CITY OF VICTORIA
ATTACHMENT C
RECEIVED DEEMED
APR 2 - 2019
MAY 15 2019

Civic Address
2568 - 2580 Fifth Street, Victoria, BC

Legal Description
- Lot 16 Block 17 Fax VIP240 Section 4 Land District 57 NORTHERLY 36 FT OF LOT 16
- Lot 17 Block 17 Fax VIP240 Section 4 Land District 57 S PT THE NORTHERLY 12 FT OF LOT 17
- Lot 17 Block 17 Fax VIP240 Section 4 Land District 57 S PT

Zoning Data
- Current Zoning: RS-2 RESIDENTIAL
- Proposed Zoning: New Zone

Site Data
- Site Area: 1805 m²
- Combined Side Yards: 5.4m
- Site Area: 1805 m²

Residential Use Details
- Total Floor Area: 4350.7 m²
- Total Commercial Area: 604.4 m²
- Total number of units: 64 rental units
- Floor Space Ratio: 2.41
- Total Residential Area: 3229.5 m²
- Lot Coverage: 65.4%
- Unit types:
  - Studio: 20
  - 1 Bedroom: 25
  - 2 Bedroom: 8
  - 3 Bedroom: 7
  - Ground Oriented Units: 5 Units
  - Minimum Unit Size: 50.5 m²
  - Avg Unit Size: 50.5 m²

Parking Stalls on Site
- 25 (see calculations on A-3)

Bicycle Parking on Site
- 25 (new calculations on A-3)

AVERAGE GRADE CALCULATION

GRADE POINTS

A 15.28 16.70
B 15.77 C 15.80 15.77
C 15.80 L 15.80 16.19
D E 15.80 15.80 16.19
F 15.80 G 15.80 16.19
H I 15.80 J 15.80 16.19
J K 15.80 K 15.80 16.19
L M 15.80 15.80 16.19

AVERAGE GRADE BETWEEN TOTALS

A 15.28 B 15.77 C 15.80 D 15.80 E 15.80 15.80 15.80 15.80 15.80 F 15.80 G 15.80 15.80 15.80 15.80 H 15.80 J 15.80 K 15.80 L 15.80 M 15.80 15.80 15.80 15.80 N 15.80 15.80 15.80 15.80 O 15.80 15.80 15.80 15.80

PERIMETER OF BUILDING
152.21

AVERAGE GRADE 16.04
THERE ARE FOUR (4) TREES POTENTIALLY IMPACTED BY THIS PROJECT.
NONE OF THOSE TREES SHOWN ON THIS SITE PLAN ARE PROTECTED UNDER
THE CITY OF VICTORIA'S TREE PRESERVATION BY-LAW.
Fifth Street Parking Calculation
Based on New Off-Street Parking Bylaw - OTHER AREA

<table>
<thead>
<tr>
<th>Affordable</th>
<th>Unit Size</th>
<th>&lt; 45sqm</th>
<th>45-70sqm</th>
<th>&gt; 70sqm</th>
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</thead>
<tbody>
<tr>
<td>Spaces/Dwelling Unit</td>
<td>0.20</td>
<td>0.50</td>
<td>0.75</td>
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<tr>
<td>Total Units</td>
<td>36</td>
<td>13</td>
<td>15</td>
<td></td>
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<tr>
<td>Parking Spaces Req</td>
<td>7.2</td>
<td>6.5</td>
<td>11.25</td>
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<tr>
<td>Total Spaces Required</td>
<td>24.95</td>
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</tbody>
</table>

School Area (sqm): 7.6
Area (sqm): 604 (1 space per 80sqm)

Visitor Parking Spaces: 6.4
(0.1 spaces per dwelling unit)

Fifth Street Bicycle Parking Calculation

<table>
<thead>
<tr>
<th>Residential</th>
<th>LONG-TERM</th>
<th>SHORT</th>
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</thead>
<tbody>
<tr>
<td>Unit Size</td>
<td>&lt; 45sqm</td>
<td>&gt; 45sqm</td>
</tr>
<tr>
<td>Spaces/Dwelling Unit</td>
<td>1.00</td>
<td>1.25</td>
</tr>
<tr>
<td>Total Units</td>
<td>36</td>
<td>28</td>
</tr>
<tr>
<td>Bicycle Spaces Req</td>
<td>36</td>
<td>35</td>
</tr>
<tr>
<td>School Area (sqm): 0.4</td>
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<td></td>
</tr>
</tbody>
</table>

Bicycle Spaces Req
(1/1600sqm)
(1/100sqm)

Total Spaces Required
71.4
12.4

FIFTH STREET
MULTI-UNIT
RESIDENTIAL

PURDEY GROUP

FIFTH STREET
VICTORIA BC

RESEDA

RE20NING/
DEVELOPMENT PERMIT

FLOOR PLANS - PARKING GARAGE

A-3
CITY OF VICTORIA

RECEIVED

DEEMED

MAY 15, 2019

APR 24, 2019

TOTAL BUILDING FLOOR AREA = 1037.4 m²

FIFTH STREET
MULTI-UNIT
RESIDENTIAL

PURDEY GROUP

FLOOR PLANS - FIRST FLOOR

A-4
TOTAL BUILDING FLOOR AREA = 905.9 m²
TOTAL BUILDING FLOOR AREA = 955.9 m²
FIFTH STREET
MULTI-UNIT
RESIDENTIAL

TOTAL BUILDING FLOOR AREA = 595.6 m²

SECTION 1

SECTION 2

SECTION 3

SECTION 4

TOTAL BUILDING FLOOR AREA = 595.6 m²
ARCHITECTURAL CONCRETE

GLAZED GUARDRAILS ON DECKS AND WALKWAYS (COMPLETE WITH POWDER COATED ALUMINUM CAP)

VERTICAL STANDING SEAM METAL CLADDING (BASED ON VICWEST AD300 [6572 CHARCOAL])

DERALLOD EXTERIOR SIDING SYSTEM (COLOURS: SEE OPTIONS TO THE RIGHT)

TONGUE & GROOVE CEDAR SIDING

ALUCOBOND STEEL CLADDING (COLOURS: CADET GRAY & DUSTY CHARCOAL)

FIBREGLASS WINDOWS (COLOUR OF MULLIONS/FRAME TO MATCH STANDING SEAM CLADDING)

POWDER COATED ALUMINUM FOR STANCHIONS AND DETAILS ON STAIRWELLS (COLOUR TO MATCH/COMPLIMENT STANDING SEAM CLADDING)

GLAZED JULIET BALCONY TO MATCH GUARDRAIL SYSTEM

STOREFRONT GLAZING SYSTEM
Preliminary Only! PRELIMINARY ONLY!