

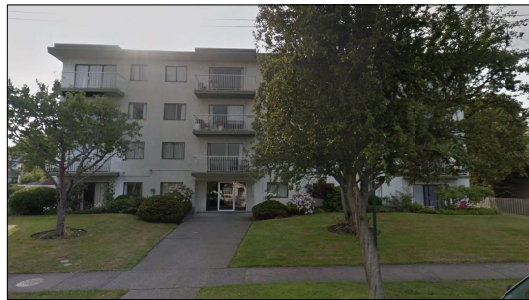
**ATTACHMENT C**



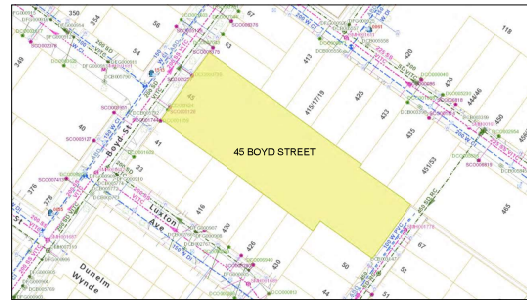
EXISTING BUILDING LOCATION



EXISTING AERIAL VIEW



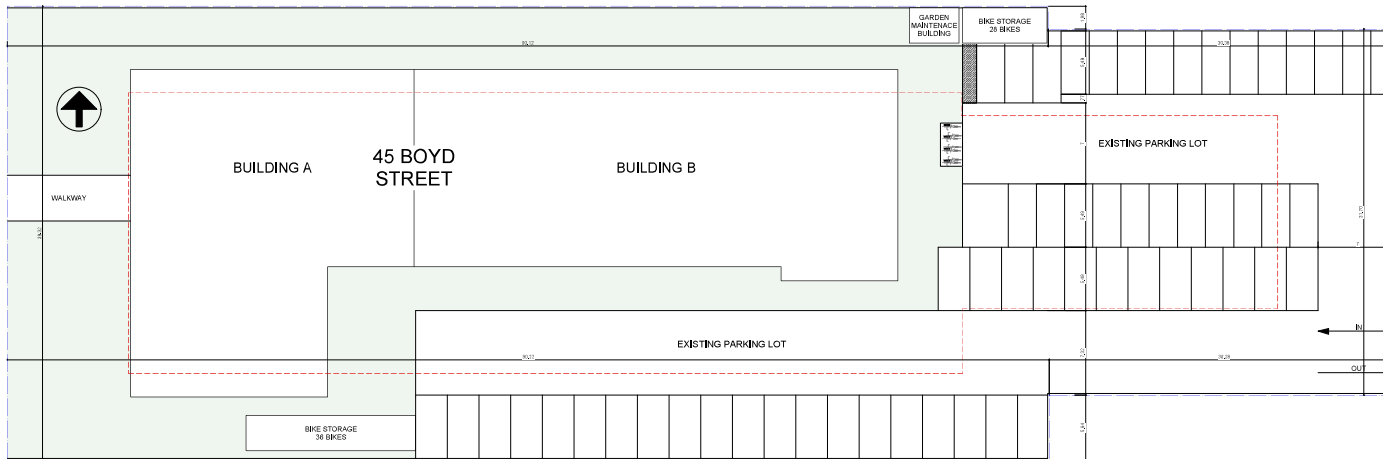
EXISTING BUILDING FROM BOYD STREET



EXISTING UNDERGROUND SERVICES

DRAWING LEGEND	
EXISTING PROPERTY LINE	---
EXISTING SETBACKS	---

ZONING DATA TABLE		
	ZONE STANDARD	PROPOSAL - IF DIFFERENT FROM ZONE STANDARD
ZONING	R3-2 ZONE	-
SITE AREA (m2)	SHALL NOT BE LESS THAN 920 SQUARE METERS	-
TOTAL FLOOR AREA (m2)	NO DWELLING UNIT SHALL HAVE A FLOOR AREA OF LESS THAN 33 sqm	-
FLOOR SPACE RATIO	1.2 TO 1	-
SITE COVERAGE %	SHALL NOT EXCEED 30%	-
OPEN SITE SPACE %	AT LEAST 30%	-
HEIGHT (m)	SHALL NOT EXCEED 18.5 m	-
NUMBER OF STOREYS	NOT MENTIONED IN ZONE STANDARD	-
PARKING STALLS (NUMBER) ON SITE	SHALL BE PROVIDED IN ACCORDANCE WITH SCHEDULE 'C' - 87 PARKING STALLS REQUIRED	EXISTING 58 PARKING STALLS ON SITE - VARIANCE OF 29 PARKING STALLS REQUESTED
BIKE PARKING NUMBER (STORAGE AND RACK)	SHALL BE PROVIDED IN ACCORDANCE WITH SCHEDULE 'C' - 87 BIKE STALLS REQUIRED	EXISTING 64 LONG TERM BIKE PARKING PROVIDED STALLS ON SITE 7 BIKE RACK SHORT TERM PROPOSED
BUILDING SETBACK (m)		
FRONT YARD (BOYD ROAD)	10.5 m	-
REAR YARD (LEWIS STREET)	10.5 m	-
SIDE YARDS	7.5 m	EXISTING 5.49 m SETBACKS



1 SITE PLAN  
A1 1:200

**Revisions**  
Received Date: May 21, 2021



EXISTING BUILDING FROM LEWIS STREET

PROJECT  
**BOYD PARKING VARIANCE DVP00250**

PROJECT ADDRESS  
45 BOYD STREET  
VICTORIA, BC

CLIENT  
**DEVON PROPERTIES**



ISSUED FOR: DATE

REVISION NO. DATE

SAC PROJECT NO.  
BOY-45-20

DRAWN BY:  
SL

DATE:  
MAY 21, 2021

SCALE:  
AS NOTED

DRAWING TITLE:  
SITE PLAN & ZONING INFORMATION

DRAWING NUMBER:  
**A1**



2  
A2 EXISTING BIKE STORAGE WITH 36 BIKE SPACES



3  
A2 VIEW OF EXISTING PARKING LOT



4  
A2 EXISTING BIKE STORAGE WITH 28 BIKE SPACES



5  
A2 VIEW OF EXISTING PARKING LOT

PREVIOUS VEHICLE PARKING REQUIREMENTS (BEFORE CREATION OF BACHELOR SUITES)				
UNIT TYPE	UNITS	SCHEDULE C CALCULATION	TOTAL SPACES REQUIRED	COMMENTS
1 BEDROOM (45-70 m <sup>2</sup> )	40	1.0 SPACES PER UNIT (45-70 SQM)	40	
2 BEDROOM (7-70 m <sup>2</sup> )	31	1.45 SPACES PER UNIT (7-70 SQM)	45	
VISITOR	71	0.1 SPACES PER UNIT	7	
TOTAL:			92	

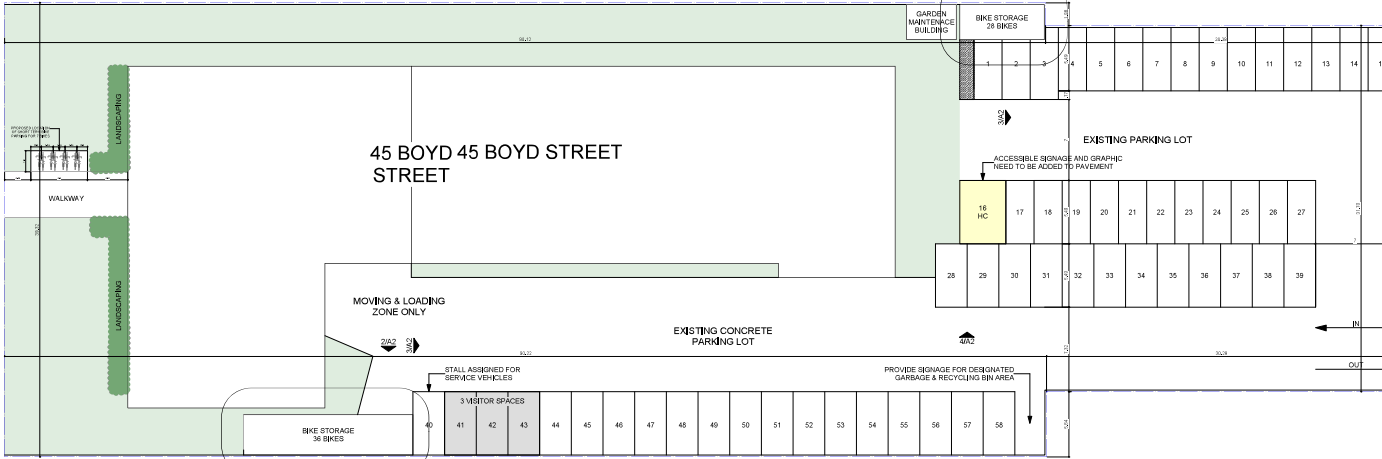
CURRENT VEHICLE PARKING REQUIREMENTS (AFTER CREATION OF BACHELOR SUITES)				
UNIT TYPE	UNITS	SCHEDULE C CALCULATION	TOTAL SPACES REQUIRED	COMMENTS
BACHELOR (36 SQM)	8	0.85 SPACES PER UNIT (45 SQM)	7	56 PARKING SPACES PROVIDED ON SITE 54 RESIDENT PARKING SPACES 3 VISITOR PARKING SPACES 1 SERVICE VEHICLE PARKING SPACE <b>A VARIANCE OF 29 PARKING SPACES IS REQUESTED</b>
1 BEDROOM (59 SQM)	40	1.0 SPACES PER UNIT (45-70 SQM)	40	
2 BEDROOM (79-88 SQM)	23	1.45 SPACES PER UNIT (7-70 SQM)	33	
VISITOR	71	0.1 SPACES PER UNIT	7	
TOTAL:			87	

CURRENT BICYCLE PARKING REQUIREMENTS				
UNIT TYPE	UNITS	SCHEDULE C CALCULATION	TOTAL SPACES REQUIRED	COMMENTS
BACHELOR (36 m <sup>2</sup> )	8	1 SPACE PER UNIT (45 SQM)	8	64 LONG TERM BIKE SPACES PROVIDED ON SITE <b>NO VARIANCE REQUIRED</b>
1 & 2 BEDROOM (56 m <sup>2</sup> & 79-88 m <sup>2</sup> )	63	1.25 SPACES PER UNIT (45-70 SQM)	79	
TOTAL:			87 (+ 7 SHORT TERM)	



BOYD STREET

LEWIS STREET



1  
A2 SITE PLAN  
1:200

1  
A2

PROJECT  
**BOYD PARKING VARIANCE**  
DVP00250

PROJECT ADDRESS  
45 BOYD STREET  
VICTORIA, BC

CLIENT  
**DEVON PROPERTIES**



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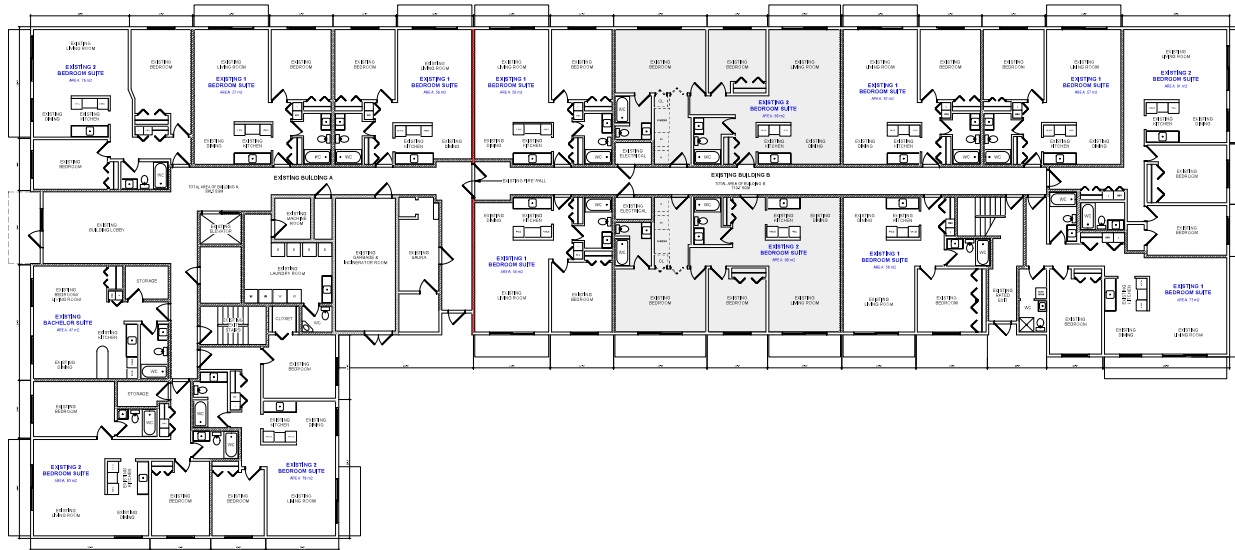
DATE:  
MAY 21, 2021

SCALE:  
AS NOTED

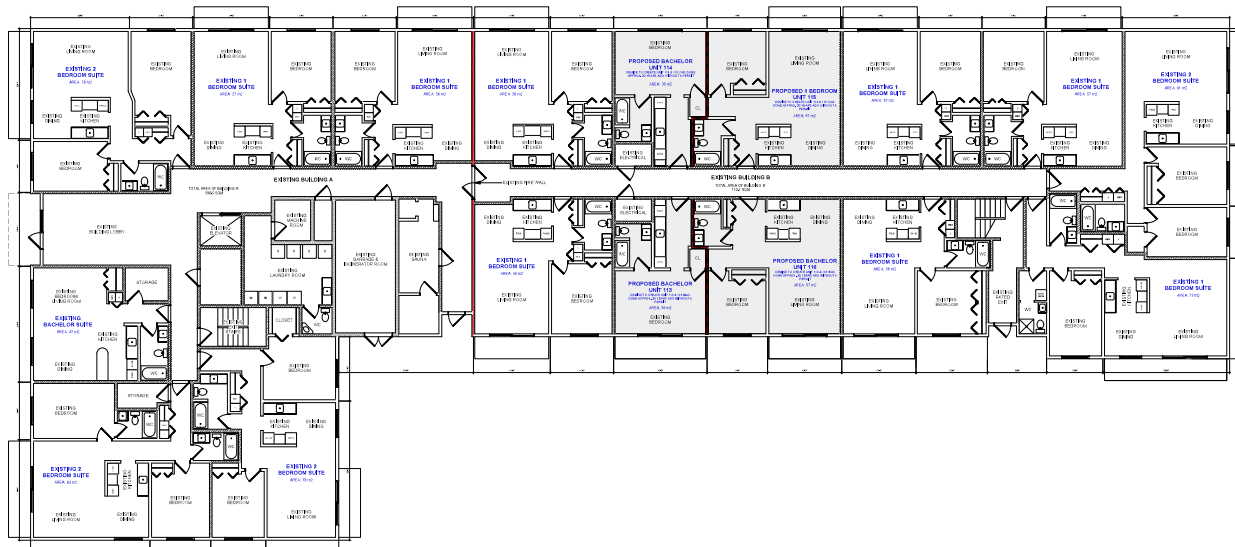
DRAWING TITLE:  
PARKING PLAN

DRAWING NUMBER:

**A2**



1  
A3  
EXISTING 1ST FLOOR PLAN  
3/32" = 1'-0"



2  
A3  
PROPOSED 1ST FLOOR PLAN  
3/32" = 1'-0"

PARTITION LEGEND	
EXISTING BUILDING PARTITIONS & WALLS	
EXISTING PARTITIONS - TO BE REMOVED	
EXISTING 1 HOUR FRR PARTITIONS	
EXISTING FIRE WALL	
<b>NOTE:</b>	EXISTING PLUMBING, ELECTRICAL AND ELECTRICAL BASEBOARD HEATING TO BE CHECKED BY LICENSED TRADES. OBTAIN ELECTRICAL AND PLUMBING PERMITS. EXISTING DEMISING PARTITIONS TO BE TESTED AND BE CONFIRMED TO BE ONE HOUR FIRE SEPARATION.

PARTITION LEGEND	
EXISTING BUILDING PARTITIONS & WALLS	
EXISTING 1 HOUR FRR PARTITIONS	
EXISTING FIRE WALL	
NEW 1 HOUR FRR PARTITIONS 2x6 X-GIRTS @ 16" O.C. WITH S45 TYPE X-GIRTS ON EACH SIDE, PAINTED SMOKE SEAL & FIRE STOP	
<b>NOTE:</b>	EXISTING PLUMBING, ELECTRICAL AND ELECTRICAL BASEBOARD HEATING TO BE CHECKED BY LICENSED TRADES. OBTAIN ELECTRICAL AND PLUMBING PERMITS. EXISTING DEMISING PARTITIONS TO BE TESTED AND BE CONFIRMED TO BE ONE HOUR FIRE SEPARATION.

PROJECT  
BOYD PARKING  
VARIANCE  
DVP00250

PROJECT ADDRESS  
45 BOYD STREET  
VICTORIA, BC

CLIENT  
DEVON  
PROPERTIES



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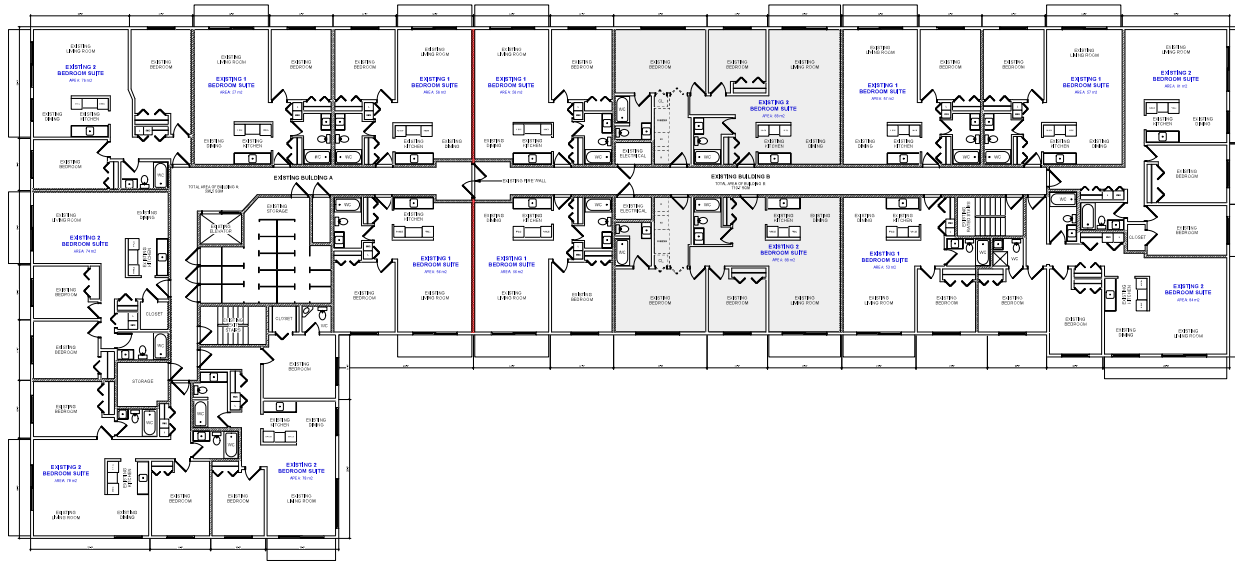
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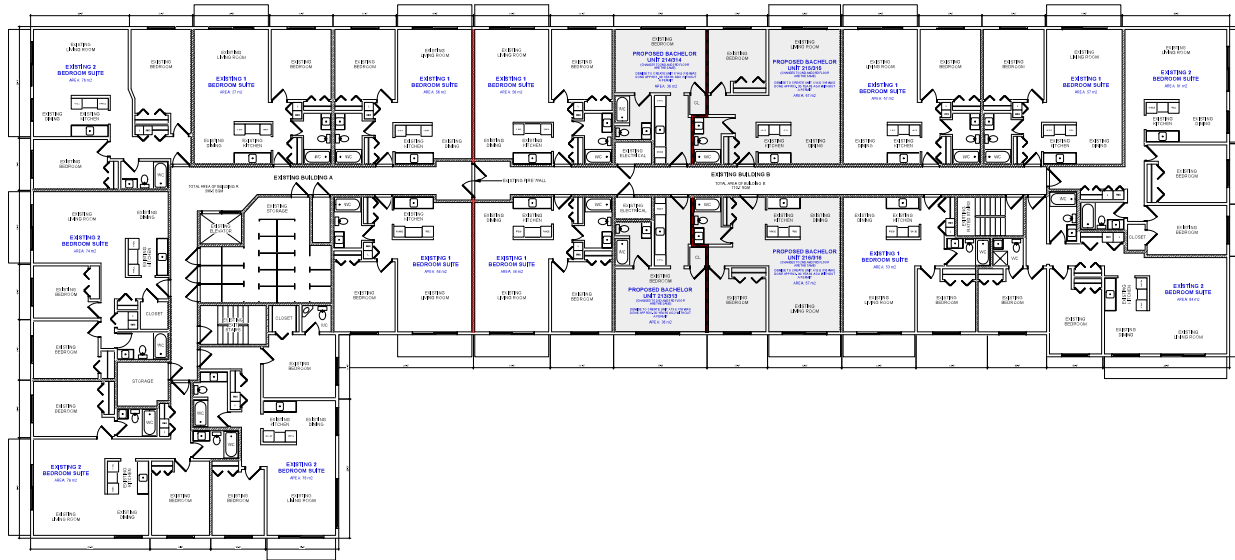
DRAWING TITLE  
EXISTING & PROPOSED 1ST FLOOR PLAN

DRAWING NUMBER

A3



1  
A4  
EXISTING 2ND-3RD FLOOR PLAN  
3/32" = 1'-0"



2  
A4  
PROPOSED 2ND-3RD FLOOR PLAN  
3/32" = 1'-0"

PARTITION LEGEND	
EXISTING BUILDING PARTITIONS & WALLS	
EXISTING PARTITIONS - TO BE REMOVED	
EXISTING 1 HOUR FRR PARTITIONS	
EXISTING FIRE WALL	
<b>NOTE:</b>	EXISTING PLUMBING, ELECTRICAL AND ELECTRICAL BASEBOARD HEATING TO BE CHECKED BY LICENSED TRADES. OBTAIN ELECTRICAL AND PLUMBING PERMITS. EXISTING DEMISING PARTITIONS TO BE TESTED AND BE CONFIRMED TO BE ONE HOUR FIRE SEPARATION.

PARTITION LEGEND	
EXISTING BUILDING PARTITIONS & WALLS	
EXISTING 1 HOUR FRR PARTITIONS	
EXISTING FIRE WALL	
NEW 1 HOUR FRR PARTITIONS 2x6 X-GIRTS @ 16" O.C. WITH S40 TYPE X-GIRTS ON EACH SIDE, PAINTED SMOKE SEAL & FIRE STOP	
<b>NOTE:</b>	EXISTING PLUMBING, ELECTRICAL AND ELECTRICAL BASEBOARD HEATING TO BE CHECKED BY LICENSED TRADES. OBTAIN ELECTRICAL AND PLUMBING PERMITS. EXISTING DEMISING PARTITIONS TO BE TESTED AND BE CONFIRMED TO BE ONE HOUR FIRE SEPARATION.

PROJECT  
BOYD PARKING  
VARIANCE  
DVP00250

PROJECT ADDRESS  
45 BOYD STREET  
VICTORIA, BC

CLIENT  
DEVON  
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SCALE:  
AS NOTED

DRAWING TITLE  
EXISTING & PROPOSED 2ND-3RD FLOOR PLANS

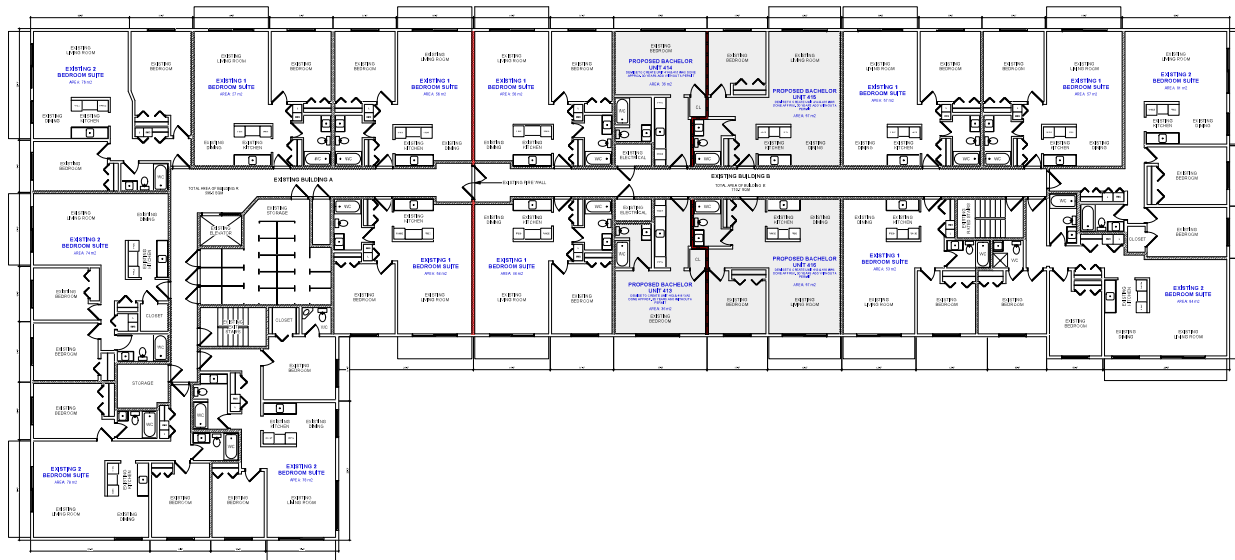
DRAWING NUMBER

A4





1  
A5  
EXISTING 4TH FLOOR PLAN  
3/32" = 1'-0"



2  
A5  
PROPOSED 4TH FLOOR PLAN  
3/32" = 1'-0"

PARTITION LEGEND	
EXISTING BUILDING PARTITIONS & WALLS	
EXISTING PARTITIONS - TO BE REMOVED	
EXISTING 1 HOUR FRR PARTITIONS	
EXISTING FIRE WALL	
<b>NOTE:</b>	EXISTING PLUMBING, ELECTRICAL AND ELECTRICAL BASEBOARD HEATING TO BE CHECKED BY LICENSED TRADES. OBTAIN ELECTRICAL AND PLUMBING PERMITS. EXISTING DEMISING PARTITIONS TO BE TESTED AND BE CONFIRMED TO BE ONE HOUR FIRE SEPARATION.

PARTITION LEGEND	
EXISTING BUILDING PARTITIONS & WALLS	
EXISTING 1 HOUR FRR PARTITIONS	
EXISTING FIRE WALL	
NEW 1 HOUR FRR PARTITIONS 2x6 X-GIRTS @ 16" O.C. WITH SFP TYPE X-GIRTS ON EACH SIDE, PAINTED SMOKE SEAL & FIRE STOP	
<b>NOTE:</b>	EXISTING PLUMBING, ELECTRICAL AND ELECTRICAL BASEBOARD HEATING TO BE CHECKED BY LICENSED TRADES. OBTAIN ELECTRICAL AND PLUMBING PERMITS. EXISTING DEMISING PARTITIONS TO BE TESTED AND BE CONFIRMED TO BE ONE HOUR FIRE SEPARATION.

PROJECT  
BOYD PARKING  
VARIANCE  
DVP00250

PROJECT ADDRESS  
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VICTORIA, BC

CLIENT  
DEVON  
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SL

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MAY 21, 2021

SCALE:  
AS NOTED

DRAWING TITLE  
EXISTING &  
PROPOSED 4TH  
FLOOR PLANS

DRAWING NUMBER

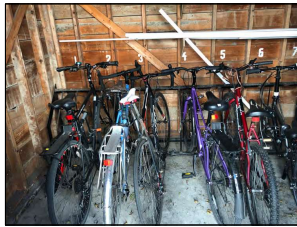
A5



EXISTING "RED" BIKE STORAGE



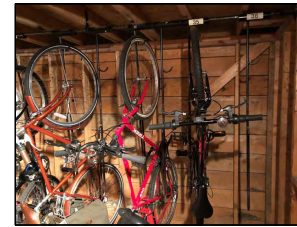
1  
A6  
EXISTING BIKE STORAGE PLAN  
1/2" = 1'-0"



EXISTING BIKE RACKS IN "RED" STORAGE



EXISTING BIKE RACKS IN "RED" STORAGE



EXISTING BIKE RACKS IN "RED" STORAGE



EXISTING "BLUE" BIKE STORAGE



2  
A6  
EXISTING BIKE STORAGE PLAN  
1/2" = 1'-0"



EXISTING BIKE RACKS IN "BLUE" STORAGE

PROJECT  
BOYD PARKING  
VARIANCE  
DVP00250

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SCALE:  
AS NOTED

DRAWING TITLE:  
BIKE STORAGE  
PLANS

DRAWING NUMBER:

A6