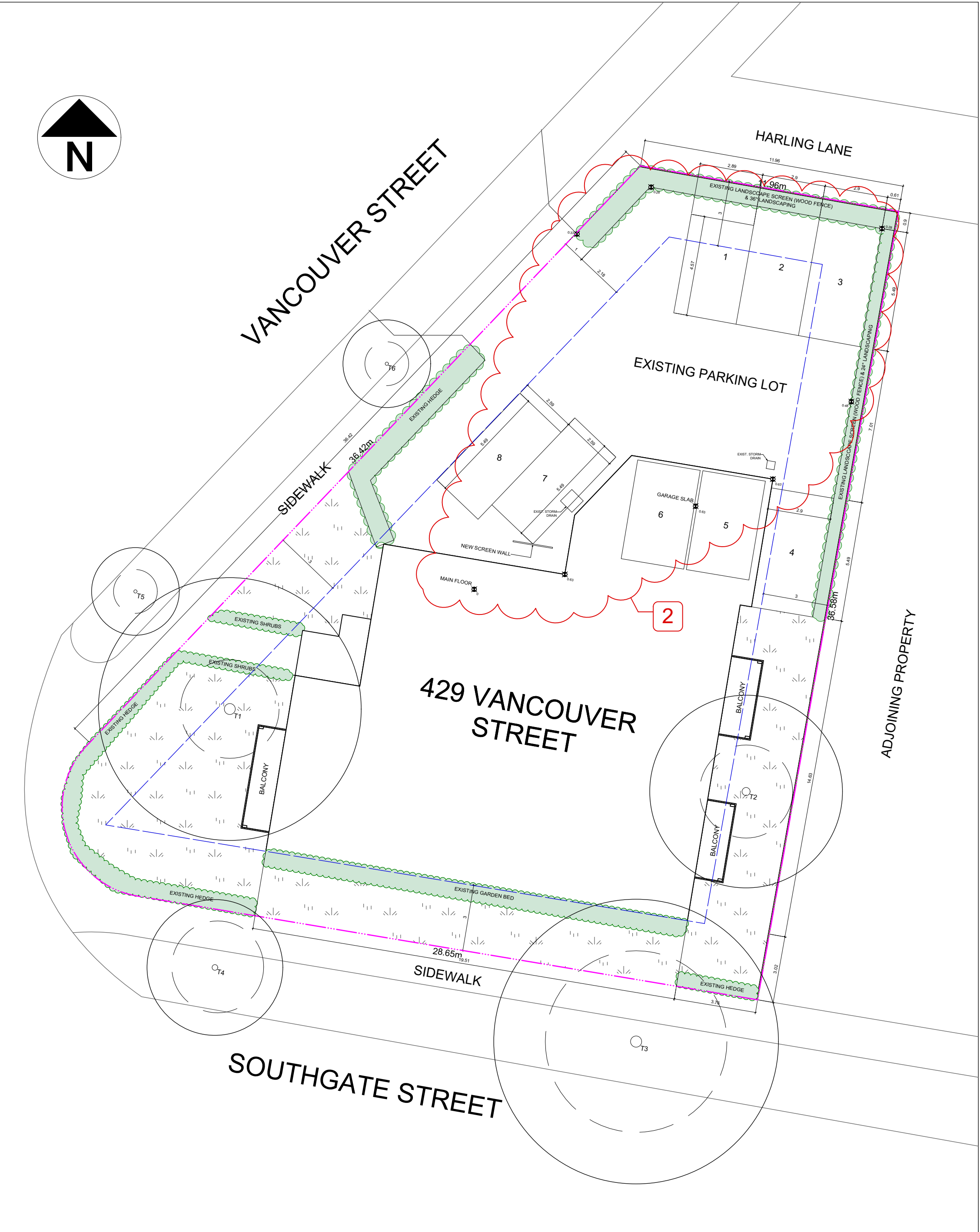


TREE INFORMATION				
TREE #	SPECIES	DBH (cm)	LOCATION	REASON FOR REMOVAL, PRUNING WORK OR WORK IN PRZ
T1	Cedrus deodara	50	WEST SIDE YARD	WORK IN PRZ
T2	Thuja plicata	37	EAST SIDE YARD	WORK IN PRZ
T3	Prunus serrulata	51	SOUTHGATE STREET	WORK IN PRZ
T4	Prunus serrulata	26	SOUTHGATE STREET	WORK IN PRZ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



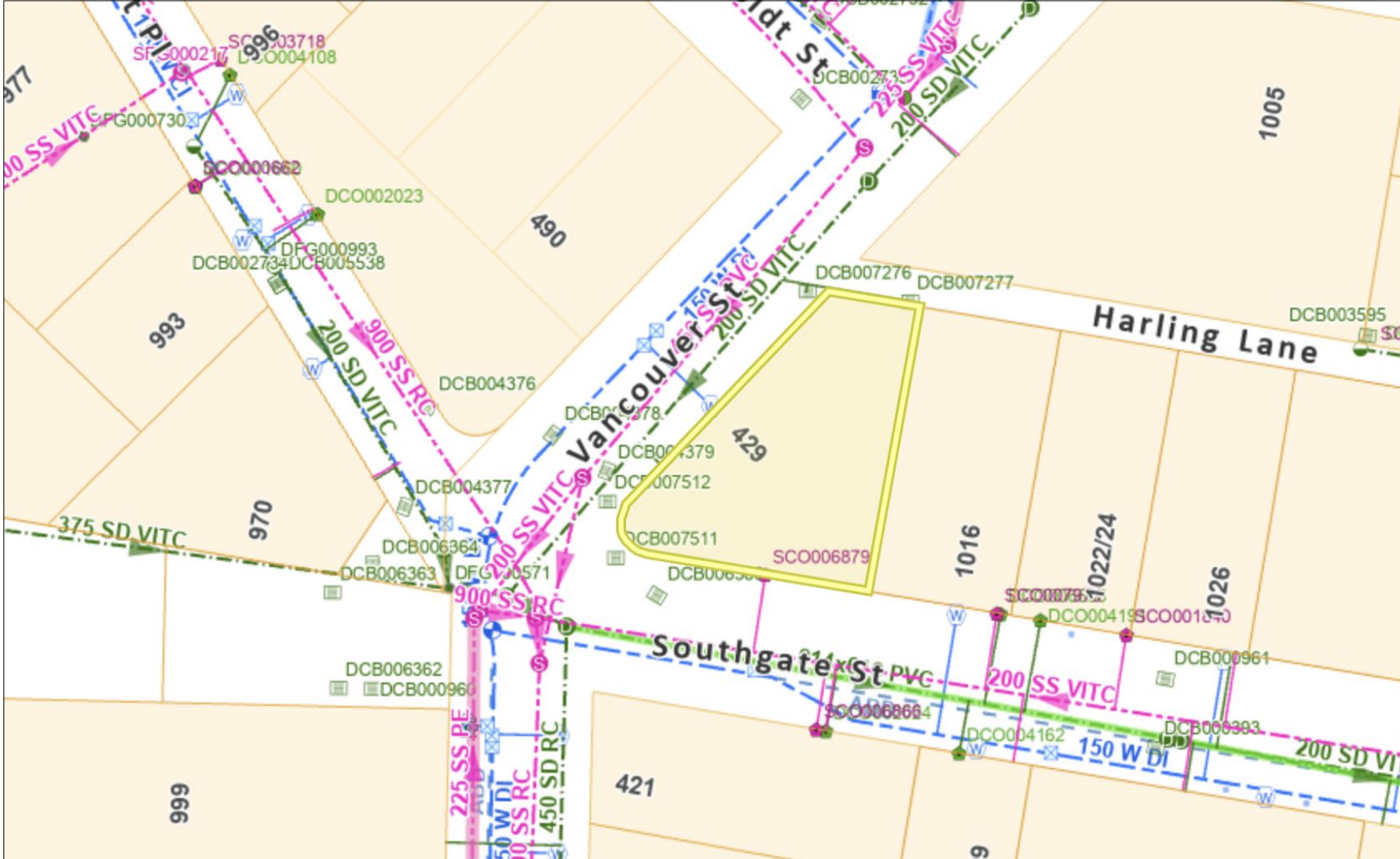
EXISTING BUILDING LOCATION

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)	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

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
June 1, 2022



EXISTING UNDERGROUND SERVICES

PROJECT:

PARKING VARIANCE

DP000194

PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

CLIENT:

EXPANSION PROPERTIES

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

ISSUED FOR:

BUILDING PERMIT

REVISION NO.: DATE:

SAC PROJECT NO.:
VAN-429-20

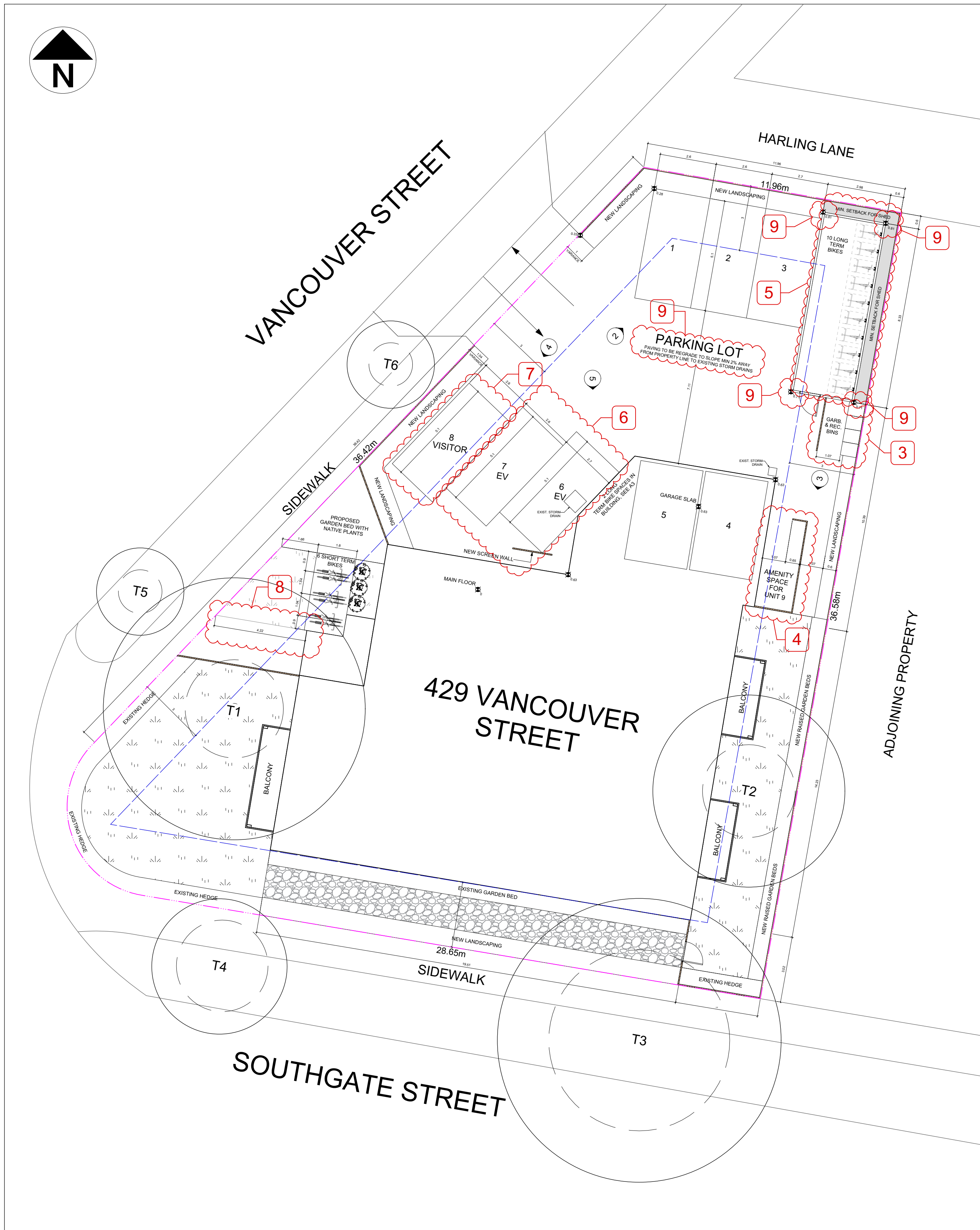
DRAWN BY:
SL

DATE:
MAY 31, 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		
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

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

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 STALL #4
NTS



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



5
EXISTING VIEW OF GARAGE
NTS

PROJECT:
PARKING VARIANCE
DP000194

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

CLIENT:
EXPANSION PROPERTIES

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

ISSUED FOR:
DVP

REVISION NO.: DATE:

SAC PROJECT NO.:
VAN-429-20

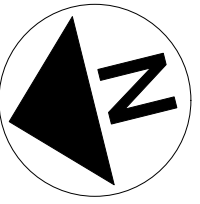
DRAWN BY:
SL

DATE:
MAY 31, 2022

SCALE:
AS NOTED

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING NUMBER:
A2



PROJECT:
**PARKING
VARIANCE**
DP000194

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:
SL

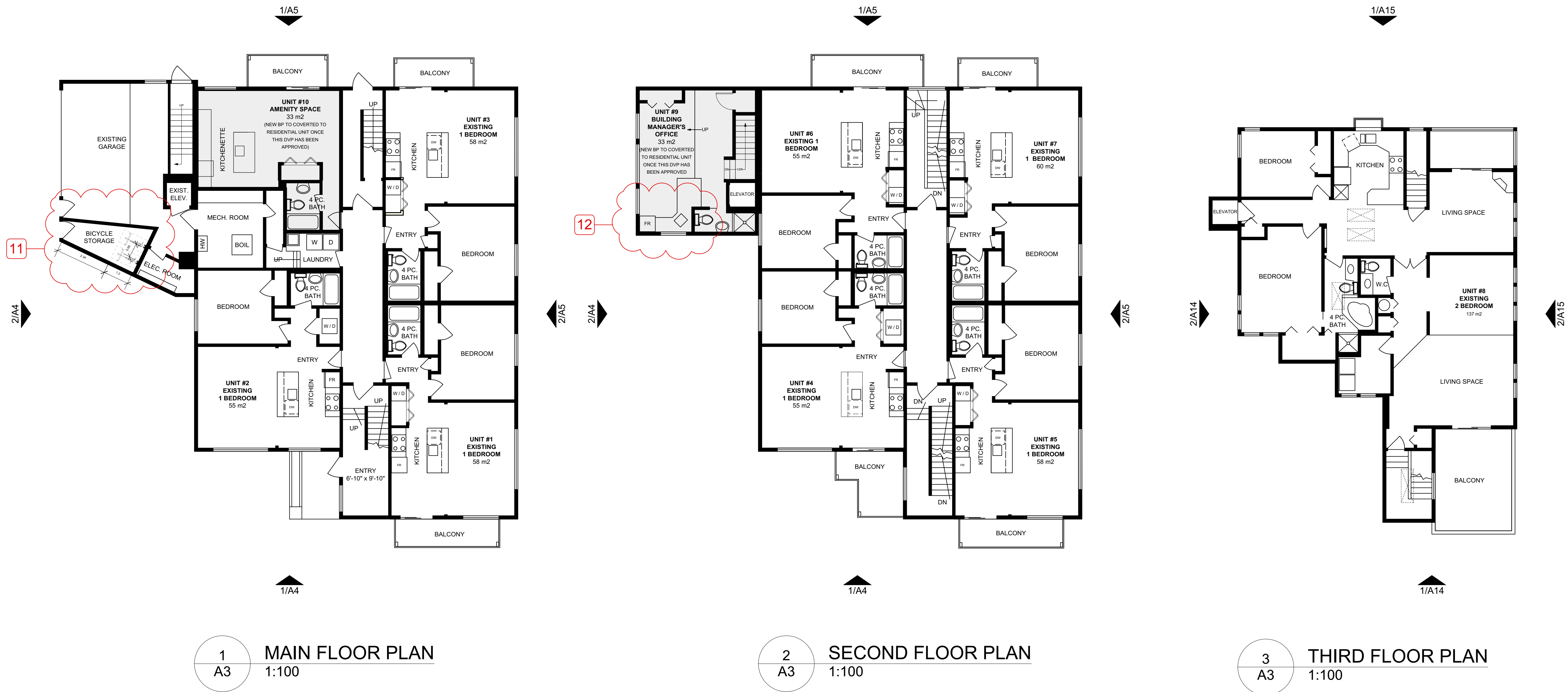
DATE:
MAY 31, 2022

SCALE:
AS NOTED

DRAWING TITLE:
KEY PLAN

DRAWING NUMBER:

A3

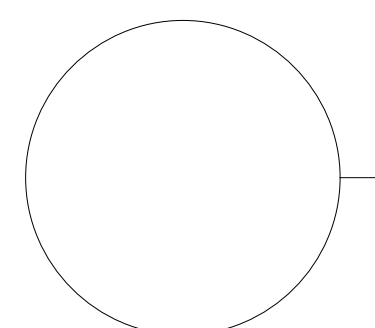




VETICAL HARDIPANEL
COLOUR: AGED PEWTER
(JAMED HARDIE)



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

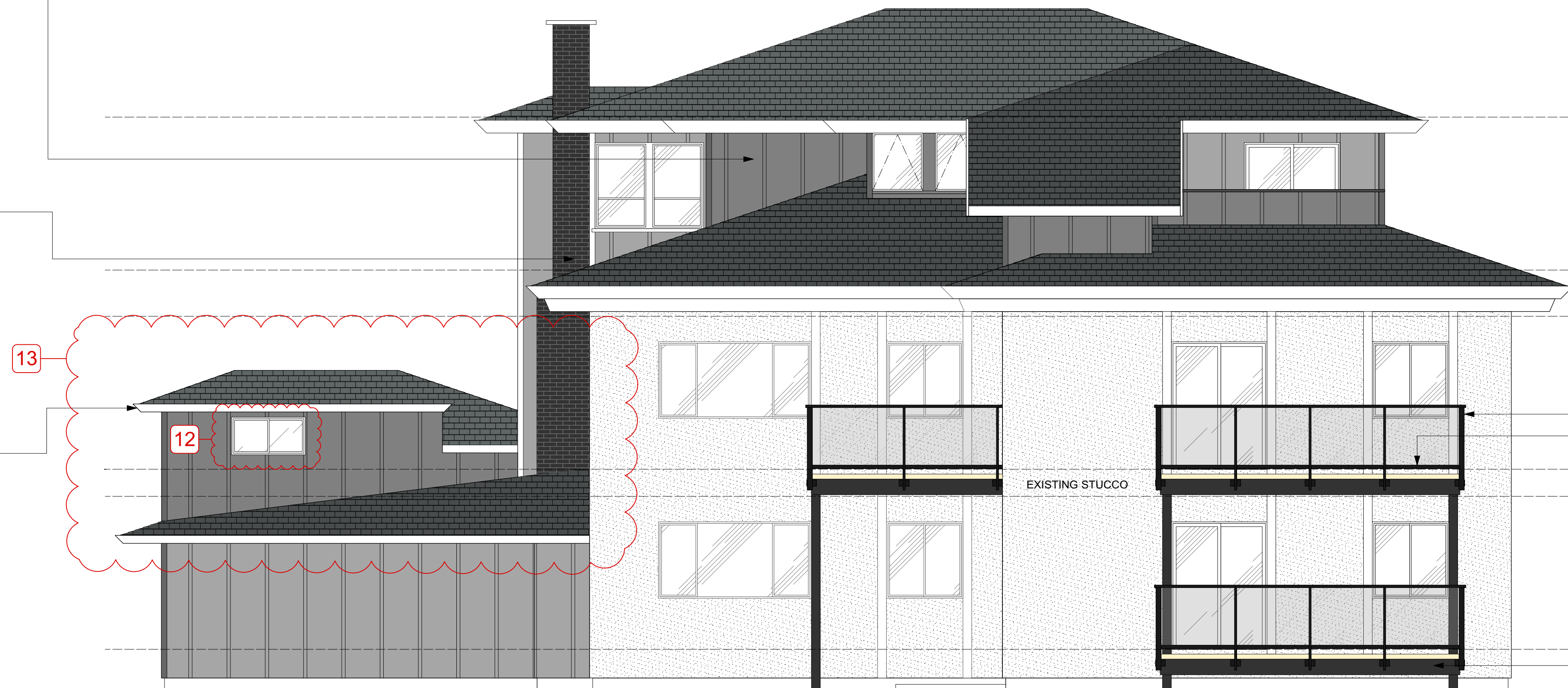


DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE

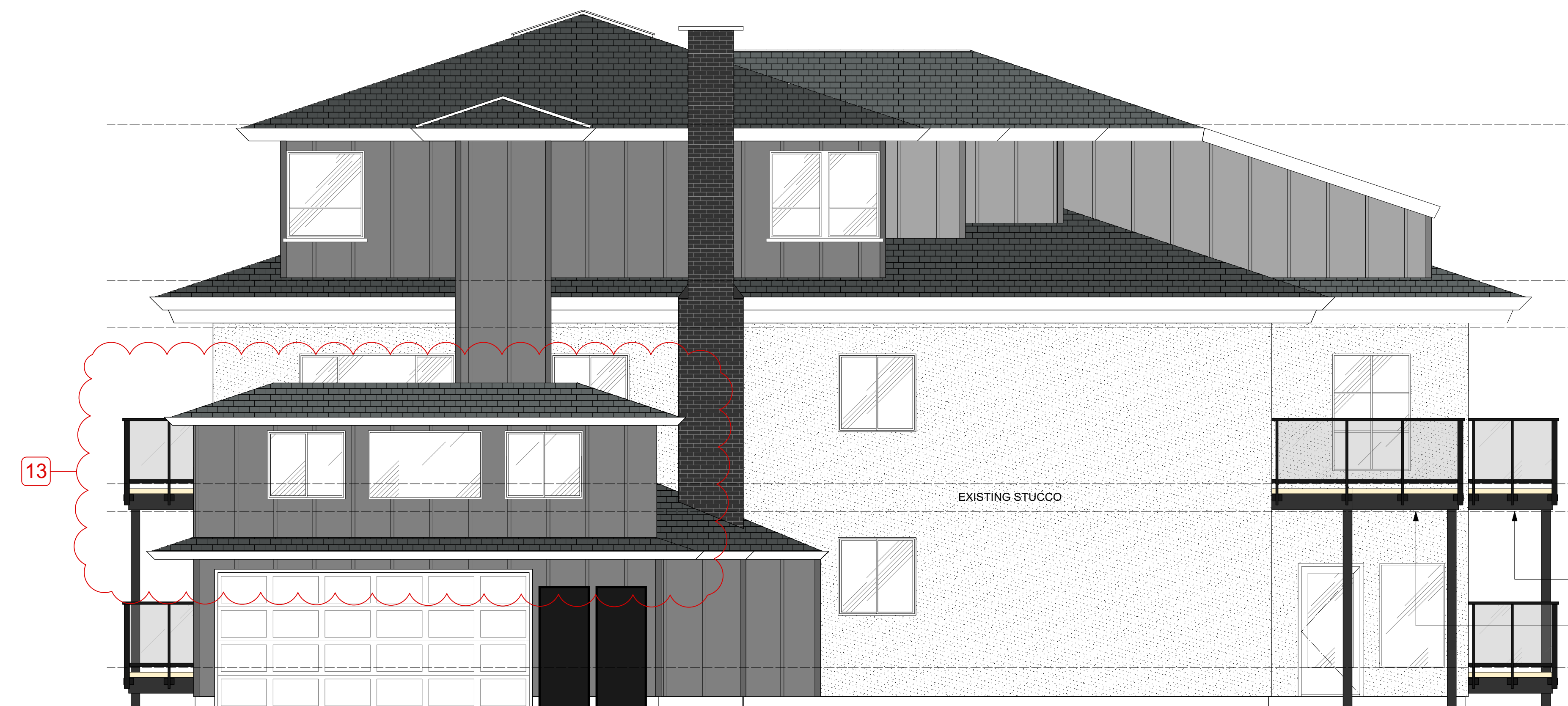


SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE

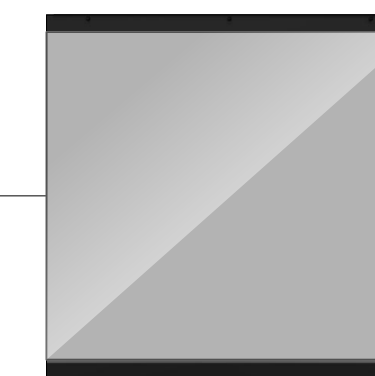
TYPICAL: ALL NEW WINDOWS & PATIO DOOR



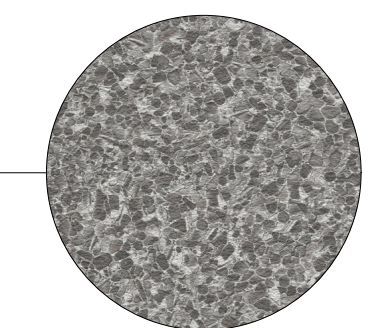
1
A4
WEST ELEVATION
1:50



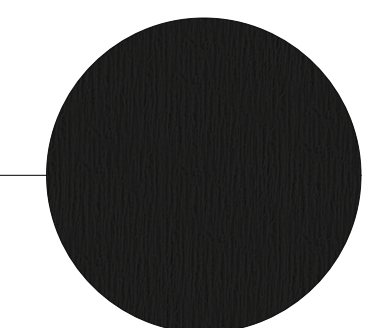
2
A4
NORTH ELEVATION
1:50



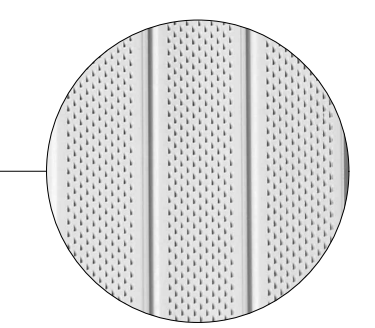
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



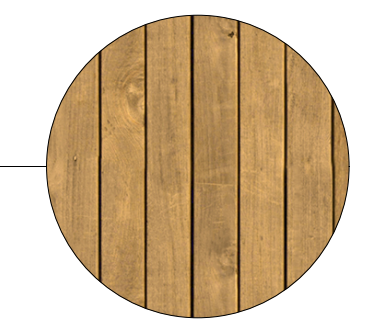
BALCONY MEMBRANE
48mil VINYL DECK MEMBRANE
COLOUR: SANDEBBLE



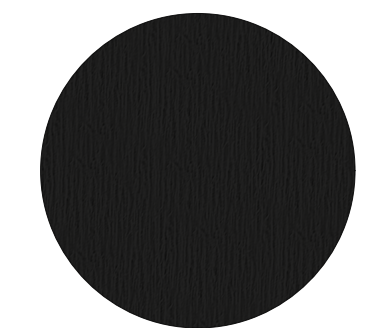
BALCONY FASCIA
PAINTED COMBED FASCIA
TRIM BOARD
COLOUR:
SW 6258 TRICORN BLACK



ALUMINUM SOFFIT
COLOUR: WHITE



SOFFIT
CEDAR SOFFIT



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

PROJECT:
**PARKING
VARIANCE**

DP000194

PROJECT ADDRESS:

429 VANCOUVER STREET
VICTORIA, BC
V8V 3TC

CLIENT:

**EXPANSION
PROPERTIES**

steller
ARCHITECTURAL
CONSULTING
210-4262 Commerce Circle
Victoria, BC V8Z 4M2,
250-294-8076

ISSUED FOR:
DVP

REVISION NO.:	DATE:

SAC PROJECT NO.:
VAN-429-20

DRAWN BY:
SL

DATE:
MAY 31, 2022

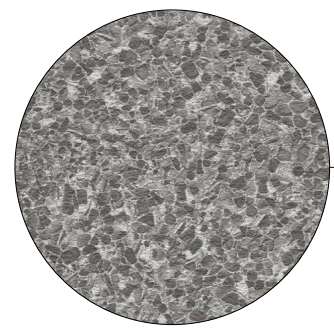
SCALE:
AS NOTED

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

DRAWING NUMBER:
A4



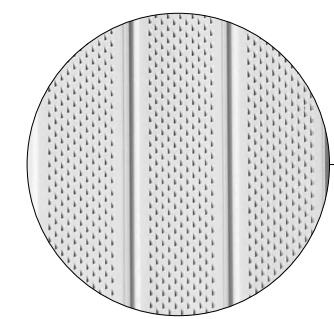
GUARDRAIL GLASS
8mm TINTED TEMPERED
GLASS



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



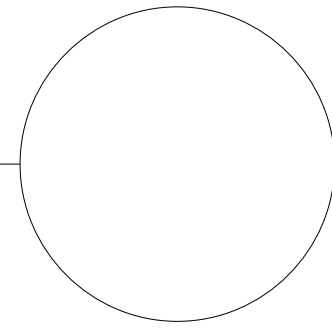
3
A5 **EAST ELEVATION**
1:50



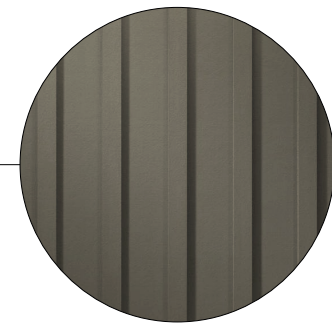
2
A5 **SOUTH ELEVATION**
1:50



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



PAINTED TRIM
COLOUR: SW 7005 PURE
WHITE



VETICAL HARDIPANEL
COLOUR: AGED PEWTER
(JAMED HARDIE)



HUNG WINDOW
VINYL WINDOW
COLOUR: WHITE

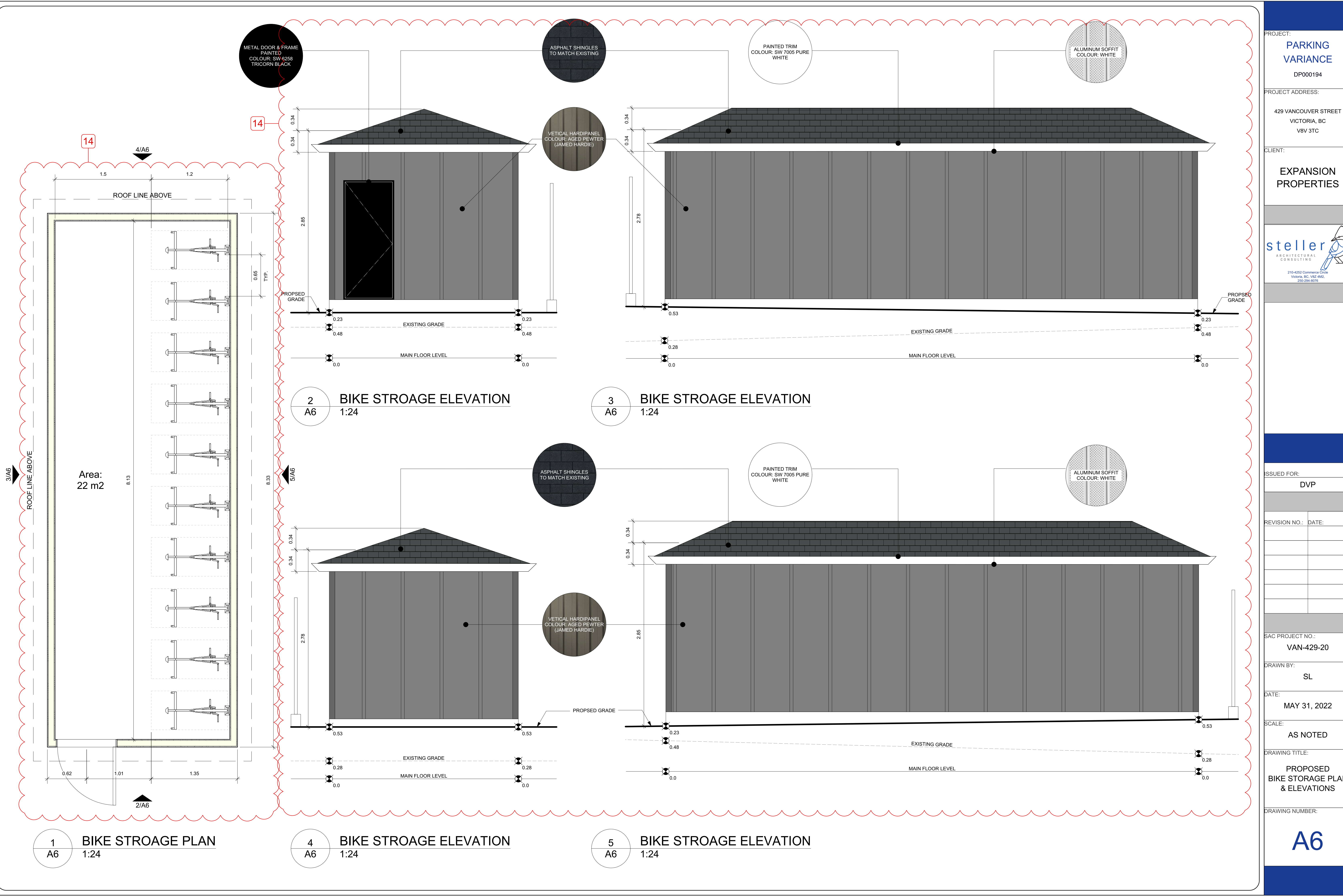


DOUBLE SLIDING WINDOW
VINYL WINDOW
COLOUR: WHITE



SLIDING PATIO DOOR
VINYL PATIO DOOR
COLOUR: WHITE

TYPICAL: ALL NEW WINDOWS & PATIO DOOR



PROJECT:
**PARKING
VARIANCE**
DP000194

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

CLIENT:
**EXPANSION
PROPERTIES**

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2
250-294-8078

ISSUED FOR:
DVP

REVISION NO.:	DATE:

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VAN-429-20

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MAY 31, 2022

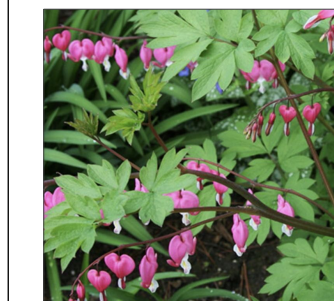
SCALE:
AS NOTED

DRAWING TITLE:
**PROPOSED
BIKE STORAGE PLAN
& ELEVATIONS**

DRAWING NUMBER:
A6



EMERALD CEDAR



BLEEDING HEART



CALLA LILY



HEATHER



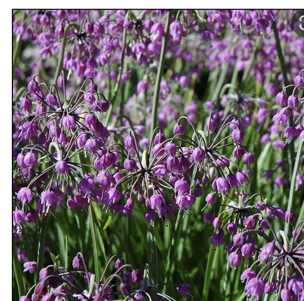
NOOTKA ROSE



LAVENDAR



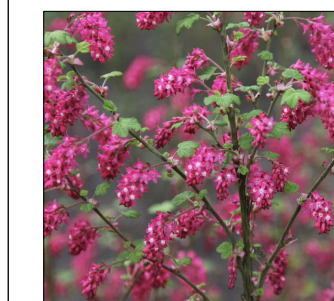
MOCK ORANGE



NODDING ONION



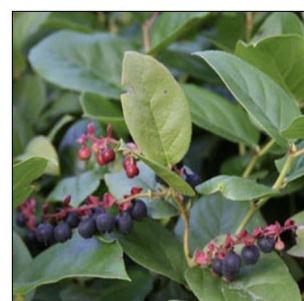
PEONY



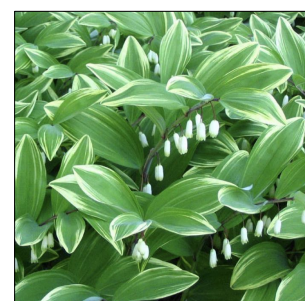
RED FLOWERING
CURRENT



SWORD FERB



SALAL



SOLOMON'S SEAL



ECHINACEA

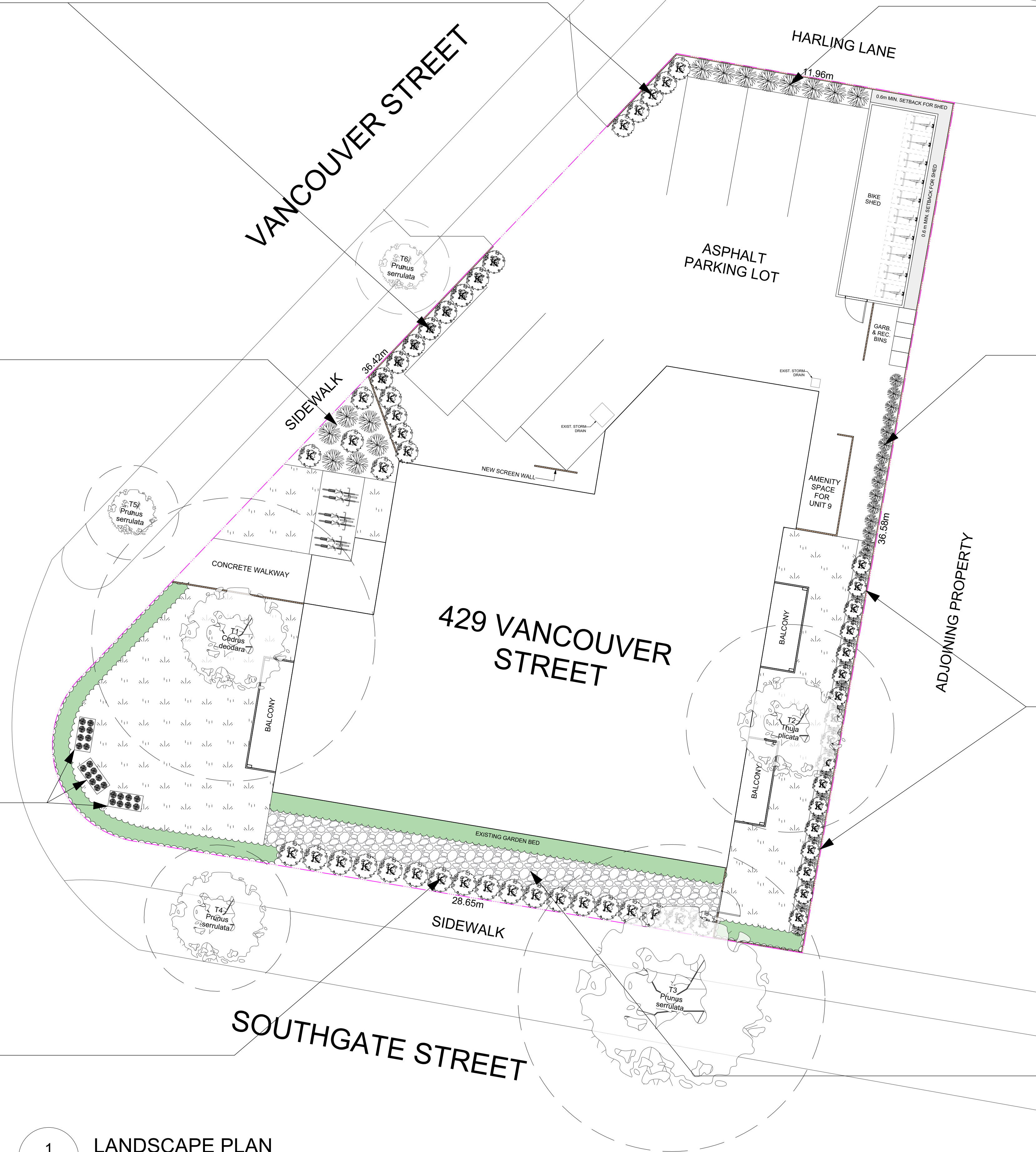


PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE
GARDENS



CALIFORNIA LILAC

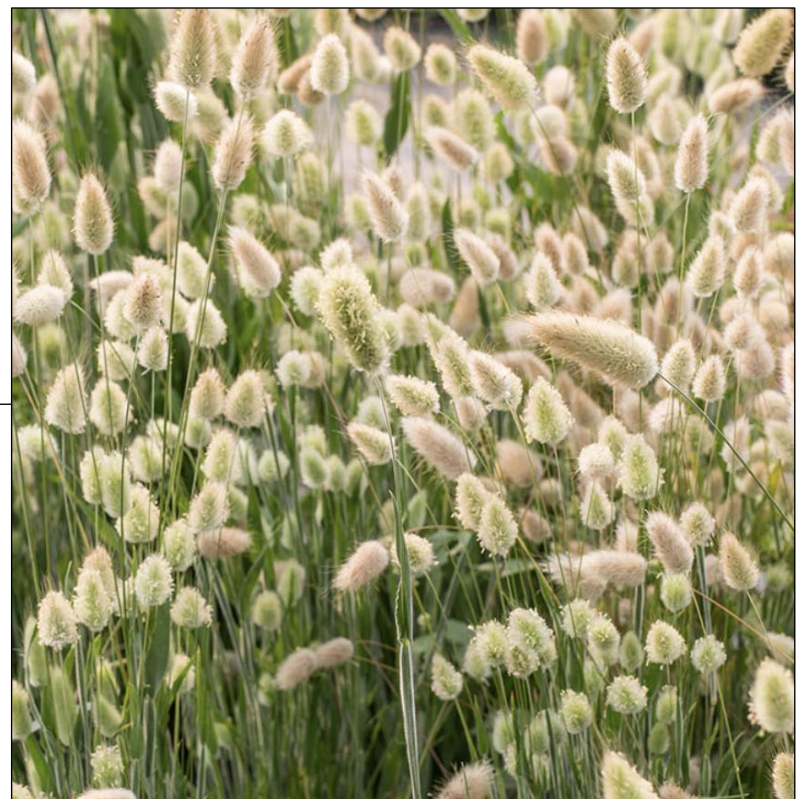
15



1 LANDSCAPE PLAN
A7 1:100



HYDRANGEA



BUNNY GRASS



PLANTER BEDS FOR TENANTS - POSSIBLE VEGGIE
GARDEN



REMOVE GRASS & ADD STEPPING STONES

PROJECT:
**PARKING
VARIANCE**
DP000194

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

CLIENT:
**EXPANSION
PROPERTIES**

steller
ARCHITECTURAL
CONSULTING
210-4252 Commercial Court
Victoria, BC, V8Z 4M2
250-294-8076

ISSUED FOR:
BUILDING PERMIT

REVISION NO.:	DATE:

SAC PROJECT NO.:
VAN-429-20

DRAWN BY:
SL

DATE:
MAY 31, 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



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



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

16



4 SOUTH ELEVATION
A8 1:75

ALL UNPROTECTED OPENINGS ARE EXISTING

PROJECT:
**PARKING
VARIANCE**
DP000194

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

CLIENT:
**EXPANSION
PROPERTIES**

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle
Victoria, BC, V8Z 4M2
250-294-8078

ISSUED FOR:
DVP

REVISION NO.: DATE:

SAC PROJECT NO.:
VAN-429-20

DRAWN BY:
SL

DATE:
MAY 31, 2022

SCALE:
AS NOTED

DRAWING TITLE:
**LIMITING DISTANCE
CALCULATIONS**

DRAWING NUMBER:

A8