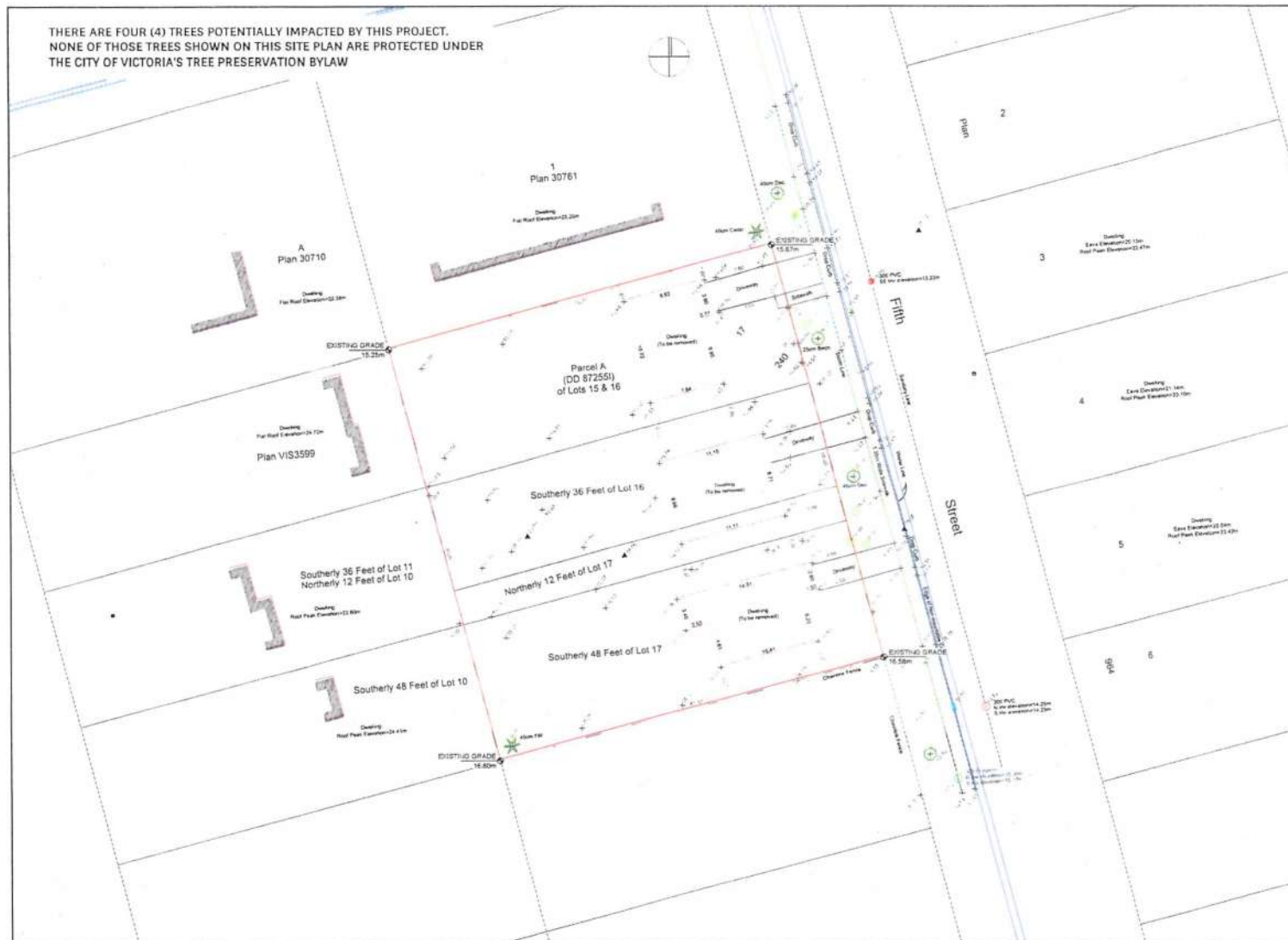


MAY 15 2019

APR 24 2019

THERE ARE FOUR (4) TREES POTENTIALLY IMPACTED BY THIS PROJECT.
NONE OF THOSE TREES SHOWN ON THIS SITE PLAN ARE PROTECTED UNDER
THE CITY OF VICTORIA'S TREE PRESERVATION BYLAW



1 SITE PLAN (EXISTING)
A-1 Scale: 1:200

FIFTH STREET
MULTI-UNIT
RESIDENTIAL

PROJECT ADDRESS
2566 / 2570 / 2580
FIFTH STREET
VICTORIA BC

PURDEY GROUP



STELLAR

SAVED FOR REZONING/ DEVELOPMENT PERMIT
DATE: 11/22/2018

Iteration (n)	u(n)
01	0.1725/2019
02	0.3026/2019
03	0.4316/2019
04	0.5415/2019

FS-01-1B

DATE: _____	
RK	

AS NOTED

**SITE
PLAN**

<p> <input type="checkbox"/> RESEARCH <input type="checkbox"/> TECHNOLOGY <input type="checkbox"/> MANAGEMENT <input type="checkbox"/> MARKETING <input type="checkbox"/> FINANCE <input type="checkbox"/> OPERATIONS <input type="checkbox"/> LEGAL <input type="checkbox"/> COMPLIANCE <input type="checkbox"/> GOVERNANCE <input type="checkbox"/> ENVIRONMENT <input type="checkbox"/> SOCIAL <input type="checkbox"/> ETHICS <input type="checkbox"/> INTEGRITY <input type="checkbox"/> TRANSPARENCY <input type="checkbox"/> ACCOUNTABILITY <input type="checkbox"/> RESPONSIBILITY <input type="checkbox"/> STAKEHOLDER ENGAGEMENT <input type="checkbox"/> COMMUNICATION <input type="checkbox"/> RELATIONSHIP <input type="checkbox"/> TRUST <input type="checkbox"/> REPUTATION <input type="checkbox"/> INFLUENCE <input type="checkbox"/> POWER <input type="checkbox"/> WEALTH <input type="checkbox"/> STATUS <input type="checkbox"/> RESPECT <input type="checkbox"/> DIGNITY <input type="checkbox"/> HUMAN RIGHTS <input type="checkbox"/> LABOR RIGHTS <input type="checkbox"/> ENVIRONMENTAL PROTECTION <input type="checkbox"/> CLIMATE CHANGE <input type="checkbox"/> BIODIVERSITY <input type="checkbox"/> WATER <input type="checkbox"/> AIR <input type="checkbox"/> SOIL <input type="checkbox"/> WASTE <input type="checkbox"/> ENERGY <input type="checkbox"/> MINERALS <input type="checkbox"/> FORESTS <input type="checkbox"/> FISHERIES <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> INDUSTRY <input type="checkbox"/> TRANSPORT <input type="checkbox"/> INFRASTRUCTURE <input type="checkbox"/> URBAN PLANNING <input type="checkbox"/> RURAL DEVELOPMENT <input type="checkbox"/> COASTAL MANAGEMENT <input type="checkbox"/> DISASTER PREPAREDNESS <input type="checkbox"/> CLIMATE ADAPTATION <input type="checkbox"/> CLIMATE RESILIENCE <input type="checkbox"/> CLIMATE JUSTICE <input type="checkbox"/> CLIMATE ACTION <input type="checkbox"/> CLIMATE POLICY <input type="checkbox"/> CLIMATE SCIENCE <input 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A-1

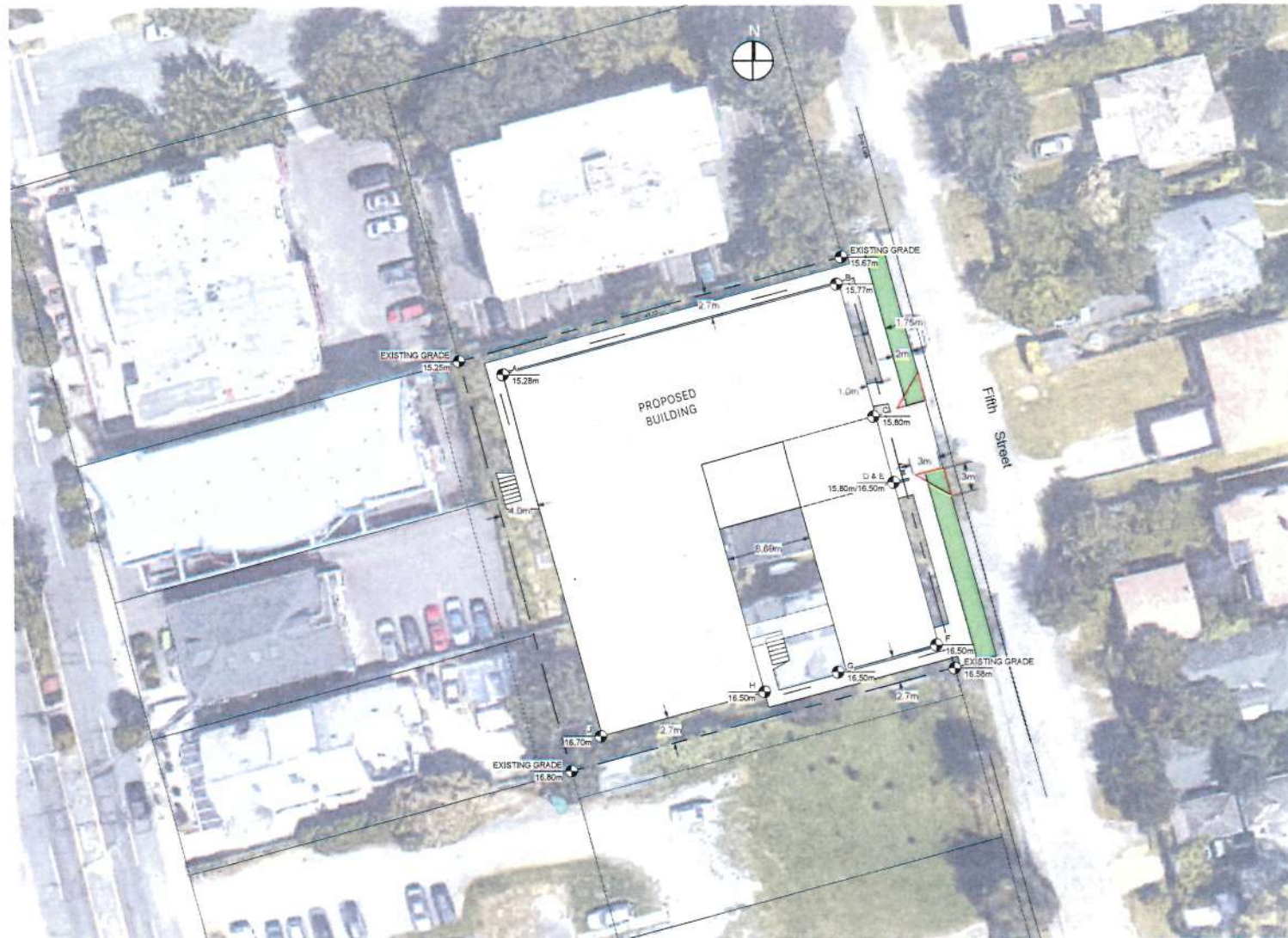
CITY OF VICTORIA

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DEEMED

MAY 15 2019

APR 24 2019



1 SITE PLAN (PROPOSED)
A-2 Scale: 1:200

FIFTH STREET MULTI-UNIT RESIDENTIAL

2566 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

PURDEY GROUP

steller

PLANNING/
DEVELOPMENT PERMIT

11/22/2018

REVISION	DATE
01	01/25/2019
02	03/29/2019
03	04/18/2019
04	05/15/2019

FS-01-18

RK

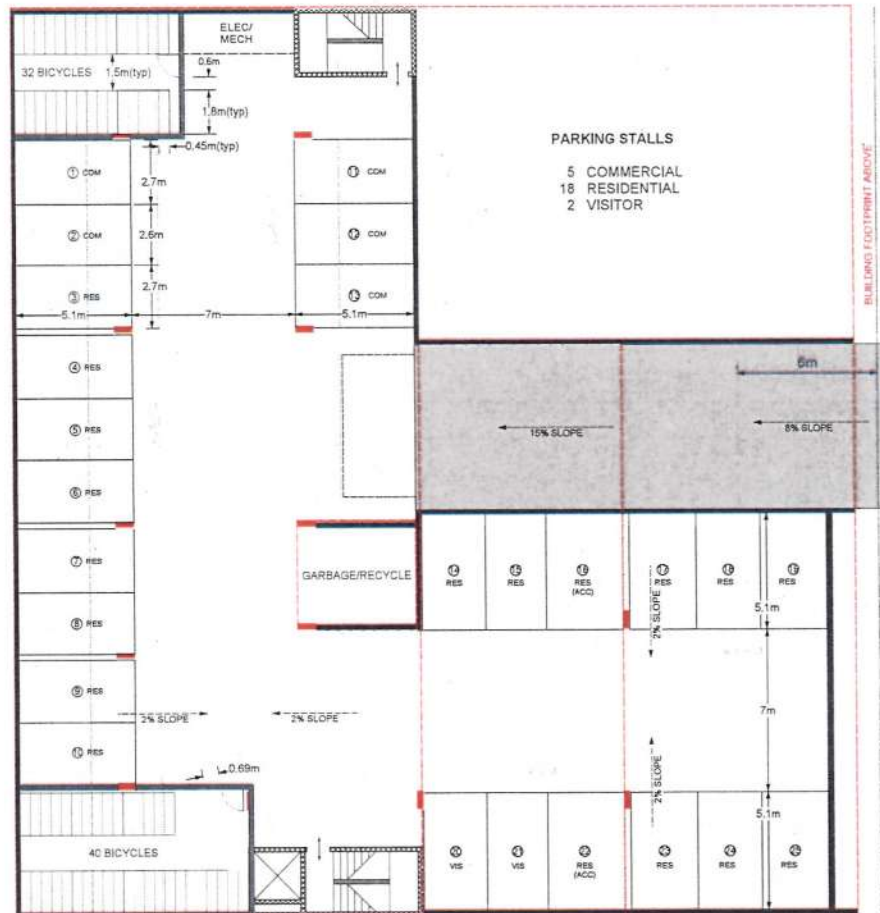
AS NOTED

SITE
PLAN

A-2

MAY 15 2019

APR 24 2019



Fifth Street Parking Calculation

Based on New Off-Street Parking Bylaw - OTHER AREA

Affordable	Unit Size	< 45sqm	45-70sqm	> 70sqm
	Spaces/Dwelling Unit	0.20	0.50	0.75
	Total Units	36	13	15
	Parking Spaces Req	7.2	6.5	11.25
Total Spaces Required		24.95		

School	Area (sqm)	604	(1 space per 80sqm)
--------	------------	-----	---------------------

Visitor Parking Spaces		6.4
	(0.1 spaces per dwelling unit)	

Fifth Street Bicycle Parking Calculation

Residential	LONG-TERM	SHORT
Unit Size	< 45sqm	> 45sqm
Spaces/Dwelling Unit	1.00	1.25
Total Units	36	28
Bicycle Spaces Req	36	35
School	0.4	6.04
	(1/1600sqm)	(1/100sqm)
Bicycle Spaces Req		
Total Spaces Required		71.4
		12.4

FIFTH STREET
MULTI-UNIT
RESIDENTIAL

PROJECT ADDRESS:

2566 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

CLIENT:

PURDEY GROUP

DESIGNER:

stellar

DATE:

11/22/2018

PROJECT NO.:

FS-01-18

DESIGNER:

RK

DATE:

AS NOTED

DATE:

FLOOR PLANS -

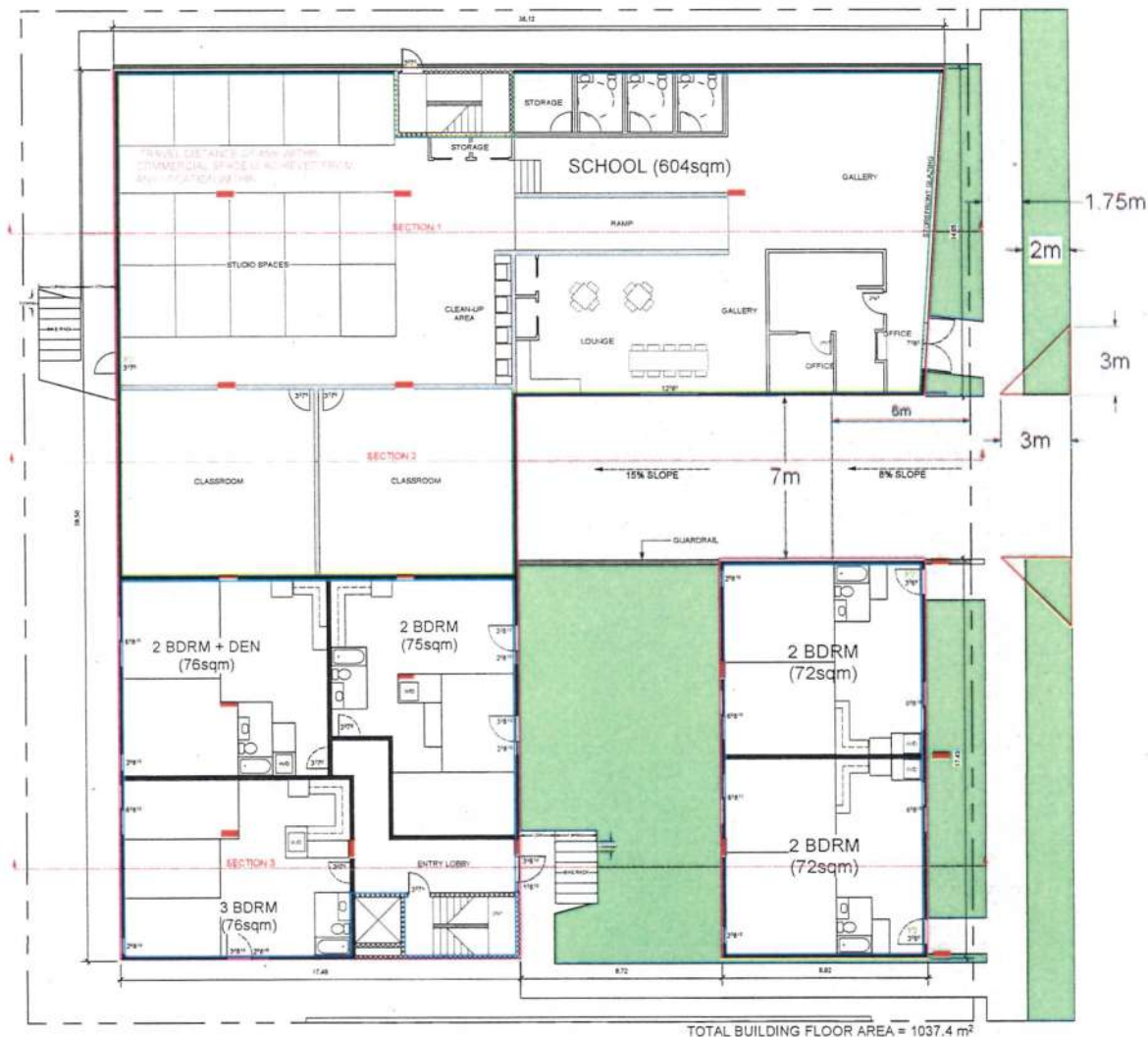
PARKING GARAGE

DATE:

A-3

MAY 15 2019

APR 24 2019



1 1ST STOREY
A-4 Scale: 1/8" = 1'-0"

FIFTH STREET MULTI-UNIT RESIDENTIAL

2566 / 2570 / 2580
FIFTH STREET
VICTORIA BC

PURDEY GROUP



BUILDING/
DEVELOPMENT PERMIT

11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	02/26/2019
03	04/16/2019
04	05/15/2019

FS-01-18

RK

AS NOTED

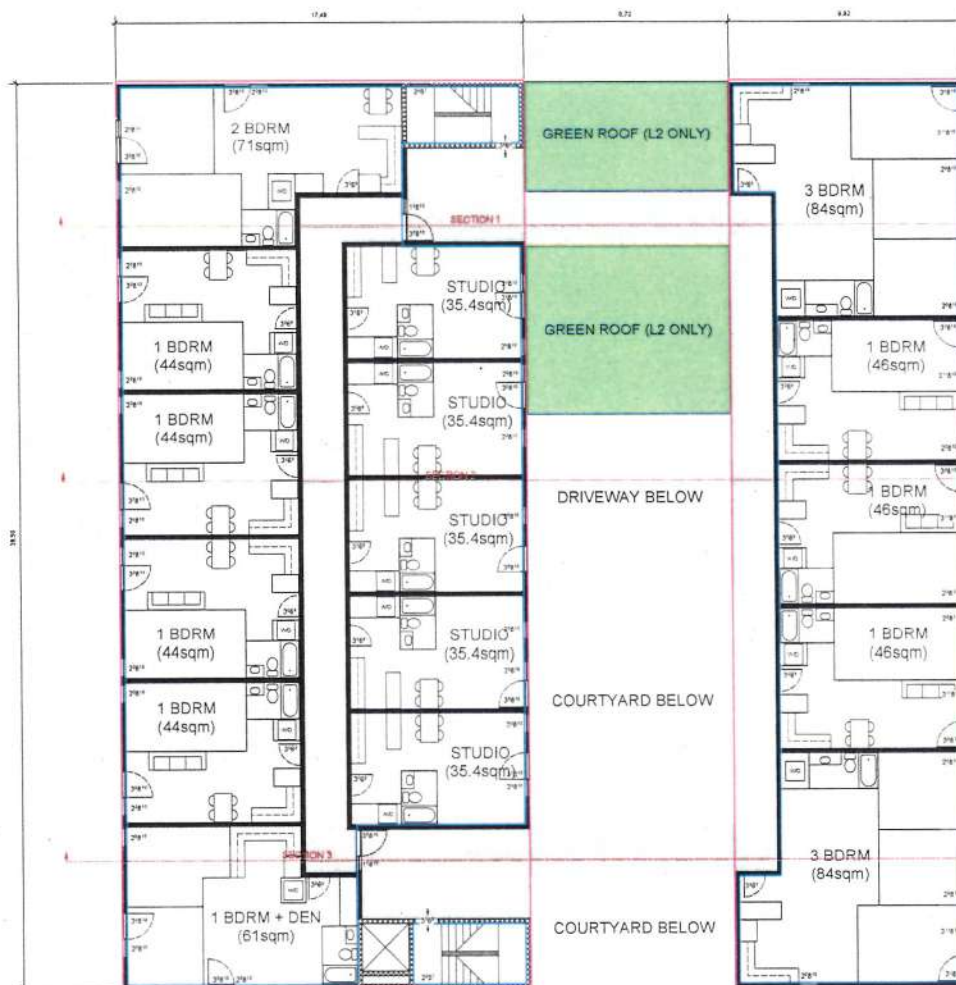
FLOOR PLANS -
FIRST STOREY

DATE: 05/15/2019

A-4

DEEMED

APR 24 2019



1 2ND STOREY
A-5 Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 905.9 m²

**FIFTH STREET
MULTI-UNIT
RESIDENTIAL**

PROJECT ADDRESS:
2556 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

PURDEY GROUP

REZONING/
DEVELOPMENT PERMIT

11/22/2018

PROCESO (P)	DATE
01	01/05/2019
02	03/09/2019
03	04/10/2019
04	05/11/2019

DATE: 10/15/2010

FS-01-18

PK

AS NOTED

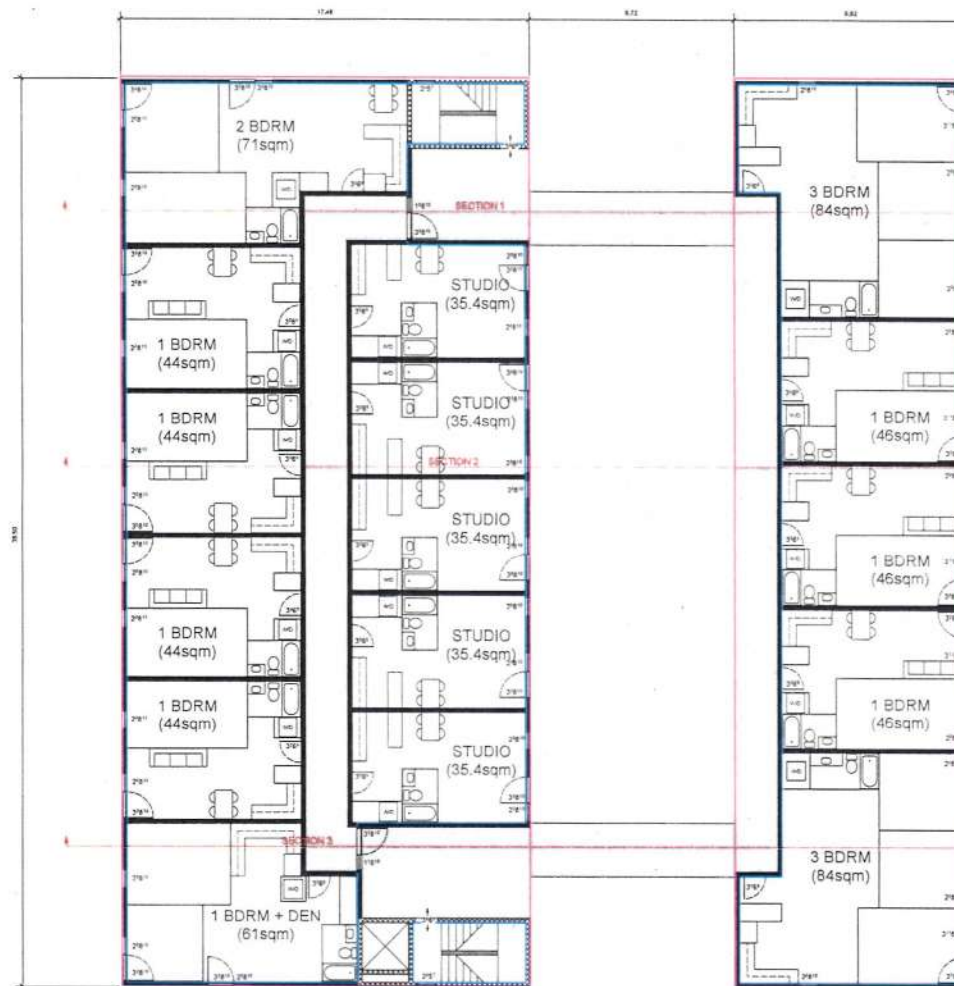
FLOOR PLANS -
SECOND STOREY

1. POWER OF THE COURT

A-5

MAY 15 2019

APR 24 2019



1 3RD STOREY
A-6 Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 905.9 m²

**FIFTH STREET
MULTI-UNIT
RESIDENTIAL**

2556 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

PURDEY GROUP

steller
CREATING SMARTER
WAYS TO LIVE

REZONING/
DEVELOPMENT PERMIT

11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

PROJECT NO.
FS-01-18

DESIGNED BY
RK

NOTES
AS NOTED

FLOOR PLANS -
THIRD STOREY

DATE: 10/08/2019

A-6

MAY 15 2019

APR 24 2019



1 4th STOREY
A-7 Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 905.9 m²

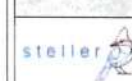
FIFTH STREET MULTI-UNIT RESIDENTIAL

PROJECT ADDRESS:
2566 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

OWNER:

PURDEY GROUP

ARCHITECT:



APPROVAL FOR:
REZONING/
DEVELOPMENT PERMIT

DATE:

11/22/2018

REVISIONS:

NO.	DATE
01	01/15/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

PROJECT NUMBER:

FS-01-18

DRAWN BY:

RK

CHECKED BY:

AS NOTED

DATE OF ISSUE:

FLOOR PLANS -
FOURTH STOREY

DATE OF REVISION:

A-7

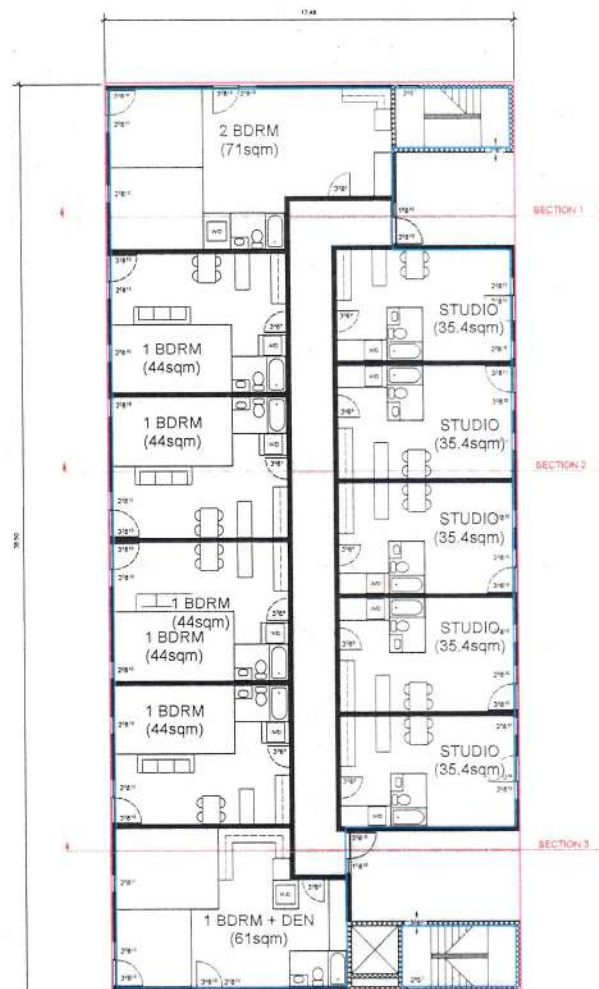
CITY OF VICTORIA

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APR 24 2019



3 5TH STOREY
Scale: 1/8" = 1'-0"

TOTAL BUILDING FLOOR AREA = 595.6 m²

FIFTH STREET MULTI-UNIT RESIDENTIAL

2506 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

PURDEY GROUP



PROPOSED
REZONING/
DEVELOPMENT PERMIT

DATE:
11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

PROJ. NO.:
FS-01-18

DESIGN BY:
RK

SCALE:
AS NOTED

FLOOR PLANS -
FIFTH STOREY

DEPARTMENT NUMBER:

A-8

DEEMED

APR 24 2019



PROJECT:
FIFTH STREET
MULTI-UNIT
RESIDENTIAL

PROJECT ADDRESS

2566 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

1758-1759

PURDEY GROUP



ISSUED FOR:
REZONING/
DEVELOPMENT PERMIT

DATE: 11/22/2018

REVISION NO.	DATE
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Revisión no.	Fecha
01	01/25/2019
02	03/29/2019
03	04/16/2019
04	05/15/2019

FS-01-18

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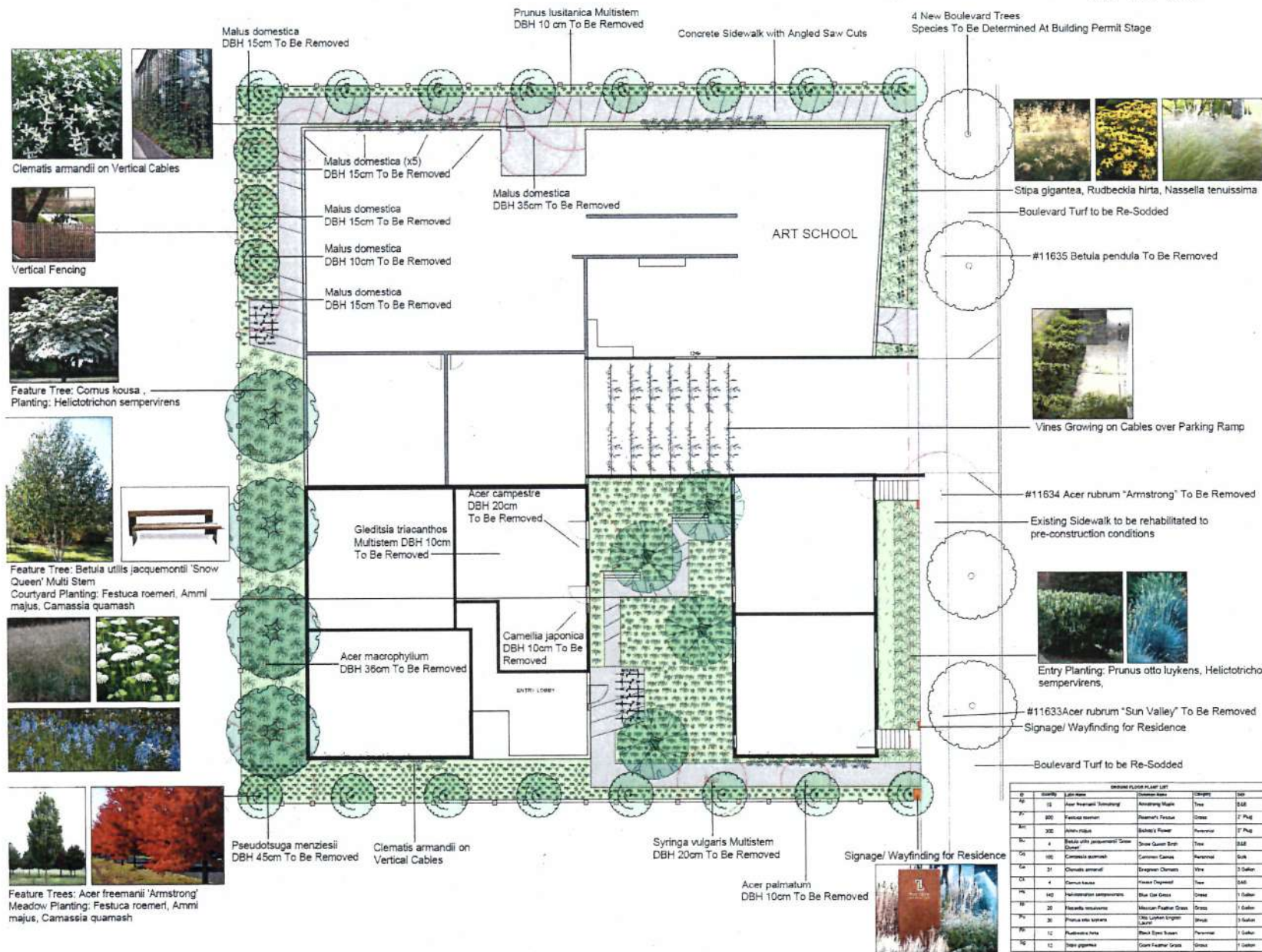
RK

AS NOTED

LANDSCAPING -
AT GRADE

204 A. Saito, M. Ueda et al.

A-9

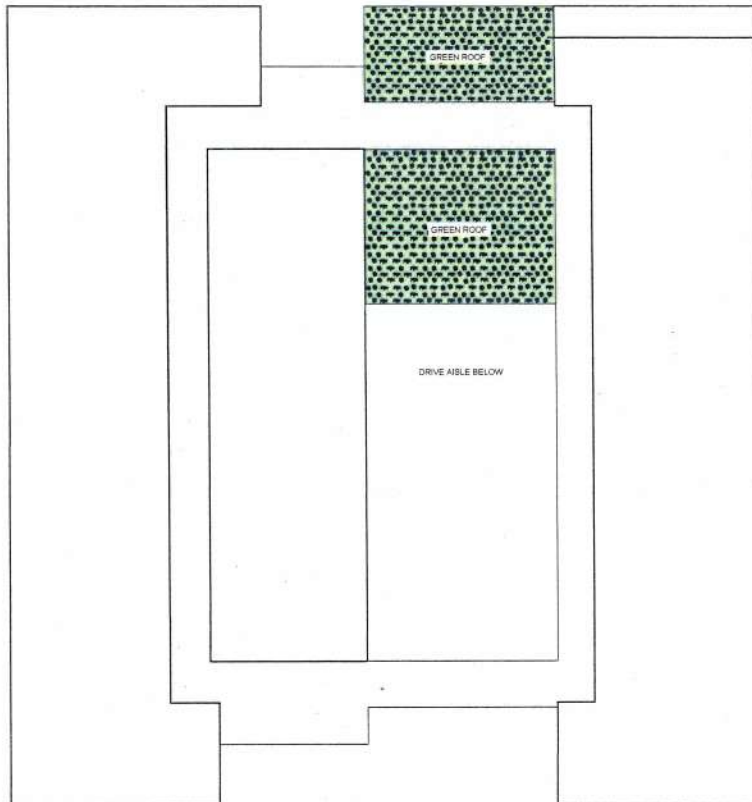


MAY 15 2019

APR 24 2019



Biophilia design collective Ltd.
Contact:
250.590.1156
info@biophilicollective.ca



Green Roof - Native
Meadow and Sedum Mix



GREEN ROOF PLANT LIST						
ID	Quantity	Latin Name	Common Name	Category	Size	
Ft	500	Festuca roemer	Roemer's Fescue	Grass	3" Plug	
Am	50	Anem. pulch.	Bishop's Flower	Perennial	3" Plug	
Cg	50	Camissonia quaterniflora	Common Camassia	Perennial	3" Plug	
Cg	50	Collinsia grandiflora	Blue-eyed Mary	Perennial	3" Plug	
Ed	50	Erodium cicutarium	Red St. George's	Perennial	3" Plug	
Sa	150	Sedum album	White Stonecrop	Perennial	3" Plug	
Sc	150	Sedum spathulifolium 'Cape Blanco'	Cape Blanco Sedum	Perennial	3" Plug	
Sa	100	Sedum spurnum	Stonecrop	Perennial	3" Plug	
Sad	100	Sedum spurnum 'Dragons Blood'	Dragons Blood Stonecrop	Perennial	3" Plug	
Th	50	Thalictrum aquilegifolium	Field's Onion	Perennial	3" Plug	



FIFTH STREET
MULTI-UNIT
RESIDENTIAL

2506 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

PURDEY GROUP



REZONING/
DEVELOPMENT PERMIT

11/22/2018

NO.	DATE
01	01/05/2019
02	03/09/2019
03	04/16/2019
04	05/15/2019

FS-01-18

RK

AS NOTED

LANDSCAPING -
ROOFTOP
(2nd STOREY)

A-10

MAY 15 2019

APR 24 2019

R3-2 ZONING BUILDING HEIGHT RESTRICTION (13.5m)

EMPTY LOT

NEIGHBOURING BUILDING



EAST ELEVATION - FRONT YARD



WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD



WEST ELEVATION - REAR YARD



SOUTH ELEVATION



NORTH ELEVATION

FIFTH STREET
MULTI-UNIT
RESIDENTIAL

7566 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

PURDEY GROUP

steller

REZONING/
DEVELOPMENT PERMIT

11/22/2018

REVISION NO.	DATE
01	01/25/2019
02	03/28/2019
03	04/11/2019
04	06/11/2019

FS-01-18

RK

AS NOTED

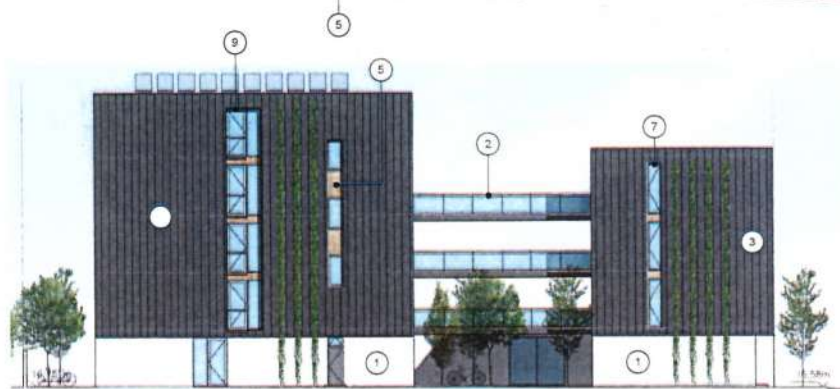
STREETSCAPE &
ELEVATIONS

PREPARED BY:

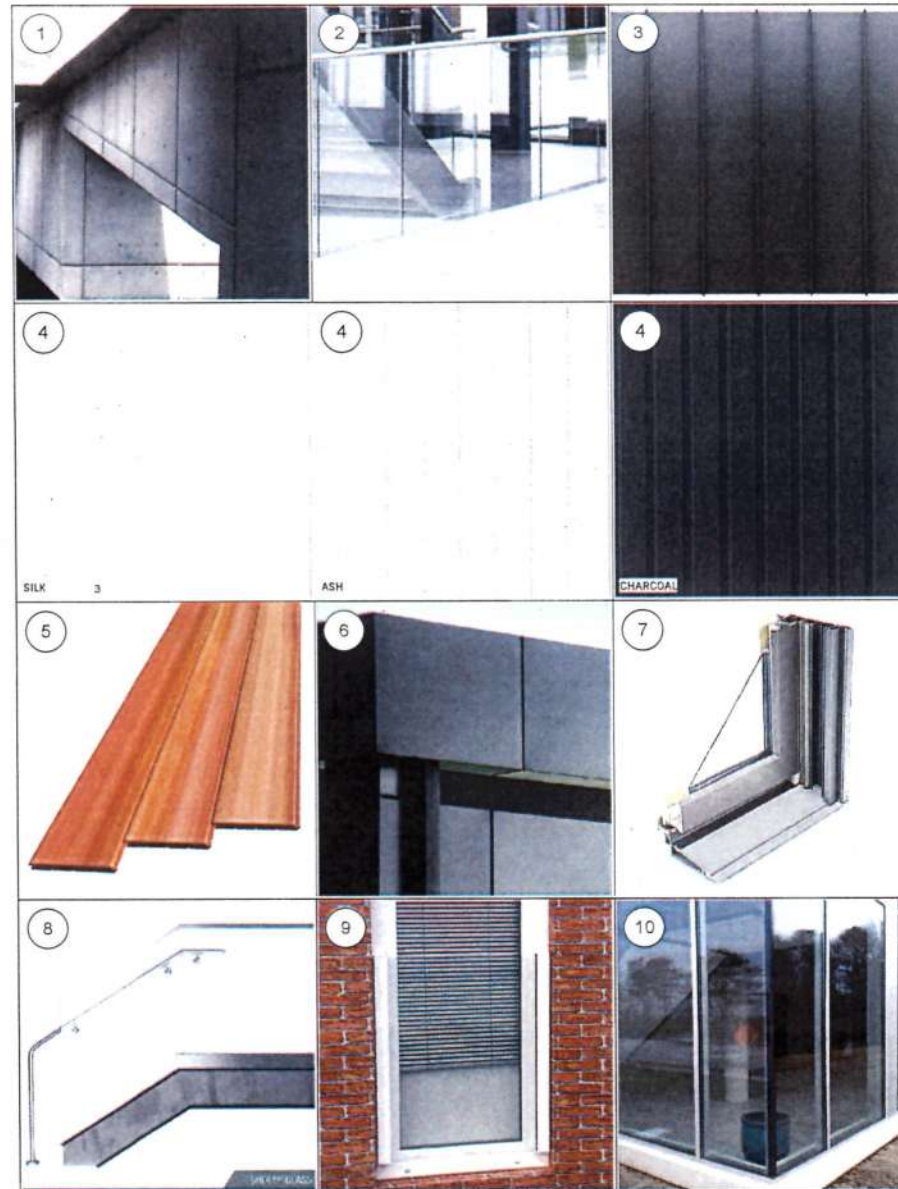
A-11

MAY 15 2019

APR 24 2019



- 1 ARCHITECTURAL CONCRETE
- 2 GLAZED GUARDRAILS ON DECKS AND WALKWAYS (COMPLETE WITH POWDER COATED ALUMINUM CAP)
- 3 VERTICAL STANDING SEAM METAL CLADDING (BASED ON: VICWEST AD300R (56072 CHARCOAL))
- 4 CERACLAD EXTERIOR SIDING SYSTEM (COLOURS: SEE OPTIONS TO THE RIGHT)
- 5 TONGUE & GROOVE CEDAR SIDING
- 6 ALUCOBOND STEEL CLADDING (COLOUR(S): CADET GRAY & DUSTY CHARCOAL)
- 7 FIBREGLASS WINDOWS (COLOUR OF MULLIONS/FRAME TO MATCH STANDING SEAM CLADDING)
- 8 POWDER COATED ALUMINUM FOR STANCHIONS AND DETAILS ON STAIRWELLS (COLOUR TO MATCH/COMPLIMENT STANDING SEAM CLADDING)
- 9 GLAZED JULIET BALCONY (TO MATCH GUARDRAIL SYSTEM)
- 10 STOREFRONT GLAZING SYSTEM



FIFTH STREET
MULTI-UNIT
RESIDENTIAL

PROJECT ADDRESS
2566 / 2570 / 2580
FIFTH STREET
VICTORIA, BC

CLIENT
PURDEY GROUP

stiller

REZONING/
DEVELOPMENT PERMIT

DATE
11/22/2018

REVISION	DATE
01	01/25/2019
02	03/09/2019
03	04/18/2019
04	06/15/2019

SPRINT PERMIT NO.
FS-01-18

DESIGNER
RK

SCALE
AS NOTED

APPROVED BY:
MATERIALS
BOARD

REVISIONS NOTED:

A-12

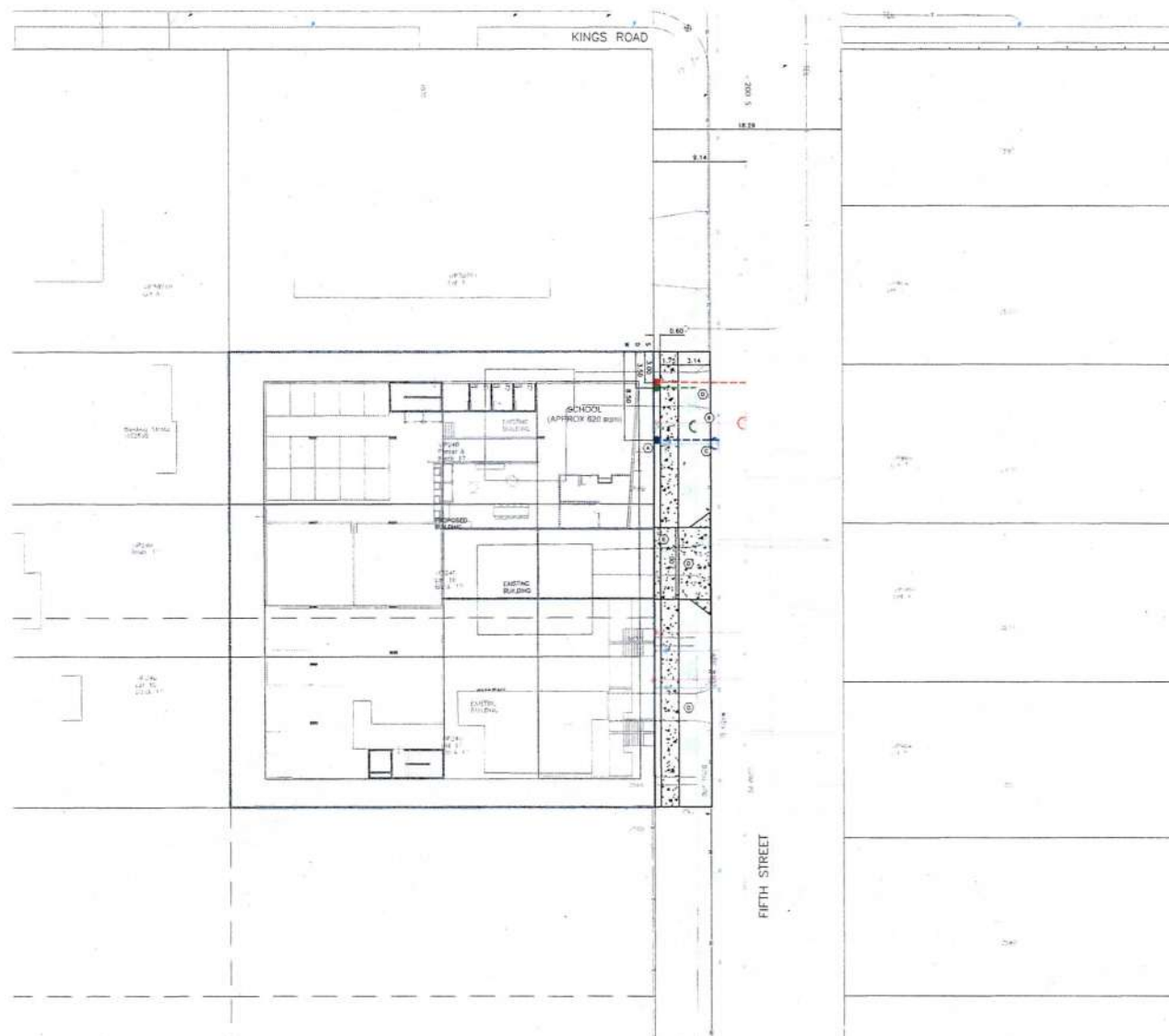


RECEIVED

DEEMED

MAY 15 2019

APR 24 2019



DETAILED CONSTRUCTION NOTES:

- ① CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC WATER SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- ② CITY OF VICTORIA TO INSTALL 150mm DRAIN AND 150mm SEWER SERVICES TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- ③ CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPERS EXPENSE.
- ④ CONTRACTOR TO REMOVE EXISTING DRIVEWAYS AND REHABILITATE BOULEVARD.
- ⑤ CONTRACTOR TO INSTALL DRIVEWAY COMPLETE WITH DRIVEWAY DROPS.

PRELIMINARY ONLY

FIFTH STREET
PURDEY GROUP
PRELIMINARY SERVICING

Scale: 1:200
Sheet: 1 of 1
Eng. Project No: 30960

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-721-2214 FAX: 250-721-3395