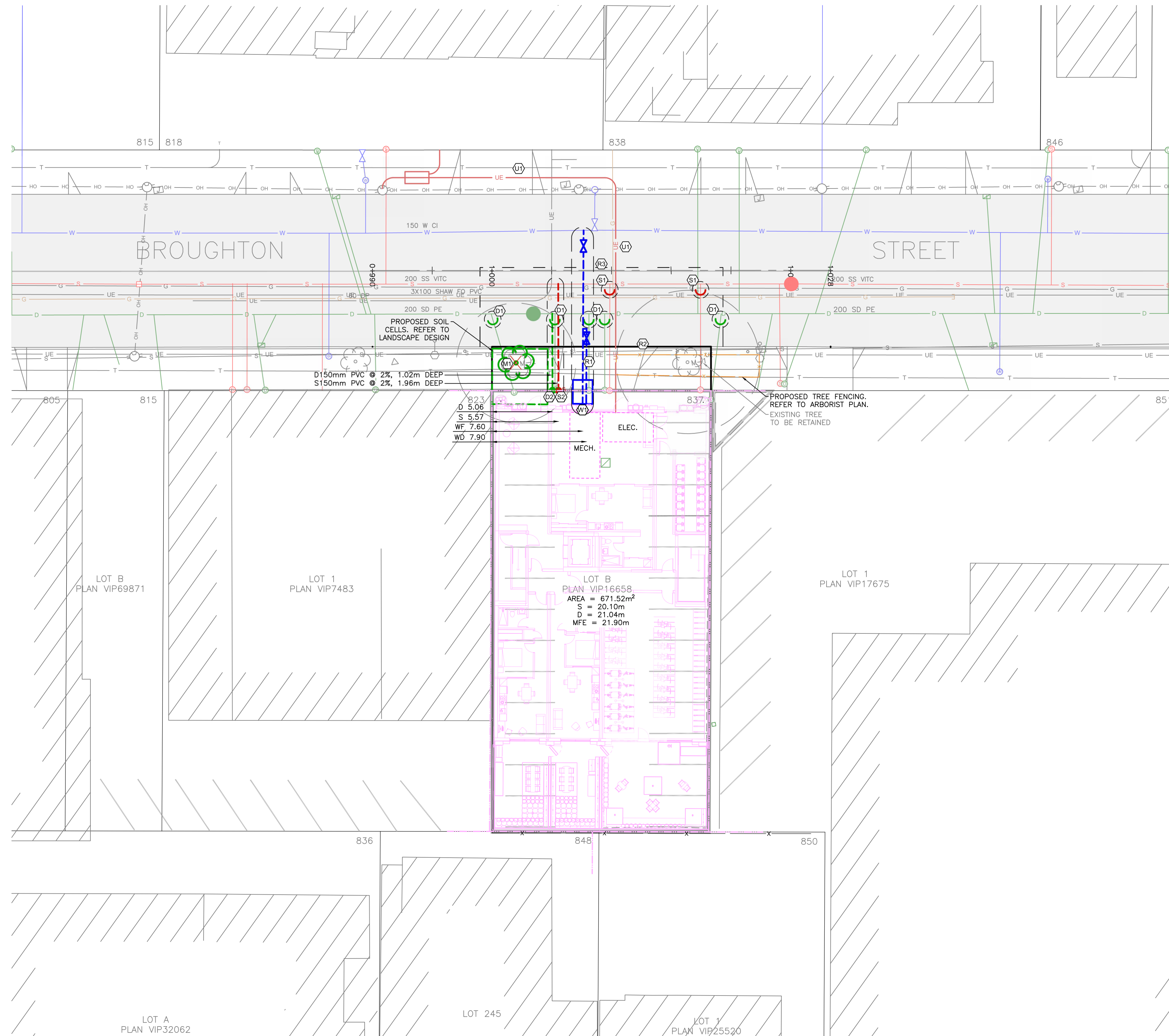
PROJECT
837 Broughton Street
Victoria, BC

TITLE
Tree Management Plan

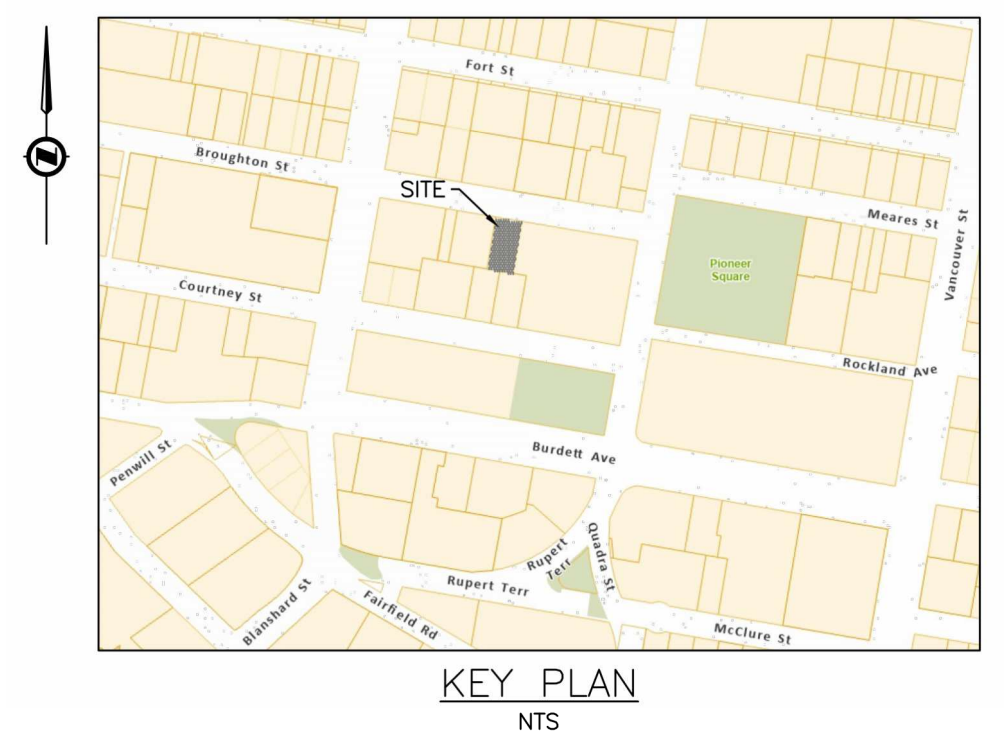
SCALE **As Shown** DRAWN **CW**
CHECKED **CW**

PROJECT No. **2404**

DATE **March 7-24** **L3 of 3**
SHEET



- SHEET NOTES:**
- DRAIN**
- (D1) CITY OF VICTORIA CREWS TO CAP EXISTING DRAIN SERVICES AT DEVELOPERS EXPENSE.
 - (D2) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 150mm DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- SANITARY**
- (S1) CITY OF VICTORIA CREWS TO CAP EXISTING SANITARY SERVICES AT DEVELOPERS EXPENSE.
 - (S2) CITY OF VICTORIA CREWS TO INSTALL PROPOSED 150mm SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT PROPERTY LINE AT DEVELOPERS EXPENSE. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- WATER**
- (W1) CITY OF VICTORIA CREWS TO INSTALL PROPOSED FIRE AND DOMESTIC WATER SERVICES COMPLETE WITH WATER METER CHAMBER AT DEVELOPERS EXPENSE. SRW REQUIRED FOR PORTION OF WATER METER CHAMBER THAT ENCLOSES PRIVATE PROPERTY. DETAILS TO BE CONFIRMED AT BUILDING PERMIT STAGE.
- ROAD**
- (R1) EXISTING DRIVEWAY TO BE REMOVED.
 - (R2) EXISTING FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW CURB, GUTTER AND SIDEWALK AT DEVELOPERS EXPENSE.
 - (R3) CONTRACTOR TO MILL AND FILL UP TO CENTERLINE FOR ENTIRE FRONTAGE AT DEVELOPERS EXPENSE. BROUGHTON STREET ROAD WORKS SUBJECT TO CITY OF VICTORIA CONCRETE ROAD BASE RESTORATION REQUIREMENTS.
- UTILITIES**
- (U1) POTENTIAL BC HYDRO SERVICING BASED ON PRELIMINARY DISCUSSIONS WITH BC HYDRO. CONSULTANT TEAM TO WORK WITH BC HYDRO TO REFINE HYDRO DESIGN AS PROJECT PROGRESSES.
- MISCELLANEOUS**
- (M1) EXISTING TREE TO BE REMOVED AND REPLACED. REFER TO ARBORIST REPORT AND LANDSCAPE DESIGN FOR DETAILS.



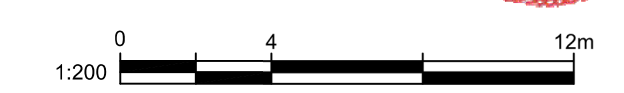
LEGAL DESCRIPTION: LOT B, LOTS 255 AND 256, VICTORIA CITY, PLAN 16658
BENCHMARK: MONUMENT 16-114
ELEV. 21.084m

**837 BROUGHTON STREET
PRELIMINARY SITE
SERVICING**

Scale
horiz. 1:200 Scale
vert. N/A
Sheet 1 of 1
Eng. Project No. 34738
Drafted by. JA



JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com



PRELIMINARY ONLY