

Development Permit with Variances Application No. 000421 for 195 Bay Street







VICTORIA WEST PARK (SOUTH)



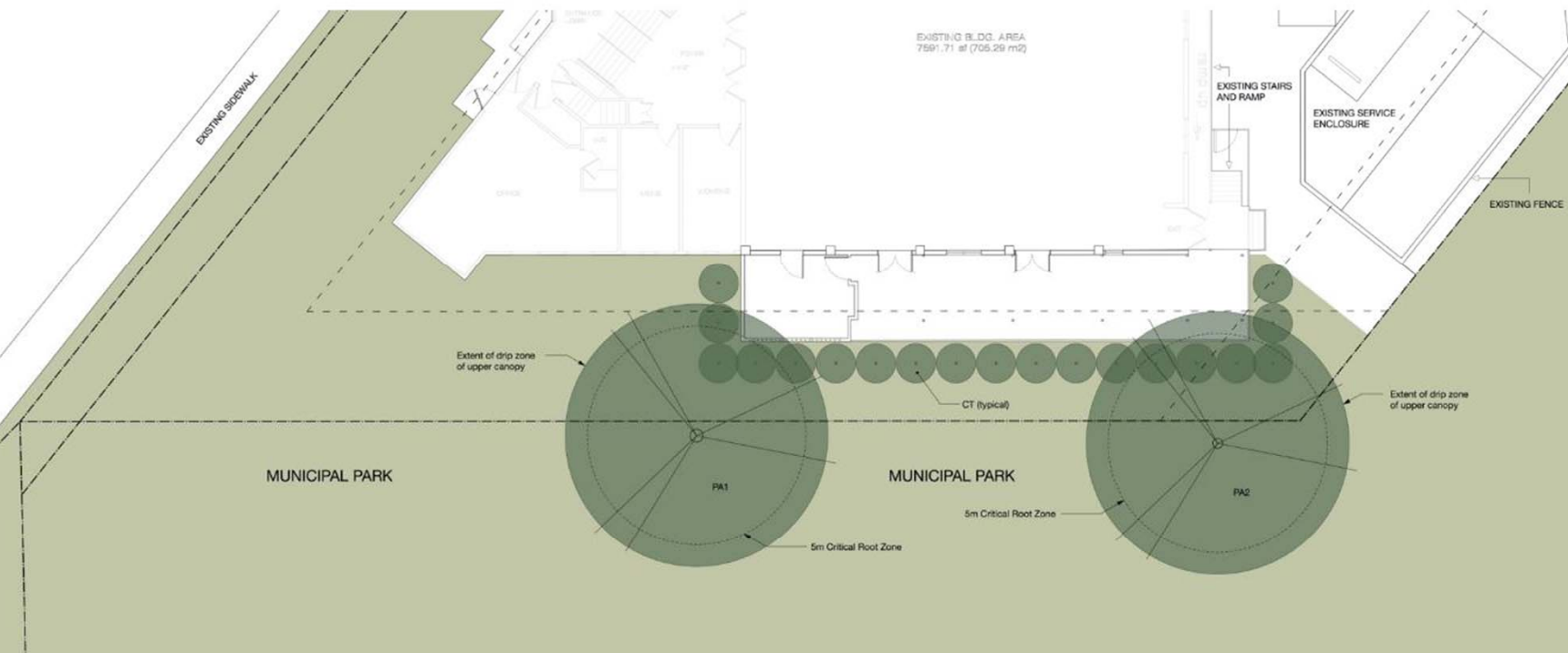
PROPERTY TO THE WEST



WESTSIDE VILLAGE SHOPPING CENTRE (EAST)

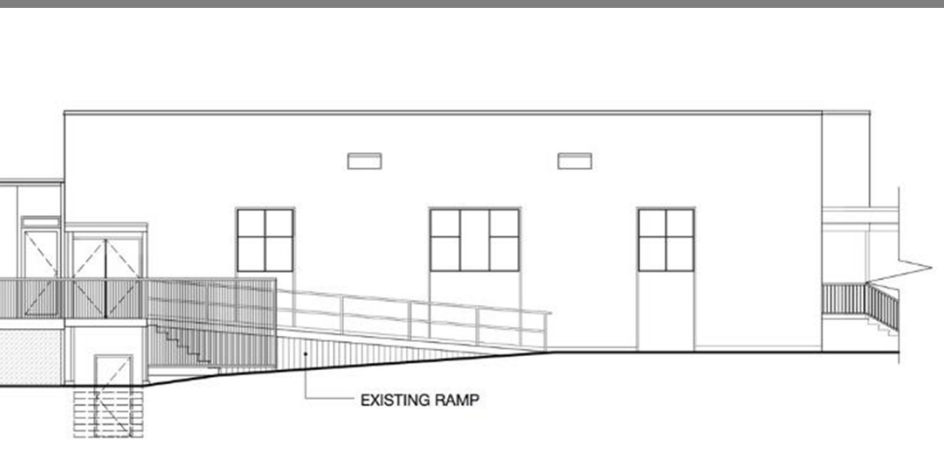
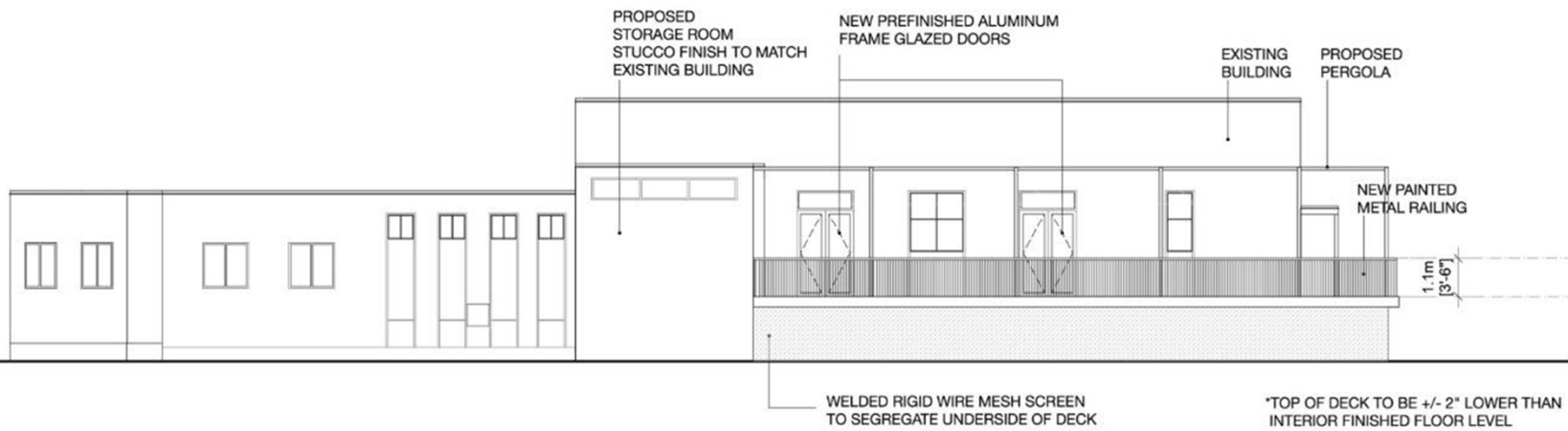






BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER	PLANT SIZING
CELANOTUS THYMIFLORUS	BLUE BLOSSOM	40	6 FOOT D.C.
PLATANUS x ACERIFOLIA	LONDON PLANETREE	80mm	AS SHOWN
PLATANUS x ACERIFOLIA	LONDON PLANETREE	45mm	AS SHOWN

PROPOSED LANDSCAPE PLAN

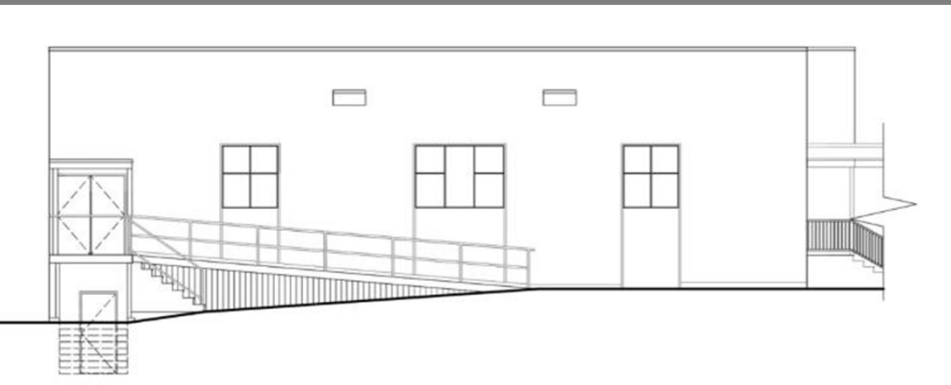


PROPOSED BUILDING ELEVATIONS



PROPOSED BUILDING RENDERING





EXISTING BUILDING ELEVATIONS

PROPOSED MATERIAL PALETTE



GUARD



METAL/GLASS DOORS



WOOD PERGOLA



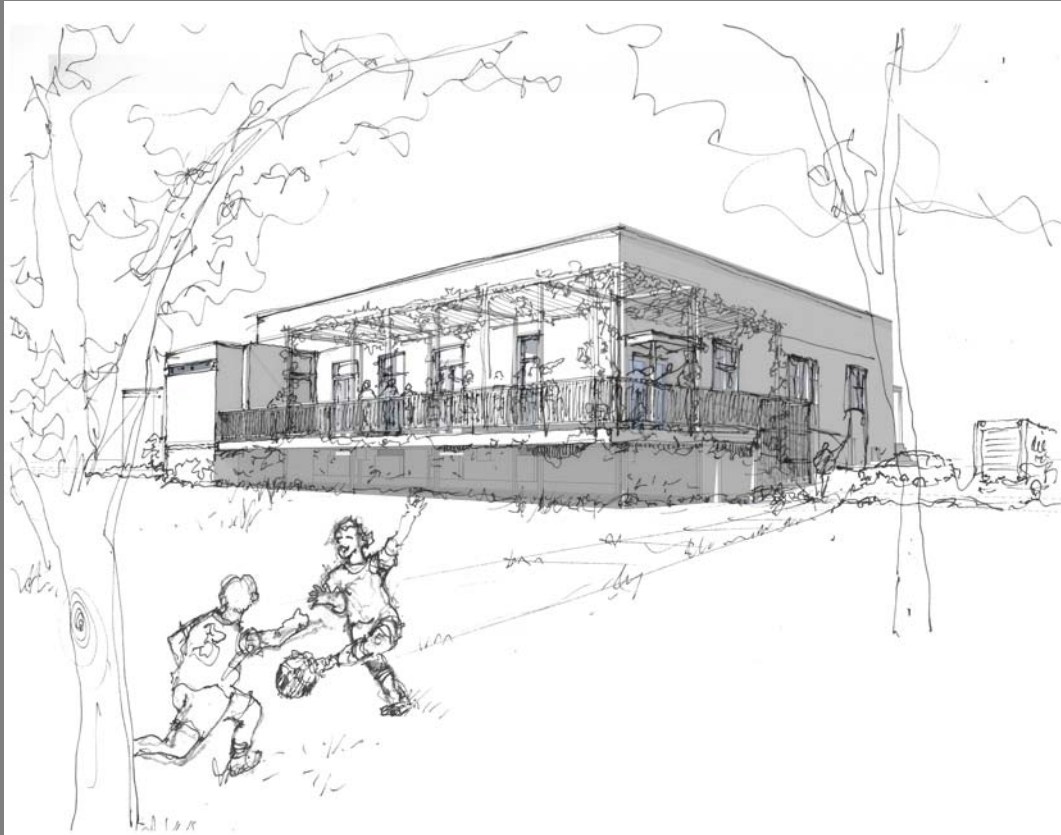
CONCRETE PATIO PAVERS



STUCCO TO MATCH BUILDING



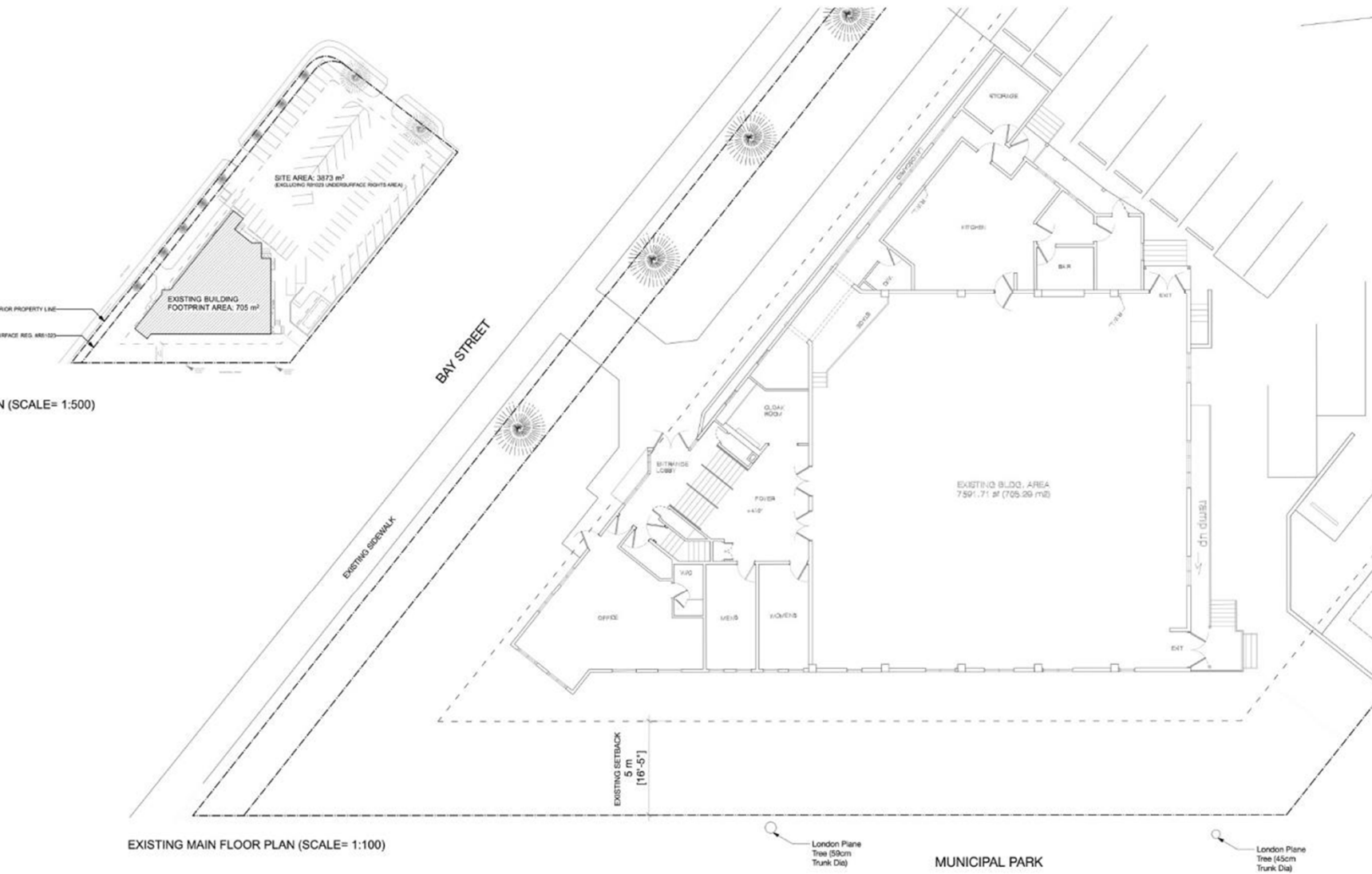
BLUE BLOSSOM (CEANOTHUS THYRSIFLORUS)



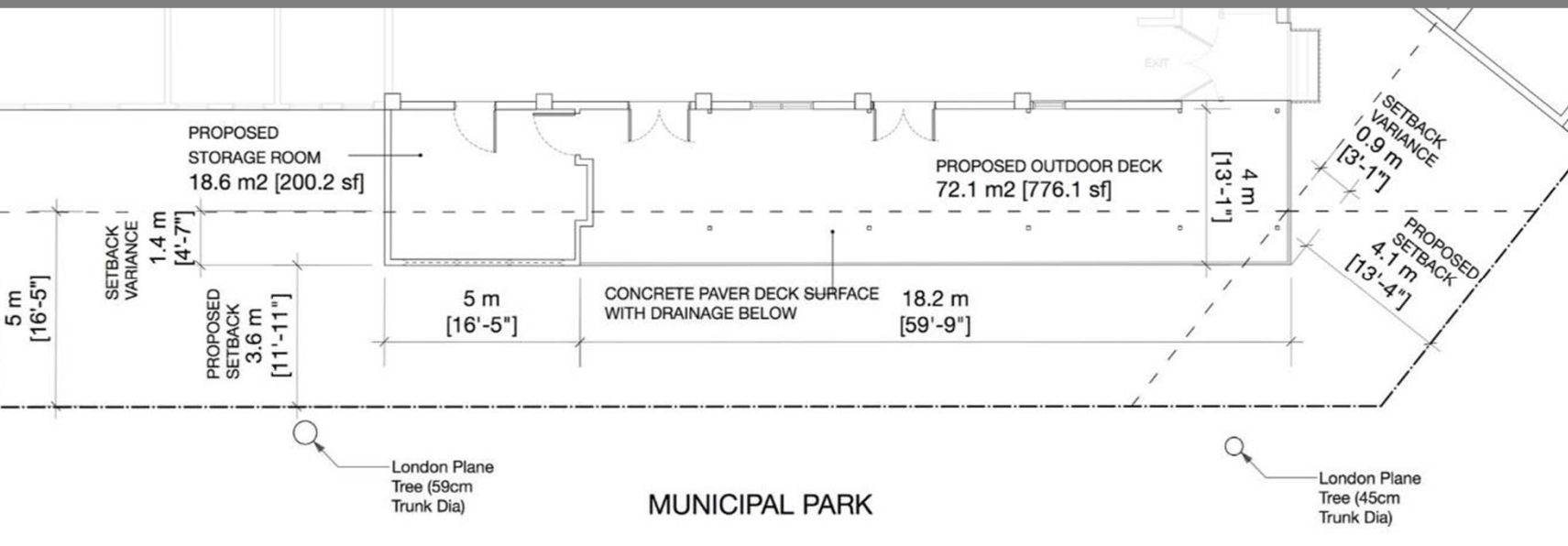
DA VINCI CENTRE SOUTH ADDITION
195 BAY STREET, VICTORIA, BC

DEVELOPMENT PERMIT APPLICATION PRESENTATION - MAY, 2015

EXISTING BUILDING FLOOR PLAN



PROPOSED BUILDING FLOOR PLAN



FORMATION TABLE

	ZONE STANDARD	PROPOSAL- IF DIFFERENT FROM ZONE STANDARD
SSC-SONGHEES SOCIAL CLUB		
		3873m ²
TPRINT		723.9m ² (BUILDING) 72.1m ² (OUTDOOR DECK)
E %	40% MAXIMUM	18.70% (BUILDING ONLY) 20.55% (INCL. OUTDOOR DECK)
CE %	60% MINIMUM	81.30% (BUILDING ONLY) 79.45% (INCL. OUTDOOR DECK)
BACK (m)		
AY STREET	5.0m	5.0m
MUNICIPAL PARK	5.0m	3.6m
MUNICIPAL PARK	5.0m	4.1m
ILSON STREET	5.0m	>5m

