



Advisory Design Panel Report

For the Meeting of June 25, 2025

To: Advisory Design Panel **Date:** June 25, 2025
From: Miko Betanzo, Senior Planner - Urban Design
Subject: **Rezoning Application No. 00880 and Development Permit Application with Variances No. 000645 for 741 Fisgard Street**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Rezoning and Development Permit with Variances Application for 741 Fisgard Street and provide advice to Council.

The proposal is for a twenty-two-storey, residential tower with ground floor commercial uses. Rezoning and Development Permit with variances Applications are required for the form and character of the proposal, to increase the amount of permitted residential density, increase height and for setback variances.

The proposed form and character is generally consistent with the *Downtown Core Area Plan*, in terms of height, floor plate sizes, and setbacks with the exception of the rear-yard podium setback. Policy objectives for high quality architecture and contextual design are advanced through the considered materiality, fenestration, and massing composition, and public realm goals are supported with a mid-block walkway and an increased ground floor setback.

While not explicitly the remit of the Advisory Design Panel, the extent of the proposed residential uses exceed the policy limits for this area, which is targeted to support office or employment uses. The use considerations relate less to design considerations, but the architectural result of this inconsistency is applicable for the ADP's commentary.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- The proposed setback variances insofar as the proposal's adjacency to neighbouring properties and the street geometry.
- The proposed use of the building as high-rise residential as opposed to high rise commercial, insofar as any architectural implications of this inconsistency and not specifically envisioned land-use deviations.
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant:	Mr. Gregory Damant, AIBC RAIC Cascadia Architects Ltd.
Architect:	Mr. Peter Johannknecht, Architect AIBC Cascadia Architects Ltd.
Development Permit Area:	Development Permit Area 2, Core Business (HC)
Heritage Status:	N/A

Description of Proposal

The proposal is for a twenty-two storey, residential tower with ground floor commercial uses.

The proposal includes the following major design components:

- Podium and tower massing with a three-storey podium and an eighteen-storey tower.
- A podium expression that includes a perimeter frame with a screen as an abstracted pattern of horizontal louvers that provide shading for the residential areas and an overhead structure above the recessed northeast corner plaza.
- A setback 4th floor defining the start of the residential tower with access to an outdoor roof garden for residential use.
- A tower form with primarily horizontally expressed glazing, with intermittent recessed areas that articulate the massing of the vertical form and provide additional outdoor spaces for resident use.
- A mid-block walkway connecting Fisgard Street to the south boundary of the site,
- A 2m wide statutory right of way (SRW) adjacent to Blanshard Street to increase the width of the sidewalk and public realm.
- Off-white composite tile panel, and a black and white horizontal louvre screen defining the podium cladding approach.
- Tower cladding consisting of off-white prefabricated metal panel and black aluminium frame glazing.
- A three storey underground parkade with access off of Fisgard Street.

The following data table compares the proposal with the existing CBD-2 Zone, Central Business District. An asterisk is used to identify where the proposal is inconsistent with the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard CBD-2	OCP Policy	Downtown Core Area Plan
Density (Floor Space Ratio) – maximum	7.6	7.6	6.0 (3.0 residential, 3.0 commercial)	n/a
Height (m) – maximum	77.83*	52	72	72

Zoning Criteria	Proposal	Zone Standard CBD-2	OCP Policy	Downtown Core Area Plan
Storeys – maximum	22	n/a	n/a	19-24
Setbacks (m) –min				
Side (Blanshard)	4.98* (>18m)	10.0 (>18m)	n/a	n/a
Rear (South)	0.30* (>5-18m) 8.05* (>18m)	8.0 (>5-18m) 10.0 (>18m)	n/a	n/a
Side (west)	3.7 (up to 18m) 14.65 (>18m)	0.0 (up to18m) 10.0 (>18m)	n/a	n/a
Front (Fisgard)	2.44	0.0	n/a	n/a

Sustainability Features

The project will meet B.C. Step Code Level 2 energy performance, and the following is a list of green building initiatives that will be deployed within the project:

- High efficiency heating / pressurization systems for all common area spaces.
- High-efficiency heat recovery ventilation systems in each residential unit.
- Directly metered suites.
- All windows and appliances to be EnergyStar® rated.
- LED lighting throughout.
- Construction waste diverted from landfill during construction through smart on-site waste management.
- Low-flow plumbing fixtures used throughout all units.
- Secure, heated bike storage with bike repair station.
- Electric bike charging locations within bike storage.
- EV charging stalls in the parkade.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject property is located within the Core Business Urban Place Designation in the *Official Community Plan* (OCP, 2012). This designation envisions buildings up to twenty-four storeys high (72m) in select locations and a maximum density of 6:1 Floor Space Ratio (FSR). Select locations for the maximum building heights are identified in the Downtown Core Area Plan (DCAP) and these generally occur along the blocks bordered by Blanshard Street and Douglas Street, from View Street to Herald Street.

The proposal is for a twenty-two-storey building, at 77.83m, and at a density of 7.6:1 FSR. Notably, both the proposed height and density are higher than what the OCP envisions. That said,

the height is nominally higher, plus 5.83m, and the proposed density is consistent with the existing zone. A previous rezoning at this site increased the density in consideration of a number of amenity contributions which were secured through a master development agreement. The applicant has indicated that those amenities will continue to be provided to ensure the density in the zone can be realized.

With these aforementioned considerations, height and density objectives in the OCP are primarily intended to provide a predictable and supportive framework for the city's growth. This in turn helps to prevent land speculation while providing certainty for investment, while guiding the sustainable stewardship of land resources to meet economic, environmental, social, and cultural objectives.

To further assess the consistency of an application with OCP objectives when height or density limits are exceeded, an evaluation of the neighbourhood context and objectives provides further guidance and a more refined assessment to advise on an application's consistency with the OCP. To this end, the following development permit area objectives are reviewed. These include:

- Revitalizing the central business district through high-rise commercial buildings and low-to-medium rise residential mixed-use buildings, with the greatest heights along Douglas Street and Blanshard Street.
- Conserving and enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area.
- Enhancing the area through a high quality of architecture, landscape and urban design that reflects the function of a central business district in scale, massing and character while responding to its historic context.

The primary difference between the application and these objectives is that the proposal is for a high-rise residential building. Both the OCP and development permit objectives envision this area as primarily commercial, defined by tall office buildings, interspersed with smaller, mid-rise residential buildings. With this in mind the ADP is asked to comment on any perceived architectural differences that a high-rise residential building may pose to an area that targets high-rise commercial, and any effects that this deviation from the policy may have.

Downtown Core Area Plan Design Guidelines (DCAP)

The salient design aspects of the proposal for consideration are height and the siting of the building with respect to its setbacks.

Height

At this location, the DCAP envisions building heights of up to 72m and the proposal is for a building height of nearly 78m, a difference of about two storeys. To evaluate the proposed height impacts, the DCAP sets general height expectations as well as massing and siting policies.

To minimize the impacts of large buildings, DCAP limits tower floor plates to 650m². The proposal is for a floor plate of 555 m² and 615m². This means that while the building is taller than what the DCAP envisions, it is also more slender, which reduces the impact of the proposed height, both in terms of how the height is perceived as well as insofar as shadowing effects.

Lastly, the vision for the city includes a consideration of how the skyline should evolve. Tall buildings are encouraged to be clustered within a framework, rising from the waterfront towards Douglas Street with an undulating skyline that increases gradually from the north and south ends of the Downtown Core Area to an apex within the Central Business District. The key objectives

for the evolution of Victoria's sky line are as follows:

- promote sensitive building siting and design
- reinforce the skyline profile while infilling in a coordinated and logical way
- cluster tall buildings within a district
- limit the spread of tall buildings to direct and minimize the spread of the associated high land values and speculative market that can accompany tall buildings, specifically residential towers.

At only approximately six metres greater than the maximum building heights outlined in DCAP, the proposed height is consistent with the immediate building context and is similarly located within a part of the city that anticipates taller buildings. Its floor plate is also less than what the DCAP defines. For these reasons, its height is considered generally consistent with the guideline objectives. Comments from the ADP with respect to the building height are also welcomed, and the ADP is asked to provide comment and advice to council on this aspect of the proposal.

Setbacks

Both the DCAP and the zone outline setbacks for towers and podiums to ensure adequate building separations, access to natural light and ventilation, reduced wind effects, minimized shadowing impacts and privacy between buildings. Additionally, adhering to the specified setbacks helps to realize the city's overall densification objectives by not limiting the development potential of adjacent lots.

In general terms the specified setbacks equate to ten-meter side and rear setbacks for towers and zero side yard setbacks and eight metre rear yard setbacks above the first storey for podiums.

The zero side yard setback for podiums is aimed at encouraging a consistent street wall in a perimeter block layout, with units facing front-to-back as opposed to toward the side lot lines. This is different for corner sites, but the rear yard setback for the podium remains important. The proposal includes a rear-yard setback of 0.3m for the podium which results in the rear yard unit decks nearly directly abutting the lot to the south. While the current site conditions for the site to the south may accommodate this, this layout infringes on the development potential of that site and adhering to a minimum setback would be recommended. The unit exterior wall on the south boundary is slightly more than five metres from the property line, therefore there are opportunities to remove or reduce the extent of deck area at these locations.

The tower setbacks are also not achieved for the rear yard with the requirement being ten metres. The proposed setback to the tower is eight-metres.

The last setback variance relates to the side yard along Blanshard street, where the zone calls for a ten-metre setback but only roughly five metres is achieved. This setback is less critical as this side yard faces Blanshard Street instead of another property. This also results in an increased setback on the west side yard, increasing the building separation to an existing tower that did not achieve adequate side yard setbacks.

With the above in mind, the ADP is asked to comment on the setback variances.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Rezoning Application No. 00880 and Development Permit Application with Variances No. 000645 for 741 Fisgard Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Rezoning Application No. 00880 and Development Permit Application with Variances No. 000645 for 741 Fisgard Street be approved with the following changes:

- as listed by the ADP.

Option Three

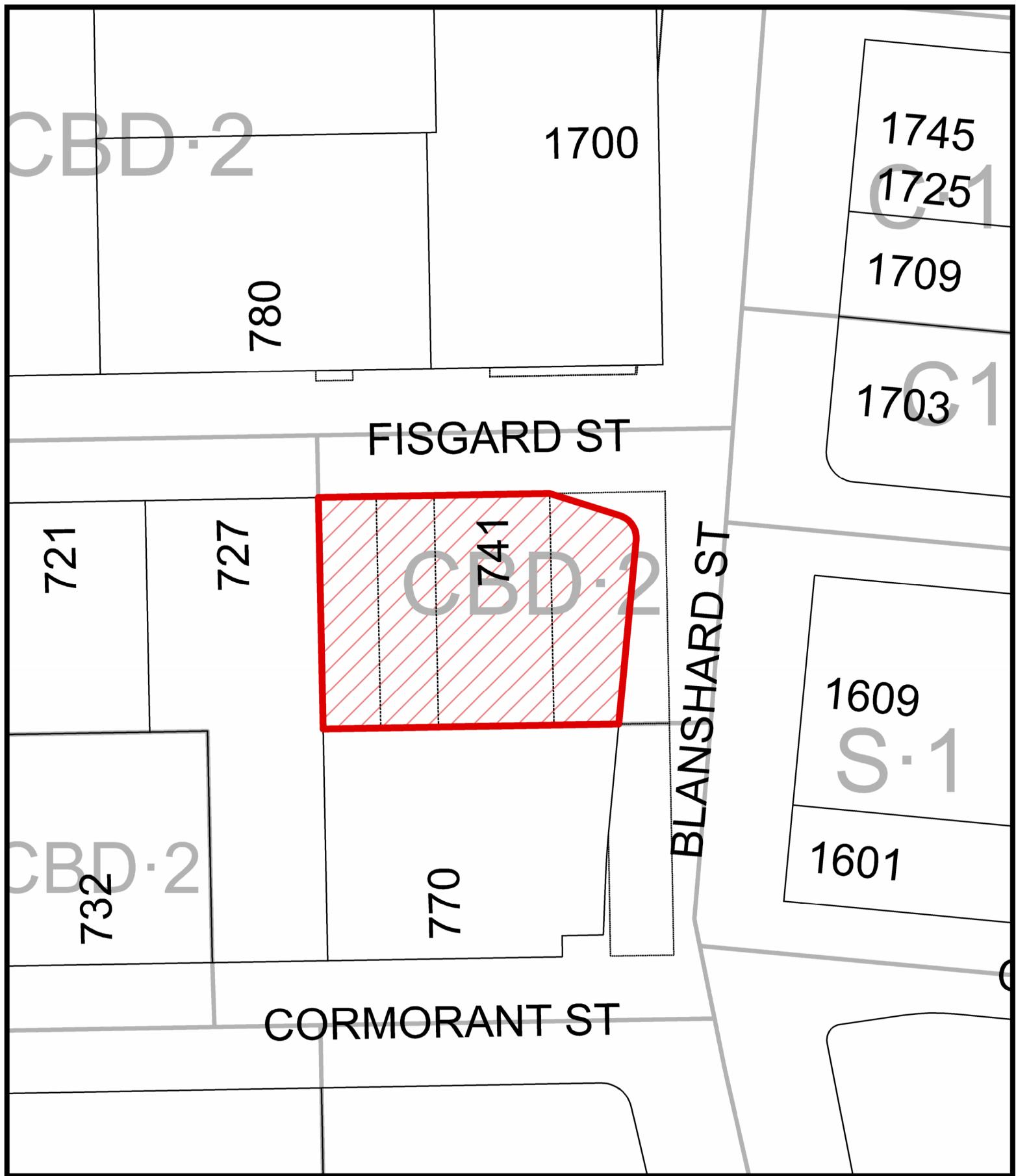
That the Advisory Design Panel recommend to Council that Rezoning Application No. 00880 and Development Permit Application with Variances No. 000645 for 741 Fisgard Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

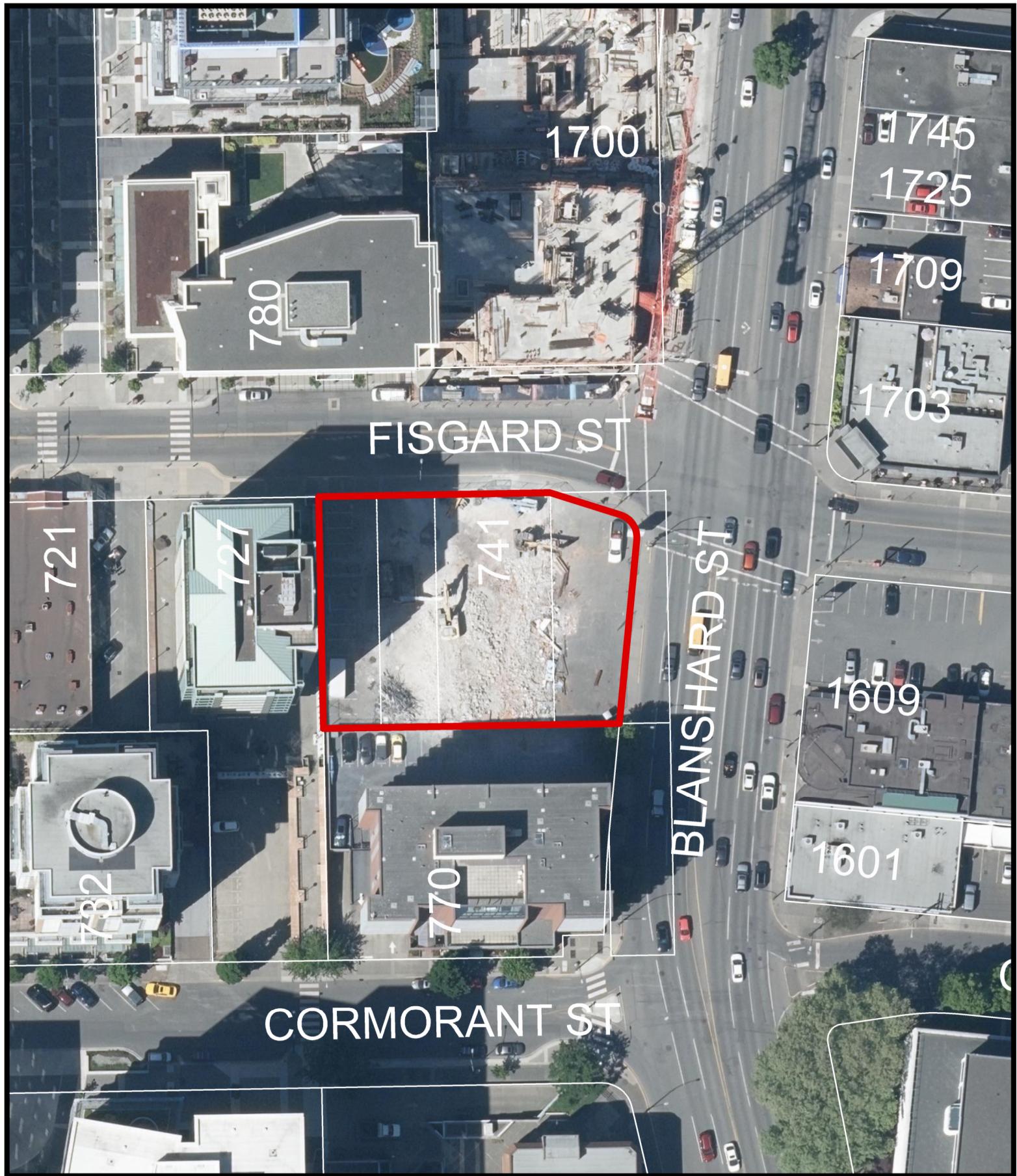
- Subject Map
- Aerial Map
- Plans date stamped April 16, 2025
- Applicant's letter dated April 17, 2025

cc: Gregory Damant, Cascadia Architects



741 Fisgard Street
Rezoning No.00880





741 Fisgard Street
Rezoning No.00880





1620 BLANSHARD STREET DP & REZONING

Architectural Rezoning

A0.10	Survey, Existing Site Plan
A0.11	Site Plan and Project Data
A0.50	Code Analysis
A0.51	Code Analysis
A0.52	Code Analysis
A0.53	Spatial Separations South + West
A0.54	Spatial Separations North + East
A1.02	Area Plans and Calculations
A2.00	Floor Plan - Parkade Level 1
A2.01	Floor Plan - Parkade Level 2
A2.02	Floor Plan - Parkade Level 3
A2.04	Floor Plan - Level 1
A2.05	Floor Plan - L2 + L3
A2.06	Floor Plan - Level 4 Amenity
A2.07	Floor Plan - Typical Residential
A2.08	Floor Plan - Typical Sky Garden Level - Type 1
A2.09	Floor Plan - Typical Sky Garden Level - Type 2
A2.10	Floor Plan - Typical Sky Garden Level - Type 3
A2.11	Floor Plan - Typical Sky Garden Level - Type 4
A2.12	Floor Plan - Penthouse
A2.13	Roof Level
A3.00	Elevations South + West
A3.01	Elevations North + East
A3.02	Context Elevations
A5.01	Shadow Study
A9.00	Perspectives
A9.01	Building Sections

Civil

C100	Conceptual Site Servicing
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Landscape

L100	Landscape Plan L1
L102	Landscape Plan L4
L103	Landscape Plan Skygardens
L104	Landscape Plan Penthouse Level

PROJECT LOCATION



PROJECT CONTACTS

OWNER

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Contact

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Travis Lee, Director
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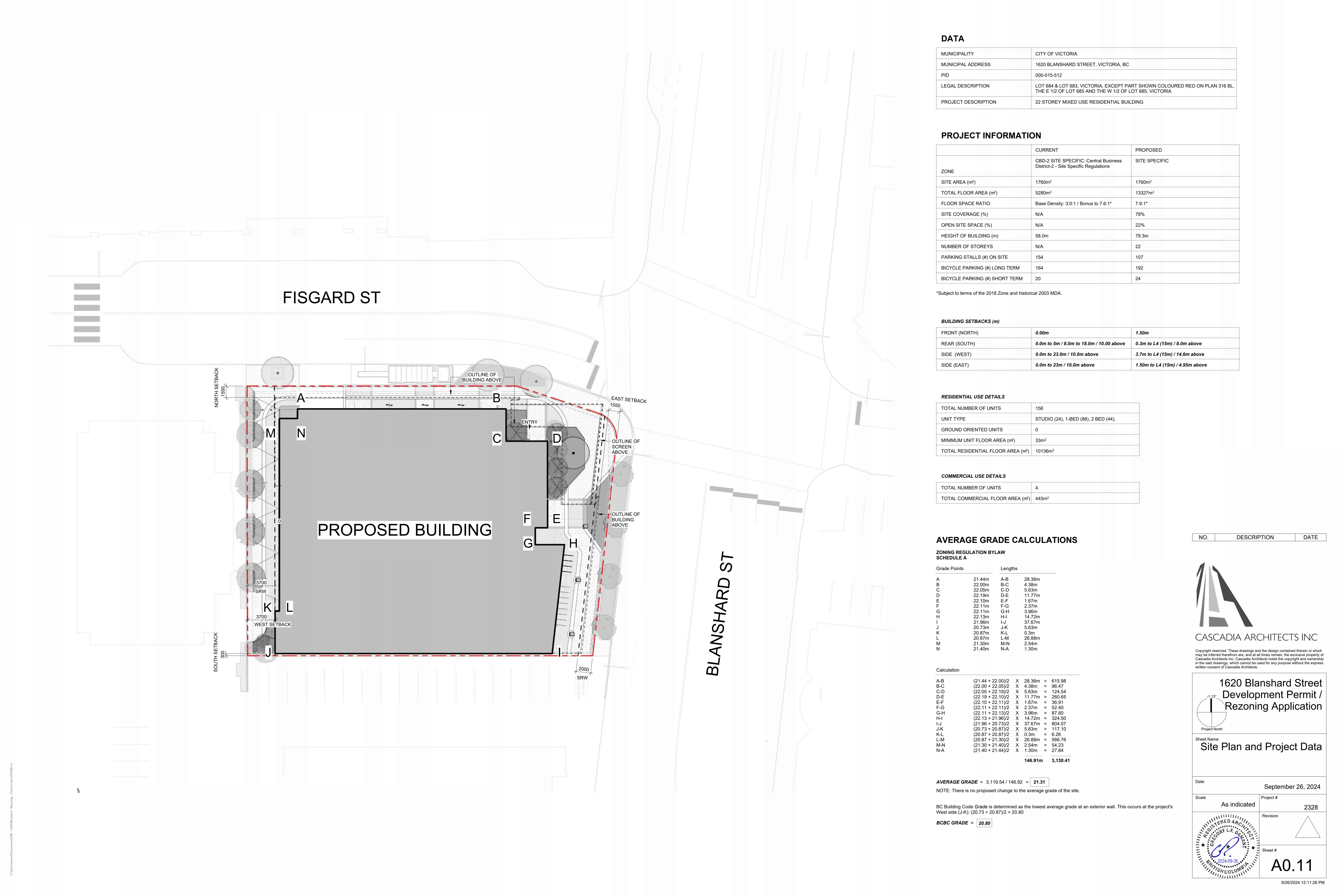
CIVIL ENGINEER

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Ross Tuck, P.Eng.
rtuck@jeanderson.com

Project #	228	Date	September 26, 2024
Sheet #	A0.00	Revision	





BUILDING CODE ANALYSIS

GENERAL INFORMATION			
PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> RENOVATION	<input type="checkbox"/> ADDITION
GOVERNING BUILDING CODE	2018 BC BUILDING CODE	<input checked="" type="checkbox"/> PART 3	<input type="checkbox"/> PART 9
MAJOR OCCUPANCIES	A1 <input checked="" type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> B3 <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input checked="" type="checkbox"/>	3.1.2.1. & 3.2.1.2.	
MULTIPLE MAJOR OCCUPANCIES	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.1.3.	
BUILDING AREA	1395 sq.m	1.4.1.2.	
No. OF STREETS FACING	2		
GRADE	20.80 m	1.4.1.2.	
BUILDING HEIGHT (STOREYS, m)	22 STOREYS ABOVE GRADE 70.15 m HEIGHT MEASURED FROM GRADE TO UPPERMOST STOREY FLOOR LEVEL 3 STOREYS BELOW GRADE	1.4.1.2	
HIGH BUILDING	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	3.2.6.	
FIRE ALARM & DETECTION SYSTEM	REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.4.	
AUTOMATIC SPRINKLER SYSTEM	REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.2. & 3.2.5.12.	
ROOF ACCESS	REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.5.3.	
FIRE DEPARTMENT ACCESS ROUTE	REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.5.4.	
STANDPIPE SYSTEM	REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.5.8.	
LIGHTING & EMERGENCY POWER	REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.7.4.	
EMERGENCY GENERATOR	REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/>	3.2.7.8. & 3.2.7.9.	
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.	

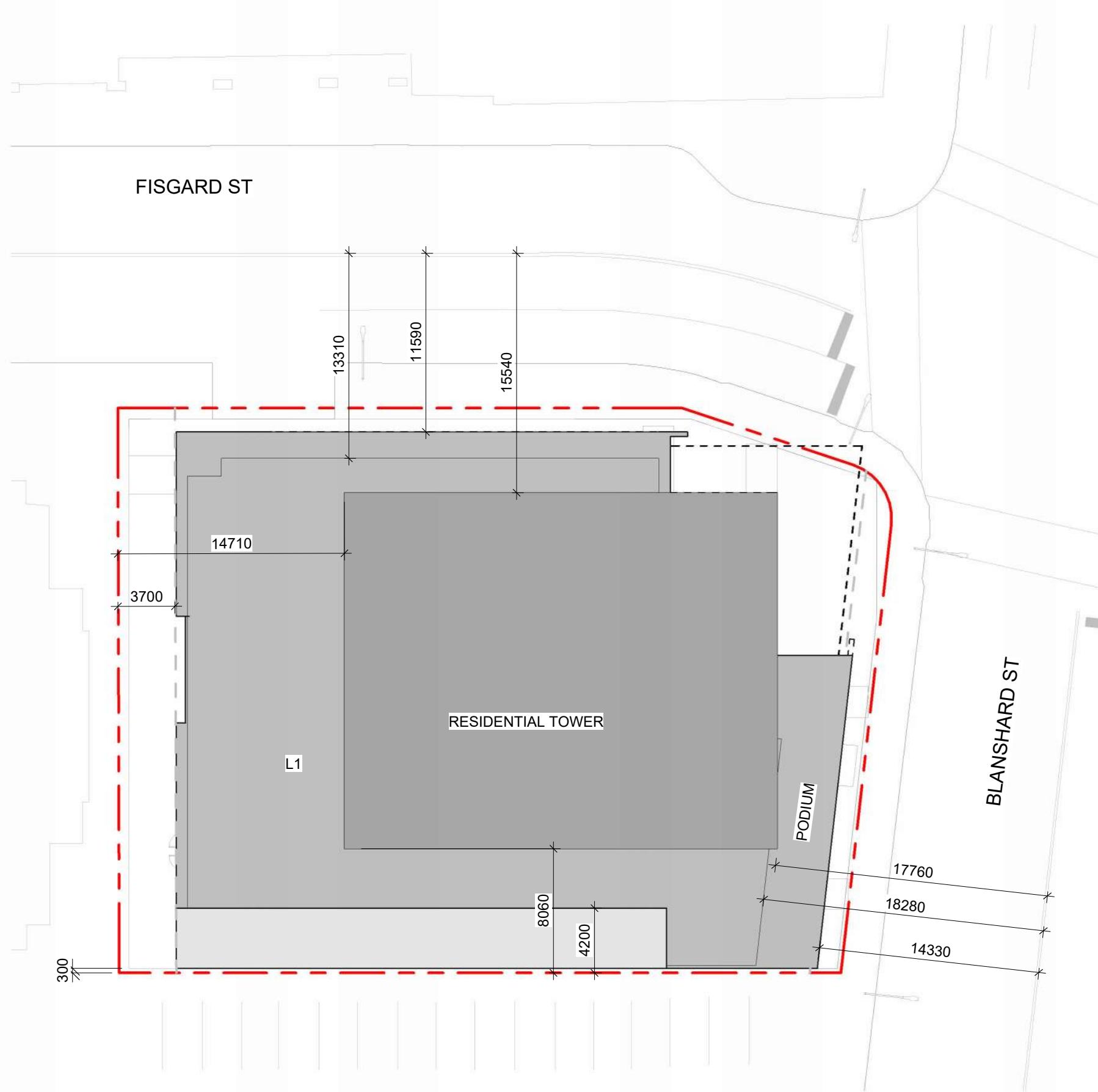
CONSTRUCTION CLASSIFICATION - PARKADE		Storage Garage Considered as a Separate Building	3.2.1.2
CLASSIFICATION	Group F, Division 3, Up to 4 Storeys, Sprinklered		3.2.2.86.
MAX. BUILDING AREA PERMITTED	4,800 m ²		3.2.2.86.(1)(i)(ii)
CONSTRUCTION TYPES PERMITTED	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE		3.2.2.86.(2)
HORIZONTAL SEPARATIONS	45 Min FLOORS N/A MEZZANINE 2 HR ROOF ¹		3.2.2.86.(2)(a) 3.2.1.2
LOADBEARING STRUCTURE	F.R.R. NOT LESS THAN THE SUPPORTED ASSEMBLY		

CONSTRUCTION CLASSIFICATION - BUILDING		Superimposed Major Occupancies	3.2.2.7.
CLASSIFICATION	Group A, Division 2, Any Height, Any Area, Sprinklered (LEVEL 1) Group D, Any Height, Any Area, Sprinklered (LEVEL 1) Group E, Any Height, Any Area, Sprinklered (LEVEL 1) Group C, Any Height, Any Area, Sprinklered	3.2.2.23. 3.2.2.56 3.2.2.66 3.2.2.47	
MAX. BUILDING AREA PERMITTED	N/A		
CONSTRUCTION TYPES PERMITTED	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE		
HORIZONTAL SEPARATIONS	2 HR FLOORS N/A MEZZANINE N/A ROOF		
LOADBEARING STRUCTURE	F.R.R. NOT LESS THAN THE SUPPORTED ASSEMBLY		

FIRE RATINGS AND SEPARATIONS (REFER TO FLOOR PLANS & SECTIONS FOR SHOWN FIRE SEPARATIONS)		
BETWEEN STORAGE GARAGE & COMMERCIAL	2 HR	3.2.1.2
BETWEEN COMMERCIAL (E) & RESIDENTIAL (C)	2 HR	3.1.3.1
BETWEEN BUSINESS (D) & RESIDENTIAL (C)	1 HR	3.1.3.1
BETWEEN SUITES	1 HR	3.3.1.1.
BETWEEN SUITES & PUBLIC CORRIDOR	1 HR	3.3.4.2.
STORAGE ROOMS	1 HR	3.3.4.3.
STORAGE GARAGE FROM OTHER OCCUPANCIES	1.5 HR	3.3.5.6.
EXIT ENCLOSURES	1 HR	3.4.4.1.
ELEVATOR HOISTWAY	1 HR	3.5.3.1.
SERVICE ROOMS	1 HR	3.6.2.1.
COMBUSTIBLE REFUSE STORAGE	1 HR	3.6.2.5.
VERTICAL SERVICE SPACES	45 MINS	3.6.3.1.
HORIZONTAL SERVICE SPACES	30 MINS	3.6.4.2.

SAFETY WITHIN FLOORS			
EGRESS DOORWAYS (FROM EACH FLOOR)	REQUIRED 2	PROVIDED 2	3.3.1.5 3.4.2.3 DOORS TO BE SEPARATED BY LESSER OF 1/3 DIAGONAL DIMENSION OF FLOOR AREA OR 9m
TRAVEL DISTANCE	REQUIRED $\leq 45m$	PROVIDED $\leq 45m$	3.3.1.6 & 3.4.2.4 / 5
EXIT WIDTH	REQUIRED $\geq 1100mm$	PROVIDED $\geq 1100mm$	3.4.3.2 TABLE 3.4.3.2-A
RAMPS	REQUIRED $\geq 1100mm$	PROVIDED $\geq 1100mm$	
STAIRS	REQUIRED $\geq 1100mm$	PROVIDED $\geq 1100mm$	
DOORWAYS	REQUIRED $\geq 800mm$	PROVIDED $\geq 800mm$	
CLEARANCE	EXITS	REQUIRED $\geq 2050mm$	3.4.3.4.
STAIRS	REQUIRED $\geq 2050mm$	PROVIDED $\geq 2050mm$	3.4.3.4.
STORAGE GARAGE	REQUIRED $\geq 2000mm$	PROVIDED $\geq 2000mm$	3.3.5.4.(5)
ELEVATORS	PROVIDED 3		3.5.1.1
FIREFIGHTERS ELEVATOR	REQUIRED <input checked="" type="checkbox"/>	PROVIDED <input checked="" type="checkbox"/>	3.2.6.5
STRETCHER ACCOMODATION	REQUIRED <input checked="" type="checkbox"/>	PROVIDED <input checked="" type="checkbox"/>	3.5.4.1
STAIRS	TREAD WIDTH (RUN)	REQUIRED $\geq 280mm$	3.4.6.8
	RISER HEIGHT (RISE)	REQUIRED $125mm - 180mm$	
	LANDING	REQUIRED $\geq 1100mm$	3.4.6.4
STAIR HANDRAILS	HEIGHT	REQUIRED $\sqrt{}$	3.4.6.5
	EXTENSION	REQUIRED $865mm - 1070mm$	
		REQUIRED $\geq 300mm, ONE SIDE$	
STAIR FINISHES	SLIP RESISTANT FINISH / CONTRASTING EDGE	REQUIRED <input checked="" type="checkbox"/>	3.4.6.1
	TACTILE WARNING AT LANDINGS	REQUIRED <input checked="" type="checkbox"/>	3.4.6.3 3.8.2.10.(3)
DEADEND CORRIDORS	REQUIRED $\geq 6m$	PROVIDED $\geq 6m$	3.3.1.9.(7)

ENERGY EFFICIENCY			
ENERGY STANDARD	STEP CODE 3	TEUI & TEDI TO CONFORM TO NEBC PART 8	10.2.2.1. & 10.2.3.1 10.2.3.4
ENERGY MODELING	REQUIRED		10.2.3.4
BUILDING AIR TIGHTNESS TESTING	REQUIRED		10.2.3.5



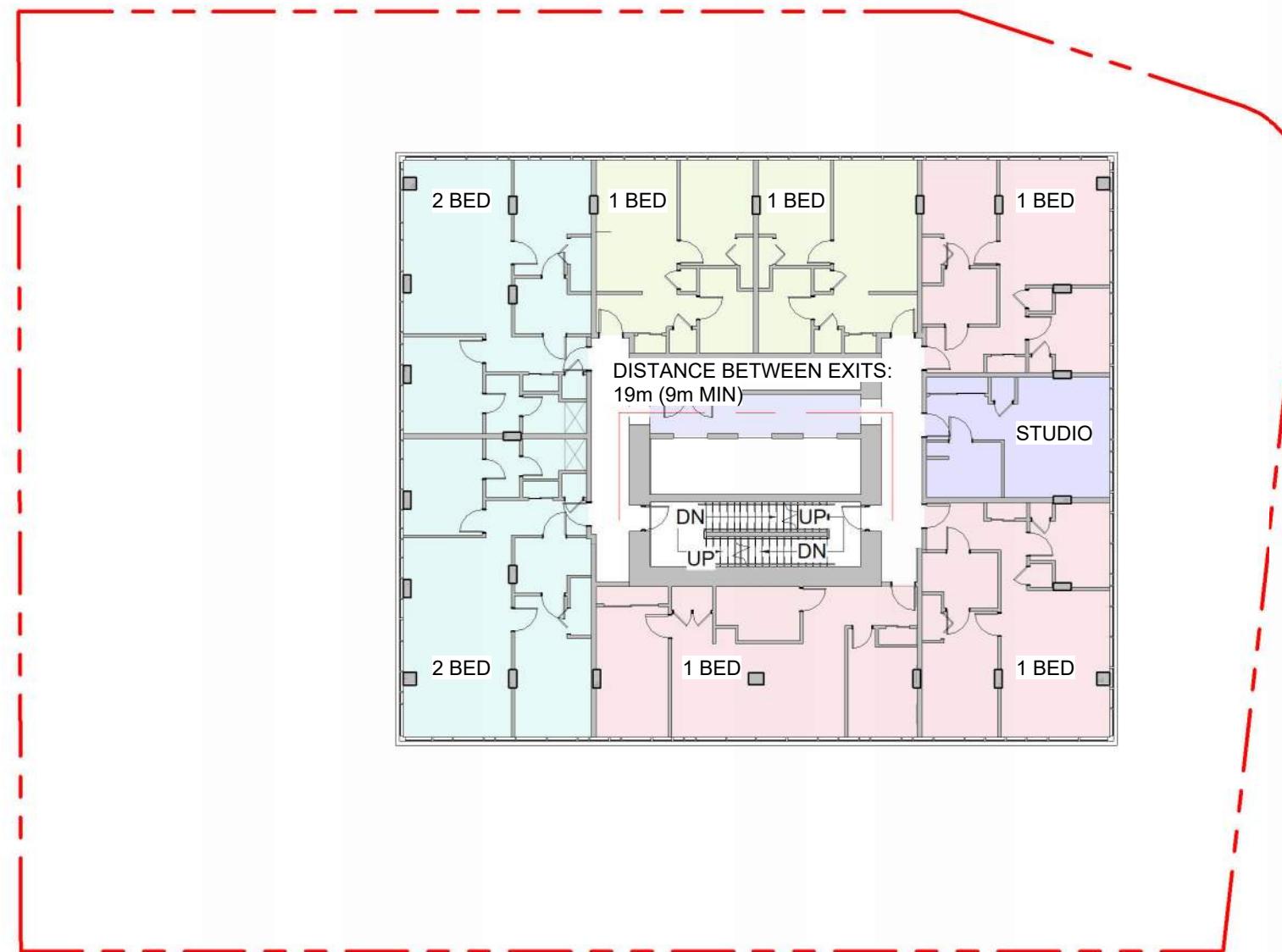
1 Spatial Separation Limiting Distances
SCALE = 1 : 300

OCCUPANCY SUMMARY¹

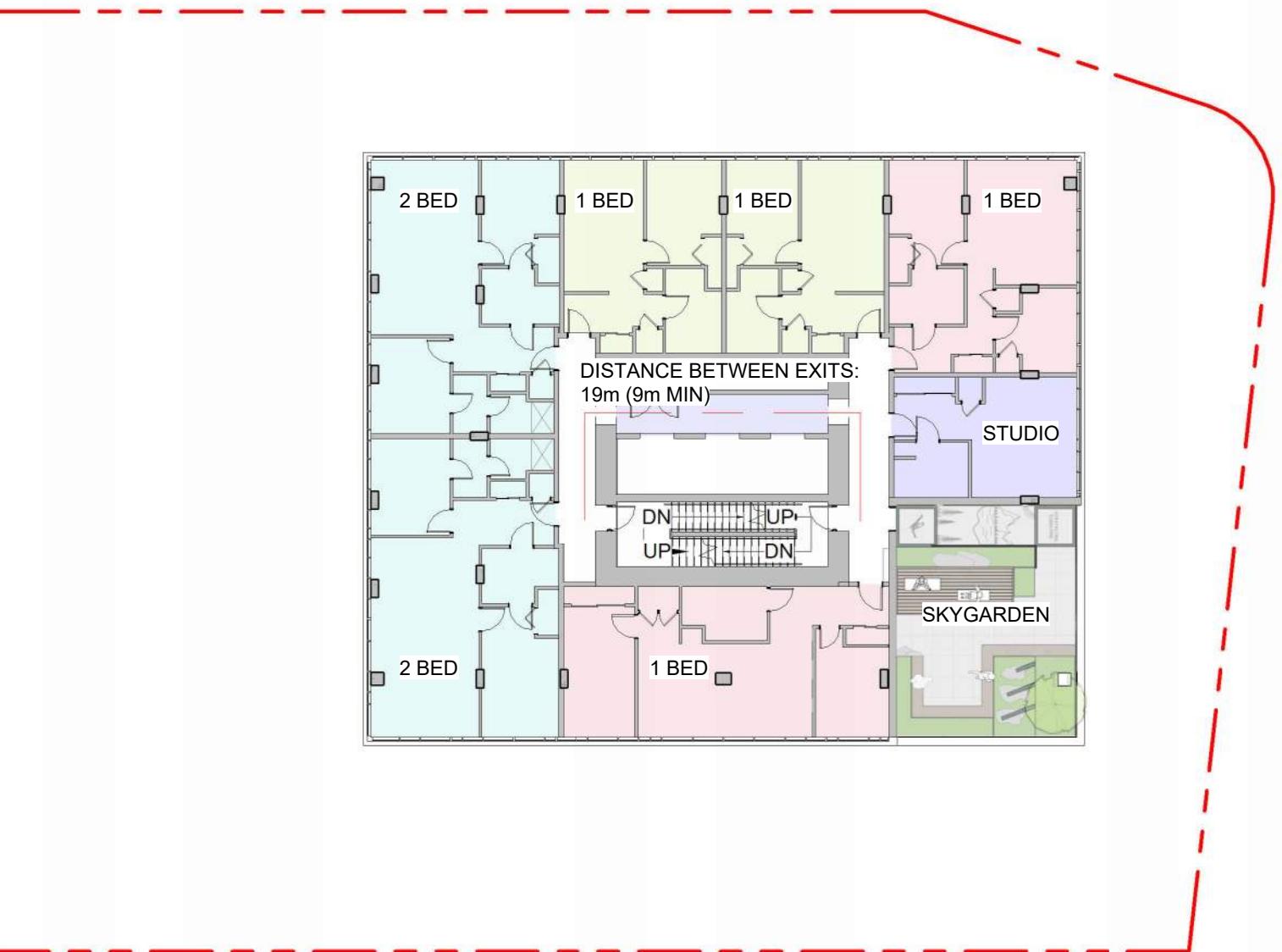
Level	Use	Occupancy
Parkade (P1, P2, P3)	Storage Total	108
Main (L1)	Residential Lobby	15
	CRU1	57
	CRU2	59
	CRU3	5
	CRU4	5
	Bike Storage Total	8
		149
Podium (L2, L3)	Residential Lounge	26
	Residential Units Total	96
		82
Amenity (L4)	Lounge	25
	Gym	60
	Office	12
	Residential Units Total	6
		103
Typical Residential (L5,L6,L11,L16,L21)	Residential Units Total	100
Typical Skygarden 1 (L7,L17)	Residential Units Skygarden Total	36
		30
		66
Typical Skygarden 2 (L14)	Residential Units Skygarden Total	36
		30
		66
Typical Skygarden 3 (L9)	Residential Units Skygarden Total	32
		30
		62
Typical Skygarden 4 (L12,L19)	Residential Units Skygarden Total	32
		30
		62
Penthouse (L22)	Penthouse 1	4
	Penthouse 2 Total	4
		8
Building Total		806

¹ SEE DIAGRAMS ON SHEET A0.51

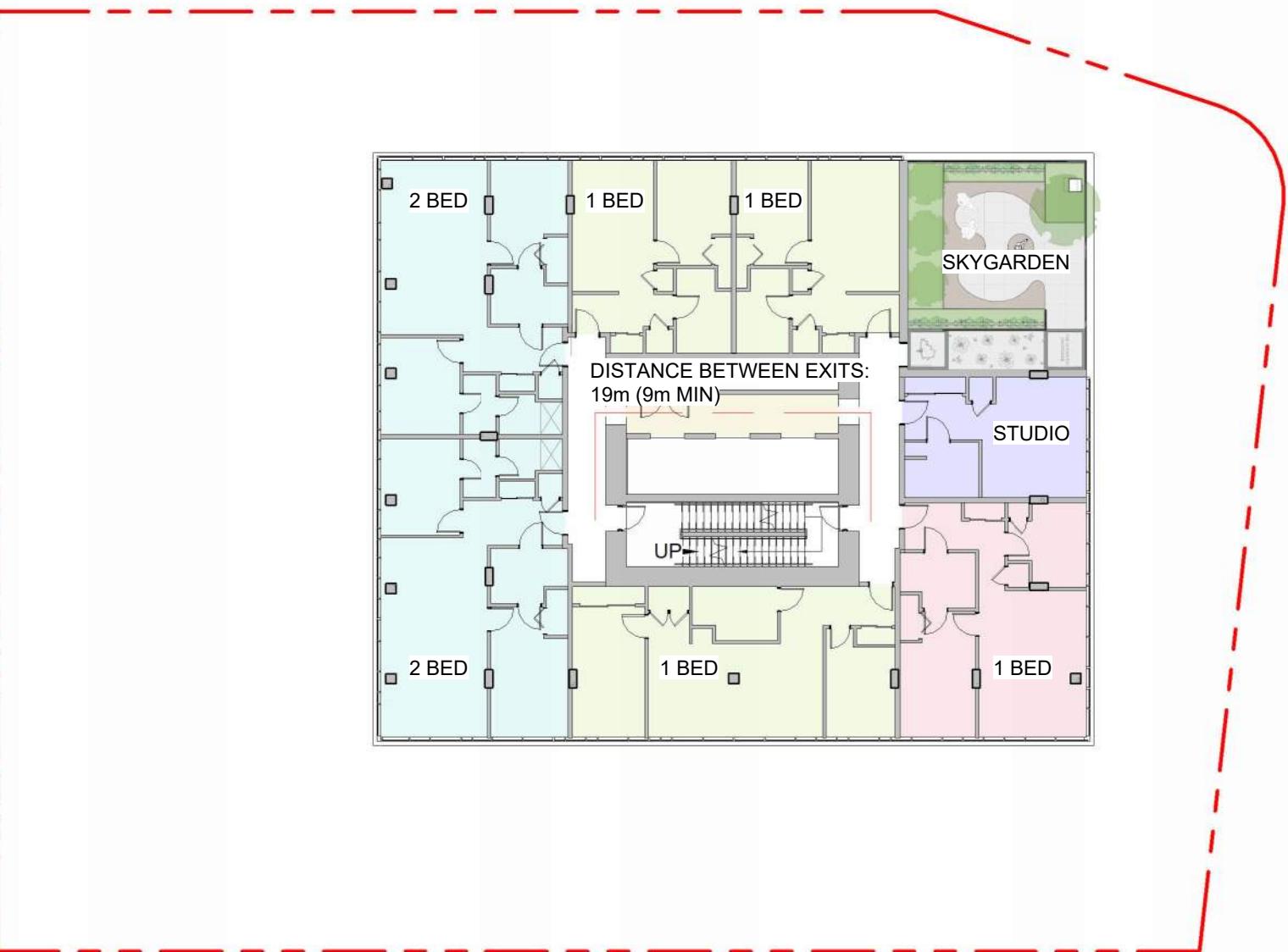
NO.	DESCRIPTION	DATE
 CASCADIA ARCHITECTS INC. <small>Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of Cascadia Architects Inc. Cascadia Architects holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of Cascadia Architects.</small>		
1620 Blanshard Street <small>80.47°</small> Development Permit / Rezoning Application <small>Project North</small>		
Code Analysis		
Date September 26, 2024		
Scale	As indicated	Project # 2328
		Revision
<small>Calgary/Alberta/Canada 1620 Blanshard Street, Suite 100, Calgary, Alberta, T2P 0C6</small>		
<small>Sheet # A0.50</small>		



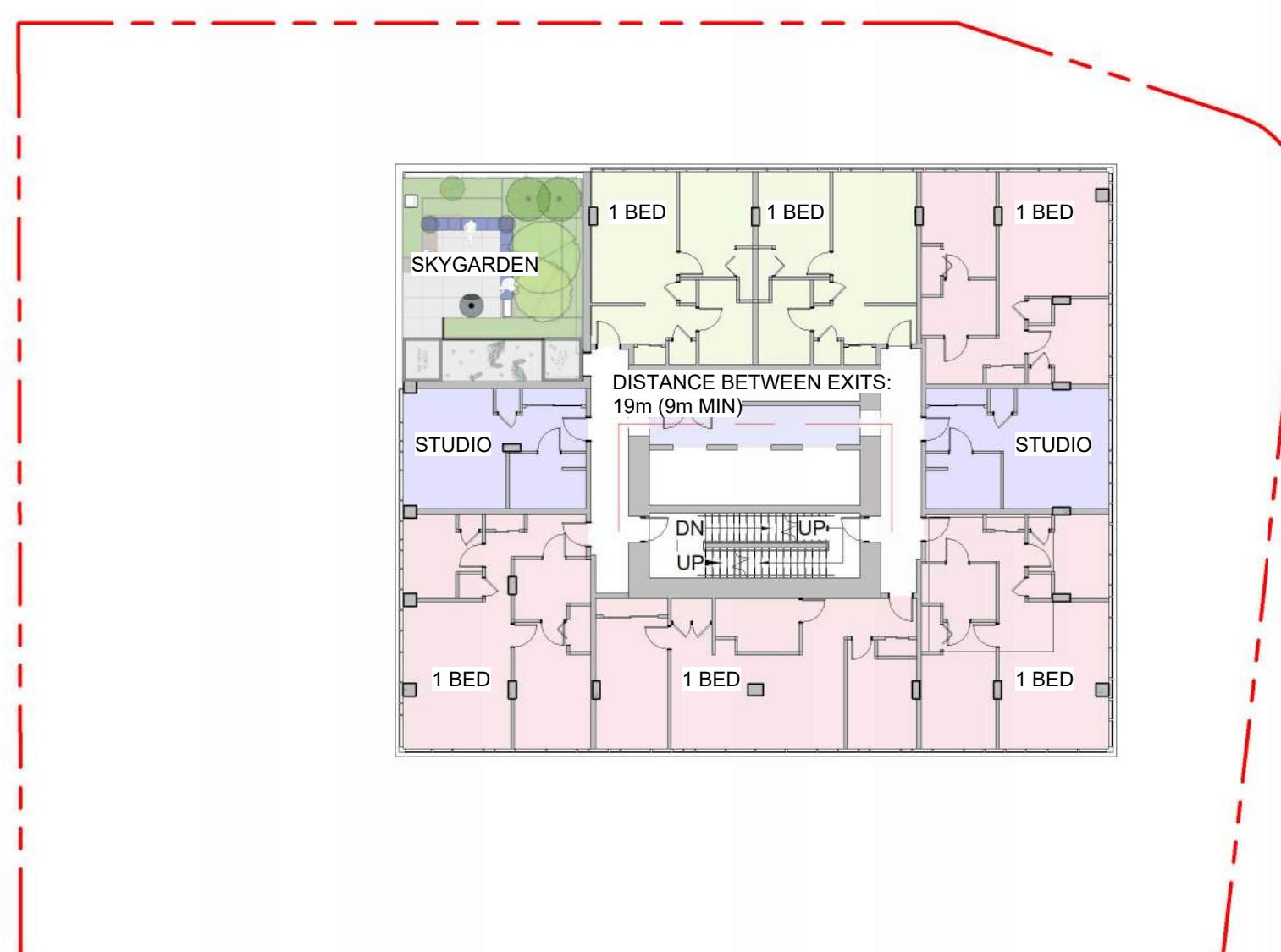
① Floor Plan - Typical Residential Code Review
SCALE = 1 : 250



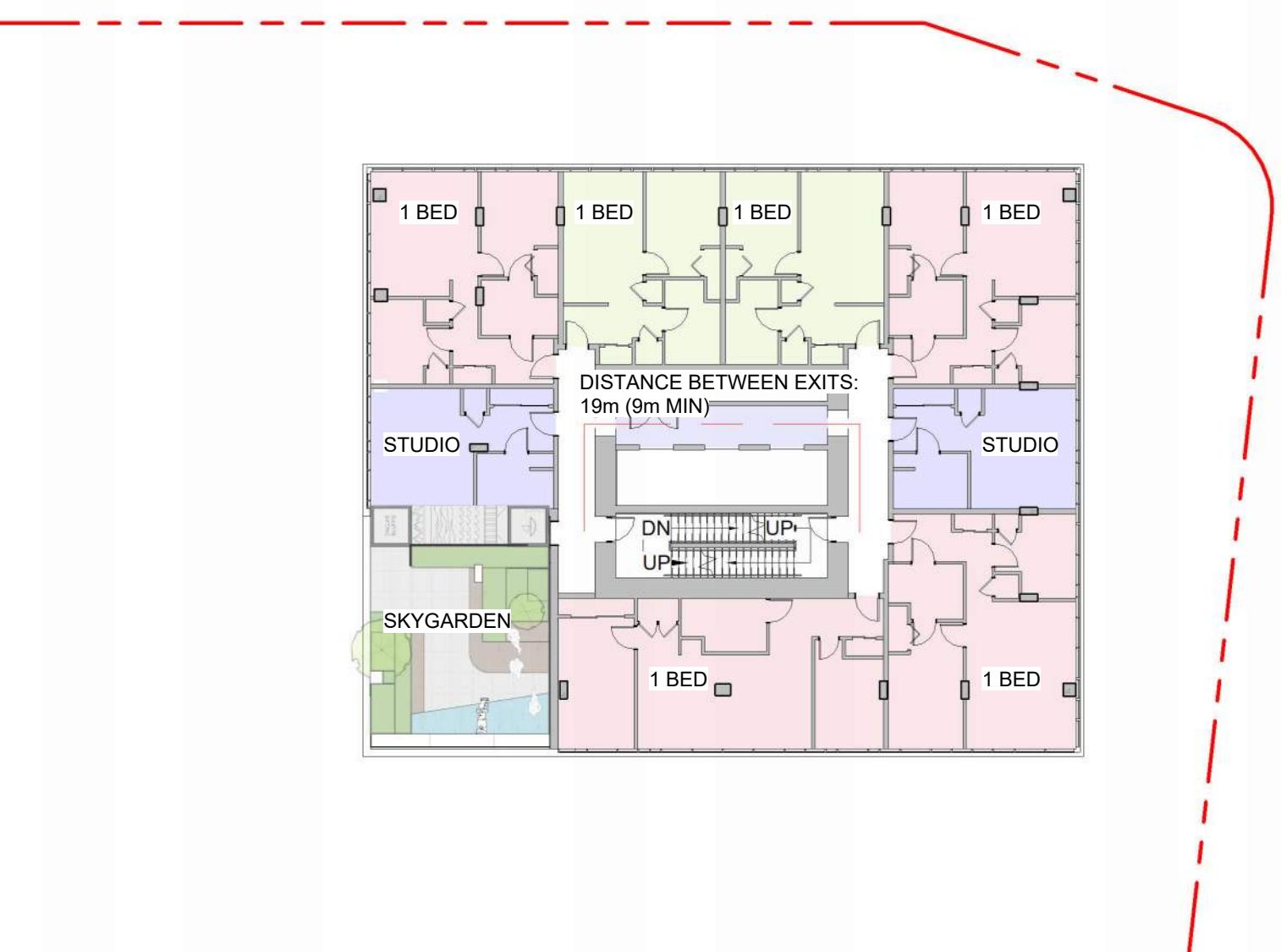
② Floor Plan - Sky Garden 1 Code Review
SCALE = 1 : 250



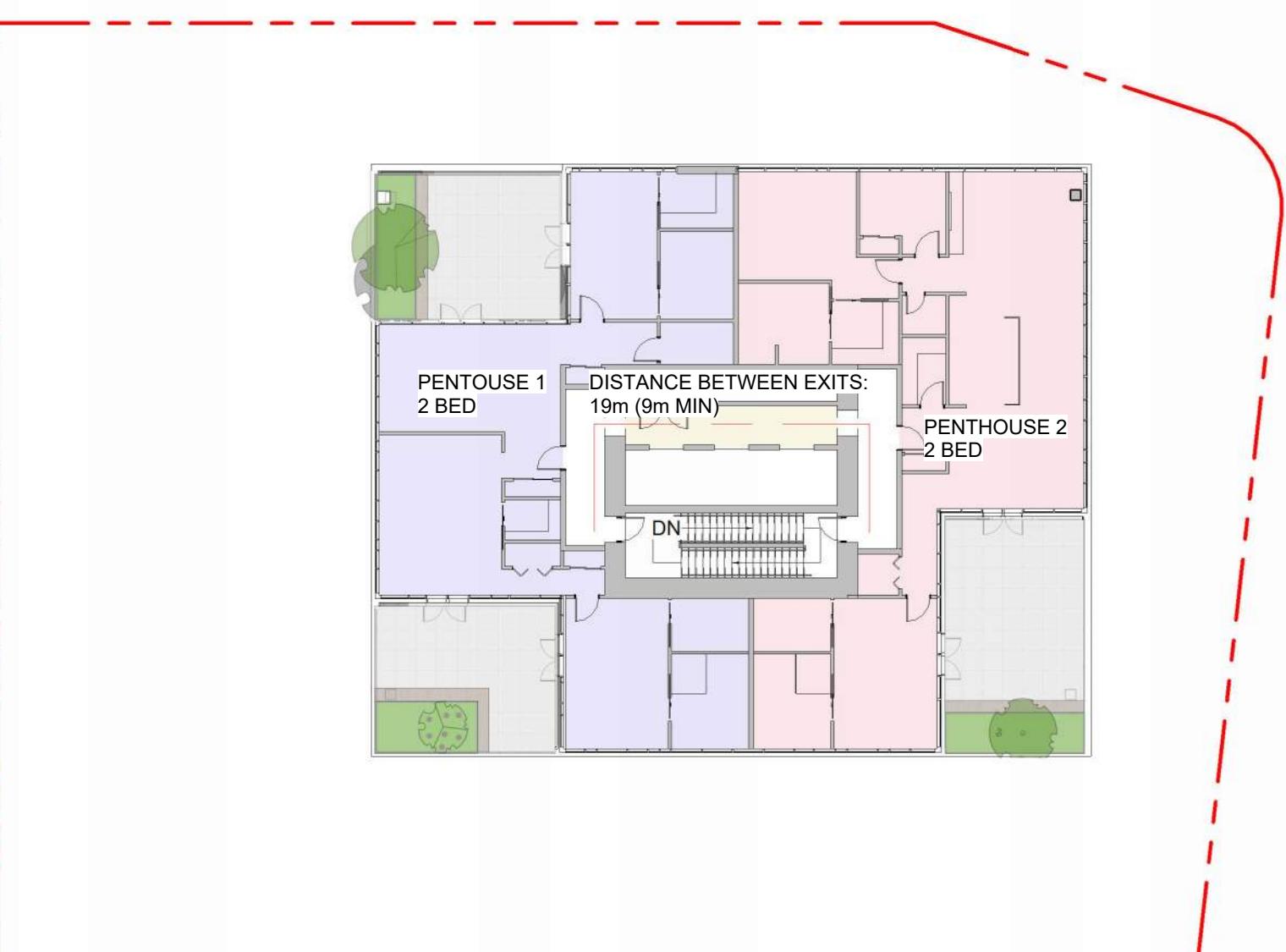
③ Floor Plan - Sky Garden 2 Code Review
SCALE = 1 : 250



④ Floor Plan - Sky Garden 3 Code Review
SCALE = 1 : 250



⑤ Floor Plan - Sky Garden 4 Code Review
SCALE = 1 : 250



⑥ Floor Plan - Penthouse Code Review
SCALE = 1 : 250



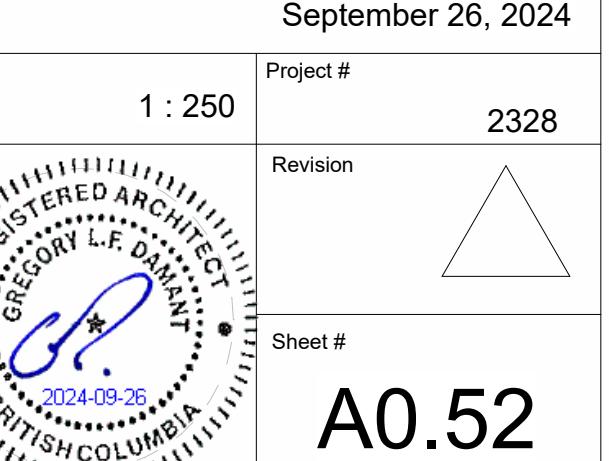
1620 Blanshard Street
Development Permit /
Rezoning Application

Project North
Sheet Name
Code Analysis

Date September 26, 2024

Scale 1 : 250 Project # 2328

Revision

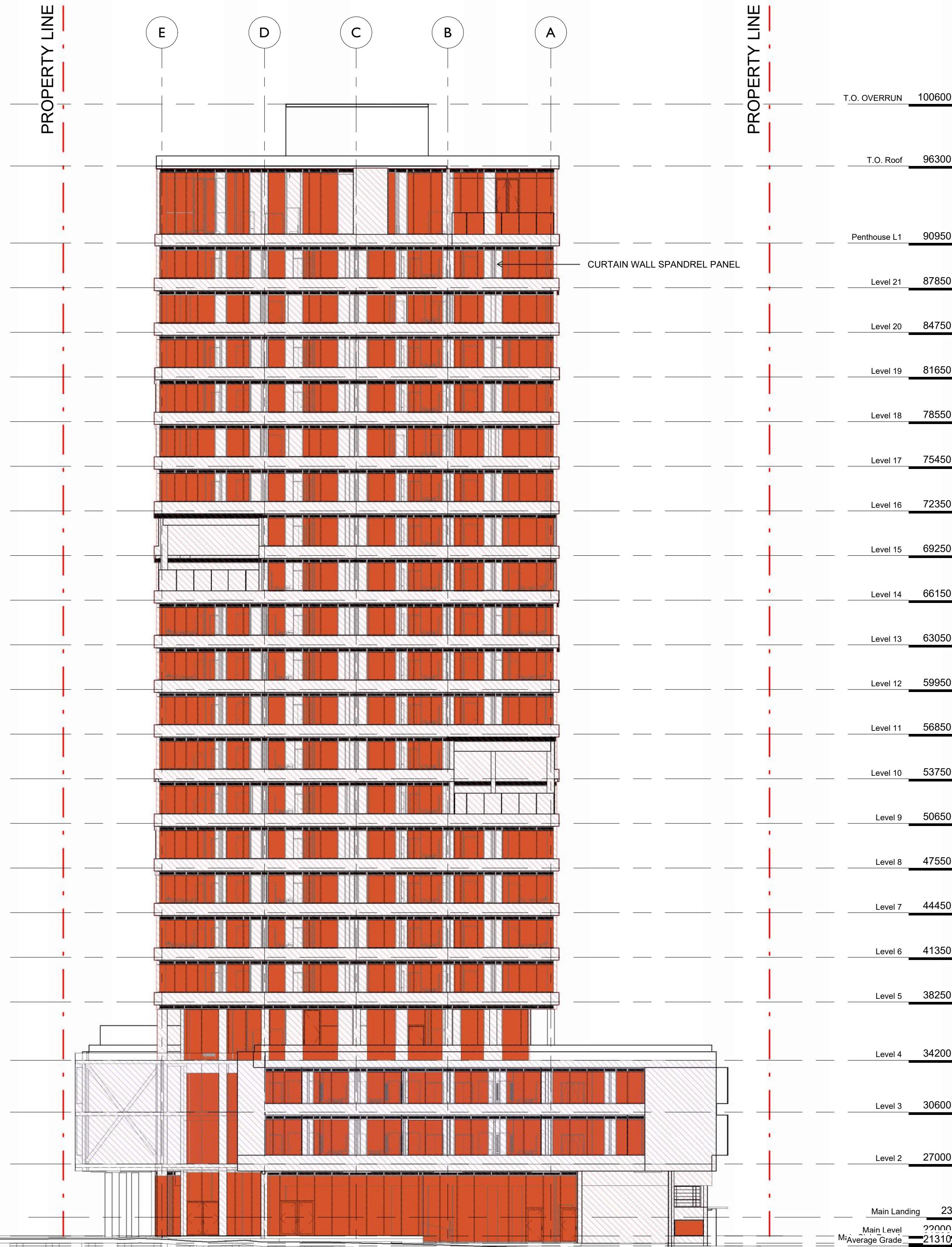


NORTH ELEVATION

Table 3.2.3.1-E					
L1	Occupancy Classification	Limiting Distance (m)	Area of Exposing Building Face (m ²)	Allowable Openings (%)	Proposed Openings (m ²)
Group E		13.3m	202.4m ²	98%	123.7m ²

<u>PODIUM</u>					
Occupancy Classification	Limiting Distance (m)	Area of Exposing Building Face (m ²)	Allowable Openings (%)	Proposed Openings (m ²)	Propose
<i>Group C</i>	<i>11.6m</i>	<i>320.7m²</i>	<i>100%</i>	<i>111.6m²</i>	

<u>Table 3.2.3.1-D</u>					
<u>TOWER</u>	Limiting Distance (m)	Area of Exposing Building Face (m ²)	Allowable Openings (%)	Proposed Openings (m ²)	Proposed
Occupancy Classification	15.5m	1720.9m ²	100%	724.2m ²	
Group A, C & D					



1 Elevation - North Limiting Distance Key

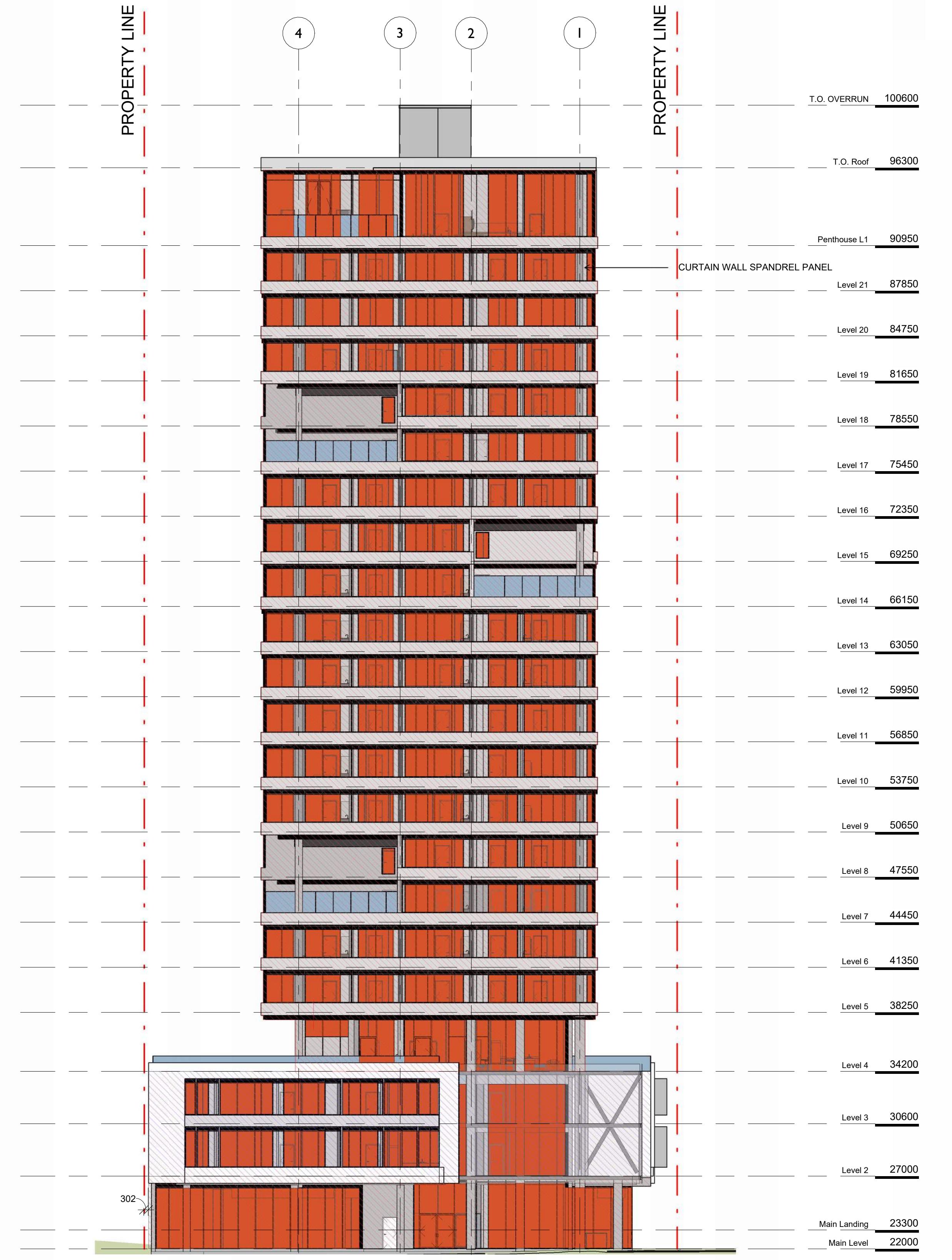
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EAST ELEVATION

<u>L1</u>	<u>Table 3.2.3.1-E</u>				
Occupancy Classification	Limiting Distance (m)	Area of Exposing Building Face (m ²)	Allowable Openings (%)	Proposed Openings (m ²)	Proposed Openings (%)
<i>Group E</i>	<i>18.8m</i>	<i>167.2m²</i>	<i>100%</i>	<i>114.3m²</i>	<i>68%</i>

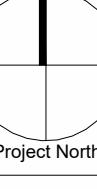
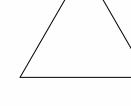
<u>PODIUM</u>	<u>Table 3.2.3.1-D</u>				
Occupancy Classification	Limiting Distance (m)	Area of Exposing Building Face (m ²)	Allowable Openings (%)	Proposed Openings (m ²)	Proposed Openings (%)
<i>Group C</i>	<i>14.3m</i>	<i>249.4m²</i>	<i>100%</i>	<i>101.3m²</i>	<i>41%</i>

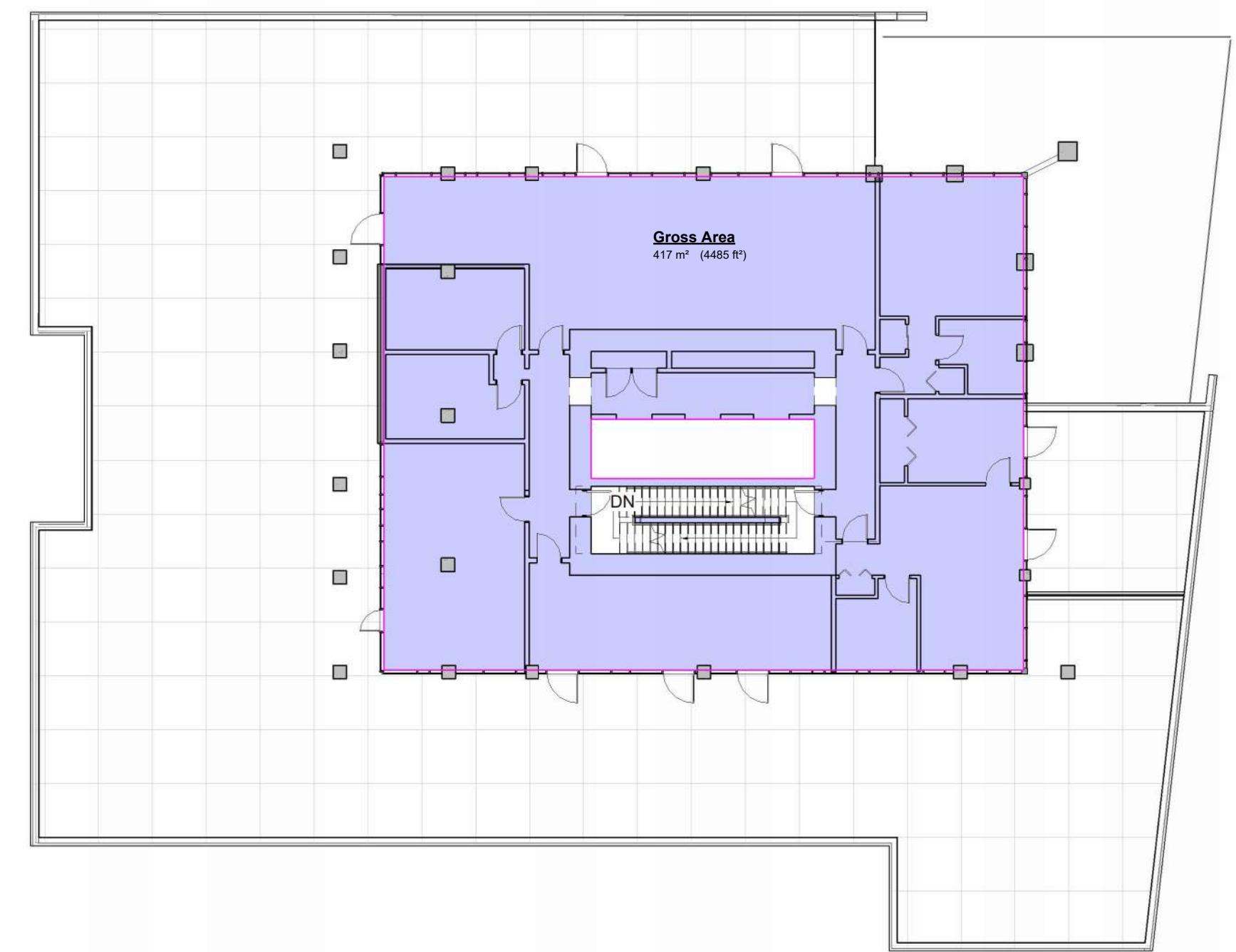
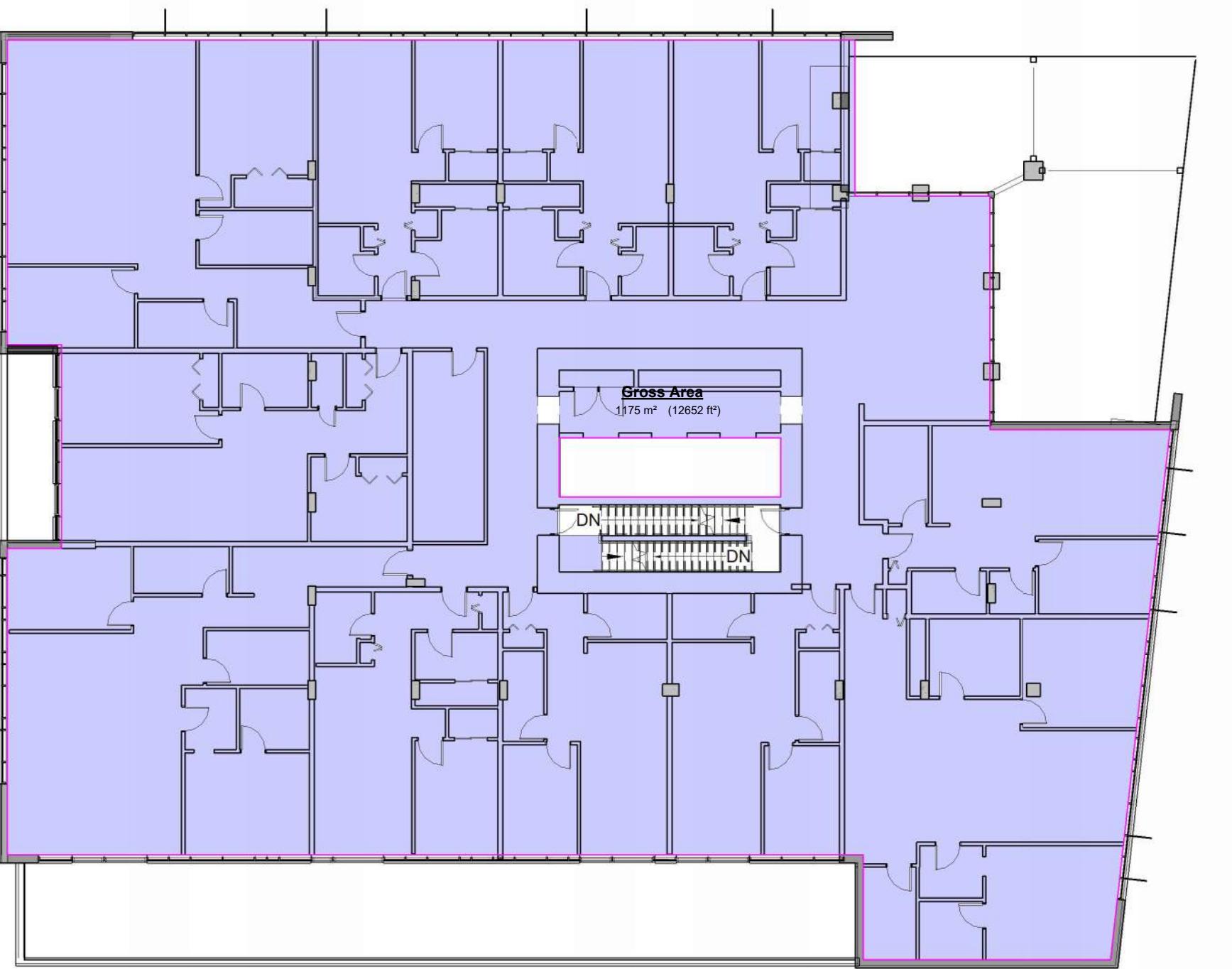
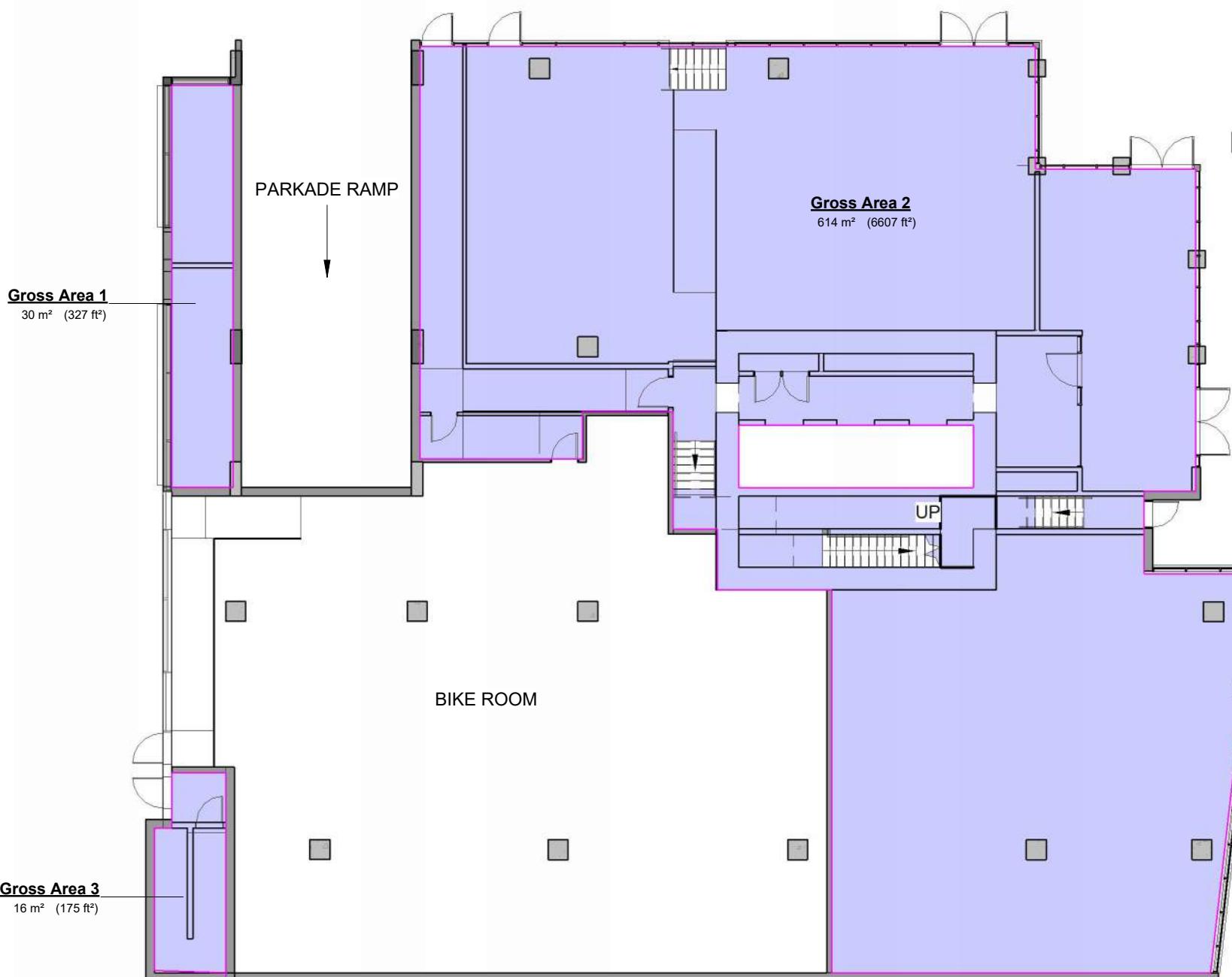
<u>Table 3.2.3.1-D</u>					
Occupancy Classification	Limiting Distance (m)	Area of Exposing Building Face (m ²)	Allowable Openings (%)	Proposed Openings (m ²)	Proposed Openings (%)
Group C	17.7m	1407.5m ²	100%	577.7m ²	41%



2 Elevation - East Limiting Distance Key

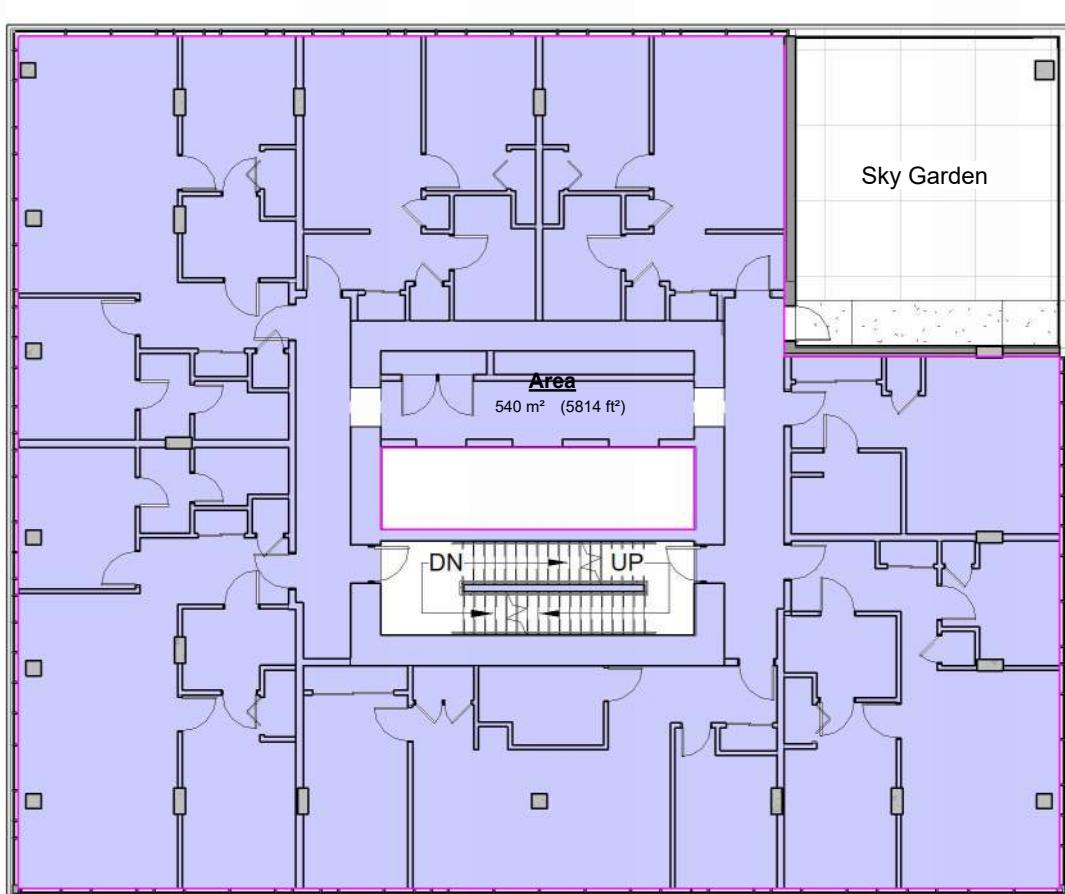
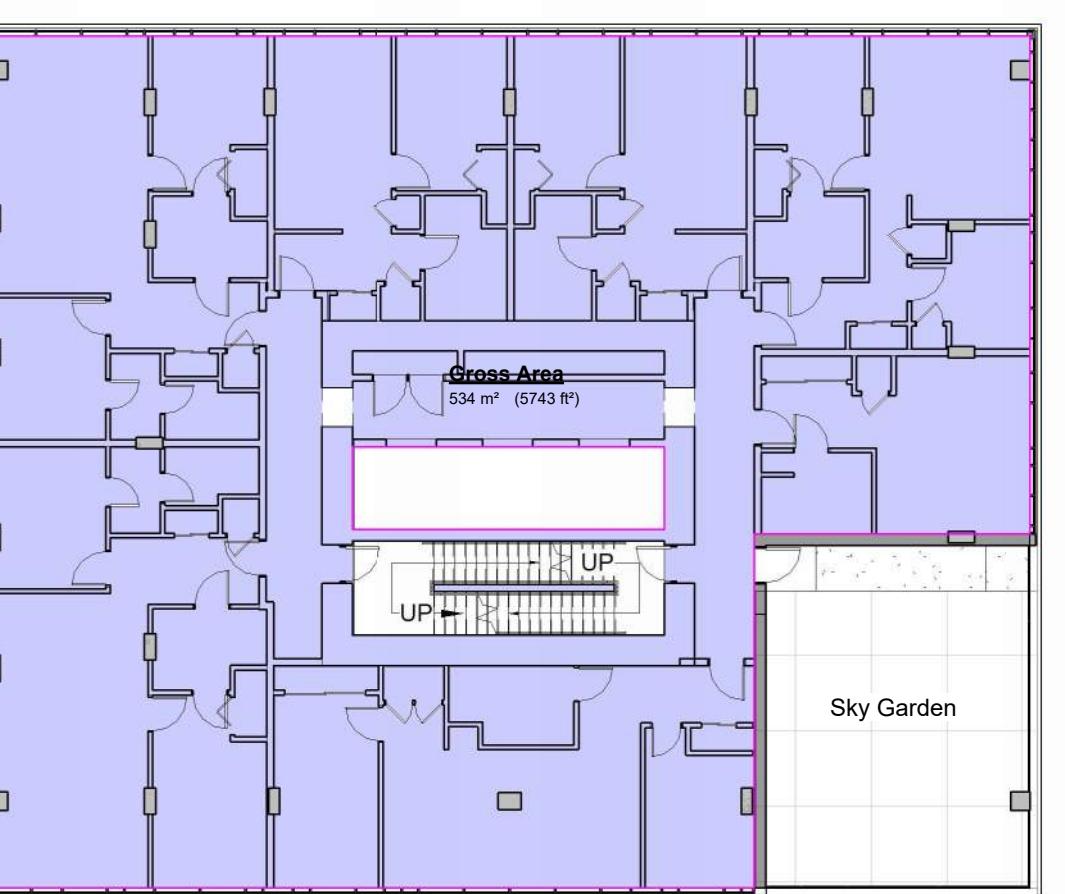
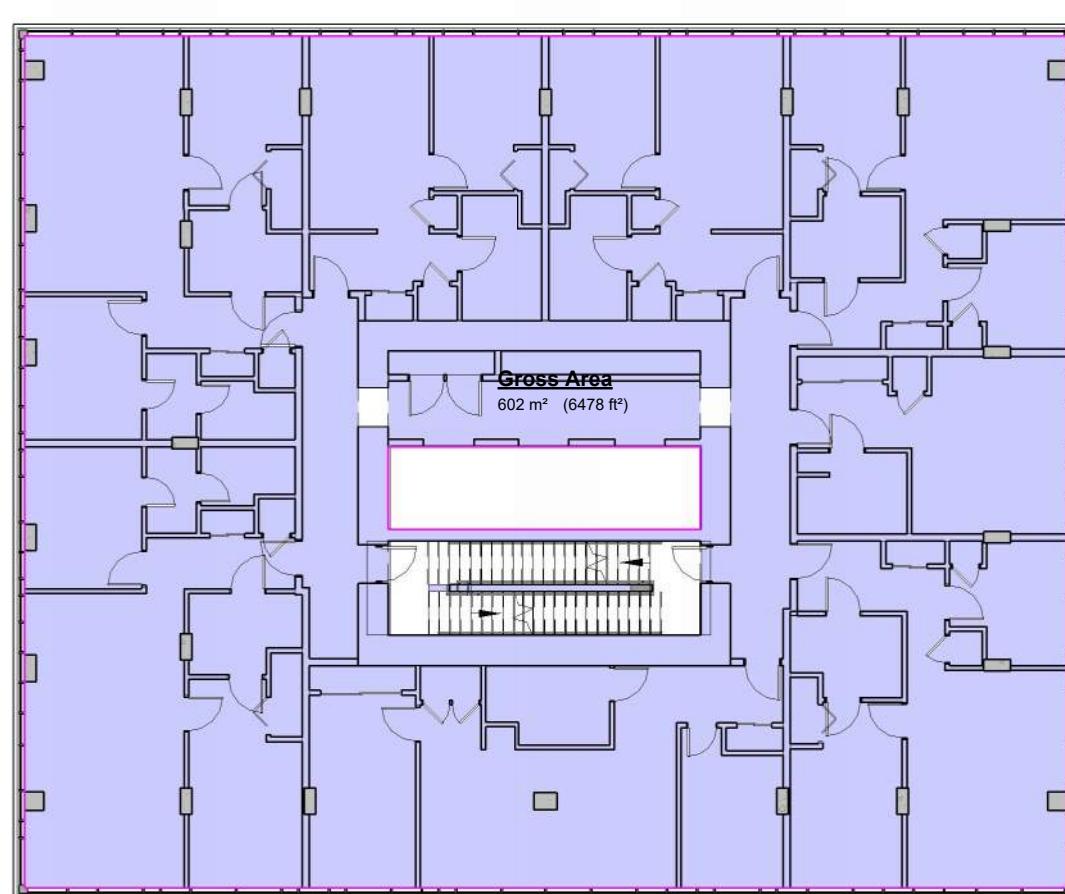
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<p>1620 Blanshard Street Development Permit / Rezoning Application</p>		
		
<p>Sheet Name Spatial Separations North + East</p>		
<p>Date September 26, 2024</p>		
<p>Scale 1 : 200</p>		
<p>Project # 2328</p>		
<p>Revision </p>		
<p>Sheet # A0.54</p>		
		

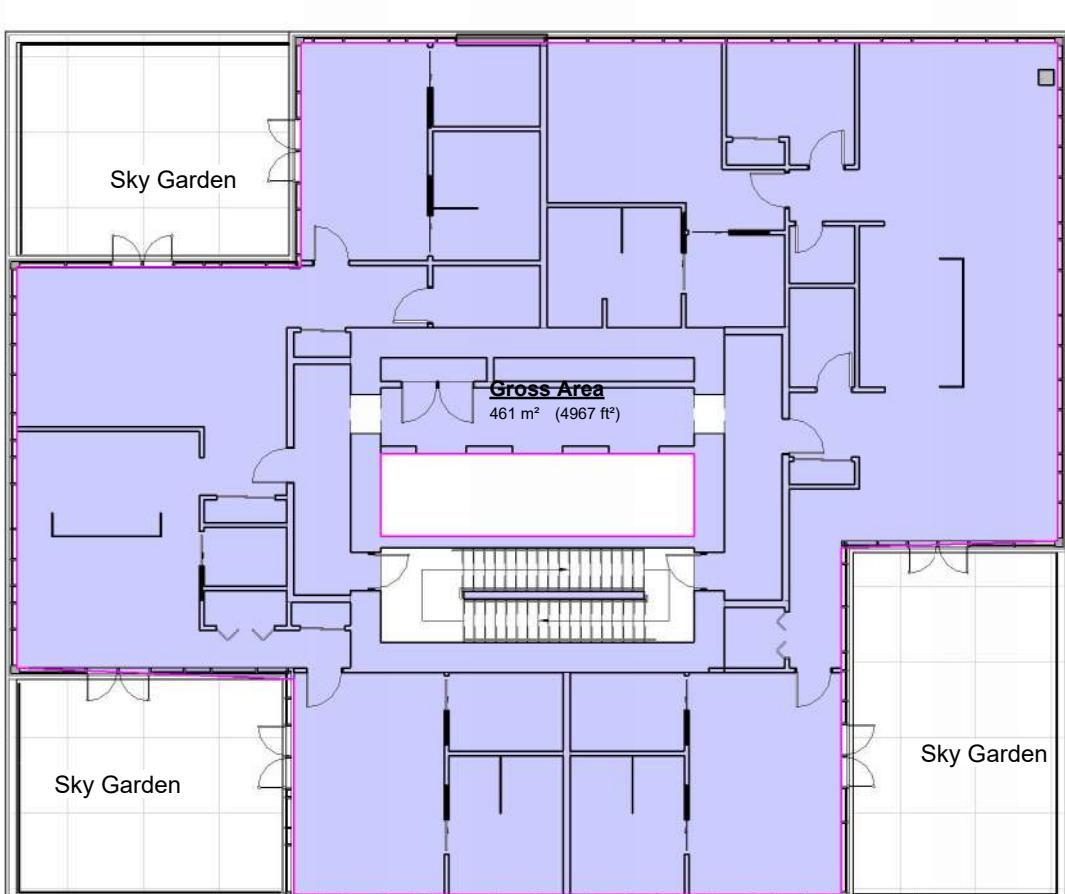
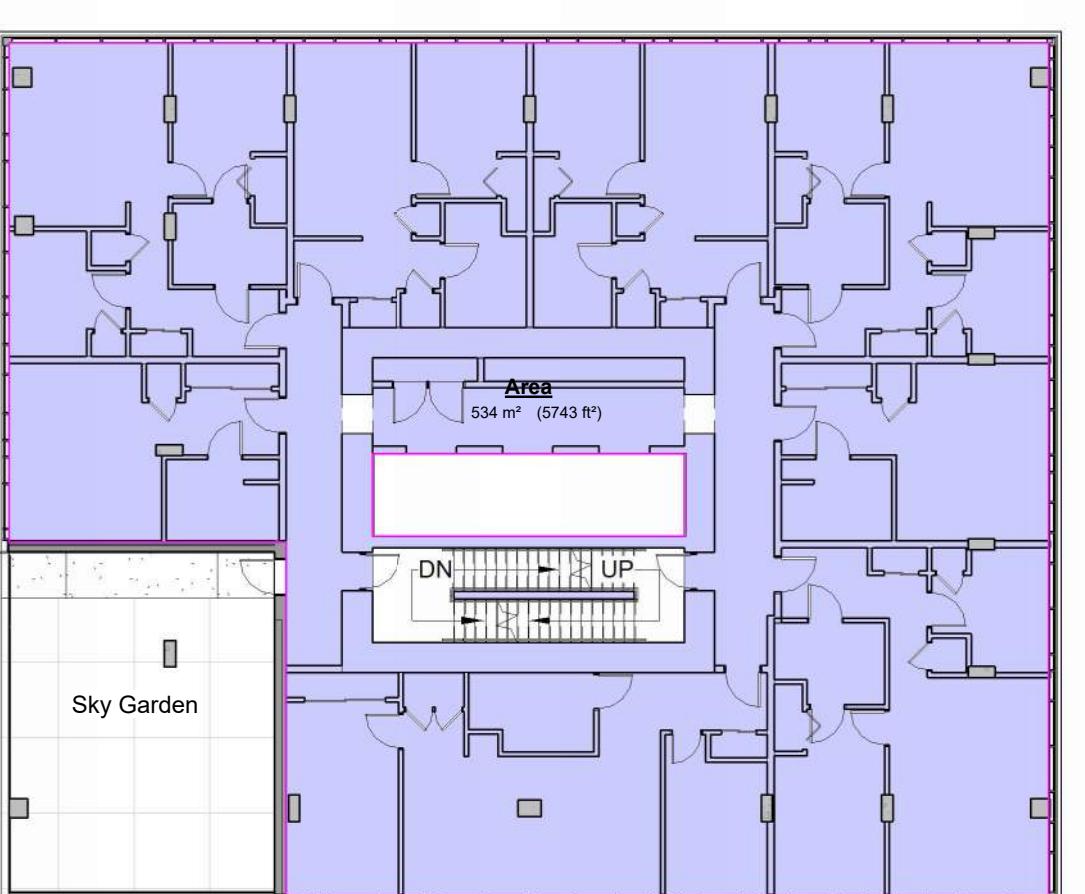
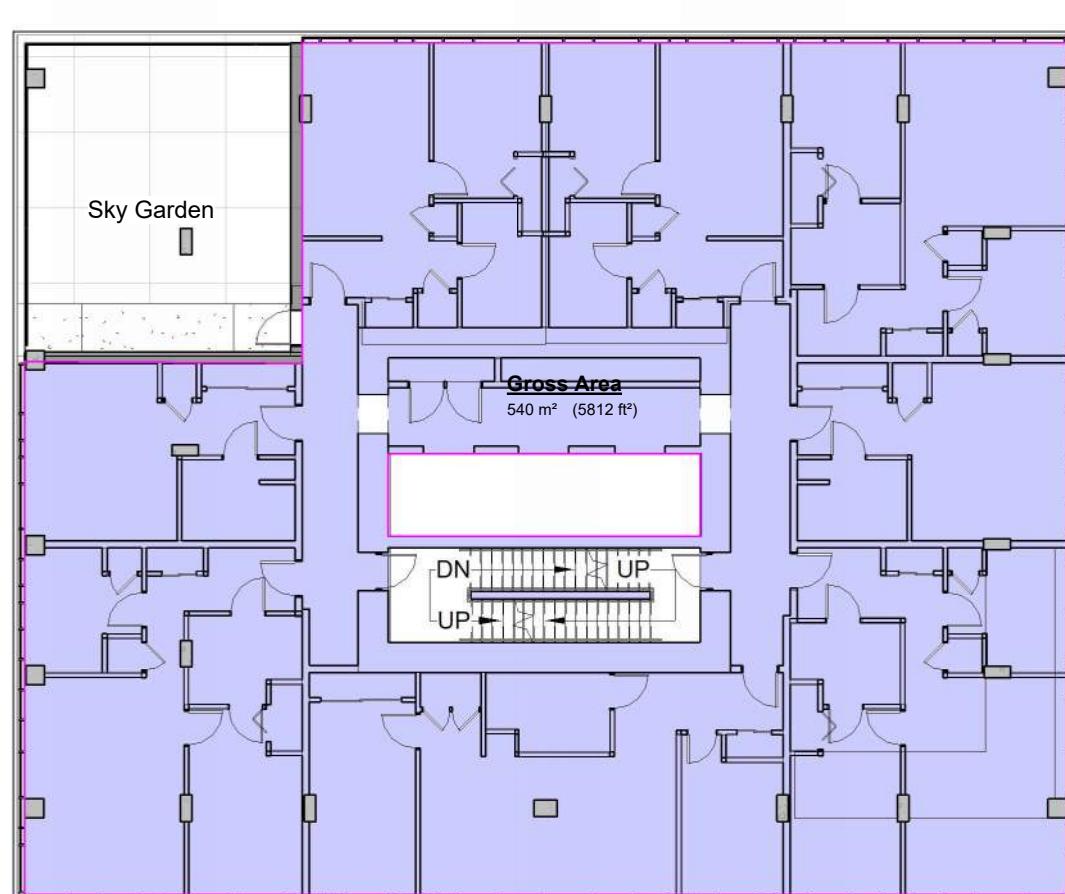


Gross Bldg. FSR	
Level	Area
Main Level	614 m²
Main Level	30 m²
Main Level	15 m²
Level 2	1175 m²
Level 3	1175 m²
Level 4	417 m²
Level 5	602 m²
Level 6	602 m²
Level 7	534 m²
Level 8	534 m²
Level 9	540 m²
Level 10	540 m²
Level 11	602 m²
Level 12	534 m²
Level 13	534 m²
Level 14	540 m²
Level 15	540 m²
Level 16	602 m²
Level 17	534 m²
Level 18	534 m²
Level 19	534 m²
Level 20	534 m²
Level 21	602 m²
Penthouse L1	461 m²
Grand total: 24	13327 m²

GROSS BUILDING AREA (ZONING)
MEASURED TO INTERIOR FACE OF EXTERIOR WALLS EXCLUSIVE OF PARKADE,
BIKE PARKING AND ELEVATOR SHAFT
TOTAL: 13,327 m²
LOT AREA: 1,760 m²
FSR: 13,327/1,760 = 7.6



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1620 Blanshard Street
Development Permit / Rezoning Application

-1 13°
Project North

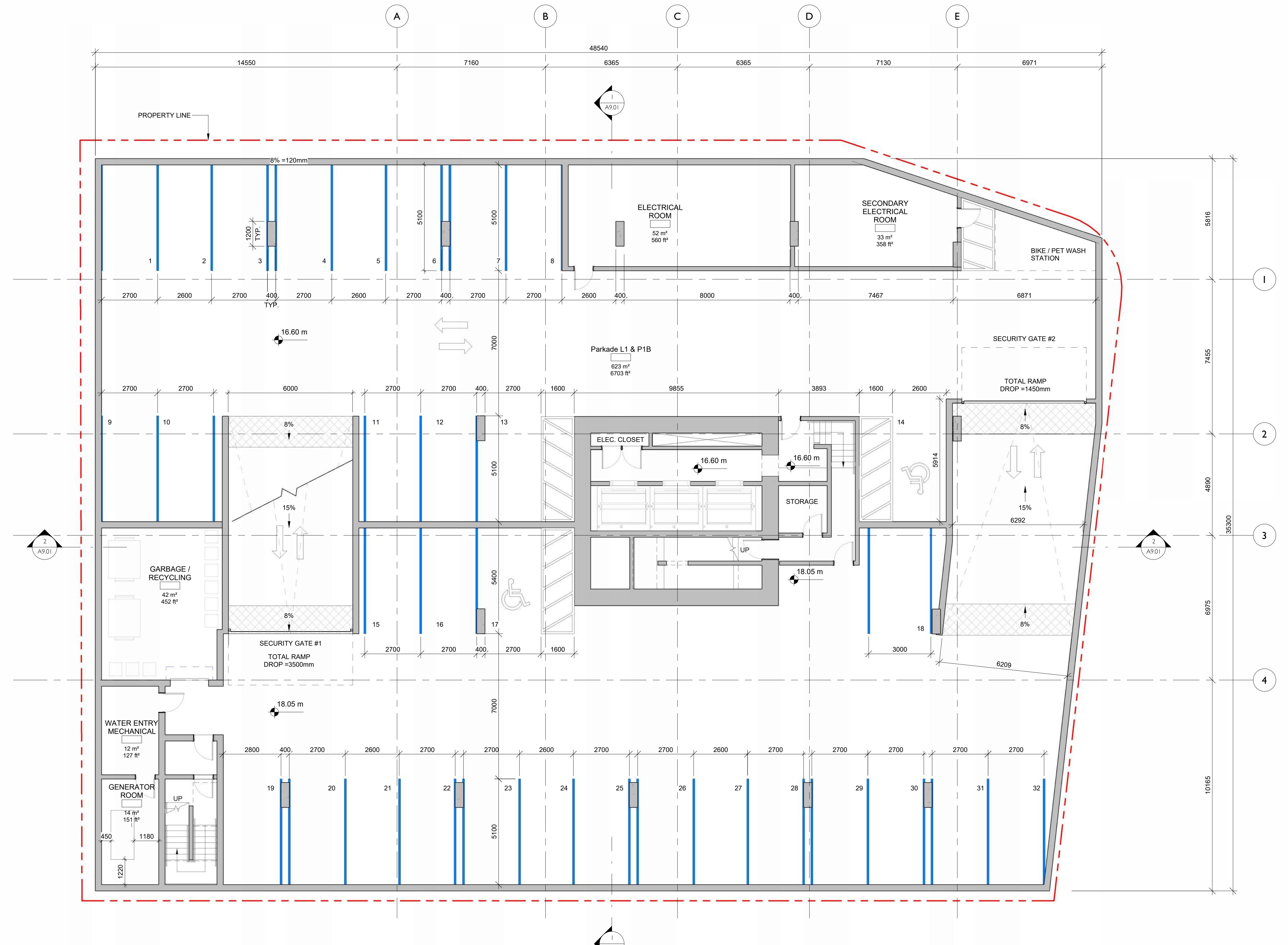
Sheet Name
Area Plans and Calculations

Date
September 26, 2024

Scale
1 : 200
Project #
2328

Revision
A1.02

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GREGORY L.F. D'AMATO
B.C. #2328
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1620 Blanshard Street Development Permit / Rezoning Application

Floor Plan - Parkade

Level 1

Level 1

September 26, 2024

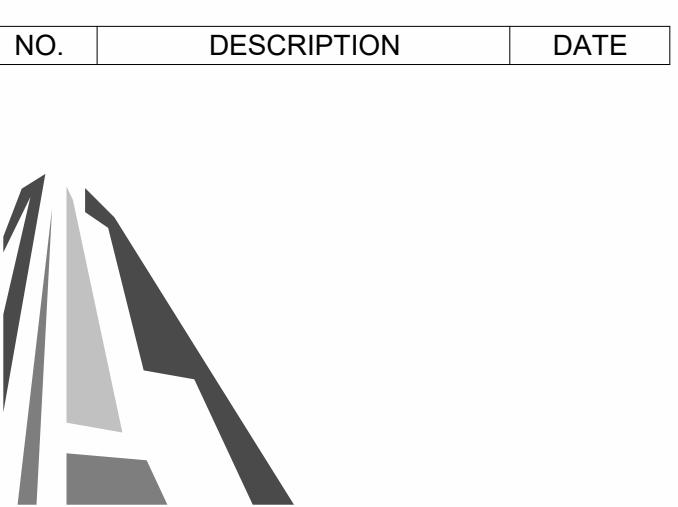
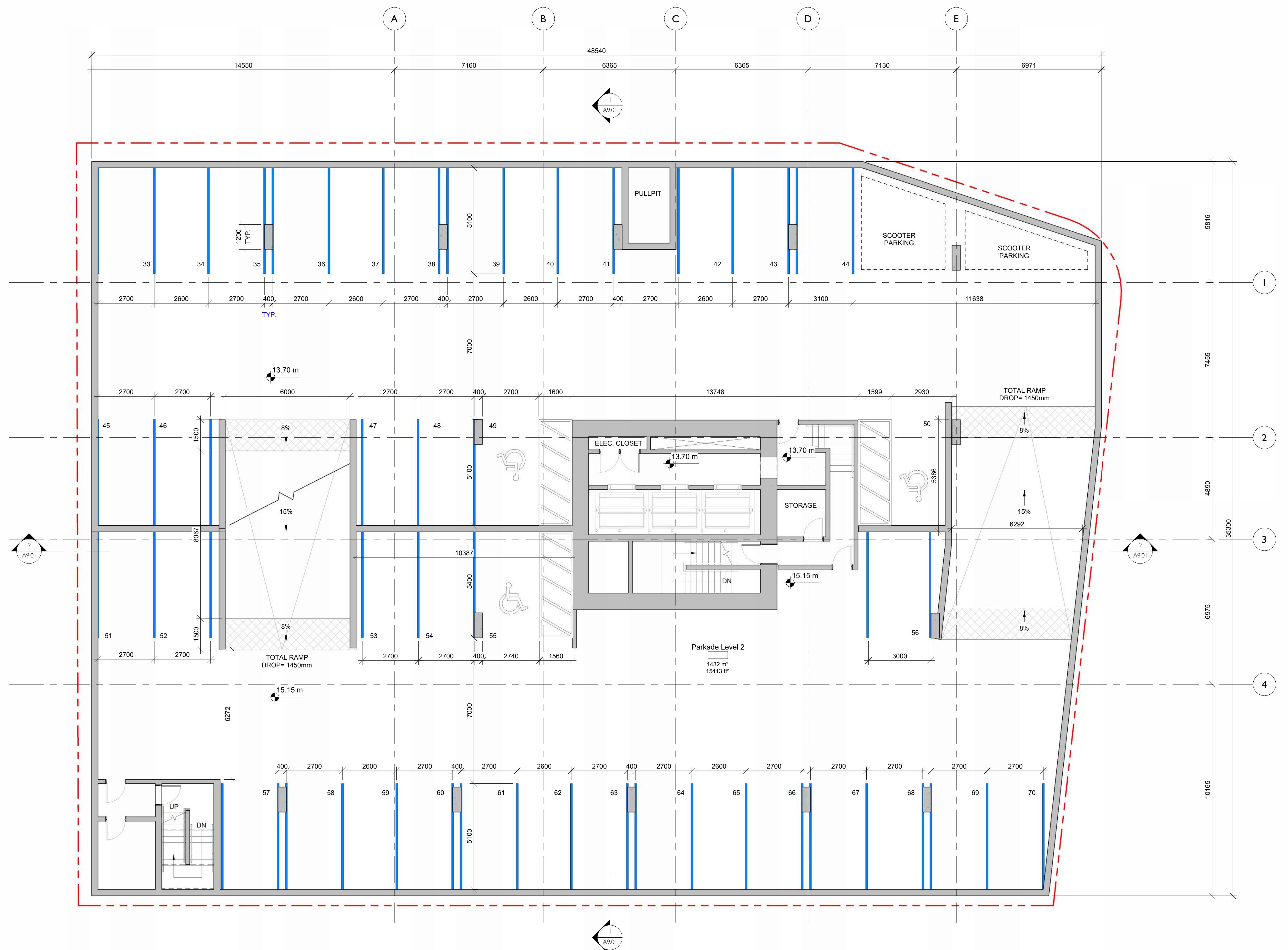
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Revision

DATE: 1

Sheet #

A2.00



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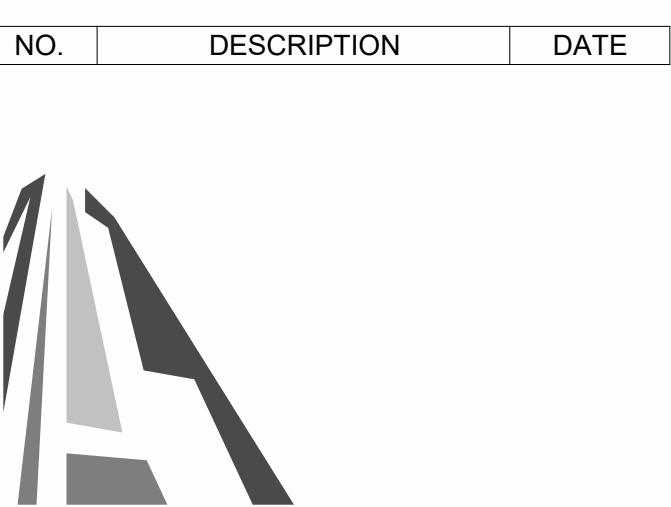
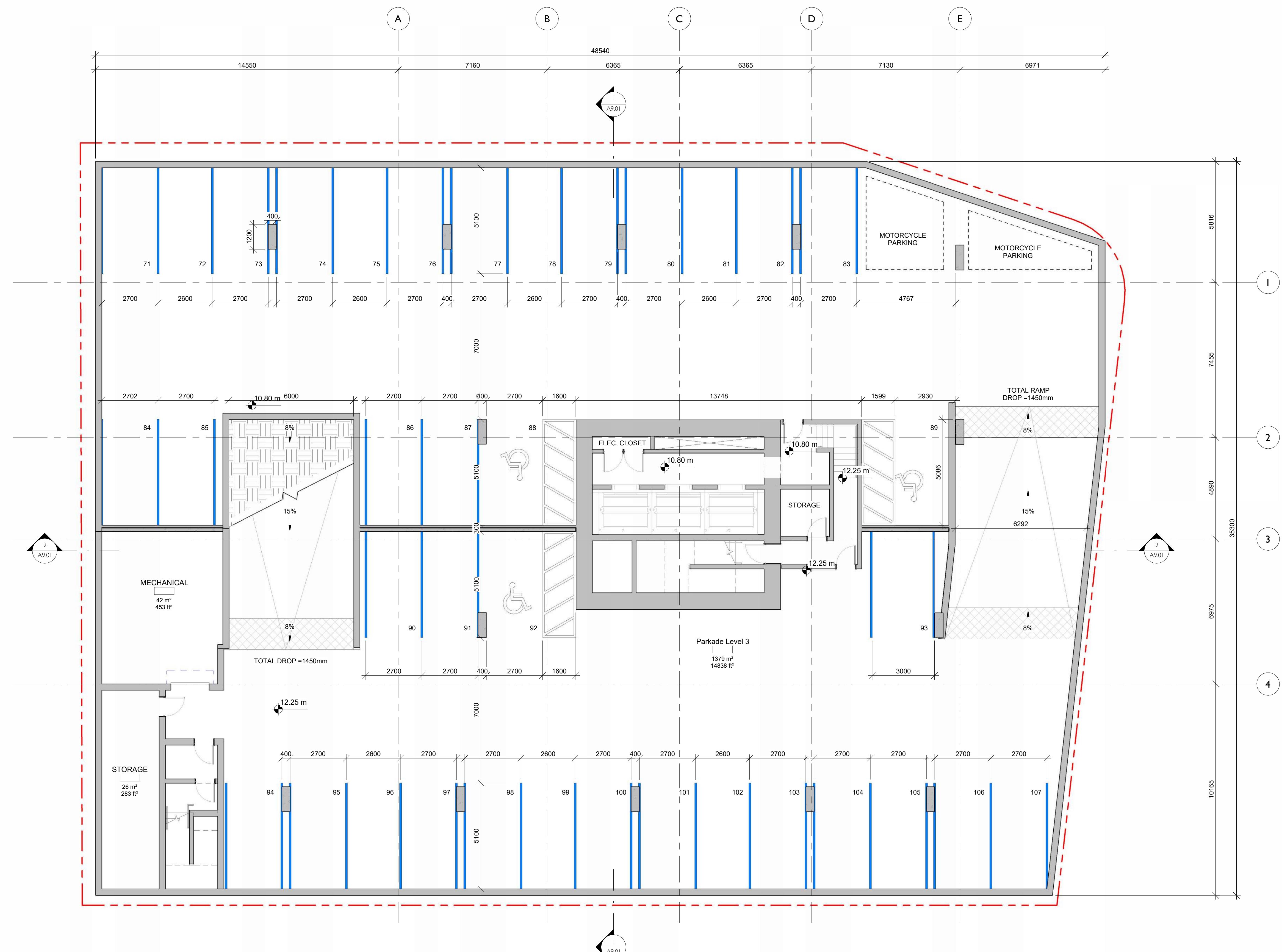
1620 Blanshard Street
Development Permit /
Rezoning Application
80.47°
Project North

Floor Plan - Parkade
Level 2

Date
September 26, 2024

Scale
1 : 100
Project #
2328

Revision
Sheet #
A2.01
2024-09-26
Sheet #



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1620 Blanshard Street
Development Permit /
Rezoning Application

80.47°
Project North

Sheet Name
Floor Plan - Parkade Level

3

Date
September 26, 2024

Scale
1 : 100

Project #
2328

Revision
2024-09-26

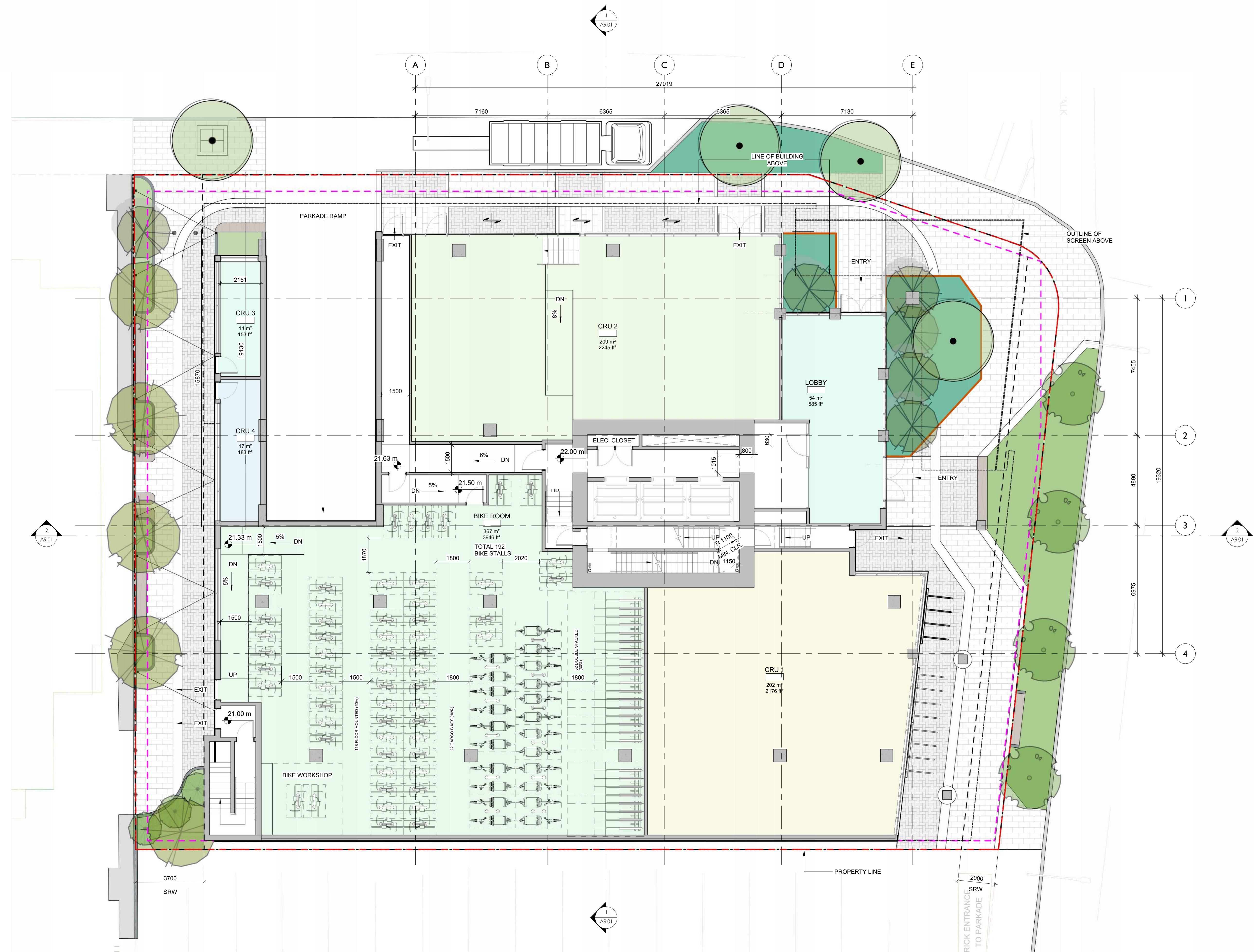
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1620 Blanshard Street Development Permit / Rezoning Application

North

the **El** **Bl** **l** **l1**

Floor Plan - Level 1

September 26, 2024

1 : 100 | Project # 2228

Revision

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BY L.F. C.

AMAN

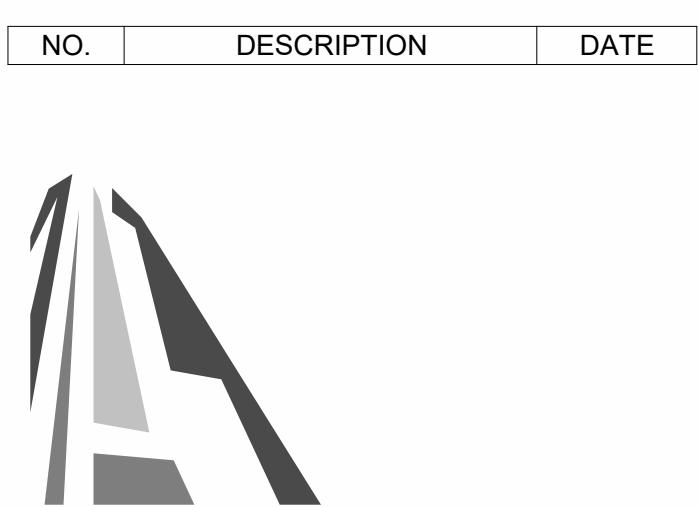
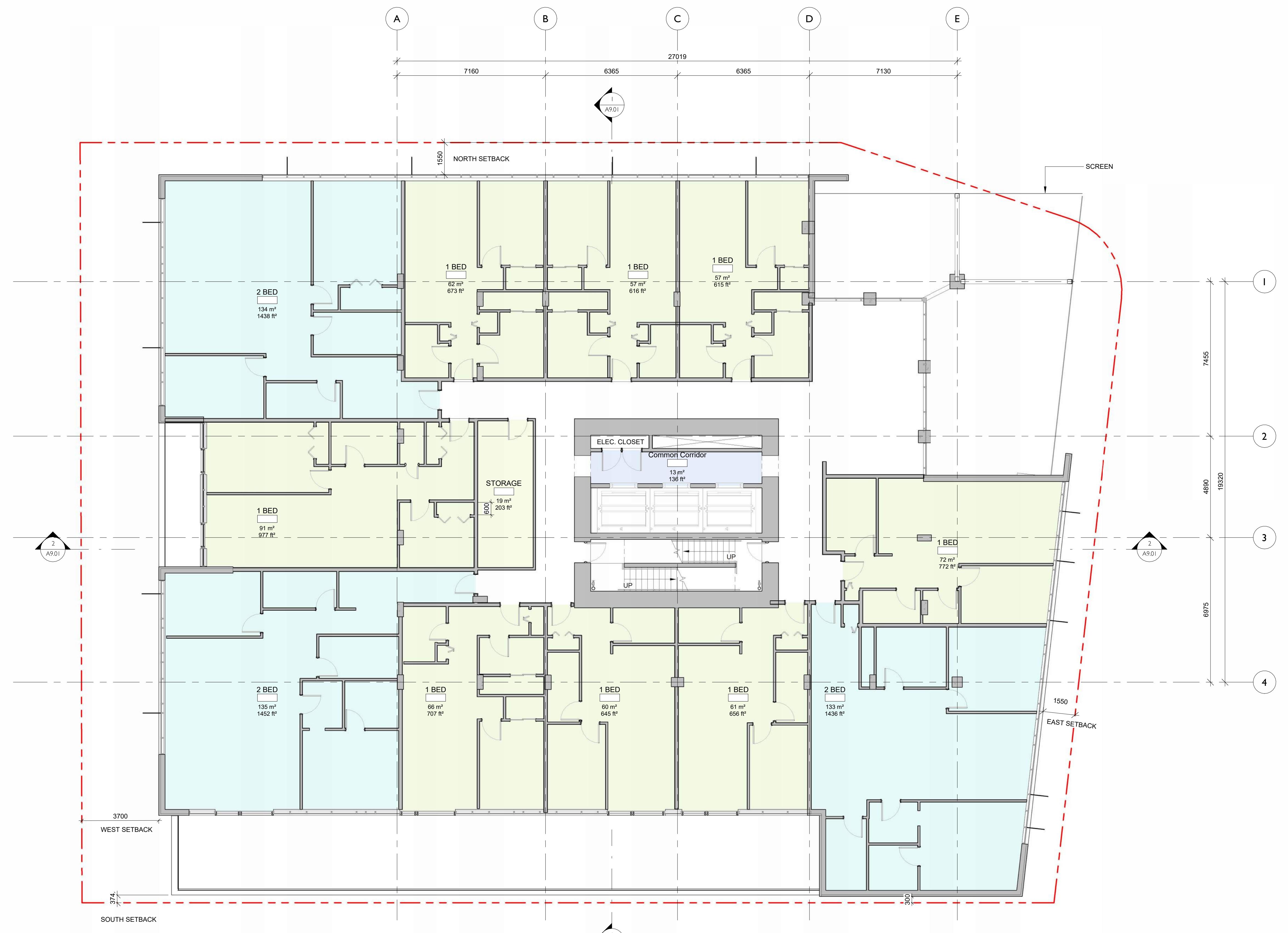
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1620 Blanshard Street
Development Permit /
Rezoning Application

80.47°
Project North

Sheet Name
Floor Plan - L2 + L3

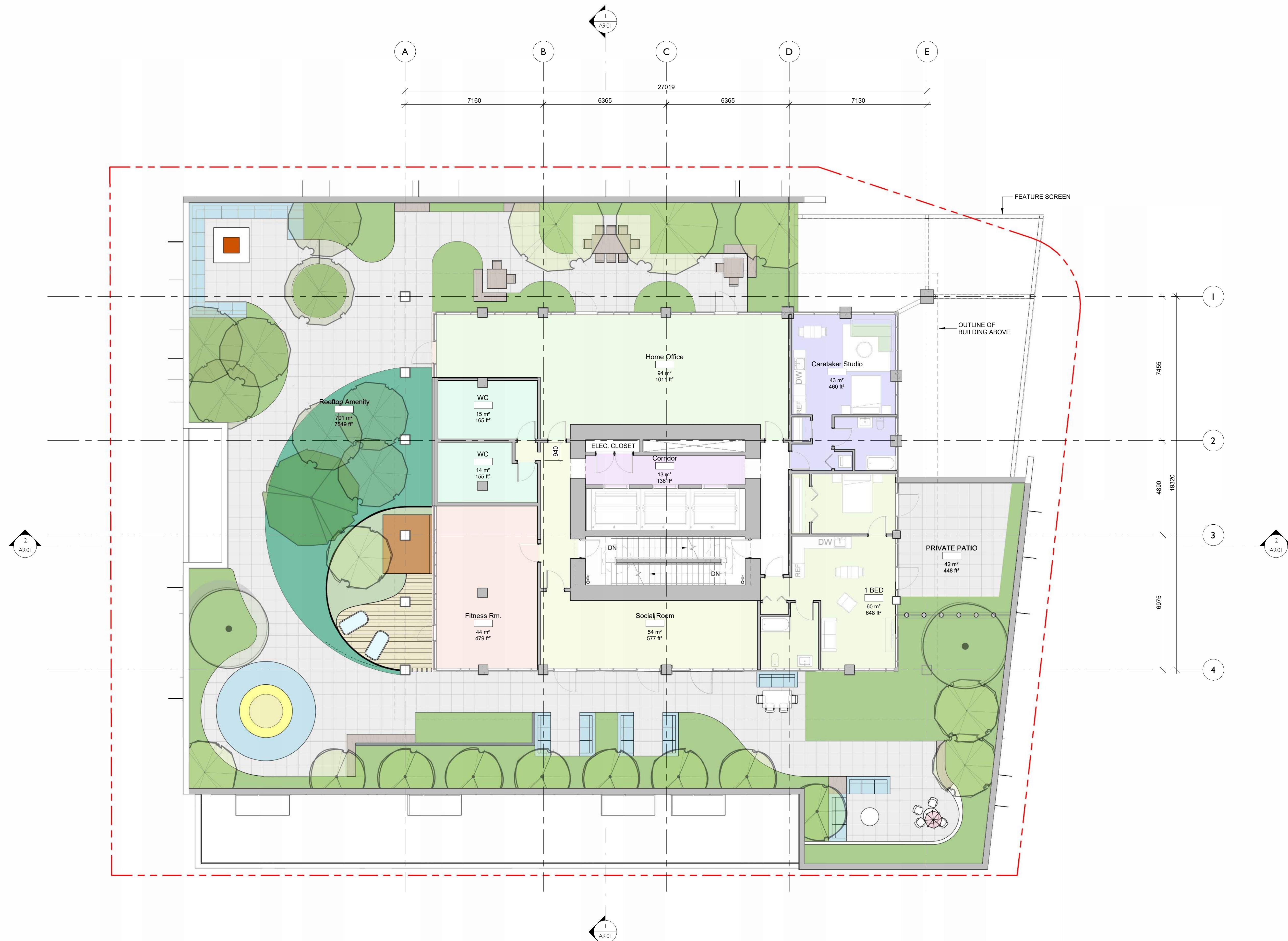
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Sheet #

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1620 Blanshard Street
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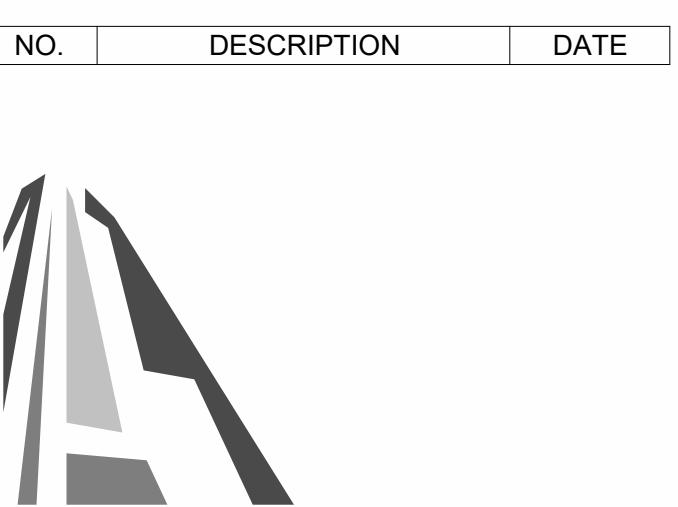
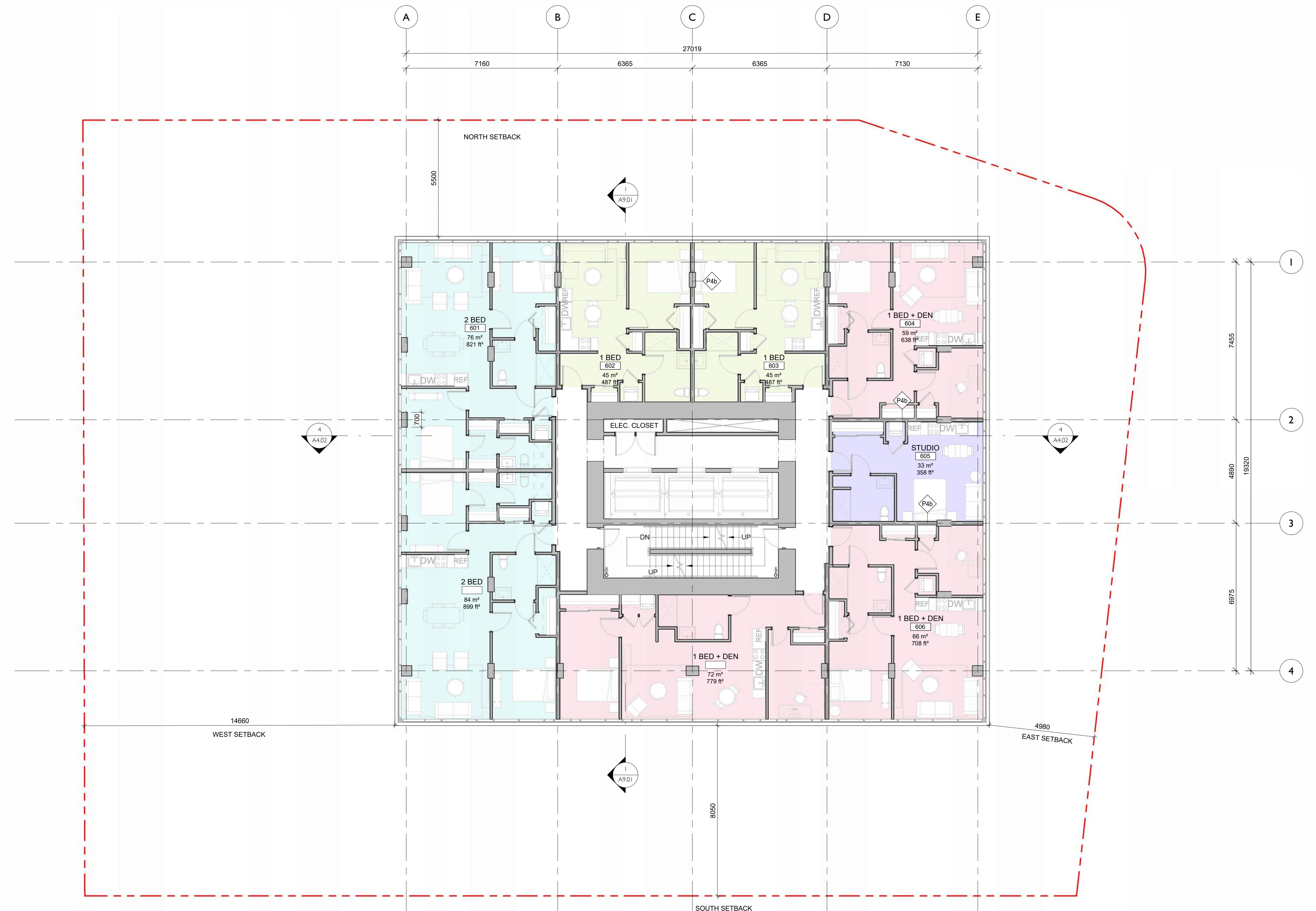
80.47°
Project North

Sheet Name
Floor Plan - Level 4
Amenity

Date
September 26, 2024

Scale
1 : 100
Project #
2328

Revision
Sheet #
A2.06
2024-09-26
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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Floor Plan - Typical Residential

September 26, 2024

1 : 100 Project # 2328

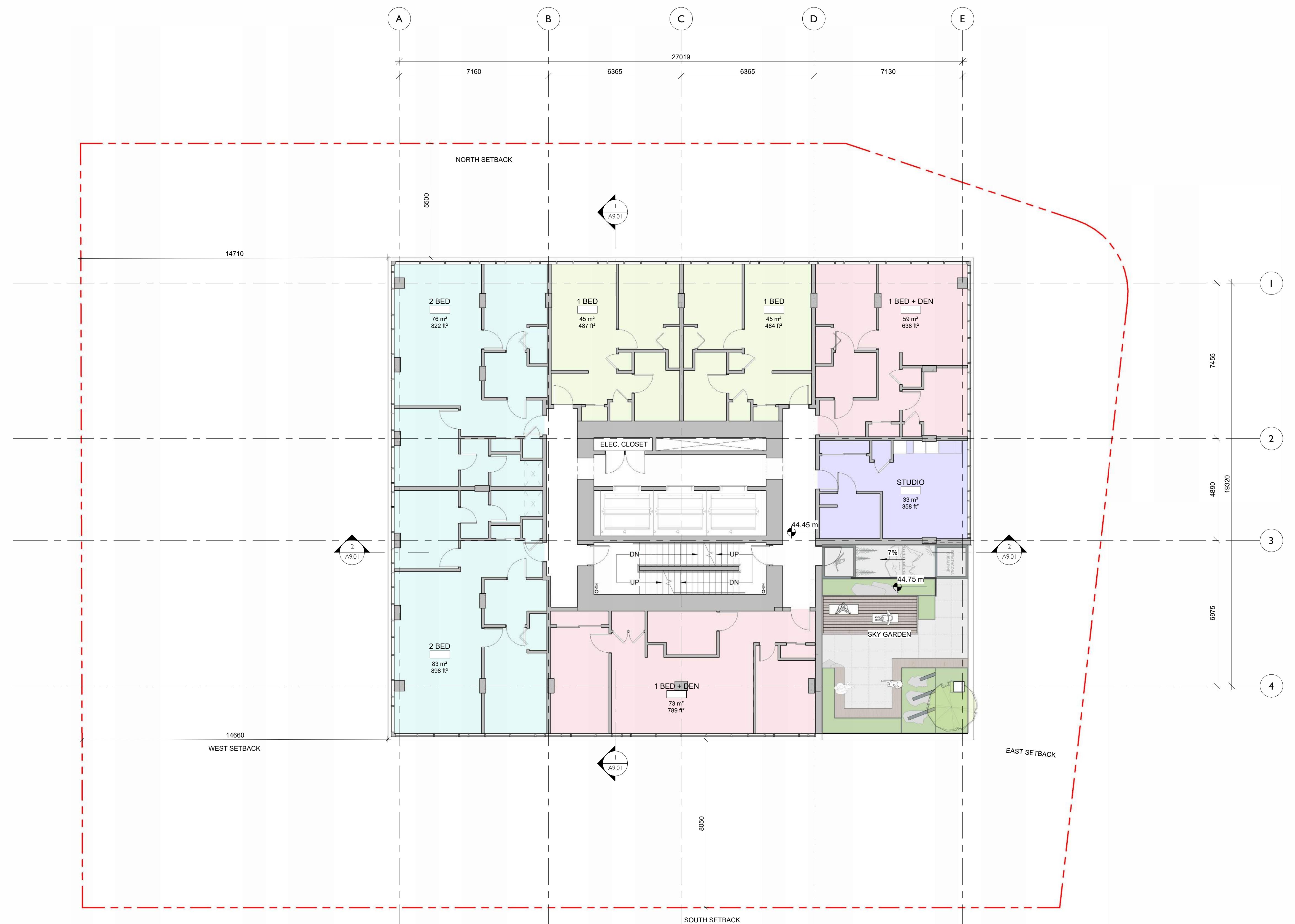
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G.S.C. - D.M.A.C.
BRITISH COLUMBIA
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1620 Blanshard Street
Development Permit /
Rezoning Application

-113°
Project North

Sheet Name

Floor Plan - Typical Sky
Garden Level - Type 1

Date

September 26, 2024

Scale

1 : 100

Project #

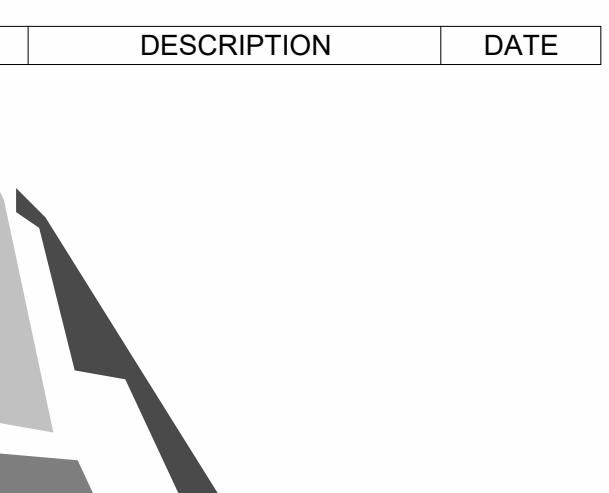
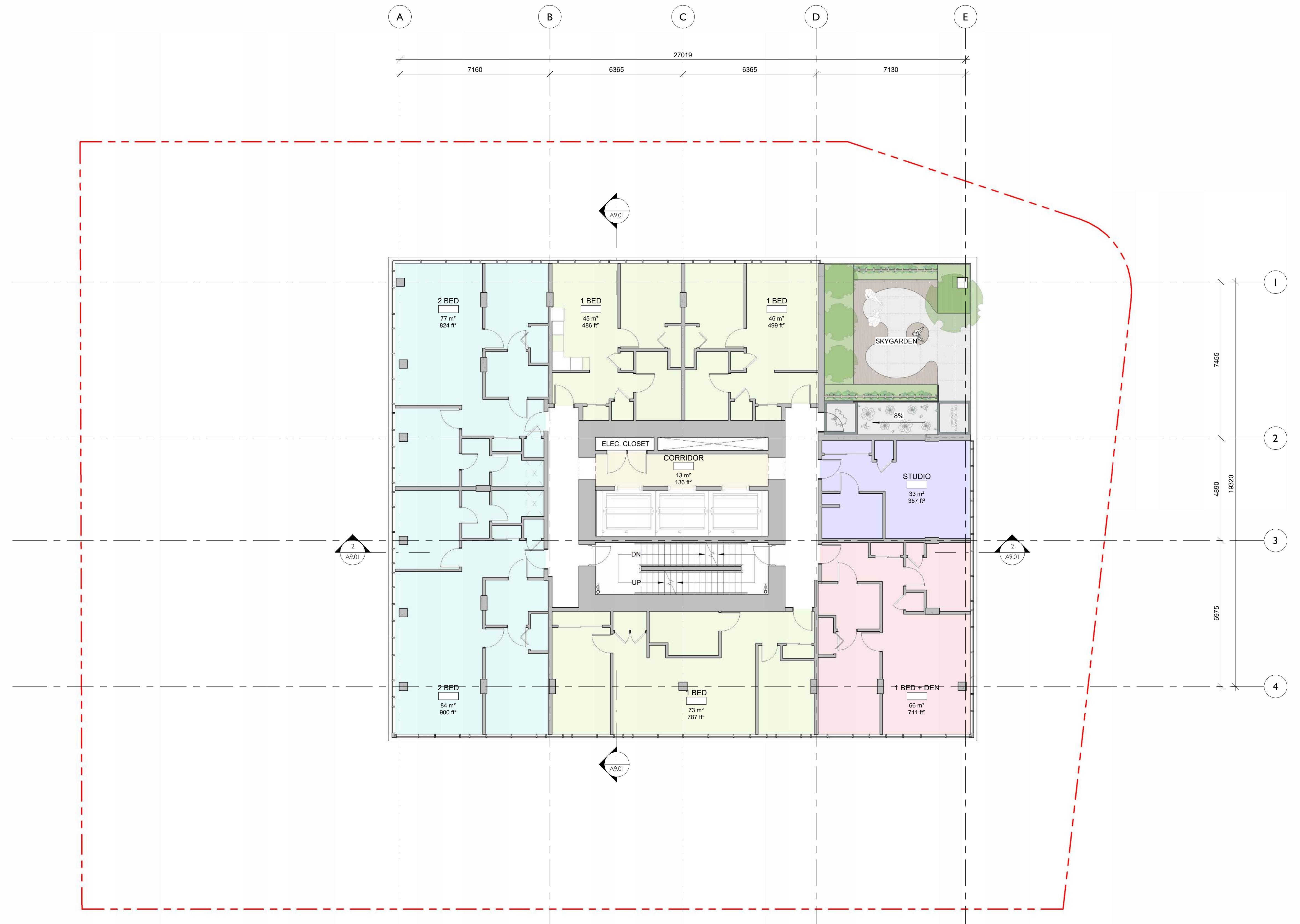
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1620 Blanshard Street
Development Permit /
Rezoning Application

-113°

Project North

Sheet Name

Floor Plan - Typical Sky
Garden Level - Type 2

Date

September 26, 2024

Scale

1 : 100

Project #

2328

Revision

Sheet #

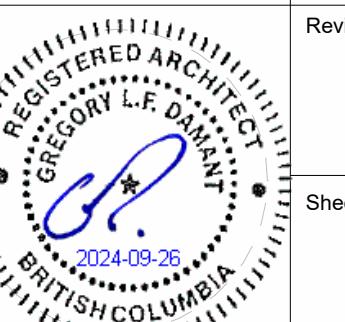
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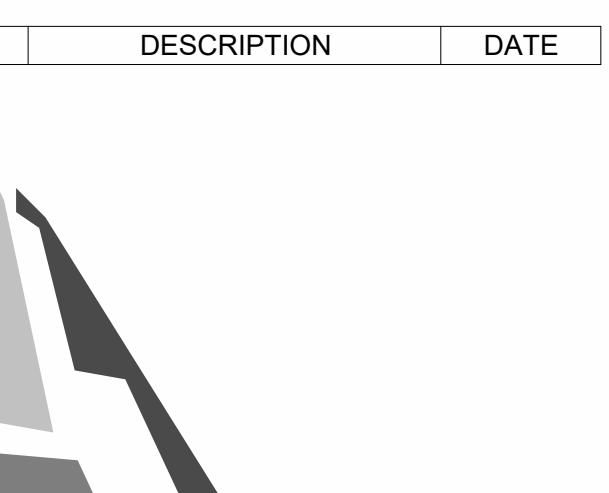
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1620 Blanshard Street Development Permit / Rezoning Application		
		
Floor Plan - Typical Sky Garden Level - Type 3		
Date September 26, 2024		
Scale	1 : 100	Project # 2328
		
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Sheet # A2.10		



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1620 Blanshard Street
Development Permit /
Rezoning Application

-13°
Project North

Sheet Name
Floor Plan - Typical Sky
Garden Level - Type 4

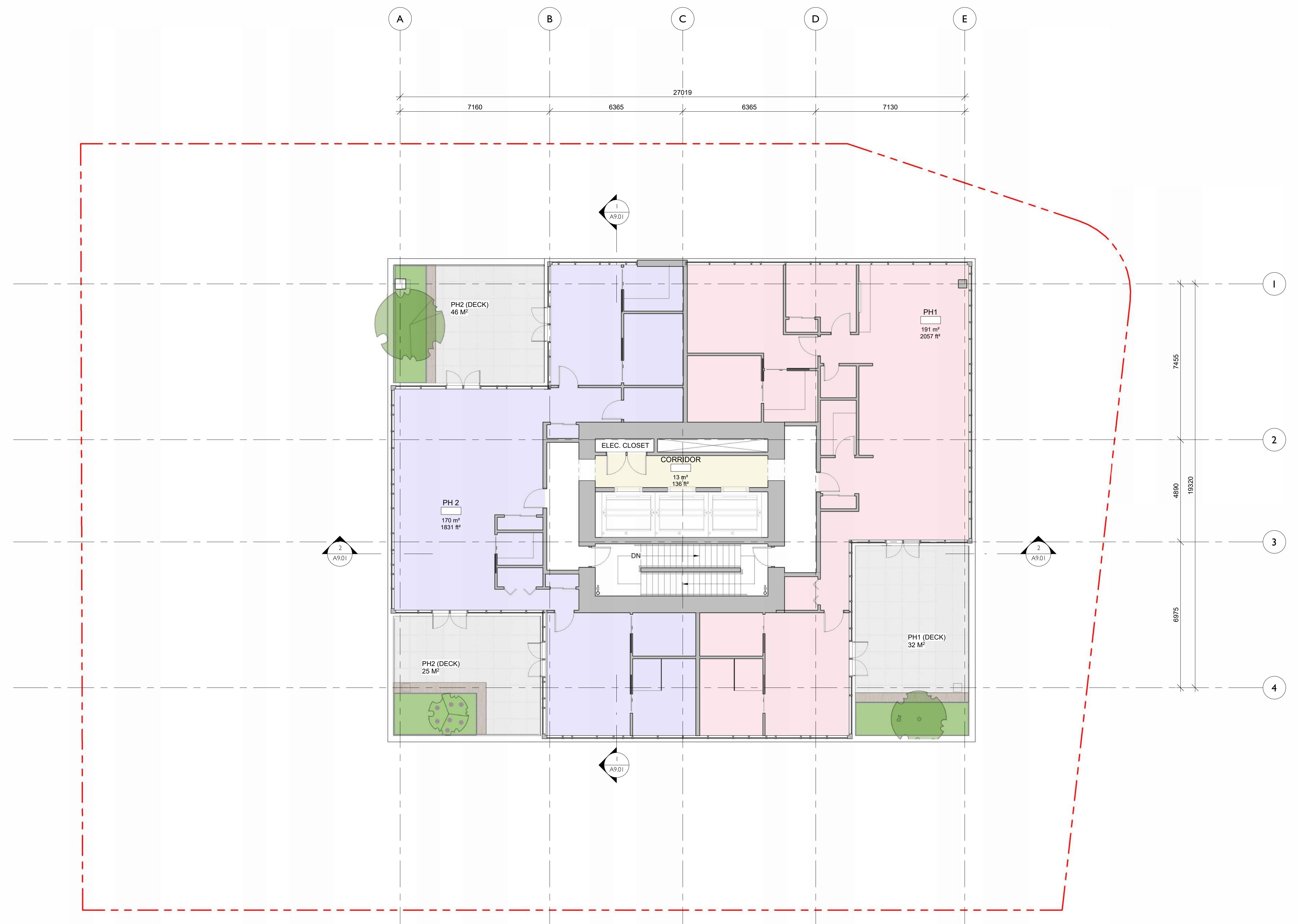
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September 26, 2024

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Project #
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Sheet #
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1620 Blanshard Street
Development Permit /
Rezoning Application

-113°
Project North

Sheet Name
Floor Plan - Penthouse

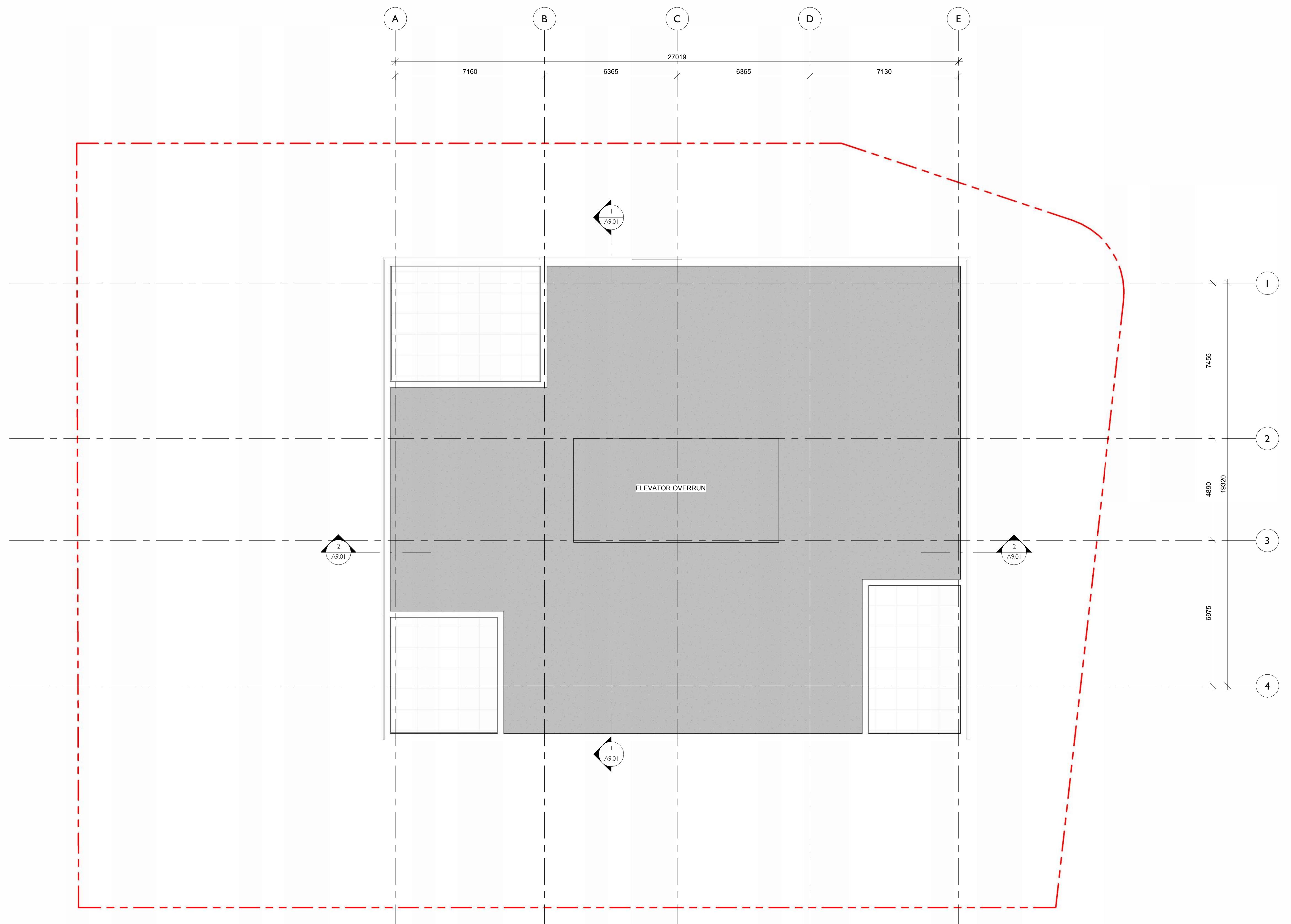
Date
September 26, 2024

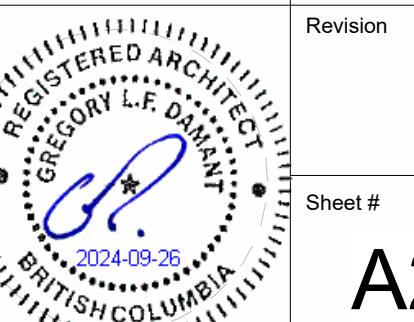
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Revision
Sheet #
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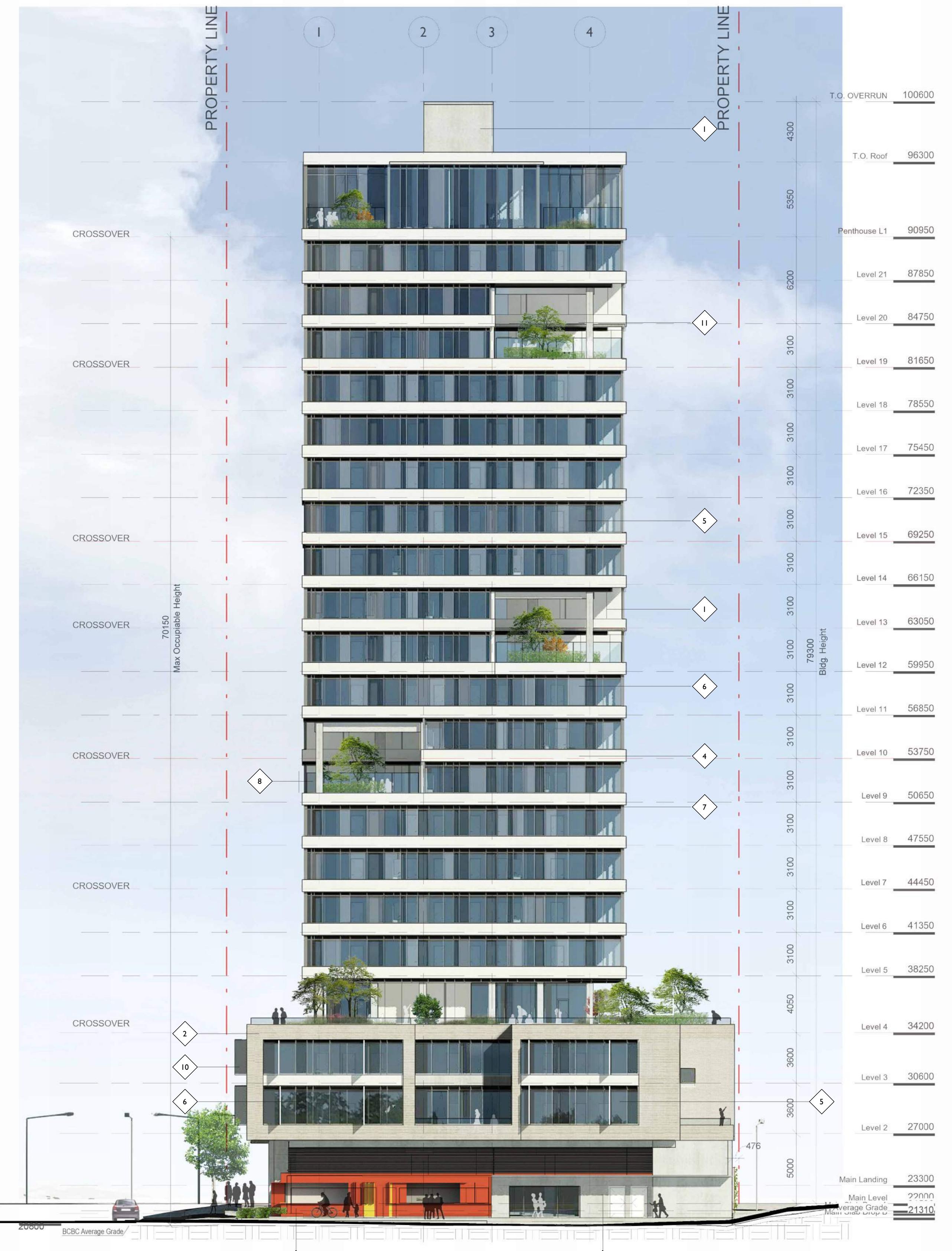


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1620 Blanshard Street Development Permit / Rezoning Application		
		
Roof Level		
Sheet Name		
September 26, 2024		
Scale	Project #	
1 : 100	2328	
Revision		
		
Sheet #		
		A2.13



1 Elevation - South
SCALE = 1 : 200

1	Architectural Concrete
2	Rumming Bond Brick (Warm White)
3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping



2 Elevation - West
SCALE = 1 : 200

1	Architectural Concrete
2	Rumming Bond Brick (Warm White)
3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping

NO.	DESCRIPTION	DATE

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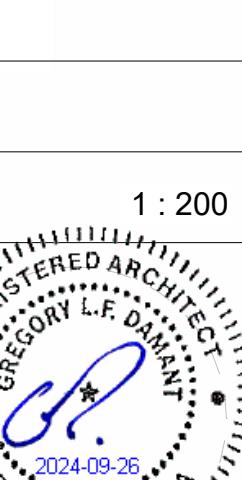
1620 Blanshard Street Development Permit / Rezoning Application



-1.13°

Project North

Sheet Name
Elevations South + West

Date	September 26, 2024		
Scale	1 : 200	Project #	2328
		Revision	
		Sheet #	A3.00

A3.00



1 Elevation - East

SCALE = 1 : 200

1	Architectural Concrete
2	Rummimg Bond Brick (Warm White)
3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping



Elevation - North

2 SCALE = 1 : 200

1	Architectural Concrete
2	Rumming Bond Brick (Warm White)
3	Prefabricated Metal Panel (Deep Red)
4	Prefabricated Metal Panel (White)
5	Curtain Wall Vision Panel
6	Curtain Wall Spandrel Panel
7	Prefinished Louver (Black)
8	Glass Guard
9	Perforated Metal Screen
10	Prefabricated Metal Shade
11	Landscaping

NO.	DESCRIPTION	DATE

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1620 Blanshard Street Development Permit / Rezoning Application

name _____ Date _____ Month _____ Year _____

Elevations North + East

September 26, 2004

September 26, 2024

1 : 200 Project # 2229

2328

REGISTERED ARCHITECTURE

1990 GORY L.F. DAM TECTONICS

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1/2 * 1/2
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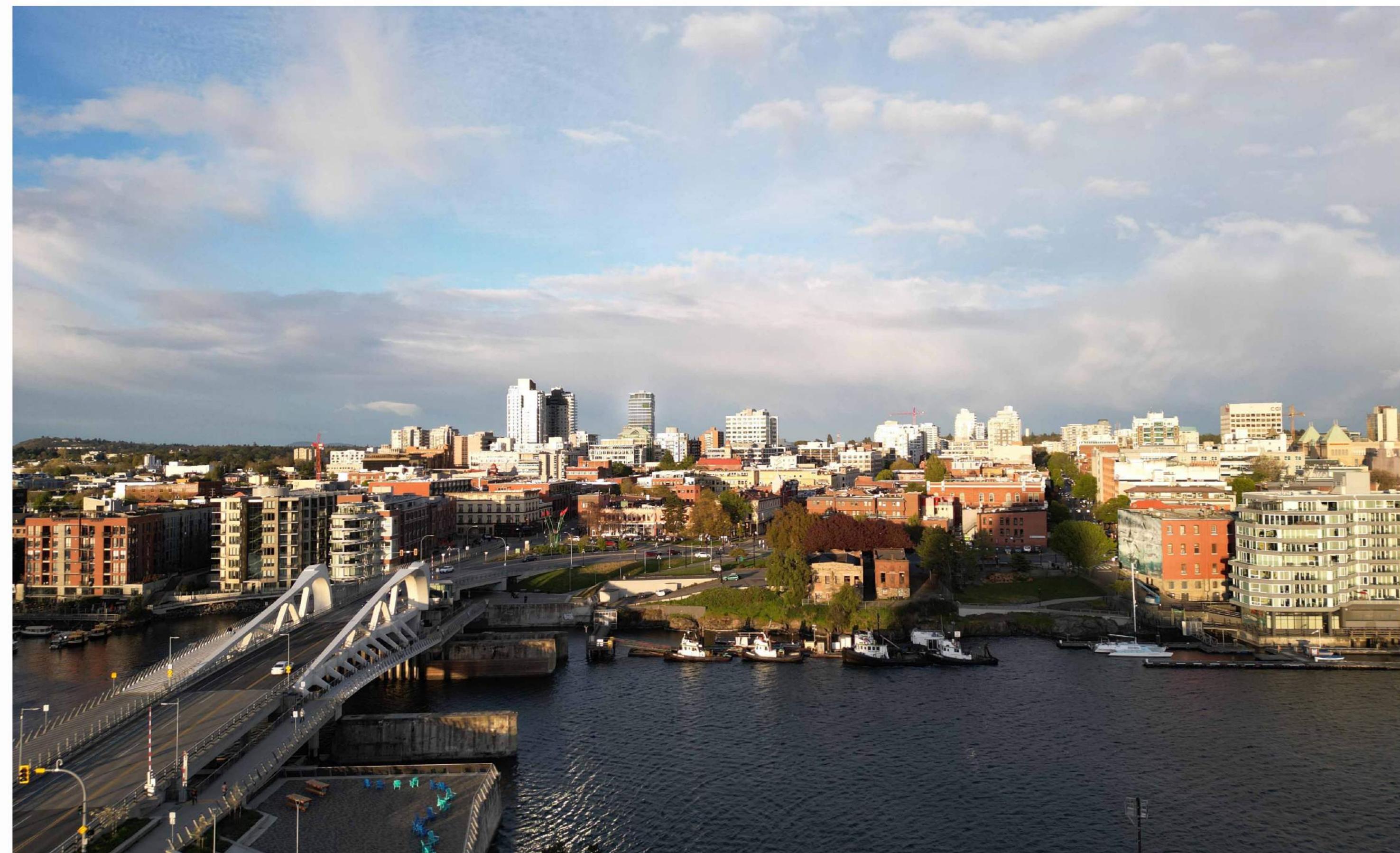
A3.01



1 Contextual Elevation at Blanshard Street



2 Contextual Elevation at Fisgard Street



3 Contextual View Looking East Across Johnson Street Bridge

NO.	DESCRIPTION	DATE
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1620 Blanshard Street
Development Permit /
Rezoning Application

Sheet Name
Context Elevations

Date
September 26, 2024

Scale
Project #
2328

Revision
Signature of Registered Architect
GREGORY L.F. D'ANNA, C.A.
REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-09-26
Sheet #
A3.02



1 Equinox 9am
SCALE =



2 Equinox Noon
SCALE =



3 Equinox 3pm
SCALE =



4 Equinox 6pm
SCALE =



5 Summer Solstice 9am
SCALE =



6 Summer Solstice Noon
SCALE =



7 Summer Solstice 3pm
SCALE =



8 Summer Solstice 6pm
SCALE =



9 Winter Solstice 9am
SCALE =



10 Winter Solstice Noon
SCALE =



11 Winter Solstice 3pm
SCALE =



12 Winter Solstice 6pm
SCALE =

NO. DESCRIPTION DATE



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1620 Blanshard Street
Development Permit /
Rezoning Application

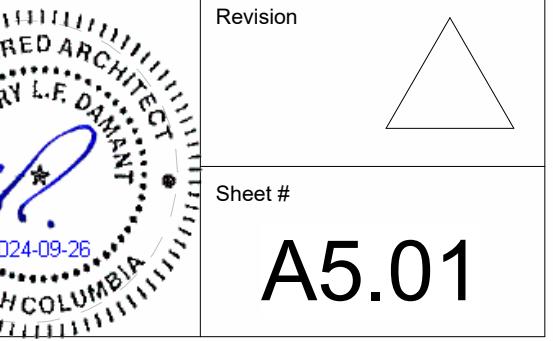


Shadow Study

Date September 26, 2024

Scale Project #

2328



A5.01

Sheet #



1 Perspective at Corner of Blanshard and Fisgard



2 Perspective Street Level View at Blanshard and Fisgard



3 Perspective Looking North Along Blanshard Street



4 Perspective Street Level View at Blanshard

NO. DESCRIPTION DATE

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1620 Blanshard Street
Development Permit /
Rezoning Application

80.47°
Project North

Perspectives

Date September 26, 2024

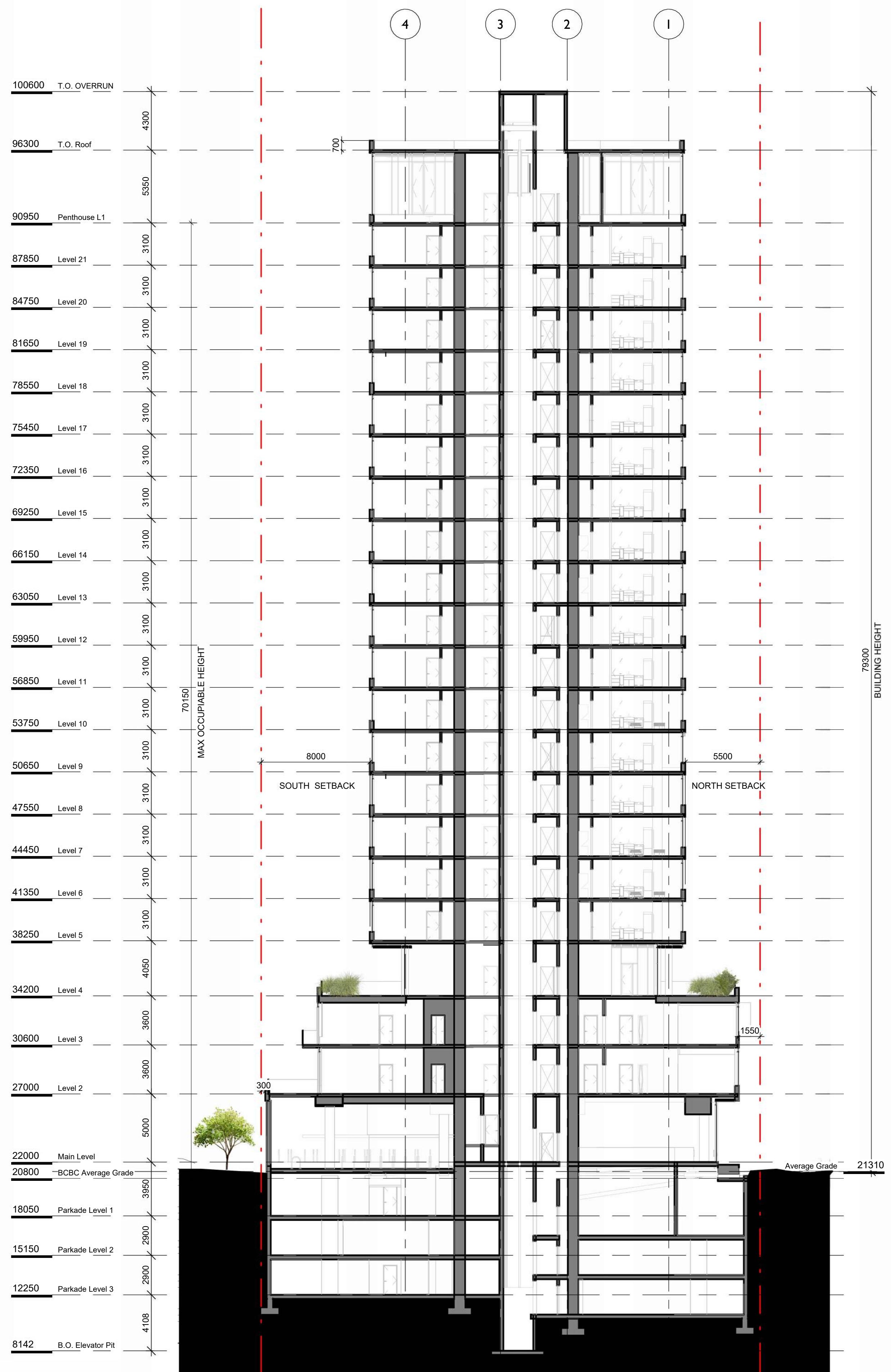
Scale Project # 2328

Revision

Sheet # A9.00

2024.09.26
REGISTERED ARCHITECT
GREGORY L.F. D'AMICO
BRITISH COLUMBIA

9/26/2024 12:17:32 PM



1 Building Section 1
SCALE = 1 : 200



2 Building Section 2
SCALE = 1 : 200



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1620 Blanshard Street
Development Permit /
Rezoning Application

Project North

Building Sections

September 26, 2024

1 : 200 Project # 2328

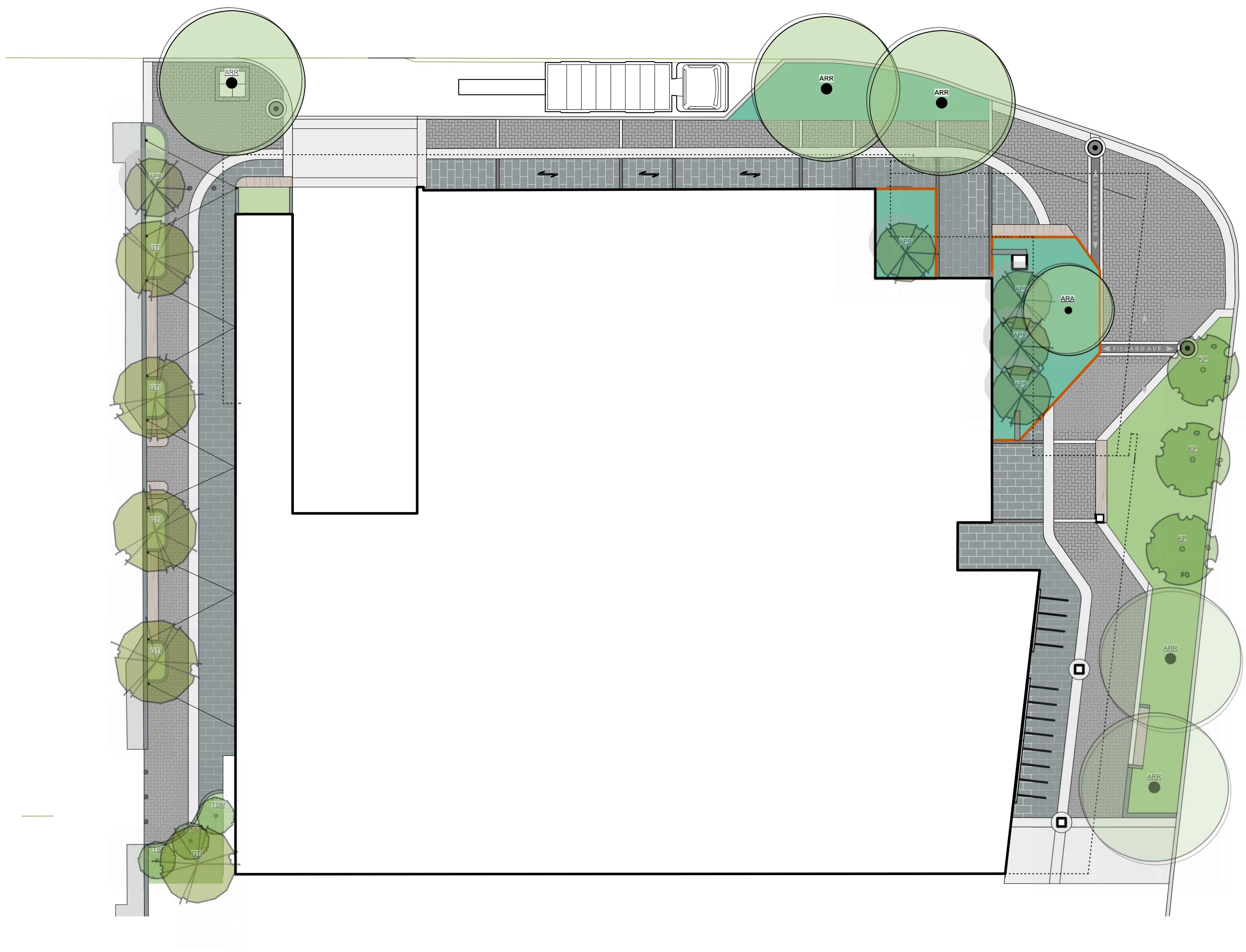
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REVISION 2024-09-26
Sheet # A9.01

Client

1620 Blanshard

Victoria, BC

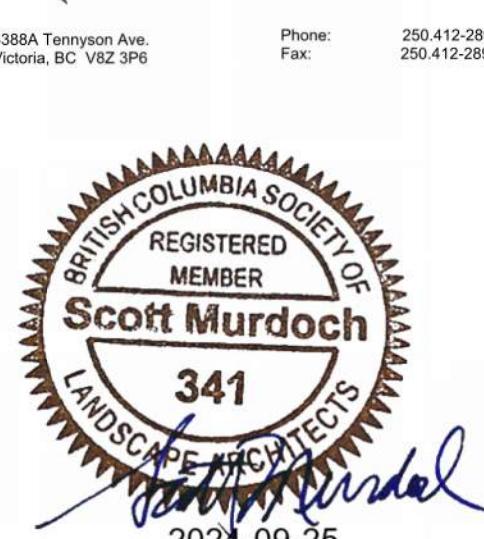
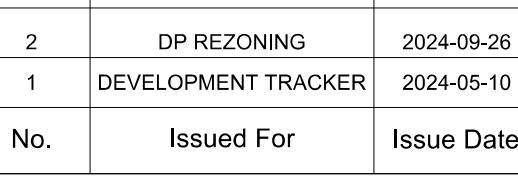
KEY PLAN



Landscape Sheets

Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L1.01	Landscape Materials - Ground Level
L1.02	Landscape Materials - Amenity
L1.03	Landscape Materials - Sky Gardens
L1.04	Landscape Materials - Penthouses
L2.01	Landscape Grading & Drainage
L3.01	Planting - Ground Level
L3.02	Planting - Amenity
L3.03	Planting - Sky Gardens
L3.04	Plant Schedules

NOT FOR CONSTRUCTION



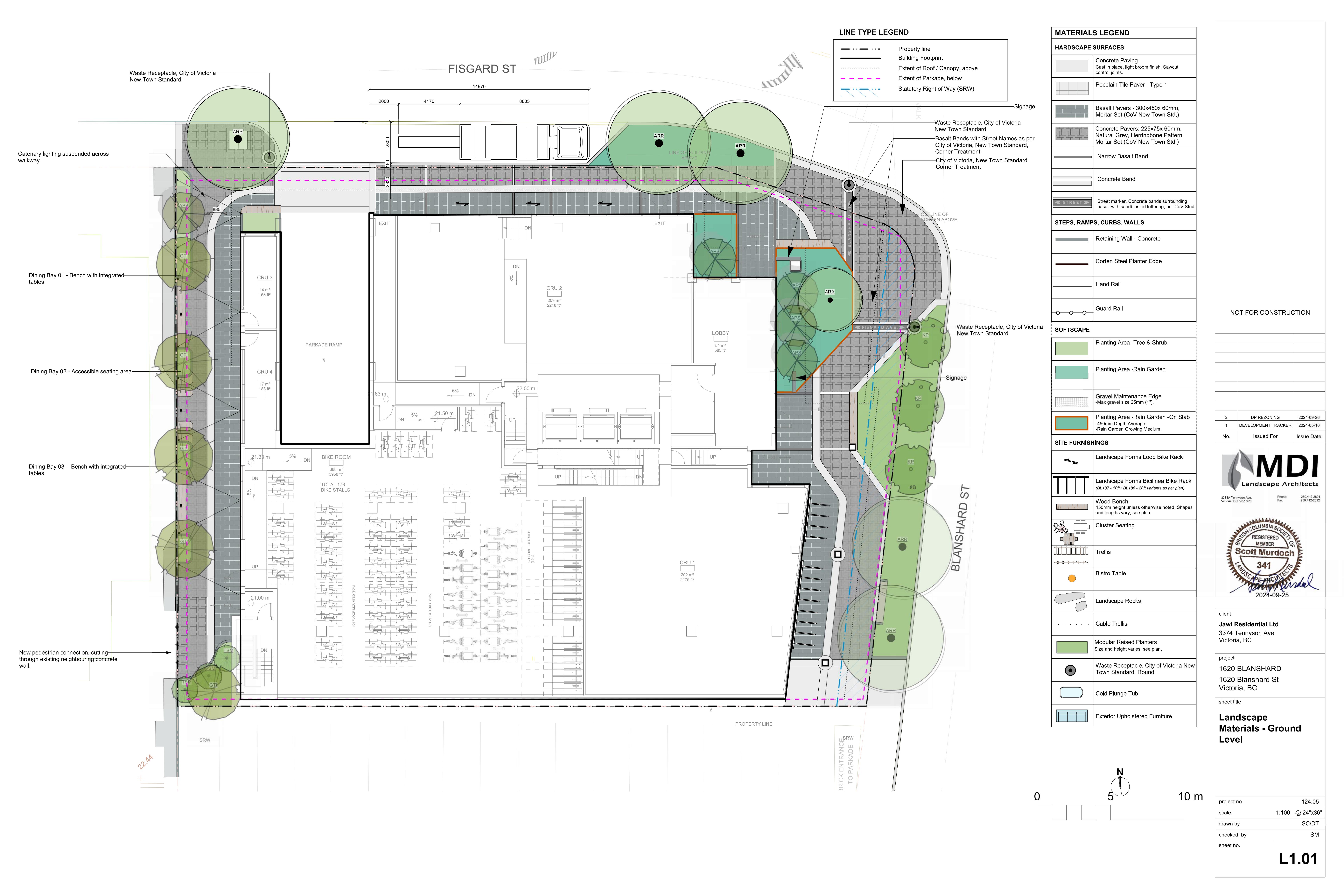
client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project
1620 BLANSHARD
1620 Blanshard St
Victoria, BC

sheet title
Cover

project no. 124.05
scale n/a @ 24" x 36"
drawn by SC/DT
checked by SM
sheet no.

L0.00



Upholstered seating area with propane fire table.



Outdoor office



LINE TYPE LEGEND

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below

MATERIALS LEGEND

Hardscape Surfaces	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Porcelain Tile Paver - Type 1
	Basalt Pavers - 300x450x 60mm, Mortar Set (CoV New Town Std.)
	Concrete Pavers: 225x75x 60mm, Natural Grey, Herringbone Pattern, Mortar Set (CoV New Town Std.)
	Narrow Basalt Band

STEPS, RAMPS, CURBS, WALLS

	Retaining Wall - Concrete
	Corten Steel Planter Edge
	Hand Rail
	Guard Rail
	Landscape Boulder 600mm diameter minimum, no sharp edges. Key 1/3 of base into grade.

NOT FOR CONSTRUCTION

2 DP REZONING 2024-05-26
1 DEVELOPMENT TRACKER 2024-05-10

No. Issued For Issue Date

MDI
Landscape Architects

338A Tennyson Ave
Victoria, BC V8Z 3P6

Phone: 250.412.2891

Fax: 250.412.2892



client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project
1620 BLANSARD
1620 Blanshard St
Victoria, BC

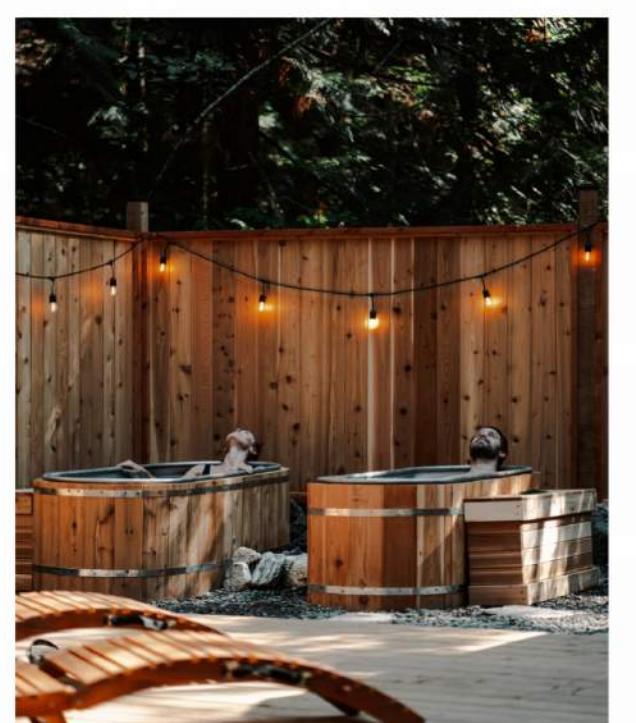
sheet title

Landscape Materials - Amenity

project no. 124.05
scale 1:100 @ 24" x 36"
drawn by SC/DT
checked by SM
sheet no.

L1.02

Sauna & Cold Plunge



Play / Seating Structure



Sunny Upholstered Lounge Area



0 5 10 m

LINE TYPE LEGEND

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below

MATERIALS LEGEND

Hardscape Surfaces	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Porcelain Tile Paver - Type 1
	Basalt Pavers - 300x450x 60mm, Mortar Set (CoV New Town Std.)
	Concrete Pavers: 225x75x 60mm, Natural Grey, Herringbone Pattern, Mortar Set (CoV New Town Std.)
	Narrow Basalt Band

STEPS, RAMPS, CURBS, WALLS

	Retaining Wall - Concrete
	Corten Steel Planter Edge
	Hand Rail
	Guard Rail
	Landscape Boulder 600mm diameter minimum, no sharp edges. Key 1/3 of base into grade.

NOT FOR CONSTRUCTION

2 DP REZONING 2024-05-26
1 DEVELOPMENT TRACKER 2024-05-10

No. Issued For Issue Date

MDI
Landscape Architects

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Victoria, BC V8Z 3P6

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client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

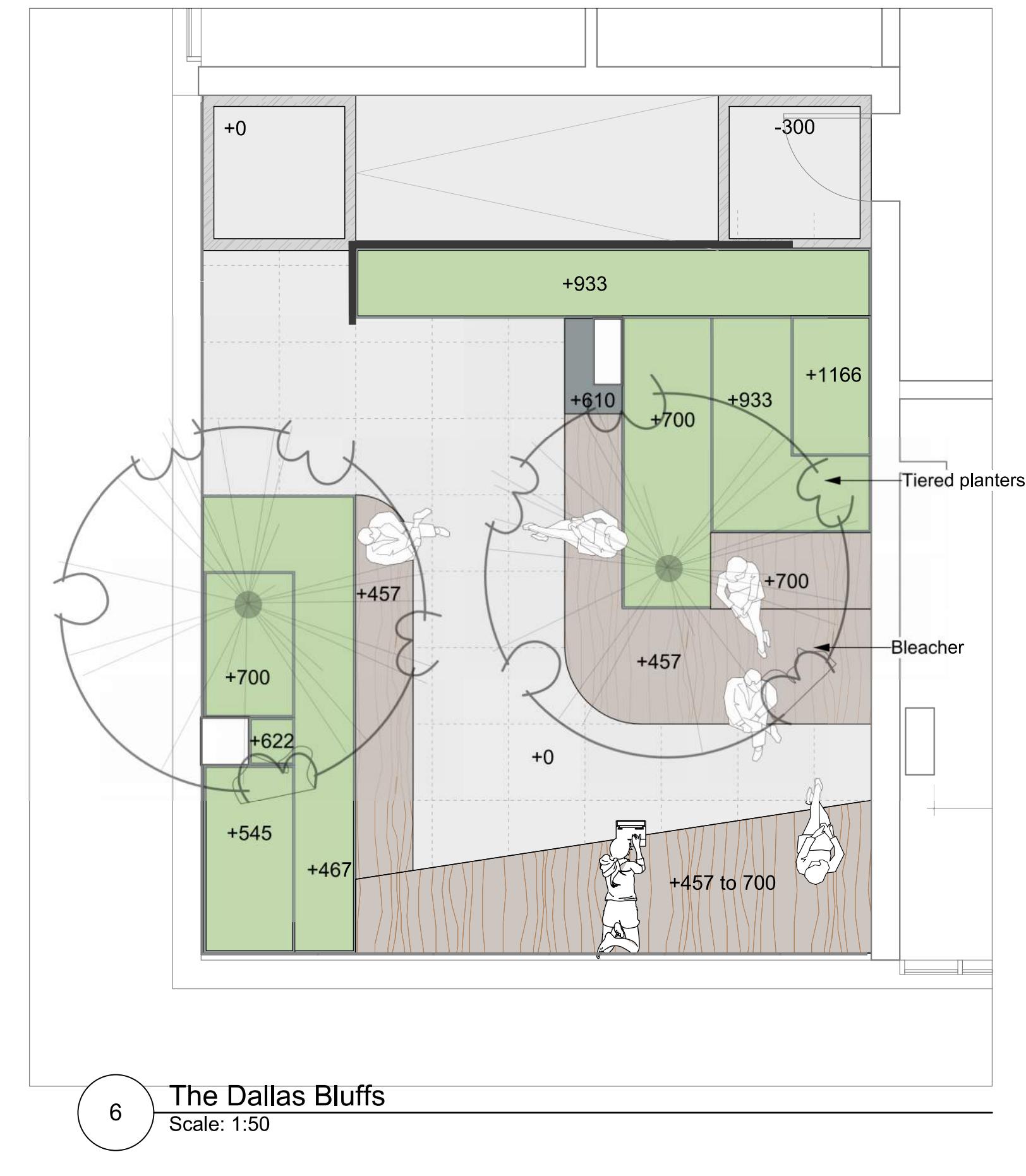
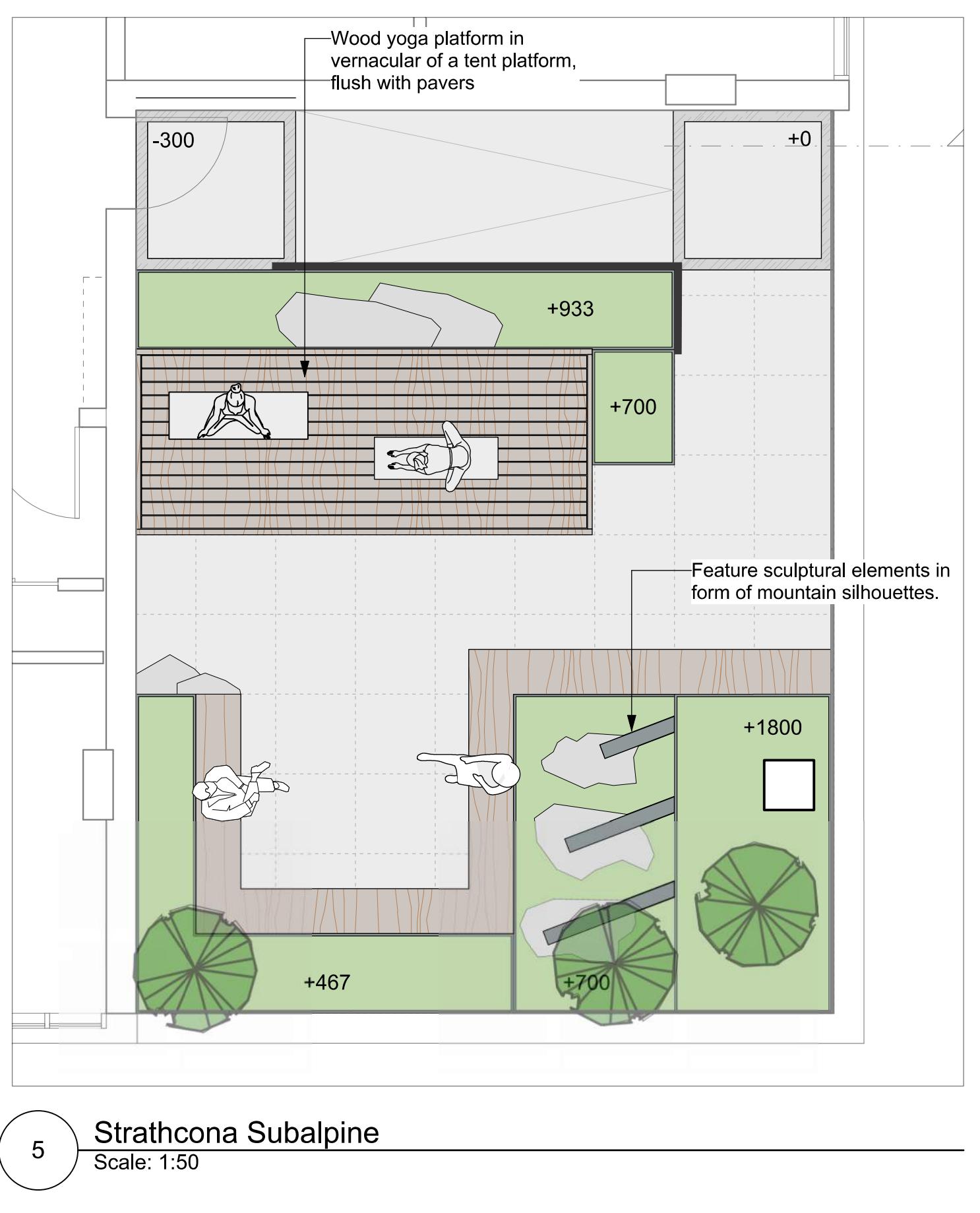
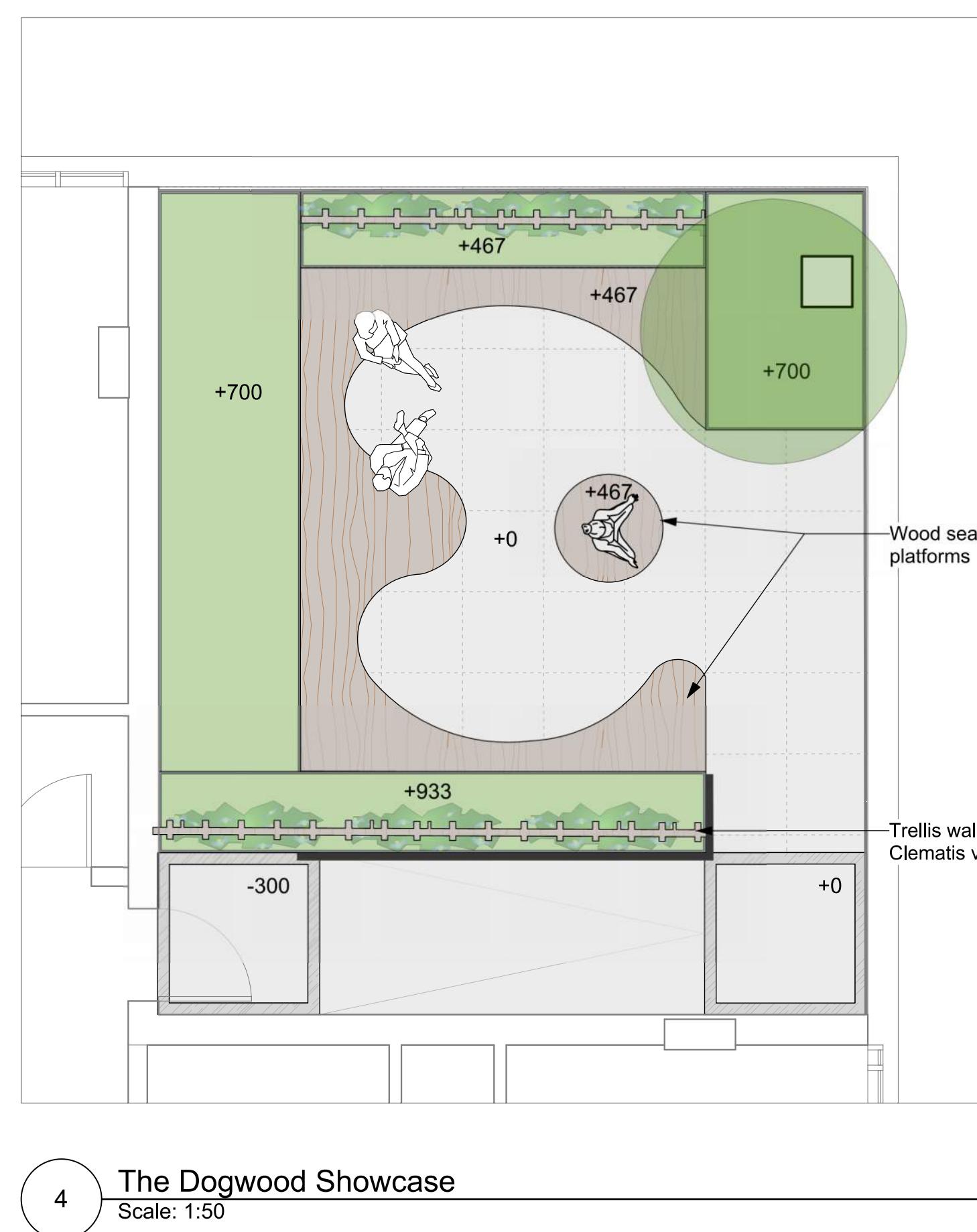
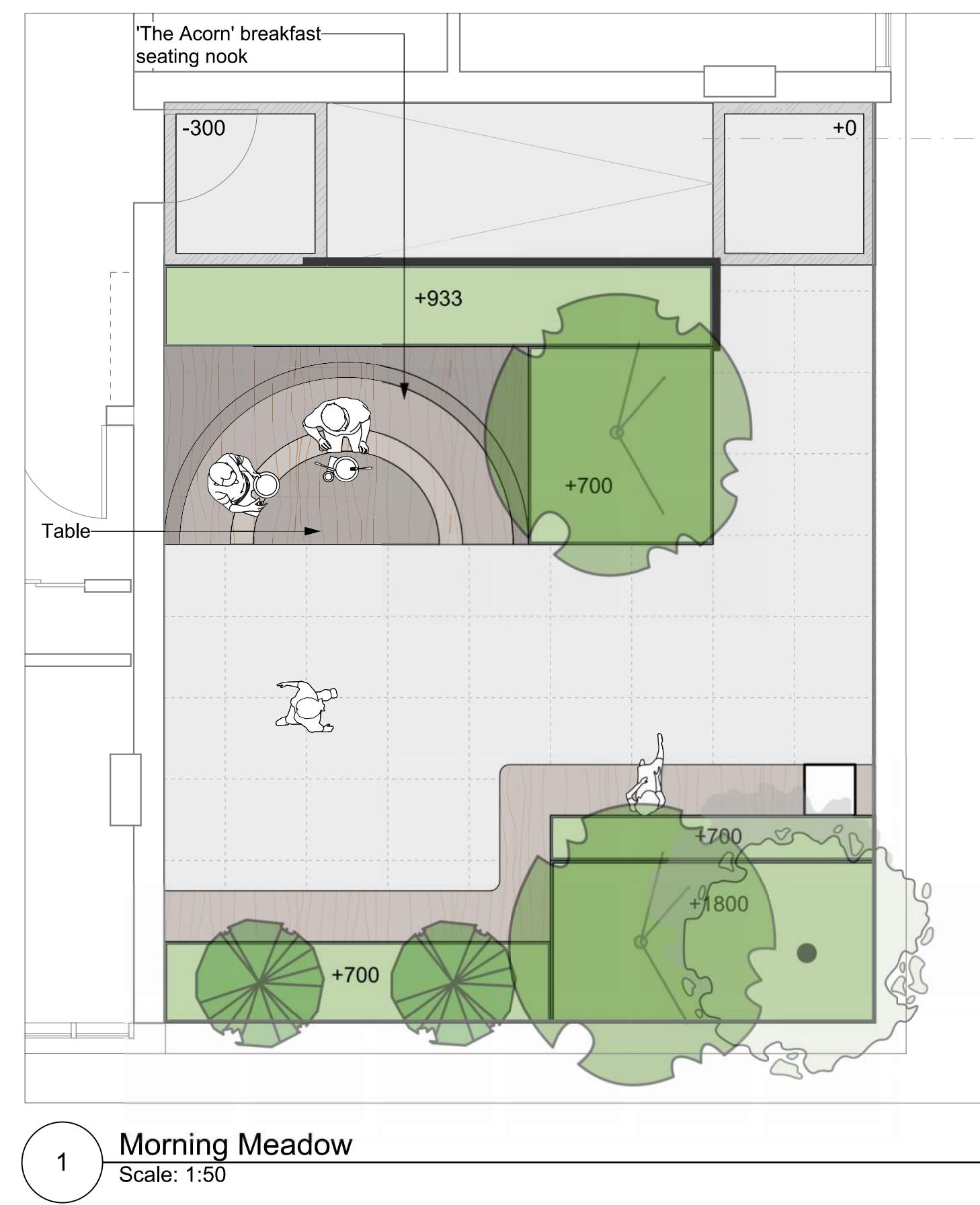
project
1620 BLANSARD
1620 Blanshard St
Victoria, BC

sheet title

Landscape Materials - Amenity

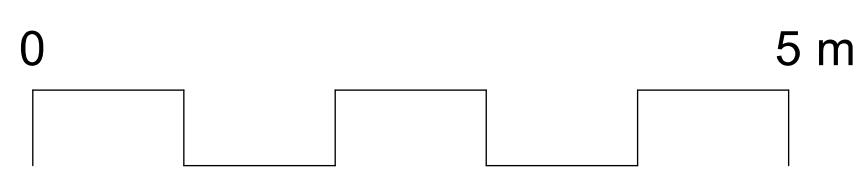
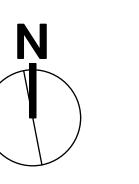
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scale 1:100 @ 24" x 36"
drawn by SC/DT
checked by SM
sheet no.

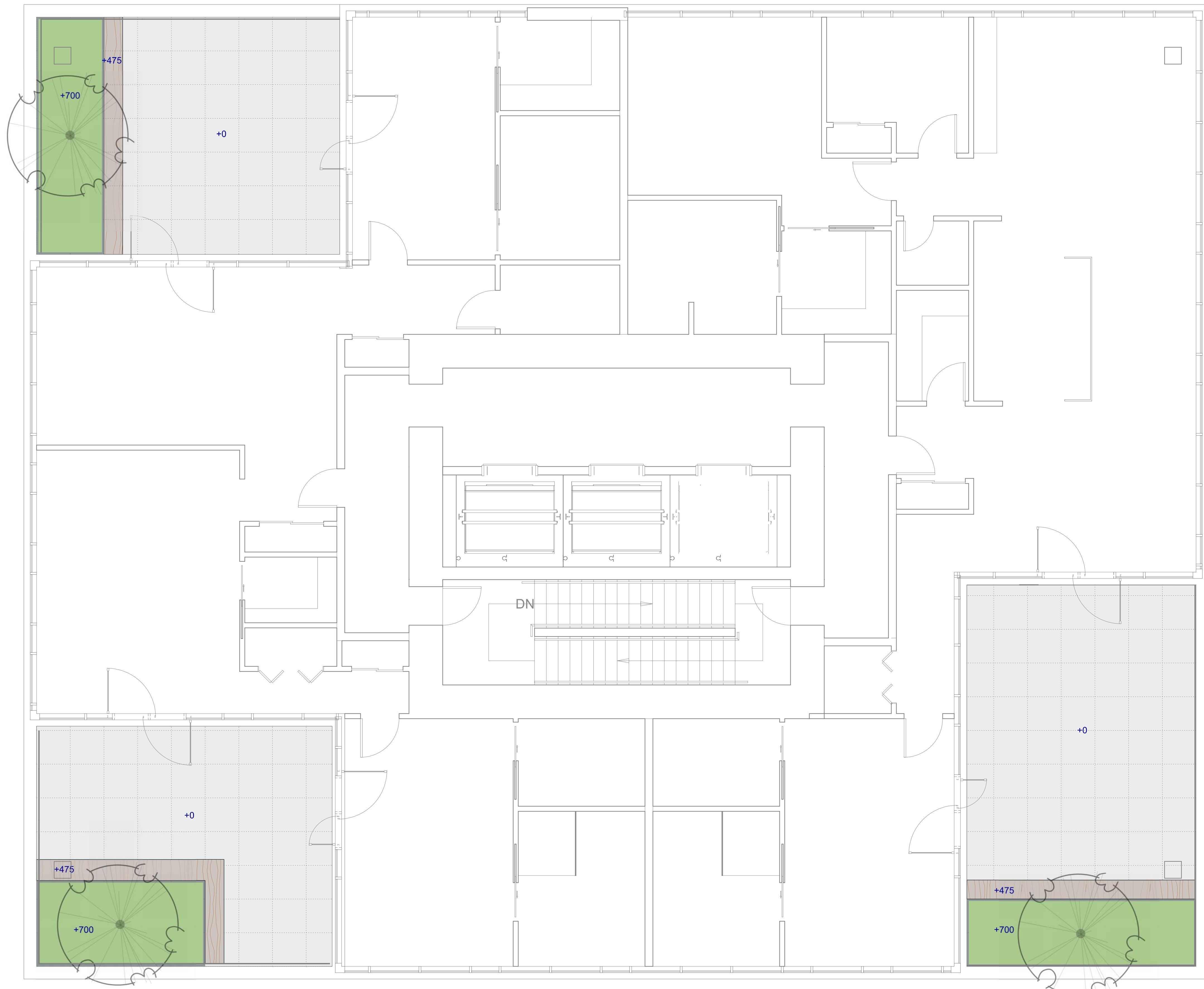
L1.02



MATERIALS LEGEND		
Hardscape Surfaces		
	Concrete Paving Cast in place, light broom finish, Sawcut control joints.	
	Porcelain Tile Paver - Type 1	
	Basalt Pavers - 300x450x 60mm, Mortar Set (CoV New Town Std.)	
	Concrete Pavers: 225x75x 60mm, Natural Grey, Herringbone Pattern, Mortar Set (CoV New Town Std.)	
	Narrow Basalt Band	
Steps, Ramps, Curbs, Walls		
	Retaining Wall - Concrete	
	Corten Steel Planter Edge	
	Hand Rail	
	Guard Rail	
	Landscape Boulder 600mm diameter minimum, no sharp edges. Key 1/3 of base into grade.	
Softscape		
	Planting Area -Tree & Shrub	
	Planting Area -Rain Garden	
	Gravel Maintenance Edge -Max gravel size 25mm (1").	
Site Furnishings		
	Landscape Forms Loop Bike Rack	
	Landscape Forms Bicilinea Bike Rack (BL167 - 10ft / BL188 - 20ft variants as per plan)	
	Wood Bench 450mm height unless otherwise noted. Shapes and lengths vary, see plan.	
	Cluster Seating	
	Trellis	
	Bistro Table	
	Landscape Rocks	
	Cable Trellis	
	Modular Raised Planters Size and height varies, see plan.	
	Waste Receptacle, City of Victoria New Town Standard, Round	
	Cold Plunge Tub	
	Exterior Upholstered Furniture	

NOT FOR CONSTRUCTION		
2	DP REZONING	2024-09-26
1	DEVELOPMENT TRACKER	2024-05-10
No.	Issued For	Issue Date
 3308A Tennyson Ave Victoria, BC V8Z 3P6 Phone: 250.412.2891 Fax: 250.412.2892		
 REGISTERED MEMBER Scott Murdoch 341 2024-09-25		
client	Jawl Residential Ltd 3374 Tennyson Ave Victoria, BC	
project	1620 BLANSHARD 1620 Blanshard St Victoria, BC	
sheet title	Landscape Materials - Sky Gardens	
project no.	124.05	
scale	1:50 @ 24"x36"	
drawn by	SC/DT	
checked by	SM	
sheet no.		





MATERIALS LEGEND	
Hardscape Surfaces	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Porcelain Tile Paver - Type 1
	Basalt Pavers - 300x450x 60mm, Mortar Set (CoV New Town Std.)
	Concrete Pavers: 225x75x 60mm, Natural Grey, Herringbone Pattern, Mortar Set (CoV New Town Std.)
	Narrow Basalt Band
Steps, Ramps, Curbs, Walls	
	Retaining Wall - Concrete
	Corten Steel Planter Edge
	Hand Rail
	Guard Rail
	Landscape Boulder 600mm diameter minimum, no sharp edges. Key 1/3 of base into grade.
Softscape	
	Planting Area -Tree & Shrub
	Planting Area -Rain Garden
	Gravel Maintenance Edge -Max gravel size 25mm (1")
Site Furnishings	
	Landscape Forms Loop Bike Rack
	Landscape Forms Bicilinea Bike Rack (BL187 - 10ft / BL188 - 20ft variants as per plan)
	Wood Bench 450mm height unless otherwise noted. Shapes and lengths vary, see plan.
	Cluster Seating
	Trellis
	Bistro Table
	Landscape Rocks
	Cable Trellis
	Modular Raised Planters Size and height varies, see plan.
	Waste Receptacle, City of Victoria New Town Standard, Round
	Cold Plunge Tub
	Exterior Upholstered Furniture

NOT FOR CONSTRUCTION

2 DP REZONING 2024-09-26
1 DEVELOPMENT TRACKER 2024-05-10
No. Issued For Issue Date

MDI
Landscape Architects

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Fax: 250.412.2892



client
Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

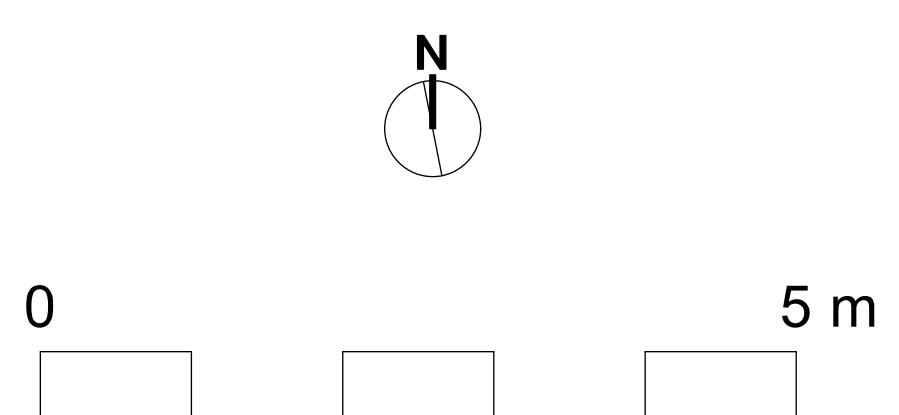
project
1620 BLANSHARD
1620 Blanshard St
Victoria, BC

sheet title

Landscape Materials - Penthouses

project no. 124.05
scale 1:100 @ 24" x 36"
drawn by SC/DT
checked by SM
sheet no.

L1.04





GROUND LEVEL

GROUND LEVEL PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size
TREES				
APS	5	Acer palmatum 'Seiryu'	Laceleaf Japanese Maple	4cm cal., b&b, multi-stem.
ARA	1	Acer rubrum 'Armstrong'	Armstrong Red Maple	6.0cm cal, b&b
ARR	5	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
GTI	5	Gleditsia triacanthos inermis 'Skylin'	Skyline Honeylocust	5.0 cm cal, b+b
KP	3	Koelreuteria paniculata	Panicle Goldenraintree	5.0cm cal, b&b
TSM	3	Tsuga mertensiana	Mountain Hemlock	3.0 m ht,wb
SHRUBS				
Alc	22	Allium cernuum	Nodding Onion	Sp3
Ana	15	Aster novae-angliae	New England Aster	#1 pot
Arc	19	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Gsh	7	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Lp	48	Lonicera pileata	Privet Honeysuckle	#2 pot
Msa	18	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Tbr	57	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Vo	18	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
RAIN GARDEN				
Co	161	Carex obnupta	Slough Sedge	#1 pot
Csk	10	Cornus sericea 'Kelseyi'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	45	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	29	Lonicera pileata	Privet Honeysuckle	#2 pot

AMENITY LEVEL

AMENITY LEVEL PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
TREES:				
ACP	7	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	4cm cal., b&b, multi-stem.
AG	3	Acer ginnala	Amur Maple	4cm cal., b&b, multi-stem.
AGR	3	Acer griseum	Paperbark Maple	4.0cm cal, b&b
APA	2	Acer palmatum	Japanese Maple	4cm cal., b&b, multi-stem.
ARS	1	Acer rubrum 'Sun Valley'	Sun Valley Red Maple	6.0cm cal, b&b
CJ	4	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
COE	6	Cornus 'Eddie's White Wonder'	Flowering Dogwood	4.0cm cal, b&b
Mr	2	Magnolia stellata 'Royal Star'	Royal Star Magnolia	5.0cm cal, b&b
NYS	1	Nyssa sylvatica	Tupelo	5.0cm cal, b&b
SHRUBS:				
Alc	46	Allium cernuum	Nodding Onion	Sp3
Ana	59	Aster novae-angliae	New England Aster	#1 pot
Cx	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Ep	87	Echinacea purpurea	Purple Coneflower	#1 pot
Gsh	46	Gaultheria shallon	Salal	#1 pot, 40cm o.c.
Ht	7	Holodiscus discolor	Oceanspray	#2 pot
Jun	44	Juniperus communis 'Mondap'	Alpine Carpet Juniper	#1 pot
La	14	Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#1 pot
Lp	70	Lonicera pileata	Privet Honeysuckle	#2 pot
Mn	95	Mahonia nervosa	Oregon Grape Holly	0.4
Msa	61	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Pm	25	Polystichum munitum	Sword Fern	#1 pot
Tbr	42	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot
Vbd	32	Viburnum davidii	David Viburnum	#2 pot
RAIN GARDEN PLANTS:				
Co	100	Carex obnupta	Slough Sedge	#1 pot
Csk	11	Cornus sericea 'Kelseyi'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	39	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	22	Lonicera pileata	Privet Honeysuckle	#2 pot

SKY GARDEN LEVELS

MORNING MEADOW PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size
TREES				
AC	1	Arctostaphylos columbiana	Hairy Manzanita	#5 pot
AGV	1	Abies grandis 'Van Demen's Dwarf'	Van Demen's Dwarf Grand Fir	1 m ht, #15 pot
PmP	1	Pseudotsuga menziesii 'Pumila'	'Pumila' Dwarf Douglas Fir	1 GA
QGB	2	Quercus garryana var. breweri	Brewer's Garry Oak	4.0cm cal, b&b
SHRUBS				
Alc	43	Allium cernuum	Nodding Onion	Sp3
Arc	5	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
ArdA	9	Aruncus dioicus var. aethusifolius	Dwarf Goats Beard	#1 pot
Bc	6	Bromus carinatus	California Brome	Sp3
Cq	141	Camassia esculenta	Camas	2 bulbs each, 40cm o.c.
Dc	15	Deschampsia cespitosa	Tufted Hair Grass	#1 pot
Erl	3	Eriophyllum lanatum	Wooly Sunflower	#1 pot
Hm	51	Heuchera micrantha 'Crevice alumroot'	Crevice alum root	#1 pot
Jun	3	Juniperus scopulorum 'Blue Creeper'	Blue Creeper Dwarf Rocky Mountain Juniper	#1 pot
Lh	3	Lonicera hispida	Hairy Honeysuckle	#5 pot
Njon	30	Narcissus jonquilla	Daffodil	
Oo	6	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.

DOGWOOD SHOWCASE PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size
TREES				
COE	1	Cornus 'Eddie's White Wonder'	Flowering Dogwood	4.0cm cal, b&b
SHRUBS				
Cc	67	Cornus canadensis	Bunchberry	Sp3
Lni-Th	8	Lonicera nitida 'Thunderbolt'	Thunderbolt Boxed Leaf Honey Suckle	#2 pot
Lnm	2	Lonicera nitida 'Maigrun'	Boxedleaf Honey Suckle 'Maigrun'	#3 pot
Loc	11	Lonicera ciliosa	Western Trumpet Honeysuckle	#1 pot
Oo	22	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Vo	11	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#3 pot

PENTHOUSE LEVEL

PENTHOUSE PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Sched. Size
TREES				
Psw	1	Pinus sylvestris 'Watereri'	Bonsai Pine	specimen, cloud pruned, min 2 m ht
	0			

NOT FOR CONSTRUCTION



338A Tennyson Ave, Victoria, BC V8Z 3P6

Phone: 250.412.2891

Fax: 250.412.2892



client

Jawl Residential Ltd
3374 Tennyson Ave
Victoria, BC

project

1620 BLANSHARD
1620 Blanshard St
Victoria, BC

sheet title

Plant Schedules

project no. 124.05

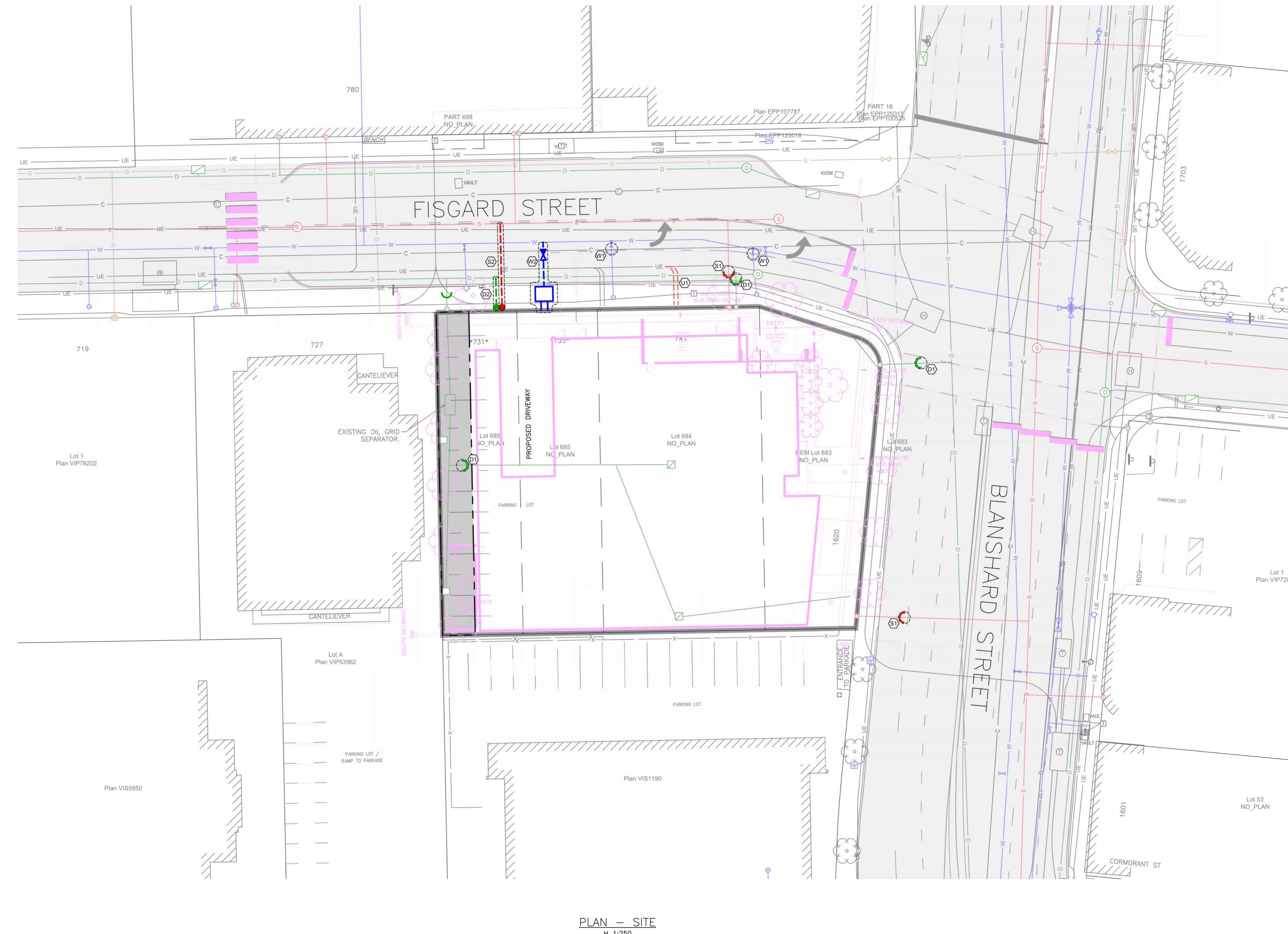
scale 1:100 @ 24" x 36"

drawn by SC/DT

checked by SM

sheet no.

L3.04



SHEET NOTES:

WATER

W1 DISTRICT OF SAANICH CREWS TO CAP AND ABANDON EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
W2 DISTRICT OF SAANICH WATER CREWS TO INSTALL H2O RATED WATER VAULT COMPLETED WITH DCVA AND FIRE SUPPLY LINE AT DEVELOPER'S EXPENSE. DETAILED DESIGN AT BUILDING PERMIT STAGE.

SEWER

S1 DISTRICT OF SAANICH CREWS TO CAP AND ABANDON EXISTING SEWER SERVICES AT DEVELOPERS EXPENSE.
S2 DISTRICT OF SAANICH CREWS TO INSTALL NEW SEWER SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. DETAILED DESIGN AT BUILDING PERMIT STAGE.

DRAIN

D1 CONTRACTOR TO CAP AND ABANDON EXISTING DRAIN SERVICES AT DEVELOPERS EXPENSE.
D2 DISTRICT OF SAANICH CREWS TO INSTALL NEW DRAIN SERVICE COMPLETED WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE. DETAILED DESIGN AT BUILDING PERMIT STAGE.

UTILITY

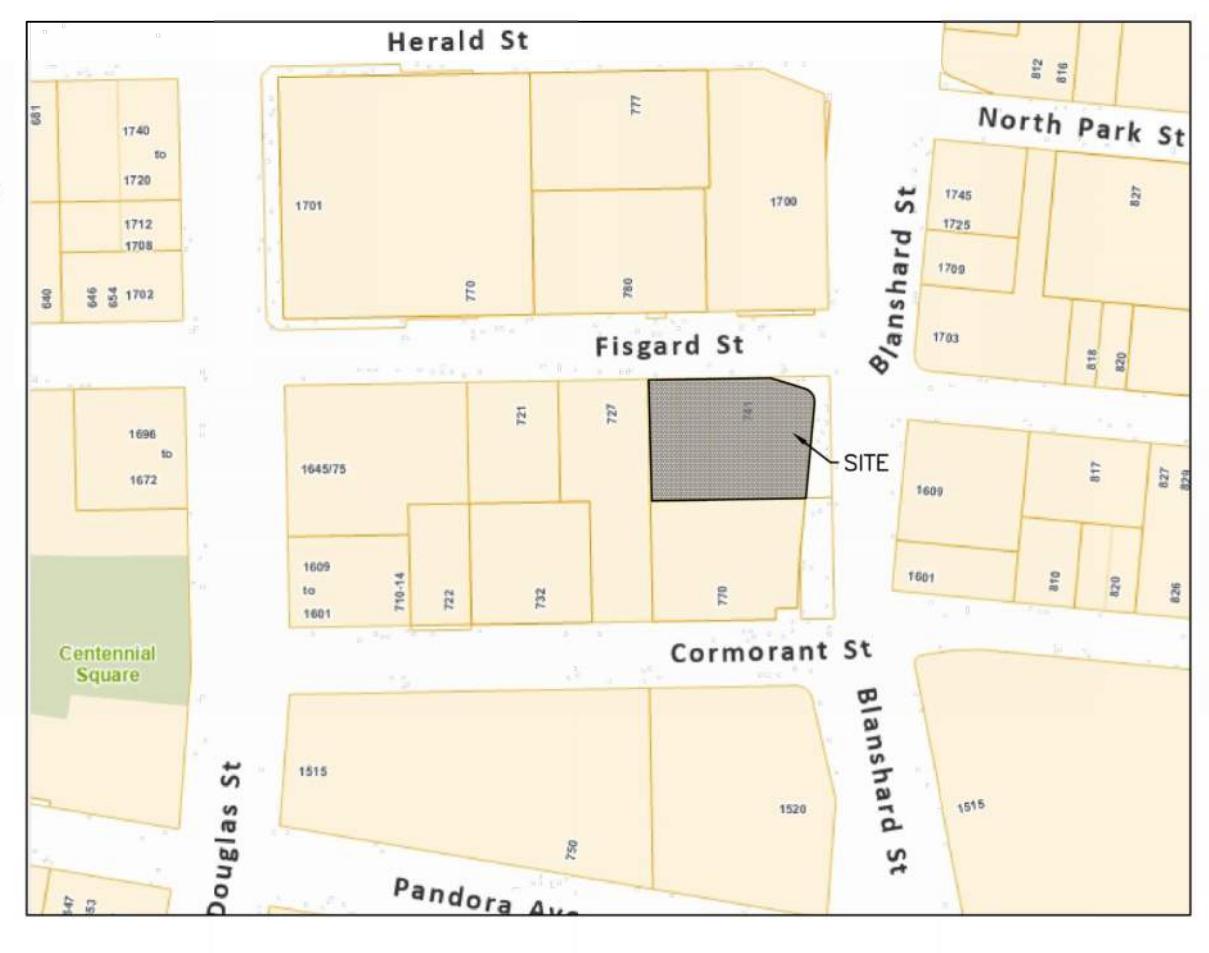
U1 ASSUMED BC HYDRO SERVICE. APPLICATION TO BC HYDRO TO BE MADE AS PROJECT PROGRESSES THROUGH DP/REZONING.

ROAD

R1 ...
R2 ...

MISCELLANEOUS

M1 ...



LEGAL DESCRIPTION: LOT B LOTS 699 TO 700 INCLUSIVE AND OF LOTS 703 TO 704 INCLUSIVE VICTORIA CITY PLAN EPP100458

BENCHMARK: MONUMENT GCM 72835
ELEV. 23.559m

1620 BLANSHARD STREET
PRELIMINARY SERVICING
PLAN

Scale horiz. 1:250 Scale vert. N/A

Sheet 1 of 1

Eng. Project No. 34870

Drafted by. RA



J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR REZONING / REDEVELOPMENT

26 September 2024

City of Victoria
No.1 Centennial Square
Victoria BC, V8W 1P6

Attn.: Mayor & Council

Re: 1620 Blanshard Street Rezoning and Development Permit Application, September 26th 2024

It is our privilege to submit Rezoning and Development Permit applications for 1620 Blanshard Street (the "Site") on behalf of Jawl Residential and Tri-Eagle Development (the "Applicant"). The proposed details outlined within this application have been carefully crafted to respect the spirit and intent of the Official Community Plan and the Downtown Core Area Plan. Thoughtful, responsive, and iterative design processes have shaped the form and character of this development proposal (the "Proposal" or the "Project"). It is our belief that this Project is contextually appropriate and will enrich and complement the city fabric in which it is situated, as described within the contents of this letter.

Existing Site Characteristics:

The Site is located at the highly visible corner of Blanshard and Fisgard Streets and forms a gateway to the downtown core. The site is currently vacant, with the previous low density commercial building removed in 2023 in anticipation of redevelopment. The site is zoned CBD-2 Central Business District-2 Zone which allows for a building up to 58.0m in height with density up to 7.6:1 FSR, subject to terms of the 2018 Zone and historical 2003 MDA. The Official Community Plan designates the site as Core Business, supporting multi-unit residential and mixed-use buildings with up to 24 storeys in height.

The Site's high profile Blanshard Street frontage is relatively flat with a gentle slope to the west along the Fisgard Street frontage. The site is flanked by a mid-rise (9 storey) residential building with commercial use at grade to the south and the Hudson development, comprising four high density residential buildings with commercial at grade and heights to 23 storeys, to the north. The lot immediately to the north east, across Blanshard Street, was recently purchased by the city for development as a public park.

The general urban context of the downtown core, with its mix of residential, commercial, and institutional uses, is highly livable and walkable and well-serviced by a range of



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A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
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amenities including a grocery store, restaurants, cafes, and small-scale retail shops. The site borders the arts, culture, and entertainment district, which adds to the livability in this location. Immediate adjacency to the Blanshard Street, Douglas Street and Fort Street arteries provides direct access to transit and dedicated biking corridors. The combination of these factors creates the foundation for a vibrant, distinctive urban neighbourhood with rich opportunities for social, residential, and commercial growth.

Description of Proposal:

This Development Proposal envisions a 22-storey building containing 13,327 sq.m. of gross floor area incorporating 156 residential units and 4 commercial units at grade. 107 parking stalls are provided in a three storey underground parkade and 192 bicycle parking stalls, including 22 cargo bikes, are provided in a secure bike room with at grade access.



Perspective – Looking Southwest

The architectural concept for this Proposal responds to the unique site, at a key node on the Blanshard Street corridor, and uses simple, platonic forms and a minimal palette of high-quality cladding materials to create a powerful and iconic gateway to the downtown core.

The building design concept is based on the following fundamental tenets and guiding principles:

- The Project should deliver much-needed housing in one of the most livable sections of the downtown core.
- The Project should embrace its walkable, bikeable, and amenity-rich location to advocate alternative transportation options for residents.
- The Project should support an animated and vibrant street frontage.
- The Project should incorporate high quality architecture which is contextually appropriate and contributes to the emerging high-density contemporary urban fabric that will define this gateway to the downtown for years to come.
- The Project should recognize and respond to its location as a key gateway site to the downtown core.
- The Project should work within the substance and spirit of the Official Community Plan and Downtown Core Area Plan (DCAP) guidelines applicable to the location.

Official Community Plan:

Strategic direction for the Downtown includes the accommodation of a significant share of the anticipated population growth for the region over the next decade. The proposed development of this Site with a 22-storey purpose-built residential building will advance this objective while simultaneously reinforcing the high-density development form that the DCAP guidelines promote for the Blanshard Street corridor. Thoughtful development of the ground plane reinforces the OCP objective for providing “well-designed public realm services and amenities to support commercial and residential development”. The Site is designated Core Business, which anticipates the Project’s proposed density, mixed use program and height of 22 stores.

Development Permit Area 2: Core Business:

The Core Business development permit area (DPA2) applies to the Site, and a calibrated and intentional response to the high profile gateway location of the site has informed the conceptual approach for this Proposal since inception. In keeping with the objectives of this designation, this Proposal will intensify mixed-use development including multi-unit residential occupancy and at grade commercial uses to activate a critical and highly visible portion of the Blanshard street frontage at the perceived entrance to the downtown core. The architectural expression employs a contemporary podium and tower form that responds to the established Hudson development to the north while introducing a dramatic language of glass and brick that will form an iconic landmark and define this prominent corner as a gateway to the city centre. Large, at grade commercial units opening onto wide sidewalks and covered public spaces are proposed to activate the Blanshard and Fisgard street frontages. To the west, a unique linear food court is proposed as a highly visible and active contribution to the existing through block connector.

Downtown Core Area Plan Design Guidelines & Design Guidelines for Multi-Unit Residential:

The Proposal respects the principles outlined in the Downtown Core Area Plan Design Guidelines and the Design Guidelines for Multi-Unit Residential, Commercial and Industrial and responds to the specific character of the site and its context.

Specifically, the Proposal's massing, form, and orientation have been calibrated to recognize the key gateway location of the site through the establishment of an iconic tower form, while fostering a human-scaled, pedestrian-oriented public realm at street level as expressed in the DCAP guidelines. The proposed 3 storey podium forms an integral part of the street wall, allowing for a continuous sense of enclosure along Blanshard Street while the emergent 22-storey tower, which descends to grade at the corner, establishes an iconic gateway form and creates an architectural bridge to the Hudson development to the north.

The residential units are distributed in a mix of Studio, One Bedroom, Two Bedroom and Two Bedroom plus Den layouts with two penthouse units capping the building. Units are arranged around a central stair and elevator core to maximize access to natural light and offer distinctive views across the city from every space. Creative floorplan layouts have been developed to maximize opportunities for overlapping uses in open plan arrangement of living / dining and kitchen areas and glazed exterior walls allow daylight to penetrate as deeply as possible into the units.

The Proposal's design in relation to the street will activate and support a dynamic and vibrant public realm, reinforcing existing commercial establishments along Blanshard Street to the north. Following the building to street interface principles outlined in the draft DCAP guidelines and Design Guidelines for Multi-Unit Residential, the building face is pulled back from the property line on both the Blanshard and Fisgard Street frontages, allowing for the introduction of a substantial pedestrian area that provides spill-out activity space and visual and physical connection between the public street use and the building interior uses. Primary entrances along the building frontage are clearly visible from the street on both the Blanshard and Fisgard approaches with a prominent atrium lobby defining the corner. Ample glazing and generous floor to ceiling heights enhance the visual presence of ground floor uses along the street. Parkade access and garbage removal are located on the Fisgard street frontage, toward the western property line away from the primary entries. Continuous weather protection is provided on all three publicly access sides of the building through a combination of building overhangs and glazed canopies. Vegetated planters and differentiated paving materials help define the building entrances at the ground plane. Substantial efforts have been made to locate non-active uses away from the street frontage, including the positioning of bike storage at the rear of the building.

The podium pulls back at the 4th floor providing relief for the street level experience of the urban edge and creating a large outdoor roof garden for residential use. A mixture of hard and soft landscaping features at this level create a series of distinctive open air rooms that provide residents with a variety of opportunities for outdoor activities throughout the day. Extensive glazed walls surrounding the 4th floor spaces along with high ceilings at this level establish a porous connection between indoors and outdoors and create a strong visual and physical connection between the interior amenity spaces and outdoor activities.

The tower, rising from the podium, is punctuated with distinctive two story skygardens that articulate the massing of the vertical form and provide additional outdoor spaces for resident use. Each of the six skygardens responds to the unique microclimate of its location, in terms of orientation and elevation, and offers residents a choice of outdoor environments that respond to time of day, season and use.

The Project's façade composition and architectural expression have also been thoughtfully and intentionally developed in keeping with DCAP guidelines. The massing of the building is a simple podium and tower form with a two-story brick clad base visually hovering over the glazed commercial first floor. This transparent ground plane transforms vertically into the glazed tower at the prominent corner. The tower facade is broken up and articulated through the introduction of strong horizontal bands, running around the perimeter of the building at each floor level. A taller first story emphasizes the distinct commercial usages and entries at this level. The materials chosen will weather gracefully, and are organized in a visually balanced composition at the residential levels, while an open and highly glazed ground level creates a modern and dynamic environment that is intended to activate this key node in the Blanshard Street corridor.

Transportation

This Project is exceptionally well situated in a highly walkable and bikeable location that is also directly serviced by public transportation along the Blanshard Street and adjacent Douglas Street and Fort Street corridors. The designated AAA two-way protected Fort Street bike lane runs perpendicular to the Proposal while the recently completed Vancouver Street shared use neighbourhood bikeway is located two blocks to the north. The Proposal offers 192 long term bicycle parking stalls in a conveniently situated bicycle storage room at grade, providing more secure bicycle parking stalls for residents than required by City zoning requirements. 22 oversized cargo



View of Blanshard Street Frontage

bike parking stalls, electric bicycle charging capacity and a spacious bike workshop area are also incorporated into the Project. Short term bicycle parking is centrally located and entirely covered by the canopy above, providing visitors with convenient, highly visible, weather protected stalls directly adjacent to both the residential and commercial primary entrances.

Safety and Security

The safety and security of building occupants and the public have been carefully considered and CPTED principles have been incorporated into the Proposal wherever possible, especially along the Fisgard Street frontage at grade. The creation of a robust resident population is an important contributing safety and security benefit provided by the Proposal, encouraging 'eyes on the street.' This natural surveillance is supported by the incorporation of extensive transparent glazing at street level and the introduction of an animated commercial use at grade in this location. Down-lighting integrated into the canopy and building frontage at grade creates a well-illuminated and animated ground floor, while simultaneously controlling glare and light pollution.

Green Building Features

The Applicant has reviewed and is prepared to construct and develop the project in accordance with the principals of sustainable design, and to meet B.C. Step Code Level 2 energy performance. The following is a list of green building initiatives that will be deployed within the project.

- High efficiency heating / pressurization systems for all common area spaces.
- High-efficiency heat recovery ventilation systems in each residential unit.
- Access for all residents to unique "skygarden" outdoor spaces distributed throughout the tower form.
- Access for all residents to amenity spaces including outdoor rooms and gardens on the 4th floor roof deck.
- Natural and recyclable building materials will be used to the extent possible and as appropriate to the use. Exterior envelope materials are highly durable, and detailing will suit life-span management of components.
- Directly metered suites.
- All windows EnergyStar® rated.
- All appliances EnergyStar® rated.
- LED lighting throughout.
- Construction waste diverted from landfill during construction through smart on-site waste management.
- Low-VOC paint in all interior areas.
- All ductwork to be sealed with low toxin mastic.
- Low-flow plumbing fixtures used throughout all units.
- Secure, heated bike storage with bike repair station.
- Electric Bike Charging Locations within Bike Storage.
- EV charging stalls in the parkade.

Infrastructure:

In keeping with the spirit of the BC Carbon Step Code, the applicant intends to minimize the use of fossil fuels in servicing the site. The consultant team will continue to work with the applicant to design the most efficient systems possible.

Conclusion:

In preparing the anticipated rezoning and development permit application package the design team has carefully considered the relevant Official Community Plan and Downtown Core Area Plan guidelines applicable to this location. It is our belief that this Proposal will provide a high quality, contextually sensitive building to this rapidly transitioning section of the city and the downtown neighbourhood. This Proposal will provide important housing stock to the area and will contribute to the animated and dynamic public realm that already exists along Blanshard Street. Its proposed scale and architectural language respond to its surroundings and its unique location at a key gateway to the downtown core. We look forward to further steps with the City of Victoria regarding this Proposal. If you have any questions or require clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.



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Principal



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