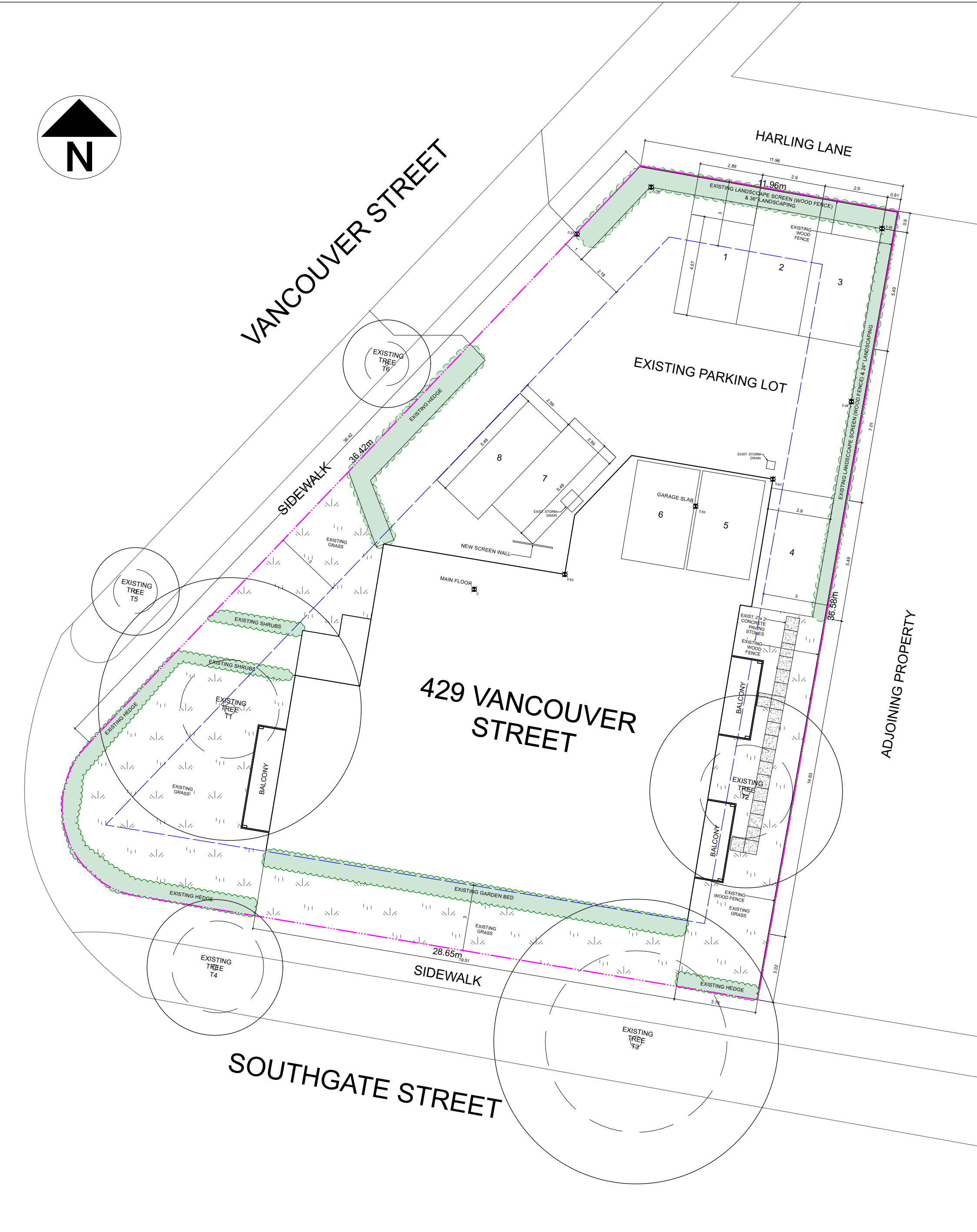


TREE INFORMATION- ALL TREES ARE EXISTING				
TREE #	SPECIES	DBH (cm)	LOCATION	REASON FOR REMOVAL, PRUNING WORK OR WORK IN PRZ
T1	Cedrus deodara	50	WEST SIDE YARD	WORK IN PRZ
T2	Thuja plicata	37	EAST SIDE YARD	WORK IN PRZ
T3	Prunus serrulata	51	SOUTHGATE STREET	WORK IN PRZ
T4	Prunus serrulata	26	SOUTHGATE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

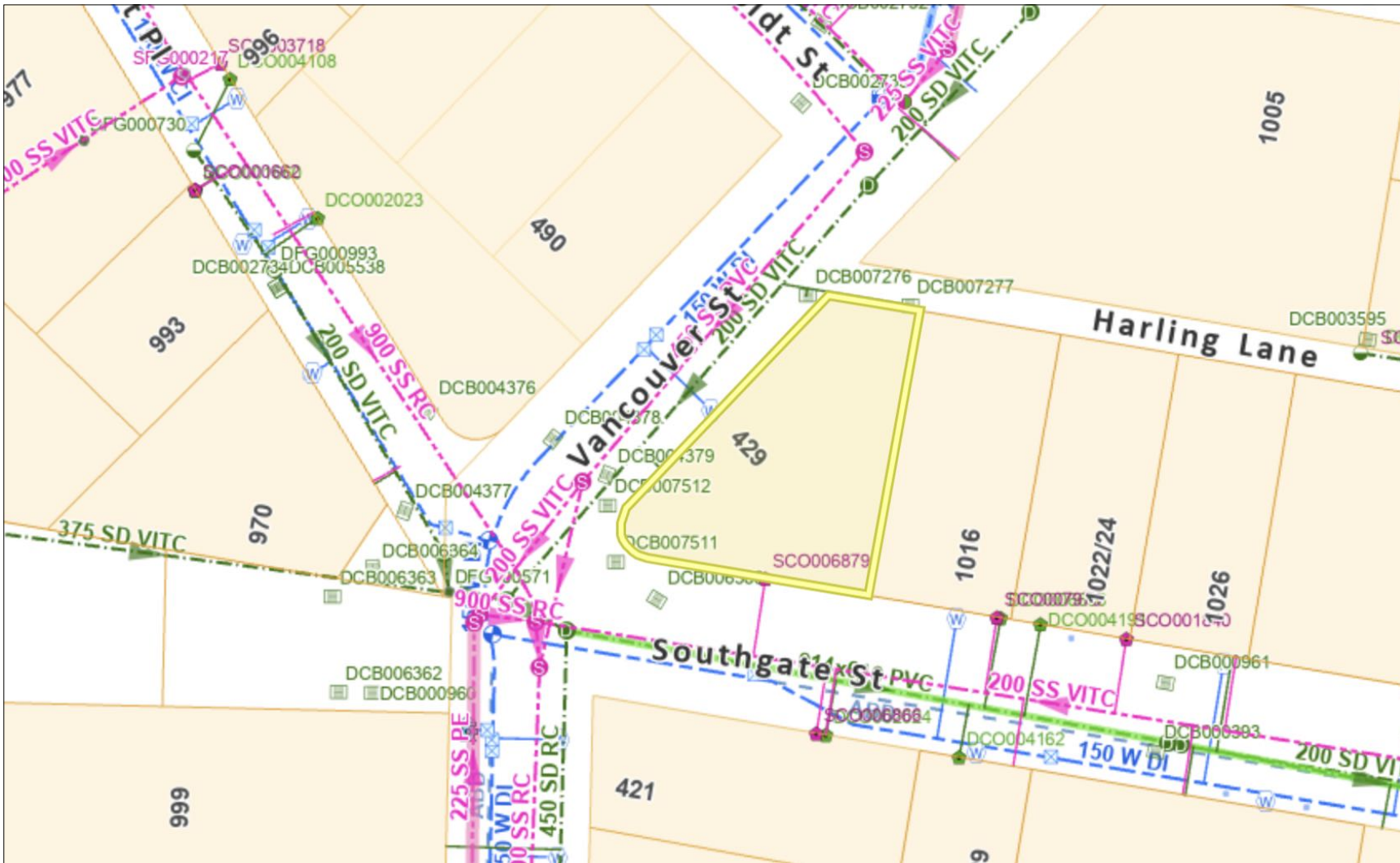


EXISTING BUILDING LOCATION

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
Business areas include revisions
compared to the previously
submitted plans
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

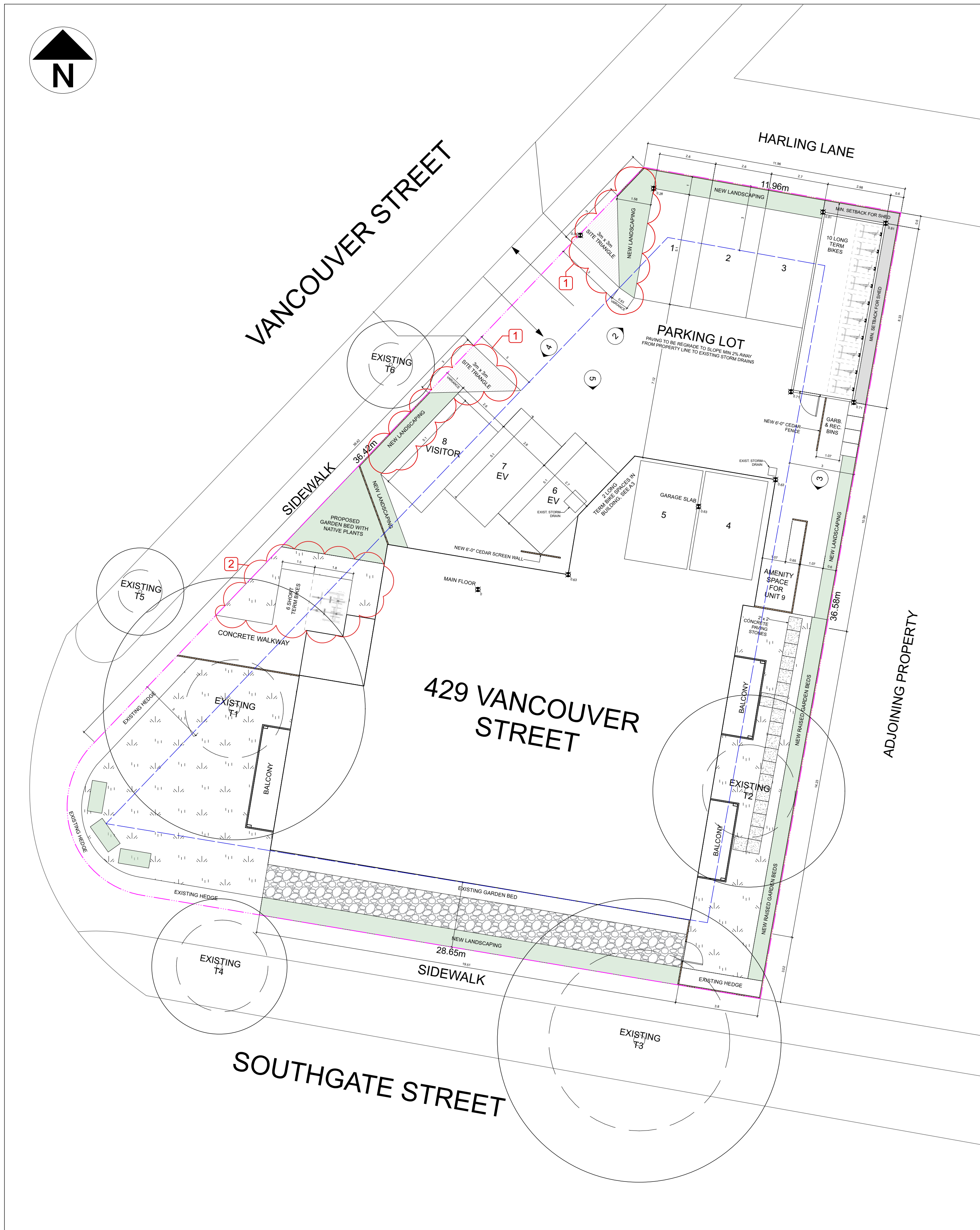
DRAWN BY:
SL

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	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
10	1.3 stalls x 10 units		13	
TOTAL:	13 Long term parking stalls is required			
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)				
TYPE	SCHEDULE C CALCULATION		TOTAL	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
LONG TERM	1 space/dwelling unit <45m2: 1.25 spaces/dwelling unit ≥45m2:	1 x 2 = 2 1.25 x 6 = 10	12	
SHORT TERM	The greater of 6 spaces per building or 0.1 spaces/ per dwelling unit:		6	



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**

PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

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

ISSUED FOR:
DVP

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SAC PROJECT NO.:
VAN-429-20

DRAWN BY:
SL

DATE:
OCTOBER 25, 2022

SCALE:
AS NOTED

DRAWING TITLE:

**PROPOSED
SITE PLAN**

DRAWING NUMBER:

A2



PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

EXPANSION
PROPERTIES



SUED FOR:

DVP

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AC PROJECT NO.:
VAN-429-20

RAWN BY: SL

DATE:
OCTOBER 25, 2022

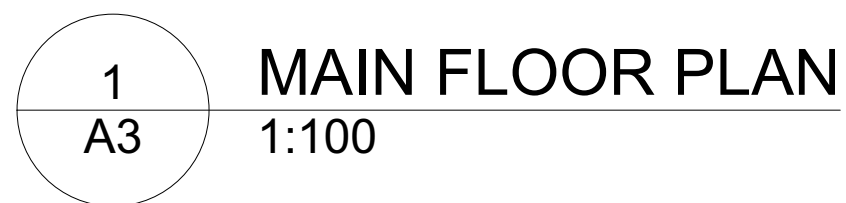
SCALE:

AS NOTED

KEY PLAN

DRAWING NUMBER:

A3



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

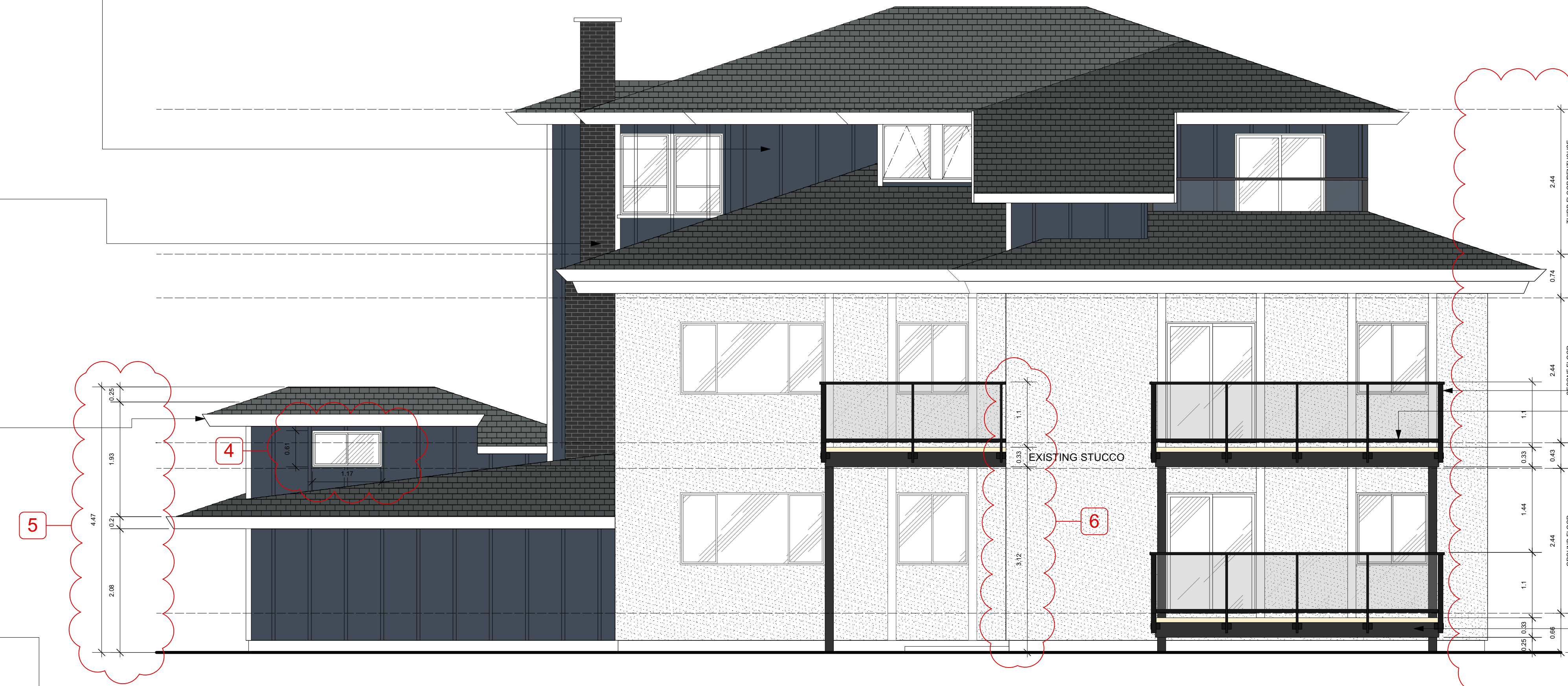


DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE



SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE

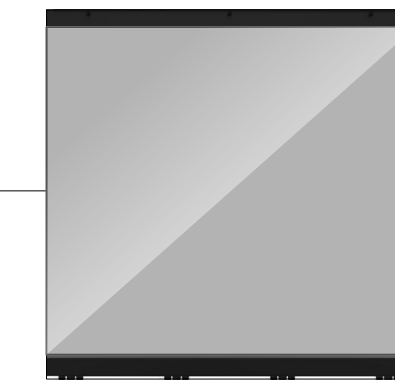
TYPICAL: ALL NEW WINDOWS & PATIO DOOR



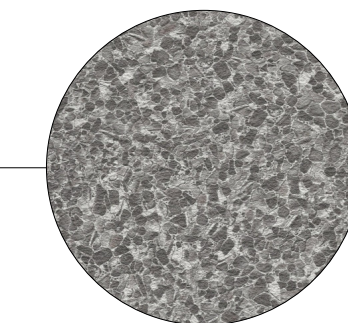
1 WEST ELEVATION
A4 1:50



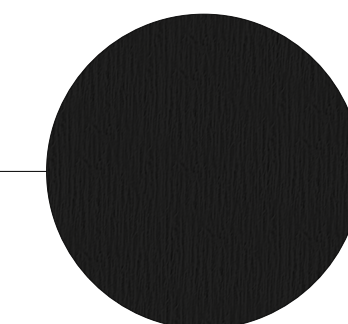
2 NORTH ELEVATION
A4 1:50



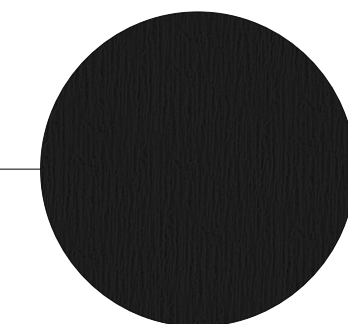
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



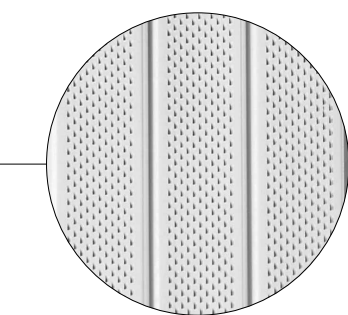
BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDEBBLE



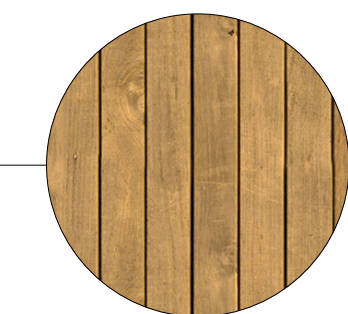
BALCONY FASCIA
PAINTED COMBED FASCIA
TRIM BOARD
COLOUR:
SW 6258 TRICORN BLACK



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

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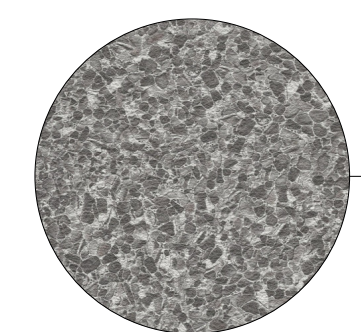
DRAWING TITLE:
**PROPOSED
ELEVATIONS
-WEST & NORTH**

DRAWING NUMBER:

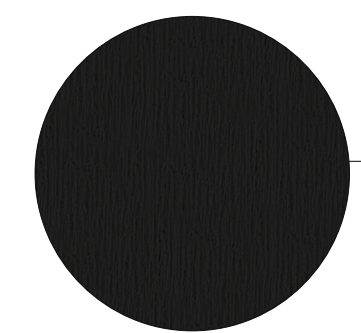
A4



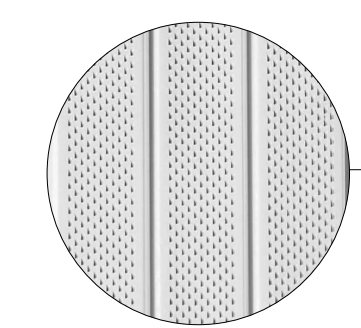
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



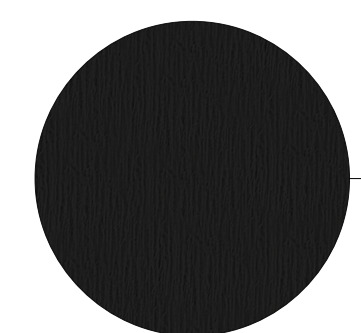
BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDEBBLE



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



ALUMINUM SOFFIT
COLOUR: WHITE



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

5

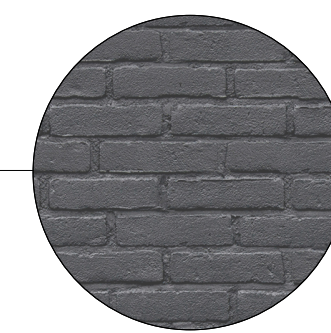
THIRD FLOOR/ROOFHOUSE
2.44
0.74
2.44
SECOND FLOOR
2.44
1.43
1.43
1.43
1.11
0.86
FIRST FLOOR

6

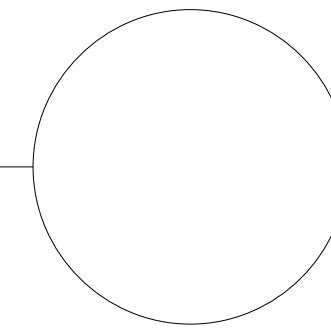
3
A5
EAST ELEVATION
1:50

EXISTING STUCCO

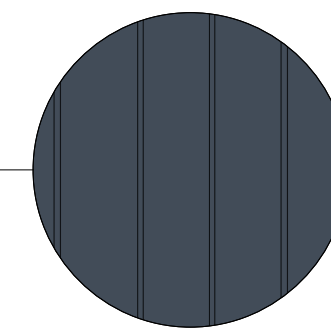
NEW DOOR
TO SUITE



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



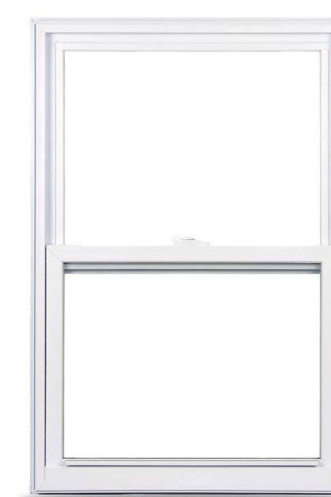
PAINTED TRIM
COLOUR: SW 7005 PURE
WHITE



5
VETICAL HARDIPANEL
COLOUR: DULUX DLX1041-7
"CAVALRY"
(JAMES HARDIE)



7
CEDAR FENCE



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

5

THIRD FLOOR/ROOFHOUSE
2.44
0.74
2.44
SECOND FLOOR
2.44
1.43
1.43
1.43
1.11
0.86
MAIN FLOOR

6

2
A5
SOUTH ELEVATION
1:50

EXISTING STUCCO



NEW EMERALD CEDAR

9

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

9

6'-0" CEDAR SCREEN WALL

7



BLEEDING HEART



CALLA LILY



HEATHER



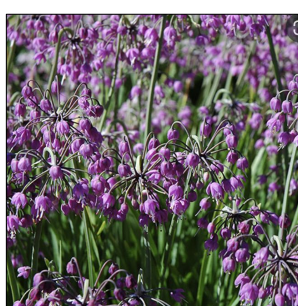
NOOTKA ROSE



LAVENDAR



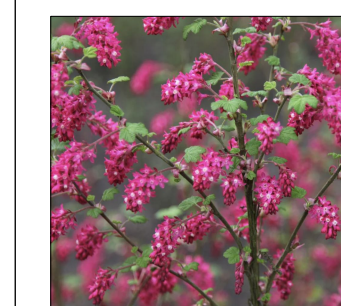
MOCK ORANGE



NODDING ONION



PEONY



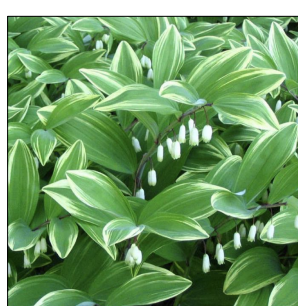
RED FLOWERING CURRANT



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

9



NEW PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE GARDENS

9



NEW CALIFORNIA LILAC

9

1
A7

LANDSCAPE PLAN
1:100

SOUTHGATE STREET

SIDEWALK

VANCOUVER STREET

429 VANCOUVER STREET

ASPHALT PARKING LOT

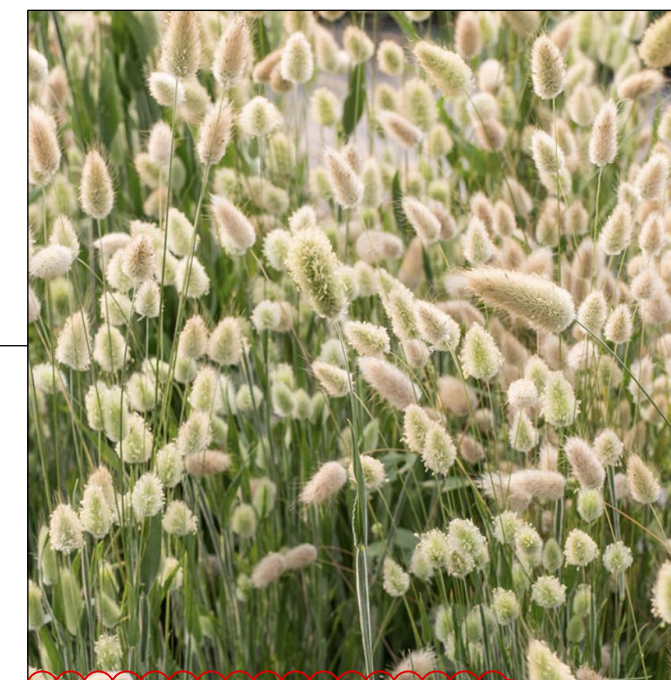
HARLING LANE

ADJOINING PROPERTY



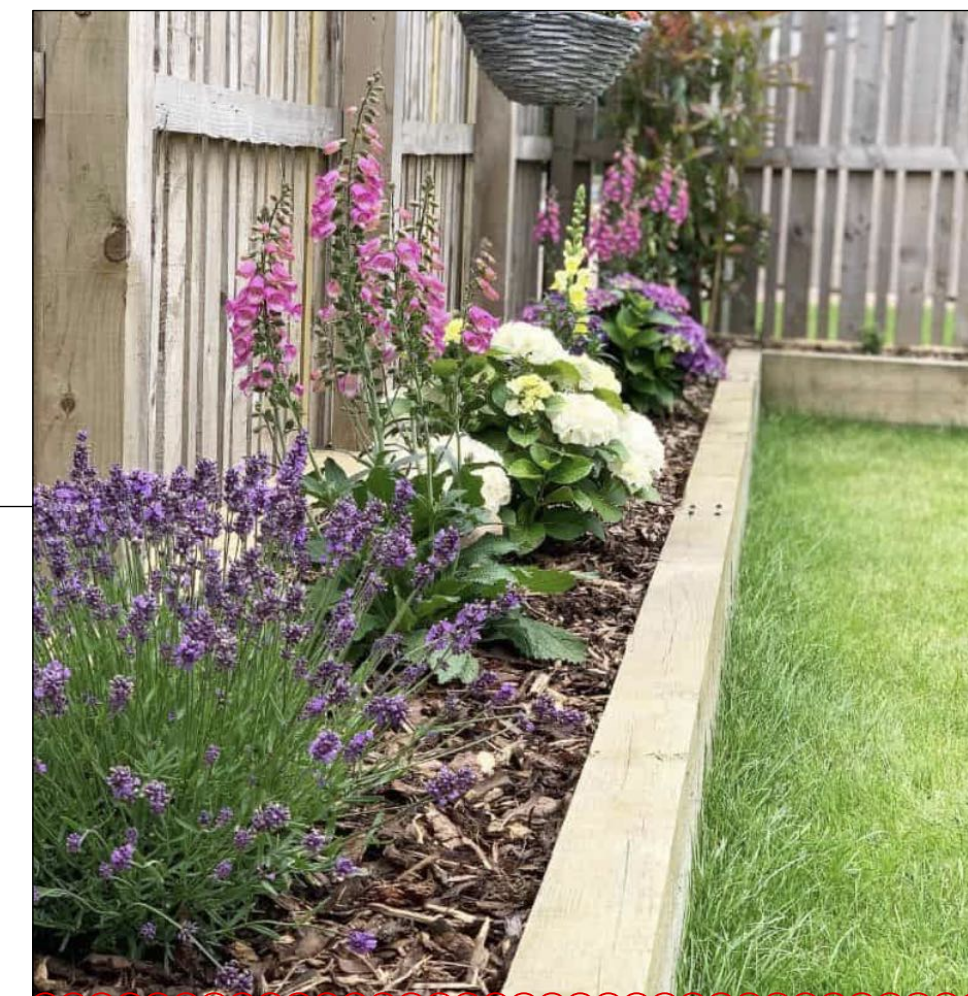
NEW HYDRANGEA

9



NEW BUNNY GRASS

9



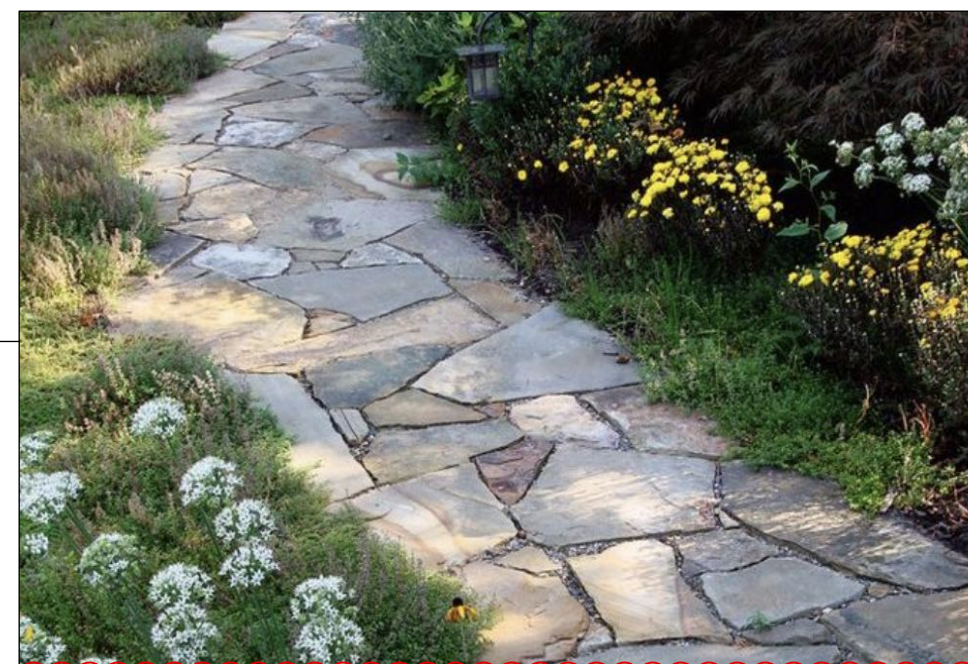
NEW PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE GARDEN

9



9

NEW CEDAR FENCE



REMOVE GRASS & ADD NEW STEPPING STONES

9

PROJECT:

PARKING
VARIANCE
DPV00194

PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

CLIENT:

EXPANSION
PROPERTIES

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Court
Victoria, BC, V8Z 4M2
250-254-8078

ISSUED FOR:

BUILDING PERMIT

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:

LANDSCAPE PLAN

DRAWING NUMBER:

A7



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%	

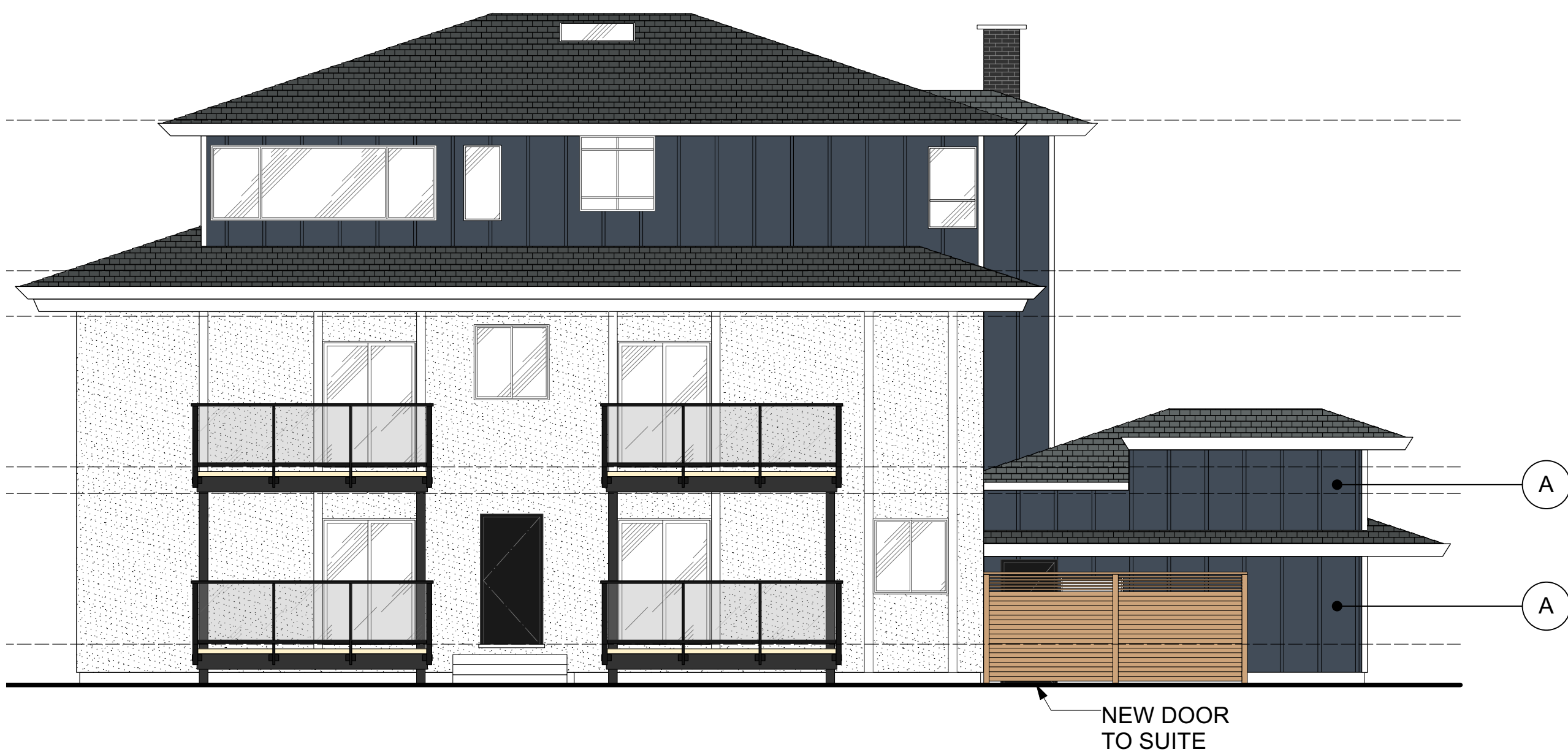
ALL OTHER UNPROTECTED OPENINGS ARE EXISTING



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

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429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

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PROPERTIES

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ARCHITECTURAL
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DRAWING TITLE:

LIMITING DISTANCE
CALCULATIONS

DRAWING NUMBER:

A8