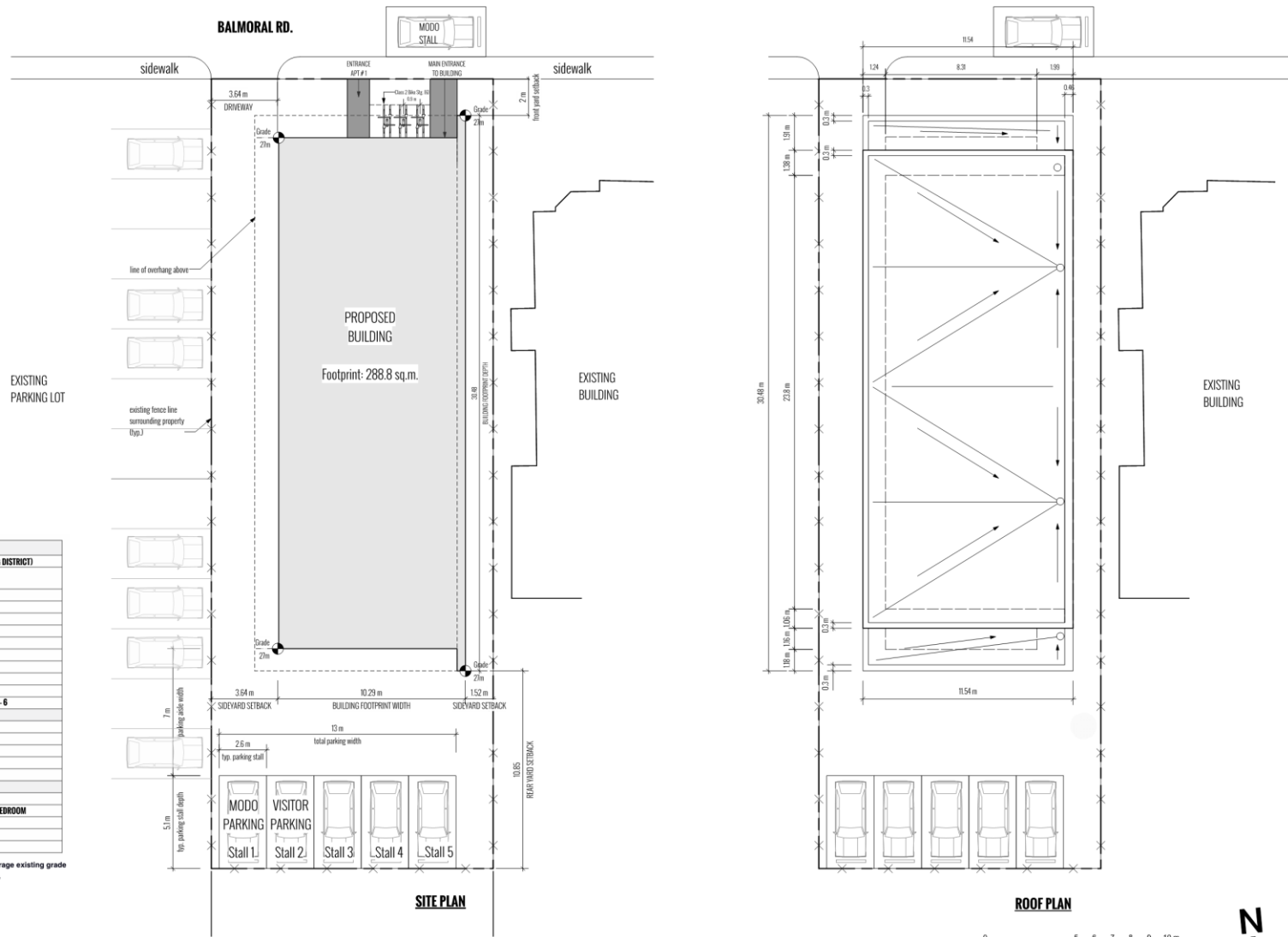

**Rezoning Application No. 00598
and Development Permit with
Variance Application No. 000506
for 953 Balmoral Road**

Subject Property – 953 Balmoral Road





PROJECT INFORMATION TABLE	
Zone (existing)	R-2 (TWO FAMILY DWELLING DISTRICT)
Proposed zone or site specific zone	NEW ZONE
If unsure, state "new zone"	
Site area (m²)	671.5 m²
Total floor area (m²)	929.5 m²
Commercial floor area (m²)	2780
Floor space ratio	929.5 / 671.5 = 1.38:1
Site coverage (%)	288.8 / 671.5 = 43%
Open site space (%)	103 / 671.5 = 15.3%
Height of building (m)	12.5m
Number of storeys	4
Parking stalls (number) on site	5
Bicycle parking number (Class 1 and Class 2)	Class 1 - 24 Class 2 - 6
Building Setbacks (m)	
Front yard	2.0m
Rear yard	10.85m
Side yard (indicate which side)	EAST 1.52m
Side yard (indicate which side)	WEST 3.64m
Combined side yards	5.16m
Residential Use Details	
Total number of units	11
Unit type, e.g., 1 bedroom	9 - ONE BEDROOM, 2 - TWO BEDROOM
Ground-oriented units	2
Minimum unit floor area (m²)	471 m²
Total residential floor area (m²)	558.3m²

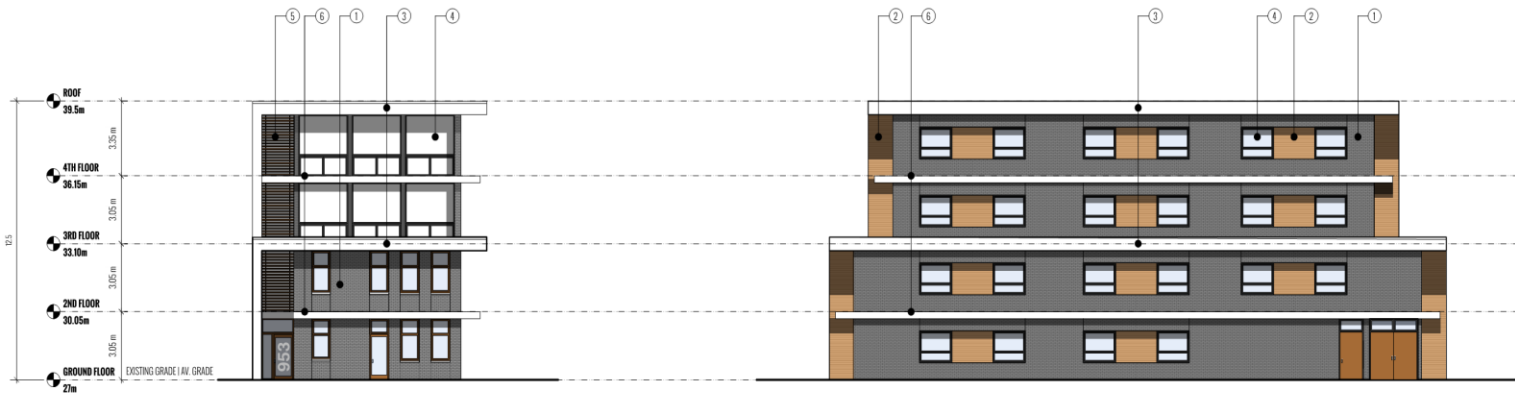
Average Existing Grade Calculation: $27.5 + 27.6 + 26.5 + 26.7 = 108.3 / 4 = 27.0$ average existing grade
 Proposed Average Grade: $27 + 27 + 27 = 108 / 4 = 27m$ average proposed grade



SITE PLAN & ROOF PLAN | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | APRIL 2019 | SCALE 1:100

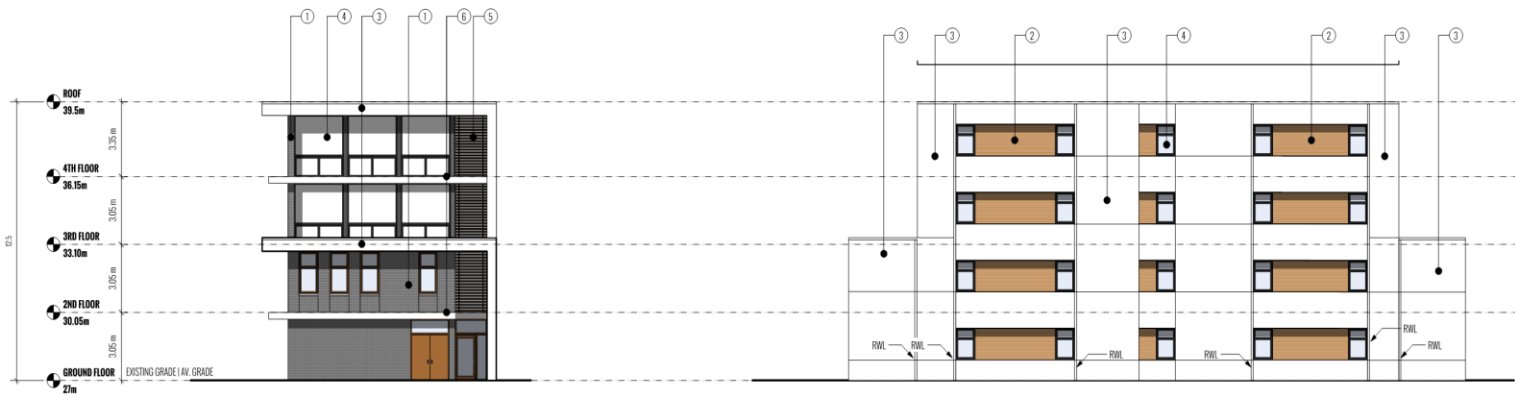
Proposed Site Plan





NORTH ELEVATION

WEST ELEVATION



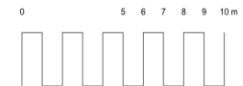
SOUTH ELEVATION

EAST ELEVATION

- MATERIALS**
- ① Variable Charcoal Brick
 - ② Stained Wood Siding
 - ③ Stucco
 - ④ Glazing
 - ⑤ Screen
 - ⑥ Brise Soleil

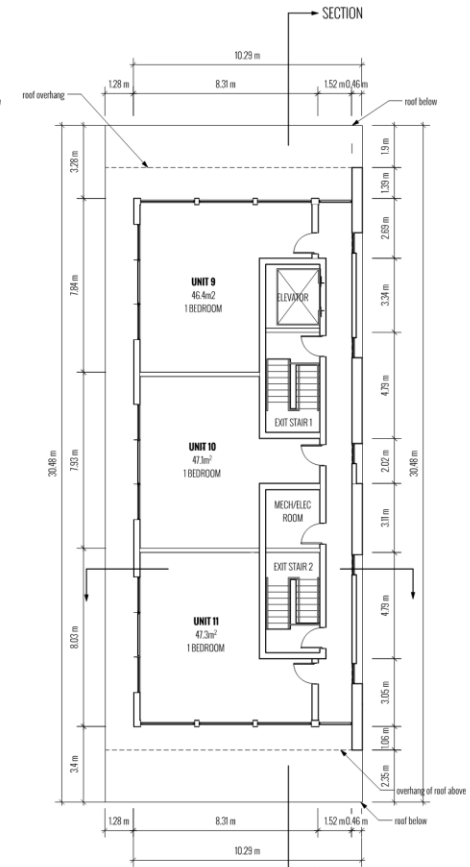
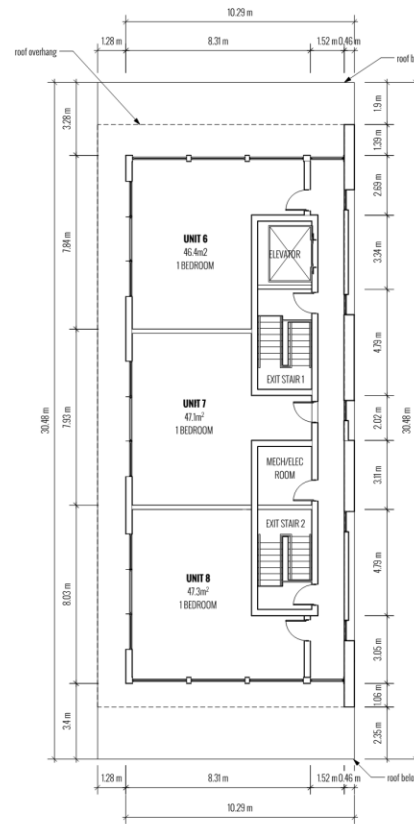
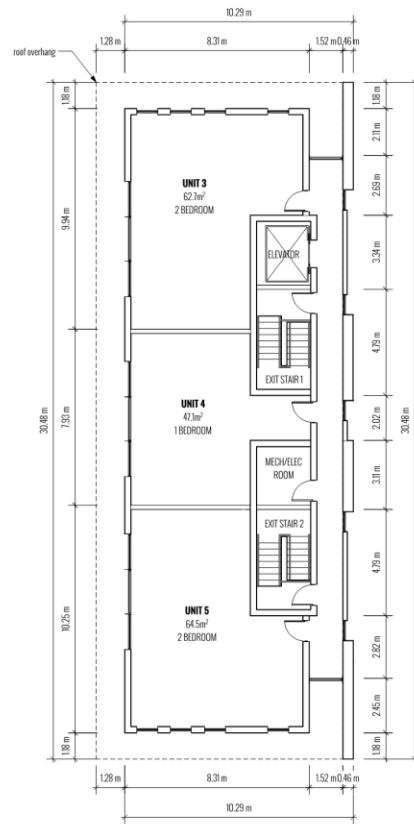
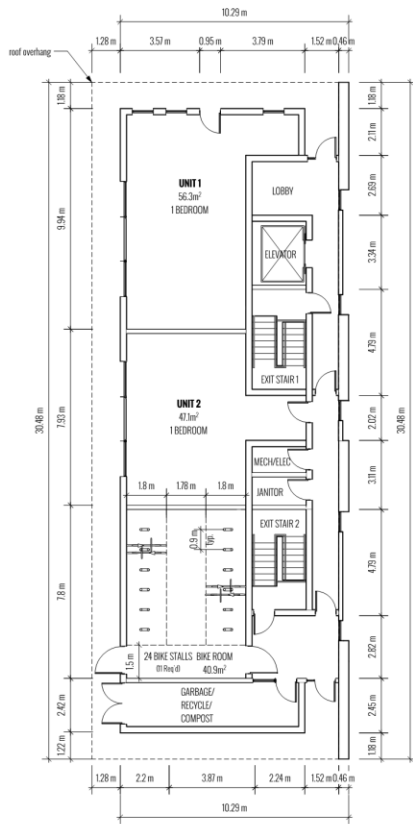
**COAST
+ BEAM**

ELEVATIONS | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | APRIL 2019 | SCALE 1:100



Proposed Elevation Plans





FLOOR PLANS | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | APRIL 2019 | SCALE 1:100



Proposed floor plans





FIGURE 1: RENDERING OF NORTHWEST VIEW OF BUILDING



FIGURE 2: RENDERING OF NORTH VIEW OF BUILDING

**COAST
+ BEAM**

CONTEXT ELEVATION | APARTMENTS @ 953 BALMORAL | SCHEMATIC DESIGN FOR DEVELOPMENT PERMIT & REZONING APPLICATION | MARCH 2019 | SCALE NTS

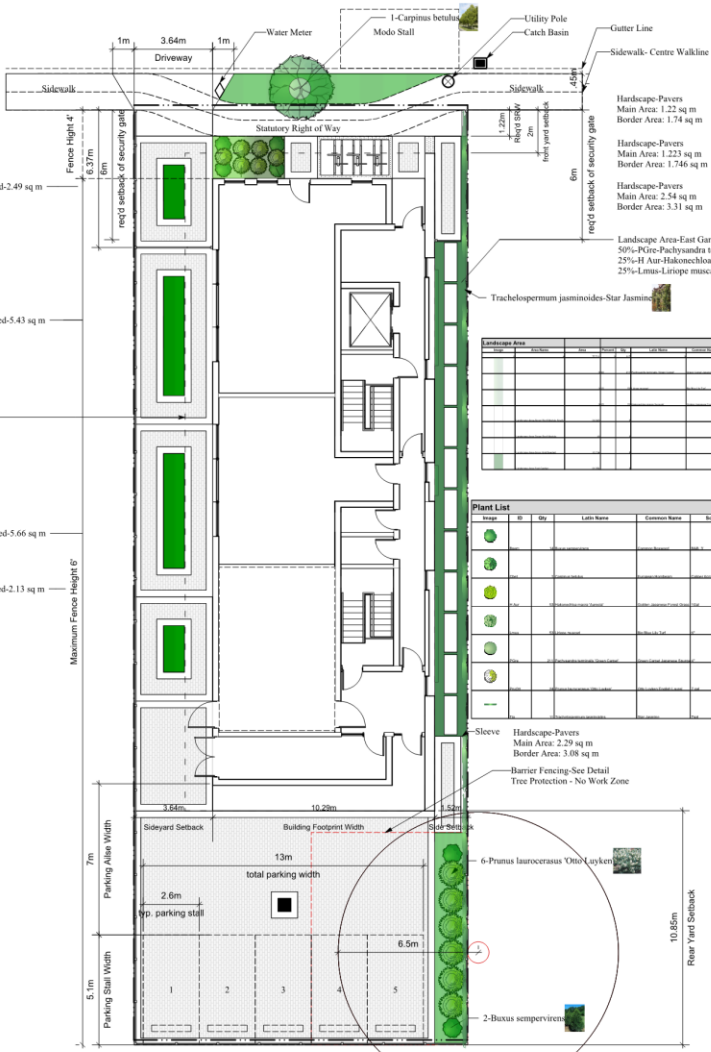


Image ID	Botanical Name	Common Name	DBH	Action	Date Assessed	Location	Notes
1	<i>Buxus sempervirens</i>	Common Box	3-5	Retain - Arborist work required	January 19, 2019	953 Balmoral Adjacent to 953 Balmoral East perimeter	Refer to Mackenzie & Associates Tree Preservation Plan Recommendations to be implemented. All work within the Critical Root Zone (CRZ) shall be supervised by the Project Arborist.
2	<i>Prunus laurocerasus</i>	Laurel	10-15	Retain - Arborist work required	January 19, 2019	953 Balmoral Adjacent to 953 Balmoral East perimeter	Refer to Mackenzie & Associates Tree Preservation Plan Recommendations to be implemented. All work within the Critical Root Zone (CRZ) shall be supervised by the Project Arborist.
3	<i>Trachelospermum jasminoides</i>	Star Jasmine	3-5	Retain - Arborist work required	January 19, 2019	953 Balmoral Adjacent to 953 Balmoral East perimeter	Refer to Mackenzie & Associates Tree Preservation Plan Recommendations to be implemented. All work within the Critical Root Zone (CRZ) shall be supervised by the Project Arborist.

Image ID	Botanical Name	Common Name	DBH	Action	Date Assessed	Location	Notes
1	<i>Buxus sempervirens</i>	Common Box	3-5	Retain - Arborist work required	January 19, 2019	953 Balmoral Adjacent to 953 Balmoral East perimeter	Refer to Mackenzie & Associates Tree Preservation Plan Recommendations to be implemented. All work within the Critical Root Zone (CRZ) shall be supervised by the Project Arborist.

General Notes

- All Work shall be equal in all respects to good construction practices and shall conform to current Zoning, By-Laws and Regulations pertaining to the Governing Authority having jurisdiction and the British Columbia Building Code 2012. (BCBC 2012).
- All materials, finishes, manufactured items, and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations and instructions of these documents, whichever is more stringent.
- Engineering shall be required for several aspects of the work on this project. Engineering specifications shall take precedence.
- All layouts shall be confirmed by a registered B.C. Land Surveyor. All Setbacks shall be confirmed by Owner/Builder and any modifications are to be made on site. Conformity of these plans to the actual site is the responsibility of the Owner/Builder.
- Tree - Protected** - All work shall be conducted in such manner not to compromise the health or vigor of any protected tree. Work shall be conducted as per the Arborist Guidelines. All excavation within the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

Softscape and Tree Retention

- Boulevard Tree subject to the City of Victoria Schedule C Supplemental Specifications for Street Trees and Irrigation / Victoria Subdivision and Development Servicing. Boulevard Tree shall be planted a minimum distance of 0.45m from a municipal sidewalk or road. Root guard shall be installed. All work shall be subject to inspections and comply with the City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C.
- Boulevard shall be planted with turf subject to the approval.
- Recommend that the Irrigation System be designed by a Certified Irrigation Designer, and installed as per the Certified Irrigation Design. The Contractor installing the Irrigation System should be certified and install the specified system. The system should have a rain sensor with a Solar Sync and Rain Shut off as part of the irrigated controller system to ensure optimum controlled watering.
- Landscape Areas have been created for the purpose of planting. The Areas will be planting using Plant Material based on percentages allocated and at a density per area. The Plant material is accounted for in the Planting Schedule.
- Mulch should be applied to a depth of approximately 5cm.
- The barrier shall be removed. All the material shall be removed.
- Designer may substitute plant material as required. Substitution of plant stock may be necessary due to the availability, size, condition or designer preference at any time during the planning or implementation process of the project. The substitution of plant material shall comply with the intent and spirit of the conceptual design.
- Excavation of the subgrade below the rootball of a tree shall be kept to a minimum to prevent settling. The root ball should be set at a depth conducive to the finished grade.
- The Contractor is responsible for the health and vigor of the plant material and provide adequate protection while the material is on site. Store plant material in the shade and provide water as required.
- The placement of plant material on site may vary from the planting plan and schedule. The arrangement of plant material shall be determined at the time of planting and shall be configured as a best fit. Changes may occur to the placement of plant material due to variations of soil plant material, site conditions or as a result of planting stock substitutions.
- All planting stock shall be planted in growing medium as required ensuring adequate depth.
- All planting material shall be acquired from Certified Horticultural Suppliers.
- All planting stock shall be planted in growing medium as required ensuring adequate depth.
- Preparing Roots: All container stock shall have the roots checked for girdling and loosed as required prior to planting.
- All container stock shall have the roots checked for girdling and loosed as required prior to planting.
- All trees and shrubs shall be stacked and tied at the time of planting if required.
- All stock shall be checked to ensure good condition prior to planting. Any stock indicating poor condition, health or vigor shall not be planted and reported to Supervisor and Designer.
- The Designer may substitute stock as required and as a result of availability, stock conditions, size requirements or other constraints. Substitutions made by the designer shall be in context and consistent with the intent of the plan.
- The soil used for the Green Roof will be 1 part 3/8" lava stone and 4 parts planting medium as specified.
- All planting material shall be acquired from Certified Horticultural Suppliers.
- Planting Medium - Landscape**
Percentage of Dry Weight of Total Growing Medium
Course Gravel - 19-40 ml - 0- 3%
All Gravel - 3-19 ml - 0-10%
Sand - 30-70%
Silt - <0.002 ml 15-50%
Clay - <0.002 ml 15-50%
Clay and Sand Combined / Maximum 60%
Organic Content Coastal - 2-10%
Acidity PH 4.5 - 7.0
- Structural soil composite shall be composed of growing medium and clear crush granular components in accordance with the following recommended best ratio of materials. Ensure sufficient moisture (25% to 35% of field capacity) to provide a homogeneous mixture with consistent properties throughout the composite soil. Peat moss shall not be used in the preparation of structural soil.
Soil Component
Proportion by Weight
Growing medium 15% to 20% dry weight
Clear Crush (25mm to 75mm clear crush 80% to 85% dry weight Hydrogel/Stabilizer* 0.01% to 0.02%
*Hydrogel/Stabilizer is applied as a soil tackifier to ensure even distribution and blending of the component materials. Refer to manufacturer specifications for appropriate mixing proportions.
Growing medium properties for use as a component in structural soil shall conform to Topsoil and Grading (32 91 21 MMCD 2009 Supplemental).
Clear crush gravel properties for use as a component in structural soil shall conform to Aggregates and Granular Materials (31 05 17 MMCD 2009) specifications. Gravel gradation shall consist of 25mm to 75mm clear crush washed rock free of any foreign elements or materials.
Structural soil installation shall conform to Excavating, Trenching and Backfilling (31 23 01 MMCD 2009) specifications.
- DeepRoot UB 24-2 shall be installed as per manufacturer's specifications.
- All Landscape work shall comply with the latest edition of the Bc Landscape Standard.
- Tree - Protected - All work shall be conducted in such manner not to compromise the health or vigor of any protected tree. Work shall be conducted as per the Arborist Guidelines. All excavation within the Critical Root Zone (CRZ) will be conducted with an air spade or as instructed by an arborist.

Errors and Omissions
Designer: Will not be responsible for the costs incurred to owner or Contractor(s) through errors or omissions on plans or drawing specifications after building permits are issued, contracts or agreements to commence work are made.
Contractor: Do not scale drawing. The contractor / owner shall check all dimensions and aspects of site plan, and make verbal agreement prior to construction. Notify the designer of any discrepancies before work commences. All materials and workmanship to meet the requirements of the contract issue of the British Columbia Building Code 2012, Municipal By-Laws. Read Plan in conjunction with any Professional Engineering Drawings or Reports, Geotechnical Drawings or Reports or Legal Surveys and other related documents.
This drawing is the intellectual property of the designer and is to be used exclusively for the project shown. Any reproduction in whole, or in part, shall only be permitted with the written consent and authorization from Larry Myers of Affresco Living Design.

All work shall comply with the British Columbia Building Code 2012 and all Municipal By-Laws.
All Windows, Doors and Skylights shall comply with BCBC 2012 Part 9. Consult with Affresco Living Design for details of the BCBC 2012, Part 9.
Contractor shall install all Smoke Detectors in accordance with BCBC, Part 9.

Affresco Living Design

Design Firm
Larry Myers
Affresco Living Design
79-450 Parklands Drive, Victoria, BC, V8A 1V9
affrescolivingdesign@gmail.com
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exterior 250-865-9002
interior 250-865-9002
environment

Project Title
Apartments @ 953 Balmoral

Site File
Softscape And Tree Retention Plan

Notes
For Development Application Only

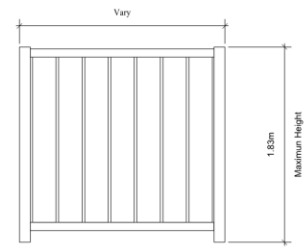
Revision Notes

No	Date	Appr	Revision Notes
1	2018-12-06	LM	L1 Softscape and Tree Retention Plan New Sheet Submission
2	2019-04-23	LM	Removal Note
3	2019-05-06	LM	Revised Softscape

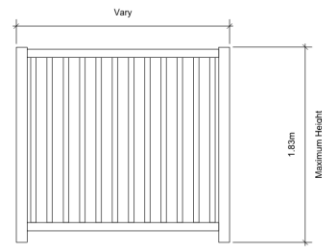
Issue Notes

No	Date	Issue Notes
1	2018-12-06	Issued
2	2019-04-24	Sheets Revised / As Requested
3	2019-05-06	Revised Softscape

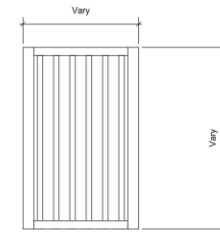
Proposed landscape plan



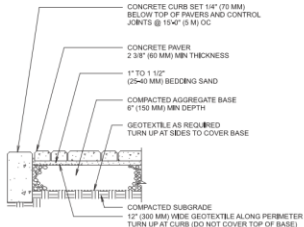
1 Privacy Fence
L-3



2 Fence-Typical
L-3

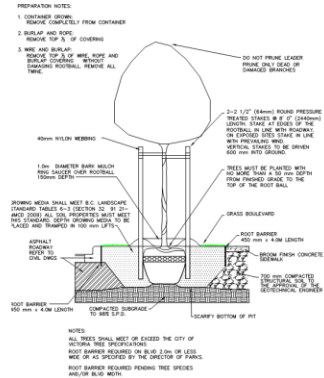


3 Privacy Gate
L-3



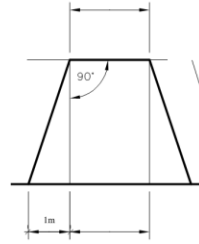
- NOTES:
- THICKNESS OF AGGREGATE BASE WILL VARY WITH SUBGRADE CONDITIONS AND CLIMATE. COLDER CLIMATES MAY REQUIRE THICKER BASES.
 - CONCRETE PAVERS SHOULD BE PLACED ON A CEMENT TREATED BASE IF SOIL IS EXTREMELY WEAK OR CONSTANTLY SATURATED. PAVERS CAN BE OVERLAPPED OR BLANKED ON EXISTING ASPHALT OR CONCRETE DRIVEWAYS.
 - CONSULT FOR TECH SPEC 2 FOR GUIDELINES ON SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL, AND BASE COMPACTOR.
 - PLANS: RE. STEEL, ALUMINUM OR PRECAST CONCRETE, EDGING MAY BE USED.

4 Permeable Pavers
L-3



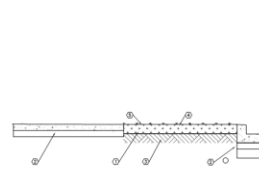
- NOTES:
- ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS.
 - ROOT BARRIERS REQUIRED ON 300mm OR 450mm WIDE OR 45° SLOPED BY THE DIRECTOR OF PARKS.
 - ROOT BARRIERS REQUIRED FOR TREE SPECIES AND/OR SIZE WITH:

5 Tree Planting in Boulevard
L-3



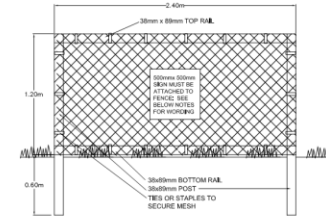
TYPE 'A'

6 Driveway-Type "A"
L-3



- NOTES:
- APPROVED, COMPACTED GROWING MEDIUM PLACED AS PER MMCO 32 BY 21 TABLE 1A.
 - FOR CURBS, SIDEWALK, ASPHALT, DUCT AND ROAD BASE. REFER TO MMCO AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
 - APPROVED SUBGRADE TO MMCO AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
 - SOD OR SEED, AS SPECIFIED TO MMCO AND CITY OF VICTORIA SUPPLEMENTARY STANDARDS.
 - SOD NOT TO BE REINFORCED WITH MESH.

7 Sod - Boulevard Detail
L-3



TREE PROTECTION FENCING

- FENCE WILL BE CONSTRUCTED USING 38mm x 88mm WOOD FRAME; TOP, BOTTOM AND POSTS * USE ORANGE SNOWFENCING MESH AND SECURE THE WOOD FRAME WITH 2" x 2" OR GALVANIZED STAPLES.
- ATTACH A 500mm x 500mm BENCH WITH THE FOLLOWING WORKING DRAWING: TREE PROTECTION AREA, THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.

* IN ROCKY AREAS, METAL POSTS (I-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED.

8 Tree Protection Fencing
L-3

No.	Date	Appr.	Revision Notes
1	2019-11-29	LM	L-3 Detail New Sheet Submission
2	2019-04-12	LM	Remove Trellis / Silva Cell Detail
3	2019-05-06	LM	Revised

No.	Date	Issue Notes
1	2018-12-06	Issued
2	2019-04-24	Detail Sheet Updated
3	2019-05-06	Sheet Revised

Errors and Omissions:

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All work shall comply with the British Columbia Building Code 2012 and all Municipal By-Laws.
All Window / Doors and Skylights shall comply with BCBC 2012 Part 9, Section 9.01. Fire and Life Processes of the BCBC 2012, Part 9.
Locate and Install all Smoke Detectors in accordance with BCBC Part 9.

Alliance
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landscapes architects

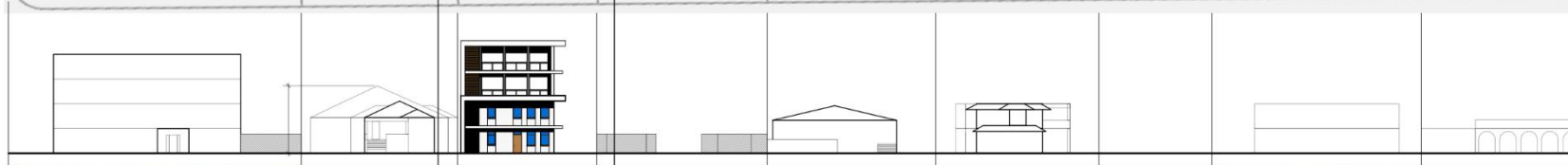
Project Title
Apartments @ 953 Balmoral

Detail
For Detail Application Only

Revision	Date	By	Check
LM			
LM			
LM	May 6, 2019		
LM	2019/05/06		

Proposed fence and gate diagrams





**COAST
+ BEAM**

Proposed streetscape