914
YATES ST
930
935
911
950
960
962
951
966
VANCOUVER ST
JOHNSON ST
1006
1010
1007
1002

YATES STREET | **CONTEXT**

YATES STREET (SOUTH) | **CONTEXT**

JOHNSON STREET | **CONTEXT**

DENSITY

MAP 15

Areas for Density Bonus System

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
A-1	commercial	4:1	6:1
	residential	3:1	3:1
	mixed use [1,2]	4:1	6:1

1. The base density for mixed use development is 4:1 FSR, of which the residential portion shall not exceed 3:1 FSR
2. The maximum density for mixed use development is 6:1 FSR, of which the residential portion shall not exceed 3:1 FSR

A-2	commercial	3:1	5:1
	residential	3:1	3:1
	mixed use [3,4]	3:1	5:1

3. The base density for mixed use development is 3:1 FSR
4. The maximum density for mixed use development is 5:1 FSR, of which the residential portion shall not exceed 3:1 FSR

B-1	commercial	3:1	5:1
	residential	3:1	5:1
	mixed use [5,6]	3:1	5:1

5. The base density for mixed use development is 3:1 FSR
6. The maximum density for mixed use development is 5:1 FSR

B-2	commercial	3:1	4.5:1
	residential	3:1	4.5:1
	mixed use [7,8]	3:1	4.5:1

7. The base density for mixed use development is 3:1 FSR
8. The maximum density for mixed use development is 4.5:1 FSR

Location	Eligible Uses	Base Density (Non-Cumulative)	Maximum Density (Non-Cumulative)
C-1	commercial	3:1	5.5:1
	residential	3:1	5.5:1
	mixed use [9,10]	3:1	5.5:1

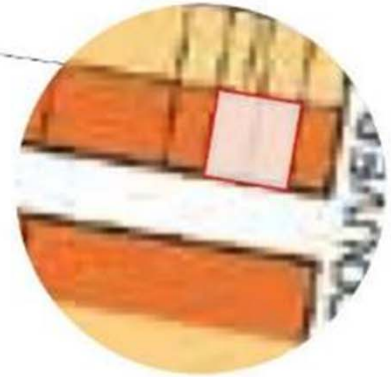
9. The base density for mixed use development is 3:1 FSR
10. The maximum density for mixed use development is 5.5:1 FSR

C-2	commercial	1:1	3:1
	residential	3:1	5.5:1
	mixed use [11,12]	3:1	5.5:1

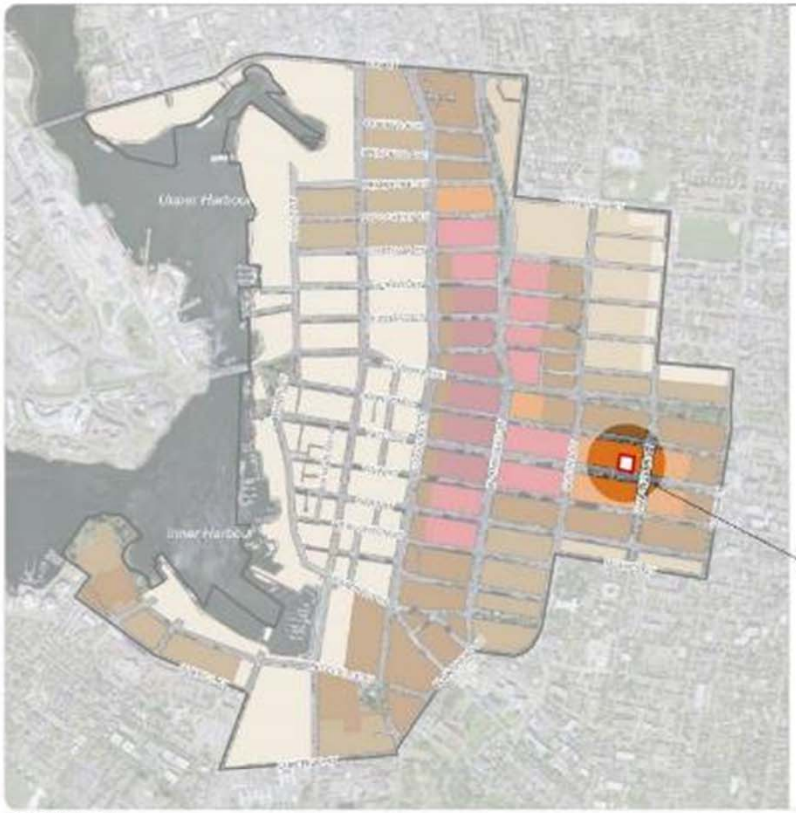
11. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR
12. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 3:1 FSR

C-3	commercial	1:1	1:1
	residential	3:1	5.5:1
	mixed use [13,14]	3:1	5.5:1

13. The base density for mixed use development is 3:1 FSR, of which the commercial portion shall not exceed 1:1 FSR
14. The maximum density for mixed use development is 5.5:1 FSR, of which the commercial portion shall not exceed 1:1 FSR



BUILDING HEIGHT



MAP 32

Maximum Building Heights

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.

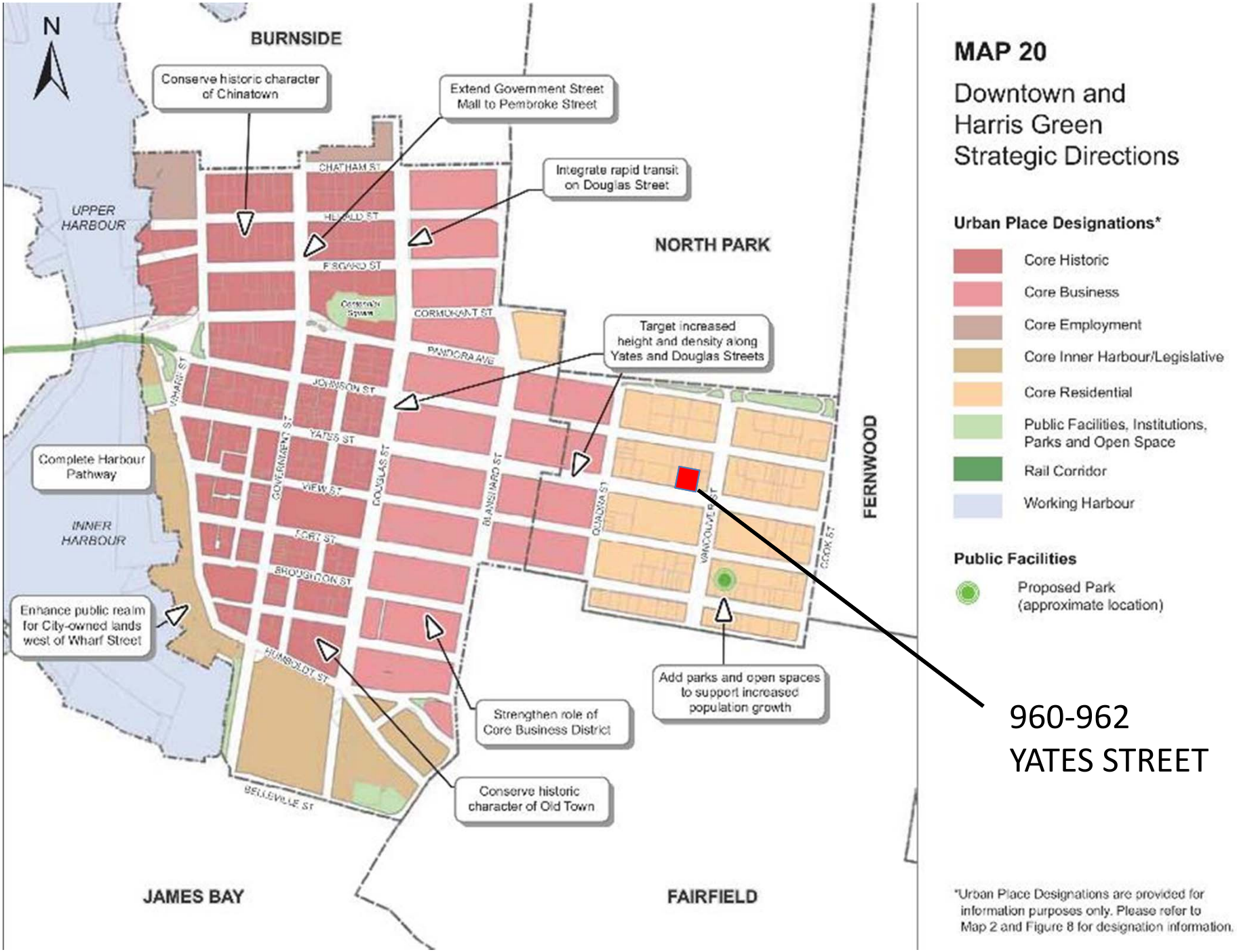
N

Metres
0 75 150 300

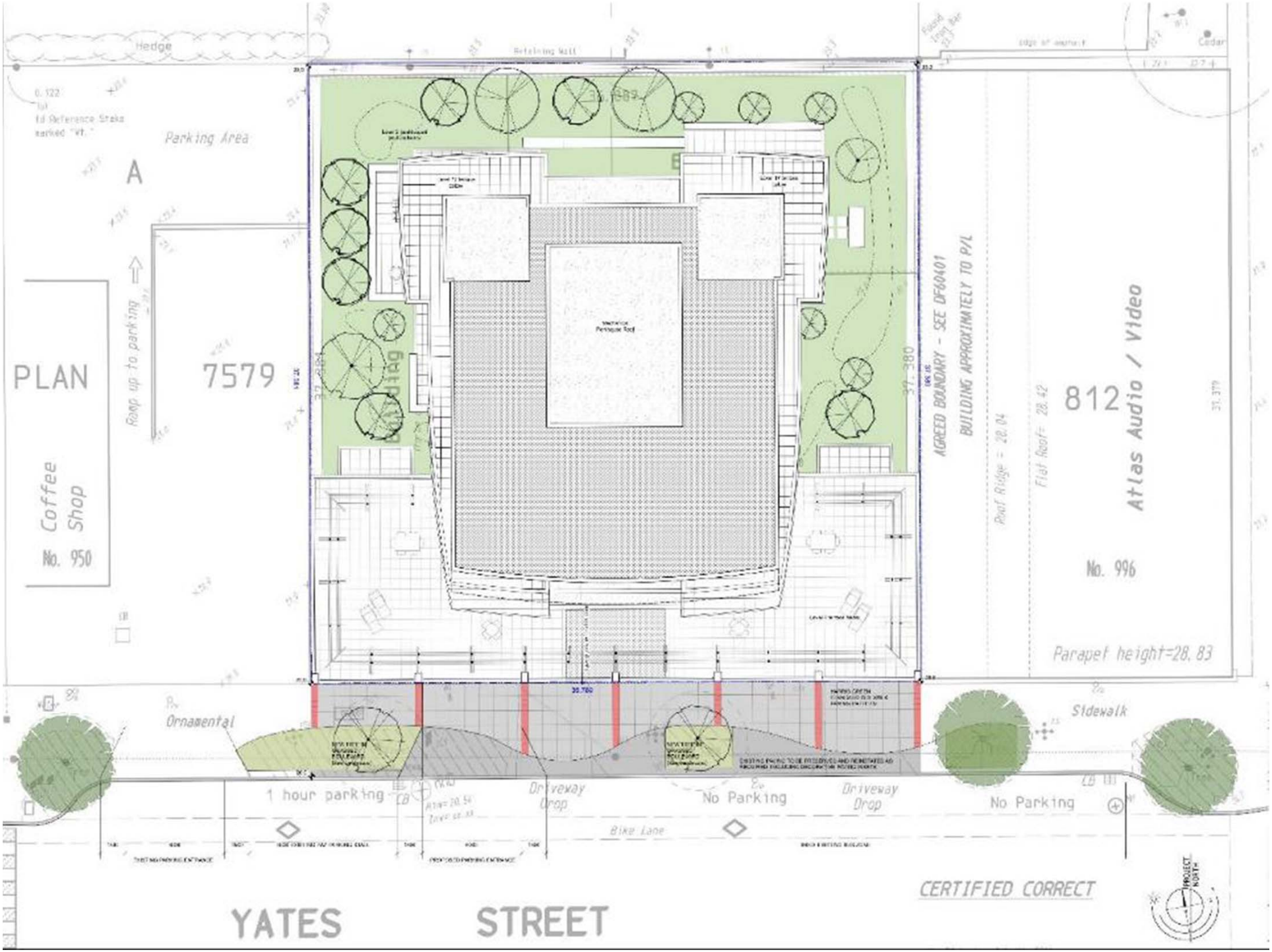
Max. Height		Max. Storeys
50m	13	17

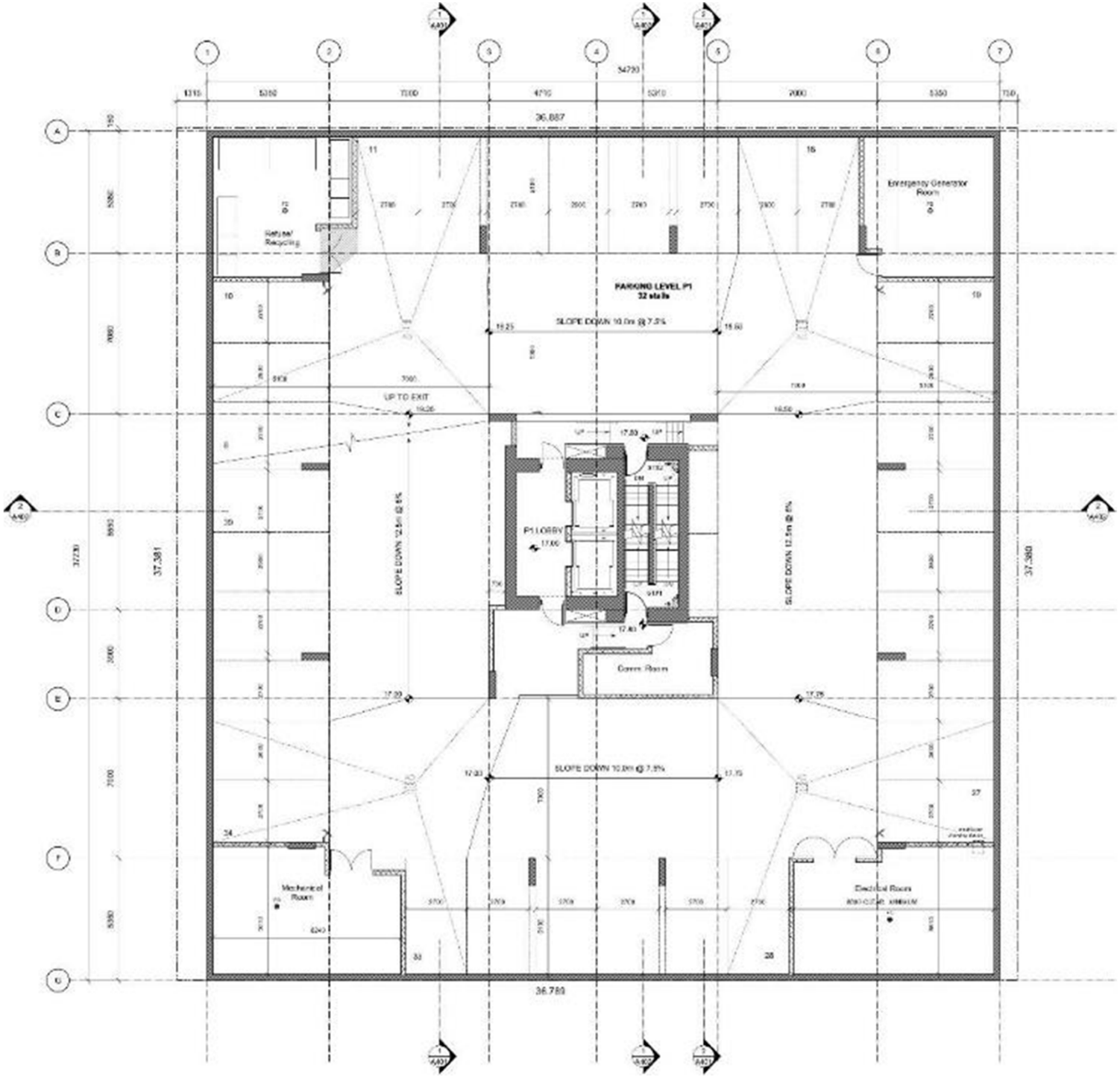
UPDATED: MAY 9, 2013

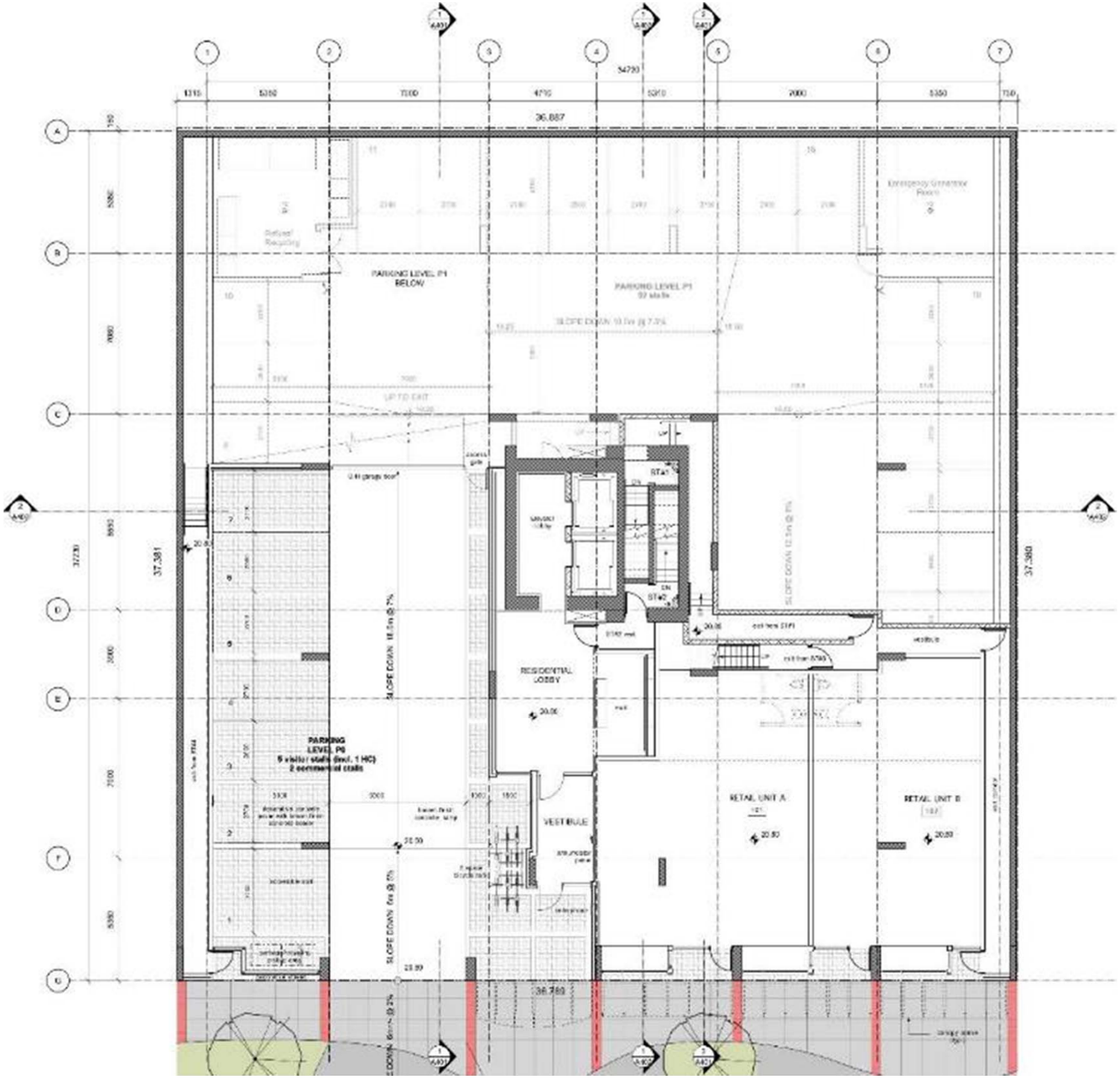
914
YATES ST
930
935
911
950
960
962
951
966
VANCOUVER ST
JOHNSON ST
1006
1010
1007
1002

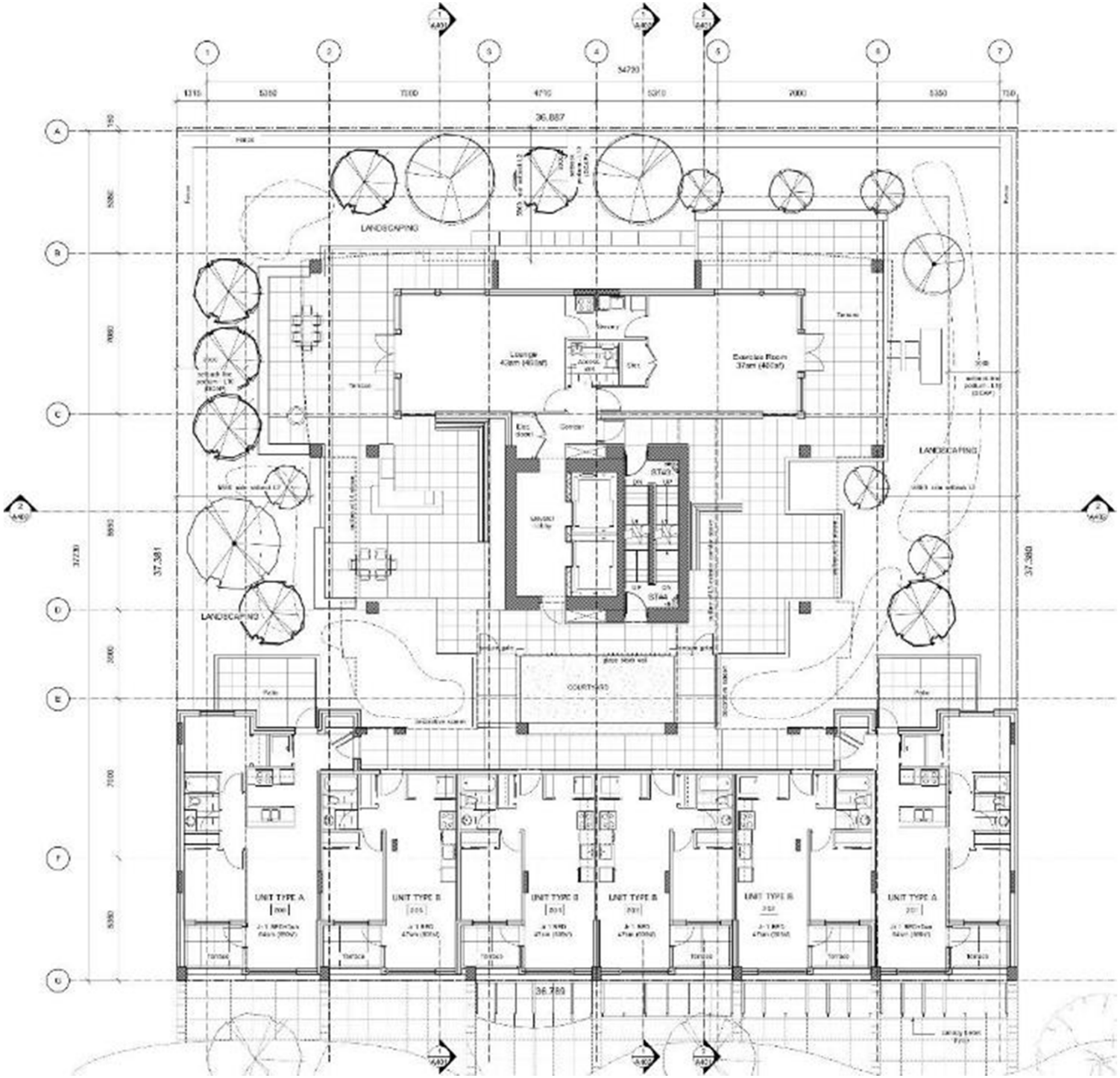

N
BURNSIDE
Conserve historic character of Chinatown
Extend Government Street Mall to Pembroke Street
Integrate rapid transit on Douglas Street
UPPER HARBOUR
NORTH PARK
Target increased height and density along Yates and Douglas Streets
Complete Harbour Pathway
INNER HARBOUR
Enhance public realm for City-owned lands west of Wharf Street
Add parks and open spaces to support increased population growth
Strengthen role of Core Business District
Conserve historic character of Old Town
FERNWOOD
JAMES BAY
FAIRFIELD
CHATHAM ST
FISGARD ST
CORMORANT ST
PANDORA AVE
JOHNSON ST
YATES ST
VIEW ST
FORT ST
BROUGHTON ST
HUMBOLDT ST
BELLEVUE ST
WHARF ST
GOVERNMENT ST
DOUGLAS ST
BLANSHARD ST
QUADRA ST
VANCOUVER ST
COOK ST
MAP 20
Downtown and Harris Green Strategic Directions
Urban Place Designations*
Core Historic
Core Business
Core Employment
Core Inner Harbour/Legislative
Core Residential
Public Facilities, Institutions, Parks and Open Space
Rail Corridor
Working Harbour
Public Facilities
Proposed Park (approximate location)
960-962 YATES STREET
*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

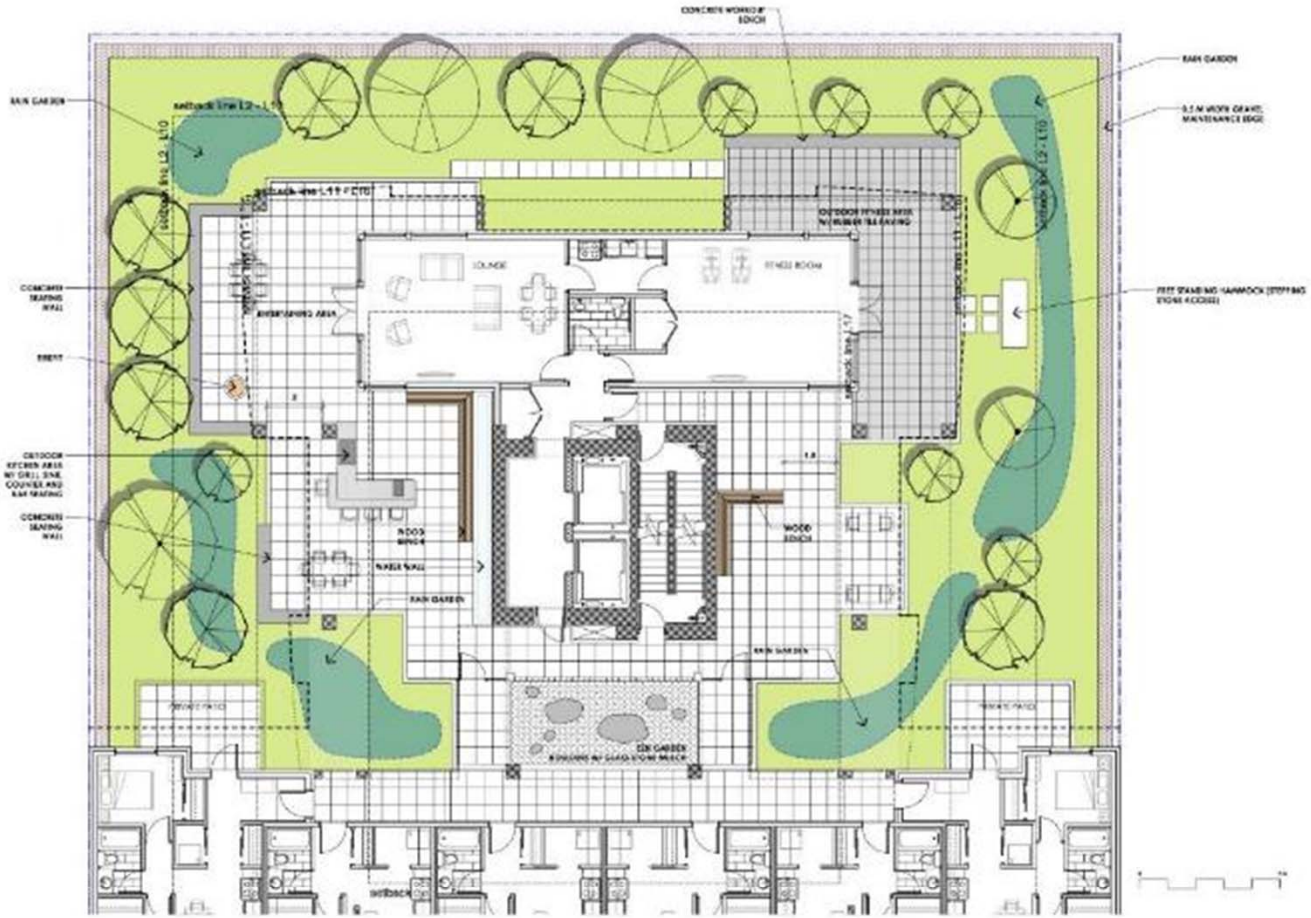
914
930
950
966
YATES ST


Hedge
Retaining Wall
Cedar
Parking Area
A
PLAN
Coffee Shop
No. 950
Ramp up to parking
7579
Building B
Pentagon Roof
AGREED BOUNDARY - SEE DF60401
BUILDING APPROXIMATELY TO P/L
Roof Ridge = 28.04
Flat Roof= 28.42
812
Atlas Audio / Video
No. 996
Parapet height=28.83
Ornamental
Sidewalk
1 hour parking
Driveway Drop
No Parking
Driveway Drop
No Parking
Bike Lane
CERTIFIED CORRECT
YATES STREET


Emergency Generator Room
Refuse/ Recycling
PARKING LEVEL P1
32 stalls
SLOPE DOWN 10.0m @ 7.5%
UP TO EXIT
P1 LOBBY
SLOPE DOWN 12.5m @ 5%
Comm Room
Mechanical Room
Electrical Room
36.887
36.780
37.381
37.380


PARKING LEVEL P1
BELOW
PARKING LEVEL P1
57 stalls
Emergency Generator
Room
Refuse/
Recycling
UP TO EXIT
STAIR
STAIR
RESIDENTIAL
LOBBY
VESTIBULE
PARKING
LEVEL P0
5 visitor stalls (incl. 1 HC)
2 commercial stalls
RETAIL UNIT A
RETAIL UNIT B
SLOPE DOWN
36.887
37.381
37.380
36.780


LANDSCAPING
Lounge
Exercise Room
Corridor
STAIR
STAIR
LANDSCAPING
LANDSCAPING
COURTYARD
UNIT TYPE A
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE A
36.887
37.381
37.380
36.780



LEGEND

Property line

Rain garden - top of pool

Landscape Materials

Hardscaped Side paving

Rubber Tile Surface - Outdoor Fitness Area

Planting Area

Rain Garden Area (SEE DETAIL L3.01)

Gravel Maintenance Edge (0.5 m wide)

DRAWING NOTES

1. DO NOT SCALE DRAWINGS. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over point of quantities.
4. Contractor to confirm location and elevation of existing services and utilities prior to start of construction.
5. Permits/approval of work or approval of Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planting and containers, to current BNBC Standards and Contract Specifications.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCNA Landscape Standards.
9. General Contractor should sub-contractors are responsible for all costs related to production and submission to consultant of all landscape visual information including samples.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

Murdoch deGreeff Inc.

PAVING MATERIAL PALETTE

HYDRAULIC PRESSED CLAY BRICK (SEE ALT. 1)

RUBBER TILE PAVING (OUTDOOR FITNESS AREA)

LANDSCAPE FEATURES

OUTDOOR KITCHEN

WATER WALL WITH LIGHTING

WOOD BENCH

SEATING WALL

FIRE PIT

FREE STANDING HAMMOCK

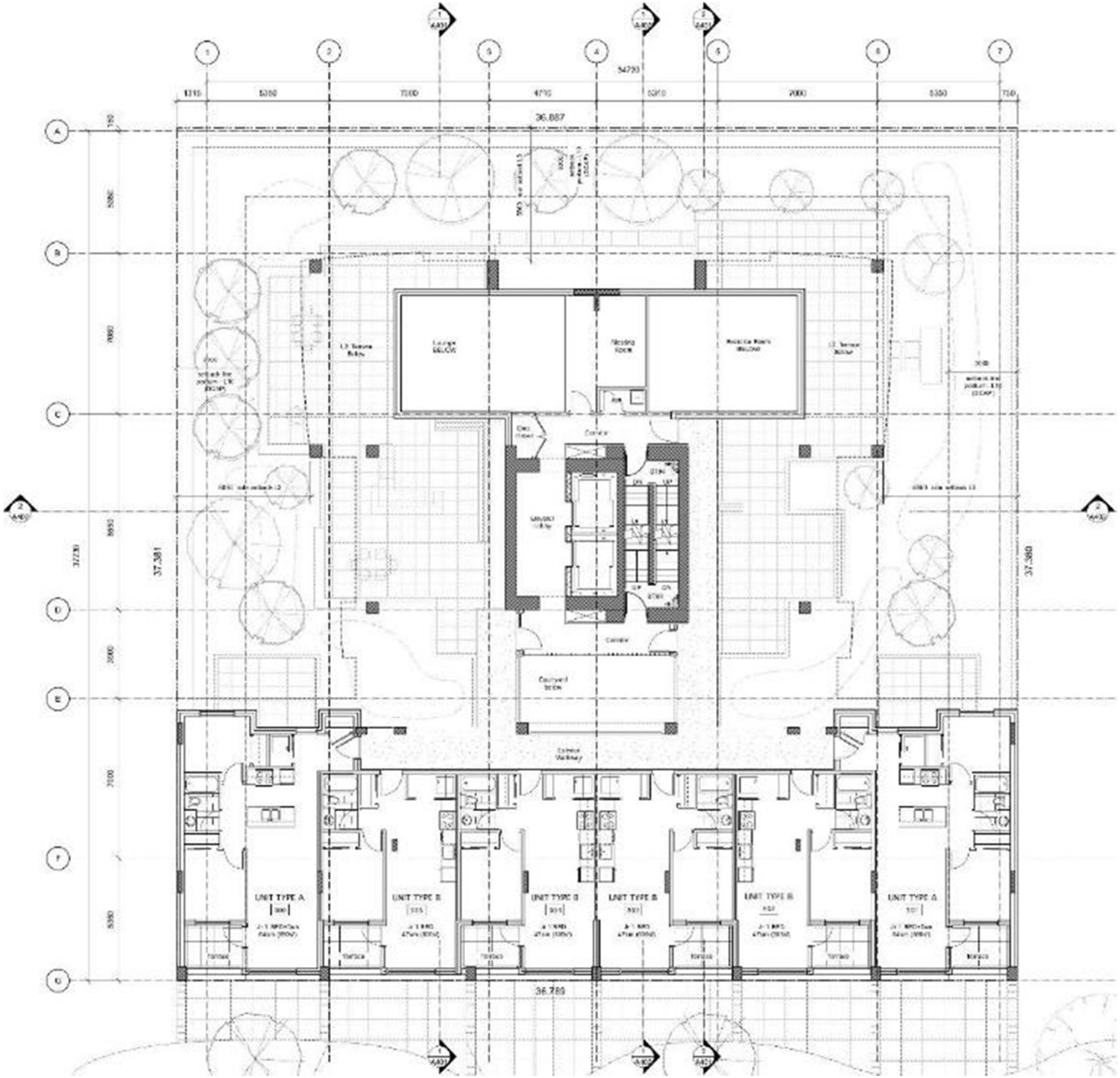
de Hoog & Kierulff architects

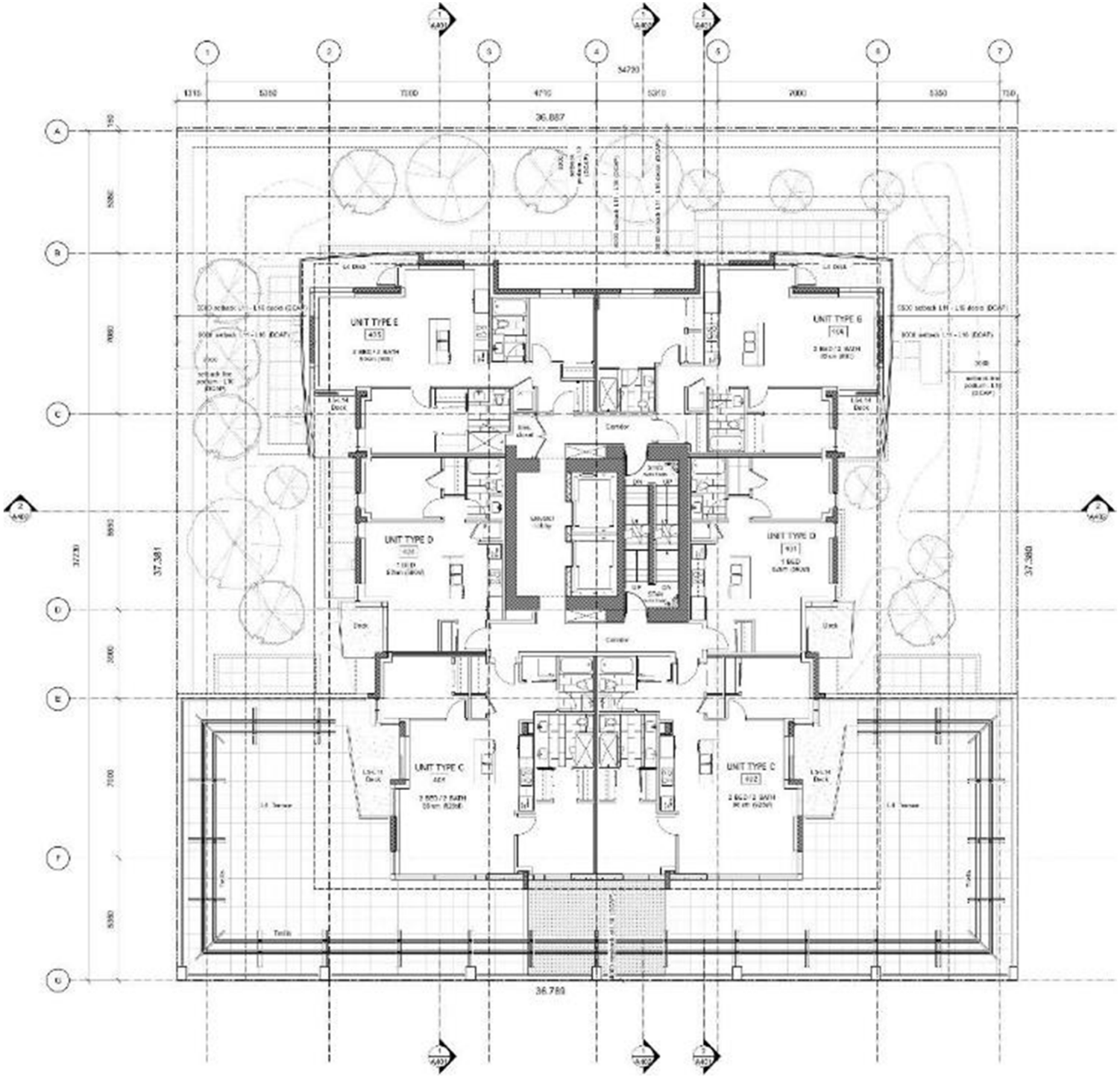
900 Yates Street

Victoria, BC

Landscape Plan - Level 2

L1.1 | 1


UNIT TYPE A
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE A
36.887
36.780
37.381
37.380


UNIT TYPE E
UNIT TYPE G
UNIT TYPE D
UNIT TYPE D
UNIT TYPE C
UNIT TYPE C
Corridor
Corridor
Deck
Deck
Deck
Deck
Terrace
Terrace
Terrace
Terrace
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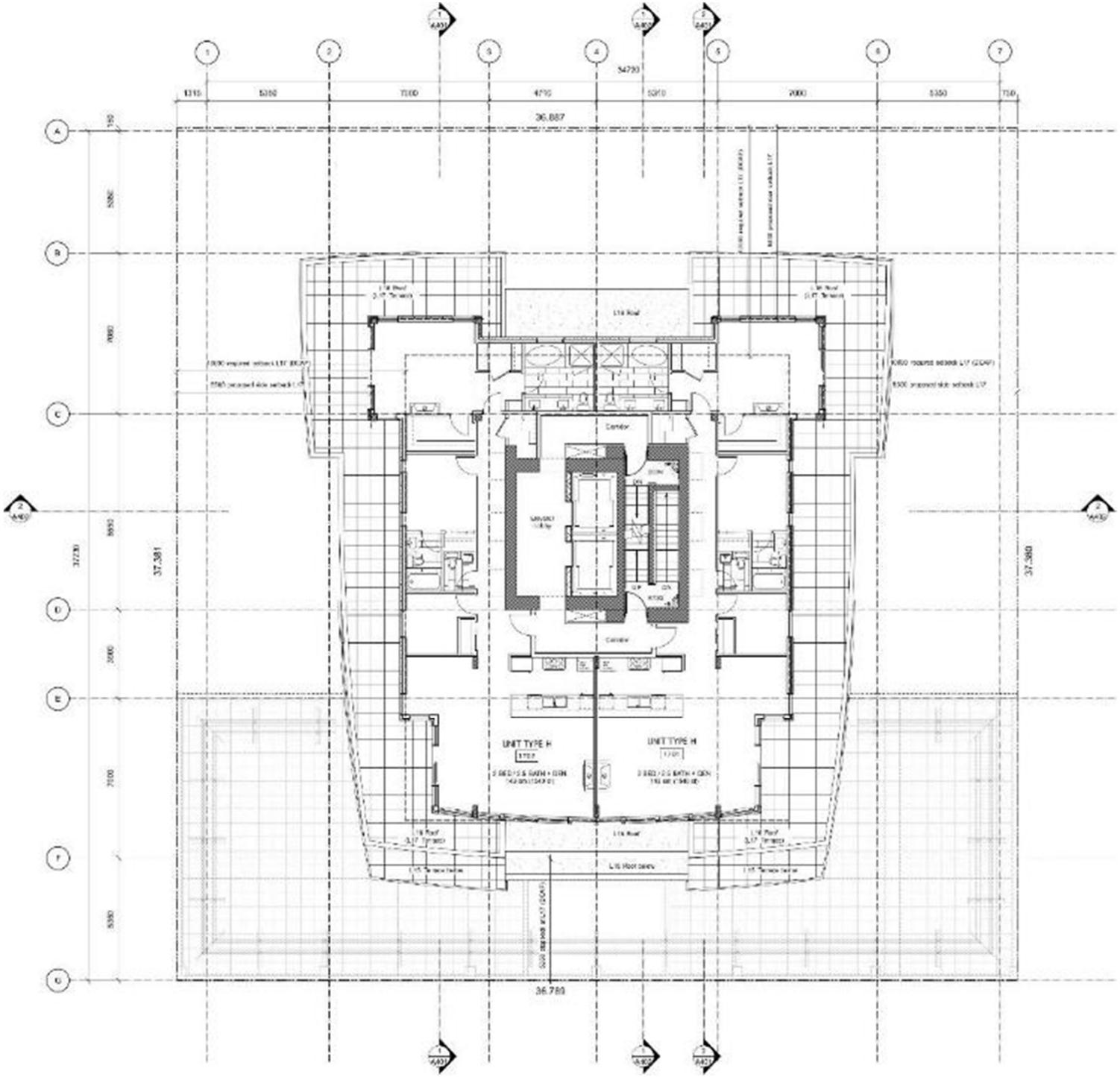
36.780
37.381
37.380

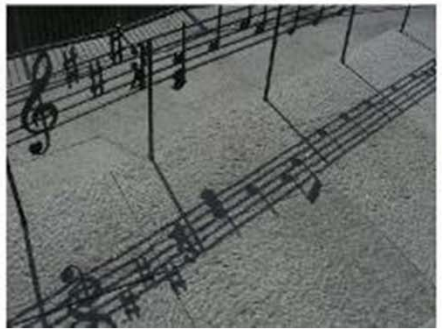

UNIT TYPE H
UNIT TYPE H
Corridor
Corridor
36.887
36.780
37.381
37.380

1 South Elevation Detail
(sig.) 1:50

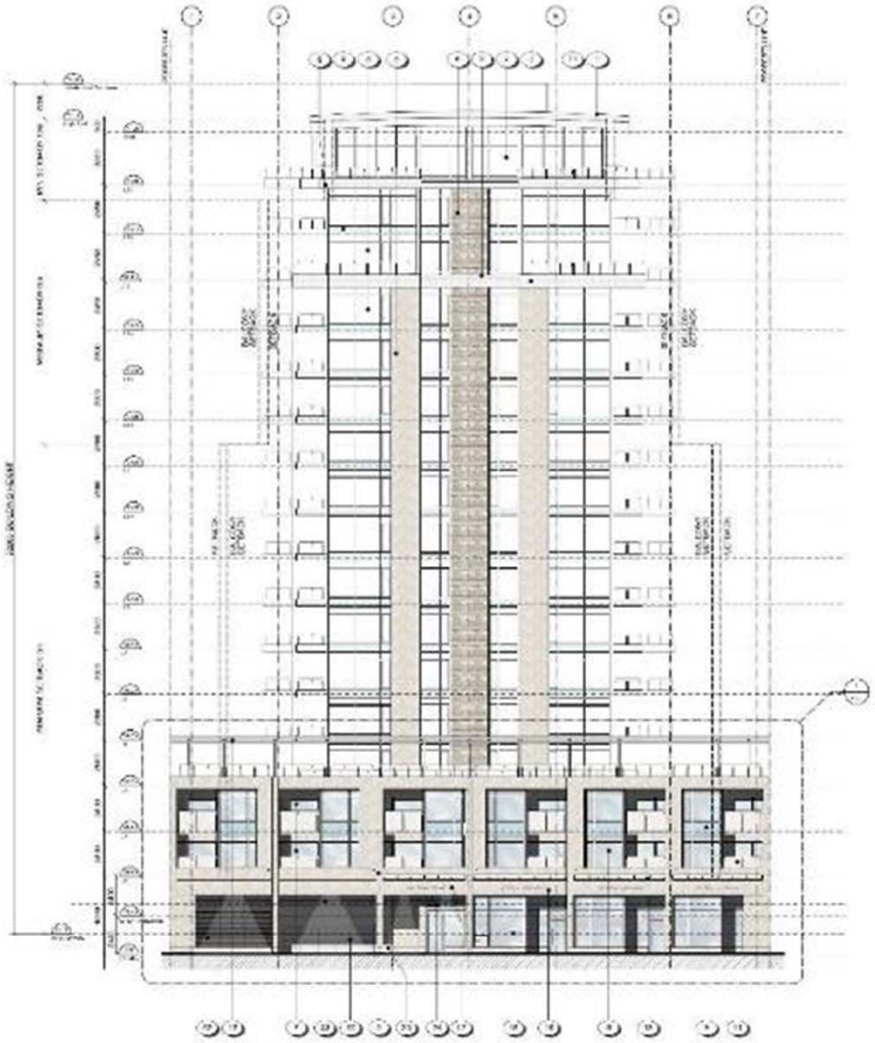
PAINTED CAST LETTERS 500mm MAX HIGH
AFFIXED TO DECORATIVE SCREEN

PREFINISHED RAISED LETTERS 250mm HIGH MAX
TO 4m WIDTH MAX WITHIN SIGNAGE BAND (typ.)

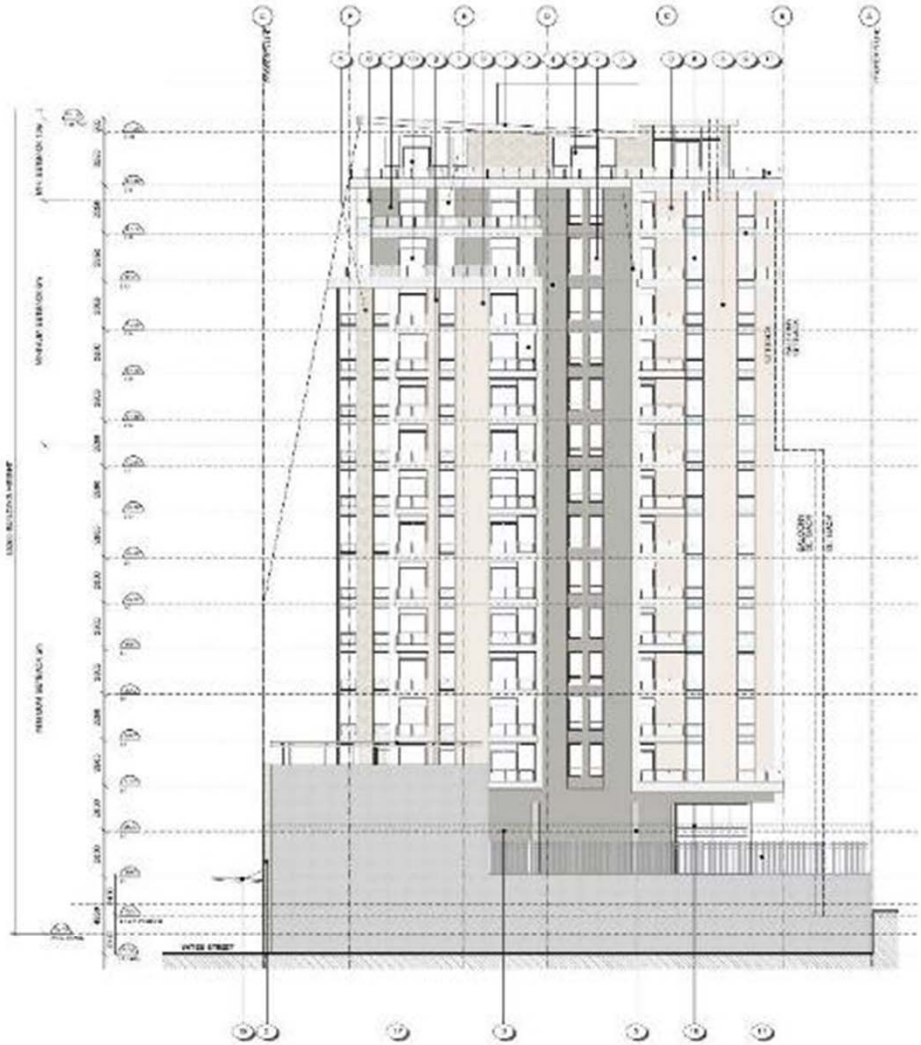
WHITE ADHESIVE ADDRESS NUMBERS
AFFIXED TO INSIDE FACE OF GLASS



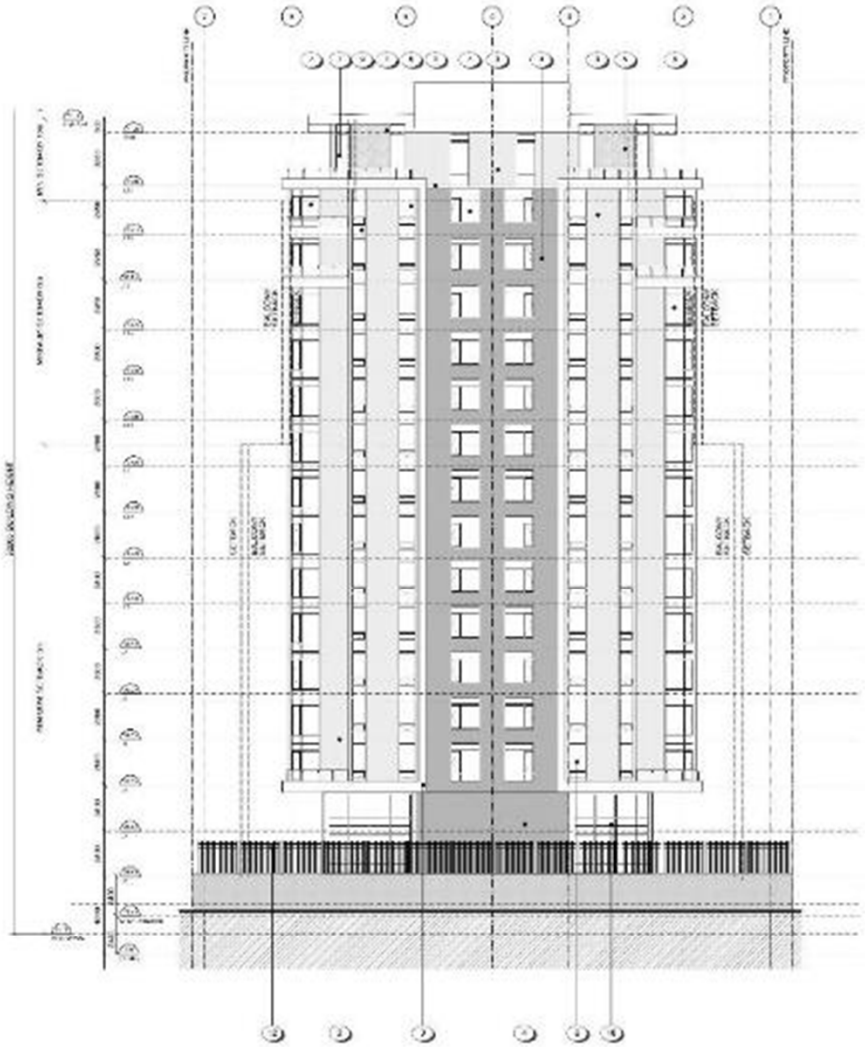
2 Concept for Decorative Screen
(sig.) NTS



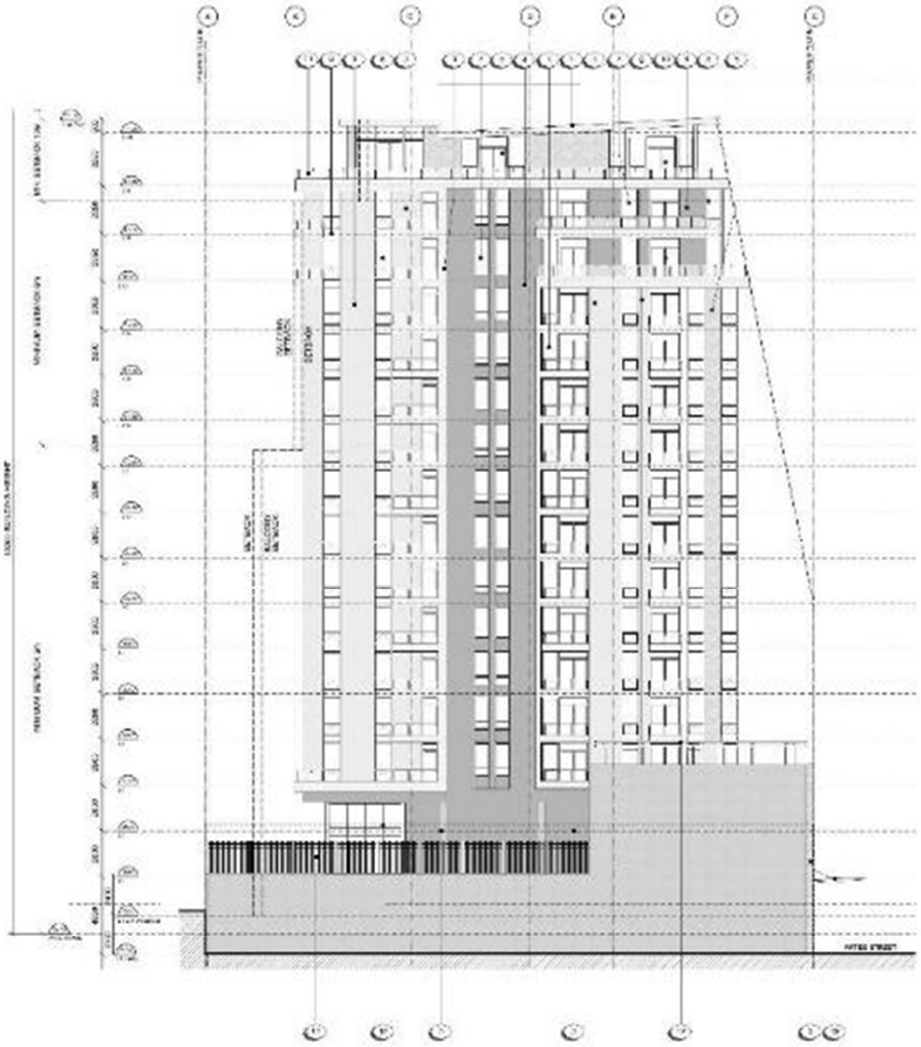
1 South Elevation (Yates Street)
1:150



2 East Elevation
1:150



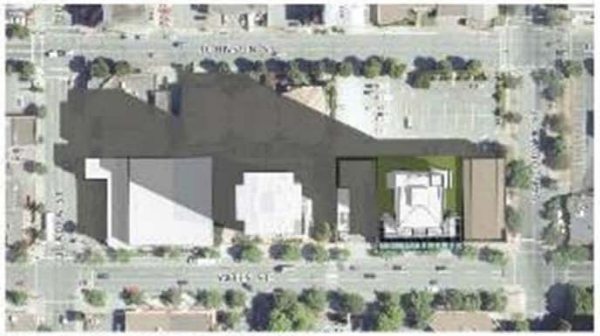
1 North Elevation
A3.2 1:100



2 West Elevation
A3.2 1:100

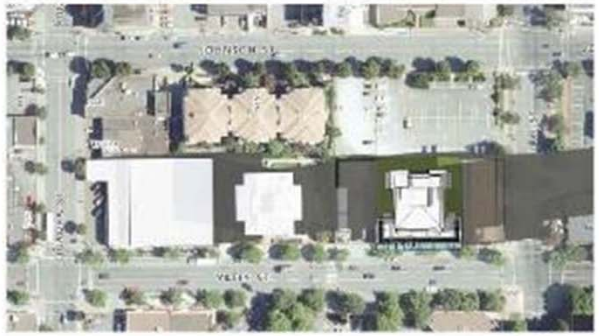
MATERIALS SCHEDULE

1. WOOD ACCENT (Interior & Exterior)
2. SLATE (Exterior Paving, Interior Lobby Floor)
3. OPAQUE GLASS (SPANDREL)
4. TRANSLUCENT GLASS (PRIVACY SCREENS)
5. CARPET TILE (Interior Corridors)
6. LIMESTONE VENEER - Field
7. PAINTED CONCRETE - Accent
8. PAINTED CONCRETE - Field
9. PRE-FINISHED ALUMINUM WINDOW, ACCENT METAL (Canopies, Guards, Trellis)
10. CEMENTITIOUS PANEL (Soffits)
11. LIMESTONE VENEER - Accent

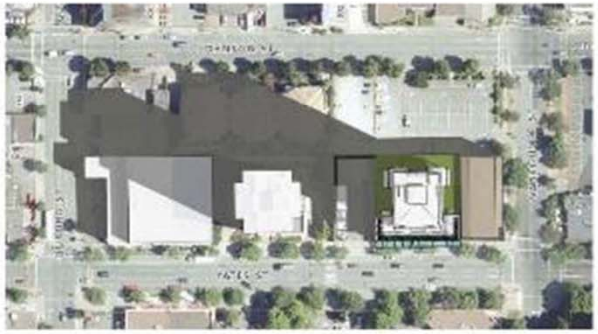


SUMMER SOLSTICE 9:00 a.m.

1:30 p.m.

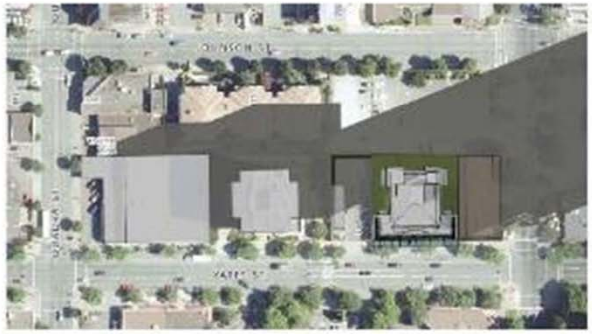


5:00 p.m.



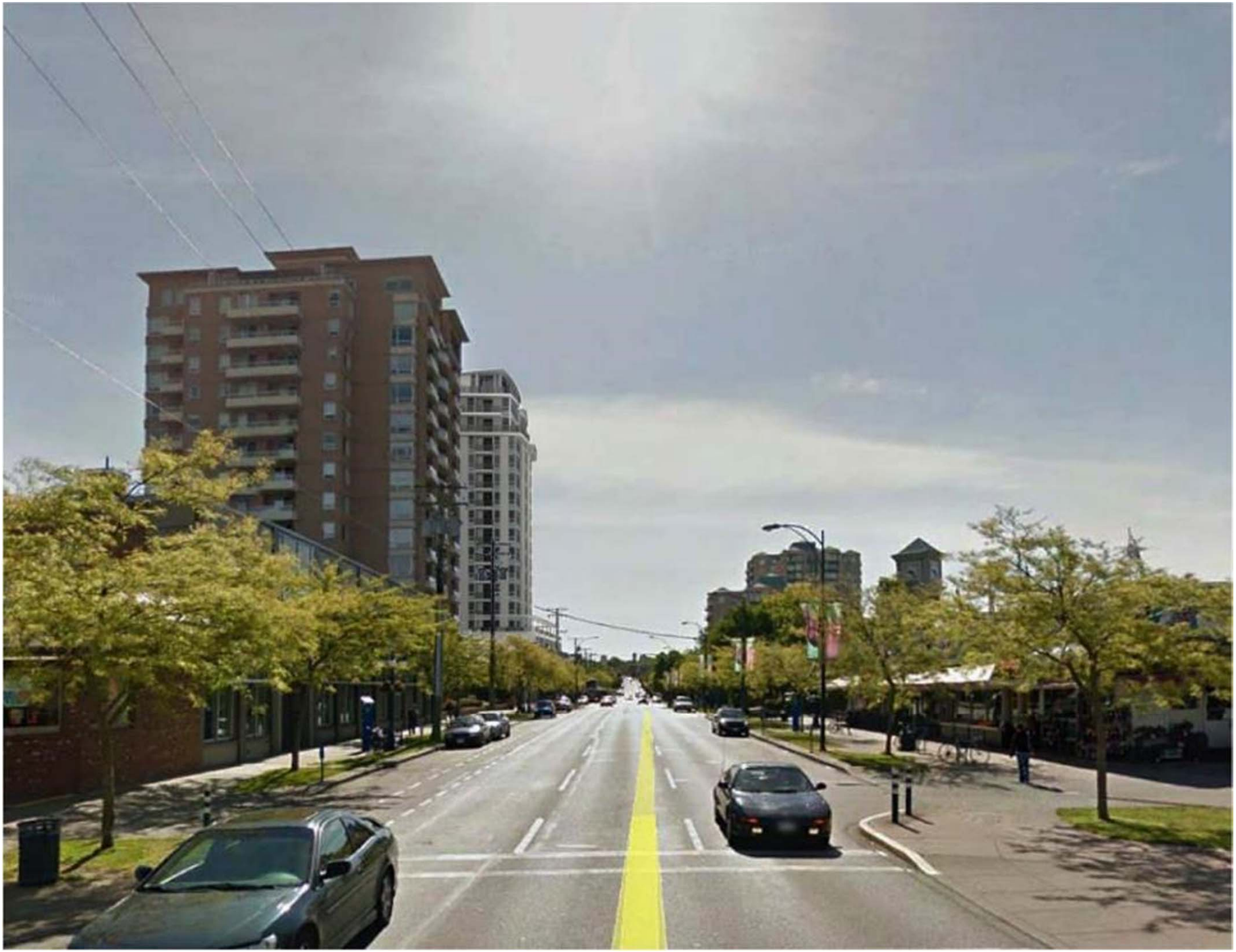
EQUINOX 9:00 a.m.

1:30 p.m.



5:00 p.m.

ATLAS
AUDIO VIDEO



STREET SETBACKS

STREET WALLS AND SETBACKS – WIDE STREETS

6.185. The following design criteria will apply for new buildings that are located along a public street with a right-of-way width generally greater than 25 metres, except along the east side of Douglas Street between the south side of Caledonia Avenue and the north side of Burdett Avenue:

6.185.1. Provide a primary street wall along a minimum length of 60 percent of the building face parallel to the street that has a minimum height of 15 metres and a maximum height of 20 metres.

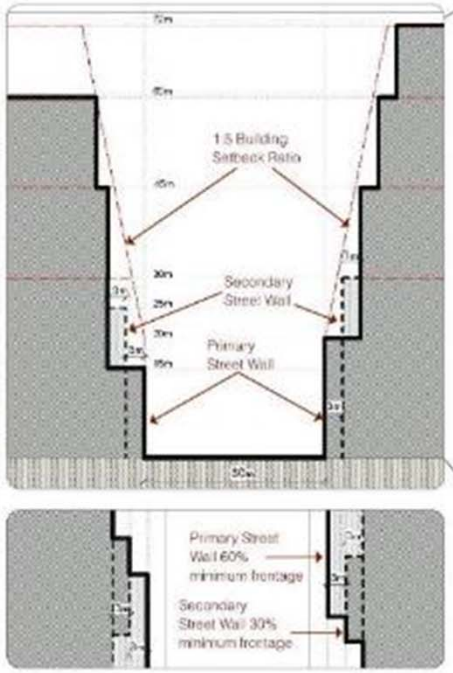
6.185.2. Locate the required primary street wall between 0 to 3 metres from the property line parallel to the street.

6.185.3. Provide a secondary street wall along a minimum length of 30 percent of the building face parallel to the street that has a minimum height of 25 metres and a maximum height of 30 metres, measured from grade.

6.185.4. Locate the required secondary street wall between 3 to 6 metres from the property line parallel to the street.

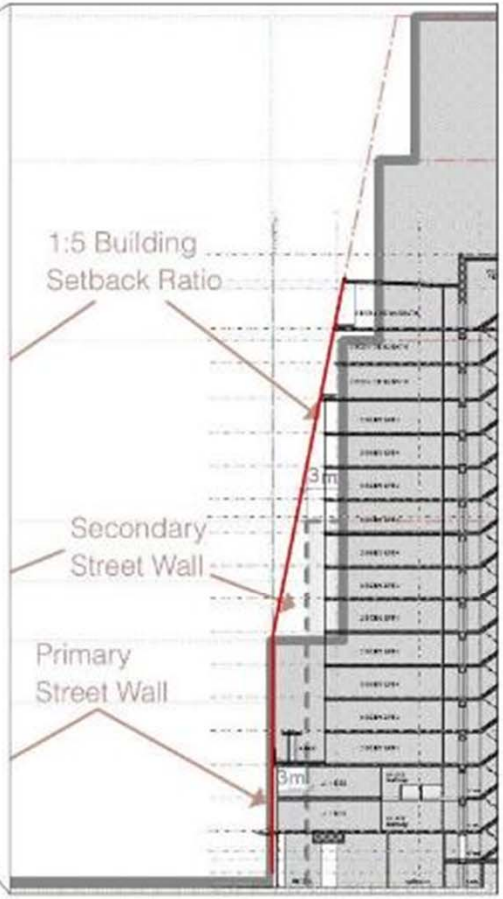
6.185.5. Provide a minimum 6-metre horizontal setback measured from the property line parallel to the street for any portion of the building that faces the street and is greater than 30 metres in height.

6.185.6. In addition to the setback and street wall criteria described above, ensure that all portions of the building, excluding parapets, cornices, guardrails and other architectural elements are contained within a 1:5 building setback ratio established at 20 metres above grade from the property line parallel to the street.

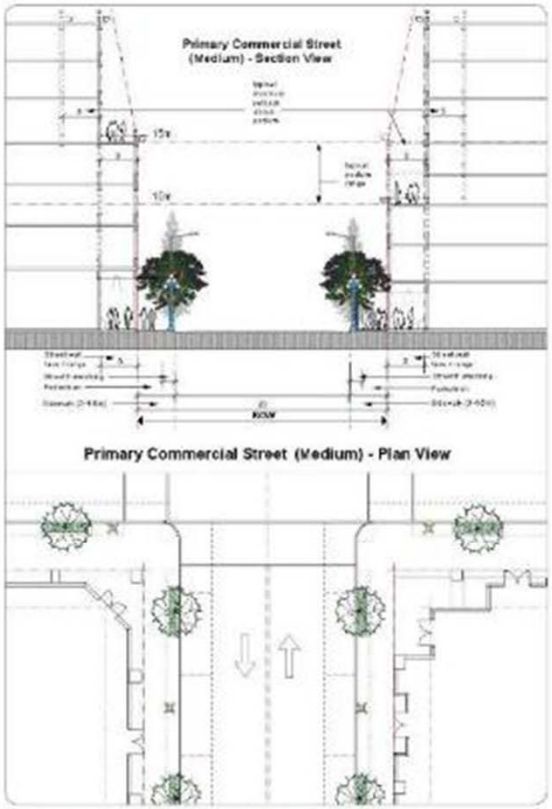


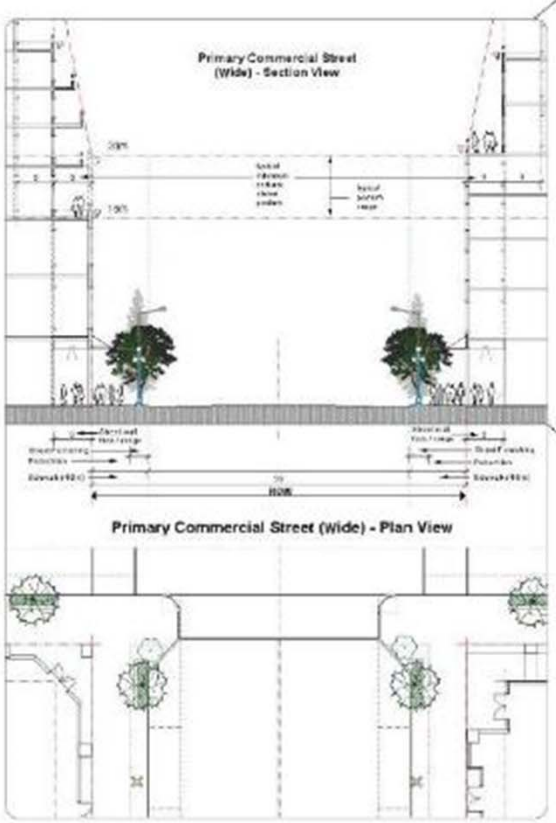
Conceptual illustration of street wall and setback criteria applied on a wide street (Greater than 25 m width).

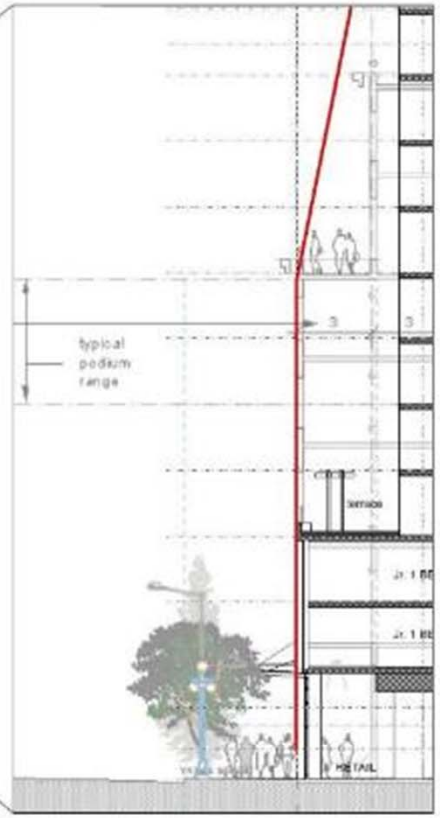
Note: All dimensions expressed in metres.



STREET SECTIONS







Conceptual Illustration of Primary Commercial Streets
Note: All dimensions expressed in metres

BUILDING MASSING

BUILT FORM POLICIES AND ACTIONS

MASSING AND DESIGN

6.175. Reduce building bulk of upper storeys to minimize the effects of shading and wind corridors, to maintain views to the open sky, and to avoid the visual presence of bulky upper building mass.

6.176. Encourage varied heights and massing to avoid uniformity in building design.

6.177. Encourage the use of terraced or stepped building forms to distinguish building podiums from upper storeys.

6.178. Ensure that scale and height of street walls are generally in similar ranges on both sides of a street, regardless of differences in allowances for maximum building height.

6.179. Consider street wall heights that are appropriate for the context of each street.

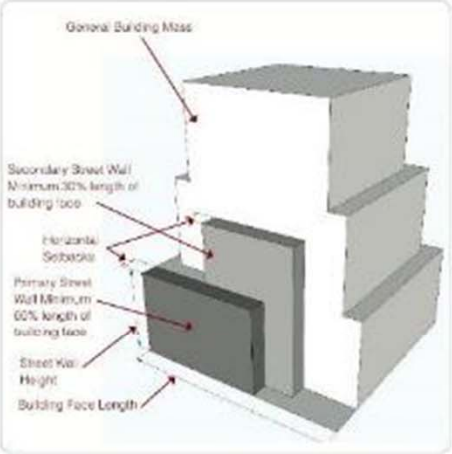
6.180. Consider design elements such as recessed entries, small plazas, sidewalk dining areas and inset or chamfered building corners to provide visual articulation along street walls.

6.181. Encourage visually articulated designs and quality architectural materials and detailing in building bases and street walls to enhance visual interest for pedestrians.

BUILDING SEPARATION POLICIES AND ACTIONS

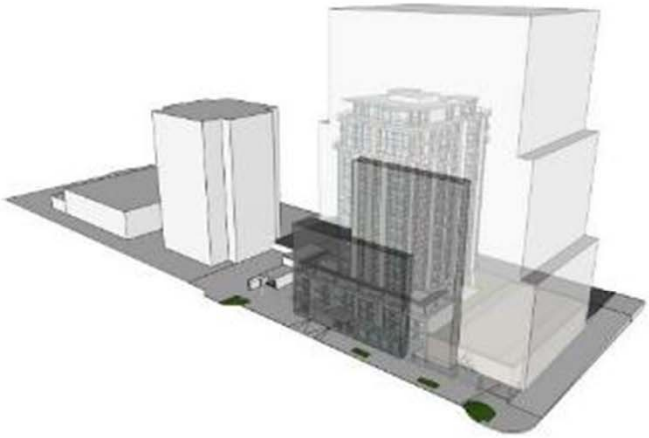
6.182. Provide appropriate clearances for residential and commercial buildings as described in Appendix 7 to improve privacy and access to sunlight.

6.183. Review and amend the *Zoning Regulation Bylaw* to reflect built form design guidelines and policies described in this Plan.

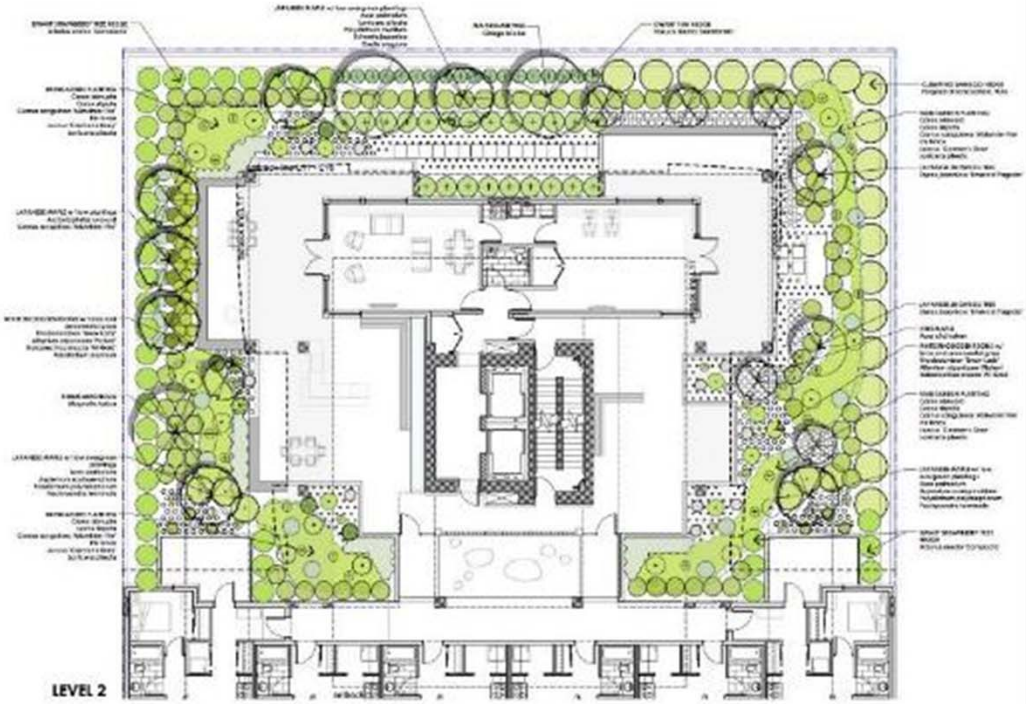


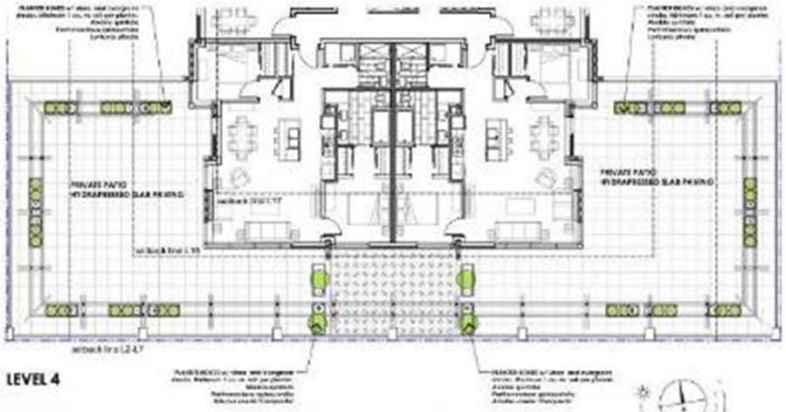
Conceptual illustration of how building massing, street wall and setbacks can be applied to reduce the mass and bulk of taller buildings.

Proposed Massing



Suggested Massing
Proportional to Proposed Massing





Sym	Qty	Botanical Name	Common Name	Size / Plant Spacing
		TREES		
	4	Acer platanoides	Wine Maple	2.5 inch Multi-stem (3 stems)
	1	Acer palmatum	Japanese Maple	7.0m o.a., 3 stems, 4.5m ht.
	1	Cercis canadensis	Eastern Redbud	7.0m o.a. Multi
	1	Magnolia kobus	Kobus Magnolia	5.0m o.a. ht.
	3	Prunus serrulata 'Kanzan'	Japanese Flowering Cherry	5.0m o.a. Multi
		SHRUBS / PERENNIALS / GRASSES		
Auc	37	Aucuba japonica 'Gold Dust'	Gold Dust Japanese Aucuba	#5 pot
Aap	4	Aspidistra elatior	Cast Iron Plant	#1 pot
Aes	2	Athyrium nipponicum 'Pictum'	Japanese Painted Fern	#1 pot
Cpm	20	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#2 pot
Cl	15	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#2 pot
Ne	19	Nepeta x faassenii 'Blue'	Dropmore Blue Catmint	#1 pot
Hmg	13	Hakonechloa macra 'aureola'	Aureola Japanese Forest Grass	#1 pot
Lsi	30	Liriope muscari	Blue Lilyturf	#1 pot
Hsm	4	Helleborus orientalis 'Ballard'	Ballard Hellebore Group	#1 pot
Fm	4	Polystichum munitum	Sword Fern	#2 pot
Psd	4	Polystichum setiferum	Tassel Fern	#1 pot
Rcc	24	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	#1 pot
Bm	13	Bergenia cordifolia 'Bressingham Ruby'	Bressingham Ruby Bergenia	#1 pot
Sc	19	Sedum spectabile	Japanese Stonecrop	#1 pot
Pmg	18	Pennisetum setaceum 'Cupreum'	Purple Fountain Grass - Red variety	1.0 pot, 2 month Maturity
		GROUNDCOVER		
Ace	30	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 30 cm O.C.
Cpn	141	Cotoneaster pannosus	Tree	#2 pot
Rcc	12	Juniperus horizontalis 'Blue Star Creeper'	Blue Star Creeper	5x5 / 30cm o.c.
Gs	207	Gaultheria shallon	Wild Wintergreen	1.0L Wintergreen
Pal	315	Pachysandra terminalis	Japanese Spurge	5x5 / 15cm o.c.
		BAMBOOS		
Gd	224	Gelenidonia	Rough Bridge	#1 pot
Ow	516	Oxeinanthera	Southern Bridge	5x5
B	10	Bambusa	Oldham's	#1 pot
Ag	30	Sasa palmata 'Shiro-shima'	Sold Common Bush	5x5

JAPANESE SNOWBELL

KOBUS MAGNOLIA

MADEWAXY FIBE

CLIMBING BAMBOO

VINE MAPLE

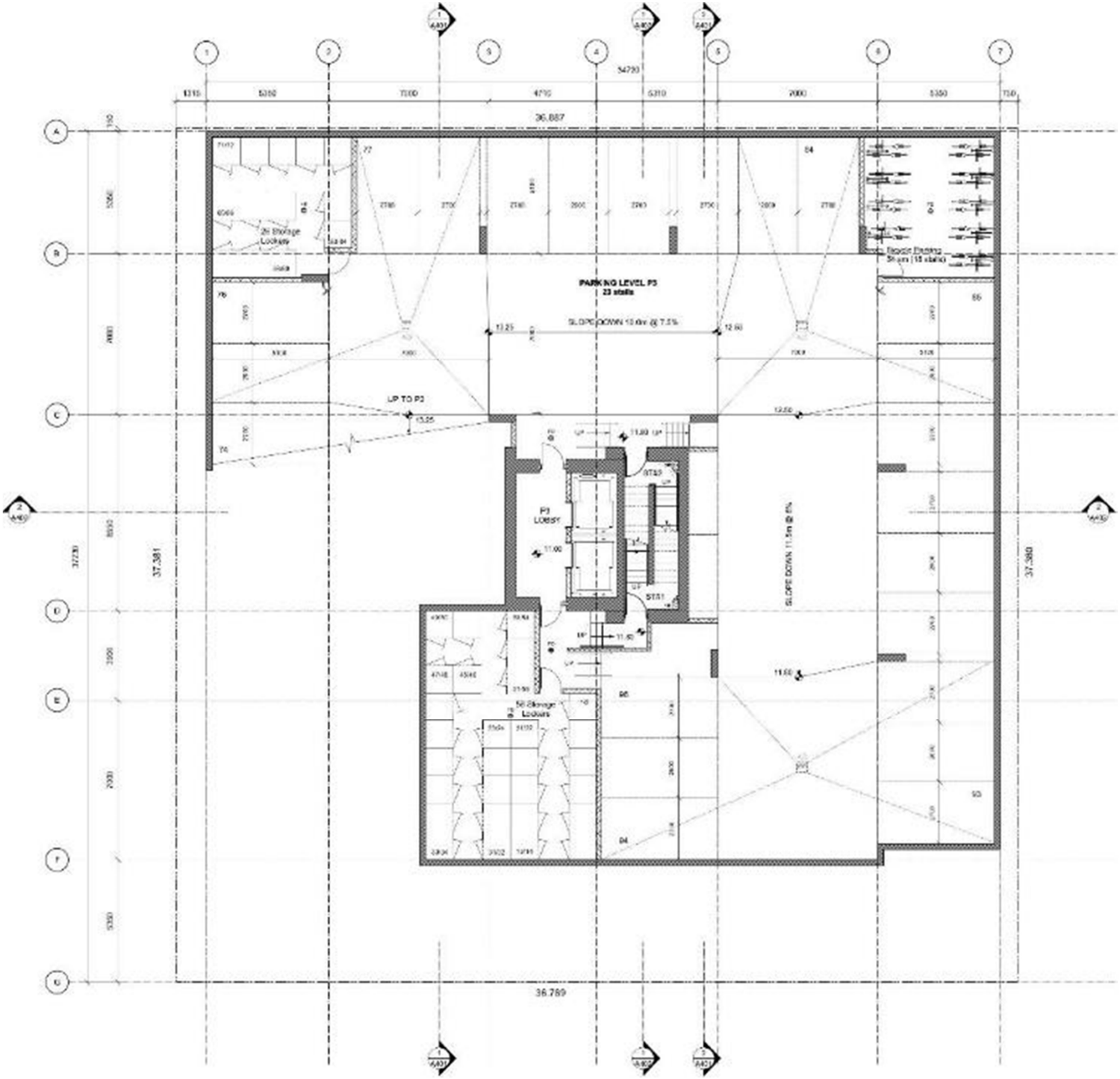
JAPANESE MAPLE

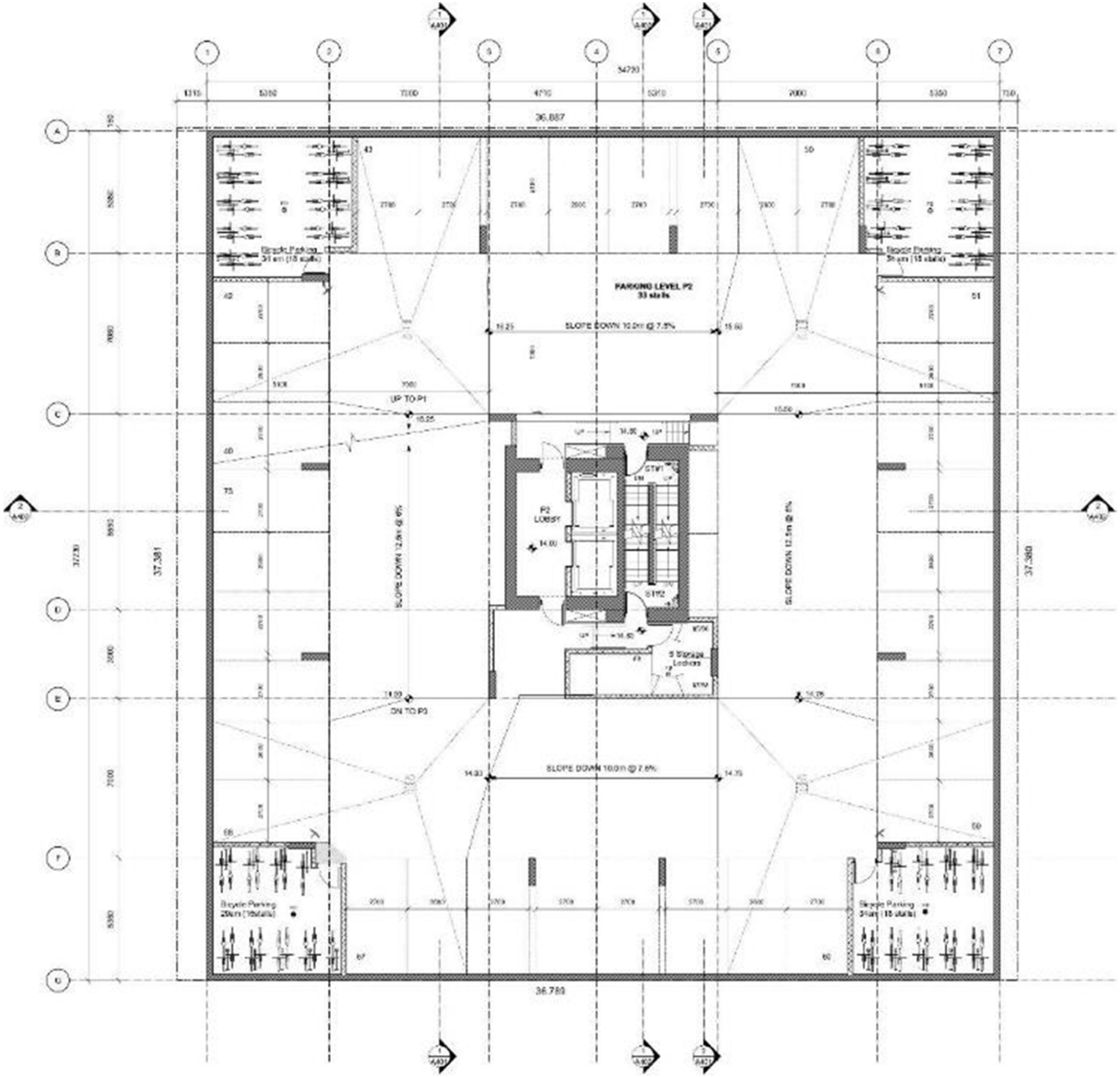
DWARF 3 KNOBBERY BEE

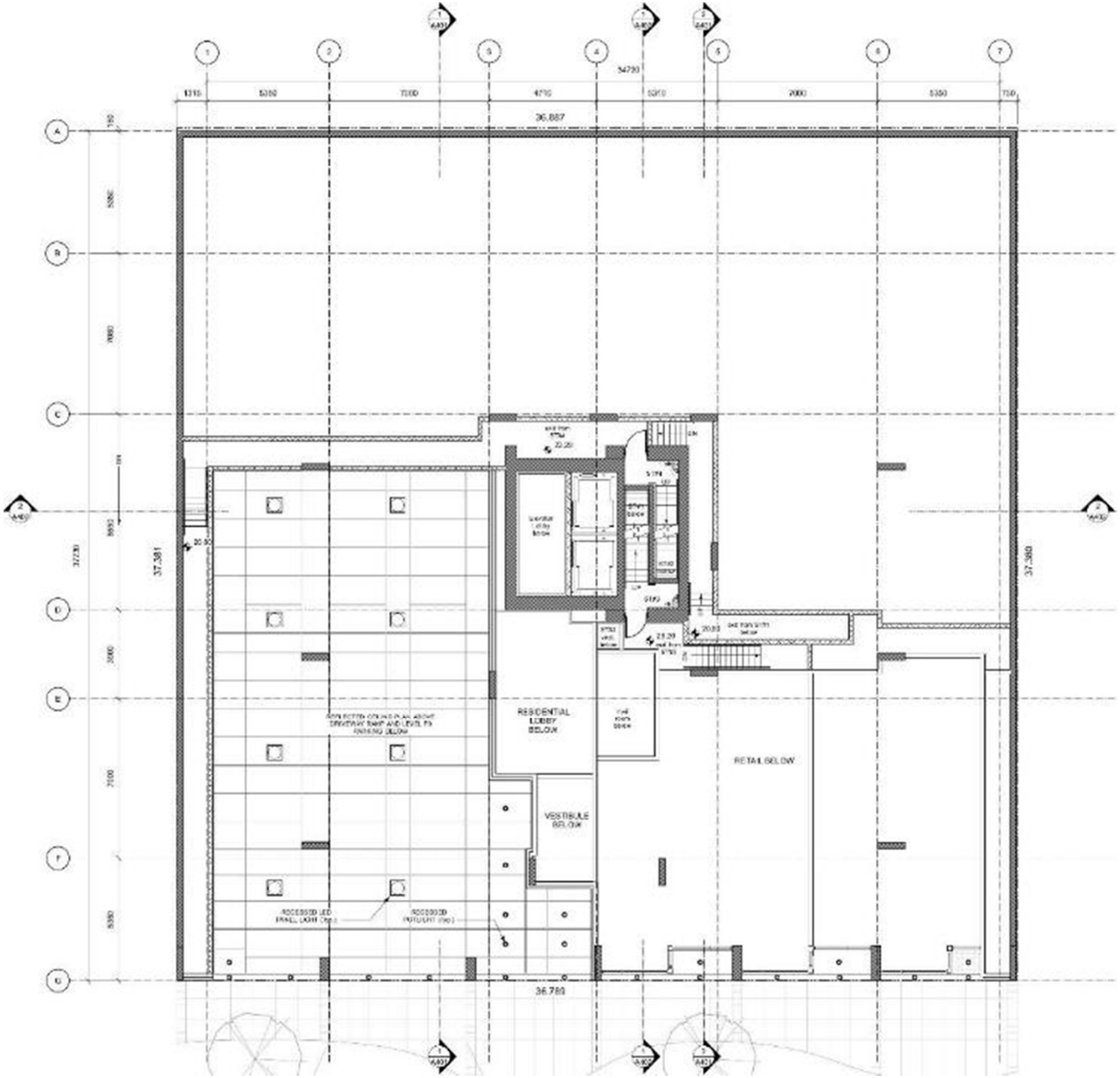
DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all properly line and existing structure/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans and Tree preservation area plan list quantities.
4. Contractor to confirm location and direction of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters and containers, to current NMC Standards and Contract Specification.
7. Landscape Maintenance to carry a 1 year warranty from date of acceptance.
8. Plant names, installation and maintenance to conform to the current edition of the BCSLA/BCNTA Landscape Standards.
9. General Contractor and/or sub-contractor are responsible for all costs related to production and submission of all landscape design information including irrigation.
10. Tree protection fencing, to existing trees, to be installed prior to commencement of all site work.

Murdoch deGreeff inc.
Landscape Planning & Design


PARKING LEVEL P3
23 stalls
SLOPE DOWN 13.0m @ 7.5%
UP TO P2
P3 LOBBY
ST03
ST01
SLOPE DOWN 11.5m @ 5%
26 Storage Lockers
56 Storage Lockers
36.887
36.789
37.381
37.380


PARKING LEVEL P2
33 stalls
SLOPE DOWN 10.0m @ 7.5%
UP TO P1
P2 LOBBY
STAIR
SLOPE DOWN 12.5m @ 6%
DN TO P3
SLOPE DOWN 10.0m @ 7.5%
Bicycle Parking
36.887
36.780
37.381
37.380


RESIDENTIAL LOBBY BELOW
RETAIL BELOW
VESTIBULE BELOW
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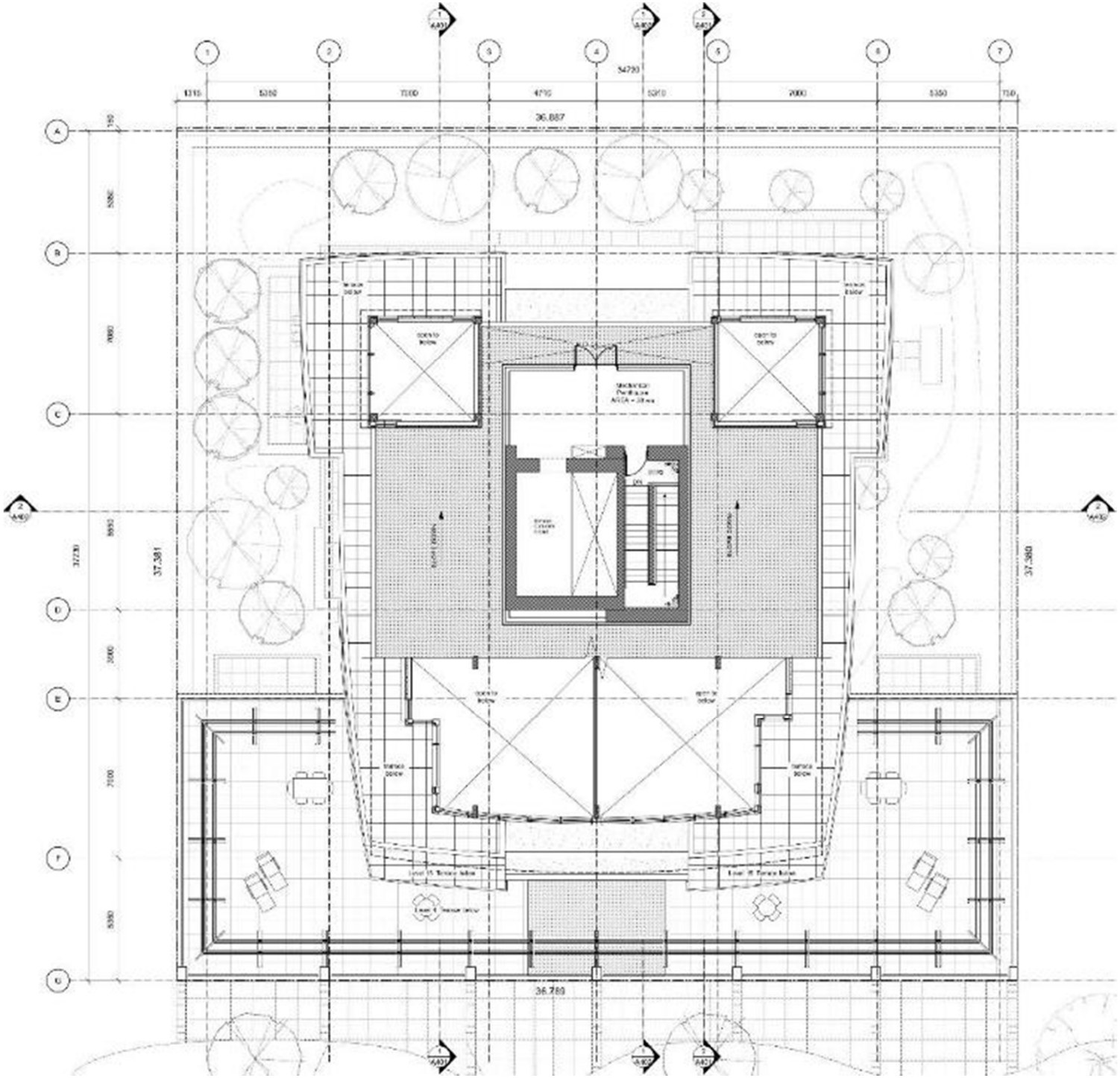
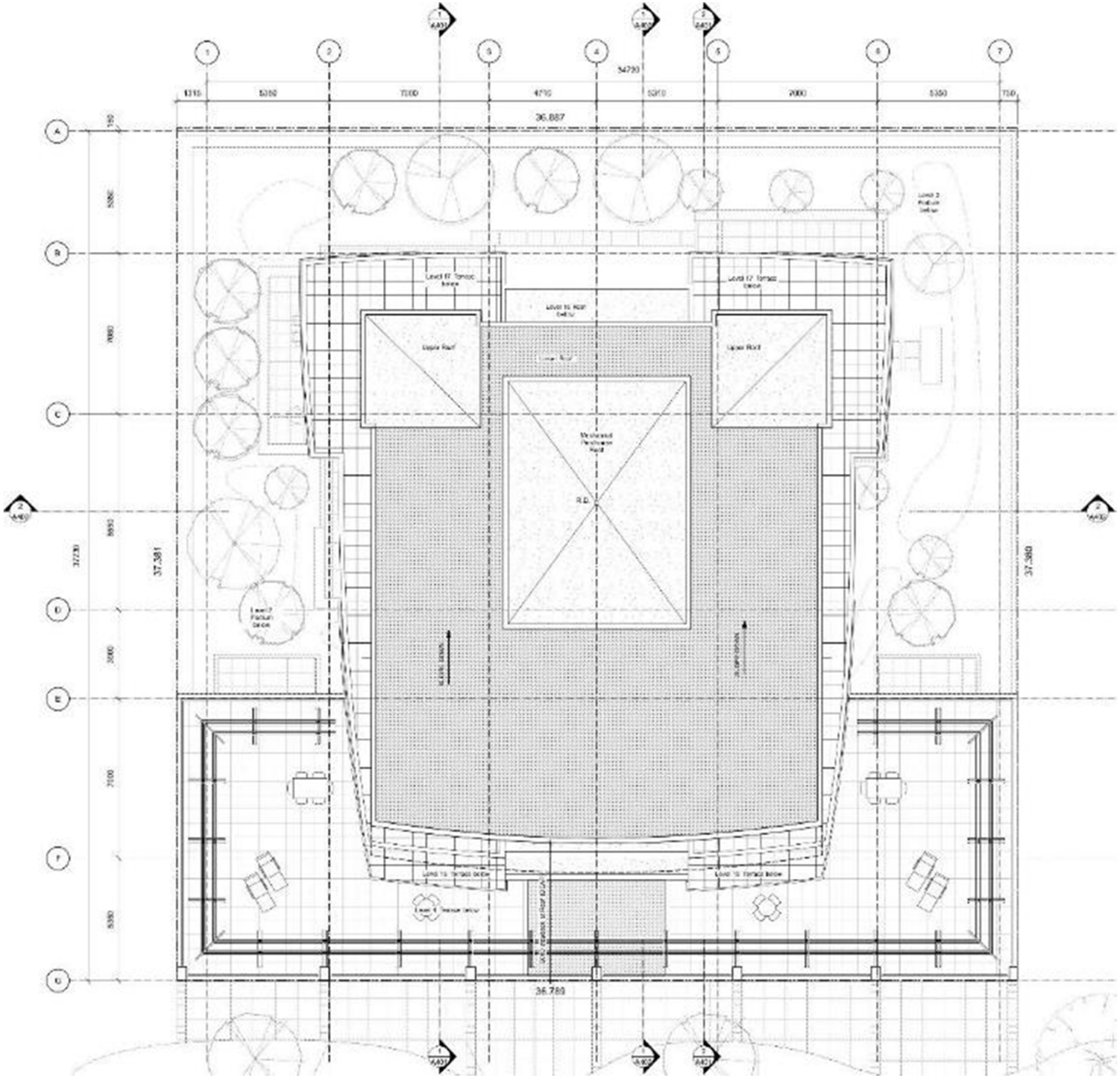
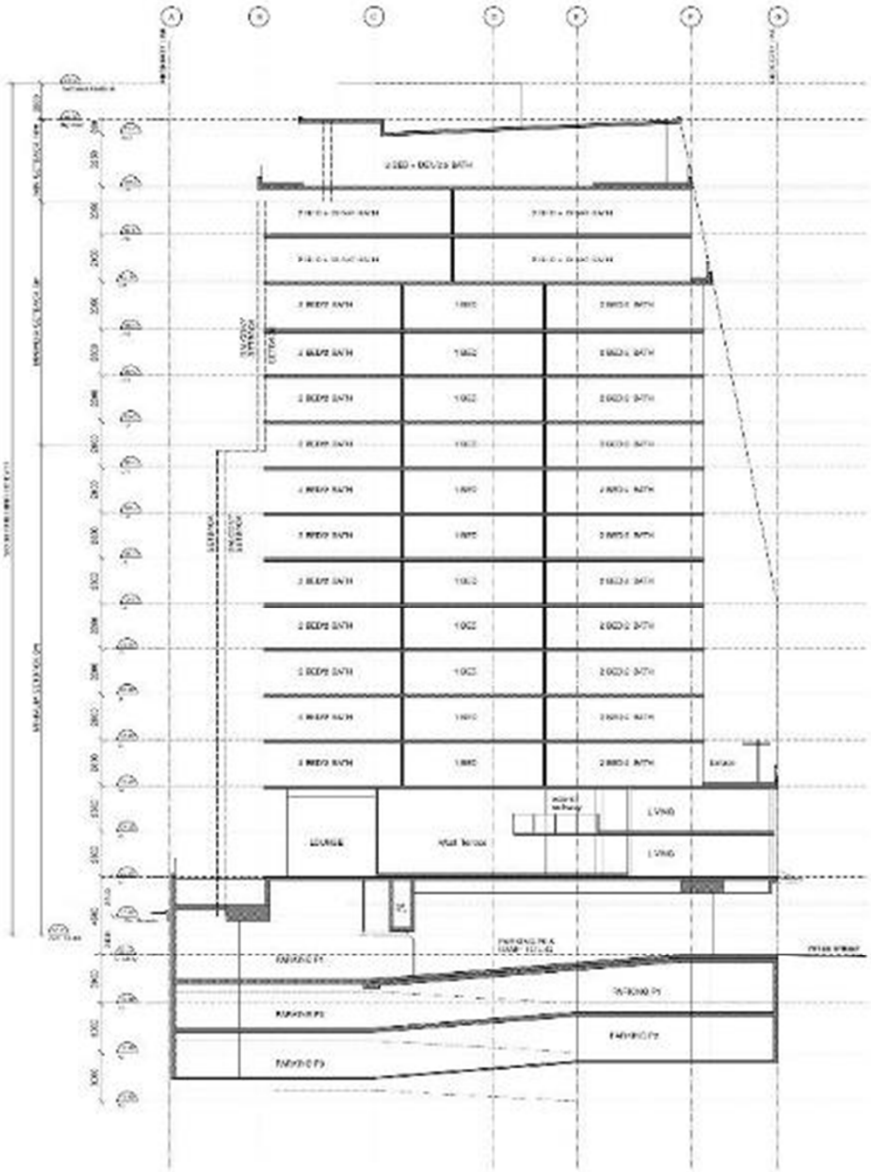
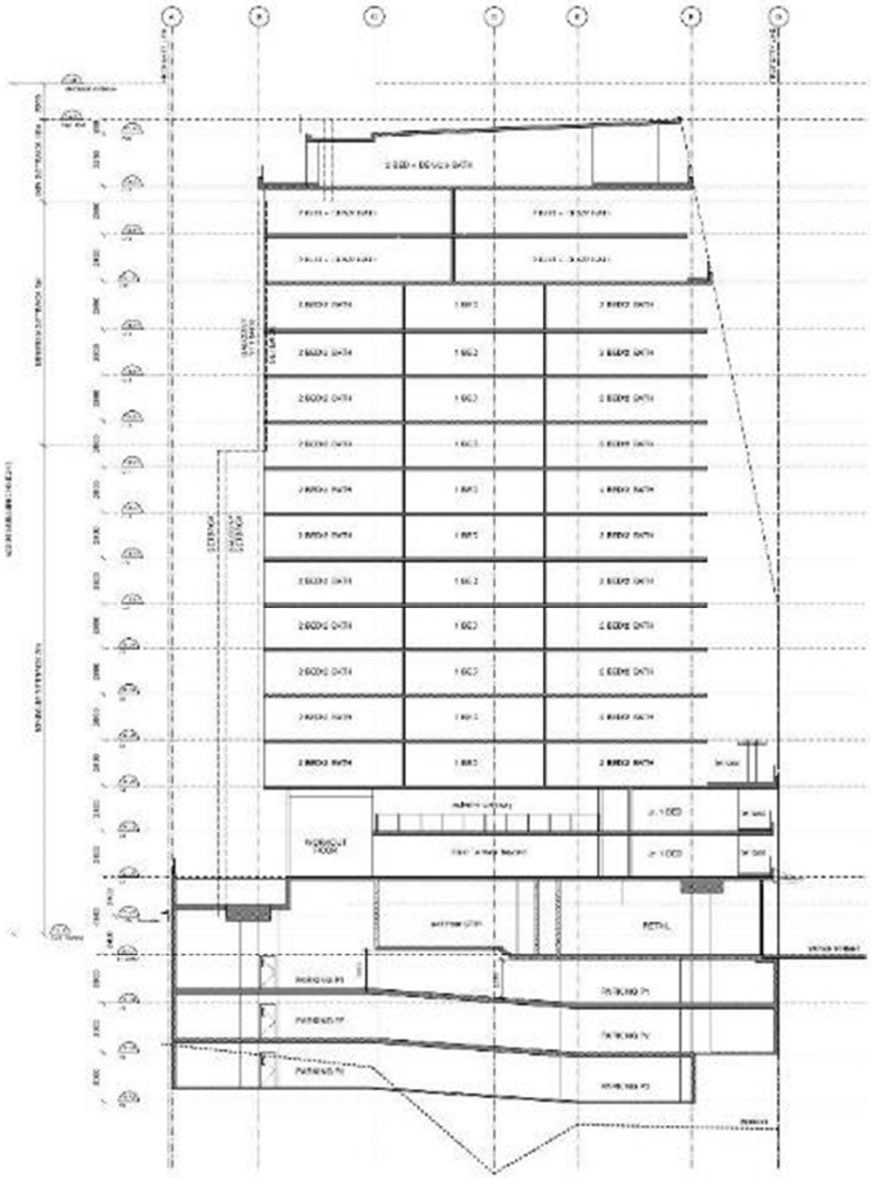
36.780
37.381
37.380




36.887
37.581
37.580
36.780
Upper Roof
Upper Roof
Weatherproof Membrane Roof
R.D.



1 Building Section Through Ramp
1:100



2 Building Section Through Retail
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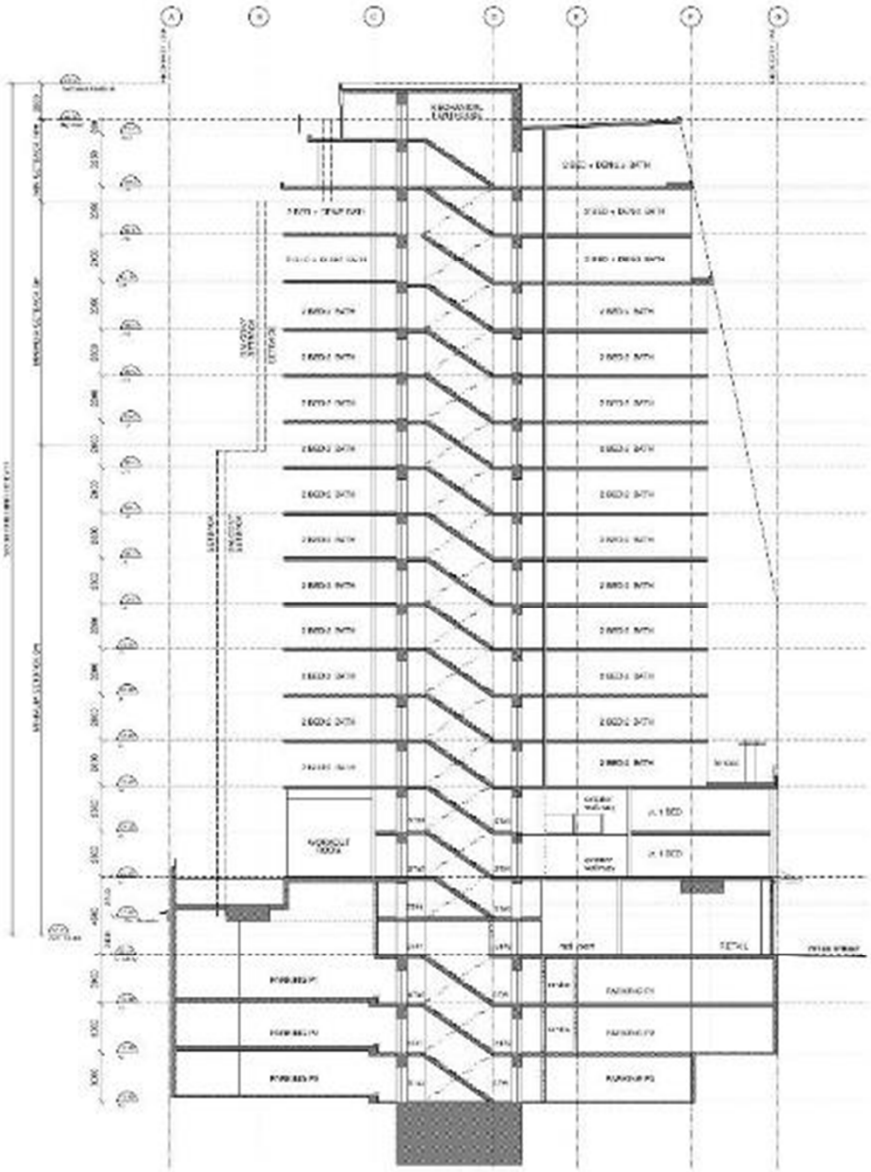
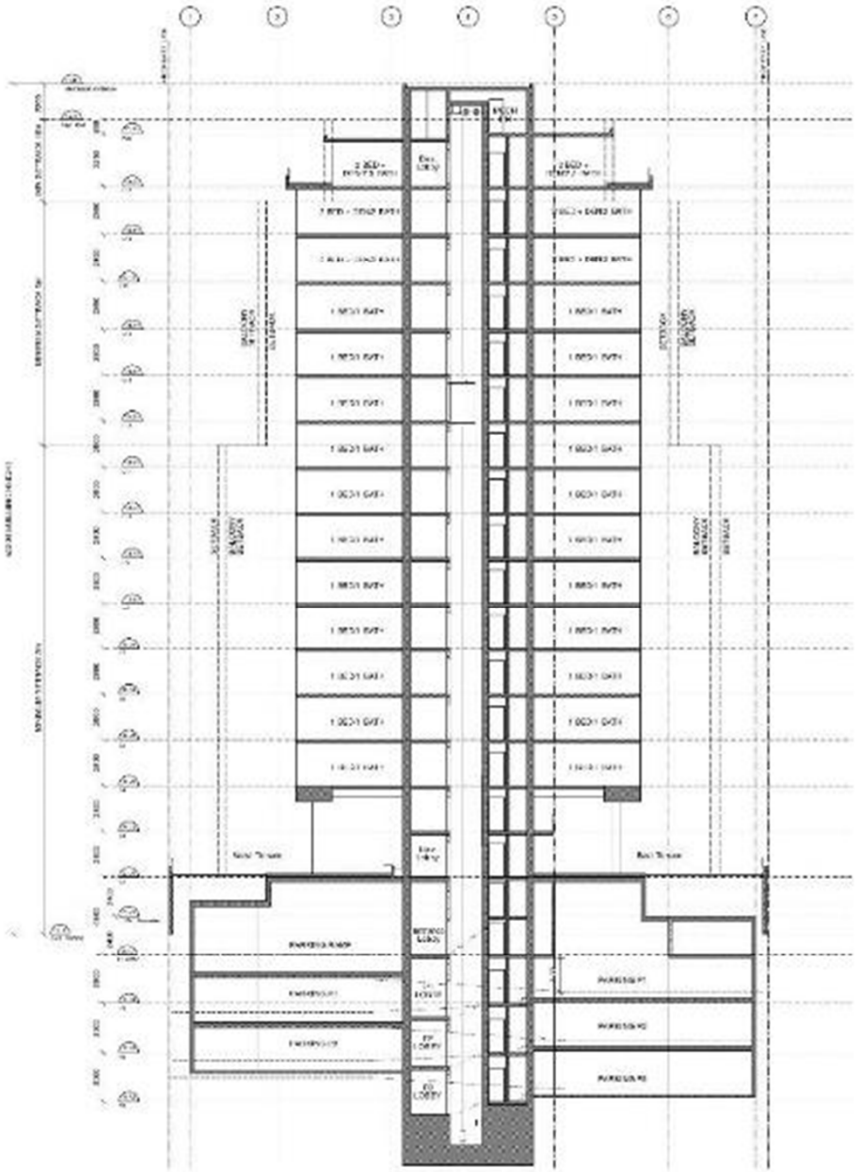


1 Building Section Through Stair Core



2 Building Section Through Elevator Core