



Hey Neighbour

Temporary Emergency Housing

Victoria, B.C.

Contacts

Developer
Aryze Developments Inc.
1839 Fairfield Rd
Victoria, BC
V8S 1G9

Architect
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Landscape Architect
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Civil / Surveyor
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List of Drawings

- Architectural**
- A0.0 Cover Sheet
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 - A0.2 Aerial Key Plan
 - A1.0 Site Plan + Project Data
 - A1.1 Phasing Plan
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 - A3.0 Container Elevations
 - A3.1 Container Elevations
 - A3.2 Container Street Elevations
 - A4.0 Rendering
 - A4.1 Rendering
- Landscape**
- L1.0 Landscape Site Plan
- Civil**
- C100 Conceptual Servicing Plan
- Surveyor**
- 33154 Survey Plan

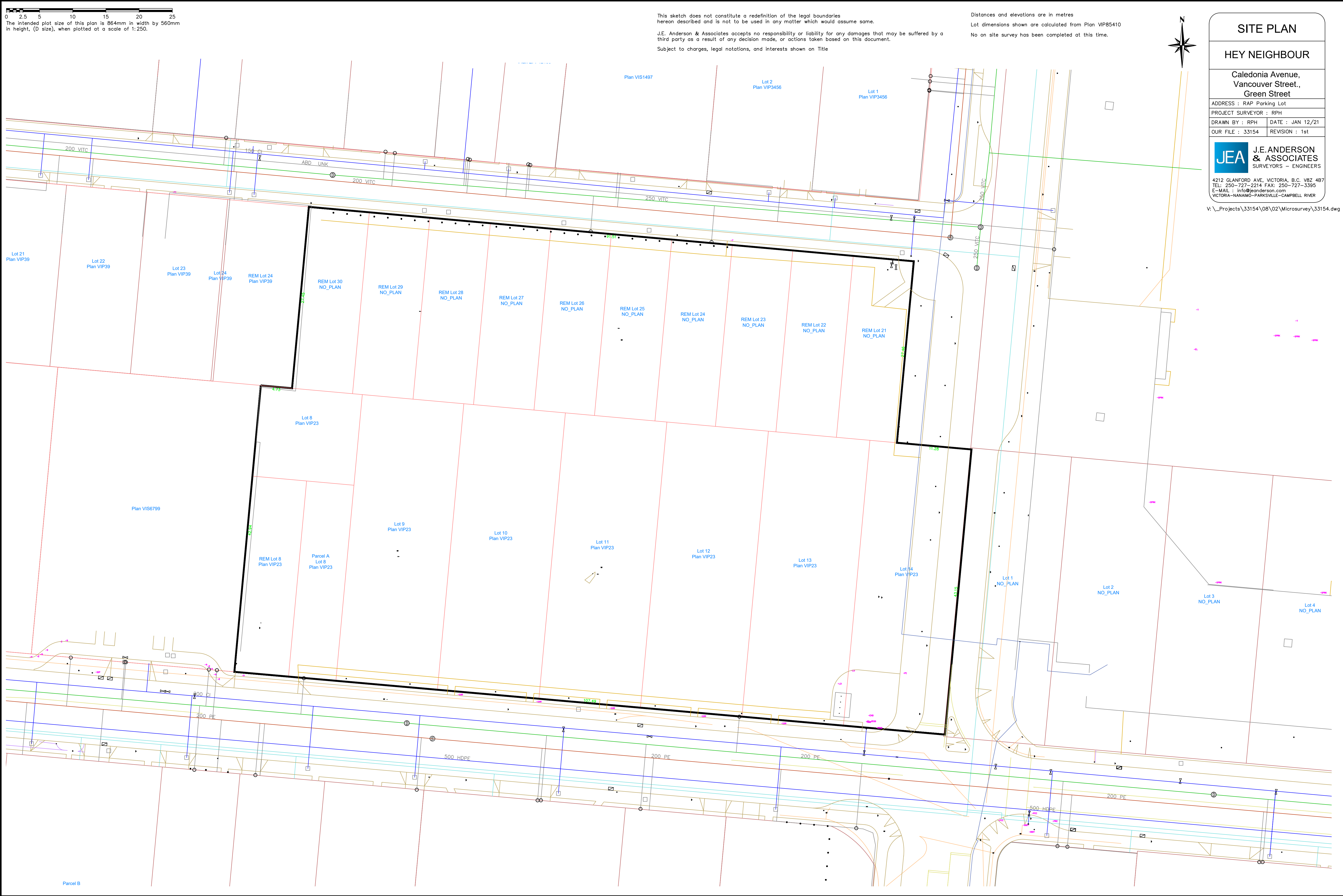
Issued for Development Permit / Temporary Use Permit

DAU PROJECT # 21-01 | January 29, 2021
Re-submitted on February 11, 2021

ARYZE

D'AMBROSIO
architecture + urbanism





Notes:
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3	Issued of DP / TUP	01/29/2021
2	Issued of Review	01/26/2021
1	Issued of Review	01/25/2021

rev no	description	date
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project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

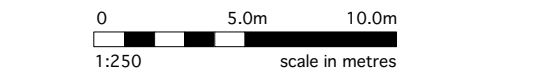
Survey

project no.	21-01
drawing file	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.

A0.1



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6	Re-issued of DP / TUP	02/11/2021
5	Re-issued of DP / TUP	02/09/2021
4	Issued of DP / TUP	02/08/2021
3	Issued of DP / TUP	01/29/2021
2	Issued of Review	01/26/2021
1	Issued of Review	01/25/2021
rev no	description	date

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project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Aerial Key Plan

project no.	21-01
drawing file	
date issued	January 22, 2021
scale	1:250
drawn by	AC
checked by	FDA
revision no.	sheet no.

PROJECT DATA

SITE

Civic Address: 951, 953, 963 Green Street &
952 / 958 / 964 Caledonia Ave., Victoria, B.C.

Site Area: 3,001.05m² (32,303 sq.ft.) (Area used for all zoning calculations)
Proposed Project Area: 2,384.8m² (25,670 sq.ft.)
Proposed Building Area: 423.6m² (4,560 sq.ft.)
Proposed Shelter Unit Count: 30 units

OFFICIAL COMMUNITY PLAN (as per Official Community Plan July 2020 (Updated February 27 2020))

OCP Designation: Core Residential
Development Permit Area: Yes (DP-3 (HC) Core Mixed-Use Residential

ZONING

R-2 Family Dwelling District (as per Zoning Reg. Bylaw 80-159)

CURRENT / ALLOWABLE

Use: Parking

Minimum Site Area (R-2): 555.0m²
Minimum Average Lot Width: 15.0m
Maximum Floor Space Ratio (FSR): 0.5 to 1
Maximum Site Coverage: 40%
Minimum Open Site Space: 30%
Maximum Building Height: 7.6m

Setbacks:

Front Yard (Caledonia Ave): 7.5m
Rear Yard (Green St): 10.7m or 35% of lot depth
Side Yard (lot): 4.5m
Side Yard (flanking, Vancouver): 3.5m or 10% of lot width

Existing Off-Street Parking:

Parking maintained: 137 spaces
Parking being removed: xx
Parking being relocated: 7 H/C spaces

Required Bicycle Parking:

Class 1: 1 space per 25 rooms
Class 2: 1 space per 40 rooms

PROPOSED

Use: Temporary Emergency Shelter

Site Area (R-2): 3,001.05m²
Lot Width: 33.7m - 45.0m
Floor Space Ratio (FSR): 0.141 to 1
Site Coverage: 14.1%
Open Site Space: 65%
Maximum Building Height: 3.0m

Setbacks:

Front Yard (Caledonia Ave): 7.5m
Rear Yard (Green St): 8.5m
Side Yard (lot): 8.29m-10.10m
Side Yard (flanking, Vancouver): 4.26m-15.58m

Existing Off-Street Parking:

Parking being accommodated: 5.3 spaces
Parking being removed: xx
Parking being relocated: 7 H/C spaces

Required Bicycle Parking:

Class 1: 28 spaces
Class 2: 2 spaces

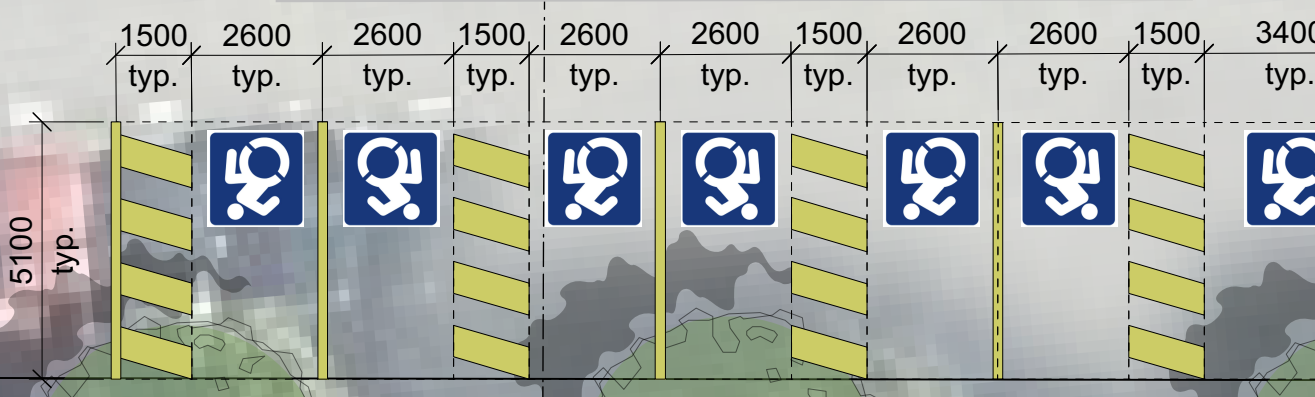
18 SPACES

20 SPACES

20 SPACES

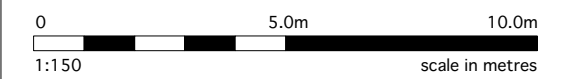
11 SPACES

RELOCATED ACCESSIBLE STALLS (7 TOTAL)



Notes:

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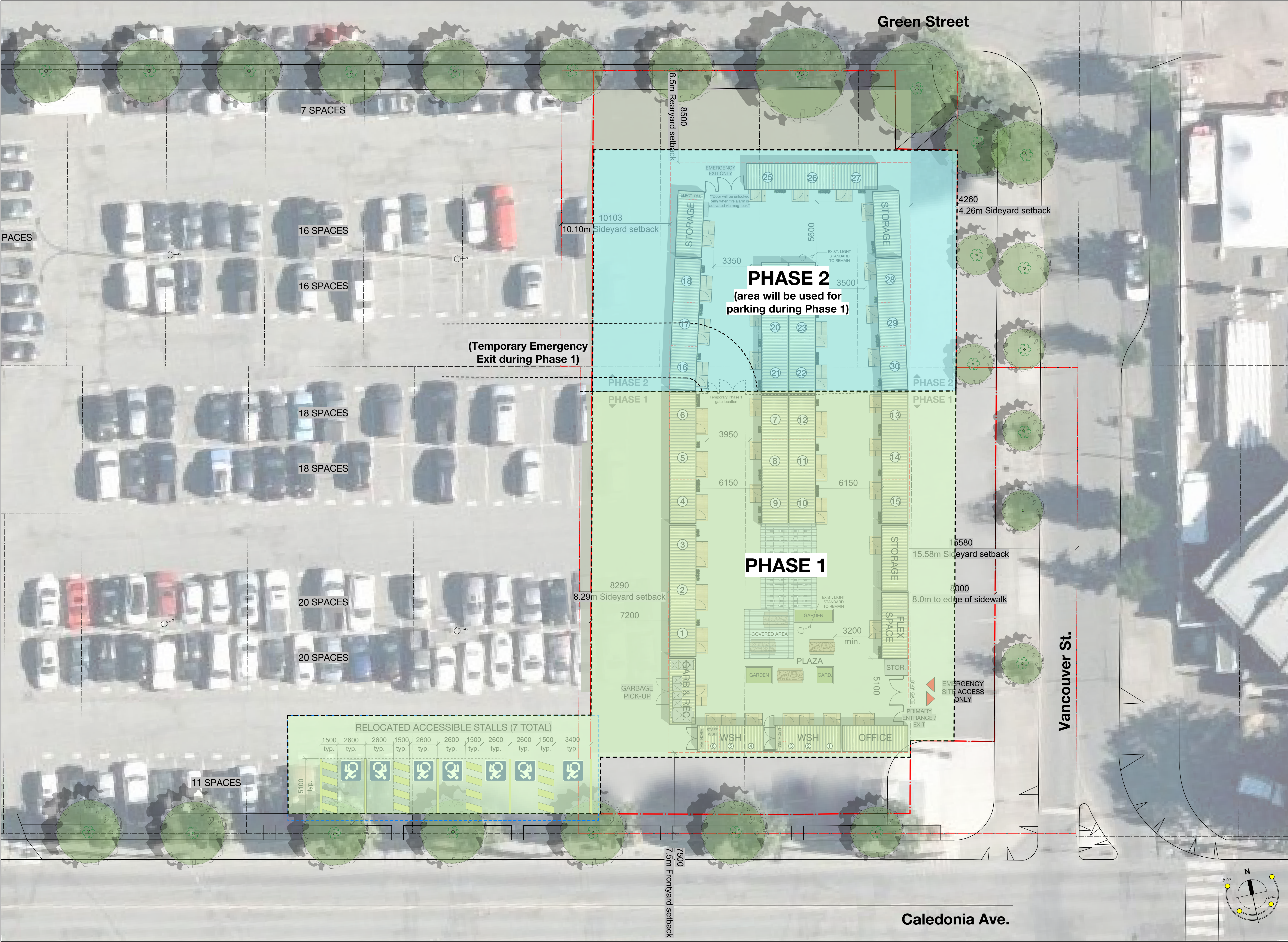
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rev no	description	date
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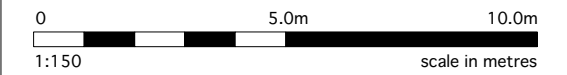
project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Site Plan

project no.	21-01
drawing file	
date issued	January 22, 2021
scale	1:150
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revision no.	sheet no.



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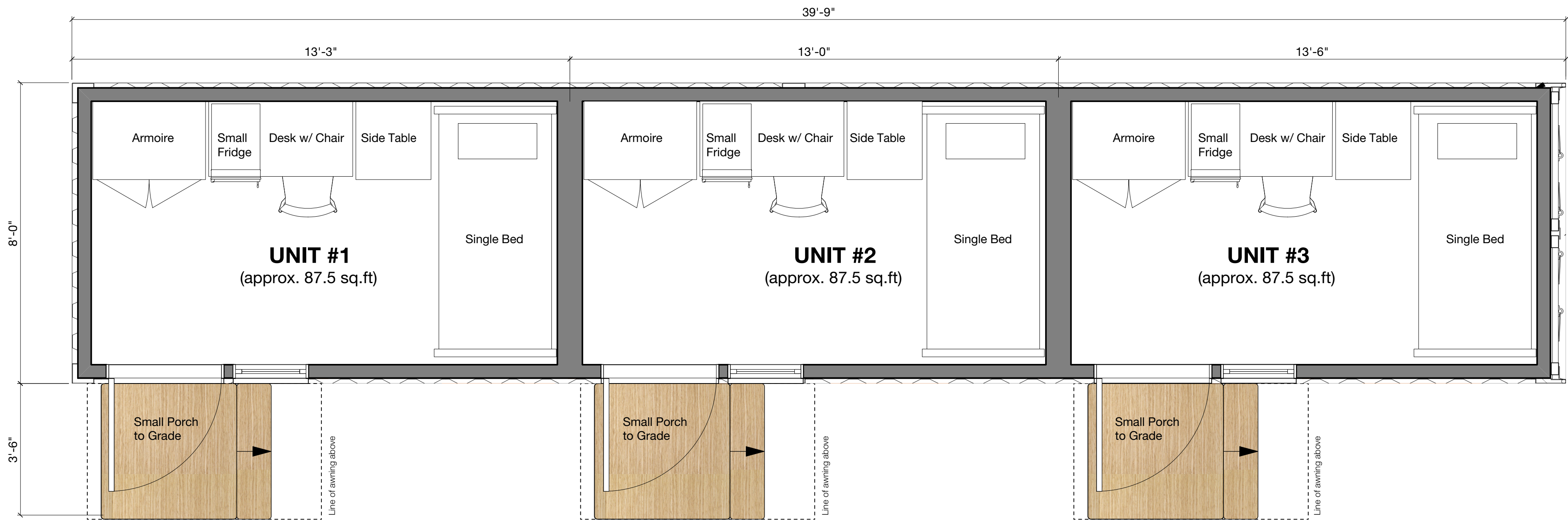
rev no	description	date
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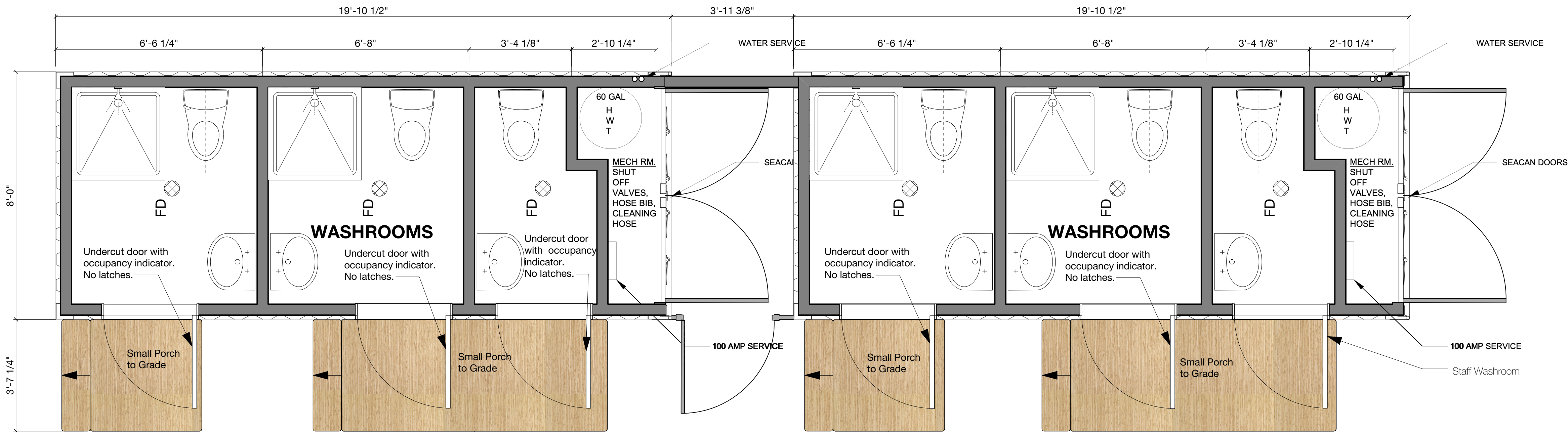
project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Phasing Plan

project no.	21-01
drawing file	
date issued	January 22, 2021
scale	1:150
drawn by	AC
checked by	FDA
revision no.	sheet no.



1 CONTAINER PLAN - SLEEPING UNITS (TYPICAL)
Scale 1:25



2 CONTAINER PLAN - WASHROOMS (TYPICAL)
Scale 1:25

Notes:

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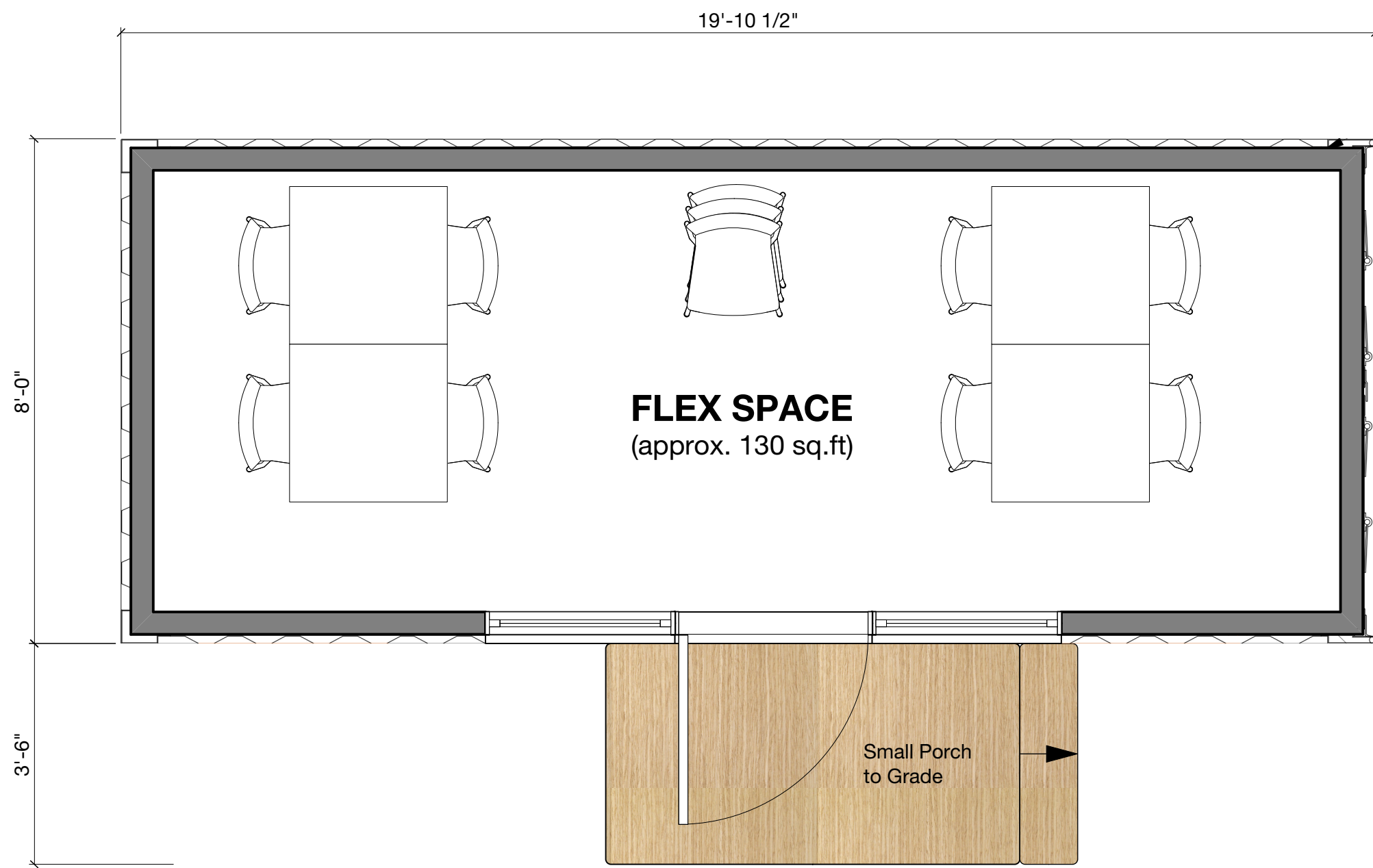
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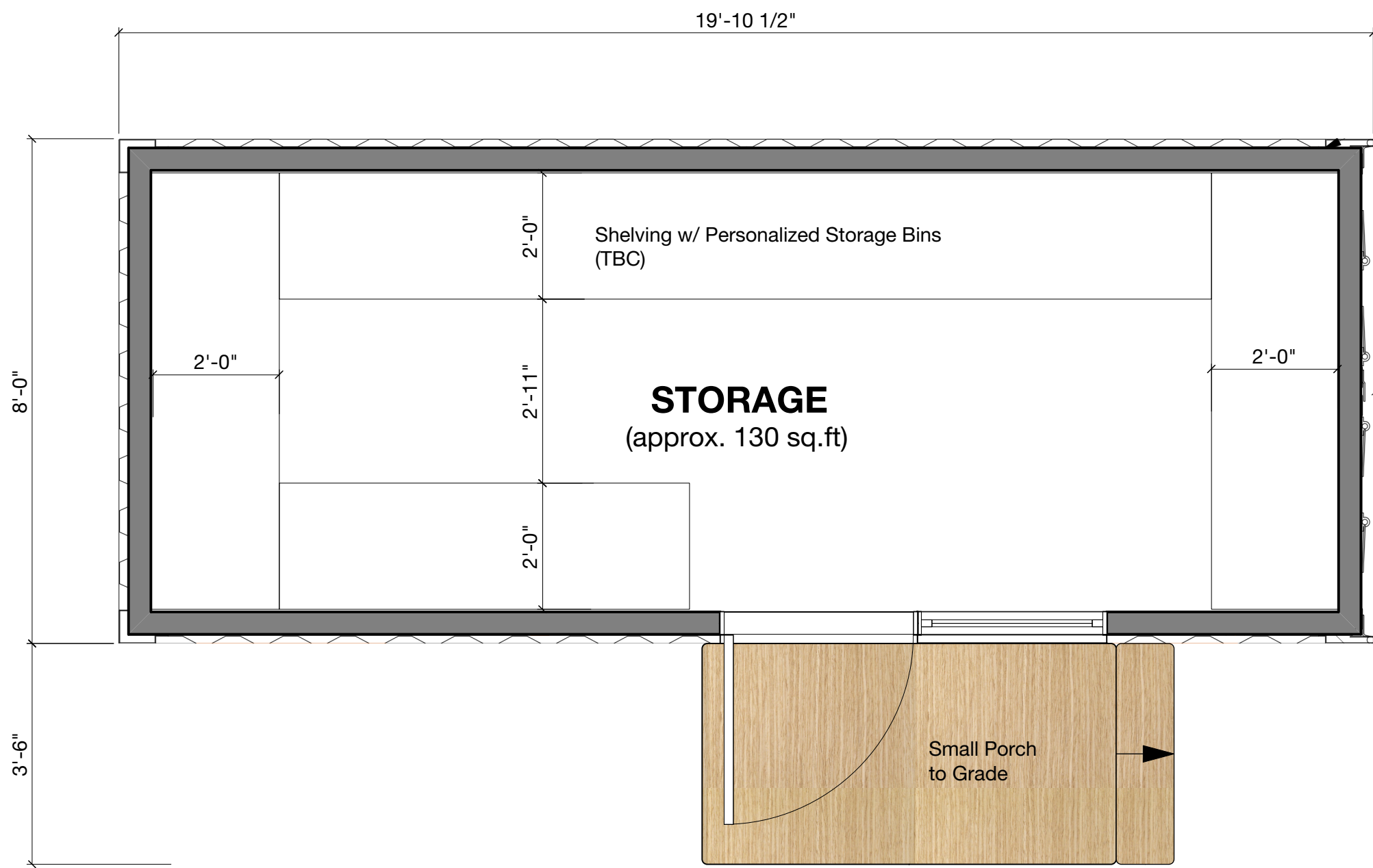
project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container Floor Plans

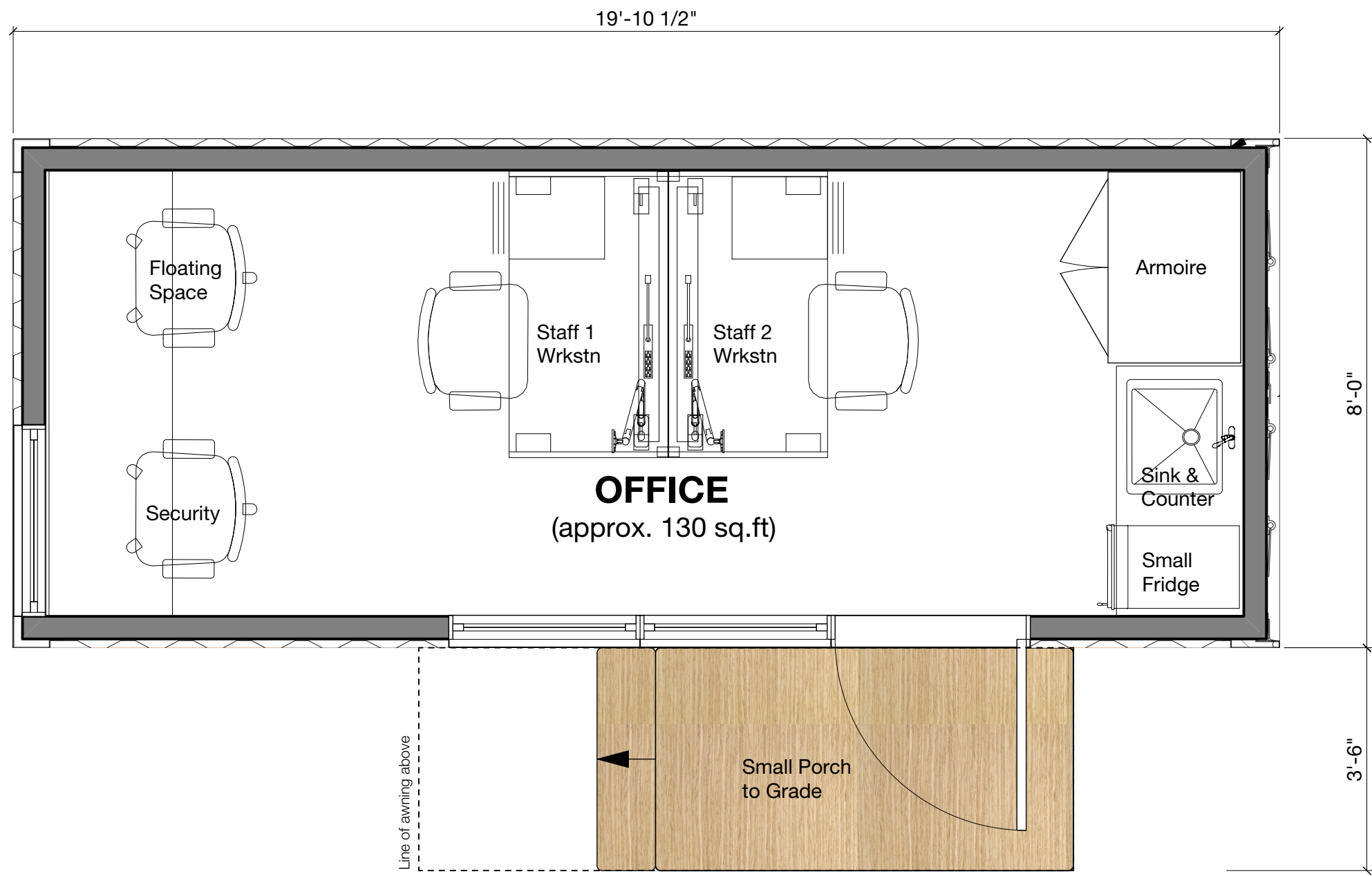
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drawing file	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.



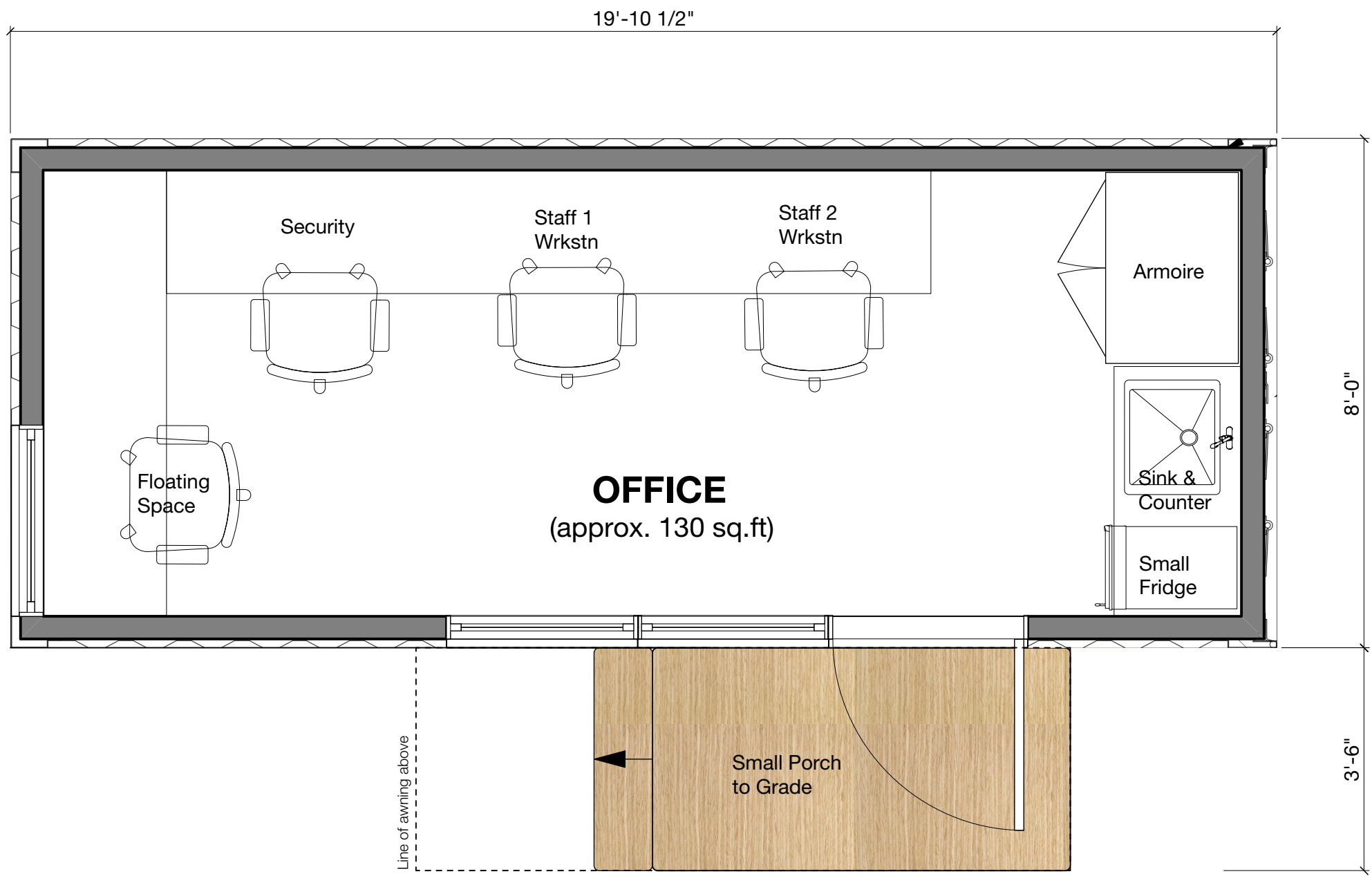
1 CONTAINER PLAN - FLEX SPACE
Scale 1:25



3 CONTAINER PLAN - STORAGE
Scale 1:25



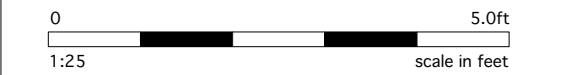
OPTION A



OPTION B

2 CONTAINER PLAN - OFFICE
Scale 1:25

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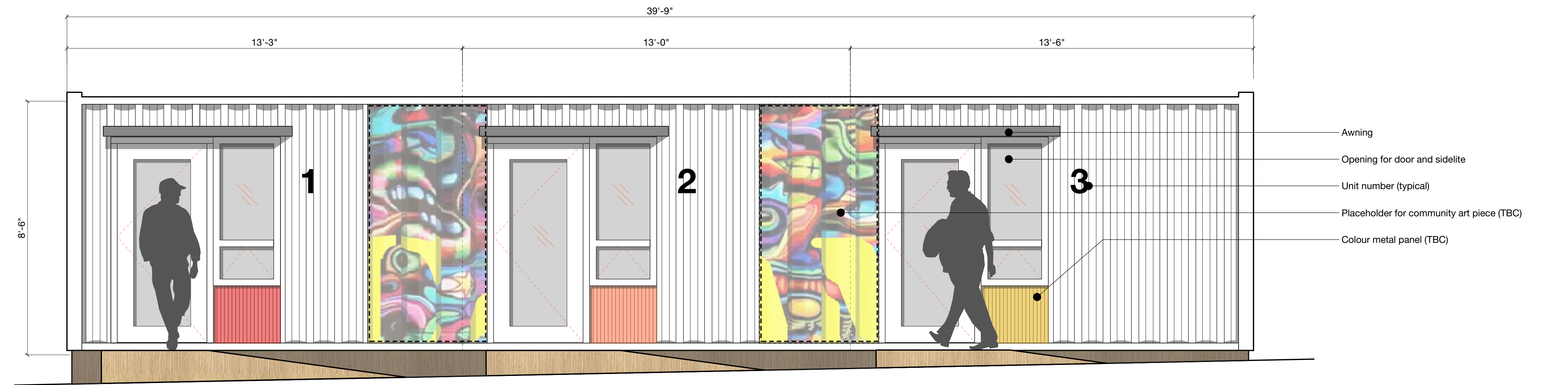
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rev no	description	date

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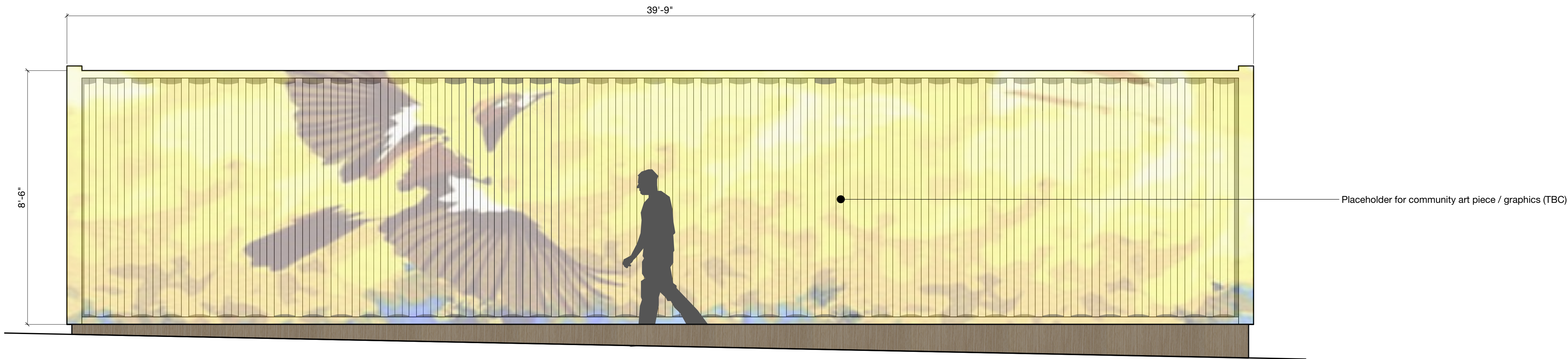
project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container Floor Plans

project no.	21-01
drawing file	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.

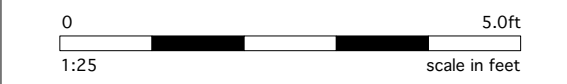


1 TYPICAL CONTAINER ELEVATION (SLEEPING UNITS) - INTERNAL
Scale 1:25



2 TYPICAL CONTAINER ELEVATION (SLEEPING UNITS) - VANCOUVER STREET
Scale 1:25

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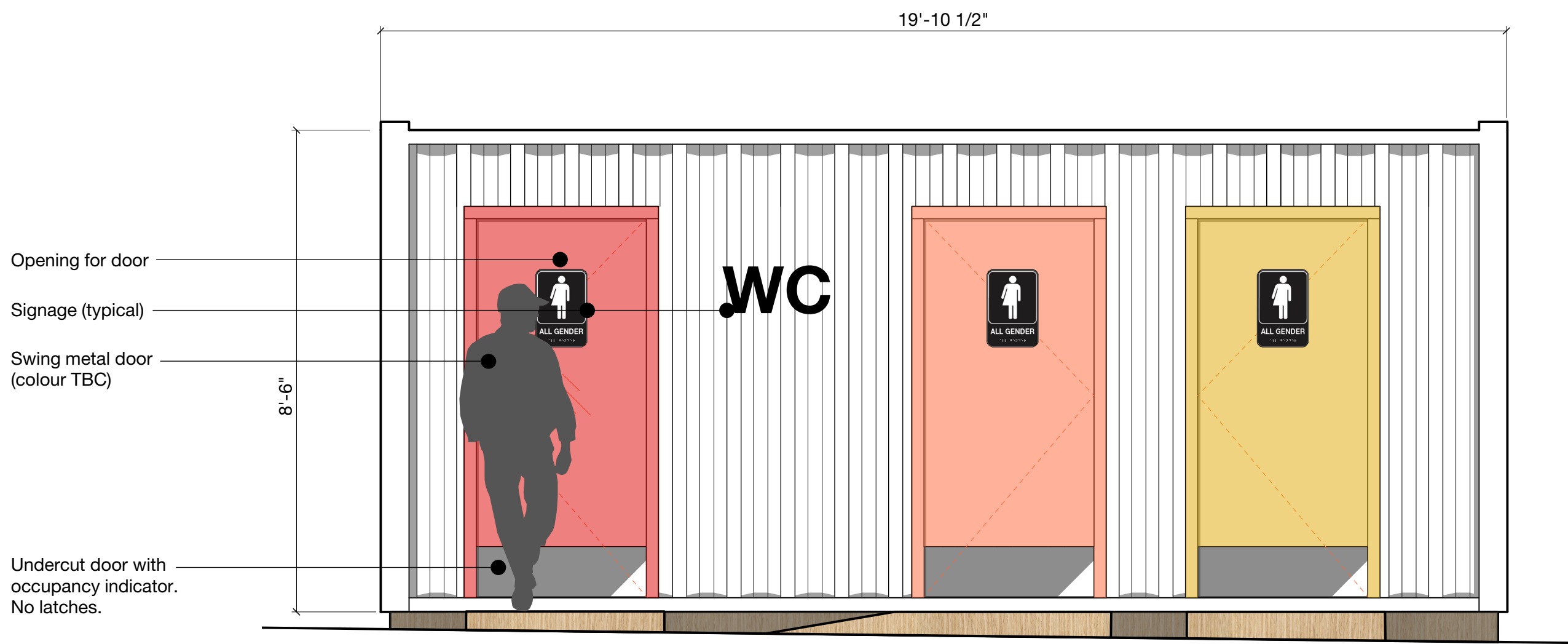
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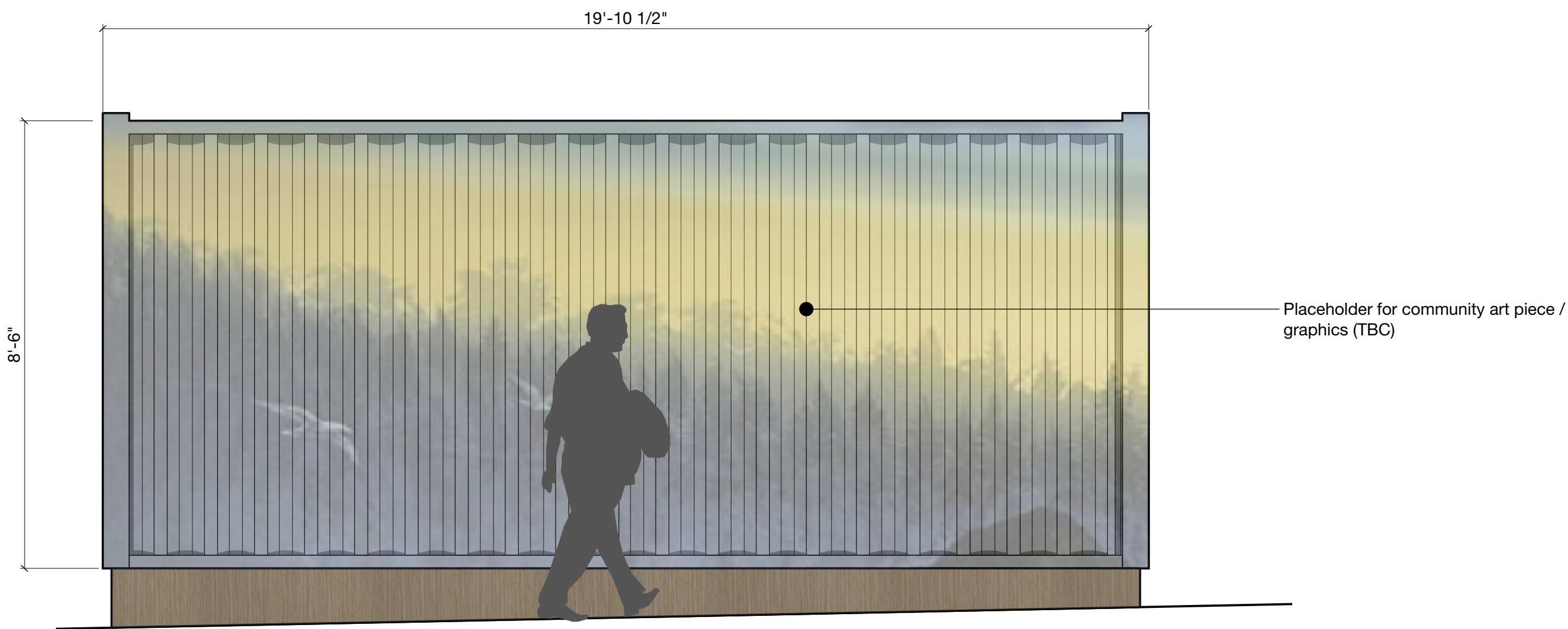
project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container Elevations

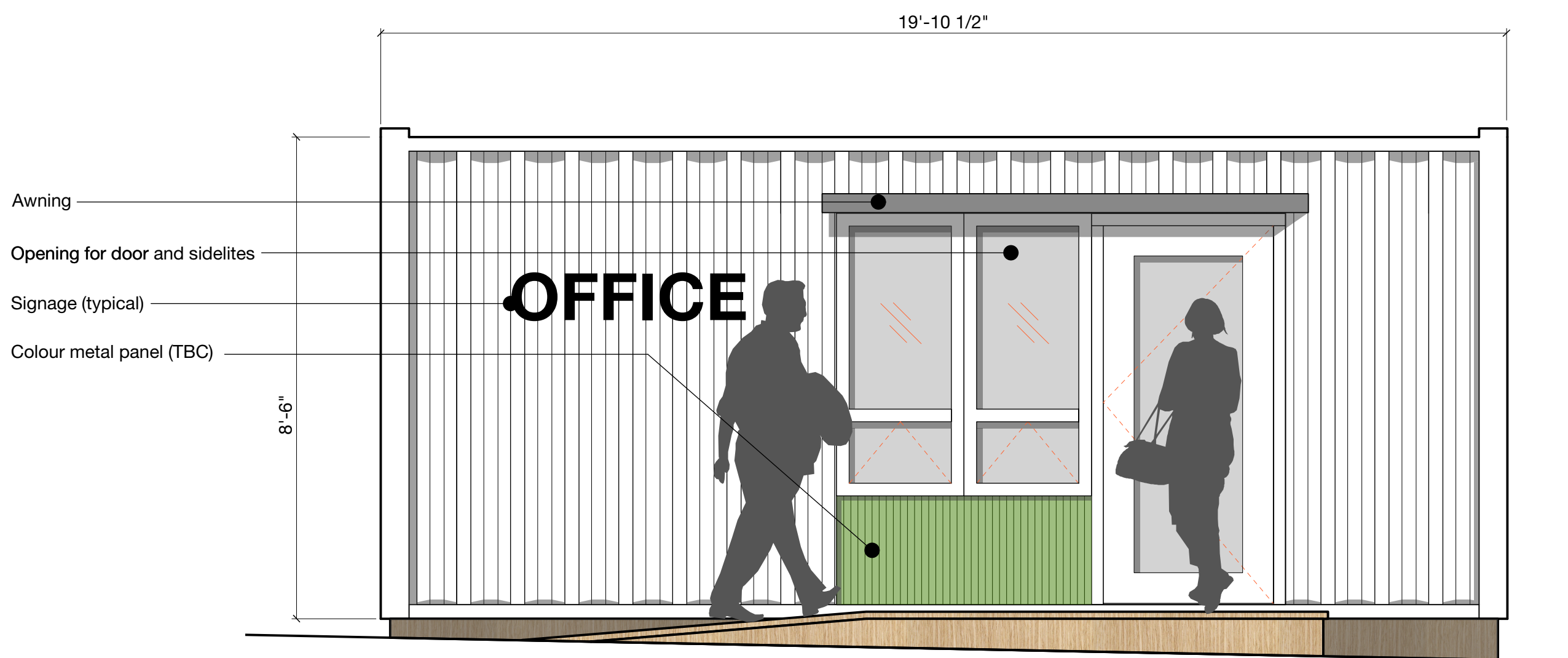
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drawn by	AC
checked by	FDA
revision no.	sheet no.



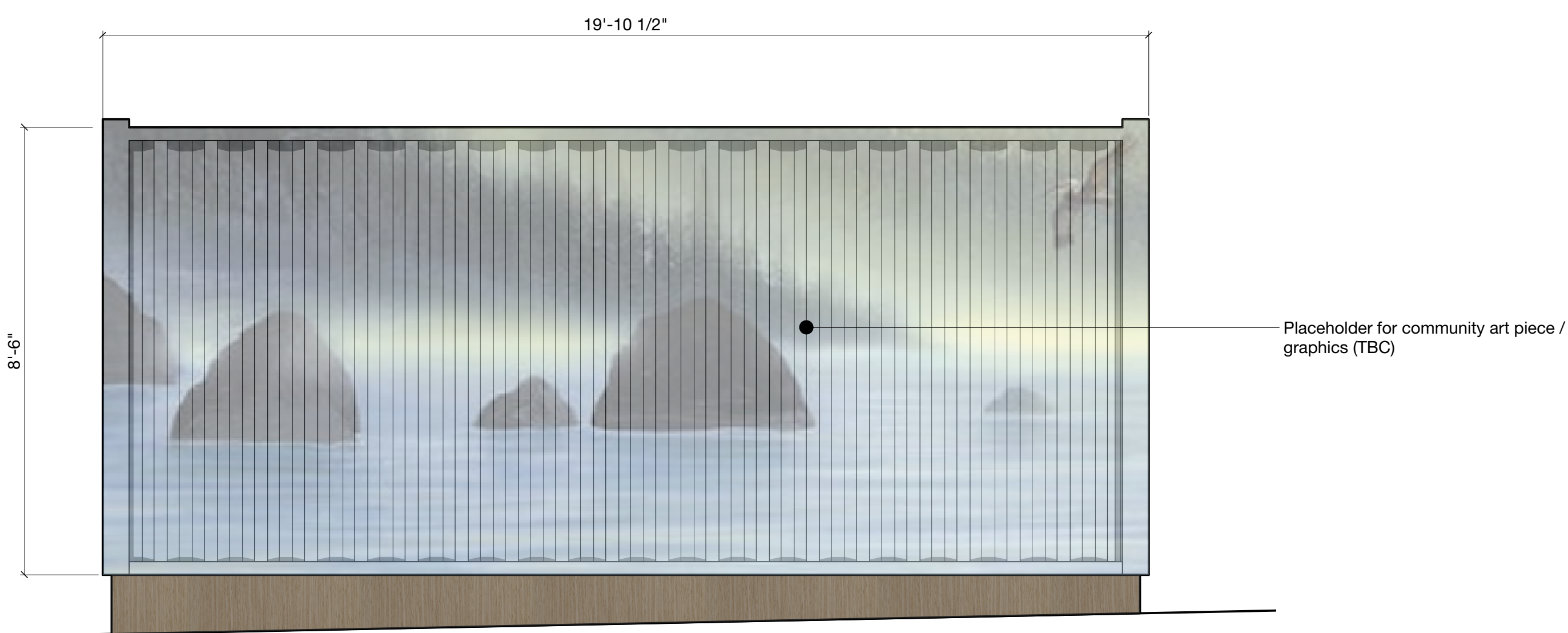
1 TYPICAL CONTAINER ELEVATION (WASHROOMS) - INTERNAL
Scale 1:25



3 TYPICAL CONTAINER ELEVATION (WASHROOMS) - CALEDONIA AVE
Scale 1:25



2 CONTAINER ELEVATION (OFFICE) - INTERNAL
Scale 1:25



4 CONTAINER ELEVATION (OFFICE) - CALEDONIA AVE
Scale 1:25

Notes:

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0 5.0ft
1:25 scale in feet

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rev no	description	date

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project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container
Elevations / Sections

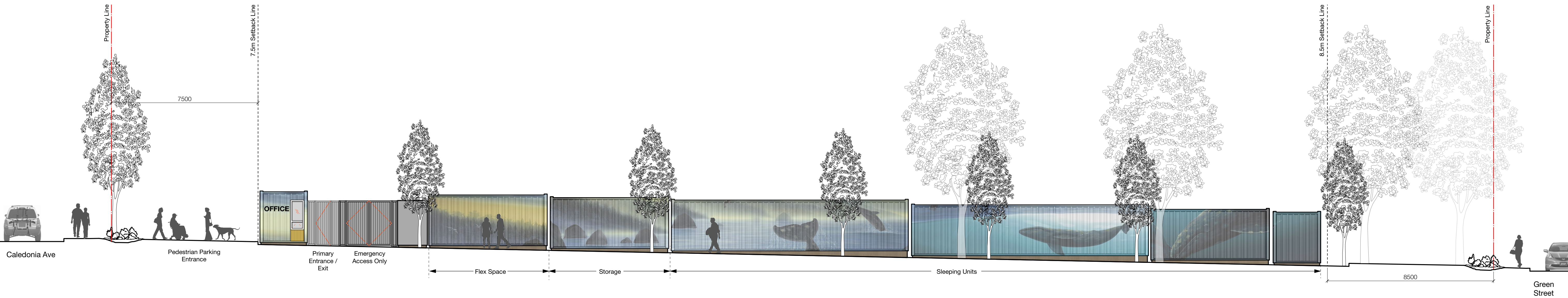
project no.	21-01
drawing file	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.

6 A3.1

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1 CONTAINER ELEVATION INTERNAL (TYPICAL)
Scale 1:100



2 CONTAINER STREET ELEVATION @ VANCOUVER STREET
Scale 1:100

0 5.0m
1:100 scale in metres

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Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container Street Elevations

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**Note: Illustrative sketch only. For details see Architectural and Landscape Drawings. **

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project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Rendering - Aerial view
from Caledonia Ave


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Temporary Emergency Housing
940 Caledonia Ave

project no.	21-01
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date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.
	A4.1

****Note: Illustrative sketch only. For details see Architectural and Landscape Drawings.****

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
Aryze

PROJECT
Hey Neighbour

ADDRESS
Caledonia and Vancouver St.
Victoria BC

DESIGNED BY

Bianca Bodley

DRAWN BY
KH

REVISIONS:

ISSUED FOR
DEVELOPMENT PERMIT
FEBRUARY 10, 2021

Scale: 1:150



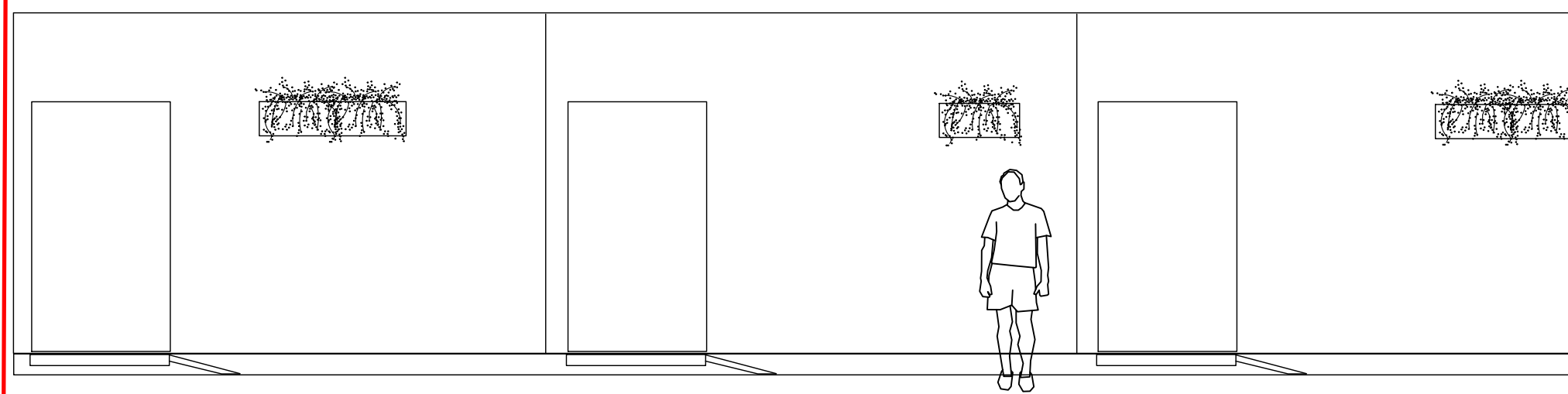
L1 Landscape Site Plan

DATE: February, 2021

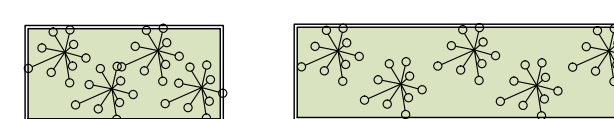
Green Street

Vancouver St.

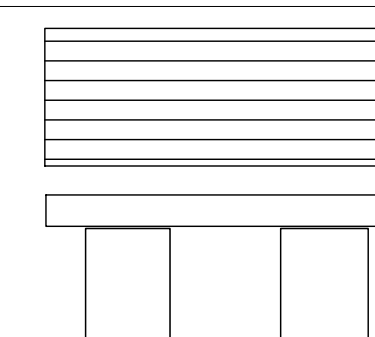
Caledonia Ave.



PLANTER BOXES: ELEVATION



PLANTER BOXES: PLAN VIEW



SIMPLE BENCHES



SMALL WOOD AND METAL PLANTERS

- TO BE AFFIXED TO SIDE OF UNITS.
- HEIGHT ABOVE TYPICAL ARM REACH TO PREVENT USE AS ASHTRAY/GARBAGE



HARDY DROUGHT TOLERANT PLANTS FOR SMALL PLANTERS:

- CREEPING ROSEMARY
- MEXICAN DAISY

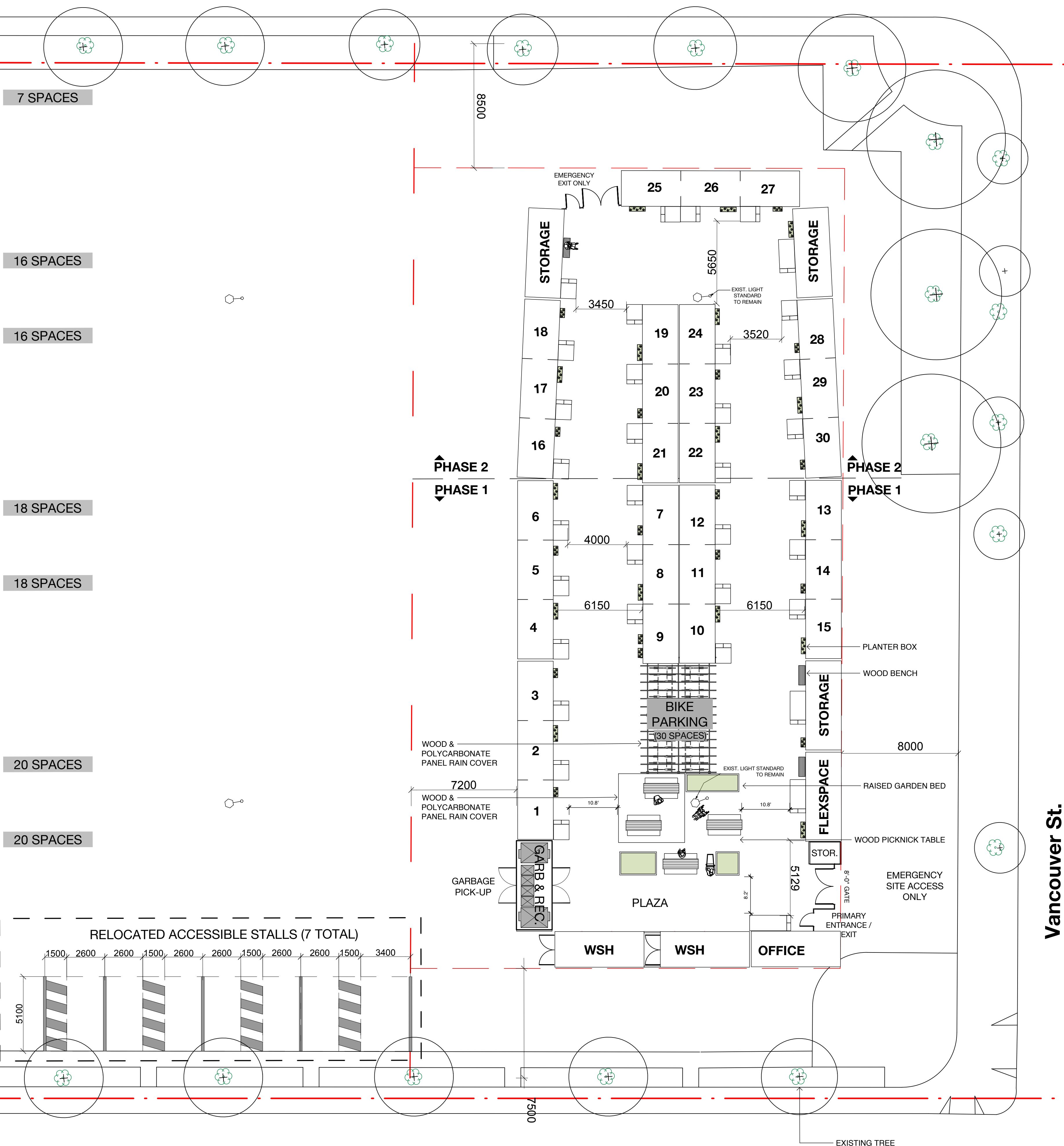


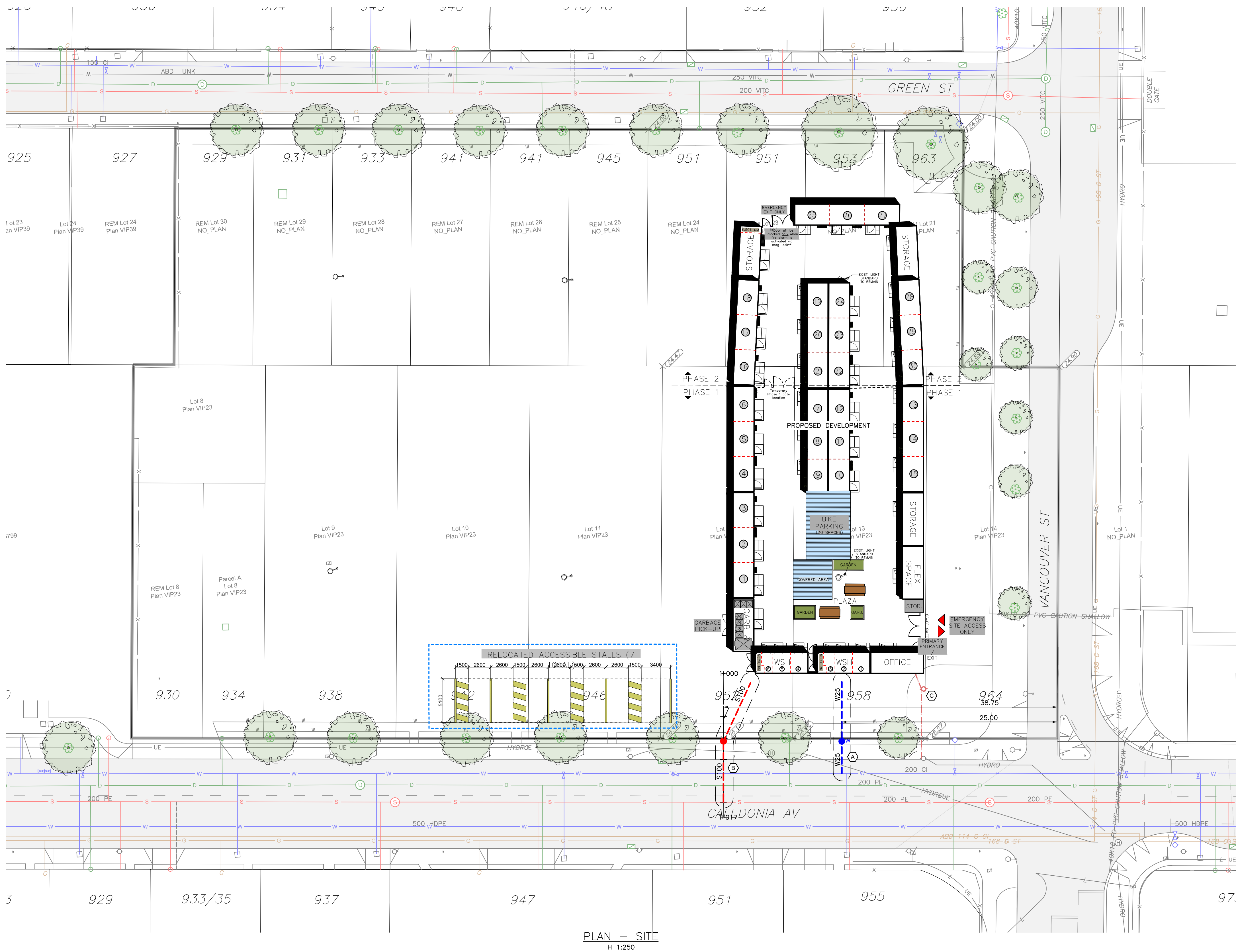
RAISED GARDEN BEDS

- TO BE PLANTED WITH EDIBLES

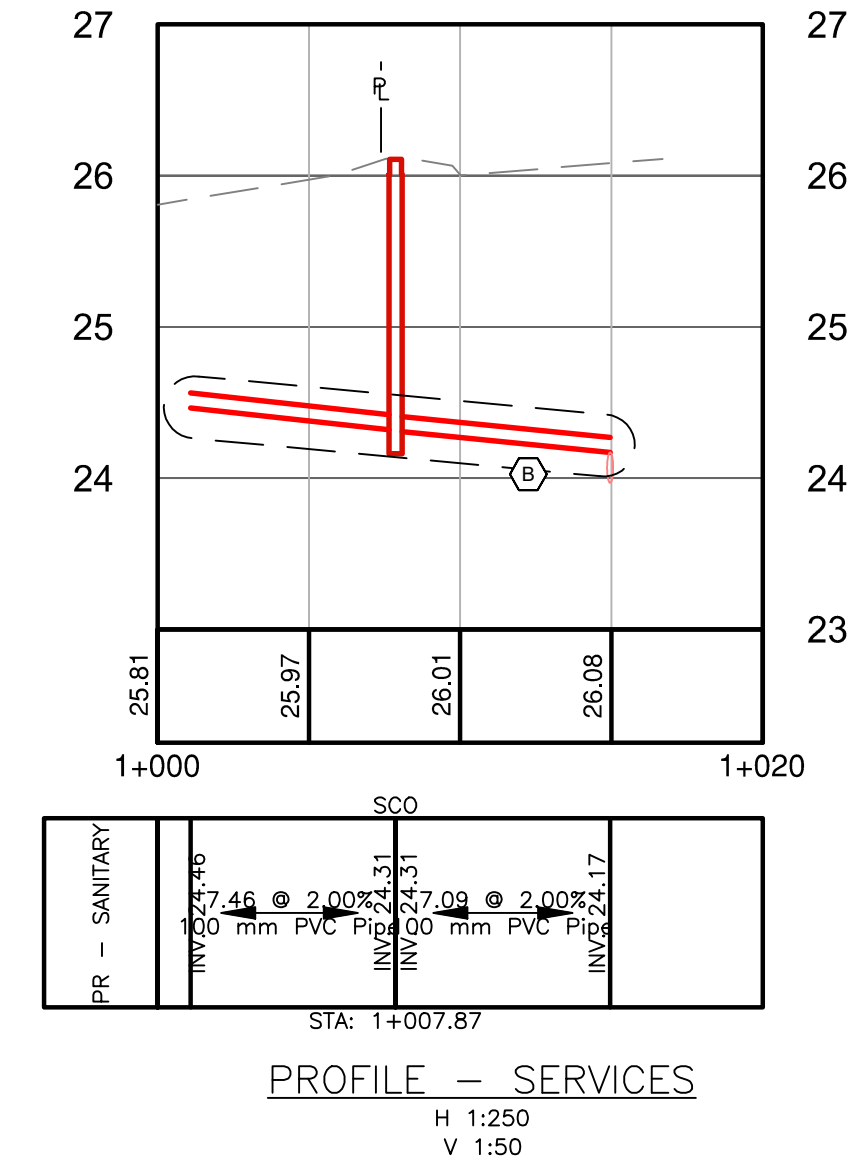


8' HIGH WOOD AND METAL FENCING





- CONSTRUCTION NOTES:**
- (A) CITY OF VICTORIA TO INSTALL 25mm WATER SERVICE.
 - (B) CITY TO INSTALL 100mm SANITARY SERVICE.
 - (C) CONTRACTOR TO COORDINATE WITH UTILITIES AS REQUIRED. EXACT LOCATION TO BE CONFIRMED BY HYDRO.



**940 CALEDONIA
HEY NEIGHBOUR
TEMPORARY EMERGENCY
HOUSING
SITE SERVICING**

Scale
horiz. 1:250 Scale
vert. 1:50
Sheet 1 of 1
Eng. Project No. 33154

J E A J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR TUP/DP