

TREE INFORMATION- ALL TREES ARE EXISTING

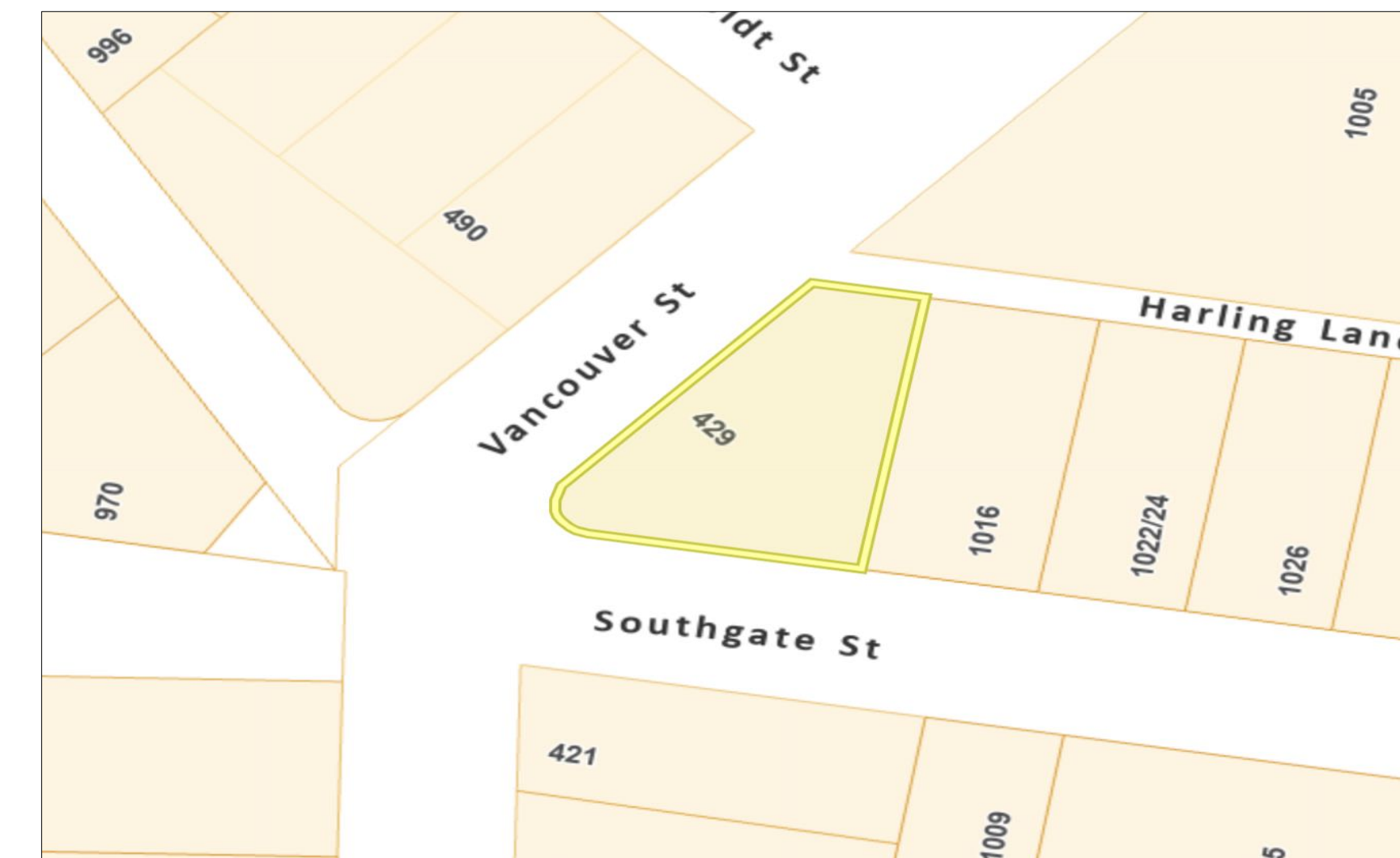
TREE #	SPECIES	DBH (cm)	LOCATION	REASON FOR REMOVAL, PRUNING WORK OR WORK IN PRZ
T1	Cedrus deodara	50	WEST SIDE YARD	WORK IN PRZ
T2	Thuja plicata	37	EAST SIDE YARD	WORK IN PRZ
T3	Prunus serrulata	51	SOUTHGATE STREET	WORK IN PRZ
T4	Prunus serrulata	26	SOUTHGATE STREET	WORK IN PRZ
T5	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ
T6	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ

DRAWING LEGEND

EXISTING PROPERTY LINE	
EXISTING SETBACKS	



EXISTING BUILDING VIEW FROM VANCOUVER STREET



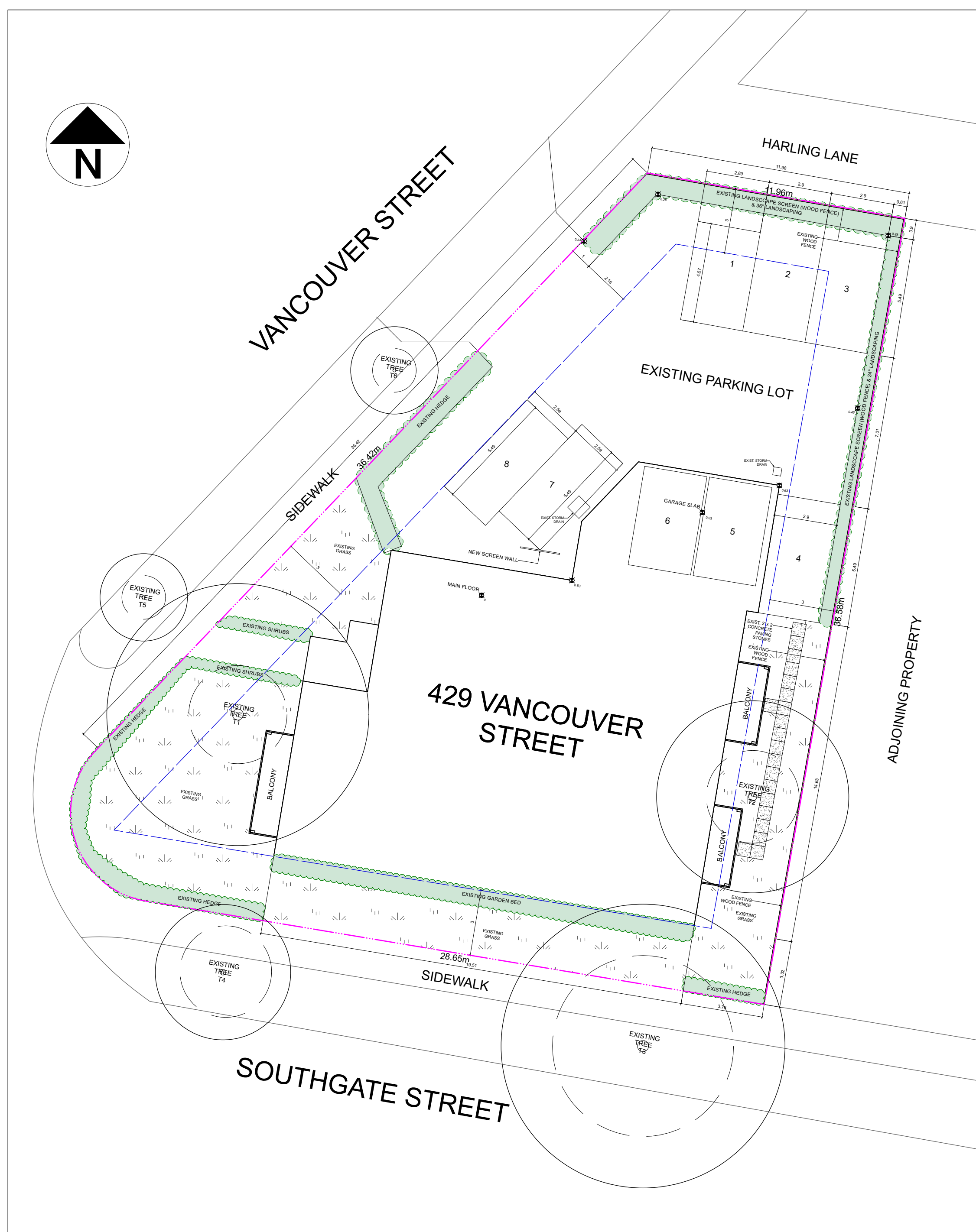
EXISTING BUILDING LOCATION

Revisions
 Received Date:
 April 24, 2023

PROJECT:
PARKING VARIANCE
 DPV00194

PROJECT ADDRESS:
 429 VANCOUVER STREET
 VICTORIA, BC
 V8V 3TC

CLIENT:
EXPANSION PROPERTIES

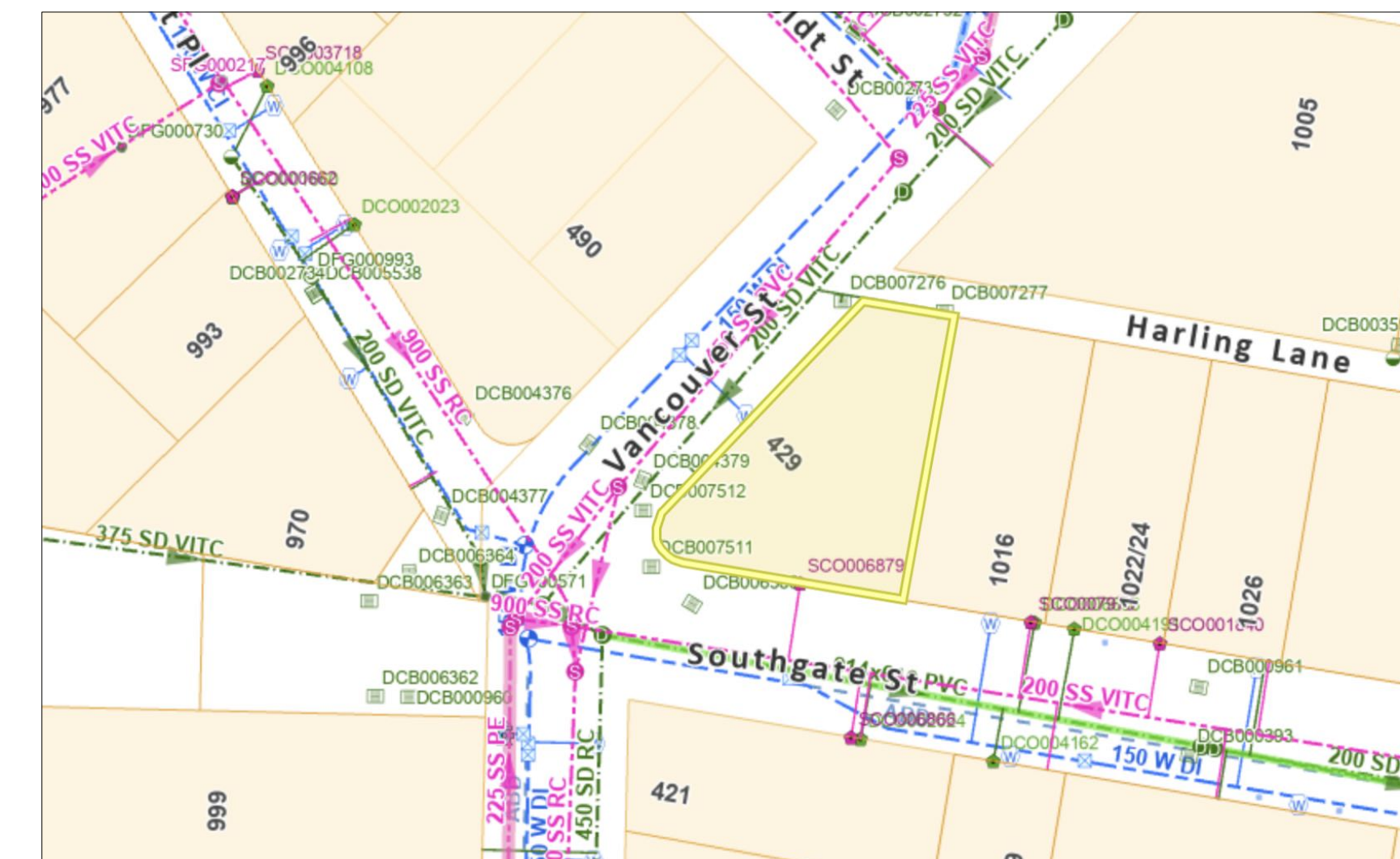


PROJECT INFORMATION TABLE

ZONING (existing)	R3-AM-2
SITE AREA (m2)	874 m2
TOTAL FLOOR AREA (m2)	Main Building: 765 m2 Bike Storage: 22 m2
COMMERCIAL FLOOR AREA (m2)	n/a
FLOOR SPACE RATIO	0.9:1
SITE COVERAGE %	38.4%
OPEN SITE SPACE %	38.2%
HEIGHT OF BUILDING (m)	9.44m Shall not exceed 12m
NUMBER OF STOREYS	3 Storeys
PARKING STALLS (NUMBER) ON SITE	Existing: 8 (existing non-conforming) Proposed: 1.3 x 10 units = 13 + 1 visitor stall required
BIKE PARKING NUMBER (STORAGE AND RACK)	Existing: 0 (existing non-conforming) Proposed: 11 long term & 6 short term
BUILDING SETBACK (m)	
FRONT YARD	3 m
REAR YARD	3 m
SIDE YARD (East)	3 m
SIDE YARD (West)	3 m
COMBINED SIDE YARD	12 m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	Existing: 8 units Proposed: 10 units
UNIT TYPE e.g., 1 bedroom	Existing: 7 1-bedroom, 1 2-bedroom Proposed: 7 1-bedroom, 1 2-bedroom, 2 bachelor suites
GROUND-ORIENTED UNITS	Existing: 3 Proposed: 4
MINIMUM FLOOR AREA (m2)	Existing: 55 m2 Proposed: 34 m2
TOTAL RESIDENTIAL FLOOR AREA (m2)	Existing: 538 m2 Proposed: 608 m2



EXISTING AERIAL VIEW



EXISTING UNDERGROUND SERVICES

ISSUED FOR:
BUILDING PERMIT

REVISION NO.:	DATE:
1	JUNE 8, 2022
2	OCT 25, 2022
3	APRIL 24, 2023

SAC PROJECT NO.:

VAN-429-20

DRAWN BY:
 SL

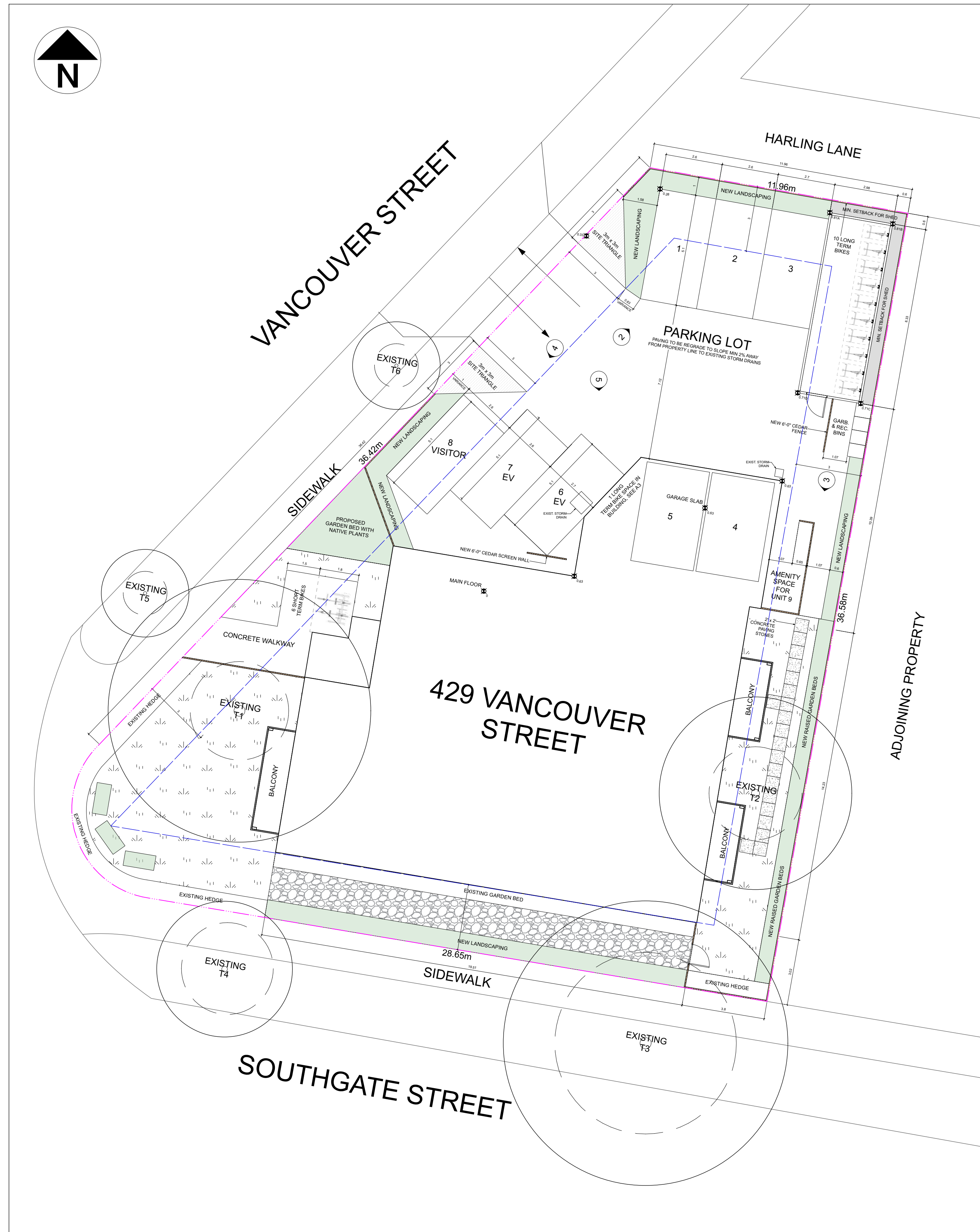
DATE:
 APRIL 24, 2023

SCALE:
 AS NOTED

DRAWING TITLE:
SITE PLAN & ZONING INFORMATION

DRAWING NUMBER:

A1



1 PROPOSED SITE PLAN
A2 1:120

LONG TERM VEHICLE PARKING REQUIREMENTS (BASED ON R3-AM-2 ZONING BYLAW)				COMMENTS
NUMBER OF UNITS	PARKING CALCULATION	TOTAL SPACES REQUIRED		
10	1.3 stalls x 10 units	13		
TOTAL:			13 Long term parking stalls is required	8 Existing parking stalls are provided on site 8 parking stalls are proposed 13 Long term parking stalls & 1 Visitor parking stall are required A VARIANCE OF 6 PARKING STALLS IS REQUESTED
VISITOR VEHICLE PARKING REQUIREMENTS (BASED ON SCHEDULE C)				
STALL TYPE	NUMBER OF UNITS	SCHEDULE C CALCULATION	TOTAL SPACES REQUIRED	
VISITOR	10	0.1 spaces per dwelling unit	1	
TOTAL:			1 Visitor parking stall is required	
BICYCLE PARKING (LONG TERM & SHORT TERM) (BASED ON SCHEDULE C)				COMMENTS
TYPE	SCHEDULE C CALCULATION		TOTAL	
LONG TERM	1 space/dwelling unit <45m ² : 1.25 spaces/dwelling unit ≥45m ² :	1 x 2 = 2 1.25 x 8 = 10	12	
SHORT TERM	The greater of 6 spaces per building or 0.1 spaces/ per dwelling unit:		6	11 long term bike parking stalls will be provided on site (not required) 6 short term bike parking stalls will be provided on site NO VARIANCE IS REQUESTED



2 EXISTING VIEW OF STALLS #1, 2 & 3
NTS



3 EXISTING VIEW OF AMENITY SPACE
NTS



4 EXISTING VIEW OF STALLS #6, 7, & 8
NTS



5 EXISTING VIEW OF GARAGE
NTS

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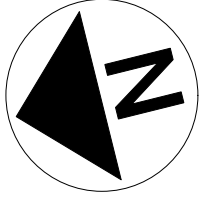
DATE:
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SCALE:
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DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:

A2



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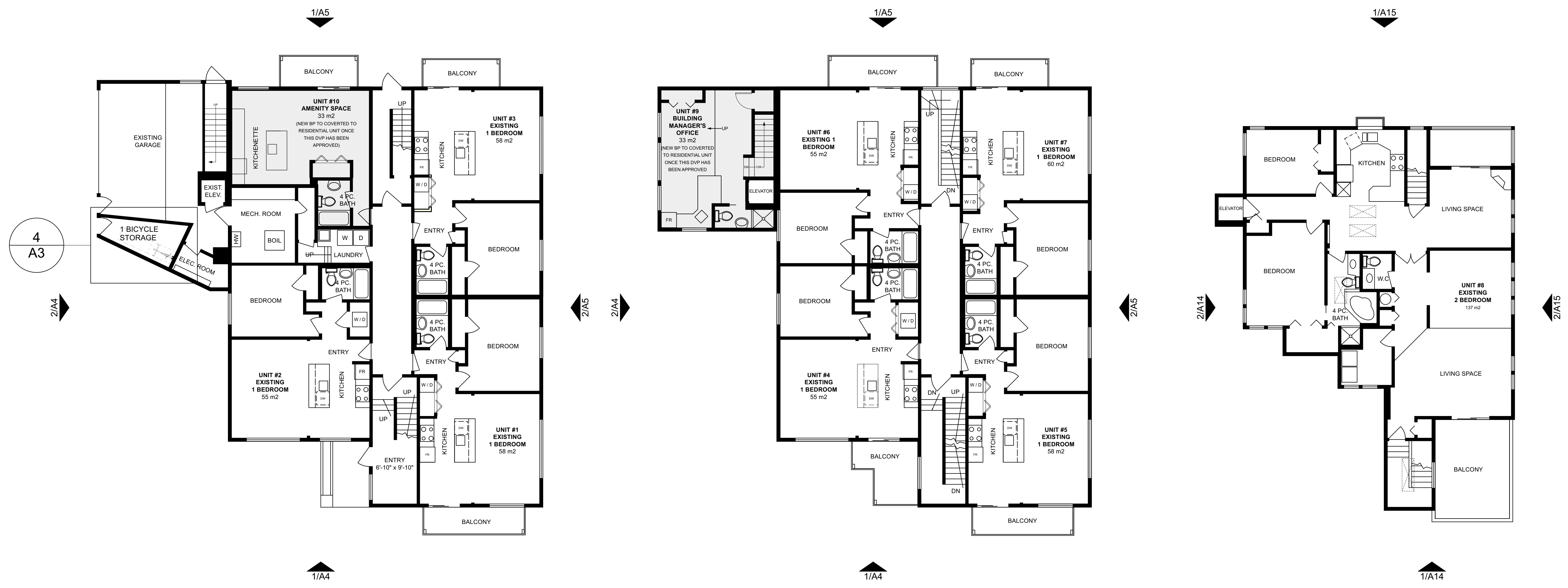
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SCALE:
AS NOTED

DRAWING TITLE:
KEY PLAN

DRAWING NUMBER:

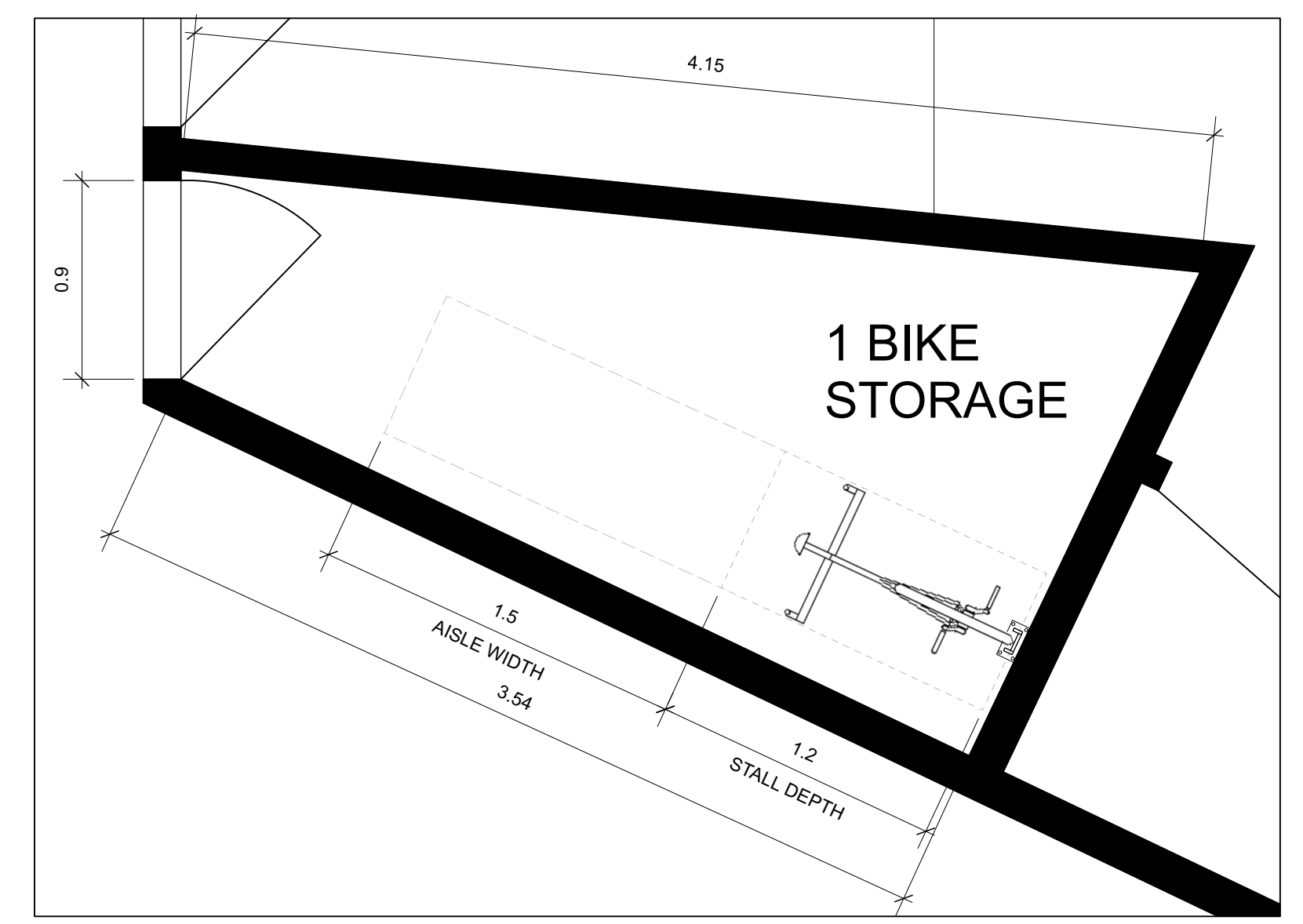
A3



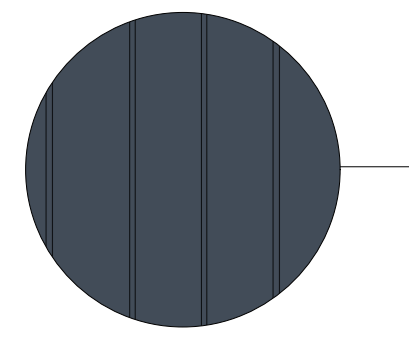
1
A3
MAIN FLOOR PLAN
1:100

2
A3
SECOND FLOOR PLAN
1:100

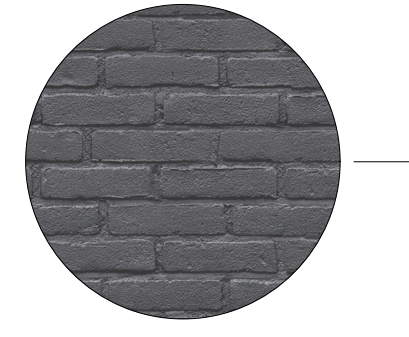
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A3
THIRD FLOOR PLAN
1:100



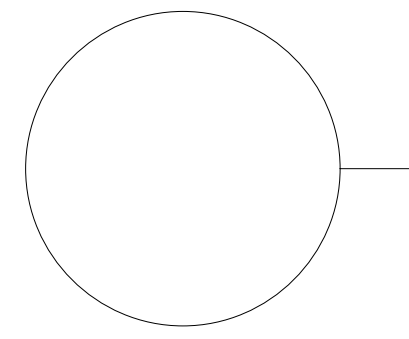
4
A3
ENLARGED BIKE STORAGE
1:24



VETICAL HARDIPANEL
COLOUR: DULUX DLX1041-7
"CAVALRY"
(JAMES HARDIE)



PAINT
(ON EXISTING BRICK CLADDING)
ELASTOMERIC PAINT
COLOUR: SW 7069 IRON ORE



PAINTED TRIM
COLOUR: SW 7005 PURE
WHITE



HUNG WINDOW
VINYL WINDOW
COLOUR: WHITE



DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE



SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE

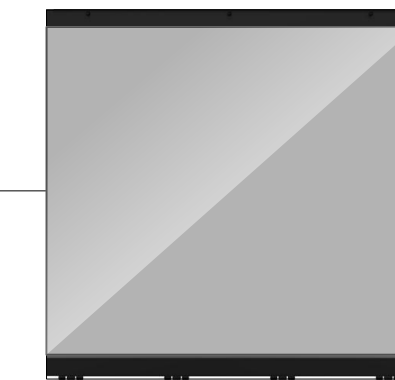
TYPICAL: ALL NEW WINDOWS & PATIO DOOR



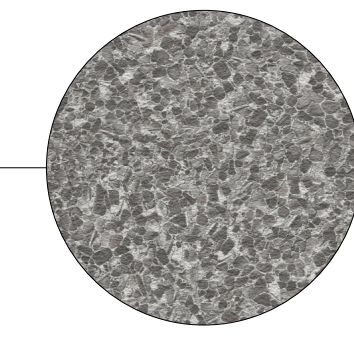
1 WEST ELEVATION
A4 1:50



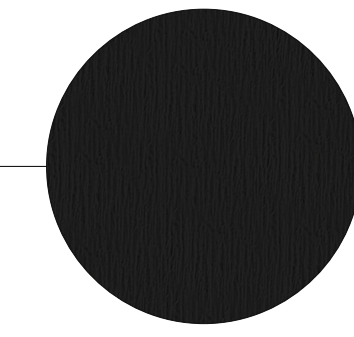
2 NORTH ELEVATION
A4 1:50



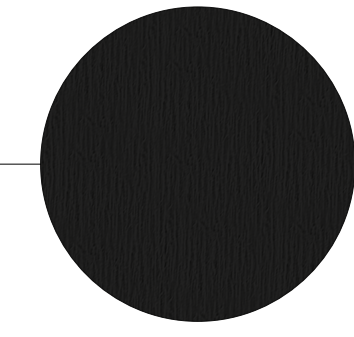
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



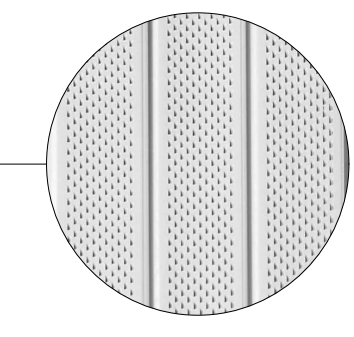
BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDPEBBLE



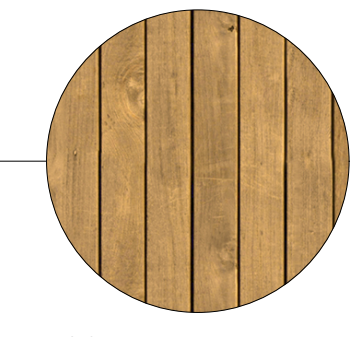
BALCONY FASCIA
PAINTED COMBED FASCIA
TRIM BOARD
COLOUR:
SW 6258 TRICORN BLACK



BALCONY GUARDRAIL &
NEW ENTRY DOOR
COLOUR: TO MATCH WITH
SW 6258 TRICORN BLACK



ALUMINUM SOFFIT
COLOUR: WHITE



SOFFIT
CEDAR SOFFIT



CEDAR FENCE

PROJECT:
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VARIANCE
DPV00194**

PROJECT ADDRESS:
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VICTORIA, BC
V8V 3TC

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PROPERTIES**



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DRAWN BY:
SL

DATE:
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SCALE:
AS NOTED

DRAWING TITLE:
**PROPOSED
ELEVATIONS
-WEST & NORTH**

DRAWING NUMBER:

A4

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 DPV00194**

PROJECT ADDRESS:
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 VICTORIA, BC
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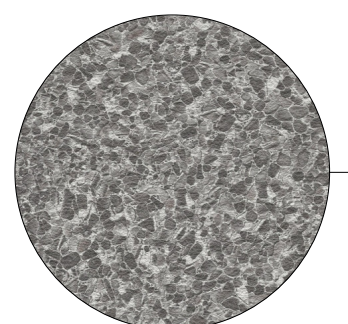
DRAWING TITLE:
**PROPOSED
 ELEVATIONS
 -EAST & SOUTH**

DRAWING NUMBER:

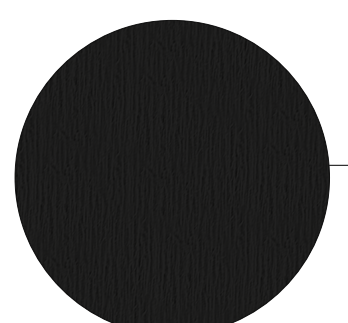
A5



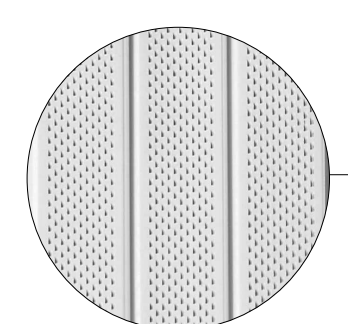
GUARDRAIL GLASS
 8mm TINTED TEMPERED
 GLASS



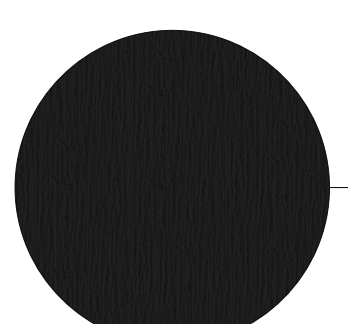
BALCONY MEMBRANE
 48mil VINYL DECK MEMBRANE
 COLOUR: SANDPEBBLE



BALCONY FASCIA
 PAINTED COMBED FASCIA
 TRIM BOARD
 COLOUR:
 SW 6258 TRICORN BLACK



ALUMINUM SOFFIT
 COLOUR: WHITE



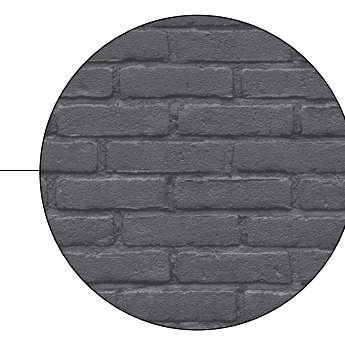
BALCONY GUARDRAIL &
 NEW ENTRY DOOR
 COLOUR: TO MATCH WITH
 SW 6258 TRICORN BLACK



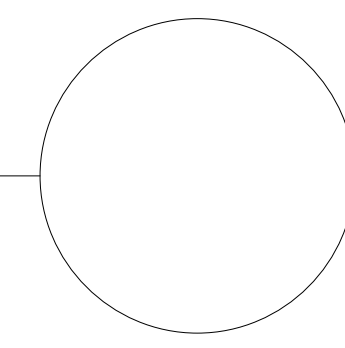
3
 A5
EAST ELEVATION
 1:50



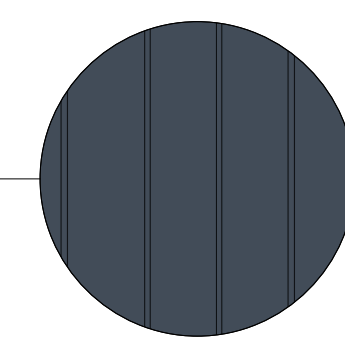
2
 A5
SOUTH ELEVATION
 1:50



PAINT
 (ON EXISTING BRICK CLADDING)
 ELASTOMERIC PAINT
 COLOUR: SW 7069 IRON ORE



PAINTED TRIM
 COLOUR: SW 7005 PURE
 WHITE



VETICAL HARDIPANEL
 COLOUR: DULUX DLX1041-7
 "CAVALRY"
 (JAMES HARDIE)



CEDAR FENCE



HUNG WINDOW
 VINYL WINDOW
 COLOUR: WHITE

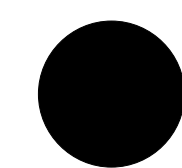

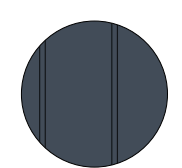
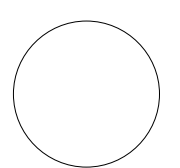
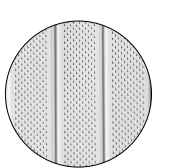



DOUBLE SLIDING WINDOW
 VINYL WINDOW
 COLOUR: WHITE

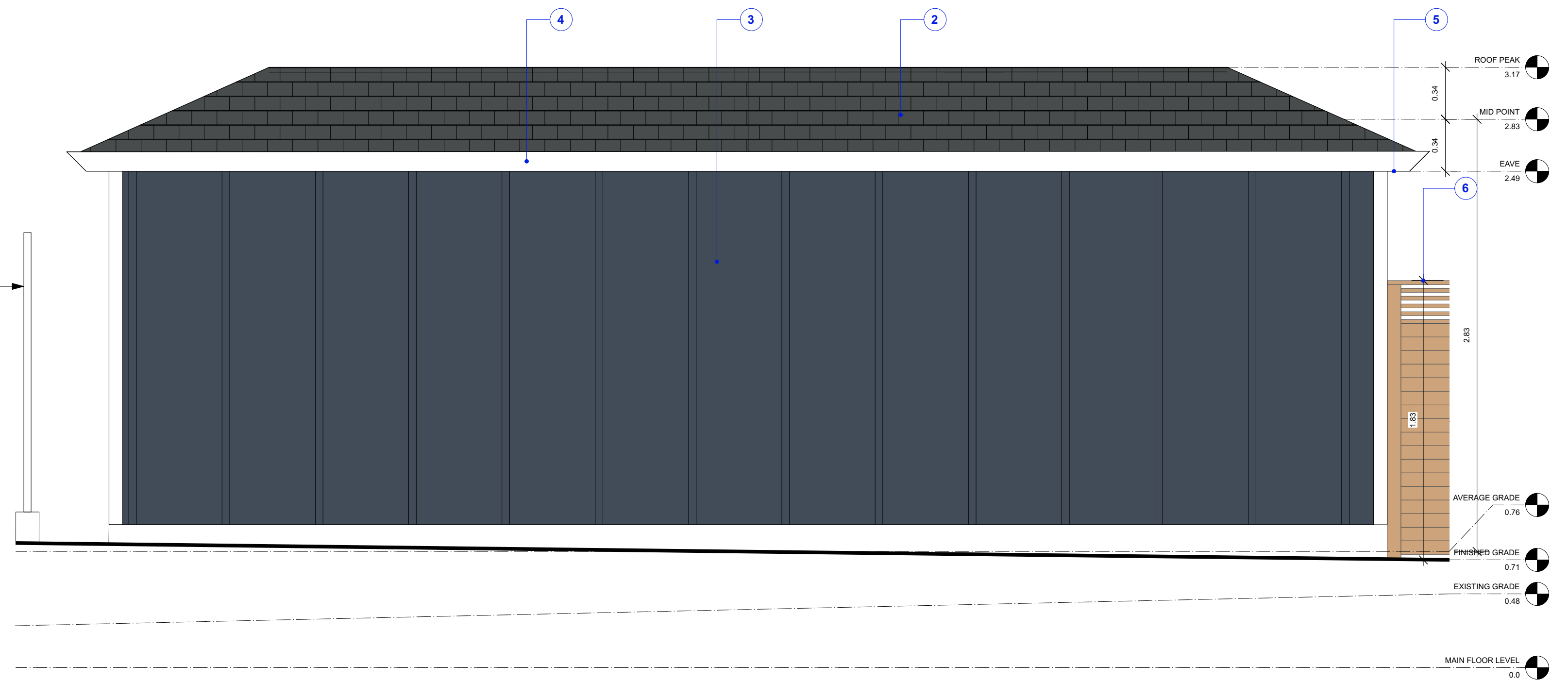
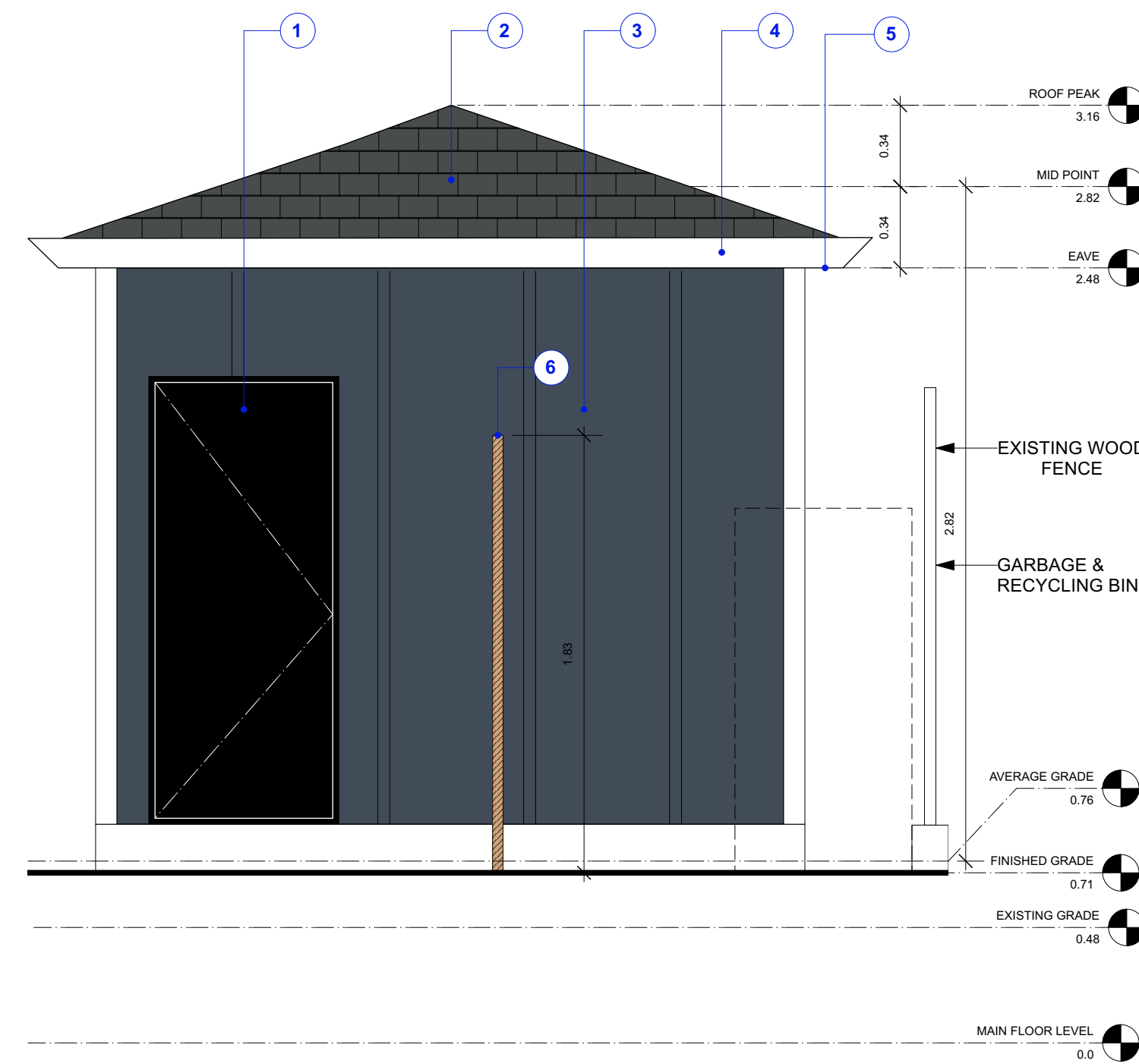
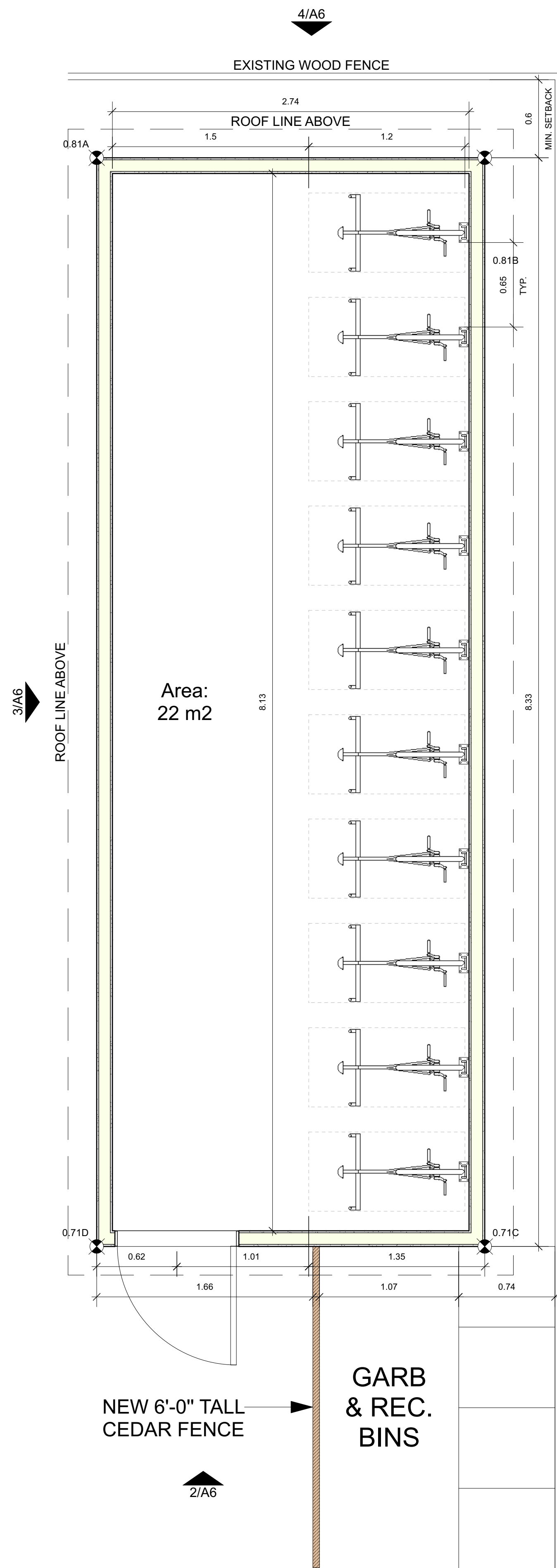


SLIDING PATIO DOOR
 VINYL PATIO DOOR
 COLOUR: WHITE

TYPICAL: ALL NEW WINDOWS & PATIO DOOR

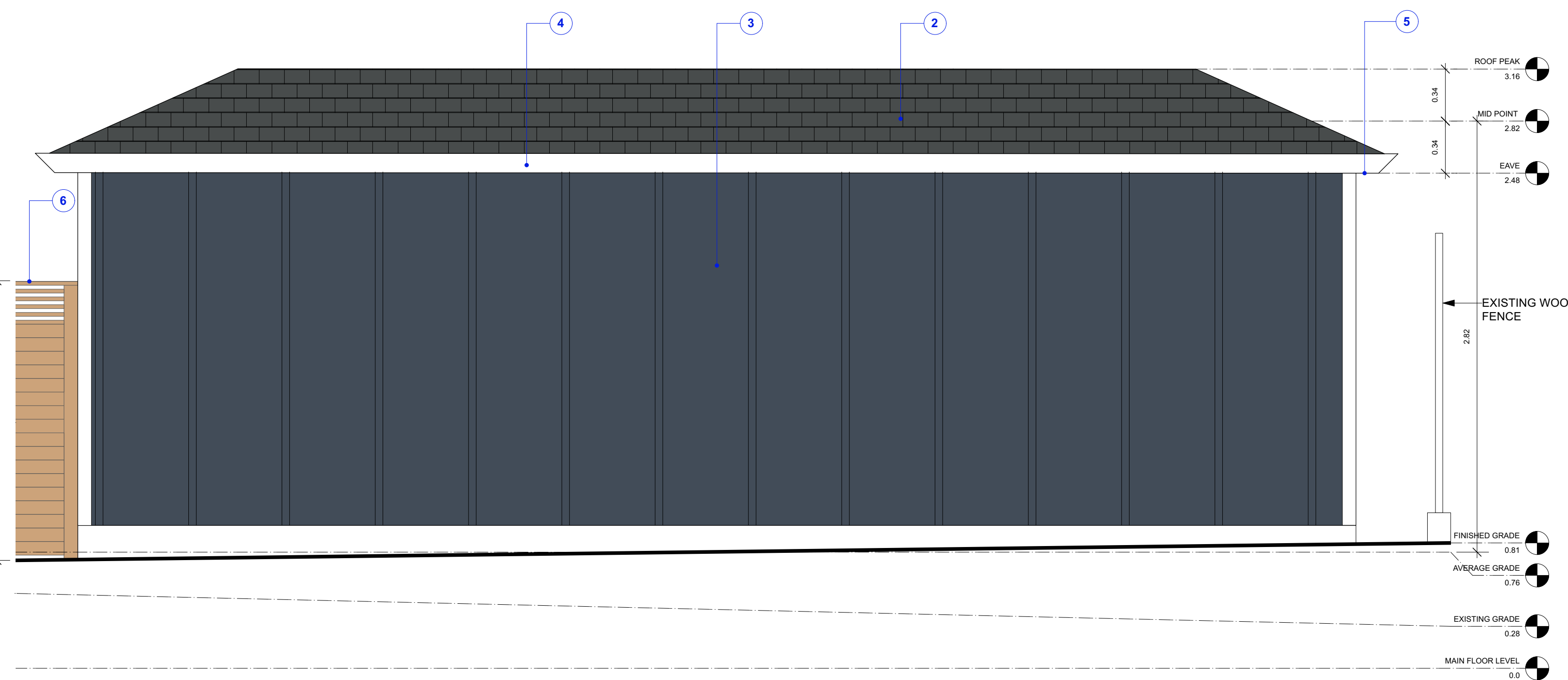
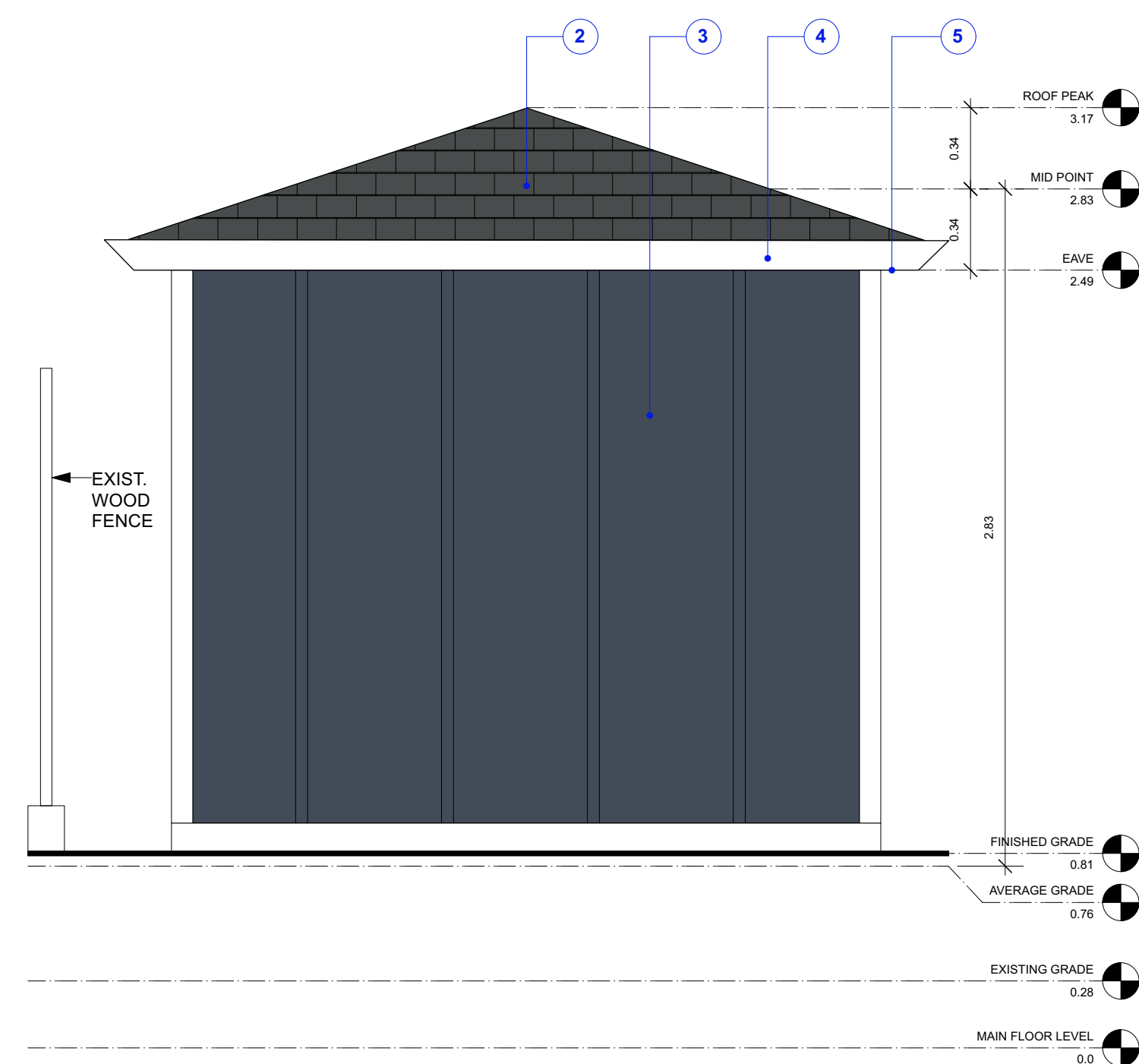
MATERIALS & COLOUR					
1 METAL DOOR & FRAME PAINTED	2 ASPHALT SHINGLES	3 VERTICAL HARDIPANEL SIDING	4 PAINTED TRIM	5 ALUMINUM SOFFIT	6 CEDAR FENCE
					
COLOUR: SW 6258 "TRICORN BLACK"	TO MATCH EXISTING	COLOUR: DULUX DLX1041-7 "CAVALRY"(JAMES HARDIE)	COLOUR: SW 7005 "PURE WHITE"	COLOUR: WHITE	CEDAR SOFFIT

GRADE POINT	ELEVATION	AVERAGE OF POINT	TOTAL
A	0.81 m	(A+B)/2 =	0.81 m
B	0.81 m	(B+C)/2 =	0.76 m
C	0.71 m	(C+D)/2 =	0.71 m
D	0.71 m	(D+E)/2 =	0.76 m
AVERAGE GRADE			0.76



2 BIKE STORAGE ELEVATION
A6 1:24

3 BIKE STORAGE ELEVATION
A6 1:24



4 BIKE STORAGE ELEVATION
A6 1:24

5 BIKE STORAGE ELEVATION
A6 1:24

1 BIKE STORAGE PLAN
A6 1:24

PROJECT:
PARKING VARIANCE DPV00194

PROJECT ADDRESS:
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VICTORIA, BC
V8V 3T3

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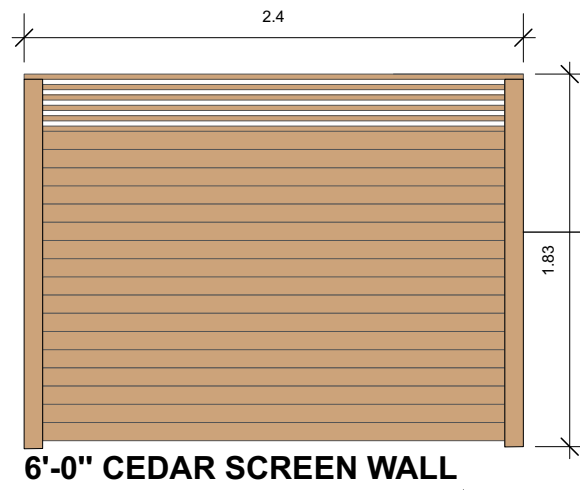
DRAWING TITLE:
PROPOSED BIKE STORAGE PLAN & ELEVATIONS

DRAWING NUMBER:
A6



NEW EMERALD CEDAR

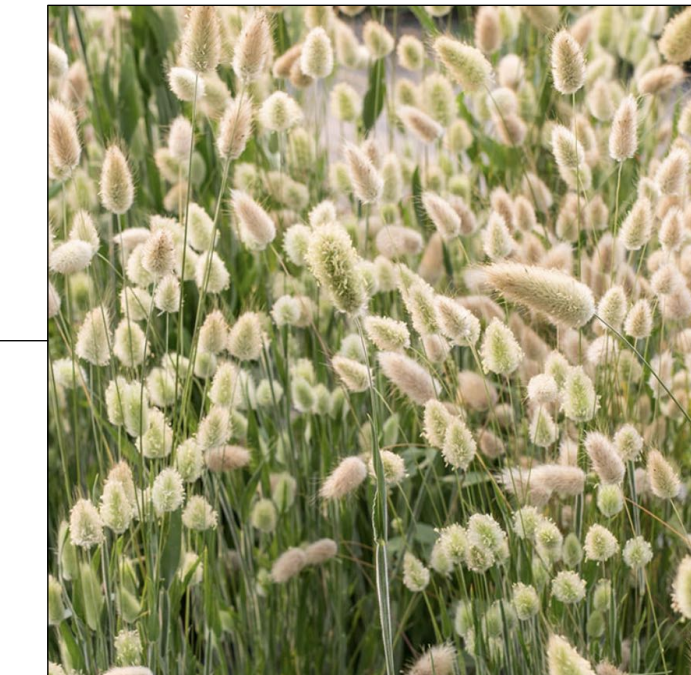
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T6	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ



6'-0" CEDAR SCREEN WALL



NEW HYDRANGEA



NEW BUNNY GRASS

BLEEDING HEART	CALLA LILY	HEATHER	NOOTKA ROSE
LAVENDAR	MOCK ORANGE	NODDING ONION	PEONY
RED FLOWERING CURRENT	SWORD FERB	SALAL	SOLOMON'S SEAL
	<p>LANDSCAPING NOTES:</p> <p>LOCATE ALL NEW PLANTING A MINIMUM OF 0.45cm FROM THE PROPERTY LINE</p> <p>ALL PLANTS NOTED HERE ARE NEW</p>		
ECHINACEA			

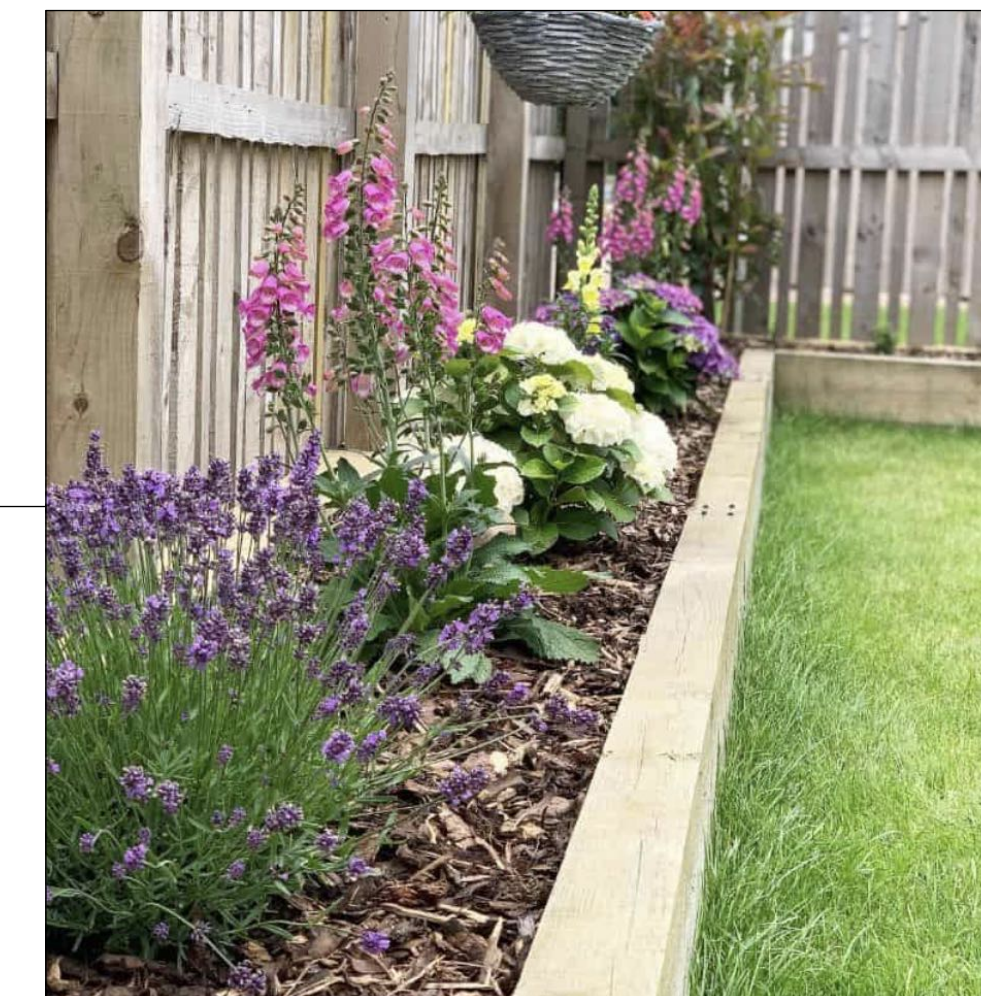
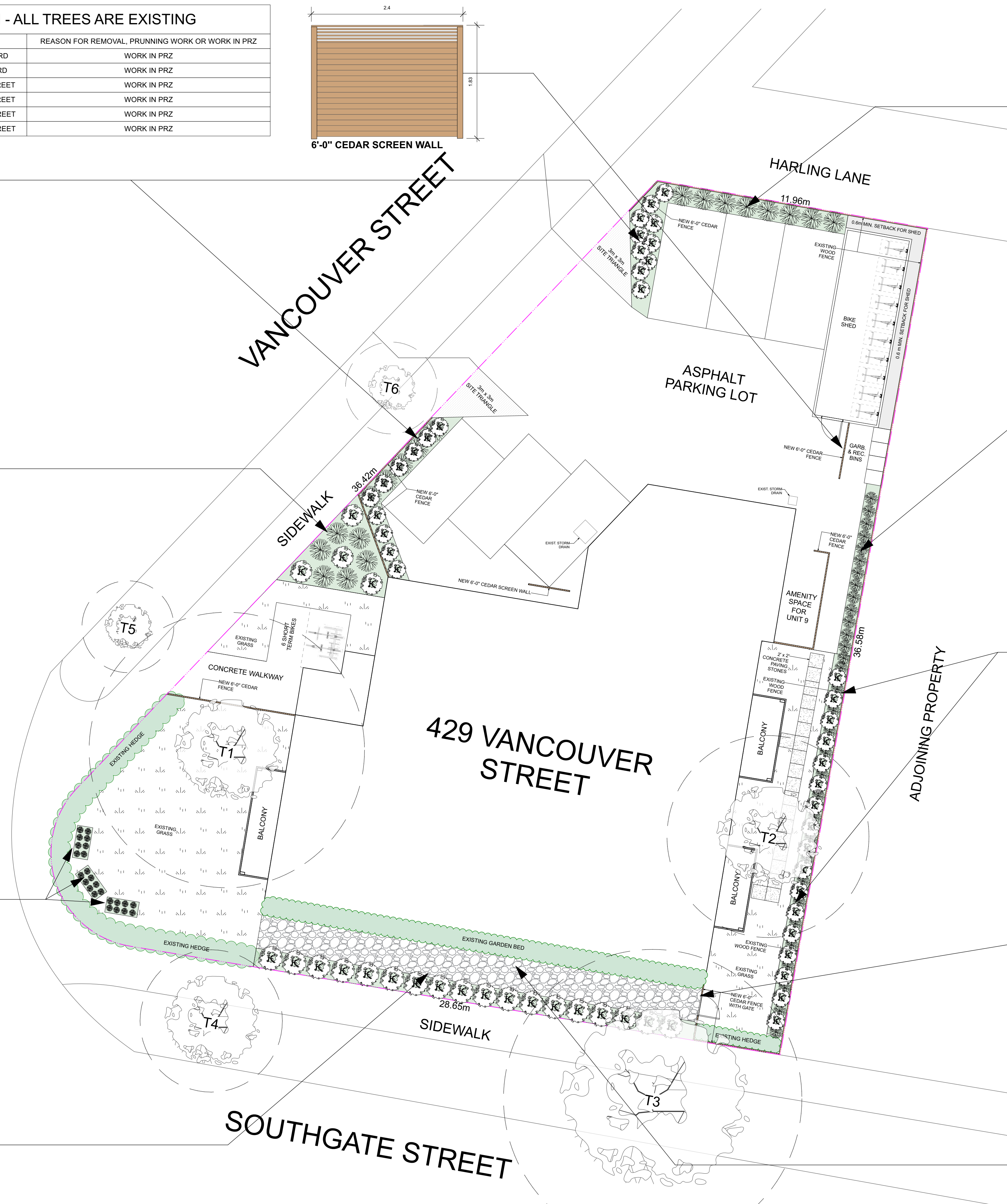


NEW PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE GARDENS



NEW CALIFORNIA LILAC

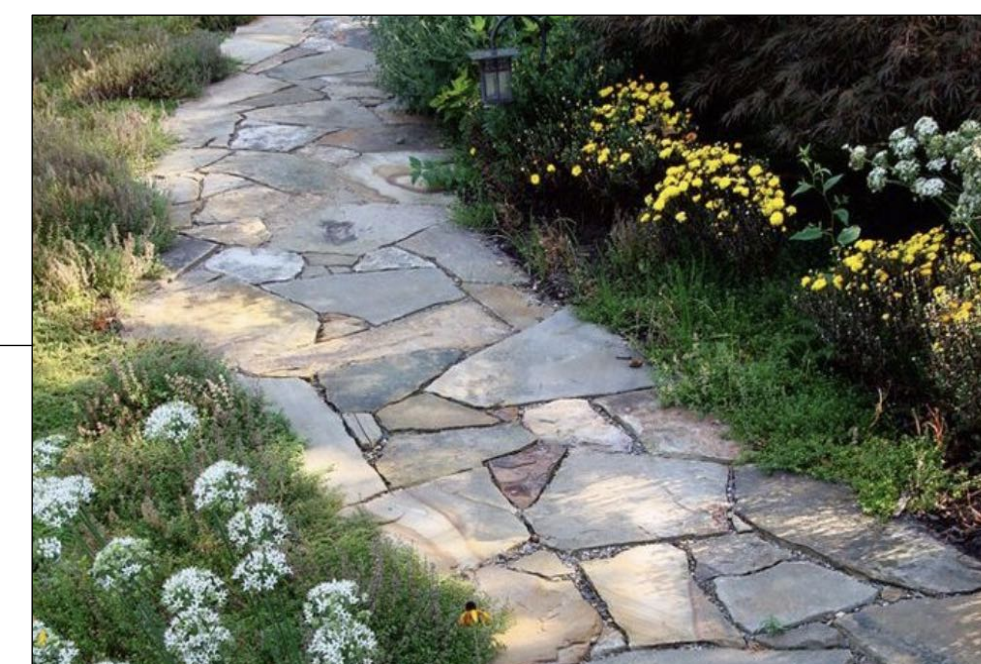
1 LANDSCAPE PLAN
A7 1:100



NEW PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE GARDEN



NEW CEDAR FENCE



REMOVE GRASS & ADD NEW STEPPING STONES

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VICTORIA, BC
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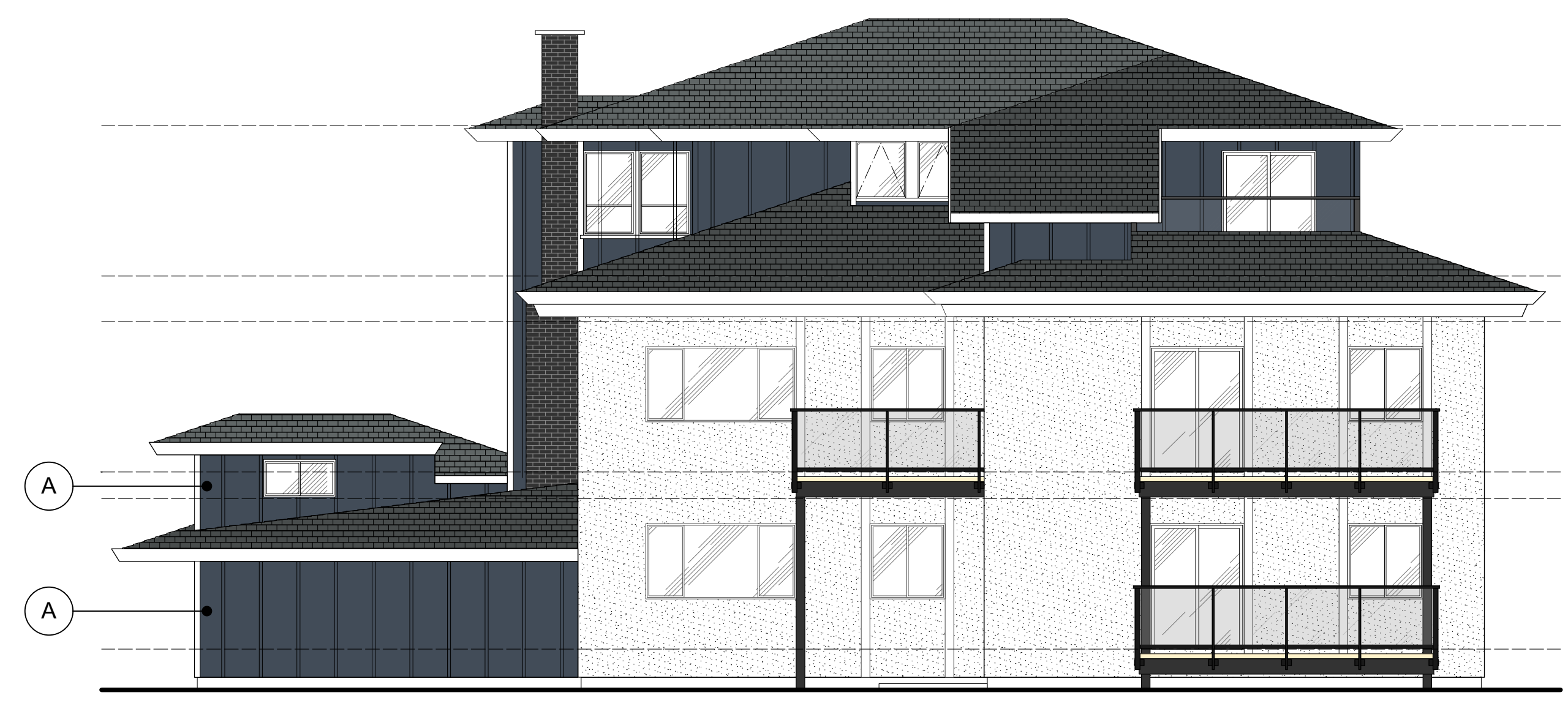
DRAWN BY:
SL

DATE:
APRIL 24, 2023

SCALE:
AS NOTED

DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NUMBER:
A7



1 WEST ELEVATION
A8 1:75

LIMITING DISTANCE CALCULATIONS (BCBC 3.2.3.1.B)						
	AREA (m2)	AREA OPEN (m2)	OPEN %	LD (m)	ALLOWABLE OPEN (%)	COMMENTS
A	22.3	0.73	3.3%	3.5	26%	

ALL OTHER UNPROTECTED OPENINGS ARE EXISTING



2 EAST ELEVATION
A8 1:75

LIMITING DISTANCE CALCULATIONS (BCBC 3.2.3.1.B)						
	AREA (m2)	AREA OPEN (m2)	OPEN %	LD (m)	ALLOWABLE OPEN (%)	COMMENTS
A	27.4	3.1	11.3%	3.5	39%	

ALL OTHER UNPROTECTED OPENINGS ARE EXISTING



3 NORTH ELEVATION
A8 1:75

LIMITING DISTANCE CALCULATIONS (BCBC 3.2.3.1.B)						
	AREA (m2)	AREA OPEN (m2)	OPEN %	LD (m)	ALLOWABLE OPEN (%)	COMMENTS
A	38.3	18.2	47.5%	12.99	100%	

ALL OTHER UNPROTECTED OPENINGS ARE EXISTING



4 SOUTH ELEVATION
A8 1:75

ALL UNPROTECTED OPENINGS ARE EXISTING

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