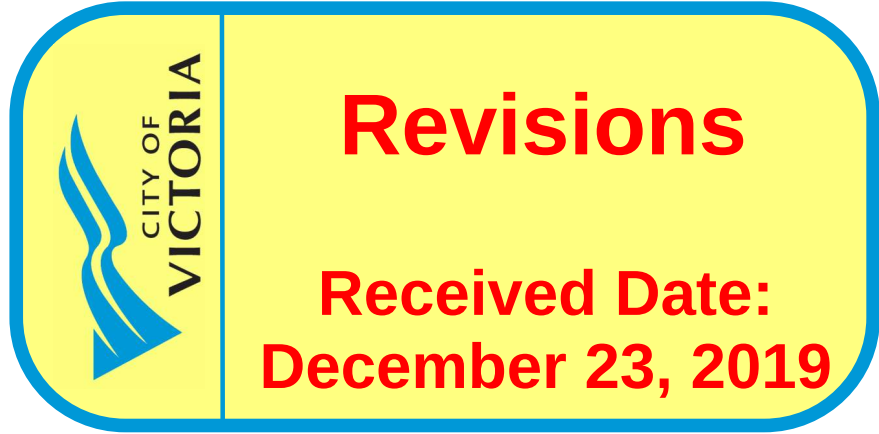




431 Parry St.

Magellan Holdings Ltd

Project Directory

Developer
Magellan Holdings Ltd.
Conrad Nyren
conradnyren01@gmail.com

Design
Arcata
924 McClure St. Victoria, BC V8V 3E7
T. 778.432.3550

Landscape Design
LADR
3 - 864 Queens Ave. Victoria V8T 1M5
T. 205.598.0105

Surveyor
Island Land Surveying Ltd.
117-693 Hoffman Ave. Victoria V9B 4X1
T. 250.475.1515

Project Data

Civic Address
431 Parry St.

Legal Description
Lot B, Lots 1775&1776 Victoria City, Plan EPP28098

Zoning (existing)
R2-Two Family Dwelling District

Zoning (proposed)
R1B (permitted zone within R2)

Site Area
249.4 m²

Gross Floor Area
Basement: 45.2 m²
Main Level: 50.6 m²
Split Level: 25.7 m²
Level 2: 49.6 m²
Garage: 22.2 m²

193.3 m²

Total Floor Area
Main Level: 50.6 m²
Split Level: 25.7 m²
Level 2: 49.6 m²
Garage: 22.2-18.6 stall = 3.6 m²
127.5 m²

FSR
Proposed res. 127.5 m² /
Lot Area 249.40 m²
0.51:1

Site Coverage
Allowed: (99.7 m²) 40.00%
Proposed: (91.3 m²) 36.66%

Open Site Space
Proposed res. 91.4 m² +
Driveway 18.9 m²
Total 110.3 m²
Lot Area 249.4 m² -
110.3 m²
Open site space 139.1 m²
55.77%

Average Grade
7.45m

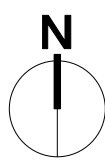
Building Height Proposed
Allowed: 7.6m
Proposed: 2 storey, 7.55m from average grade to top of flat roof

Number of Storeys
Allowed: 2
Proposed: 2

Parking
Required: 1 space per dwelling unit
Proposed: 1

Setbacks

Allowed	Front	7.5m
	Rear	8.28m
	Side north	3.0m
	Side south	1.5m
	Side combined	4.5m
Proposed	Front	4.14m
	Rear	4.95m to building 4.42m to stair
	Side north	2.00m
	Side south	1.20m
	Side combined	3.20m

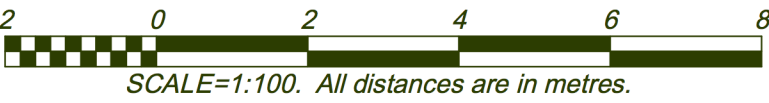


1 Context Plan



2 Street Views of Site

SITE PLAN OF LOTS A, B & C, LOTS 1775 & 1776
VICTORIA CITY, PLAN EPP28098.



NOTE:
Lot dimensions & areas shown are based upon Plan EPP28098.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 8-110 (Elevation= 10.267m) and 8-111 (Elevation= 7.957m).

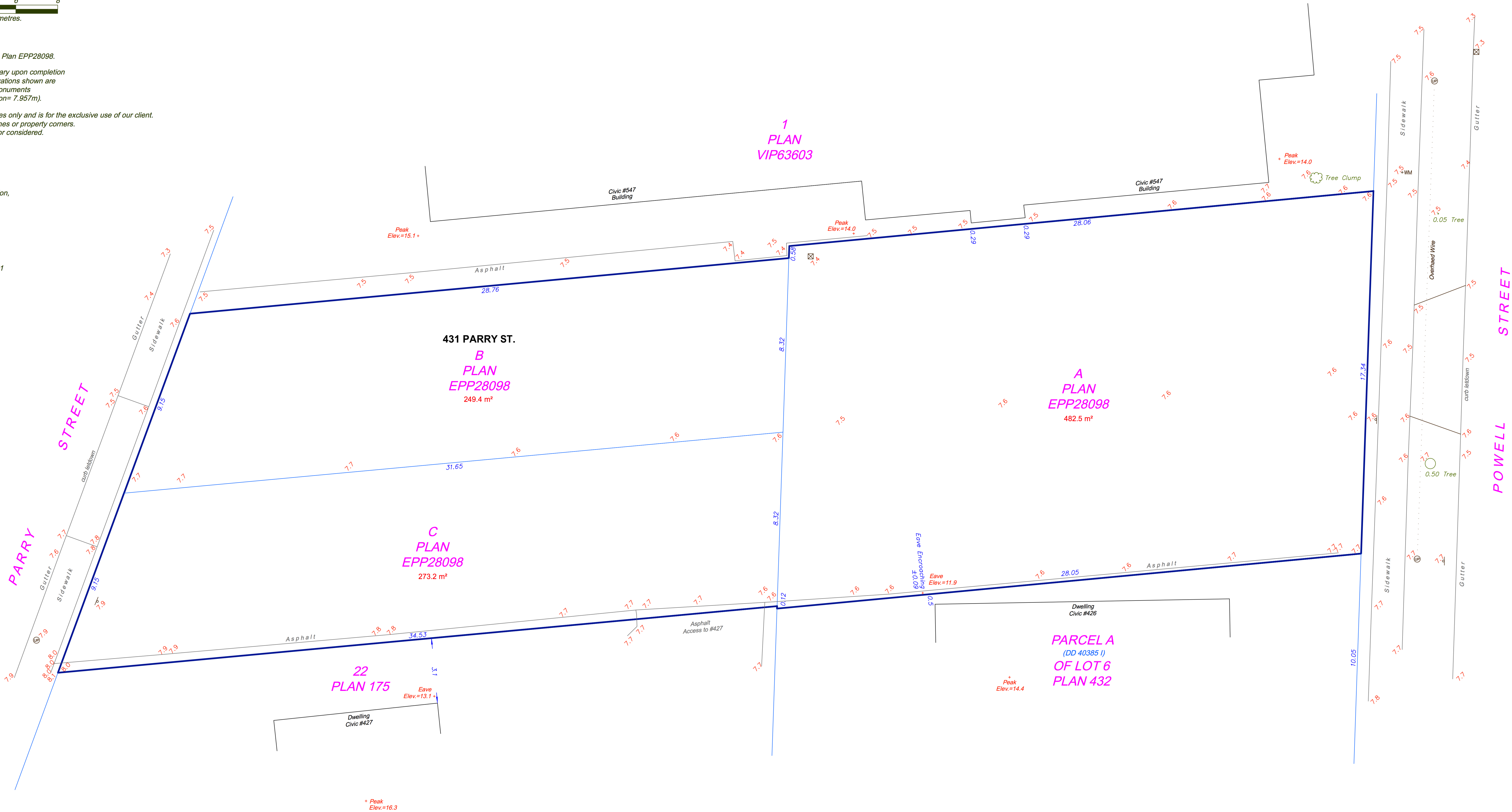
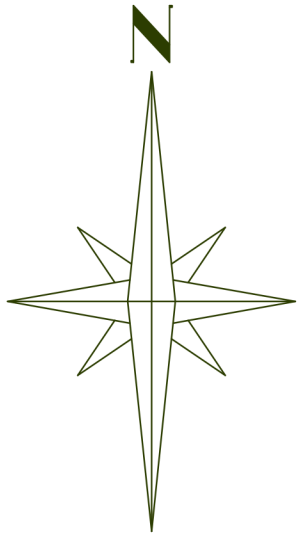
This plan is for building design & permit purposes only and is for the exclusive use of our client.
This plan shall not be used to define property lines or property corners.
Unregistered interests have not been included or considered.

LEGEND

- ☒ Denotes catch basin
- +WM Denotes water meter
- 0.60 Tree Denotes approximate tree location, diameter and species
- ⊙ Denotes ground elevation
- ⊕ Denotes utility pole
- ⚡ Denotes sign

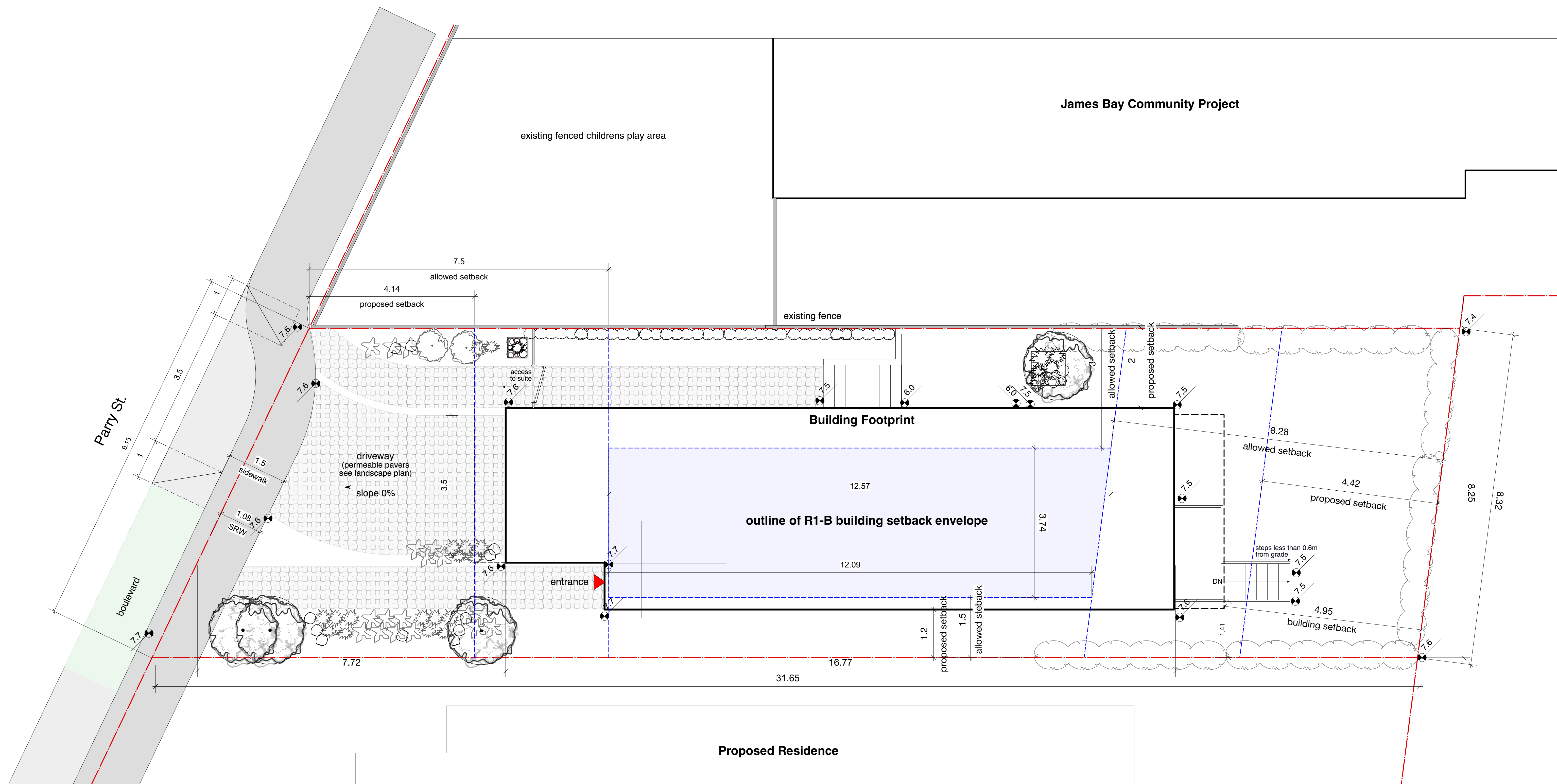
Field survey dated May 13th, 2019.

The parcels are subject to Covenant CA3383451

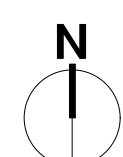


File: 8-Magellan-SP
Date: May 15, 2019
Island Land Surveying Ltd.
117-693 Hoffman Avenue
Victoria B.C. V9B 4X1
TEL 250.475.1515 fax 250.475.1516
www.islandsurveying.ca

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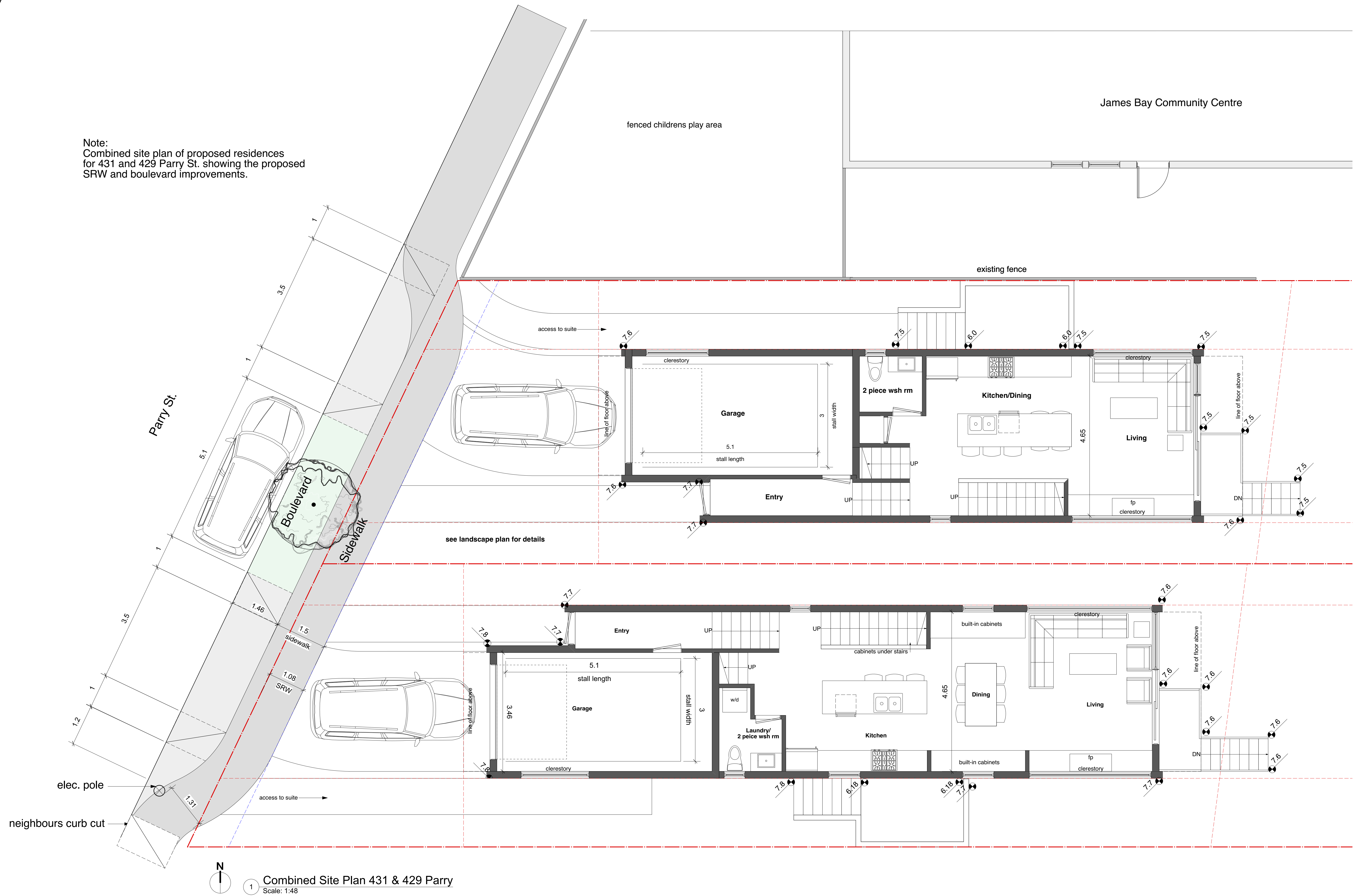
*Note: see landscape plan for planting list and surfacing details

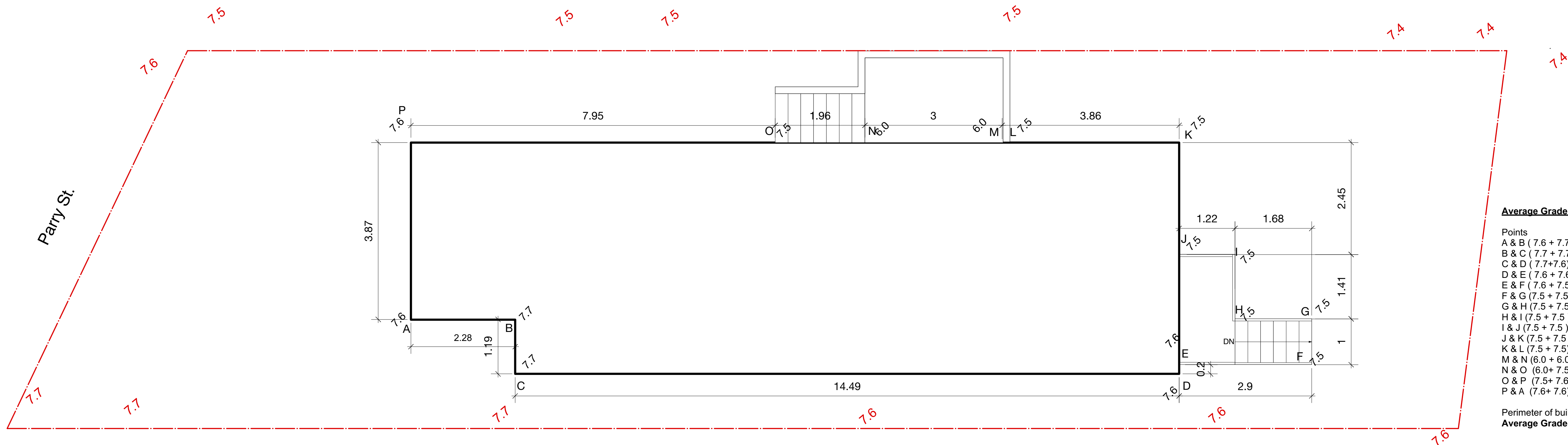


Site Plan

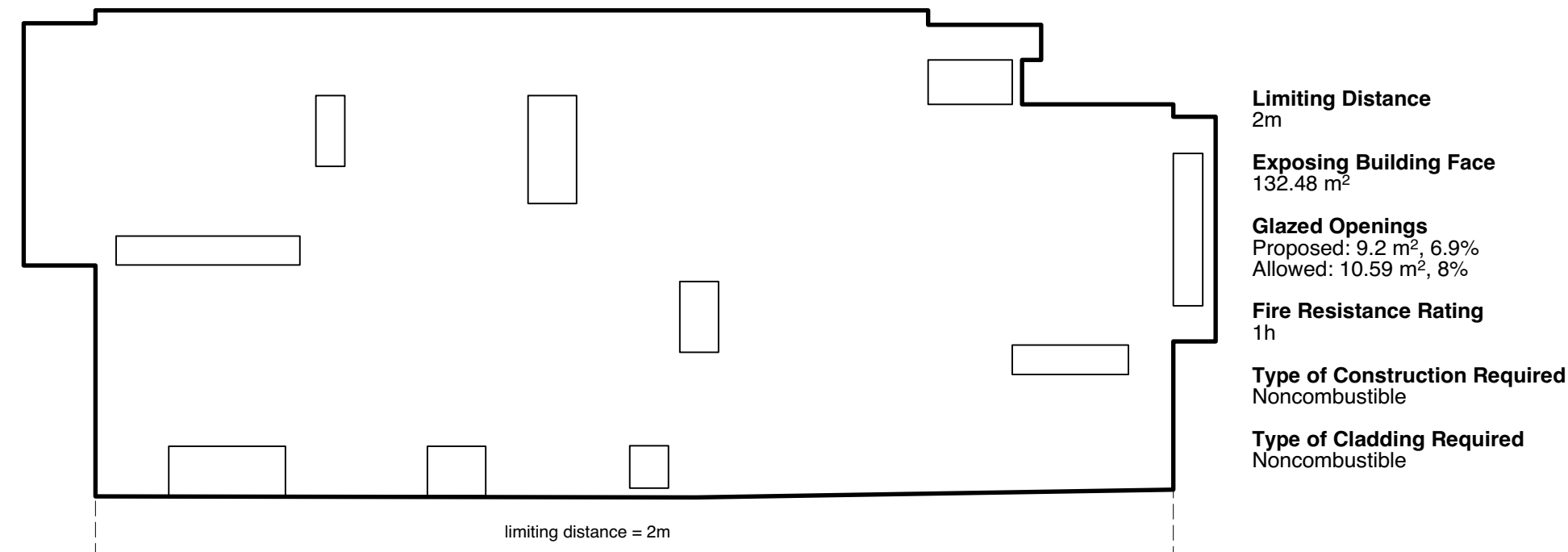
Scale: 1/4" = 1'-0"

Note:
Combined site plan of proposed residences
for 431 and 429 Parry St. showing the proposed
SRW and boulevard improvements.

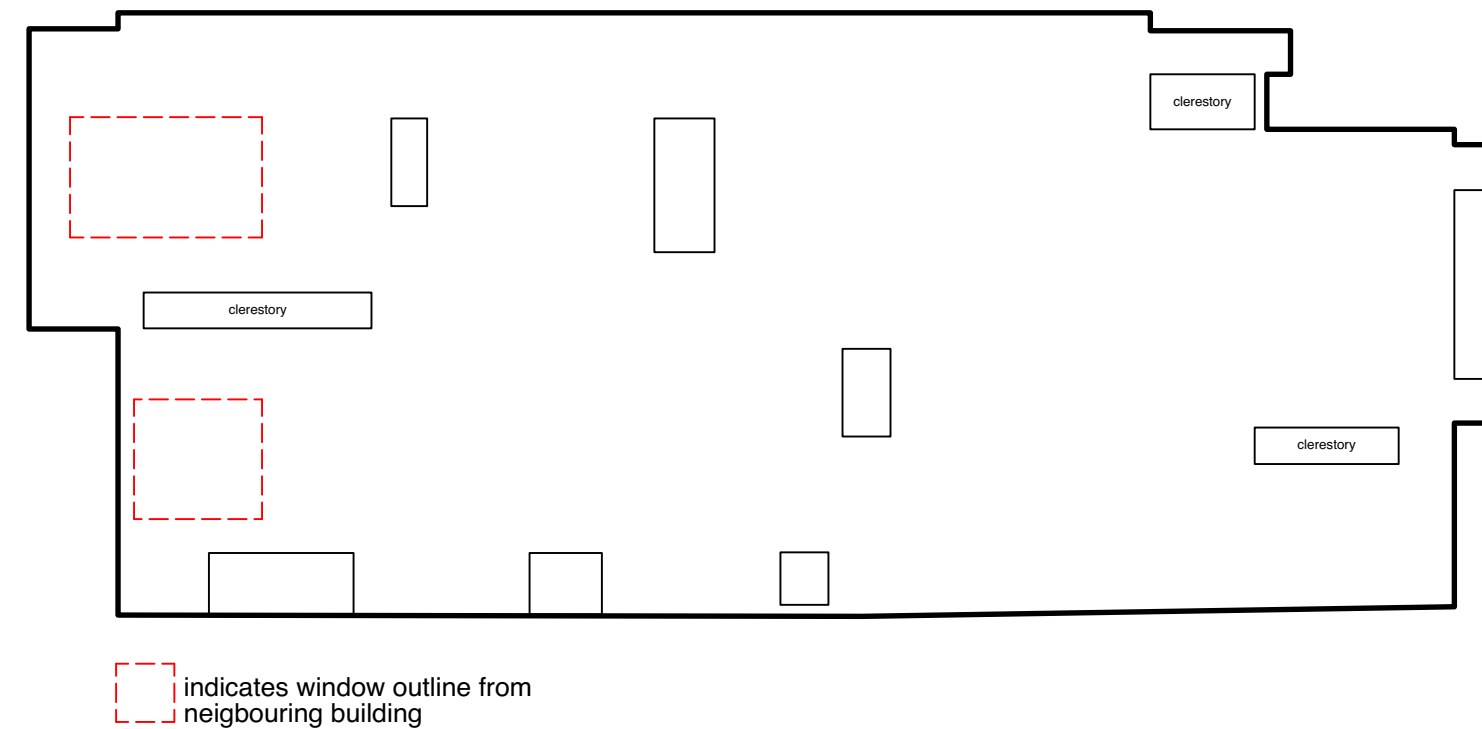




1 **Average Grade Plan**
Scale: 1:48



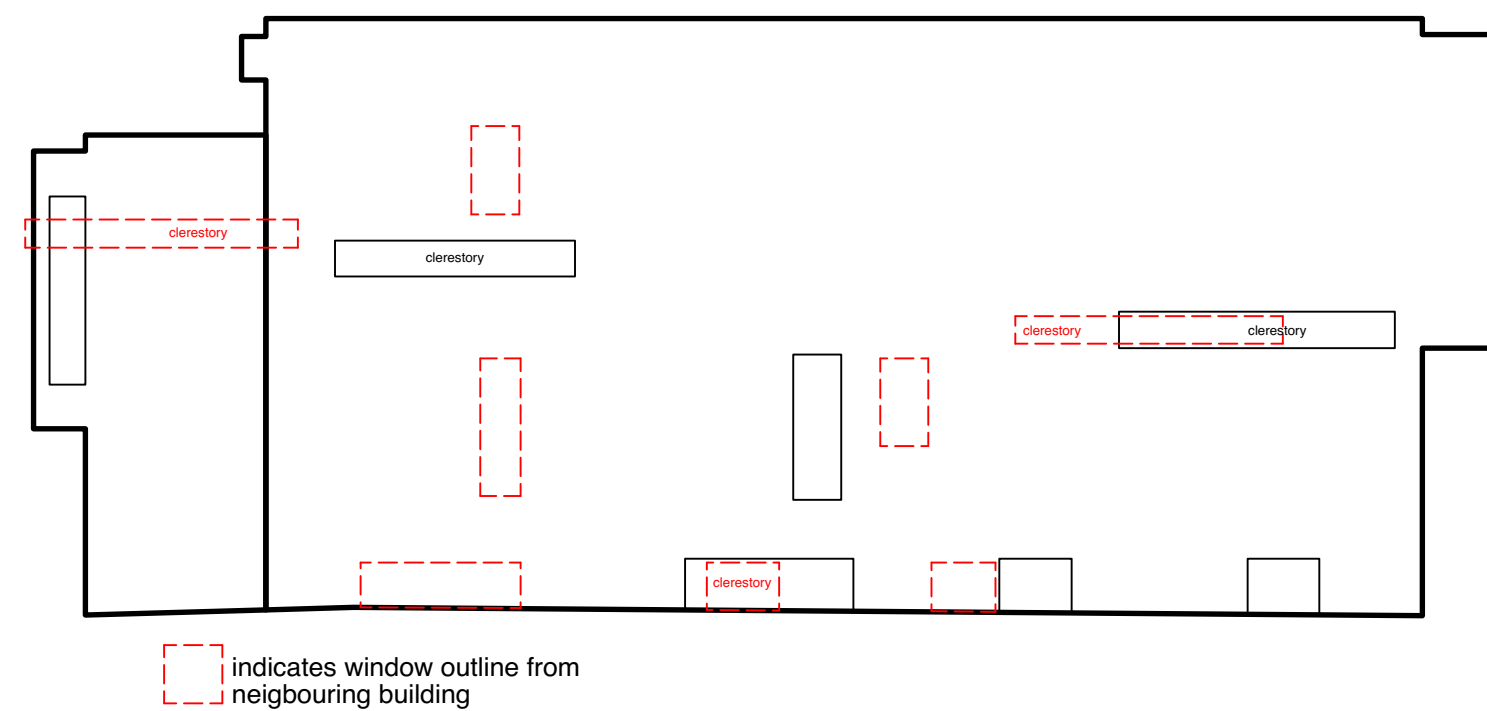
2 **North Exposing Building Face**
Scale: 1:96



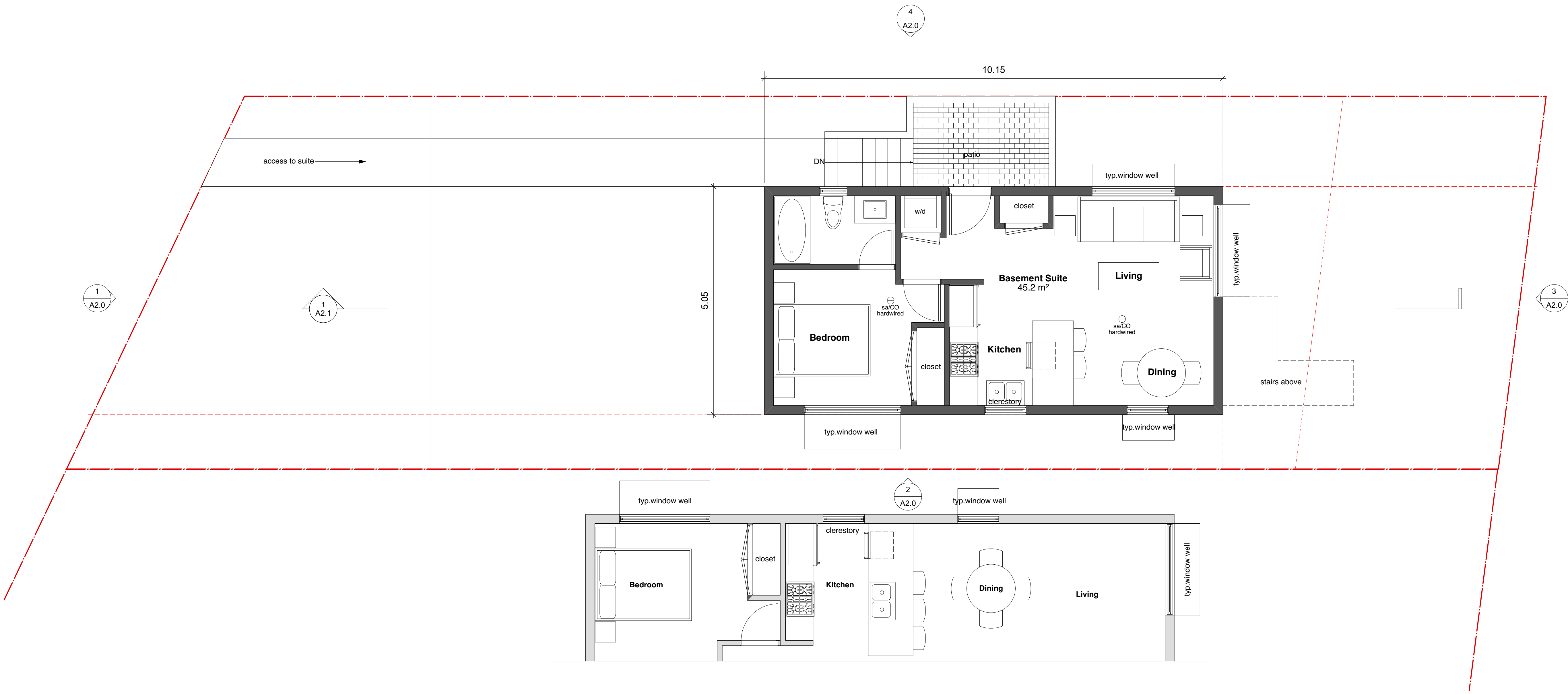
4 **North Elevation Neighbouring Building Window Overlay**
Scale: 1:96



3 **South Exposing Building Face**
Scale: 1:96



5 **South Elevation Neighbouring Building Window Overlay**
Scale: 1:96



N

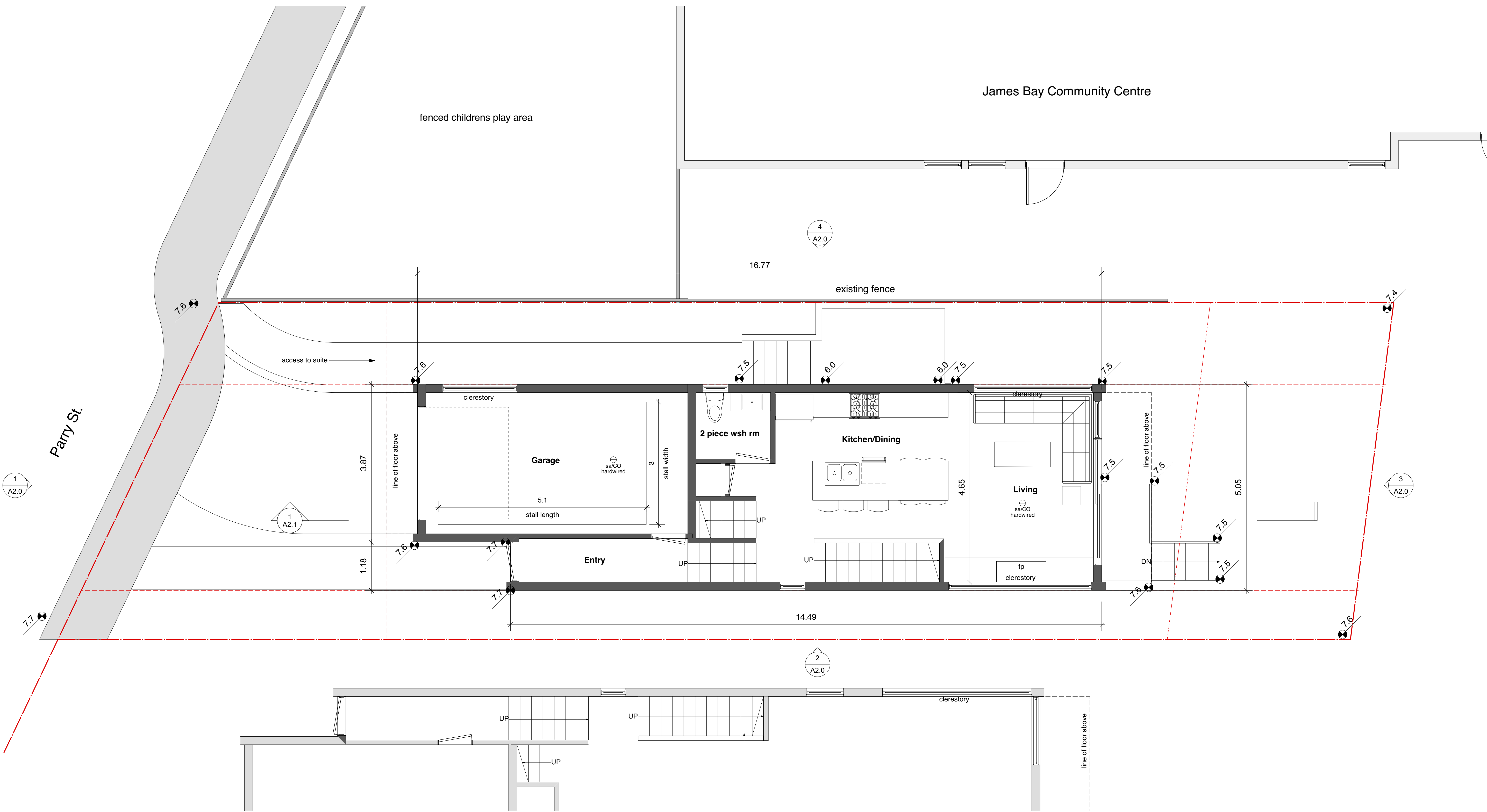
1

Basement

Scale: 1/4" = 1'-0"

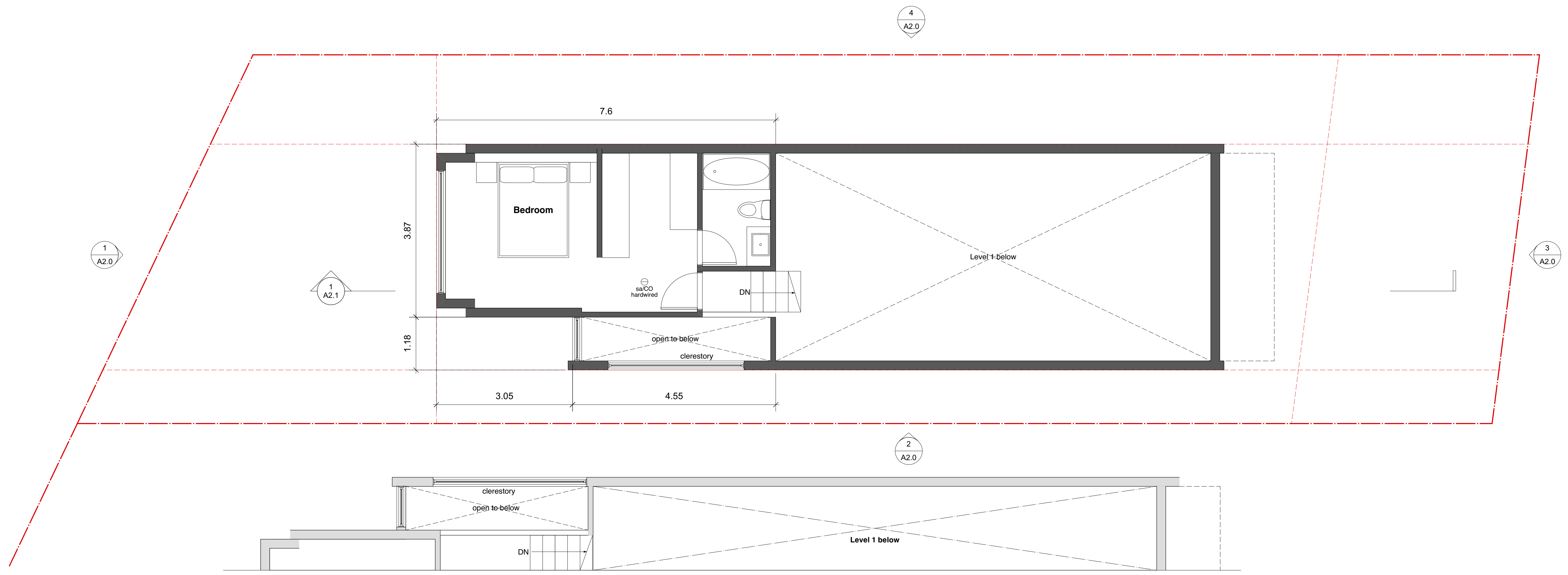
Areas

Basement Suite: 45.2m²



Areas	
Level 1:	50.6m ²
Garage:	22.2m ² - 18.6m ² parking stall = 3.6m ²

1 Level 1
Scale: 1/4" = 1'-0"



N

1

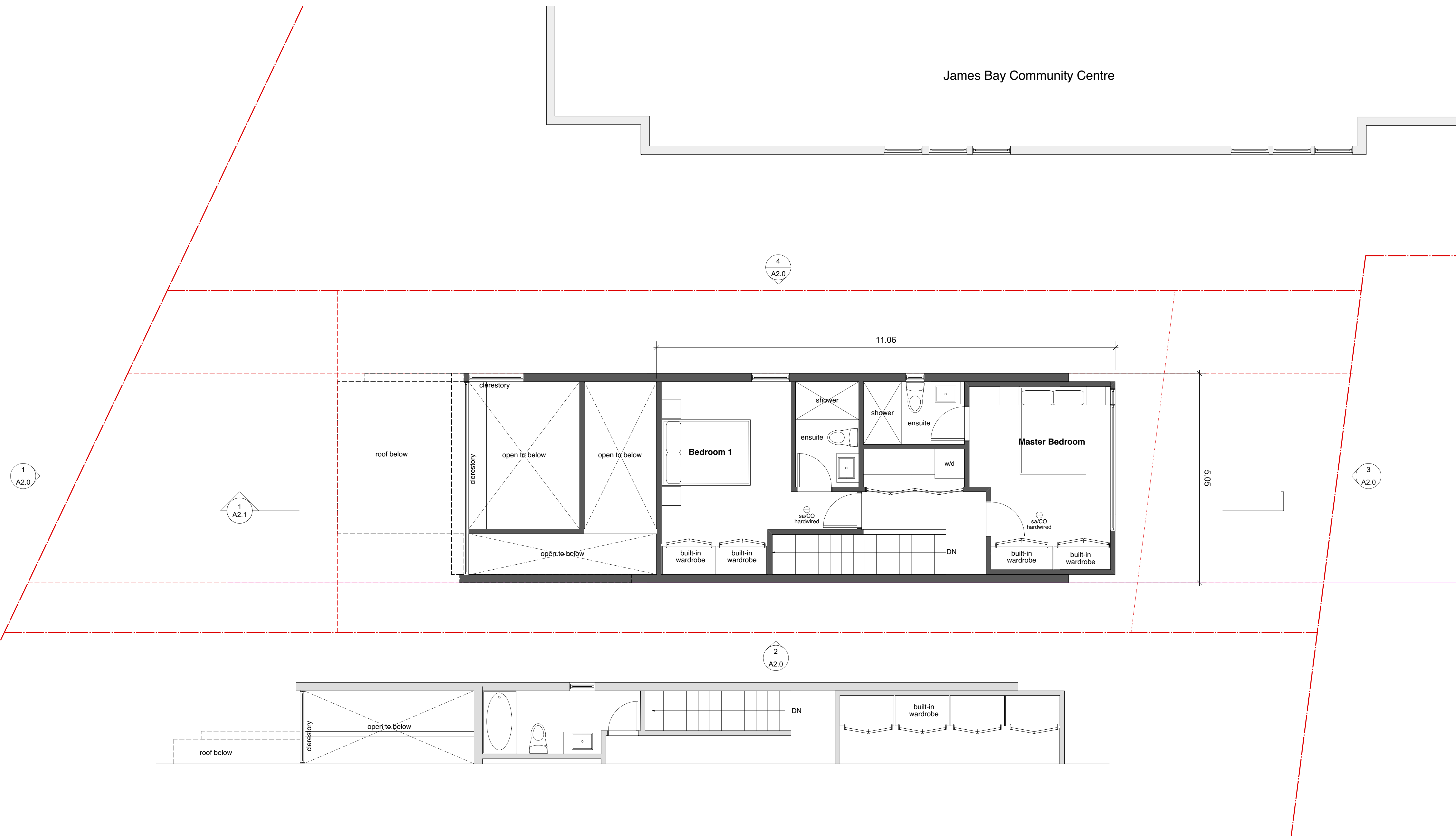
Split Level

Scale: 1/4" = 1'-0"

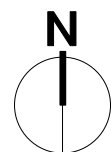
Areas

Split Level: 25.7m²

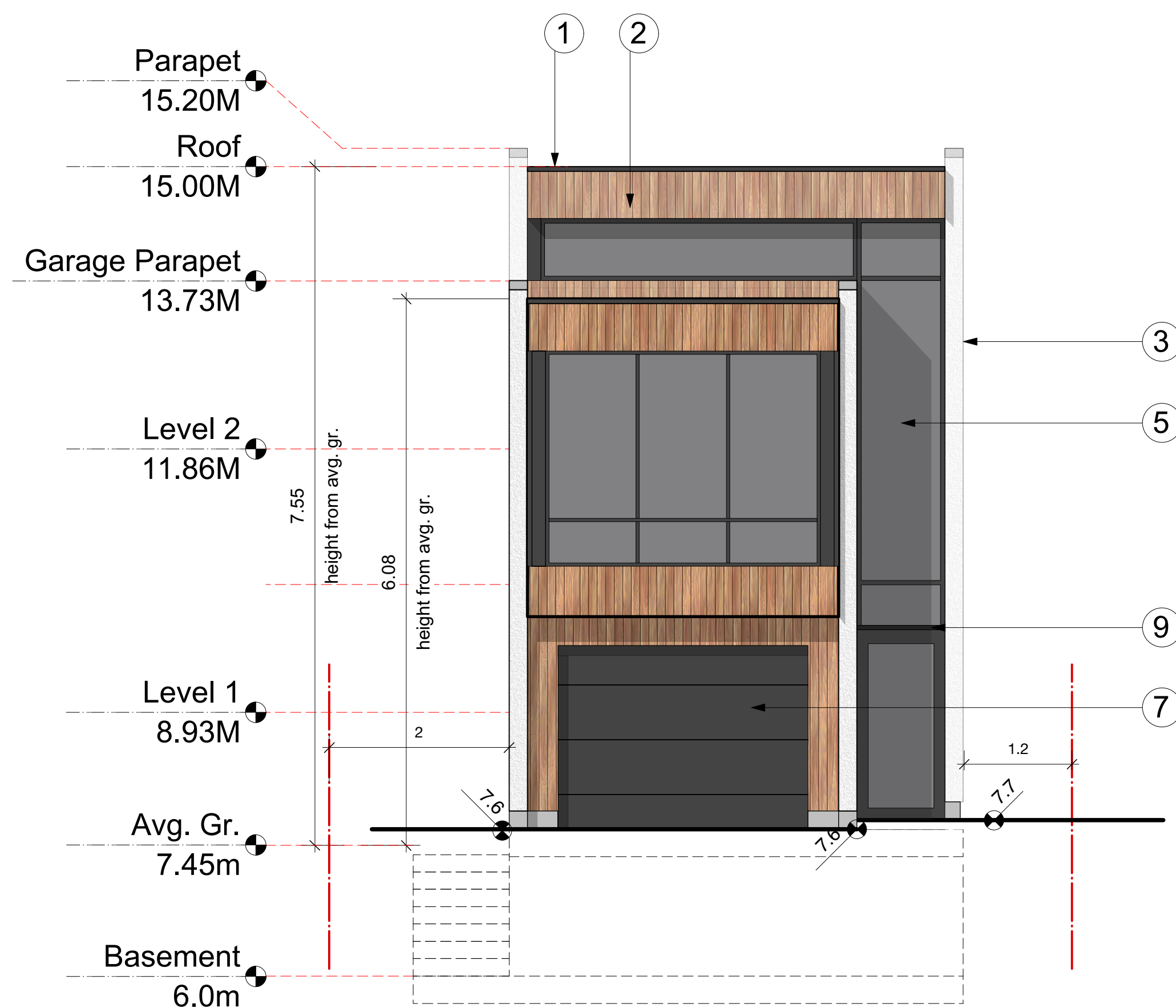
James Bay Community Centre



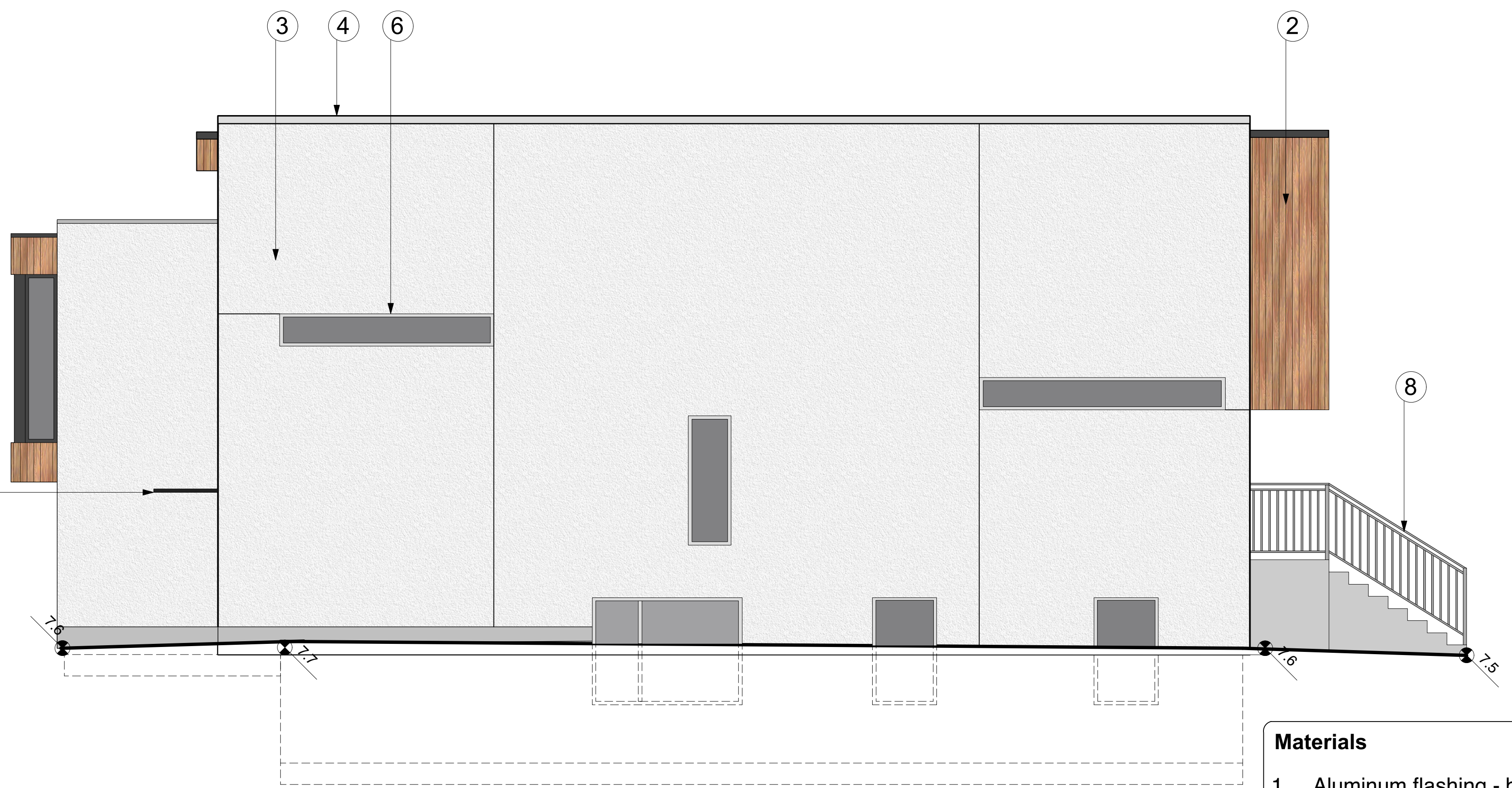
Areas
Level 2: 49.6m²



1 Level 2
Scale: 1/4" = 1'-0"



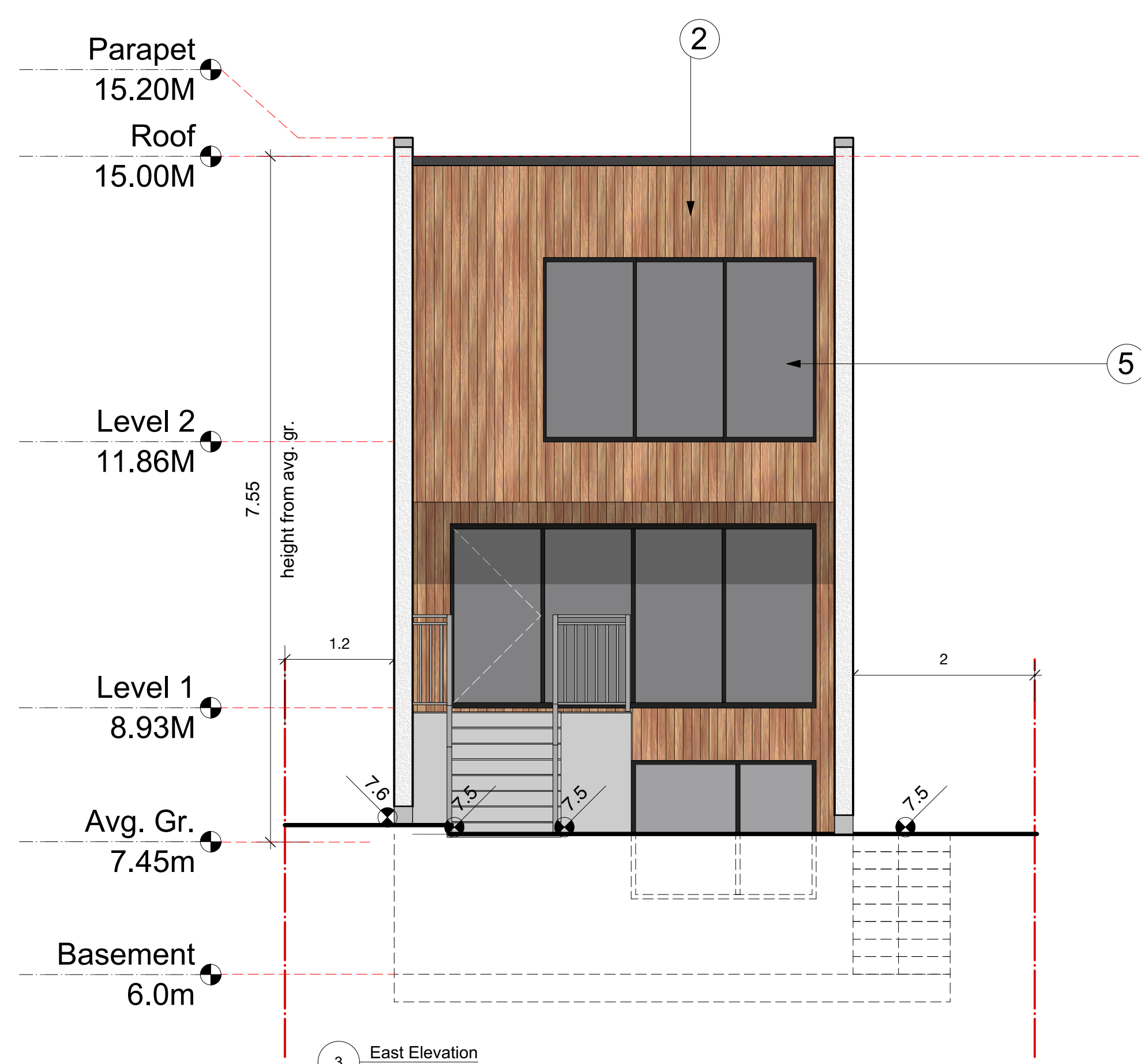
1 West Elevation
Scale: 1:48



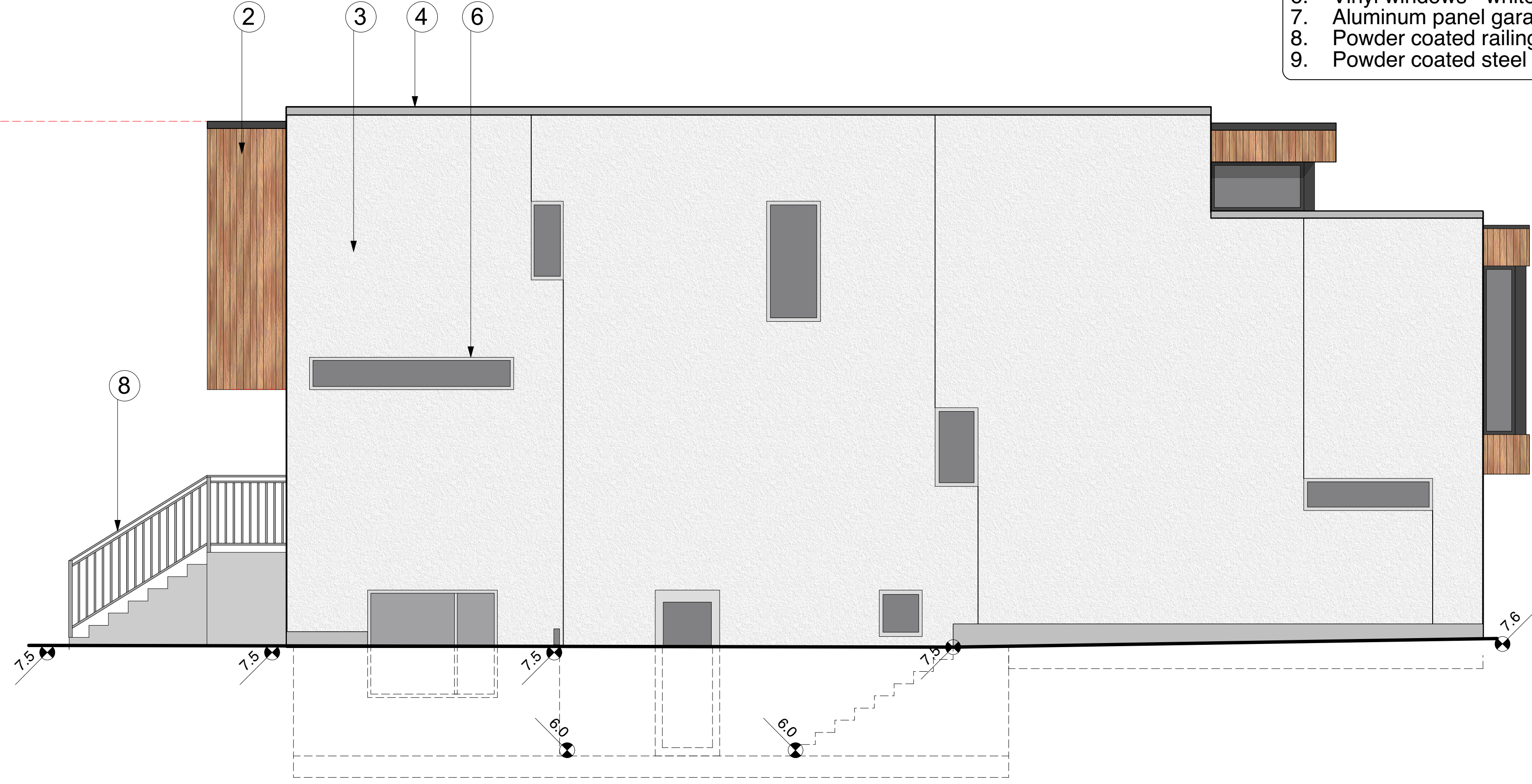
2 South Elevation
Scale: 1:48

Materials

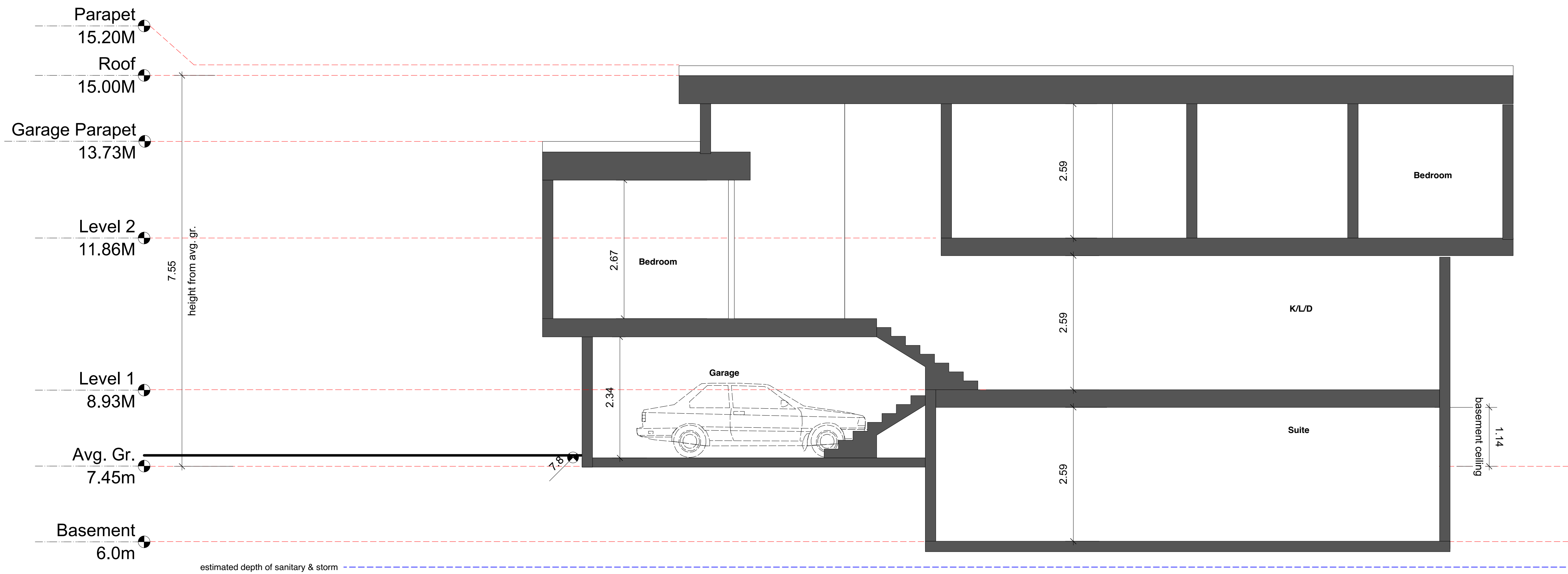
1. Aluminum flashing - black
2. T&G western red cedar siding - stained w. General Finishes 450 'Sugar Maple'
3. Acrylic stucco - white
4. Aluminum flashing - grey
5. Vinyl windows - black
6. Vinyl windows - white
7. Aluminum panel garage door - black
8. Powder coated railing - grey
9. Powder coated steel canopy - black



3 East Elevation
Scale: 1:48



4 North Elevation
Scale: 1:48



1 South Section
Scale: 1/4" = 1'-0"



James Bay Community Project



Existing Parking Lot
431 Parry St.



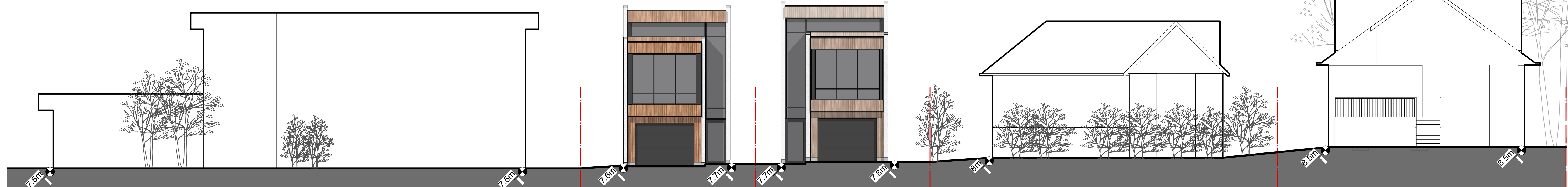
Existing Parking Lot
429 Parry St.



427 Parry St.



425 Parry St.



James Bay Community Project

Proposed Residence
431 Parry St.

Proposed Residence
429 Parry St.

427 Parry St.

425 Parry St.

1 Parry St. Context
Scale: 1/8" = 1'-0"



420 Parry St.

430 Parry St.

440 Parry St.

2 Parry St. Context: West Side of Street
Scale: 1:96

Spring/Fall Equinox

Summer Solstice

Winter Solstice

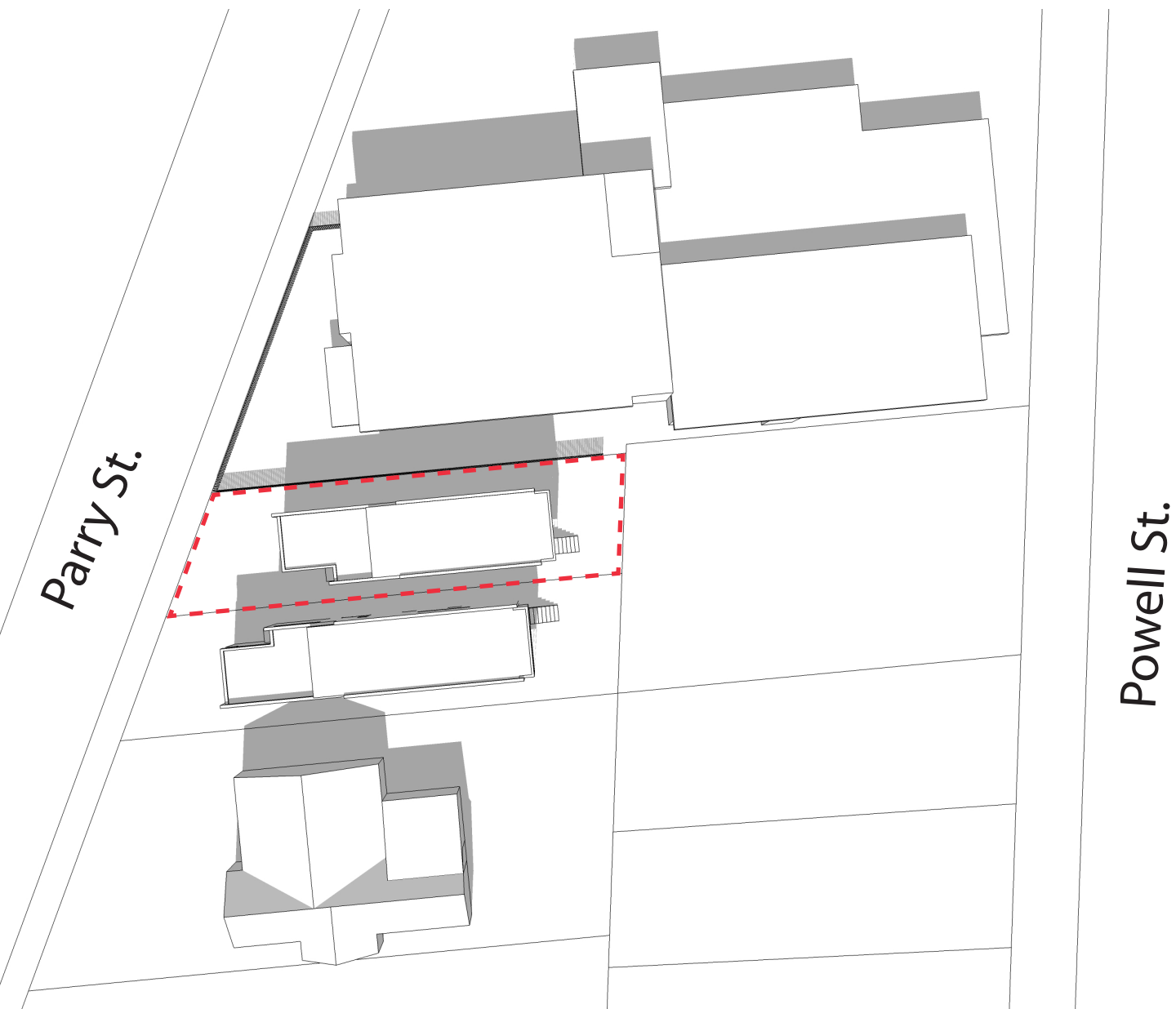
9AM



Parry St.

Powell St.

12PM



Parry St.

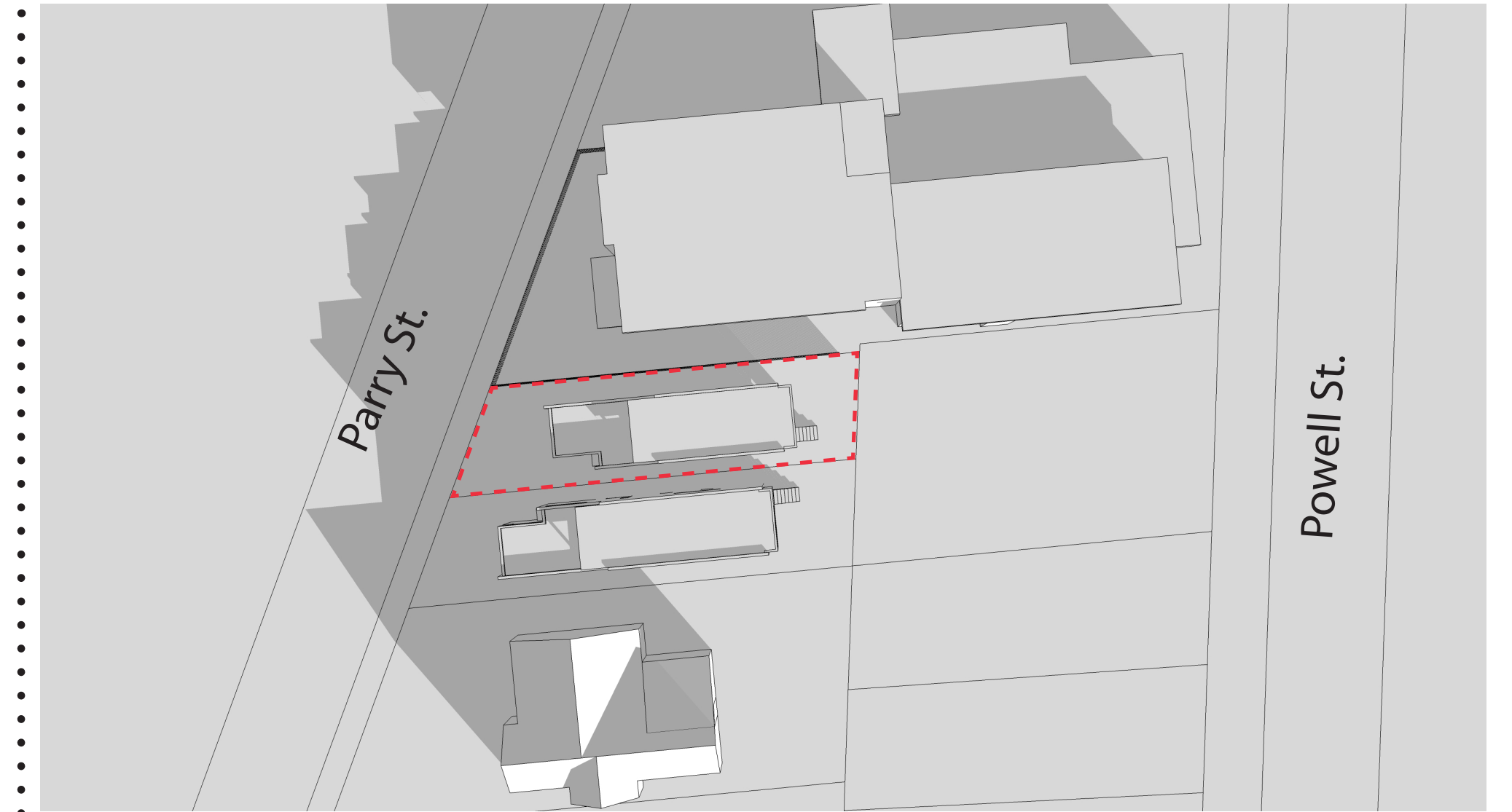
Powell St.

4:30PM



Parry St.

Powell St.



Parry St.

Powell St.



Parry St.

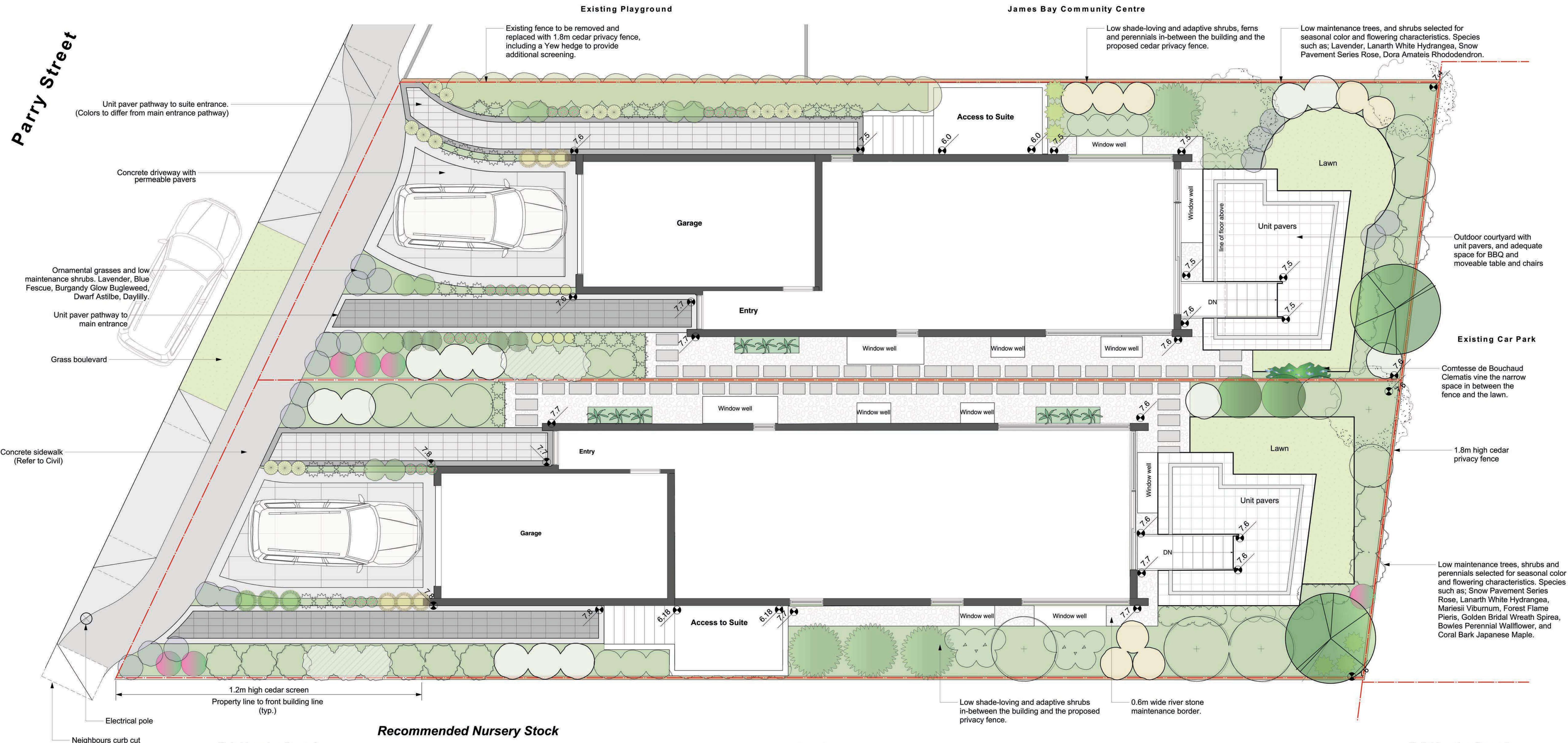
Powell St.



Parry St.

Powell St.

Parry Street



Recommended Nursery Stock

Trees

2

Botanical Name	Common Name	Size
Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	2.5m ht.

Large Shrubs

31

Botanical Name	Common Name	Size
Physocarpus opulifolius 'Center Glow'	Pacific Ninebark 'Center Glow'	#3 pot
Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
Spiraea thunbergii 'Ogon'	Golden Bridalwreath Spirea	#3 pot
Taxus baccata 'Fastigiata'	Irish Yew	#5 pot, 1.5m ht.
Viburnum plicatum f. tomentosum 'Mariesii'	Mariesii Viburnum	#7 pot

Medium Shrubs

37

Botanical Name	Common Name	Size
Cornus sericea 'Arctic Fire'	Red Twig Dogwood	#3 pot
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#5 pot
Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#5 pot
Rhododendron 'Fantastica'	Fantastica Rhododendron	#5 pot

Groundcovers

8

Botanical Name	Common Name	Size
Thymus vulgaris	Thyme	#1 pot

Notes:

- All work to be completed to current CSLA Landscape Standards
- All soft landscape to be irrigated with an automatic irrigation system

Small Shrubs

60

Botanical Name	Common Name	Size
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#2 pot
Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot
Mahonia repens	Creeping Mahonia	#1 pot
Rosa rugosa 'Snow Pavement'	Snow Pavement Series Rose	#1 pot

Perennials, Annuals and Ferns

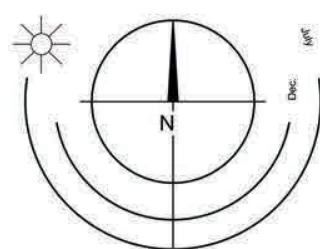
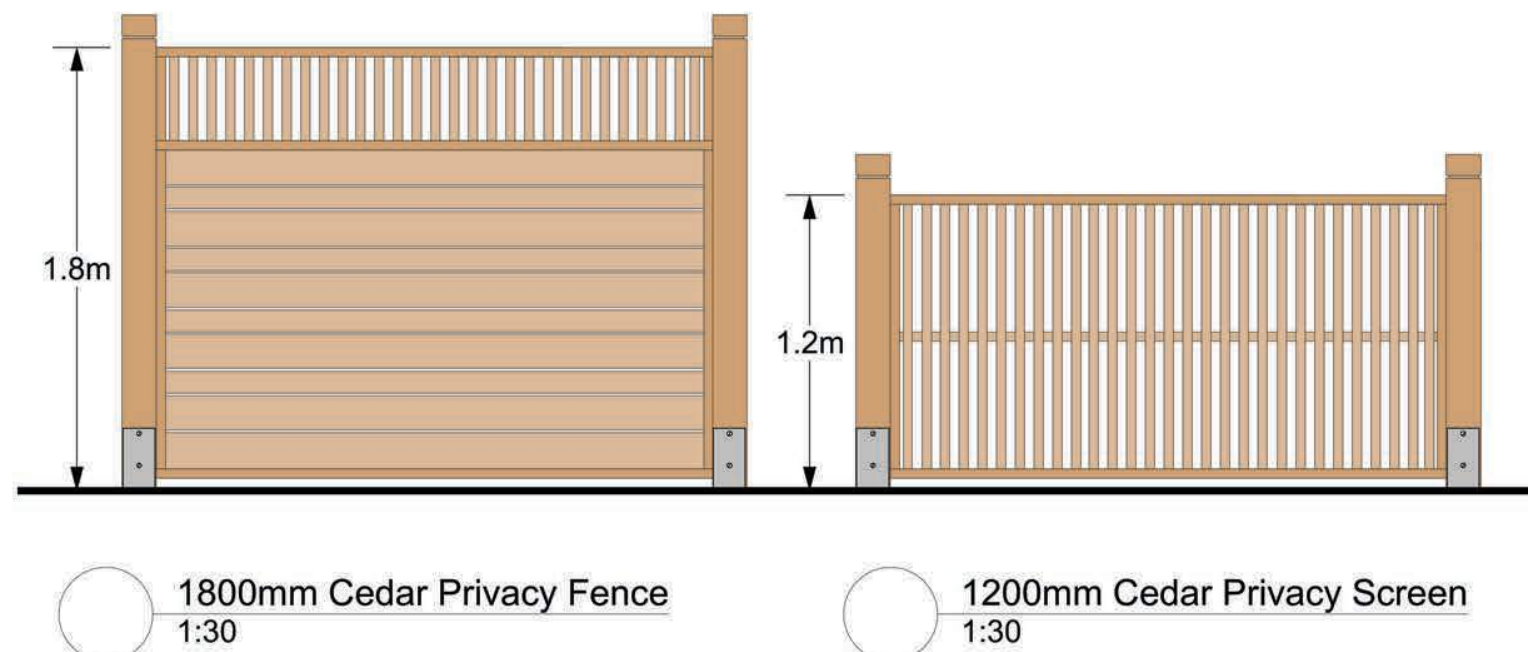
125

Botanical Name	Common Name	Size
Ajuga reptans 'Burgundy Glow'	Burgandy Glow Bugleweed	#1 pot
Astilbe chinensis 'Pumila'	Dwarf Astilbe	#1 pot
Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Forester'	Forester's Feather Reed Grass	#1 pot
Carex 'Ice Dance'	Variegated Sedge	#1 pot
Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot
Deschampsia caespitosa	Tufted Hair Grass	#1 pot
Erysimum 'Bowles Mauve'	Bowles Perennial Wallflower	#1 pot
Festuca glauca	Common Blue Fescue	#1 pot
Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot
Origanum vulgare	Pot Marjoram, oregano	#1 pot
Polystichum setiferum	Soft Shield Fern	#1 pot

Vines

1

Botanical Name	Common Name	Size
Clematis 'Comtesse de Bouchaud'	Comtesse de Bouchaud Clematis	#5 pot



429 + 431 Parry Street - Landscape Concept Plan



LADR LANDSCAPE ARCHITECTS

Project No: 1952

October 23, 2019

3-864 Queens Ave. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105