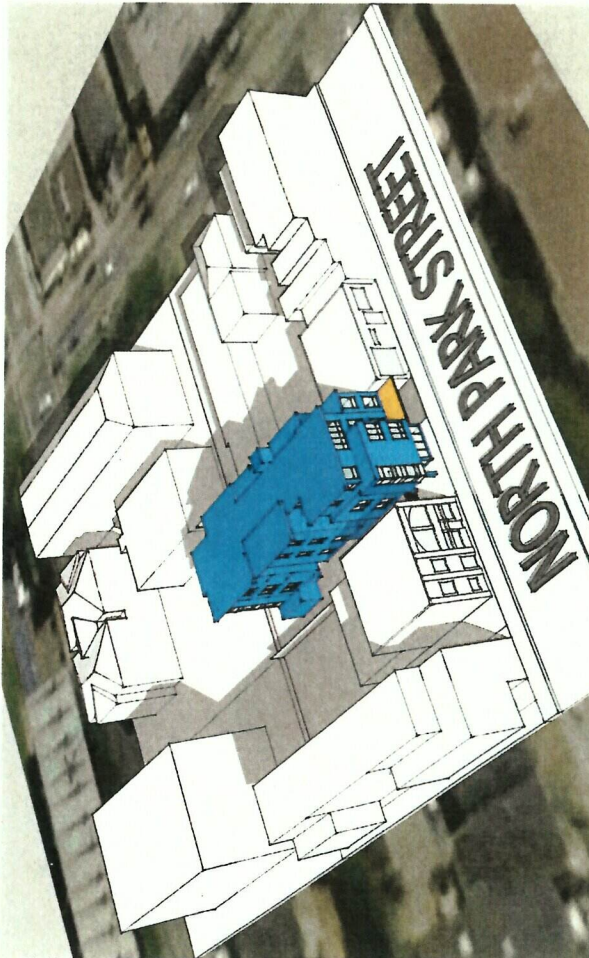




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LEAD DESIGN CONSULTANT
Arcata
250-413-2007 / 204 McClure St
Victoria, BC V8M 1M2
ARCHITECT - CRP
STELLER ARCHITECTURAL CONSULTING
210-4252 Commerce Circle
Victoria, BC V8M 1M2

PROJECT TEAM

Client
MI Ventures

Lead Design Consultant
Arcata
924 McClure St.
Victoria BC
T 778.432.3550

Architect - CRP
Steller Architectural Consulting
210- 4252 Commerce Circle
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T 250.294.8076

LIST OF DRAWINGS

Architectural

A 0.0	Cover Page
A 0.1	Project Data, Site Plan, Context Plan
A 0.2	Average Grade, Survey
A 1.0	Lower & Main Floor Plans, Landscape Plan
A 1.1	Upper Floor Plans (2nd, 3rd, 4th)
A 2.0	Elevations
A 2.1	Sections, Street Study, Window Overlay
A 3.0	Shadow Study
A 4.0	Street Context, Perspectives

ISSUE

May 8, 2018	Issued for Planning
Aug 20, 2018	Revised as per staff comments
Sep 14, 2018	Revised as per staff comments

PROJECT

1945 & 1945
NORTH PARK STREET
Supportive Housing Model

Project Data

Civic Address
1046 & 1048 North Park Street,
Victoria, BC

Legal address:
Lot 24 Plan VIP 26 Sublot 13 Land District 57
Lot 24 Plan VIP 26 Section SL Land District 57
except Plan E.P.T.

Zoning CR-NP North Park
Commercial Residential District

Site Area 654.3 m² (7,042 sq. ft.)

Site Coverage

Building area = 386 m² (4,155 sq. ft.)
proposed 59%

Floor Area -

Lower level - 343.5 m² (3,697 sq. ft.)
Main Level - 209.5 m² (2,255 sq. ft.)
Level 2 - 360 m² (3,878 sq. ft.)
Level 3 - 360 m² (3,878 sq. ft.)
Level 4 - 323 m² (3,480 sq. ft.)
Level 4 - 323 m² (3,480 sq. ft.)
Level 4 - 1,596 m² (17,199 sq. ft.)

Total Floor Area

Proposed 1,911 total floor area 1,252.5 m² (13,478 sq. ft.)
not including lower level

Height

Proposed 12.50 m, 4 storeys.

Off Street Parking

Supportive Housing and Community Care Facility

Required:
1.0 space per 80 m² of floor area

1,257 m²/80 = 15.7

Required - 16 stalls

Provided - 4 stalls

Bicycle Parking

Supportive Housing and Community Care Facility

Short Term:

1 stall per 200 m² floor area

1275m² / 200 = 6

required 6 stalls

proposed 8 stalls

6 stalls at entrance and 2 stalls in rear yard

Long Term :

1 stall per 700 m² floor area

1275m² / 700 = 1.79

required 2 stalls

proposed 12 stalls

Unit Count

34 single rooms, +/- 115-150 sq. ft. / per unit

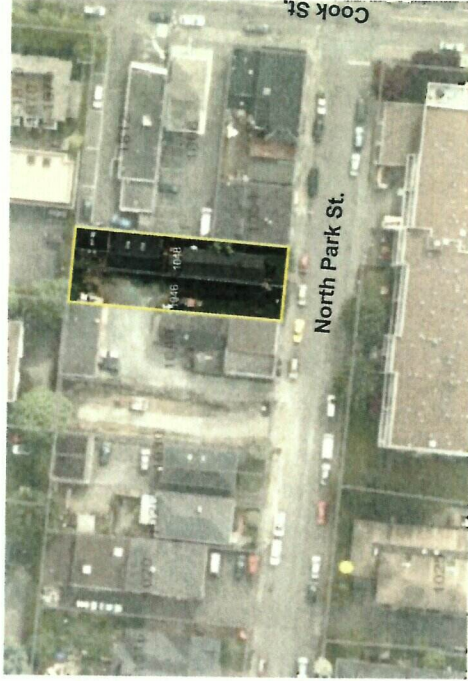
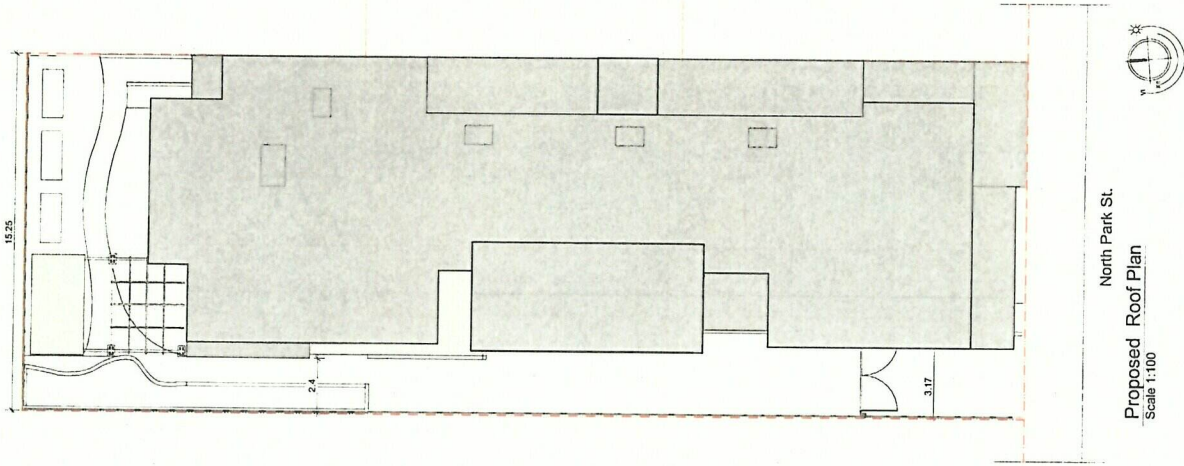
Setbacks

Rear yard 6.4 m

Front yard 0.4 m

Side yard, west 2.4 m

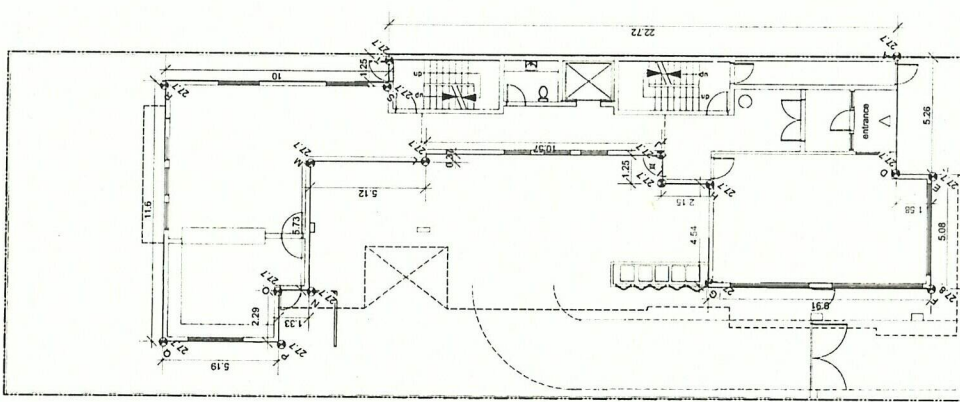
Side yard, east 0.0 m



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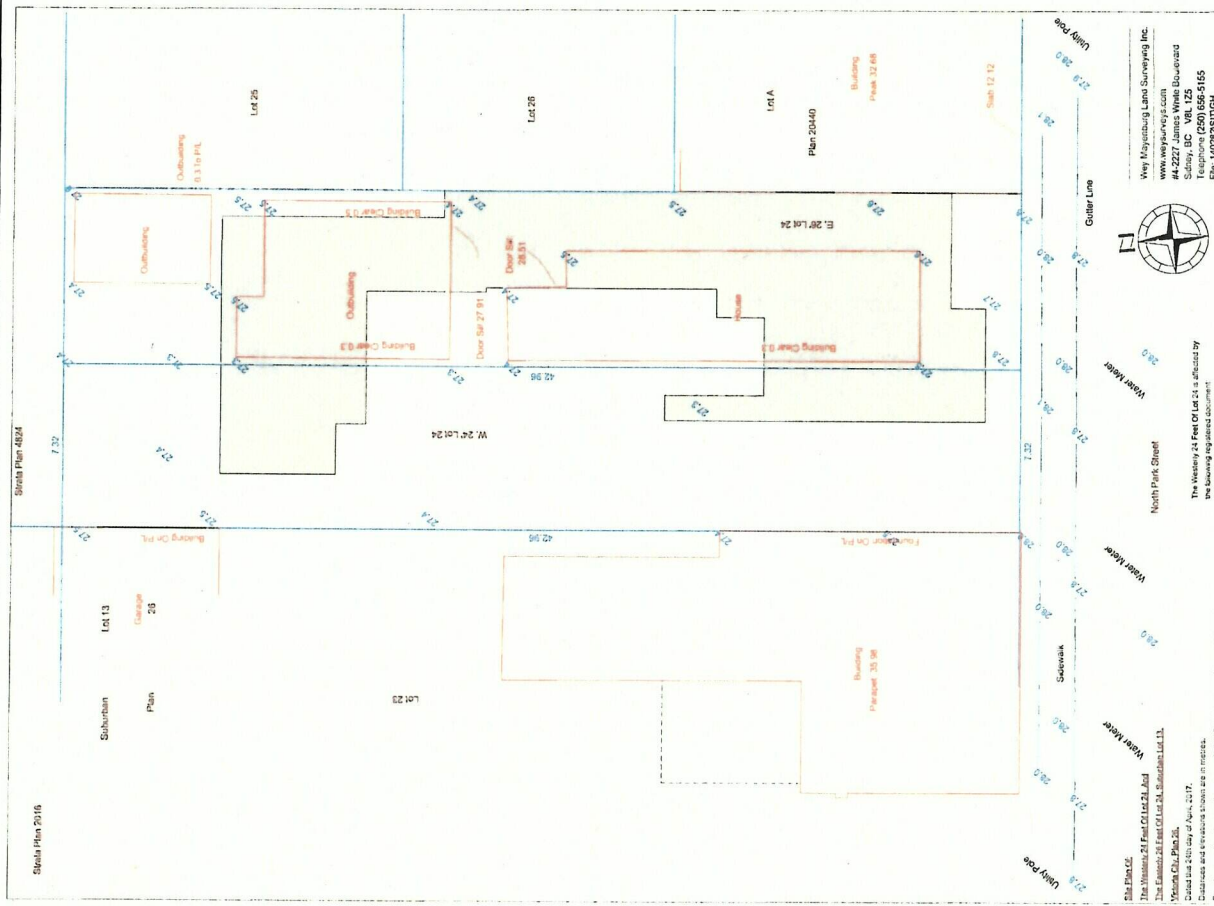
Average Grade Calculation:

A & D (27.7+27.7)/2=27.7 x 5.3 = 146.81
 D & E (27.7+27.7)/2=27.7 x 1.59 = 43.76
 E & F (27.7+27.8)/2=27.75 x 5.1 = 141.5
 F & G (27.8+27.7)/2=27.75 x 9.91 = 275
 G & H (27.7+27.7)/2=27.7 x 4.5 = 124.6
 H & I (27.7+27.7)/2=27.7 x 2.1 = 58
 I & J (27.7+27.7)/2=27.7 x 1.3 = 36
 J & K (27.7+27.7)/2=27.7 x 10.6 = 293.62
 K & L (27.7+27.7)/2=27.7 x 0.37 = 9.97
 L & M (27.7+27.7)/2=27.7 x 5.12 = 141.8
 M & N (27.7+27.7)/2=27.7 x 5.73 = 158.7
 N & O (27.7+27.7)/2=27.7 x 1.33 = 36.94
 O & P (27.7+27.7)/2=27.7 x 2.29 = 63.43
 P & Q (27.7+27.7)/2=27.7 x 5.19 = 143.7
 Q & R (27.7+27.7)/2=27.7 x 11.6 = 321
 R & S (27.7+27.7)/2=27.7 x 10 = 277
 S & T (27.7+27.7)/2=27.7 x 1.25 = 34.6
 T & A (27.7+27.7)/2=27.7 x 22.7 = 628.79
 2935/105.6 = 27.8 Average grade



North Park St.

Average Grade Calculation
 Scale 1:100



Survey Plan
 Scale 1:100

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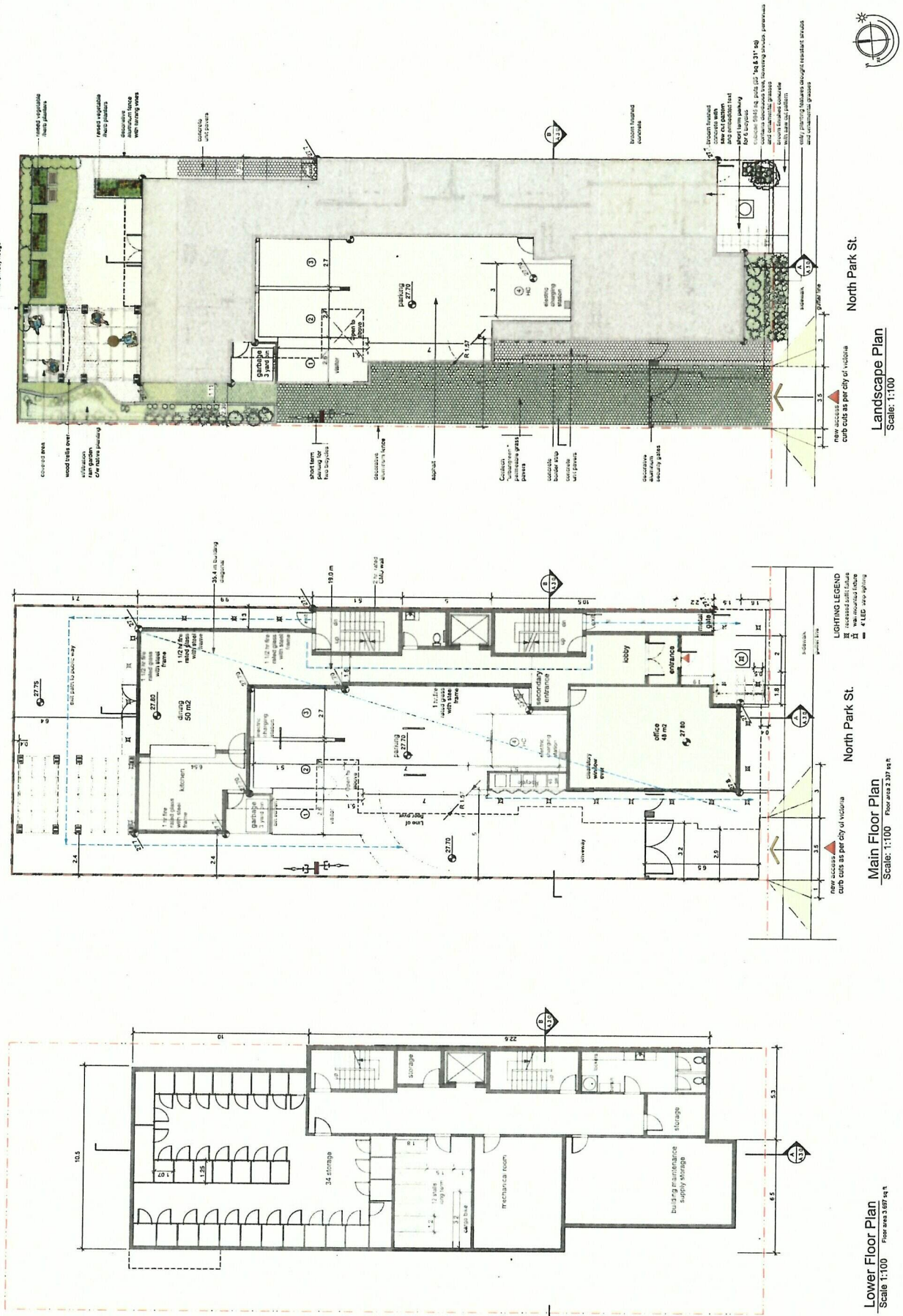
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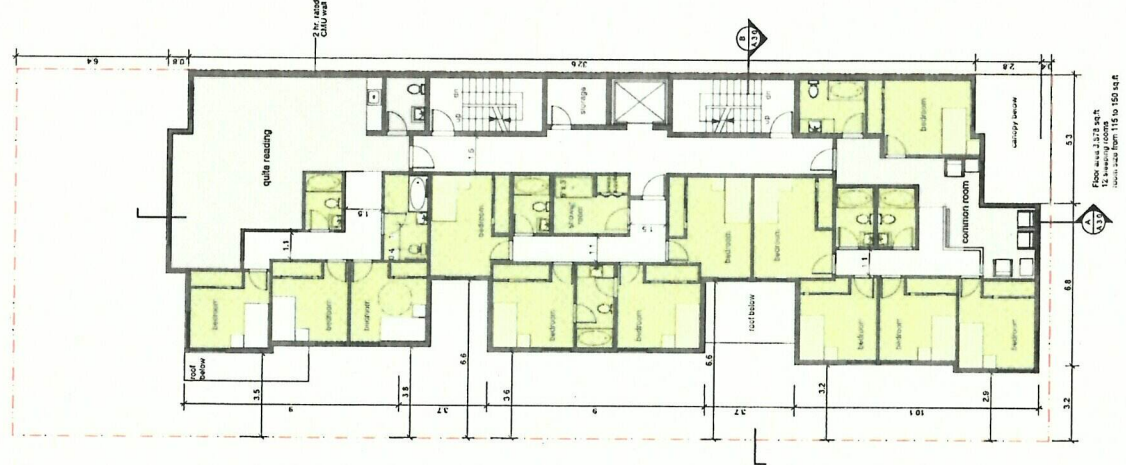
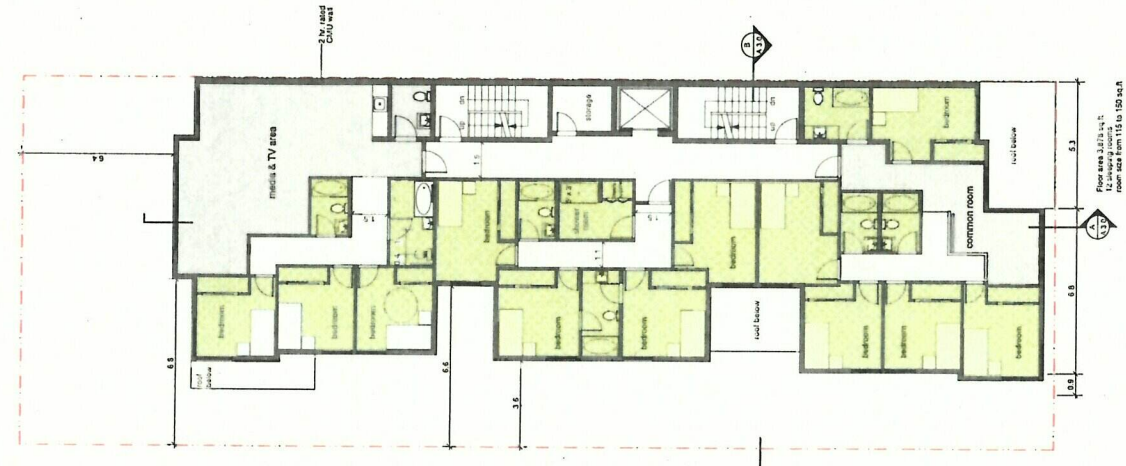
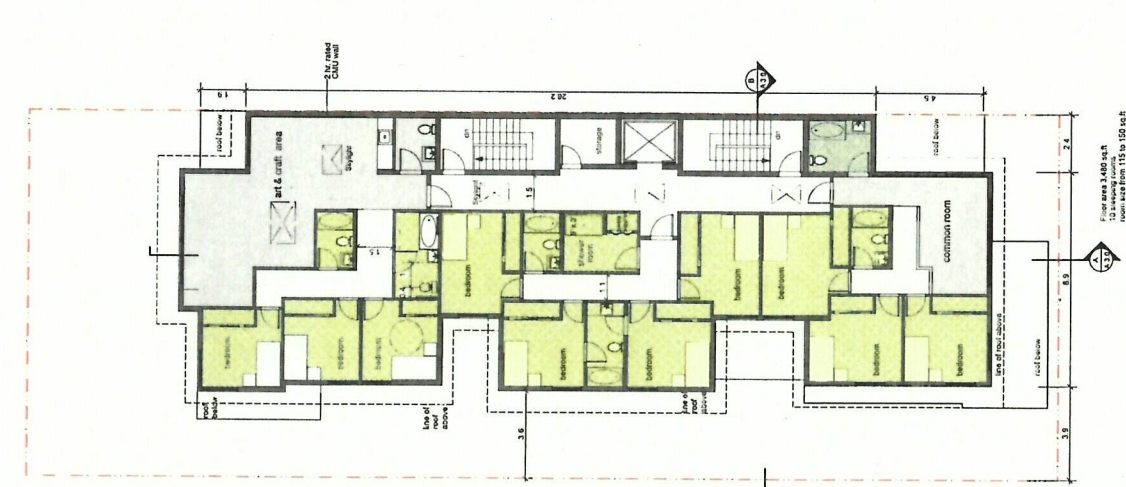
A 0.2
 Average Grade
 Survey Plan

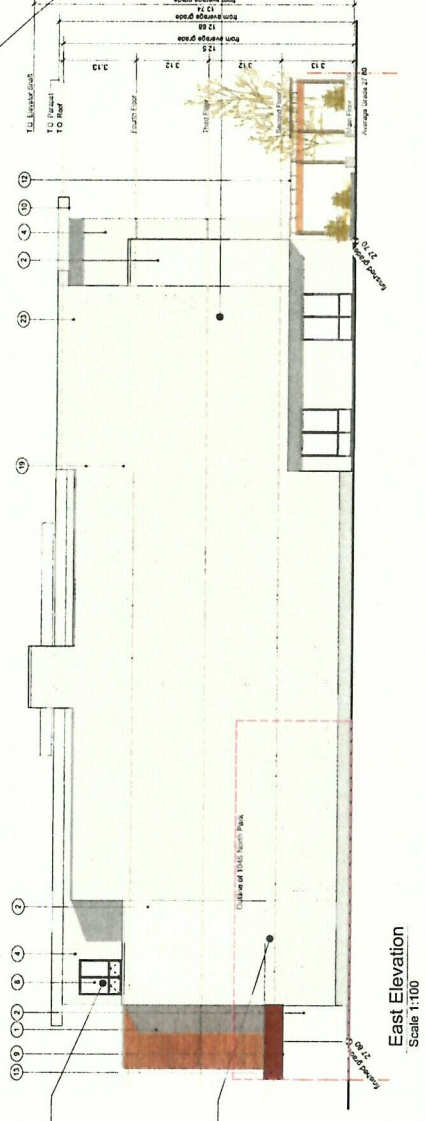
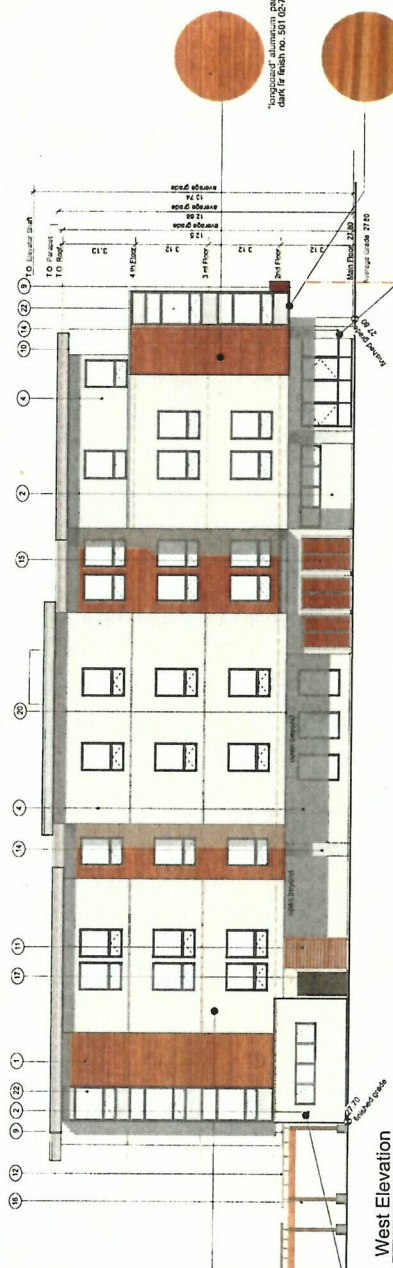
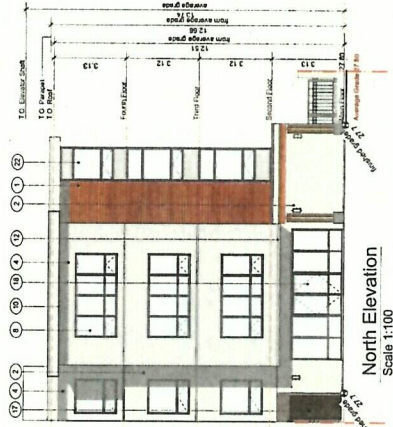
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 1046 & 1048
 NORTH PARK STREET
 Supportive Housing Model

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 Sep 14, 2018

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 L'AM DESIGN CONSULTANT
 ARCHITECT - CIP
 STELL R. R.
 250-413-7307 / 824 MCDONALD ST.
 VANCOUVER, BC V6L 2G6







- FINISH SCHEDULE**
- 1- ALUMINUM METAL PANEL - LONGBOARD
 - 2- BRICK VENEER
 - 3- STUCCO - FLAT SAND TEXTURE - COLOUR LIGHT GREY
 - 4- STUCCO - FLAT SAND TEXTURE - COLOUR LIGHT GREY
 - 5- DECORATIVE ALUMINUM GATE
 - 6- ALUMINUM WINDOW WITH DARK FRAME
 - 7- ALUMINUM WINDOW WITH DARK FRAME
 - 8- ALUMINUM WINDOW WITH DARK FRAME
 - 9- ALUMINUM WINDOW WITH DARK FRAME
 - 10- ALUMINUM WINDOW WITH DARK FRAME
 - 11- WOOD SCREEN (2x2 STAINED CEDAR)
 - 12- ALUMINUM STIFF FRONT GLAZING
 - 13- ALUMINUM STIFF FRONT GLAZING
 - 14- ALUMINUM STIFF FRONT GLAZING
 - 15- GALVANIZED STEEL FRAME WITH CEDAR
 - 16- ALUMINUM STIFF FRONT GLAZING
 - 17- PAINTED METAL DOOR
 - 18- ALUMINUM STIFF FRONT GLAZING
 - 19- ALUMINUM STIFF FRONT GLAZING
 - 20- ALUMINUM STIFF FRONT GLAZING
 - 21- ALUMINUM STIFF FRONT GLAZING
 - 22- ALUMINUM STIFF FRONT GLAZING
 - 23- ALUMINUM STIFF FRONT GLAZING
 - 24- ALUMINUM STIFF FRONT GLAZING
 - 25- ALUMINUM STIFF FRONT GLAZING

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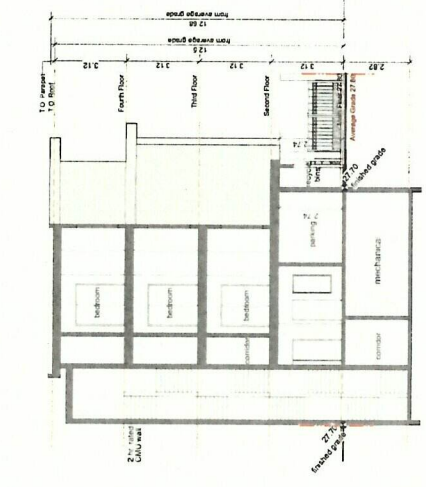
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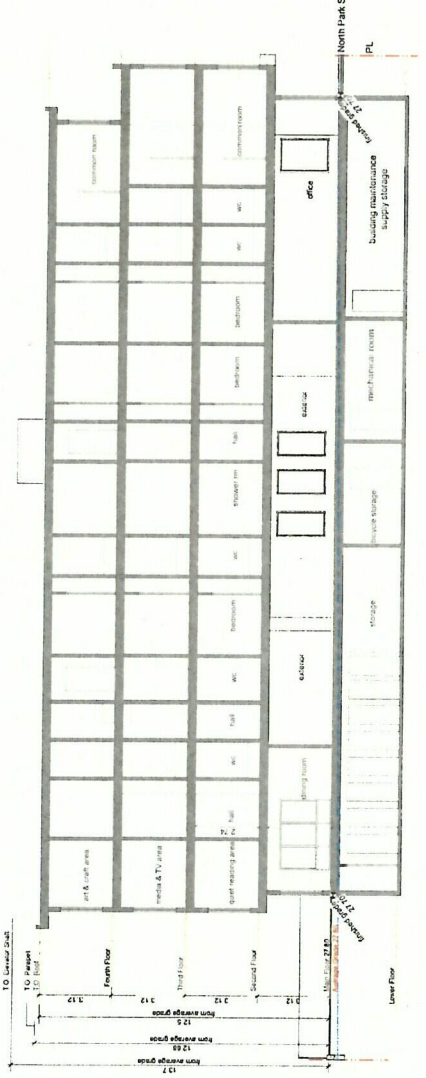
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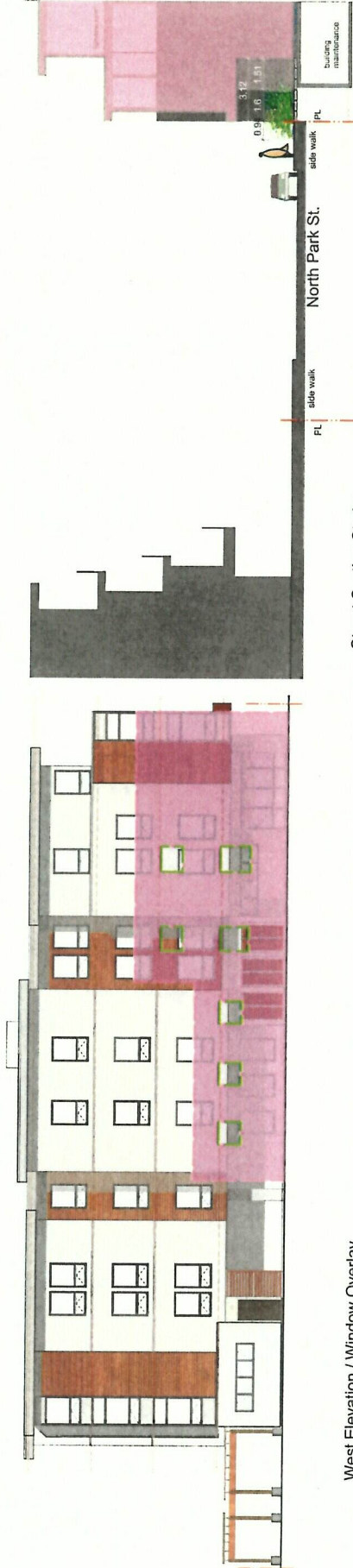
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Section 'B'
 Scale 1:100



Section 'A'
 Scale 1:100



West Elevation / Window Overlay
 Scale 1:100

Street Section Study
 Scale 1:100

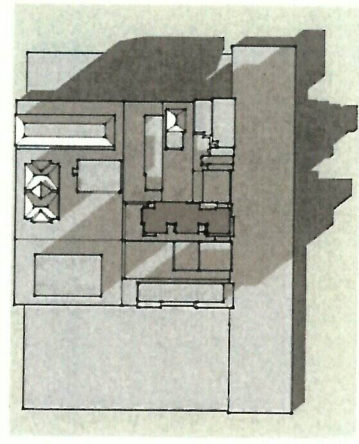
- Outline of proposed building
- Outline of existing

- Outline of adjacent building (1040 North Park)
- Windows at east side of 1040 North Park

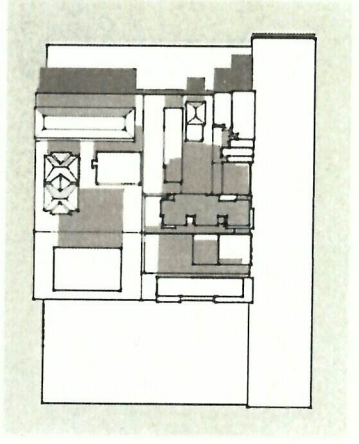
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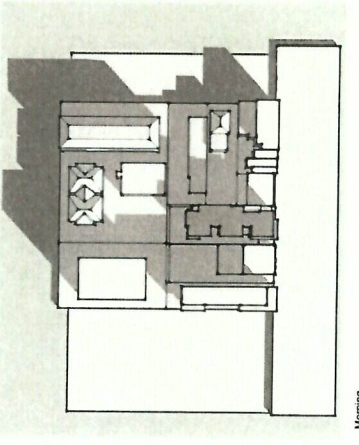
PROJECT
 1045 A 1048
 NORTH PARK STREET
 Supportive Housing Model
A 3.0
 Shadow Study



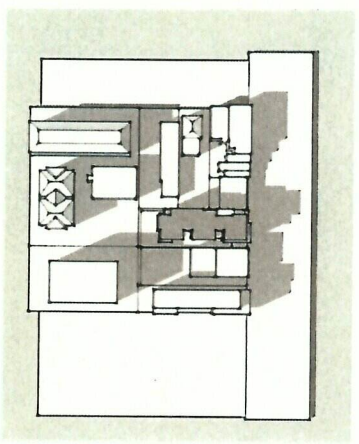
Evening



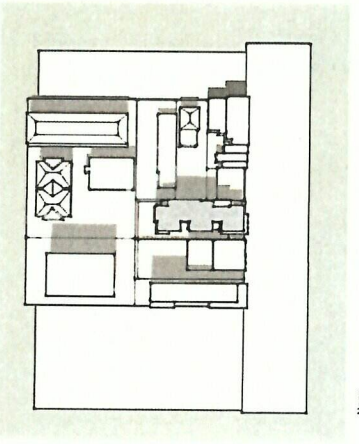
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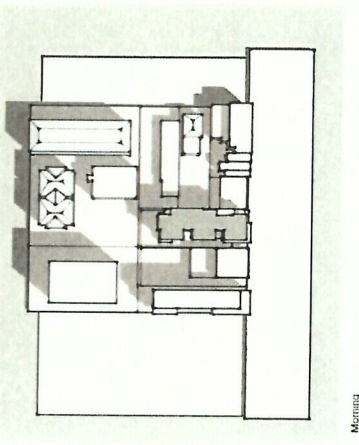
Morning
 Summer Solstice



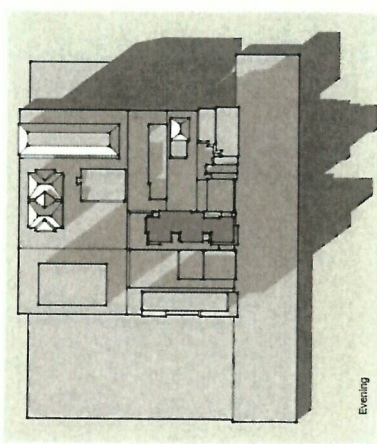
Evening



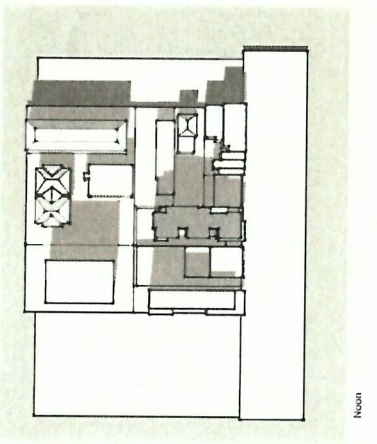
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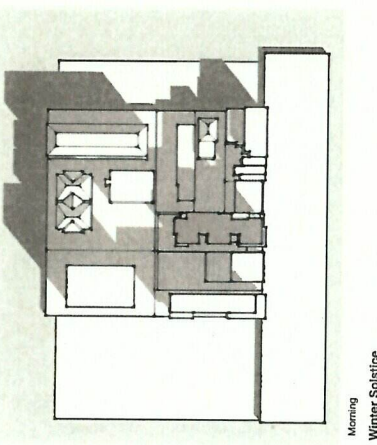
Morning
 Equinox



Evening



Noon



Morning
 Winter Solstice

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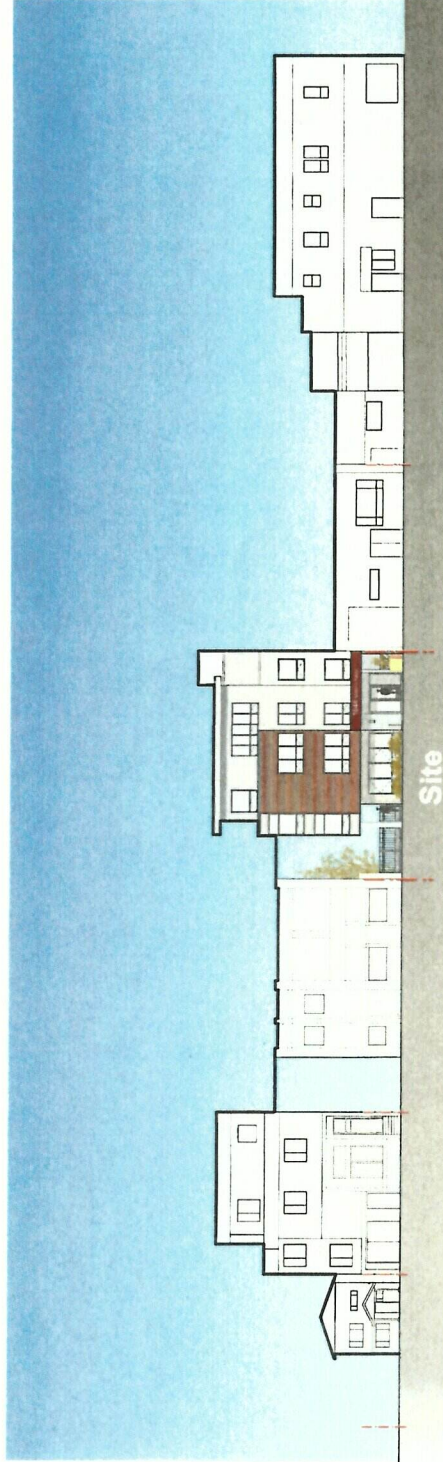
A 4.0
 Street Context
 Perspectives



Street View Looking West



Street View Looking East



Street Context
 Scale 1:150