

Proposed Mid-Rise Residential

930 FORT ST. VICTORIA, B.C.

Development Permit 5th Resubmit

16th May 2018



WA
WENSLEY ARCHITECTURE LTD

Received
City of Victoria

JUN 08 2018

Planning & Development Department
Development Services Division

Rezoning Application #00593
Development Permit #000502

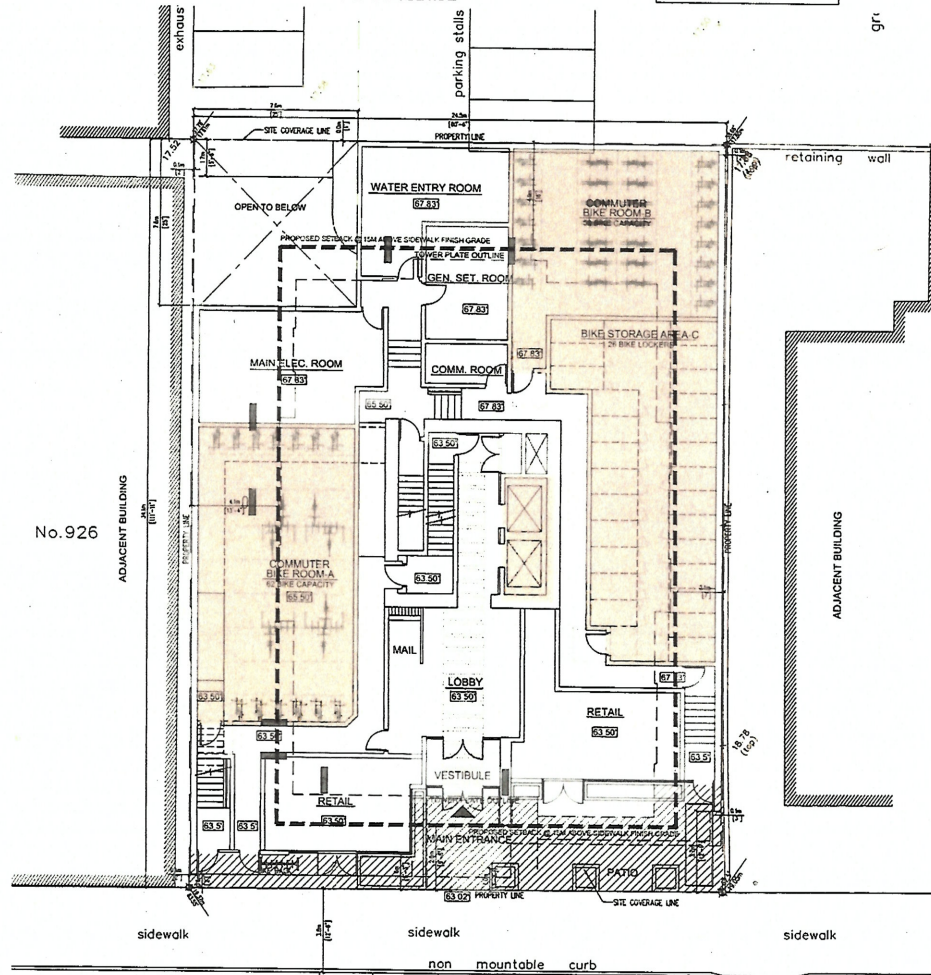
PROJECT DATA

CIVIC ADDRESS
LEGAL DESCRIPTION
ZONE (EXISTING)
PROPOSED USE

930 FORT STREET
LOT 1 OF LOTS 776 & 777, VICTORIA, PLAN 36636
CA-42 HARRIS GREEN COMMERCIAL DISTRICT
MIX-USE COMMERCIAL & RESIDENTIAL

LEGEND

--- SITE COVERAGE AREA
/// OPEN SITE SPACE AREA



ZONING CRITERIA	PROPOSAL	ZONE STANDARD	COMMENT
SITE AREA (m ²)	838.20 (9,022ft ²)	N/A	
TOTAL FLOOR AREA (M ²)	4,607.20 (49,591.4ft ²)	N/A	
COMMERCIAL FLOOR AREA (M ²)	70.64 (760.4ft ²)	N/A	
FLOOR SPACE RATIO	5.49%	2.0	
SITE COVERAGE	94.69%	N/A	
OPEN SITE SPACE (72.21M ²)	8.61%	N/A	
NUMBER OF RESIDENTIAL UNITS	62	N/A	
MINIMUM UNIT FLOOR AREA	36	N/A	
HEIGHT	44.50 M	15.50M	
STOREYS	13	4	

SET BACKS			
FRONT YARD:			
GRADE	VARIES (SEE PLAN)	N/A	
STOREY 2-11	3.03M	1.5M	
STOREY 12	5.94M	3M	

REAR YARD:			
GRADE	0.0M	N/A	
STOREY 2-11	4.85M	N/A	
STOREY 12	6.18M	N/A	

SIDE YARD WEST:			
GRADE	0.1M	N/A	
STOREY 2-11	3.83M	N/A	
STOREY 12	3.27M	N/A	

SIDE YARD EAST:			
GRADE	0.1M	N/A	
STOREY 2-11	2.54M	N/A	
STOREY 12	3.27M	N/A	

OPEN SITE SPACE-STREET BOUNDARY	7	100	EXCLUDING DRIVEWAY
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OFF STREET PARKING			
INTERIOR PARKING QUANTITY	27	64 [55 DRAFT]	RES: 62 COMM: 2
INTERIOR VISITOR PARKING	3	3	
INTERNAL RAMP	MAX. 12%	MAX. 15%	
DRIVEWAY	MAX. 14%	N/A	
PARKING STALL AREAS	MAX. 5%	MAX. 8%	
MATERIAL	CONC. OR ASPHALT	NON-PERMEABLE	

BICYCLE PARKING			
CLASS 1 STALL	120 COMMUTER	63 [76 DRAFT]	BIKE REPAIR STATION
CLASS 2 STALL	7	7 [7 DRAFT]	

FLOOR AREAS	m ²	SF	
MAIN	368.93	3,971.1	
MEZZANINE STAIR	30.90	332.7	
2nd	388.98	4,186.9	
3rd	388.98	4,186.9	
4th	388.98	4,186.9	
5th	388.98	4,186.9	
6th	388.98	4,186.9	
7th	388.98	4,186.9	
8th	388.98	4,186.9	
9th	388.98	4,186.9	
10th	388.98	4,186.9	
11th	388.98	4,186.9	
12th	299.62	3,225.1	
ROOF	17.94	193.1	
TOTAL	4,607.20	49,591.4	

BIKE AREA	COUNT	NOTES
COMMUTER	120	MIN AISLE WIDTH 1.22m
BIKE AREA A	62	26 WALL MOUNTED
BIKE AREA B	58	30 WALL MOUNTED
INDV. LOCKERS	40	MIN AISLE WIDTH 1.27m
BIKE AREA C	26	MIN LOCKER 1.11 x 2.13m
BIKE AREA D	9	MIN LOCKER 1.03 x 2.13m
BIKE AREA E	5	MIN LOCKER 1.16 x 2.13m

PROPOSED DWELLING UNITS			
UNITS	TYPE	COUNT	AREA (m ²) FLOORS
UNIT A	1 BED	20	55.1 2-11
UNIT B	STUDIO	10	35.0 2-11
UNIT C	2 BED	10	71.4 2-11
UNIT D	1 BED	10	41.6 2-11
UNIT E	2 BED	10	71.6 2-11
PH A	2+ BED	1	131.1 12
PH B	2+ BED	1	129.0 12

OFF STREET PARKING	CURRENT BYLAW	DRAFT BYLAW
DWELLING UNITS	62DU + 1 / DU = 62	100DU + 0.65 / DU (40m ²) = 6.5 30DU + 0.8 / DU (40-70m ²) = 210 22DU + 1.2 / DU (70m ²) = 26.4 70.64m ² + 1 / 80m ² = 1
RETAIL UNITS	70.64m ² + 1 / 37.5m ² = 2	70.64m ² + 1 / 80m ² = 1
TOTAL PARKING STALLS	64	55

BICYCLE PARKING	CURRENT BYLAW	DRAFT BYLAW
CLASS 1	62DU + 1 / DU = 62	100DU + 1 / DU (40m ²) = 10 52DU + 1.25 / DU (40m ²) = 65 62DU + 0.10 / DU = 6.2 70.64m ² + 1 / 200m ² = 1 ea.
CLASS 2	7	76 CLASS 1 & 7 CLASS 2
RETAIL UNITS (CLASS 1&2)	70.64m ² + 1 / 205m ² = 1 ea.	
TOTAL BIKE STALLS	63 CLASS 1 & 7 CLASS 2	

Geographic context: All parts of the drawing are the exclusive property of Wensley Architecture Ltd. and shall remain confidential to the client's business. All dimensions shall be verified to the centimetre unless otherwise noted.

SCALE



NO. 926

1092874 BC. LTD

PROJECT NAME

930 FORT STREET
VICTORIA, B.C.

PROPOSED
MID-RISE
RESIDENTIAL

Wensley Architecture Ltd

CONSULTANTS
ARCHITECT
MECHANICAL
ELECTRICAL
PLUMBING
STRUCTURAL

PROPOSED
SITE PLAN

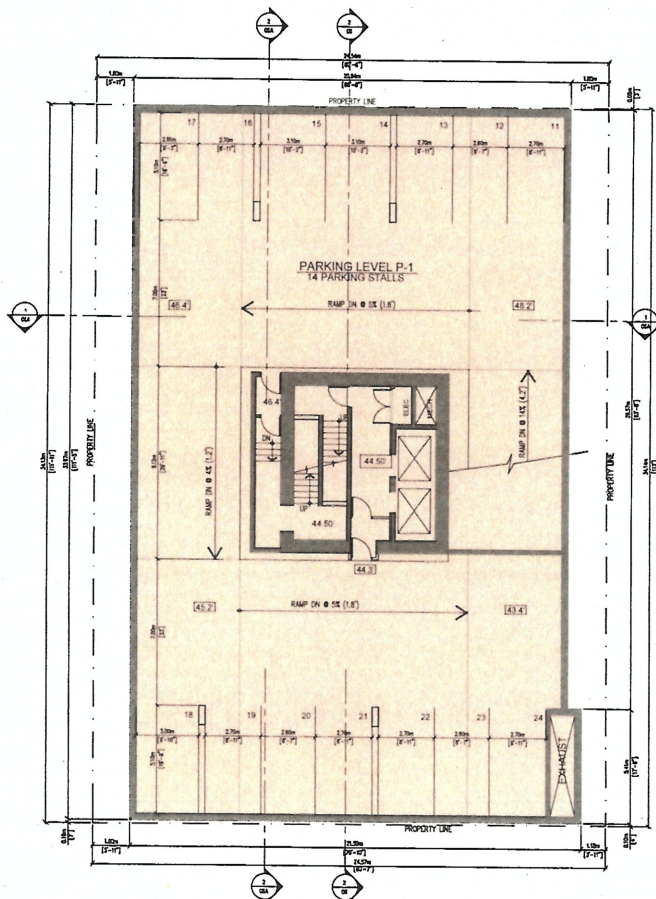
DATE: MAY 2017

02

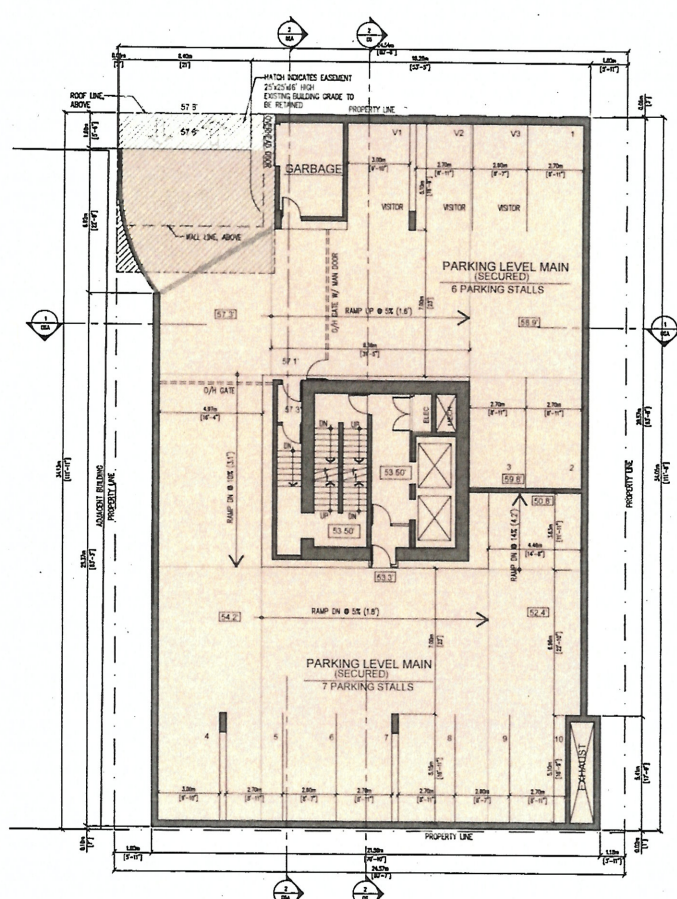
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City of Victoria

JUN 08 2018

Planning & Development Department
Development Services Division



1 FLOOR LEVEL P1
1:100 (1/8"=1'-0") AND REDUCED



2 FLOOR LEVEL: MAIN PARKING
1:100 (1/8"=1'-0") AND REDUCED

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City of Victoria

JUN 08 2018

Planning & Development Department
Development Services Division

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SEAL

NORTH ARROW

1092874 BC. LTD

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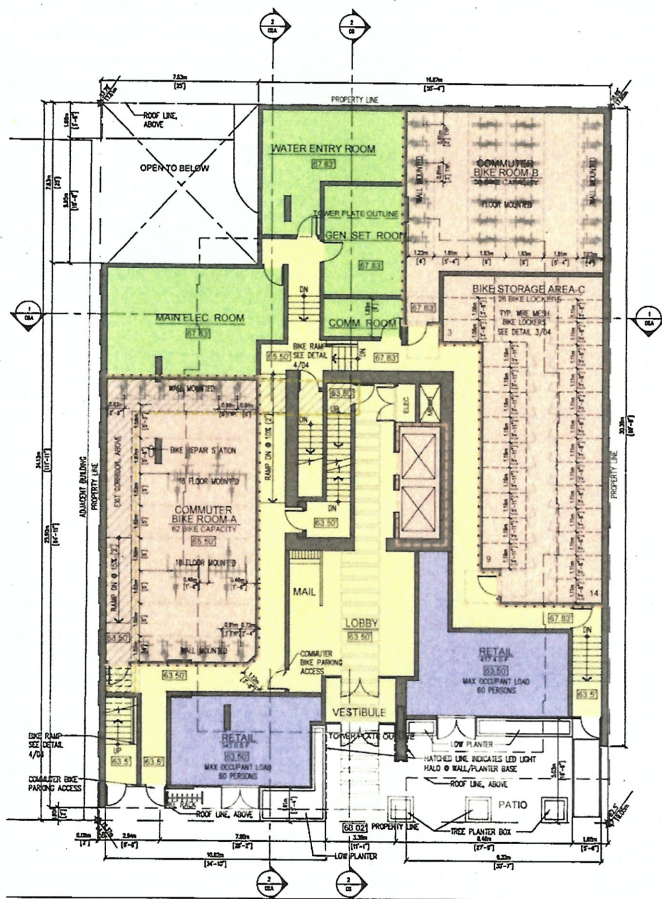
PROJECT NAME: 930 FORT STREET VICTORIA, B.C.

Wensley Architecture Ltd

CONSULTANTS:
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
HVAC

P1 & MAIN PARKING FLOOR PLAN

PROJECT NO.	100	DATE	10/10/17
SCALE	1:100	DESIGNER	NS
CITY	VICTORIA	APPROVED	03



1 FLOOR LEVEL: MAIN FLOOR
(1:500 (1/8"=1'-0"))

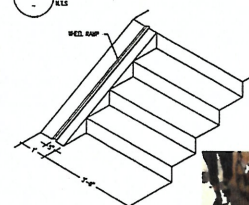
AREA LEGEND

RESIDENTIAL	COMMERCIAL	SERVICE ROOMS	EXIT CORRIDOR	AREA EXCLUDED
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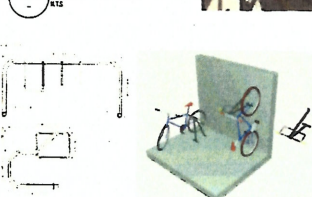
AREAS	m ²	SF
RESIDENTIAL	198.12	2,132.5
COMMERCIAL	70.64	760.4
SERVICE ROOMS	100.17	1,078.2
MAIN FLOOR	368.93	3,971.1



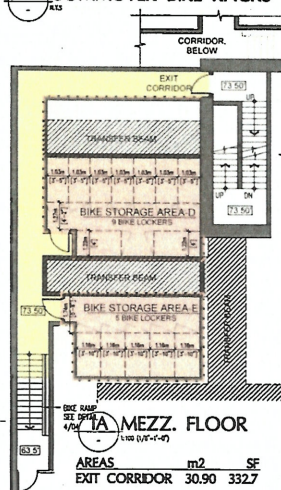
3 TYP. BIKE LOCKERS



4 BIKE RAMP

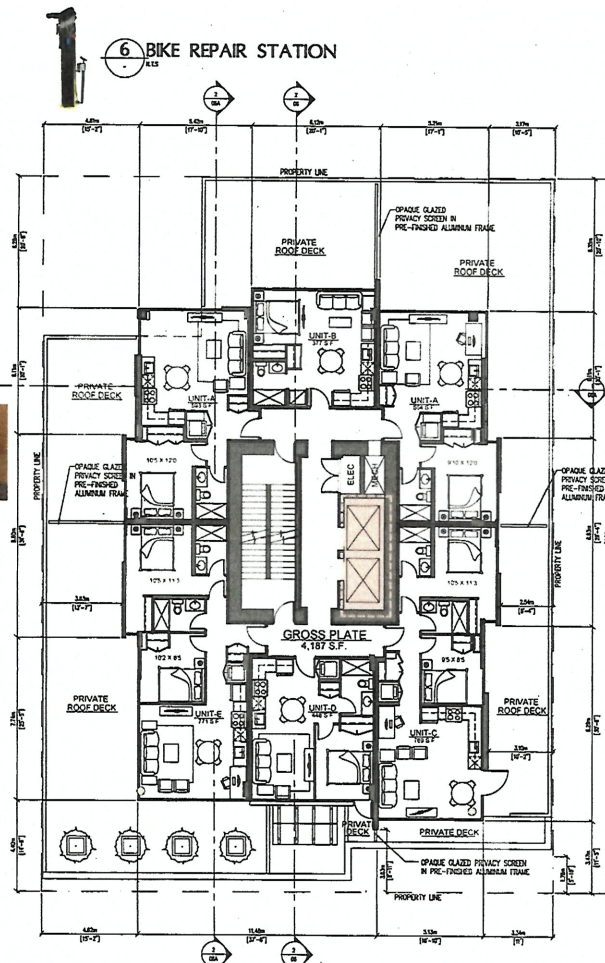


5 COMMUTER BIKE RACKS



MEZZ. FLOOR
(1:500 (1/8"=1'-0"))

AREAS	m ²	SF
EXIT CORRIDOR	30.90	332.7



2 FLOOR LEVEL: 2
(1:500 (1/8"=1'-0"))

AREAS	m ²	SF
2nd FLOOR	388.98	4,186.9

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SCALE

1092874 BC, LTD



PROJECT NAME

930 FORT

PROPOSED

MID-RISE

RESIDENTIAL

PROJECT ADDRESS

930 FORT STREET

VICTORIA, B.C.

Wensley Architecture Ltd

301-1100 Blenheim Street

VICTORIA, B.C. V8M 1Y1

Wensley Architecture Ltd. is a member of the Wensley Group of Companies.

DATE: 05/07/17

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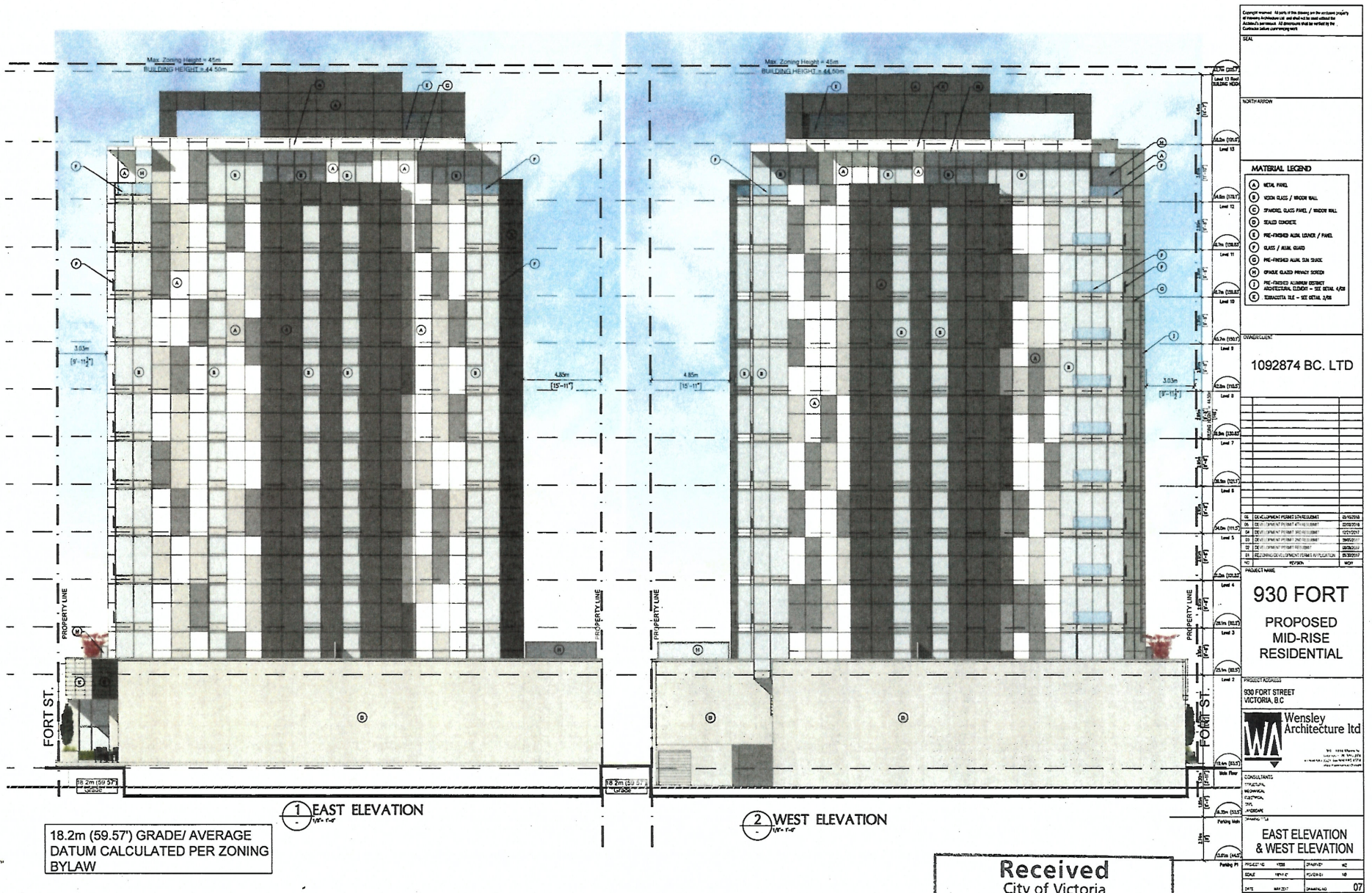
PROJECT ADDRESS: 930 FORT STREET, VICTORIA, B.C.

PROJECT NO: 1092874

AREAS	m2	SF
ROOF	17.94	193.1

JUN 08 2018
Planning & Development Department
Development Services Division

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City of Victoria

JUN 08 2018

Planning & Development Department
Development Services Division



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NOTIFICATION

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CONFIDENTIAL

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100	DEVELOPMENT PERMIT APPLICATION	2017/01/18

PROJECT NAME

930 FORT

PROPOSED MID-RISE RESIDENTIAL

PROJECT ADDRESS

830 FORT STREET
VICTORIA, B.C.

Wensley Architecture Ltd

CONSULTANTS

PLANNING
ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LANDSCAPE

DRAWING TITLE

PERSPECTIVE

PROJECT NO.	1001	DRAWING NO.	AC
SHEET NO.	1/1	REVISION NO.	01
DATE	2017-01-18	DESIGNED BY	OSA

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City of Victoria
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Development Services Division



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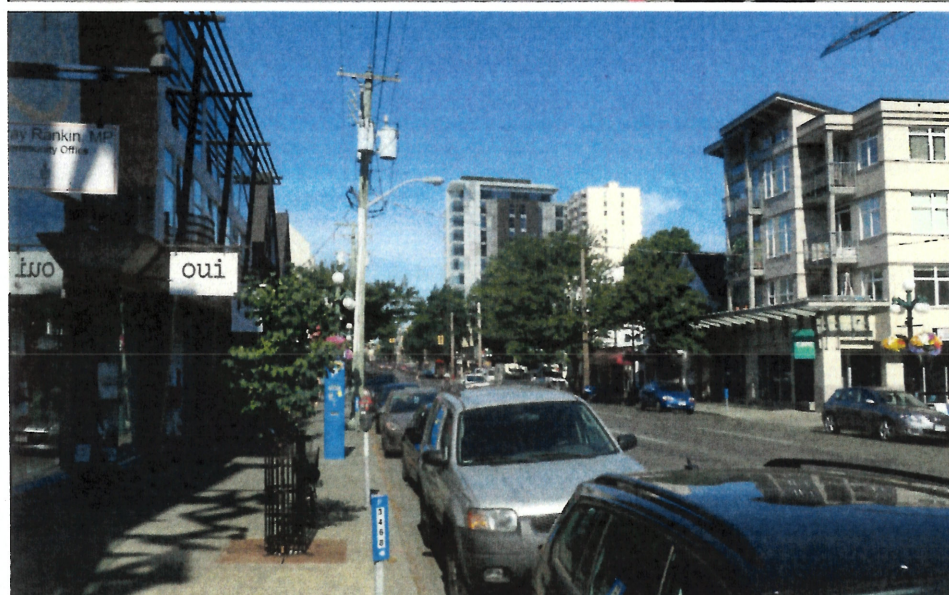
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