

PROJECT ADDRESS	430 PARRY STREET, VICTORIA BC
LEGAL DESCRIPTION	LOT 16 OF LOTS 1775, 1780 & 1781, VICTORIA CITY, PLAN 175
APPLICABLE ZONING REGULATION	TSD
BUILDING CODE	BCBC 2012

6178 42.0300'N 25 = 808.70 SM (7.085 CG SP)
(AREA PER SURVEY DATED SEPTEMBER 18, 2017 BY J.E.
ANDERSON & ASSOCIATES)

	PROPOSED
GROUND FLOOR AREA (ENCLOSED)	1,335.15 SF (124.035M)
SECOND FLOOR AREA	2,858.6 SF (264.253M)
THIRD FLOOR AREA	3,312.0 SF (307.69 SQ)
FOURTH FLOOR AREA	3,312.0 SF (307.69 SQ)
FIFTH FLOOR AREA	1,094.0 SF (101.895M)
TOTAL FLOOR AREA (ENCLOSED)	12,113.3 SF (1,120.36 SQ)

	PROPOSED
FSR	1.75%
BUILDING HEIGHT	48'0" (15.12 M)
NO. STOREYS	8 STOREYS
NO. UNITS	11 UNITS
PARKING	10 SPACES
(Bike PARKING)	15 LONG TERM + 6 IN RACK AT STREET
SITE COVERAGE	516.03 SQ. FT (40.56 SQ. M) 74.1%
OPEN SITE SPACE	183.97 SQ. FT (16.52 SQ. M) 10.9%

	PROPOSED
FRONT YARD	0.0' @ MIN
REAR YARD	13.1' (4.8 M) TO OVERHANG/ 14.66' (4.47 M) TO FACE OF BUILDING
SIDE & REAR YARD	SOUTH: 7.75' (2.36 M) TO BUILDING WALL/ 0.5' (0.15 M) TO LANDSCAPE WALL NORTH: 3.25' (0.99 M)

NORTH = 8.45+0.17/2 x 39.01	= 324.17
EAST = 0.17+0.00/2 x 12.0	= 106.80
SOUTH = 8.50+0.09/2 x 38.81	= 342.90
WEST = 0.08+0.48/2 x 12.0	= 112.00

NUMBER OF UNITS	11
GROUND-ORIENTED UNITS:	2
MINIMUM UNIT AREA:	SEE UNIT AREA BREAKDOWN
TOTAL RESIDENTIAL FLOOR AREA:	SEE ZONING ANALYSIS

USA AREA RESOURCES (INCREASE ENDS OF EXTENDED INHABITANTS BY CATEGORY OF RESOURCES)						
	ENV. 1	ENV. 2	ENV. 3	ENV. 4	ENV. 5	TOTAL
ENV 101	201.2	208.8	N/A	N/A	N/A	1,017.1 SF
ENV 102	131.2	228.4	N/A	N/A	N/A	814.2 SF
ENV 201 (1 BEDROOM)	N/A	542.8	N/A	N/A	N/A	541.9 SF
ENV 202 (1 BEDROOM)	N/A	258.2	N/A	N/A	N/A	258.2 SF
ENV 203 (1 BEDROOM)	N/A	519.2	N/A	N/A	N/A	519.9 SF
ENV 301 (2 BEDROOM)	N/A	N/A	832.0	832.0	N/A	1,664.0 SF
ENV 302 (2 BEDROOM)	N/A	N/A	669.2	669.2	N/A	1,338.4 SF
ENV 303 (2 BEDROOM)	N/A	N/A	664.7	664.7	N/A	1,329.4 SF
ENV 304 (2 BEDROOM)	N/A	N/A	664.7	664.7	N/A	1,329.4 SF
ENV 305 (2 BEDROOM)	N/A	N/A	669.2	669.2	N/A	1,338.4 SF
ENV 306 (2 BEDROOM)	N/A	N/A	832.0	832.0	N/A	1,664.0 SF

ARCHITECT	LANDSCAPE DESIGNER
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A0.0	SITE PLAN / DYNAMIC ANALYSIS
A0.1	EXISTING SITE PLAN
A0.2	STREETVIEW
A0.3	AREA PLANS
A2.0	MAIN FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	THIRD FLOOR PLAN
A2.3	FOURTH PLAN
A2.4	FIFTH FLOOR PLAN
A2.5	ROOF PLAN
A6.1	BUILDING SECTION A-A
A6.2	BUILDING SECTION B-B
A6.3	BUILDING SECTION C-C
A3.1	EAST ELEVATION
A3.2	SOUTH ELEVATION
A3.3	WEST ELEVATION
A3.4	NORTH ELEVATION



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ISSUES:

- A CALUC
- B REZONING
- C REZONING REISSUE
- D REZONING REISSUE
- E REZONING REISSUE (BIKE PARKING)
- F REZONING REISSUE (PARKING EDITS)

SCALE:
1:100
DATE:
2018-06-28
DRAWN:
JD

CHECKED:
DJ
REVISION:

ISSUE:

CONSULTA

430 PARRY STREET
VICTORIA BC

A0.0

SITE PLAN



GROUND FLOOR PLAN



VIEW FROM INTERSECTION OF PARRY & MICHIGAN



SUN STUDY - JUNE 21



SUN STUDY - SEPT/MARCH 21



SUN STUDY - DEC 21



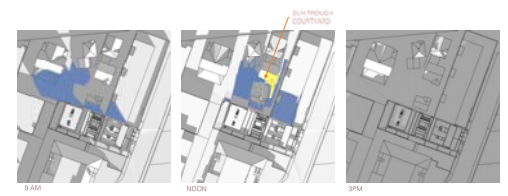
SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SUN STUDY - JUNE 21



SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SUN STUDY - SEPT/MARCH 21



SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SUN STUDY - DEC 21

-  Existing current shadows
-  New Shadows from 430 Parry
-  Preserved Light from 430 Parry