

| | | | |
|-------------------------------------|---|--|--------------------|
| Owner: | Brad Schaffer / Wayne Hopkins Turnbull Developments Ltd. 485 B Garbally Rd Victoria, BC | | |
| Architect: | Joseph R. Newell, MAIBC, B. Arch, B.E.S. Joe Newell Architect Inc, 612 Yates Street, Victoria, B.C. Telephone: 250-382-4240 Fax: 250-382-5723 Email: joenewell@joenewellarchitect.com | | |
| Civic Address of Property: | 1928 Oak Bay Avenue, Victoria, BC | | |
| Legal Description: | Lot 14, Block 2, Section 76, Plan 272, Victoria District | | |
| Zoning: | CR-3 - Commercial Residential Apartment District | | |
| Project Description: | New 7 Unit Residential Building over Existing Commercial Ground Floor | | |
| Site Area: | 620.9 m ² | 6,681 s.f. | |
| Site Coverage: | Building Footprint: 302.7 m ² Coverage: 48.8 % | 3,257 s.f. | |
| Total Floor Area: | 1st Floor (Medical / Dental Office) 226.1 m ² 2nd Floor (5 Residential Suites) 212.3 m ² 3rd Floor (3 Residential Suites) 179.3 m ² | 2,406 s.f. 2,205 s.f. 1,930 s.f. | |
| | Total 620.8 m ² 1,904 - 1,910 | 6,681 s.f. | |
| Building Height: | Permitted Height: 10.700 m Proposed Height: 10.500 m | 35.10' 34.45' | |
| Setbacks: | | | |
| Front Yard (Street - South): | Permitted @ 1st Storey: 3.000 m Existing @ 1st Storey: 3.000 m Permitted @ Upper Storeys: 6.000 m Proposed Upper Storeys: 6.400 m | 9.84' 9.84' 19.69' 21.00' | |
| Rear Yard (North): | Permitted: 6.000 m Proposed: 13.800 m | 19.69' 45.28' | |
| Side Yard (East): | Permitted: 5.350 m Proposed: 0.000 m | 17.55' 0.00' | variance requested |
| Side Yard (Street - West): | Permitted: 5.350 m Proposed: 0.876 m | 17.55' 2.87' | variance requested |
| Vehicle Parking: | | | |
| Required Parking | Apartment Dwelling units - 1.3 space per unit = 9.1 Office space - 1 space per 37.5 m ² = 191.45 / 37.5 = 5.11 spaces Total = 9.1 + 5.11 = 14.2 spaces = 14 spaces | | |
| Proposed Parking | 10 stalls provided 1 per dwelling unit. 3 spaces provided for commercial | | |
| Proposed Bicycle Parking | Required: 1 space per apartment + 6 at entrance Proposed: 1 space per apartment + 6 at entrance in enclosed room | variance requested | |

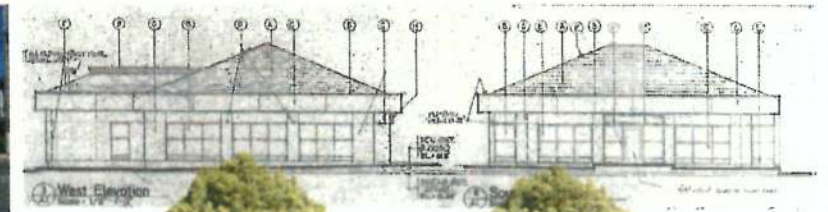
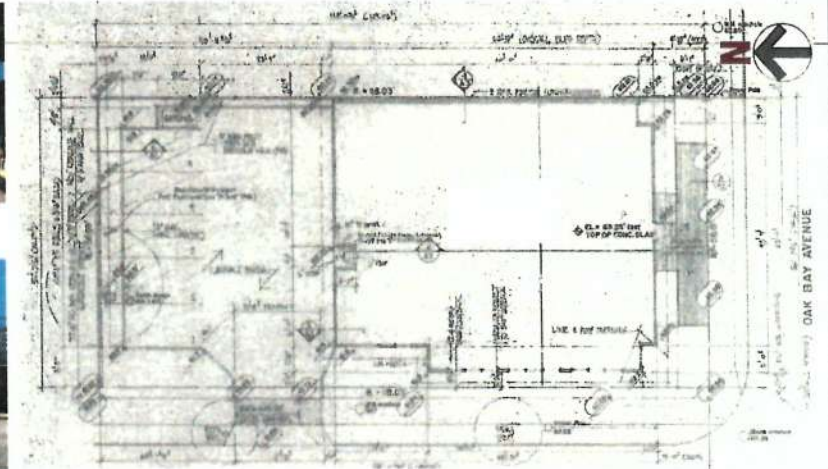
Project Data

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Street Elevation - Oak Bay Avenue (Approximate Scale: 1/16" = 1'-0")



Street Elevation - Redfern Street

Context Photos / Existing Site and Elevations

PROPOSED RESIDENTIAL / COMMERCIAL DEVELOPMENT

7 APARTMENTS

A1

Date Drawn: 2017.08.18

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1928 OAK BAY
AVENUE
VICTORIA, BC

| | |
|-----------------------------|---------------------------------------|
| Front (Oak Bay) Elevation - | (19.13 + 18.99) / 2 X 16.378 = 312.2 |
| Side (Redfern) Elevation - | (18.99 + 18.84) / 2 X 19.152 = 362.2 |
| Rear Elevation - | (18.84 + 19.00) / 2 X 16.378 = 309.87 |
| Side Elevation - | (19.00 + 19.13) / 2 X 19.152 = 365.13 |
| | 71.06 1349.4 |

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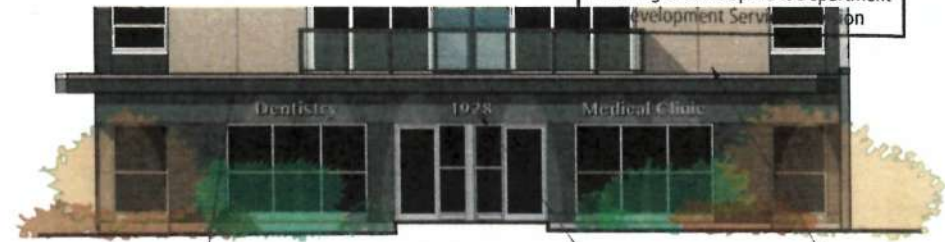


FEB 07 2019

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3 Building Section
Scale: 1/8" = 1'-0"



4 Storefront Signage Detail
n.l.s.



2 3rd Floor Plan
Scale: 1/8" = 1'-0"



1 2nd Floor Plan
Scale: 1/8" = 1'-0"

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AVENUE
VICTORIA, BC

PROPOSED RESIDENTIAL / COMMERCIAL DEVELOPMENT

7 APARTMENTS

A3

Date Drawn: 2017.08.18

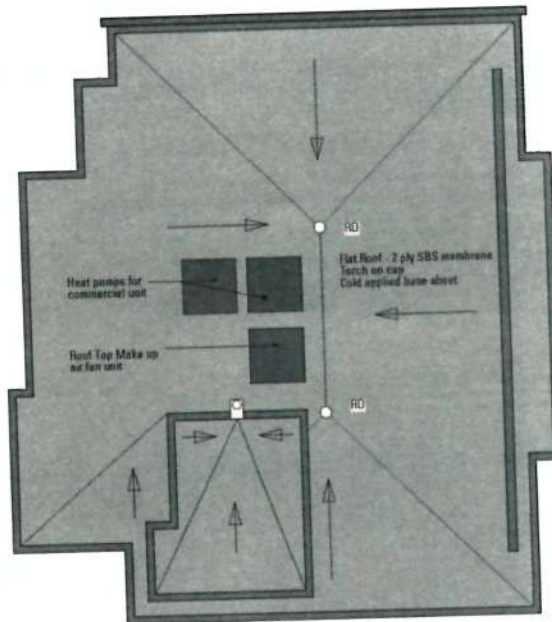
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1 Roof Plan
Scale: 1/8" = 1'-0"

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AVENUE
VICTORIA, BC

PROPOSED RESIDENTIAL / COMMERCIAL DEVELOPMENT
7 APARTMENTS

A5
Date Drawn: 2017.08.18

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ARCHITECT
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| | | |
|------|-------------|-----------|
| 1 | DP | 18.01.201 |
| name | description | date |



MERDYN GROUP
HOLDINGS LTD.

1928 OAK BAY AVENUE
1928 OAK BAY AVENUE
VICTORIA, BC

**Landscape Materials
Plan, Planting Plan &
Plant List**

| | | |
|-------------|----------|--------|
| project no | | 117 37 |
| scale | 1:75 | 24x36 |
| drawn by | | MD |
| checked by | | SWP/Ed |
| revision no | sheet no | |

 L1.01

LEGEND

☐ Unpaved
☐ Paved
☐ Property Line

LANDSCAPE MATERIALS

☐ Unit Paving
☐ Cast in Place Concrete Paving
☐ Ornamental Planting Area
☐ Existing Planting Area for Retention

PLANT LIST

| Sym | Qty | Botanical Name | Common Name | Schd. Size / Plant Spacing |
|-----|-----|-----------------------------------|--------------------------|----------------------------|
| | | <u>TREES:</u> | | |
| | 1 | <i>Acer rubrum 'Autumn Glory'</i> | Autumn Glory Red Maple | 5.0cm cal, b&b |
| | 3 | <i>Koelerutera paniculata</i> | Panicled Goldenrain tree | 5.0cm cal, b&b |
| | | <u>SHRUBS:</u> | | |
| Cl | 100 | <i>Carex testacea</i> | Orange Sedge | #1 pot, 40cm o.c. |
| Cs | 59 | <i>Cistus salvifolius</i> | Sageleaf Rock Rose | #1 pot |
| Cx | 9 | <i>Cistus x corbaniensis</i> | Rock Rose | #2 pot |
| Hto | 50 | <i>Hebe topiaria</i> | Topiariat's hebe | #1 pot |
| Vbo | 21 | <i>Verbena bonariensis</i> | Tall Verbena | #1 pot |

PLANTING NOTES

1. Plant quantities and spacing may change between issuance of DP and Confirmation due to plant availability and design changes.

DRAWING NOTES

- DRAWING NOTES:**
1. **PLANTING:** All plantings to remain, plus any previously listed and existing structures/vegetation to remain, prior to commencing work.
 2. **ALL PLANTING** to be installed and placed at least 100mm from all structures.
 3. **PLANTING** to be installed on Pans shall have groundcover/evergreen plant life.
 4. **CONTRACTOR** to confirm location and elevation of all existing services and utilities prior to commencing work.
 5. **Provide** types of all work for approval by LANDSCAPE Architect prior to commencing work.
 6. **CONTRACTOR** to provide irrigation system for all plants to Council NABC Standards and Council Specifications.
 7. **LANDSCAPE** installation to carry a 1 year warranty from date of acceptance.
 8. **Plant material** installation and maintenance to conform to the current edition of the Council's Landscape Specifier.
 9. **CONTRACTOR** to be responsible for all costs and materials for all plants related to installation and subsequent maintenance of all landscape as all information listed during negotiation.
 10. **Tree** protection to be installed for existing trees, to be installed prior to commencement of all site work.

L1.01