

ATTACHMENT B_b

1693 Fort Street
Victoria, B.C.

D'AMBROSIO
architecture + urbanism

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Victoria BC Canada V8T 5K2

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Re-Zoning and Development
Permit Resubmission
May 25, 2022

Aryze Developments Inc.

Contacts

Developer

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List of Drawings

Architectural

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A0.2 Average Grade
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A1.0 Survey

A2.0 Site Plan / L1 Floorplan
A2.1 L2 & L3 Floorplan
A2.2 L4 & L5 Floorplan
A2.3 L6 Floorplan & Roof Plan

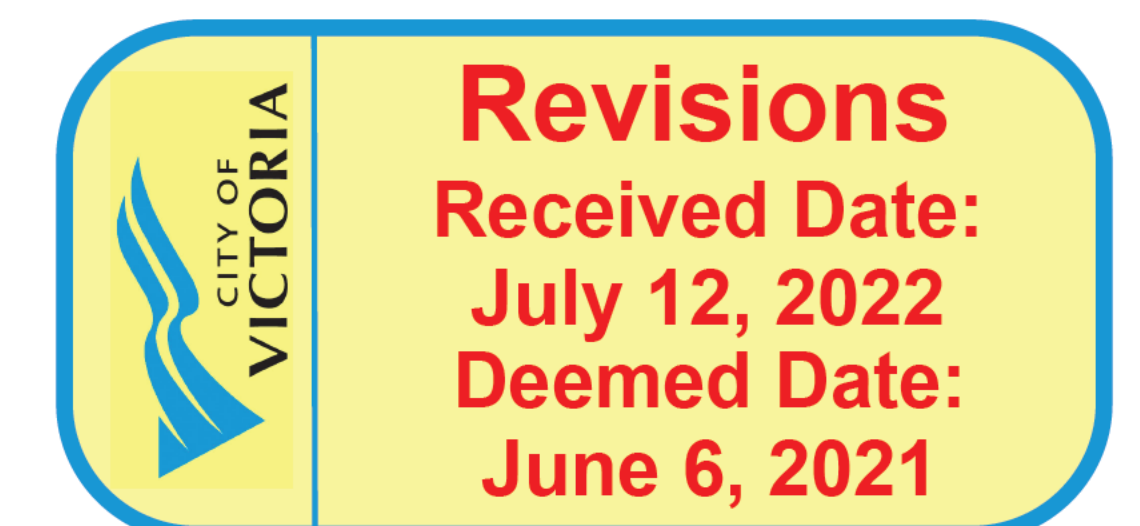
A4.1 North & West Elevations & Materials
A4.2 South & East Elevations & Materials
A4.3 Building Sections
A4.4 Context Elevations

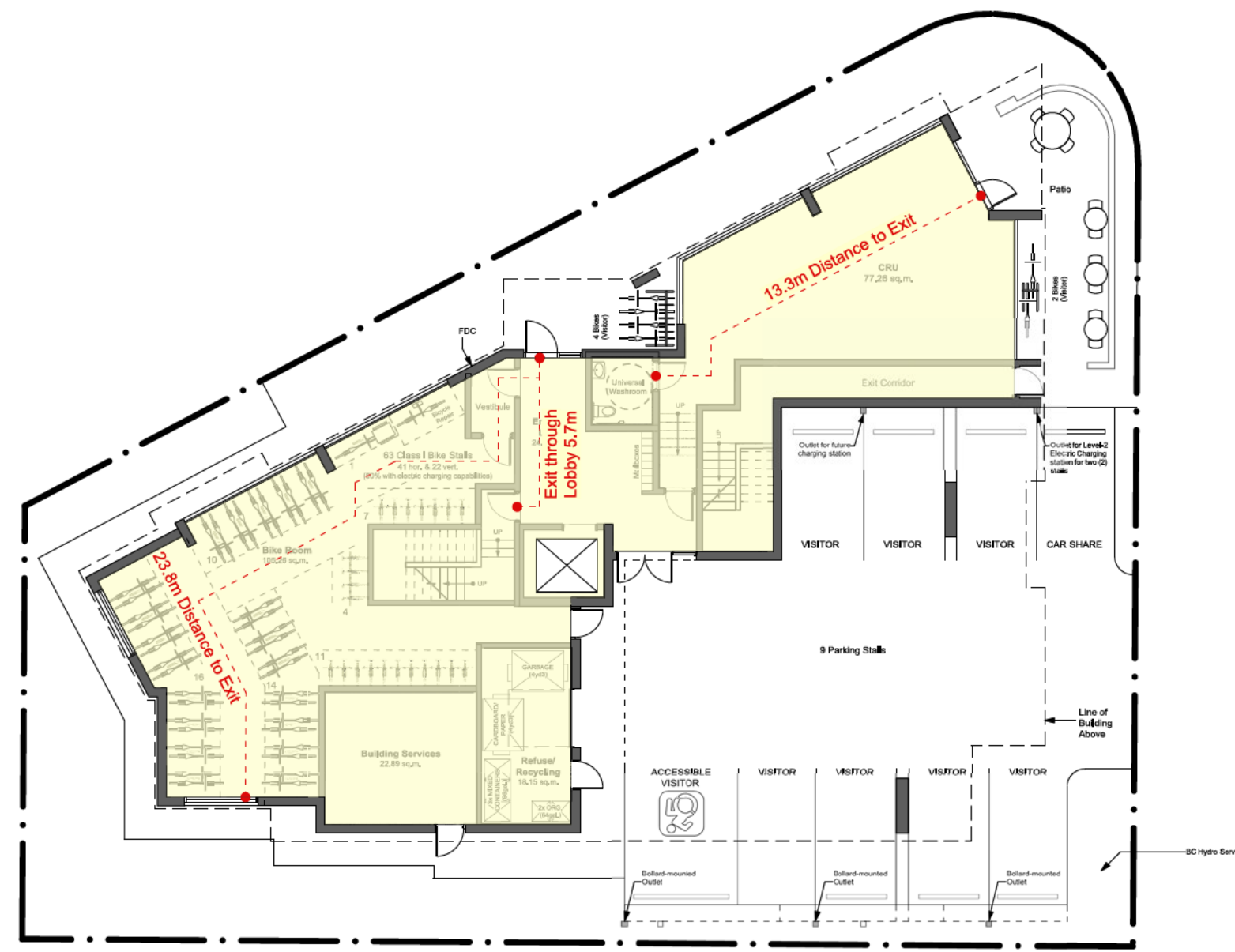
Landscape

L0 Tree Removal and Protection Plan
L1 Landscape Site Plan
L2 Tree Planting Plan
L3 Planting Plan

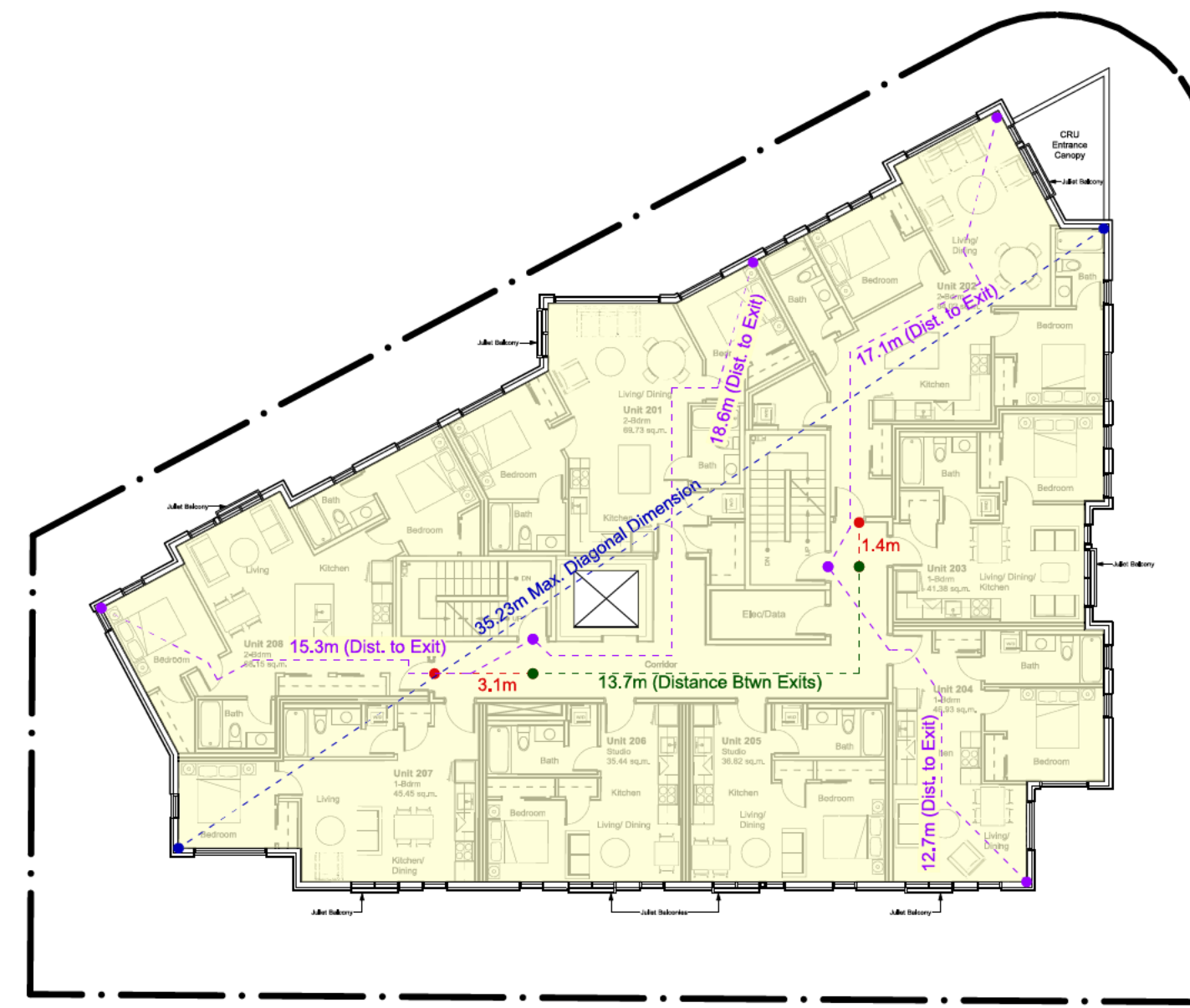
Civil

C1 Conceptual Servicing Drawing

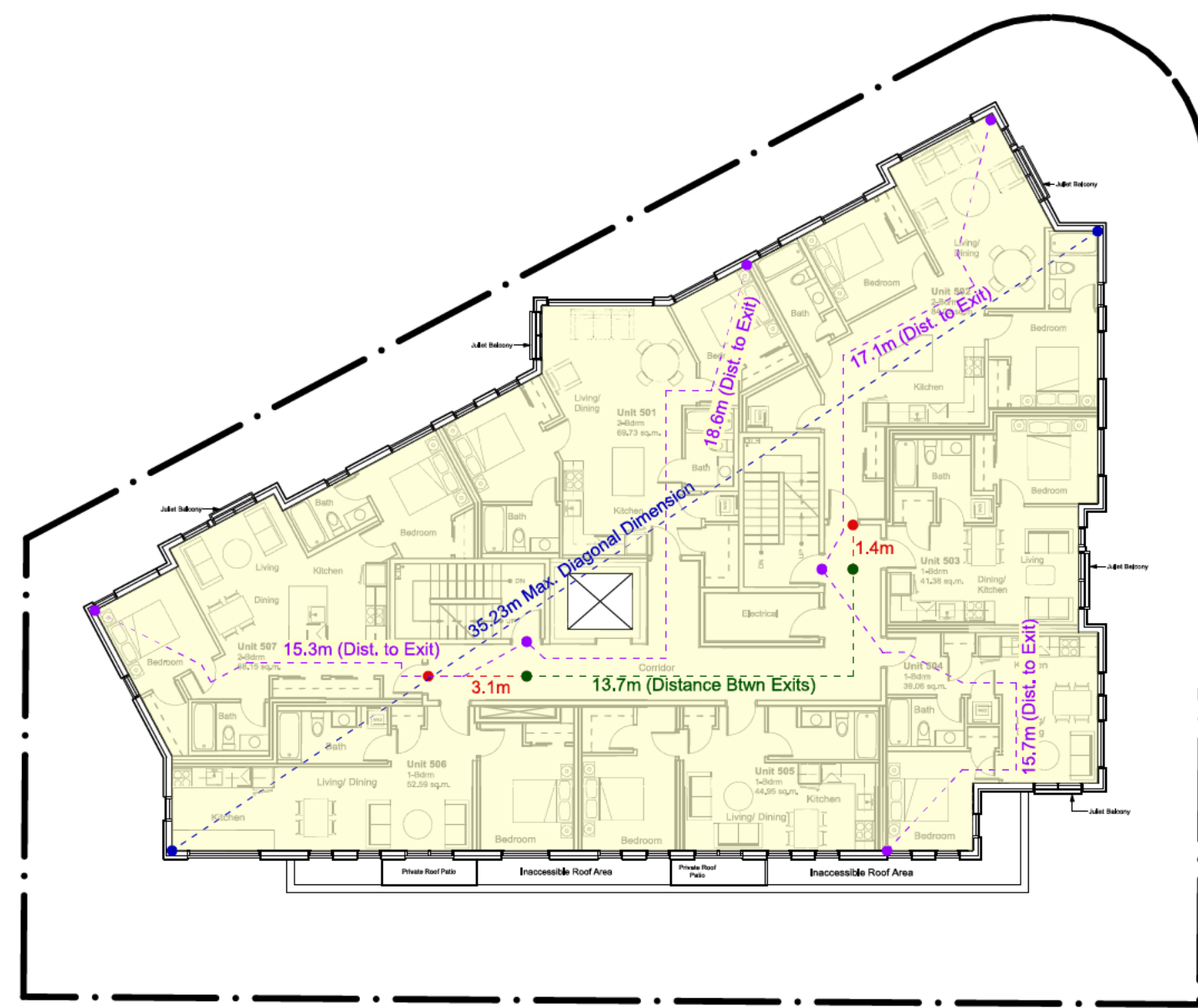




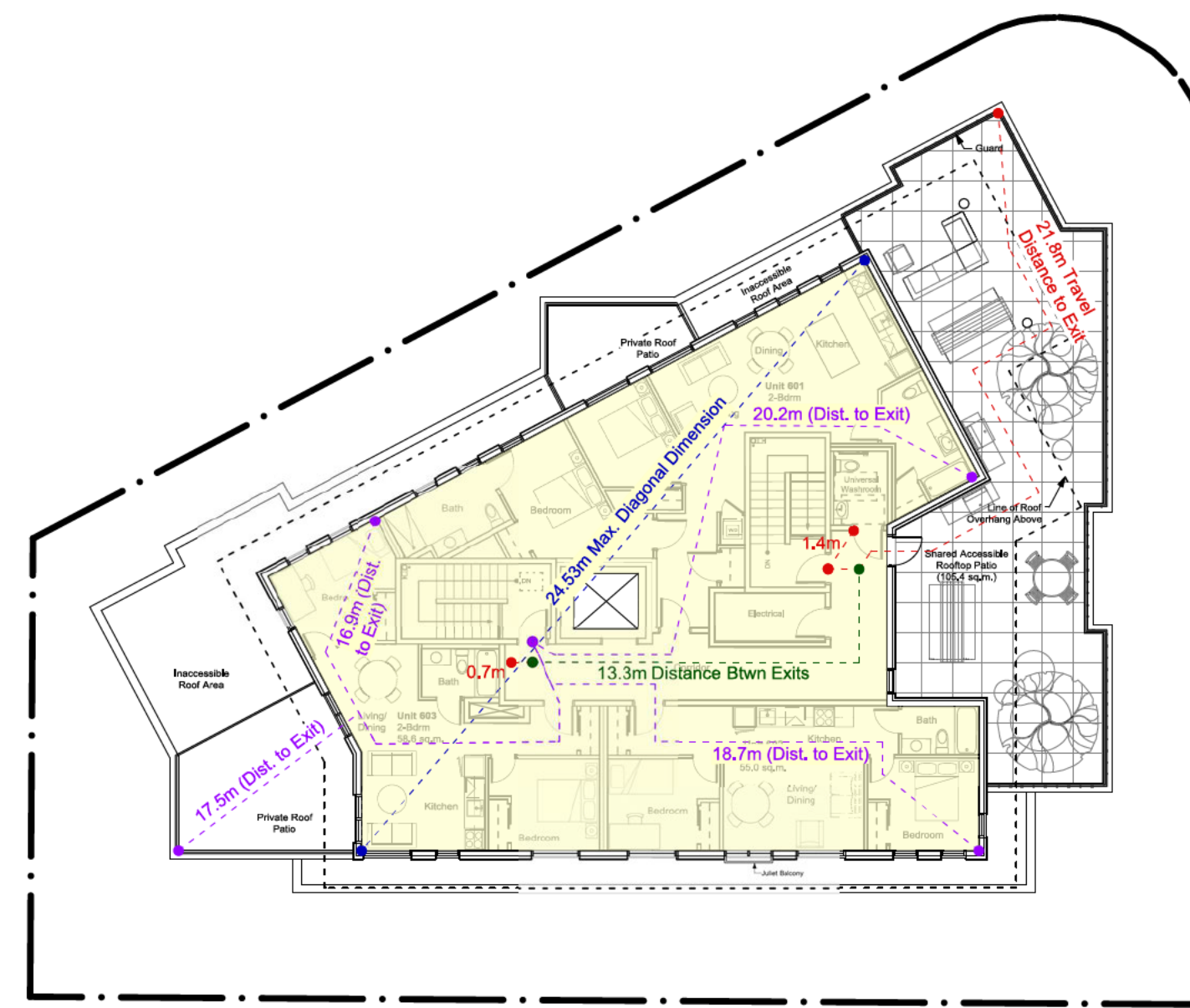
Level 1 - 323.694 sq.m.



Level 2 to Level 4 (Typical) - 538.366 sq.m.



Level 5 - 510.089 sq.m.



Level 6 - 297.016 sq.m.

Building Code Summary

NOTE: PROJECT DATA IS GOVERNED BY BCBC 2018

SUMMARY:

THE PROPOSED BUILDING WILL BE A 6-STOREY RESIDENTIAL DEVELOPMENT WITH ANCILLARY AT-GRADE PARKING & CRU USES IN VICTORIA, B.C. THE BUILDING WILL CONTAIN SIX (6) STOREYS OF WOOD FRAME CONSTRUCTION WITH RESIDENTIAL (GROUP C) AND COMMERCIAL (GROUP D) USE.

Governing Code
BCBC 2018 (unless otherwise indicated)

Governing Code Part
Division B Part 3

Major Occupancy Classification / Construction Type
Group C (Residential / Combustible)

Building Area
538.366 m²

Building Height
6 Storeys

Number of Dwelling Units
34 Dwelling Units

Building Code Classification
3.2.2.50 - Group C, up to 6 Storeys, Sprinklered

Sprinklers
To Be Provided (NFPA 13R for Residential)

Stand Pipes
To Be Provided

Fire Resistance Ratings
Roof: 1h
Floor / Occupied Roof: 1h
Load-bearing Walls/Columns: 1h

Fire Alarm
To Be Provided

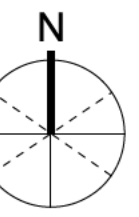
Central Station Monitoring
To Be Provided per 3.2.4.7 (4)

Emergency Lighting & Exit Signs
To Be Provided

Alternative Solutions
None Required



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0 10m
1:200
scale in metres

rev no	description	date
6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

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project name
Rental Housing
1693 Fort Street

sheet title
Code Summary

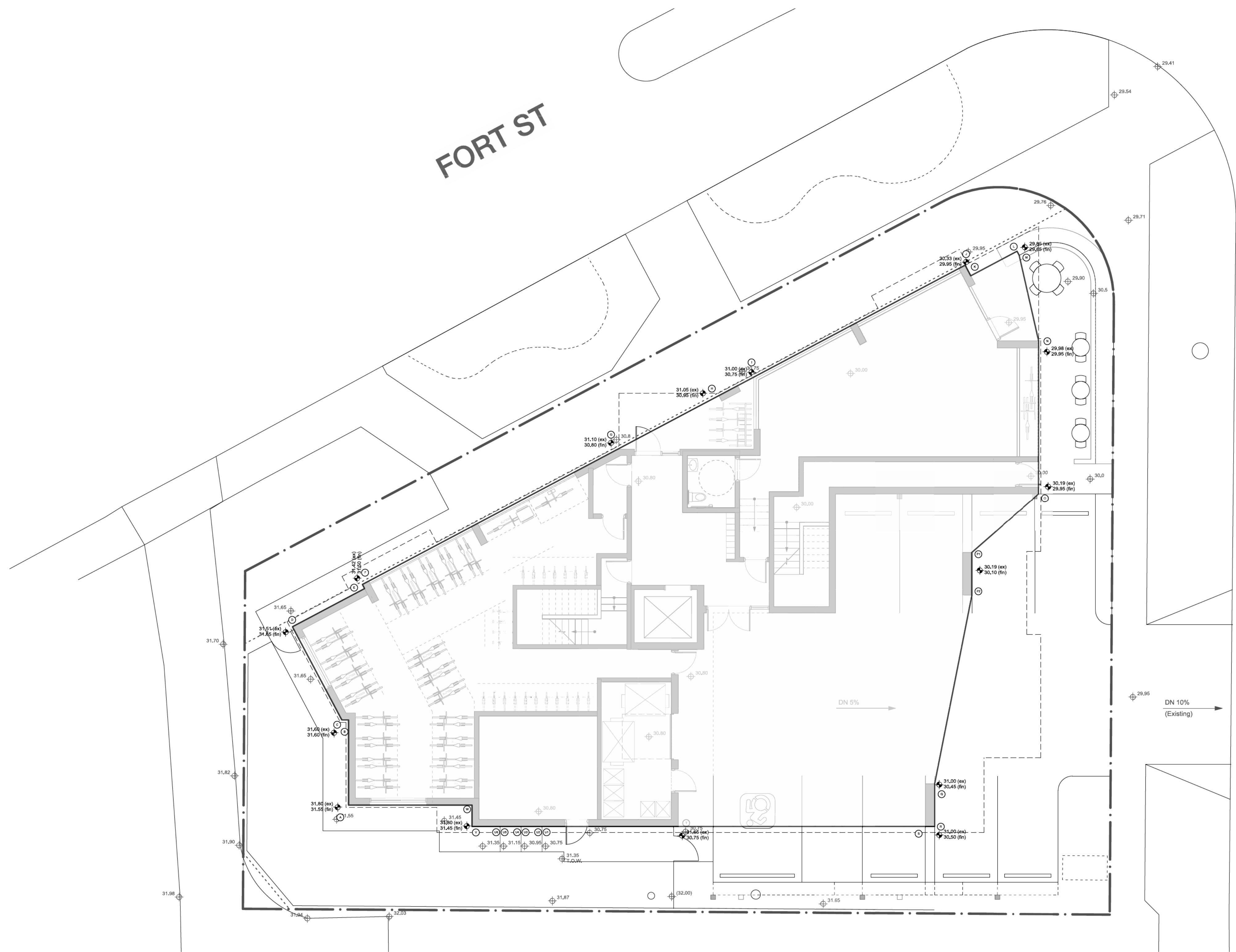
project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wvx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.
6	A0.1



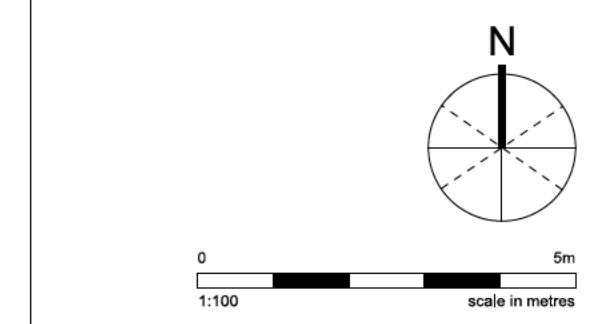
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1693 Fort Street - Student Housing
Project Data 2020-10-24 Average Grade = 30.607

ID	Grade (m)	Interval	Average Grade	Distance (m)	Subtotal
A	30.55	A-B	30.575	3.661	111.93508
B	30.6	B-C1	30.625	0.288	8.82
C	30.65	C-D	31.08	4.524	140.60592
D	31.51	D-E	31.465	3.504	110.25336
E	31.42	E-F	31.42	0.2	6.284
F	31.42	F-G	31.11	12.4	385.764
G	30.8	G-H	30.775	4.911	151.13603
H	30.75	H-I	30.725	1.699	52.201775
I	30.7	I-J	30.325	10.262	311.19515
J	29.95	J-K	29.95	0.515	15.42425
K	29.95	K-L	29.9	2.249	67.2451
L	29.85	L-M	29.85	0.2	5.97
M	29.85	M-N	29.9	3.766	112.6034
N	29.95	M-N	29.95	6.579	197.04105
O	29.95	N-O	30.025	3.8	114.095
P1	30.1	P1-P2	30.1	1.83	55.083
P2	30.1	P2-Q	30.275	8.26	250.0715
Q	30.45	Q-R	30.475	1.83	55.76925
R	30.5	R-S	30.5	0.4	12.2
S	30.5	S-T	30.625	10.602	324.68625
T	30.75	T-U	30.75	5.852	179.949
U1	30.75	U1-U2	30.85	0	0
U2	30.95	U2-U3	30.95	0.9	27.855
U3	30.95	U3-U4	31.05	0	0
U4	31.15	U4-U5	31.15	0.9	28.035
U5	31.15	U5-U6	31.25	0	0
U6	31.35	U6-V	31.4	1.2	37.68
V	31.45	V-W	31.45	0.915	28.77675
W	31.45	V-A	31	5.3	164.3
Subtotal			96.547		2954.9799



1 **Average Grade Calculation**
Scale 1:100



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project name
Rental Housing
1693 Fort Street

sheet title
Average Grade

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.wxd
date issued May 25, 2022
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revision no. 6 sheet no. A0.2



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1 June 21 - 9:00am
Scale: NTS



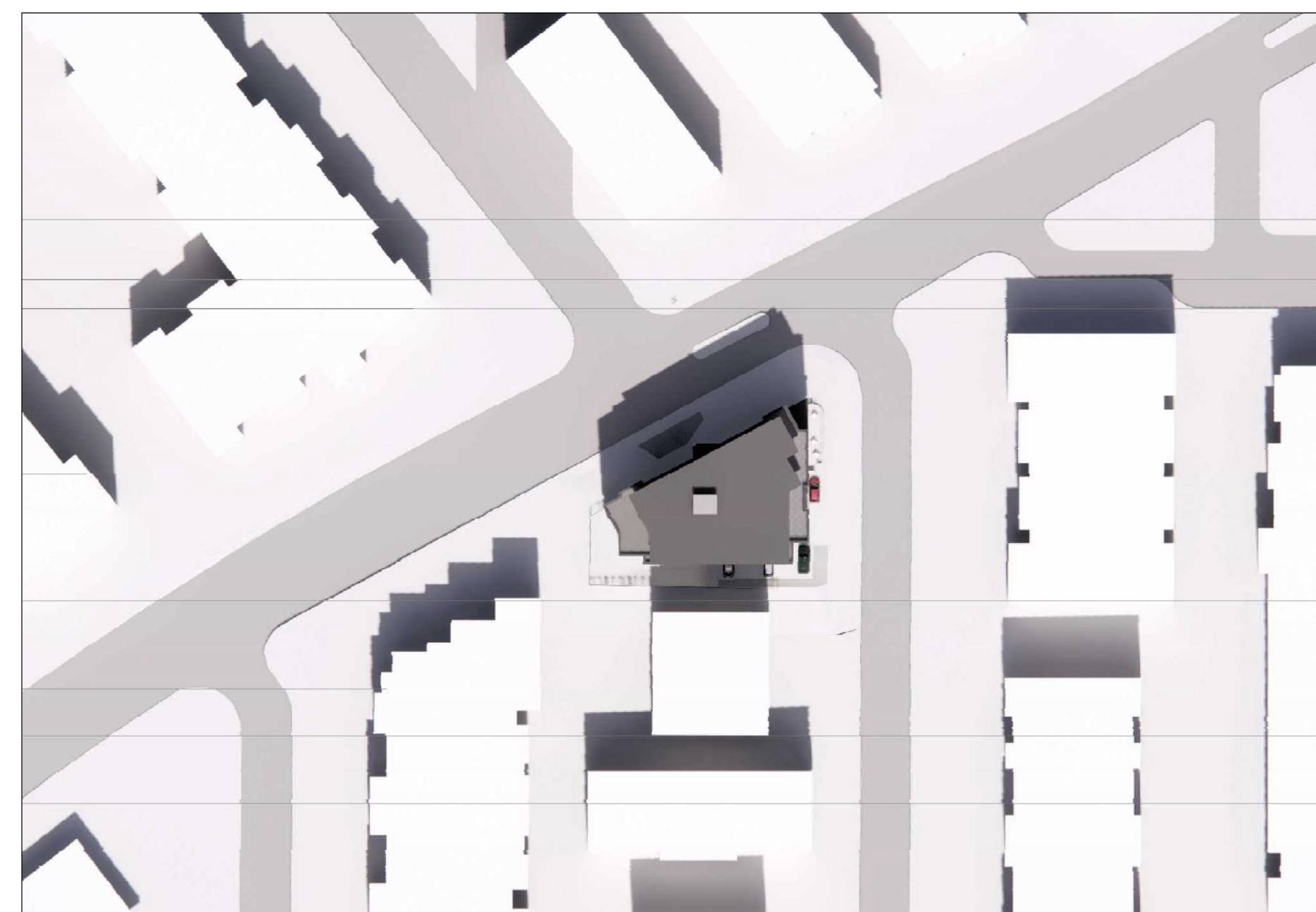
2 June 21 - 12:00pm
Scale: NTS



3 June 21 - 5:00pm
Scale: NTS



4 March/Sept 21 - 9:00am
Scale: NTS



5 March/Sept 21 - 12:00pm
Scale: NTS



6 March/Sept 21 - 5:00pm
Scale: NTS



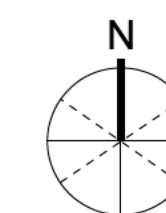
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Scale: NTS



8 December 21 - 12:00pm
Scale: NTS



9 December 21 - 3:00pm
Scale: NTS



rev no	description	date
6	Rezoning and DP	22/05/25
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project name
Rental Housing
1693 Fort Street

sheet title
Shadow Studies

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.wvx
date issued May 25, 2022
scale As Noted
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revision no. sheet no.
6 A0.3



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1 View from Northeast
Scale: NTS



2 View from Northwest
Scale: NTS



2 View from Southeast
Scale: NTS

rev no	description	date
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project name
Rental Housing
1693 Fort Street

sheet title
Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wvx
date issued	May 25, 2022
scale	As Noted
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revision no. sheet no.

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1 **View from East**
Scale: NTS



2 **View from Northwest**
Scale: NTS



3 **View from Southwest**
Scale: NTS



4 **View from North**
Scale: NTS

rev no	description	date
6	Rezoning and DP	22/05/25
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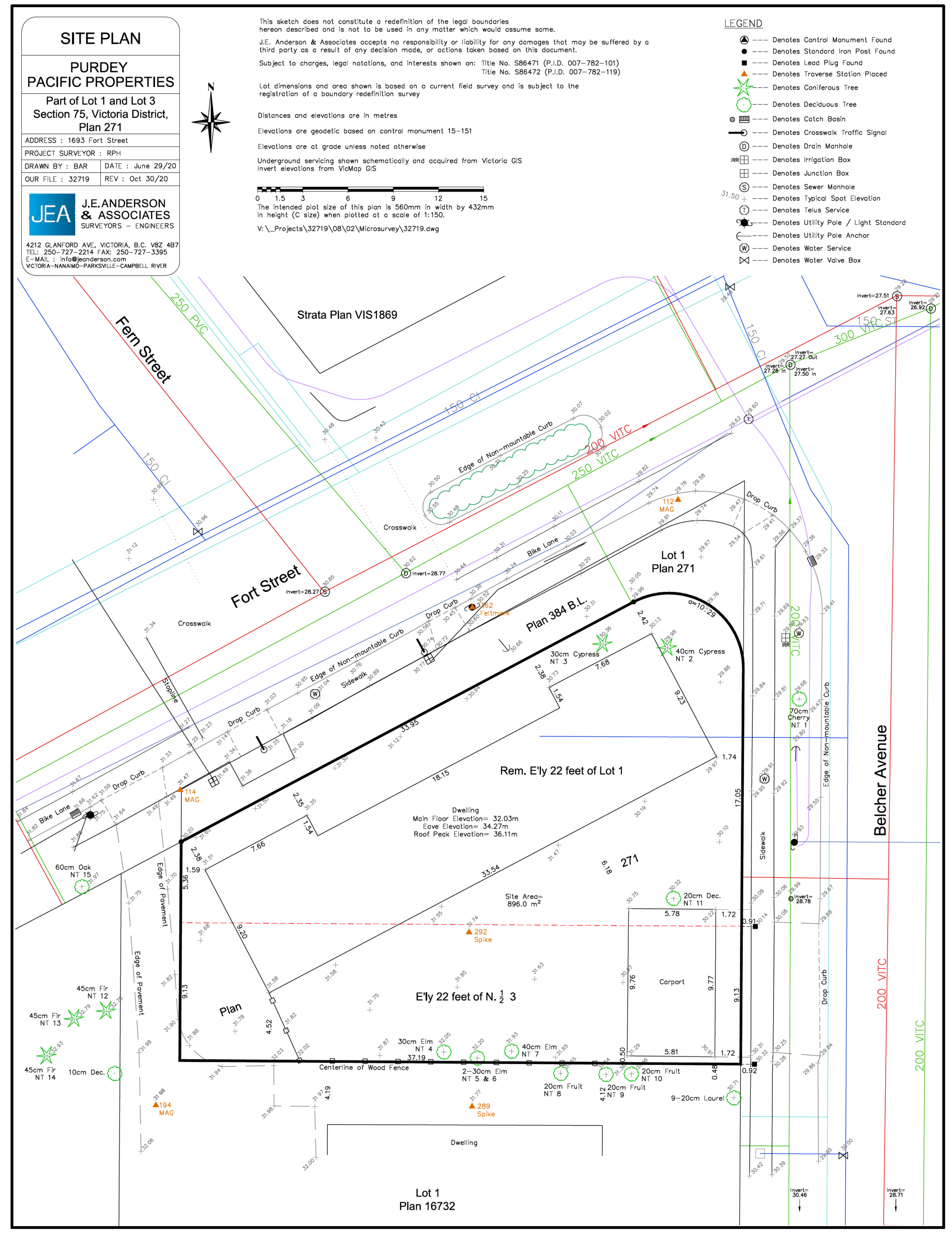
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project name
Rental Housing
1693 Fort Street

sheet title
Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wax
date issued	May 25, 2022
scale	As Noted
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revision no.	sheet no.
6	A0.5



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project name
Rental Housing
1693 Fort Street

sheet title
Survey

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.wxd
date issued May 25, 2022
scale As Noted
drawn by MZ
checked by ES

revision no. sheet no.
6 A1.0



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NOTES:

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- Refer to landscape architectural drawings for paving and plant materials information.

Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m2)	896
Total floor area (m2)	2456.70
Commercial floor area (m2)	77.26
Floor space ratio	2.74
Site Coverage (%)	61.15%
Open site space (%)	30.54%
Height of building (m)	19.72
Number of storeys	6
Parking stalls (number) on site	9
Bicycle parking number (Class 1 & 2)	Class 1 = 63 Class 2 = 6
Building Setbacks (m)	
Front yard	0.771
Rear yard	3.36
Side yard (Flanking Street)	3.025
Side yard (Interior)	1.815
Combined side yards	4.84
Residential Use Details	
Total number of units	34
Unit type, e.g., 1 bedroom	Studio, 1-Bdrm and 2-Bdrm
Ground-oriented units	None
Minimum unit floor area (m2)	35.44
Total residential floor area (m2)	2379.44

SCHEDULE C PARKING CALCULATIONS

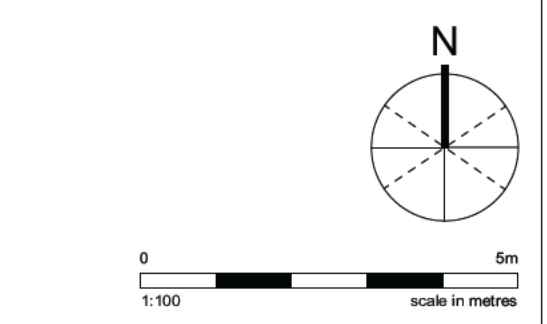
Vehicle Parking Calculations (Residential)				
Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m. (Market)	0.6	9	5.4	0.9
< 45 sq.m. (Affordable)	0.2	3	0.6	0.3
45 to 70 sq.m. (Market)	0.7	16	11.2	1.6
45 to 70 sq.m. (Affordable)	0.5	1	0.5	0.1
> 70 sq.m. (Market)	1.1	5	5.5	0.5
Totals			23.2	3.4

Vehicle Parking Calculations (Commercial)				
Use	Pkg Rate	Area	LT	ST
Services/Store	1 per 40 sq.m.	77.3 sq.m.	1.9	1.9
Totals			1.9	1.9

Bicycle Parking Calculations (Residential)				
Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m.	1.0	12	12	1.2
> 45 sq.m.	1.25	22	27.5	2.2
Totals			39.5	3.4

Bicycle Parking Calculations (Commercial)				
Stall Type	Pkg Rate	Qty	LT	ST
Long Term	1 per 400 sq.m.	77.3	0.2	
Short Term	1 per 100 sq.m.	77.3	0.8	
Totals			0.2	0.8

30 Market Rentals + 4 Affordable Rentals + CRU - Urban Village



rev no	description	date
7	Rezoning and DP	22/07/11
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project name
Rental Housing
1693 Fort Street
sheet title
Site Plan / L1 Floorplan

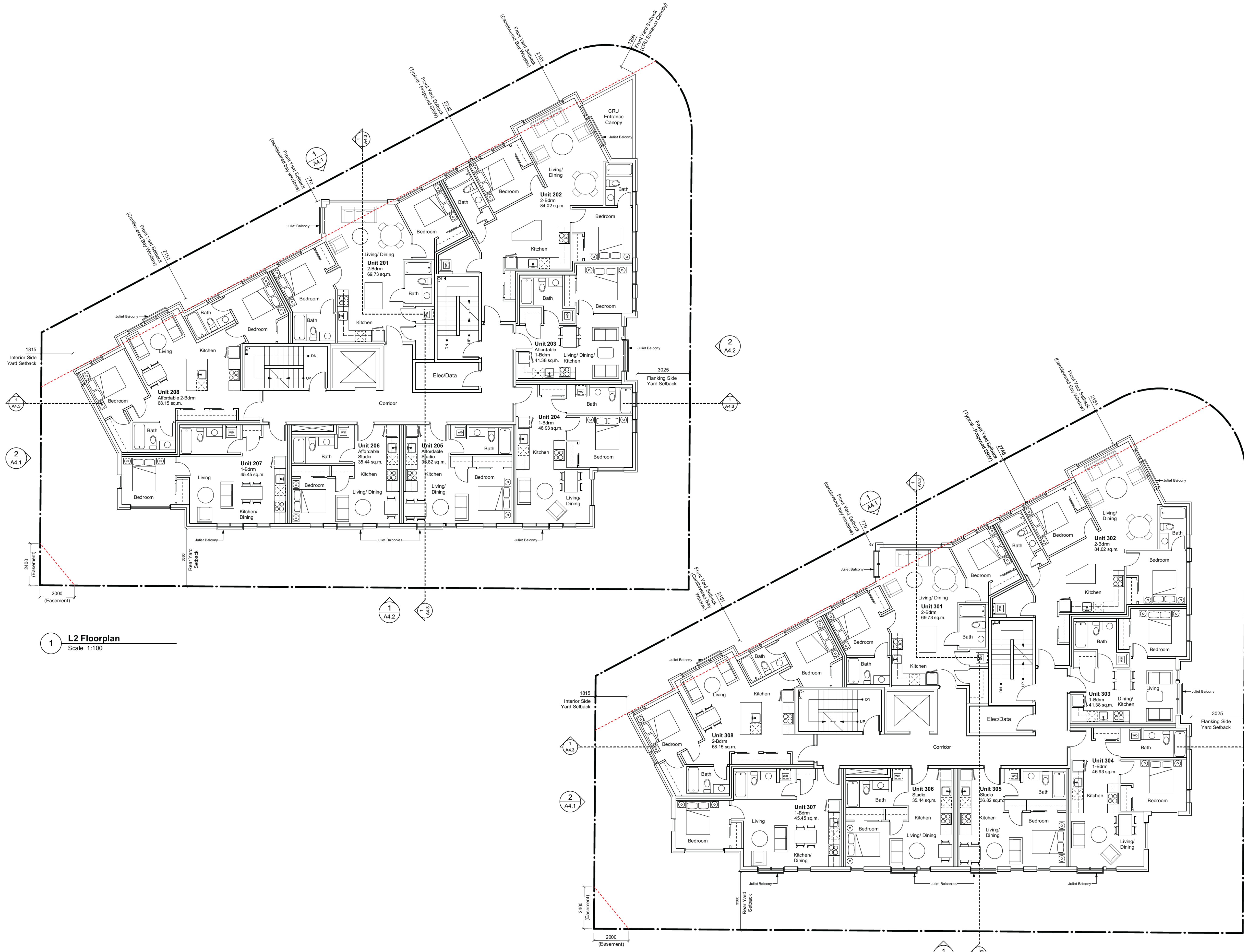
project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wxd
date issued	July 11, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

7 A2.0



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1 L2 Floorplan
Scale 1:100

2 L3 Floorplan
Scale 1:100

rev no	description	date
7	Rezoning and DP	22/07/11
6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
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project name
Rental Housing
1693 Fort Street
sheet title
L2 & L3 Floorplans

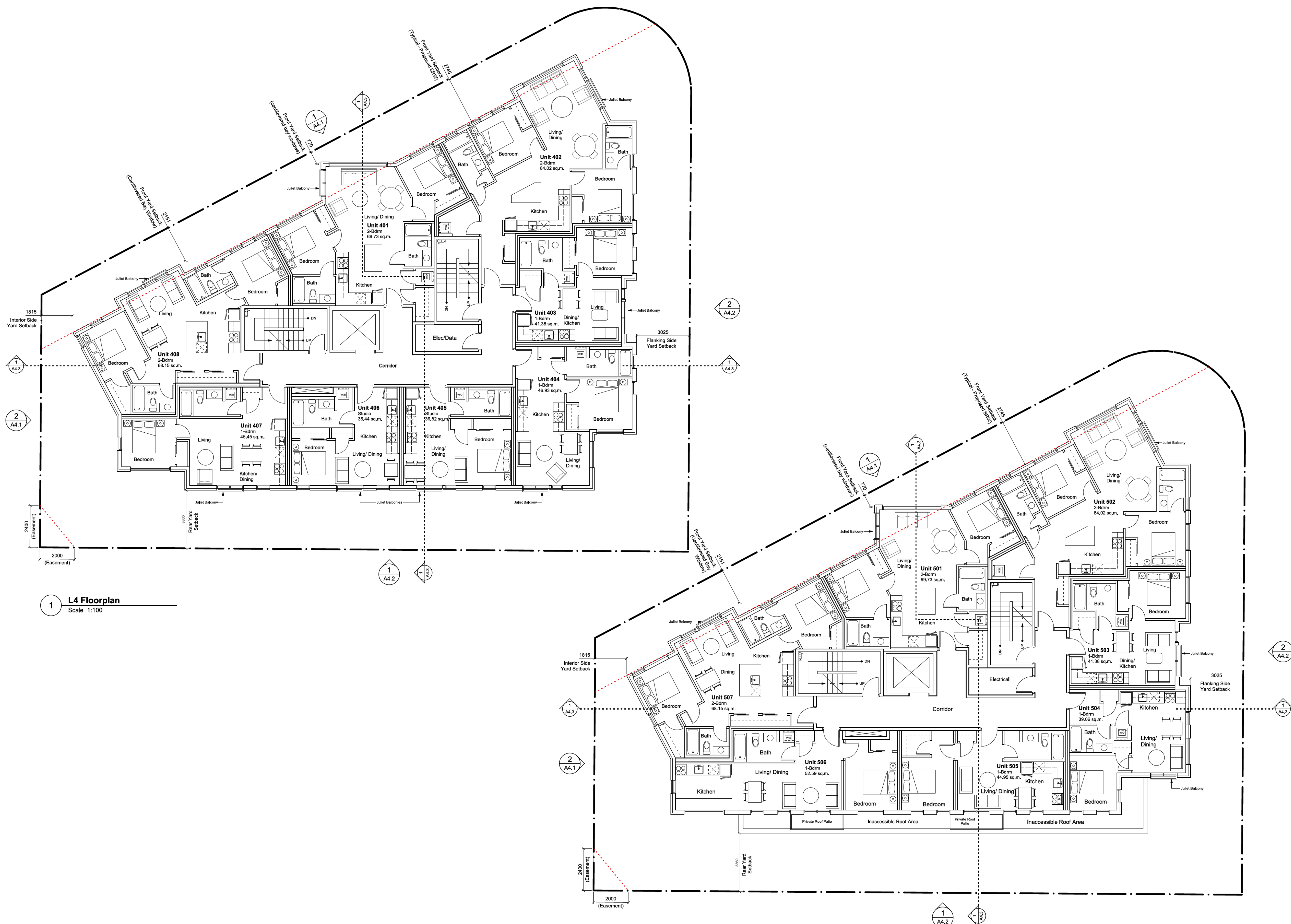
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7 A2.1



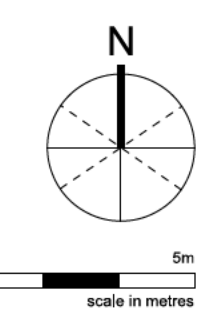
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1 L4 Floorplan
Scale 1:100

2 L5 Floorplan
Scale 1:100



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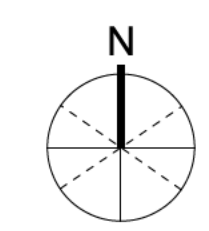
project name
Rental Housing
1693 Fort Street
sheet title
L4 & L5 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wvx
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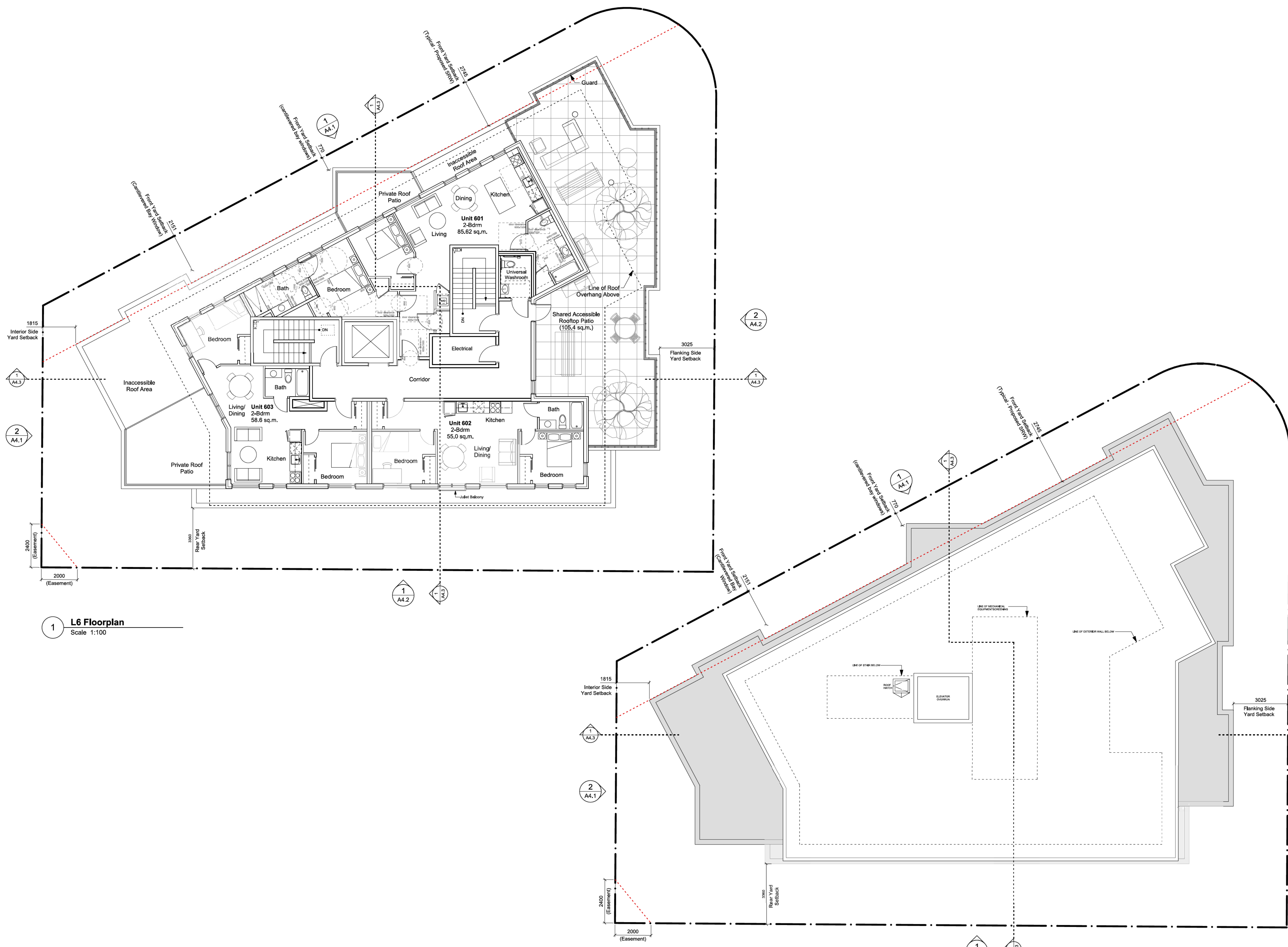


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- NOTES:
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 2. Refer to landscape architectural drawings for paving and plant materials information.
 4. Unit 601 conforms to BCBC 2018 accessible design requirements.



0 5m
1:100 scale in metres



1 L6 Floorplan
Scale 1:100

2 Roof Plan
Scale 1:100

rev no	description	date
6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

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project name
Rental Housing
1693 Fort Street

sheet title
L6 & Roof Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wvx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

6 A2.3



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rev no	description	date
6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

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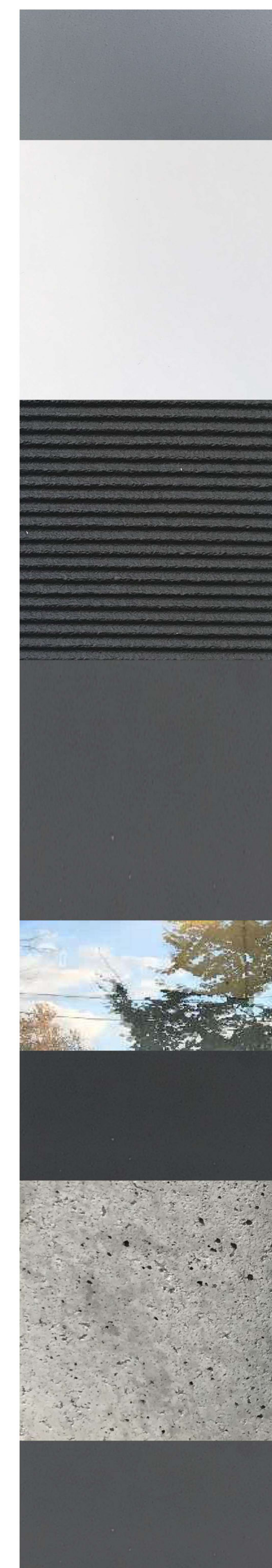
project name
Rental Housing
1693 Fort Street

sheet title
Elevations - North and West

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.vwx
date issued May 25, 2022
scale As Noted
drawn by MZ
checked by ES

revision no. sheet no.
6 A4.1

Material Examples



Finish Legend

- ① Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- ② Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- ③a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- ③b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- ④ Glazing
- ⑤ Black Vinyl Window Frames (L1 to L6)
- ⑥ Exposed Concrete (Ground Level Only)
- ⑦ Painted Metal Picket Guard



1 North Elevation
Scale 1:100



2 West Elevation
Scale 1:100

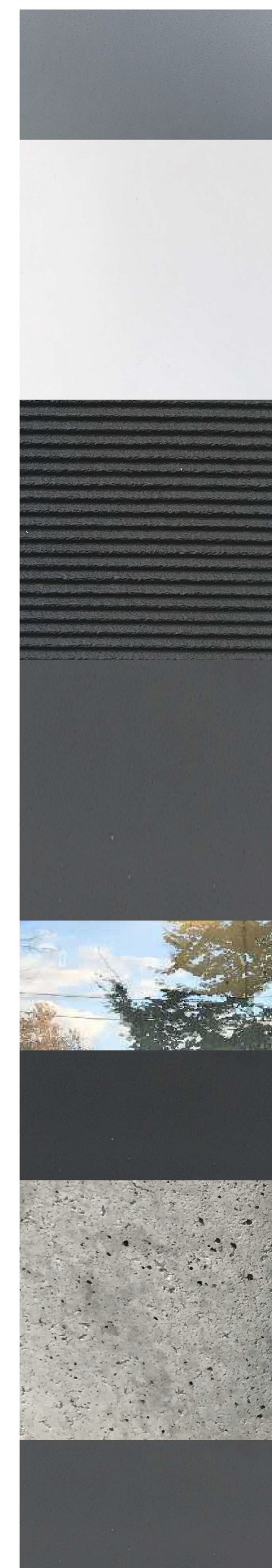


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Material Examples



Finish Legend

- ① Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- ② Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- ③a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- ③b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- ④ Glazing
- ⑤ Black Vinyl Window Frames (L1 to L6)
- ⑥ Exposed Concrete (Ground Level Only)
- ⑦ Painted Metal Picket Guard



1 South Elevation
Scale 1:100



2 East Elevation
Scale 1:100

rev no	description	date
6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

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project name
Rental Housing
1693 Fort Street

sheet title
Elevations - South and East

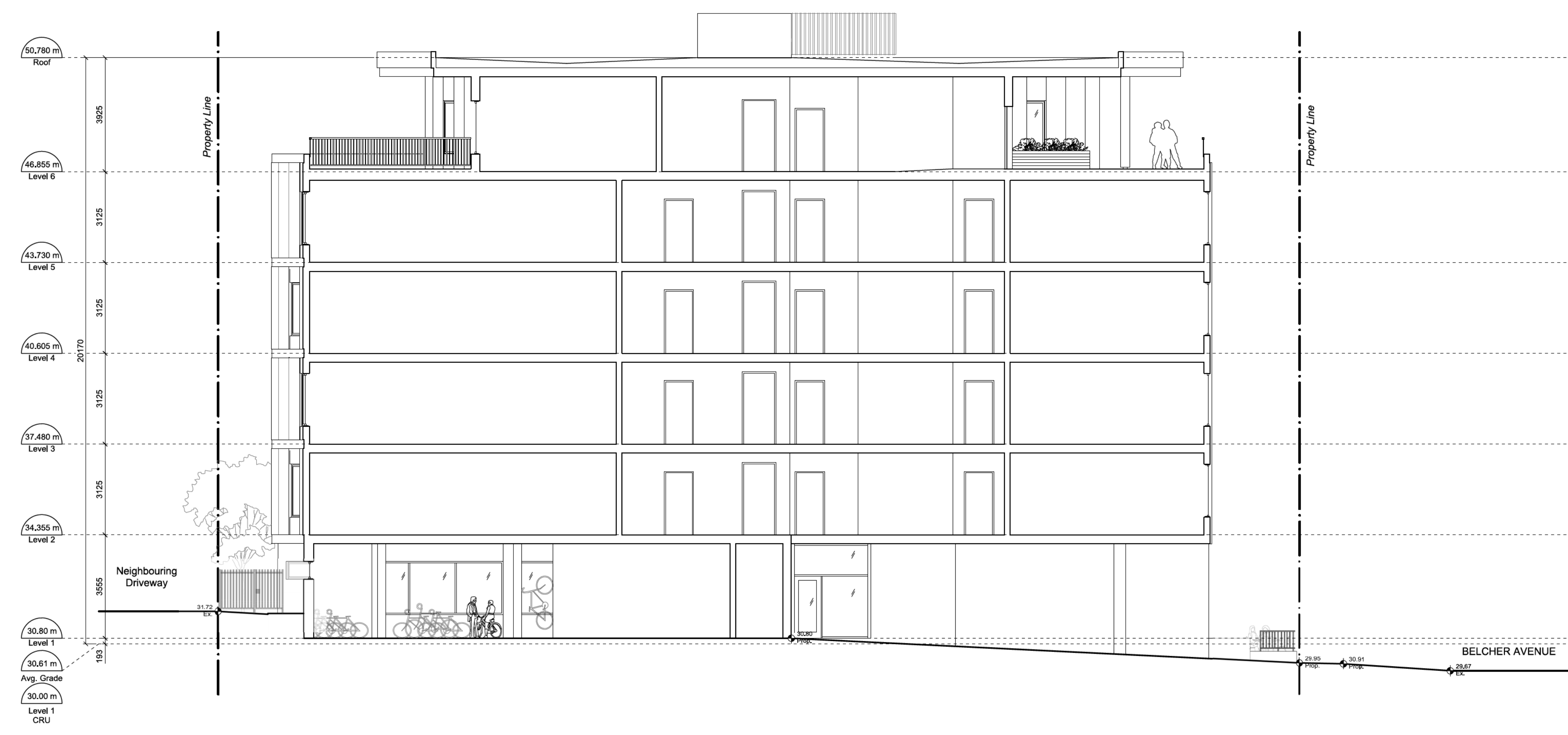
project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.vwx
date issued May 25, 2022
scale As Noted
drawn by MZ
checked by ES

revision no. sheet no.
6 A4.2

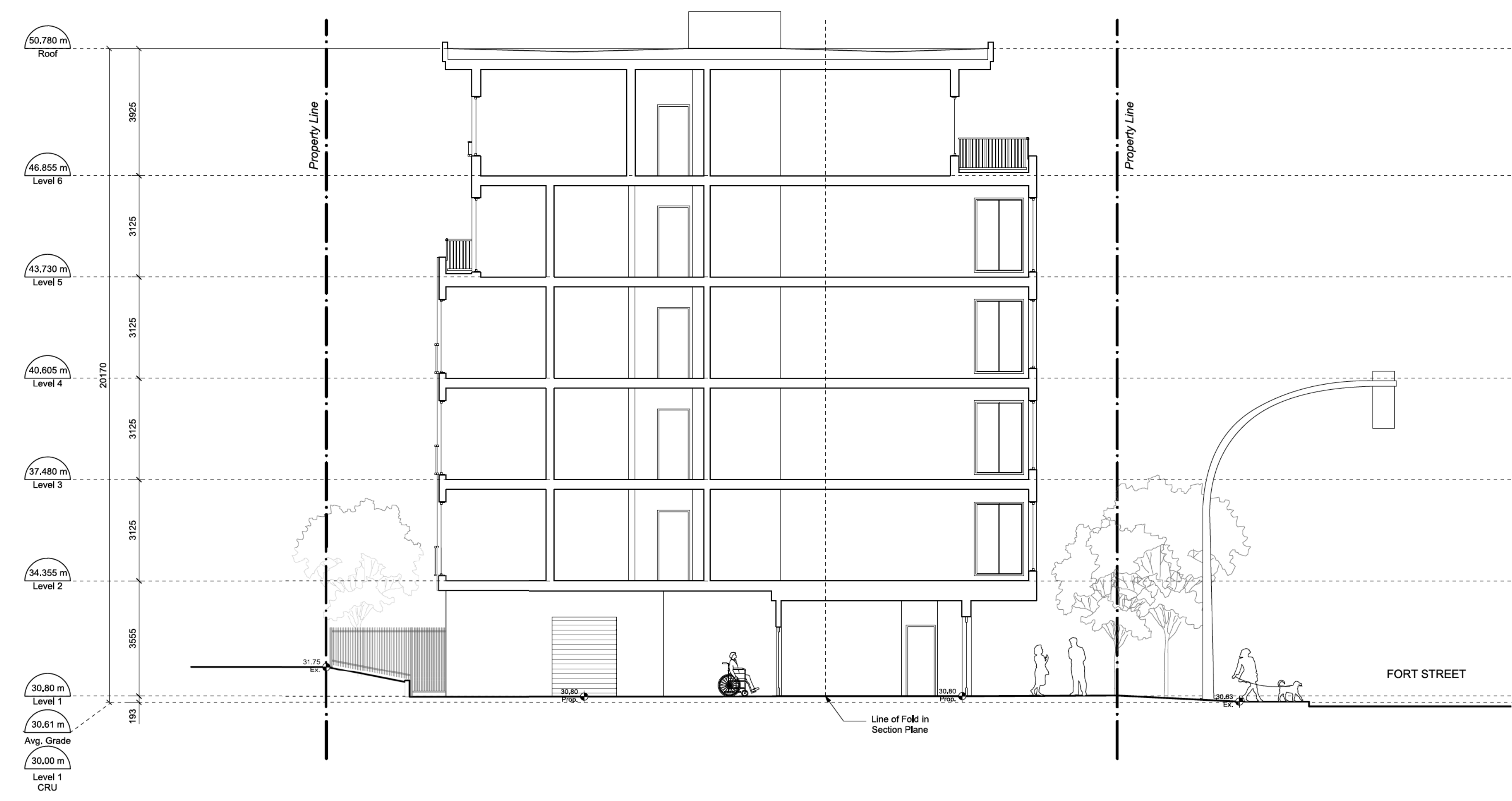


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1 Section 1
Scale 1:100



2 Section 2
Scale 1:100

rev no	description	date
6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

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project name
Rental Housing
1693 Fort Street

sheet title
Building Sections

project no. 20-17
drawing file 20-17 1693 Fort Street CURRENT.wxw
date issued May 25, 2022
scale As Noted
drawn by MZ
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revision no. sheet no.
6 A4.3



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1 Fort Street Context Elev.
Scale 1:200



2 Belcher Ave Context Elev.
Scale 1:200

rev no	description	date
6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

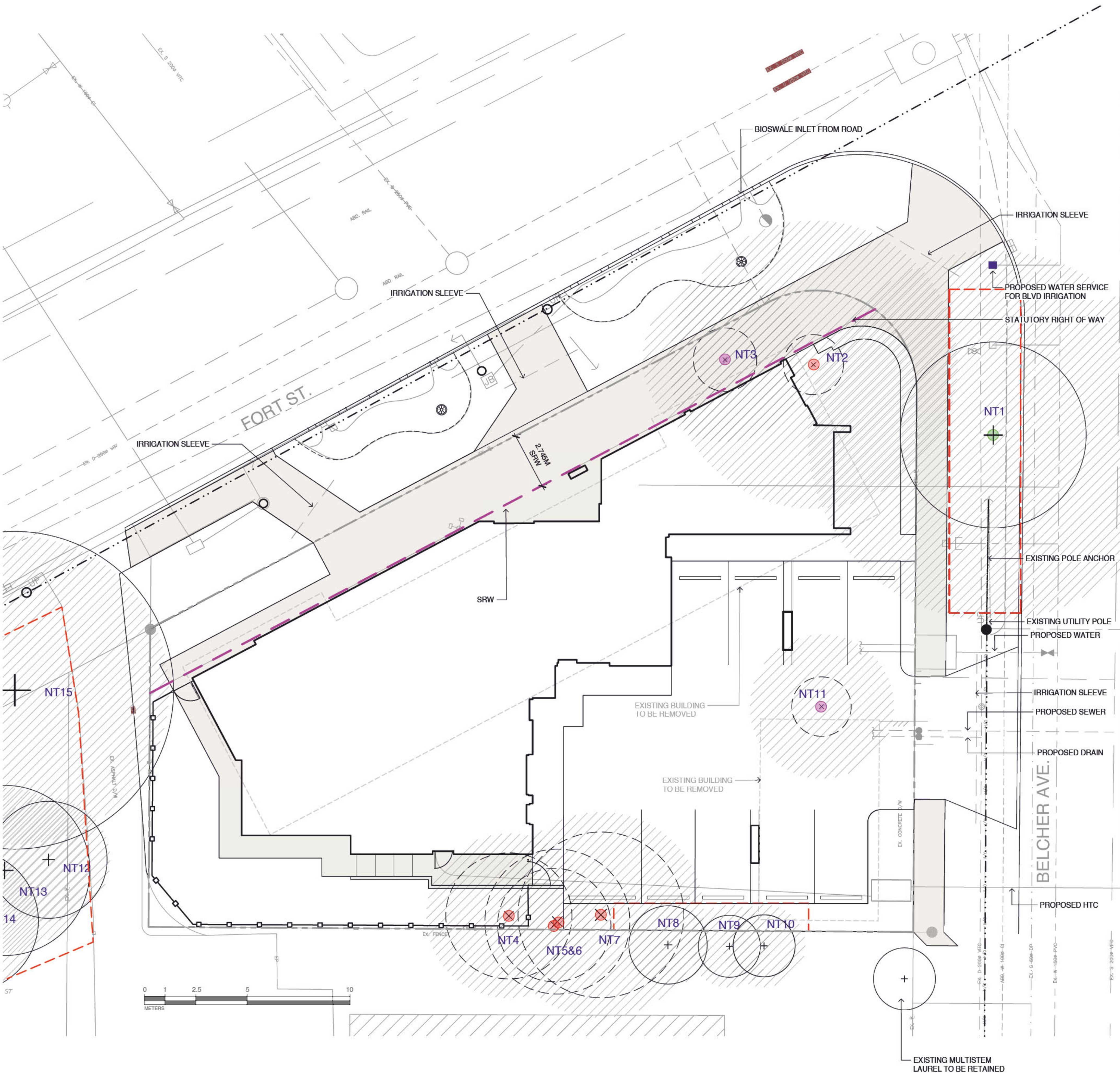
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project name
Rental Housing
1693 Fort Street

sheet title
Context Elevations

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.wax
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES

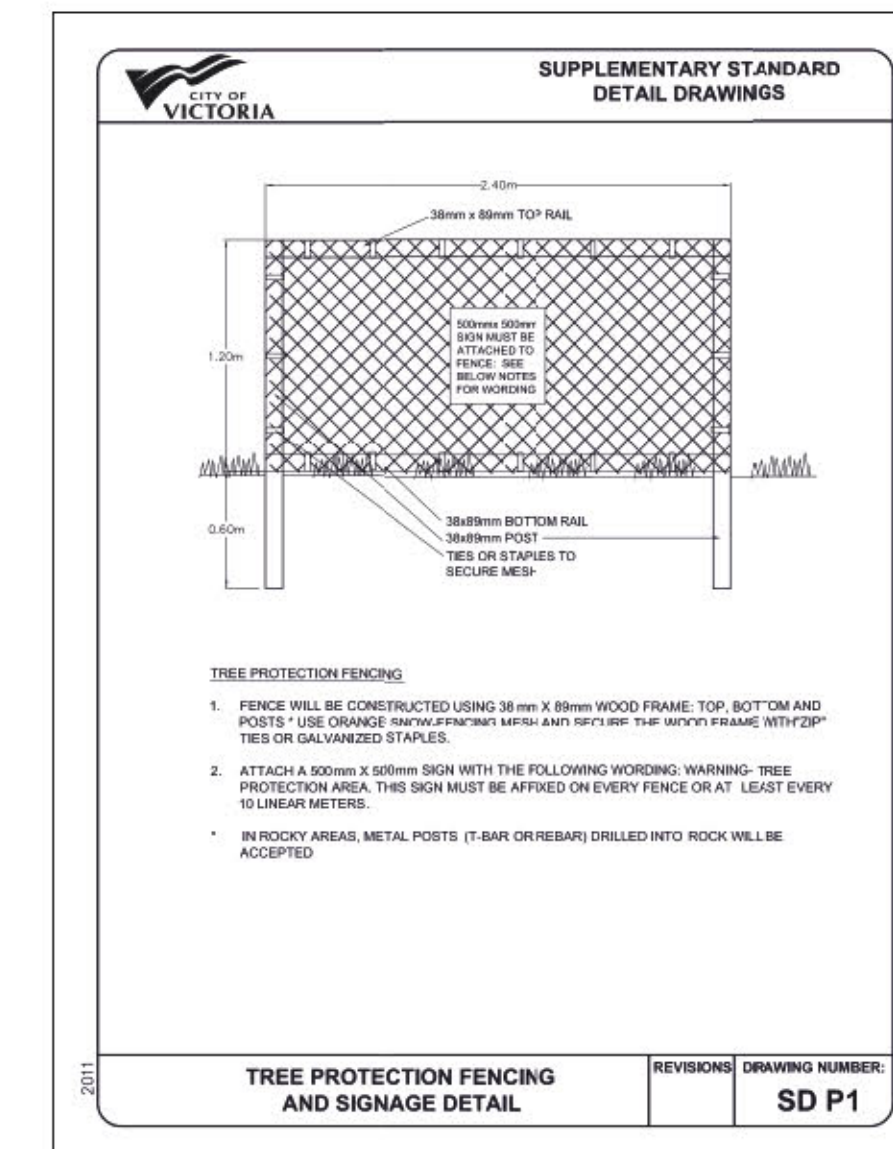
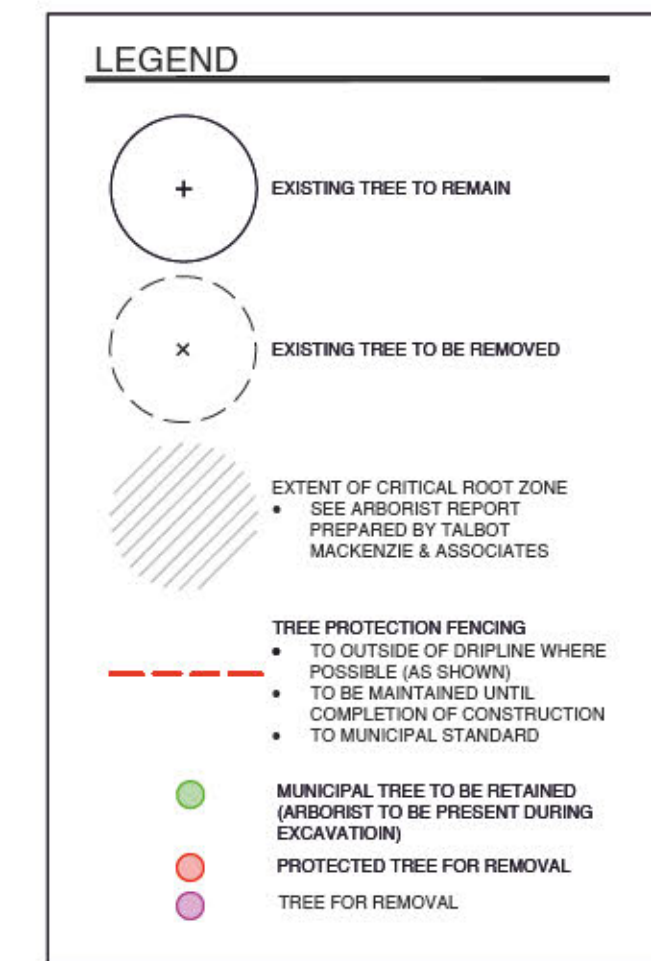
revision no.	sheet no.
6	A4.4



TREE IMPACT SUMMARY TABLE

TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
ON-SITE TREES, NOT BYLAW PROTECTED	2		2		
MUNICIPAL TREES	1	1		0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	8	7	10	12

REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2



Inventory date: September 9, 2020 Page 1 of 2

Tree Resources Spreadsheet - 1693 Fort Street

Common Name	Latin Name	DBH (cm) approximate	Canopy Spread (m)	CRZ (m)	Assess. (m)	Health	Structure	Remarks and Recommendations	By-law Protected	Retention Status	Impact
Cherry	Prunus spp.	11	10.0	3.0	1.0	Medium	Fair	Municipal tree. Decay in most pruning wounds.	Yes (municipal)	Retain*	Water network, sidewalk.
Larrea Cypress	Chamaecyparis lawsoniana	47 (2) - 48 (1)	3.0	3.0	1.0	Poor	Good	Close proximity to building foundation. Shaded and topped.	Yes (for water and sidewalk)	X	Water building, sidewalk.
Larrea Cypress	Chamaecyparis lawsoniana	27 (0)	3.0	3.0	1.0	Poor	Good	Close proximity to building foundation. Shaded and topped.	No	X	Water building, sidewalk.
Elm	Ulmus spp.	33.0	6.0	6.0	2.0	Medium	Fair	Leaf minor cosmetic damage. Surface roots. Appears to be 7 years in the size that was retained on the site.	Yes	X	Conflict with foundation, sidewalk.
Elm	Ulmus spp.	34.0	7.0	6.0	2.0	Medium	Fair	Trapped previously. Leaf minor cosmetic damage. Surface roots. Appears to have been 7 years in the size that was retained on the site.	Yes	X	Conflict with foundation, sidewalk.
Elm	Ulmus spp.	33.0	5.0	6.0	2.0	Medium	Fair	Leaf minor cosmetic damage. Surface roots. Appears to have been 7 years in the size that was retained on the site.	Yes	X	Conflict with foundation, sidewalk.
Elm	Ulmus spp.	43.0	6.0	7.0	2.0	Medium	Fair	Leaf minor cosmetic damage. Surface roots. Appears to have been 7 years in the size that was retained on the site.	Yes	X	Conflict with foundation, sidewalk, and parking lot.
Crabapple	Malus spp.	20	4.0	2.0	1.0	Good	Fair	Clearance ground. 'Highliner' trees. Sky covered.	No	Retain	Parking lot.
Crabapple	Malus spp.	20	3	2.0	1.0	Good	Fair	Clearance ground. 'Highliner' trees. Sky covered.	No	Retain	Parking lot.
Crabapple	Malus spp.	20	3	2.0	1.0	Good	Fair	Clearance ground. 'Highliner' trees. Sky covered.	No	Retain	Parking lot.
Bunch grape	Vitis californica	23	4	3.0	1.0	Poor	Good	Close proximity to carpet foundation. Some clearance pruning proposed.	No	X	Water, parking lot, sidewalk.
Aspen Pine	Pinus nigra	19	7.0	7.0	3.0	Good	Fair	Aspen trees. Elevated from subject property. Sky covered by existing with better shading due to development on neighboring property.	Yes (if retained in property)	Retain	Water, sidewalk, parking lot.
Aspen Pine	Pinus nigra	18	8	8.0	3.0	Good	Fair	Aspen trees. Elevated from subject property. Sky covered by existing with better shading due to development on neighboring property.	Yes (if retained in property)	Retain	Water, sidewalk, parking lot.

Prepared by: Talbot Mackenzie & Associates
1600 Oak Street
Victoria, BC V8W 2R2
Phone: 250-479-8733
Fax: 250-479-8732
email: tmt@tmt.ca

Inventory date: September 9, 2020 Page 2 of 2

Tree Resources Spreadsheet - 1693 Fort Street

Common Name	Latin Name	DBH (cm) approximate	Canopy Spread (m)	CRZ (m)	Assess. (m)	Health	Structure	Remarks and Recommendations	By-law Protected	Retention Status	Impact
Aspen Pine	Pinus nigra	19	9	9.0	3.0	Good	Fair	Aspen trees. Sky covered.	Yes (if retained in property)	Retain	Water, sidewalk, parking lot.
Quarry Oak	Quercus garryana	40	15	6.0	2.0	Good	Fair	Close proximity to existing. Clearances needed with development on neighboring property.	Yes	Retain	Water, sidewalk, parking lot.

ed by:
Mackenzie & Associates
Talbot and Consulting Arborists
(250) 479-8733
501 479-7050
tmtreehelp@gmail.com

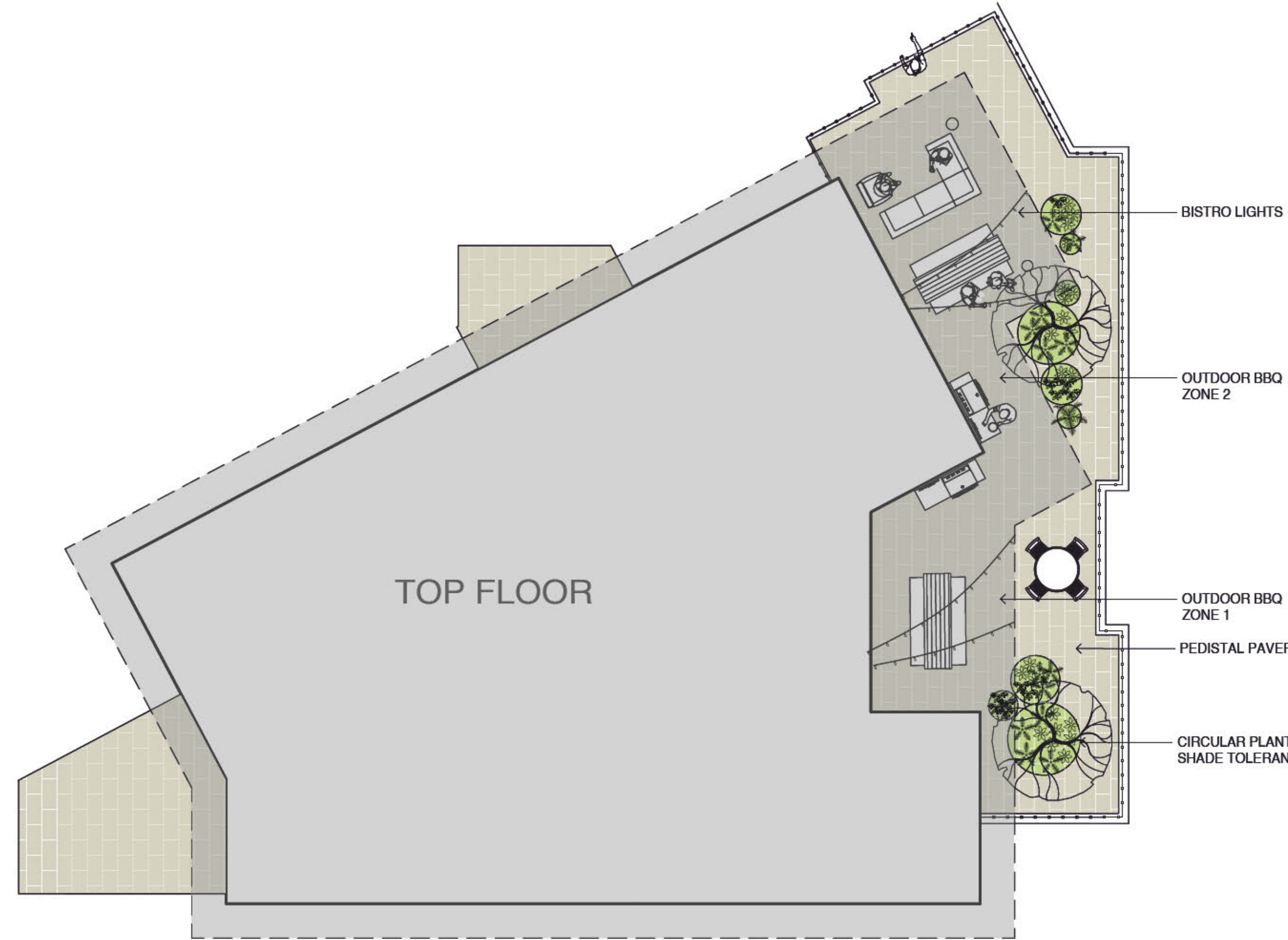


ROOF TOP PATIO



LEGEND

- PROPERTY LINE
- STATUTORY RIGHT OF WAY
- ROOF OVERHANGS
- IRRIGATION SLEEVE
- WEST COAST FOREST PLANTINGS
 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS) 15 mm DEPTH MULCH
- GARRY OAK MEADOW PLANTINGS
 - 600 mm DEPTH 1L GROWING MEDIUM (BCLS) 15 mm DEPTH MULCH
- MEADOW SEED MIX
 - AREA 35 m²
 - 1.5 lbs for 1000 m², 0.35 lbs required
- RAINWATER MANAGEMENT AREA
 - BIOSWALE
 - 600 mm DEPTH GROWING MEDIUM AND SHRUBS
- ASPHALT DRIVE AISLE
- PEDESTAL PAVERS 120x24x2
 - NEWSTONE MANHATTAN
 - COLOR: NATURAL GREY
- CAST IN PLACE CONCRETE
- MUNICIPAL SIDEWALK
 - OP CONCRETE WITH BRUSH FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS
- SOD MUNICIPAL BOULEVARD AREA
 - 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (LMGD)
 - SOD
- RAISED BEEHIVE CATCHBASIN
 - BIOSWALE RIP RAP
 - 150-300 mm DIA. RIVER ROCK
- PROPOSED SITE TREES
 - TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
 - TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
 - TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (C030 OR IMC0, 2009 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS (D19 AND D20))
 - PARKS WILL REQUIRE 3 INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK STAKES MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION.
 - THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN.
- BOULEVARD IRRIGATION
 - SEE IRRIGATION PLAN
 - MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BYLAW 12-042, SUBDIVISION BY-LAW
 - IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION. DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS, AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS.
 - THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1) SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT.

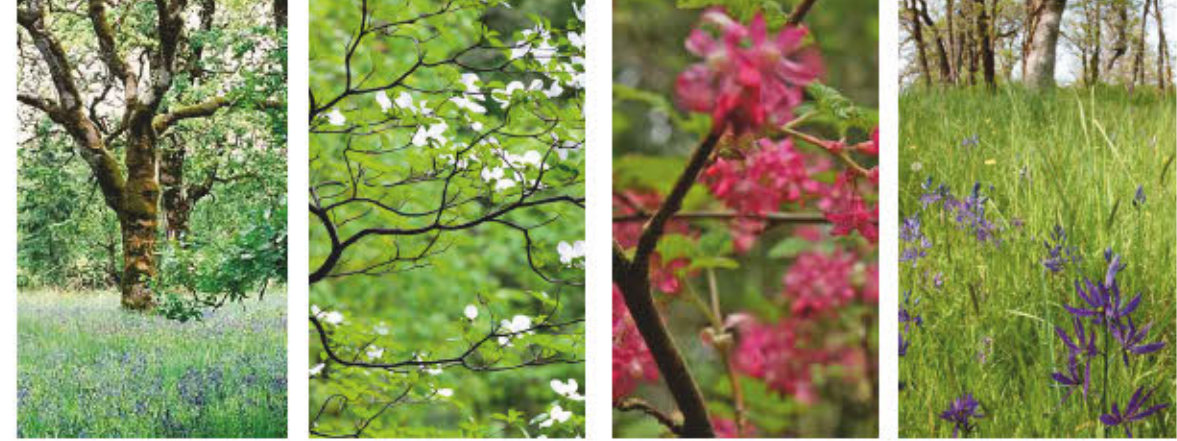


BIOSWALE RIP RAP
BEEHIVE DRAIN
VEGETATED BIOSWALE

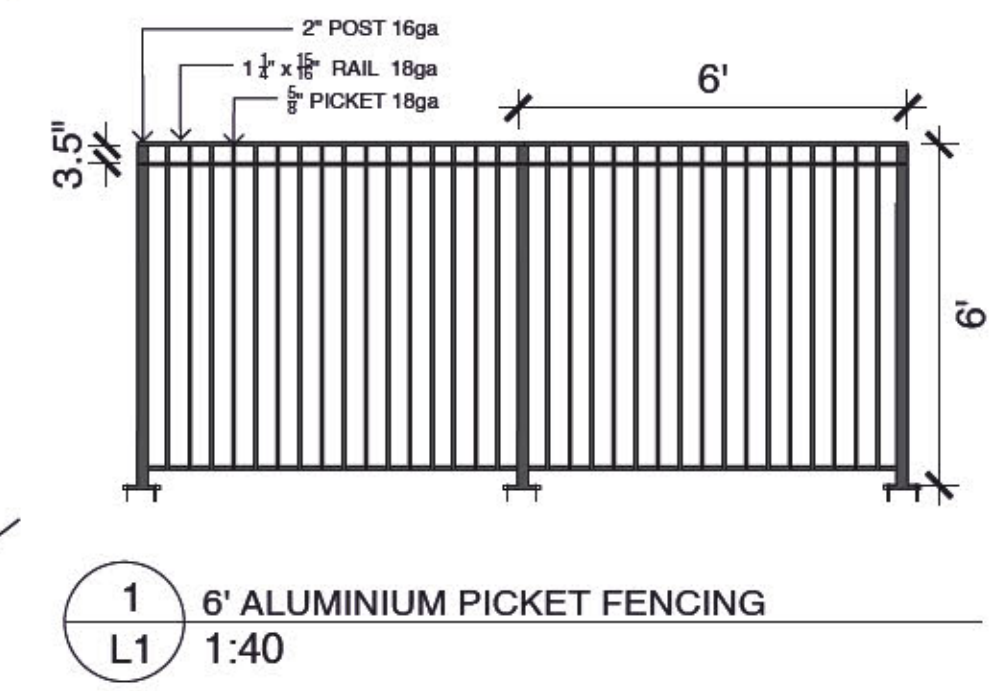
LOW MAINTENANCE RAIN GARDEN PLANTS:
COMMON RUSH, DWARF RED-TWIG DOGWOOD



GARRY OAK ECOSYSTEM PLANTING:
LOW MAINTENANCE GARRY OAK TREES WITH PACIFIC DOGWOOD
UNDERSTORY (REPLACEMENT TREES)
WILDLIFE SHRUBS: RED FLOWERING CURRANT & SNOWBERRY
GARRY OAK MEADOW SEED MIX WITH GRASSES/FLOWERING FORBS



IRRIGATION SLEEVE
PROPOSED WATER SERVICE FOR BLVD IRRIGATION
STATUTORY RIGHT OF WAY



EXISTING UTILITY POLE ANCHOR
EXISTING UTILITY POLE



LOW MAINTENANCE SHADE TOLERANT WEST COAST FOREST PLANTINGS:
DWARF SALAL, SWORD FERN, DEER FERN, OREGON GRAPE, BUNCHBERRY



6" ALUMINIUM PICKET FENCING (RESTRICTED ACCESS)
RETAINED EXISTING TREES ON ADJACENT PROPERTY

CLIENT NAME
 ARYZE Developments

 PROJECT
 Rental Housing

 ADDRESS
 1693 Fort St.
 Victoria BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH

REVISIONS:

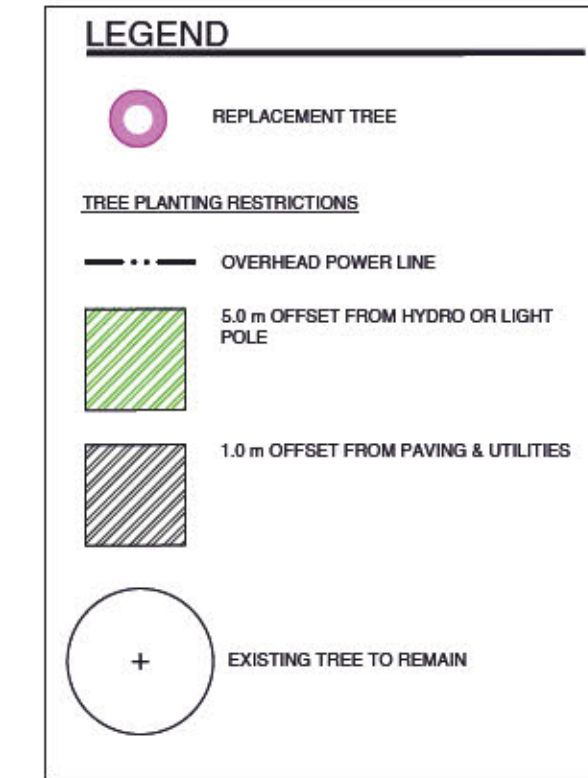
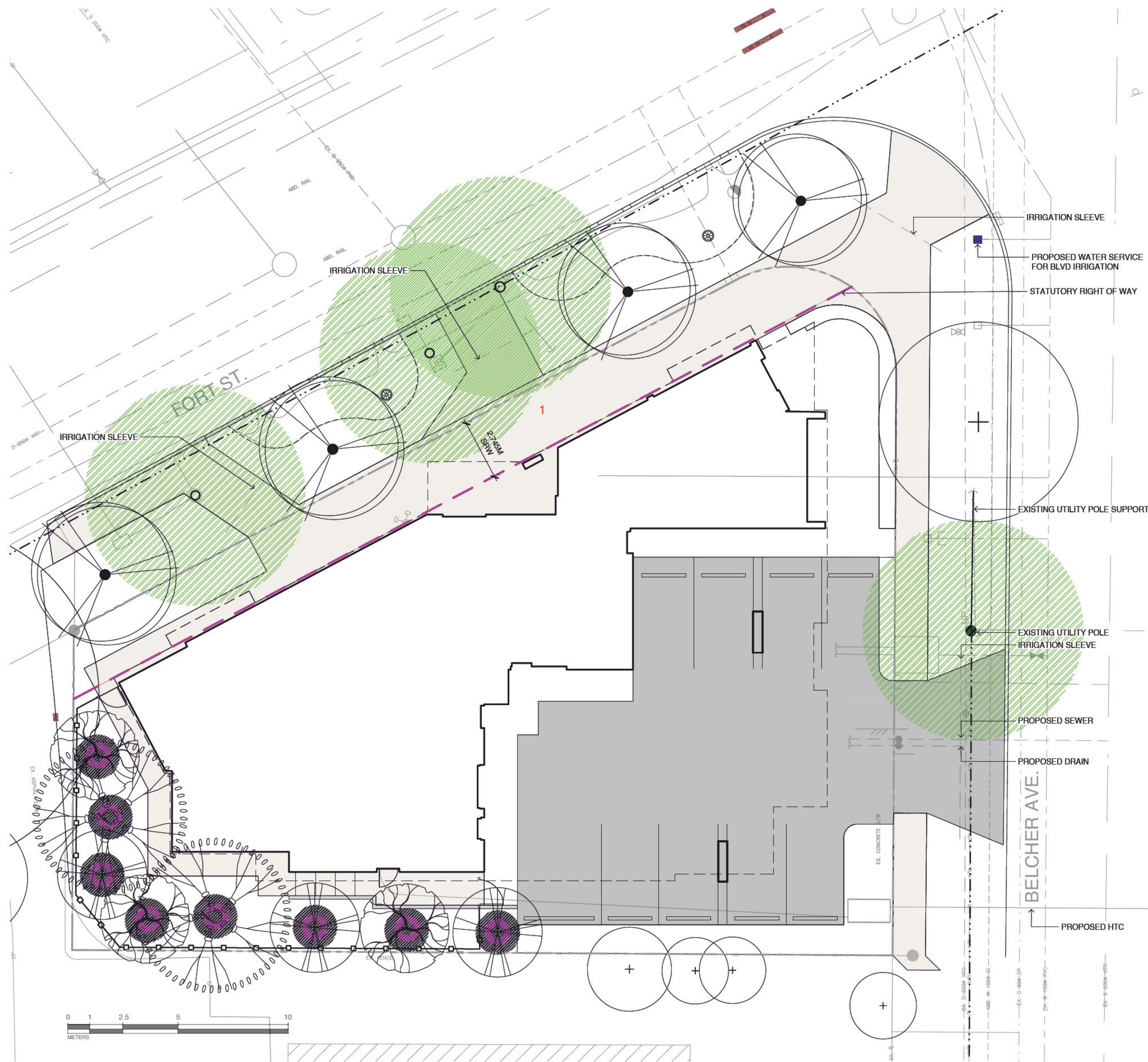
#1 SRW CLARIFICATION

2022-07-11

 Resubmission Revisions: Refer
 to document "1693 Fort Street
 Revision Letter 220711.PDF"

 RE-ISSUED FOR
 REZONING AND
 DEVELOPMENT PERMIT
 JULY 11, 2022

Scale: 1:100






L2 Tree Planting
 Plan


TREE IMPACT SUMMARY TABLE

TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
ON-SITE TREES, NOT BYLAW PROTECTED	2		2		
MUNICIPAL TREES	1	1		0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	8	7	10	12

REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2

TREE SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native
3		<i>Acer circinatum</i>	Vine maple	B&B	4cm	yes
3		<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Wonder Flowering Dogwood	B&B	4cm	yes
2		<i>Quercus garryana</i>	Garry oak	B&B	4 cm	yes
MUNICIPAL						
4		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	4cm	

CLIENT NAME
 ARYZE Developments

 PROJECT
 Rental Housing

 ADDRESS
 1693 Fort St.
 Victoria BC

 DESIGNED BY
 Bianca Bodley

 DRAWN BY
 KH

 REVISIONS:
 #1 SRW CLARIFICATION 2022-07-11

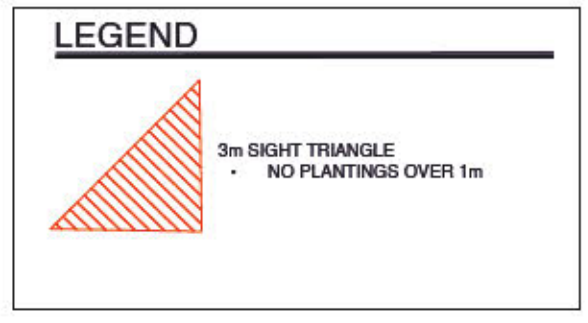
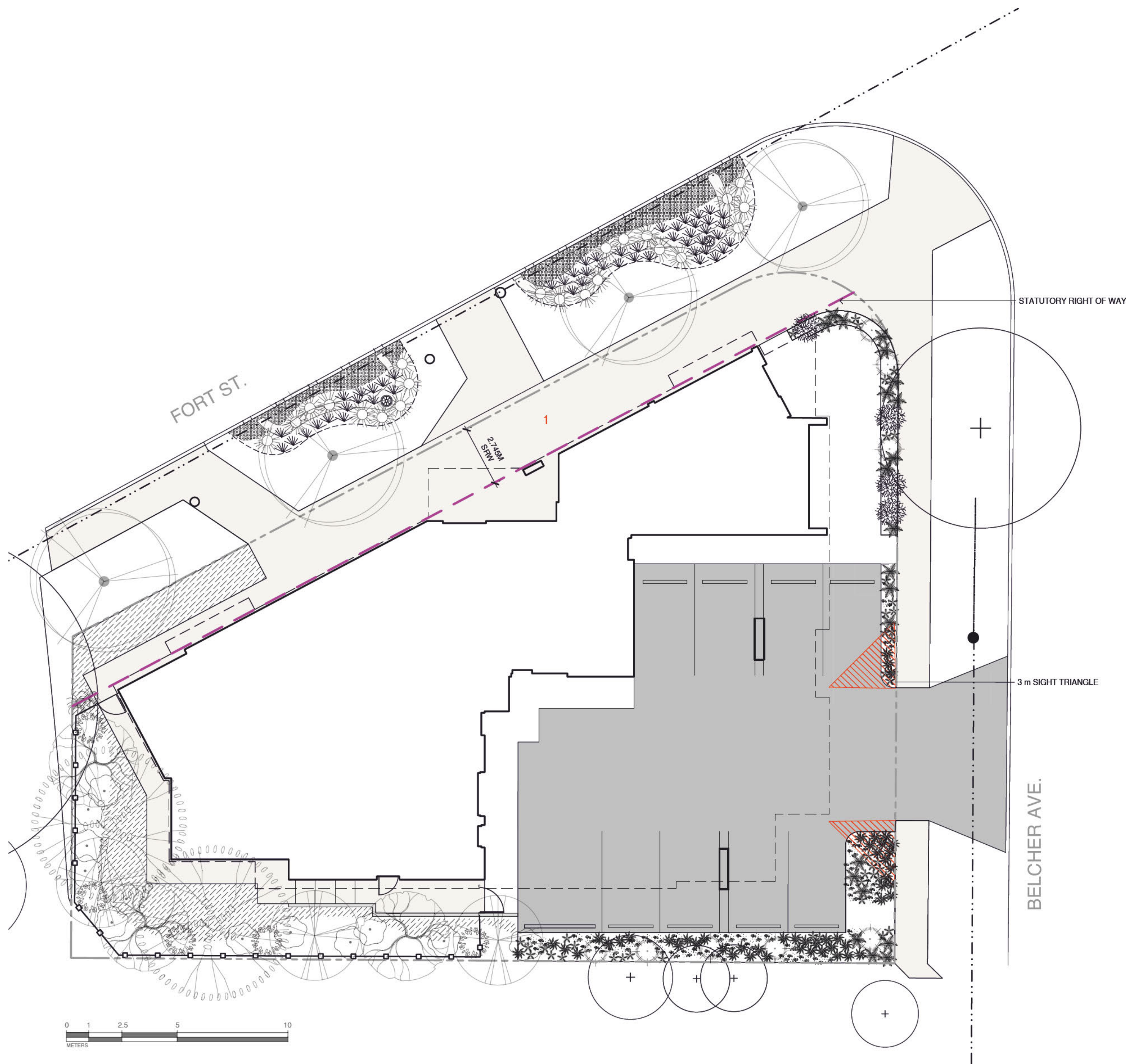
 Resubmission Revisions: Refer
 to document "1693 Fort Street
 Revision Letter 220711.PDF"

 RE-ISSUED FOR
 REZONING AND
 DEVELOPMENT PERMIT
 JULY 11, 2022

Scale: 1:100



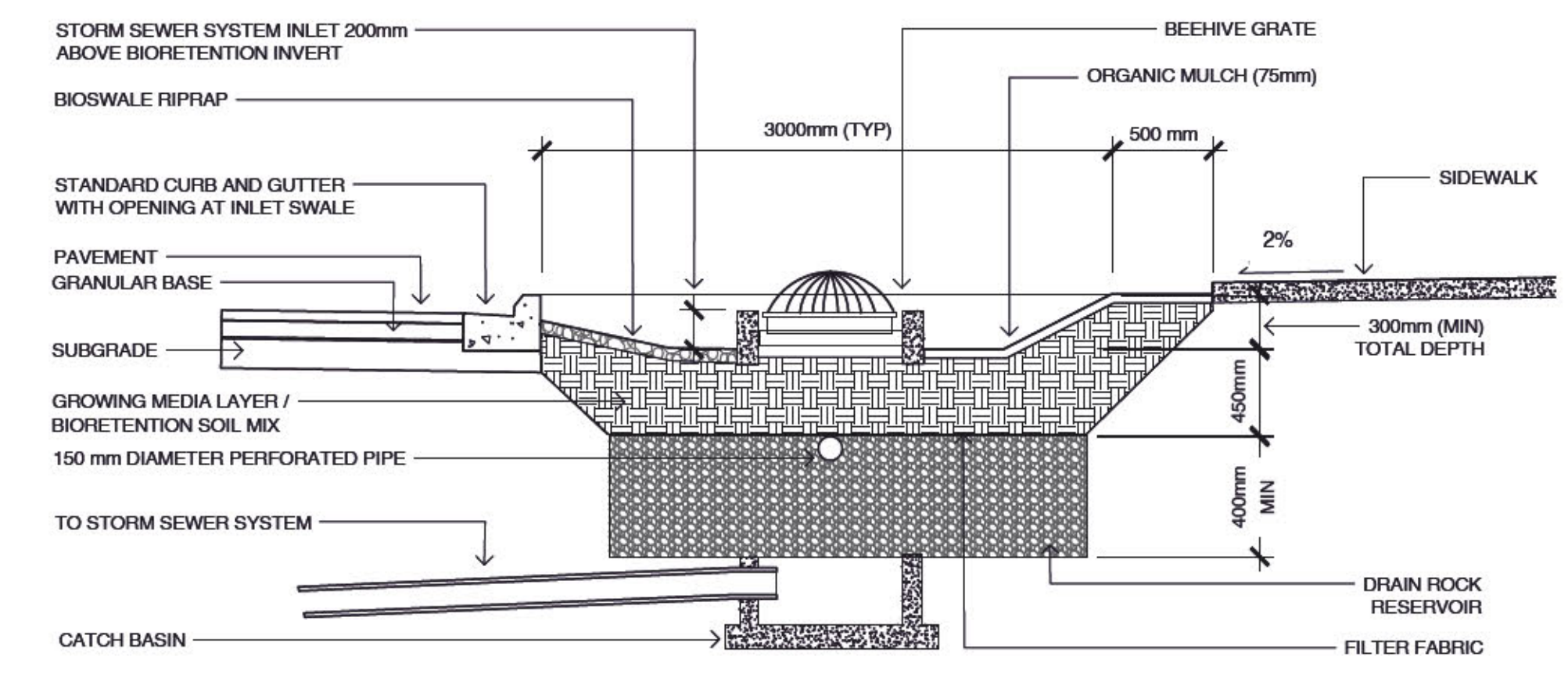
L3 Planting Plan



PLANT SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
44	✱	Blechnum spicant	Deer Fern	#1	y	
2	✱	Cornus canadensis	Creeping dogwood	tray	y	y
22	☀	Cornus sericea "Kelsey"	Kelseyi dogwood	#2		
7	☀	Gaultheria shallon	Salal	#2	Y	
58	✱	Juncus effusus	Common rush	#1	y	
51	✱	Mahonia nervosa	Oregon Grape	#1	y	
4	✱	Pinus Mugo	Dwarf Mugo pine	#2		
26	✱	Plyostichum munitum	Western sword fern	#1	y	
6	☀	Ribes sanguineum	Red-flowering currant	#2		y
14	☀	Symphoricarpos albus	Snowberry	#2	y	y
	▨	Native Meadow Seed Mix		hydro-seed	y	y

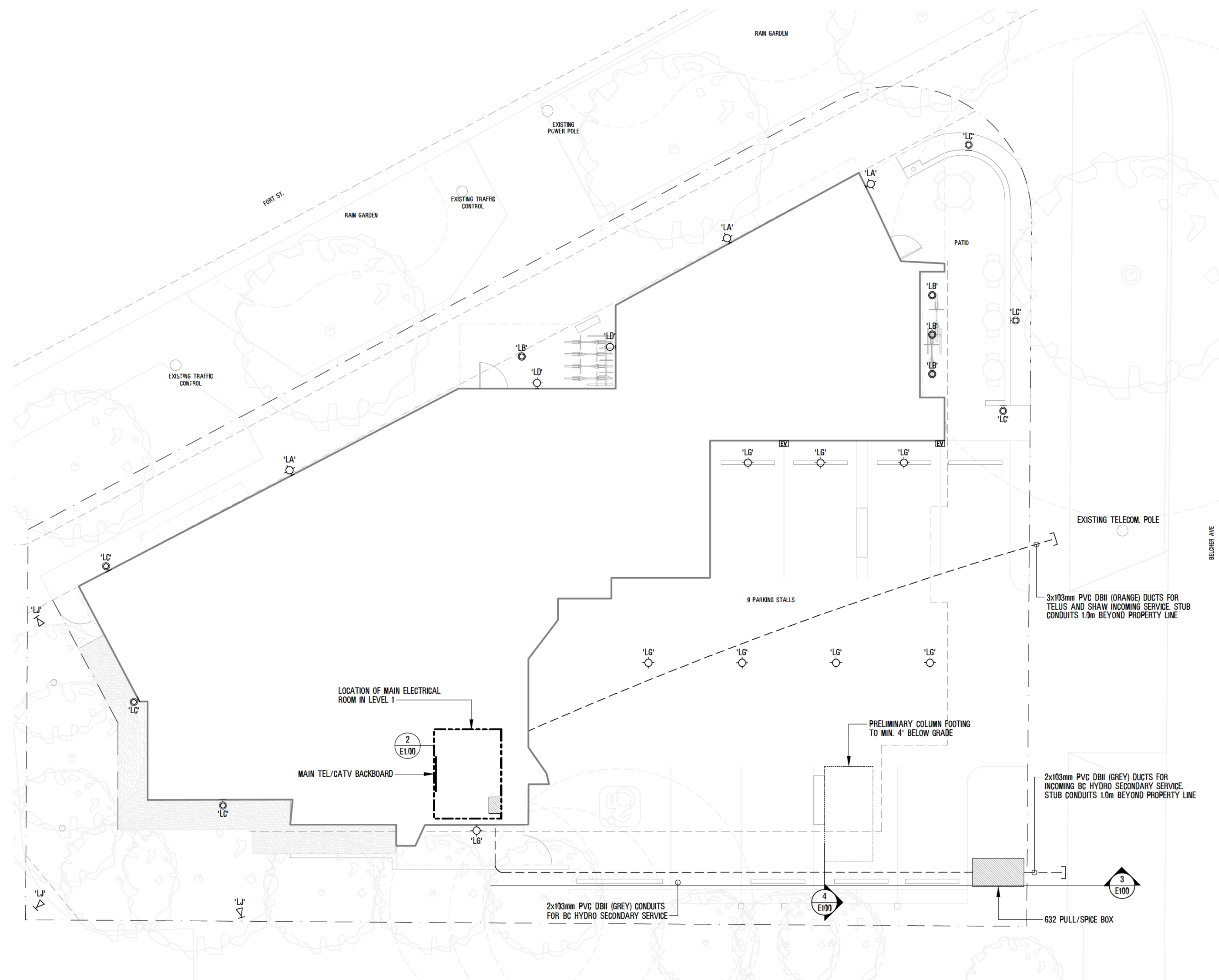
NOTES:
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



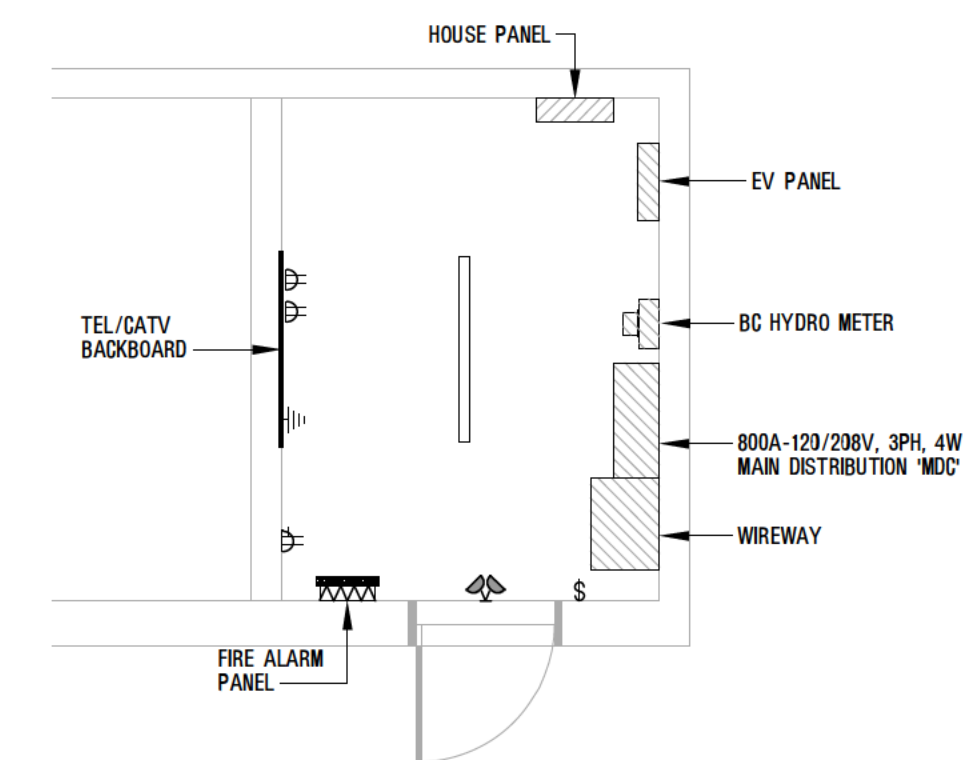
1 BIOSWALE DETAIL SCALE NTS

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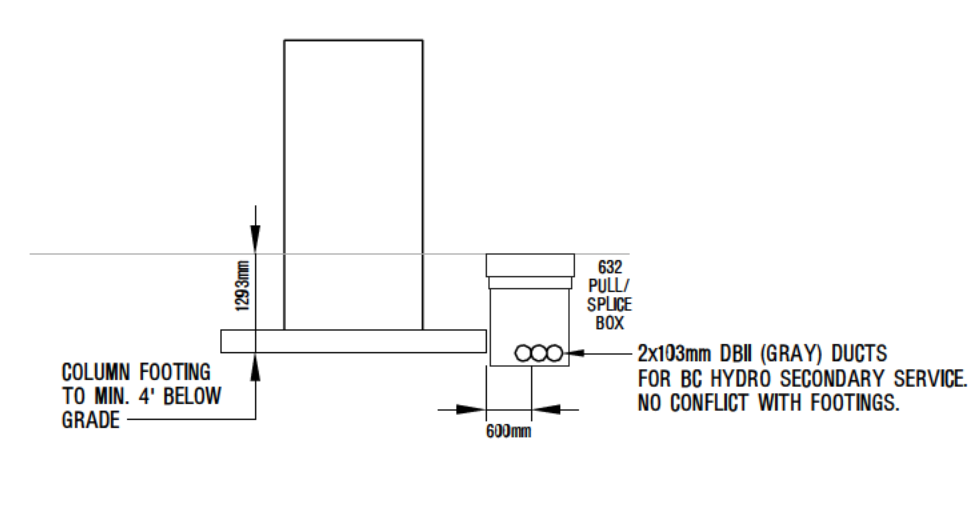
e2 Engineering Inc.
530 Herald Street, Victoria BC V8W 1S6
201-5180 Dublin Way, Nanaimo BC V9T 0P2
778-433-8991
EGBC P2P-1001513



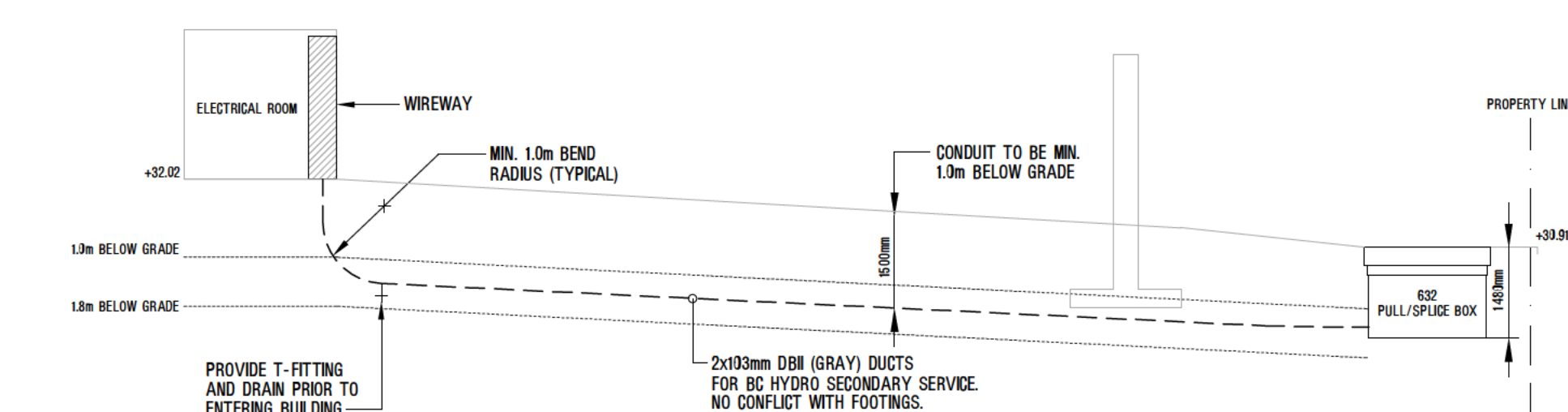
1 SITE PLAN
E1.00
1:100
1693 FORT STREET NORTH



2 ELECTRICAL ROOM
E1.00
1:50



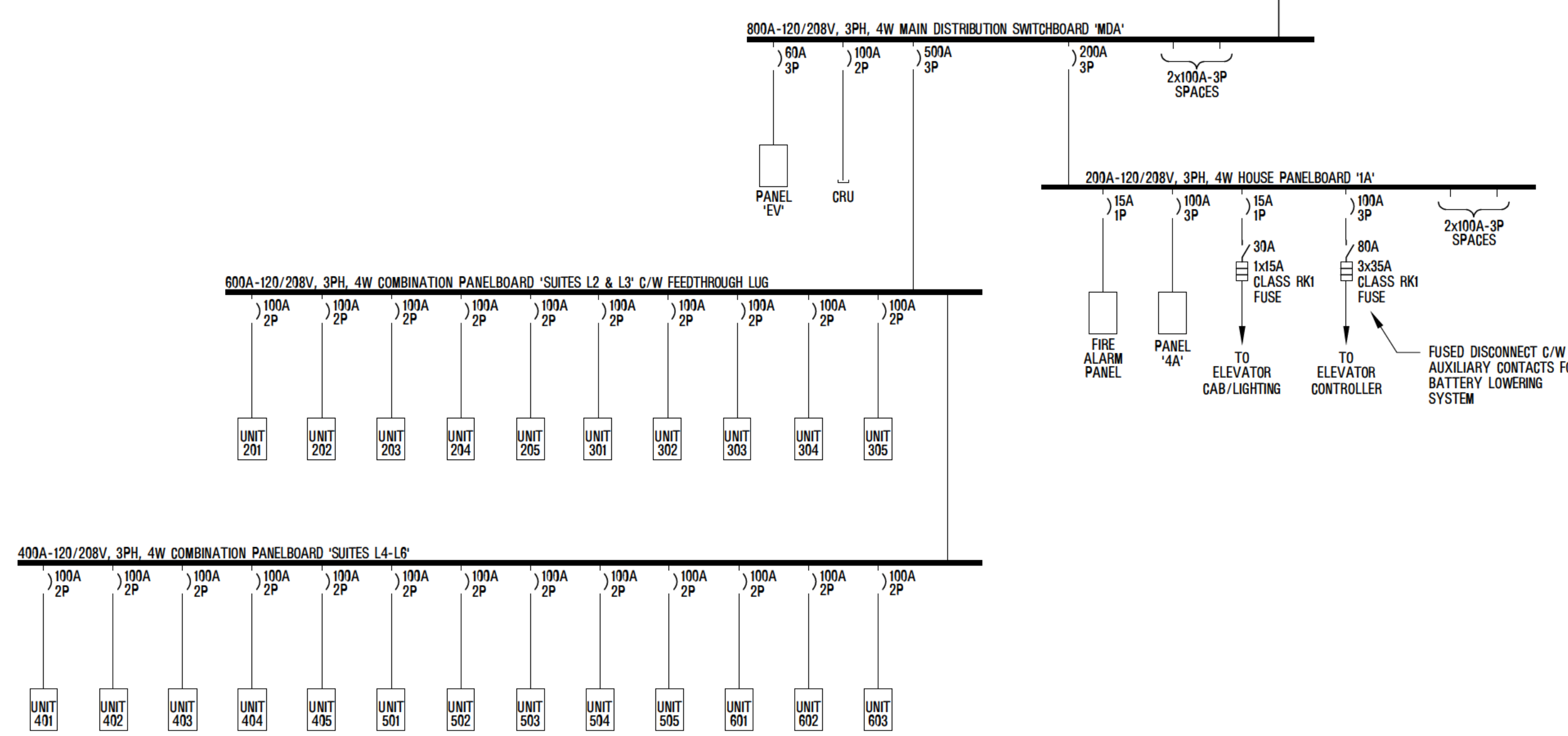
4 BC HYDRO SECTION DETAIL - WEST ELEVATION
E1.00
1:100



3 BC HYDRO SECTION DETAIL - NORTH ELEVATION
E1.00
1:100

NOTES:

- ALL BREAKERS MUST BE SERIES RATED ACCORDING TO THE AVAILABLE FAULT CURRENT. PROVIDE COORDINATION STUDY AND ADJUST TRIP SETTINGS ACCORDINGLY.
- PROVIDE SPRINKLER DRIP SHIELD FOR ALL ELECTRICAL EQUIPMENT UNLESS RECESSED OR FLUSH WITH WALL.
- SUBSTITUTION OF ALUMINUM FEEDERS OF EQUIVALENT AMPACITY IN LIEU OF COPPER FEEDERS IS ACCEPTABLE FOR FEEDERS RATED MORE THAN 100A, EXCEPT FOR ELEVATOR DISTRIBUTION FEEDERS WHERE COPPER FEEDERS MUST BE USED. UPSIZE CONDUITS ACCORDINGLY.
- TECK90, ACWJ AND NM90 NOT ACCEPTABLE IN PLENUM SPACES. PROVIDE WIRES IN EMT CONDUIT IN PLENUM SPACES.
- NM90 ACCEPTABLE ONLY IN AREAS CLASSIFIED AS COMBUSTIBLE CONSTRUCTION. CAUTION: SOME AREAS MAY BE CLASSIFIED AS NON-COMBUSTIBLE DESPITE USE OF WOOD STUDS. REFER TO ARCHITECTURAL PLANS FOR CONFIRMATION.
- COORDINATE LOCATION OF ELEVATOR CONTROLLER, QUANTITY AND LOCATION OF FUSED DISCONNECTS, SIZE AND TYPE OF FUSES, AND FEEDER SIZES WITH ELEVATOR SHOP DRAWINGS AND/OR ELEVATOR SUPPLIER PRIOR TO ANY WORK.
- PROVIDE FIRESTOP ASSEMBLY TO SEAL ALL ELECTRICAL PENETRATIONS THROUGH FIRE SEPARATIONS. FIRESTOP ASSEMBLY MUST SUFFICIENTLY PROVIDE THE FIRE (F) AND TEMPERATURE (T) RATINGS TO MATCH THE F AND T RATINGS OF THE FIREWALL AND FIRESEPARATION BETWEEN PARKING AREA AND REMINDER OF THE FLOOR AREA. REFER TO ARCHITECTURAL DRAWINGS.



4 800A-120/208V, 3PH, 4W SINGLE LINE DIAGRAM
E1.00
NTS

LEGEND	
GENERAL	
WP	WEATHERPROOF DEVICE
POWER	
⏏	DUPLEX 5-15R RECEPTACLE
⏏	DUPLEX 5-20R RECEPTACLE
⏏	ELECTRIC VEHICLE CHARGER, ROUGH IN
LIGHTING	
○	RECESSED ROUND DOWNLIGHT LUMINAIRE
◇	SURFACE MOUNTED LUMINAIRE
◇	WALL MOUNTED LUMINAIRE
—	SURFACE MOUNTED LINEAR LUMINAIRE
—	LED TAPE LIGHT C/W ALUMINUM CHANNEL
○	RECESSED STEP LUMINAIRE
▽	SPOT LIGHT
—	TAPE LIGHT C/W ALUMINUM CHANNEL
LIGHTING CONTROLS	
⏏	LINE VOLTAGE SWITCH, GANGED AS SHOWN
EMERGENCY	
⏏	WALL MOUNTED DUAL SELF-CONTAINED EMERGENCY HEADS

* NOT FOR PRICING *

* NOT FOR CONSTRUCTION *



rev no	description	date
2	Information	2022/05/26
1	Coordination	2020/10/22

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project name
Student Rental Housing

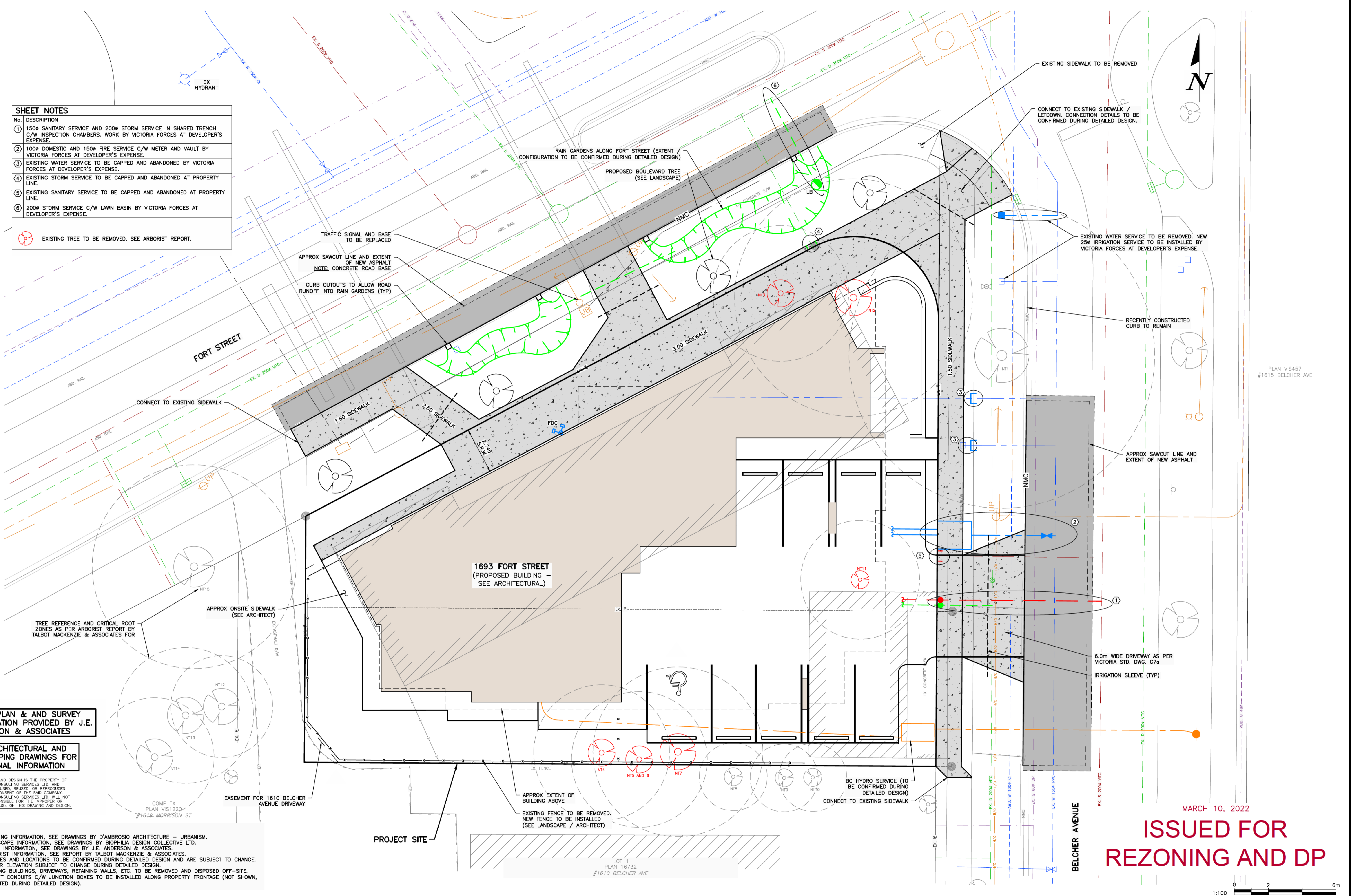
1693 Fort Street

sheet title
SITE PLAN
DETAILS AND LEGEND

project no.	20-59
drawing file	20-059-E100_SITE
date issued	JUNE 15, 2021
scale	As Noted
drawn by	PX
checked by	PL
revision no.	sheet no.

E1.00

- SHEET NOTES**
- | No. | DESCRIPTION |
|-----|----------------------------------------------------------------------------------------------------------------------------------------|
| ① | 150# SANITARY SERVICE AND 200# STORM SERVICE IN SHARED TRENCH C/W INSPECTION CHAMBERS. WORK BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ② | 100# DOMESTIC AND 150# FIRE SERVICE, C/W METER AND VAULT BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ③ | EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ④ | EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE. |
| ⑤ | EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE. |
| ⑥ | 200# STORM SERVICE C/W LAWN BASIN BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
- EXISTING TREE TO BE REMOVED. SEE ARBORIST REPORT.



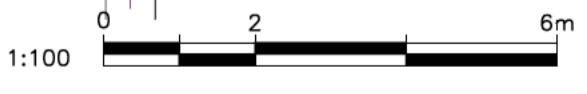
LEGAL PLAN & AND SURVEY INFORMATION PROVIDED BY J.E. ANDERSON & ASSOCIATES

SEE ARCHITECTURAL AND LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION

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- NOTES:**
- FOR BUILDING INFORMATION, SEE DRAWINGS BY D'AMBROSIO ARCHITECTURE + URBANISM.
 - FOR LANDSCAPE INFORMATION, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE LTD.
 - FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
 - FOR ARBORIST INFORMATION, SEE REPORT BY TALBOT MACKENZIE & ASSOCIATES.
 - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN AND ARE SUBJECT TO CHANGE.
 - MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 - STREETLIGHT CONDUITS C/W JUNCTION BOXES TO BE INSTALLED ALONG PROPERTY FRONTAGE (NOT SHOWN, IF REQUESTED DURING DETAILED DESIGN).

MARCH 10, 2022
**ISSUED FOR
 REZONING AND DP**



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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

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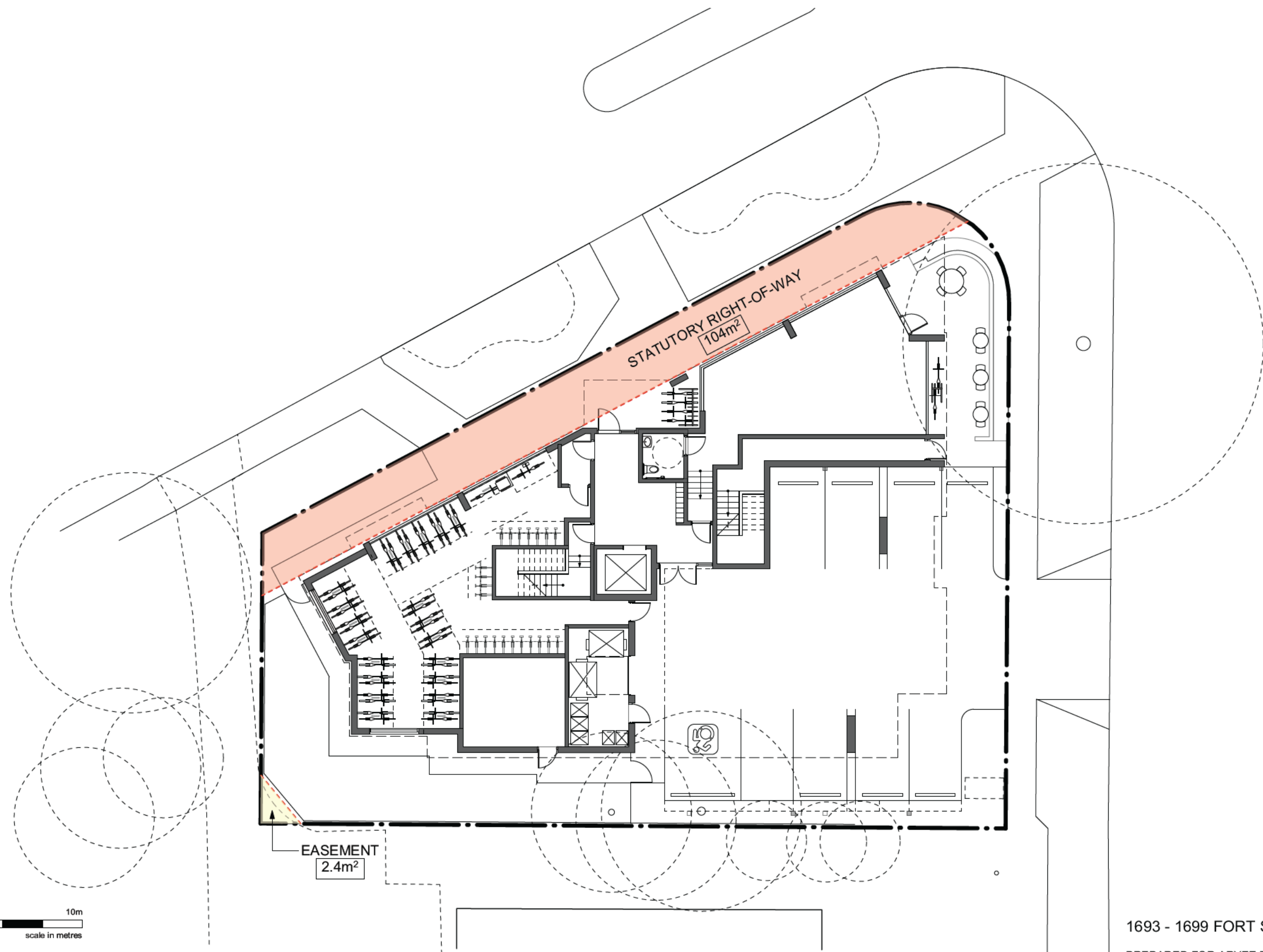
500 - 3960 QUADRA STREET
 VICTORIA, BC V8X 4A3
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SEAL

PROJECT:
1693 FORT STREET, VICTORIA, BC

TITLE:
CONCEPTUAL SERVICING DRAWING

SCALE HORIZ: 1:100	VERT: N/A
PROJECT NO. 20-118	ISSUED/REVISION
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 20-118-C1	



D'AMBROSIO
architecture + urbanism



1693 - 1699 FORT STREET SITE DIAGRAM

PREPARED FOR ARYZE DEVELOPMENTS

GENERAL INFORMATION, DIMENSIONS AND SPECIFICATIONS ON THIS DRAWING ARE SUBJECT TO CONFIRMATION AND ARE NOT TO BE USED AS A PART OF CONSTRUCTION CONTRACT DOCUMENTATION