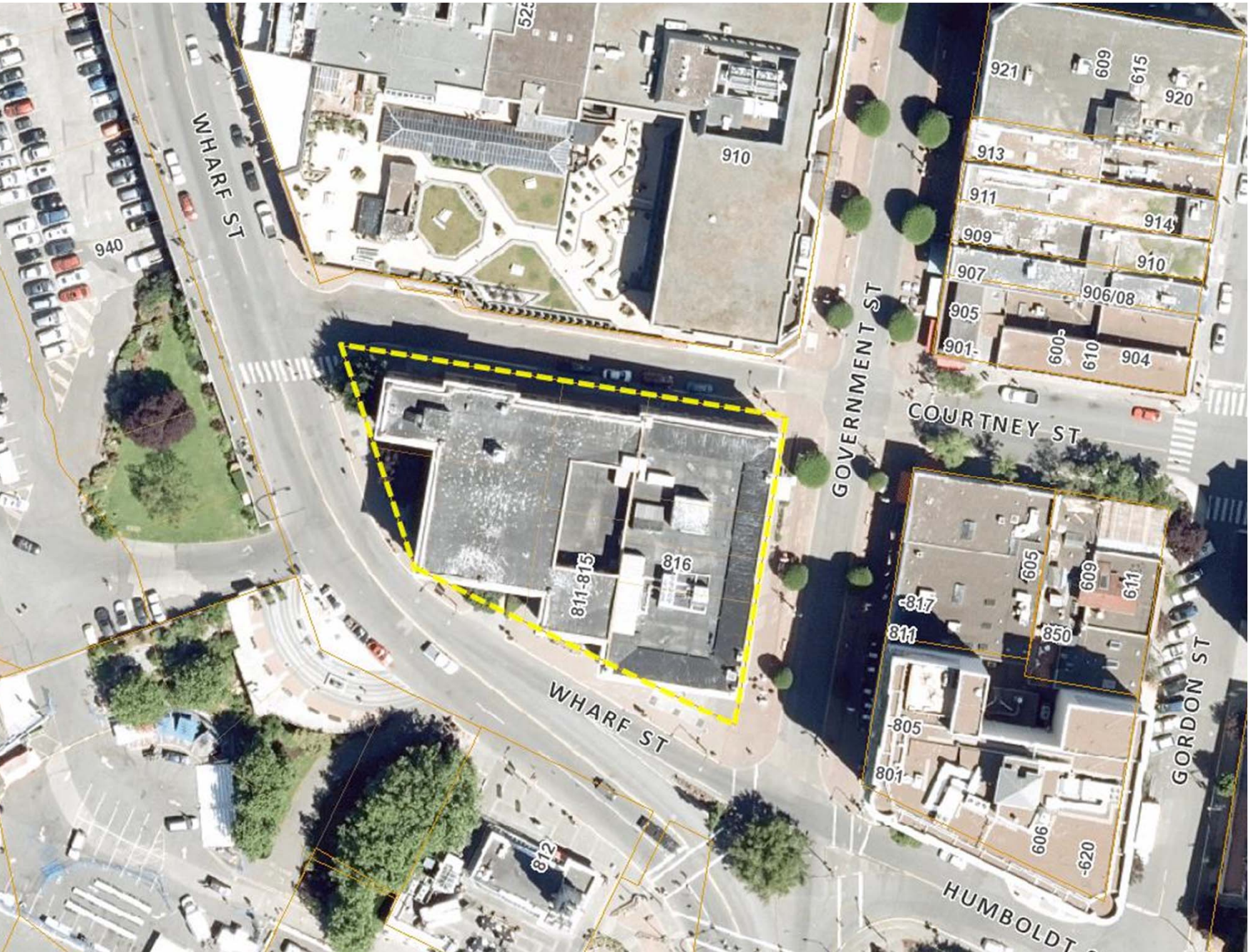
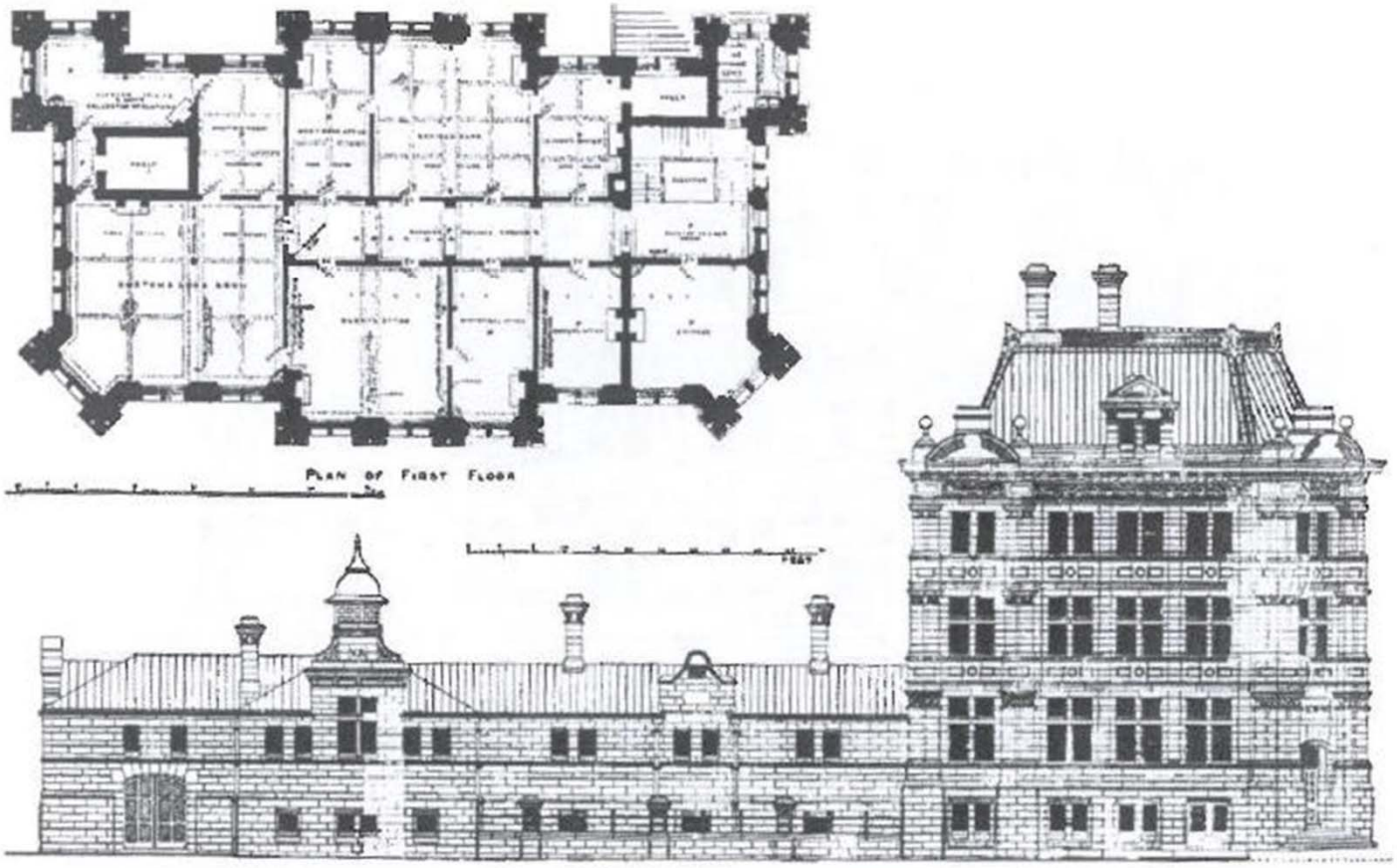
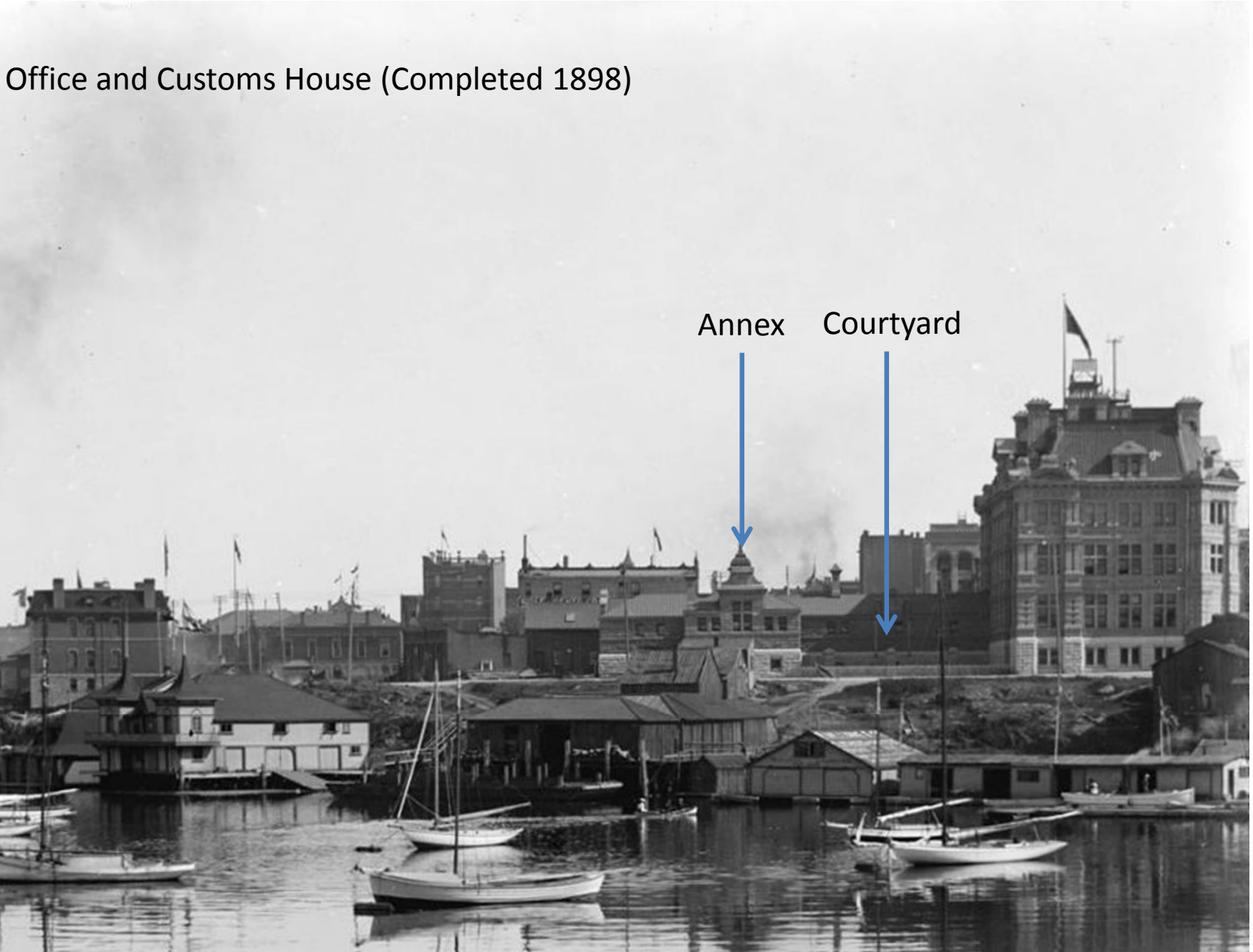

WHARF ST
940
910
921
609
615
920
913
911
914
909
910
907
906/08
905
901
600
610
904
GOVERNMENT ST
COURTNEY ST
811-815
816
605
609
611
817
811
850
805
801
606
620
GORDON ST
WHARF ST
812
HUMBOLDT



ELEVATION ON MONTREAL STREET.

POST OFFICE, CUSTOMS AND INLAND REVENUE OFFICES, VICTORIA, B.C.

THOS. FULLER, ARCHITECT, PUBLIC WORKS DEPARTMENT, OTTAWA.


Office and Customs House (Completed 1898)
Annex
Courtyard

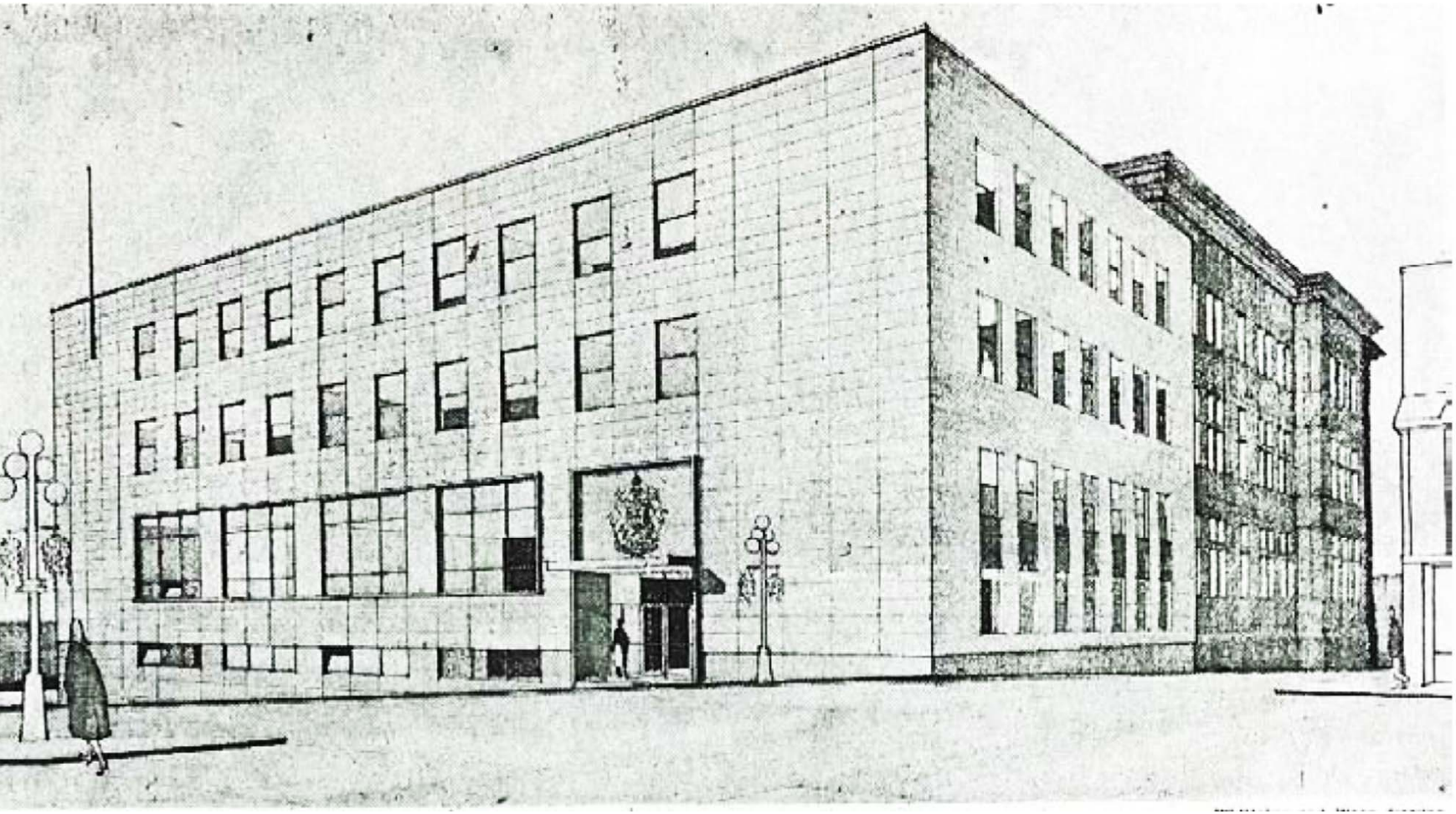
ffice and
ns House (Completed 1898)

Office Addition (South Elevation) - 1915

Office Addition (North Elevation) - 1915

fice Fire – January 1937

Building and Customs House 1956-57
ker & Wagg Architects

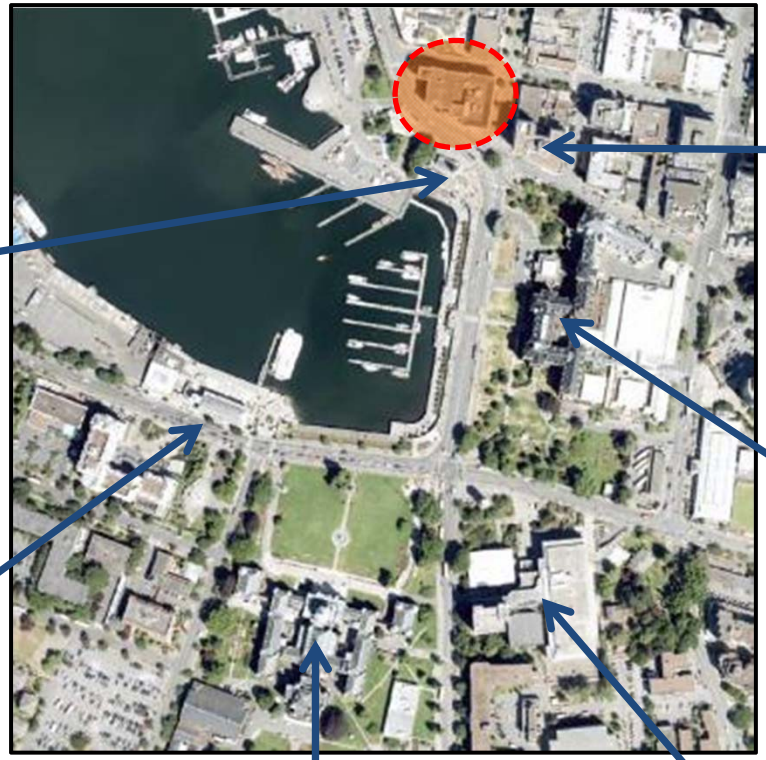


Recladding of 1957 addition was completed in 1991-92

xt - Inner Harbour

entre

mship Terminal
nd Pacific



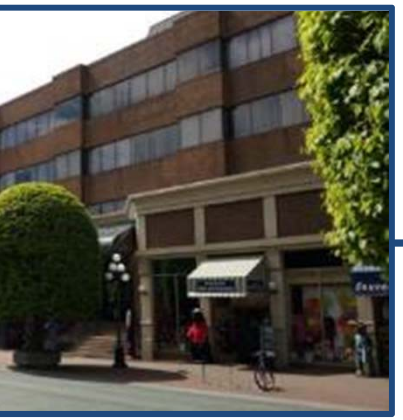
Subject Site

Belmont Building

Empress Hotel

xt – Old Town & Government Street

rey office/retail



office/retail

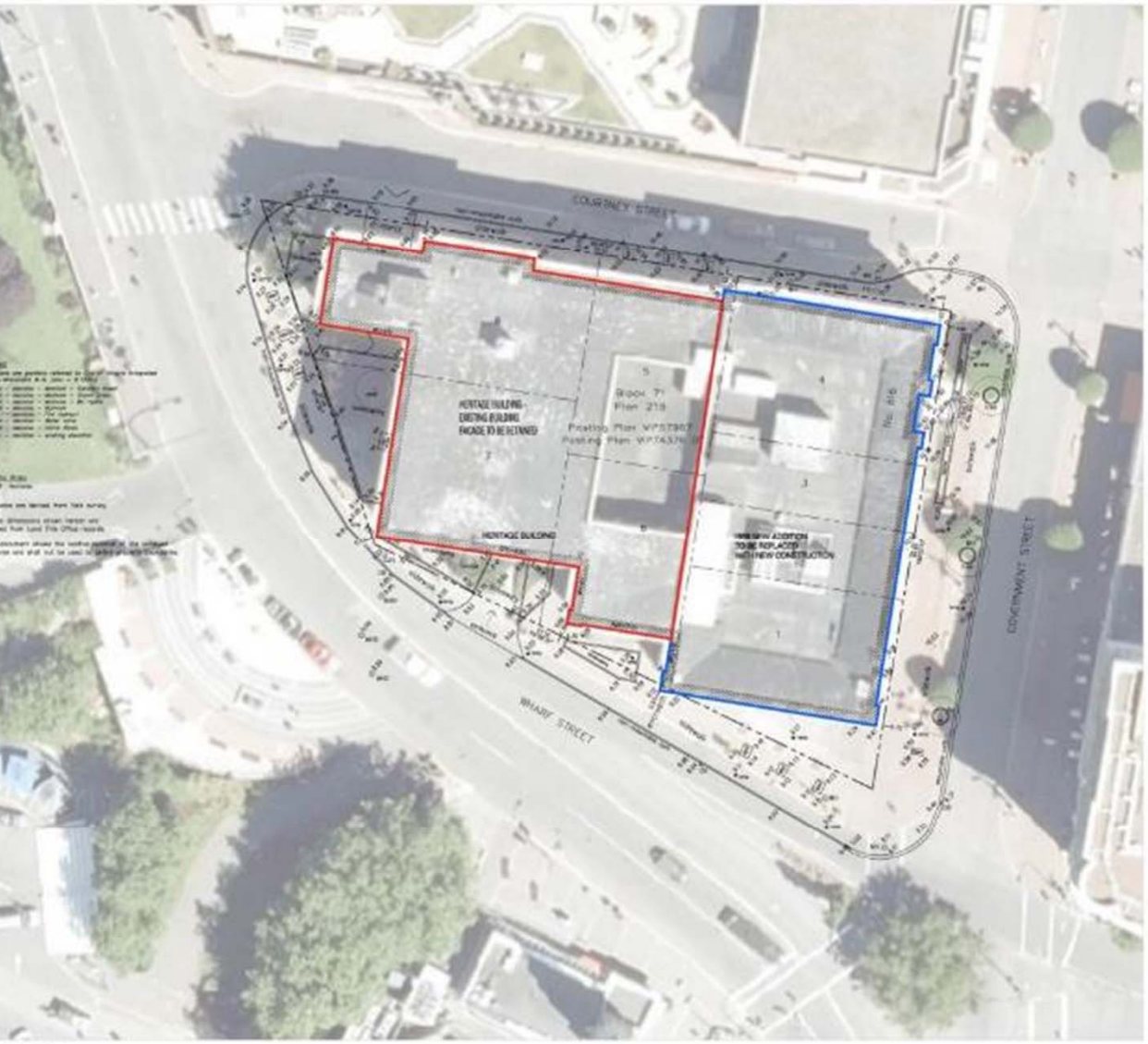
Subject Site

5-storey office/retail

2-storey office/retail

8-storeys office/retail

g Site



TING SITE PLAN
1:200

sed Increase in Density

g Criteria	Proposal	Zone Standard CA-3C
ty (Floor Space Ratio) - maximum	3.99:1*	3:1
loor area (m^2) - maximum	10,657.00	n/a

Party Economic Analysis

pated contribution to the City's Public Realm Improvement Fund and Heritage ng's Seismic Upgrade Fund: **$1.3 million**

f rehabilitation of the building facades including seismic upgrading : **$5.1 million**

density incentives may be considered where heritage conservation is proposed. ecommend that Council consider requiring a **Heritage Revitalization Agreement** to e the retention and rehabilitation of the building facades.

sed Additional Uses

sed Use	Floor Area (maximum)
ery	175m²
ery	175m²
r Retail Store as Accessory to ery or Distillery	50m²

sed Additional Height

Standard	New Zone	Heritage Alteration Permit Variance
	17.7 m	30.3 m

sed Housing Agreement

sure that any residential units constructed on the property be available as market units to non-owners.

sed Statutory Right-of-Way

tion of the City sidewalk encroaches onto the subject site. A statutory right of way is sed to allow for continual public access.

Canada
HARBOUR
TRADING COMPANY
CURRENCY
EXCHANGE

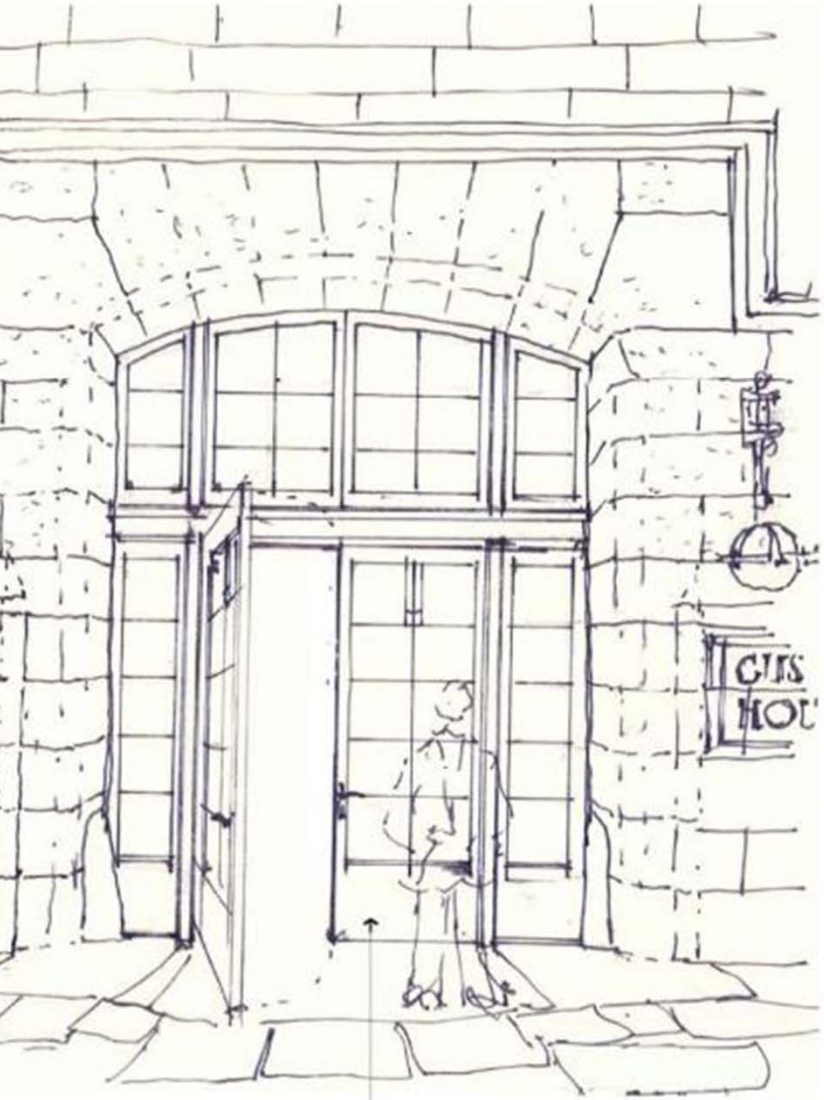
30

DETAIL ELEVATION - GOVERNMENT STREET

3D IMAGES

ELEVATION (WHARF STREET)

EXISTING HERITAGE BUILDING
NEW BUILDING
ELEV. PENTHOUSE EL. 40.80m
T.O. STAIR/SCREEN EL. 40.10m
EIGHT FLOOR (STAIR ONLY) EL. 37.70m
SEVENTH FLOOR EL. 34.30m
SIXTH FLOOR EL. 30.90m
FIFTH FLOOR EL. 27.50m
FOURTH FLOOR EL. 23.80m
THIRD FLOOR EL. 20.10m
SECOND FLOOR EL. 16.40m
GROUND FLOOR EL. 9.50m
EL. 39.22m
EL. 35.07m
EL. 18.14m
EL. 14.93m
NEW ADDITION
T.O.P. 27.95m
EL. 22.80m
EL. 17.80m
EL. 13.30m
EL. 9.91m AV. GRADE
GOVERNMENT ST.
EX. BELMONT BUILDING
ELEVATION (WHARF STREET)



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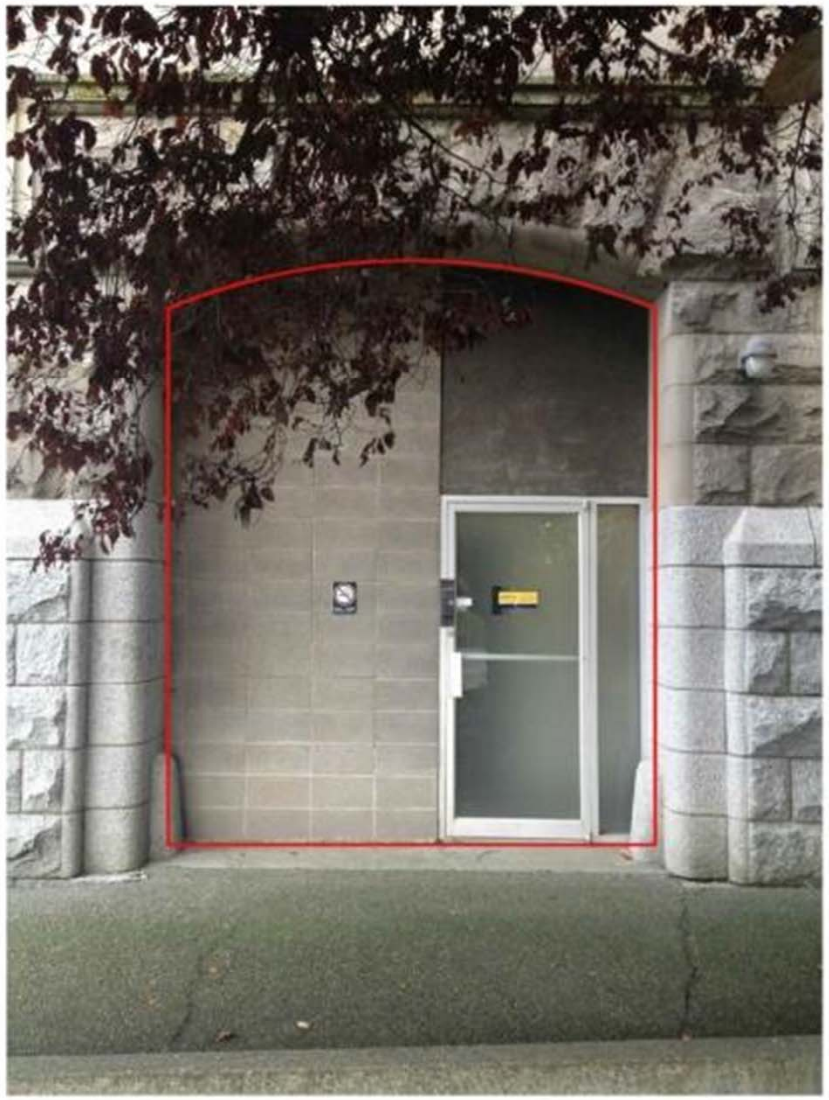

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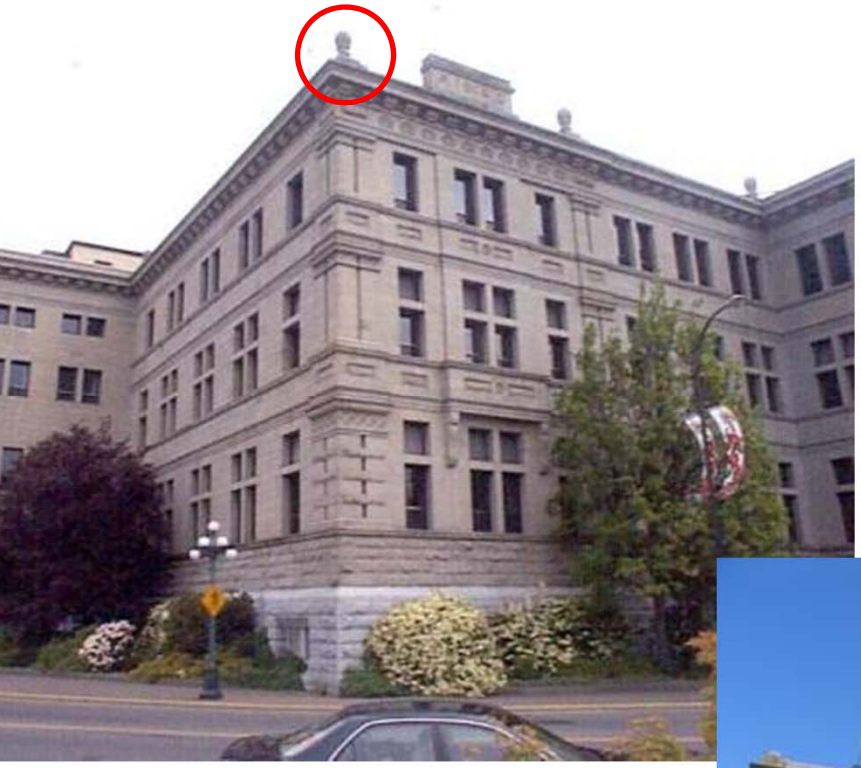
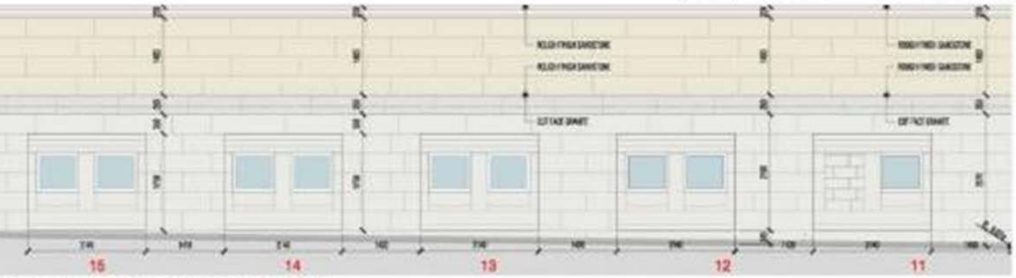
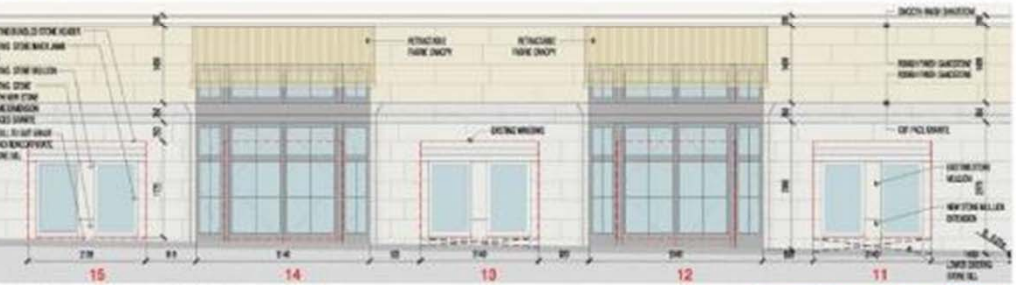


IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	11,12,13,14&15



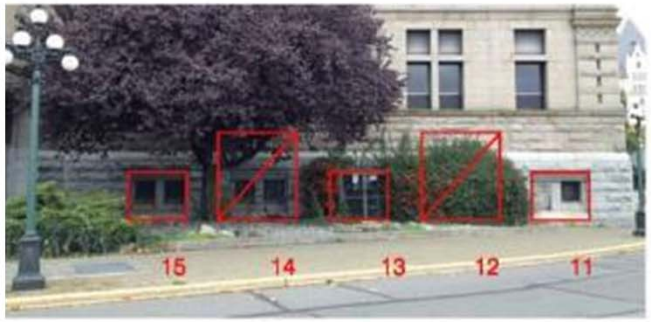
WEST ELEVATION - GROUND FLOOR OPENINGS 11,12,13,14 & 15

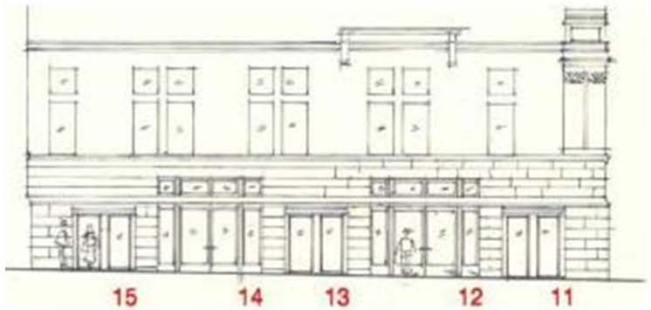


D WEST ELEVATION - GROUND FLOOR OPENINGS 11,12,13,14 & 15

OPENINGS 11,12,13,14 & 15

GOVERNMENT STREET VICTORIA, B. C. VICTORIA CUSTOM HOUSE DEVELOPMENT INC. studioone architecture inc. 13





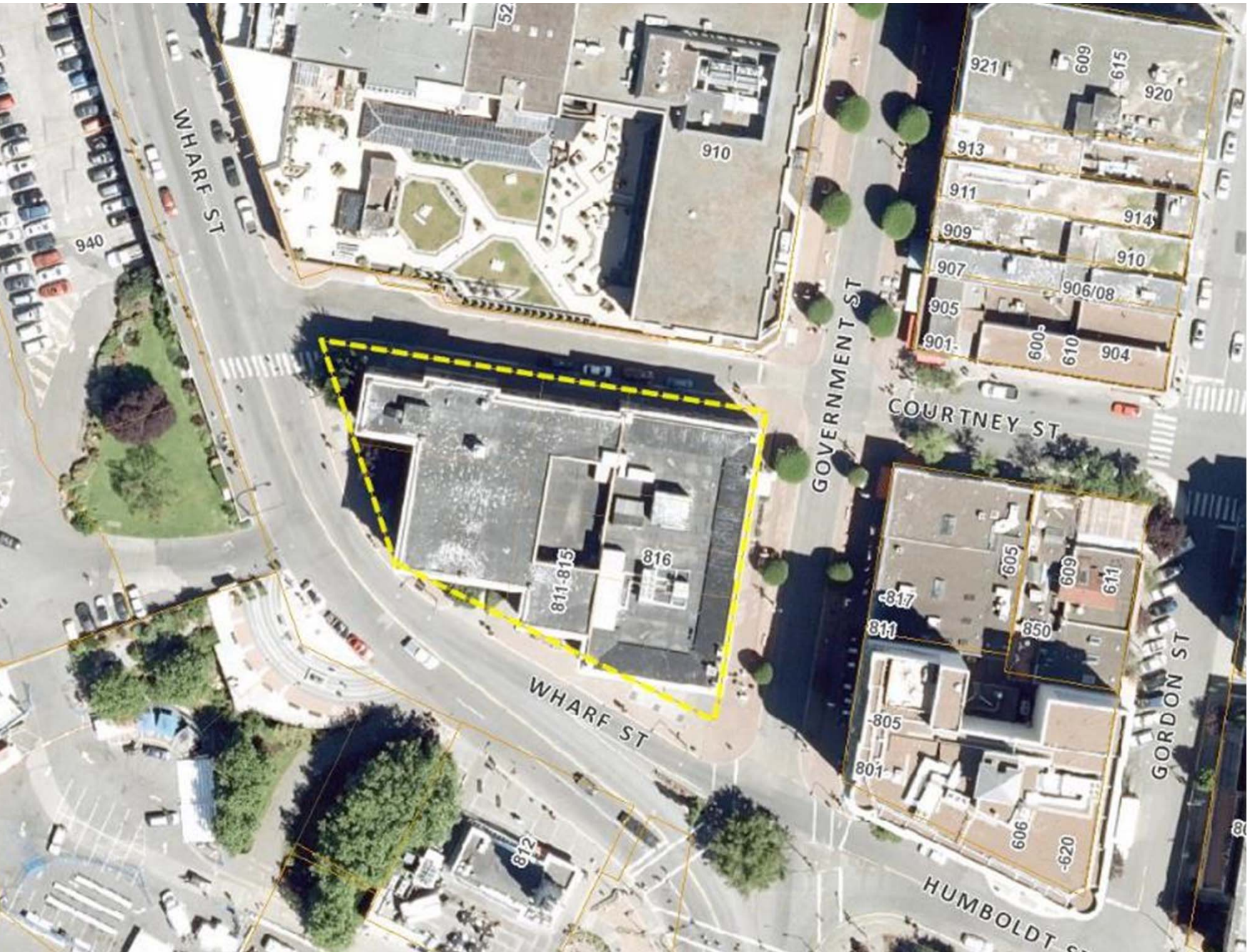
ING WEST ELEVATION (WHARF STREET)

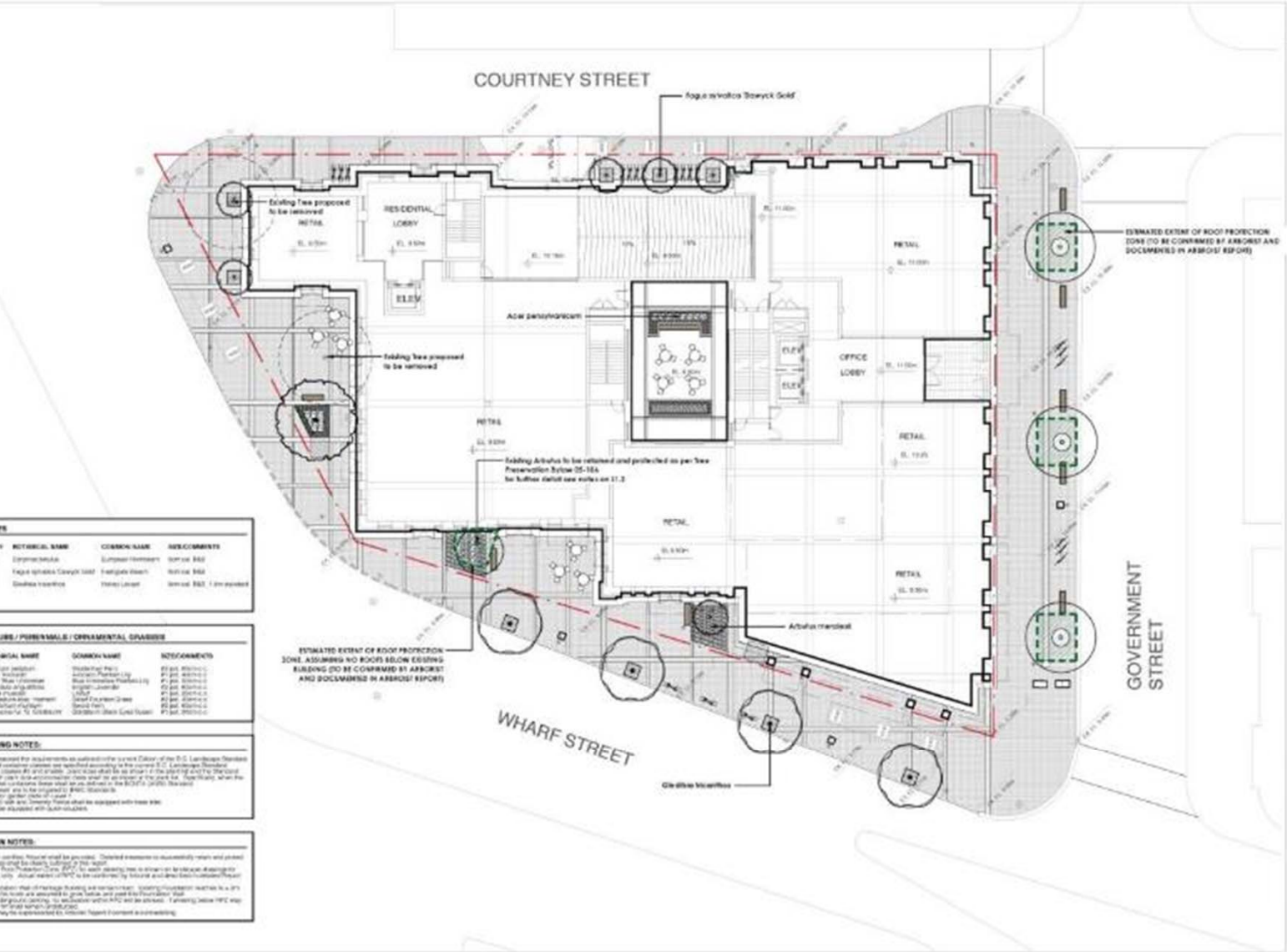
15 14 13 12 11

OPENINGS 11,12,13,14 & 15

16 GOVERNMENT STREET VICTORIA, B. C. VICTORIA CUSTOM HOUSE DEVELOPMENT INC. studioone architecture inc. 12

Visitor Centre


WHARF ST
940
910
921
609
615
920
913
911
914
909
910
907
906/08
905
901
600
610
904
COURTNEY ST
GOVERNMENT ST
811-815
816
605
609
611
817
811
850
805
801
606
620
GORDON ST
WHARF ST
812
HUMBOLDT ST



EVEL PLAN - PRELIMINARY TREE PROTECTION COORDINATION

studio one architecture inc.

04 13.08.08 issued for rezoning application
03 14.12.19 issued in response to City comments
02 14.05.05 issued for HAP
01 14.05.14 issued for DP
no. date description
reviewers

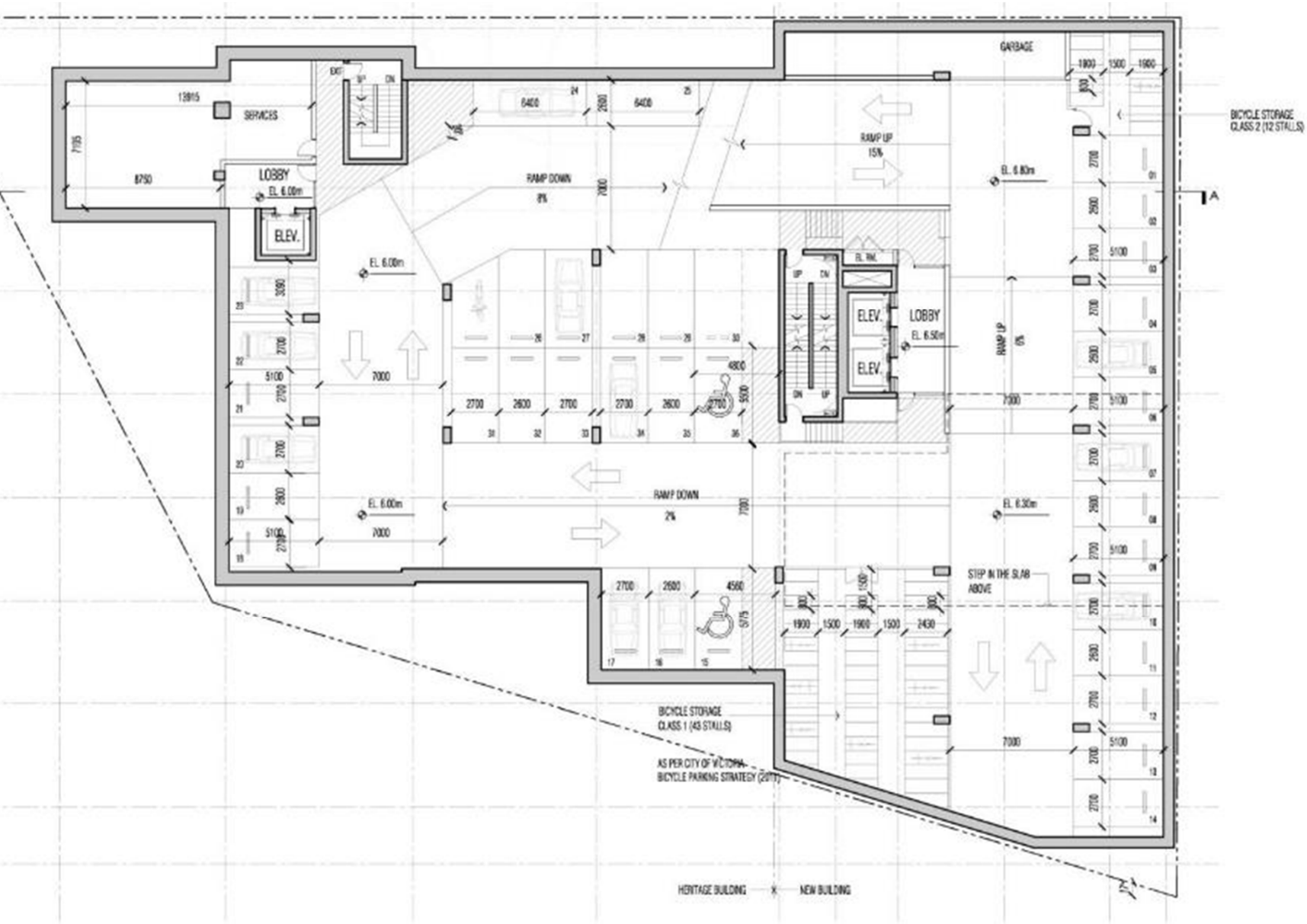
project title:
816 GOVERNMENT STREET
VICTORIA, B.C.

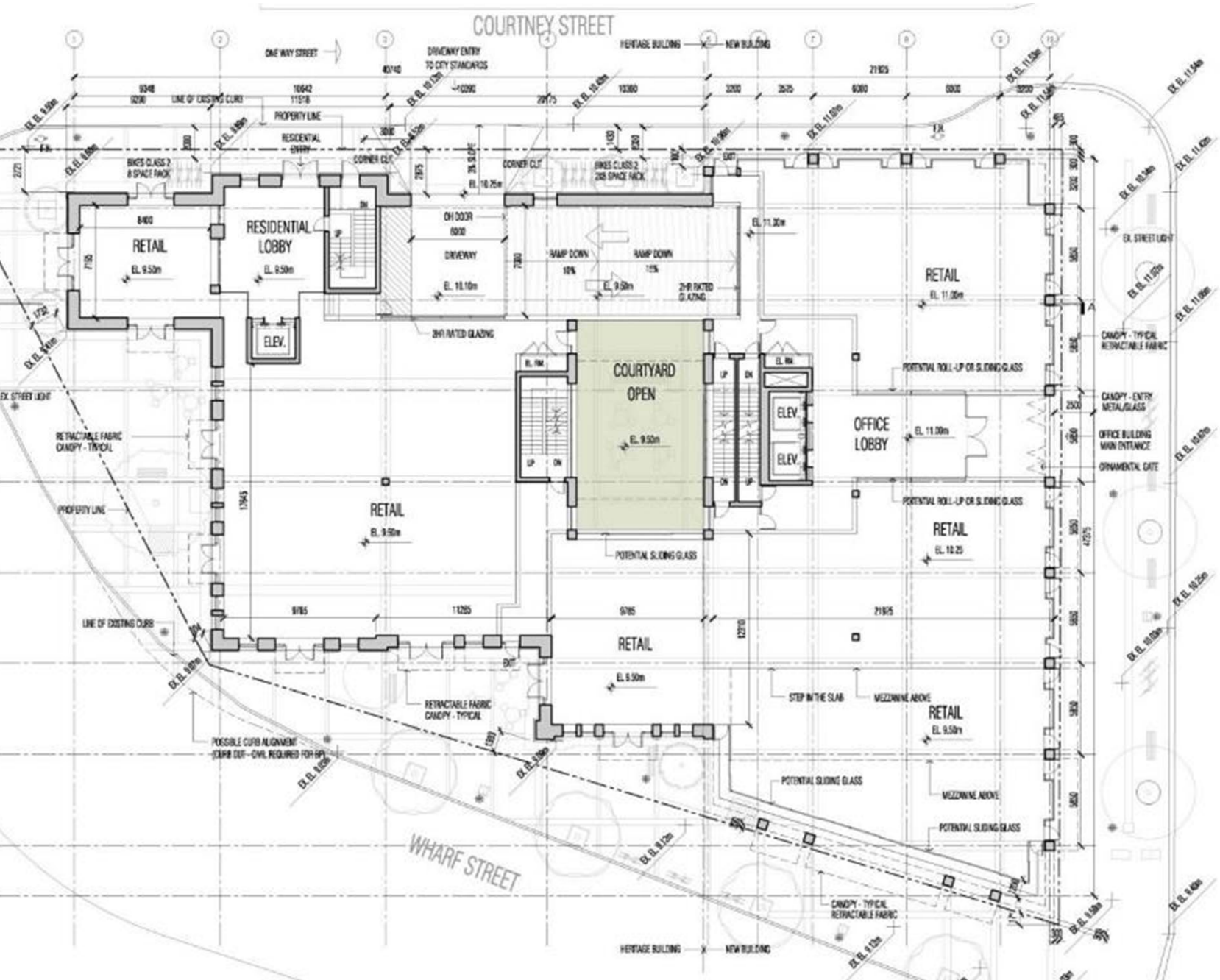
drawing title:
LANDSCAPE DRAWINGS

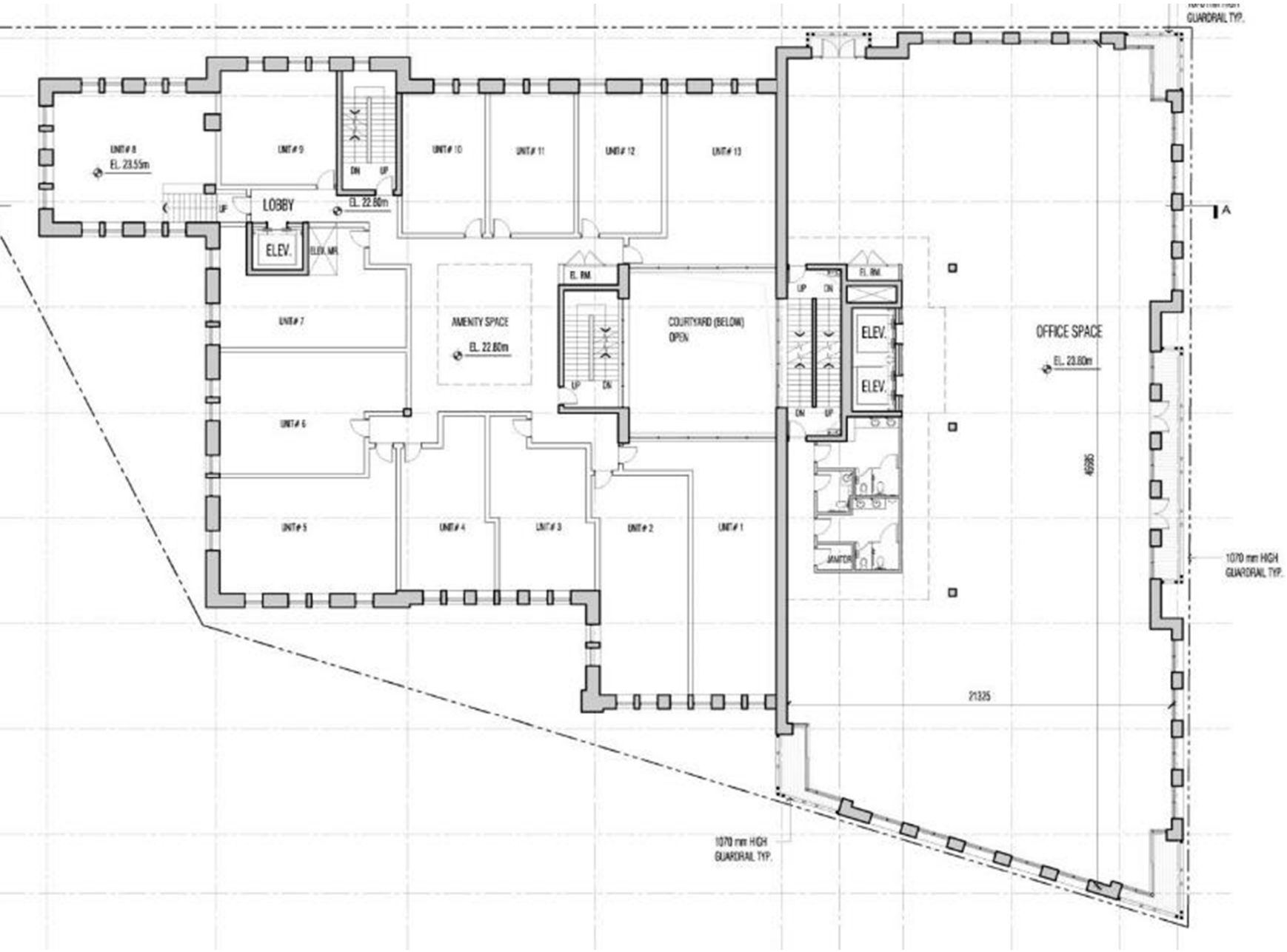
project no. 14043
drawn by FFRG
checked by AJ
date Dec 10, 2014
scale as shown

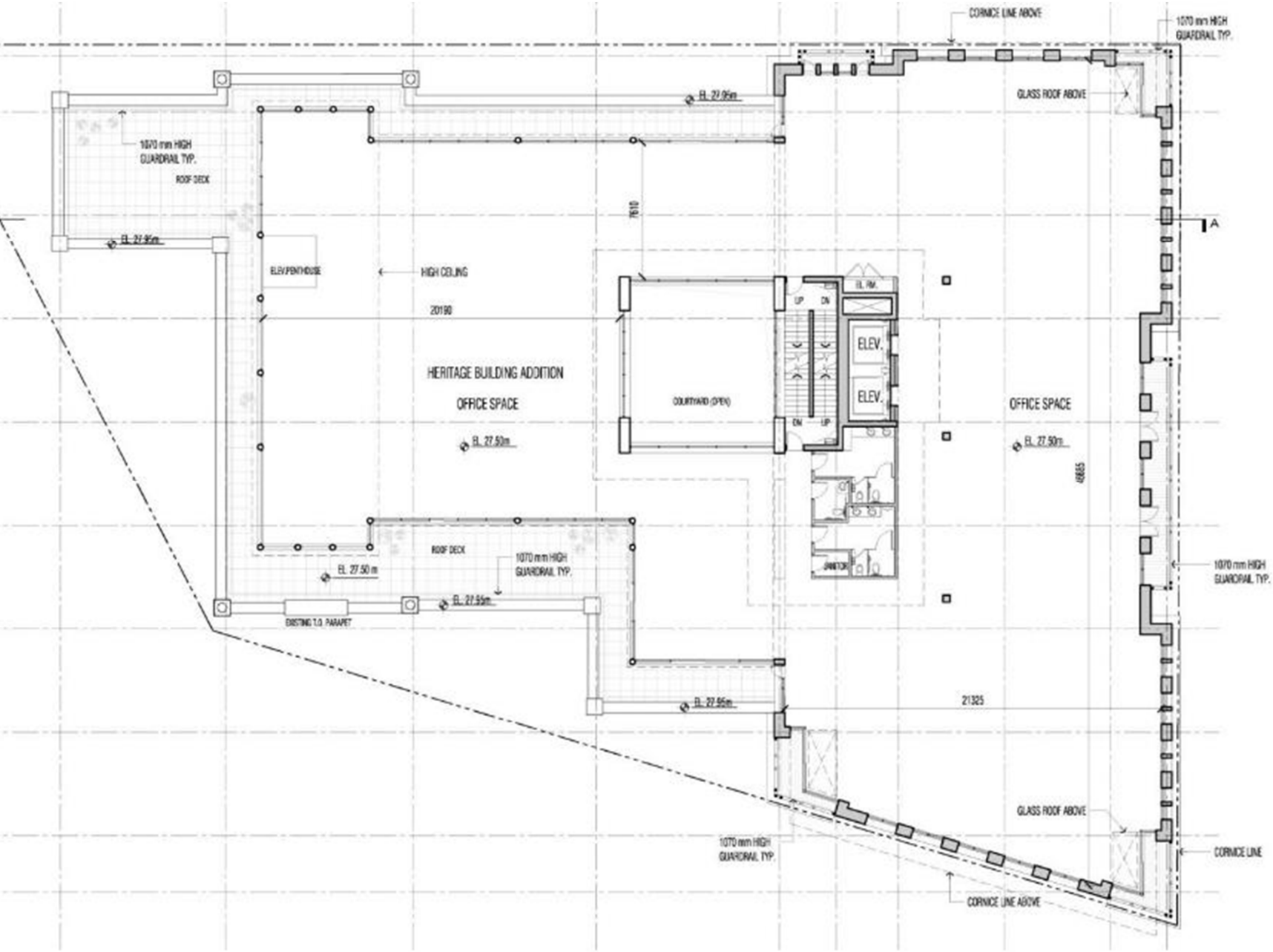
N

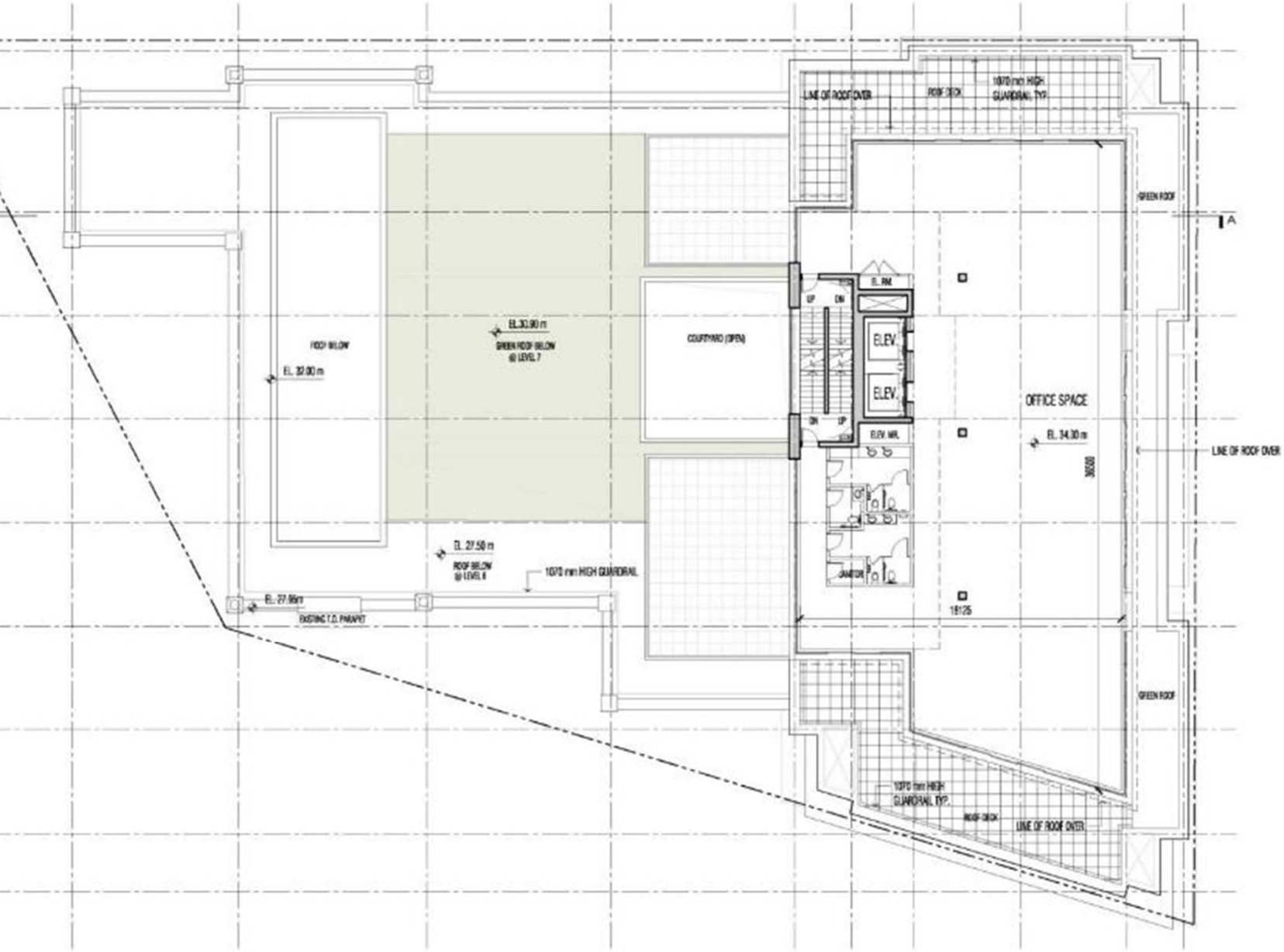
drawing no.:
L-1.2

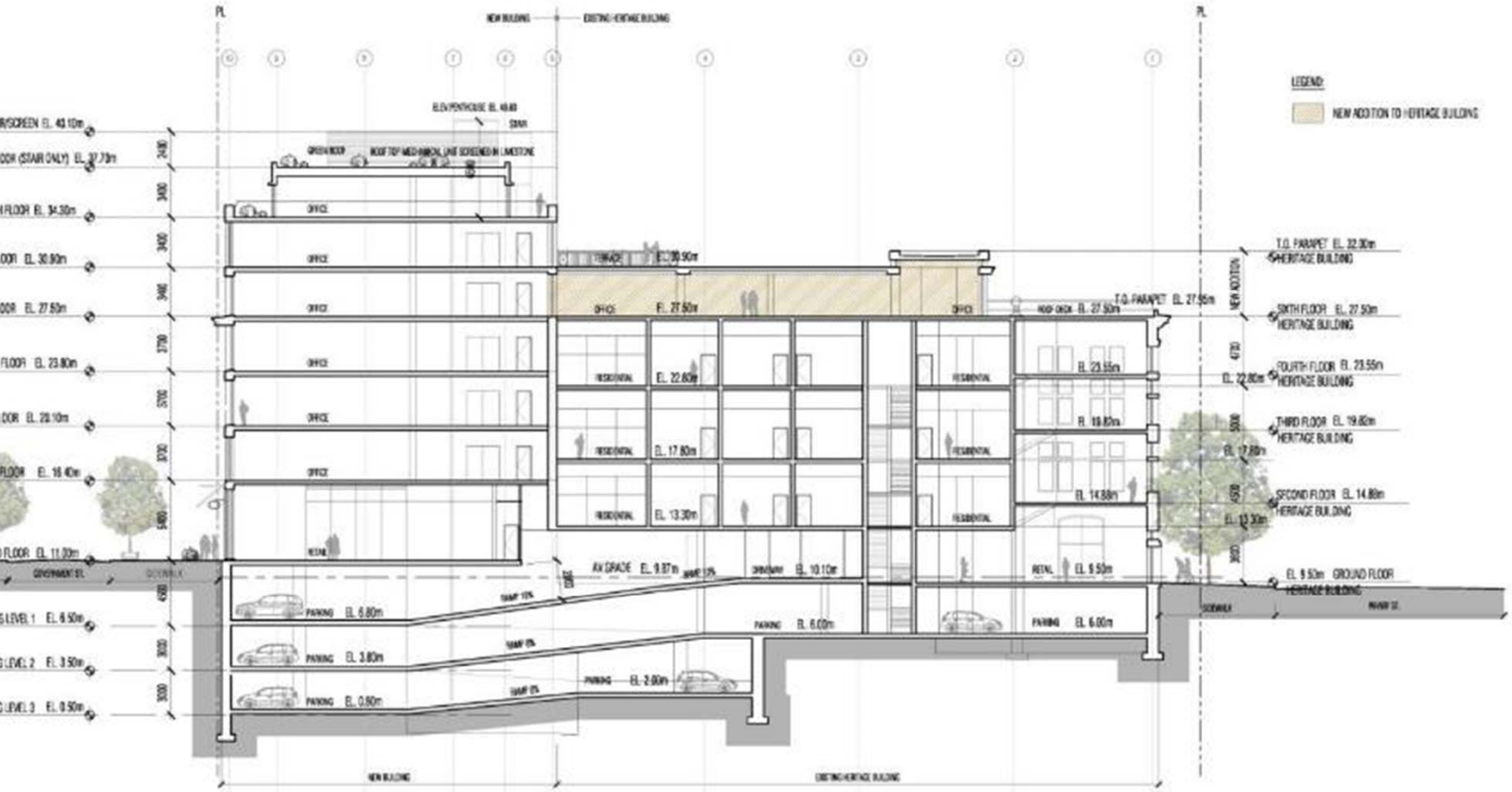

SERVICES
LOBBY
EL. 6.00m
ELEV.
RAMP DOWN
8%
RAMP UP
15%
GARBAGE
BICYCLE STORAGE
CLASS 2 (12 STALLS)
EL. 6.80m
EL. 6.00m
ELEV.
ELEV.
LOBBY
EL. 6.50m
RAMP UP
6%
RAMP DOWN
2%
EL. 6.30m
STEP IN THE SLAB
ABOVE
BICYCLE STORAGE
CLASS 1 (43 STALLS)
AS PER CITY OF VICTORIA
BICYCLE PARKING STRATEGY (2011)
HERITAGE BUILDING
NEW BUILDING


COURTNEY STREET
WHARF STREET
ONE WAY STREET
DRIVEWAY ENTRY TO CITY STANDARDS
HERITAGE BUILDING
NEW BUILDING
PROPERTY LINE
LINE OF EXISTING CURB
RESIDENTIAL ENTRY
BIKES CLASS 2 8 SPACE RACK
BIKES CLASS 2 285 SPACE RACK
CORNER CLT
RETAIL
EL. 9.50m
RESIDENTIAL LOBBY
EL. 9.50m
ELEV.
OH DOOR
DRIVEWAY
EL. 10.10m
RAMP DOWN
10%
15%
EL. 9.50m
2HR RATED GLAZING
EL. 11.30m
COURTYARD OPEN
EL. 9.50m
OFFICE LOBBY
EL. 11.00m
RETAIL
EL. 11.00m
RETAIL
EL. 10.25
RETAIL
EL. 9.50m
POTENTIAL ROLL-UP OR SLIDING GLASS
POTENTIAL SLIDING GLASS
RETRACTABLE FABRIC CANOPY - TYPICAL
CANOPY - TYPICAL RETRACTABLE FABRIC
CANOPY - ENTRY METAL/GLASS
OFFICE BUILDING MAIN ENTRANCE
ORNAMENTAL GATE
EX. STREET LIGHT
STEP IN THE SLAB
MEZZANINE ABOVE
POSSIBLE CURB ALIGNMENT (CURB OUT - CIVIL REQUIRED FOR BP)


GUARDRAIL TYP.
UNIT# 8
EL. 23.55m
UNIT# 9
UNIT# 10
UNIT# 11
UNIT# 12
UNIT# 13
DN
UP
LOBBY
EL. 22.80m
ELEV.
ELEV. MR.
UNIT# 7
AMENITY SPACE
EL. 22.80m
EL. RM.
COURTYARD (BELOW)
OPEN
ELEV.
ELEV.
OFFICE SPACE
EL. 23.80m
UNIT# 6
UNIT# 5
UNIT# 4
UNIT# 3
UNIT# 2
UNIT# 1
JANITOR
A
1070 mm HIGH
GUARDRAIL TYP.
21325
1070 mm HIGH
GUARDRAIL TYP.

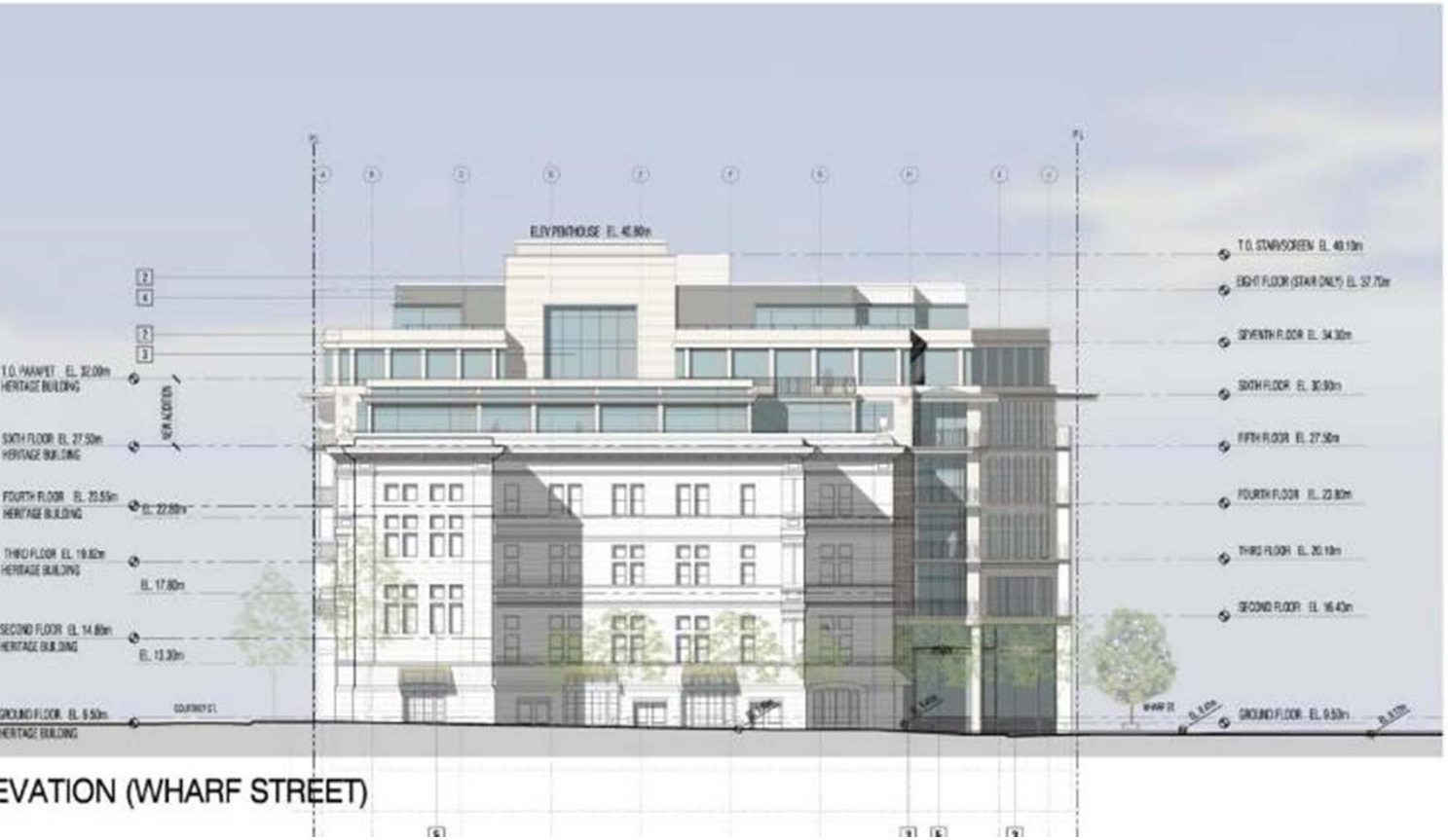

CORNICE LINE ABOVE
1070 mm HIGH GUARDRAIL TYP.
EL. 27.95m
GLASS ROOF ABOVE
1070 mm HIGH GUARDRAIL TYP.
ROOF DECK
7610
A
EL. 27.95m
ELEV/PENTHOUSE
HIGH CEILING
20190
EL. RM.
UP
DN
ELEV.
ELEV.
HERITAGE BUILDING ADDITION
OFFICE SPACE
COURTYARD (OPEN)
DN
UP
OFFICE SPACE
EL. 27.50m
EL. 27.50m
40865
ROOF DECK
1070 mm HIGH GUARDRAIL TYP.
EL. 27.50 m
EL. 27.95m
JANITOR
1070 mm HIGH GUARDRAIL TYP.
EXISTING T.O. PARAPET
EL. 27.95m
21325
GLASS ROOF ABOVE
1070 mm HIGH GUARDRAIL TYP.
CORNICE LINE
CORNICE LINE ABOVE


LINE OF ROOF OVER
ROOF DECK
1070 mm HIGH GUARDRAIL TYP.
GREEN ROOF
A
EL. RM.
UP
DN
ELEV.
ELEV.
ELEV. MR.
JANITOR
OFFICE SPACE
EL. 34.30 m
36500
LINE OF ROOF OVER
18125
ROOF BELOW
EL. 32.00 m
EL. 30.90 m
GREEN ROOF BELOW @ LEVEL 7
COURTYARD (OPEN)
EL. 27.50 m
ROOF BELOW @ LEVEL 6
1070 mm HIGH GUARDRAIL
EL. 27.66m
EXISTING T.O. PARAPET
GREEN ROOF
1070 mm HIGH GUARDRAIL TYP.
ROOF DECK
LINE OF ROOF OVER


LEGEND
NEW ADDITION TO HERITAGE BUILDING
T.O. PARAPET EL. 32.30m
HERITAGE BUILDING
SIXTH FLOOR EL. 27.50m
HERITAGE BUILDING
FOURTH FLOOR EL. 23.55m
HERITAGE BUILDING
THIRD FLOOR EL. 19.60m
HERITAGE BUILDING
SECOND FLOOR EL. 14.80m
HERITAGE BUILDING
GROUND FLOOR
HERITAGE BUILDING
NEW ADDITION
OFFICE
RESIDENTIAL
RETAIL
PARKING
SIDEWALK
NEW BUILDING
EXISTING HERITAGE BUILDING

A

ELEVATION (COURTNEY STREET)



EVATION (WHARF STREET)

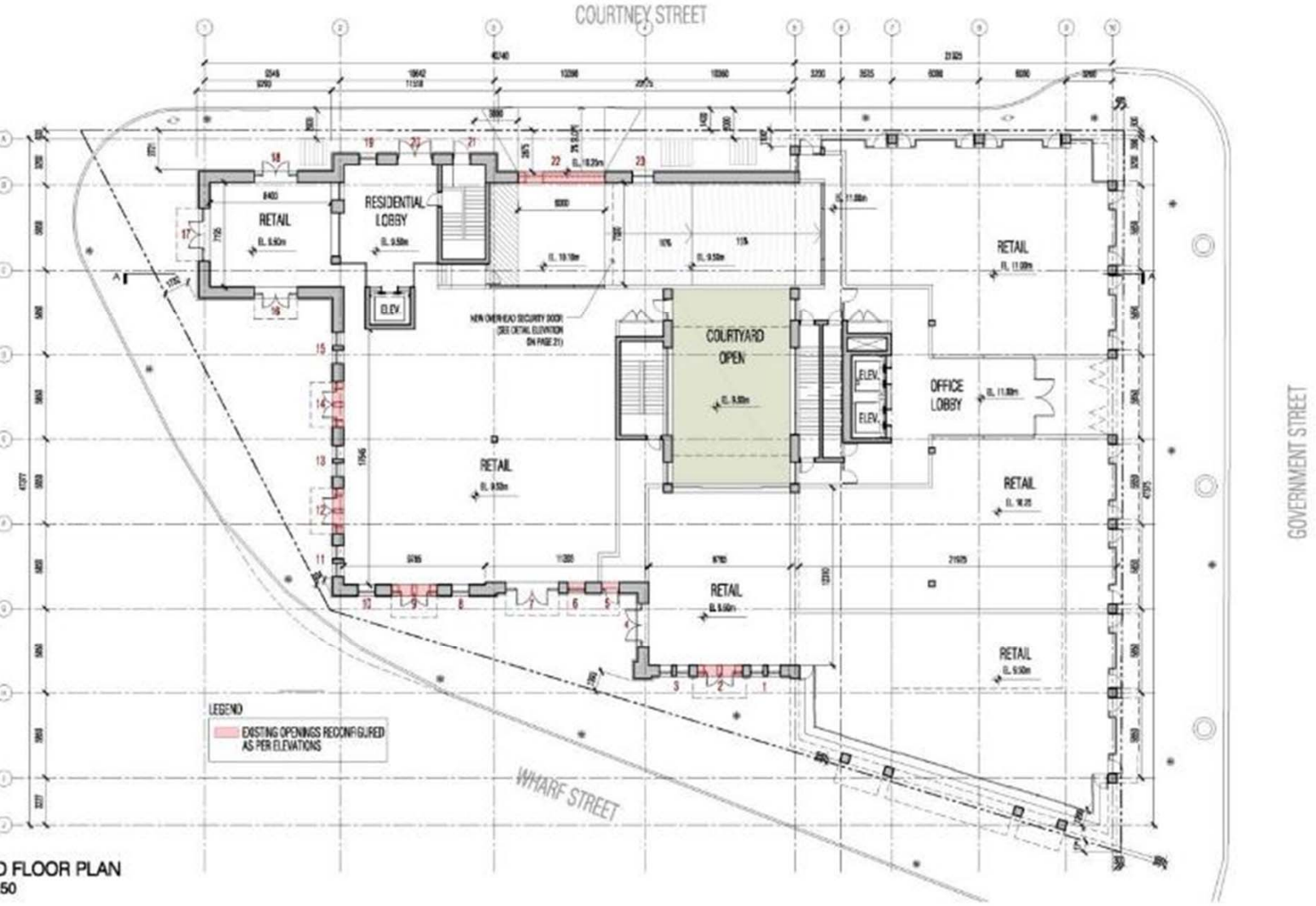
LEGEND MATERIALS:

1 - GRANITE
2 - LIME STONE
3 - ALUMINUM WINDOW WALL-GLAZING
4 - METAL CLADDING
5 - METAL RAILING OR METAL/GLASS RAILING
6 - RETRACTABLE FABRIC CANOPY
7 - BLACK SIGNS
8 - LIGHT FIXTURES

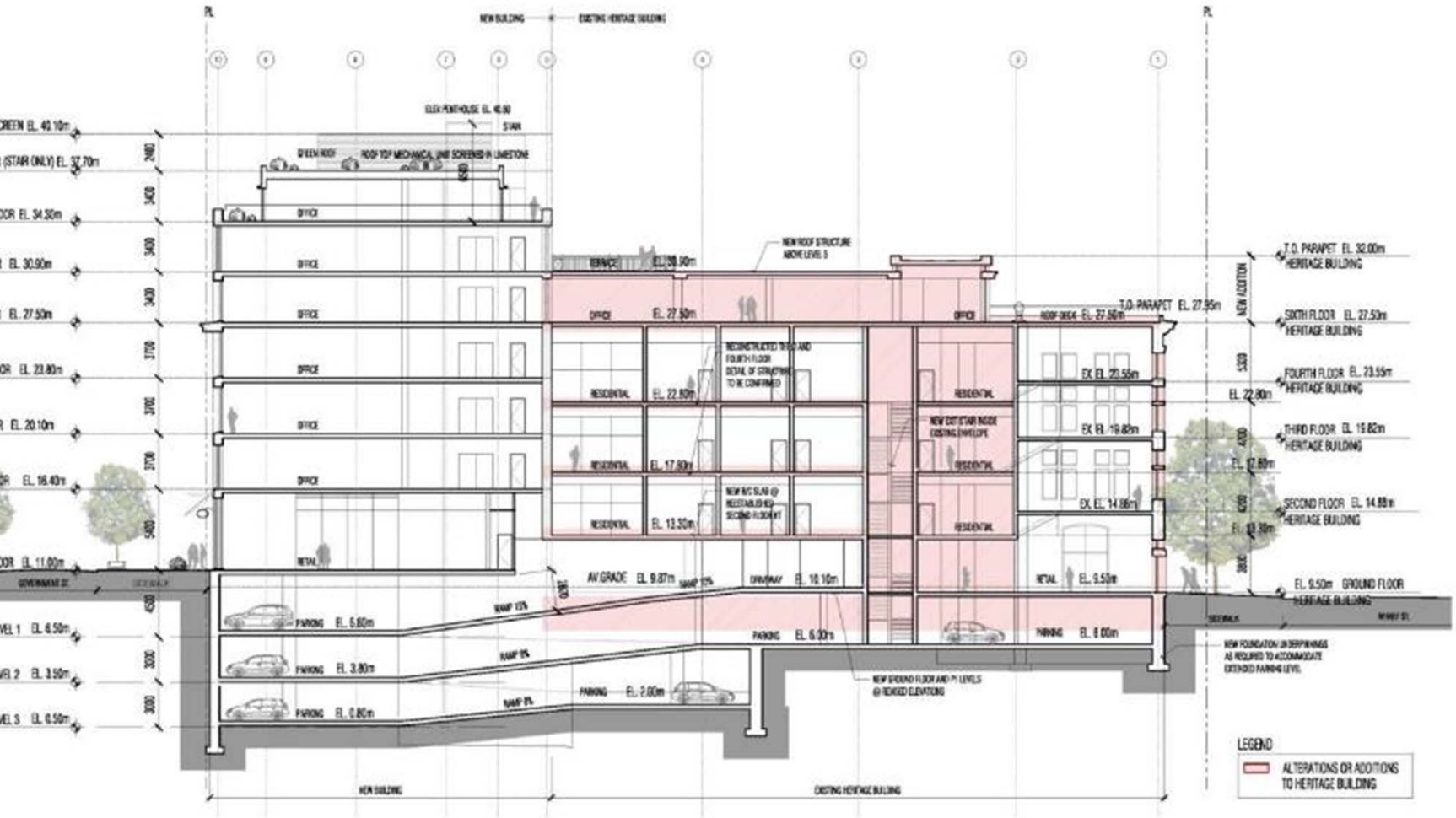
VATION (GOVERNMENT STREET)

LEGEND MATERIALS:

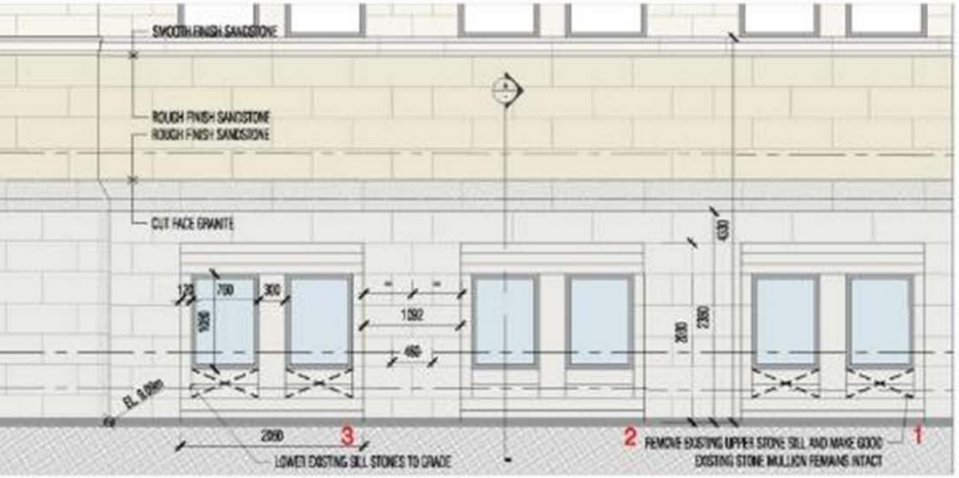
1 - GRANITE
2 - LIME STONE
3 - ALUMINUM WINDOW WALL-GLAZING
4 - METAL CLADDING
5 - METAL RAILING OR METAL/GLASS RAILING
6 - RETRACTABLE FABRIC CANOPY
7 - BLADE SIGNS
8 - LIGHT FIXTURES



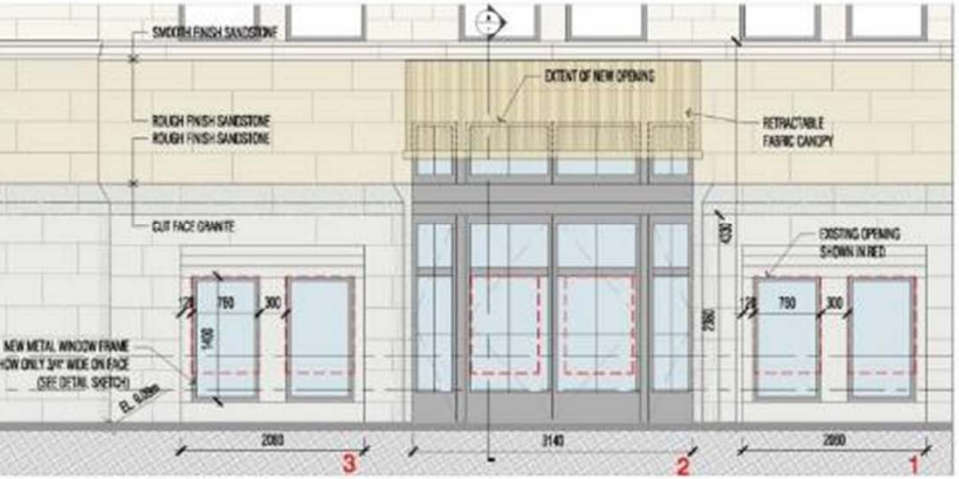
D FLOOR PLAN
50


NEW BUILDING
EXISTING HERITAGE BUILDING
ELEV. PENTHOUSE EL. 40.90
STAIR
GREEN ROOF
ROOF TOP MECHANICAL UNIT SCREENED IN LIMESTONE
OFFICE
TERRACE
EL. 28.90m
NEW ROOF STRUCTURE ABOVE LEVEL 5
EL. 27.50m
ROOF DECK EL. 27.50m
T.O. PARAPET EL. 27.95m
RESIDENTIAL
EL. 22.80m
EL. 17.80m
EL. 13.30m
NEW DET STAIR INSIDE EXISTING ENVELOPE
EX. EL. 23.55m
EX. EL. 19.82m
EX. EL. 14.88m
RETAIL
EL. 9.50m
AV GRADE EL. 9.87m
DRIVEWAY EL. 10.10m
PARKING EL. 5.80m
PARKING EL. 3.80m
PARKING EL. 2.00m
PARKING EL. 0.80m
PARKING EL. 6.00m
PARKING EL. 8.00m
RAMP 15%
NEW FOUNDATION UNDERPINNINGS AS REQUIRED TO ACCOMMODATE EXTENDED PARKING LEVEL
NEW GROUND FLOOR AND P1 LEVELS @ REVISED ELEVATIONS
T.O. PARAPET EL. 32.00m HERITAGE BUILDING
SIXTH FLOOR EL. 27.50m HERITAGE BUILDING
FOURTH FLOOR EL. 23.55m HERITAGE BUILDING
THIRD FLOOR EL. 19.82m HERITAGE BUILDING
SECOND FLOOR EL. 14.88m HERITAGE BUILDING
EL. 9.50m GROUND FLOOR HERITAGE BUILDING
NEW ADDITION
GOVERNMENT ST.
SIDEWALK
LEGEND
ALTERATIONS OR ADDITIONS TO HERITAGE BUILDING

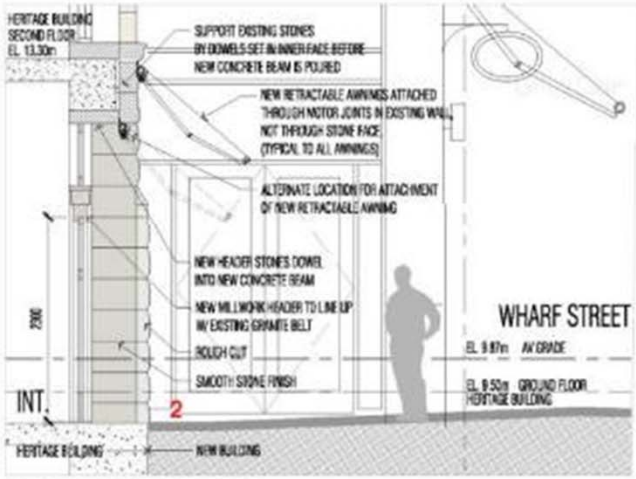
TION A
1:250



G SOUTH ELEVATION - GROUND FLOOR OPENINGS 1,2 & 3
50



SED SOUTH ELEVATION - GROUND FLOOR OPENINGS 1,2 & 3
50



SECTION A -TYPICAL SECTION
THROUGH ENLARGED NEW OPENINGS

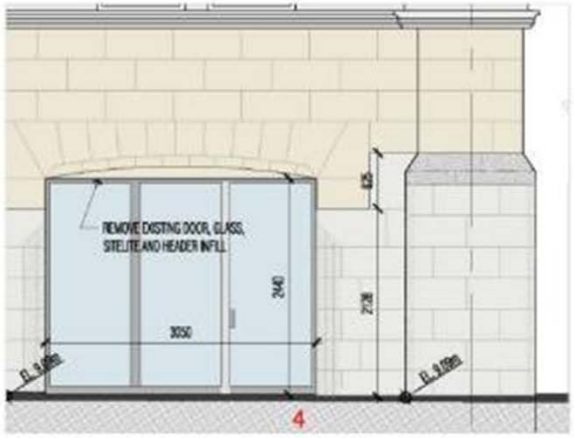
OPENINGS 1,2 & 3

ATION TABLE

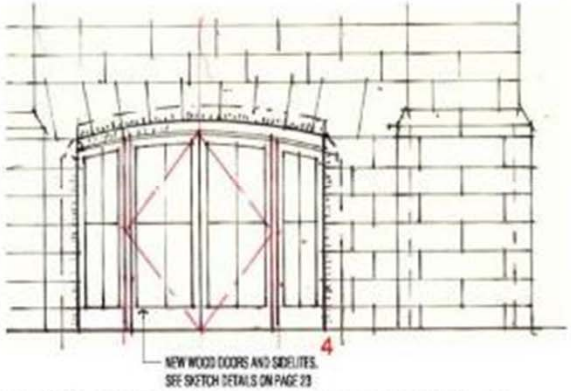
NG NUMBER	4
	WEST ELEVATION - WHARF STREET
TION	DOOR
ERATION	REMOVE EXISTING CANOPY & STOREFRONT DOOR FRAMES RETAIN OPENING AS IS AND REMOVE GLAZING TO FOLLOW CURVE ARCH

EMENT FLOOR PLAN

ST ELEVATION



EXISTING WEST ELEVATION - GROUND FLOOR OPENING 4
SCALE 1:50



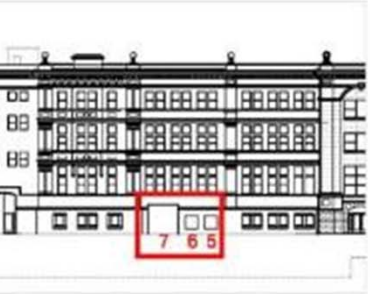
PROPOSED WEST ELEVATION - GROUND FLOOR OPENING 4

OPENING 4

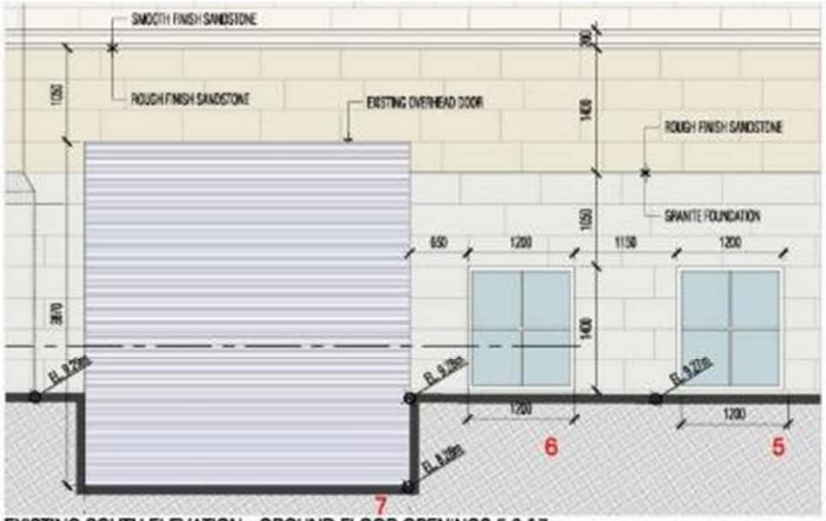
IFICATION TABLE

OPENINGS NUMBER	5 - 6 - 7
N	SOUTH ELEVATION - WHARF STREET
CONDITION TION	WINDOW - DOOR
ED ALTERATION	RAISE HEAD TO EXISTING MOULDING AND MAINTAIN EXISTING JAMB LOCATION TO WIDEN WINDOW AND MAKE DOOR WHERE REQUIRED

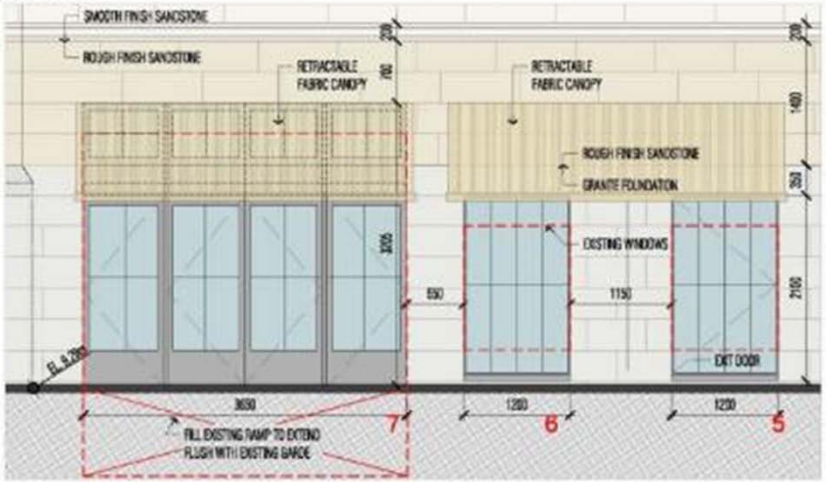
G BASEMENT FLOOR PLAN



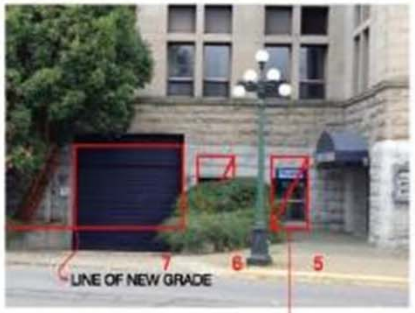
G SOUTH ELEVATION (WHARF STREET)



EXISTING SOUTH ELEVATION - GROUND FLOOR OPENINGS 5,6 &7
SCALE 1:50



PROPOSED SOUTH ELEVATION - GROUND FLOOR OPENINGS 5,6 & 7
SCALE 1:50



PROPOSED OPENINGS

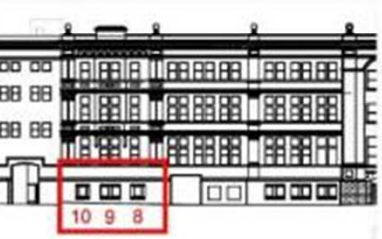
EXISTING OPENINGS

OPENINGS 5 ,6 & 7

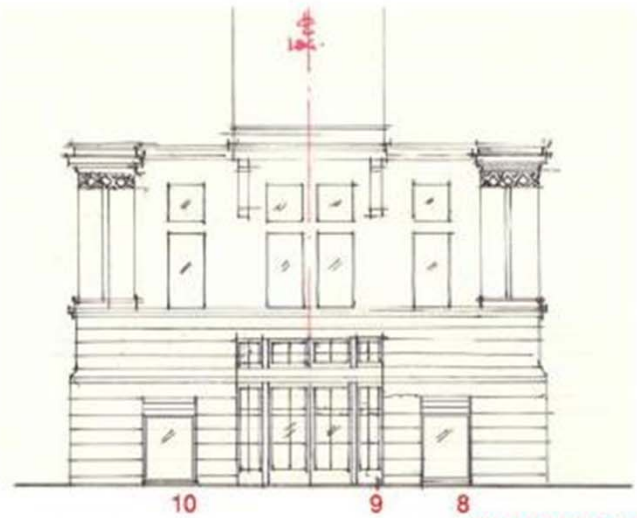
TIFICATION TABLE

G OPENINGS NUMBER	8 - 9 - 10
ON	SOUTH ELEVATION - WHARF STREET
G CONDITION CTION	WINDOW - VENT
SED ALTERATION	NEW OPENING IN CENTRE BAY (NO. 9) AS SHOWN. WOOD DOORS TRANSOM & SIDELITES FOR NO 8 & 10, LOWER SILL TO GRADE & EXTEND JAMBS

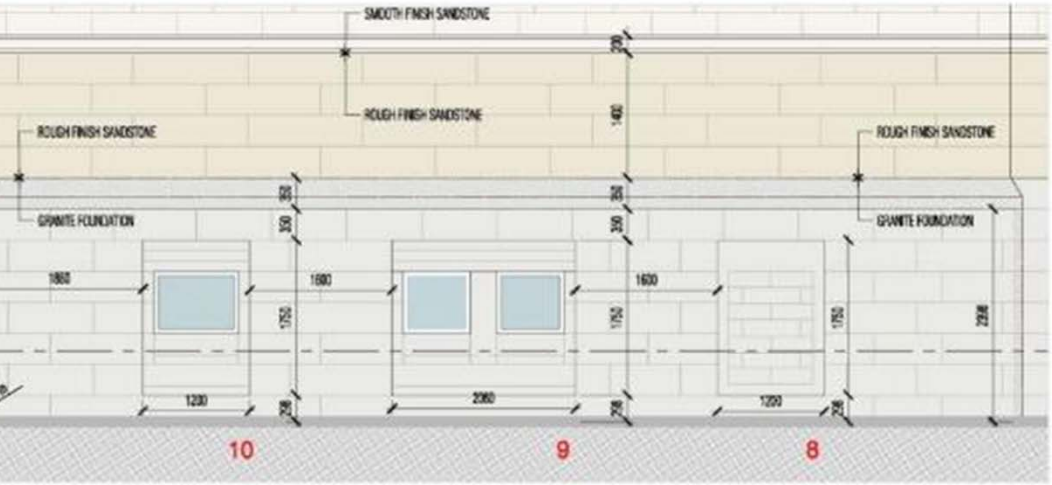
NG BASEMENT FLOOR PLAN



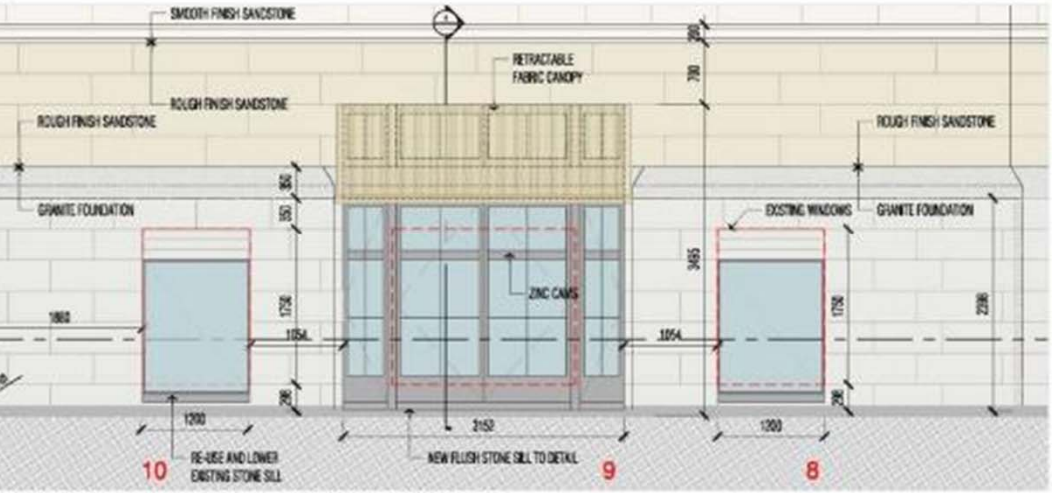
NG SOUTH ELEVATION (WHARF STREET)



OPENINGS 8 ,9 & 10



S SOUTH ELEVATION - GROUND FLOOR OPENINGS 8,9 &10
0



ED SOUTH ELEVATION - GROUND FLOOR OPENINGS 8,9 &10
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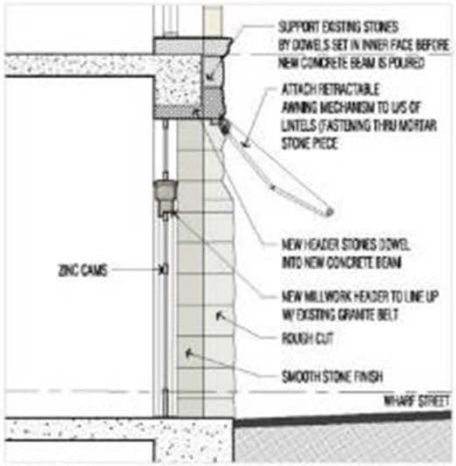
IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	8 - 9 - 10



SECTION A
THROUGH ENLARGED NEW OPENING NO.9
SCALE 1:50

OPENINGS 8 ,9 & 10

FICATION TABLE

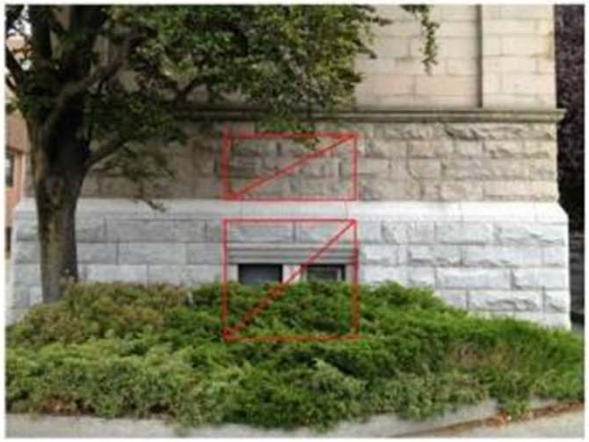
OPENING NUMBER	17
	WEST ELEVATION - WHARF STREET
CONDITION ION	WINDOW/ VENT
D ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENING. INTRODUCE TRANSOM LITES. WIDTH CONSISTENT WITH EXISTING OPENING. NEW HARDWOOD SASH

BASEMENT FLOOR PLAN

WEST ELEVATION (WHARF STREET)

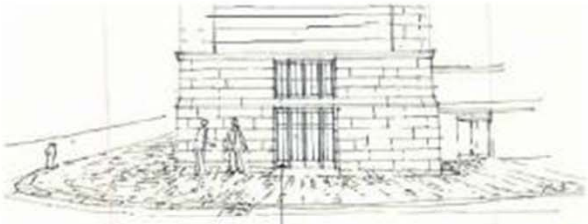
17

17



17

17



INSTALL NEW WOOD FRAMES, SASH, DOORS AND SIDELITES. DIMENSIONED AS PER SKETCH DETAIL ON PAGE 23

17

OPENING 17

FICATION TABLE

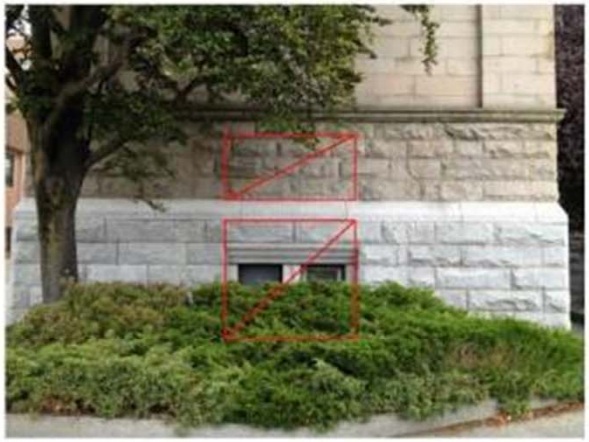
OPENING NUMBER	17
	WEST ELEVATION - WHARF STREET
CONDITION ION	WINDOW/ VENT
D ALTERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENING. INTRODUCE TRANSOM LITES. WIDTH CONSISTENT WITH EXISTING OPENING. NEW HARDWOOD SASH

BASEMENT FLOOR PLAN

WEST ELEVATION (WHARF STREET)

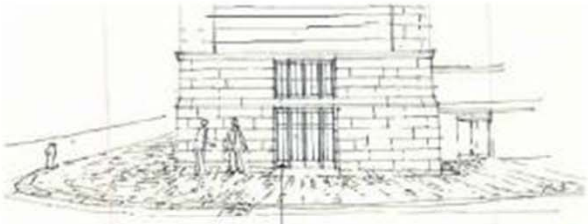
17

17



17

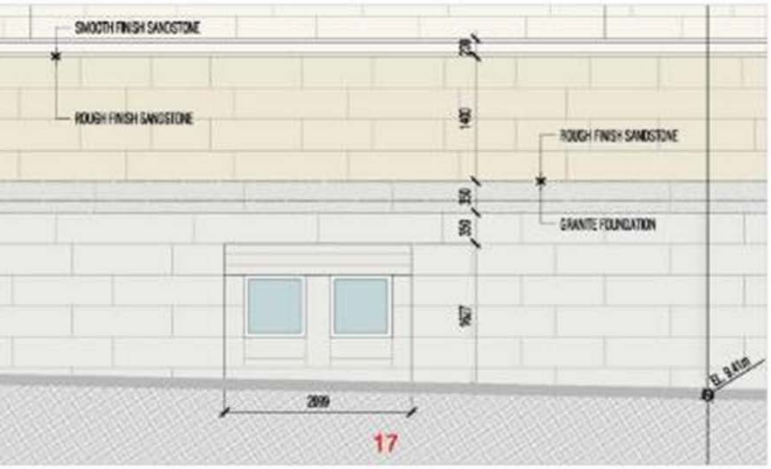
17



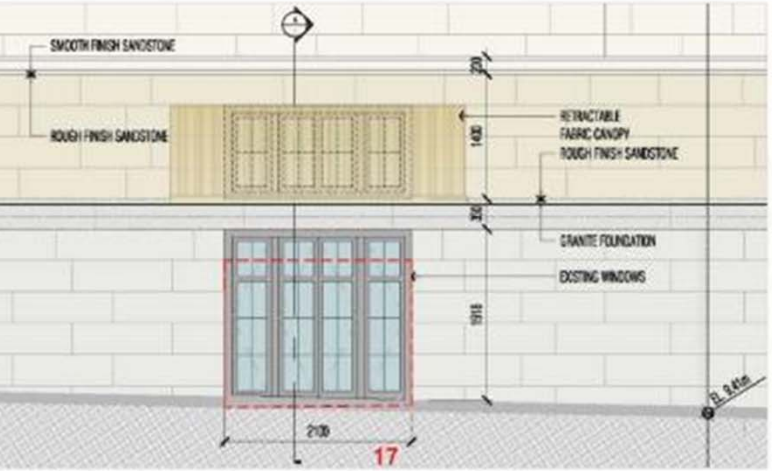
INSTALL NEW WOOD FRAMES, SASH, DOORS AND SIDELITES. DIMENSIONED AS PER SKETCH DETAIL ON PAGE 23

17

OPENING 17



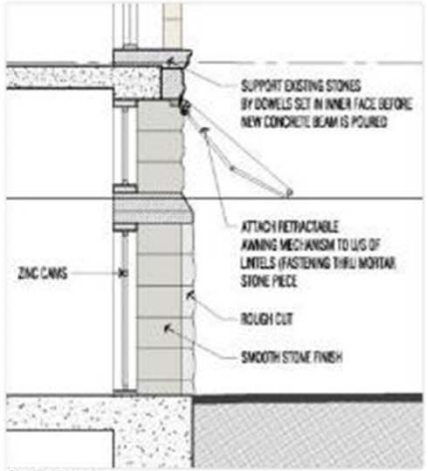
NG WEST ELEVATION - GROUND FLOOR OPENING 17
:50



SED WEST ELEVATION - GROUND FLOOR OPENING 17
:50

IDENTIFICATION TABLE

EXISTING OPENING NUMBER	17

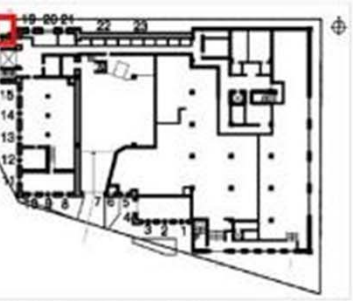


SECTION A
THROUGH ENLARGED OPENING NO.17
SCALE 1:50

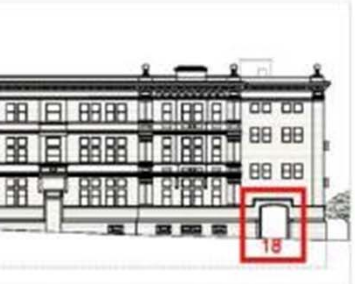
OPENING 17

FICATION TABLE

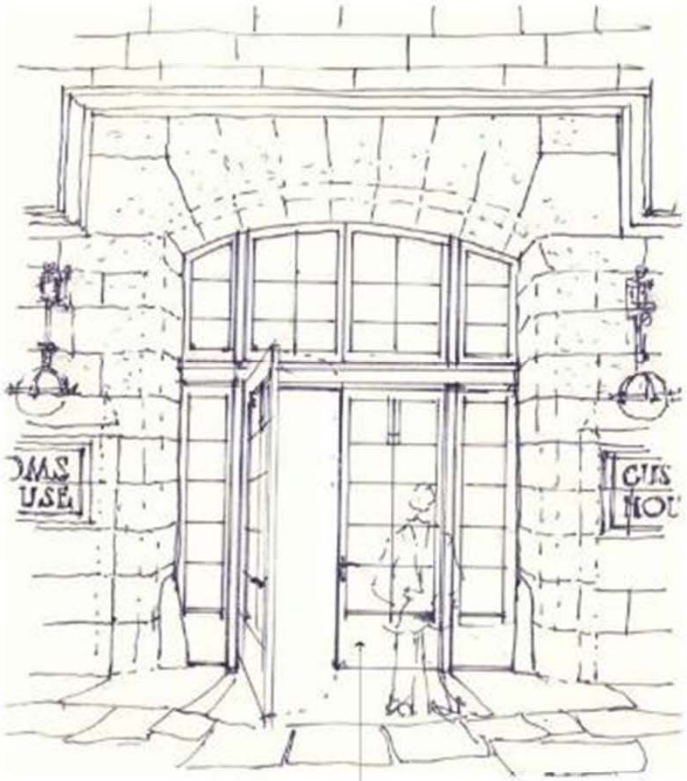
OPENINGS NUMBER	18
	NORTH ELEVATION - COURTNEY STREET
CONDITION ON	DOOR
ALTERATION	INSERT NEW WOOD SASH, TRANSOM LITES, NEW SIDELITES IN EXISTING STONE OPENING



BASEMENT FLOOR PLAN



NORTH ELEVATION (COURTNEY STREET)



18

INSTALL NEW WOOD FRAMES, SASH, DOORS AND SIDELITES DIMENSIONED AS PER SKETCH DETAIL ON PAGE 23

18

OPENING 18

TION TABLE

NGS NUMBER	19, 20 & 21
	NORTH ELEVATION - COURTNEY STREET
TION/FUNCTION	VENT- WINDOW
ERATION	RAISE HEAD AND / OR LOWER SILL OF EXISTING OPENINGS TO PROVIDE FOR NEW ENTRANCE TO GROUND FLOOR AND NEW EXIT ROUTE. NEW WOOD GLAZED DOORS AND TRANSOM LOOK AS INDICATED

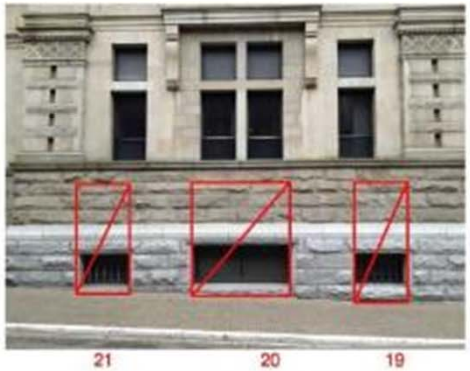
SEMENT FLOOR PLAN

RTH ELEVATION (COURTNEY STREET)

21

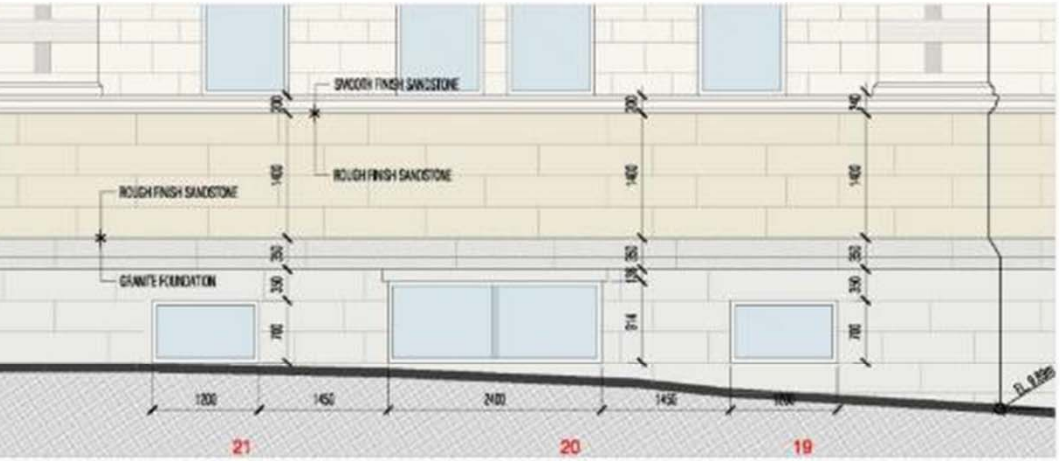
20

19



21 20 19

OPENINGS 19 ,20 & 21

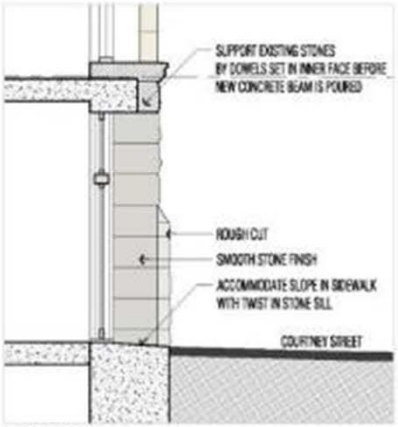


STING NORTH ELEVATION - OPENINGS 19, 20 & 21
E 1:50

IDENTIFICATION TABLE

EXISTING OPENINGS NUMBER	19, 20 & 21

POSED NORTH ELEVATION - OPENINGS 19, 20 & 21
E 1:50



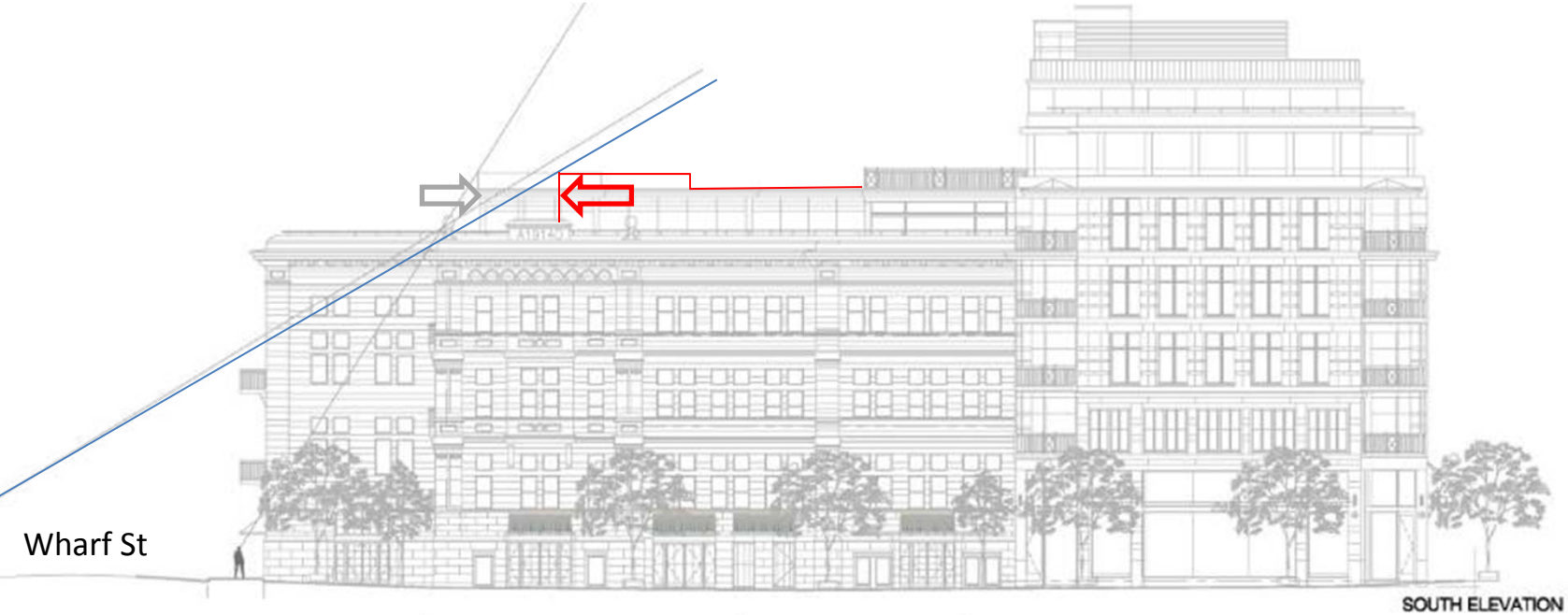
SECTION A
THROUGH ENLARGED OPENING NO.20
SCALE 1:50

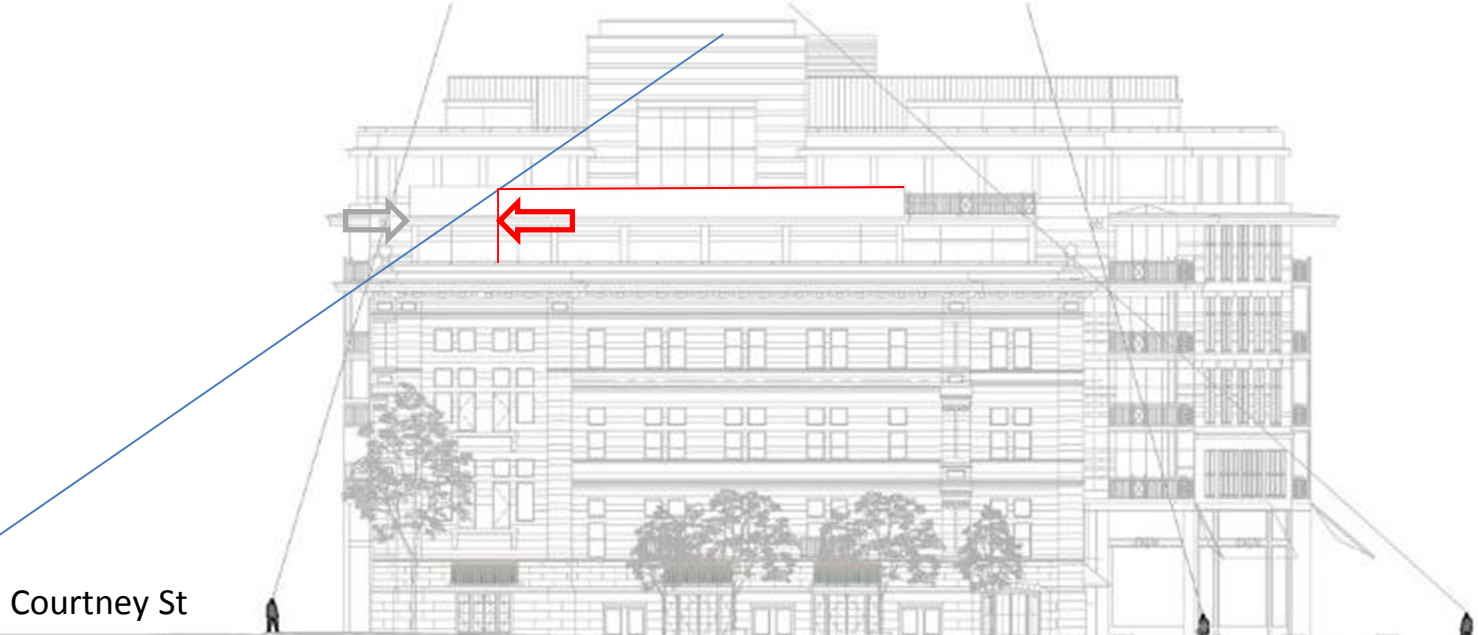
OPENINGS 19 ,20 & 21

GHEE VANTAGE

LAUREL POINT VANTAGE

CURRENCY
EXCHANGE
CURRENCY
EXCHANGE


Wharf St
SOUTH ELEVATION


Courtney St