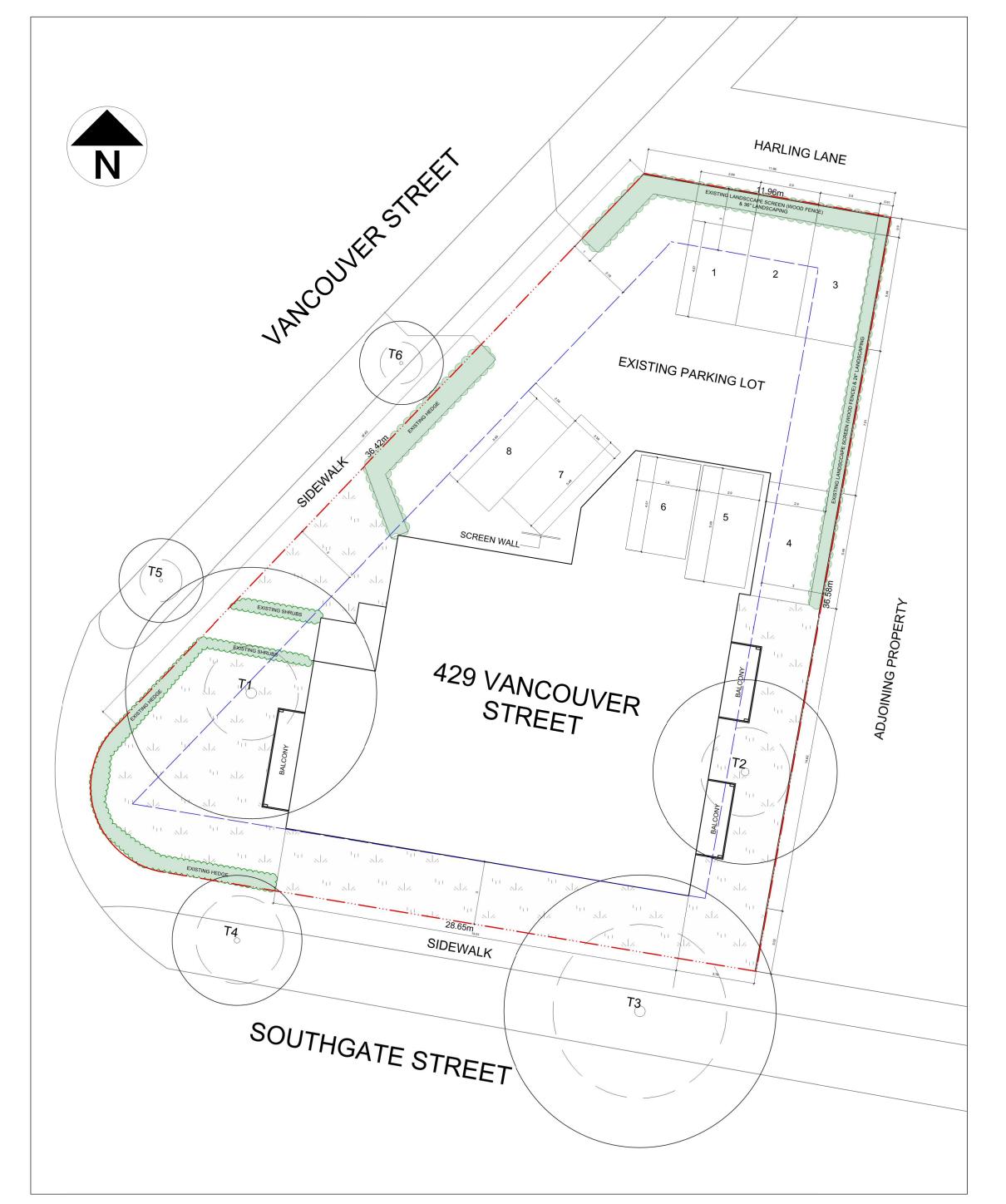
	TREE INFORMATION					
TREE #	SPECIES	DBH (cm)	LOCATION	REASON FOR REMOVAL, PRUNNING WORK OR WORK IN PRZ		
T1	Cedrus deodara	50	WEST SIDE YARD	WORK IN PRZ		
T2	Thuja plicata	37	EAST SIDE YARD	WORK IN PRZ		
Т3	Prunus serrulata	51	SOUTHGATE STREET	WORK IN PRZ		
T4	Prunus serrulata	26	SOUTHGATE STREET	WORK IN PRZ		
Т5	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ		
T6	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ		

	DRAWING LEGEND				
EXISTING PROPERTY LINE					
EXISTING SETBACKS					





PROJECT INFORMATION TABLE

R3-AM-2

874 m2

n/a

0.88:1

36%

35%

3 Storeys

BUILDING SETBACK (m)

3 m

3 m

3 m

3 m

12 m

Existing:

Existing:

Existing:

Proposed:

Existing: 55 m2

Proposed: 34 m2

Existing: 538 m2 Proposed: 608 m2

Proposed:

8 units

10 units

7 1-bedroom, 1 2-bedroom

Proposed: 7 1-bedroom, 1 2-bedroom, 2 bachelor suites

RESIDENTIAL USE DETAILS

Main Building: 765 m2 Bike Storage: 12 m2

Shall not exceed 12m

Existing: 8 (existing non-conforming)
Proposed: 1.3 x 10 units = 13 + 1 vistor stall required

Existing: 0 (existing non-conforming)
Proposed: 12 long term & 6 short term

EXISTING BUILDING VIEW FROM VANCOUVER STREET

ZONING (existing)

SITE AREA (m2)

TOTAL FLOOR AREA (m2)

FLOOR SPACE RATIO

SITE COVERAGE %

OPEN SITE SPACE %

HEIGHT OF BUILDING (m)

NUMBER OF STOREYS

FRONT YARD

REAR YARD

SIDE YARD (East)

SIDE YARD (West)

COMBINED SIDE YARD

TOTAL NUMBER OF UNITS

UNIT TYPE e.g., 1 bedroom

GROUND-ORIENTED UNITS

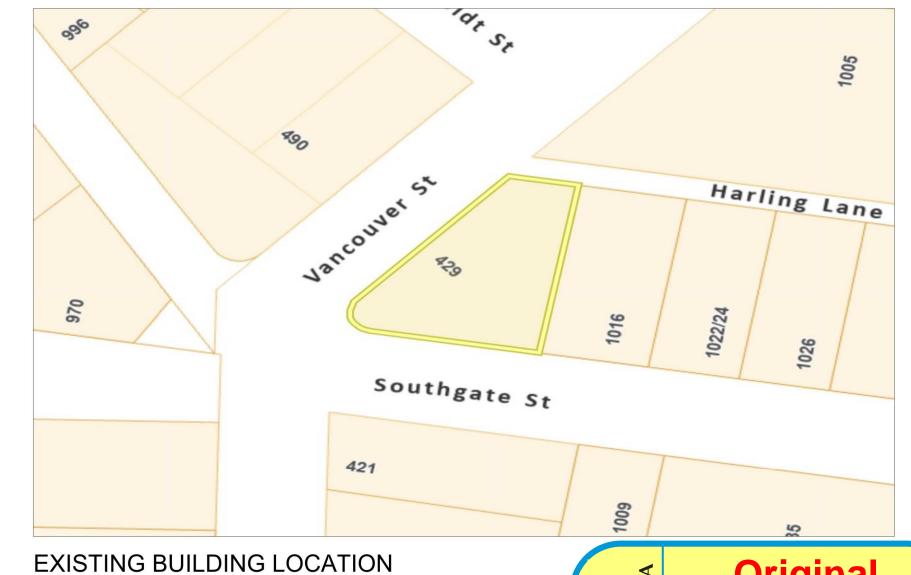
MINIMUM FLOOR AREA (m2)

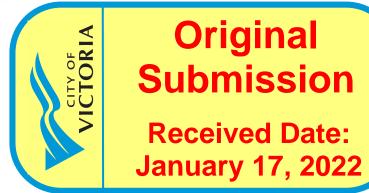
TOTAL RESIDENTIAL FLOOR AREA (m2)

PARKING STALLS (NUMBER) ON SITE

BIKE PARKING NUMBER (STORAGE AND RACK)

COMMERCIAL FLOOR AREA (m2)







EXISTING AERIAL VIEW

SF 5000217 L9 0004108	SCB002735	1005
DCB002734DCB005538	DCB007276 DCB007277	Harling Lane
DCB006363 DFGV-0571	DCB007511 CB007511 CCB007511 CCB007511 CCB007511 CCB007511 CCB007511 CCB007511 CCB007511 CCB007511	£100025/24
DCB006365 S S C S D R C S C S D R C S C S D R C S C S D R C D R C D R C D R C D R C D R C D R C D R C D R C D R C D R C D R C D R C D R C D R C D R	Southgatekst PVG 200 SS V	DCB000961
EXICTING TINDEDCDONNID CEL	421	IIC TO THE PARTY OF THE PARTY O

EXISTING UNDERGROUND SERVICES

370	15	Southgate	St	1016	1022/24 Har	ling Lane	
		421		1009		92	
STING BUILD	ING LOC	ATION		CITY OF	Sub	riginal omissio eived Date	



DRAWING TITLE:

DRAWING NUMBER:

SITE PLAN & ZONING INFORMATION

A1

ISSUED FOR:

BUILDING PERMIT

PARKING

VARIANCE

429 VANCOUVER STREET VICTORIA, BC V8V 3TC

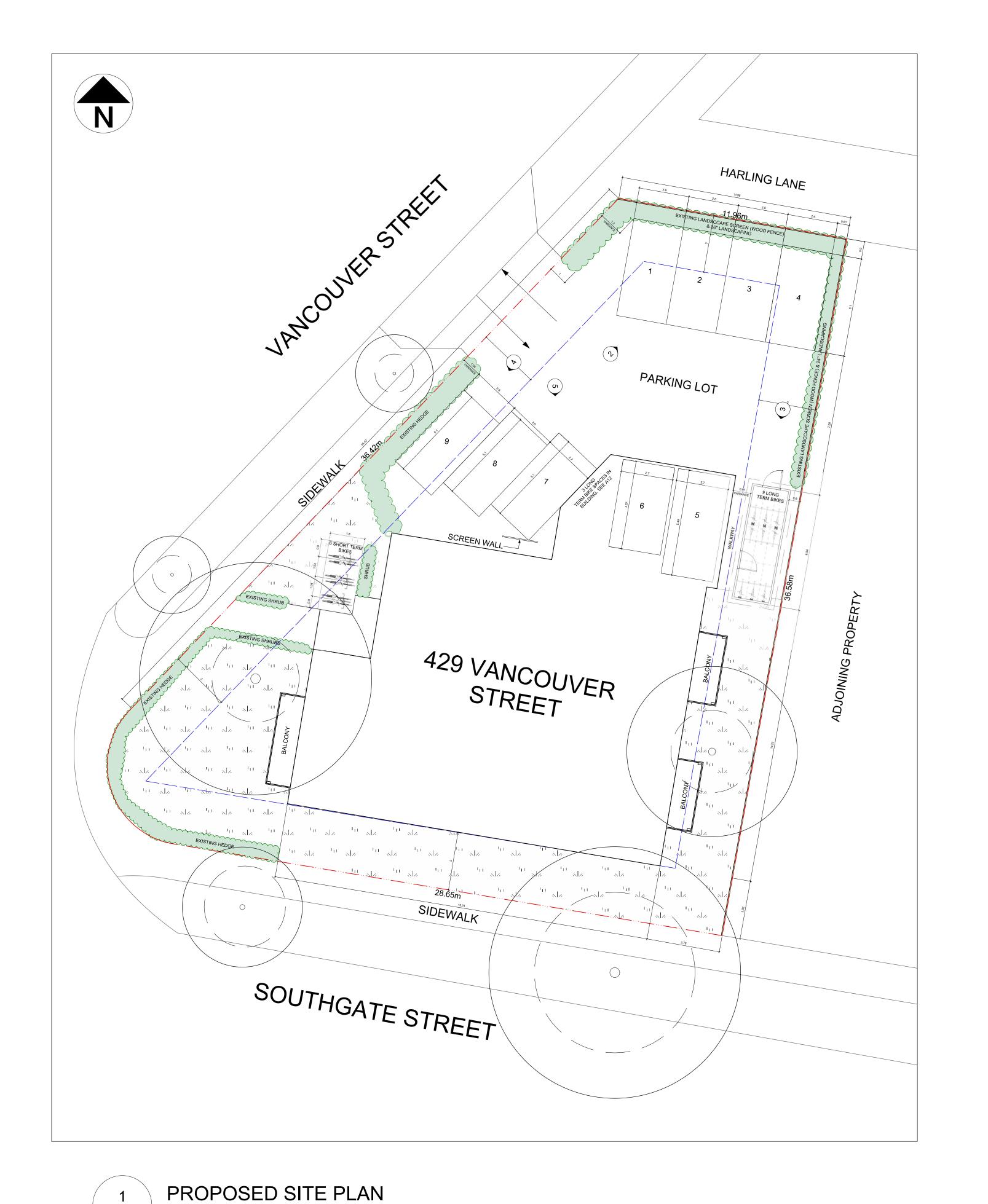
EXPANSION

PROPERTIES

stelle

PROJECT ADDRESS:

EXISTING SITE PLAN 1 A1 1:150



A2

1:120

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

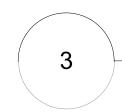






VIEW OF STALLS #1, 2 & 2



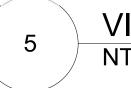


VIEW OF STALL #4





VIEW OF STALLS #7, 8, & 9
NTS



VIEW OF GARAGE

PROJEC

PARKING VARIANCE

PROJECT ADDRESS:

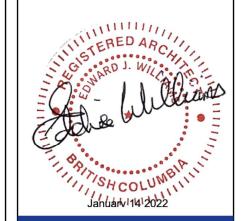
429 VANCOUVER STREET VICTORIA, BC

NIENT:

EXPANSION PROPERTIES

V8V 3TC





ISSUED FOR:

REVISION NO.: DATE:

SAC PROJECT NO.: VAN-429-20

DRAWN BY:

JANUARY 14, 2022

.E:

AS NOTED

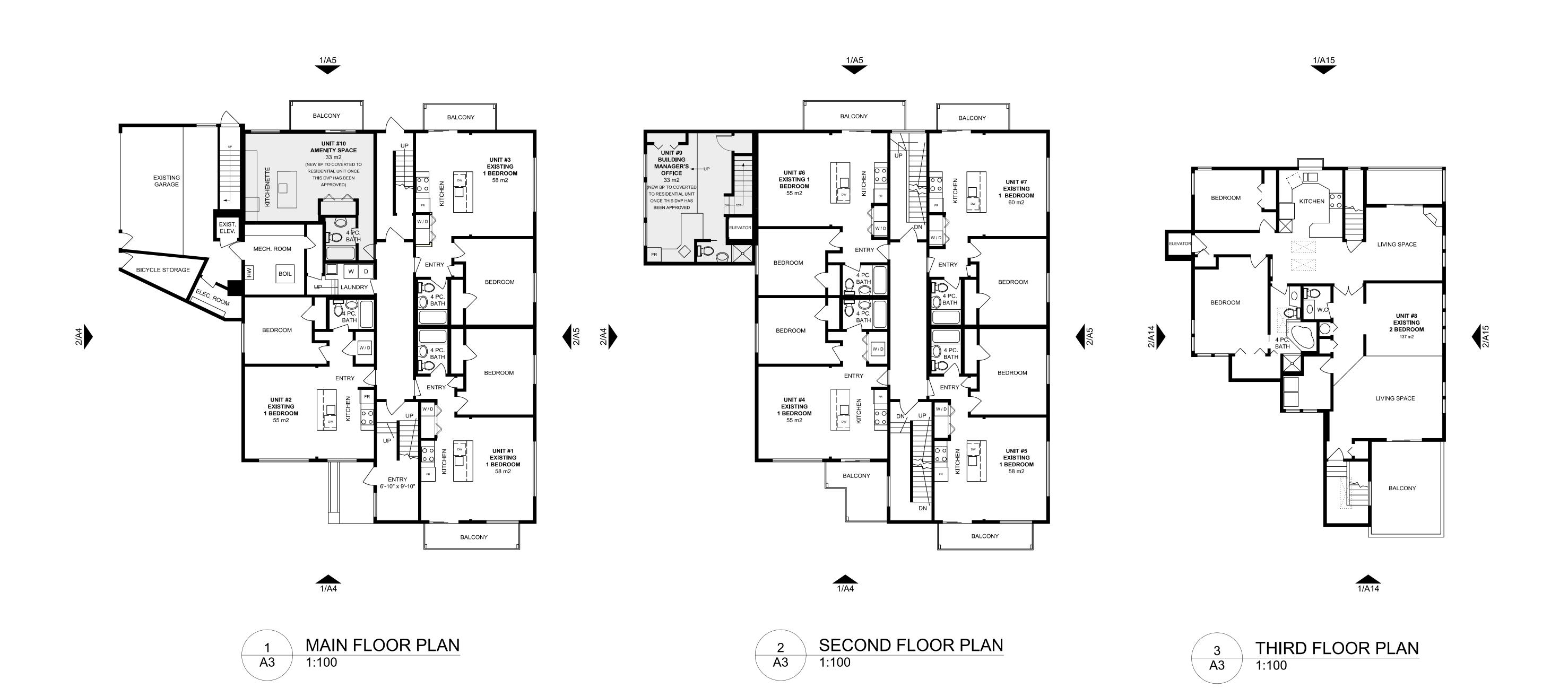
DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NUMBER:

A2





PROJECT

PARKING VARIANCE

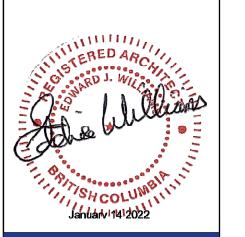
PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

NIENT:

EXPANSION PROPERTIES





ISSUED FOR:

REVISION NO.: DATE:

SAC PROJECT NO.: VAN-429-20

DRAWN BY:

JANUARY 14, 2022

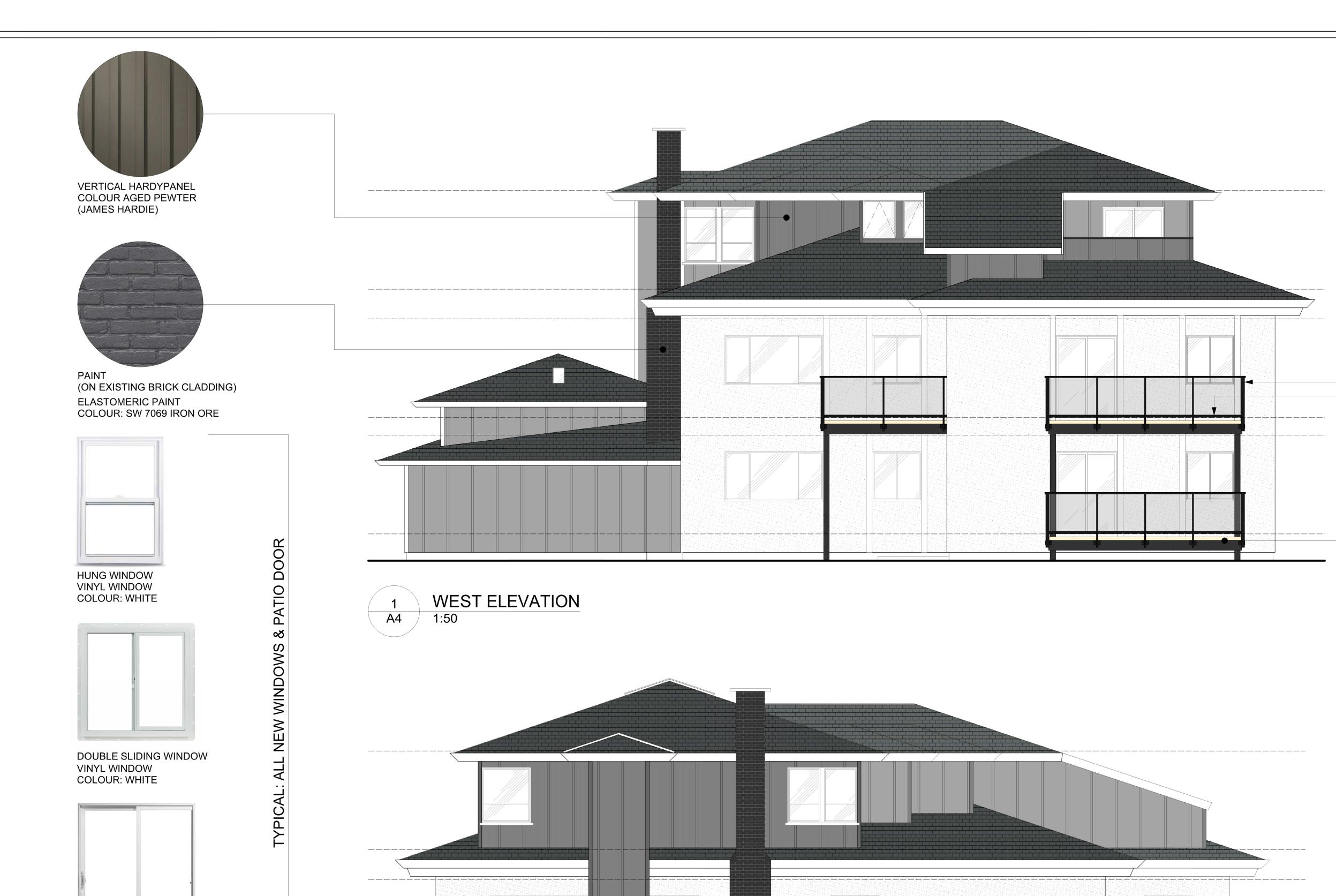
SCALE: AS NOT

AS NOTED
DRAWING TITLE:

KEY PLAN

DRAWING NUMBER:

A3





SOFFIT

CEDAR SOFFIT

PROJECT:

PARKING VARIANCE

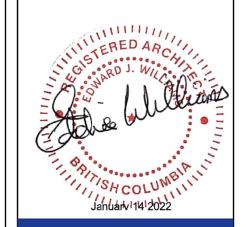
PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

CLIENT:

EXPANSION PROPERTIES





ISSUED FOR:

DVP

REVISION NO.: DATE:

SAC PROJECT NO.:

VAN-429-20

DRAWN BY:

JANUARY 14, 2022

E:

AS NOTED

DRAWING TITLE:

PROPOSED ELEVATIONS -WEST & NORTH

DRAWING NUMBER:

A4

2

NORTH ELEVATION
1:50

SLIDING PATIO DOOR

BALCONY GUARDRAIL &

COLOUR TO MATCH WITH

SW 6258 TRICORN BLACK

NEW ENTRY DOOR

VINYL PATIO DOOR COLOUR: WHITE



A5

1:50

PARKING VARIANCE

PROJECT ADDRESS:

429 VANCOUVER STREET VICTORIA, BC V8V 3TC

EXPANSION PROPERTIES

210-4252 Commerce Circle Victoria, BC, V8Z 4M2, 250-294-8076

ISSUED FOR: DVP

SAC PROJECT NO.: VAN-429-20

DRAWN BY:

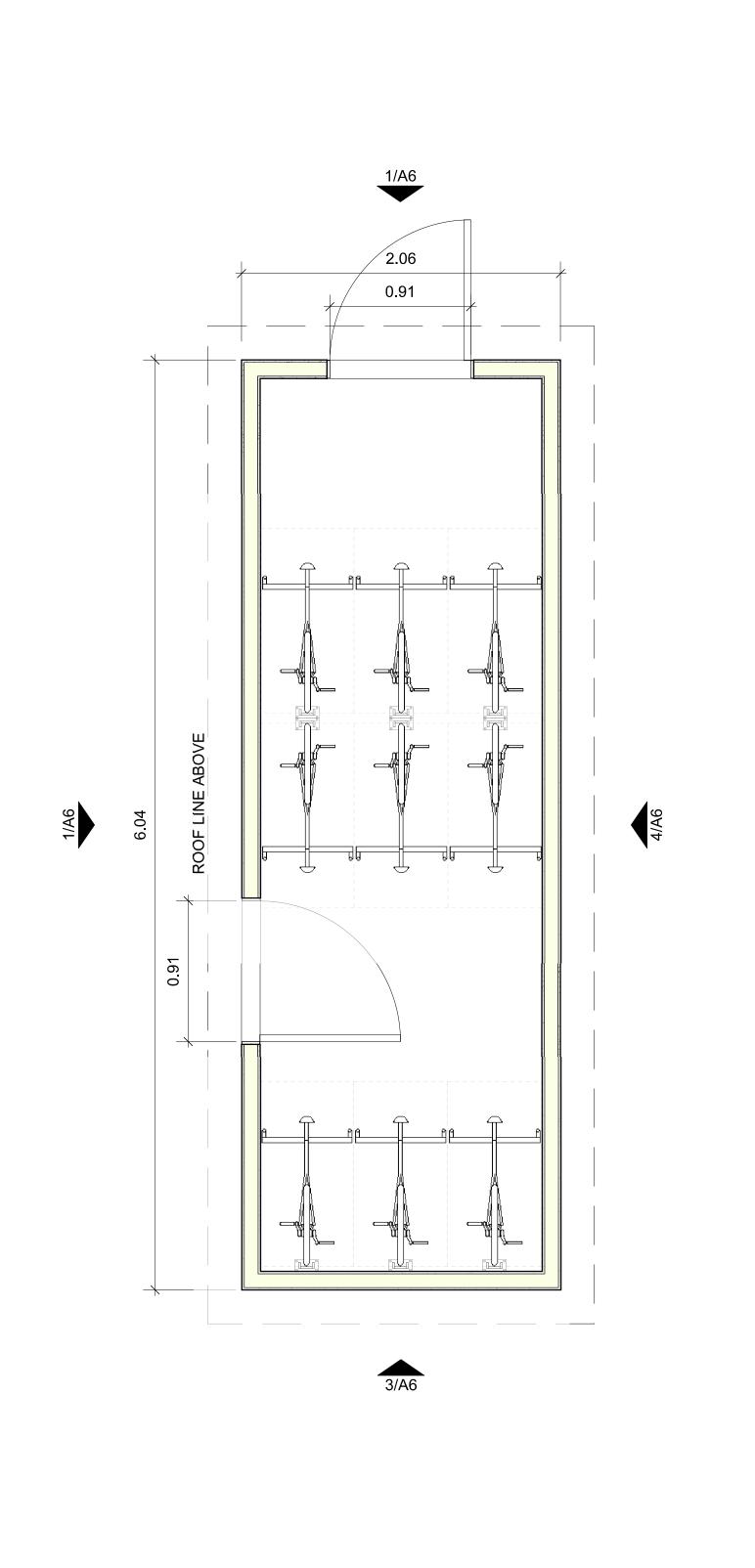
JANUARY 14, 2022

AS NOTED

PROPOSED **ELEVATIONS**

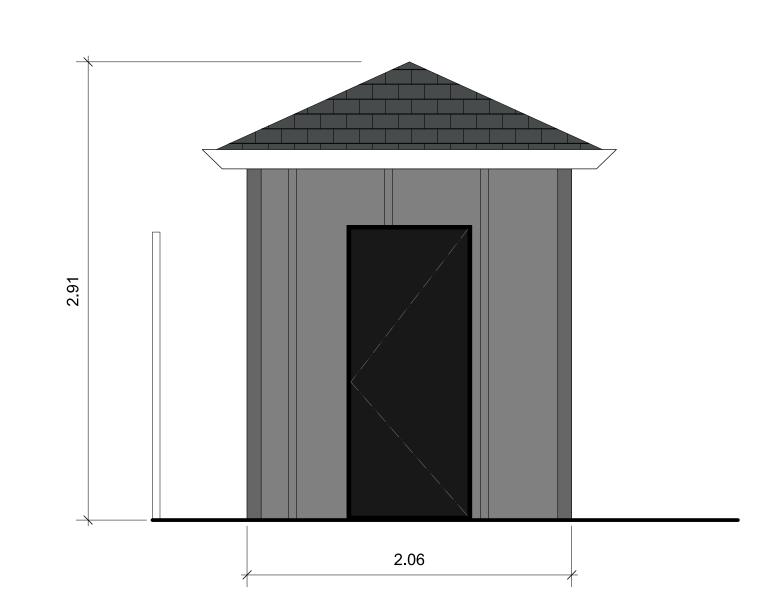
-EAST & SOUTH

DRAWING NUMBER:

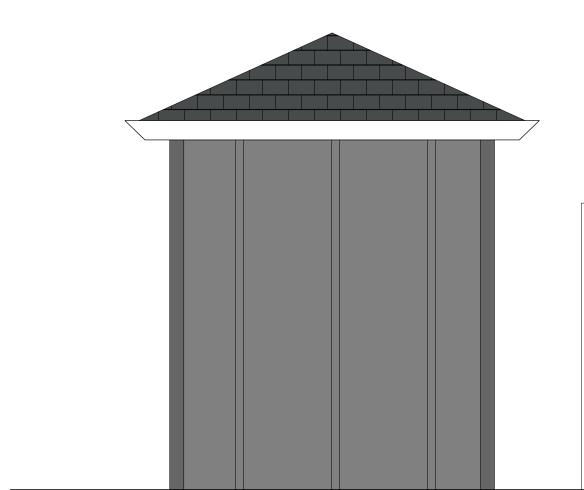


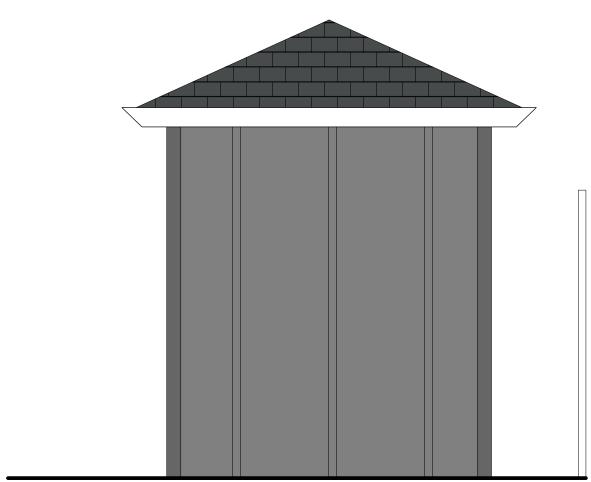
BIKE STROAGE PLAN

1 BIKE A6 1:24



BIKE STROAGE ELEVATION 2 A6 1:24

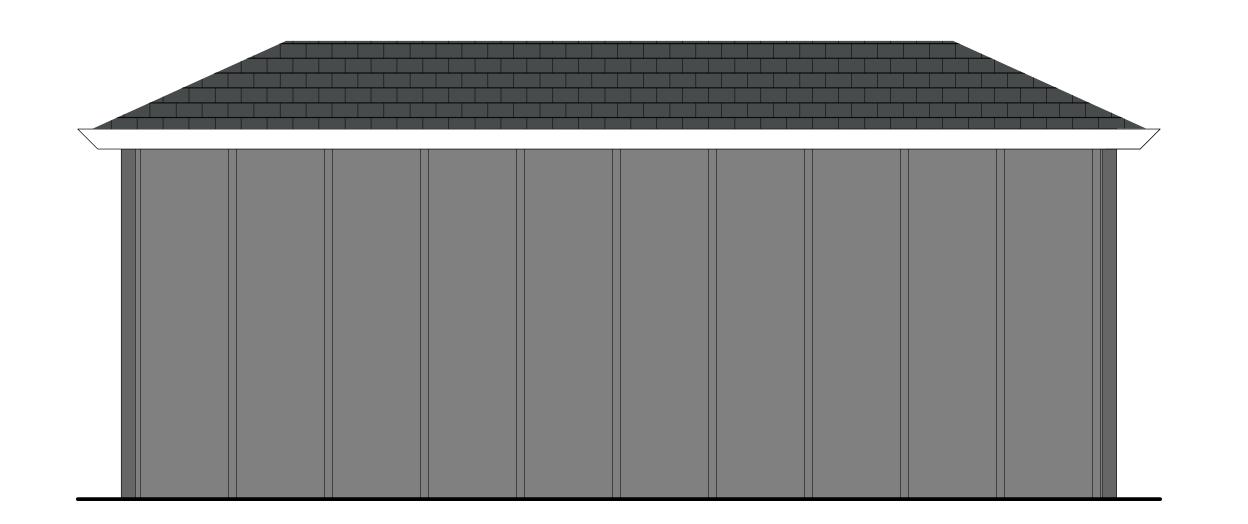




BIKE STROAGE ELEVATION 4 A6 1:24



BIKE STROAGE ELEVATION 3 A6 1:24



BIKE STROAGE ELEVATION 1:24

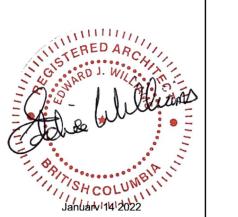
PARKING VARIANCE

PROJECT ADDRESS:

429 VANCOUVER STREET VICTORIA, BC V8V 3TC

EXPANSION PROPERTIES





ISSUED FOR: DVP REVISION NO.: DATE:

SAC PROJECT NO.: VAN-429-20

JANUARY 14, 2022

AS NOTED

DRAWING TITLE:

PROPOSED BIKE STORAGE PLAN & ELEVATIONS

DRAWING NUMBER: