

1
A2
PROPOSED SITE PLAN
1:120

VEHICLE PARKING REQUIREMENTS (BASED ON R3-AM-2 ZONING BYLAW)				COMMENTS
NUMBER OF UNITS	PARKING CALCULATION		TOTAL SPACES REQUIRED	8 Existing parking stalls are provided on site 9 parking stalls are proposed 13 Long term parking stalls & 1 Visitor parking stall are required A VARIANCE OF 5 PARKING STALLS IS REQUESTED
10	1.3 stalls x 10 units		13	
TOTAL:	13 Long term parking stalls is required			
VEHICLE PARKING REQUIREMENTS (BASED ON SCHEDULE C)				
STALL TYPE	NUMBER OF UNITS	SCHEDULE C CALCULATION	TOTAL SPACES REQUIRED	
VISITOR	10	0.1 spaces per dwelling unit	1	
TOTAL:	1 Visitor parking stall is required			
BICYCLE PARKING (LONG TERM & SHORT TERM) (BASED ON SCHEDULE C)				
TYPE	SCHEDULE C CALCULATION		TOTAL	COMMENTS
LONG TERM	1 space/dwelling unit <45m2: 1.25 spaces/dwelling unit ≥45m2:	1 x 2 = 2 1.25 x 8 = 10	12	12 long term bike parking stalls will be provided on site (not required)
SHORT TERM	The greater of 6 spaces per building or 0.1 spaces/ per dwelling unit:	6	6	6 short term bike parking stalls will be provided on site NO VARIANCE IS REQUESTED



2
VIEW OF STALLS #1, 2 & 2
NTS



3
VIEW OF STALL #4
NTS



4
VIEW OF STALLS #7, 8, & 9
NTS



5
VIEW OF GARAGE
NTS

PROJECT:
PARKING
VARIANCE

PROJECT ADDRESS:
429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

CLIENT:
EXPANSION
PROPERTIES

steller
ARCHITECTURAL
CONSULTING
210-4252 Commercial Circle
Victoria, BC V8Z 4M2
250-294-6076

REGISTERED ARCHITECT
BRITISH COLUMBIA
January 14, 2022

ISSUED FOR:
DVP

REVISION NO.: DATE:

SAC PROJECT NO.:
VAN-429-20

DRAWN BY:
SL

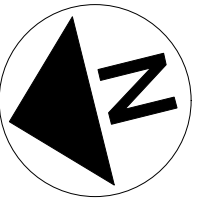
DATE:
JANUARY 14, 2022

SCALE:
AS NOTED

DRAWING TITLE:
PROPOSED
SITE PLAN

DRAWING NUMBER:

A2



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**PARKING
VARIANCE**

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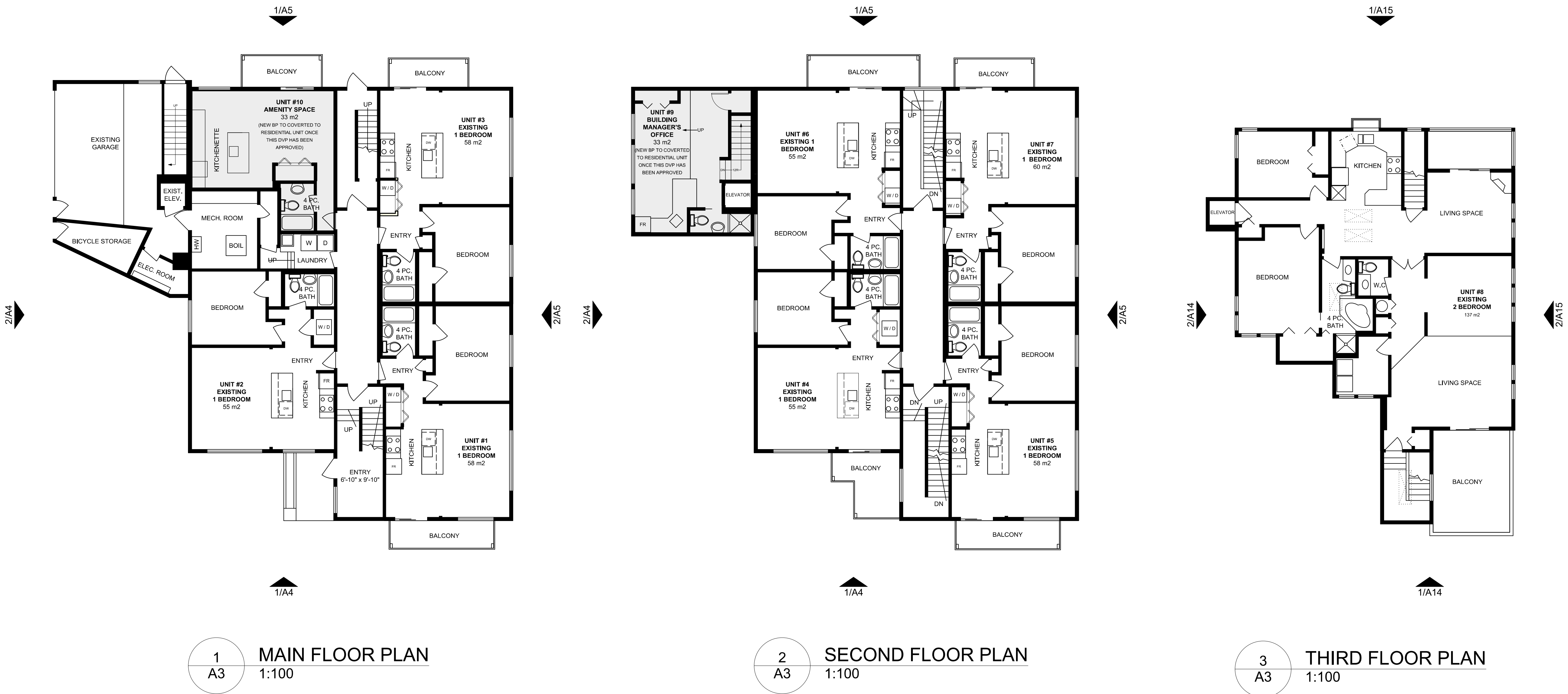
DATE:
JANUARY 14, 2022

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DRAWING TITLE:
KEY PLAN

DRAWING NUMBER:

A3





VERTICAL HARDYPANEL
COLOUR AGED PEWTER
(JAMES HARDIE)



PAINT
(ON EXISTING BRICK CLADDING)
ELASTOMERIC PAINT
COLOUR: SW 7069 IRON ORE



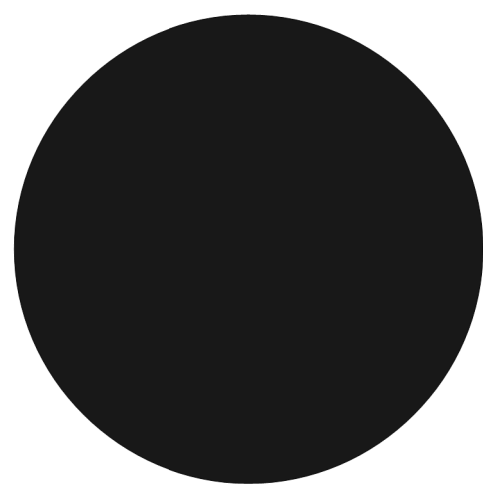
HUNG WINDOW
VINYL WINDOW
COLOUR: WHITE



DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE



SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE



BALCONY GUARDRAIL &
NEW ENTRY DOOR
COLOUR TO MATCH WITH
SW 6258 TRICORN BLACK

TYPICAL: ALL NEW WINDOWS & PATIO DOOR



1 WEST ELEVATION
A4 1:50



2 NORTH ELEVATION
A4 1:50



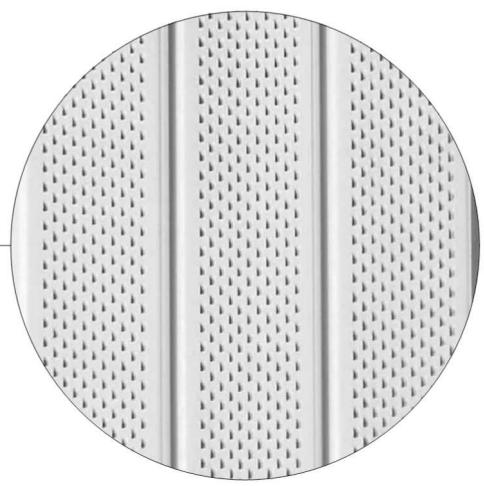
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDPEBBLE



BLACONY FASCIA
PAINTED COMBED FASCIA
TRIM BOARD
COLOUR:
SW 6258 TRICORN BLACK



SOFFIT
ALUMINUM SOFFIT
COLOUR: WHITE



SOFFIT
CEDAR SOFFIT

PROJECT:

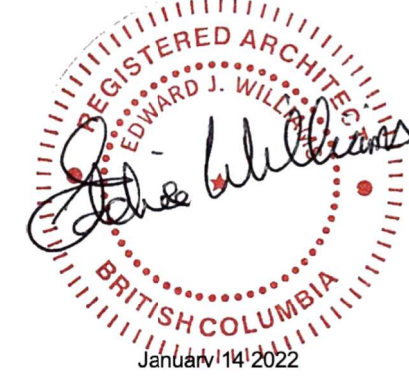
PARKING
VARIANCE

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VICTORIA, BC
V8V 3TC

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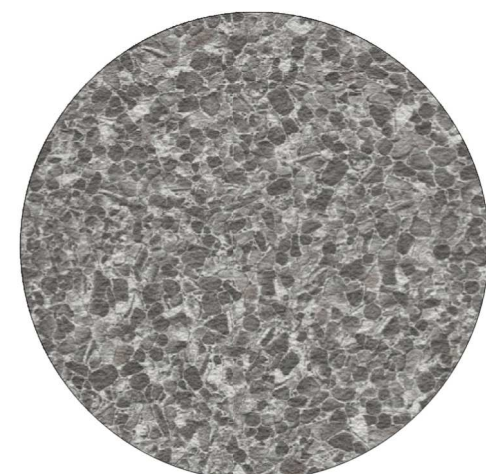
PROPOSED
ELEVATIONS
-WEST & NORTH

DRAWING NUMBER:

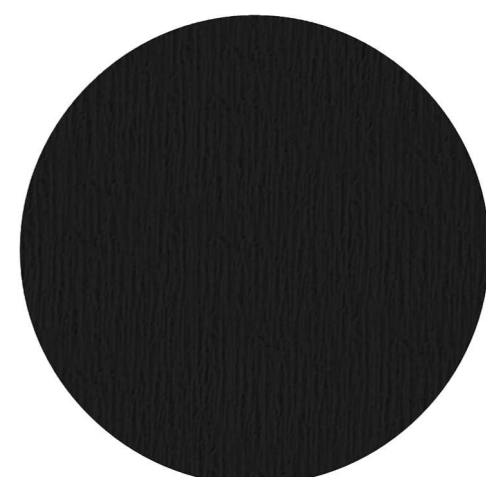
A4



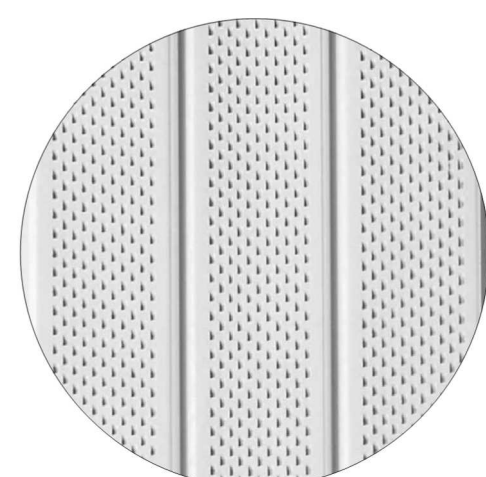
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



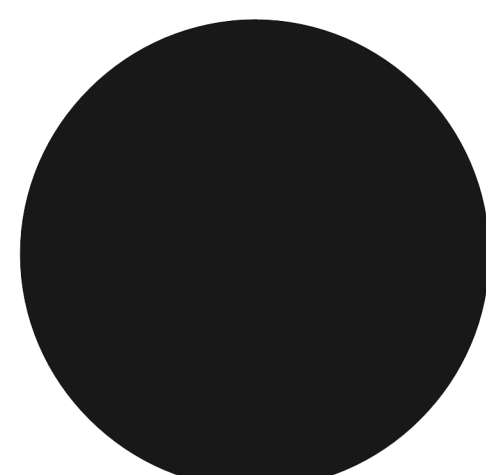
BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDPEBBLE



BLACONY FASCIA
PAINTED COMBED FASCIA
TRIM BOARD
COLOUR:
SW 6258 TRICORN BLACK



SOFFIT
ALUMINUM SOFFIT
COLOUR: WHITE



BALCONY GUARDRAIL &
NEW ENTRY DOOR
COLOUR TO MATCH WITH
SW 6258 TRICORN BLACK



1
A5
EAST ELEVATION
1:50



2
A5
SOUTH ELEVATION
1:50



PAINT
(ON EXISTING BRICK CLADDING)
ELASTOMERIC PAINT
COLOUR: SW 7069 IRON ORE



VERTICAL HARDYPANEL
COLOUR AGED PEWTER
(JAMES HARDIE)



HUNG WINDOW
VINYL WINDOW
COLOUR: WHITE



DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE



SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE

NEW DOOR
TO SUITE

TYPICAL: ALL NEW WINDOWS & PATIO DOOR

PROJECT:

PARKING
VARIANCE

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V8V 3TC

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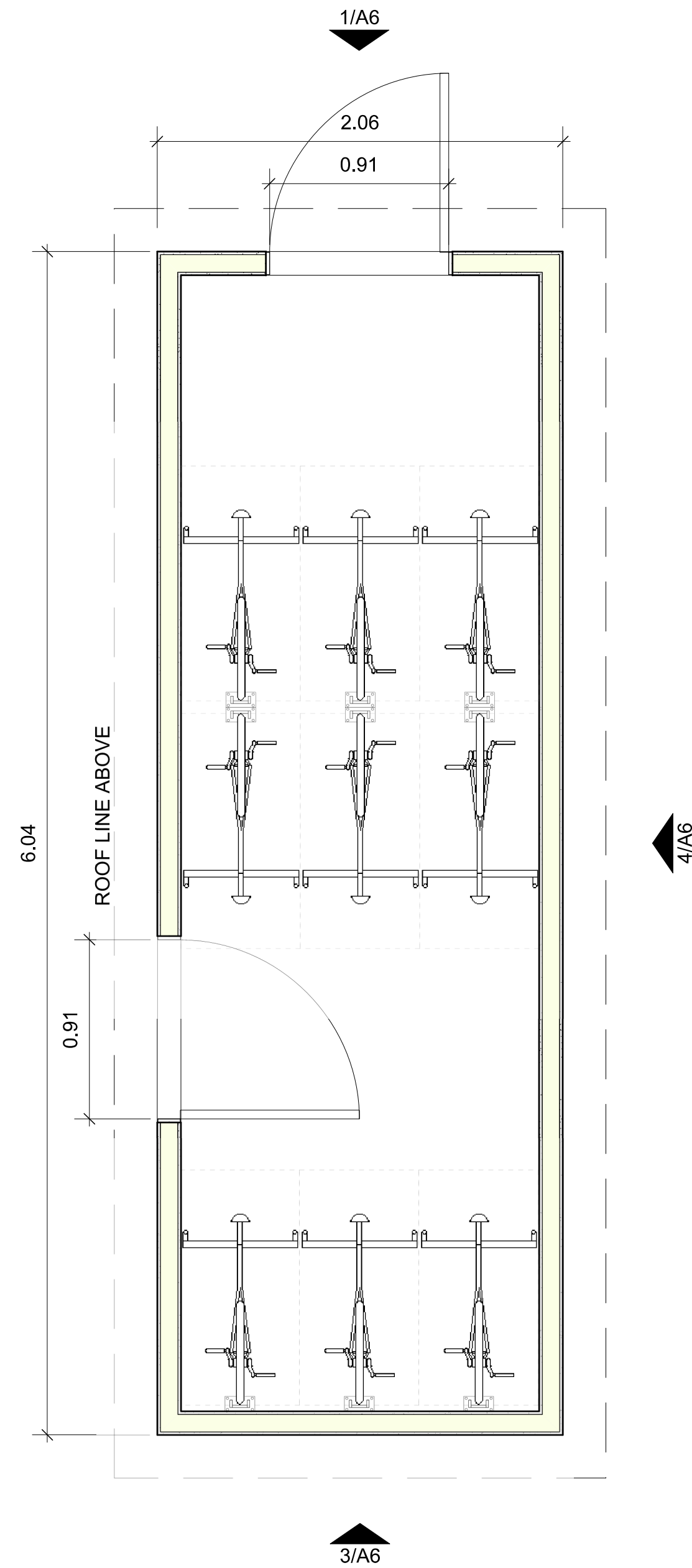
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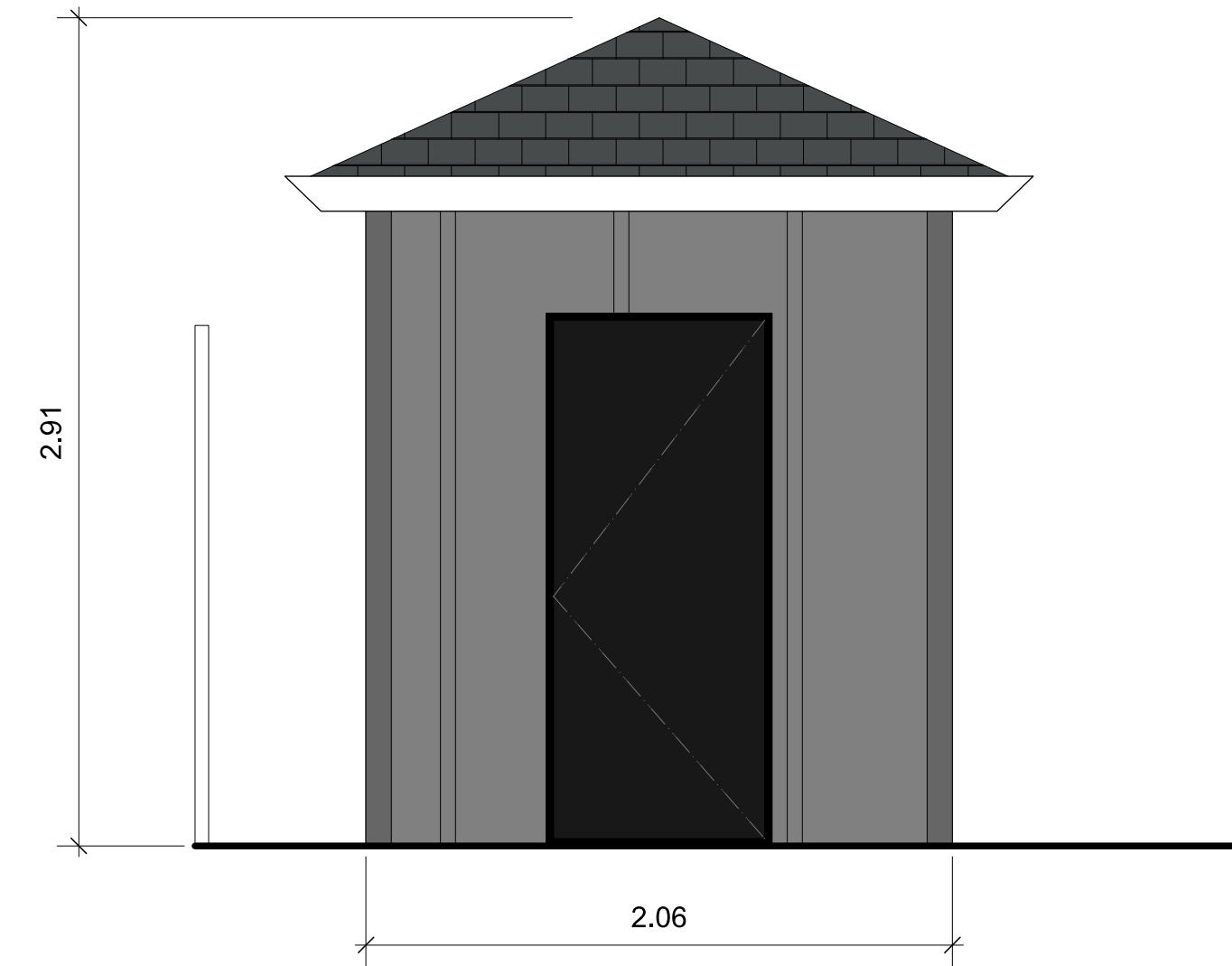
PROPOSED
ELEVATIONS
-EAST & SOUTH

DRAWING NUMBER:

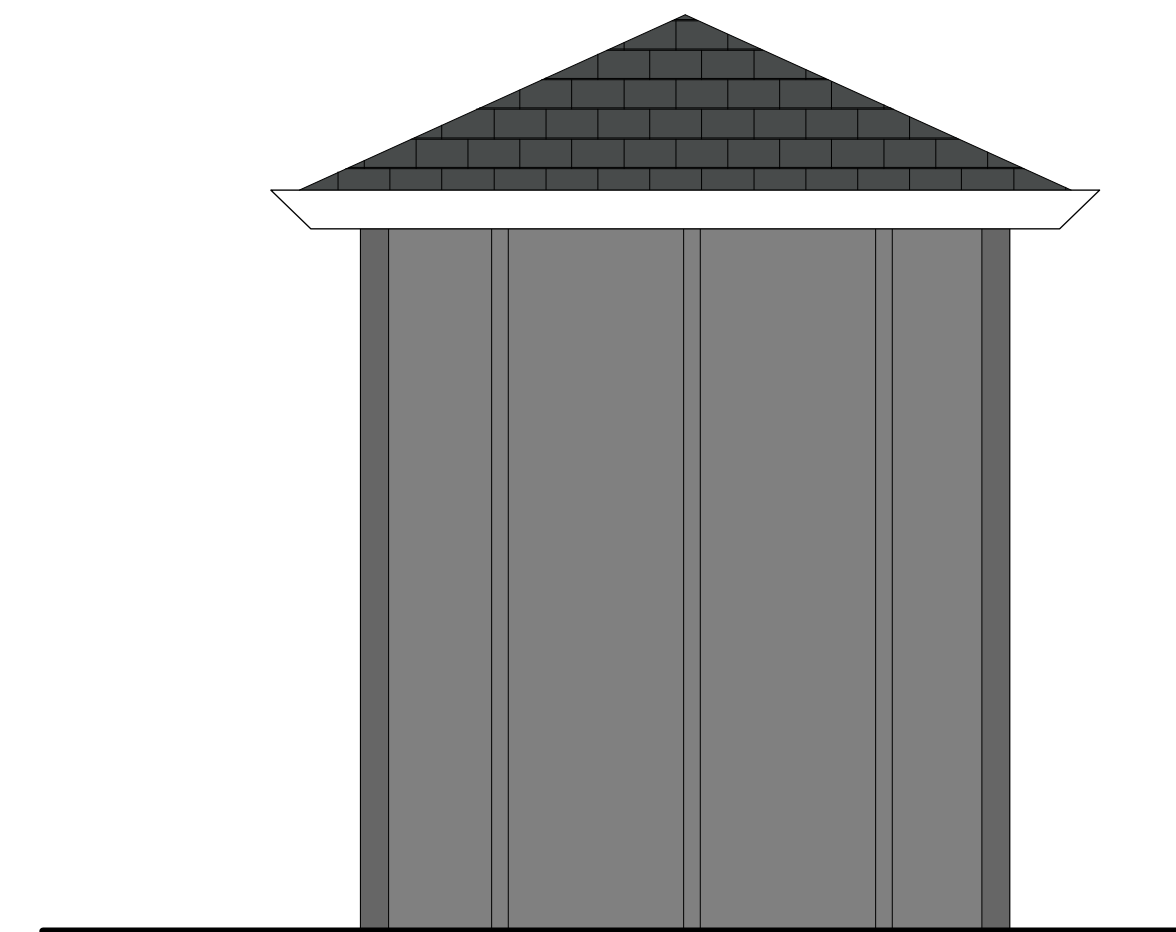
A5



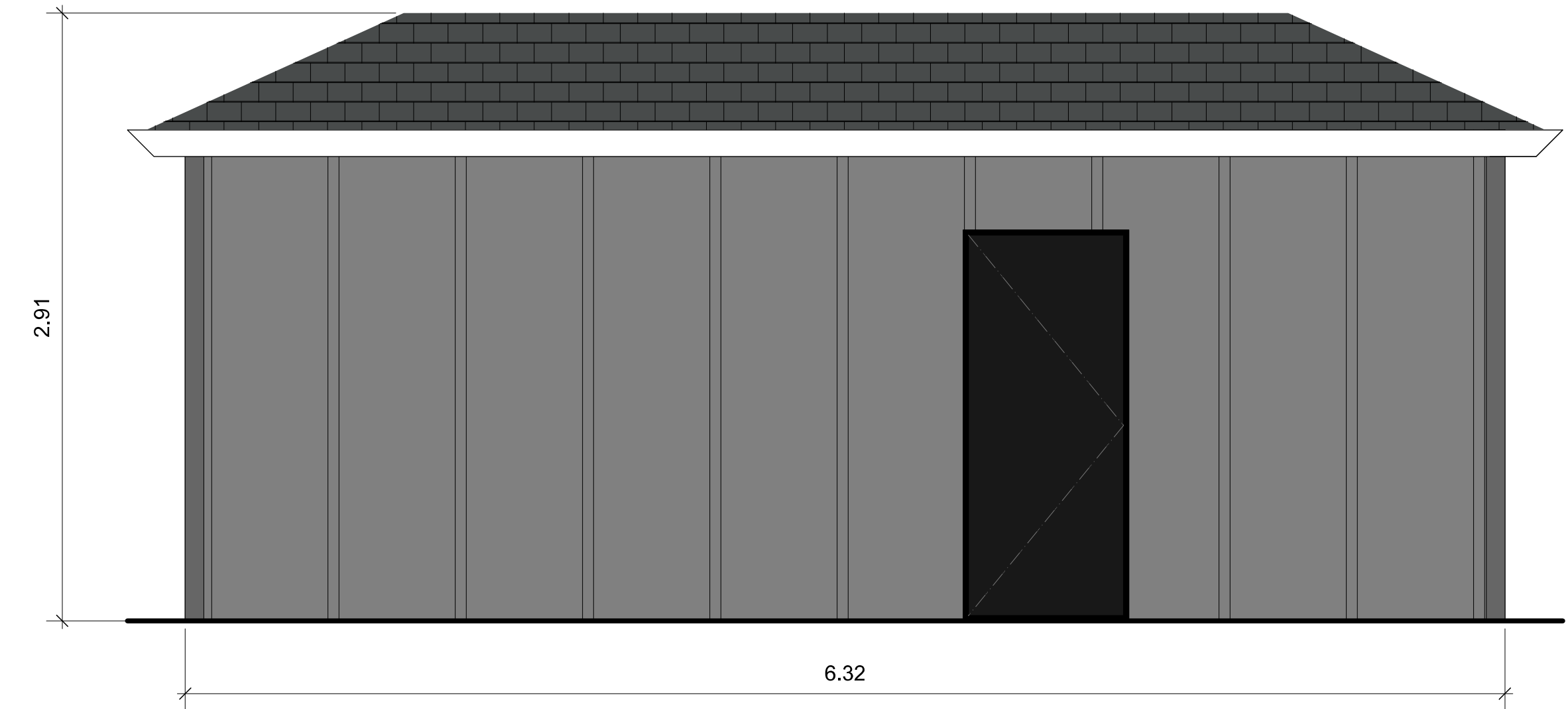
1
A6
BIKE STROAGE PLAN
1:24



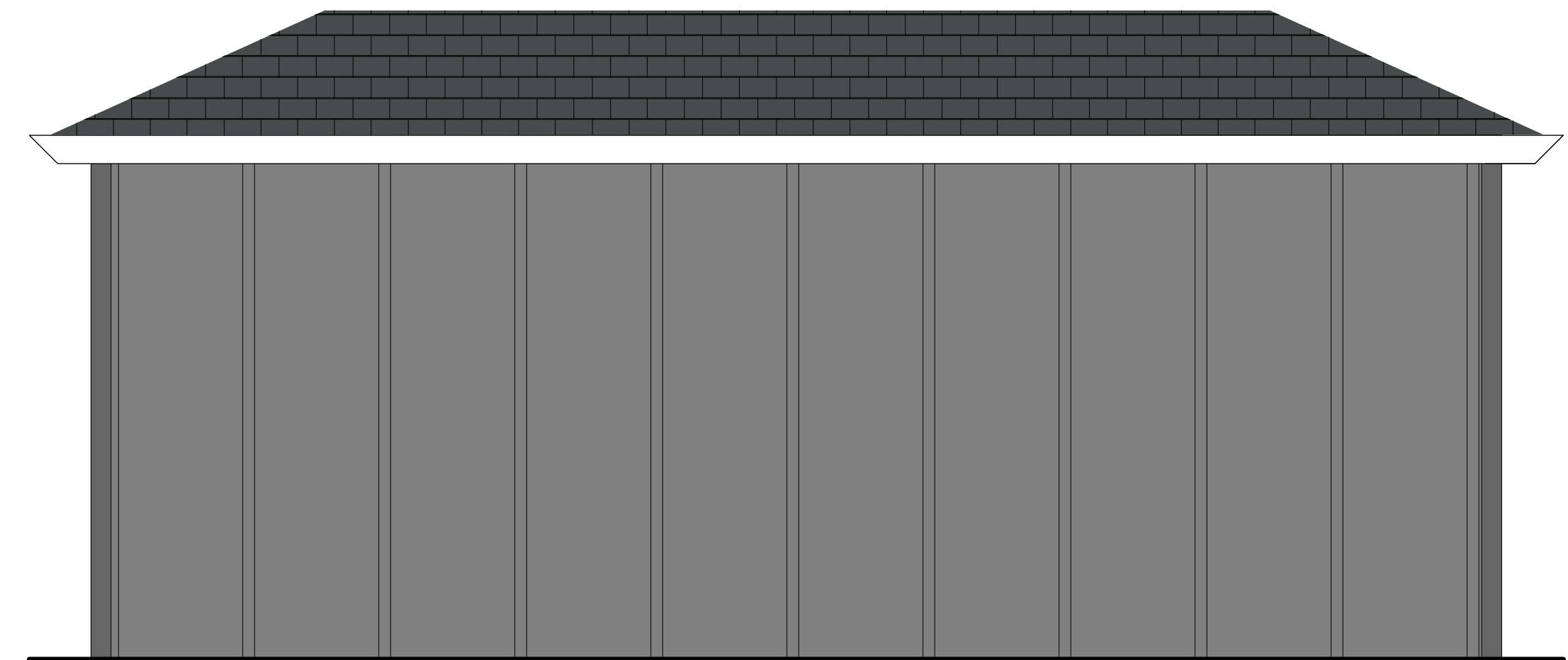
2
A6
BIKE STROAGE ELEVATION
1:24



4
A6
BIKE STROAGE ELEVATION
1:24



3
A6
BIKE STROAGE ELEVATION
1:24



5
A6
BIKE STROAGE ELEVATION
1:24

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PROPERTIES**

steller
ARCHITECTURAL
CONSULTING
210-4252 Commercial Circle
Victoria, BC, V8Z 4M2
250-254-8078

REGISTERED ARCHITECT
EDWARD J. WILSON
JANUARY 14, 2022
BRITISH COLUMBIA

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AS NOTED

DRAWING TITLE:
PROPOSED
BIKE STORAGE PLAN
& ELEVATIONS

DRAWING NUMBER:
A6