

561-565 Toronto Street

Revised drawings issued for: Development Permit Application 25th April, 2019

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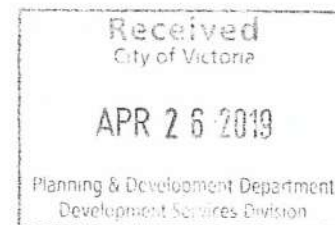
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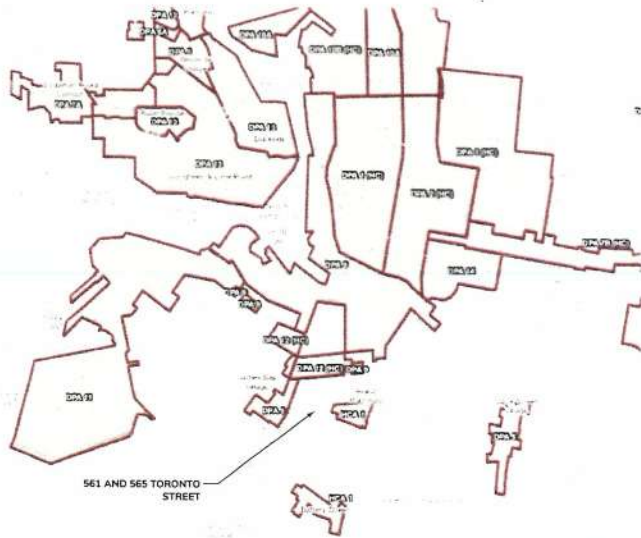
Project: 2019-01



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561-565 Toronto Street

APR 26, 2019  
DP-000  
Cover Sheet



Geographic Areas for Schedule C

- Core Area
- Village Centre
- Other Area
- See zoning bylaw 2018



2 Site Plan  
Scale: 1:1000

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APR 26 2019

Planning & Development Department  
Development Services Division

561-565 Toronto Street

APR 26 2019  
DP-001  
Site Context

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**DATA SHEET/ZONING ANALYSIS**  
**LEGAL DESCRIPTION:** Lot A, Section 13, Beckley Farm, Victoria Crty, Plan 2394 - and - Lot B, Section 13, Beckley Farm, Victoria City, Plan 2394  
**STREET ADDRESS:** 561 and 565 Toronto Street  
**ZONING REGULATIONS:** CITY OF VICTORIA - PART 3.3 - R3-2 ZONE, MULTIPLE DWELLING DISTRICT  
**SITE AREA:** 999m<sup>2</sup>  
**BUILDING FOOTPRINT:** 399.36m<sup>2</sup>

Section	Proposed	Variance	Comments
1	Permitted Uses	Multiple unit residential building	No
2	Parcel Size (m <sup>2</sup> )	999	No
4	Floor Area Ratio	1.49	No
5	Building Height	14.03m	No
7	Number of Storeys	4	No
8	Lot Coverage (%)	46%	Yes
9	Open Site Space (%)	54%	Yes
10	Siting Requirements		
	iii) Front Setback (North)	5.794m (4.628m to balcony)	Yes
	iv) Side Setback West	4.390m	Yes
	vi) Side Setback East	5.042m (4.060m to balcony)	Yes
	viii) Rear Setback (South)	4.934m to face of wall (3.935m to base)	Yes
12	Fencing	See landscape plan	No
13	Off Street Parking	25	No
14	Bicycle Parking number (storage and racks)	28 + 6 @ entrance rack	No
15	Number of 1 Bedroom Units	17	No
16	Number of 2 bedroom Units	7	No
18	Number of Ground Oriented units	6	No
19	Minimum Unit Floor Area	36.4 sq m	No
20	Total Residential Floor Area	1246.6 sq m	No
21	Min. parkade Ceiling Height	2.1m	No
22	Driveway Width	6m	No
23	Setback for Site from Street Centerline	5m	Yes

AREA CALCULATIONS		CONTRIBUTION TO TOTAL FLOOR AREA FOR FAR CALCULATION (m <sup>2</sup> )	
Basement & Garage	399.4	0 (parking below grade)	
First Floor	370.9	370.9	
Second Floor	418.9	370.9	
Third Floor	418.9	370.9	
Fourth Floor	418.9	370.9	
<b>Totals:</b>	<b>2655.1</b>	<b>1483.6</b>	

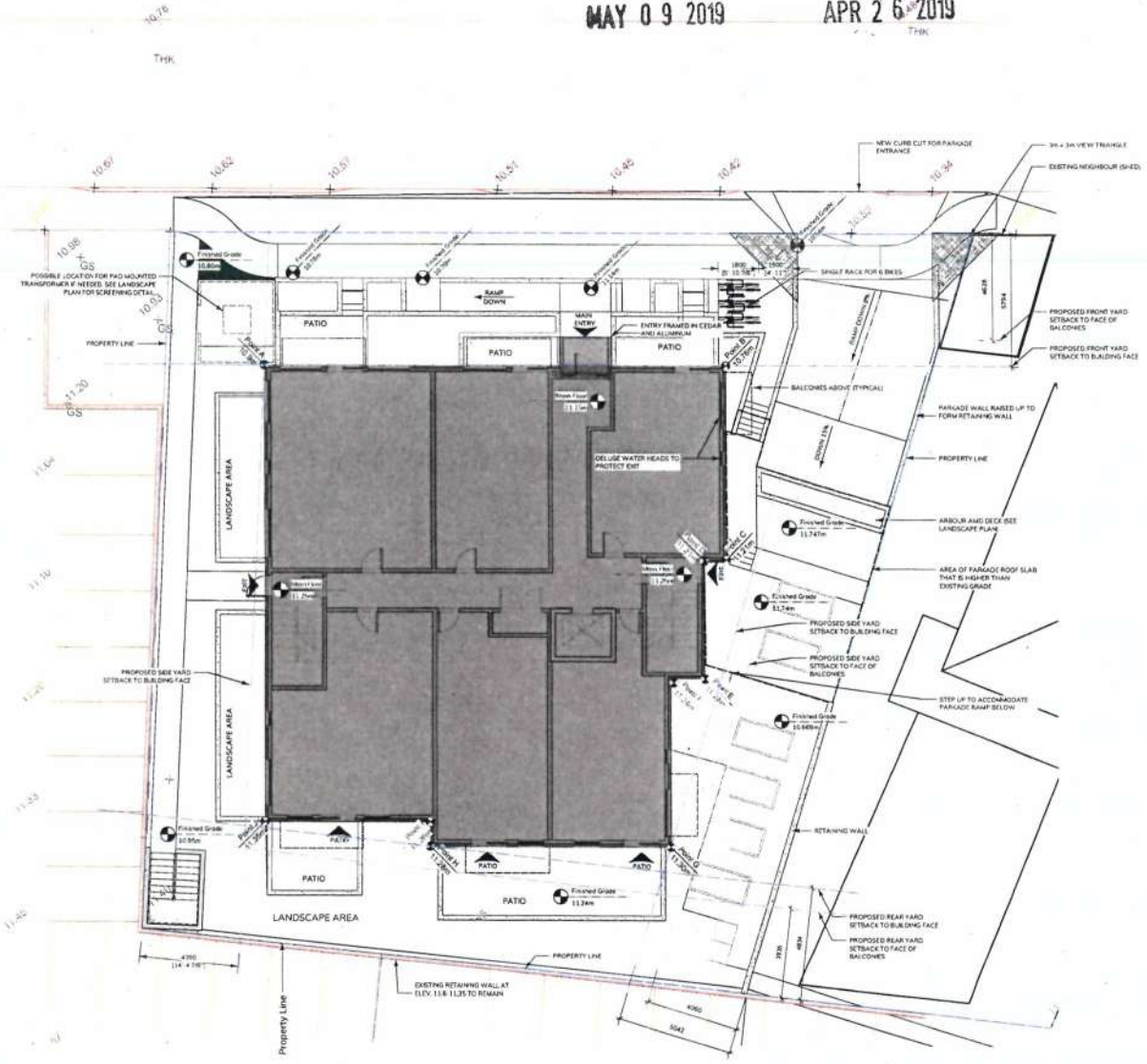
**\*PARKING CALCULATIONS:**  
 Units less than 45 sq m: 9  
 Units less than 70m sq m: 15  
 Parking (185 x 9) + (1 x 15) = 22.65  
 Guest Parking (0.1 x 24) = 2.4  
**Total Parking: 25.05**

**FAR Calculation:** 1483.6/999 = 1.48  
**Blue Storage:** (1 x 9) + (11.25 x 15) = 27.75  
**Total Blue Storage:** 27.75

**Grade Calculation:**  
 Grade Point A: 10.25 / Grade Point E: 11.09 / Grade Point I: 11.23  
 Grade Point B: 10.11 / Grade Point F: 11.09 / Grade Point J: 11.20  
 Grade Point C: 11.06 / Grade Point G: 11.15  
 Grade Point D: 11.06 / Grade Point H: 11.13

Grade Points	Average of Points	Distance Between Grade Points	Totals
Points A & B	10.25 + 10.11 / 2	10.18	20.9
Points B & C	10.11 + 11.06 / 2	10.59	9.1
Points C & D	11.06 + 11.06 / 2	11.06	4.9
Points D & E	11.06 + 11.09 / 2	11.08	7.0
Points E & F	11.09 + 11.09 / 2	11.09	10.7
Points F & G	11.09 + 11.15 / 2	11.12	7.7
Points G & H	11.15 + 11.13 / 2	11.14	20.5
Points H & I	11.13 + 11.23 / 2	11.18	10.7
Points I & J	11.23 + 11.20 / 2	11.22	7.7
Points J & A	11.20 + 10.25 / 2	10.73	20.9
<b>Total</b>			<b>80.8</b>

**Lot Coverage Calculation:**  
 Site area = 999m<sup>2</sup>  
 Portion of parkade higher than existing grade = 63.24m<sup>2</sup>  
 Building footprint = 399.36m<sup>2</sup>  
 63.24/399.36 = 46%  
 462.6/999 = 46%



3 Site Plan Scale: 1:100

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1 Perspective View w/Neighbourhood Context  
Scale: 1:100

WAY MARK

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561-565 Toronto Street

May 10, 2019  
DP-005  
Perspectives

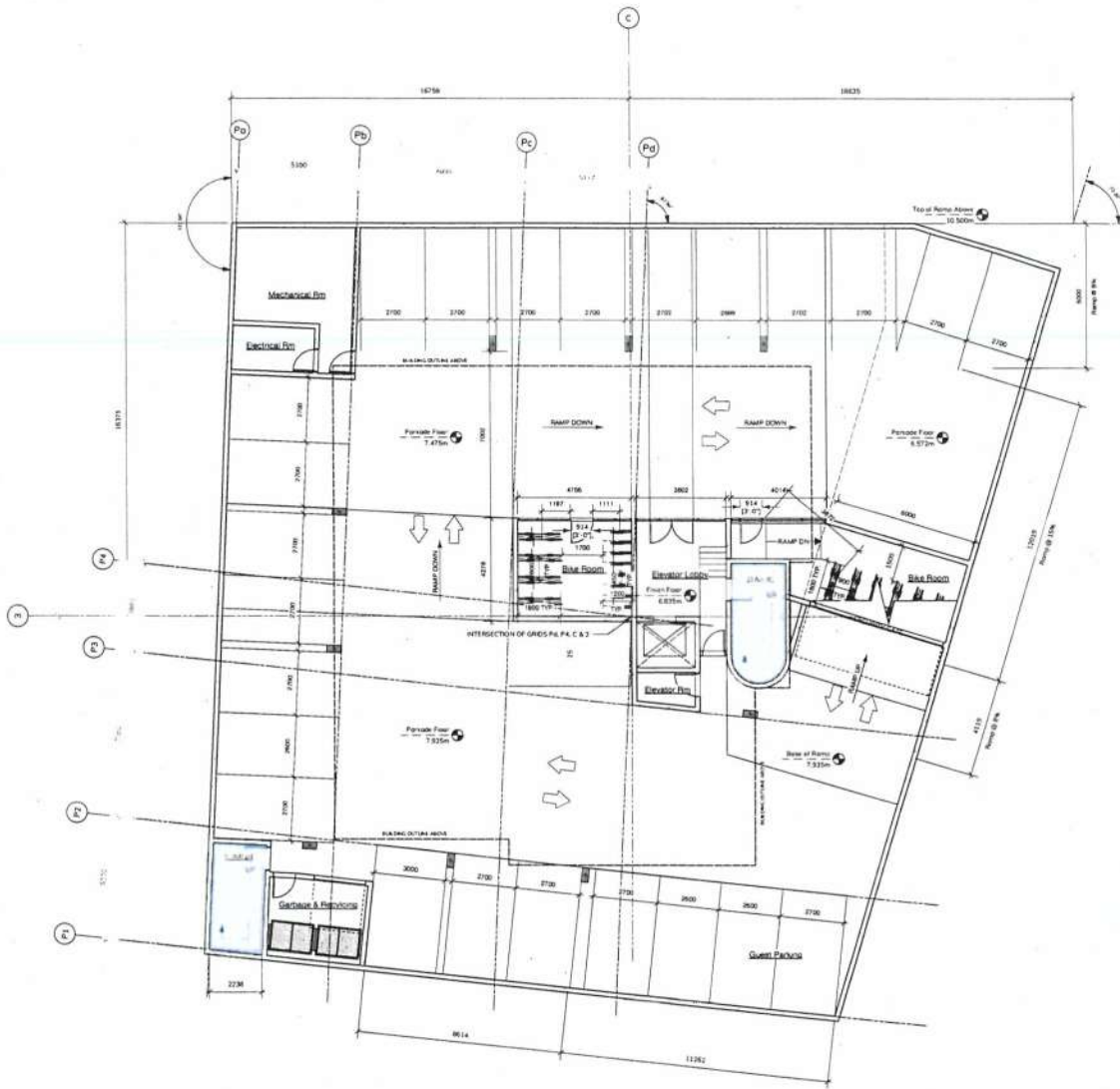


3 Perspective from Toronto Street looking SouthEast  
Scale: 1:100

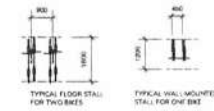


2 Perspective from South looking NorthWest  
Scale: 1:100

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TYPICAL PARKING STALL  
 15 STALLS PROVIDED FOR TENANTS  
 3 STALLS RESERVED FOR GUESTS



TYPICAL BIKER STALL  
 20 FLOOR STALLS  
 18 WALL MOUNTED STALLS

TYPICAL FLOOR STALL  
 FOR TWO BIKES

TYPICAL WALL-MOUNTED  
 STALL FOR ONE BIKE

2 Parking Plan  
 Scale: 1:100

REC-11-10  
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1 First Floor Plan  
Scale: 1:100



2 Second, Third, and Forth Floor Plan  
Scale: 1:100

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1 Unit A  
Scale: 1:50  
Size: 62.4m<sup>2</sup>  
Number of Bedrooms: 2  
Number of units: 4



2 Unit B  
Scale: 1:50  
Size: 45m<sup>2</sup>  
Number of Bedrooms: 1  
Number of units: 3



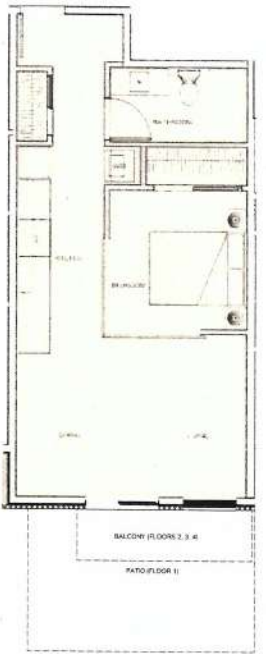
3 Unit C  
Scale: 1:50  
Size: 63.7m<sup>2</sup>  
Number of Bedrooms: 2  
Number of units: 3



4 Unit D  
Scale: 1:50  
Size: 57.8m<sup>2</sup>  
Number of Bedrooms: 1  
Number of units: 4



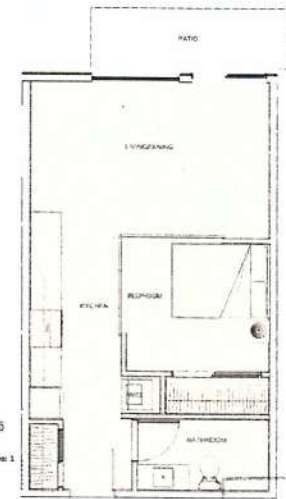
5 Unit E  
Scale: 1:50  
Size: 48.4m<sup>2</sup>  
Number of Bedrooms: 1  
Number of units: 4



6 Unit F  
Scale: 1:50  
Size: 42.9m<sup>2</sup>  
Number of Bedrooms: 1  
Number of units: 4



7 Unit G  
Scale: 1:50  
Size: 44.8m<sup>2</sup>  
Number of Bedrooms: 1  
Number of units: 1



8 Unit H  
Scale: 1:50  
Size: 43.3m<sup>2</sup>  
Number of Bedrooms: 1  
Number of units: 1



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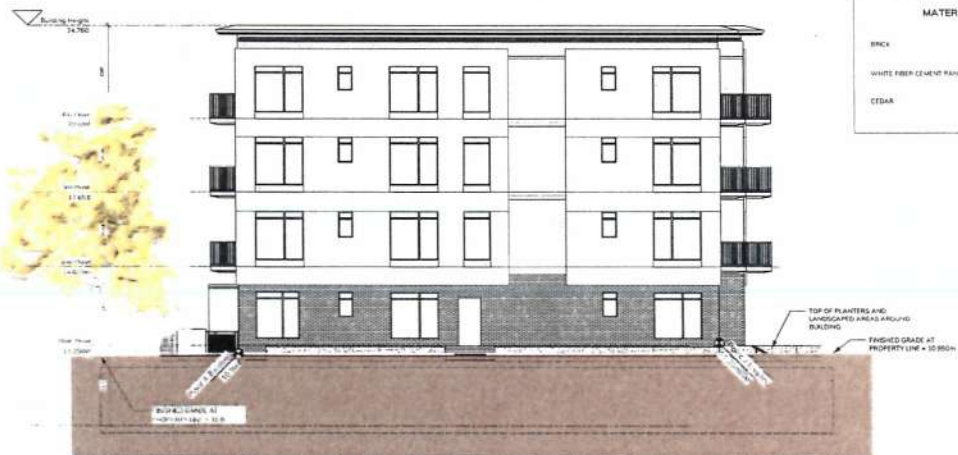




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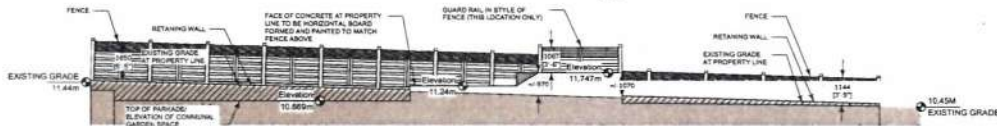


1 North Elevation  
Scale: 1:100



2 West Elevation  
Scale: 1:100

MATERIAL LEGEND	
BRICK	
WHITE FIBER CEMENT PANELS	
CDSB	



6 East Elevation at Raised Area - Parallel to Property Line  
Scale: 1:100

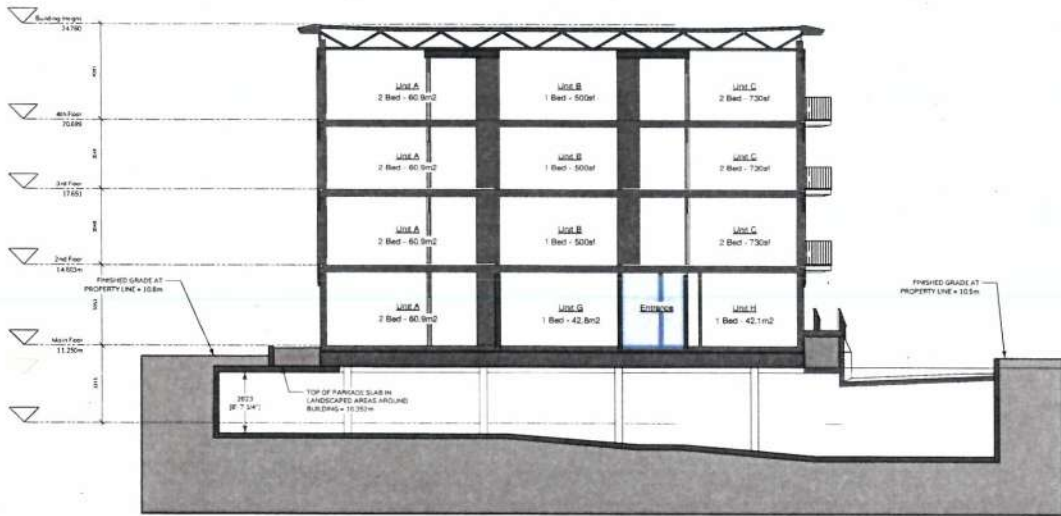


3 South Elevation  
Scale: 1:100

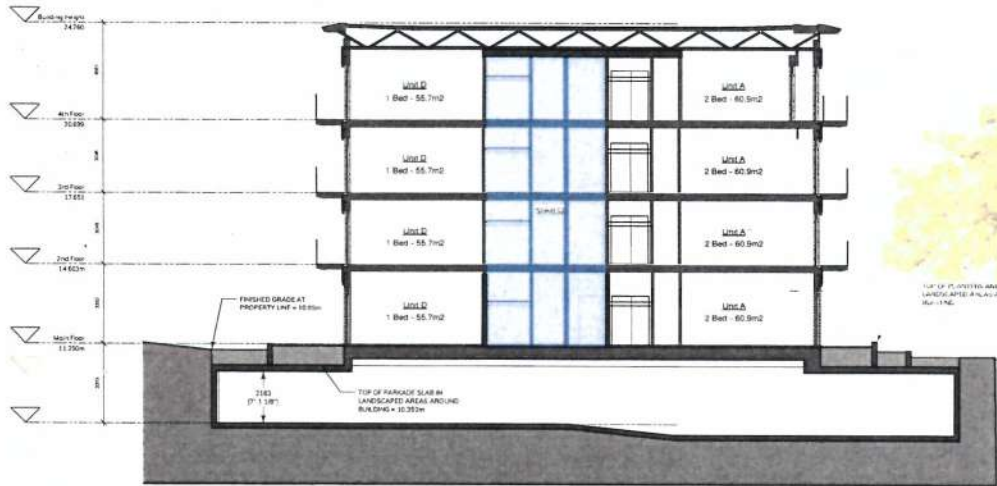


4 East Elevation - Parallel to Building  
Scale: 1:100

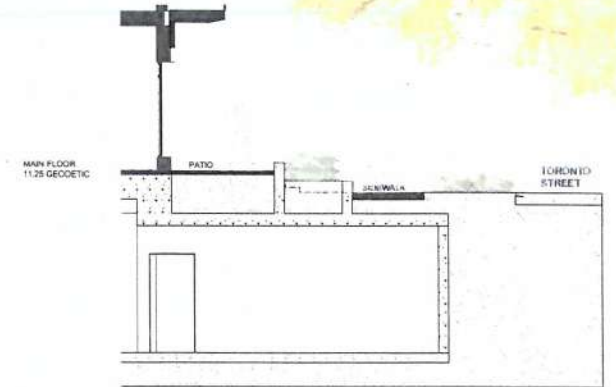
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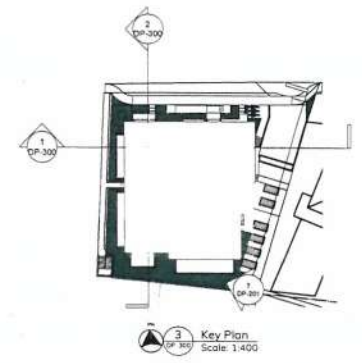
1 West/East Section  
Scale: 1:100



2 North/South Section  
Scale: 1:100



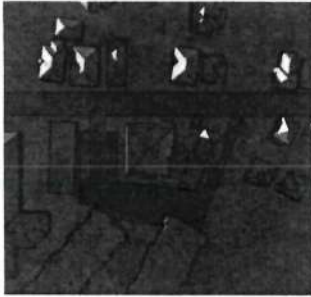
4 Typical Section a Building Frontage  
Scale: 1:50



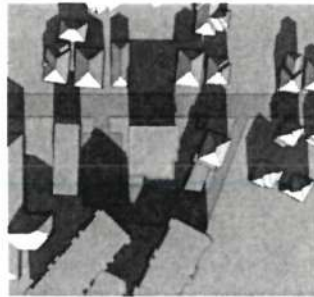
3 Key Plan  
Scale: 1:400

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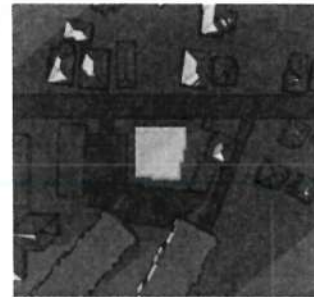
Shadow Studies



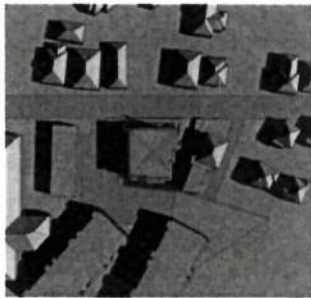
Winter Solstice - 9am



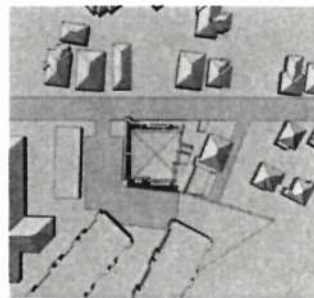
Winter Solstice - 12pm



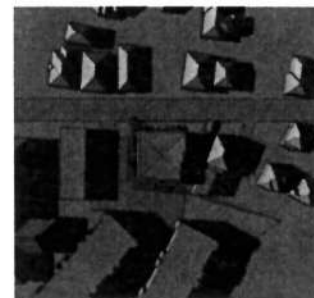
Winter Solstice - 4pm



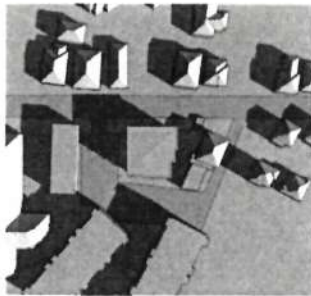
Summer Solstice - 9am



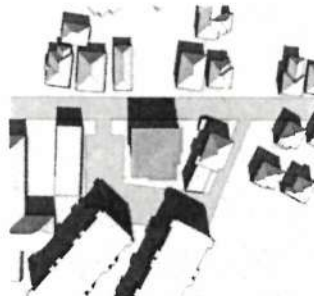
Summer Solstice - 12pm



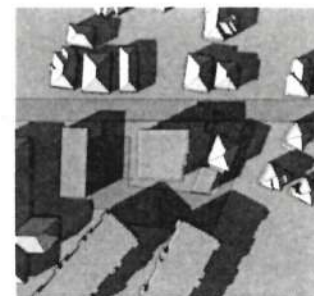
Summer Solstice - 4pm



Equinox - 9am



Equinox - 12pm

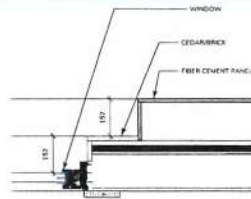


Equinox - 4pm

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- ALUMINUM FASCIA FLASHING
- CEDAR CORNICE AND SOFFIT
- WHITE FIBER CEMENT PANELS
- BLACK VINYL WINDOWS
- CEDAR BALCONY SOFFIT
- HORIZONTAL CEDAR SIDING
- HORIZONTAL CEDAR SIDING
- ALUMINUM GUARDRAILS
- WHITE FIBER CEMENT PANELS
- ILLUMINATED ADDRESS SIGN
- BLACK VINYL WINDOWS
- HORIZONTAL CEDAR SIDING
- DARK GREY BRICK
- TALL GRASSES AND VISUAL SCREEN PLANTINGS
- ALUMINUM GATE
- CAST IN PLACE CONCRETE PLANTERS
- CONCRETE SIDEWALK OVER PARKADE BELOW (IN SRW)



3 CLADDING ARTICULATION (PLAN VIEW)  
 Scale: 1:10



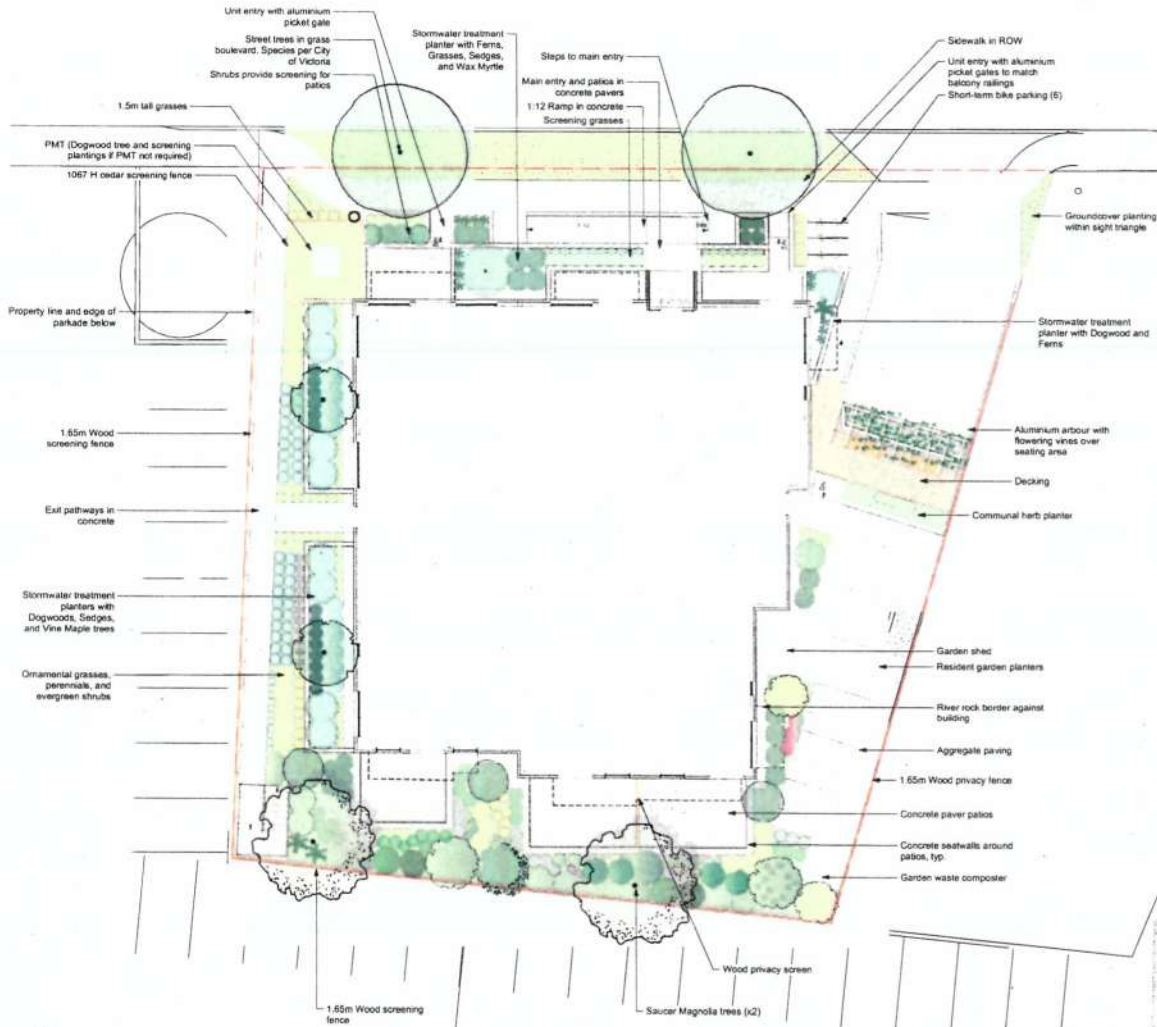
2 Entrance Perspective  
 NTS

- ALUMINUM ENTRANCE EXTERIOR TO MATCH FASCIA FLASHING
- CEDAR ENTRANCE INTERIOR



- 1) DARK GREY ALUMINUM FASCIA FLASHING
- 2) BLACK VINYL WINDOW AND DOOR ASSEMBLIES
- 3) ALUMINUM GUARDRAILS
- 4) CONCRETE PLANTERS WITH TALL GRASSES AND OTHER VISUAL SCREEN PLANTS
- 5) HORIZONTAL CEDAR SIDING WITH CLEAR FINISH
- 6) WHITE FIBER CEMENT PANEL RAINSCREEN WALL ASSEMBLY
- 7) DARK GREY BRICK, STACK BOND, WITH DARK GREY MORTAR
- 8) ALUMINUM PATIO GATES
- 9) BACKLIT ALUMINUM BUILDING SIGNAGE
- 10) Decorative wrap around transformer to blend with landscape (if transformer is required)

1 Partial Perspective  
 NTS



1 Landscape Concept Plan  
1:150



Saucer Magnolia (*Magnolia x soulangeana*)

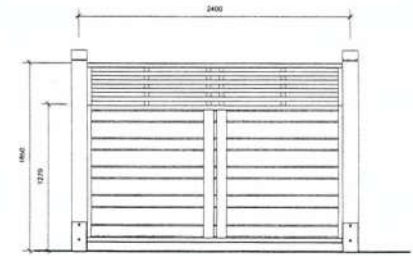
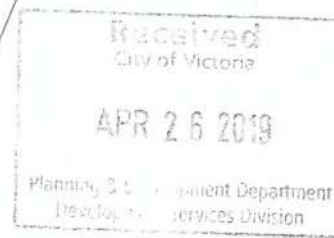


Vine Maple (*Acer circinatum*)

### Recommended Nursery Stock

Trees	Botanical Name	Common Name	Size
4	<i>Acer circinatum</i>	Vine Maple	Min 3 stem, 3
	<i>Magnolia x soulangeana</i> 'Rustica Rubra'	Rustica Rubra Magnolia	#25 pot
<b>Large Shrubs</b>			
5	<i>Garrya elliptica</i> 'James Roof'	Silk Tassel Bush	#7 pot
	<i>Hamamelis x intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	#7 pot
	<i>Malva cultorum</i>	Flaccid Wax Malva	#7 pot
	<i>Viburnum sibiricum</i> f. <i>oppositifolium</i> 'Nanese'	Manassah Viburnum	#7 pot
<b>Medium Shrubs</b>			
47			
	<i>Arctostaphylos uva-ursi</i> 'Compacta'	Compact Strawberry Bush	#3 pot
	<i>Celastrus x hybridus</i>	White Rockrose	#3 pot
	<i>Cornus sericea</i> 'Attila Fitt'	Red Twig Dogwood	#3 pot
	<i>Daphne genkwa</i> 'Cardi Macher'	Cardi Mocke Daphne	#3 pot
	<i>Philadelphus 'Sole Elsie'</i>	Sole Elsie Mock Orange	#3 pot
	<i>Rhododendron 'Dora Amara'</i>	Dora Amara Rhododendron	#3 pot
	<i>Ribes sanguineum</i> 'White Excite'	White Flowering Currant	#3 pot
	<i>Sarcococca nuchiana</i>	Sweet Box	#3 pot
	<i>Spiraea thunbergii</i> 'Opuri'	Garden Birdswain Spiraea	#3 pot
	<i>Symphoricarpos albus</i>	Shawberry	#3 pot
<b>Small Shrubs</b>			
101			
	<i>Cornus stolonifera</i> 'Kaskay'	Kaskay Dogwood	#3 pot
	<i>Geukensia procumbens</i>	Wingspread	#3 pot
	<i>Gaultheria shallon</i>	Salal	#3 pot
	<i>Hebe alstonii</i> 'Red Edge'	Red Edge Hebe	#2 pot
	<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender	#1 pot
	<i>Melicope repens</i>	Creeping Manuka	#1 pot
	<i>Pieris japonica</i> 'Little Heath'	Pieris 'Little Heath'	#3 pot
	<i>Rosmarinus officinalis</i> 'Prostratus'	Rosemary	#1 pot
<b>Groundcovers</b>			
50			
	<i>Origanum vulgare</i>	Pot Marjoram (origano)	#1 pot
	<i>Satureja douglasii</i>	Yarrow leaves	#1 pot
	<i>Thymus pseudolanuginosus</i>	Woolly Thyme	SP4
	<i>Thymus vulgaris</i>	Thyme	SP4
<b>Perennials, Annuals and Ferns</b>			
253			
	<i>Astilbe chinensis</i> 'Pumila'	Dwarf Astilbe	#1 pot
	<i>Blechnum spicatum</i>	Deer Fern	#1 pot
	<i>Calamagrostis x scutiflora</i> Karl Foerster	Foerster's Feather Reed Grass	#1 pot
	<i>Carex 'Ice Dance'</i>	Variegated Sedge	#1 Pot
	<i>Cheamantium latifolium</i>	Northern Sea Oats	#1 pot
	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot
	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	#1 pot
	<i>Eriogonum mucronatum</i> 'Profusion'	Mexican Daisy	#1 pot
	<i>Erythronium 'Sowles Mauve'</i>	Sowles Perennial Wallflower	#1 pot
	<i>Hebecladon sanderianum</i>	Blue Owl Grass	#1 pot
	<i>Heptacapsis 'Stella de Oro'</i>	Stella de Oro Daylily	#1 pot
	<i>Maschline tenax</i> 'Adagio'	Adagio Maiden Grass	#1 pot
	<i>Polystichum munum</i>	Sword Fern	#1 pot
	<i>Verbena sorediana</i>	Tall Verbena	#1 pot
<b>Vines</b>			
3			
	<i>Clematis montana</i>	Montana Clematis (various)	#2 pot

- Notes:  
 1. All work to be completed to current BCSLA Landscape Standards  
 2. All soft landscape to be irrigated with an automatic irrigation system



2 1.65m Wood Screening Fence  
1:20

# 561-565 Toronto St. Landscape Concept Plan



Revision C - Apr 18/19  
 Revision B - Mar 26/18  
 Revision A - Feb 25/19  
 Project No: 1838 Sep-06-18  
 #3,864 Queens Ave. Victoria B.C. V8T 1M5  
 Phone: (250) 996-0165