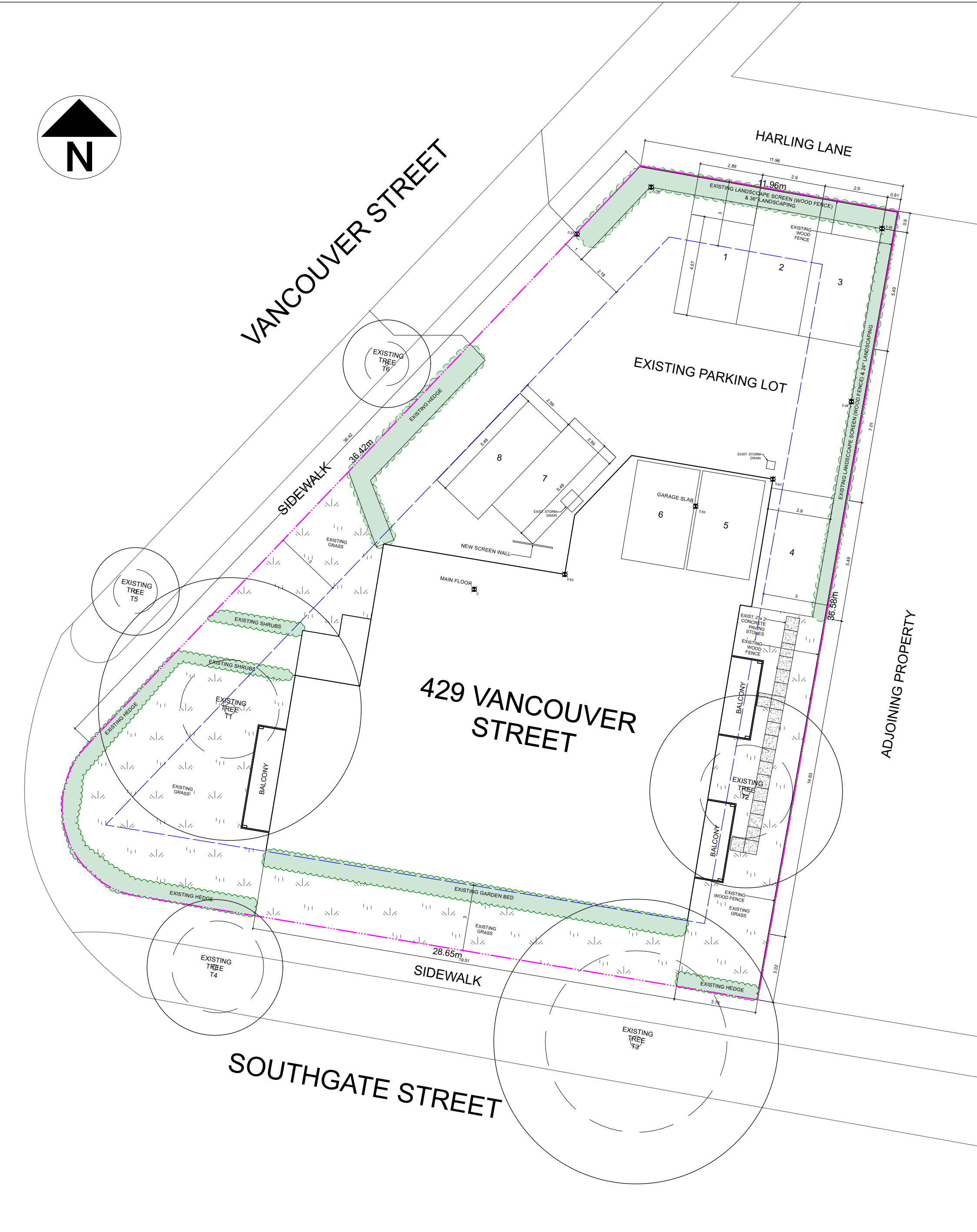


TREE INFORMATION- ALL TREES ARE EXISTING				
TREE #	SPECIES	DBH (cm)	LOCATION	REASON FOR REMOVAL, PRUNING WORK OR WORK IN PRZ
T1	Cedrus deodara	50	WEST SIDE YARD	WORK IN PRZ
T2	Thuja plicata	37	EAST SIDE YARD	WORK IN PRZ
T3	Prunus serrulata	51	SOUTHGATE STREET	WORK IN PRZ
T4	Prunus serrulata	26	SOUTHGATE STREET	WORK IN PRZ
T5	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ
T6	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ

DRAWING LEGEND	
EXISTING PROPERTY LINE	
EXISTING SETBACKS	



1
A1
EXISTING SITE PLAN
1:150



EXISTING BUILDING VIEW FROM VANCOUVER STREET

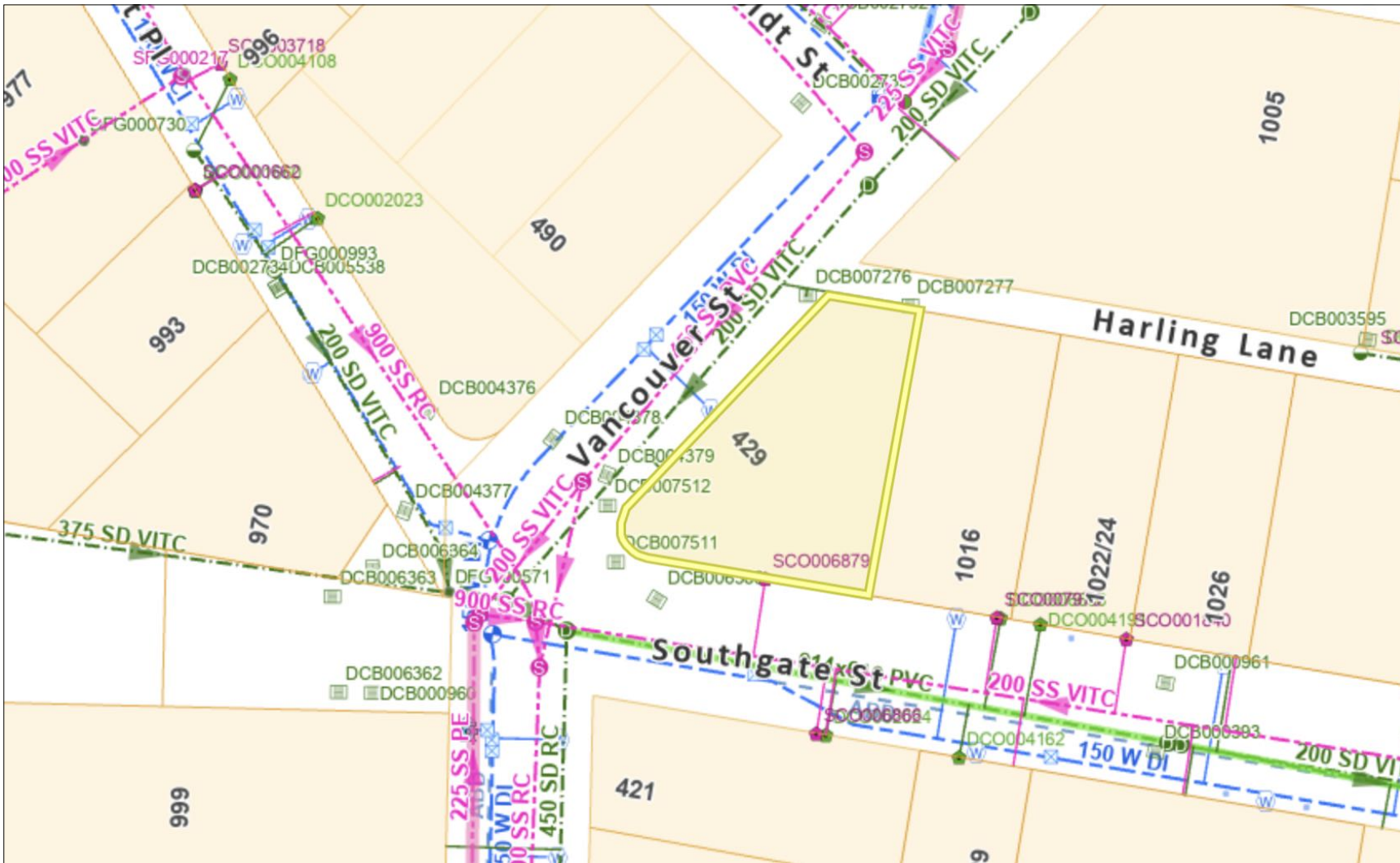


EXISTING BUILDING LOCATION

PROJECT INFORMATION TABLE	
ZONING (existing)	R3-AM-2
SITE AREA (m2)	874 m2
TOTAL FLOOR AREA (m2)	Main Building: 765 m2 Bike Storage: 22 m2
COMMERCIAL FLOOR AREA (m2)	n/a
FLOOR SPACE RATIO	0.9:1
SITE COVERAGE %	38.4%
OPEN SITE SPACE %	38.2%
HEIGHT OF BUILDING (m)	9.44m Shall not exceed 12m
NUMBER OF STOREYS	3 Storeys
PARKING STALLS (NUMBER) ON SITE	Existing: 8 (existing non-conforming) Proposed: 1.3 x 10 units = 13 + 1 visitor stall required
BIKE PARKING NUMBER (STORAGE AND RACK)	Existing: 0 (existing non-conforming) Proposed: 12 long term & 6 short term
BUILDING SETBACK (m)	
FRONT YARD	3 m
REAR YARD	3 m
SIDE YARD (East)	3 m
SIDE YARD (West)	3 m
COMBINED SIDE YARD	12 m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	Existing: 8 units Proposed: 10 units
UNIT TYPE e.g., 1 bedroom	Existing: 7 1-bedroom, 1 2-bedroom Proposed: 7 1-bedroom, 1 2-bedroom, 2 bachelor suites
GROUND-ORIENTED UNITS	Existing: 3 Proposed: 4
MINIMUM FLOOR AREA (m2)	Existing: 55 m2 Proposed: 34 m2
TOTAL RESIDENTIAL FLOOR AREA (m2)	Existing: 538 m2 Proposed: 608 m2



EXISTING AERIAL VIEW



EXISTING UNDERGROUND SERVICES

PROJECT:
**PARKING
VARIANCE
DPV00194**

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

CLIENT:
**EXPANSION
PROPERTIES**

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

Revisions
Received Date:
October 28, 2022

ISSUED FOR:
BUILDING PERMIT

REVISION NO.:	DATE:
1	JUNE 8, 2022
2	OCT 25, 2022

SAC PROJECT NO.:
VAN-429-20

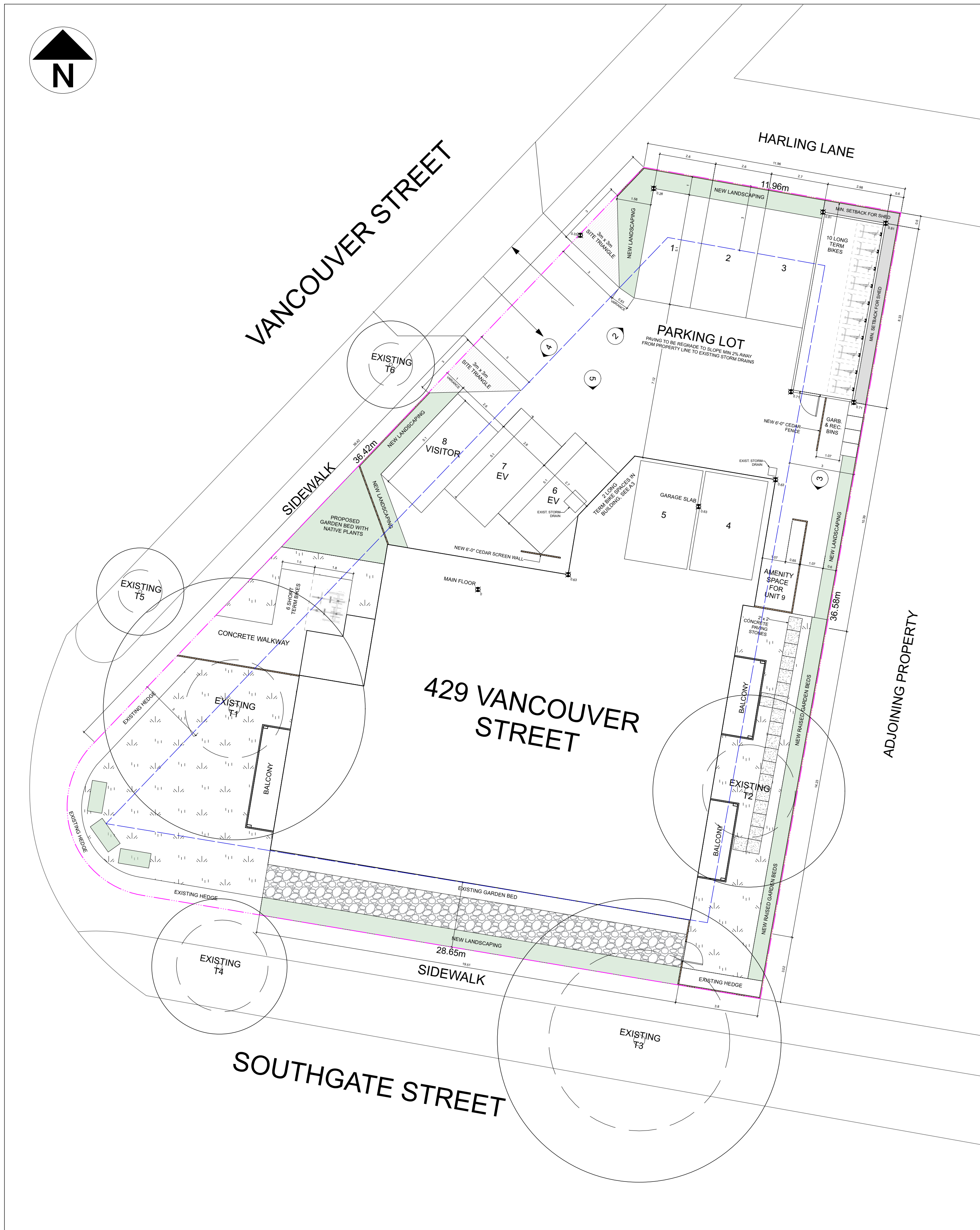
DRAWN BY:
SL

DATE:
OCTOBER 25, 2022

SCALE:
AS NOTED

DRAWING TITLE:
**SITE PLAN & ZONING
INFORMATION**

DRAWING NUMBER:
A1



1
A2
PROPOSED SITE PLAN
1:120

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



2
EXISTING VIEW OF STALLS #1, 2 & 2
NTS



3
EXISTING VIEW OF AMENITY SPACE
NTS



4
EXISTING VIEW OF STALLS #6, 7, & 8
NTS



5
EXISTING VIEW OF GARAGE
NTS

PROJECT:
**PARKING
VARIANCE
DPV00194**

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429 VANCOUVER STREET
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V8V 3TC

CLIENT:
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Victoria, BC V8Z 4M2
250-294-8076

ISSUED FOR:
DVP

REVISION NO.: DATE:
1 JUNE 8, 2022
2 OCT 25, 2022

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VAN-429-20

DRAWN BY:
SL

DATE:
OCTOBER 25, 2022

SCALE:
AS NOTED

DRAWING TITLE:
**PROPOSED
SITE PLAN**

DRAWING NUMBER:

A2



PROJECT:
**PARKING
VARIANCE
DPV00194**

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

CLIENT:
**EXPANSION
PROPERTIES**



ISSUED FOR:
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SL

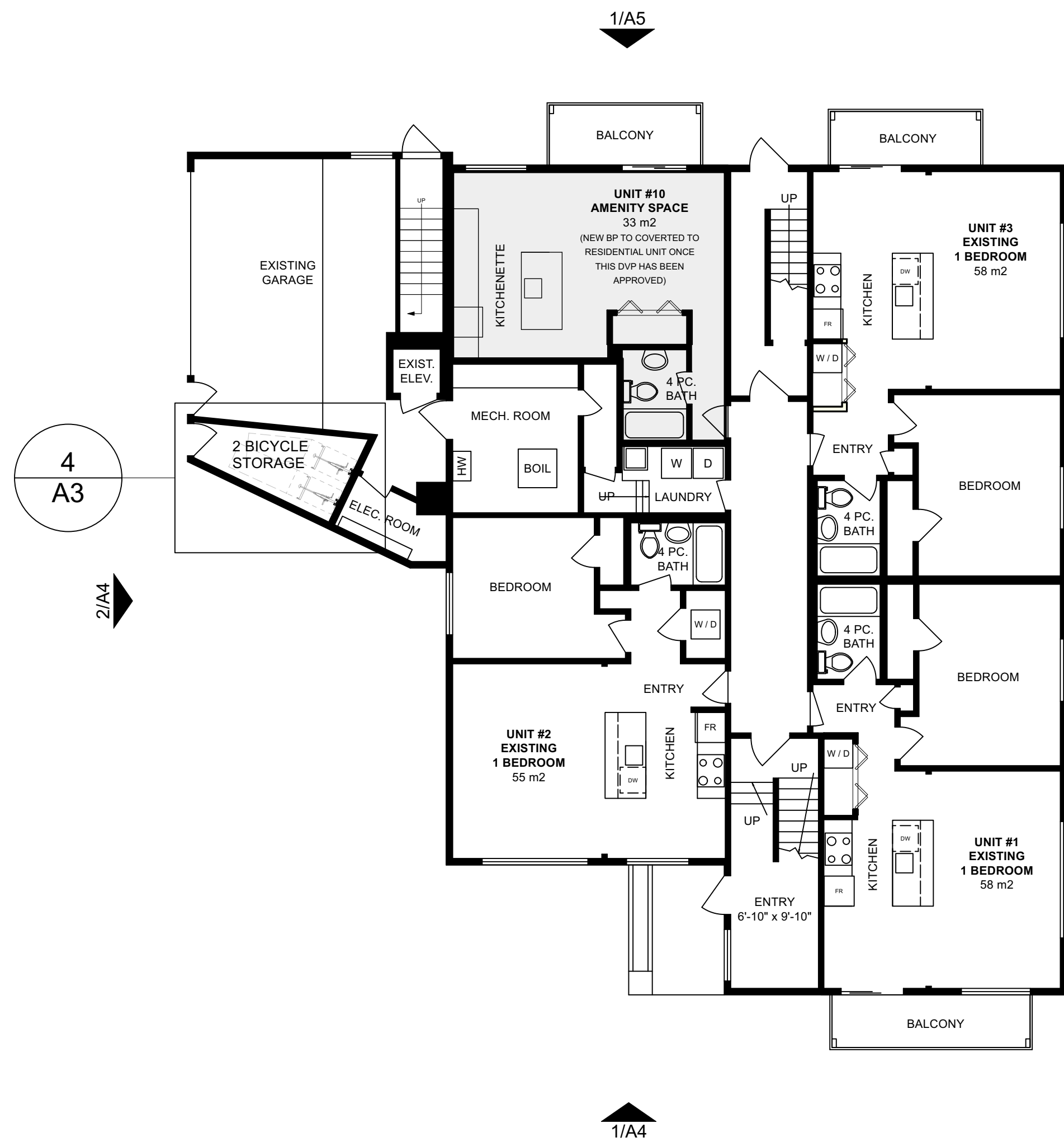
DATE:
OCTOBER 25, 2022

SCALE:
AS NOTED

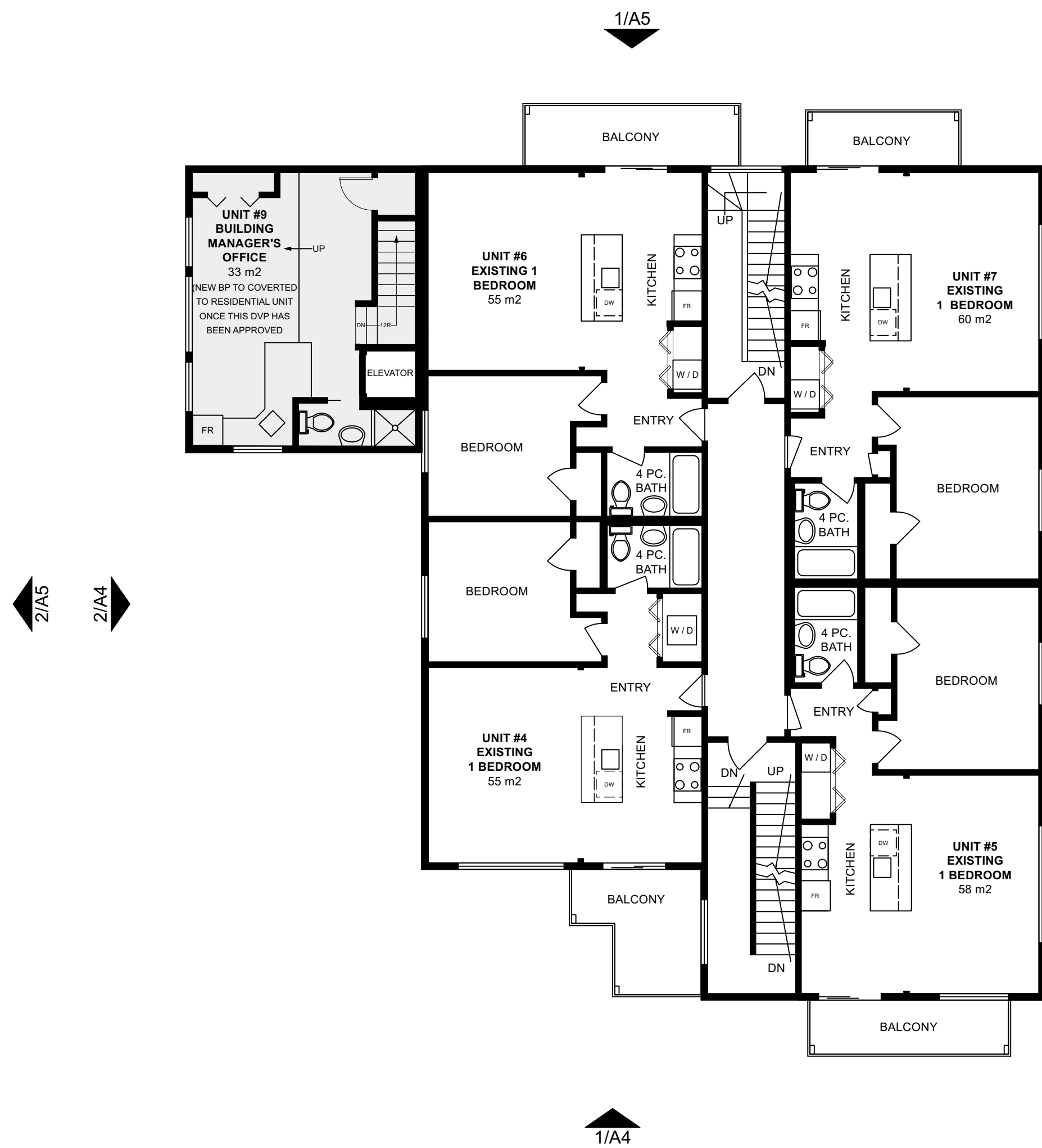
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KEY PLAN

DRAWING NUMBER:

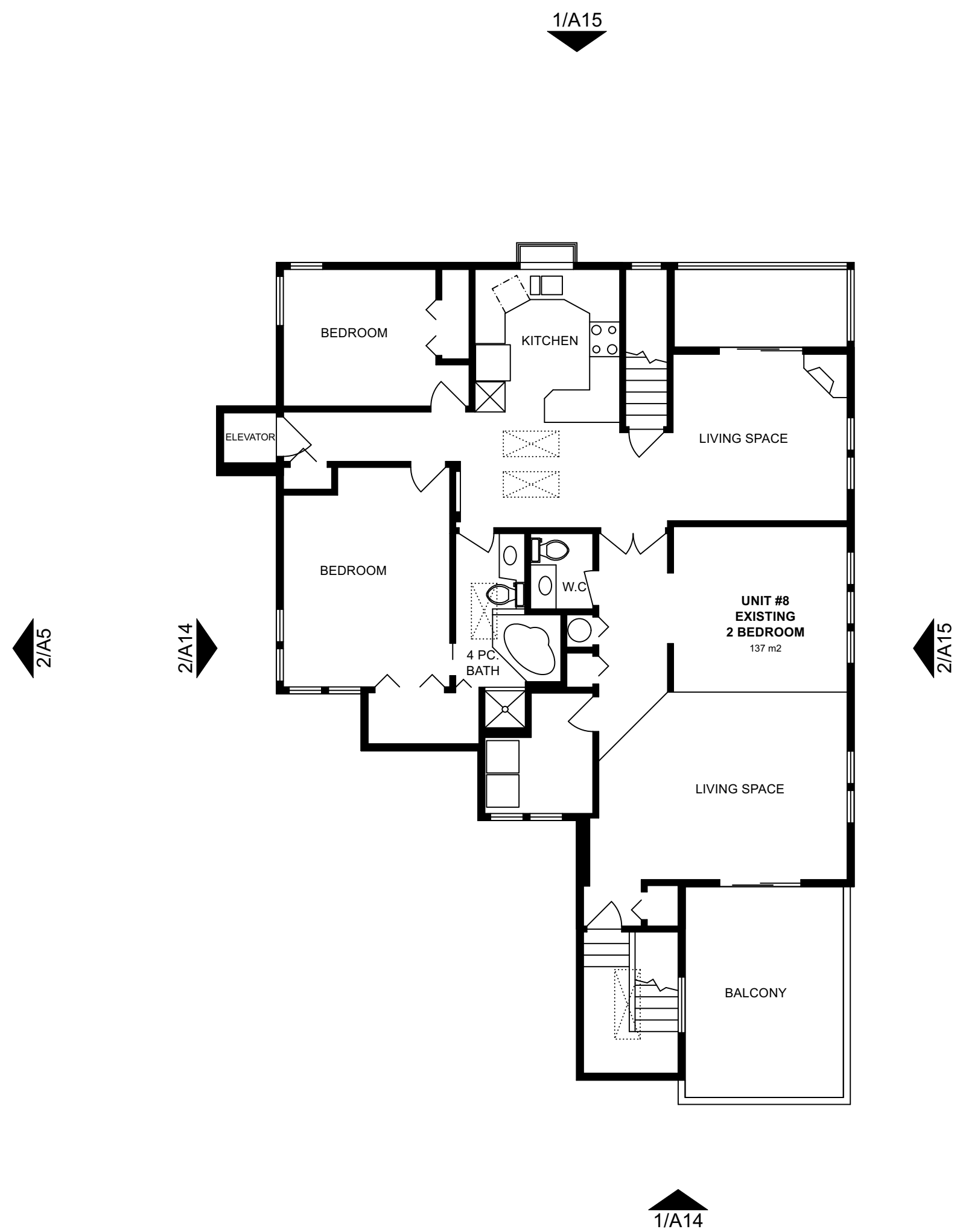
A3



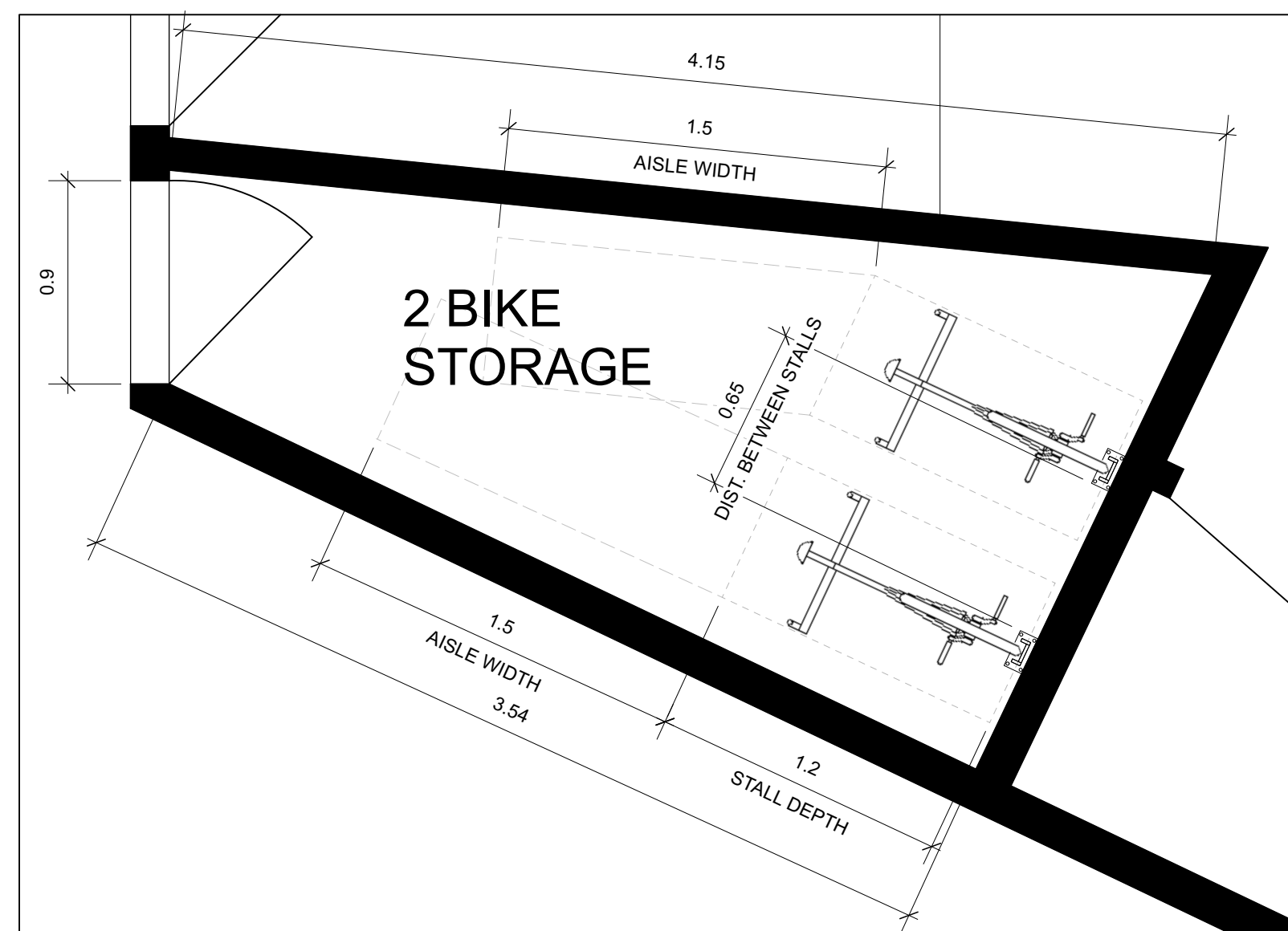
1
A3
MAIN FLOOR PLAN
1:100



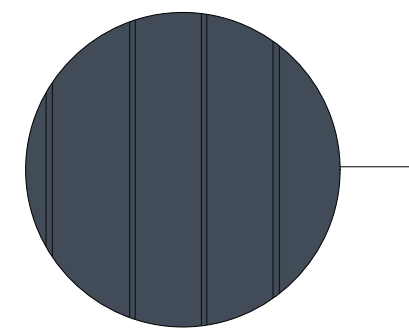
2
A3
SECOND FLOOR PLAN
1:100



3
A3
THIRD FLOOR PLAN
1:100



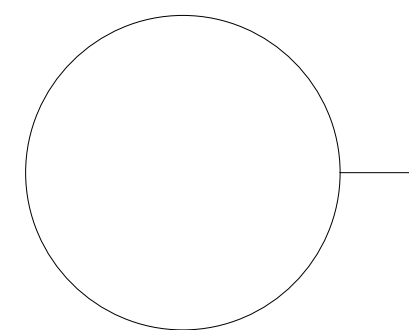
4
A3
ENLARGED BIKE STORAGE
1:24



VETICAL HARDIPANEL
COLOUR: DULUX DLX1041-7
"CAVALRY"
(JAMES HARDIE)



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



PAINTED TRIM
COLOUR: SW 7005 PURE
WHITE



HUNG WINDOW
VINYL WINDOW
COLOUR: WHITE



DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE



SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE

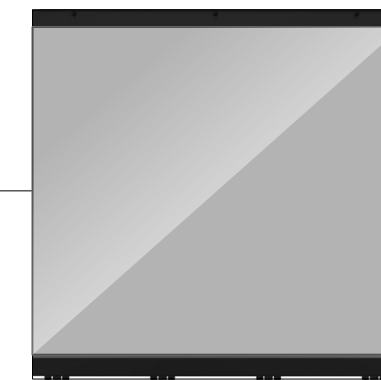
TYPICAL: ALL NEW WINDOWS & PATIO DOOR



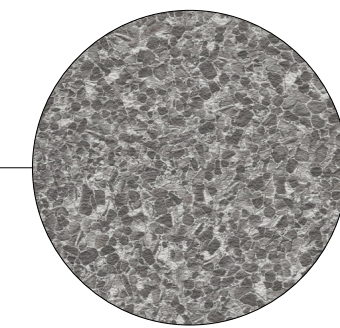
1 WEST ELEVATION
A4 1:50



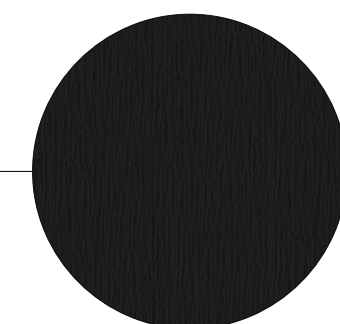
2 NORTH ELEVATION
A4 1:50



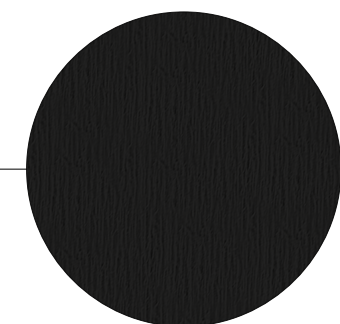
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



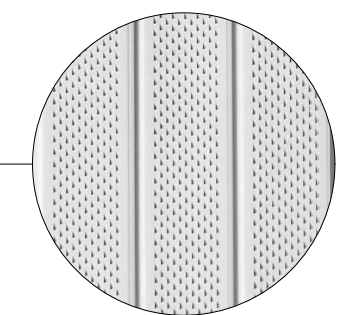
BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDEBBLE



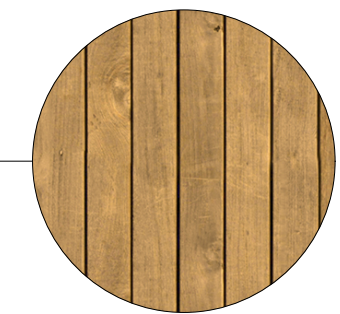
BALCONY FASCIA
PAINTED COMBED FASCIA
TRIM BOARD
COLOUR:
SW 6258 TRICORN BLACK



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



ALUMINUM SOFFIT
COLOUR: WHITE



SOFFIT
CEDAR SOFFIT



CEDAR FENCE

PROJECT:
**PARKING
VARIANCE
DPV00194**

PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

CLIENT:

**EXPANSION
PROPERTIES**

steller
ARCHITECTURAL
CONSULTING
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Victoria, BC V8Z 4M2,
250-294-8076

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VAN-429-20

DRAWN BY:
SL

DATE:
OCTOBER 25, 2022

SCALE:
AS NOTED

DRAWING TITLE:
**PROPOSED
ELEVATIONS
-WEST & NORTH**

DRAWING NUMBER:

A4

PROJECT:
**PARKING
VARIANCE
DPV00194**

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

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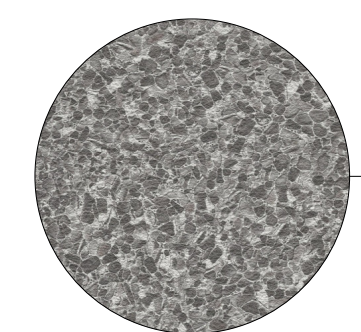
DRAWING TITLE:
**PROPOSED
ELEVATIONS
-EAST & SOUTH**

DRAWING NUMBER:

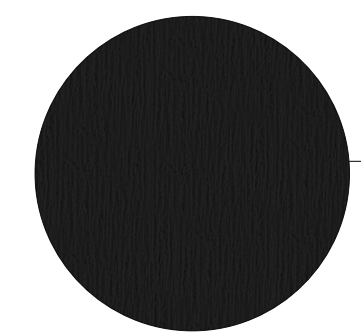
A5



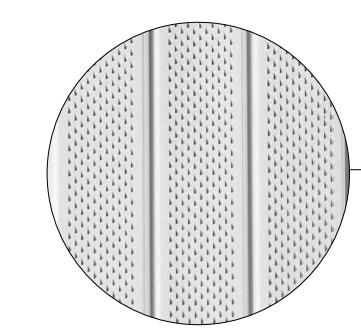
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



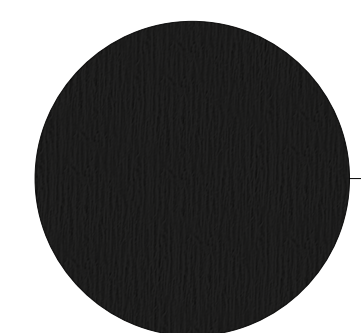
BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDPEBBLE



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



ALUMINUM SOFFIT
COLOUR: WHITE



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



3
A5 **EAST ELEVATION**
1:50



2
A5 **SOUTH ELEVATION**
1:50



HUNG WINDOW
VINYL WINDOW
COLOUR: WHITE



DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE



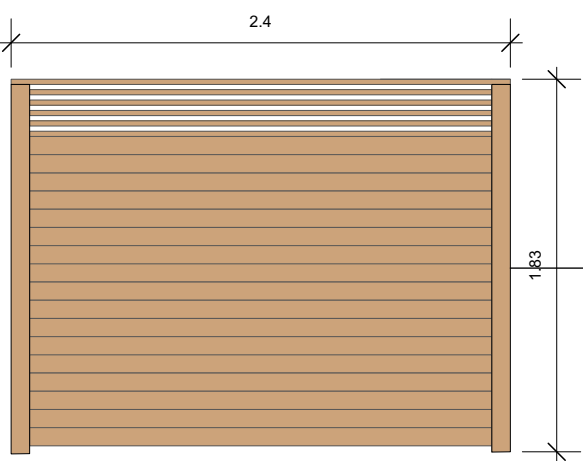
SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE

TYPICAL: ALL NEW WINDOWS & PATIO DOOR



NEW EMERALD CEDAR

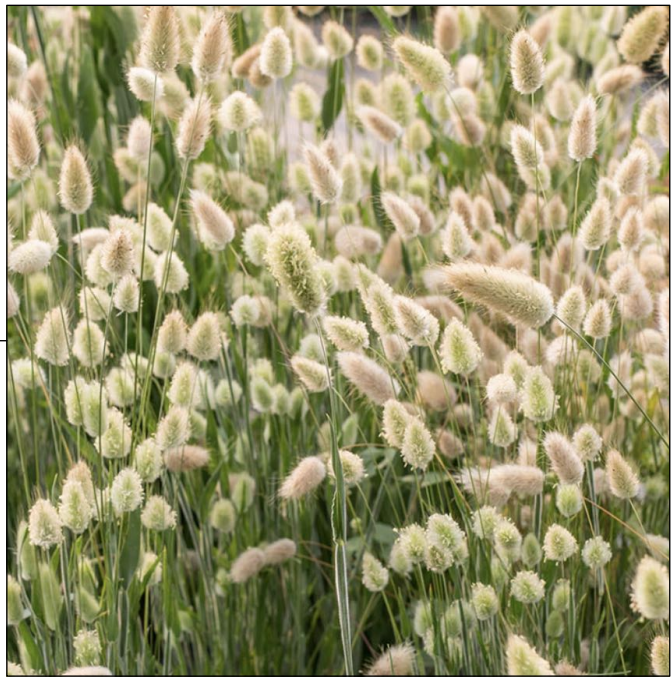
TREE INFORMATION - ALL TREES ARE EXISTING				
TREE #	SPECIES	DBH (cm)	LOCATION	REASON FOR REMOVAL, PRUNING WORK OR WORK IN PRZ
T1	Cedrus deodara	50	WEST SIDE YARD	WORK IN PRZ
T2	Thuja plicata	37	EAST SIDE YARD	WORK IN PRZ
T3	Prunus serrulata	51	SOUTHGATE STREET	WORK IN PRZ
T4	Prunus serrulata	26	SOUTHGATE STREET	WORK IN PRZ
T5	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ
T6	Prunus serrulata	15	VANCOUVER STREET	WORK IN PRZ



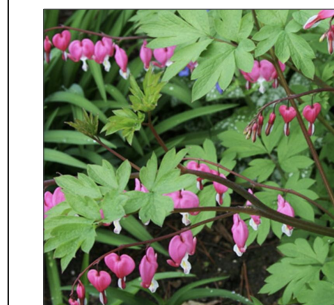
6'-0" CEDAR SCREEN WALL



NEW HYDRANGEA



NEW BUNNY GRASS



BLEEDING HEART



CALLA LILY



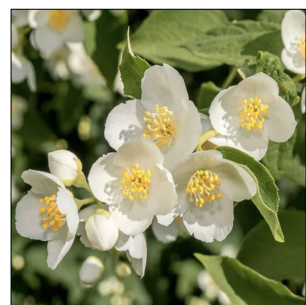
HEATHER



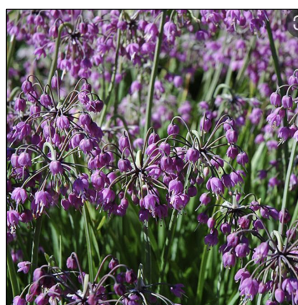
NOOTKA ROSE



LAVENDAR



MOCK ORANGE



NODDING ONION



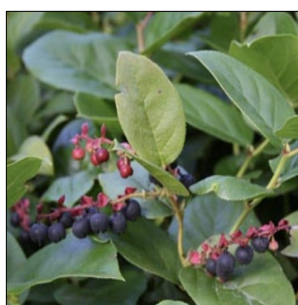
PEONY



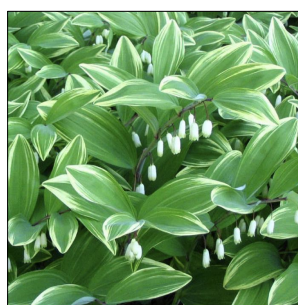
RED FLOWERING CURRENT



SWORD FERB



SALAL



SOLOMON'S SEAL



ECHINACEA

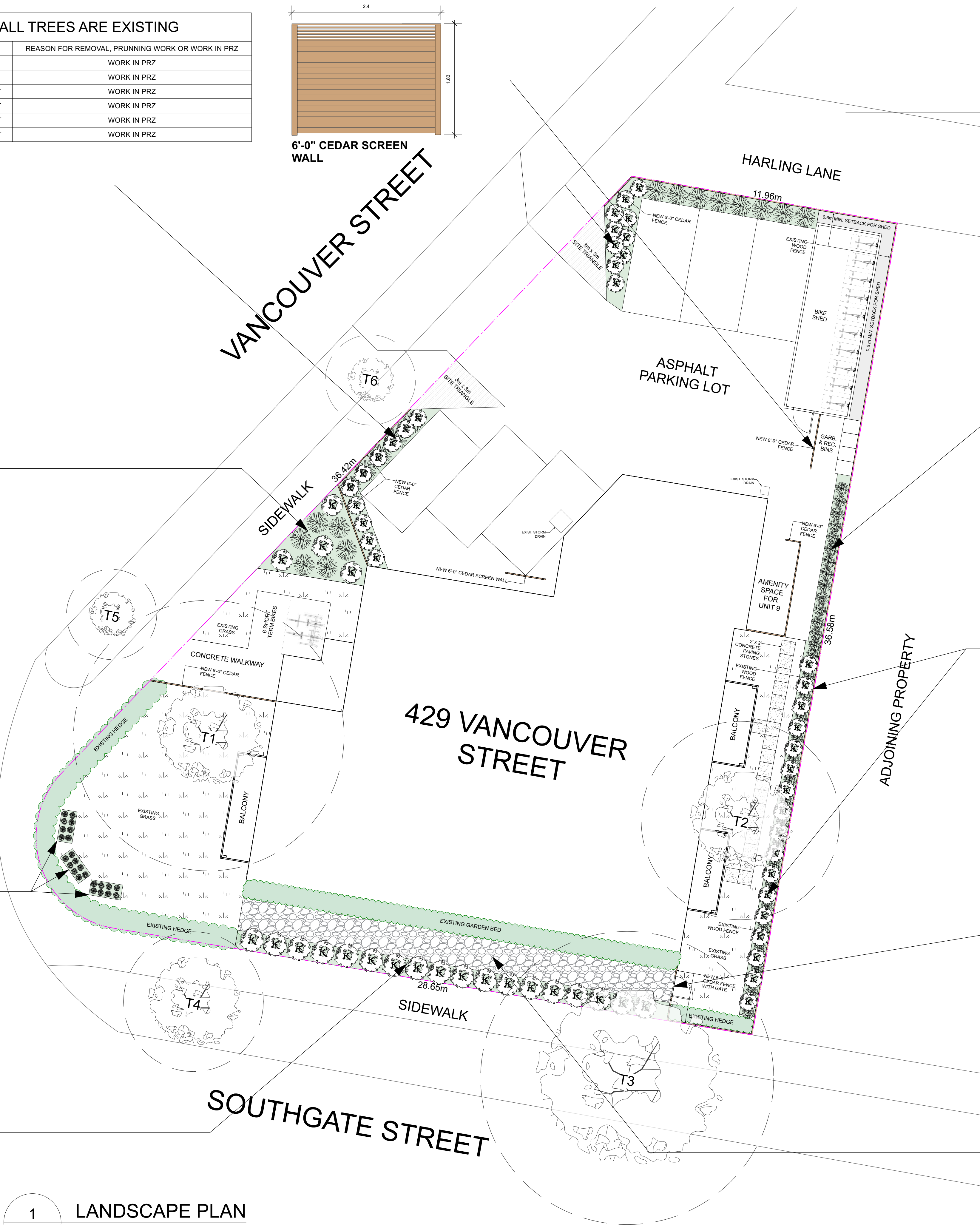
LANDSCAPING NOTES:
LOCATE ALL NEW PLANTING A MINIMUM OF 0.45cm FROM THE PROPERTY LINE
ALL PLANTS NOTED HERE ARE NEW



NEW PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE GARDENS



NEW CALIFORNIA LILAC



NEW PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE GARDEN



NEW CEDAR FENCE



REMOVE GRASS & ADD NEW STEPPING STONES



1 WEST ELEVATION
A8 1:75

LIMITING DISTANCE CALCULATIONS (BCBC 3.2.3.1.B)						
	AREA (m2)	AREA OPEN (m2)	OPEN %	LD (m)	ALLOWABLE OPEN (%)	COMMENTS
A	22.3	0.73	3.3%	3.5	26%	

ALL OTHER UNPROTECTED OPENINGS ARE EXISTING



3 NORTH ELEVATION
A8 1:75

LIMITING DISTANCE CALCULATIONS (BCBC 3.2.3.1.B)						
	AREA (m2)	AREA OPEN (m2)	OPEN %	LD (m)	ALLOWABLE OPEN (%)	COMMENTS
A	38.3	18.2	47.5%	12.99	100%	

ALL OTHER UNPROTECTED OPENINGS ARE EXISTING



2 EAST ELEVATION
A8 1:75

LIMITING DISTANCE CALCULATIONS (BCBC 3.2.3.1.B)						
	AREA (m2)	AREA OPEN (m2)	OPEN %	LD (m)	ALLOWABLE OPEN (%)	COMMENTS
A	27.4	3.1	11.3%	3.5	39%	

ALL OTHER UNPROTECTED OPENINGS ARE EXISTING



4 SOUTH ELEVATION
A8 1:75

ALL UNPROTECTED OPENINGS ARE EXISTING

PROJECT:
**PARKING
VARIANCE
DPV00194**

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

CLIENT:
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PROPERTIES**

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SL

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SCALE:
AS NOTED

DRAWING TITLE:
**LIMITING DISTANCE
CALCULATIONS**

DRAWING NUMBER:
A8