
Development Permit with
Variances Application
for
561-565 Toronto Street



561-565 Toronto Street – Aerial View



561-565 Toronto Street - Existing



Neighbourhood Context



Neighbourhood Context



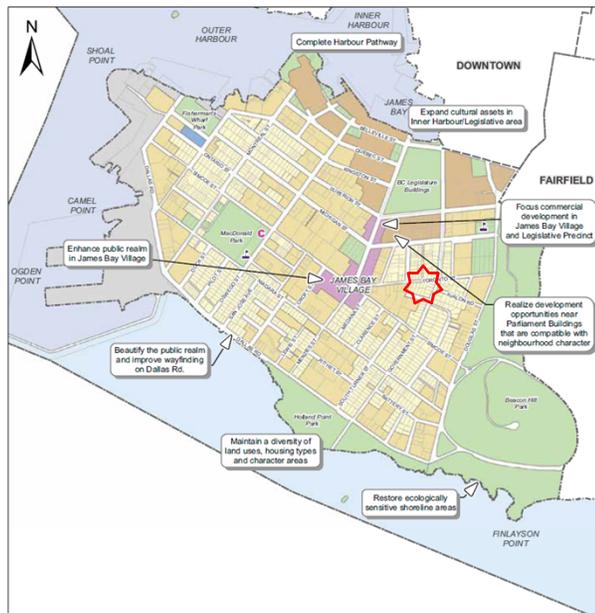
Neighbourhood Context



Neighbourhood Context



Urban Place Designation - OCP



MAP 26
James Bay
Strategic Directions

Urban Place Designations*

- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities

- Existing Public School
- Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

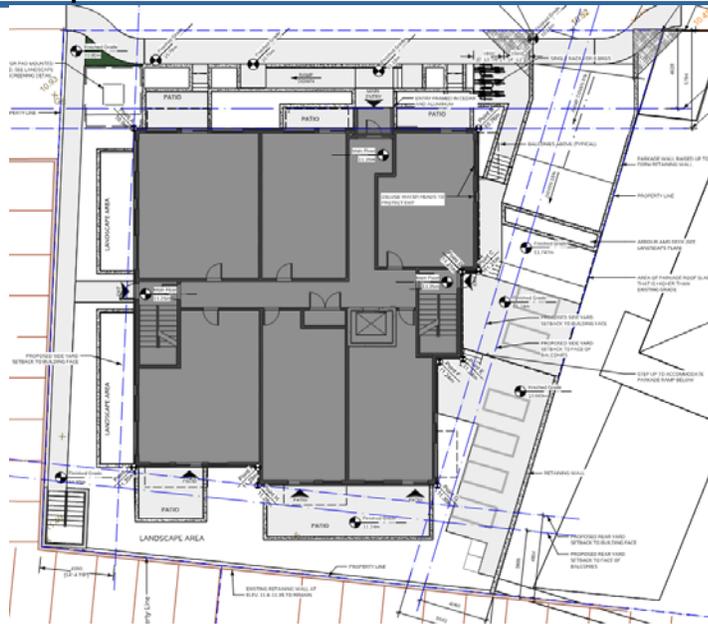
Urban Place Designation - OCP



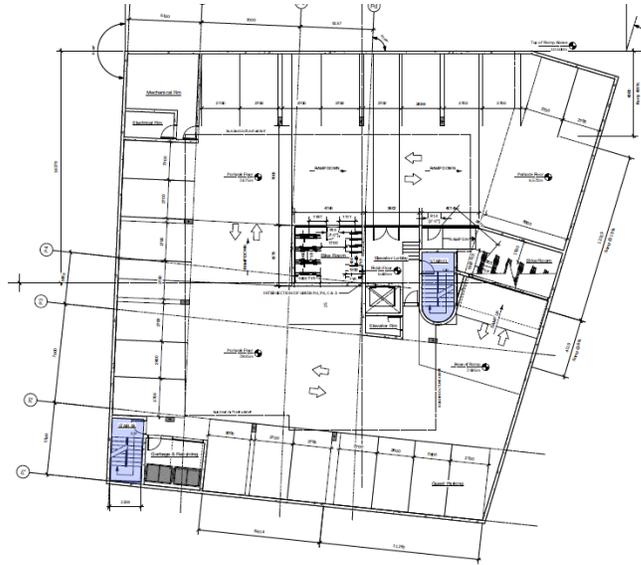
561-565
Toronto
Street

2 Site Plan
Scale: 1:1000

Proposed Site Plan



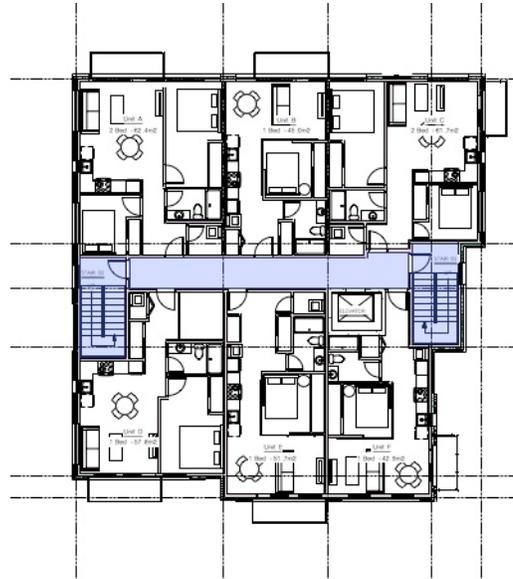
Parking Layout



Ground Level



Second Third and Fourth Plan



Unit Configurations



Front Elevation



1 North Elevation
Scale: 1:100

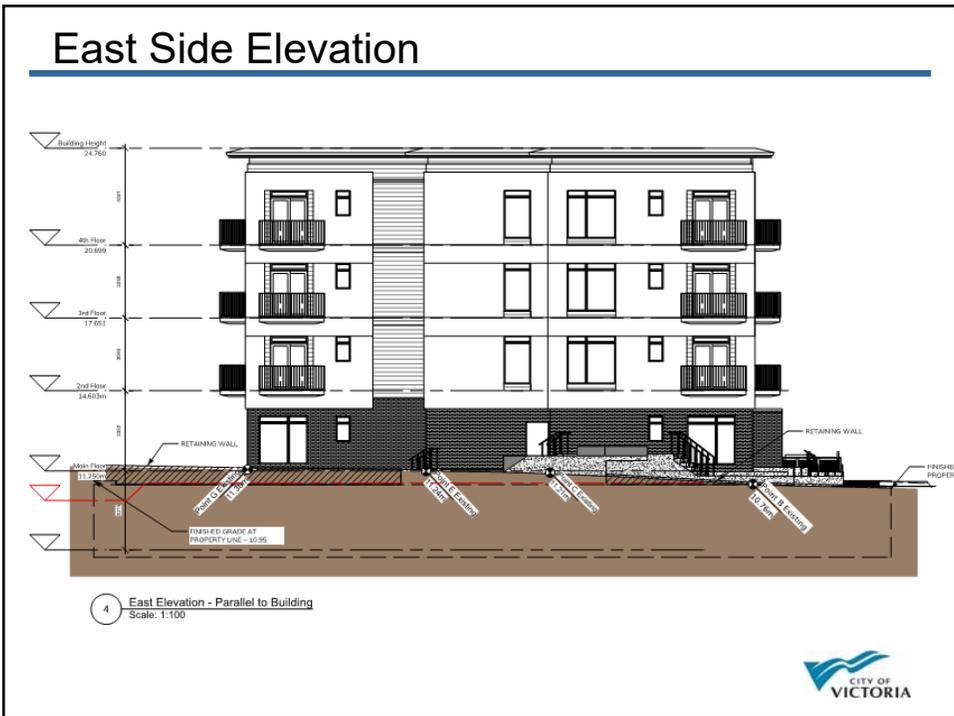
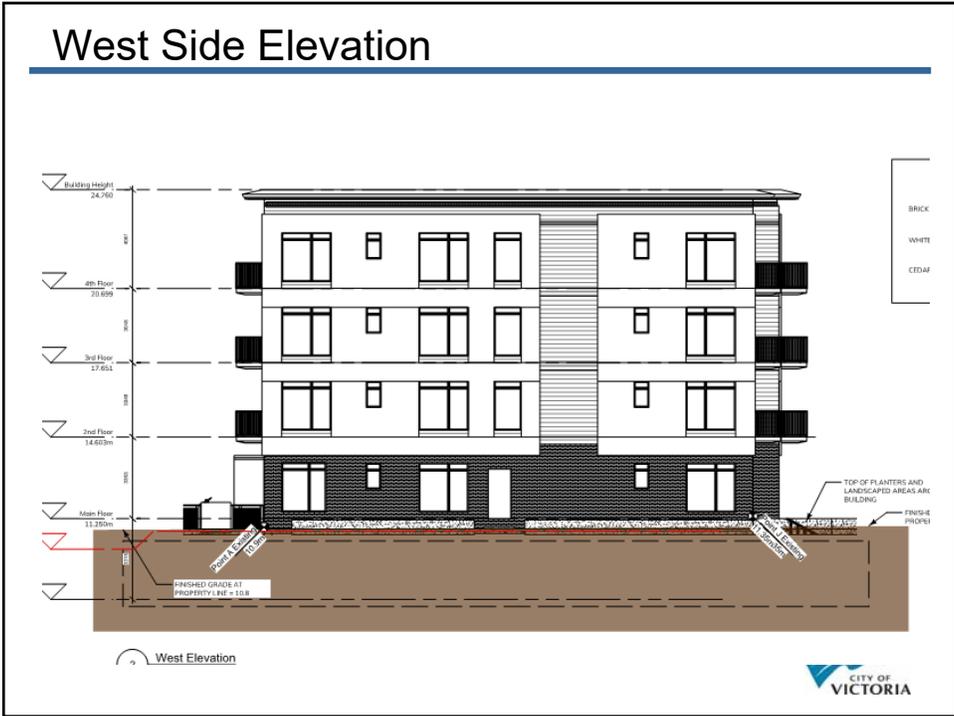


Rear Elevation



3 South Elevation





View Along Toronto Street



3 Perspective from Toronto Street looking South/East
Scale: 1:100

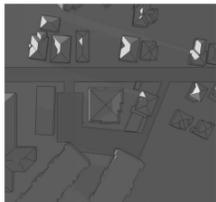
View Along Toronto Street



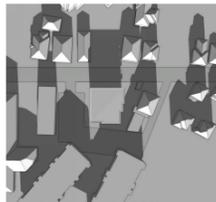
Rear and East Side View



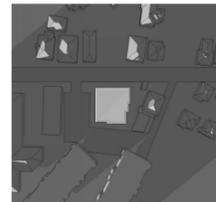
2 Perspective from South looking North/West
Scale: 1:100



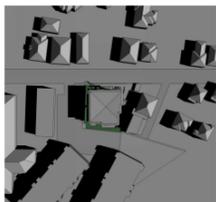
Winter Solstice - 9am



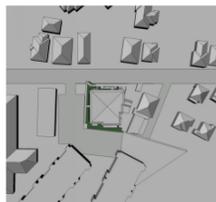
Winter Solstice - 12pm



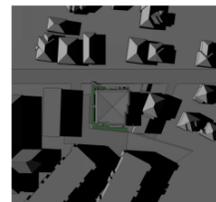
Winter Solstice - 4pm



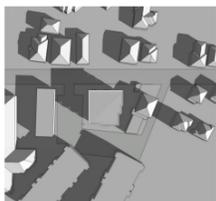
Summer Solstice - 9am



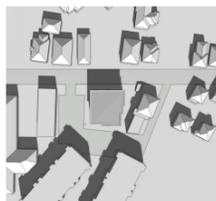
Summer Solstice - 12pm



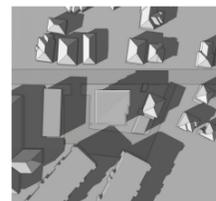
Summer Solstice - 4pm



Equinox - 9am



Equinox - 12pm



Equinox - 4pm

Materials

ALUMINUM FASCIA FLASHING
 CEDAR CORNICE AND SOFFIT
 WHITE FIBER CEMENT PANELS
 BLACK VINYL WINDOWS
 CEDAR BALCONY SOFFIT
 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 PLANTING
 ALUMINUM GATE
 CAST IN PLACE CONCRETE PLANTERS
 CONCRETE SIDEWALK OVER PARKING BELOW (IN SHW)

GLAZING ARTICULATION (PLAN VIEW)
 Scale 1:10

ALUMINUM ENTRANCE EXTERIOR TO MATCH FASCIA FLASHING
 CEDAR ENTRANCE INTERIOR

Entrance Perspective View

1
 2
 3
 4
 5
 6
 7
 8

GLENTWOOD

Landscape Plan

water entry into parking (1)
 concrete pavers
 1:12 slope in concrete
 Screening grasses

water entry (2)

screening coverage
 Short-term bike parking (6)

Groundcover planting with sight triangle

Stormwater treatment planter with Dogwood and Ferns

Aluminum arbour with flowering vines over seating area

Decking

Communal herb planter

Garden shed
 Resident garden planters

River rock border against building

Aggregate paving

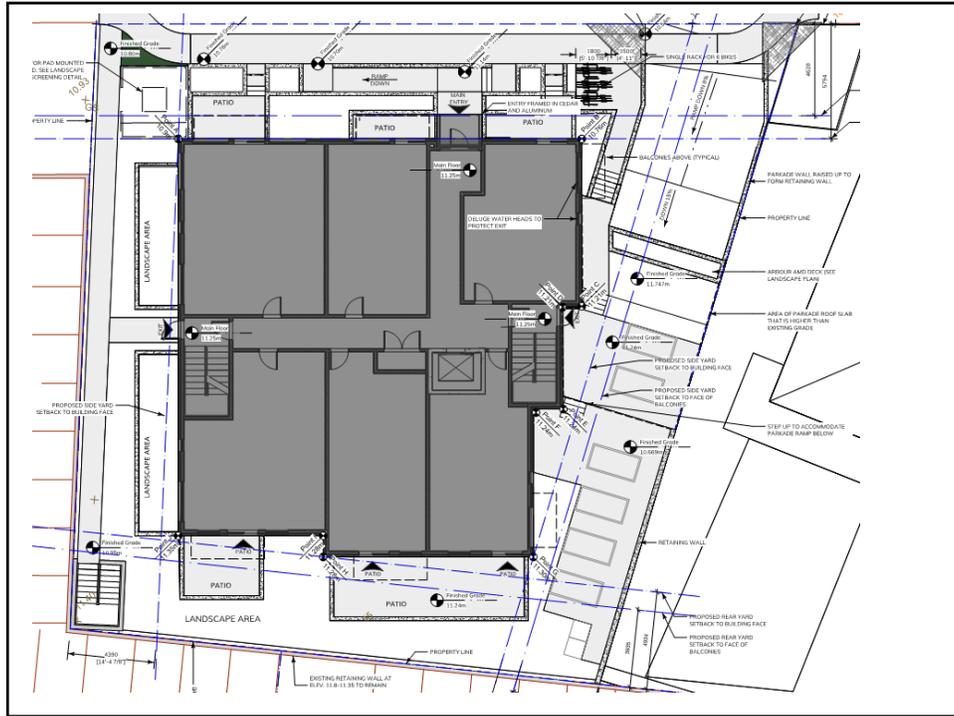
1.6m Wood privacy fence

Concrete paver patios

Concrete walls around patios, typ

Garden waste composter

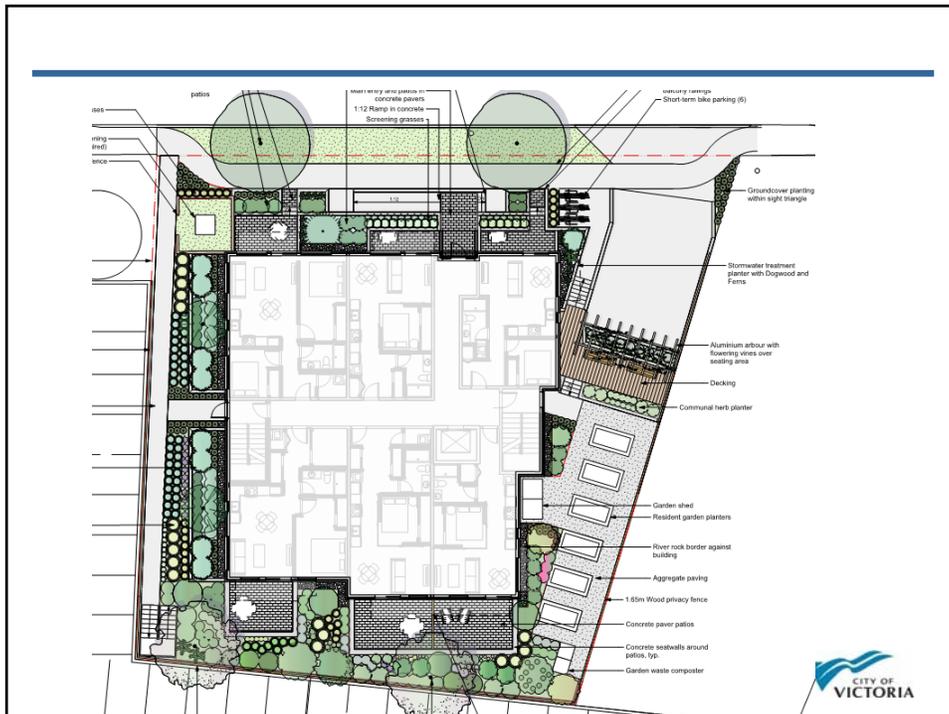
CITY OF VICTORIA

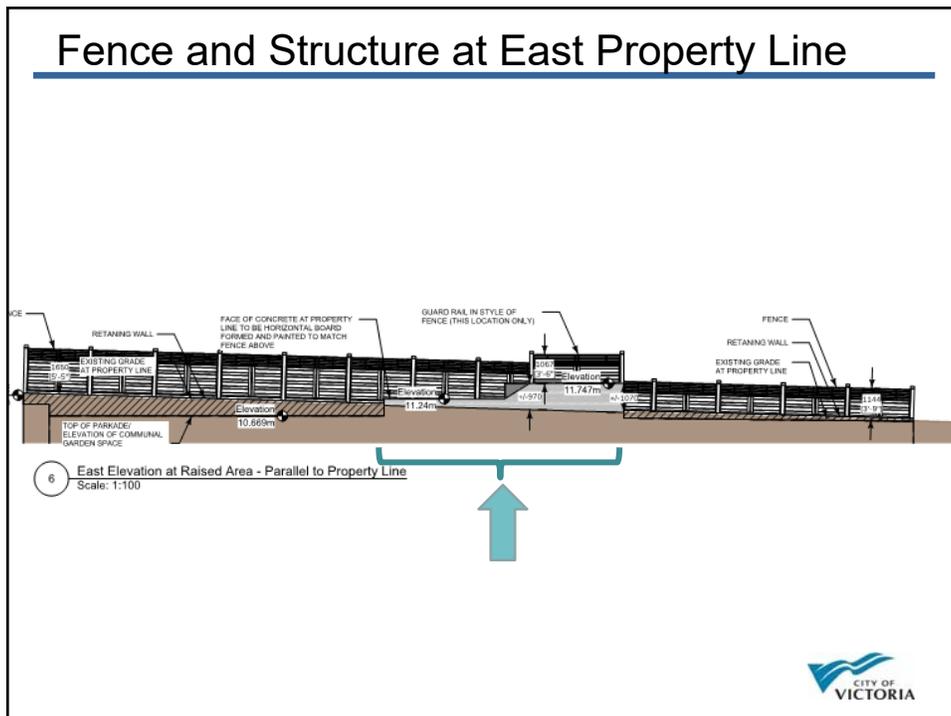
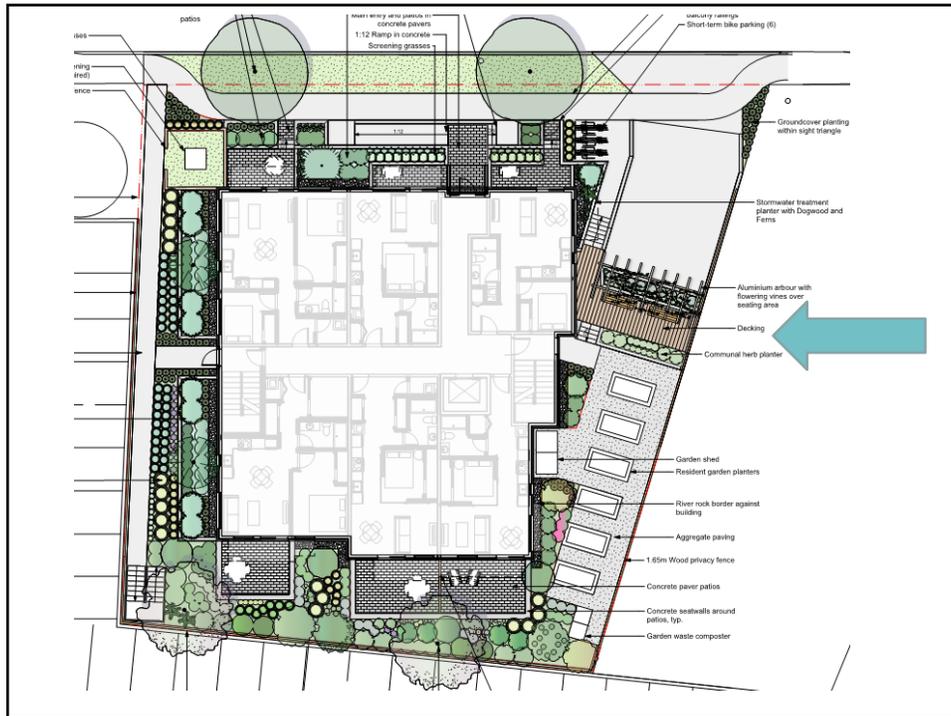


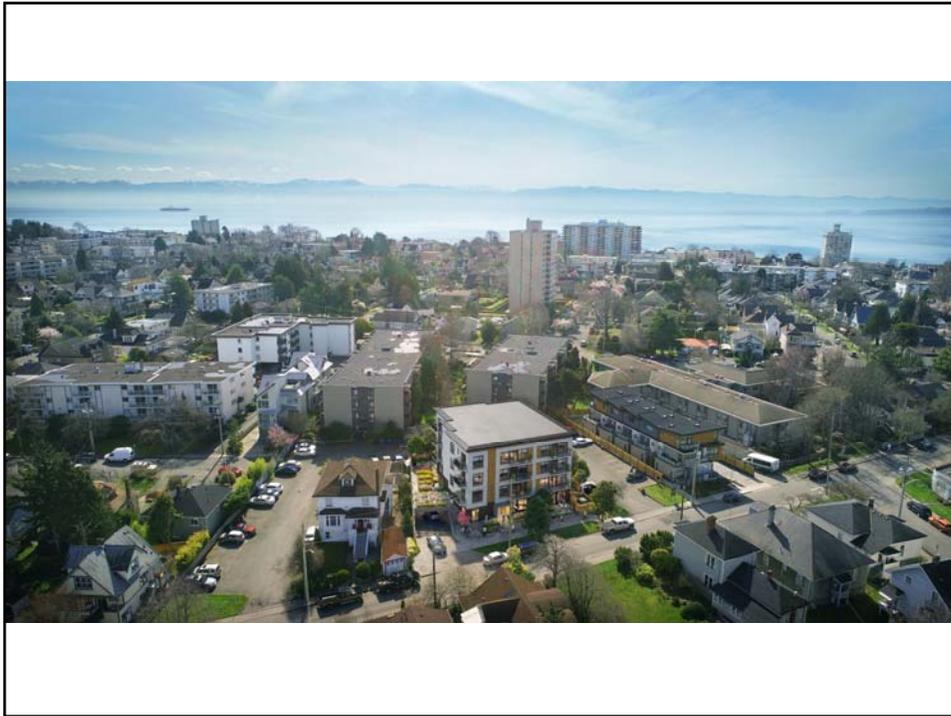
Street Elevation



Row of Way and Street Boundary Setback







561-565 Toronto Street

