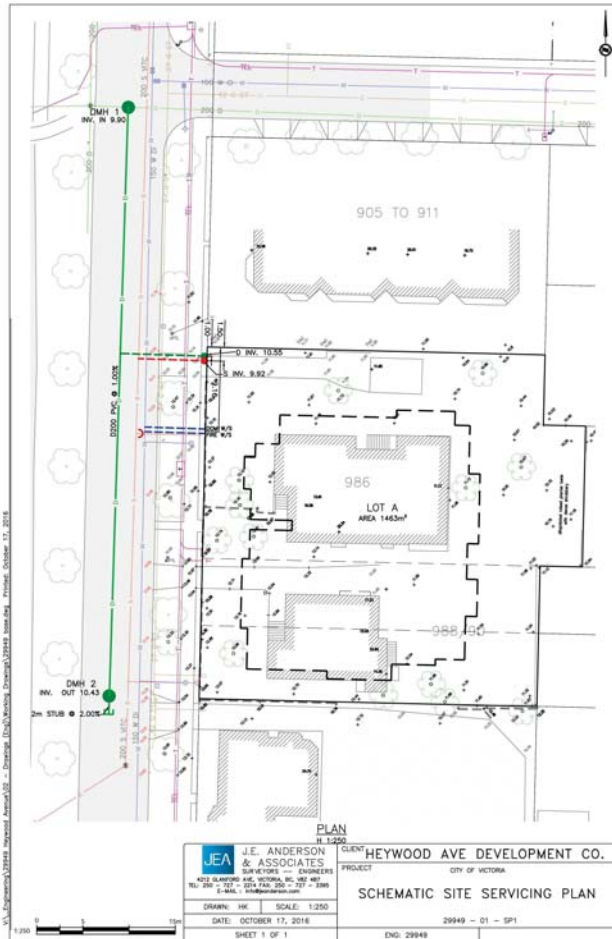


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A000	COVER
A001	PROJECT DETAILS
A100	SITE PLAN
A200	PARKING LEVEL FLOOR PLAN
A201	MAIN LEVEL FLOOR PLAN
A202	2/3 LEVEL FLOOR PLANS
A203	PENTHOUSE LEVEL FLOOR PLAN
A204	ROOF PLAN
A300	W & N ELEVATIONS
A301	E & S ELEVATIONS
A400	SECTIONS
A401	SECTIONS
A500	PERSPECTIVE VIEWS
A501	SHADOW STUDY



PROJECT DATA	
CIVIC ADDRESS	986, 990 Heywood Ave., Victoria, BC VBV 2Y6, VBV 4V4
LEGAL DESCRIPTION	PID 009-323-708 PLAN 24 VICTORIA PARCEL A (DD (429671) OF LOTS 2223386/9 OF LOT 1694 PID 009-324-437 LOT 49/50 PLAN 24 VICTORIA 5 PT L49 & PT OF L50 ZONE R3-AM-2, R1-B PROJECT DESCRIPTION MID-RISE MULTIPLE DWELLING NEW BUILD

CODE ANALYSIS

Building Area = $22m \times 27m = 573m^2$
Therefore over $400m^2$, so Table 3.2.1.1
3.2.1.1 - Occupancy C - Residential, 4 storeys
3.2.1.2 - Storage garage permitted as a separate building
3.2.1.30 - GROUP C up to 6 storeys, sprinklered
3.2.1.30.2 - permitted to be combustible or non-combustible

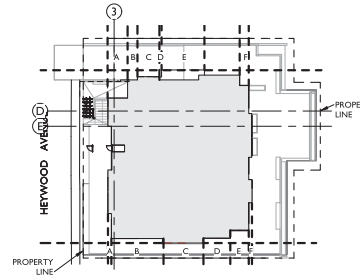
Street lighting = 1
F88 - for fire floors

STOREY	CLASSIFICATION	CONSTRUCTION TYPE	FIR
Parking Level	3.2.2.62	Non-Combustible	45mm
Level 1	3.2.2.50	Combustible	1hr
Level 2	3.2.2.50	Combustible	1hr
Level 3	3.2.2.50	Combustible	1hr
Level 4	3.2.2.50	Combustible	1hr

FLOOR	AREA	AREA PER PERSON	OCCUPANT LOAD	EXIT WIDTH
Parking Level	1300m ²	46 sqm/p	28	1100mm
Level 1	6 Units	2 per unit	12	1100mm
Level 2	6 Units	2 per unit	12	1100mm
Level 3	6 Units	2 per unit	12	1100mm
Level 4	3 Units	2 per unit	6	1100mm

3.2.4.1 - Fire alarm req'd (sprinklered)
3.2.5.8.1 - Standpipe req'd (+3 storeys)
3.2.7.6 - Emergency power - 30mins for lighting
3.2.7.8.3 a) & b) - Emergency power - 24h + 0.5h

R3-AM-2 Zone Allowed Req'd		Proposed Bldg		Variance Req'd	
4		4		-	
Site Area	m ²	sq. ft.	m ²	sq. ft.	
Lot Area	-	-	1463.60	15,754.06	-
Site Coverage	-	-	1:108.22	1:1,928.78	76% Yes
Open Site Area	-	-	305 min.	-	-
Main Building + Exposed Landscaped Parking	-	-	247.48	2,663.85	17% Yes
Open Site Area From Yard	-	-	100%	-	100% -
Floor Area (not incl. balconies)		m ²		sq. ft.	
Parking Level	-	-	1316.36	14,207.91	-
Level 1	-	-	620.02	6,671.94	-
Level 2	-	-	614.05	6,609.54	-
Level 3	-	-	614.05	6,609.54	-
Penthouse Level	-	-	496.83	5,345.19	-
Total Floor Area	-	-	3,551.11	38,323.83	-
Total Floor Area minus Parking Level	-	-	2,234.85	24,122.12	-
Floor Space Ratio (FSR)	-	1.6	1.6	-	-
Units		m		ft	
Total No. of Units	-	-	31	-	-
No. of 1 Bed Units	-	-	5	-	-
No. of 2 Bed Units	-	-	16	-	-
No. of Ground Oriented Units	-	-	54.00	6	576.89
Maximum Area of 1 Bed Unit	33.00	355.21	14.00	979.12	-
Maximum Area of 2 Bed Unit	-	-	19.00	20,390.76	-
Total Residential Floor Area	-	-	1904.00	20,390.76	-
Units		m		ft	
Front (West) lot line (Building face)	10.50	34.45	4.36	13.98	Yes
Front (West) lot line (Edge of lot)	10.50	34.45	1.76	12.14	Yes
Front (West) lot line (Balcony projection)	8.3	27.89	4.36	13.98	Yes
Front (West) lot line (Parkade face)	10.50	34.45	0.00	0.00	-
Long Rear (East) lot line (Building face)	7.14	23.43	11.87	38.94	-
Long Rear (East) lot line (Edge of lot)	7.14	23.43	1.71	5.61	-
Long Rear (East) lot line (Parkade face)	7.14	23.43	0.72	2.36	Yes
Short Rear (East) lot line (Building face)	7.14	23.43	7.29	23.92	-
Short Rear (East) lot line (Edge of lot)	7.14	23.43	23.43	76.87	Yes
Short Rear (East) lot line (Parkade face)	7.14	23.43	1.22	4.00	Yes
Exterior Sideyard (North) (Building face)	7.14	23.43	5.46	17.91	Yes
Exterior Sideyard (North) (Parkade face)	7.14	23.43	0.90	2.95	Yes
Interior Sideyard (South) (Building face)	7.14	23.43	2.46	8.07	Yes
Interior Sideyard (South) (Parkade face)	7.14	23.43	0.57	1.87	Yes
West Property Line to Screen centre line	-	-	9.08	29.79	-
Height (Gondoles)		m		ft	
Maximum height (Gondoles)	-	-	11.88	38.98	-
Building Height	13.00	39.37	14.28	46.85	Yes
Floor to ceiling heights	-	-	2.95	9.68	-
First Floor	-	-	2.74	9.00	-
Second Floor	-	-	2.74	9.00	-
Third Floor	-	-	2.74	9.00	-
Penthouse Floor	-	-	3.05	10.00	-
Parking		m		ft	
Motor Vehicle	-	-	38	-	-
Visitor Stalls	-	-	3	-	-
Disabled Stalls	-	-	1	-	-
Total Stalls (Ratio 1.4 x # units)	-	-	29	-	-
Storage Storage	-	-	4	-	-
Bike Storage - Class 1 (100% per unit)	-	-	21	-	-
Bike Storage - Class 2 (6 space rack)	-	-	6	-	-

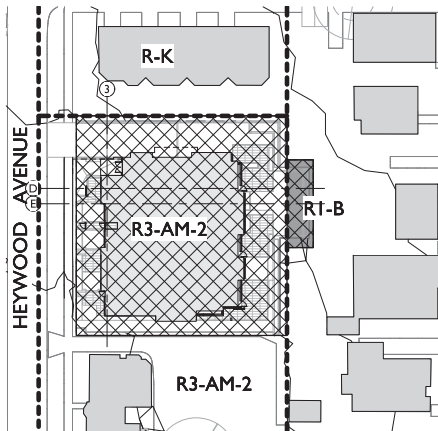


LIMITING DISTANCE PLAN

LIMITING DISTANCE CALCULATION

Table 3.2.3.1.D - Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout

ELEVATION	DISTANCE TO PROPERTY LINE	DISTANCE TO CENTRE OF STREET	PERMITTED % AREA OF UNPROTECTED OPENINGS	ACTUAL % AREA OF UNPROTECTED OPENINGS
North	12.12	-	100	82.0
B	6.27	-	100	12.05
C	1.47	-	86	4.85
E	2.28	-	100	22.19
F	6.27	-	100	61.15
West	7.45	-	75	75
South	7.73	-	100	6
A	2.28	-	71	11.88
D	1.47	-	12	13.7
F	6.27	-	100	17.35
G	1.47	-	100	6
West	-	11.88	100	71



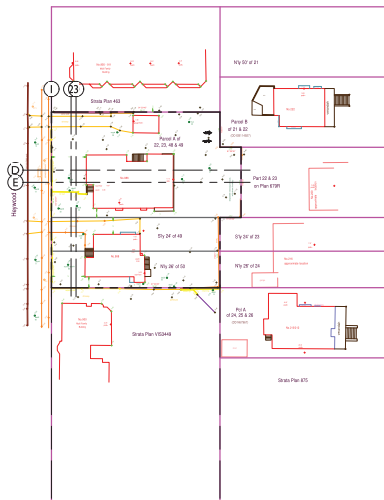
SITE ZONING PLAN

R1-B SINGLE FAMILY DWELLING
R-K MEDIUM DENSITY ATTACHED DWELLING
R3 - AM - 2 MID-RISE MULTIPLE DWELLING

LOT AREA - 1,463.60 m² / 15,754.74 sqft

PROPOSED AREA FOR RE-ZONING (R1-B to R3-AM-2) - 69.56 m² / 748.74 sqft

5. SITE SURVEY



5 SITE SURVEY
1 : 500



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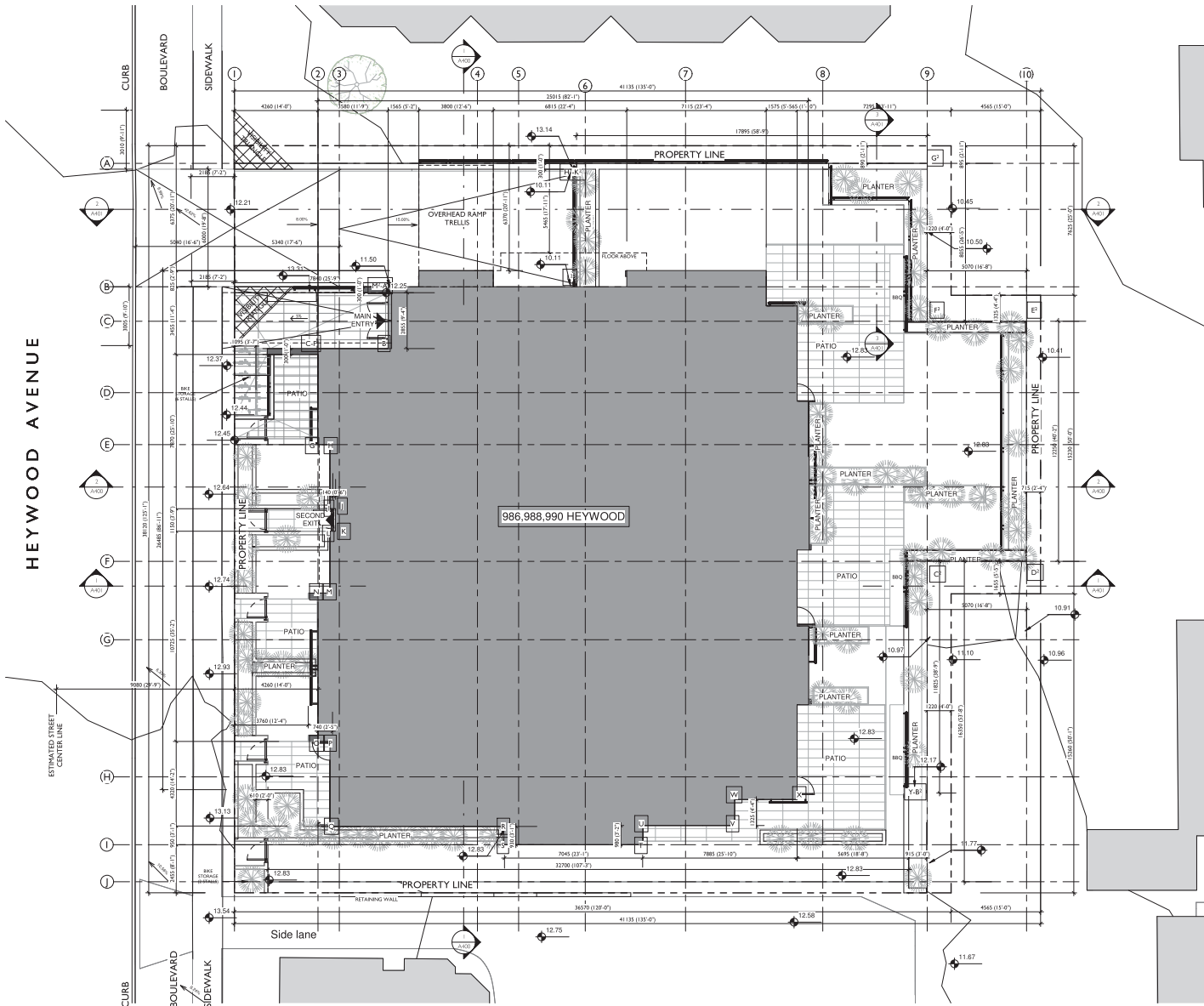
Average Grade = 11.88m

AVERAGE GRADE CALCULATIONS

Points	Average of Grade Points (m)	Distance between Grade Points (m)	Totals
A - B	(12.83 + 12.83) / 2	x 2.86	= 36.69
B - C	(12.83 + 12.83) / 2	x 3.76	= 48.24
C - D	(12.83 + 12.83) / 2	x 0.00	= 0.00
D - E	(12.83 + 12.83) / 2	x 0.30	= 3.85
E - F	(12.83 + 12.83) / 2	x 0.00	= 0.00
F - G	(12.83 + 12.83) / 2	x 4.40	= 59.02
G - H	(12.83 + 12.83) / 2	x 0.74	= 9.49
H - I	(12.83 + 12.83) / 2	x 3.27	= 41.95
I - J	(12.83 + 12.83) / 2	x 0.16	= 27.71
J - K	(12.83 + 12.83) / 2	x 1.15	= 14.75
K - L	(12.83 + 12.83) / 2	x 0.16	= 27.71
L - M	(12.83 + 12.83) / 2	x 3.15	= 40.41
M - N	(12.83 + 12.83) / 2	x 0.74	= 9.49
N - O	(12.83 + 12.83) / 2	x 7.58	= 97.25
O - P	(12.83 + 12.83) / 2	x 0.74	= 9.49
P - Q	(12.83 + 12.83) / 2	x 4.34	= 55.68
Q - R	(12.83 + 12.83) / 2	x 8.78	= 112.65
R - S	(12.83 + 12.83) / 2	x 0.93	= 11.93
S - T	(12.83 + 12.83) / 2	x 7.05	= 90.45
T - U	(12.83 + 12.83) / 2	x 0.98	= 12.57
U - V	(12.83 + 12.83) / 2	x 4.70	= 60.30
V - W	(12.83 + 12.83) / 2	x 1.33	= 17.45
W - X	(12.83 + 12.83) / 2	x 2.55	= 32.72
X - Y	(12.83 + 12.83) / 2	x 6.34	= 81.34
Y - Z	(12.83 + 12.17) / 2	x 0.00	= 0.00
Z - A'	(12.17 + 12.17) / 2	x 0.92	= 11.20
A-B'	(12.17 + 11.75) / 2	x 0.00	= 0.00
B-C'	(11.75 + 10.97) / 2	x 11.63	= 132.17
C-D'	(10.97 + 10.91) / 2	x 5.10	= 55.79
D-E'	(10.91 + 10.50) / 2	x 12.45	= 134.02
E-F'	(10.50 + 10.62) / 2	x 5.10	= 53.86
F-G'	(10.62 + 10.50) / 2	x 8.06	= 89.55
G-H'	(10.50 + 11.60) / 2	x 17.87	= 197.46
H-P'	(11.60 + 13.14) / 2	x 0.00	= 0.00
I-J'	(13.14 + 12.14) / 2	x 0.30	= 3.79
J-K'	(13.14 + 10.11) / 2	x 0.00	= 0.00
K-L'	(10.11 + 10.11) / 2	x 6.00	= 60.66
L-M'	(10.11 + 11.50) / 2	x 9.44	= 102.00
M-N'	(11.50 + 13.49) / 2	x 0.00	= 0.00
N-O'	(13.49 + 13.49) / 2	x 0.30	= 4.05
O-A'	(13.49 + 12.83) / 2	x 0.00	= 0.00

Grand Total = 1,702.84 m

Average Grade Calculation = 1,702.84 / 143.38 (Building Perimeter) = 11.88 m.



1 SITE PLAN
1 : 100

SITE PLAN

PROJECT
986-990 Heywood Avenue
Heywood Avenue Development Company

986-990 Heywood Avenue
Victoria, BC

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SCALE
I : 100

PROJECT NUMBER
1614
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PARKING LEVEL FLOOR PLAN

PROJECT
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Heywood Avenue Development Company

986-990 Heywood Avenue
Victoria, BC

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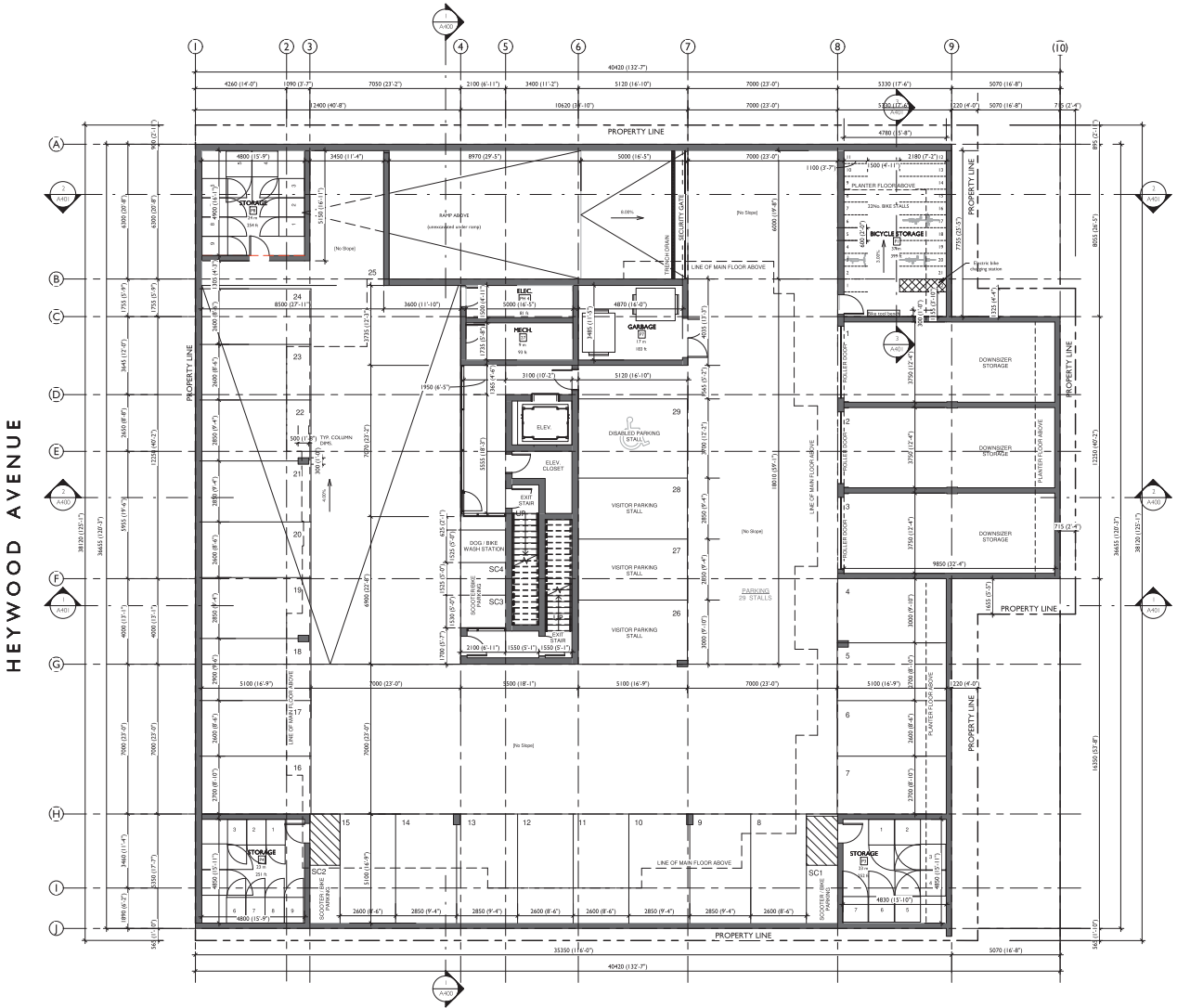
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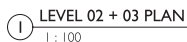
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PARKING LEVEL PLAN
1 : 100

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2/3 LEVEL FLOOR PLAN

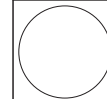
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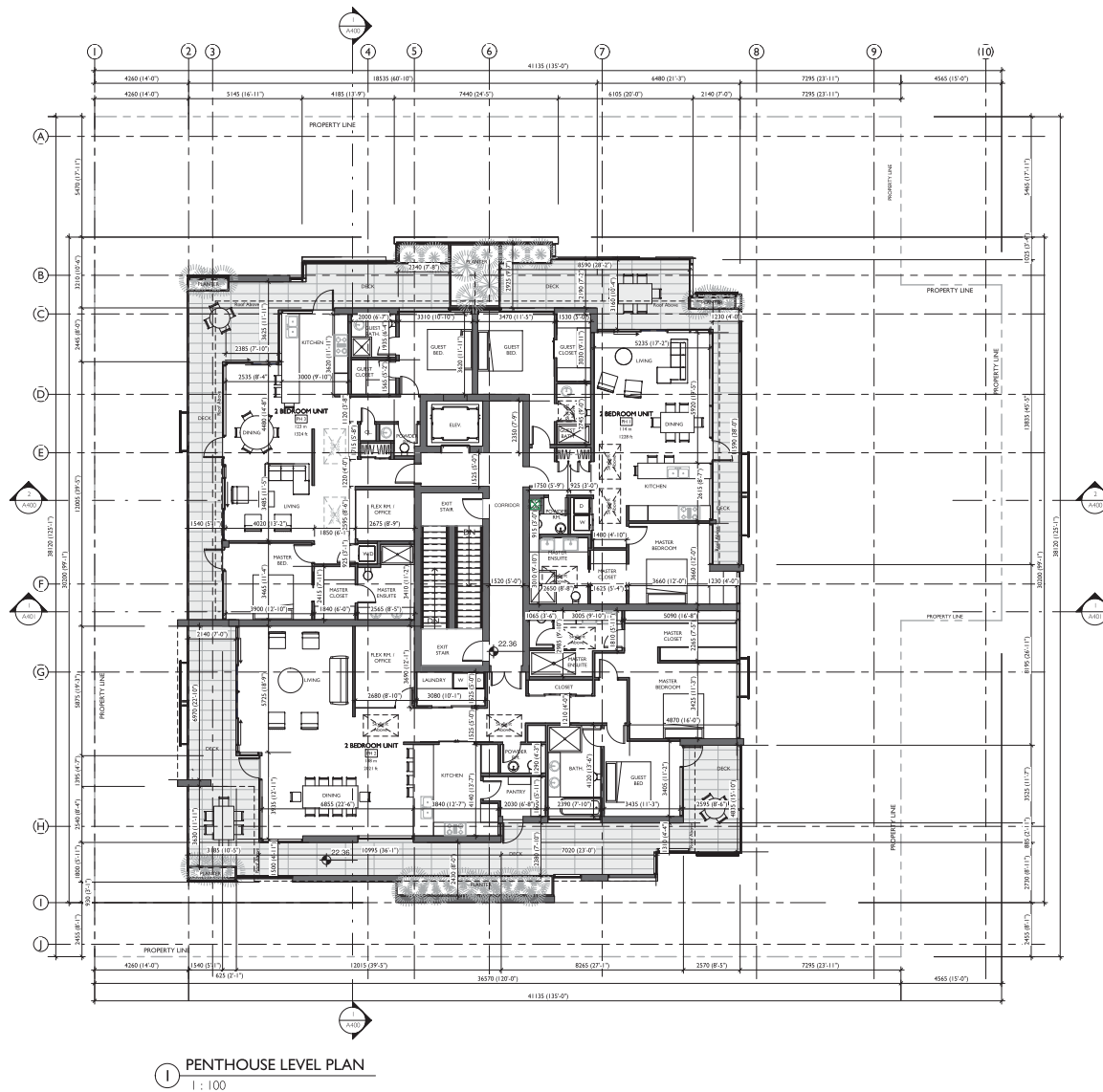
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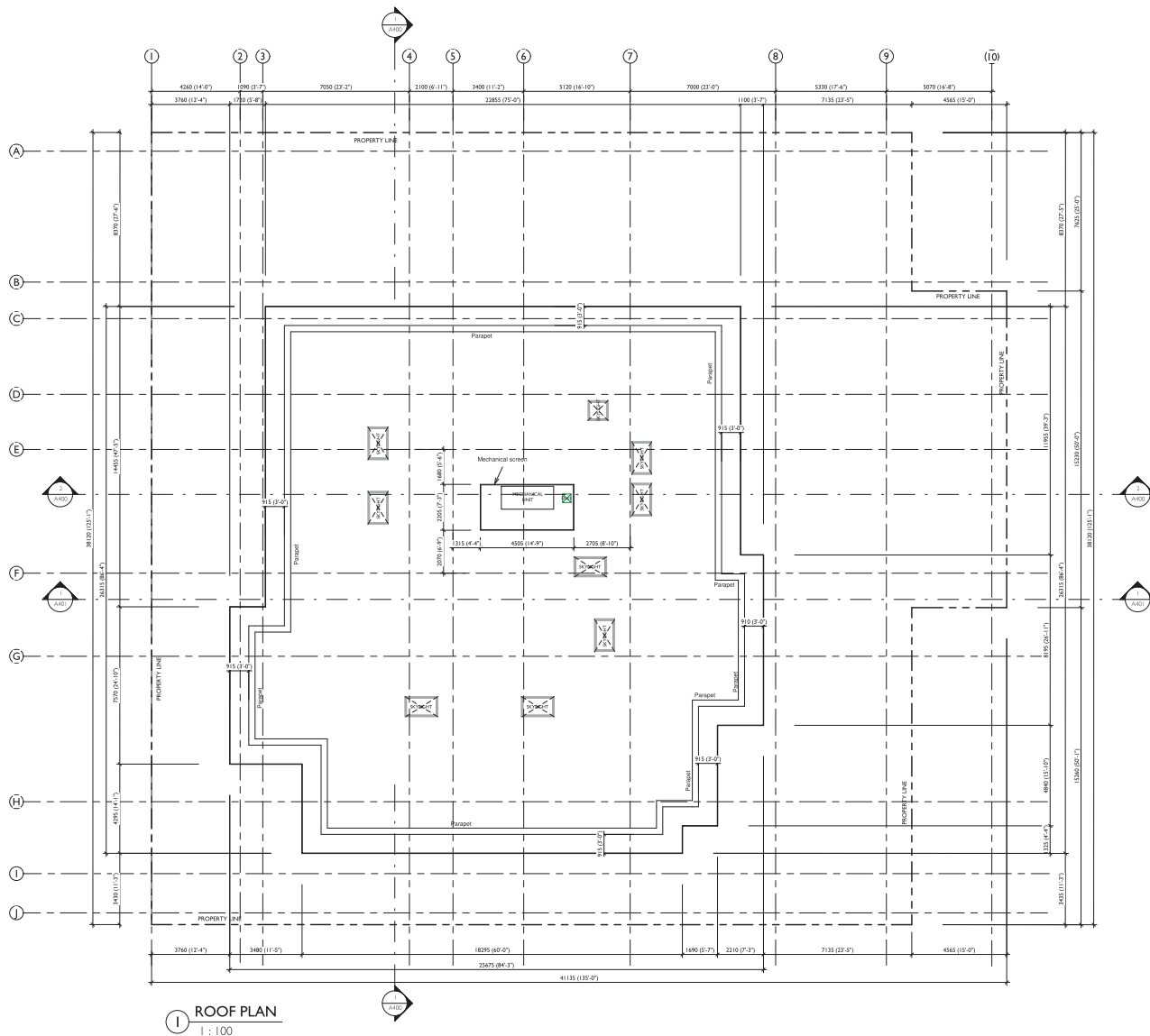


① PENTHOUSE LEVEL PLAN
1 : 100

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	A203
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A203



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NO.	DESCRIPTION	DATE
1	OF Revised Revision	2017.02.24
2	OF Revised Revision	2017.02.24

ROOF PLAN

PROJECT
986-990 Heywood Avenue
Heywood Avenue Development Company

986-990 Heywood Avenue
Victoria, BC

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MATERIAL KEY

- 1 STONE CERAMIC TILE
- 2 PETAL & STONE CERAMIC SCREEN
- 3 CLEAR GLAZING W/ ALUMINUM FRAME
- 4 GLASS GUARD & ALUMINUM HANDRAIL
- 5 SPANDREL GLASS PANEL
- 6 T&G NATURAL FINISH CEDAR SHIPIT
- 7 VERTICAL BOARD FORM CONCRETE



1 WEST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

NO.	DESCRIPTION	DATE
1	OF Review Revisions	10/10/20
2	OF Review Revisions	10/14/20

W & N ELEVATIONS

PROJECT
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Heywood Avenue Development Company
986-990 Heywood Avenue
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SCALE
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MATERIAL KEY

- 1 STONE CERAMIC TILE
- 2 METAL & STONE CERAMIC SCREEN
- 3 CLEAR GLAZING W/ ALUMINUM FRAME
- 4 GLASS GLAZING & ALUMINUM HANDRAIL
- 5 SPANDREL GLASS PANEL
- 6 T&G NATURAL FINISH CEDAR SORT
- 7 VERTICAL BOARD FORM CONCRETE



1 EAST ELEVATION
1 : 100



East elevation illustrating planting on neighbors side of property line



2 SOUTH ELEVATION
1 : 100

NO.	DESCRIPTION	DATE
1	OF Review Revisions	2017.02.24
2	OF Review Revisions	2017.02.24

NO.	DESCRIPTION	DATE
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E & S ELEVATIONS

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Heywood Avenue Development Company

986-990 Heywood Avenue
Victoria, BC

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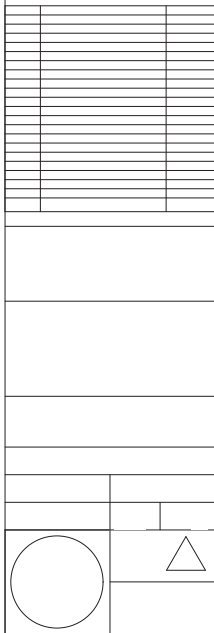
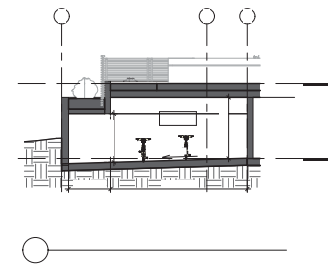
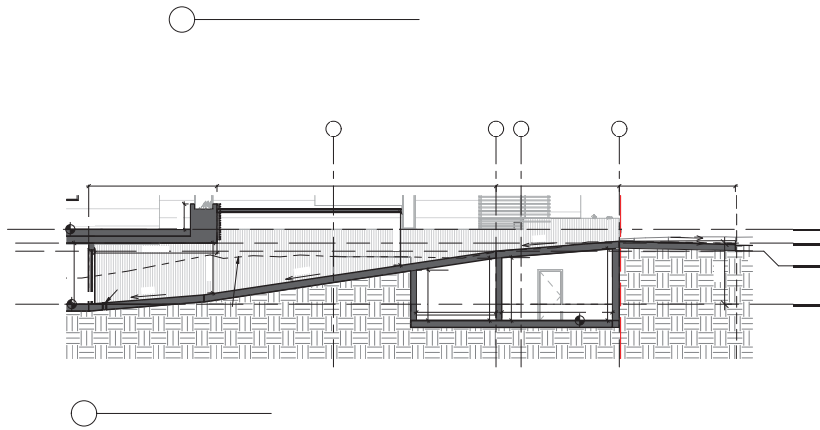
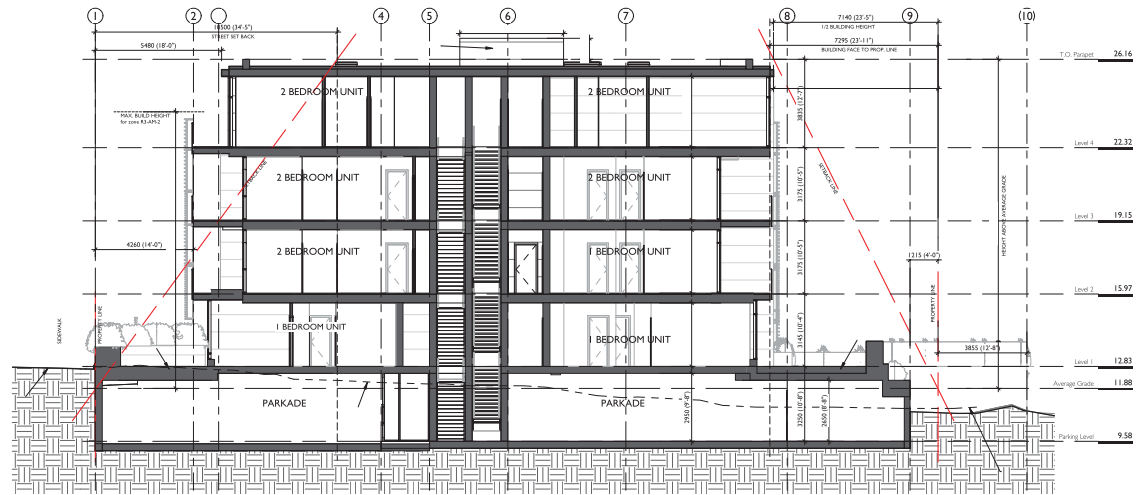
CHECKED BY
GD / PJ

DRAWN BY
JBH

REV.
B1710224

CHNG. IND.
A301





[illegible]

DRAWING	PERSPECTIVE VIEWS
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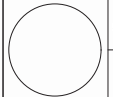
PROJECT
986-990 Heywood Avenue
Heywood Avenue Development Company

986-990 Heywood Avenue
Victoria, BC

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SCALE	As indicated
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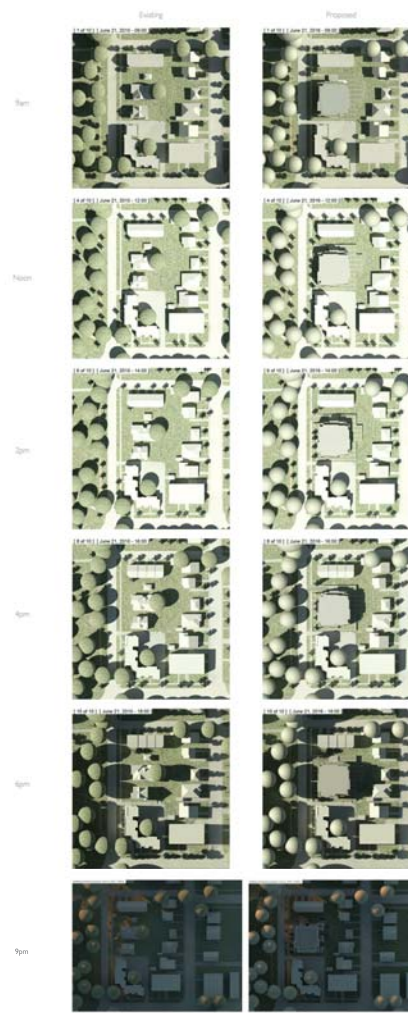
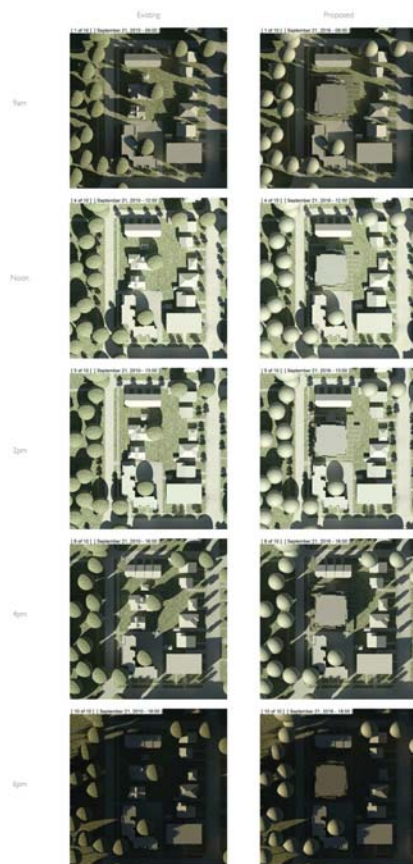
PROJECT NUMBER	Date	
1614	2017.02.24	
DRAWING FILE	CHECKED BY	DRAWN BY
1614-990 Heywood Ave	GD / PJ	JBH





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June 21 - Summer Solstice

[illegible]

DRAWING SHADOW STUDY

PROJECT
986-990 Heywood Avenue
Heywood Avenue Development Company

986-990 Heywood Avenue
Victoria, BC

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SCALE

PROJECT NUMBER 1614	Date 2017.02.24	
DRAWING FILE 1614.990 Haywood Ave	CHECKED BY GD / Pj	DRAWN BY JBH
	REV. 2017.02.24	
	DWG. NO. A501	



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Phone: (250) 598-0105 Fax: (250) 412-0696

Reference Plant Images



Galaxy Magnolia



Frans Fontaine Hornbeam



Japanese Maple



Japanese Hydrangea (flower)



Milky Way Chinese Dogwood (flowers)



Dwarf Hinoki Cypress



Japanese Snowbell (fall colour)

Revisions
Received Date:
March 21/17
Deemed Date:
February 27/17

Feb 20-17 Blvd. Trees revised for DP resubmission
Dec 11-17 Bike racks revised for DP resubmission

DRAWING

Landscape Concept Plan Ground Level

PROJECT
**986 Heywood Ave.
Victoria, BC**

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SCALE

1:100

PROJECT NUMBER
1636

DATE
Oct 17, 2016

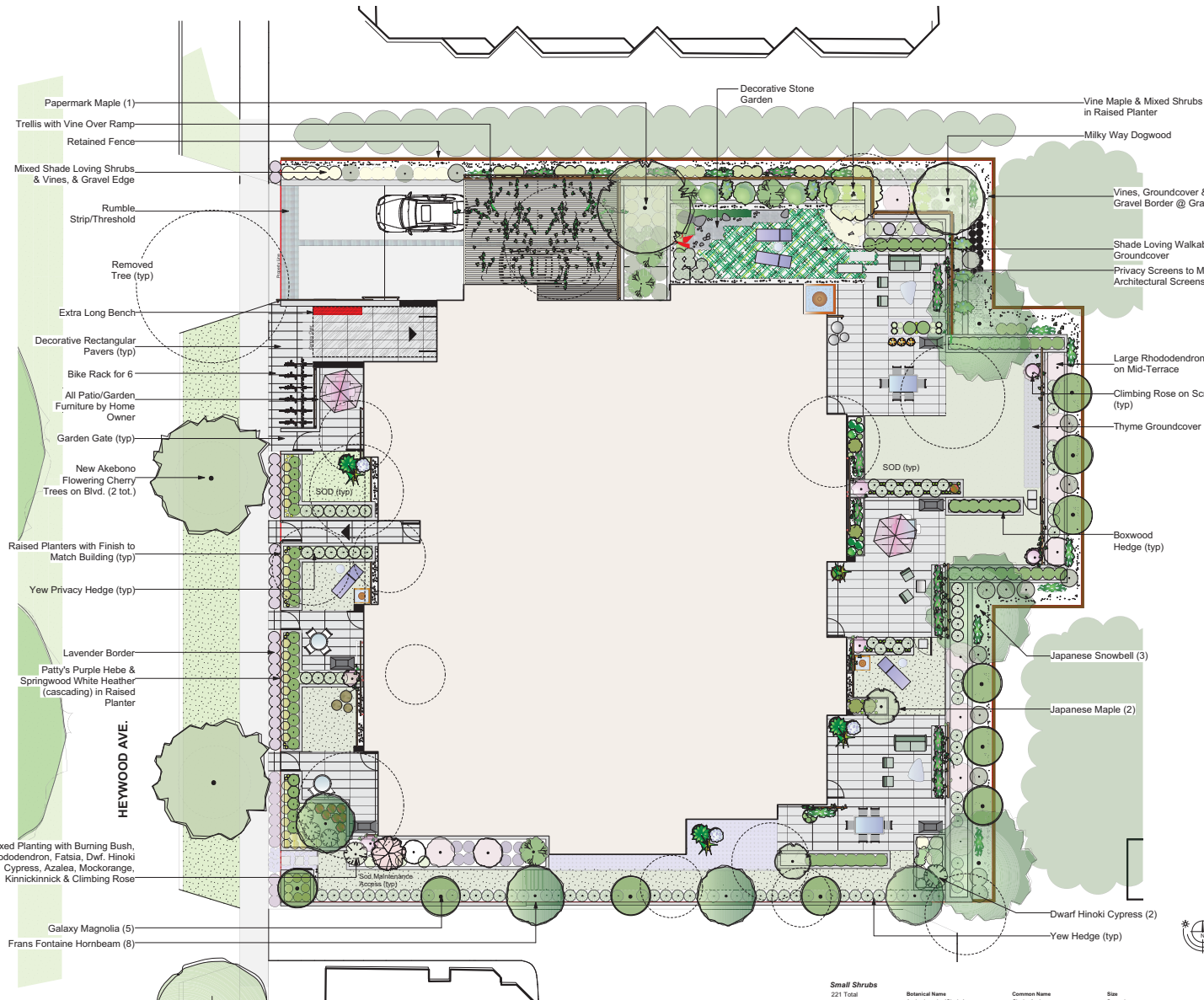
DRAWING FILE
ARCH-1614-090 Heywood Ave

CHECKED BY
REV.

DRAWN BY
LA-01

DWG. NO.

LA-01



Recommended Nursery Stock

Trees

23 Total

Botanical Name

Acer circinnatum

Acer palmatum

Carpinus betulus 'Frans Fontaine'

Cornus kousa 'Milky Way'

Magnolia 'Galei'

Prunus serotina 'Akebono'

Shorea patens 'Carmichaelii'

Botanical Name

Chamaecyparis obtusa 'Nana Gracilis'

Euonymus alatus 'Compactus'

Size

#10 pot, 2m ht min.

5m cal

6 cm cal

#20 pot

5m cal

7m cal

#20 pot

Size

#15 pot (feature)

#7 pot

Common Name

Vine Maple

Japanese Maple

Frans Fontaine Hornbeam

Milky Way Dogwood

Galaxy Magnolia

Akebono Cherry Tree

Japanese Stewartia

Common Name

Dwarf Hinoki Cypress

Dwarf Burning Bush

Size

#10 pot, 2m ht min.

5m cal

6 cm cal

#20 pot

5m cal

7m cal

#20 pot

Size

#15 pot (feature)

#7 pot

Common Name

Vine Maple

Japanese Maple

Frans Fontaine Hornbeam

Milky Way Dogwood

Galaxy Magnolia

Akebono Cherry Tree

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Japanese Maple

Frans Fontaine Hornbeam

Milky Way Dogwood

Galaxy Magnolia

Akebono Cherry Tree

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Japanese Maple

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#7 pot

Common Name

Vine Maple

Japanese Maple

Frans Fontaine Hornbeam

Milky Way Dogwood

Galaxy Magnolia

Akebono Cherry Tree

Japanese Stewartia

Common Name

Dwarf Hinoki Cypress

Dwarf Burning Bush

Size

#10 pot, 2m ht min.

5m cal

6 cm cal

#20 pot

5m cal

7m cal

#20 pot

Size

#15 pot (feature)

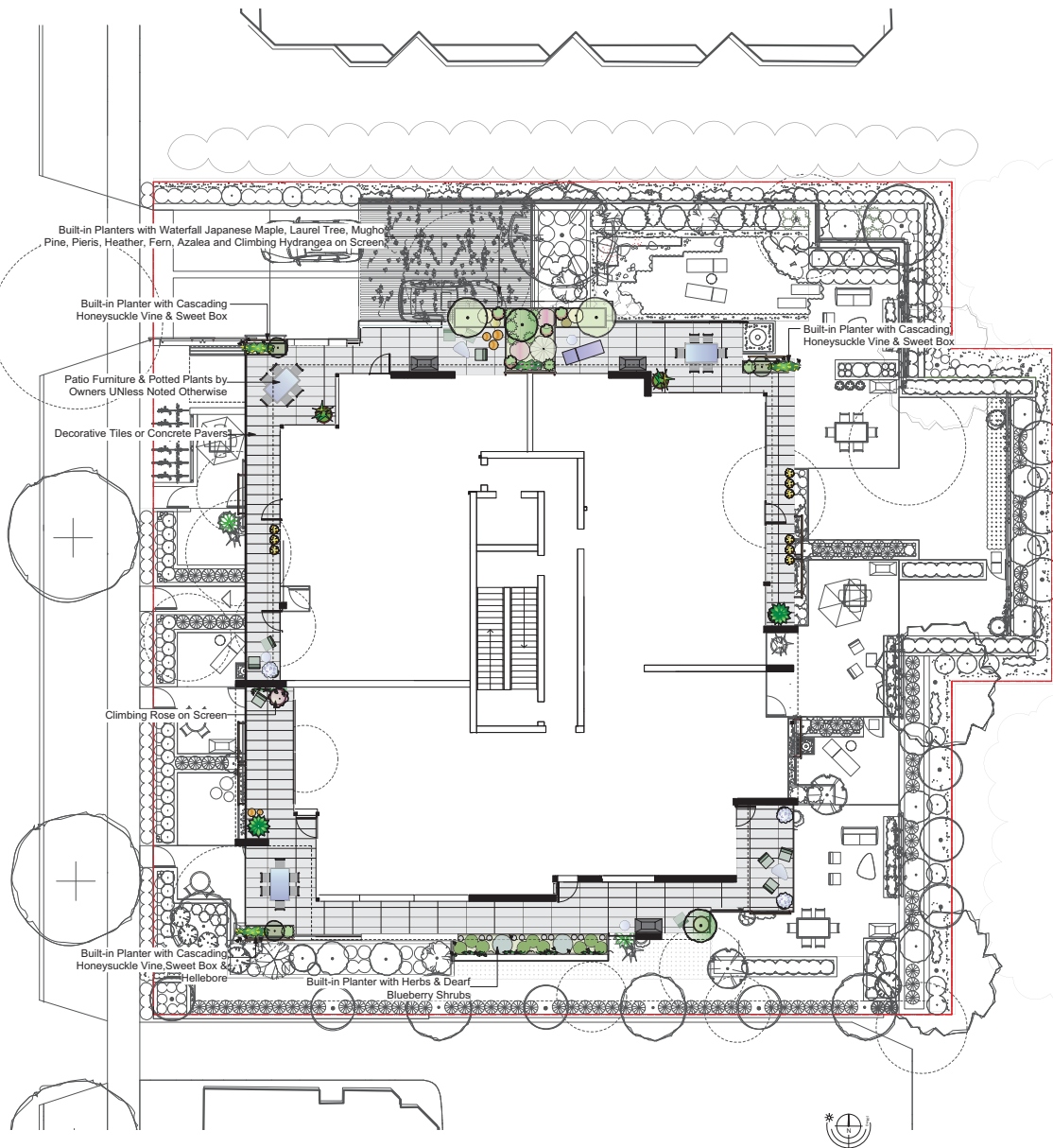
#7 pot

Common Name

Vine Maple

Japanese Maple

Frans Fontaine



Reference Plant Images



Constance Spry Climbing Rose



Gold Flame Honeysuckle Vine

Wedding Party Mix Hellebore



Red Poppy Azalea



Waterfall Japanese Maple



Fall Colour



Northsky Blueberry



Mugho Pine

Recommended Nursery Stock (Roof Only)

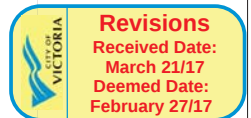
Botanical Name	Common Name	Size
<i>Acer palmatum 'Waterfall'</i>	Waterfall Japanese Maple	1.2m Ht
<i>Achillea millefolium 'Paprika'</i>	Paprika Common Yarrow	#1 pot
<i>Azalea 'Red Poppy' (Belgian Indica)</i>	Red Poppy Azalea	#5 pot
<i>Blechnum spicant</i>	Deer Fern	#1 pot
<i>Erica carnea 'Springwood White'</i>	Springwood White Heather	#1 pot
<i>Helleborus 'Wedding Party Mix'</i>	Hellebore Wedding Party	#1 pot
<i>Hydrangea petiolaris</i>	Climbing Hydrangea	#1 pot
<i>Ispomoea latifolia 'Margaret'</i>	Margate Ispomea	#1 pot
<i>Lonicera x heckrothii 'Gold Flame'</i>	Gold Flame Honeysuckle Vine	#5 pot
<i>Platanus japonica 'Preludiu'</i>	Prelude Plant	#3 pot
<i>Prinos megas var. mugho</i>	Mugho Pine	#15 pot
<i>Prunus laurocerasus</i>	Standardized Laurel	1.8m Ht
<i>Prunus 'Constance Spry' climbing (D. Azalea)</i>	Constance Spry Cr/Rose (deep pink)	#1 pot
<i>Sarcococca nuxifolia</i>	Sweet Box	#5 pot
<i>Thymus sp</i>	Creeper Thyme	#5P3 pot
<i>Vaccinium x 'Northsky' (half high)</i>	Northsky Blueberry	#5 pot



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Dec12-16 DP resubmission

DRAWING

**Landscape Concept Plan
Penthouse Level**

PROJECT

**986 Heywood Ave.
Victoria, BC**

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SCALE

1:100

PROJECT NUMBER

1636

Date

Oct 17, 2016

DRAWING FILE

ARCH: 1614-005 Heywood Ave

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REV.

DWG. NO.

LA-02