2816 IRMA STREET

REZONING AND DEVELOPMENT APPLICATION

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSIST OF 6 GROUND ORIENTED TOWNHOMES ARRANGED A COURTYARD WITH REAR LOT AT-GRADE PARKING AND AN FSR OF 0.68
TO ACCOMMODATE THIS PROPOSAL THE CURRENT IRREGULARLY SHAPED LOT WOULD REQUIRE REZONING.

PROJECT STATISTICS

JURISDICTION	CITY OF VICTORIA
BUILDING CODE	BCBC 2018
NEIGHBOURHOOD	BURNSIDE
DEV. PERMIT AREA	DPA 16
ZONING EXISTING	R1-B
PROPOSED	NEW ZONE
CIVIC ADDRESS	2816 IRMA STREET, VICTORIA, BRITISH COLUMBIA, V9A1S2
LEGAL ADDRESS PID	025-934-368 FOLIO = 11758020 PLAN NUMBER = VIP76982 LEGAL TYPE = LAND LOT NUMBER = A, SEC. 10 & 11, VICTORIA
EXISTING USE	SINGLE FAMILY DWELLING
PROPOSED USE	ATTACHED DWELLINGS
LOT SIZE	1114 SQM / 11991 SQFT
LOT WIDTH	25.3M / 83'
LOT DEPTH	55.67 M / 182.6'
BLD. AREA EXISTING	191.75 SQM / 2064 SQFT
BLD. AREA PROPOSED	795.4 SQM / 8562 SQFT
STREETS FACING	1
FSR EXISTING	APPROX. 0.17
FSR PROPOSED	0.71
LIVING UNITS EXISTING	1 (4 BED, 2 BATH)
LIVING UNITS PROPOSED	6 (3 BED, 2.5 BATH EACH)
GROUND-ORIENTATED UNITS	6
UNIT FLOOR AREA EXISTING	191.75 SQM / 2064 SQFT
UNIT FLOOR AREA PROPOSED	132.56 SQM / 1426.9 SQFT PER UNIT
SITE COVERAGE EXISTING	8.8% (98.22 SQM)
SITE COVERAGE PROPOSED	30% (341.3 SQM)
OPEN SITE SPACE EXISTING	91.2% (1016.38 SQM)
OPEN SITE SPACE PROPOSED	30% (787SQM)
MAJOR OCC. EXISTING	GROUP C (RESIDENTIAL)
MAJOR OCC. PROPOSED	GROUP C (RESIDENTIAL)
CONST. EXISTING	WOOD FRAME
CONST.PROPOSED	WOOD FRAME
AVERAGE GRADE	BLD A =22.57M, BLD B= 22.70M
HEIGHT EXISTING	APPROX. 7.62M / 25'
PROPOSED HEIGHT	LOWEST GRADE TO PEAK = 8.76M
MAX ELEVATION EXISTING PEAK	APPROX. 30.4 M
PROPOSED PEAK HEIGHT	32.81 M
STOREYS EXISTING	1
STOREYS PROPOSED	2.5

PROJECT STATISTICS CONTINUED

SETBACKS FRONT	EXISTING = 7.7 M PROPOSED = 4.43 M
SETBACKS REAR	EXISTING = 37.13 M PROPOSED = 15.7 M
SETBACKS SIDE NORTH	EXISTING = 8.1 M PROPOSED = 3 M
SETBACKS SIDE SOUTH	EXISTING = 3.3M PROPOSED = 4.5 M
PROPOSED COMBINED SIDE	7.5 M
PARKING REQUIRED (PER SCHED. C)	1.45 x 6 UNITS = 9 STALLS
PARKING PROPOSED	6 STANDARD STALLS (1 PER UNIT)
BICYCLES REQUIRED	REQUIRED LONG TERM = 8 REQUIRED SHORT TERM = 6 PROPOSED LONG TERM = 10 PROPOSED SHORT TERM = 6
TRANSIT ACCESS	YES
ENERGY REQUITED	BC STEP CODE 3
ENERGY PROPOSED	BC STEP CODE 3
ADDITIONAL ENERGY FEATURES	EV CHARGING FOR ALL 6 STALLS E-BIKE CHARGING FOR ALL STALLS ELECTRIC HEATING/COOLING ELECTRIC BOILER
TREES	2 EXISTING TREES TO BE REPLACED WITH 6 ADDITIONAL TREES PER COV TREE BYLAW, PLUS ADDITIONAL SURPLUS TREES. SEE LANDSCAPE

CONTACTS

OWNER	DOC DEVELOPMENT LIMITED PABLOVIRK@HOTMAIL.COM
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DRAWING SET INDEX

CITY OF VICTORIA

Revisions

Received Date: September 14, 2023

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2816 IRMA STREET,
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NO.	DATE	NAME
1	2022.07.04	RZ/DP APPLICATION
2	2023.03.13	RZ/DP APP REVISIONS
3	2023.09.11	RZ/DP APP REVISIONS

A000
COVER SHEET

1 EXISTING SITE PLAN / SITE SURVEY
Scale: 1:100

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A100
EXISTING SITE PLAN

1 PROPOSED SITE PLAN
Scale: 1:100

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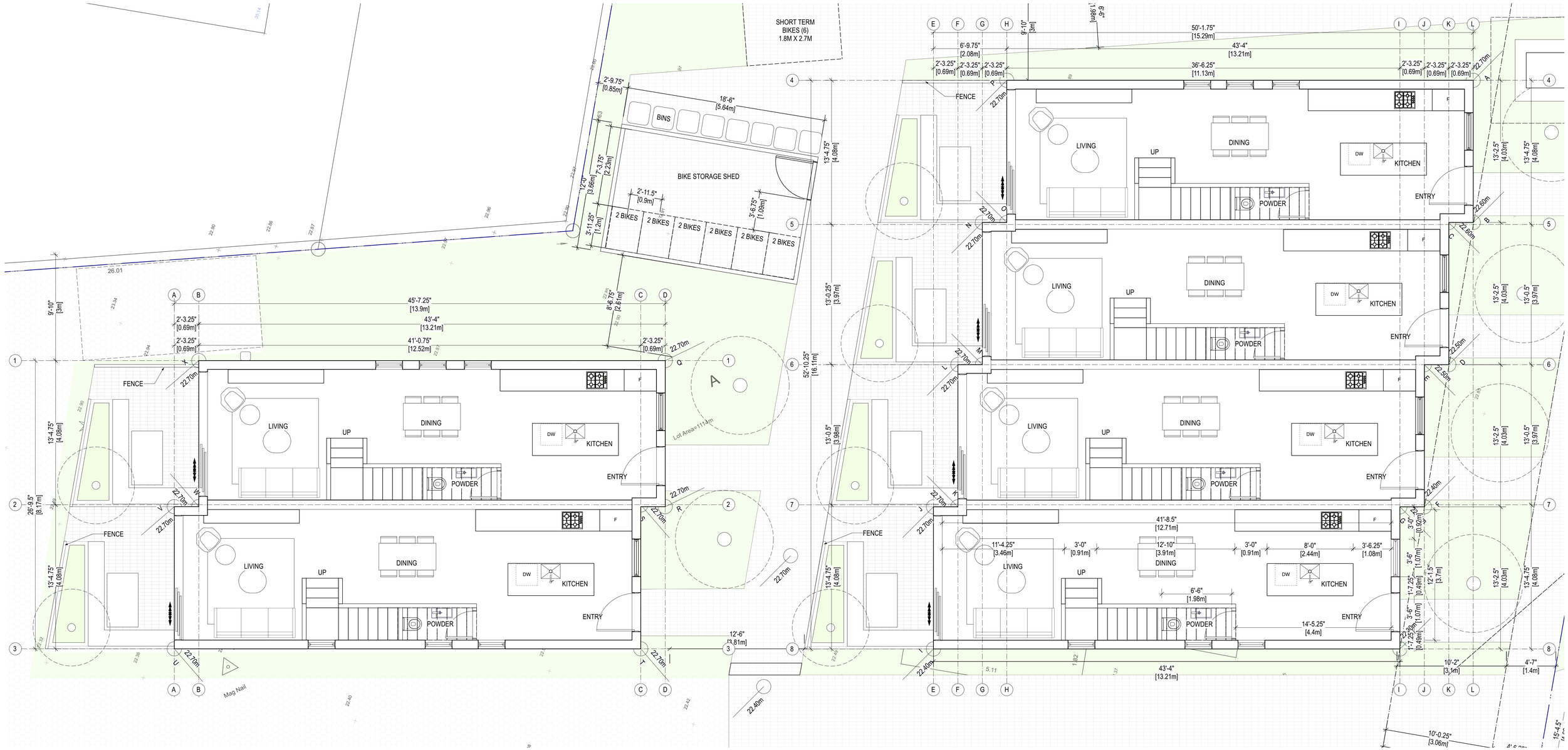
A101
PROPOSED SITE PLAN



1 L1 PLAN
Scale: 1:50

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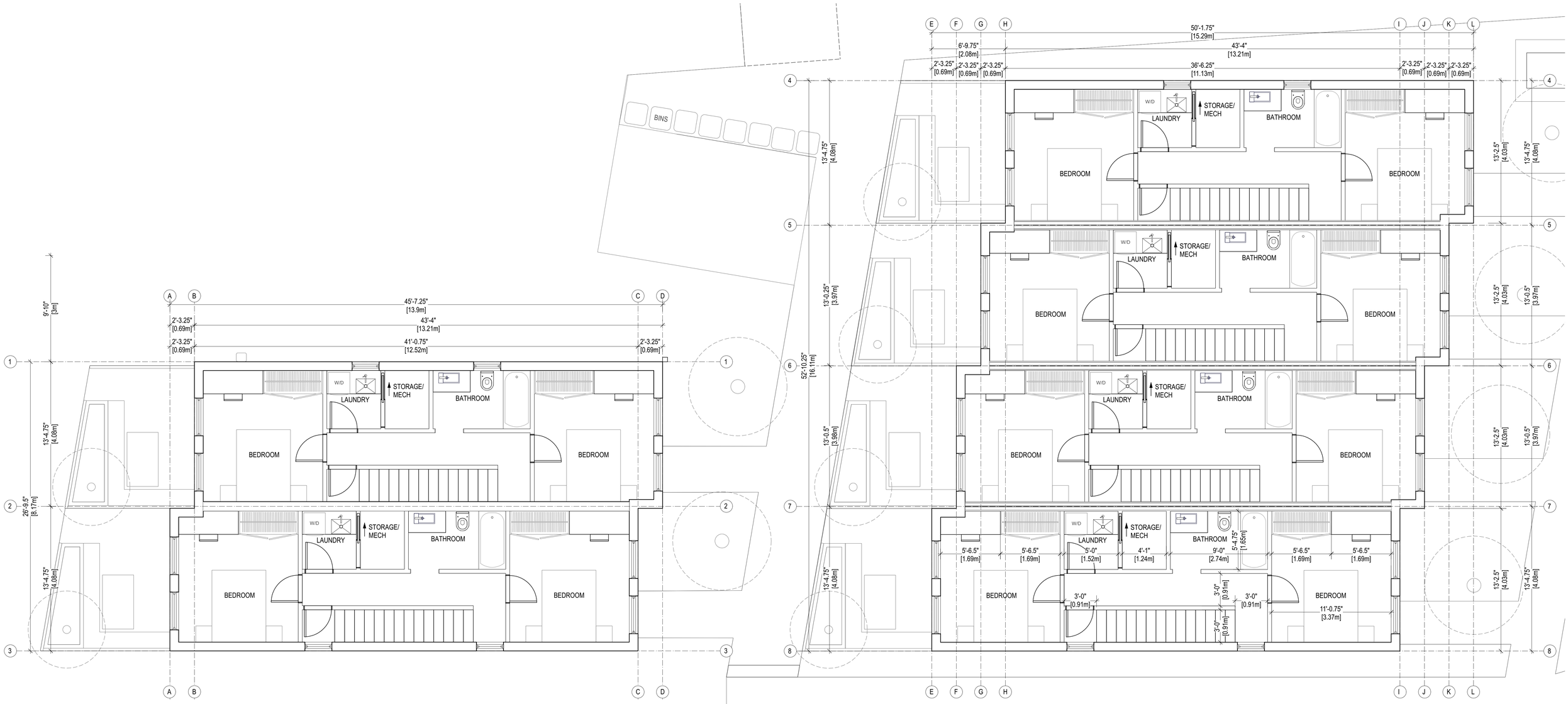
A102
LEVEL 1 PLAN



1 L2 PLAN
Scale: 1:50

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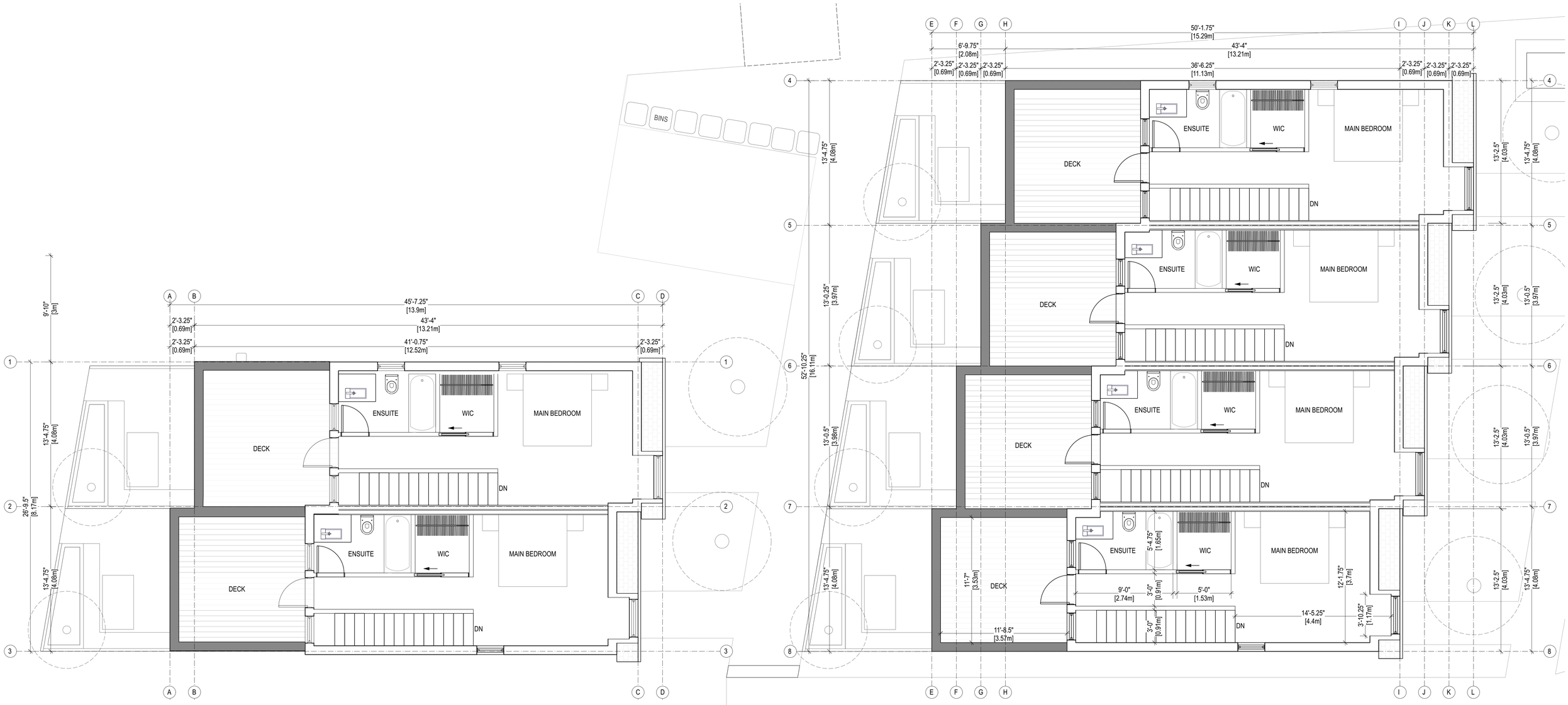
A103
LEVEL 2 PLAN



1 L3 PLAN
Scale: 1:50

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A104
LEVEL 3 PLAN

1 ROOF PLAN
Scale: 1:50

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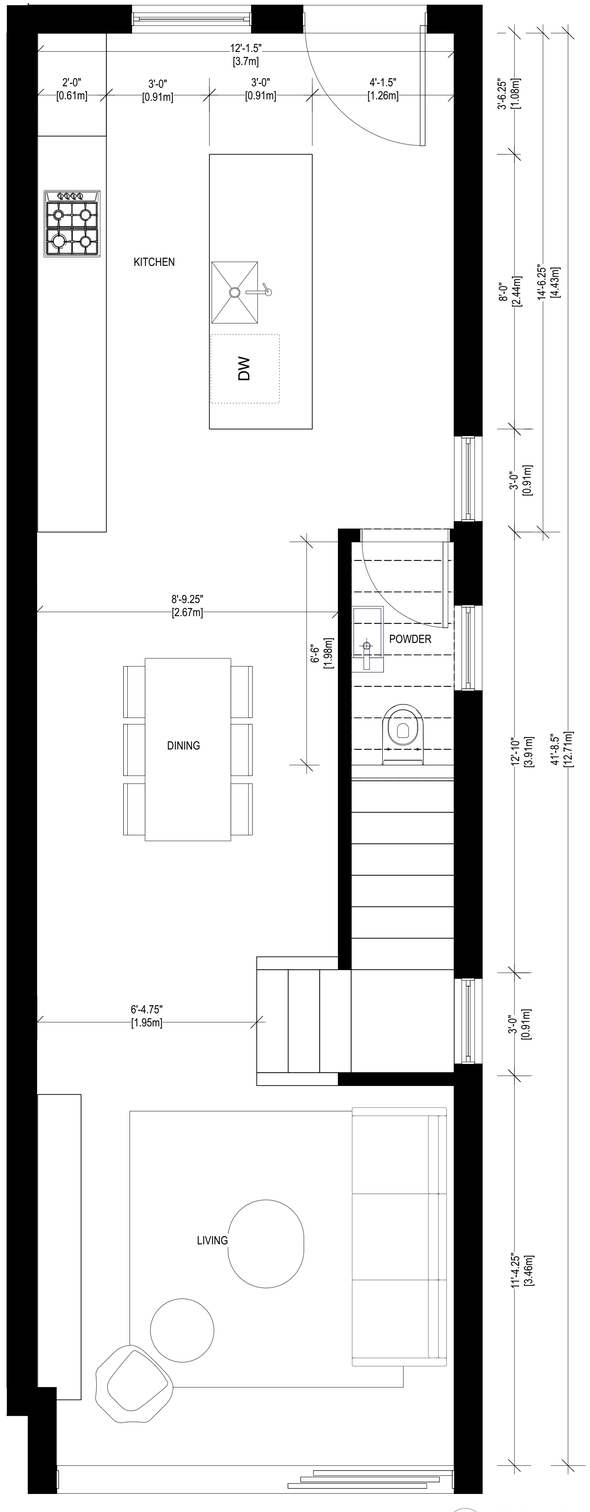
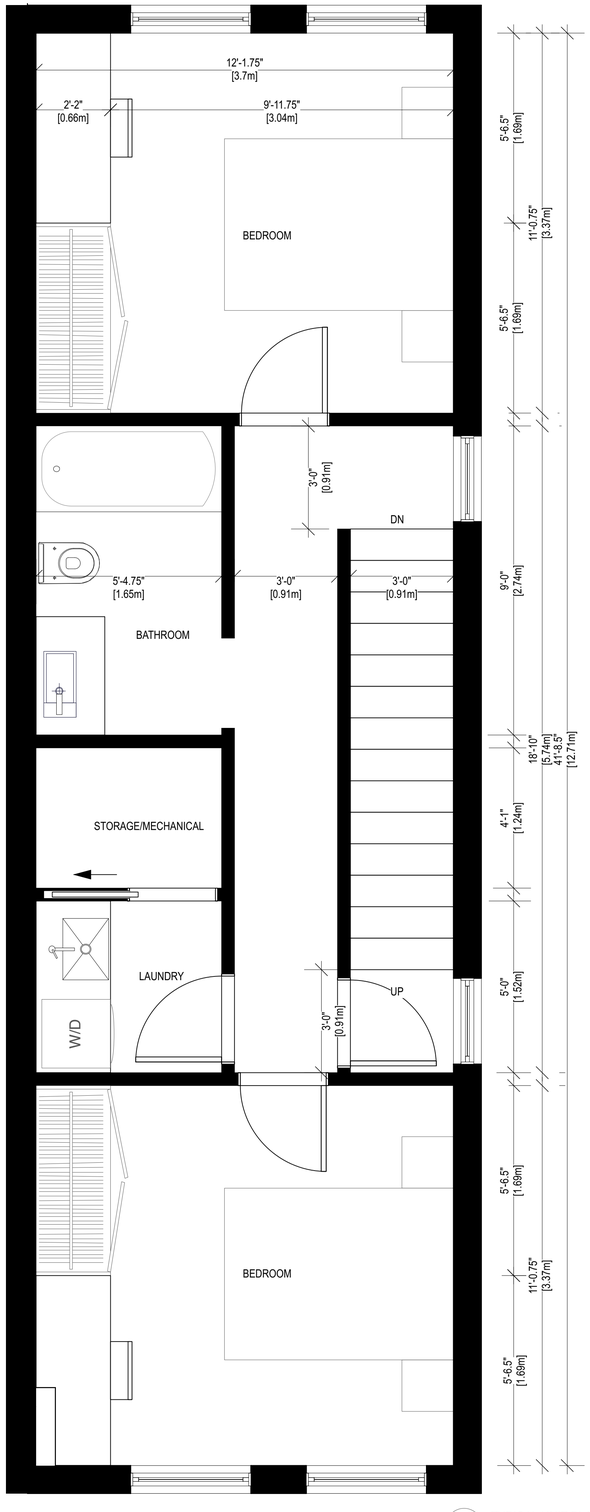
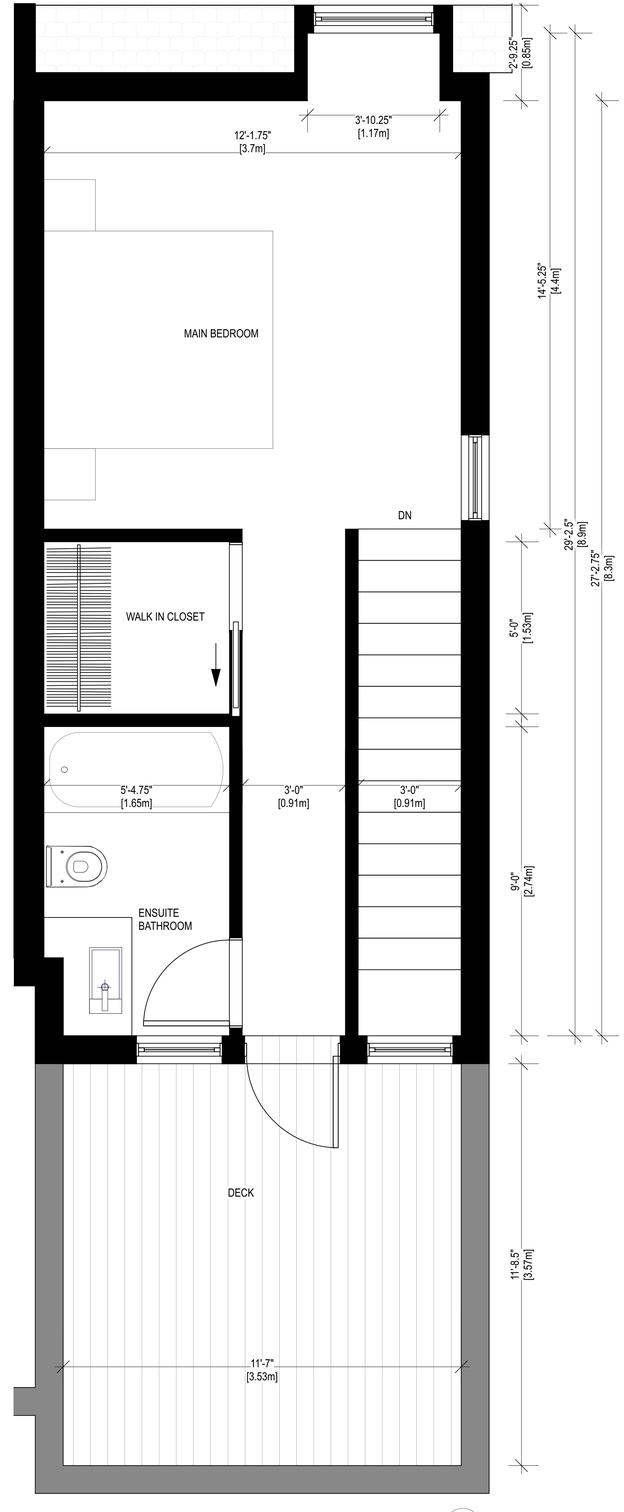
A105
ROOF PLAN



1 TYPICAL UNIT PLAN L1
Scale: 1:25



2 TYPICAL UNIT PLAN L2
Scale: 1:25



3 TYPICAL UNIT PLAN L3
Scale: 1:25

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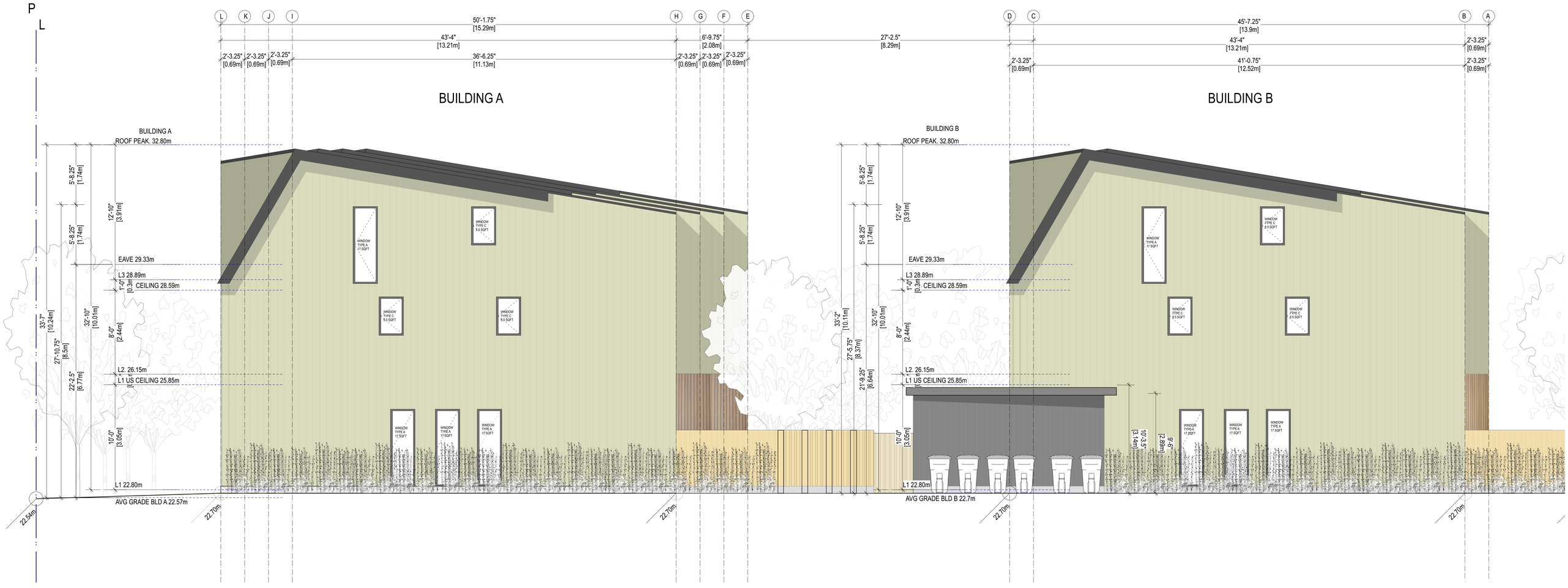
A106
UNIT PLANS



1 NORTH ELEVATION
Scale: 1:50

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A200
NORTH ELEVATION

1 EAST ELEVATION FROM IRMA STREET
Scale: 1:50

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A201
EAST ELEVATION BLD A

4 EAST ELEVATION FROM COURTYARD
Scale: 1:50

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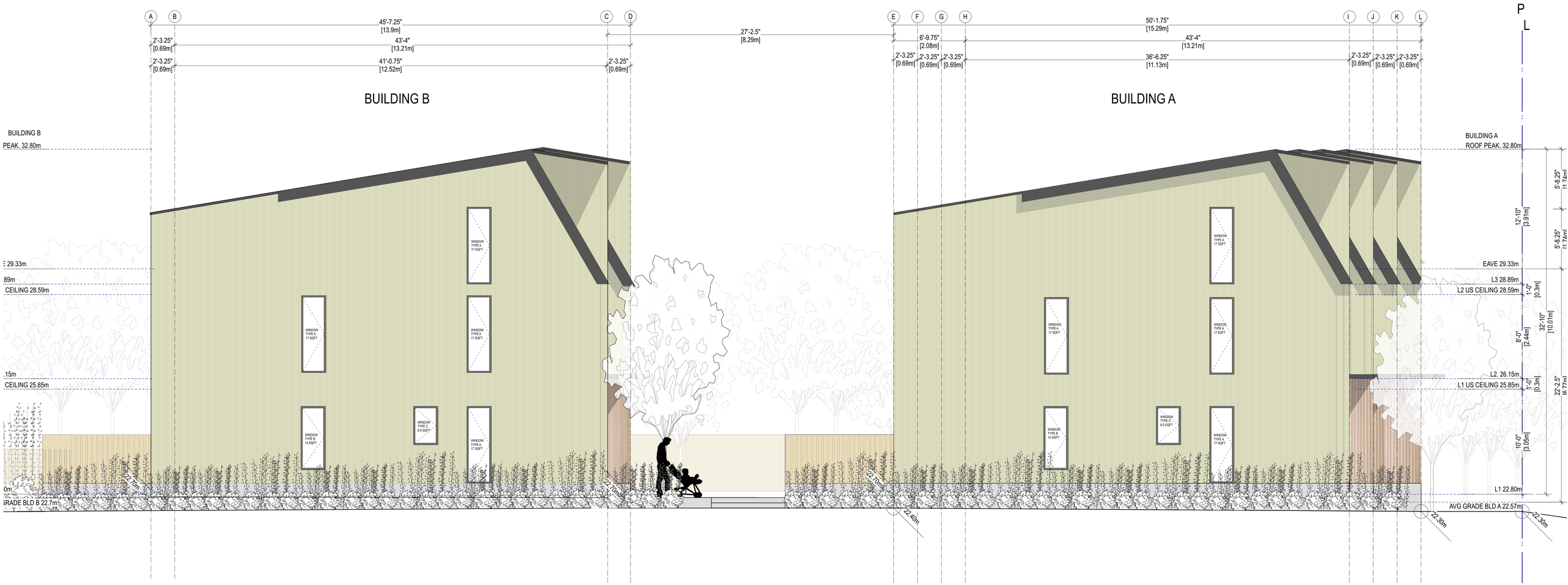
A202
EAST ELEVATION BLD B



1 SOUTH ELEVATION
Scale: 1:50

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A203
SOUTH ELEVATION

1 WEST ELEVATION FROM COURTYARD
Scale: 1:50

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A204
WEST ELEVATION BLD A

1 EAST ELEVATION
Scale: 1:50

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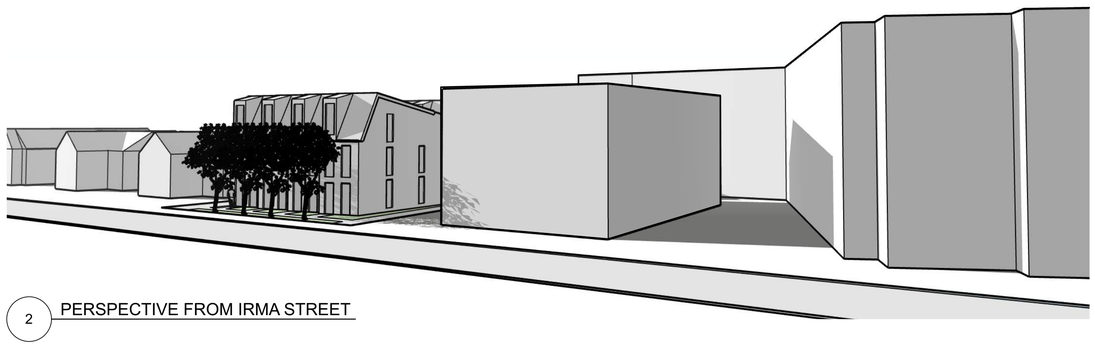
A205
WEST ELEVATION BLD B

1 EAST ELEVATION SHOWING IRMA STREET
Scale: 1:150



2 PERSPECTIVE FROM IRMA STREET

3 PERSPECTIVE FROM IRMA STREET

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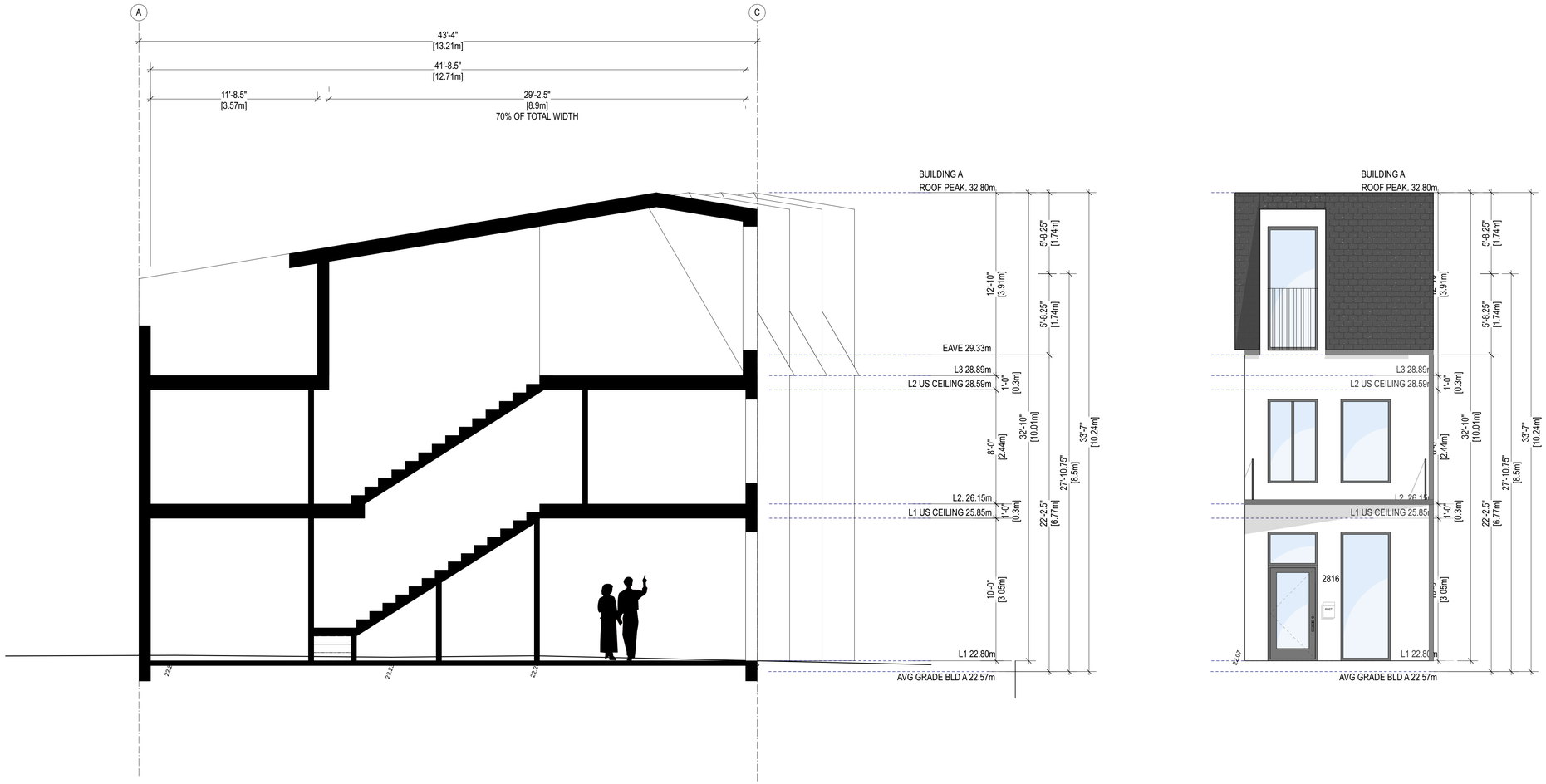
A206
STREET ELEVATION



1 TYPICAL SECTION
Scale: 1:50

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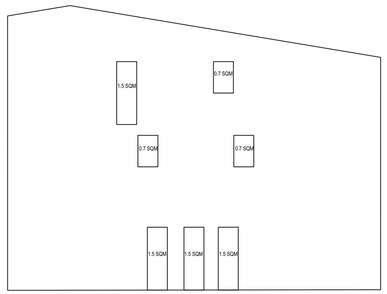
A300
SECTION

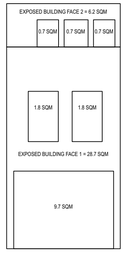
UNPROTECTED OPENINGS CALCULATIONS



ALLOWABLE UNPROTECTED OPENINGS AS PER BCBC 2018 9.10.15.4

EXPOSED BUILDING FACE =	127.4 sqm	
LIMITING DISTANCES =	UNIT 1 = 3 m UNIT 5 = 3 m	
ALLOWABLE UNPROTECTED OPENINGS =	UNIT 1 = 10% = 12.7 sqm UNIT 5 = 10% = 12.7 sqm	
PROPOSED UNPROTECTED OPENINGS =	UNIT 1 = 6.3% = 8.1 sqm UNIT 5 = 6.3% = 8.1 sqm	

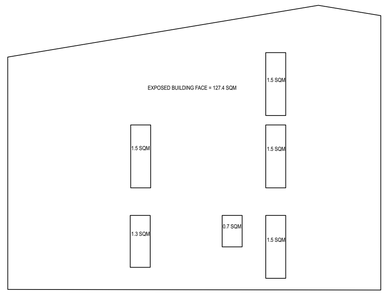
NORTH BUILDING FACE OF UNIT 1 AND 5



ALLOWABLE UNPROTECTED OPENINGS AS PER BCBC 2018 9.10.15.4

EXPOSED BUILDING FACE 1 =	28.7 sqm		
EXPOSED BUILDING FACE 1 =	6.2 sqm		
		EBF 1	EBF 2
LIMITING DISTANCE =	UNIT 1 =	11.56 m	15.37 m
	UNIT 2 =	4.51 m	8.68 m
	UNIT 3 =	4.25 m	8.06 m
	UNIT 4 =	4.25 m	8.06 m
	UNIT 5 =	15.37 m	19.18 m
	UNIT 6 =	14.68 m	18.49 m
ALLOWABLE UNPROTECTED OPENINGS =	UNIT 1 =	30 sqm	30 sqm
	UNIT 2 =	16.62 sqm	30 sqm
	UNIT 3 =	13.54 sqm	30 sqm
	UNIT 4 =	13.54 sqm	30 sqm
	UNIT 5 =	30 sqm	30 sqm
	UNIT 6 =	30 sqm	30 sqm
PROPOSED UNPROTECTED OPENINGS EBF 1 =	13.3 sqm		
PROPOSED UNPROTECTED OPENINGS EBF 2 =	2.1sqm		

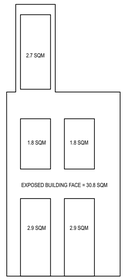
WEST BUILDING FACE OF ALL UNITS



ALLOWABLE UNPROTECTED OPENINGS AS PER BCBC 2018 9.10.15.4

EXPOSED BUILDING FACE =	127.4 SQM	
LIMITING DISTANCE =	UNIT 4 = 4.54 m UNIT 6 = 4.54 m	
ALLOWABLE UNPROTECTED OPENINGS =	UNIT 4 = 13.75% = 17.5 sqm UNIT 6 = 13.75% = 17.5 sqm	
PROPOSED UNPROTECTED OPENINGS =	UNIT 4 = 8 sqm UNIT 6 = 8 sqm	

SOUTH BUILDING FACE OF UNIT 4 AND 6



ALLOWABLE UNPROTECTED OPENINGS AS PER BCBC 2018 9.10.15.4

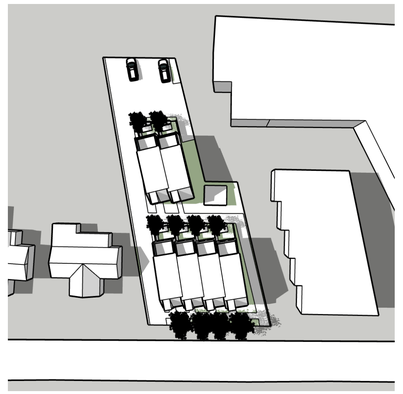
EXPOSED BUILDING FACE =	30.8 sqm
LIMITING DISTANCE =	UNIT 1 = 4.51 m UNIT 2 = 4.51 m UNIT 3 = 4.51 m UNIT 4 = 4.51 m UNIT 5 = 4.04 m UNIT 6 = 4.04 m
ALLOWABLE UNPROTECTED OPENINGS =	UNIT 1 = 15.61 sqm UNIT 2 = 15.61 sqm UNIT 3 = 15.61 sqm UNIT 4 = 15.61 sqm UNIT 5 = 12.14 sqm UNIT 6 = 12.14 sqm
PROPOSED UNPROTECTED OPENINGS =	UNIT 1 = 12.14 sqm

EAST BUILDING FACE OF ALL UNITS

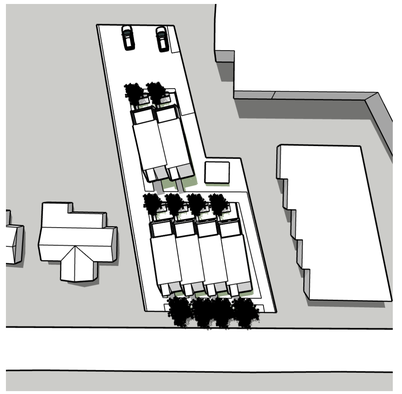
AVERAGE GRADE CALCULATIONS

	ELEVATIONS	HEIGHT TO PEAK	HEIGHT TO ROOF MIDPOINT	DISTANCES		CALCULATION	AVG	AVG GRADE
BUILDING A								
A	22.7	10.1	8.36	A TO B	4.03	91.28	22.65	**22.57**
B	22.6	10.2	8.46	B TO C	0.69	15.59	22.60	
C	22.6	10.2	8.46	C TO D	4.03	90.88	22.55	
D	22.5	10.3	8.56	D TO E	0.69	15.53	22.50	
E	22.5	10.3	8.56	E TO F	4.03	90.47	22.45	
F	22.4	10.4	8.66	F TO G	0.69	15.46	22.40	
G	22.4	10.4	8.66	G TO H	4.03	90.07	22.35	
H	22.3	10.5	8.76	H TO I	13.21	295.24	22.35	
I	22.4	10.4	8.66	I TO J	4.03	90.88	22.55	
J	22.7	10.1	8.36	J TO K	4.35	98.75	22.70	
K	22.7	10.1	8.36	K TO L	4.03	91.48	22.70	
L	22.7	10.1	8.36	L TO M	0.69	15.66	22.70	
M	22.7	10.1	8.36	M TO N	4.03	91.48	22.70	
N	22.7	10.1	8.36	N TO O	0.69	15.66	22.70	
O	22.7	10.1	8.36	O TO P	4.03	91.48	22.70	
P	22.7	10.1	8.36	P TO A	13.21	299.87		
				PERIMETER	**66.46**	**1499.78**		
BUILDING B								
Q	22.7	10.1	8.36	Q TO R	4.03	91.48	22.70	**22.70**
R	22.7	10.1	8.36	R TO S	0.69	15.66	22.70	
S	22.7	10.1	8.36	S TO T	4.03	91.48	22.70	
T	22.7	10.1	8.36	T TO U	13.21	299.87	22.70	
U	22.7	10.1	8.36	U TO V	4.03	91.48	22.70	
V	22.7	10.1	8.36	V TO W	0.69	15.66	22.70	
W	22.7	10.1	8.36	W TO X	4.03	91.48	22.70	
X	22.7	10.1	8.36	X TO Q	13.21	299.87	22.70	
				PERIMETER	**43.92**	**996.98**		

SHADOW STUDIES



SUMMER EQUINOX 9AM



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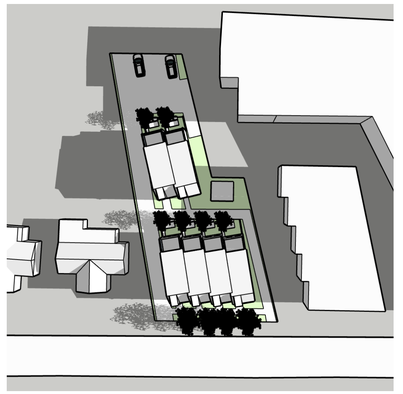
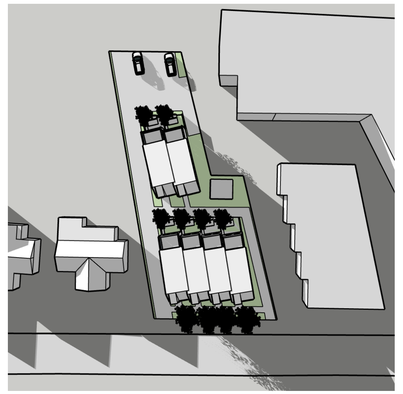
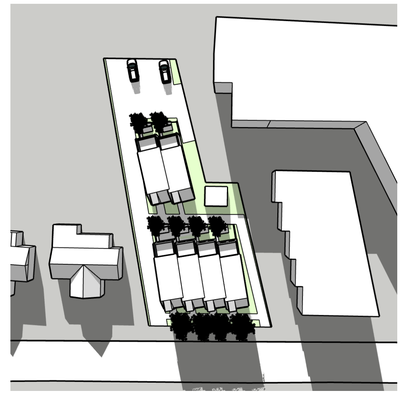


SUMMER EQUINOX 5PM



WINTER EQUINOX 9AM



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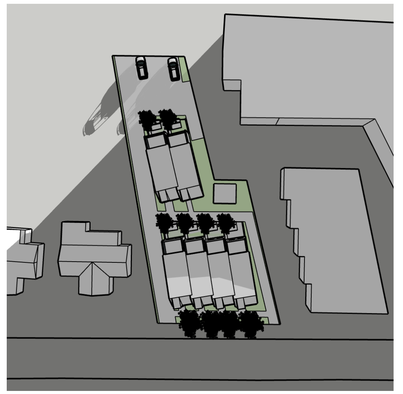

WINTER EQUINOX 4PM

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REGISTERED ARCHITECT BRENDAN CALLANDER BRITISH COLUMBIA

Callander Architecture

Callander Architecture
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604.376.6815
CallanderArchitecture.com

2021011 - IRMA STREET ROWHOMES
2816 IRMA STREET,
VICTORIA, BC

NO.	DATE	NAME
1	2022.07.04	RZ/DP APPLICATION
2	2023.03.13	RZ/DP APP REVISIONS
3	2023.09.11	RZ/DP APP REVISIONS

A400
CALCULATIONS & SHADOW STUDY

1 MATERIALS
Scale: 1/2" = 1'-0"

2 PRECEDENT IMAGES
Scale: 3/8" = 1'-0"

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ARCHITECTS SEAL:

Any drawing without an Architects seal should be considered used for internal purposes within Callander Architecture, or for discussion purposes between Callander Architecture and authority having jurisdiction, client, or consultants.

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A401
MATERIALS AND PRECEDENTS

PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	EVERGREEN	DECIDUOUS	FALL COLOUR	HERBACEOUS	BIRD FRIENDLY	FRUIT BEARING	POLLINATOR	NATIVE	LOW WATER	FRAGRANT
TREES														
T1	Fagus sylvatica "Red Obelisk"	Red Obelisk Narrow Beech	9CM CAL	5		X	X		X	X	X		X	X
T2	Pinus parviflora "Glauca"	Japanese White Pine	6CM CAL	6	X				X		X		X	X
T3	Cornus x elwinortinii "Starlight"	Starlight Dogwood	6.35 CM CAL	3		X	X		X	X	X			
T4	Ginkgo biloba	Maidenhair Tree	7 CM CAL	2		X	X		X				X	
SHRUBS														
S1	Osmanthus delavayi	Delavayi Osmanthus	#2 POT	58	X				X	X	X		X	X
S2	Pinus mugo "Pumilio"	Pumilio Mugo Pine	#1 POT	6	X								X	X
PERENNIALS														
P1	Lavandula Hidcote	Hidcote Lavender	#1 POT	37	X						X		X	X
P2	Arctostaphylos uva ursi	Kinnikinnick	10 CM POT	49	X				X	X	X	X	X	
P3	Stipa ichu	Peruvian Feather Grass	#1 POT	20			X	X	X	X			X	
P4	Mahonia repens	Creeping Oregon Grape	#1 POT	42	X				X	X	X	X	X	X
GROUND COVERS														
GC1	Fragaria vesca	Wild Strawberry	10CM POT	40	X		X		X	X	X	X	X	
BULBS														
*Plant amongst P4	Narcissus poeticus	Poet's Daffodil	BULBS	90				X			X		X	X
*Plant amongst P3	Allium "Purple Sensation"	Purple Sensation Alliums	BULBS	40				X	X		X		X	X

SURFACE TREAMENT LEGEND

SYM	MATERIAL	SPECIFICATIONS	PERMEABILITY %
▨	Interlocking concrete pavers	Abbotsford Concrete, 3:1 Standard, colour: Natural 3-15/16" x 8-7/8" x 2-3/4" (75 x 225 x 60mm). Running bond pattern	10-15%
☰	Permeable concrete pavers	[illegible] Drain Pavers - natural grey, full infiltration	25%
	Soils	Soil for garden beds: Garden Mix; Soil for planters: planter box mix (Sea Soil); soil for ground cover borders on patios (1-8) and above underground parking, 2/3 garden mix, 1/3 pumice	100%
	3/4" Drainrock on PMT area	3/4" drainrock with landscape fabric beneath	100%

INVENTORY DATE: [illegible]

TABLE 1:

[illegible]

Existing tree
Dripline radius
Tree protection fence
Critical root zone

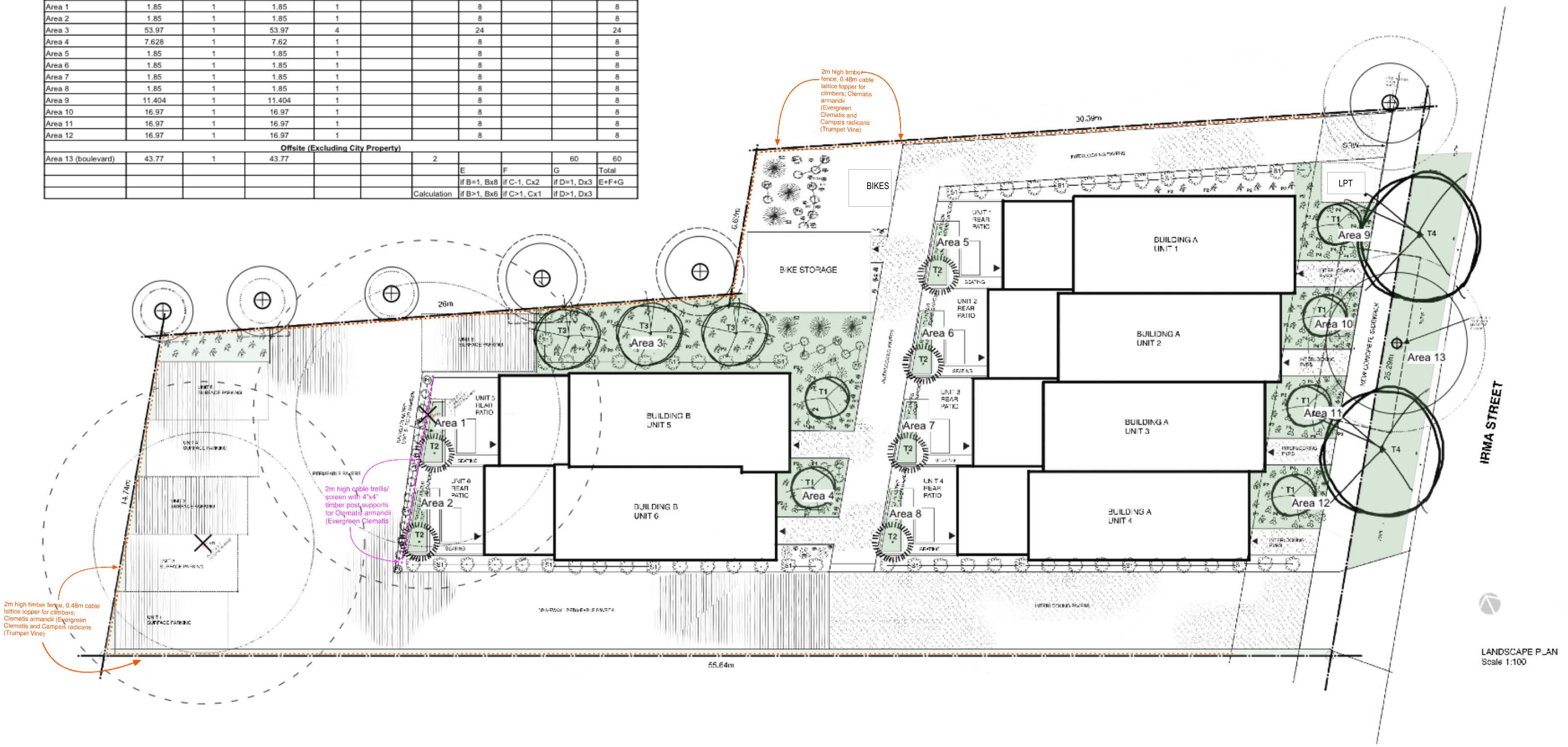
Tree proposed for removal

Prepared by:
[illegible]

Planting Area ID	Area (m2)	Soil volume multiplier	A Estimated soil volume	Replacement Trees Proposed			Soil Volume Required (m3)			Total
				B # Small	C # Medium	D # Large	E Small	F Medium	G Large	
Onsite										
Area 1	1.85	1	1.85	1			8			8
Area 2	1.85	1	1.85	1			8			8
Area 3	53.97	1	53.97	4			24			24
Area 4	7.628	1	7.62	1			8			8
Area 5	1.85	1	1.85	1			8			8
Area 6	1.85	1	1.85	1			8			8
Area 7	1.85	1	1.85	1			8			8
Area 8	1.85	1	1.85	1			8			8
Area 9	11.404	1	11.404	1			8			8
Area 10	16.97	1	16.97	1			8			8
Area 11	16.97	1	16.97	1			8			8
Area 12	16.97	1	16.97	1			8			8
Offsite (Excluding City Property)										
Area 13 (boulevard)	43.77	1	43.77			2			60	60
							E	F	G	Total
							if B=1, Bx8	if C-1, Cx2	if D=1, Dx3	E+F+G
						Calculation	if B>1, Bx6	if C>1, Cx1	if D>1, Dx3	

TREE PROCTECTION AND REMOVAL SCHEDULE

SYM	CATEGORY	ACTION
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	



2m high timber fence, 0.48m cable lattice topper for climbers; Clematis armandii (Evergreen Clematis and Campsis radicans (Trumpet Vine)
30.39m
BIKES
BIKE STORAGE
LPT
26m
T1
T2
T3
T4
Area 1
Area 2
Area 3
Area 4
Area 5
Area 6
Area 7
Area 8
Area 9
Area 10
Area 11
Area 12
Area 13
BUILDING A UNIT 1
BUILDING A UNIT 2
BUILDING A UNIT 3
BUILDING A UNIT 4
BUILDING B UNIT 5
BUILDING B UNIT 6
UNIT 1 REAR PATIO
UNIT 2 REAR PATIO
UNIT 4 REAR PATIO
UNIT 5 REAR PATIO
UNIT 6 REAR PATIO
2m high cable trellis/ screen with 4"x4" timber post supports for Clematis armandii (Evergreen Clematis
14.74m
2m high timber fence, 0.48m cable lattice topper for climbers; Clematis armandii (Evergreen Clematis and Campsis radicans (Trumpet Vine)
UNIT 1 SURFACE PARKING
55.64m
NEW CONCRETE SIDEWALK
25.29m
IRMA STREET

LANDSCAPE PLAN
Scale 1:100

NOT FOR CONSTRUCTION

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[illegible]

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A500
LANDSCAPE PLAN