

Received  
City of Victoria

FEB 16 2018

Planning & Development Department  
Development Services Division

## NIAGARA MEWS PROPOSED 4 PLEX

672 NIAGARA STREET  
VICTORIA BC  
PROJECT NUMBER 16062  
FEBRUARY 15 2018



Scale 202  
One Alexander Street  
Vancouver BC  
V6A 1E2  
T: 736-5581  
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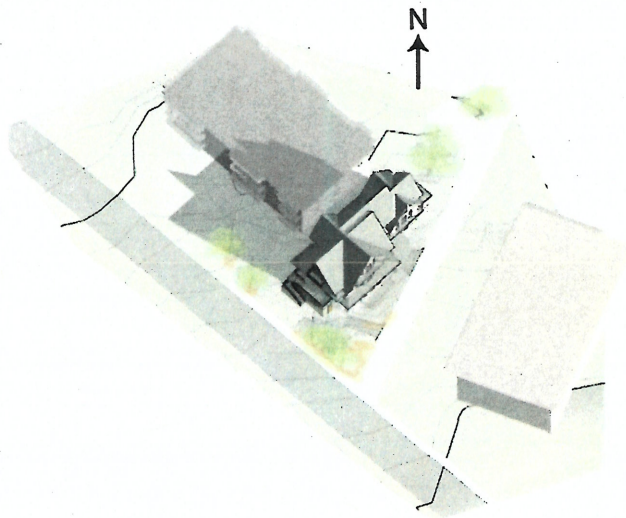
NIAGARA MEWS PROPOSED 4 PLEX

672 NIAGARA STREET  
VICTORIA BC

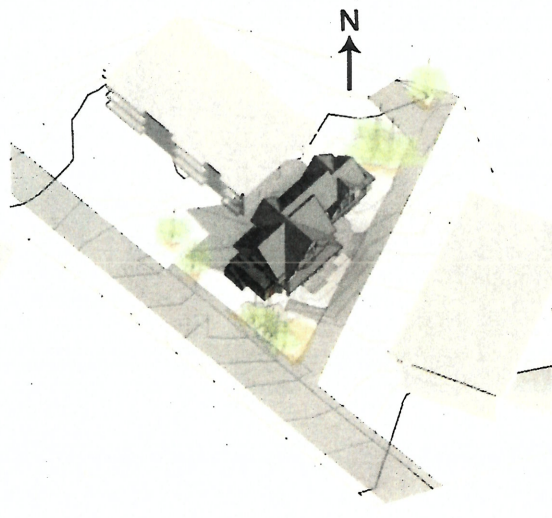
ISSUED FOR CITY REVIEW  
PROJECT NUMBER 16062

FEB 16 2018

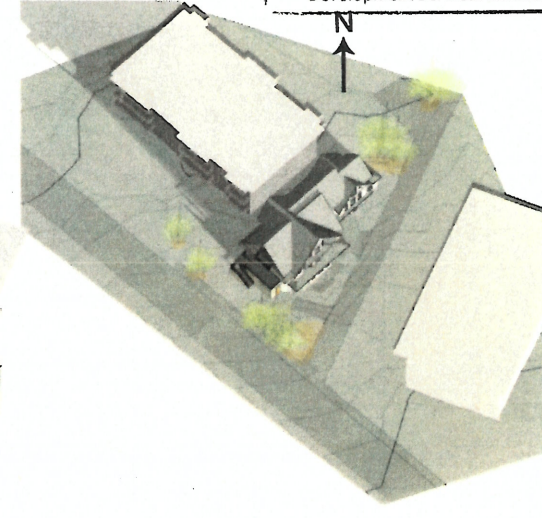
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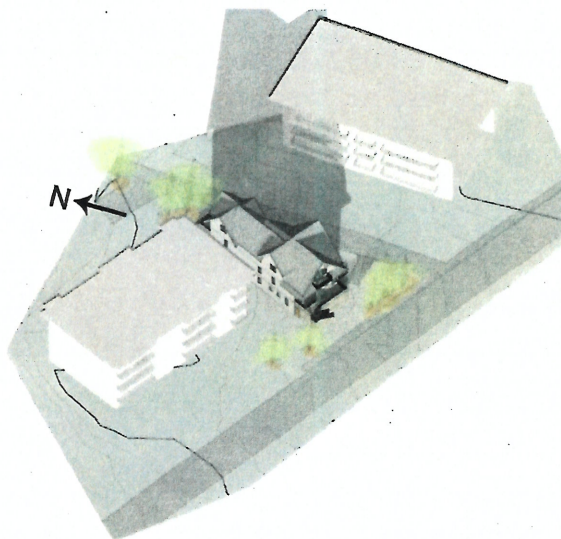
1 Spring Sun



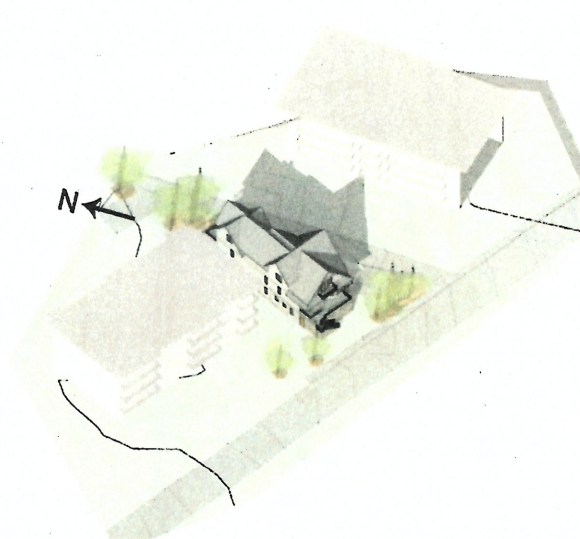
2 Summer Sun



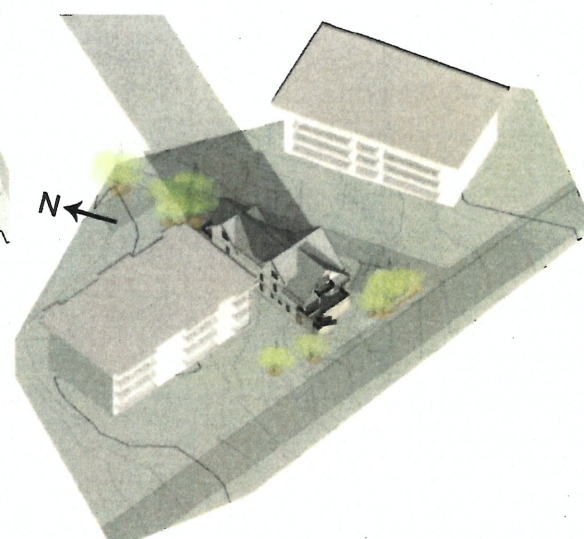
3 Winter Sun



4 Spring 5:30pm



5 Summer 5:30pm



6 Winter Sun

|     |              |                              |
|-----|--------------|------------------------------|
| 4   | FEB 15 2018  | RE-DESIGNED FOR CITY REVIEW  |
| 3   | OCT 16 2017  | RE-DESIGNED FOR CITY REVIEW  |
| 2   | SEPT 08 2017 | RE-DESIGNED FOR CITY REVIEW  |
| 1.6 | APR 27 2017  | RE-DESIGNED FOR CITY COUNCIL |
| No. | Date         | Revision                     |

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NIAGRA MEWS  
PROPOSED 4 PLEX

672 Niagara Street  
Victoria, BC

Shadow Study

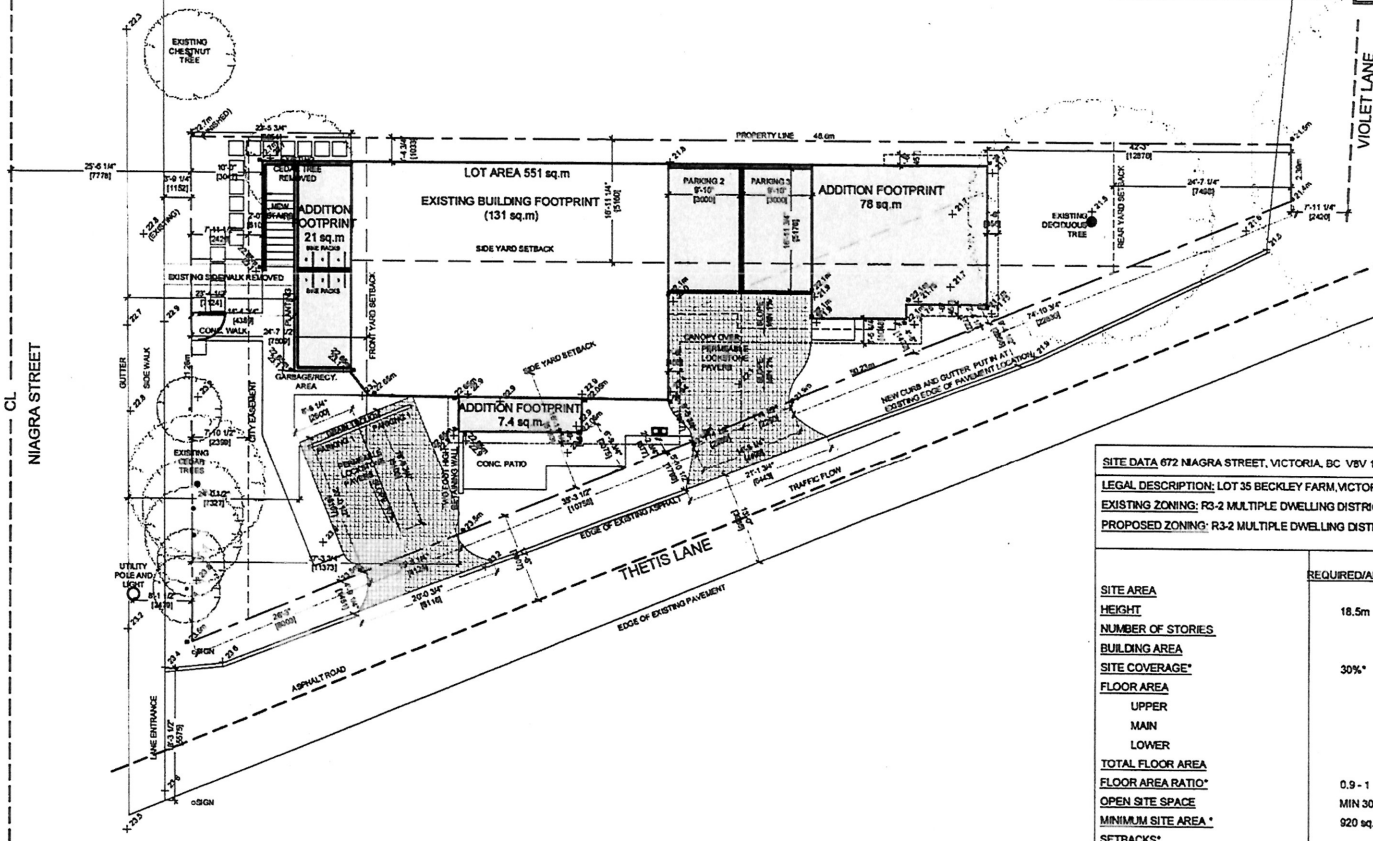
AS AS AS

16062

A002

FEB 16 2018

Planning & Development Department  
Development Services Division



1 SITE PLAN  
SCALE: 1:100

ARCHITECTURAL

- A100 SITE PLAN
- A100-1 AREAS AND GRADE CALCULATIONS
- A100-1 FLOOR AREA CALCULATION DIAGRAMS
- A100-3 SITE SERVICING PLAN
- A101 LOWER FLOOR PLAN
- A102 MAIN FLOOR PLAN
- A103 UPPER FLOOR PLAN
- A104 ROOF PLAN
- A200 EXISTING NORTH AND SOUTH ELEVATION
- A201 EXISTING WEST AND EAST ELEVATION
- A202 NEW NORTH AND SOUTH ELEVATION
- A203 NEW WEST ELEVATION
- A204 NEW EAST ELEVATION
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS

LANDSCAPE

- P1 LANDSCAPE PLAN

\* VARIANCE

| SITE DATA 672 NIAGARA STREET, VICTORIA, BC V8V 1J2                  |                                       |                            |
|---------------------------------------------------------------------|---------------------------------------|----------------------------|
| LEGAL DESCRIPTION: LOT 35 BECKLEY FARM, VICTORIA CITY, PLAN 231     |                                       |                            |
| EXISTING ZONING: R3-2 MULTIPLE DWELLING DISTRICT                    |                                       |                            |
| PROPOSED ZONING: R3-2 MULTIPLE DWELLING DISTRICT SITE SPECIFIC ZONE |                                       |                            |
|                                                                     | REQUIRED/ALLOWED                      | PROPOSED                   |
| <b>SITE AREA</b>                                                    |                                       | 551 sq.m (5834 sq.ft)      |
| <b>HEIGHT</b>                                                       | 18.5m                                 | 10.0m                      |
| <b>NUMBER OF STORIES</b>                                            |                                       | 3                          |
| <b>BUILDING AREA</b>                                                |                                       | 240 sq.m (2583 sq.ft)      |
| <b>SITE COVERAGE*</b>                                               | 30%*                                  | 45.6% (251 sq.m)*          |
| <b>FLOOR AREA</b>                                                   |                                       |                            |
| UPPER                                                               |                                       | 176 sq.m (1900 sq.ft)      |
| MAIN                                                                |                                       | 191 sq.m (2057 sq.ft)      |
| LOWER                                                               |                                       | 205 sq.m (2209 sq.ft)      |
| <b>TOTAL FLOOR AREA</b>                                             |                                       | 573 sq.m (6166 sq.ft)      |
| <b>FLOOR AREA RATIO*</b>                                            | 0.9 - 1                               | 1.04                       |
| <b>OPEN SITE SPACE</b>                                              | MIN 30%                               | 35.75% (197 sq.m)          |
| <b>MINIMUM SITE AREA*</b>                                           | 920 sq.m*                             | 551 sq.m*                  |
| <b>SETBACKS*</b>                                                    |                                       |                            |
| SITE SETBACK                                                        |                                       |                            |
| NIAGARA*                                                            | 7.5m                                  | 7.78m                      |
| THETIS*                                                             | 7.5m                                  | 3.81m                      |
| VIOLET*                                                             | 7.5m                                  | 2.42m                      |
| STREET BOUNDARY*                                                    | 9m                                    | 7.12m                      |
| CANOPY/STEPS*                                                       | 3.05m                                 | 4.5m                       |
| FRONT YARD*                                                         | 7.5m*                                 | 4.39m*                     |
| SIDE YARD (THETIS)*                                                 | 5.16m*                                | 0.72m*                     |
| SIDE YARD (WESTY)*                                                  | 5.16m*                                | 1.03m* (ORIGINAL LOCATION) |
| REAR YARD                                                           | 7.5m                                  | 12.88m                     |
| <b>PARKING*</b>                                                     | 7 (6 STALLS 1 VISITOR)                | 4 STALLS*                  |
| SETBACKS - STREET BOUNDARY                                          | 9m                                    | 7.3m                       |
| SETBACKS - BUILDING                                                 | 6m                                    | 0m                         |
| <b>BICYCLE PARKING</b>                                              | 4 CLASS 1 SPACES<br>6 CLASS 2 SPACES* | 6 SPACES<br>NA             |
| <b>TOTAL NUMBER OF UNITS</b>                                        |                                       | 4 UNITS                    |
| <b>UNIT TYPE</b>                                                    |                                       | 3BR, 2BR, 2BR, 2BR         |
| <b>GROUND ORIENTATED UNITS</b>                                      |                                       | 2 UNITS                    |
| <b>MINIMUM UNIT FLOOR AREA</b>                                      | 33sq.m                                | 101 sq.m (1091 sq.ft)      |

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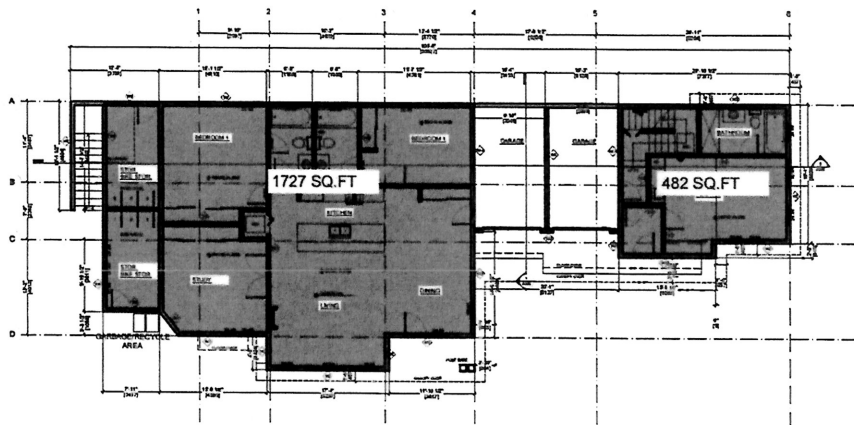
Consultant

672 NIAGARA STREET  
VICTORIA BC

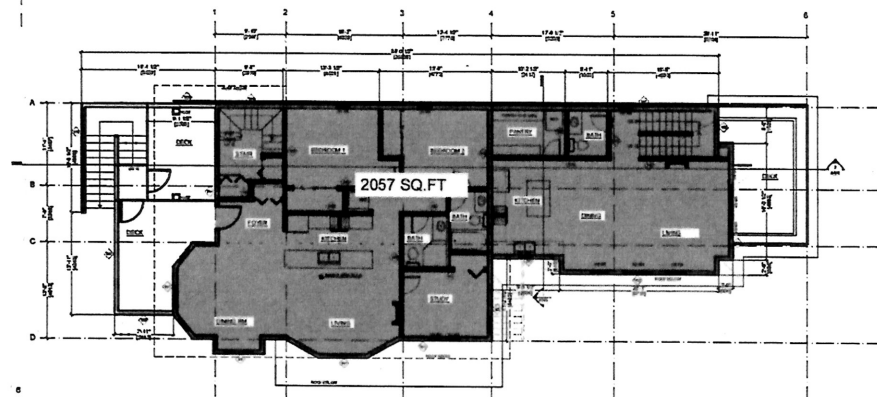
NIAGARA MEWS  
PROPOSED 4 PLEX

| SITE PLAN |    |       |    |         |
|-----------|----|-------|----|---------|
| AS NOTED  |    |       |    |         |
| Drawn     | DS | Check | RI | Project |
| Date      |    |       |    | 16062   |
| Scale     |    |       |    |         |
| Sheet No. |    |       |    | A100    |
| OCT 2017  |    |       |    |         |

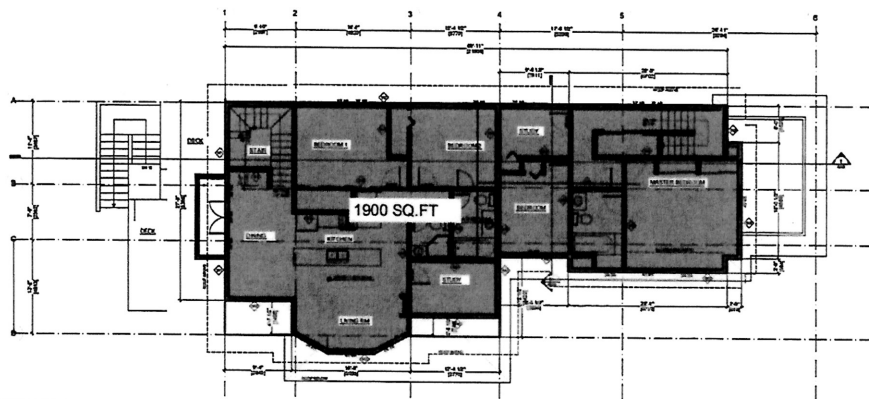




1 LOWER FLOOR AREA CALCULATION  
SCALE: 1:100



2 MAIN FLOOR AREA CALCULATION  
SCALE: 1:100



3 UPPER FLOOR AREA CALCULATION  
SCALE: 1:100

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| 6   | FEB 15 2018 | RECEIVED FROM CITY OF VICTORIA |
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| 14  | FEB 15 2018 | RECEIVED FROM CITY OF VICTORIA |
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NIAGARA MEWS  
PROPOSED 4 PLEX  
672 NIAGARA STREET  
VICTORIA BC

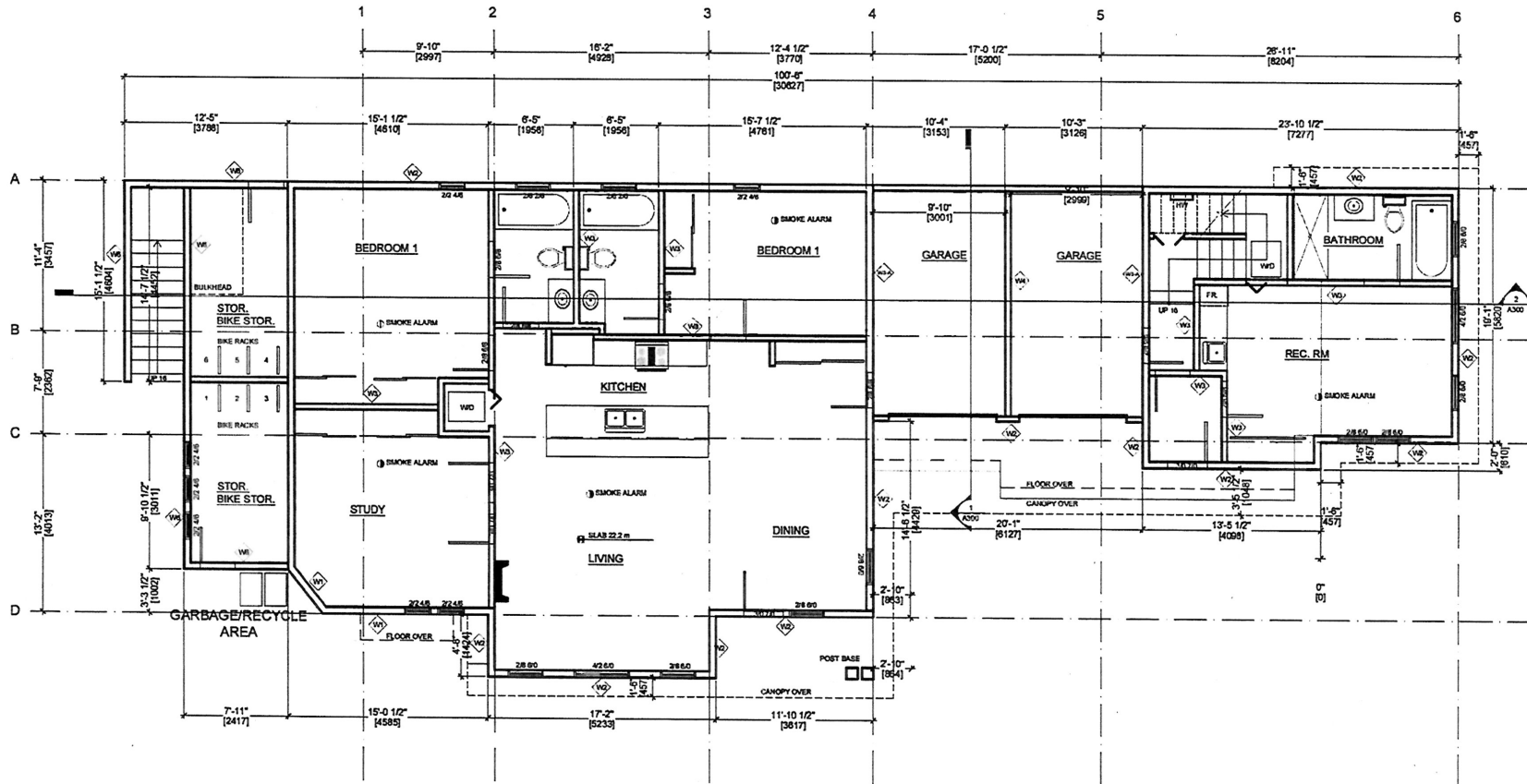
FLOOR AREA  
CALCULATION  
DIAGRAMS

| AS NOTED          |           |           |         |
|-------------------|-----------|-----------|---------|
| Drawn             | Check     | Rev       | Further |
| DS                | RI        | RI        | RI      |
| Project No. 16062 |           |           |         |
| Date              | Phase No. | Sheet No. |         |
| OCT 2017          |           | A100-2    |         |

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1 LOWER FLOOR PLAN  
SCALE: 1:50

|                                                                                                                                                                |          |                               |
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| Consultant                                                                                                                                                     |          |                               |
| <p>NIAGARA MEWS<br/>PROPOSED 4 PLEX<br/>672 NIAGARA STREET<br/>VICTORIA BC</p>                                                                                 |          |                               |
| Drawing Title                                                                                                                                                  |          |                               |
| LOWER FLOOR PLAN                                                                                                                                               |          |                               |
| Scale                                                                                                                                                          |          |                               |
| 1:50                                                                                                                                                           |          |                               |
| Drawn                                                                                                                                                          | DS       | Check                         |
| Project No.                                                                                                                                                    | RI       | Further                       |
| 16062                                                                                                                                                          | RI       |                               |
| Date                                                                                                                                                           | Plan No. | Sheet No.                     |
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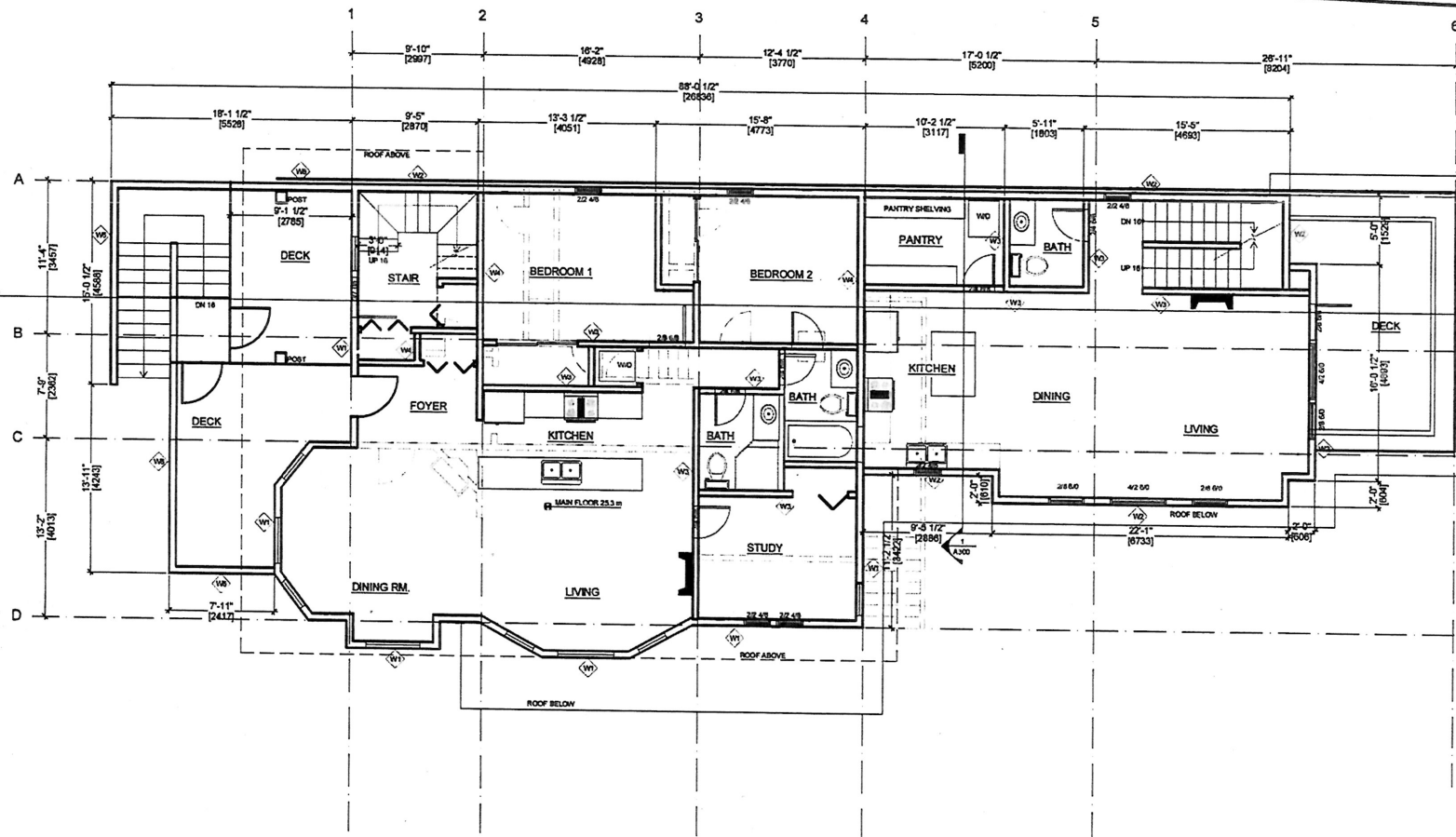
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NIAGARA MEWS  
PROPOSED 4 PLEX

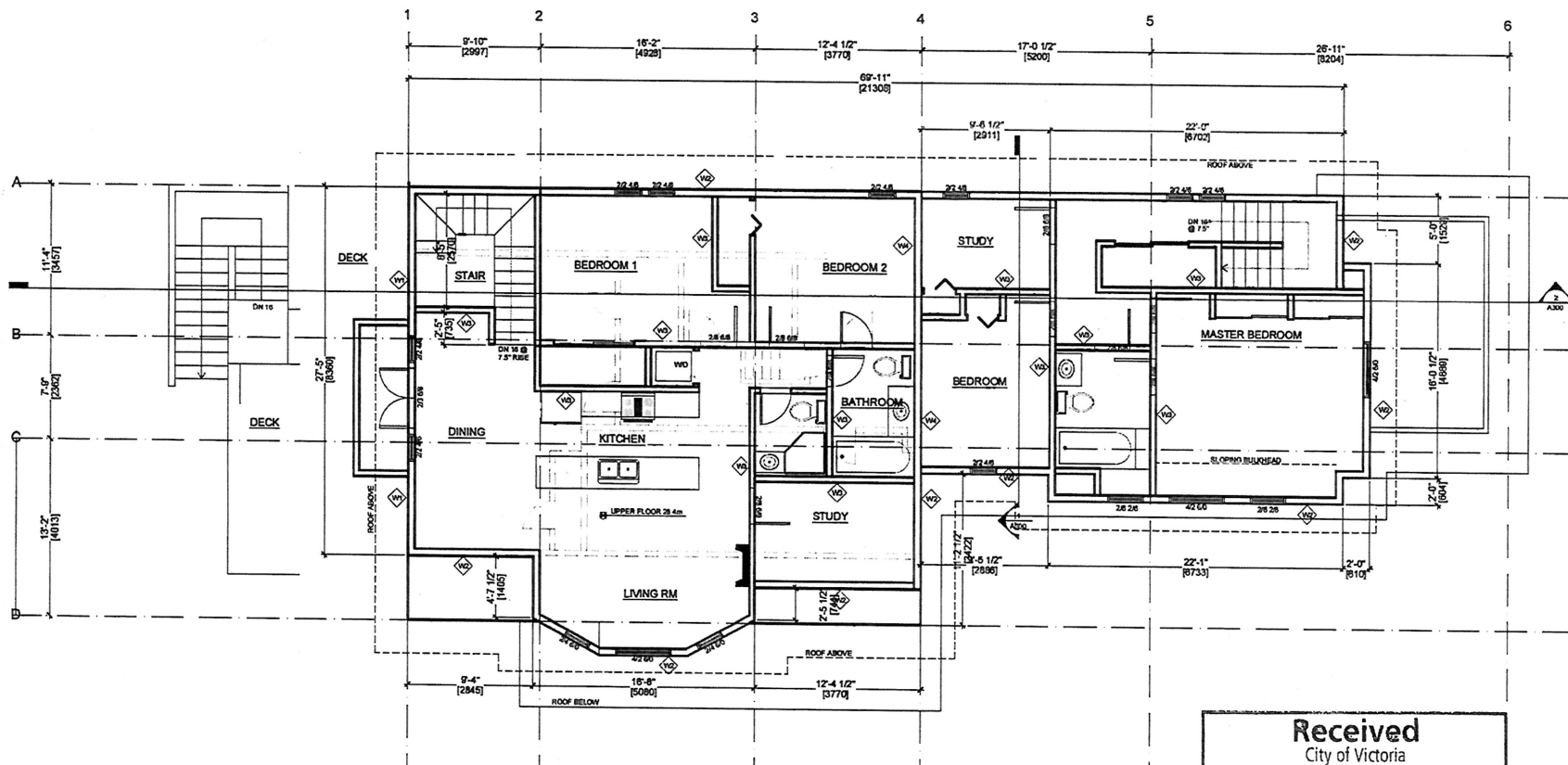
672 NAGARA  
STREET  
VICTORIA BC

|                 |          |          |      |
|-----------------|----------|----------|------|
| Drawing Title   |          |          |      |
| MAIN FLOOR PLAN |          |          |      |
| Scale           |          |          |      |
| 1:50            |          |          |      |
| Drawn           | DS       | Check    | RI   |
| Project No.     | 16062    |          |      |
| Date            | OCT 2017 | Plan No. | A102 |



1 MAIN FLOOR PLAN  
SCALE: 1:50



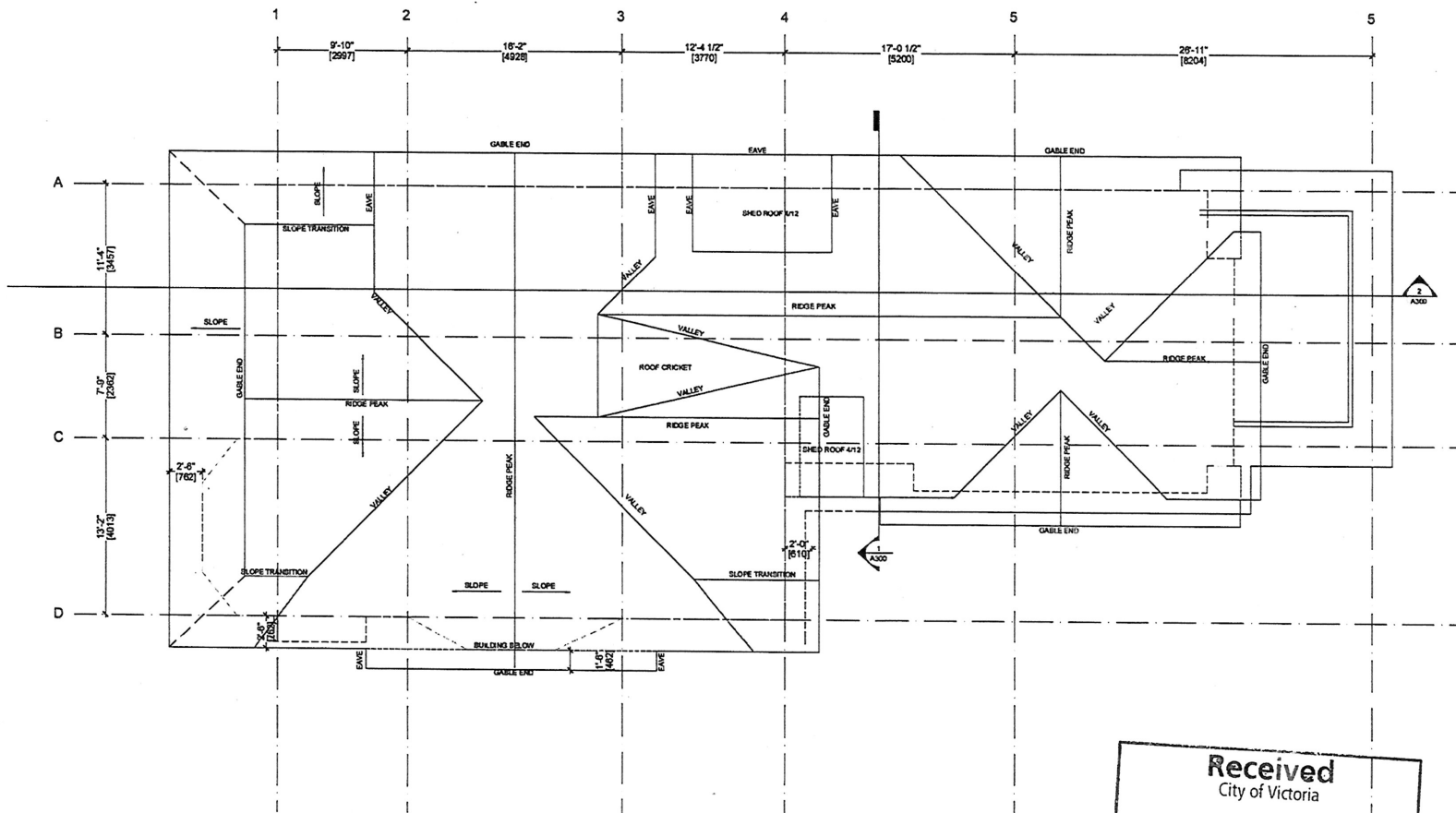


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| <p>NIAGARA MEWS<br/>PROPOSED 4 PLEX</p> <p>672 NIAGARA<br/>STREET<br/>VICTORIA BC</p>                                                          |             |
| <p>UPPER FLOOR PLAN</p>                                                                                                                        |             |
| <p>Scale: 1:50</p>                                                                                                                             |             |
| <p>DS</p>                                                                                                                                      | <p>RI</p>   |
| <p>16062</p>                                                                                                                                   |             |
| <p>OCT 2017</p>                                                                                                                                | <p>A103</p> |



1 ROOF PLAN  
SCALE: 1:50

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| 7   | ALD 23 2016 | ISSUED FOR CITY REVIEW |
| 8   | ALD 23 2016 | ISSUED FOR CITY REVIEW |

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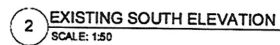
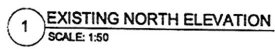
Consultant

Client

NIAGARA MEWS  
PROPOSED 4 PLEX  
872 NIAGARA STREET  
VICTORIA BC

Roofing Type  
ROOF PLAN

|             |          |
|-------------|----------|
| Scale       | 1:50     |
| Drawn       | DS       |
| Check       | RI       |
| Project No. | 16062    |
| Date        | OCT 2017 |
| Plan No.    | A104     |



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11

Consultant

572 NIAGARA  
STREET  
VICTORIA BC

Drawing Title

EXISTING  
NORTH  
AND SOUTH  
ELEVATIONS

Scale

1:50

Draw DC

|   |   |
|---|---|
| Q | Q |
|---|---|

|     |        |
|-----|--------|
| 124 | Part 1 |
|-----|--------|

|             |  |
|-------------|--|
| Project No. |  |
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16062

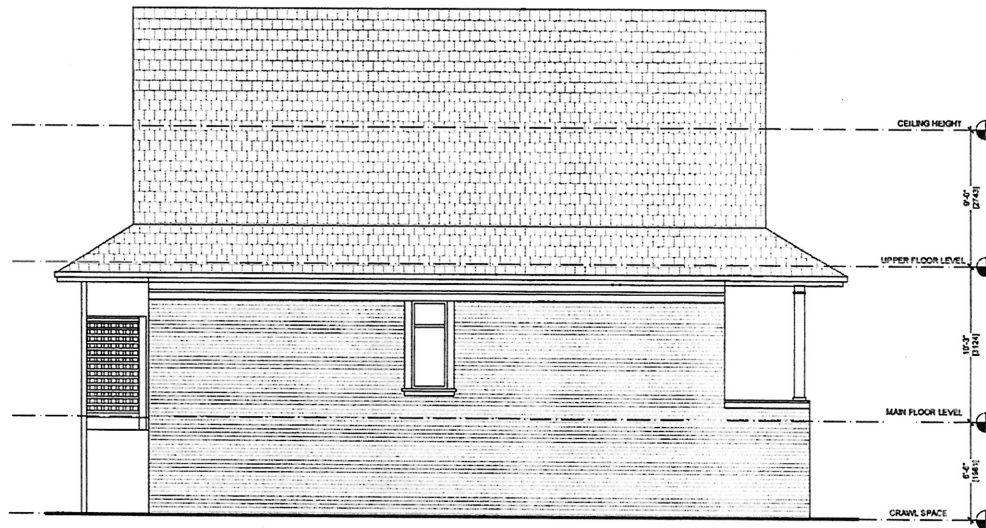
Date \_\_\_\_\_

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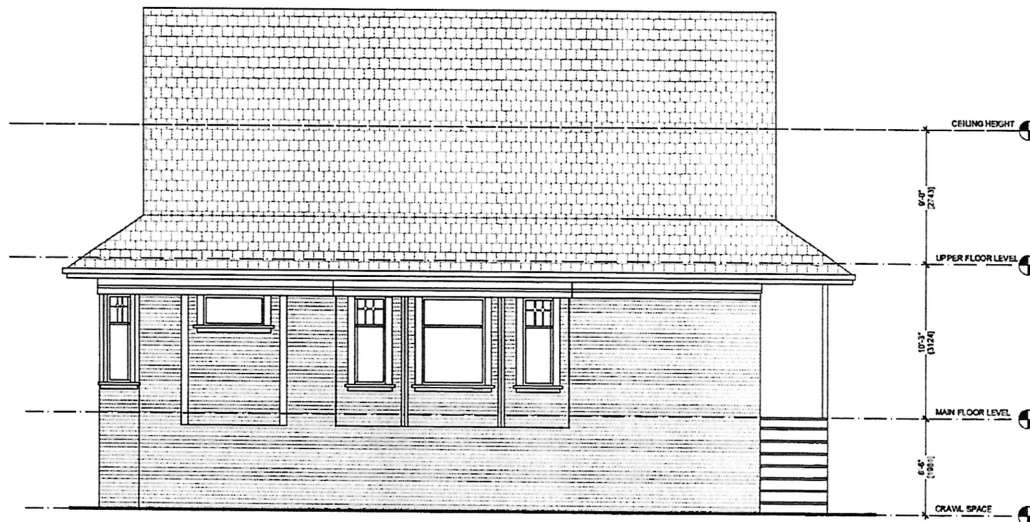
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APR 2017

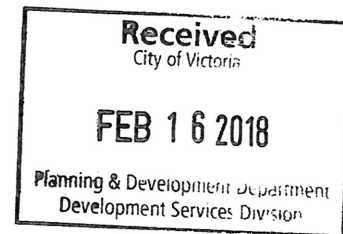
A200



1 EXISTING WEST ELEVATION  
SCALE 1:50



2 EXISTING EAST ELEVATION  
SCALE 1:50



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| 7   | FEB 10 2018 | ISSUED FOR CITY |
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| 2   | AUG 23 2016 | REVISION        |
| 1   |             | REVISION        |

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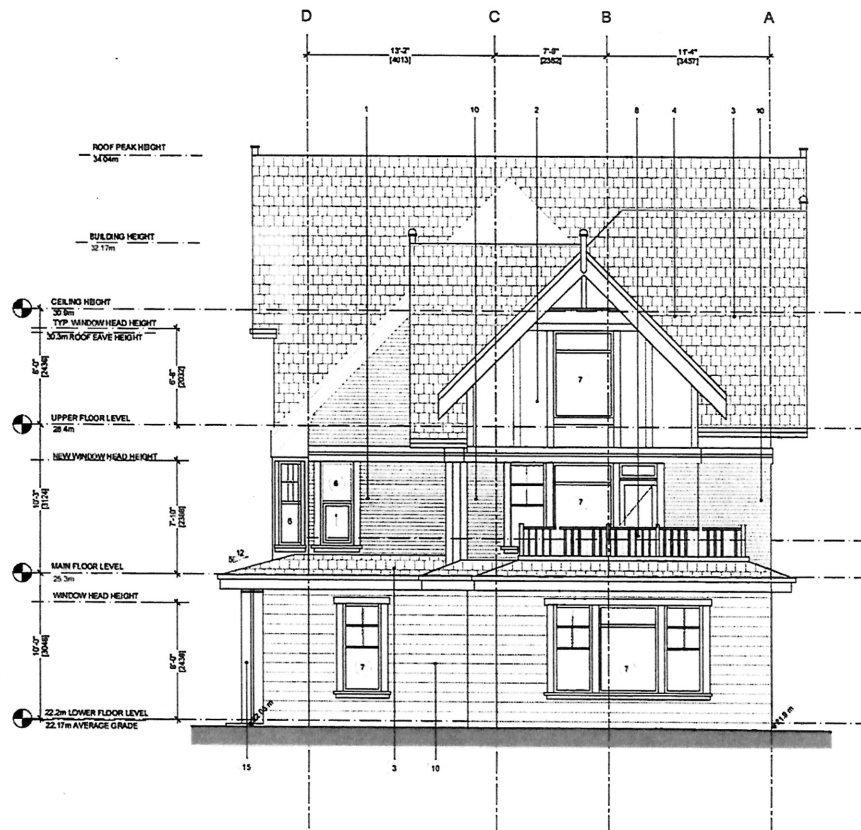
1:50

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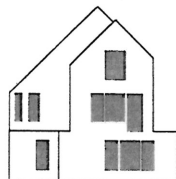
NIAGARA MEWS  
PROPOSED 4 PLEX  
672 NIAGARA  
STREET  
VICTORIA BC

EXISTING WEST ELEVATION  
EXISTING EAST ELEVATION

|             |          |
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| Scale       | 1:50     |
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| Date        | APR 2017 |
| Sheet No.   | A201     |

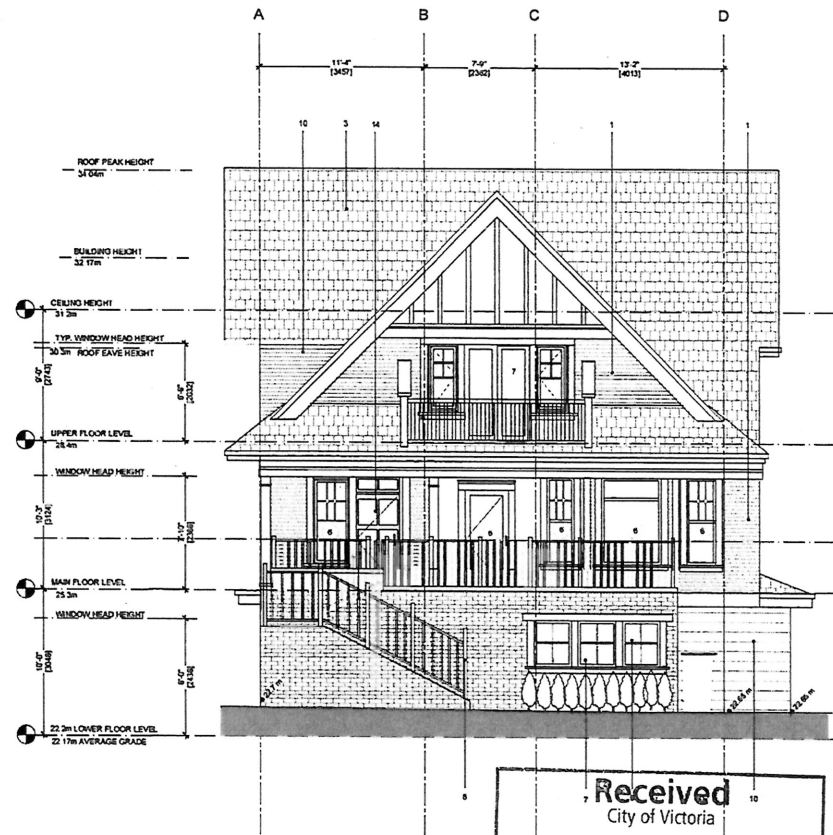


1 NORTH ELEVATION  
SCALE: 1:50

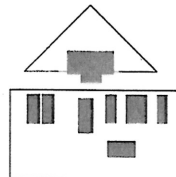


#### GLAZING CALCULATION

DISTANCE TO PROPERTY LINE 12.8m (42ft)  
EXPOSED BUILDING FACE AREA 87 sq m (938 sq ft)  
GLAZING AREA 17 sq m (185 sq ft)  
PERCENTAGE 19% (ALLOWED = 100%)



2 SOUTH ELEVATION  
SCALE: 1:50

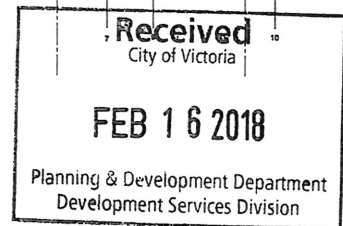


#### GLAZING CALCULATION

DISTANCE TO CENTERLINE OF STREET 14.8m (50ft)  
EXPOSED BUILDING FACE AREA 95.2 sq m (1027 sq ft)  
GLAZING AREA 17.8 sq m (192 sq ft)  
PERCENTAGE 18% (ALLOWED = 100%)

#### EXTERIOR LEGEND

- |                                      |                                          |
|--------------------------------------|------------------------------------------|
| ① EXISTING SIDING                    | ⑩ BLACK ALUMINUM PICKET RAILING          |
| ② FIBER CEMENT PANEL WITH TUTOR TRIM | ⑪ STONE VENEER                           |
| ③ ASPHALT SHINGLES                   | ⑫ LAPPED FIBER CEMENT BOARD              |
| ④ 2X8 ON 2X14 COMB FENCED FACIA      | ⑬ CONCRETE STAIRS                        |
| ⑤ STAINED WOOD GARAGE DOORS          | ⑭ NOT IN USE                             |
| ⑥ EXISTING WINDOW/DOOR               | ⑮ WOOD FINISH                            |
| ⑦ NEW WOOD WINDOW                    | ⑯ SOLID FIBR DOOR                        |
|                                      | ⑰ SOLID WOOD COLUMN WITH 10" SQUARE BASE |



|   |             |                          |
|---|-------------|--------------------------|
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**IREDALE GROUP**  
ARCHITECTURE  
203-ONE ALEXANDER ST  
VANCOUVER BC V6A 1B2  
1.604.736.5581  
www.iredale.ca

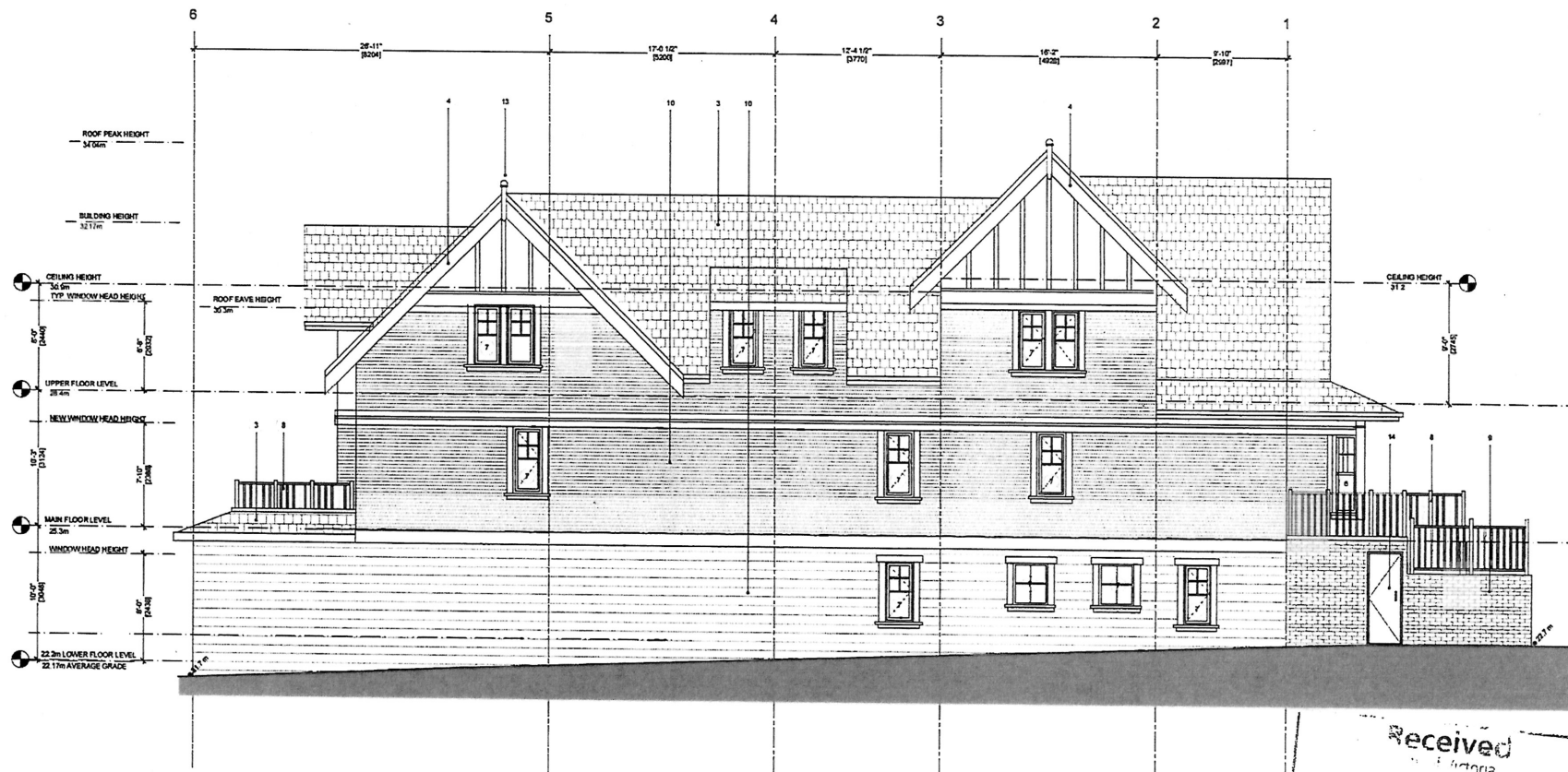
NIAGARA MEWS  
PROPOSED 4 PLEX  
672 NIAGARA  
STREET  
VICTORIA BC

North and South  
ELEVATION

Scale: 1:50

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APR 2017 A202



1 WEST ELEVATION  
SCALE: 1:50

#### GLAZING CALCULATION

DISTANCE TO PROPERTY LINE 1.1m (3.6ft)  
EXPOSED BUILDING FACE AREA 202.46 m<sup>2</sup> (2182 sq ft)  
GLAZING AREA 108.14 m<sup>2</sup> (1164 sq ft)  
PERCENTAGE 5.2% (ALLOWED - 5.4%)

#### EXTERIOR LEGEND

- ① EXISTING SIDING
- ② FIBER CEMENT PANEL WITH TUTOR TRIM
- ③ ASPHALT SHINGLES
- ④ 2x6 ON 2x14 COMB FACED FACIA
- ⑤ STAINED WOOD GARAGE DOORS
- ⑥ EXISTING WOOD WINDOW
- ⑦ NEW WOOD WINDOW
- ⑧ BLACK ALUMINUM PICKET RAILING
- ⑨ STONE VENEER
- ⑩ LAPPED FIBER CEMENT BOARD
- ⑪ CONCRETE STAIRS
- ⑫ NOT IN USE
- ⑬ WOOD FINISH
- ⑭ SOLID FIBER DOOR
- ⑮ 8x8 WOOD COLUMN WITH 10" SQUARE BASE

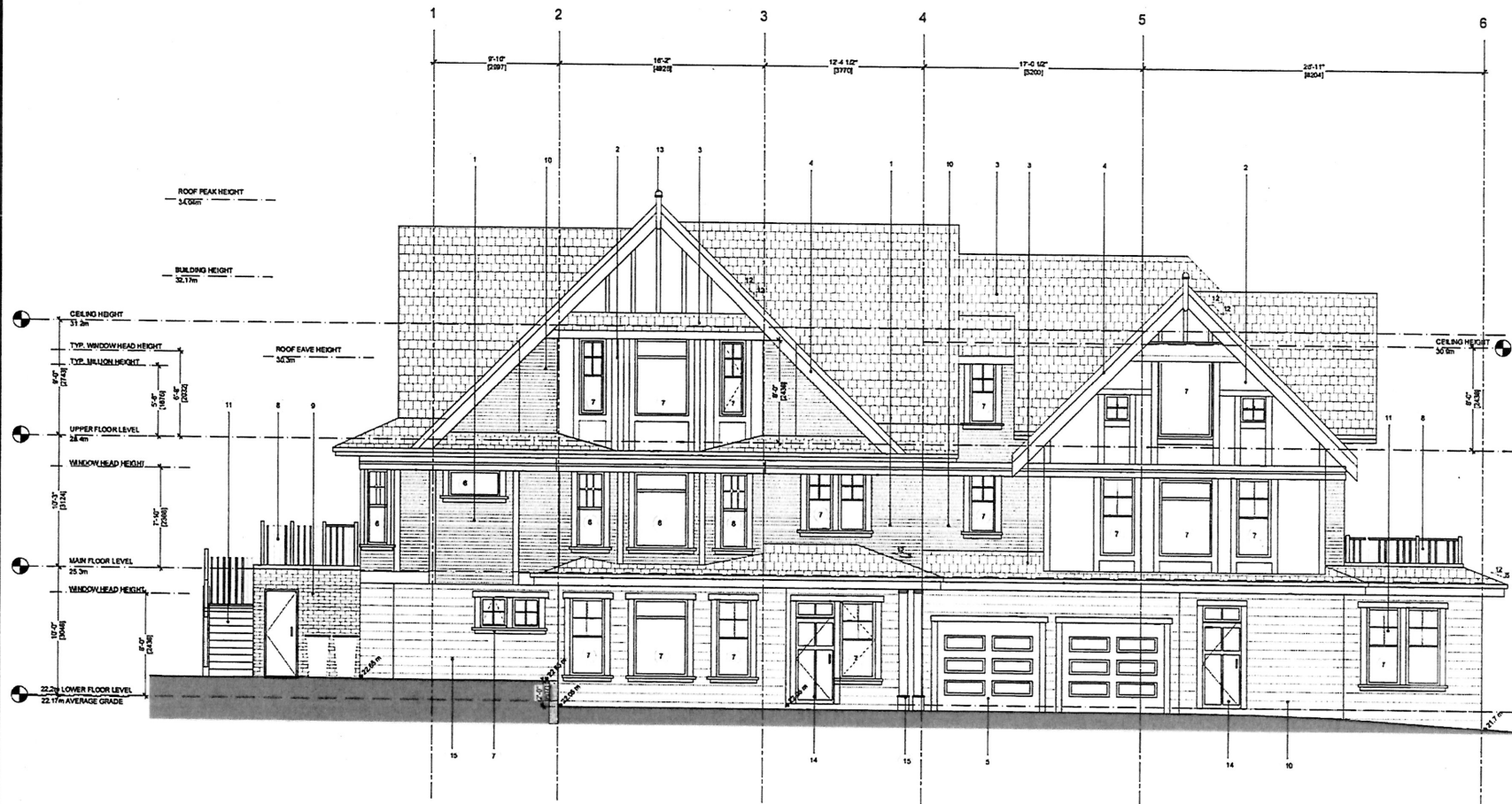
| No. | Date        | IS/REV                       |
|-----|-------------|------------------------------|
| 1   | AUG 23 2016 | ISSUED                       |
| 2   | NOV 10 2016 | APPROVED FOR BUILDING PERMIT |
| 3   | MAR 9 2017  | ISSUED FOR CITY REVIEW       |
| 4   | APR 27 2017 | ISSUED FOR CITY REVIEW       |
| 5   | SEPT 2017   | ISSUED FOR CITY REVIEW       |
| 6   | OCT 19 2017 | ISSUED FOR CITY REVIEW       |
| 7   | FEB 16 2018 | ISSUED FOR CITY REVIEW       |

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www.iredale.ca

NIAGARA MEWS  
PROPOSED 4 PLEX  
872 NIAGARA  
STREET  
VICTORIA BC

WEST ELEVATION

|             |          |
|-------------|----------|
| Scale       | 1:50     |
| Drawn       | DS       |
| Check       | RI       |
| Project No. | 16062    |
| Date        | APR 2017 |
| Sheet No.   | A203     |



1 EAST ELEVATION  
SCALE: 1:50

#### GLAZING CALCULATION FACE 1

DISTANCE TO CENTERLINE OF LANE 6.5m (21.5 ft)  
EXPOSED BUILDING FACE AREA 109 sq m (1178 sq ft)  
GLAZING AREA 18.9 sq m (204 sq ft)  
PERCENTAGE 17.2% (ALLOWED = 22%)

#### GLAZING CALCULATION FACE 2

DISTANCE TO CENTERLINE OF LANE 6.5m (21.5 ft)  
EXPOSED BUILDING FACE AREA 109 sq m (1178 sq ft)  
GLAZING AREA 13.7 sq m (148 sq ft)  
PERCENTAGE 12.5% (ALLOWED = 20%)

#### EXTERIOR LEGEND

- |                                      |                                        |
|--------------------------------------|----------------------------------------|
| ① EXISTING SIKING                    | ⑧ BLACK ALUMINUM PICKET RAILING        |
| ② FIBER CEMENT PANEL WITH TUTOR TRIM | ⑨ STONE VENEER                         |
| ③ ASPHALT SHINGLES                   | ⑩ LAPPED FIBER CEMENT BOARD            |
| ④ 2X8 ON 2X14 GOMB FACED FACIA       | ⑪ CONCRETE STAIRS                      |
| ⑤ STAINED WOOD GARAGE DOORS          | ⑫ NOT IN USE                           |
| ⑥ EXISTING WINDOW/DOOR               | ⑬ WOOD FINISH                          |
| ⑦ NEW WOOD WINDOW                    | ⑭ SOLID FIBR DOOR                      |
|                                      | ⑮ 8X8 WOOD COLUMN WITH 10" SQUARE BASE |

|     |              |                           |
|-----|--------------|---------------------------|
| 2   | FEB 15 2018  | 15 SUBMIT FOR CITY        |
| 3   | OCT 18 2017  | 16 SUBMIT FOR CITY        |
| 4   | SEPT 08 2017 | 17 SUBMIT FOR CITY        |
| 5   | APR 27 2017  | 18 SUBMIT FOR CITY        |
| 6   | MAY 8 2017   | 19 SUBMIT FOR CITY REVIEW |
| 7   | NOV 10 2016  | 20 SUBMIT FOR REVIEW      |
| 8   | AUG 25 2016  | 21 APPLICATION            |
| 9   |              | 22 PERMIT FOR BUILDING    |
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