

PROPOSED RESIDENTIAL PROJECT

ATTACHMENT C

DEVELOPMENT PERMIT AND REZONING SUBMISSION

GORGE ROAD, VICTORIA, B.C.

PROJECT NUMBER: 19039

MAY 12, 2020



ARCHITECTURAL DRAWING LIST

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- A0.1 PROJECT DATA SHEET
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- A6.1 CONTEXT AERIAL VIEWS

A6.4 CAFE CORNER PERSPECTIVES (GORGE AND IRMA)



BUILDING RENDER

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DPR2	201902
1	ISSUED FOR DPR2	201902
2	ISSUED FOR DPR2	201902
2	ISSUED FOR DPR2	201902
	DEVELOPMENT PERMIT AND REZONING SUBMISSION	191102
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:




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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/23, 2827 & 2829 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
COVER SHEET

PROJECT NO: 19039 DRAWN BY: OC
SCALE: N.T.S. REVIEW BY: AS
DWG NO: **A0.0**

 **Revisions**
Received Date:
May 22, 2020



1 FACING WEST ALONG GORGE ROAD



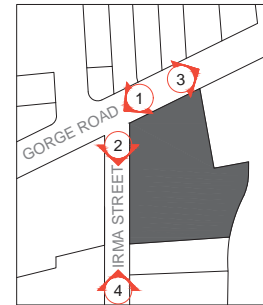
2 FACING SOUTH ALONG IRMA STREET



3 FACING EAST ALONG GORGE ROAD



4 FACING NORTH ALONG IRMA STREET



5 KEY PLAN

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR DP/2	201903
2	ISSUED FOR DP/2	201903
3	ISSUED FOR DP/2	201903
4	ISSUED FOR DP/2	201907
5	DEVELOPMENT PERMIT AND ZONING SUBMISSION	191102
NO.	ISSUE	Y.M.D.

SEAL:

CONSULTANT:



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**PROJECT NAME:
PROPOSED RESIDENTIAL
PROJECT**

PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/23, 2827 & 2829
IRMA STREET, VICTORIA, BRITISH COLUMBIA

**DRAWING TITLE:
CONTEXT PHOTOS**

PROJECT NO: 19039 DRAWN BY: OC
SCALE: REVIEW BY: AS
DWG NO: A0.2

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DP#2	201902
2	ISSUED FOR DP#2	201902
3	ISSUED FOR DP#2	201902
4	ISSUED FOR DP#2	201902
5	DEVELOPMENT PERMIT AND RECORD SUBMISSION	191108
6	NO ISSUE	Y/M/D

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
EXISTING SITE AND SURVEY PLAN

PROJECT NO.: 19039 DRAWN BY: OC
 SCALE: N.T.S. REVIEW BY: AS

DWG NO.: A1.0

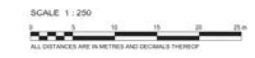


SPACES, DIAMETER, DRIP LINE
 SPOT ELEVATION

- NOTES:
- THE SURVEY IS ON A LOCAL GRID AND SYSTEM TO CORRECT TO THE CANADIAN DATUM.
 - FIRST APPLY THE FOLLOWING SHIFT: NORTHING: +43.8388; EASTING: +483.398
 - THEN MULTIPLY BY THE CORRECTED SCALE FACTOR OF 0.999999.
 - ELEVATIONS ARE IN METRES AND ARE REFERRED TO THE MEAN SEA LEVEL DATUM (M.S.L.).
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON JANUARY 21 & 22 AND FEBRUARY 1, 2019, AND FEBRUARY 4, 2020.
 - CONTOUR INTERVAL: 0.30m.

- LEAD FLAG - FOUND
- IRON NAIL/ROD POST - FOUND
- MANHOLE - FOUND
- IRON PIN - FOUND
- MANHOLE - STORM
- MANHOLE - SANITARY
- MANHOLE - SANITARY
- SIGN POST
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- POLE - HYDRO/TELEPHONE POLE
- CATCH BASIN/TOP INLET
- CLEAN-OUT
- FIRE HYDRANT
- METER - WATER
- SLOTTED
- VALVE - WATER

Rev	Date	Description	Drawn	Checked	App'd
1	2019-02-04	ADDITIONAL TREES AND CHANGES	SA	SM	OC
2	2019-07-23	TREE AT EAST PROPERTY CORNER ADDED	LM	LM	OC
3	2019-07-19	SPOT ELEVATIONS ADDED	VE	OC	
4	2019-02-06	ORIGINAL ISSUE	SA	JCSM	OC



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 McElhanney Associates Land Surveying Ltd.
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 3900 Quays Street
 Victoria BC
 Canada V8K 4A3
 Tel: 250.370.9221

PC URBAN
 800 - 1050 WEST GEORGIA STREET, VANCOUVER, BC
TOPOGRAPHIC SITE PLAN
LOTS 1, 2, 3, & 5, PLAN 4994 AND
LOT A & B PLAN VIP56242
VICTORIA, BC

Drawing No.: **19501-00-V-1 SK**
 Project Number: 2243-19501-00 Rev: 3

1 EXISTING SITE AND SURVEY PLAN
 A1.0

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR DPR#2	20160522
2	ISSUED FOR DPR#2	20160512
3	ISSUED FOR DPR#2	20160405
2	ISSUED FOR DPR#2	20160307
1	DEVELOPMENT PERMIT AND ZONING SUBMISSION	1611168
NO.	ISSUE	Y.M.D.

SEAL:

CONSULTANT:



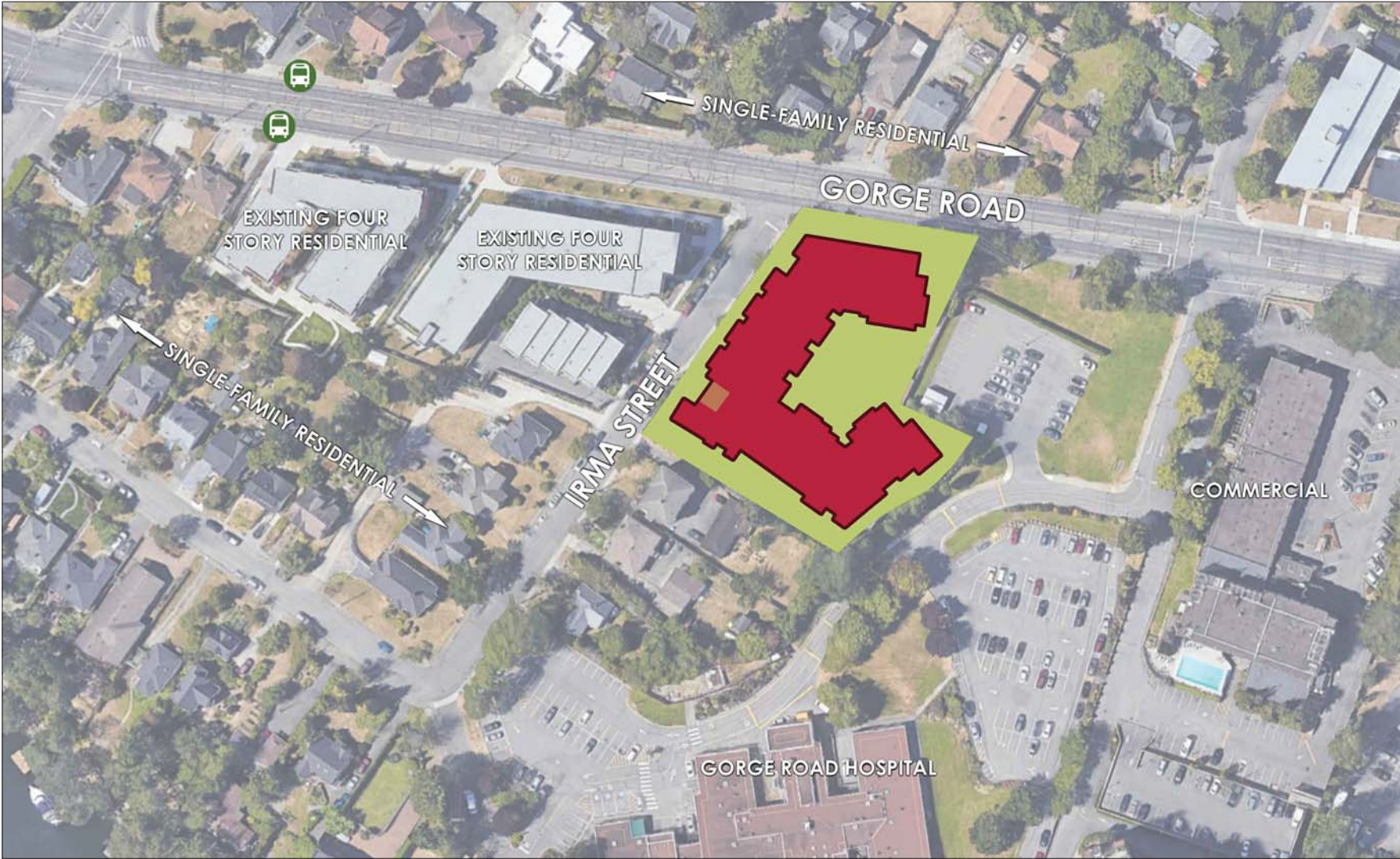
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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/23, 2827 & 2829 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWINGS TITLE:
PROPOSED CONTEXT SITE PLAN

PROJECT NO.: 19039 DRAWN BY: OC
SCALE: N.T.S. REVIEW BY: AS
DWG NO.: **A1.1**



1 PROPOSED CONTEXT SITE PLAN
N.T.S.

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y.M.D.

1	ISSUED FOR DPR2	202502
2	ISSUED FOR DPR2	202503
3	ISSUED FOR DPR2	202504
4	ISSUED FOR DPR2	202507
5	DEVELOPMENT PERMIT AND REDLIGN SUBMISSION	202508

NO. ISSUE Y.M.D.
SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
R.O.W. PLAN

PROJECT NO: 19039 DRAWN BY: OC
SCALE: 1:150 REVIEW BY: AS
DWG NO: **A1.2**



1 R.O.W. PLAN
1:150

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GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR PERMITS	20190522
2	ISSUED FOR PERMITS	20190522
3	ISSUED FOR PERMITS	20190522
4	ISSUED FOR PERMITS	20190522
5	DEVELOPMENT PERMIT AND RECORDING SUBMISSION	20190522
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CONSULTANT:



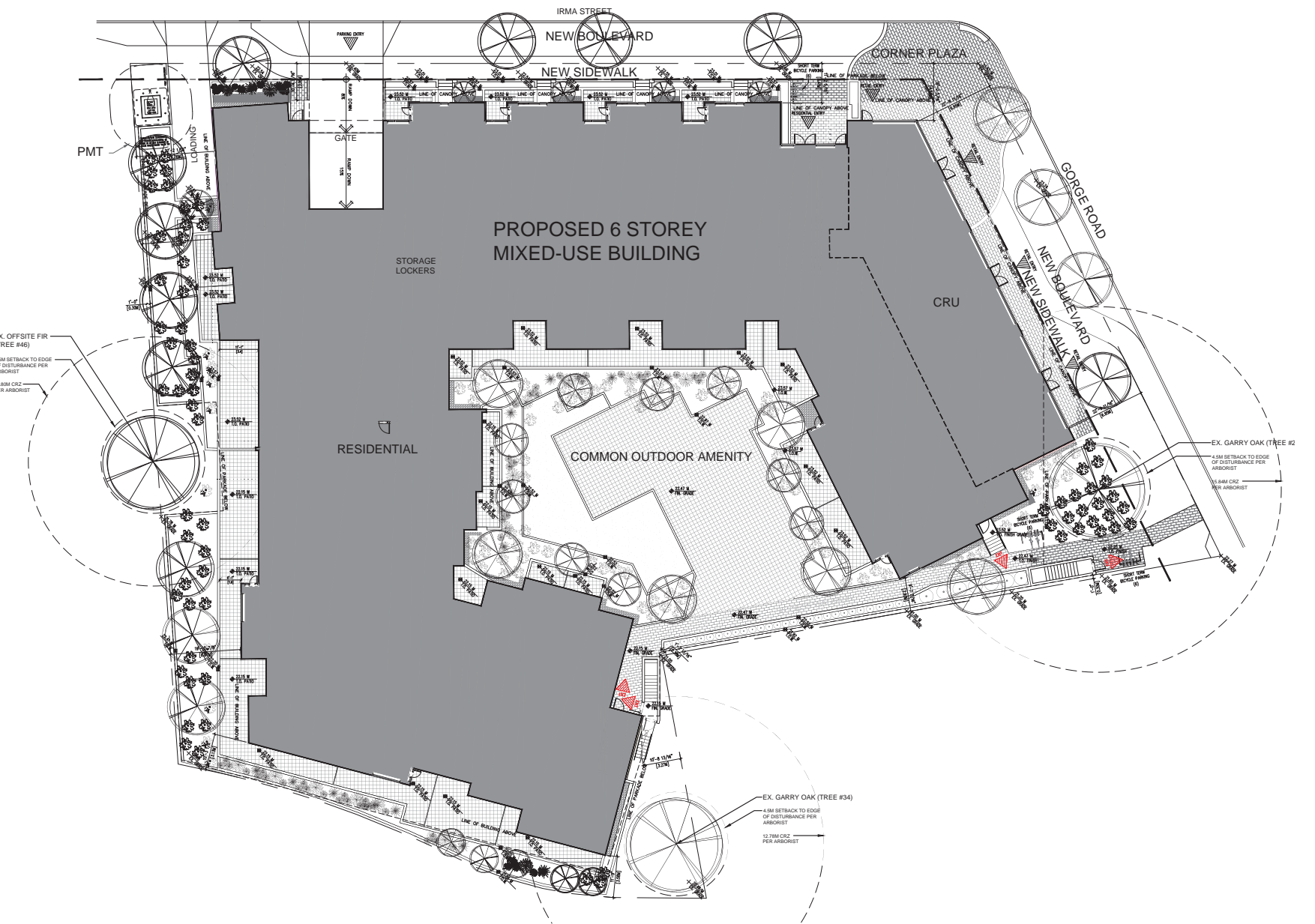
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 V1V 1X4 - 3212 Jaspine Road Victoria, V8B 2J6
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 43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: 1:150 REVIEW BY: AS
 DWG NO: **A1.3**



1 PROPOSED SITE PLAN
 1:150

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NORTH ARROW



OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR PERMIT	20190922
2	ISSUED FOR PERMIT	20190922
3	ISSUED FOR PERMIT	20190922
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100	ISSUED FOR PERMIT	20190922

SEAL:

CONSULTANT:



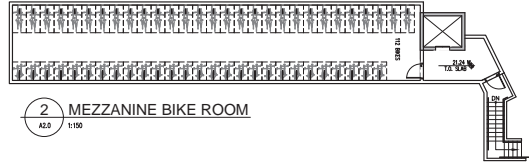
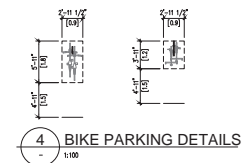
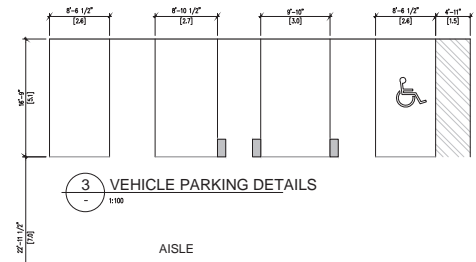
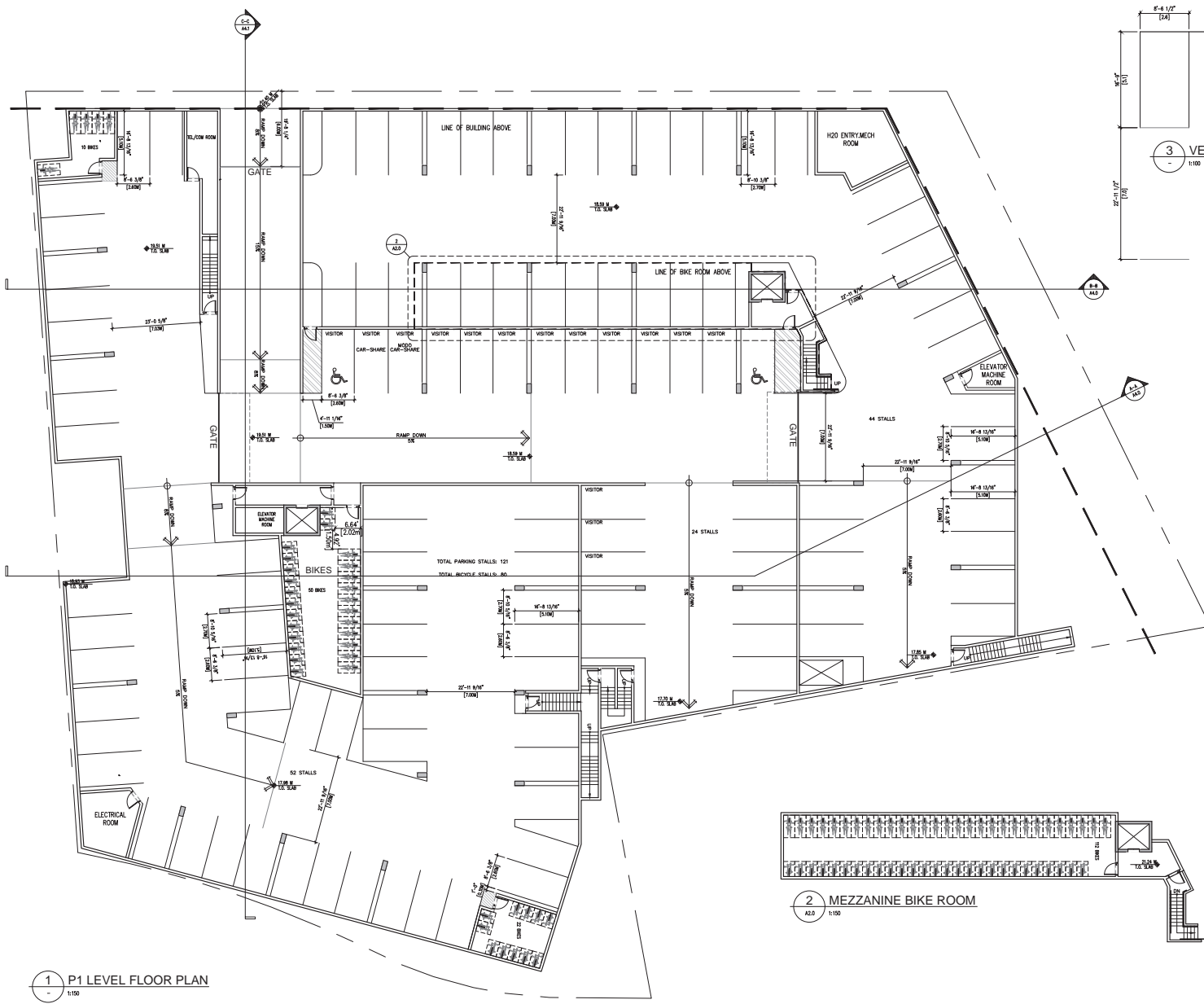
VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
 1102 104 - 3212 Jervis Road Victoria, V8B 0J6
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA

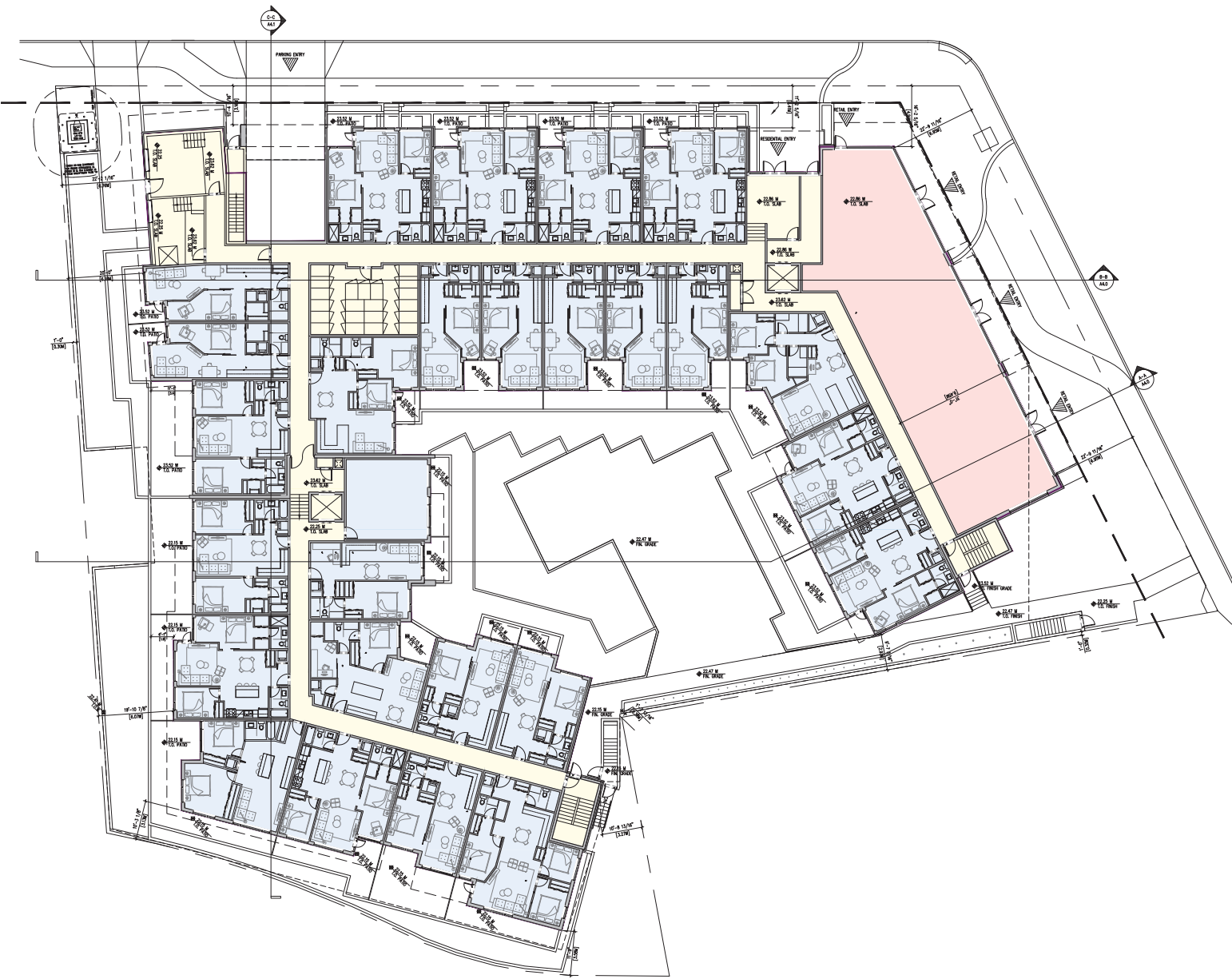
DRAWING TITLE:
P1 LEVEL FLOOR PLAN

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: AS NOTED REVIEW BY: AS
 DWG NO: **A2.0**



1 P1 LEVEL FLOOR PLAN
 1:150

2 MEZZANINE BIKE ROOM
 A2.0 1:150



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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR DPM2	201503
2	ISSUED FOR DPM2	201503
3	ISSUED FOR DPM2	201503
4	ISSUED FOR DPM2	201503
5	DEVELOPMENT PERMIT AND RECORDING SUBMISSION	191104
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



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**PROJECT NAME:
 PROPOSED RESIDENTIAL
 PROJECT**

**PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA**

**DRAWING TITLE:
 LEVEL 1 FLOOR PLAN**

PROJECT NO.: 19039 DRAWN BY: OC
 SCALE: 1:150 REVIEW BY: AS
 DWG NO: **A2.1**

1 LEVEL 1 FLOOR PLAN
 1:150

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE
1	ISSUED FOR PERMIT	20190522
1.1	ISSUED FOR PERMIT	20190522
2	ISSUED FOR PERMIT	20190601
2	ISSUED FOR PERMIT	20190607
3	DEVELOPMENT PERMIT AND RECORDING SUBMISSION	20190616
NO.	ISSUE	DATE

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/23, 2827 & 2829
IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
LEVEL 2 FLOOR PLAN

PROJECT NO.: 19039 DRAWN BY: OC
SCALE: 1:150 REVIEW BY: AS
DWG NO.: **A2.2**

1 LEVEL 2 FLOOR PLAN
1:150



NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR DPR#2	2019092
1.1	ISSUED FOR DPR#2	2019092
2	ISSUED FOR DPR#2	2019400
2	ISSUED FOR DPR#2	2019087
1	DEVELOPMENT PERMIT AND RECORD SUBMISSION	191108
NO.	ISSUE	Y/M/D
SEAL:		

CONSULTANT:



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PROJECT NAME:
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PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829
IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
LEVEL 3 FLOOR PLAN

PROJECT NO: 19039 DRAWN BY: OC
SCALE: 1:150 REVIEW BY: AS
DWG NO: **A2.3**



1 LEVEL 3 FLOOR PLAN
1:150

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR PERMIT	201909
2	ISSUED FOR PERMIT	201910
3	ISSUED FOR PERMIT	201910
4	ISSUED FOR PERMIT	201910
5	DEVELOPMENT PERMIT AND RECORDING SUBMISSION	201910
NO.	ISSUE	Y.M.D.

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
LEVEL 4 FLOOR PLAN

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: 1:150 REVIEW BY: AS
 DWG NO: **A2.4**

1 LEVEL 4 FLOOR PLAN
 1:150



1 LEVEL 5 FLOOR PLAN
1:150



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OWNER/CLIENT:

GENERAL NOTES:

1	ISSUED FOR PERMITS	20150501
2	ISSUED FOR PERMITS	20150501
3	ISSUED FOR PERMITS	20150501
4	ISSUED FOR PERMITS	20150501
5	DEVELOPMENT PERMIT AND RECORDING SUBMISSION	20150501
NO.	ISSUE	DATE

SEAL:

CONSULTANT:

IWA ARCHITECTS

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 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
LEVEL 5 FLOOR PLAN

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: 1:150 REVIEW BY: AS
 DWG NO: **A2.5**

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR PERMIT	201902
1.1	ISSUED FOR PERMIT	201902
3	ISSUED FOR PERMIT	201902
2	ISSUED FOR PERMIT	201907
1	DEVELOPMENT PERMIT AND REZONING SUBMISSION	201908

NO. ISSUE VAMD

SEAL:

CONSULTANT:



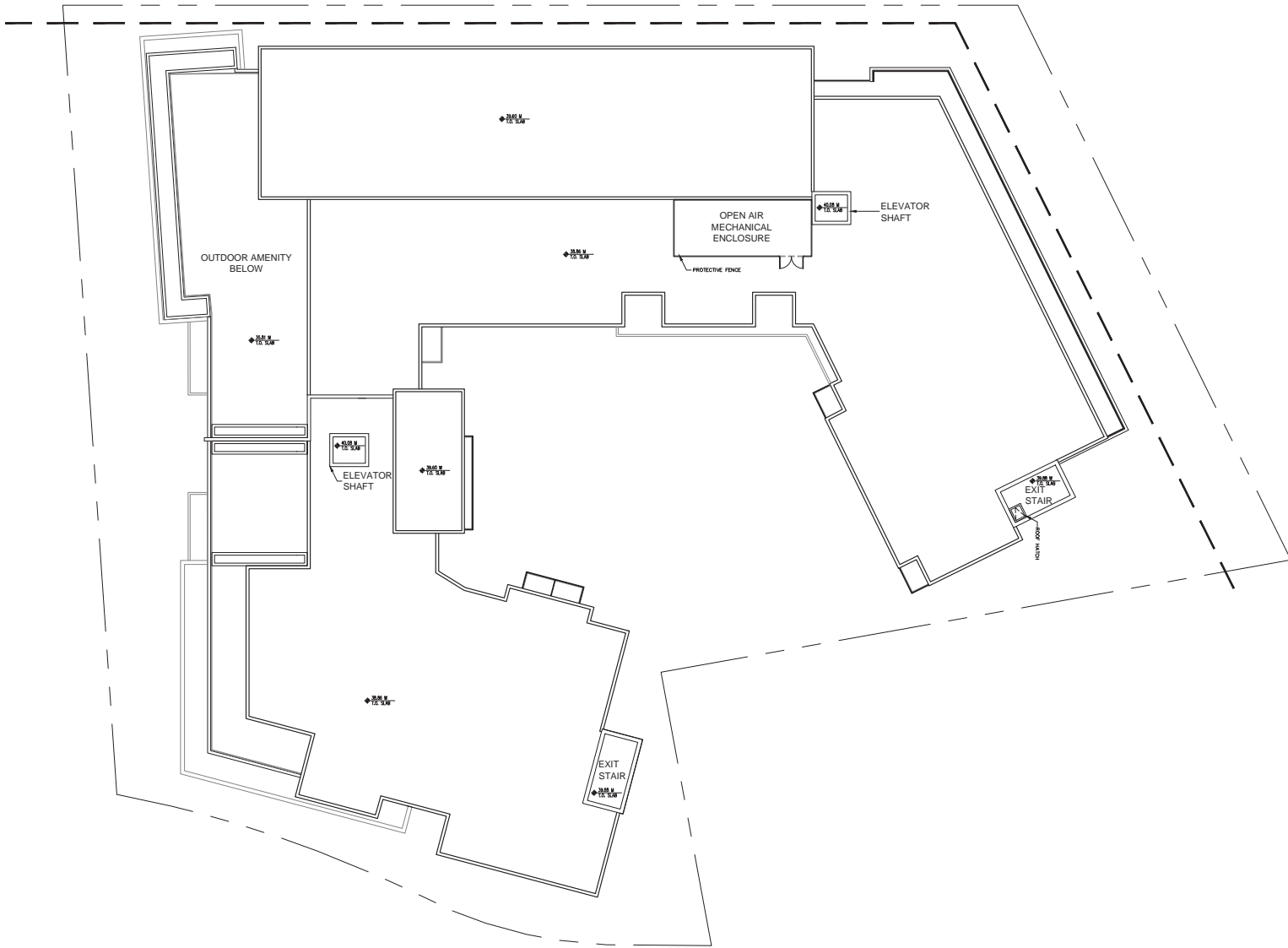
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 V10 1R4 - 3212 Jaskin Road Victoria, V8B 2A5
 604 685 3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
ROOF PLAN

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: 1:150 REVIEW BY: AS
 DWG NO: A2.6



1 ROOF PLAN
 1:150

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NORTH ARROW:



GENERAL NOTES:

1	ISSUED FOR DPR#2	202002
2	ISSUED FOR DPR#2	202003
3	ISSUED FOR DPR#2	202003
4	ISSUED FOR DPR#2	202007
5	DEVELOPMENT PERMIT AND ZONING SUBMISSION	202108
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/53, 2827 & 2829 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
WEST AND NORTH ELEVATIONS

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: 1:250 REVIEW BY: AS
 DWG NO: **A3.0**



1 WEST ELEVATION (IRMA STREET)
 1/100



2 NORTH ELEVATION (GORGE ROAD)
 1/100

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

Table with 2 columns and 10 rows for general notes.

Table with 3 columns: NO., ISSUE, and Y.M.D.

SEAL:

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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/53, 2827 & 2829 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
SOUTHWEST AND SOUTHEAST ELEVATIONS

PROJECT NO.: 19039 DRAWN BY: OC
SCALE: 1:150 REVIEW BY: AS

DWG NO.: **A3.1**



1 SOUTH ELEVATION
1:150



2 SOUTHEAST ELEVATION
1:150

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DPR#2	201602
2	ISSUED FOR DPR#2	201603
3	ISSUED FOR DPR#2	201604
4	ISSUED FOR DPR#2	201607
5	DEVELOPMENT PERMIT AND RECORDING SUBMISSION	161108

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
COURTYARD ELEVATIONS

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: 1:150 REVIEW BY: AS

DWG NO: **A3.3**



1 WEST COURTYARD ELEVATION
 1:150



2 NORTH COURTYARD ELEVATION
 1:150



3 EAST COURTYARD ELEVATION
 1:150

4 SOUTH COURTYARD ELEVATION
 1:150

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NORTH ARROW:



OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DPR#2	2019/02
2	ISSUED FOR DPR#2	2019/02
3	ISSUED FOR DPR#2	2019/02
4	ISSUED FOR DPR#2	2019/02
5	DEVELOPMENT PERMIT AND REDLINE SUBMISSION	2019/08
6	ISSUE	Y/M/D

SEAL:

CONSULTANT:



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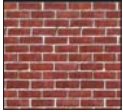
PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
MATERIAL BOARD

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: REVIEW BY: AS
 DWG NO: **A3.3**

① BRICK - RED



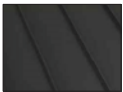
② CORRUGATED METAL SIDING - MEDIUM GREY



③ SIDING / SOFFIT - WOODGRAIN



④ STANDING SEAM ROOFING / SOFFITS - CHARCOAL



⑤ CEMENTITIOUS PANEL - WHITE



⑥ CEMENTITIOUS PANEL - GREY



⑦ GLASS GUARDRAIL - BLACK (WITH LIGHT GREY SPANDREL)



⑧ VINYL FRAME WINDOWS - BLACK



⑨ FLASHING - BLACK



⑩ STOREFRONT - SILVER



⑪ SOFFITS - WHITE



⑫ STEEL AND GLASS CANOPY - GREY



⑬ LOUVERED STEEL CANOPY - BLACK



⑭ STOREFRONT - BLACK



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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE

1	ISSUED FOR DPR2	201902
1	ISSUED FOR DPR2	201902
3	ISSUED FOR DPR2	201904
2	ISSUED FOR DPR2	201907
	DEVELOPMENT PERMIT AND ZONING SUBMISSION	191106
NO.	ISSUE	Y/M/D

SEAL:

CONSULTANT:



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PROJECT NAME:

PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:

43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:

COURTYARD ELEVATIONS

PROJECT NO: 19039 DRAWN BY: OC

SCALE: 1:150 REVIEW BY: AS

DWG NO: **A3.2**



1 WEST COURTYARD ELEVATION
1:150



2 NORTH COURTYARD ELEVATION
1:150



3 EAST COURTYARD ELEVATION
1:150

4 SOUTH COURTYARD ELEVATION
1:150



1 STREETSCAPE ALONG IRMA STREET
1:200



2 STREETSCAPE ALONG GORGE ROAD
1:200

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y.M.D.
1	ISSUED FOR DPR#2	201902
2	ISSUED FOR DPR#2	201902
3	ISSUED FOR DPR#2	201903
4	ISSUED FOR DPR#2	201907
5	DEVELOPMENT PERMIT AND REDLIGNING SUBMISSION	191108
NO.	ISSUE	Y.M.D.

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
43, 45 & 55 GORGE ROAD, 2831/13, 2827 & 2829
IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
STREETSCAPES

PROJECT NO: 19039 DRAWN BY: OC
SCALE: REVIEW BY: AS

DWG NO: **A3.4**

OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR PERMIT	2023/02
2	ISSUED FOR PERMIT	2023/02
3	ISSUED FOR PERMIT	2023/02
4	ISSUED FOR PERMIT	2023/02
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SEAL:

CONSULTANT:



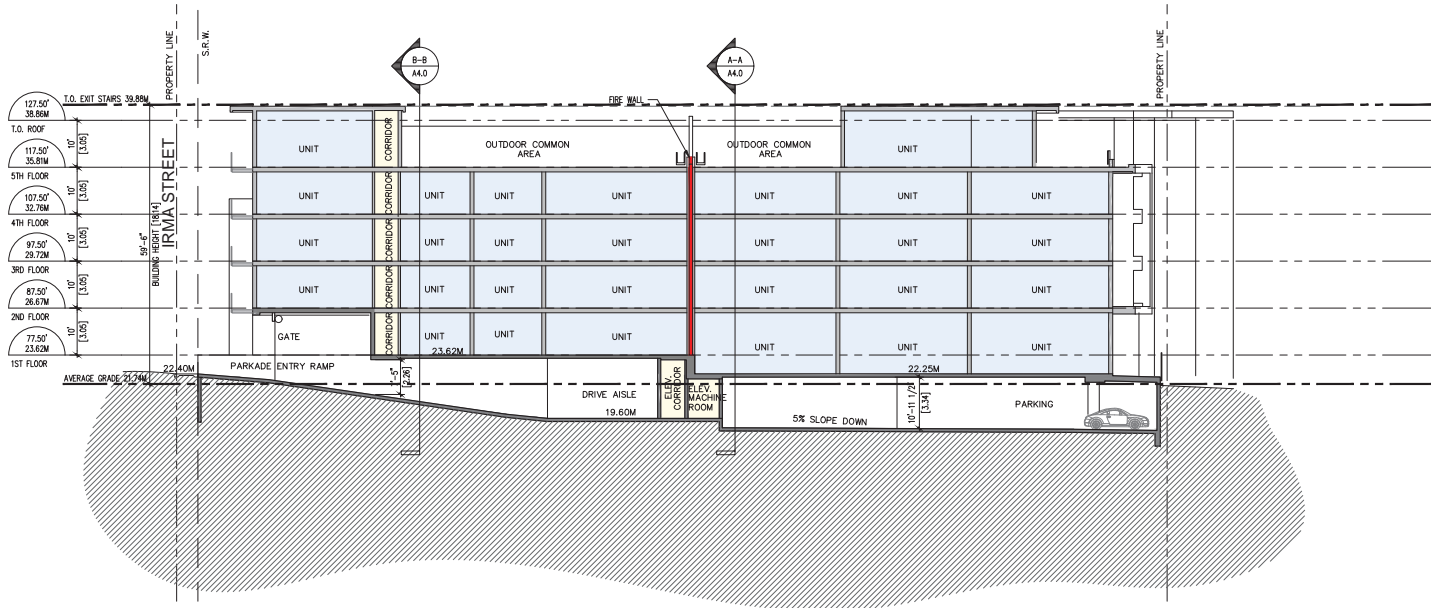
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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

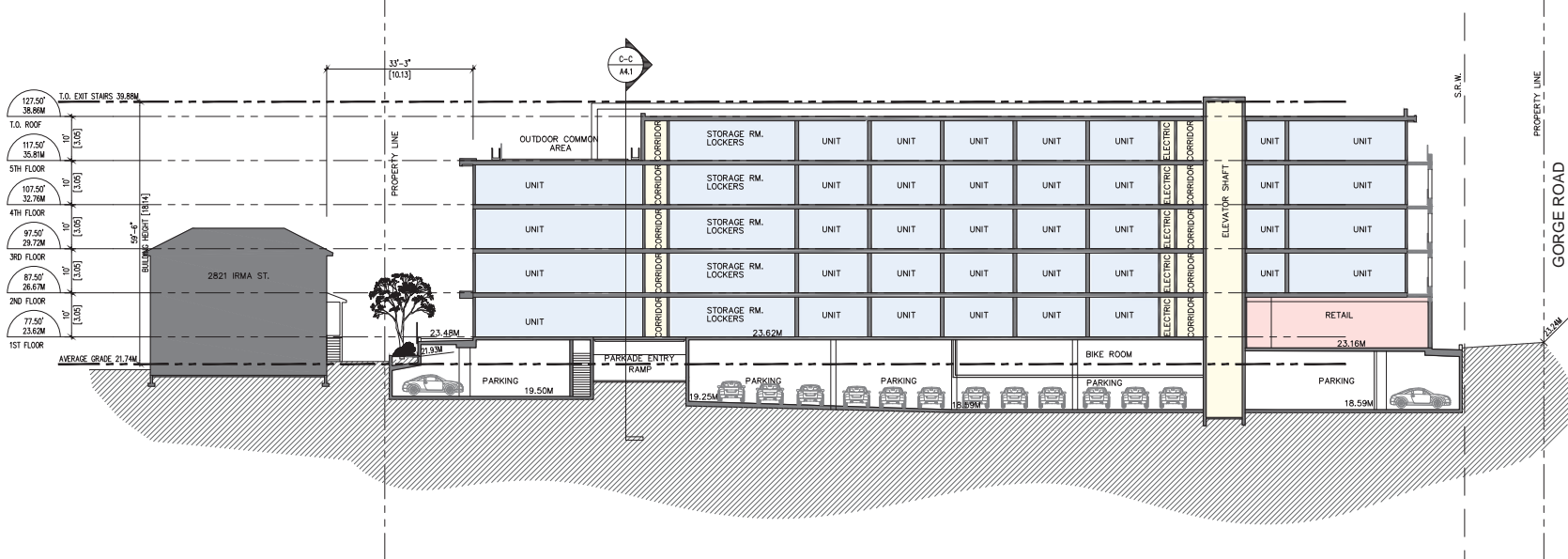
PROJECT ADDRESS:
 43, 45 & 55 GORGE ROAD, 2831/3, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
BUILDING SECTIONS

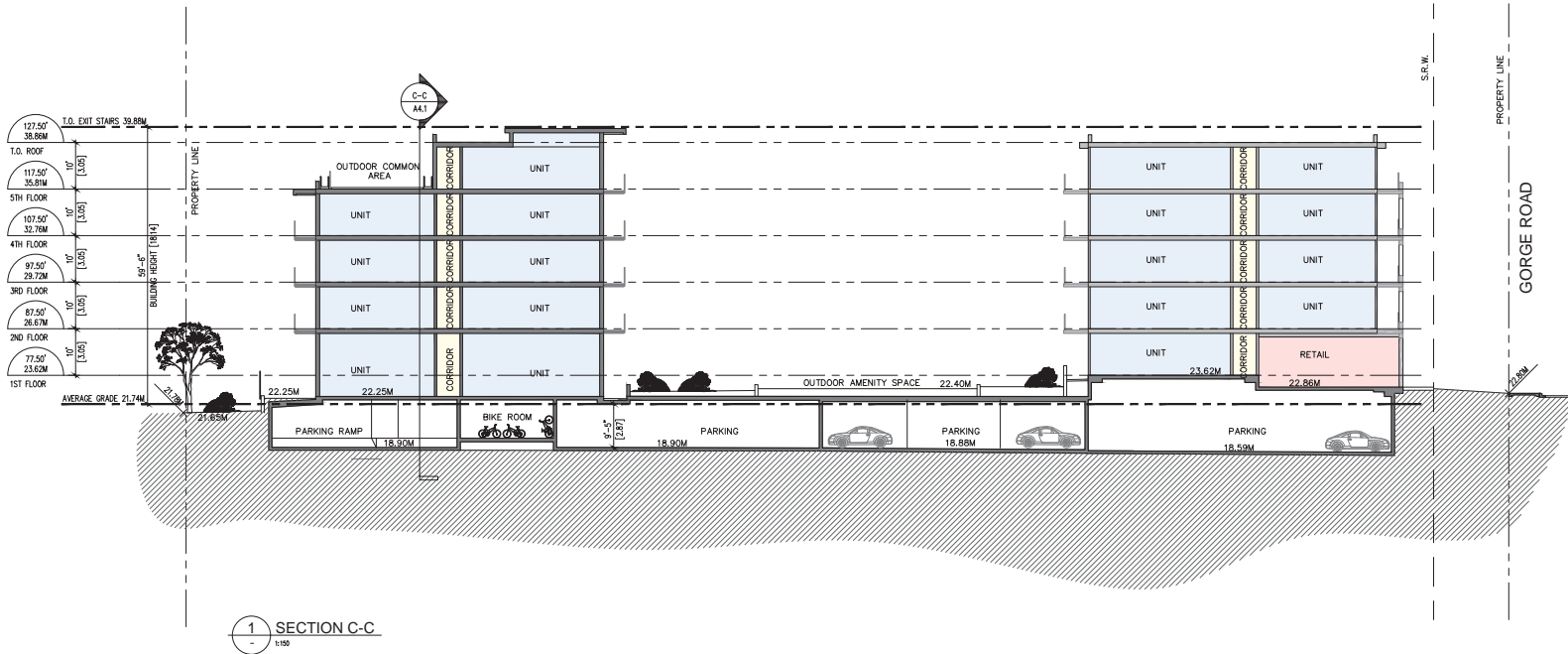
PROJECT NO: 19039 DRAWN BY: OC
 SCALE: REVIEW BY: AS
 DWG NO: **A4.0**



1 SECTION A-A
 1:50



2 SECTION B-B
 1:50



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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	DATE

1	ISSUED FOR DPR2	201503
2	ISSUED FOR DPR2	201503
3	ISSUED FOR DPR2	201503
4	ISSUED FOR DPR2	201507
5	DEVELOPMENT PERMIT AND RECORD SUBMISSION	201508
NO.	ISSUE	Y/M/D

SEAL:

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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
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DRAWING TITLE:
BUILDING SECTION

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: REVIEW BY: AS
 DWG NO:

A4.1



1 - SUMMER SOLSTICE - 9:00AM
N.T.S.



2 - SUMMER SOLSTICE - 12:00PM
N.T.S.



3 - SUMMER SOLSTICE - 3:00PM
N.T.S.



4 - SOLAR EQUINOX - 9:00AM
N.T.S.



5 - SOLAR EQUINOX - 12:00PM
N.T.S.



6 - SOLAR EQUINOX - 3:00PM
N.T.S.



7 - WINTER SOLSTICE - 9:00AM
N.T.S.



8 - WINTER SOLSTICE - 12:00PM
N.T.S.



9 - WINTER SOLSTICE - 3:00PM
N.T.S.

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

1	ISSUED FOR DPR2	201909
2	ISSUED FOR DPR2	201912
3	ISSUED FOR DPR2	201901
4	ISSUED FOR DPR2	201807
5	DEVELOPMENT PERMIT AND ZONING SUBMISSION	191108
NO.	ISSUE	V.M.D.

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
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DRAWING TITLE:
SHADOW STUDIES

PROJECT NO: 19039 DRAWN BY: OC
SCALE: N.T.S. REVIEW BY: AS
DWG NO: A6.0



1 PERSPECTIVE OF SOUTH PROPERTY LINE

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

X	REISSUED FOR DPR#2	201902
X	REISSUED FOR DPR#2	201903
3	REISSUED FOR DPR#2	201903
2	REISSUED FOR DPR#2	201907
	DEVELOPMENT PERMIT AND REZONING SUBMISSION	191106
NO.	ISSUE	Y.M.D.

SEAL:

CONSULTANT:



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PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
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DRAWING TITLE:
PERSPECTIVE 2 SOUTH PROPERTY LINE

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: REVIEW BY: AS

DWG NO: **A6.3**



1 PERSPECTIVE OF RETAIL ALONG GORGE ROAD



2 PERSPECTIVE OF RETAIL ALONG IRMA STREET

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NORTH ARROW:

OWNER/CLIENT:



GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DPR2	201602
2	ISSUED FOR DPR2	201602
3	ISSUED FOR DPR2	201603
4	ISSUED FOR DPR2	201603
5	ISSUED FOR DPR2	201607
6	DEVELOPMENT PERMIT AND REZONING SUBMISSION	10/1/16
7	ISSUE	Y/M/D

SEAL:

CONSULTANT:



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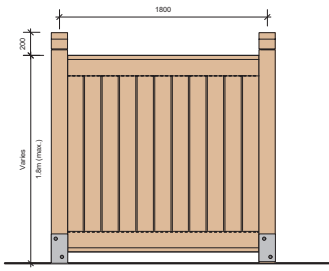
PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
**43, 45 & 55 GORGE ROAD, 2831/33, 2827 & 2829
 IRMA STREET, VICTORIA, BRITISH COLUMBIA**

DRAWING TITLE:
**CAFE CORNER
 PERSPECTIVES (GORGE
 & IRMA)**

PROJECT NO: 19039 DRAWN BY: OC
 SCALE: REVIEW BY: AS

DWG NO: **A6.4**



2 L1 1:20

Recommended Nursery Stock

Trees		Botanical Name	Common Name	Size
Total: 34	Quantity	<i>Acer palmatum</i> 'Osakazuki'	Osakazuki Japanese Maple	#7 pot
	10	<i>Comus kousa</i> 'Venus'	Venus Dogwood	#7 pot
	#5	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	4cm cal., #10 pot
	#3	<i>Koeleruteria paniculata</i> 'Fastigiata'	Columnar Goldenrain Tree	#10 pot
	#3	<i>Magnolia 'Galaxy'</i>	Galaxy Magnolia	4cm cal.
	8	Street Tree		6cm cal.
Large Shrubs		Botanical Name	Common Name	Size
Total: 32		<i>Acer palmatum</i> 'Shindeshojo'	Shindeshojo Japanese Maple	#15 pot
		<i>Fatsia japonica</i>	Fatsia	#5 pot
		<i>Ligustrum japonicum</i> 'Texanum'	Waxleaf Privet	#7 pot, standard form
Medium Shrubs		Botanical Name	Common Name	Size
Total: 366		<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#5 pot
		<i>Buxus 'Green Mountain'</i>	Green Mountain Boxwood	#3 pot
		<i>Comus sericea</i> 'Arctic Fire'	Red Twig Dogwood	#5 pot
		<i>Hydrangea macrophylla</i> 'Lanarth White'	Lanarth White Hydrangea	#3 pot
		<i>Mahonia aquifolium</i>	Tall Oregon Grape	#3 pot
		<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3 pot
		<i>Physocarpus opulifolius</i> 'Center Glow'	Pacific Ninebark 'Center Glow'	#5 pot
		<i>Pieris japonica</i> 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot
		<i>Rhododendron 'Anah Kruschke'</i>	Anah Kruschke Rhododendron	#5 pot, 1.2m ht
		<i>Rhododendron 'Dora Amateis'</i>	Dora Amateis Rhododendron	#3 pot
		<i>Rhododendron 'Janet Blair'</i>	Janet Blair Rhododendron	#5 pot
		<i>Sarcococca vacillata</i>	Sweet Box	#3 pot
		<i>Senecio greyi</i> 'Sunshine'	Daisy Bush	#3 pot
		<i>Spiraea thunbergii</i> 'Ogon'	Golden Bridalwreath Spiraea	#5 pot
		<i>Symphoricarpos albus</i>	Snowberry	#2 pot
		<i>Vaccinium membranaceum</i>	Evergreen Huckleberry	#3 pot
Small Shrubs		Botanical Name	Common Name	Size
Total: 541		<i>Buxus sempervirens</i> 'Suffruticosa'	Edging Boxwood	#2 pot
		<i>Ceanothus 'Blue Sapphire'</i>	Blue Sapphire Ceanothus	#2 pot
		<i>Erica carnea</i> 'Rubinstegisch'	Rubinstegisch Heather	#1 pot
		<i>Gaultheria shallon</i>	Salal	#1 pot
		<i>Leucothoe fontanesiana</i> 'Zebell'	Scarlet® Fetterbush	#3 pot
		<i>Mahonia nervosa</i>	Low Oregon Grape	#1 pot
		<i>Nandina domestica</i> 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
		<i>Pieris japonica</i> 'Prelude'	Prelude Pieris	#1 pot
		<i>Rosa rugosa</i> 'Snow Pavement'	Snow Pavement Series Rose	#3 pot
		<i>Sarcococca hookeriana</i> var. humilis	Dwarf Sweet Box	#1 pot
Perennials, Annuals and Ferns		Botanical Name	Common Name	Size
Total: 138		<i>Blechnum spicant</i>	Deer Fern	#1 pot
		<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
		<i>Nassella tenuissima</i>	Mexican Feather Grass	#1 pot
		<i>Phlox paniculata</i> 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
		<i>Polystichum munum</i>	Sword Fern	#1 pot

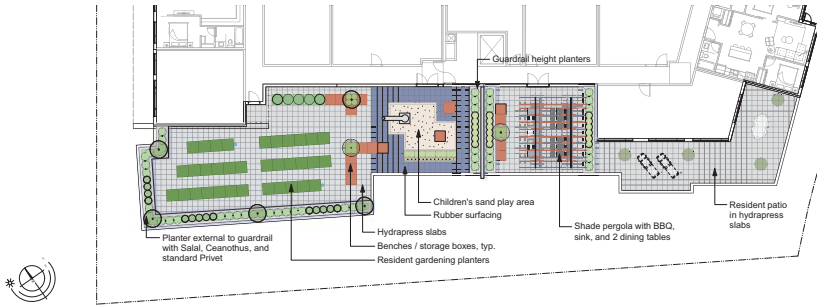
- Notes:**
- All work to be completed to current CSLA Landscape Standards
 - All soft landscape to be irrigated with an automatic irrigation system
 - Minimum 7.5m³ soil volume per tree provided for on-structure trees
 - Pavers are to be sand set on a concrete sub base with polymeric sand set joints.
 - Furnishings to be mounted through paving field into concrete sub base.
- * Proposed replacement tree



Venus Dogwood Raywood Ash Columnar Goldenrain Tree CHARACTER IMAGES

TREE SPECIES

L1 Gorge + Irma Landscape Concept Plan



1 Fifth Floor Amenity Area
L2 1:200

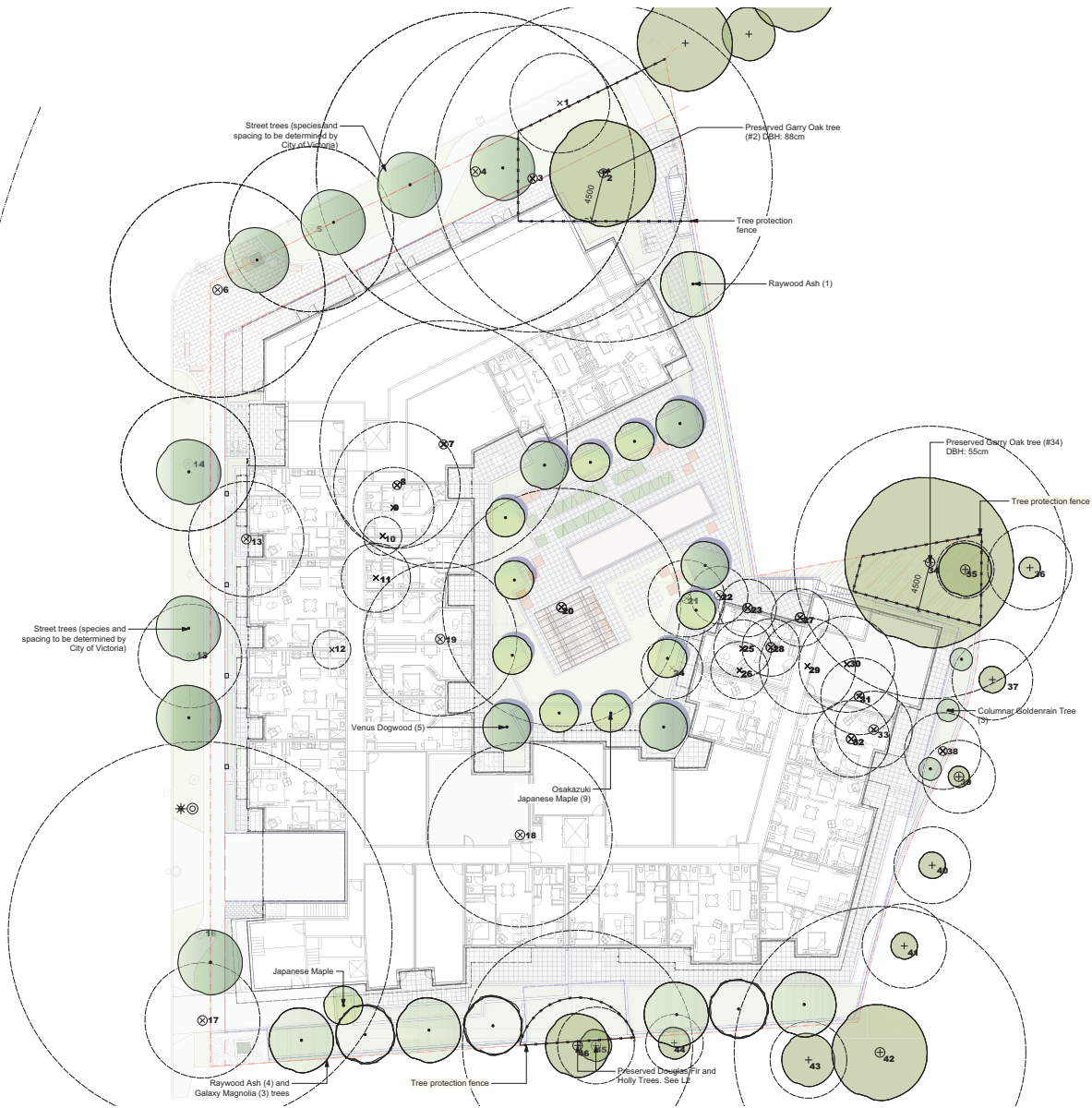
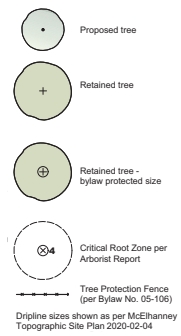
Existing Tree Inventory

Table 1. Details of the trees shown in Figure 2

ID	Species	DBH1 (cm)	Condition	Critical Root zone (m) DBH x 18	Comments	Bylaw sized tree Yes or No	Retained Yes or No
1	Cherry	26	Poor	4.68		N	N
2	Garry Oak	88	Good-fair	15.84	Good-fair. Sparse crown, heavy looper infestation. Crown spread is asymmetrical - 7 metres to the south. A 4.5 metre setback would be suitable for the set back from the edge of disturbance.	Y	Y
3	Silver Fir	80	Good	14.40		Y	N
4	Douglas-fir	83	Fair	14.94	Good overall. Base swept, top vertical. Previously topped.	Y	N
5	Cherry	43	Fair	7.74		Y	N
6	Cherry	56	Good	10.08		Y	N
7	Douglas-fir	62	Good	11.16		Y	N
8	Decid. Cedar	33	Good	5.94		Y	N
9	Decid. Cedar	21	Good	3.78		N	N
10	Cherry	10-10	Fair	1.8	3 stems joined at base	N	N
11	Norway spruce	18	Good	3.24		N	N
12	Cherry	10	Fair	1.8		N	N
13	Red Maple	30	Good	5.4		Y	N
14	Plum	37	Good	6.66		Y	N
15	Plum	30	Good	5.4		Y	N
16	Douglas-fir	100	Fair	18.00	Street Tree. Overall good condition but the west face is severely cut back to allow for bylaw wire clearance.	Y	N
17	Plum	30	Fair	5.40		Y	N
18	Hawthorn	48	Good	8.64		Y	N
19	Hawthorn	40	Good	7.20		Y	N
20	Honeysuckle	62	Good	11.16		Y	N
21	Hawthorn	20-20	Fair	3.60		Y	N
22	Hawthorn	4x15	Fair	2.70	A patch of long abandoned land supporting an area of dense vegetation, mainly overgrown with hawthorn trees, hawthorn suckers, and brambles. Some limbs on the hawthorns have failed and resprouted new limbs. None of the trees are in excellent condition.	Y	N
23	Hawthorn	5x15	Fair	2.70		Y	N
24	Holly	2x16	Fair	2.88		N	N
25	Hawthorn	15	Fair	2.70		N	N
26	Hawthorn	15	Fair	2.70		N	N
27	Hawthorn	2x15	Fair	2.70		Y	N
28	Hawthorn	2x15	Fair	2.70		Y	N
29	Hawthorn	20	Fair	3.60		Y	N
30	Hawthorn	25	Fair	4.50		N	N
31	Hawthorn	3x20	Fair	3.60		Y	N
32	Hawthorn	2x20	Fair	3.60		Y	N
33	Hawthorn	3x20	Fair	3.60		Y	N
34	Garry Oak	71	Good	12.78	Fair. Sparse crown due to looper defoliation. Crown is asymmetrical and larger to the north. Crown spread to the south is 8.0 metres. Use a 4.5 metre setback from the edge of disturbance.	Y	Y
35	Cherry	3x15	Fair	2.70		Y	Y
36	Maple	22	Good	3.96		Y	Y
37	Maple	21	Good	3.78		Y	Y
38	Hawthorn	2x20	Fair	3.6		Y	N
39	Maple	19	Good	3.42		Y	Y
40	Maple	20	Good	3.60		Y	Y
41	Maple	22	Good	3.96		Y	Y
42	Elm	76	Good	13.68		Y	Y
43	Apple	20	Good	3.6		N	Y
44	Apple	15	Good	2.7		N	Y
45	Holly	20	Fair	3.6		Y	Y
46	Douglas-fir	60	Good	10.80	Off site. Plan allows a 4.5 metre setback from the edge of disturbance.	Y	Y

Preliminary Tree Preservation Plan, Redevelopment at 55-43 Gorge Road East, 2831, 2833, 2827 and 2829 Irma Street, Victoria, BC
Dunster & Associates Environmental Consultants Ltd, Victoria, BC, February 7, 2020

TREE LEGEND

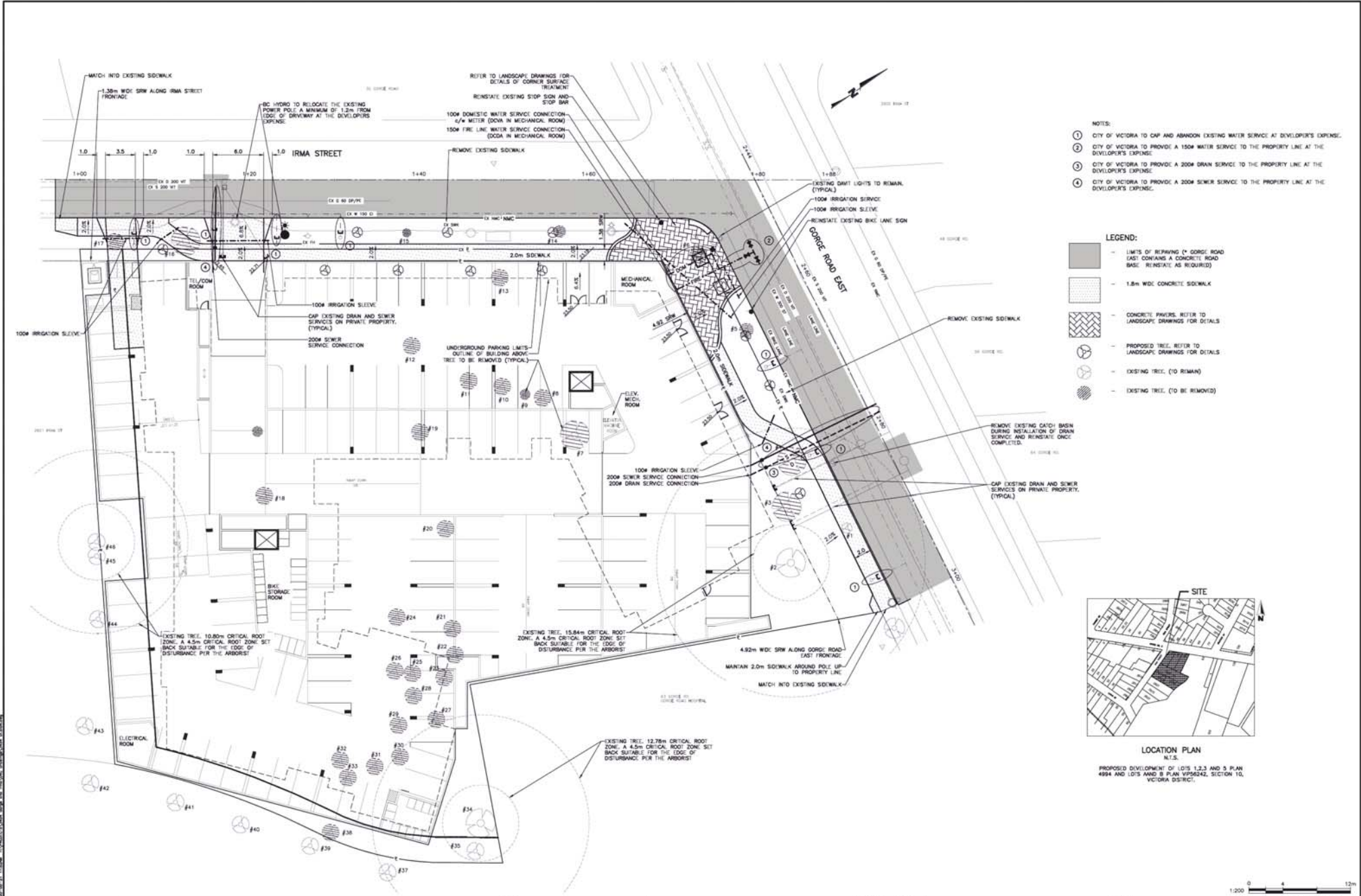


2 Existing and Proposed Trees
L2 1:200

L2 Gorge + Irma Landscape Concept Plan

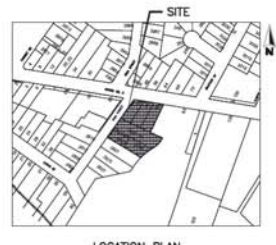
Revision A Feb 7/20
Revision B Apr 15/20
Revision C May 12/20
Revision D May 15/20

LADR LANDSCAPE ARCHITECTS
Project No: 1929 Nov-05-19
#3-864 Queens Ave., Victoria B.C. V8T 1M5
Phone: (250) 598-0105



- NOTES:
- CITY OF VICTORIA TO CAP AND ABANDON EXISTING WATER SERVICE AT DEVELOPER'S EXPENSE.
 - CITY OF VICTORIA TO PROVIDE A 150W WATER SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - CITY OF VICTORIA TO PROVIDE A 200W DRAIN SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
 - CITY OF VICTORIA TO PROVIDE A 200W SEWER SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.

- LEGEND:
- LIMITS OF REPAVING (+ GORGE ROAD EAST CONTAINS A CONCRETE ROAD BASE. REINSTATE AS REQUIRED)
 - 1.8m WIDE CONCRETE SIDEWALK
 - CONCRETE PAVERS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS
 - PROPOSED TREE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS
 - EXISTING TREE (TO REMAIN)
 - EXISTING TREE (TO BE REMOVED)



PROPOSED DEVELOPMENT OF LOTS 1,2,3 AND 5 PLAN 4994 AND LOTS AND 8 PLAN VPS4242, SECTION 10, VICTORIA DISTRICT.

LEGEND - Proposed services shown bold

WATER	---W---	EDGE PAVING	---E---	GAS	---G---	ROAD SIGN	---RS---	HYDRANT	---H---	MANHOLE	---M---
SEWER	---S---	NON-MOBILE CURB	---NMC---	UNDERGROUND UTIL.	---U/C---	ASPHALT	---A---	VALVE	---V---	CLEANOUT	---CO---
DRAIN	---D---	MOBILE CURB	---MC---	CONCRETE	---C---	CONCRETE	---CO---	WATER	---W---	CATCH-BASIN	---CB---
DRY/DRAINABLE	---DD---	FLAT CURB	---FC---	ORNAMENTAL STREETLIGHT	---OSL---	GRANITE	---GR---	REINFORCING	---R---	MONUMENT	---MO---
CURBSET	---CS---	BARKER CURB	---BC---	POWER POLE	---PP---	BIKE	---BI---	FLUSH	---F---	LOT PIN	---LP---
HEADWALL	---HW---	INVERT GUTTER	---IG---	AND/OR	---AO---	TREE	---TR---	BUS-LINE	---BL---	LEAD PLUG	---LP---

REVISIONS

No.	DESCRIPTION	DATE	SGN
5	REVISED AS PER ARBORIST COMMENTS	20.05.21	PC
4	REVISED AS PER LANDSCAPE COMMENTS	20.05.18	PC
3	REVISED AS PER CITY OF VICTORIA COMMENTS	20.05.12	JS
2	REVISED AS PER CITY OF VICTORIA COMMENTS	20.04.01	PC
1	REVISED AS PER CITY OF VICTORIA COMMENTS	20.02.10	PC

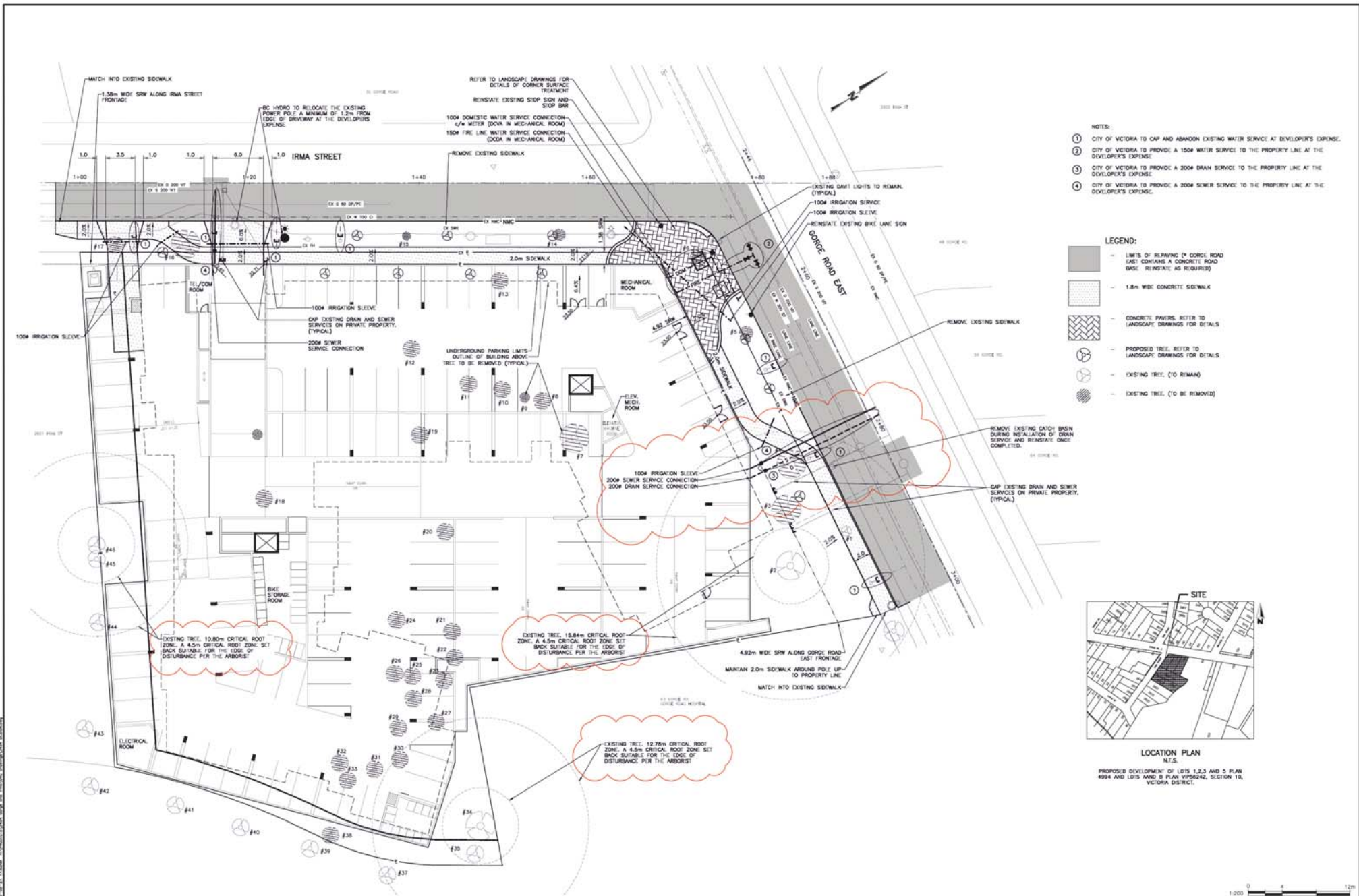
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DATE OCT 19
B.M.
DATE 20.04.21
DATE 20.02.10
SCALE Horiz. 1:200
Vert.

WESTBROOK Consulting Ltd.
#115 - 856 Goldstream Ave., Victoria, BC, V8B 0J3
Telephone: 250-391-8562 Facsimile: 250-391-8593

PROJECT GORGE AND IRMA PC URBAN
SITE SERVICING SCHEMATIC

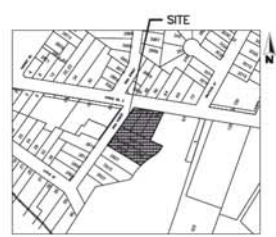
WESTBROOK PROJECT No. 3454
GOVERNING AUTHORITY FILE No.
SHEET 1 OF 5
WESTBROOK DRAWING No. FIGURE 1

DRAWN BY: M. SHERIDAN, 11/05/2019, PROJECT: 3454, SHEET: 1 OF 5, SCALE: 1:200, DATE: 11/05/2019



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 - 2 CITY OF VICTORIA TO PROVIDE A 150W WATER SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
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LOCATION PLAN
N.T.S.
PROPOSED DEVELOPMENT OF LOTS 1, 2, 3 AND 5 PLAN 4994 AND LOTS 4 AND 8 PLAN VPS4242, SECTION 10, VICTORIA DISTRICT.



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR CORRECT. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION.

LEGEND - Proposed services shown bold

WATER	W	EDGE PAVEMENT	EP	GAS	G	ROAD SIGN	RS	HYDRANT	H	MANHOLE	M
SEWER	S	NON-MOBILE CURB	NMC	UNDERGROUND UTIL.	U	ASPHALT	AS	VALVE	V	CLEANOUT	CO
DRAIN	D	MOUNTABLE CURB	MC	CONCRETE	C	CONCRETE	CC	WATER	W	CATCH-BASIN	CB
DRY/DRAINABLE	DD	FLAT CURB	FC	ORANGE/WHITE LIGHT	OWL	GRANITE	GR	REINFORCED	R	MONUMENT	MO
CULVERT	CU	BARRIER CURB	BC	POWER POLE	PP	BRICK	BR	FLUSH	F	LOT PIN	LP
HEADWALL	HW	INVERT GUTTER	IG	ANCHOR	A	TREE	T	BUSH-LINE	BL	LEAD PLUG	LP

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DESIGNED TK/PC
DRAWN PC
CHECKED PC
DATE OCT 18
SCALE: Horiz. 1:200
Vert.

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PROJECT GORGE AND IRMA
PC URBAN
SITE SERVICING SCHEMATIC

WESTBROOK PROJECT No. 3454
GOVERNING AUTHORITY FILE No. 111
SHEET 1 OF 5
WESTBROOK DRAWING No. FIGURE 1