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City of Victoria

AUG 02 2017

Planning & Development Department
Development Services Division**NORTH PARK MANOR RE-ZONING**

Civic Address - 875 North Park Street, Victoria
 Legal Address - Strata Lot 2, Suburban Lot 3, Victoria City,
 Strata Plan 403
 August 1st, 2017

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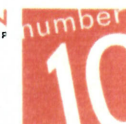
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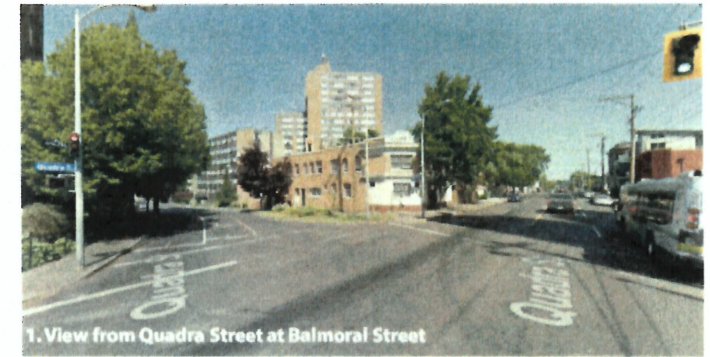
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numberTEN
architectural group

700-1619 Store Street
 Victoria, BC
 Canada V8W 1Y3
 T 250.662.2100
 F 250.662.2100

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1. View from Quadra Street at Balmoral Street



2. View from Quadra Street



3. View from Plegard Street

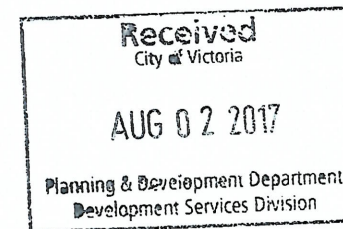


4. View from North Park Street



5. View from lower North Park Street

North Park Manor Re-Zoning | Site Context



| North Park Manor Data | Current Allowable Under LUC | Existing |
|--------------------------------|-----------------------------|--------------------------------------|
| Strata Lot Area (m) | | 1,921m. |
| Total Floor Area (m) | | 8,218.5 m. |
| Commerical Floor Area (m) | | 0m ² |
| Strata Lot FSR | 2.5:1 | 8,218.5/1,921 = 4.3:1 |
| Strata Lot Site Coverage (%) | 50% | 791/1,921 = 0.41 x 100 = 41% |
| Strata Lot Open Space (%) | not less than 40% | 253.2/1,921 = 0.13 x 100 = 13% |
| Height of Building | 37m | 49.2m from avg. grade to top of roof |
| Number of Storeys | | 16 + 1 rooftop mech floor |
| * Building Setbacks | | |
| Front Yard | 4.5m | 37m |
| Rear Yard | 6m | 10.8m |
| Side Yard | 6m | 2.5m |
| Side Yard | 6m | 2.1m |
| Combined side Yards | 12m | 4.6m |
| Residential Use Details | | |
| Total Number of Units | | 161 |
| Unit Type e.g. 1 bed | | |
| Ground Oriented Units | | |
| Minimum Unit Floor Area (m) | | |
| Total Residential Floor Area | | 5,699m. |
| Building Code | 3.1.2.1 - Group 'A2' | |

* Front yard - Quadra Street

| First Baptist Church Data | Current Allowable Under LUC | Existing |
|------------------------------|-----------------------------|-------------------------------------|
| Strata Lot Area (m) | | 870.4m. |
| Total Floor Area (m) | | 624m. |
| Commerical Floor Area (m) | | 0m |
| Strata Lot FSR | 2.5:1 | 624/870.4 = 0.7:1 |
| Strata Lot Site Coverage (%) | 50% | 624/870.4 = 0.72 x 100 = 72% |
| Strata Lot Open Space (%) | not less than 40% | 246.6/870.4 = 0.28 x 100 = 28% |
| Height of Building | 37m | 8.1m from avg. grade to top of roof |
| Number of Storeys | | 1 |
| * Building Setbacks | | |
| Front Yard | 4.5m | 2.7m |
| Rear Yard | 6m | 50.3m |
| Side Yard | 6m | 20.1m |
| Side Yard | 6m | 0.37m |
| Combined side Yards | 12m | 20.47m |
| Building Code | 3.1.2.1 - Group 'A2' | |

* Front yard - Quadra Street

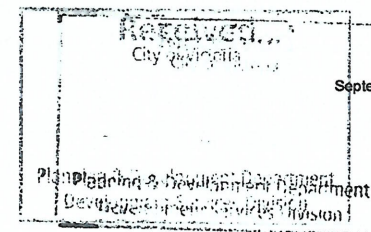
| Common Property Data | | |
|---------------------------|--|------------------------|
| Strata Lot Area (m) | | 1,041.2m. |
| Strata Lot Open Space (%) | | 1,041.2/1,041.2 = 100% |

| Total Site Details | Current Allowable Under Zoning | Proposed Zoning |
|--|---|------------------------------------|
| Zone | L.U.C. /R3-C | CD |
| Total Site Area (m) | minimum of 920 m. | 3,833.5m. |
| Total Building Footprint (m) | | 1,415m. |
| Total Site Coverage (%) | 50% | 1,415/3,833.5 = 0.37 x 100 = 37% |
| Total Site Floor Space Ratio | 2.5:1 | 8,842/3,833.5 = 2.3:1 |
| Total Open Space (%) | not less than 40% | 1,541.8/3,833.5 = 0.40 x 100 = 40% |
| No. of Parking Stalls | 55 Per L.U.C. | 52 spaces (17 surface, 35 U/G) |
| No. of Church Parking Stalls as required by 'Schedule C' | (Surface Area of Assembly Space / 95. sq.m) | |
| | (261.605 / 9.5 sq.m = 28 spaces) | 19 spaces |

| Floor | Floor Area (m) | Residential Floor Area (m ²) |
|----------------------------|----------------|--|
| Main Floor Plan | 791.8 | 282.8 |
| 2nd Floor Plan | 562.5 | 423.6 |
| 3rd Floor Plan | 562.5 | 423.6 |
| 4th Floor Plan | 562.5 | 423.6 |
| 5th Floor Plan | 562.5 | 423.6 |
| 6th Floor Plan | 562.5 | 377.8 |
| 7th Floor Plan | 562.5 | 423.6 |
| 8th Floor Plan | 562.5 | 423.6 |
| 9th Floor Plan | 562.5 | 423.6 |
| 10th Floor Plan | 562.5 | 423.6 |
| 11th Floor Plan | 562.5 | 423.6 |
| 12th Floor Plan | 351.5 | 198.2 |
| 13th Floor Plan | 351.5 | 245.3 |
| 14th Floor Plan | 351.5 | 245.3 |
| 15th Floor Plan | 351.5 | 245.3 |
| 16th Floor Plan | 351.5 | 245.3 |
| Roof (mech room and stair) | 44.2 | 0 |
| Total Apartment Floor Area | 8218.5 | 5652.4 |

North Park Manor Rezoning | Building Data

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AUG 02 2017



number TEN
A-01
September 22nd, 2017
NTS
2016526

number 10

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AUG 02 2017

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Development Services Division

SITE PLAN

North Park Manor Soc.

Strata Plan 403

ADDRESS : 875 & 877 North Park St
SURVEYOR : PJW SCALE : 1:200
DRAWN : PJW DATE : Aug 25/16
OUR FILE : 28129 REV: Nov 29/16

JEA J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS
4212 GLANFORD AVENUE,
VICTORIA, BC, V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
WEB: www.jeanderson.com
VICTORIA - NANAIMO - PARKSVILLE

Scale 1:200
0 2.0 4 8 12 16 20

The intended plot size of this plan is 432mm in height by 560mm in width (C Size) when plotted at a scale of 1:200

LEGEND

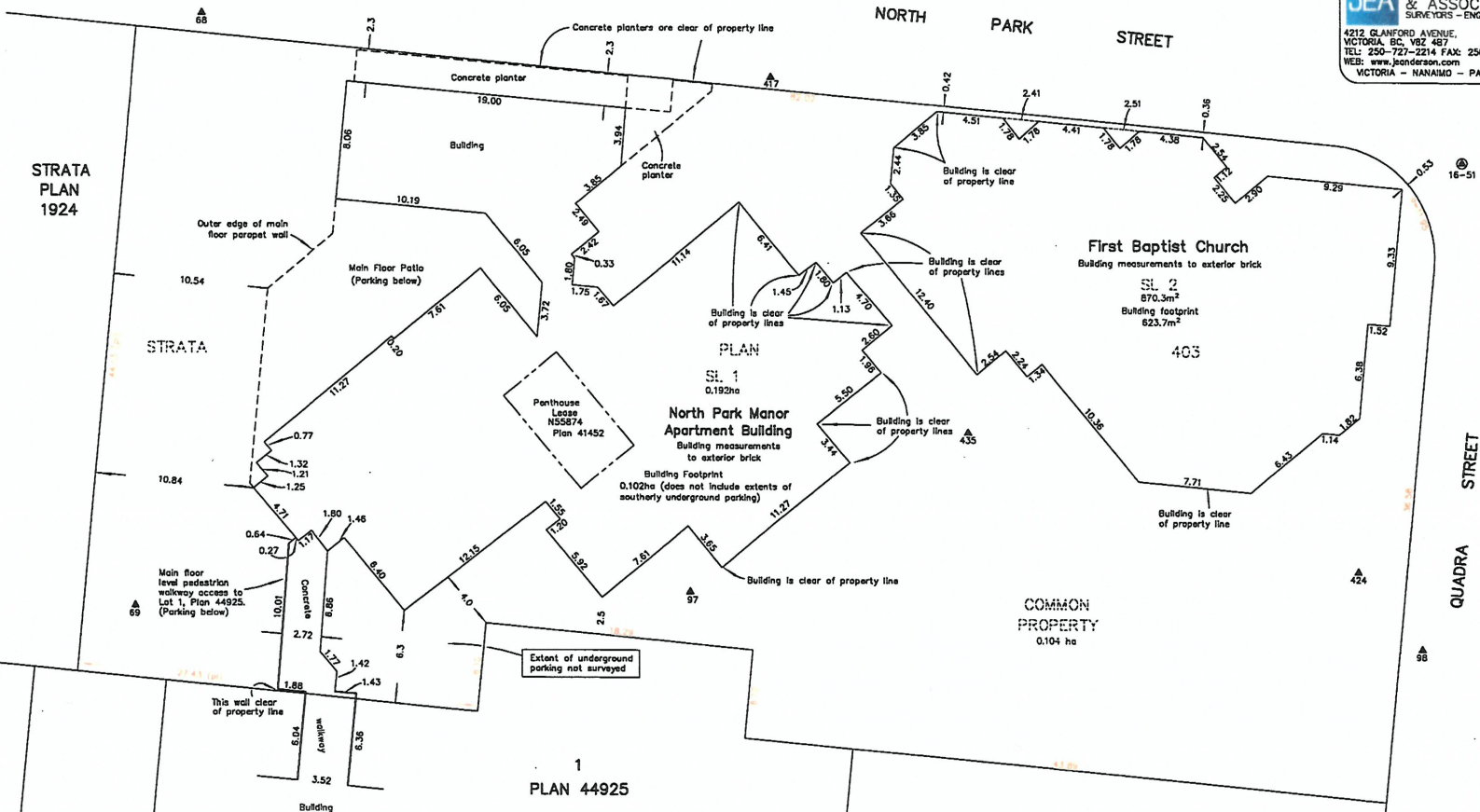
All distances shown are in metres

⊙ --- Denotes Control Monument Found

▲ --- Denotes Traverse Station

Legal boundaries subject to final legal survey

Note: Interior boundaries of Strata Plan 403 removed for clarity purposes



North Park Manor Re-Zoning Site Survey

c:_Surveying\28129\...28129.dwg (Strata Site) PJW

Sheet number **A-02**
August 1st, 2017
Scale 1:300
2016526

number **10**

NORTH PARK STREET

QUADRA STREET



CITY OF VICTORIA

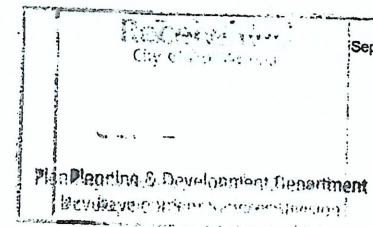
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North Park Manor Rezoning | Site Plan



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North Park Manor Re-Zoning Original Main Floor Plan

Sheet
A-04
Date
August 1st, 2017
Scale
1:200
Job Number
2016526

number**TEN**
architectural group
1015 - 1115 New Court
Melville, NY
Canaan Hill, NY
11401-1401
11401-1401

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North Park Manor Re-Zoning | New Main Floor Plan

Sheet
A-05
Date
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Scale
1:200
2016526

numberTEN
architectural group
DAVID TAYLOR
ARCHITECT
CONSULTING INC.
1000 JAMES ST.
VICTORIA BC V8W 2E1
TEL: 250-363-1000
WWW.NUMBERTEN.COM

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North Park Manor Re-Zoning | Second Floor Plan

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A-06
Date
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1:200
Job Number
2016526

numberTEN
architectural group
Suite 1010 1010 West Street
Victoria, BC
V8V 1A1
250.608.2401
250.608.2401
www.numberTEN.ca
info@numberTEN.ca

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North Park Manor Re-Zoning | Third to Eleventh Floor Plan (Except the Sixth Floor)

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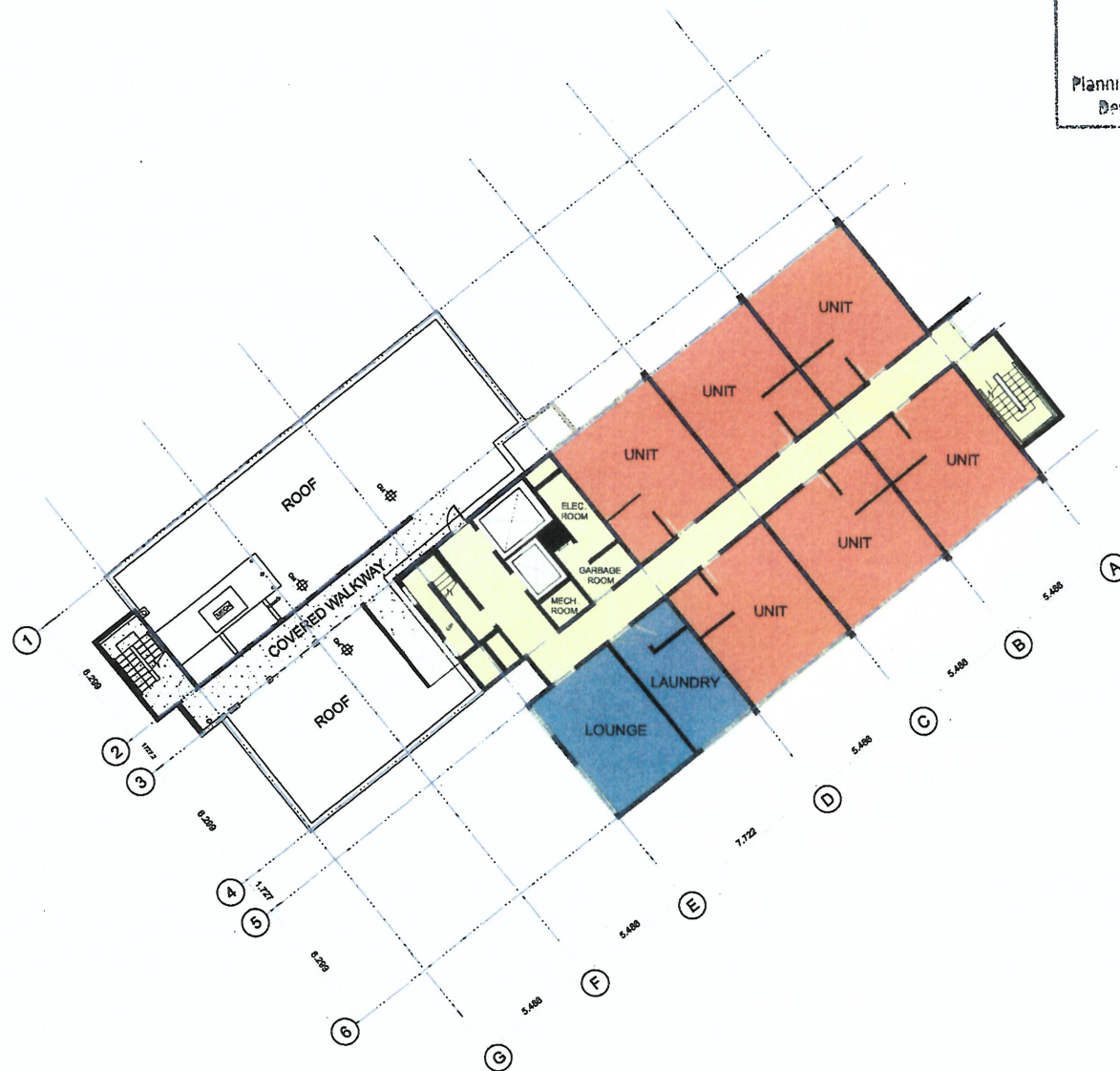


North Park Manor Re-Zoning Sixth Floor Plan

Drawn
A-07a
Date
August 1st, 2017
Scale
1:200
2016526
numberTEN
architectural group
300-1122 Smit Street
Victoria, BC
Canada V8M 1K2
P 250.546.4165
F 250.546.4161
www.numberTEN.ca
info@numberTEN.ca



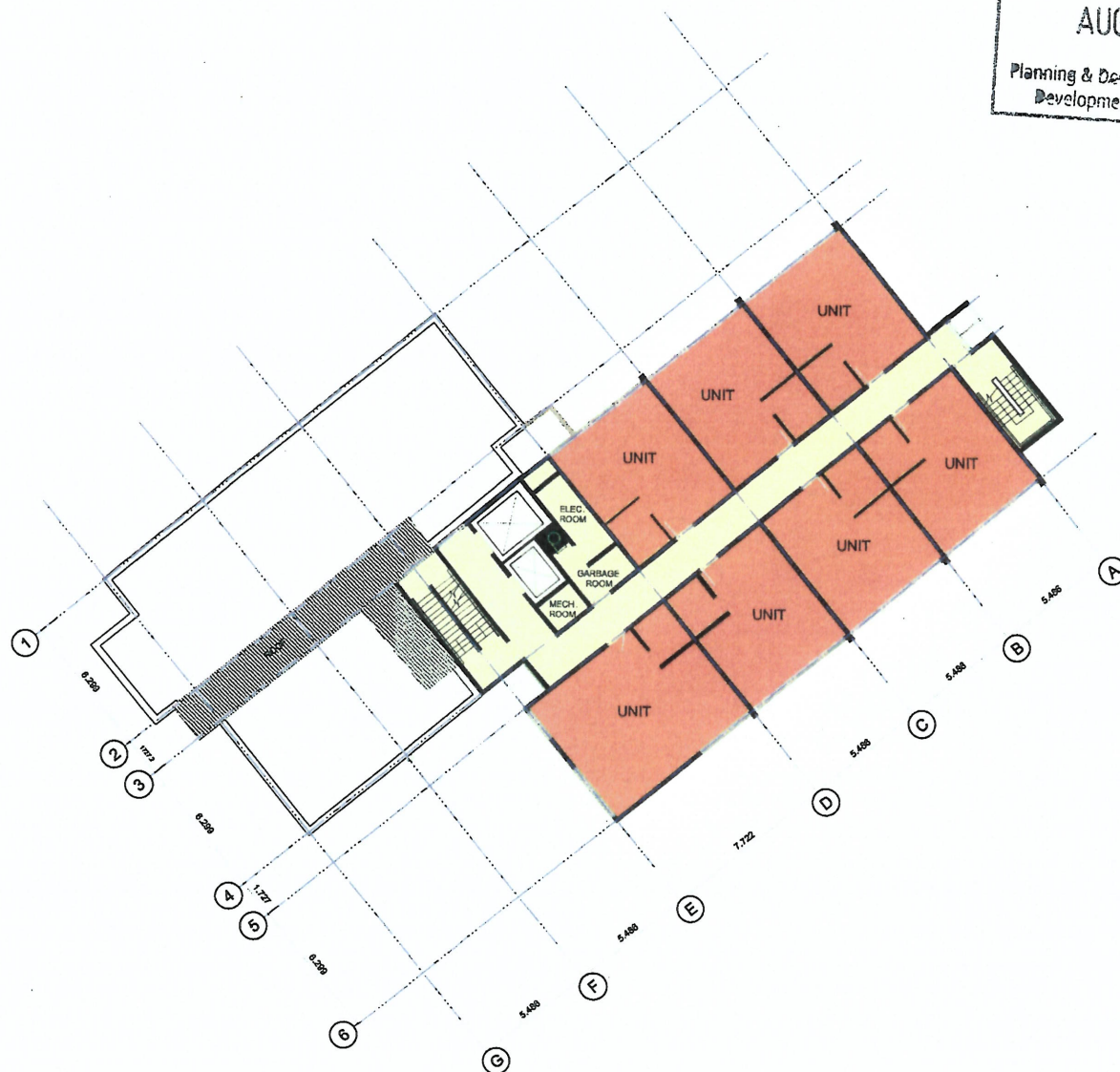
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North Park Manor Re-Zoning | Twelfth Floor Plan

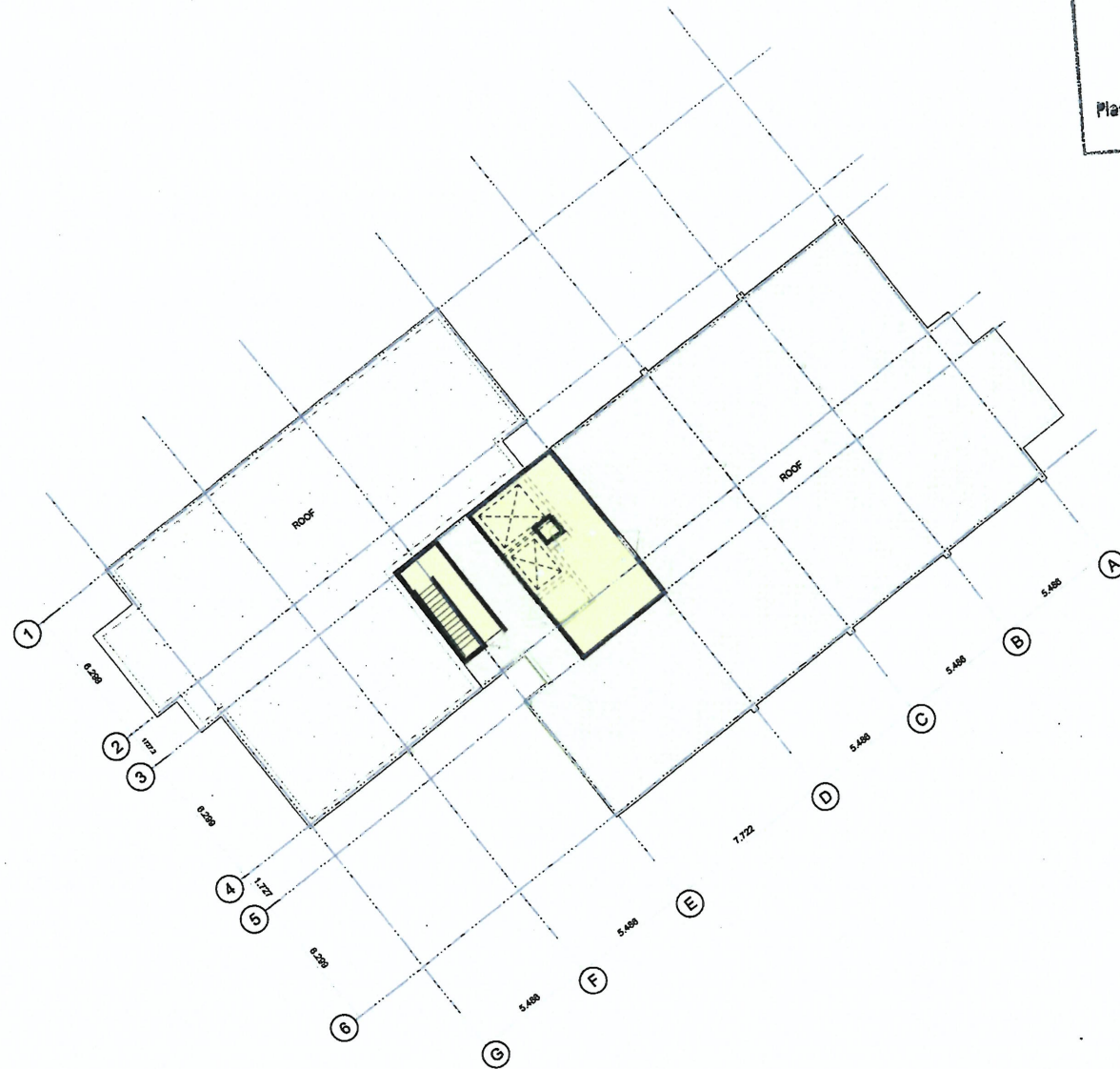
Street
A-08
Date
August 1st, 2017
Room
1:200
2016526
number **TEN**
architect, llc
200 + 10 = 300 Street
McNamee, PC
Cenexa with 343
1 100.700 + 100
1 100.000 400
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North Park Manor Re-Zoning | Thirteenth to Sixteenth Floor Plan

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North Park Manor Re-Zoning | Rooftop Mechanical Unit Floor Plan

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A-10
Date
August 1st, 2017
Scale
1:200
Number
2016526

numberTEN
ARCHITECTURAL GROUP
221-1213 Howe Street
Victoria BC
Canada V8W 2K2
info@number10.ca
www.number10.ca

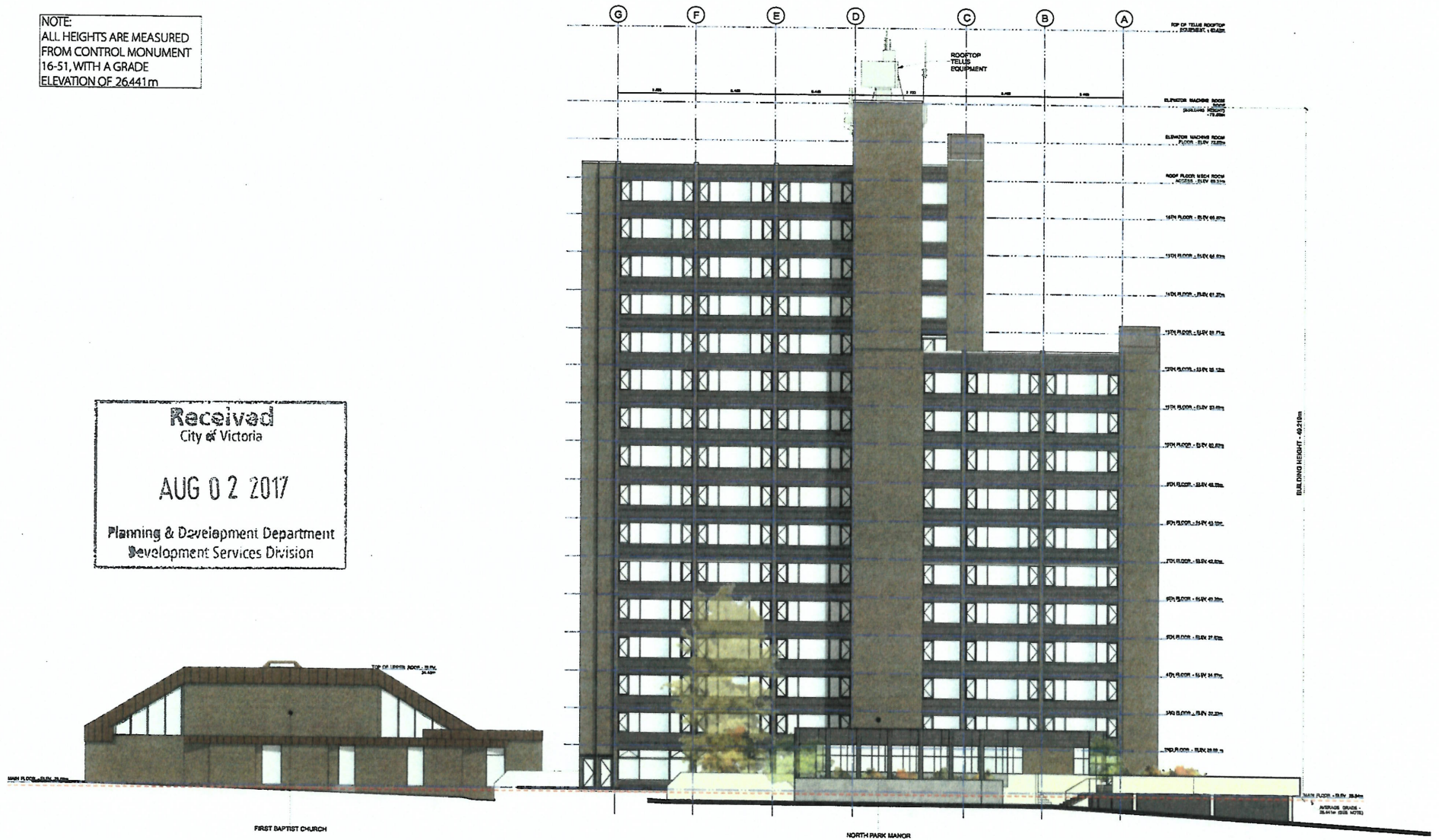
number
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NOTE:
ALL HEIGHTS ARE MEASURED
FROM CONTROL MONUMENT
16-51, WITH A GRADE
ELEVATION OF 26441m

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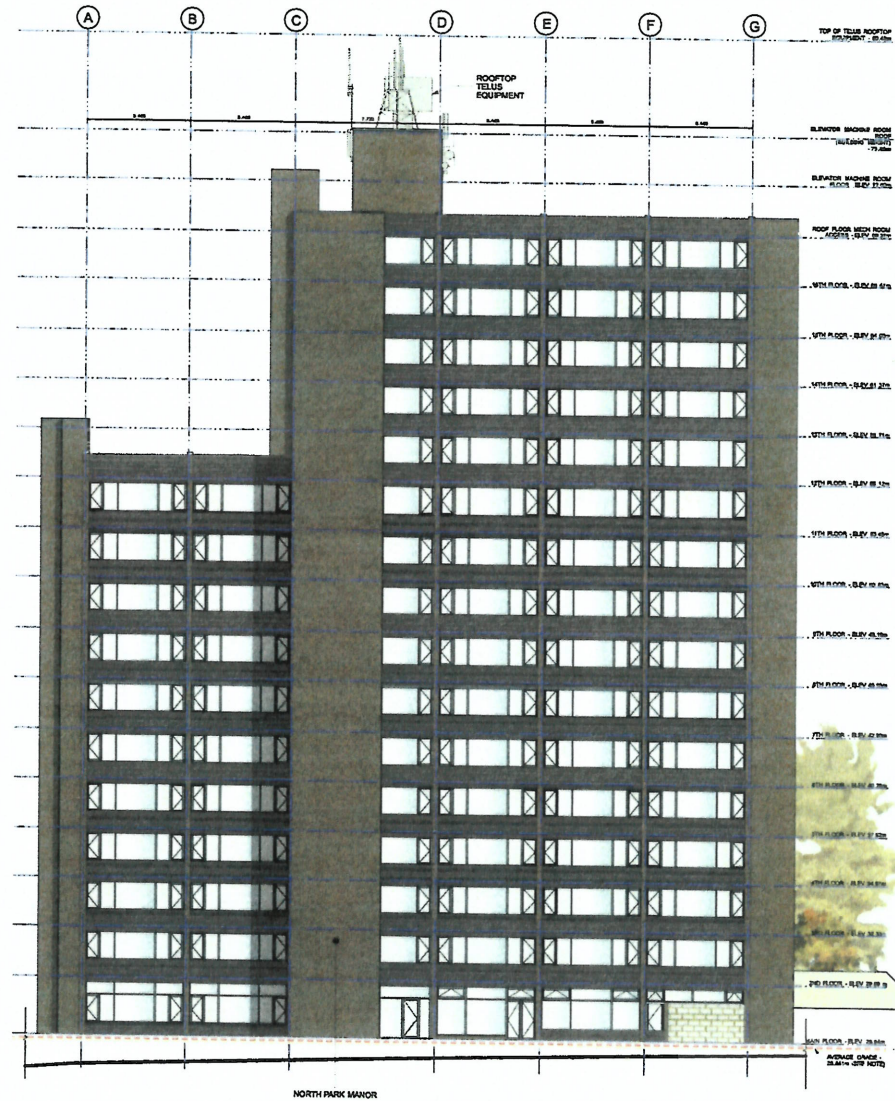
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North Park Manor Re-Zoning | North West Elevation

Drawn
A-11
August 1st, 2017
Scale
1:250
2016526
numberTEN
number
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NOTE:
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FROM CONTROL MONUMENT
16-51, WITH A GRADE
ELEVATION OF 26.441m



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North Park Manor Re-Zoning | South East Elevation

Sheet
A-12
Date
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Scale
1:250
2016526

numberTEN
architectural group
108-1013 Davis Street
Victoria BC
Canada V8M 3A2
T: 250.362.4343
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info@number10.ca

number
10

Architectural elevation drawing of the North Park Manor building. The drawing is overlaid with a grid system labeled 1 through 6 at the top. The building is a multi-story structure with a series of windows. To the right of the building, various floor levels are labeled, including ROOFTOP TELLIS EQUIPMENT, SUNGLASS MACHINE ROOM, ROOF FLOOR MACH ROOM, 19TH FLOOR, 18TH FLOOR, 17TH FLOOR, 16TH FLOOR, 15TH FLOOR, 14TH FLOOR, 13TH FLOOR, 12TH FLOOR, 11TH FLOOR, 10TH FLOOR, 9TH FLOOR, 8TH FLOOR, 7TH FLOOR, 6TH FLOOR, 5TH FLOOR, 4TH FLOOR, 3RD FLOOR, 2ND FLOOR, 1ST FLOOR, and BASEMENT. A vertical label indicates BUILDING HEIGHT - 48.21m. To the right of the main building, a section of the First Baptist Church is visible, featuring a large, angled roof structure. Labels for the church include TOP OF CHURCH ROOF - 34.5m, TOP OF CHURCH ROOF - 34.5m, and BASEMENT. The drawing is titled NORTH PARK MANOR at the bottom left and FIRST BAPTIST CHURCH at the bottom right.

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A-13
Date
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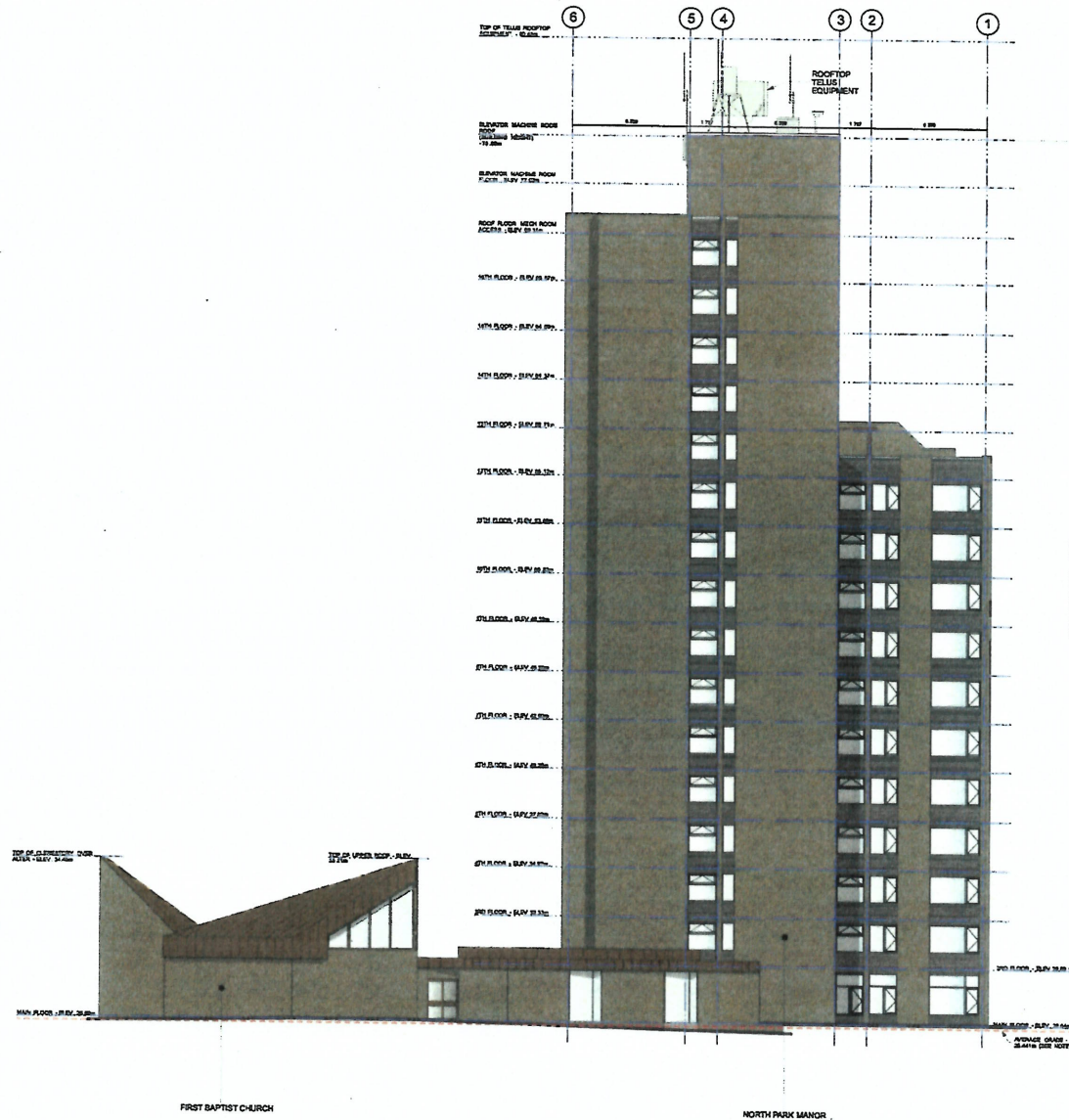
number **TEN**
architectural group

200 - 1434 Stone Street
Atlanta, GA
404.525.1300
FAX 404.525.1302
F 404.525.1303

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info@number10.com

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NOTE:
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ELEVATION OF 26441m



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North Park Manor Re-Zoning | North East Elevation

Sheet **A-14**
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1:250
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ARCHITECTURAL GROUP
7801 - 1433 Street Street
Victoria BC
Canada V8M 3A2
T: 250.686.2362
F: 250.686.2363
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info@number10.ca

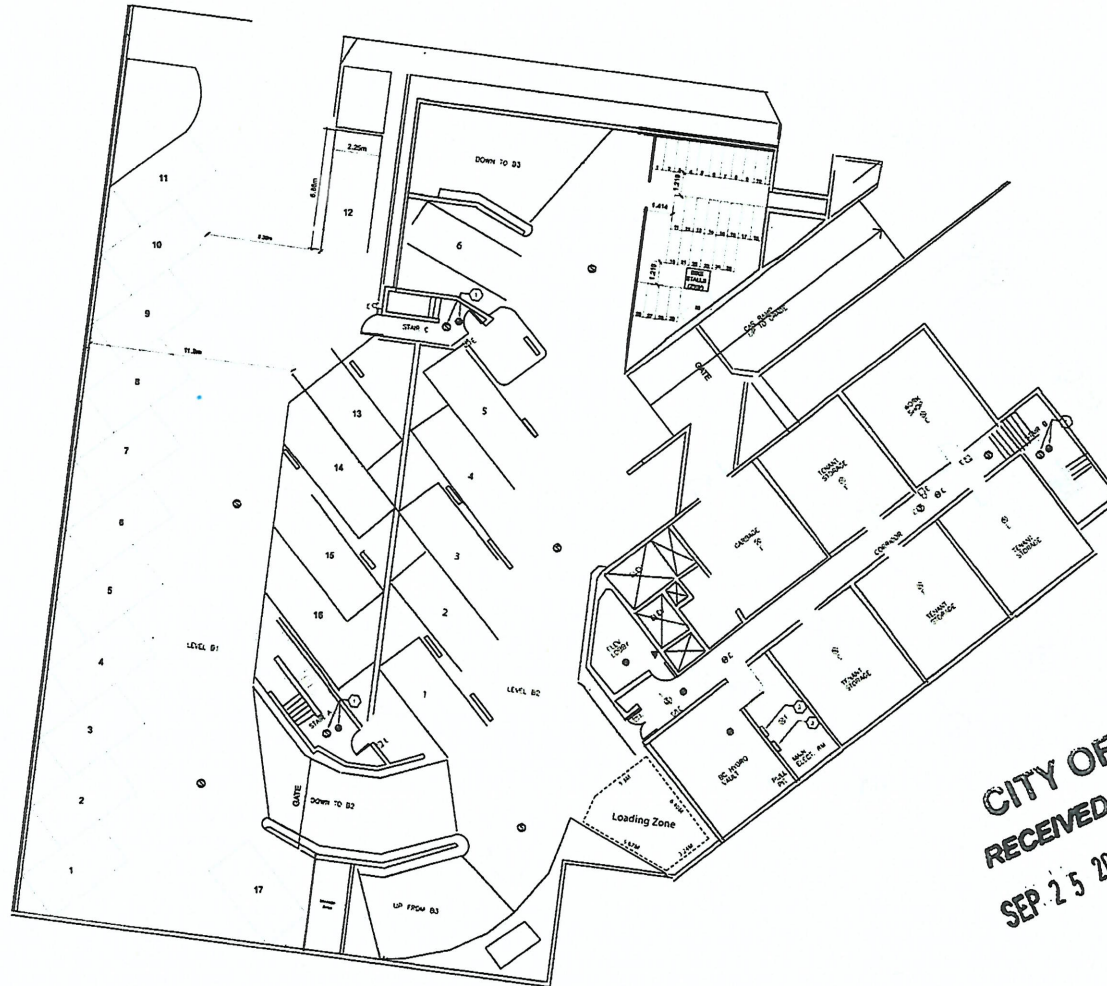
number
10

ON-SITE PARKING
 B1 - 17 STALLS

(THE 17 ON-SITE STALLS ARE
 USED ON SUNDAYS BETWEEN
 11am - 2pm BY FIRST BAPTIST
 CHURCH ATTENDEES)

UNDERGROUND PARKING
 B2 - 6
 B3 - 16
 B4 - 13
 TOTAL U/G = 35

TOTAL = 52

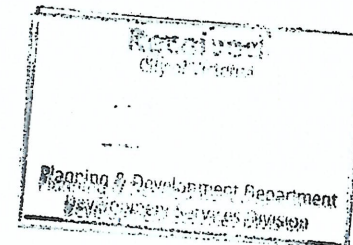


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North Park Manor Rezoning | Basement Level B1 & B2 Parking Plan



Sheet **A-15** number **TEN** number **10**
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 Job Number 2016526

B1 - 17 STALLS

(THE 17 ON-SITE STALLS ARE
USED ON SUNDAYS BETWEEN
11am - 2pm BY FIRST BAPTIST
CHURCH ATTENDEES)

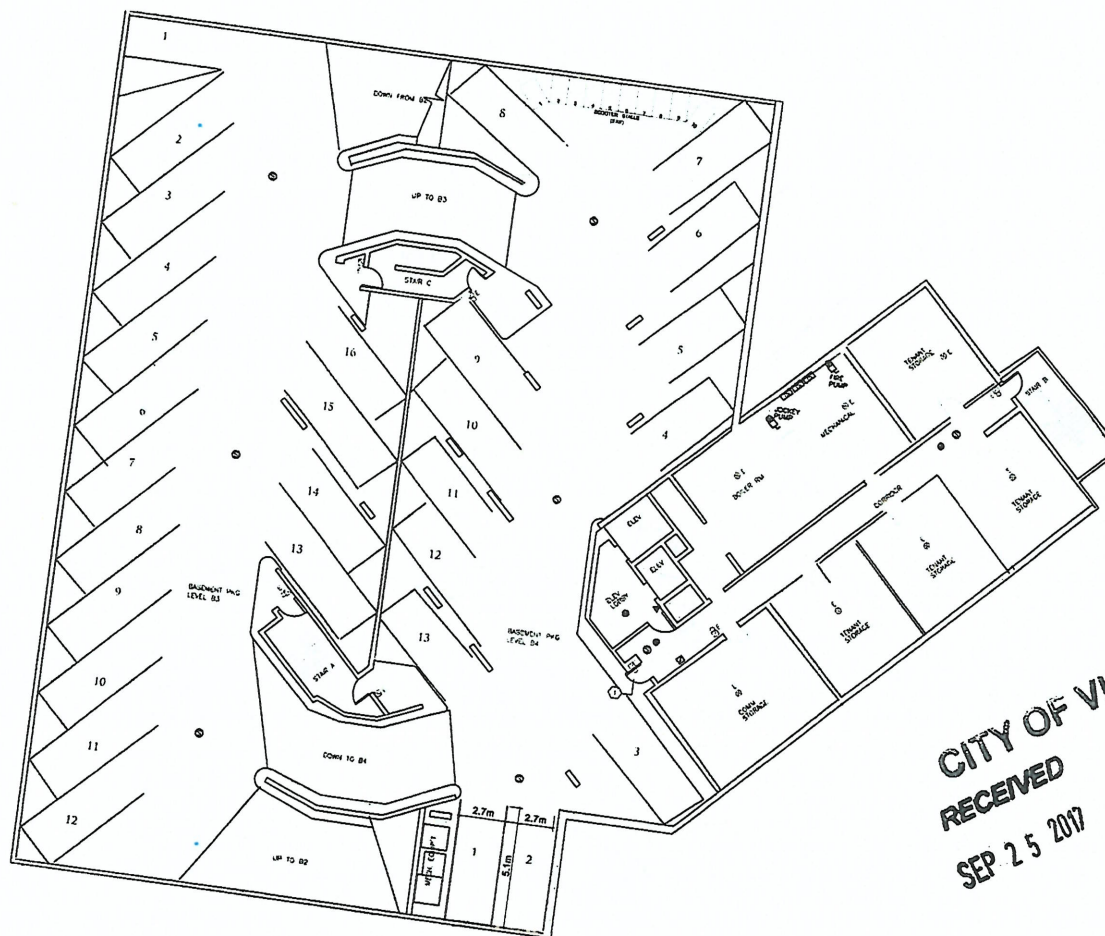
B2-6

B3-16

B4 - 13

TOTAL U/G = 35

TOTAL = 52

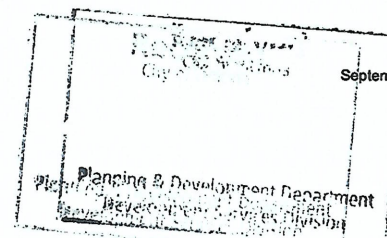


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North Park Manor Rezoning | Basement Level B3 & B4 Parking Plan



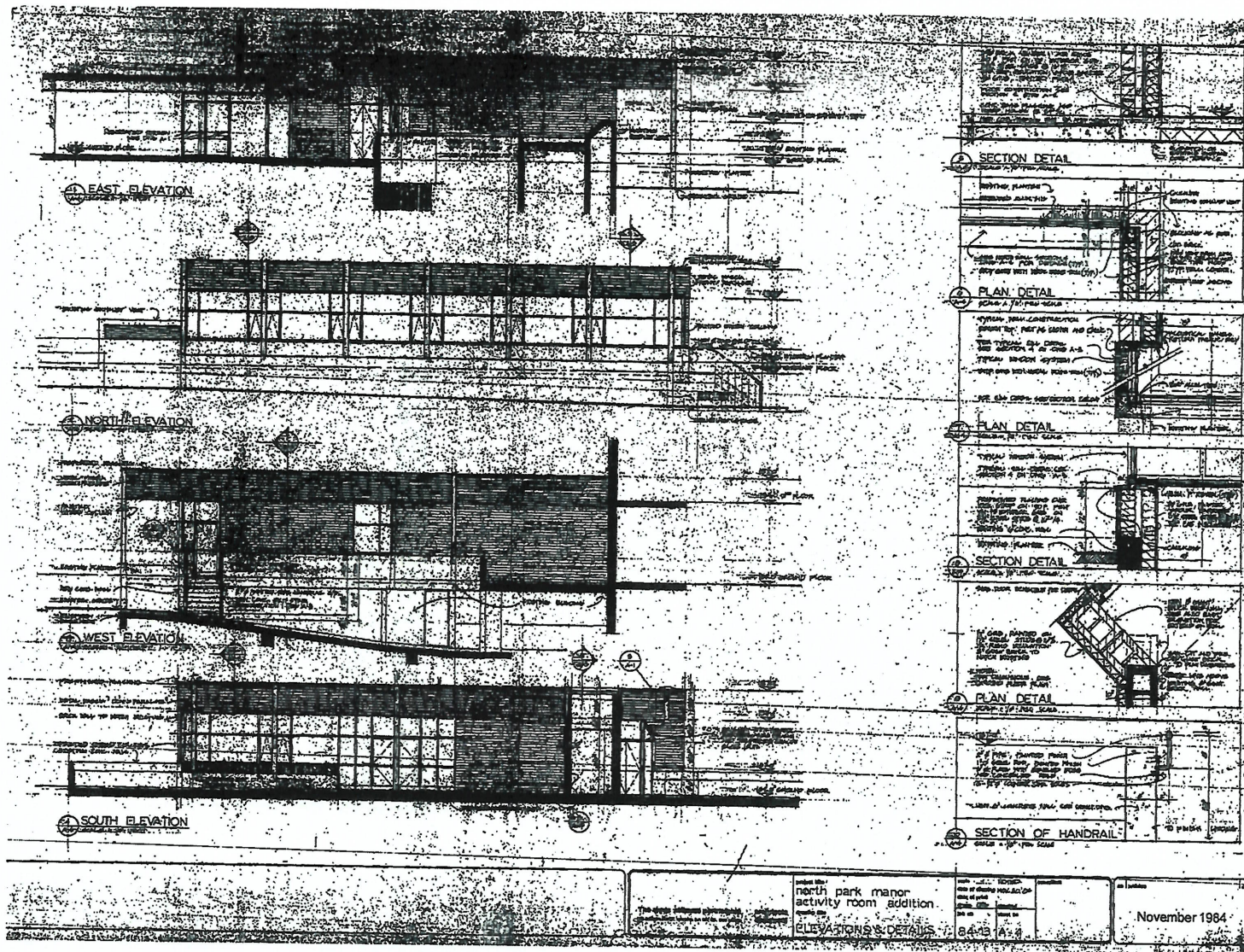
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Date
22nd, 2017
Time
1:250
Job Number
2016526

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architectural group

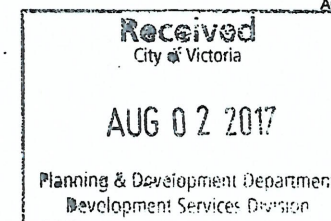
795 • 1435 West Street
Worcester, DC
Camden Village Tract
F 202.530.2100
T 202.530.2105

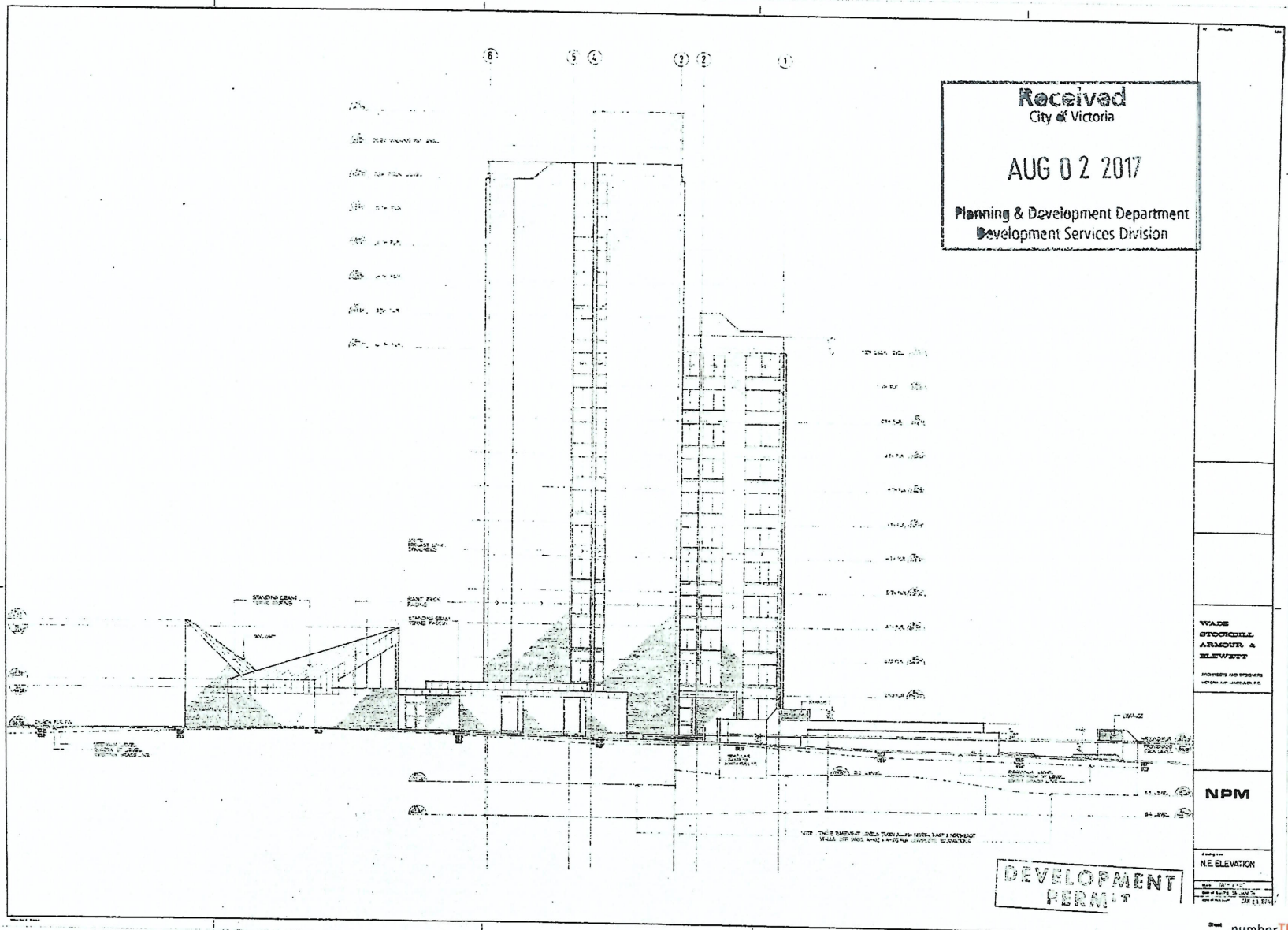
www.numberten-ny.com
info@numberten-ny.com

number
10

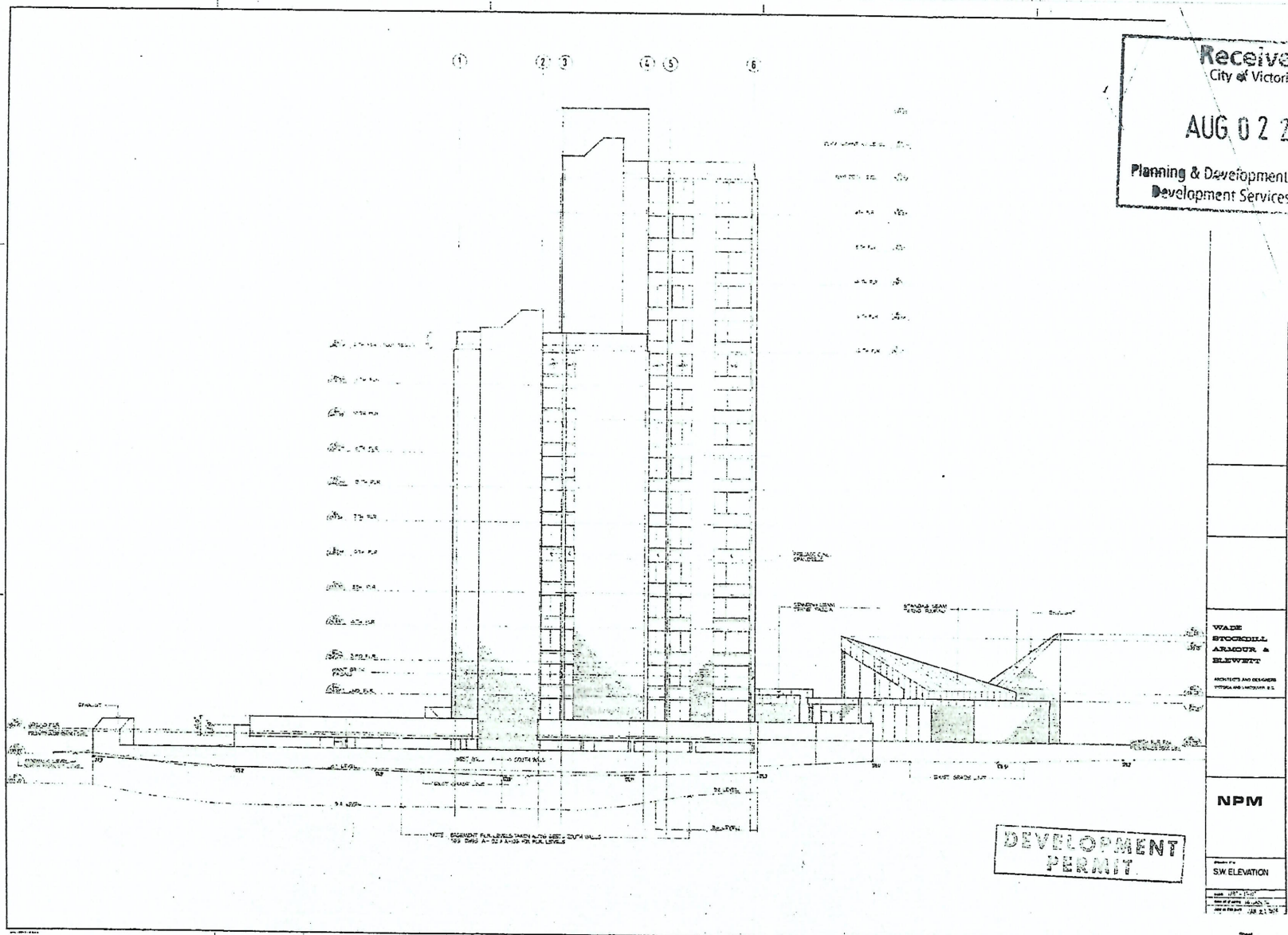


North Park Manor Re-Zoning | Existing Activity Room

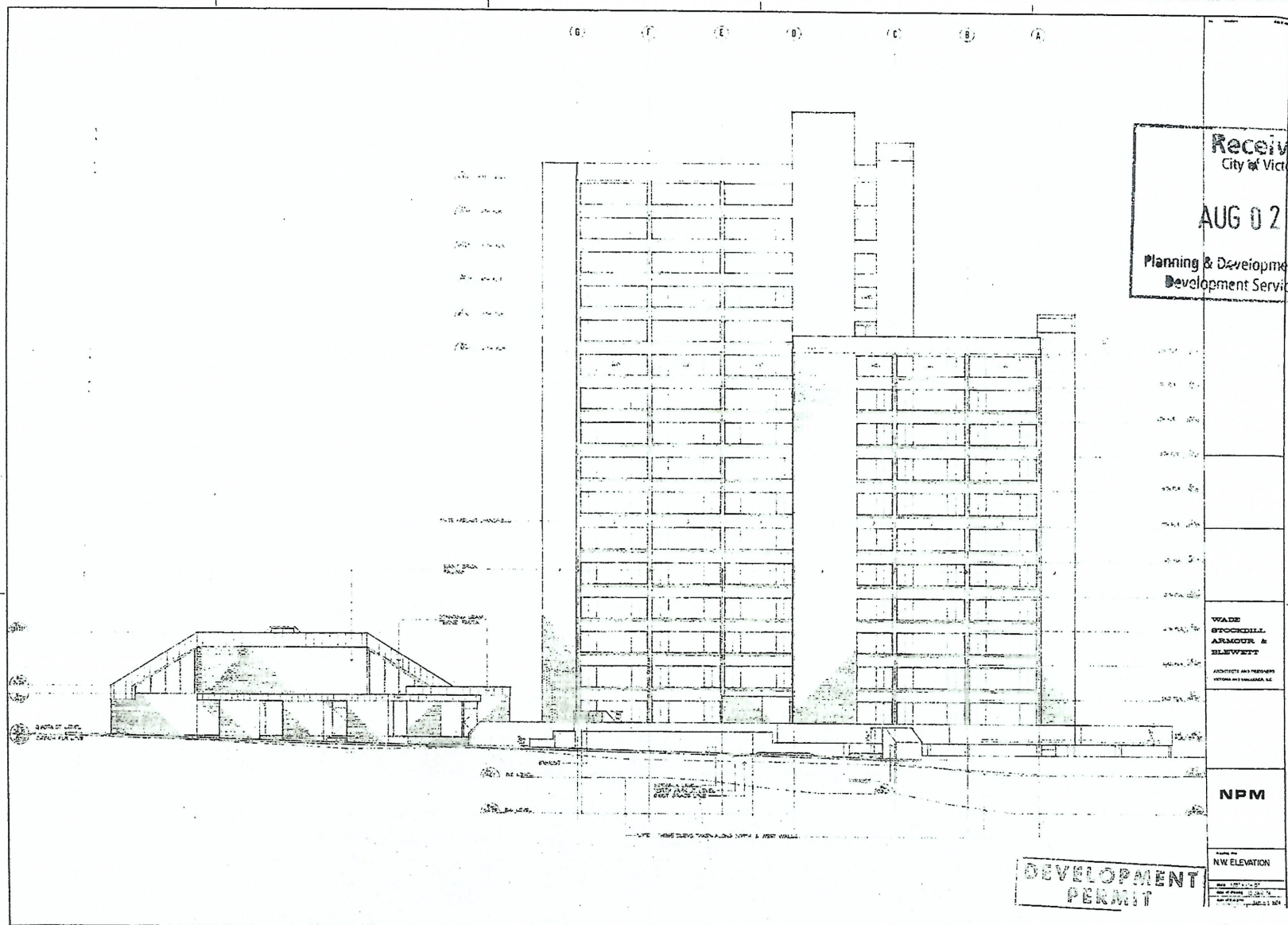




North Park Manor Re-Zoning | Existing North East Elevation



North Park Manor Re-Zoning | Existing South West Elevation



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WADE
STOCKHILL
ARMOUR &
ELEWETT
ARCHITECTS AND PLANNERS
VICTORIA AND CANBERRA, A.C.

NPM

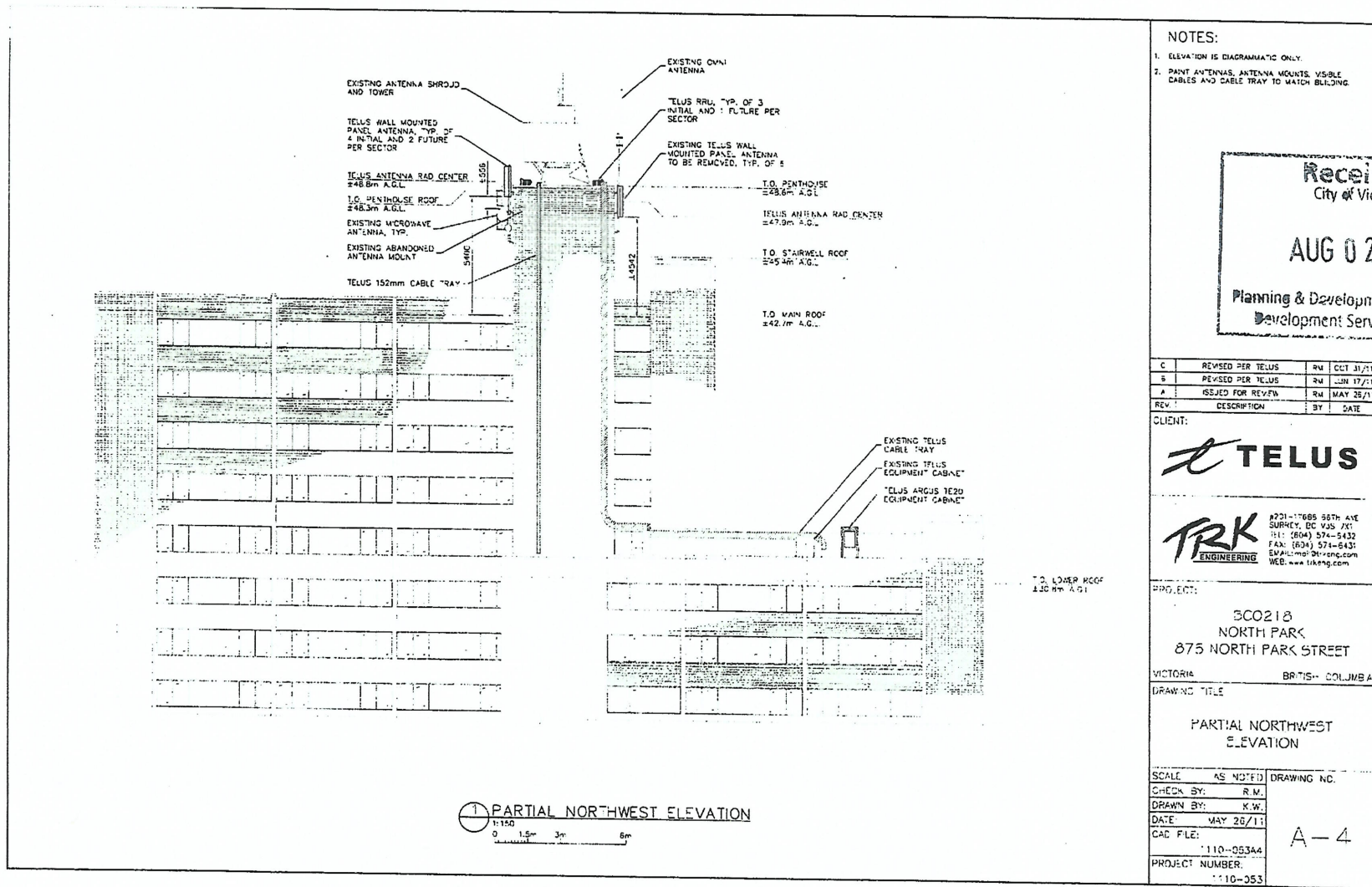
NW ELEVATION

DEVELOPMENT
PERMIT

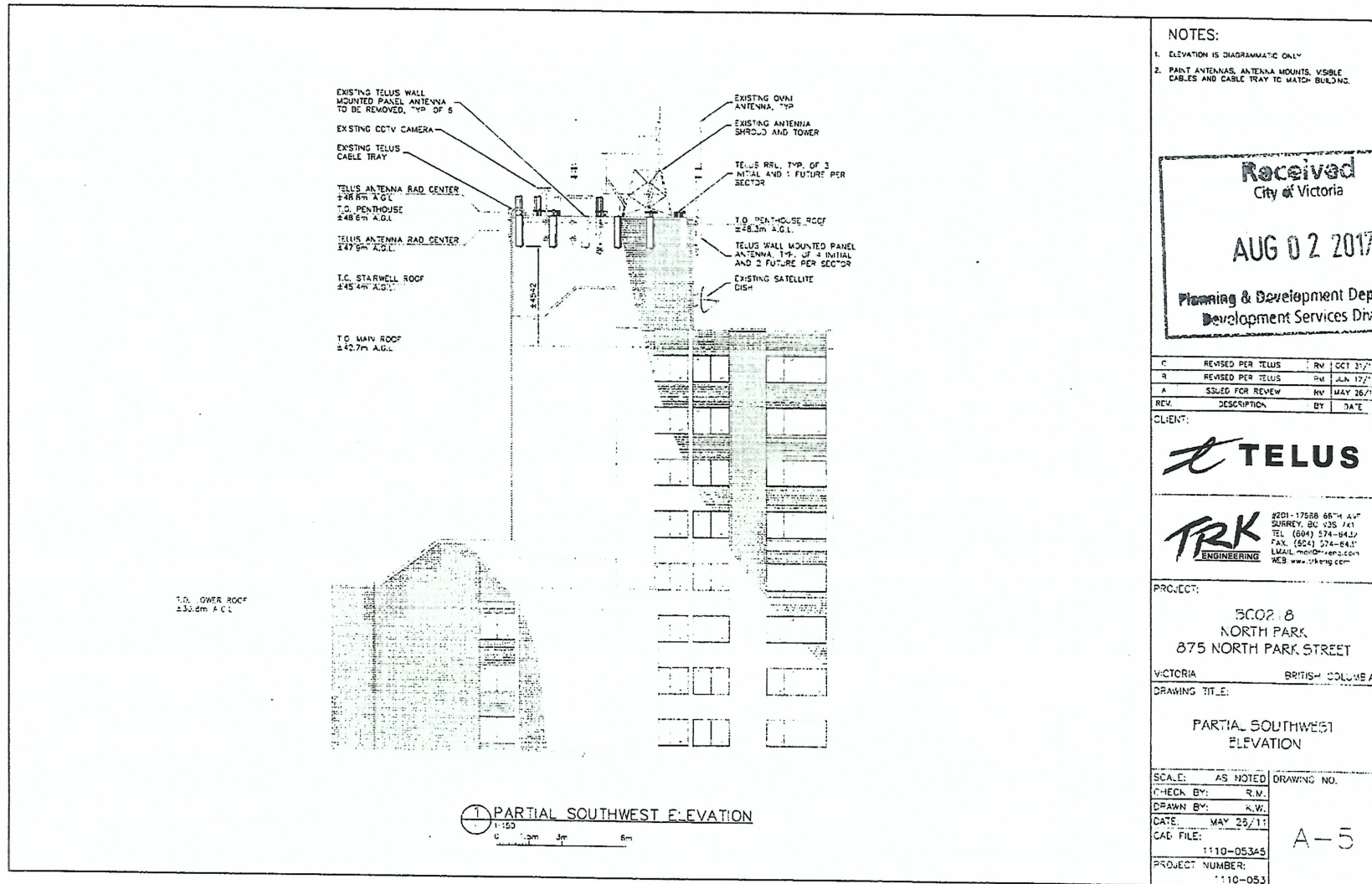
North Park Manor Re-Zoning | Existing North West Elevation

Sheet
A-20 number TEN number
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North Park Manor Re-Zoning | Existing Telus Equipment Elevation



North Park Manor Re-Zoning | Existing Telus Equipment Elevation