



FORT STREET FACADE

REAR YARD FACADE



Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Revised
A100	Cover Sheet	03/07/2017	
A101	Site Plan	01/02/2017	
A102	Basement & Level 2	03/07/2017	
A103	Level 2 Plan	05/03/17	
A104	Elevations	03/07/2017	
A105	Building Section	02/02/2017	

Basement Proposed Unit

Unit #	Type	Size	N/A	Car
9	1 Bedroom	503 sf		0
Total Areas		503 sf		0

Level 1 Existing Units

Unit #	Type	Size	Occupant/s	Car
1	bachelor	346 sf	Business owner	1
2	2 bedrooms	674 sf	Self employed	1
3	2 bedrooms	524 sf	Students	0
Corridors		130 sf		
Total Areas		2,224 sf		2

Level 2 Existing Units

Unit #	Type	Size	Occupant/s	Car
4	bachelor	318 sf	Self employed	0
5	1 bedroom	465 sf	Student	1
6	1 bedroom	448 sf	Student	1
7	1 bedroom	367 sf	Student	0
8	1 bedroom	337 sf	Students	0
Corridors		241 sf		
Total Areas		1,971 sf		2

DATA:

Zone: R3-AM-2

Building Footprint approx.: 222 sm

Min. Allowable Site Area: 920 sm

Current Site Area: 741 sm

Current Floor Area: 389.7 sm

FSR: (Not including added Suite)
Floor area / Lot Area =
389.7 sm / 741 sm = 0.52

FSR Allowable: 0.6:1 (2 Storeys)

Max. Allowable Site Coverage: 30%

Current Site Coverage: 32.8%
(243 sm of 741sm)

Mini. Req'd open Site Space: 30%
(222.3 sm of 741 sm)

Current Open Site Space: 30.1 %
(518 sm non-open leaves
223 sm of 741 sm)

#No. of Storeys: 2

Required Parking: 12 stalls
(1.3 stalls per Dwelling Unit)

Parking on Site: 6 stalls

Bicycle Parking: 10

Building Height approx. 10.49m (34'-6")
Midpoint of roof: 8.52m (28'-0")

Existing: 8 units
Proposed: 9 units

CURRENT SETBACKS:
Front setback: 3.56 m
Side setbacks (East): 1.58m
Side setbacks (West): 1.0 m

ALLOWABLE SETBACKS:
All sides: 9m

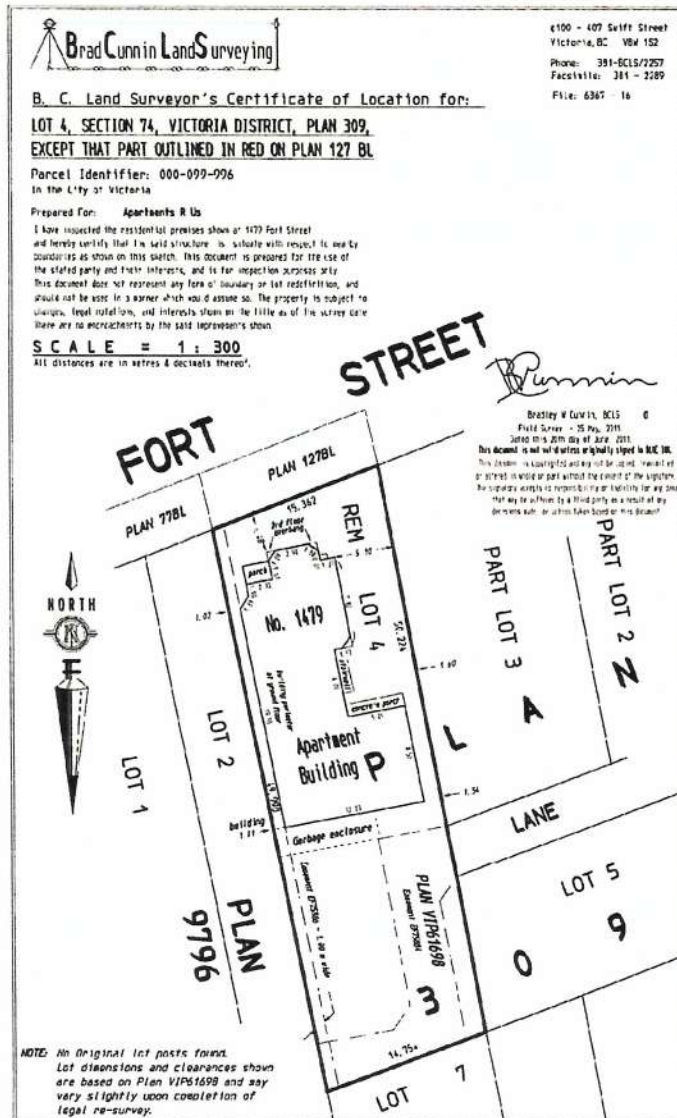
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ERIC BARKER
ARCHITECT INC.
121 HANCOCK AVENUE, VICTORIA, BC
V8V 1K9
250-595-4500 Fax: 250-595-4500 V8V 1K9

Building classification:
Group C, up to 5 stories, (PART 9)
unsprinkled
Building Max. Area: 600 sm

Combustible or noncombustible construction
Floors to be rated 45 mins. Roof, no FR
required. Suites separated by 45 mins. rated
walls/floors, except for 2 story suites.

SCOPE OF WORK:

INSTALL NEW
BASEMENT SUITE
IN BUILDING

Civic Address:

1479 Fort Street
Victoria, BC
V8S 1Z4

Legal Address:

Lot4, Section 74
Victoria District, Plan 309

No.	Date	Description
20	June 5, 2017	Development permit
21	May 26, 2017	Adjusted Prior work
22	May 26, 2017	Adjusted open site space
18	09/18/2014	Revised parking adjustment
6	08/08/2014	Proposed Suite
5	08/08/2014	Re-calculated Floor Area
4. Current drawings 211005 Apartments R Us - 1479 Fort Street (Drawing) 1479 Fort St. 08/08/17 2017.pdf		

Development Permit
June 5, 2017

1479 Fort St.
Victoria, B.C.

Cover Sheet

Project number	211005
Date	03/07/2017
Drawn by	JB
Checked by	Checker
A100	
Date	

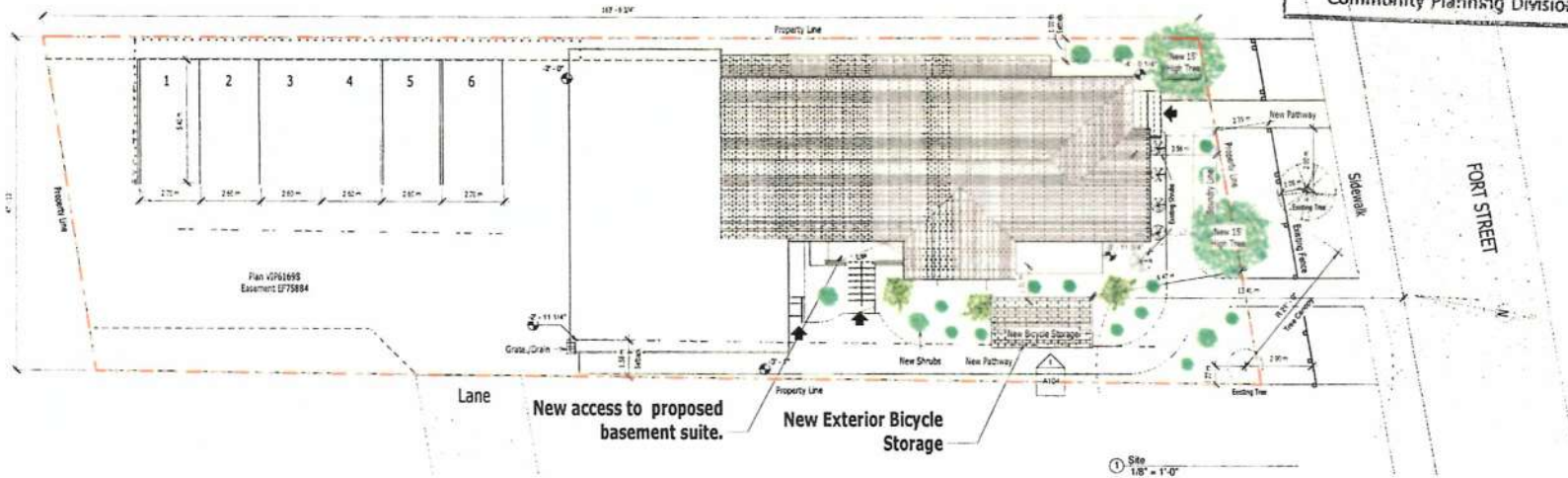
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ERIC BAYCE ARCHITECT Inc.
201 HANCOCK AVENUE, VICTORIA, B.C.
250-596-4000 Fax: 250-495-4000 VPRN: 1540



- Landscaping Legend**
- Kousa Dogwood 2.5m
 - Star Magnolia 1.2m
 - Deciduous Azalea 0.75m
 - Rhododendron 0.5m
 - Existing Cherry Tree
 - Existing Cedar Tree
 - Existing Shrub



Aerial Site Capture



3D Frontage

20	May 08, 2017	Adjusted Front setback
18	10/10/2014	Single parking adjustment
15	10/10/2014	Separation distance to proposed building
14	10/10/2014	Setback from the street for bike storage
12	14/08/2014	Refined Landscaping Details
11	14/08/2014	Adjusted Coverage
8	06/05/2014	Adjusted Existing Trees
7	08/05/2014	Re-located Ancillary Entry
No.	Date	Description
R:\Current Drawings\1211005 Apartments R Us 1479 Fort Street Drawings\1479 Fort St. CP PLAN 1.1 2017.rvt		
Development Permit Mar 28, 2017		
1479 Fort St. Victoria, B.C.		
Site Plan		
Project number	211005	
Date	01/02/2017	
Drawn by	JF	
Checked by		Checker
A101		
Scale		

Project number	21105
Date	03/03/2010
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Checked by	Check
A102	
Scale	1:100

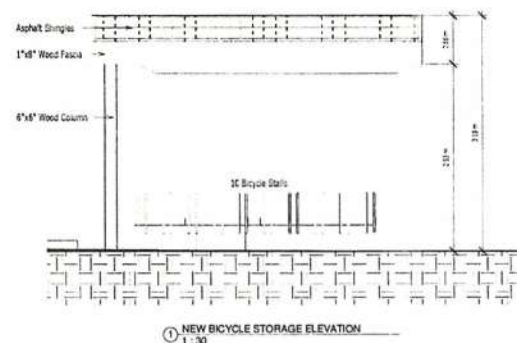


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No.	Date	Description
1	05/23/17	Development Permit Mar 28, 2017
2	05/23/17	1479 Fort St. Victoria, B.C.
3	05/23/17	Level 2 Plan
Project number	311005	
Date	05/23/17	
Drawn by	Author	
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A103		
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20	10/07/2017	Measure protection
9	04/05/2018	Added Existing Trees
7	05/05/2018	The Located Accessory Bldg.
1	05/05/2018	Description

Development Permit
Mar 28, 2017

1479 Fort St.
Victoria, B.C.

Elevations

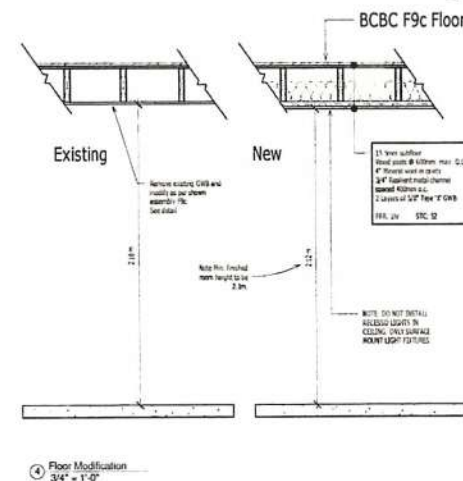
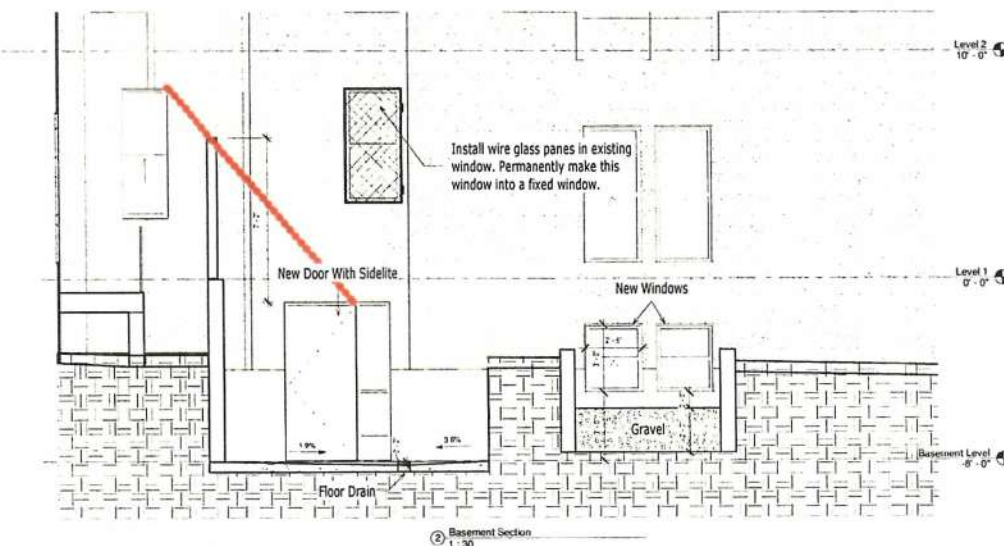
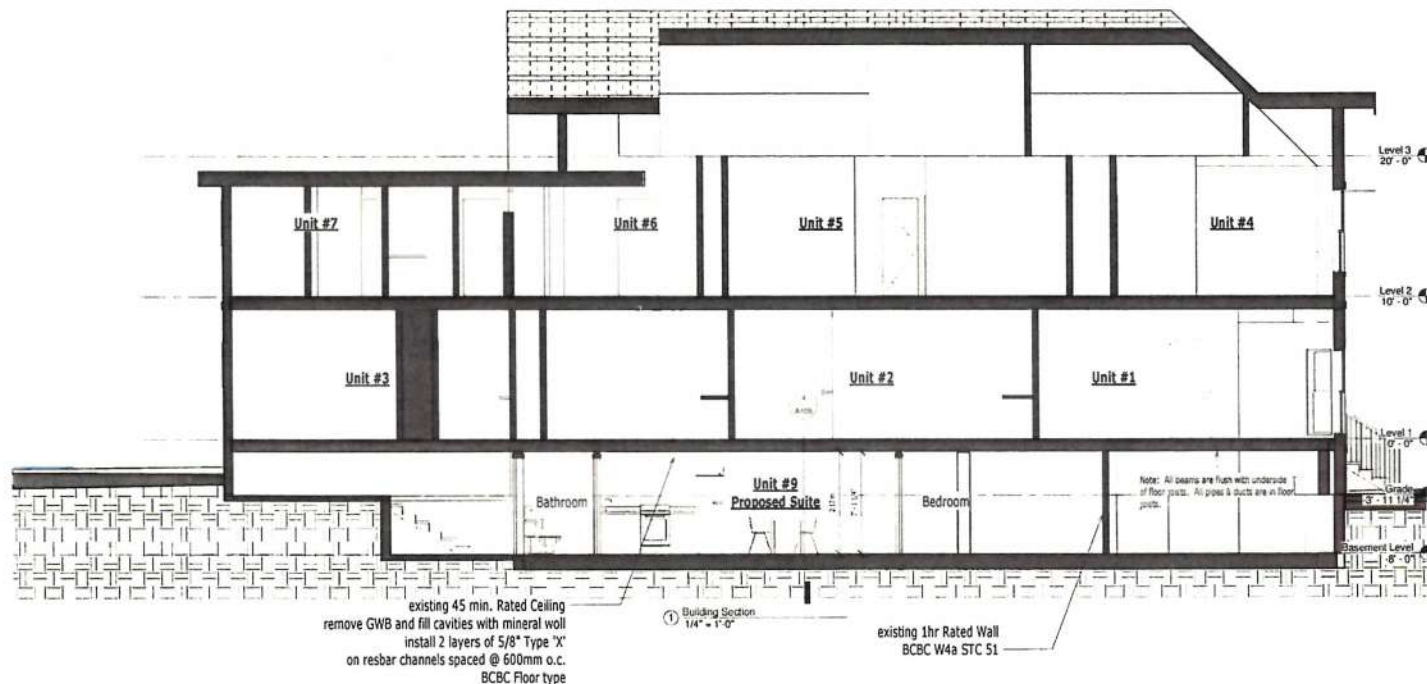
Project number	211005
Date	03/03/2017
Drawn by	Author
Checked by	Checker

A104

Scale

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ERIC SARKER ARCHITECT INC.
111 PRINCE OF WELLES AVENUE, VICTORIA, B.C.
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Community Planning Division

Development Permit
Mar 28, 2017

1479 Fort St.
Victoria, B.C.

Building Section

Project number: 211005
Date: 03/07/2017
Drawn by: Author
Checked by: Checker
Scale: A105