

# 915 McClure St FOR DEVELOPMENT PERMIT

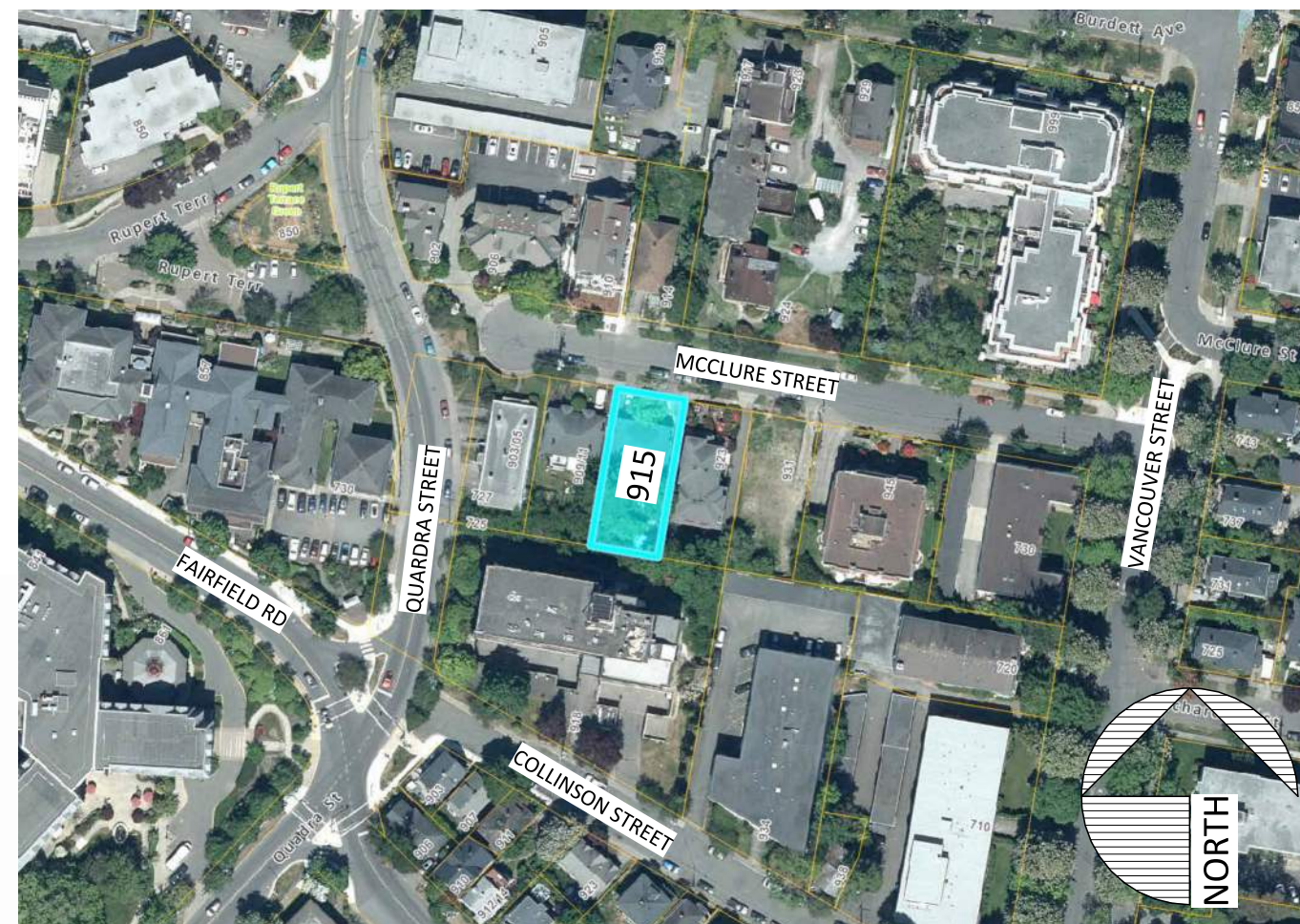
Christine Lintott  
Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250.384.1969  
www.lintottarchitect.ca

## Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A PROPOSAL TO DEMOLISH AN EXISTING DETACHED SINGLE FAMILY DWELLING AND CONSTRUCT AND CREATE GENTLE DENSITY WITH A 6 STOREY APARTMENT BUILDING, PROVIDING 22 RENTAL UNITS
CIVIC ADDRESS	915 MCCLURE ST, VICTORIA, BC V8V 3E8
LEGAL DESCRIPTION	LOT 1191, VICTORIA CITY
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	002-466-384
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024 EDITION, INCLUDING ALL AMENDMENTS



AERIAL CONTEXT MAP



## Drawing List

ARCHITECTURAL	
A0.00	COVER
A0.01	CODE ANALYSIS (PART 3)
A0.02	CODE ANALYSIS (PART 3)
A0.03	FLOOR AREA PLANS
A1.00	SITE PLAN
A1.01	SURVEY PLAN
A1.02	STREET ELEVATION
A1.03	SHADOW STUDIES
A2.00	FLOOR PLANS - BASEMENT, LEVEL 1, & TYPICAL
A2.01	LEVEL 6 & ROOF PLANS
A3.00	BUILDING ELEVATIONS
A3.10	EXTERIOR MATERIALS
A4.00	BUILDING SECTIONS

## OWNER

**Harbinger Properties Inc.**  
1153 Burdett Avenue  
Victoria, B.C. V8V 3H3  
250-415-6240

Contact: Tim Stemp

## ARCHITECTURAL

**Christine Lintott Architects Inc.**  
Unit 1 - 864 Queens Avenue  
Victoria, B.C. V8T 1M5  
250-384-1969

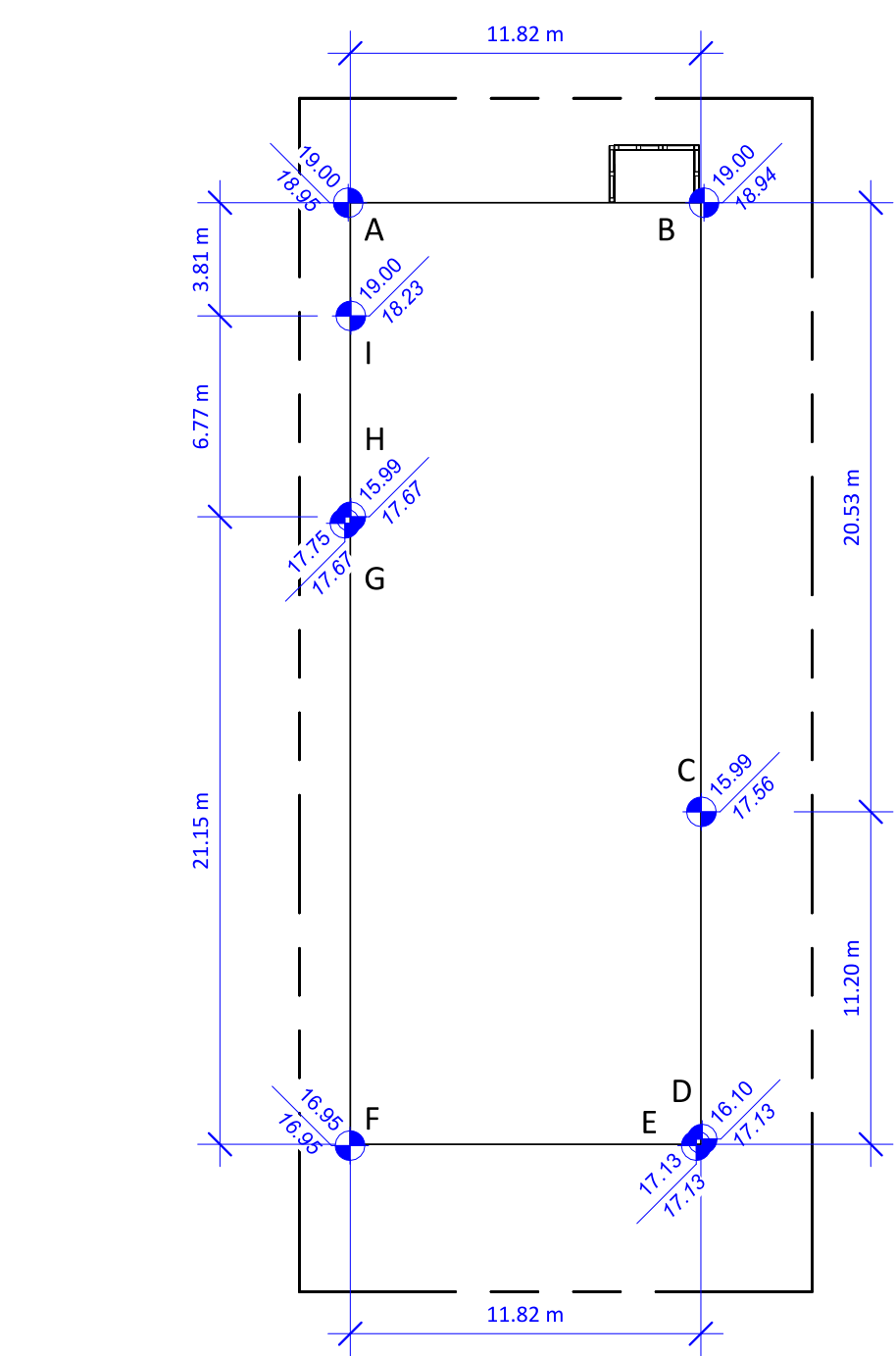
Contact: Christine Lintott

Issue Date

**FOR DEVELOPMENT PERMIT** 2025-12-17

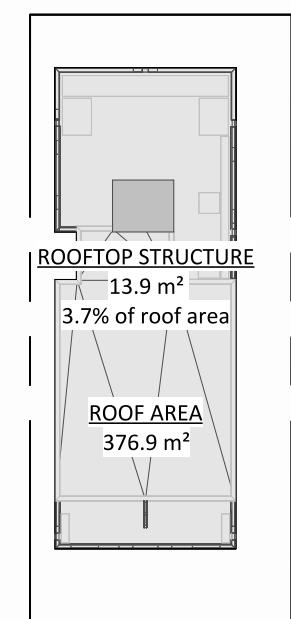
## Revision

No.	Description	Date
2	Building shift toward north property line 540 mm	2026-05-28
7	Building Height reduced	2026-05-28
8	Average Grade revised	2026-05-28
9	Rooftop Area Coverage Calculation	2026-05-28
10	Site Coverage, Open Lot Space, & Landscape Area revised	2026-05-28

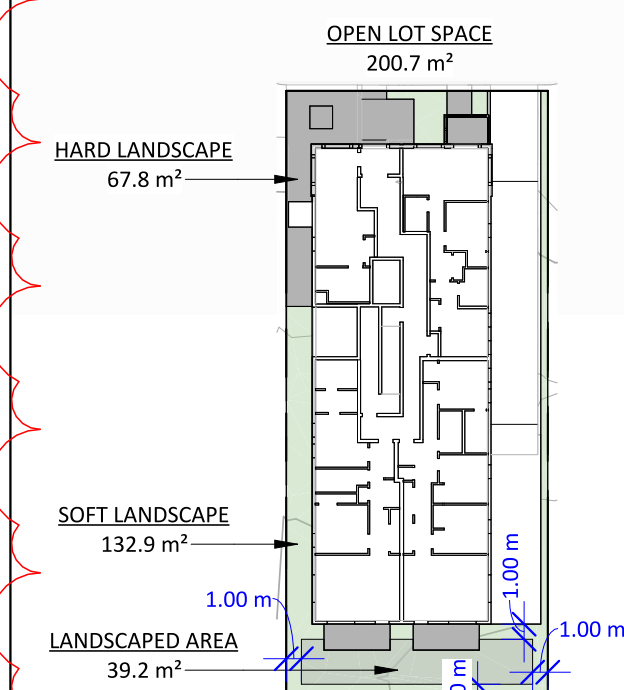


1 Average Grade Plan  
1 : 250

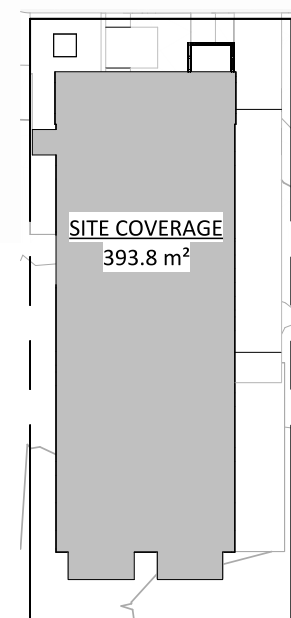
SEGMENT	START	END	AVG	DISTANCE	AVG x DIST
A - B	18.950	18.940	18.945	11.820	223.930
B - C	18.940	15.99	17.465	20.530	358.556
C - D	15.990	16.100	16.045	11.200	179.704
E - F	17.130	16.950	17.040	11.820	201.413
F - G	16.950	17.670	17.310	21.150	366.107
H - I	15.990	18.230	17.110	6.770	115.835
I - A	18.230	18.950	18.590	3.810	70.823
<b>TOTAL PERIMETER</b>				<b>83.290</b>	<b>1445.544</b>
<b>AVERAGE GRADE</b>				<b>17.356</b>	



2 Area - Rooftop Structure  
1 : 500



4 Area - Open Lot Space  
1 : 500



5 Area - Site Coverage  
1 : 500

Zoning Floor Area	Area
Basement	0 m²
Level 1	339 m²
Level 2	345 m²
Level 3	345 m²
Level 4	345 m²
Level 5	345 m²
Level 6	192 m²
	1911 m²

## City of Victoria - Project Information Table

PROJECT INFORMATION TABLE	PROPOSED DESIGN
ZONING DISTRICT	-
SITE AREA (m²)	694.7
TOTAL FLOOR AREA (m²)	1911
FLOOR SPACE RATIO	2.75
SITE COVERAGE (%)	56.7
OPEN LOT SPACE (%)	28.9
SOFT LANDSCAPING (%)	66.2
HARD LANDSCAPING (%)	33.8
LANDSCAPE AREA (%)	5.6
HEIGHT OF BUILDING (m)	20.12
NUMBER OF STOREYS	6
PARKING STALLS ON SITE	7
BICYCLE PARKING ON SITE	36 - SECURE 6 - VISITOR
<b>BUILDING SETBACKS:</b>	
FRONT YARD (m)	3.62
FRONT PORCH (m)	-
BAY WINDOWS (m)	-
REAR YARD (m)	5.01
SIDE YARD - WEST (m)	1.75
SIDE YARD - EAST (m)	3.79
COMBINED SIDE YARDS (m)	5.54
EAVE PROJECTION IN SETBACKS (m)	-
<b>RESIDENTIAL USE DETAILS:</b>	
TOTAL NUMBER OF UNITS	22
UNIT TYPES	STUDIO, 1 BED 2 BED, 3 BED
GROUND-ORIENTED UNITS	2
MINIMUM UNIT FLOOR AREA (m²)	37
TOTAL RESIDENTIAL UNIT AREA (m²)	1716



## CIVIL

**McElhanney**  
3960 Quadra Street  
Victoria, B.C. V8X 4A3  
778-506-2251

Contact: Andre Prohoroff

## LANDSCAPE

**LADR Landscape Architects**  
Unit 3 - 864 Queens Avenue  
Victoria, B.C. V8T 1M5  
250-598-0105

Contact: Cameron North

## ARBORIST

**Capital Tree Service Inc.**  
7199 Lochside Drive  
Victoria, B.C. V8M 1W4  
250-415-7244

Contact: Keegan Durovich

## Consultant Seal



915 McClure St

915 McClure Street,  
Victoria, BC V8V 3E8

COVER

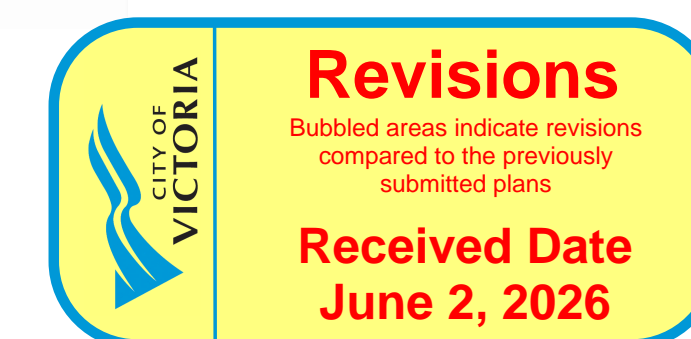
Date 2026-06-01 2:11:30 PM

Drawn by CC

Checked by CL

**A0.00**

Project # 24-08 Scale As indicated



Building Code Analysis - Overview

1 - GENERAL INFORMATION																																																																																														
NO.	ITEM	DESCRIPTION	REFERENCES																																																																																											
1-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT	-																																																																																											
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-																																																																																											
1-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 A B C D	DIV A - 1.1.2																																																																																											
1-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 B3 C D E F1 F2 F3	3.1.2.																																																																																											
1-5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.3.																																																																																											
1-6	HEAVY TIMBER CONSTRUCTION ALTERNATE	<input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.1.4.6.																																																																																											
1-7	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.																																																																																											
1-8	OCCUPANT LOAD	<input type="checkbox"/> 95 TOTAL	3.1.17.																																																																																											
<table border="1"> <thead> <tr> <th>ROOM</th> <th>UNITS</th> <th>AREA (m<sup>2</sup>)</th> <th>OCCUPANT</th> <th>BEDROOMS</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td>PARKING</td> <td>-</td> <td>180</td> <td>46.0</td> <td>-</td> <td>4</td> </tr> <tr> <td>BIKE STORAGE</td> <td>-</td> <td>62</td> <td>46.0</td> <td>-</td> <td>2</td> </tr> <tr> <td>UNIT STORAGE</td> <td>-</td> <td>29</td> <td>46.0</td> <td>-</td> <td>1</td> </tr> <tr> <td colspan="6">BASEMENT SUBTOTAL 7</td> </tr> <tr> <td>DWELLING</td> <td>1</td> <td>-</td> <td>2/BEDROOM</td> <td>1</td> <td>2</td> </tr> <tr> <td>DWELLING</td> <td>2</td> <td>-</td> <td>2/BEDROOM</td> <td>2</td> <td>8</td> </tr> <tr> <td>DWELLING</td> <td>1</td> <td>-</td> <td>2/BEDROOM</td> <td>3</td> <td>6</td> </tr> <tr> <td colspan="6">LEVEL 1 SUBTOTAL 16</td> </tr> <tr> <td>DWELLING</td> <td>1x4</td> <td>-</td> <td>2/BEDROOM</td> <td>1x4</td> <td>2x4</td> </tr> <tr> <td>DWELLING</td> <td>2x4</td> <td>-</td> <td>2/BEDROOM</td> <td>2x4</td> <td>8x4</td> </tr> <tr> <td>DWELLING</td> <td>1x4</td> <td>-</td> <td>2/BEDROOM</td> <td>3x4</td> <td>6x4</td> </tr> <tr> <td colspan="6">LEVEL 2-5 SUBTOTAL 16x4x64</td> </tr> <tr> <td>DWELLING</td> <td>2</td> <td>-</td> <td>2/BEDROOM</td> <td>2</td> <td>8</td> </tr> <tr> <td colspan="6">LEVEL 6 SUBTOTAL 8</td> </tr> </tbody> </table>					ROOM	UNITS	AREA (m <sup>2</sup> )	OCCUPANT	BEDROOMS	OCCUPANTS	PARKING	-	180	46.0	-	4	BIKE STORAGE	-	62	46.0	-	2	UNIT STORAGE	-	29	46.0	-	1	BASEMENT SUBTOTAL 7						DWELLING	1	-	2/BEDROOM	1	2	DWELLING	2	-	2/BEDROOM	2	8	DWELLING	1	-	2/BEDROOM	3	6	LEVEL 1 SUBTOTAL 16						DWELLING	1x4	-	2/BEDROOM	1x4	2x4	DWELLING	2x4	-	2/BEDROOM	2x4	8x4	DWELLING	1x4	-	2/BEDROOM	3x4	6x4	LEVEL 2-5 SUBTOTAL 16x4x64						DWELLING	2	-	2/BEDROOM	2	8	LEVEL 6 SUBTOTAL 8					
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1-9	BUILDING AREA (m <sup>2</sup> )	<input type="checkbox"/> 350	1.4.1.2.																																																																																											
1-10	GRADE ELEVATION (m, GEODETIC)	<input type="checkbox"/> 17.1	1.4.1.2.																																																																																											
1-11	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> ABOVE GRADE <input type="checkbox"/> BELOW GRADE <input checked="" type="checkbox"/> TOTAL	3.2.1.1.																																																																																											
1-12	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.																																																																																											
1-13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.12.																																																																																											
1-14	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.																																																																																											
1-15	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.																																																																																											
1-16	NUMBER OF STREETS FACING	<input checked="" type="checkbox"/> STREET FACING	1.4.1.2.																																																																																											
1-17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.4-6.																																																																																											
1-18	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.																																																																																											
1-19	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.3.																																																																																											
1-20	STANDPIPE SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.8.																																																																																											
1-21	PORTABLE FIRE EXTINGUISHERS	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED	3.2.5.16.																																																																																											
1-22	LIGHTING AND EMERGENCY POWER	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.7.																																																																																											
1-23	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.																																																																																											
1-24	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.2.																																																																																											
1-25	ALTERNATE SOLUTIONS REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.																																																																																											
<b>CONSTRUCTION CLASSIFICATION</b> GROUP C, UP TO 6 STOREYS, SPRINKLERED																																																																																														
1-26	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A																																																																																												
1-27	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.B. (HOURS): 1 FLOOR <input checked="" type="checkbox"/> N/A MEZZANINE <input checked="" type="checkbox"/> 1 ROOF																																																																																												
1-28	BUILDING HEIGHT (m)	<input type="checkbox"/> 18 MAXIMUM <input checked="" type="checkbox"/> 16.0 PROPOSED																																																																																												
1-29	BUILDING AREA (m <sup>2</sup> )	<input type="checkbox"/> 1,500 MAXIMUM <input checked="" type="checkbox"/> 350 PROPOSED																																																																																												

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES				
NO.	ITEM	DESCRIPTION	REFERENCES	
2-1	PLUMBING FIXTURES	WATER CLOSETS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A PROVIDED IN DWELLINGS	3.7.2.2.	
<b>ACCESSIBILITY</b> 3.8.				
2-2	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	APPLICATION (3.8.2.) DESIGN (3.8.3.) ALTERATIONS (3.8.4.) ADAPTABLE DWELLING UNITS (3.8.5.)	3.8.1.1., 3.8.2.1.	
2-3	ENTRANCES & POWER DOOR OPERATORS	ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.2.(1) TO BE ACCESSIBLE TO 3.8.3. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL. <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A UNIT STORAGE AND RECYCLING ENTRANCES REQUIRED TO BE ACCESSIBLE POWER DOOR OPERATORS NOT REQUIRED FOR RESIDENTIAL OCCUPANCY	3.8.2.2., 3.8.2.7.	
2-4	AREAS REQUIRING ACCESS	ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STOREYS AND NORMALLY OCCUPIED AREAS: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ACCESS NOT REQUIRED TO SERVICE JANITORIAL, ELEVATOR MACHINE, CRAWL, ATTIC & ROOF SPACES OR ROOMS: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ACCESS NOT REQUIRED TO FLOOR LEVELS ABOVE/BELOW ENTRANCE LEVEL, IN SUITES WITH MORE THAN ONE LEVEL, PROVIDED NO ELEVATOR SERVING LEVEL AND CONTAINS FACILITIES ALSO ON ENTRANCE LEVEL: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ACCESS NOT REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR A/NH TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT: <input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.2.3.	
2-5	PATHS OF TRAVEL TO BUILDING ENTRANCES AND EXTERIOR PASSENGER-LOADING ZONES	DIRECT EXTERIOR ACCESSIBLE PATH OF TRAVEL BETWEEN 3.8.2.2. ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING, PASSENGER-LOADING ZONES, COMMON ANCILLARY BUILDINGS AND A PUBLIC THOROUGHFARE: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.2.5.	
2-6	CONTROLS AND OUTLETS [FOR OCCUPANT USE] <sup>1</sup>	CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.2.: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A LOCATED 400 - 1,200 mm ABOVE FLOOR: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ADJACENT TO AND CENTERED ON CLEAR FLOOR SPACE 800 x 1,350 mm: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ONE HANDED, CLOSET FIRST OPERATION WITH ≤ 22 N FORCE: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.2.6., 3.8.3.8.	
2-7	PLUMBING FACILITIES	AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION. WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL. <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.8.	NOT APPLICABLE; WASHROOMS FOR DWELLING UNITS ONLY

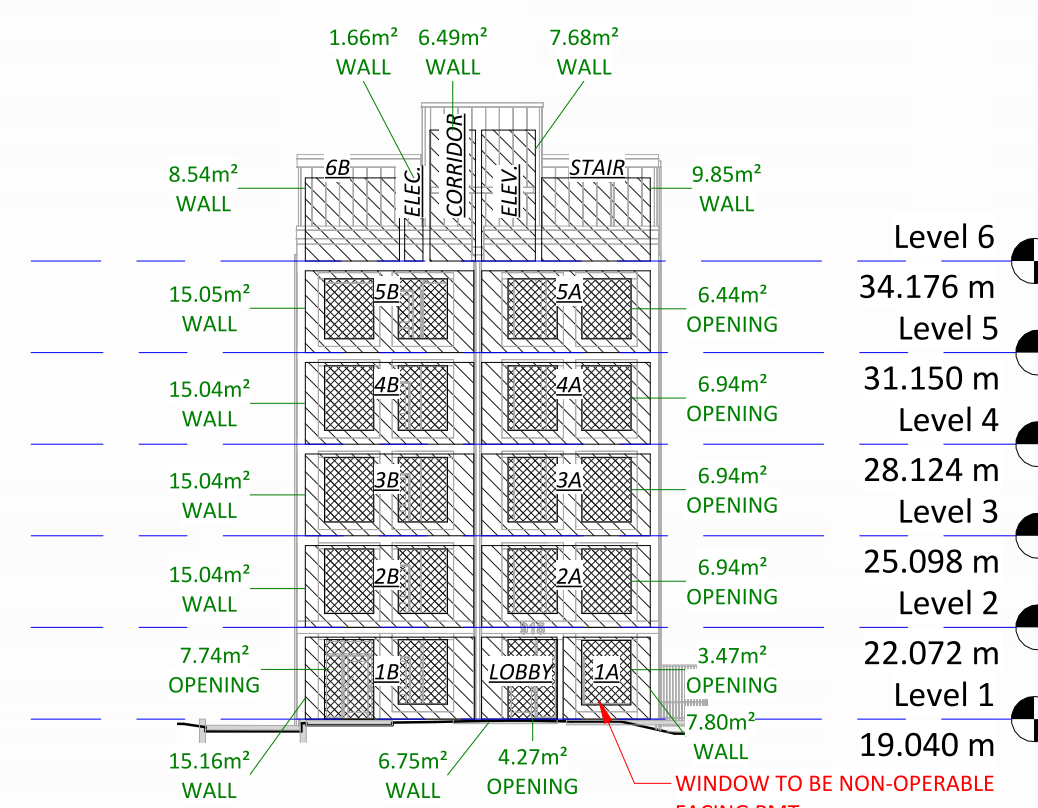
2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)				
NO.	ITEM	DESCRIPTION	REFERENCES	
2-8	SIGNS AND INDICATORS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.10., 3.8.3.9.	
2-9	COUNTERS [FOR PUBLIC SERVICE]	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.11.	
2-10	SLEEPING ROOMS AND BED SPACES	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.2.13.(1) (8)	
2-11	DESIGN STANDARDS	ACCESSIBLE APPLICATION: INT. ACCESSIBLE ROUTES <input checked="" type="checkbox"/> 3.8.3.2. <input type="checkbox"/> 4.3.8.5.1 EXT. ACCESSIBLE ROUTES <input checked="" type="checkbox"/> 3.8.3.3. (8, 8.2.1) <input type="checkbox"/> 9.3 N/A PASSENGER PICK-UP AREAS <input checked="" type="checkbox"/> 3.8.3.4. <input type="checkbox"/> 5.3 & 5.5 N/A RAMP(S) <input checked="" type="checkbox"/> 3.8.3.5. <input type="checkbox"/> 5.2 DOORS AND DOORWAYS <input checked="" type="checkbox"/> 3.8.3.6. <input type="checkbox"/> 5.6.2 ELEVATORS & LIFTS <input checked="" type="checkbox"/> 3.8.3.7. <input type="checkbox"/> 4.2 OPERATING CONTROLS <input checked="" type="checkbox"/> 3.8.3.9. <input type="checkbox"/> 4.5 & 9.4 SIGNAGE <input checked="" type="checkbox"/> 3.8.3.10. <input type="checkbox"/> 6.1 N/A DRINKING FOUNTAINS <input checked="" type="checkbox"/> 3.8.3.12-16. <input type="checkbox"/> 6.2 & 6.3 N/A WASHROOM FACILITIES <input checked="" type="checkbox"/> 3.8.3.17-18. <input type="checkbox"/> 6.5 N/A BATHING FACILITIES <input checked="" type="checkbox"/> 3.8.3.19. & 21. <input type="checkbox"/> 6.6 N/A COMMUNICATION <input checked="" type="checkbox"/> 3.8.3.20. & 21. <input type="checkbox"/> 6.7.1 N/A SPACES IN SEATING AREAS <input checked="" type="checkbox"/> 3.8.3.22. <input type="checkbox"/> 6.7.3	TABLE 3.8.3.1.	
2-12	ACCESSIBLE PATH OF TRAVEL	WIDTH OF ACCESSIBLE PATH OF TRAVEL, UP TO 24m (78ft): ≥ 1,500 REQUIRED <input type="checkbox"/> 1,500 PROPOSED WIDTH OF ACCESSIBLE PATH OF TRAVEL < 12m (39ft): ≥ 1,000 REQUIRED <input type="checkbox"/> 1,000 PROPOSED REDUCTION TO ≥ 850 mm FOR LENGTH ≤ 600 mm PERMITTED WHERE 1.0 m WIDE x 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A STAIRS, RAMP, SLIP-RESISTANT SURFACE: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BROOMED CONCRETE NO OPENING PERMITTING PASSAGE OF SPHERE > 13 mm DIAMETER: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A CROSS SLOPE MAXIMUM 1 IN 50 (2%): <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A REVELED MAX 1 IN 2 AT LEVEL CHANGES ≤ 13 mm: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A RAMPS OR SLOPED FLOORS AT LEVEL CHANGES > 13 mm: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A SLOPING ≥ 1:20 (5%) OR DESIGNATED AS RAMP TO 3.8.3.5: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ALL SLOPES < 5% PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A WHERE PATHS OF TRAVEL < 1.5 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.7 m CLEAR ON "Y" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C): <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ILLUMINATED TO 3.2.7.1: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.3.2., 3.2.7.1.	
2-13	EXTERIOR WALKS [FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL]	SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A BROOMED CONCRETE WIDTH OF EXTERIOR WALK (mm): ≥ 1,600 REQUIRED <input type="checkbox"/> 1,600 PROPOSED AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C): <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A DESIGNED IN ACCORDANCE WITH CLAUSE 8.2 OF CSA B651 STANDARD: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A AT PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED	3.8.3.3. & CSA-B651: 8.2.1	
2-14	PASSENGER-LOADING ZONES	WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE x 6 m LONG: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A WHERE PROVIDED, CURB RAMP TO 3.8.3.5 OF CSA B651 STANDARD: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A WHERE PROVIDED, VERTICAL CLEARANCE MIN. 2.25m: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.3.4.	
2-15	RAMPS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ALL SLOPES < 5%	3.8.3.5.	
2-16	DOORWAYS AND DOORS [IN ACCESSIBLE PATHS OF TRAVEL]	DOOR CLEAR WIDTH (mm): ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCY: ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACES: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A PULL SIDE LATCH SIDE CLEAR WIDTH (mm): ≥ 600 REQUIRED <input type="checkbox"/> 600 PROPOSED PUSH LATCH SIDE CLEAR WIDTH (mm): ≥ 300 REQUIRED <input type="checkbox"/> 300 PROPOSED VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A PULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.2 m WIDE x 1.5 m DEEP: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A EXCEPT FOR LEVEL AREAS AT RAMPS OR WHERE AUTO OPERATOR PROVIDED, PUSH SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.5 m WIDE x 1.2 m DEEP: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED, REDUCED TO 1.0 m: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.8.3.6.	<sup>1</sup> 915 mm WIDE DOOR PANELS YIELD ~85%
<b>ADAPTABLE DWELLING UNITS</b> 3.8.5.				
2-17	APPLICATION [FOR ADAPTABLE DWELLING UNITS]	ONE STOREY DWELLING UNITS SERVED BY ACCESSIBLE INTERIOR PUBLIC CORRIDOR AND ACCESSIBLE COMMON BUILDING ENTRANCE PER 3.8.2.2.: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BIKE ROOM & REFUSE BUILDINGS DESCRIBED BY 3.8.2.2.(1)(A) TO PROVIDE AT LEAST ONE BATHROOM WITH WALL REINFORCING TO 3.8.5.7.(1)(E): <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ALL NEW DWELLINGS	3.8.5.1., 3.8.5.2.	
2-18	BUILDING ACCESS REQUIREMENTS [FOR ADAPTABLE DWELLING UNITS]	COMMON AREAS, SPACES & FACILITIES AND ALL COMMON PATHS OF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.2.: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A BIKE ROOM & REFUSE COMMON CORRIDORS & PASSAGEWAYS FLOORS ILLUMINATED TO ≥ 50 LUX: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A ADAPTABLE DWELLING UNITS TO BE PROVIDED WITH SPECIAL OUTLET BOXES AND COVER PLATES PER 3.2.4.19.(7), WITH MIN. 20% OF OUTLETS OF STROKE TYPE TO SERVE AS VISUAL SIGNALS FOR SMOKE ALARMS OR DETECTORS: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.5.3., 3.2.4.19.(7)	
2-19	ADAPTABLE DWELLING UNIT DOORWAYS	PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm): ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm): ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED <sup>1</sup> UNLESS EQUIPPED WITH OR DESIGNED FOR INSTALLATION OF POWER OPERATOR, CLEAR FLOOR SPACE EITHER SIDE OF PRINCIPAL ENTRANCE AND DOORS FOR ADAPTABLE ACCESS TO HAVE CLEAR FLOOR AREAS MEETING 3.8.3.6.(1)(B)(1): <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.5.4.	<sup>1</sup> 915 mm WIDE DOOR PANELS YIELD ~85%
2-20	ADAPTABLE DWELLING UNIT HALLWAYS AND CORRIDORS	CLEAR WIDTH OF HALLWAYS AND CORRIDORS PROVIDING PATH OF TRAVEL FOR ADAPTABLE DWELLING UNITS, PER 3.8.3.2.(1) (mm): ≥ 1,000 REQUIRED <input type="checkbox"/> 1,000 PROPOSED ≥ 1.7 x 1.5 REQUIRED <input type="checkbox"/> 1.7 x 1.5 PROPOSED CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm): ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED CLEAR OPENING WIDTH, CLOSET (mm): ≥ 900 REQUIRED <input type="checkbox"/> 900 PROPOSED	3.8.5.5.	
2-21	ADAPTABLE DWELLING UNIT BEDROOMS	IN ONE BEDROOM OR SLEEPING SPACE, TURNAROUND ADJACENT BED AND IN FRONT OF CLOSET (m): ≥ 1.7 x 1.5 REQUIRED <input type="checkbox"/> 1.7 x 1.5 PROPOSED CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm): ≥ 850 REQUIRED <input type="checkbox"/> 850 PROPOSED CLEAR OPENING WIDTH, CLOSET (mm): ≥ 900 REQUIRED <input type="checkbox"/> 900 PROPOSED	3.8.5.6.	

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)				
NO.	ITEM	DESCRIPTION	REFERENCES	
2-22	ADAPTABLE DWELLING UNIT BATHROOMS	IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B) (m): ≥ 1.5 x 0.9 REQUIRED <input type="checkbox"/> 1.5 x 0.9 PROPOSED IN ONE BATHROOM, 400 - 480 mm WALL TO WATER CLOSET CENTRE CLEARANCE: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ACCOMMODATE FUTURE INSTALLATION OF LAVATORY WITH 0.8 m WIDE x 1.35 m DEEP CLEAR SPACE TO 3.8.3.16.(1)(B) WITHOUT IMPEDING OTHER ITEMS: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ACCOMMODATE FUTURE INSTALLATION OF SHOWER DESCRIBED BY 3.8.3.17.(1) WITHOUT IMPEDING OTHER ITEMS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A ACCOMMODATE FUTURE INSTALLATION OF BATHUB DESCRIBED BY 3.8.3.18.(1) WITHOUT IMPEDING OTHER ITEMS: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A REINFORCE WALLS ADJACENT WATER CLOSET AND SHOWER/BATHUB FOR FUTURE INSTALLATION OF GRAB BARS TO 3.8.3.12.(1)(F)(G) AND 3.8.3.17.(1)(F) OR 3.8.3.18.(1)(F): <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.5.7.	
2-23	ADAPTABLE DWELLING UNIT KITCHENS	COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A 1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(B)(1): <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.5.8.	
2-24	CONTROLS, SWITCHES AND OUTLETS [FOR ADAPTABLE DWELLING UNITS]	CONTROLS AND SWITCHES INTENDED FOR FREQUENT OCCUPANT USE TO BE OPERABLE BETWEEN 400 - 1,200 mm ABOVE FLOOR: <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.5.9.	
2-25	ACCESSIBLE WASHROOMS	UNIVERSAL WASHROOM(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>1</sup> PER 3.8.2.8.(4) & 3.8.3.13. <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>2</sup> PER 3.8.2.8.(5) & 3.8.3.12. ACCESSIBLE WATER CLOSET STALL(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>3</sup> PER 3.8.2.8.(5) & 3.8.3.14. ACCESSIBLE WATER CLOSET(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>4</sup> PER 3.8.2.8.(6) & 3.8.3.15. ACCESSIBLE URINAL(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>5</sup> PER 3.8.2.8.(8) & 3.8.3.16.(1) <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>6</sup> PER 3.8.2.8.(9) & 3.8.3.16.(2) ACCESSIBLE LAVATORY(IES): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>7</sup> PER 3.8.2.8.(10) & 3.8.3.10. ACCESSIBLE LAVATORY(IES): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>8</sup> PER 3.8.2.8.(11) & 3.8.3.11. ACCESSIBLE LAVATORY(IES): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>9</sup> PER 3.8.3.17. ACCESSIBLE LAVATORY(IES): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>10</sup> PER 3.8.3.18. ACCESSIBLE WASHROOM(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A ACCESSIBLE DRINKING FOUNTAIN(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A WATER BOTTLE FILLING STATION(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A ACCESSIBLE SHOWER(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A ACCESSIBLE BATHUB(S): <input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A	3.8.3.12. - 3.8.3.18.	

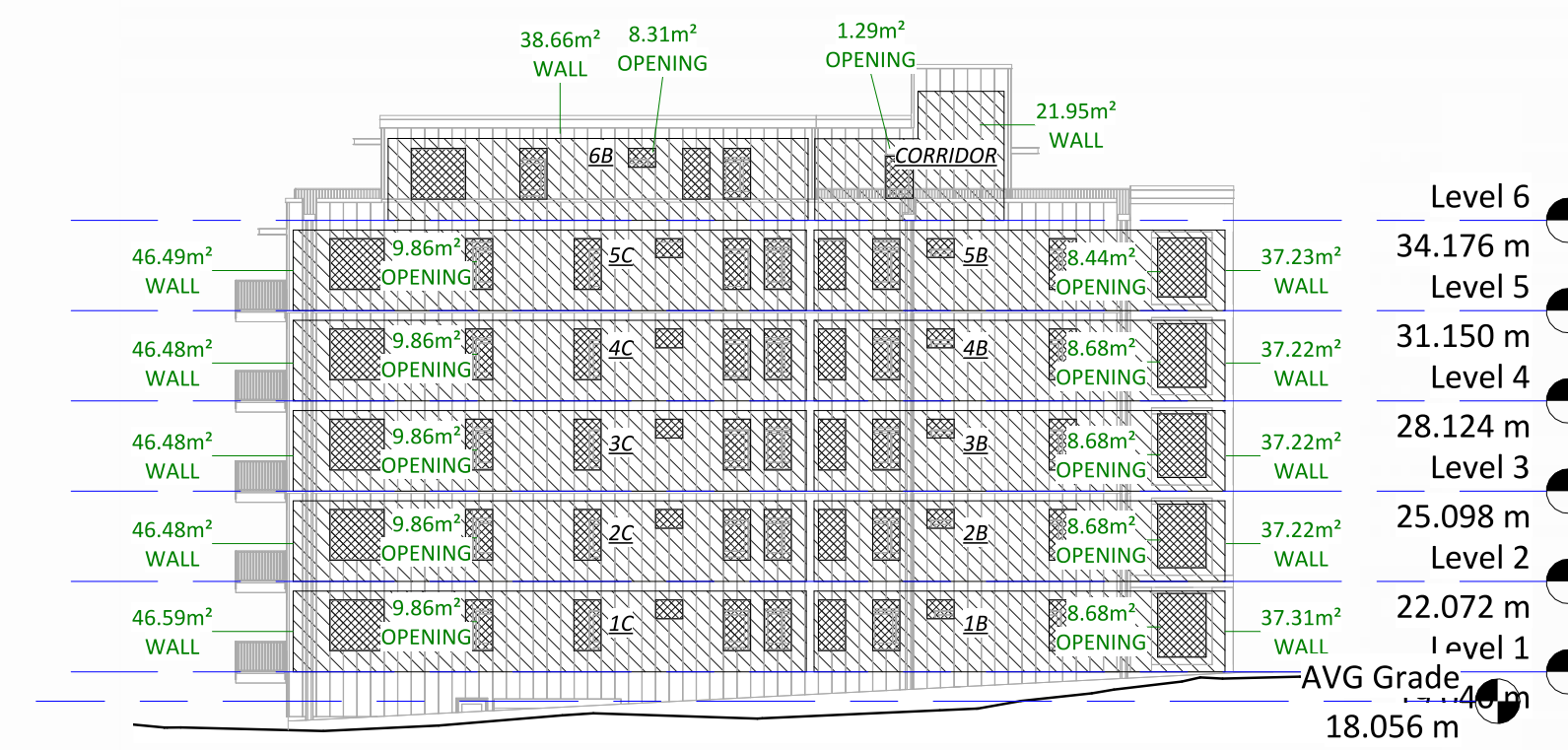
Building Code Analysis - Fire Ratings and Separations

3 - FIRE RATINGS AND SEPARATIONS 3.1.7., 3.1.8.				
NO.	ITEM	MIN. F.R.R. OF FIRE SEPARATIONS (HOURS)	REFERENCES	
3-1	BETWEEN MAJOR OCCUPANCIES	<input type="checkbox"/> REQUIRED <sup>1</sup> <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A <sup>1</sup> °C ONLY	3.1.3.1.	
3-2	STORAGE GARAGE BASEMENT CONSIDERED AS A SEPARATE BUILDING [FOR PURPOSES OF SUBSECTION 3.2]	<input checked="" type="checkbox"/> 2 REQUIRED <input type="checkbox"/> 2 PROPOSED <input type="checkbox"/> N/A	3.2.1.2.	
3-3	FIRE BLOKS IN CONCEALED SPACES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.1.1.1.	
3-4	SUITES	<input checked="" type="checkbox"/> 1 REQUIRED <input type="checkbox"/> 1 PROPOSED <input type="checkbox"/> N/A	3.3.1.1., 3.3.4.2.	
3-5	PUBLIC CORRIDORS	<input checked="" type="checkbox"/> 3/4 REQUIRED <input type="checkbox"/> 3/4 PROPOSED <input type="checkbox"/> N/A	3.3.1.4., 3.3.2.6., 3.3.3.3.	
3-6	JANITORS' ROOMS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A NO JANITORS' ROOMS	3.3.1.22.	
3-7	COMMON LAUNDRY ROOMS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A NO LAUNDRY ROOMS	3.3.1.23.	
3-8	RESIDENTIAL STORAGE ROOMS	<input type="checkbox"/> 1 REQUIRED <input type="checkbox"/> 1 PROPOSED <input type="checkbox"/> N/A	3.3.4.3.	
3-9	STORAGE GARAGE USE SEPARATION	<input checked="" type="checkbox"/> 1.5 REQUIRED <input type="checkbox"/> 2 PROPOSED <input type="checkbox"/> N/A SEE ALSO 3.2.1.2.	3.3.5.6.	
3-10	ELEVATOR HOISTWAYS & MACHINE ROOMS	<input checked="" type="checkbox"/> 1 REQUIRED <input type="checkbox"/> 1 PROPOSED <input type="checkbox"/> N/A	3.5.3.1., 3.5.3.3., 3.2.6.5.	
3-11	SERVICE ROOMS	<input checked="" type="checkbox"/> 1 REQUIRED <input type="checkbox"/> 1 PROPOSED <input type="checkbox"/> N/A	3.6.2.1.	
3-12	ELECTRICAL SERVICE ROOMS	<input checked="" type="checkbox"/> 1 REQUIRED <input type="checkbox"/> 1 PROPOSED <input type="checkbox"/> N/A	3.6.2.1.(6)	
3-13	ELECTRICAL EQUIPMENT VAULTS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A	3.6.2.7.	
3-14	VERTICAL SERVICE SPACES	<input checked="" type="checkbox"/> 3/4 REQUIRED <input type="checkbox"/> 3/4 PROPOSED <input type="checkbox"/> N/A	3.6.3.1.	
3-15				

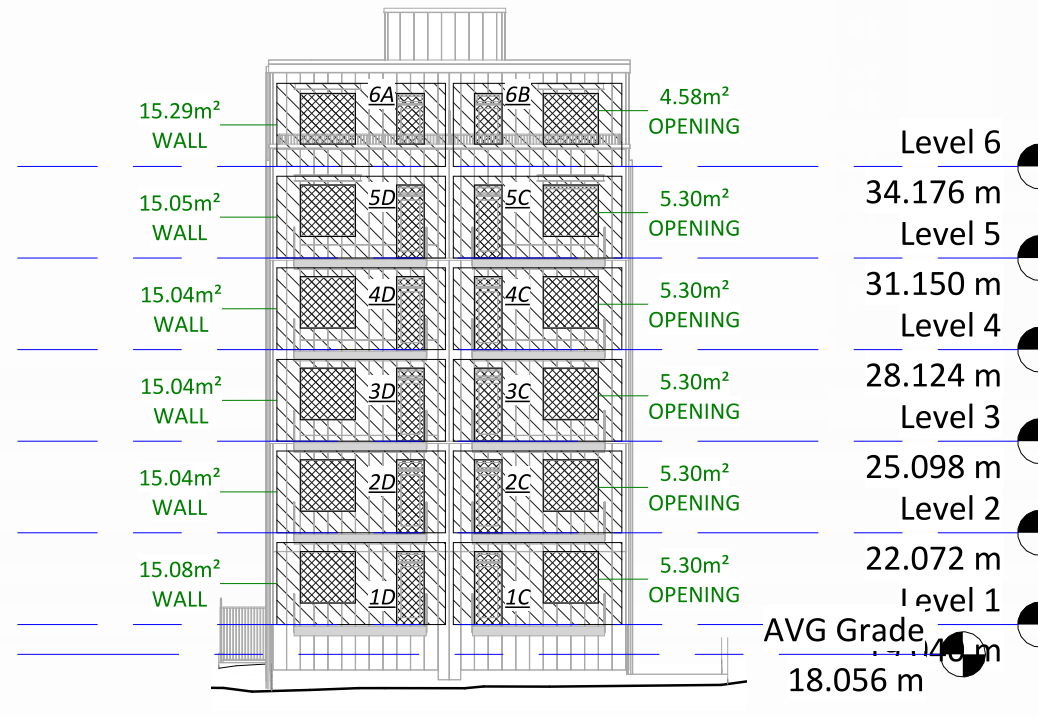
7 - SPATIAL SEPARATIONS											3.2.3	3.2.3.1.-0	3.2.3.2	REFERENCE	
NO.	ANALYSIS	OCCUPANCY	WALL AREA (m <sup>2</sup> )	U.P.O. AREA (m <sup>2</sup> )	LIMITING DISTANCE (m)	MAX. OPEN (%)	OPEN (%)	E.R.R. (HR.)	N.C. WALL (Y/N)	N.C. CLAD (Y/N)					
7-1	SUITE														REQUIRED FOR PMT EXPOSURE
<b>NORTH</b>															
1A	LOBBY	C	7.80	3.47	3.51	100.00	44.5	-	N	N	Y				
1B		C	6.75	4.27	5.50	100.00	63.3	-	N	N	N				
2A, 2B		C	15.04	6.94	3.51	80.40	46.14	3/4	N	N	N				
3A, 3B		C	15.04	6.94	3.51	80.40	46.14	3/4	N	N	N				
4A, 4B		C	15.04	6.94	3.51	80.40	46.14	3/4	N	N	N				
5A, 5B		C	15.05	6.44	3.51	80.40	42.79	3/4	N	N	N				
STAIR		C	9.85	0.00	14.05	100.00	0.00	-	N	N	N				
ELEVATOR		C	7.76	0.00	10.99	100.00	0.00	-	N	N	N				
CORRIDOR		C	6.49	0.00	10.99	100.00	0.00	-	N	N	N				
ELECTRICAL		C	1.66	0.00	15.94	100.00	0.00	-	N	N	N				
6B		C	8.54	0.00	15.94	100.00	0.00	-	N	N	N				
<b>EAST</b>															
1B		C	37.31	8.68	3.68	56.32	23.26	3/4	N	N	Y				
1C		C	46.59	9.86	3.75	51.00	21.16	3/4	N	N	Y				
2B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	N				
2C		C	46.48	9.86	3.75	51.00	21.21	3/4	N	N	N				
3B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	N				
3C		C	46.48	9.86	3.75	51.00	21.21	3/4	N	N	N				
4B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	N				
4C		C	46.48	9.86	3.75	51.00	21.21	3/4	N	N	N				
5B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	N				
5C		C	46.49	9.86	3.75	51.00	21.21	3/4	N	N	N				
CORRIDOR		C	21.95	1.29	7.84	100.00	5.87	-	N	N	N				
6B		C	38.66	8.31	3.75	58.00	28.49	3/4	N	N	N				
<b>SOUTH</b>															
1C, 1D		C	15.08	5.30	4.97	100.00	30.15	-	N	N	N				
2C, 2D		C	15.04	5.30	4.97	100.00	35.24	-	N	N	N				
3C, 3D		C	15.04	5.30	4.97	100.00	35.24	-	N	N	N				
4C, 4D		C	15.04	5.30	4.97	100.00	35.24	-	N	N	N				
5C, 5D		C	15.05	5.30	4.97	100.00	35.22	-	N	N	N				
6A, 6B		C	15.29	4.58	8.13	100.00	29.95	-	N	N	N				
<b>WEST</b>															
1A		C	27.83	0.00	1.63	19.56	0.00	1	N	N	Y				
STAIR		C	48.88	0.00	4.68	73.68	0.00	3/4	N	N	N				
1D		C	46.66	5.22	1.69	17.52	11.19	1	N	N	Y				
2A		C	27.77	2.12	1.63	19.56	7.63	1	N	N	Y				
2D		C	46.56	5.22	1.69	17.52	11.21	1	N	N	Y				
3A		C	27.77	2.14	1.63	19.56	7.71	1	N	N	Y				
3D		C	46.56	5.22	1.69	17.52	11.21	1	N	N	Y				
4A		C	27.77	2.12	1.63	19.56	7.63	1	N	N	Y				
4D		C	46.56	5.22	1.69	17.52	11.21	1	N	N	Y				
5A		C	27.77	2.12	1.63	19.56	7.63	1	N	N	Y				
5D		C	46.56	5.22	1.69	17.52	11.21	1	N	N	Y				
6A		C	47.98	3.10	1.63	6.46	17.04	1	N	N	Y				
ELEVATOR		C	12.32	0.00	5.51	100.00	0.00	-	N	N	N				



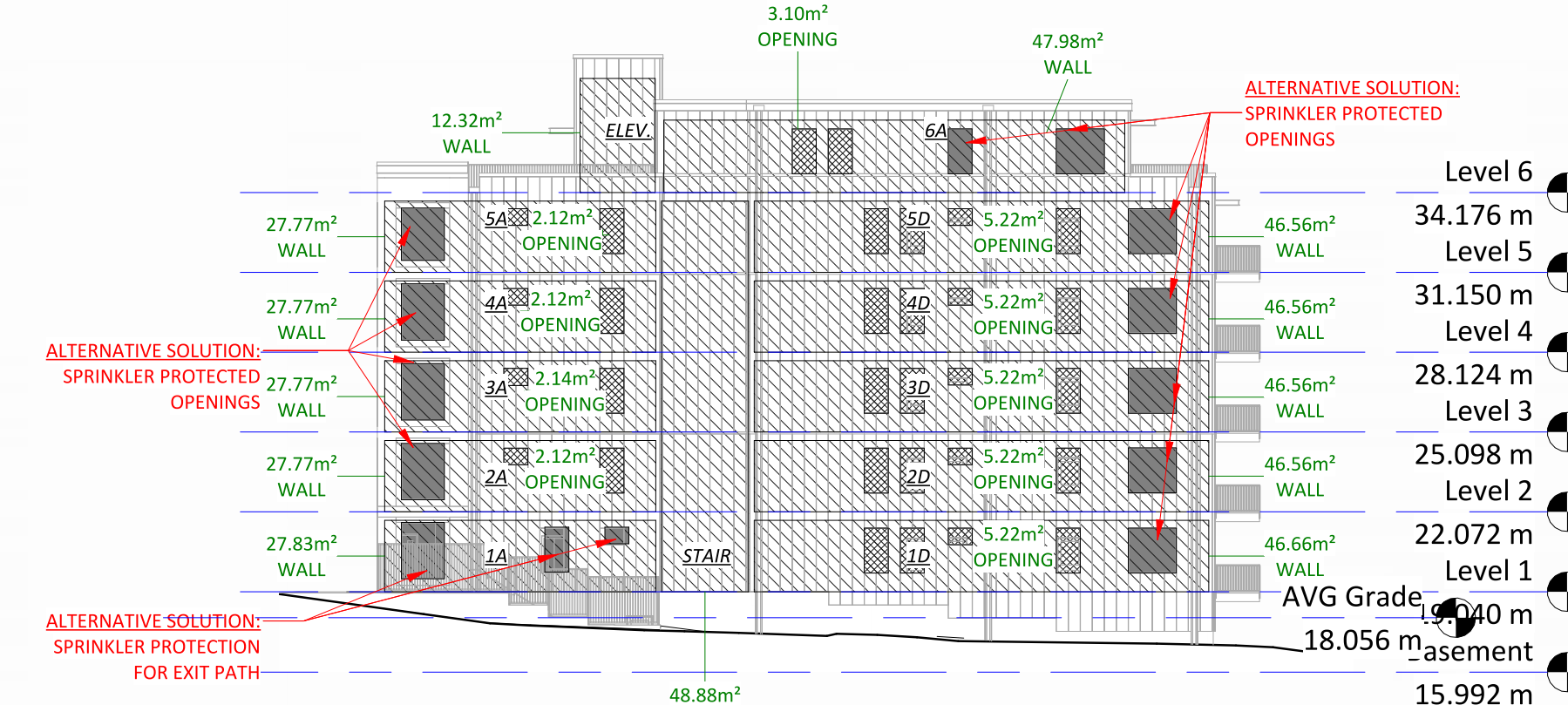
1 Spatial Separations - North  
1 : 250



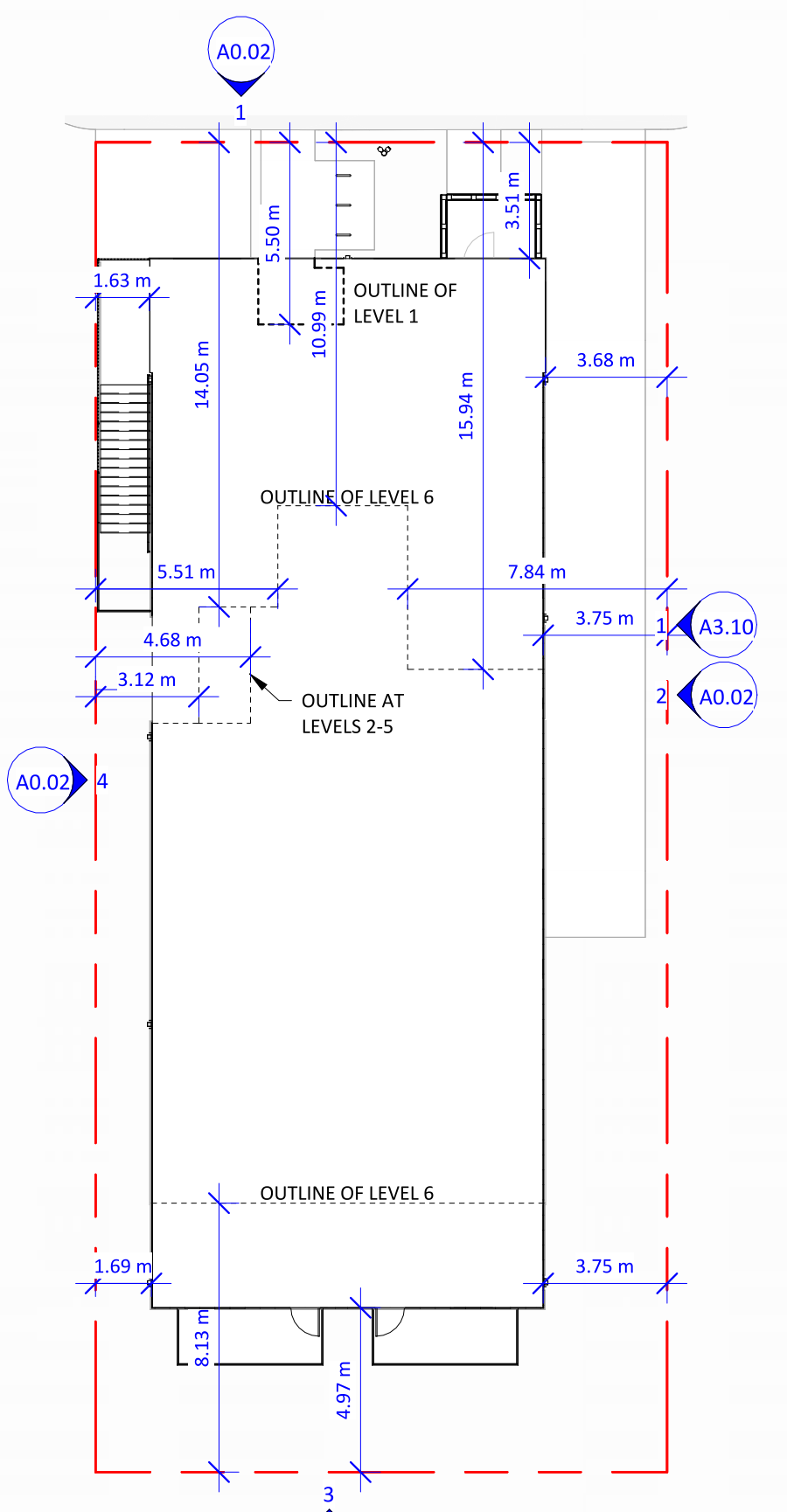
2 Spatial Separations - East  
1 : 250



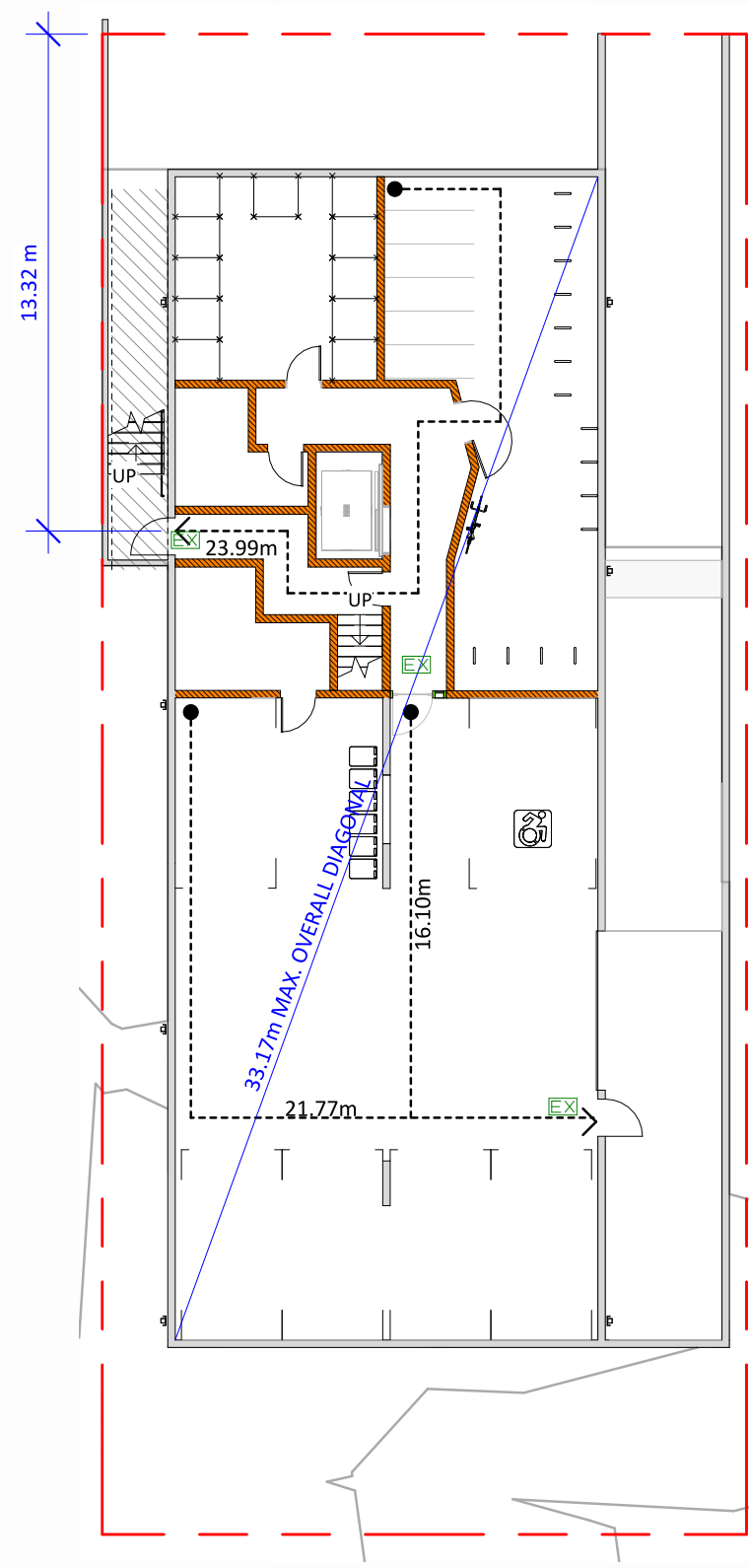
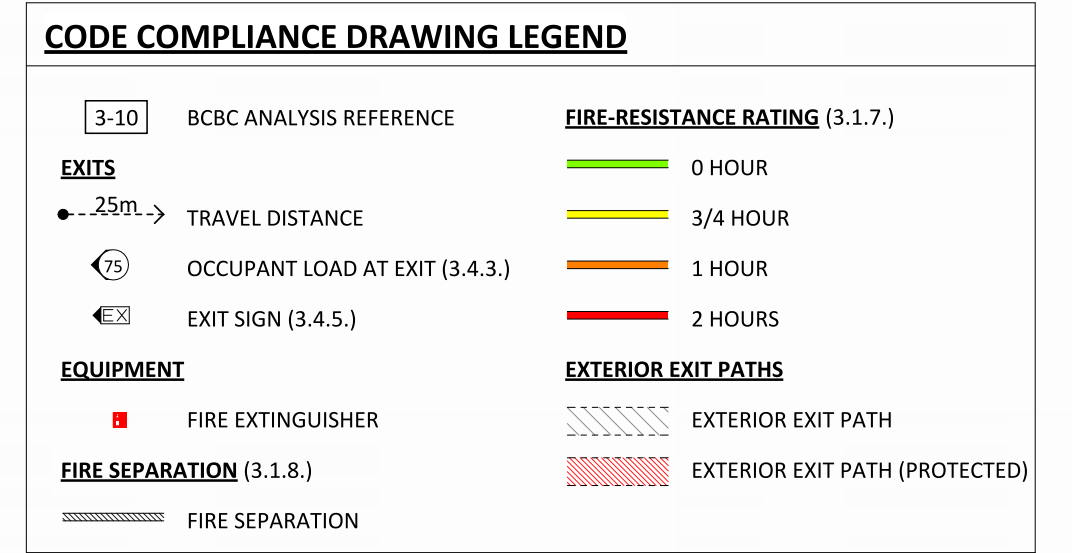
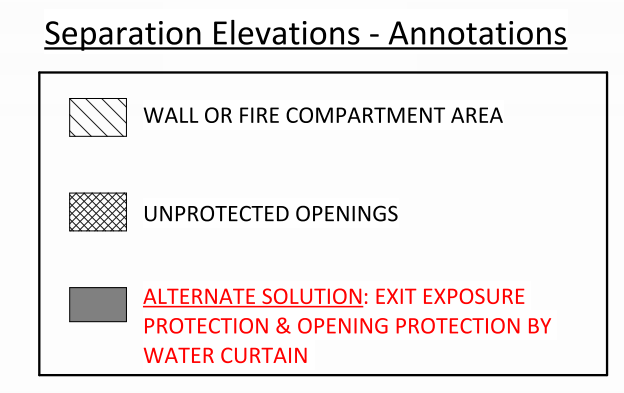
3 Spatial Separations - South  
1 : 250



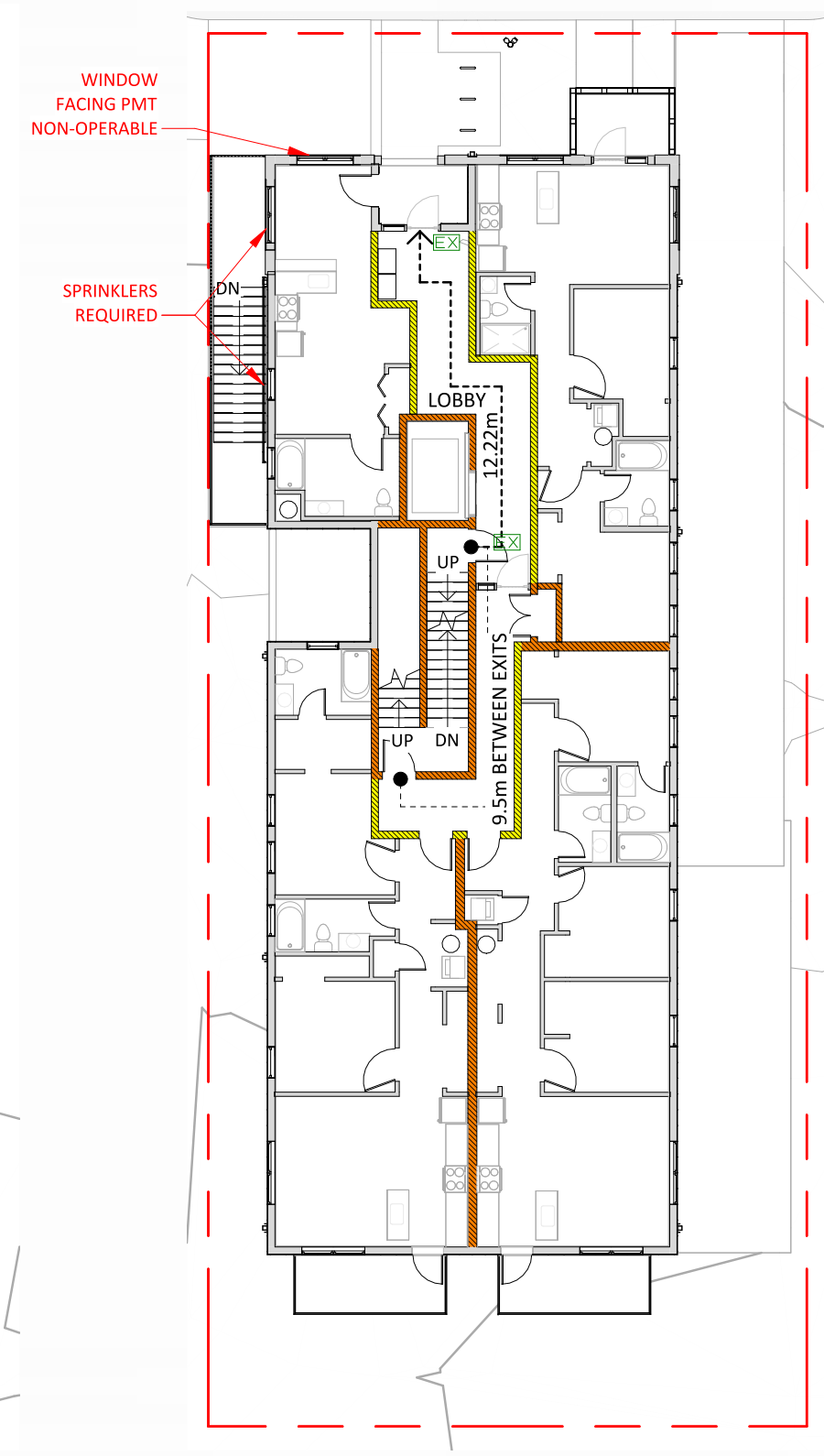
4 Spatial Separations - West  
1 : 250



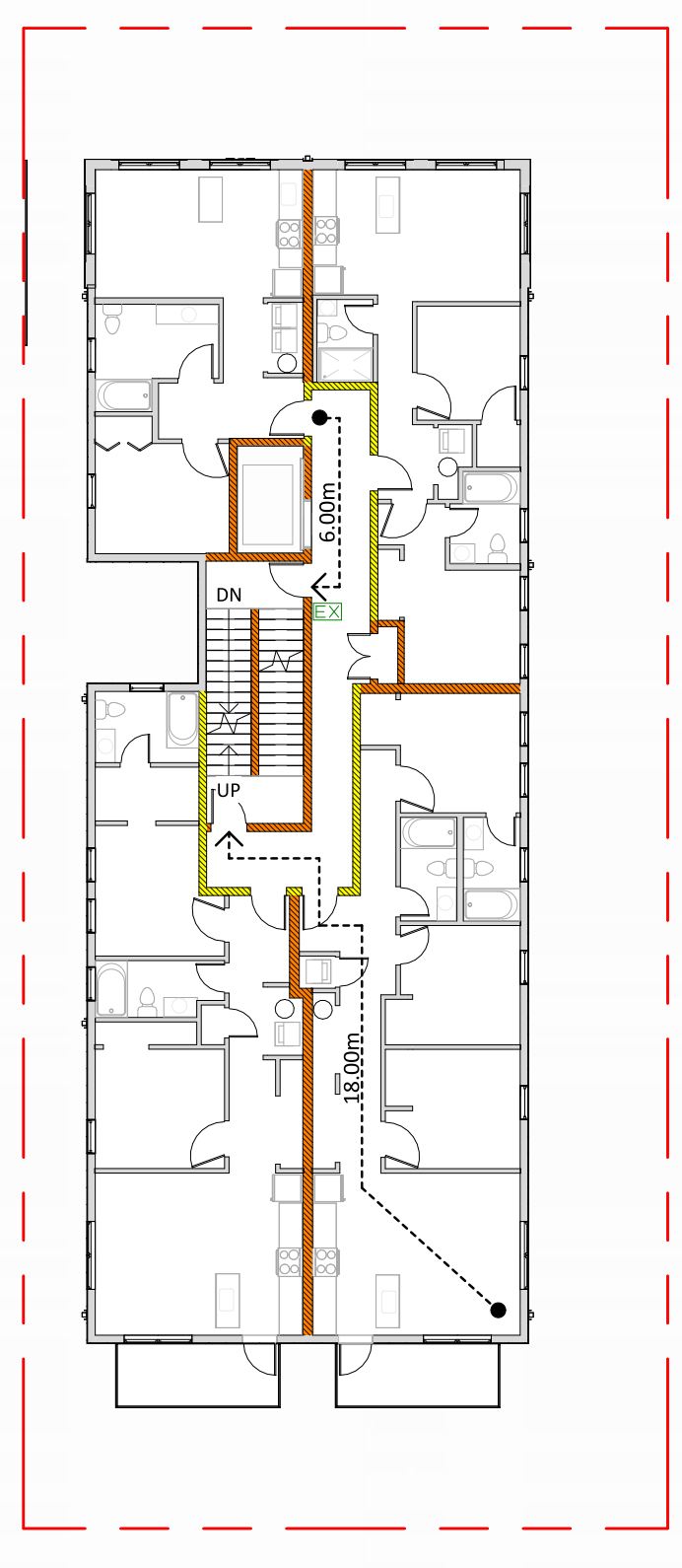
10 Site Plan - Limiting Distance  
1 : 200



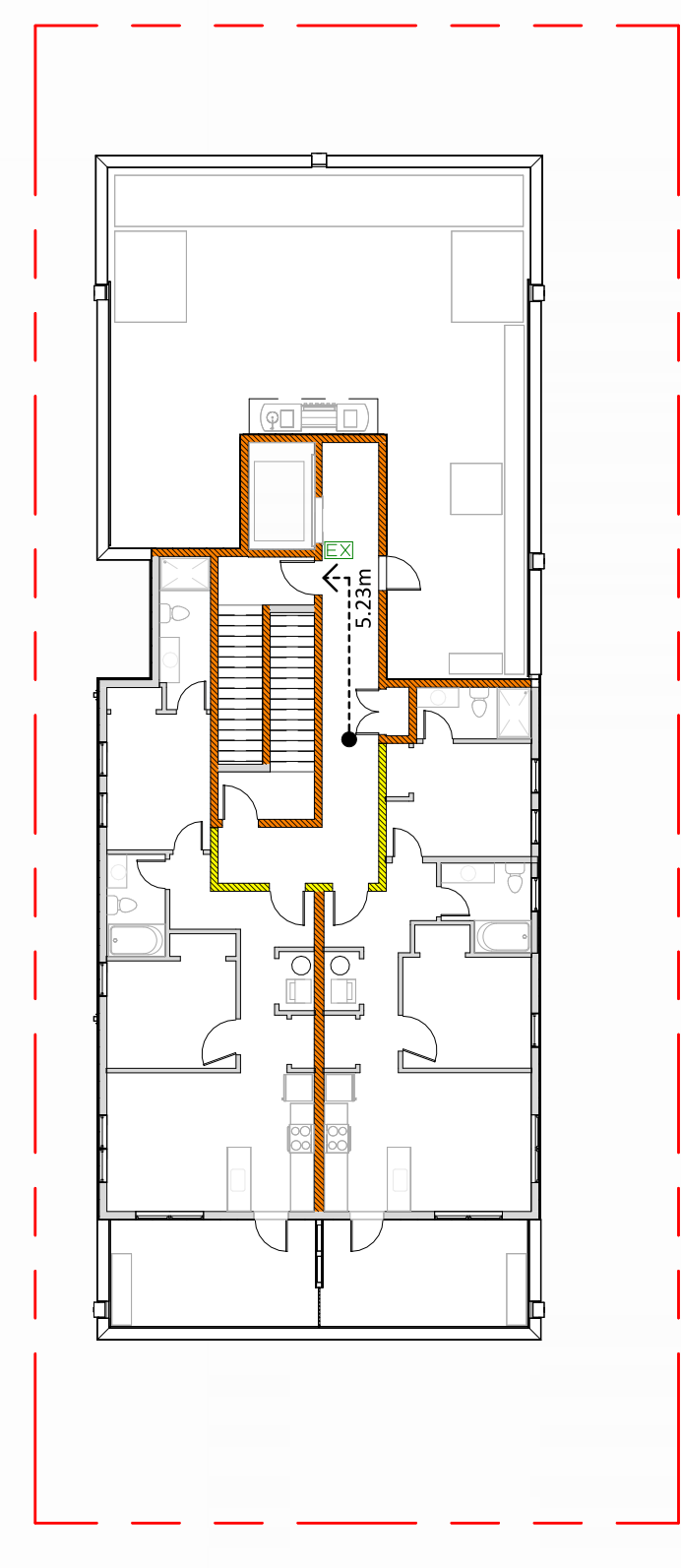
5 Code Compliance Plan - Basement  
1 : 200



6 Code Compliance Plan - Level 1  
1 : 200



7 Code Compliance Plan - Typical  
1 : 200



8 Code Compliance Plan - Level 6/Roof  
1 : 200



9 Code Compliance - Section 1  
1 : 200

Christine Lintott Architects Inc.

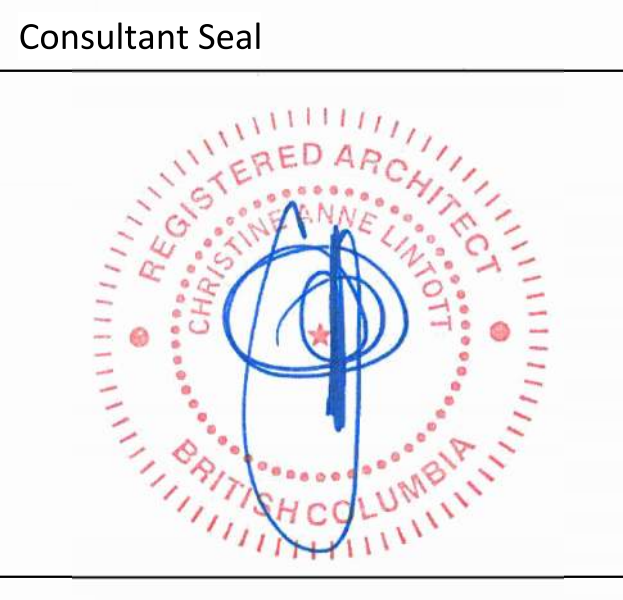
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250.384.1969  
www.lintottarchitect.ca

Issue Date

FOR DEVELOPMENT PERMIT 2025-12-17

Revision

No.	Description	Date



915 McClure St

915 McClure Street,  
Victoria, BC V8V 3E8

CODE ANALYSIS (PART 3)

Date 2026-06-01 2:11:44 PM  
 Drawn by Author  
 Checked by CLA  
**A0.02**  
 Project # 24-08 Scale As indicated



Issue Date

**FOR DEVELOPMENT PERMIT** 2025-12-17

Revision

No.	Description	Date
11	Floor area revised to include elevator shaft	2026-05-28
12	Area revisions due to adjustments for scissor stair	2026-05-28

Consultant Seal



915 McClure St

915 McClure Street,  
Victoria, BC V8V 3E8

FLOOR AREA PLANS

Date 2026-06-01 2:11:47 PM

Drawn by HJ

Checked by CLA

**A0.03**

Project # 24-08 Scale As indicated

Area Schedule (Unit Area)			
Name	Residential Unit Type	Area	Area (Imperial)

Level 1

1A	STUDIO - ADAPTABLE	37 m <sup>2</sup>	400 ft <sup>2</sup>
1B	2 BED	65 m <sup>2</sup>	704 ft <sup>2</sup>
1C	3 BED	95 m <sup>2</sup>	1018 ft <sup>2</sup>
1D	2 BED	85 m <sup>2</sup>	910 ft <sup>2</sup>
4		282 m <sup>2</sup>	3031 ft <sup>2</sup>

Level 2

2A	1 BED - ADAPTABLE	54 m <sup>2</sup>	585 ft <sup>2</sup>
2B	2 BED	66 m <sup>2</sup>	708 ft <sup>2</sup>
2C	3 BED	95 m <sup>2</sup>	1018 ft <sup>2</sup>
2D	2 BED	85 m <sup>2</sup>	910 ft <sup>2</sup>
4		299 m <sup>2</sup>	3220 ft <sup>2</sup>

Level 3

3A	1 BED - ADAPTABLE	54 m <sup>2</sup>	585 ft <sup>2</sup>
3B	2 BED	66 m <sup>2</sup>	708 ft <sup>2</sup>
3C	3 BED	95 m <sup>2</sup>	1018 ft <sup>2</sup>
3D	2 BED	85 m <sup>2</sup>	910 ft <sup>2</sup>
4		299 m <sup>2</sup>	3220 ft <sup>2</sup>

Level 4

4A	1 BED - ADAPTABLE	54 m <sup>2</sup>	585 ft <sup>2</sup>
4B	2 BED	66 m <sup>2</sup>	708 ft <sup>2</sup>
4C	3 BED	95 m <sup>2</sup>	1018 ft <sup>2</sup>
4D	2 BED	85 m <sup>2</sup>	910 ft <sup>2</sup>
4		299 m <sup>2</sup>	3220 ft <sup>2</sup>

Level 5

5A	1 BED - ADAPTABLE	54 m <sup>2</sup>	585 ft <sup>2</sup>
5B	2 BED	66 m <sup>2</sup>	708 ft <sup>2</sup>
5C	3 BED	95 m <sup>2</sup>	1018 ft <sup>2</sup>
5D	2 BED	85 m <sup>2</sup>	910 ft <sup>2</sup>
4		299 m <sup>2</sup>	3220 ft <sup>2</sup>

Level 6

6A	2 BED	71 m <sup>2</sup>	768 ft <sup>2</sup>
6B	2 BED	73 m <sup>2</sup>	780 ft <sup>2</sup>
2		144 m <sup>2</sup>	1549 ft <sup>2</sup>
22		1622 m <sup>2</sup>	17461 ft <sup>2</sup>

**NOTE:**  
AREAS MEASURED TO THE CENTRELINE OF EXTERIOR WALLS, CENTERLINE OF PARTITION WALLS, & CENTERLINE OF CORRIDOR WALLS.

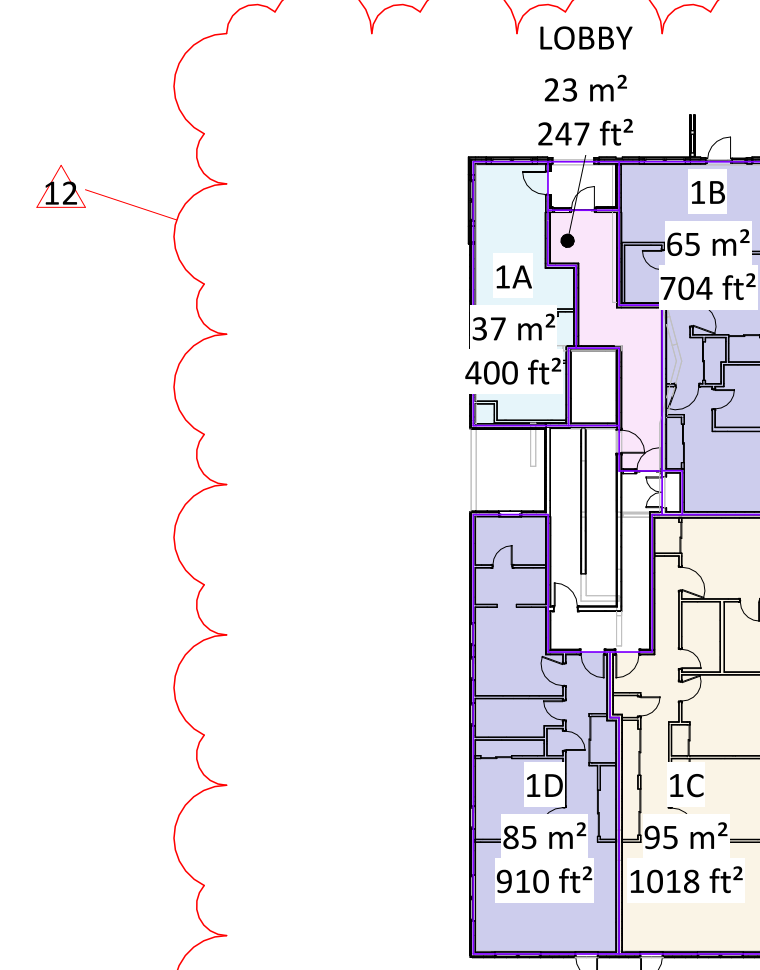
Area Schedule (Floor Area)		
Level	Area	Area (Imperial)

Level 1	339 m <sup>2</sup>	3653 ft <sup>2</sup>
Level 2	345 m <sup>2</sup>	3714 ft <sup>2</sup>
Level 3	345 m <sup>2</sup>	3714 ft <sup>2</sup>
Level 4	345 m <sup>2</sup>	3714 ft <sup>2</sup>
Level 5	345 m <sup>2</sup>	3714 ft <sup>2</sup>
Level 6	192 m <sup>2</sup>	2064 ft <sup>2</sup>
	1911 m <sup>2</sup>	20572 ft <sup>2</sup>

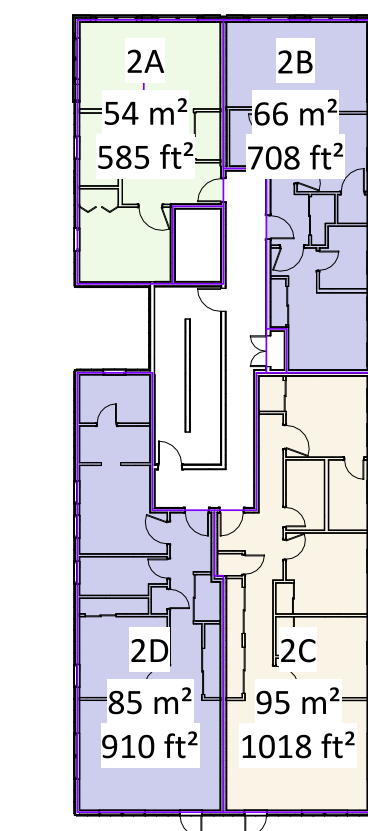
FLOOR AREA 1911 m<sup>2</sup>  
LOT AREA 694.7 m<sup>2</sup>  
FSR 2.75

**NOTE:**  
THE ABOVE AREAS ARE USED FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

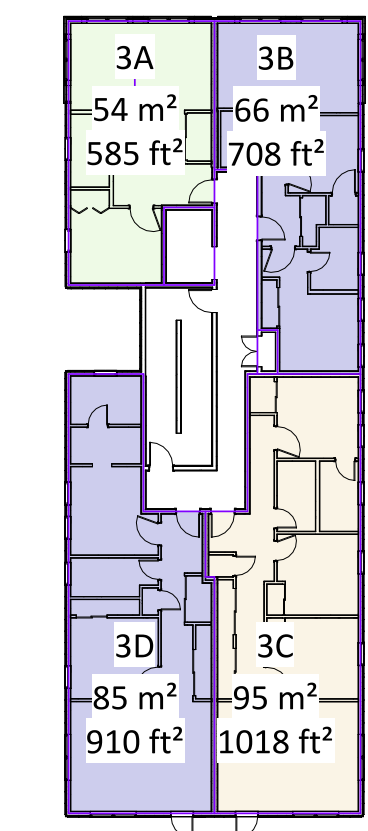
BASEMENT AREAS ARE NOT INCLUDED IN THE ABOVE CALCULATIONS.



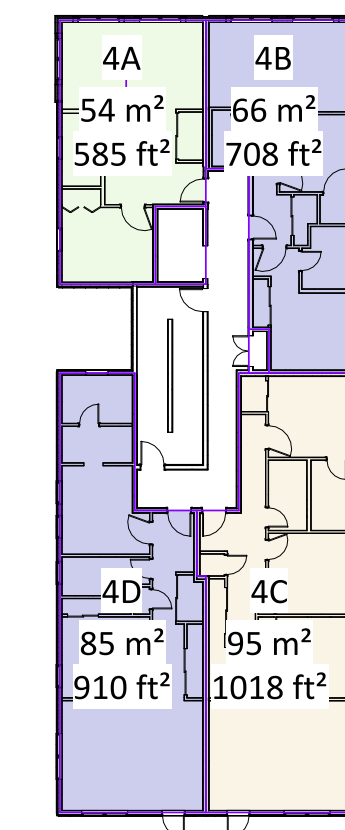
1 Unit Area - Level 1  
1 : 300



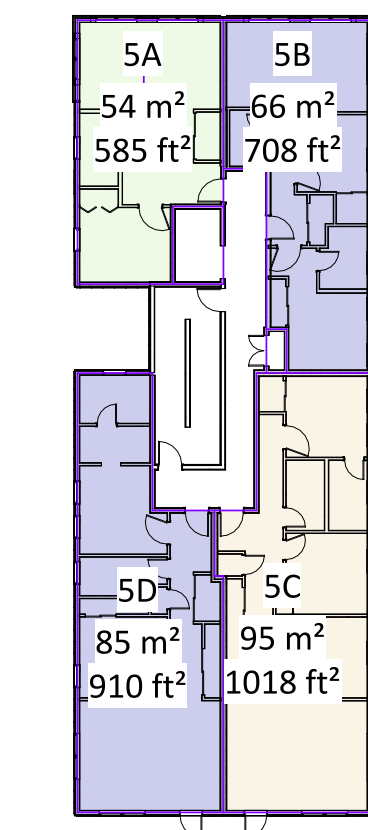
2 Unit Area - Level 2  
1 : 300



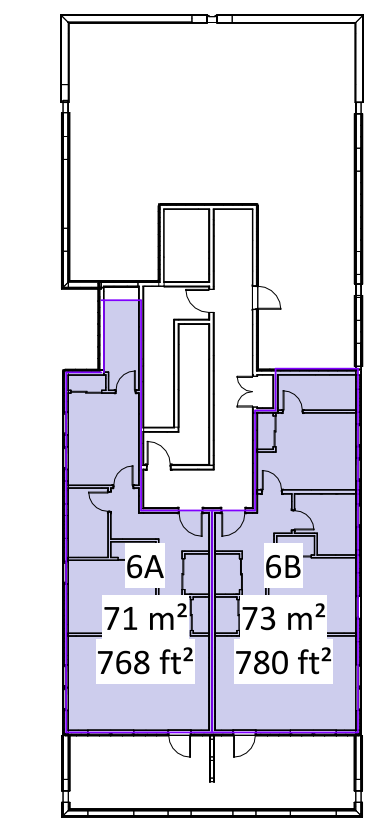
3 Unit Area - Level 3  
1 : 300



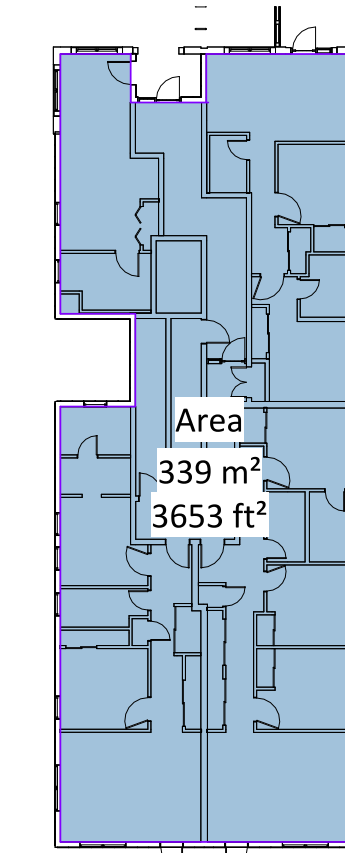
4 Unit Area - Level 4  
1 : 300



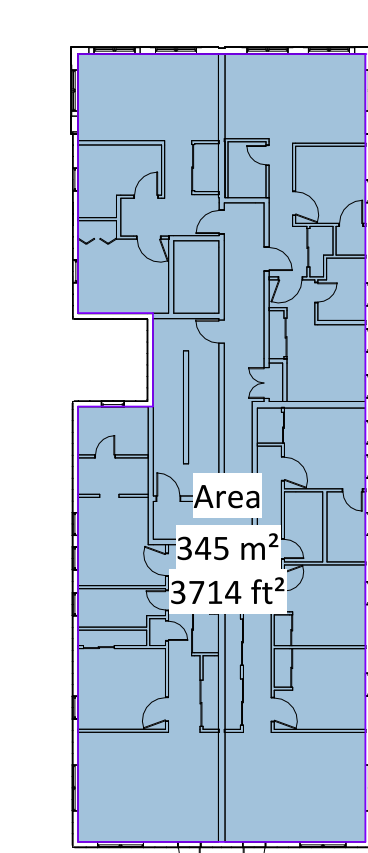
5 Unit Area - Level 5  
1 : 300



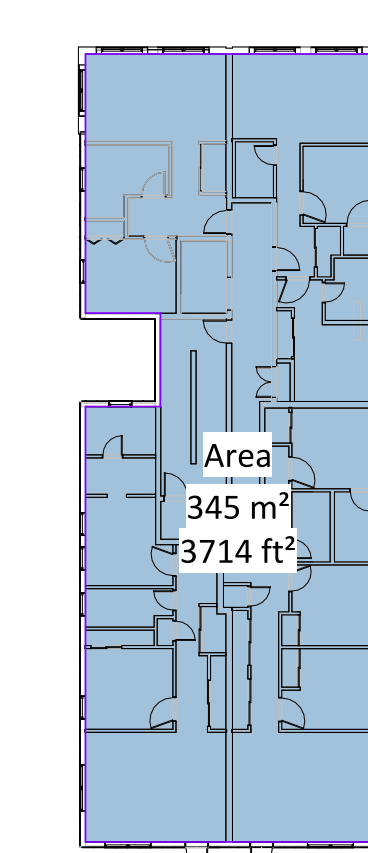
6 Unit Area - Level 6 / Roof  
1 : 300



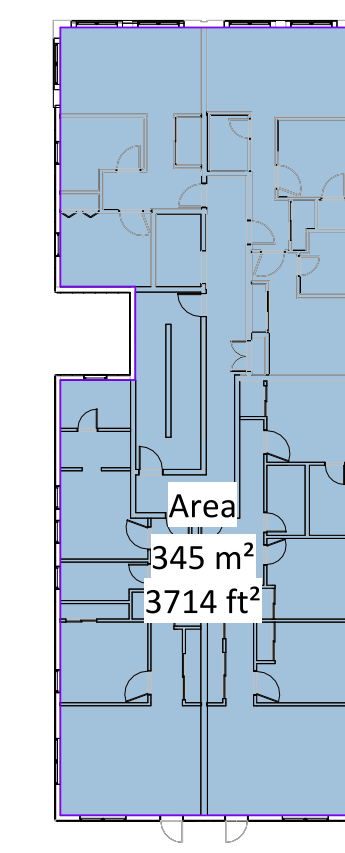
7 Floor Area - Level 1  
1 : 300



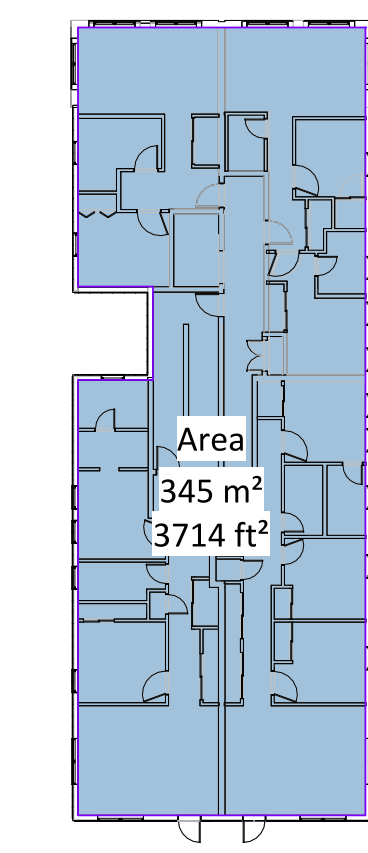
8 Floor Area - Level 2  
1 : 300



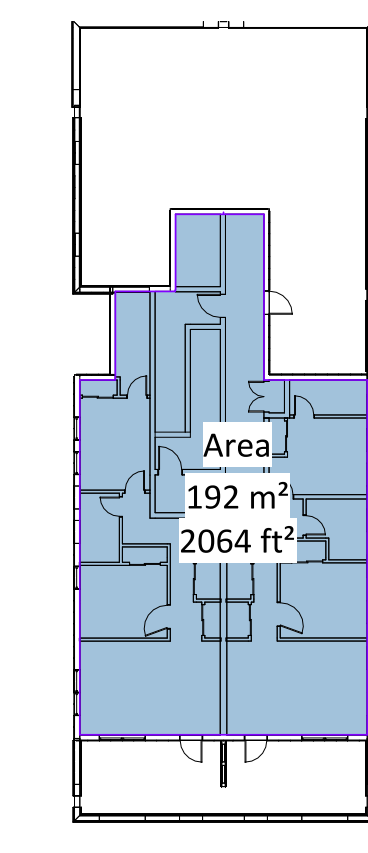
9 Floor Area - Level 3  
1 : 300



10 Floor Area - Level 4  
1 : 300



11 Floor Area - Level 5  
1 : 300



12 Floor Area - Level 6 / Roof  
1 : 300

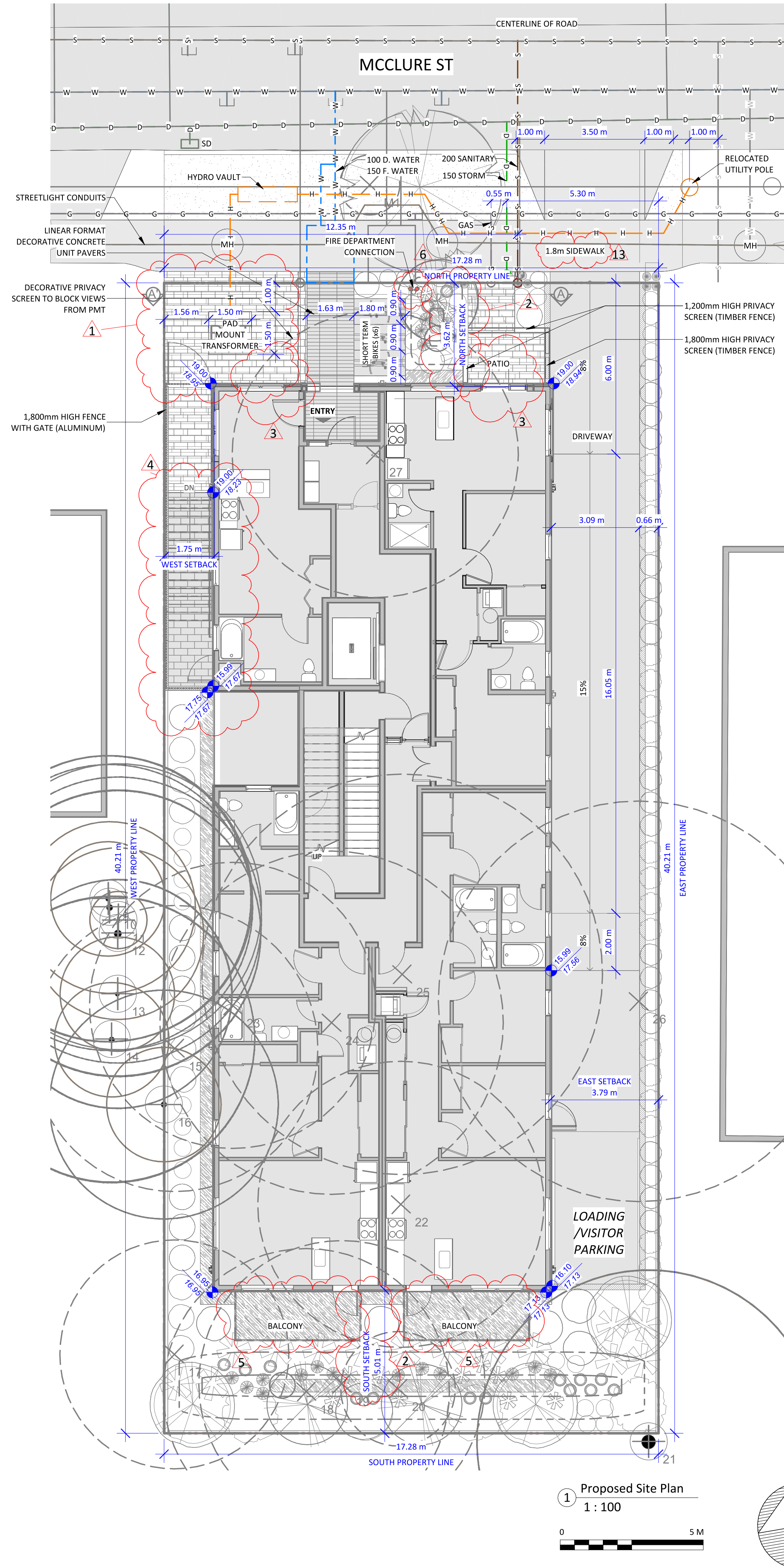
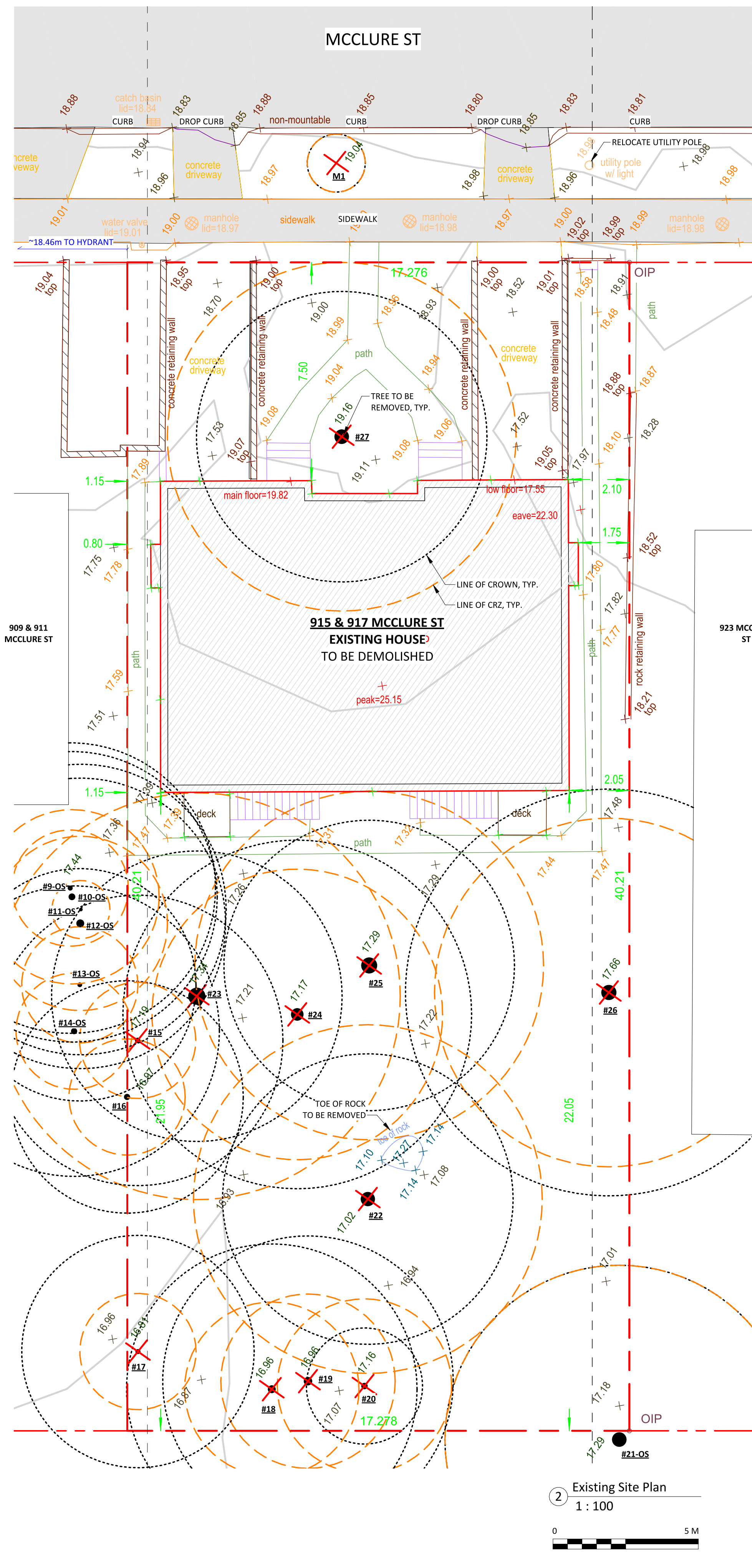
City of Victoria - Project Information Table

PROJECT INFORMATION TABLE	PROPOSED DESIGN
ZONING DISTRICT	-
SITE AREA (m <sup>2</sup> )	694.7
TOTAL FLOOR AREA (m <sup>2</sup> )	1911
FLOOR SPACE RATIO	2.75
SITE COVERAGE (%)	56.7
OPEN LOT SPACE (%)	28.9
SOFT LANDSCAPING (%)	66.2
HARD LANDSCAPING (%)	33.8
LANDSCAPE AREA (m <sup>2</sup> )	5.6
HEIGHT OF BUILDING (m)	20.12
NUMBER OF STOREYS	6
PARKING STALLS ON SITE	36 - SECURE
BICYCLE PARKING ON SITE	6 - VISITOR
<b>BUILDING SETBACKS:</b>	
FRONT YARD (m)	3.62
FRONT STEPS (m)	-
FRONT PORCH (m)	-
BAY WINDOWS (m)	-
REAR YARD (m)	5.01
SIDE YARD - WEST (m)	1.75
SIDE YARD - EAST (m)	3.79
COMBINED SIDE YARDS (m)	5.54
EAVE PROJECTION IN SETBACKS (m)	-
<b>RESIDENTIAL USE DETAILS:</b>	
TOTAL NUMBER OF UNITS	22
UNIT TYPES	STUDIO, 1 BED
	2 BED, 3 BED
<b>GROUND-ORIENTED UNITS:</b>	
MINIMUM UNIT FLOOR AREA (m <sup>2</sup> )	37
TOTAL RESIDENTIAL UNIT AREA (m <sup>2</sup> )	1716

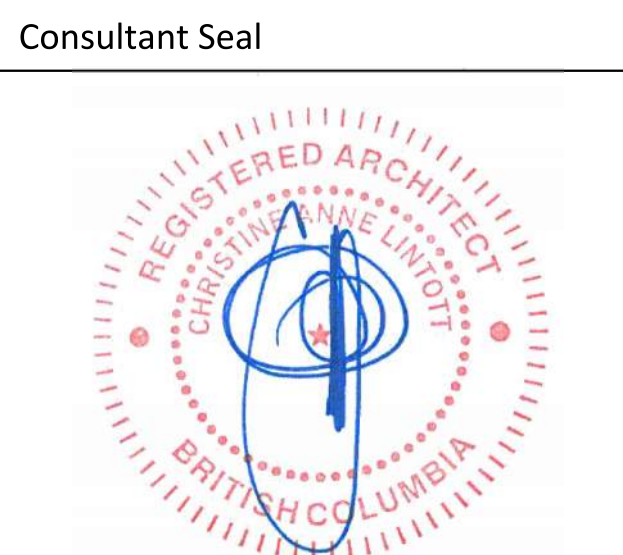
SITE LEGEND	
-G-	SITE - Easement
-G-	SITE - Gas Services
-H-	SITE - Hydro/Tel/Cable
-PL-	SITE - Property Line
-S-	SITE - Sanitary Sewer
-D-	SITE - Storm Service
-TD-	SITE - Travel Distance
-W-	SITE - Water Service

Tree Inventory (all measurements in mm)

NO.	COMMON NAME	D.B.H.	CANOPY	C.R.Z.	PROTECTED	RETAINED
M1	JAPANESE ZELKOVA	80	2000	1000	YES	No
27	KOBUS MAGNOLIA	490	10000	6000	YES	No
26	EUROPEAN ASH	510	14000	6000	YES	No
25	PURPLE LEAF PLUM	540	10000	6000	YES	No
24	CHERRY	420	12000	5000	YES	No
23	DOUGLAS FIR	580	10000	7000	YES	No
22	APPLE	480	10000	6000	YES	No
21-OS	SYCAMORE MAPLE	490	12000	6000	YES	Yes
20	ENGLISH HOLLY	210	4000	3000	NO	No
19	PLUM	280	10000	3000	NO	No
18	PLUM	260	10000	3000	NO	No
17	PLUM	160	8000	2000	NO	No
16	PLUM	200	8000	2000	NO	Yes
15	CHERRY	170	10000	2000	NO	No
14-OS	CHERRY	200	10000	2000	NO	Yes
13-OS	CHERRY	150	8000	2000	NO	Yes
12-OS	CHERRY	260	10000	3000	NO	Yes
11-OS	CHERRY	110	10000	1000	NO	Yes
10-OS	CHERRY	220	10000	3000	NO	Yes
9-OS	CHERRY	160	10000	2000	NO	Yes



No.	Description	Date
1	PMT size & clearance revised	2026-05-28
2	Building shift toward north property line 540 mm	2026-05-28
3	Unit primary entrance at street front	2026-05-28
4	Stair shift south	2026-05-28
5	Balconies made shorter	2026-05-28
6	Fire Department Connection shift 1000mm east	2026-05-28
13	Sidewalk width expanded to 1.8m	2026-05-28



**915 McClure St**  
 915 McClure Street,  
 Victoria, BC V8V 3E8



**BC LAND SURVEYORS SITE PLAN OF:**

**915/917 McClure Street**

Legal: Lot 1191, Victoria City

Parcel Identifier: 002-466-384  
in the City of Victoria

SCALE 1 : 150



All distances are shown in metres.

Plot on 18" x 24" sheet (ARCH C Size).

**LEGEND**

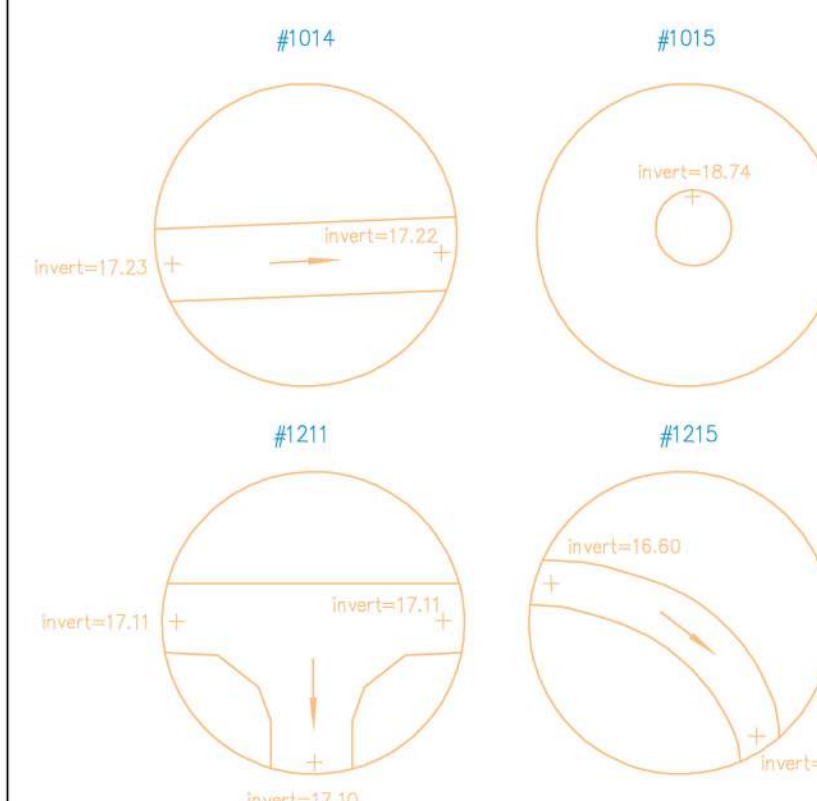
Elevations are geodetic and referenced to the CVD288C datum.

- ± - denotes - existing elevation
- # - denotes - tree tag number
- OIP - denotes - Found property corner post

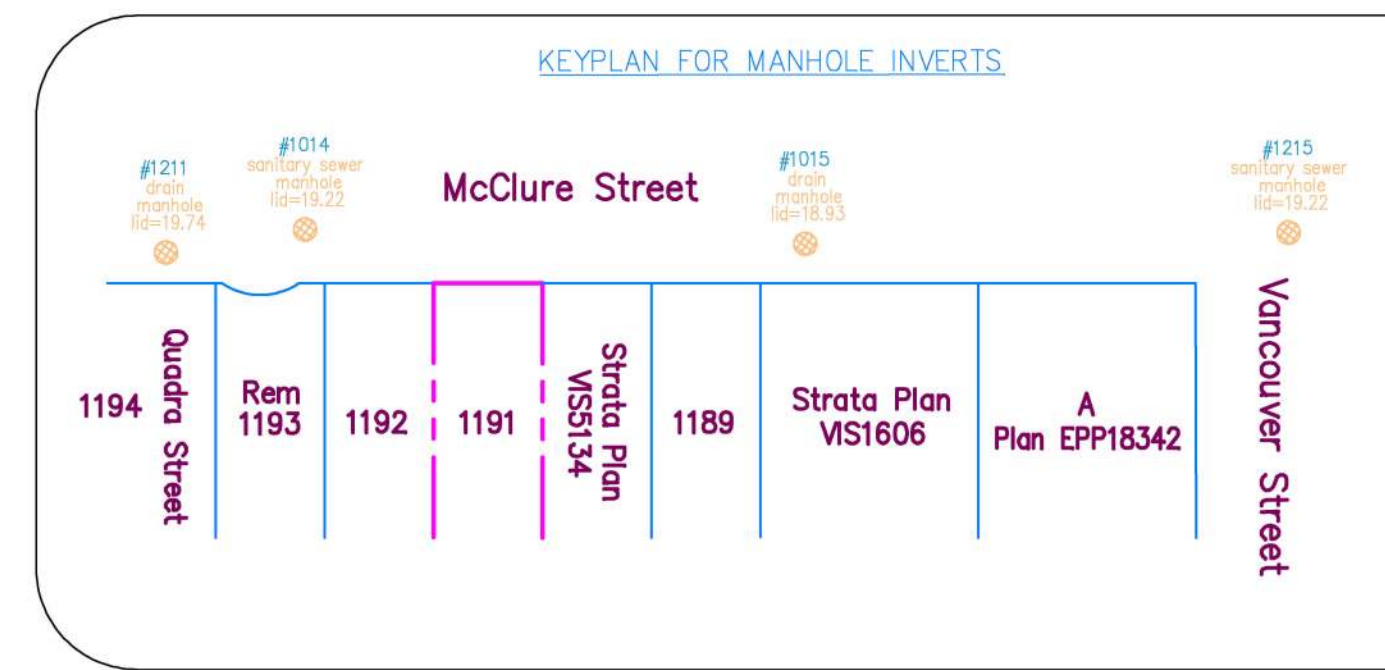
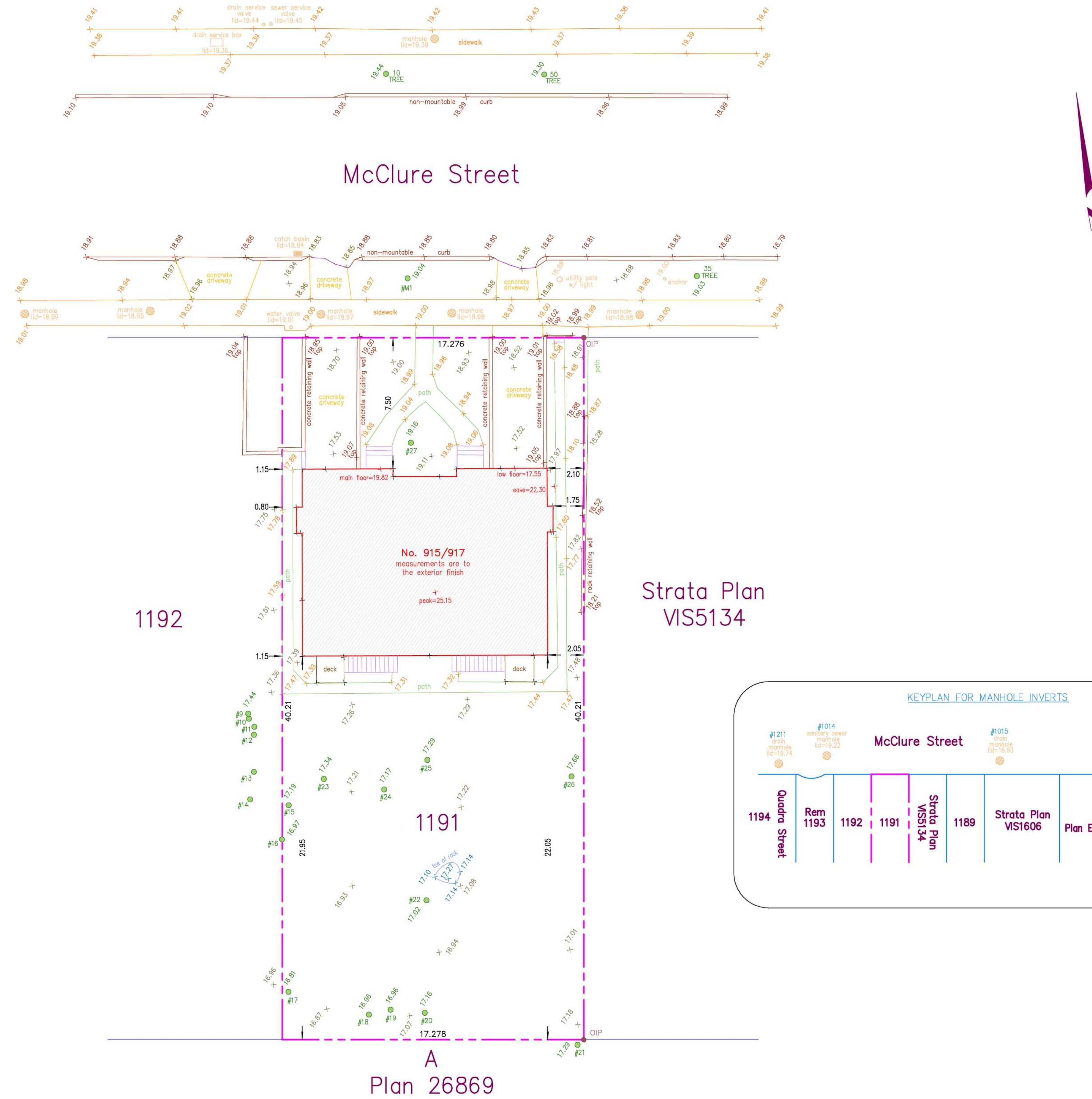
Refer to Capital Tree Service Inc. tree inventory for tree type and size. Tree diameters are in centimetres.

Lot Area = 694.7 m<sup>2</sup>

**INVERTS FOR SEWER MANHOLES**



Date	November 21, 2025
File	14657-9
V.I. POWELL & ASSOCIATES Land Surveying 250-2950 Douglas Street Victoria, BC V8T 4N4 phone (250) 382-8855	



Issue Date

**FOR DEVELOPMENT PERMIT** 2025-12-17

Revision

No.	Description	Date
-----	-------------	------

Consultant Seal

SURVEY DRAWING  
ARCHITECTURAL SEAL NOT REQUIRED

**915 McClure St**

915 McClure Street,  
Victoria, BC V8V 3E8

**SURVEY PLAN**

Date 2026-06-01 2:11:54 PM

Drawn by Author

Checked by CLA

**A1.01**

Project # 24-08 Scale



VIEW FROM MCCLURE LOOKING SOUTH-WEST



VIEW FROM MCCLURE LOOKING SOUTH-EAST



VIEW FROM 918 COLLINSON ST LOOKING NORTH



931 MCCLURE STREET  
(APPROVED DEVELOPMENT SHOWN)

923 MCCLURE STREET PL

SUBJECT PROPERTY PL

909 MCCLURE STREET

903 MCCLURE STREET

① McClure St Context Elevation North  
1 : 200



918 COLLINSON STREET

PL

SUBJECT PROPERTY

PL

MCCLURE STREET

914 MCCLURE STREET

② McClure St Context Elevation East  
1 : 200

Issue	Date
-------	------

<b>FOR DEVELOPMENT PERMIT</b>	<b>2025-12-17</b>
-------------------------------	-------------------

Revision		
No.	Description	Date

Consultant Seal



**915 McClure St**

915 McClure Street,  
Victoria, BC V8V 3E8

**STREET ELEVATION**

Date 2026-06-01 2:12:00 PM

Drawn by Author

Checked by CLA

**A1.02**

Project # 24-08 Scale 1 : 200



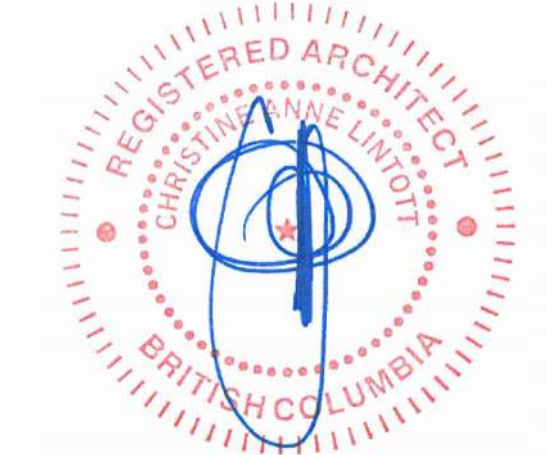
Issue Date

**FOR DEVELOPMENT PERMIT** 2025-12-17

Revision

No.	Description	Date

Consultant Seal



**915 McClure St**

915 McClure Street,  
Victoria, BC V8V 3E8

**SHADOW STUDIES**

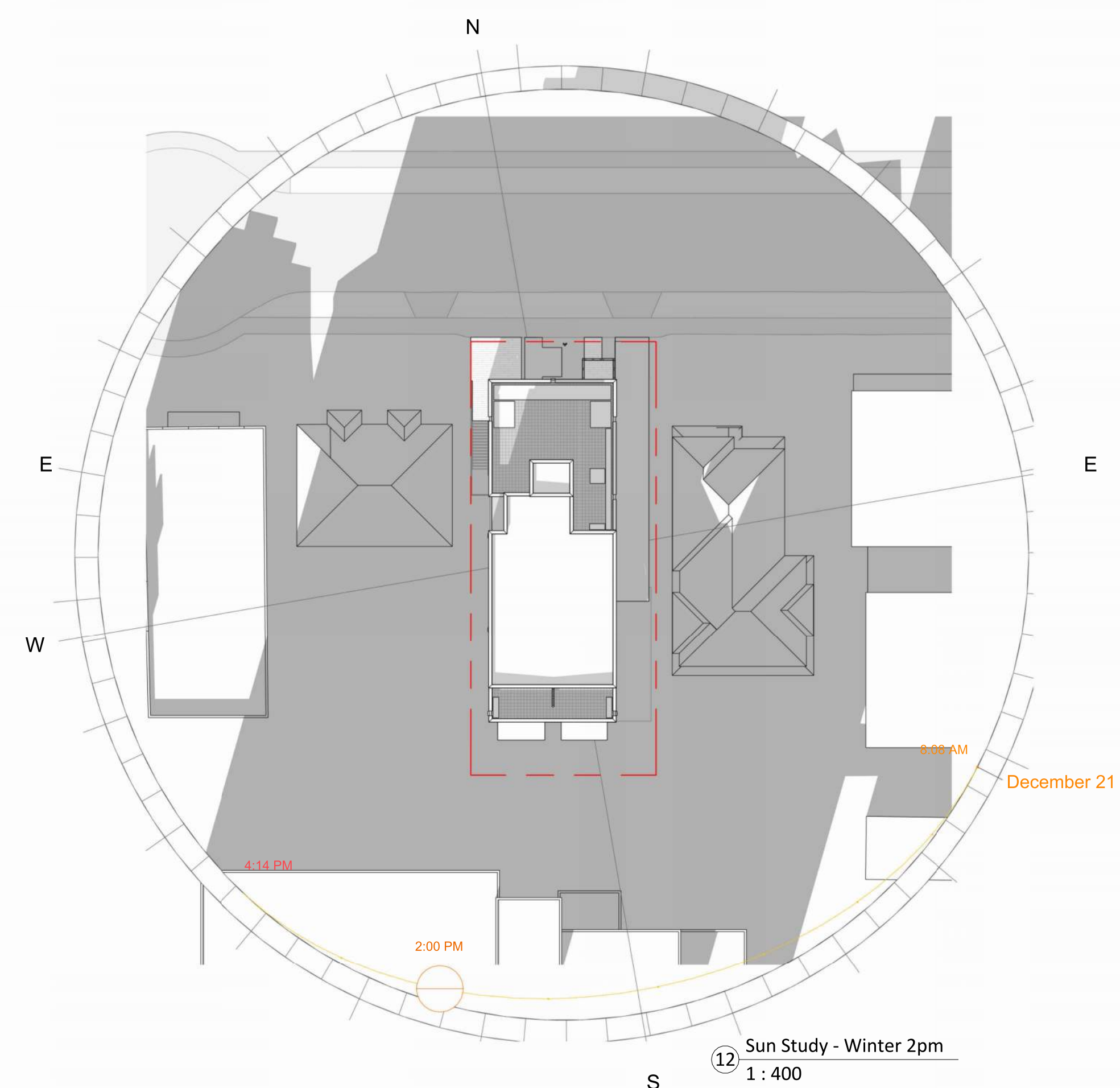
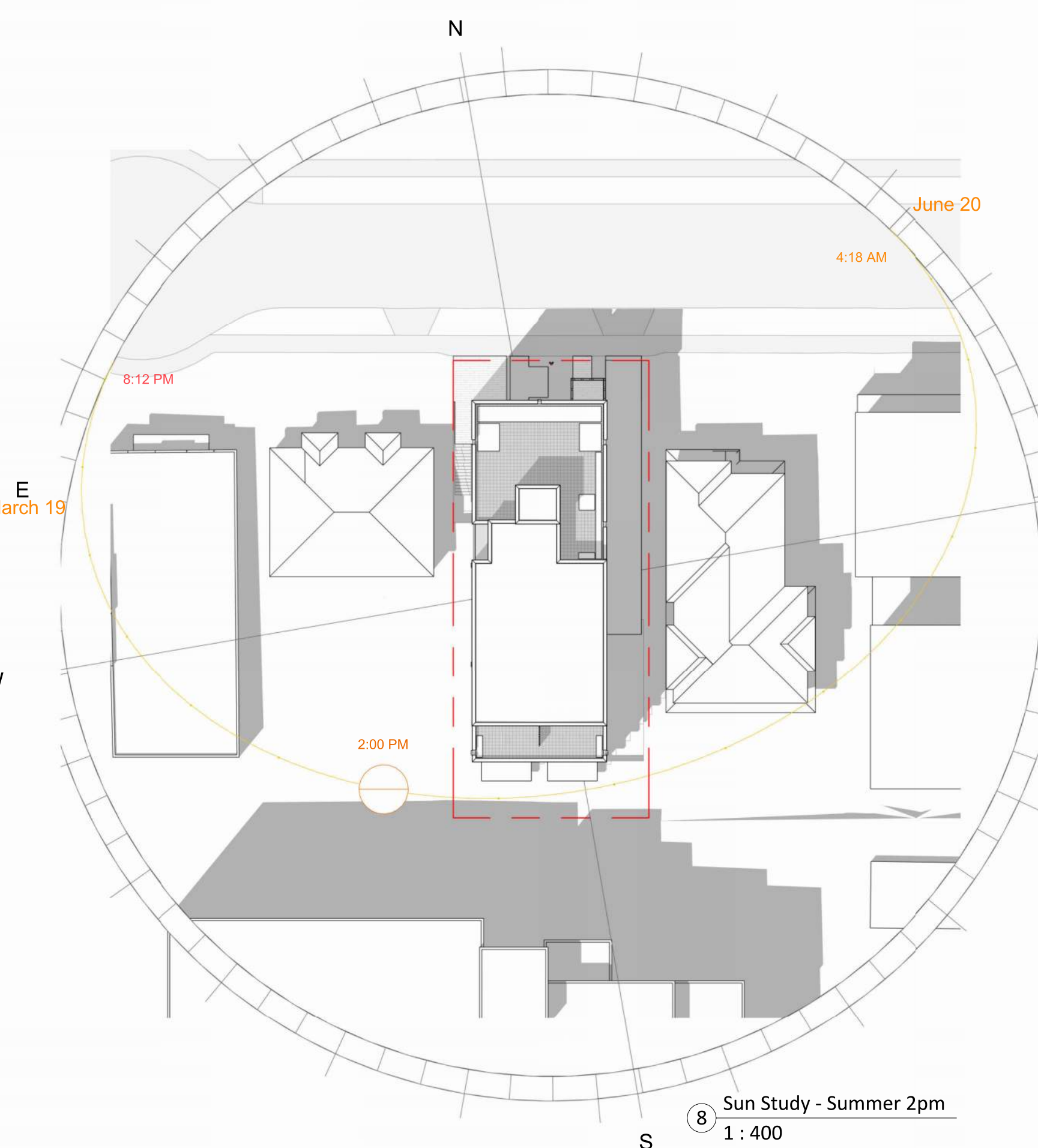
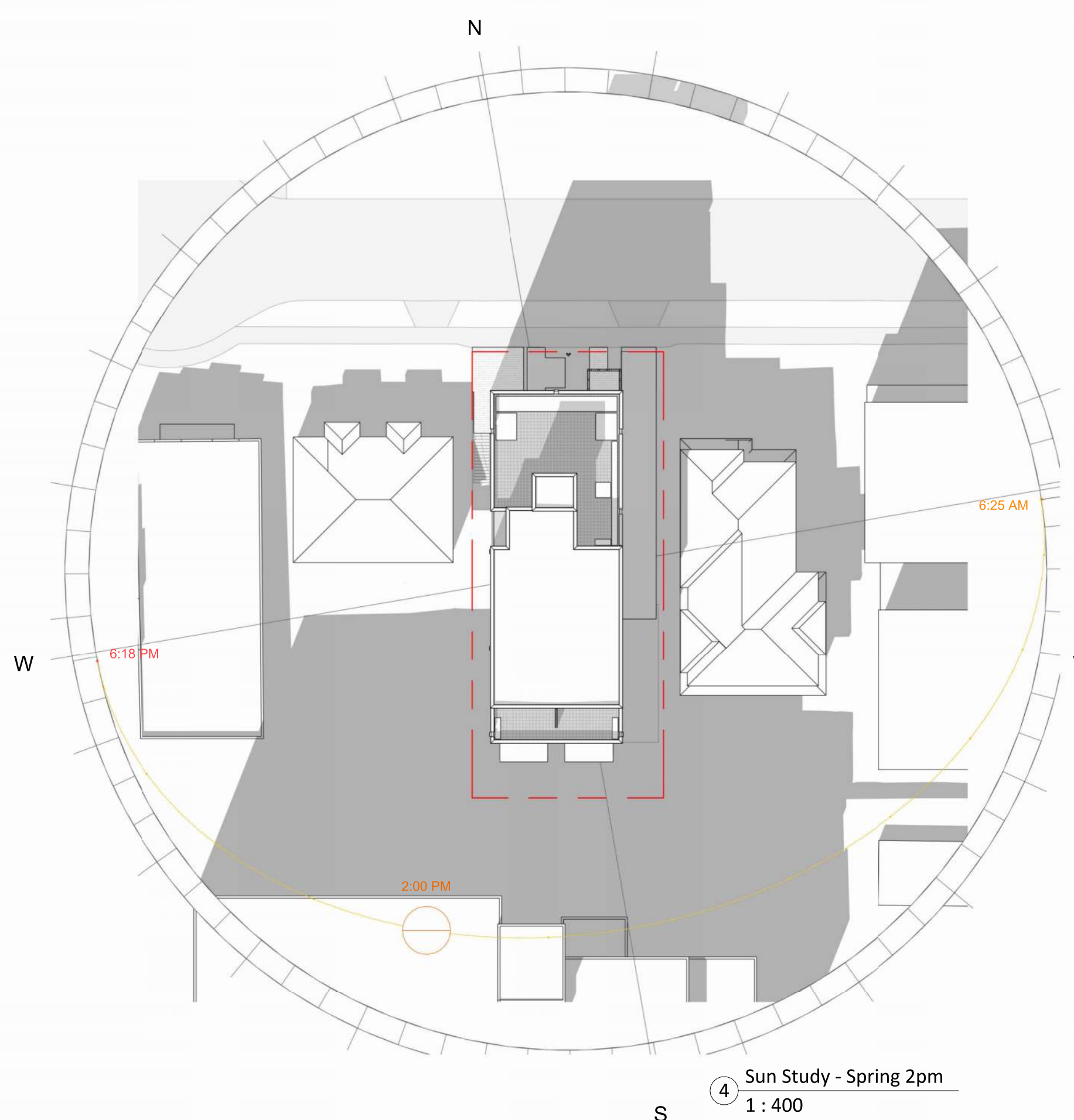
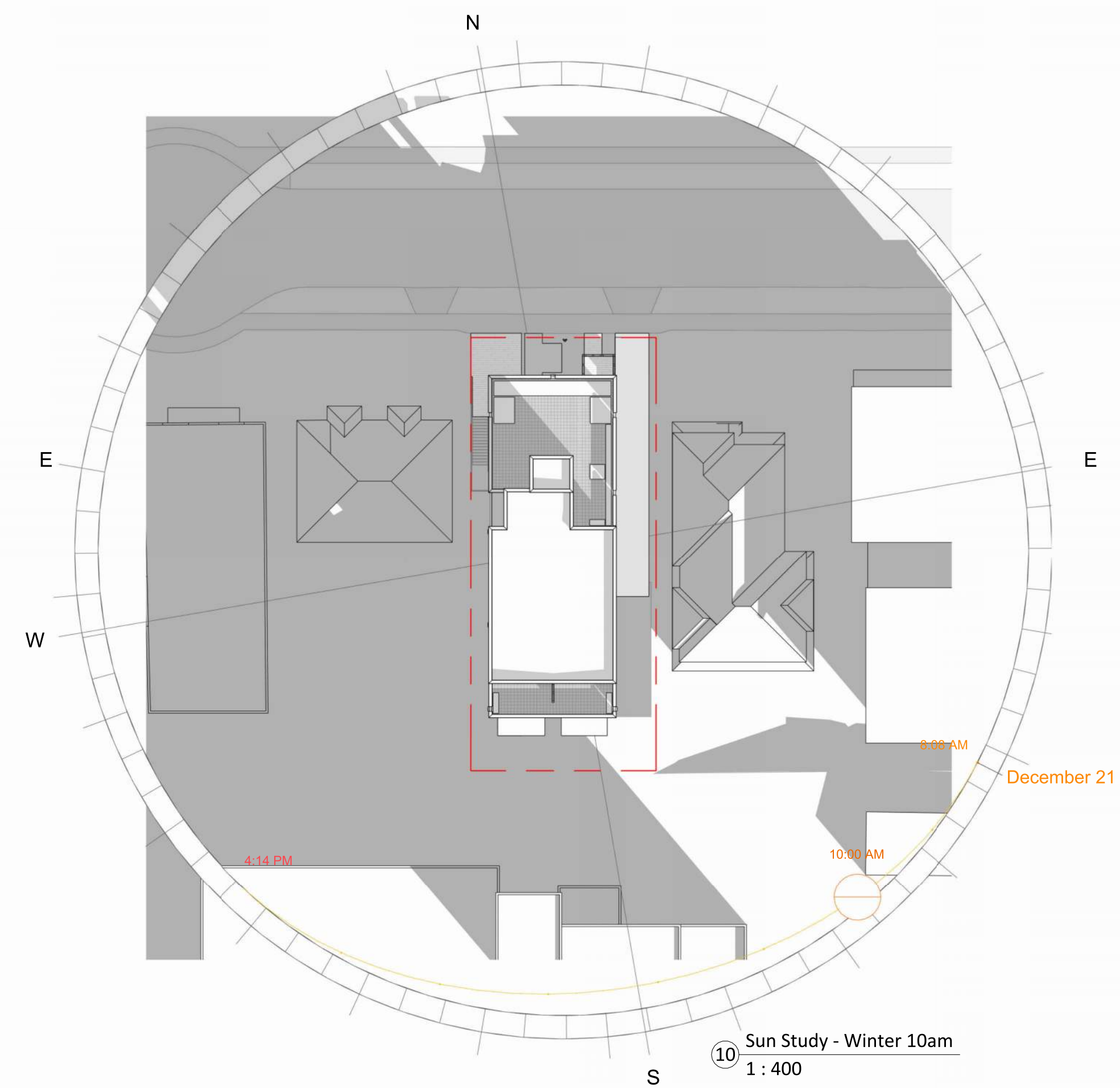
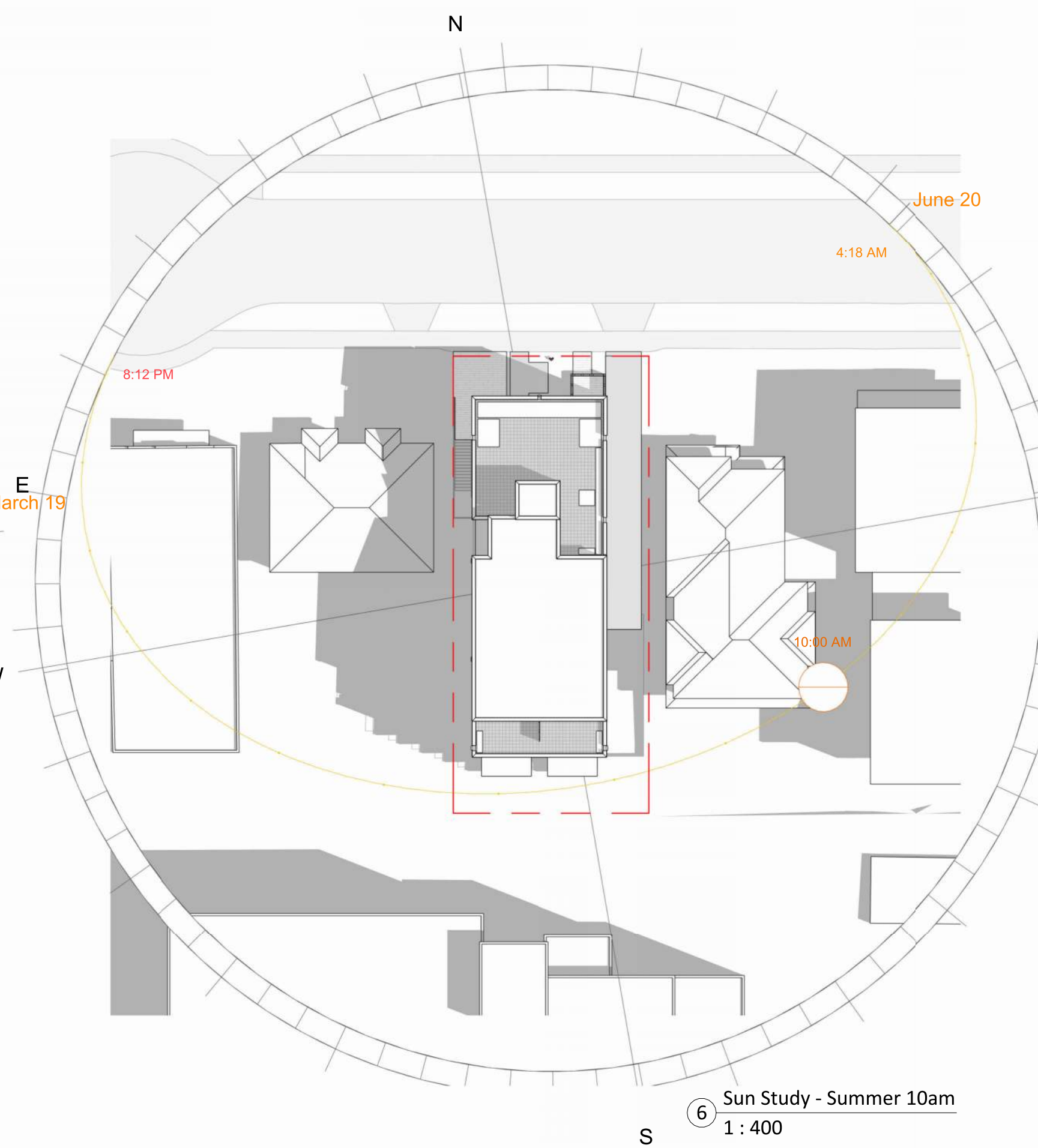
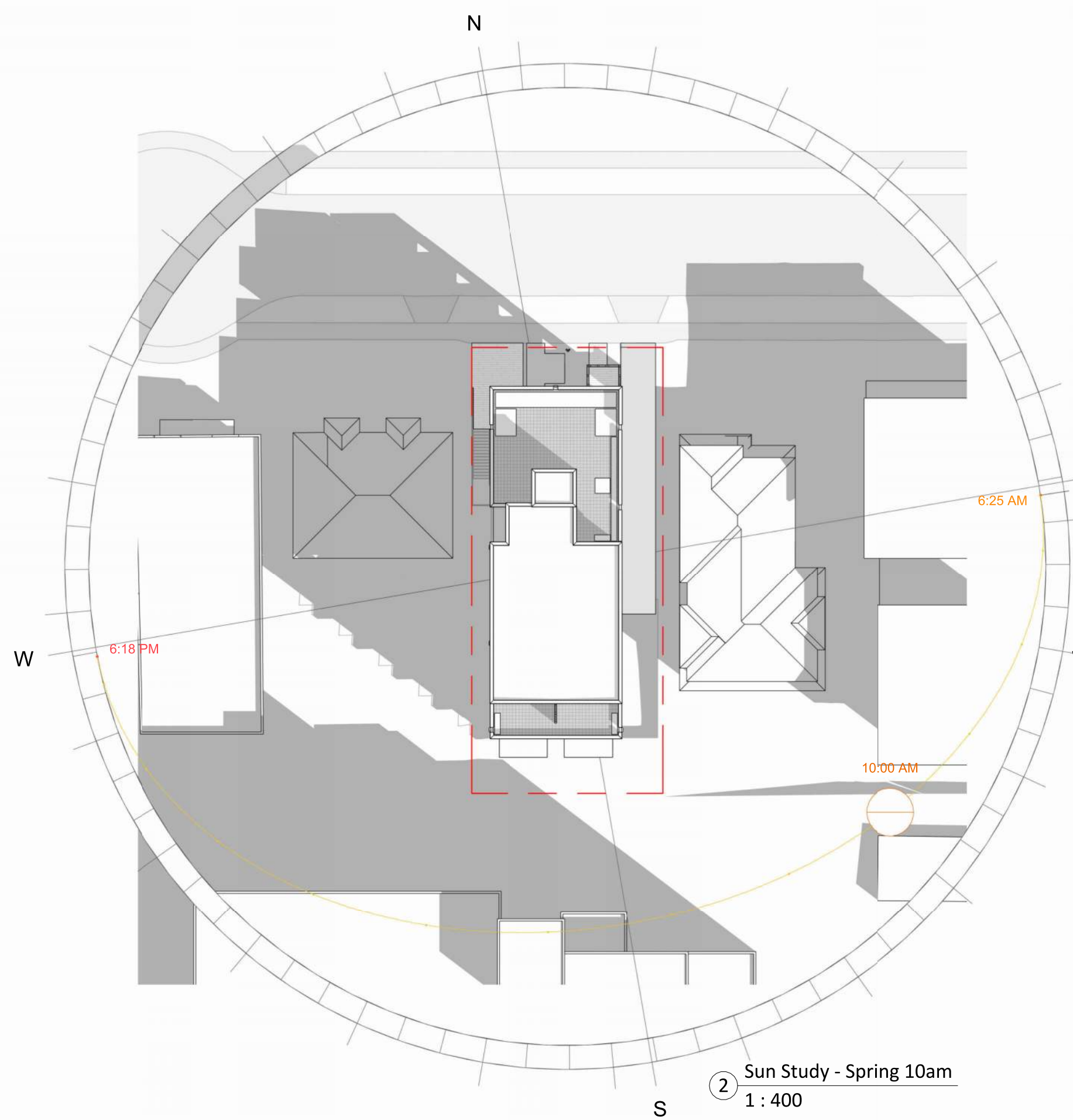
Date 2026-06-01 2:12:21 PM

Drawn by Author

Checked by CLA

**A1.03**

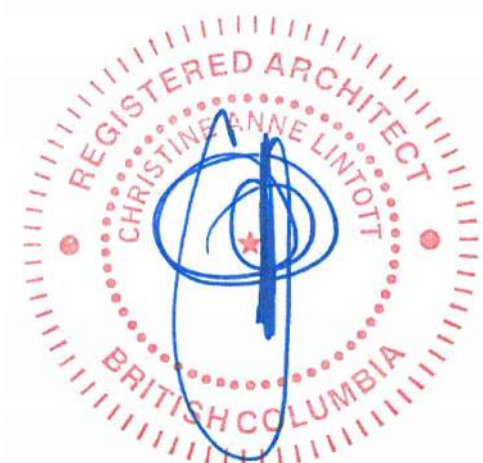
Project # 24-08 Scale 1 : 400



Revision

No.	Description	Date
1	PMT size & clearance revised	2026-05-28
2	Building shift toward north property line 540 mm	2026-05-28
4	Stair shift south	2026-05-28
14	Revisions to bike storage, additional stalls, improved access, stall & aisle dimensions	2026-05-28
15	Suite entry locations revised for code compliant exiting	2026-05-28
16	Revisions to floor plans to accommodate scissor stair	2026-05-28
26	Wall signage for accessibility	2026-05-28
27	Grade of drive aisle and accessible parking stall	2026-05-28
29	Drive aisle width	2026-05-28
30	Storage room does not permit bicycles	2026-05-28

Consultant Seal



915 McClure St

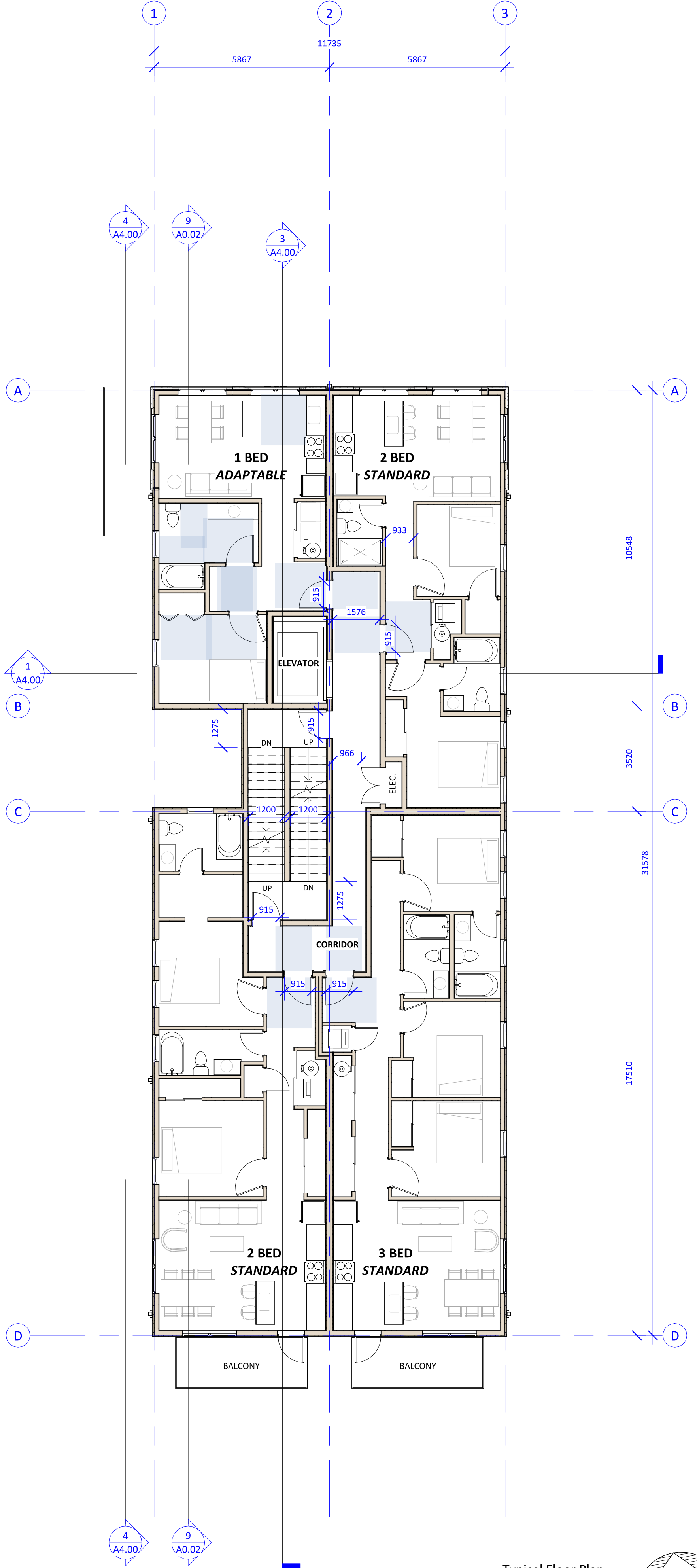
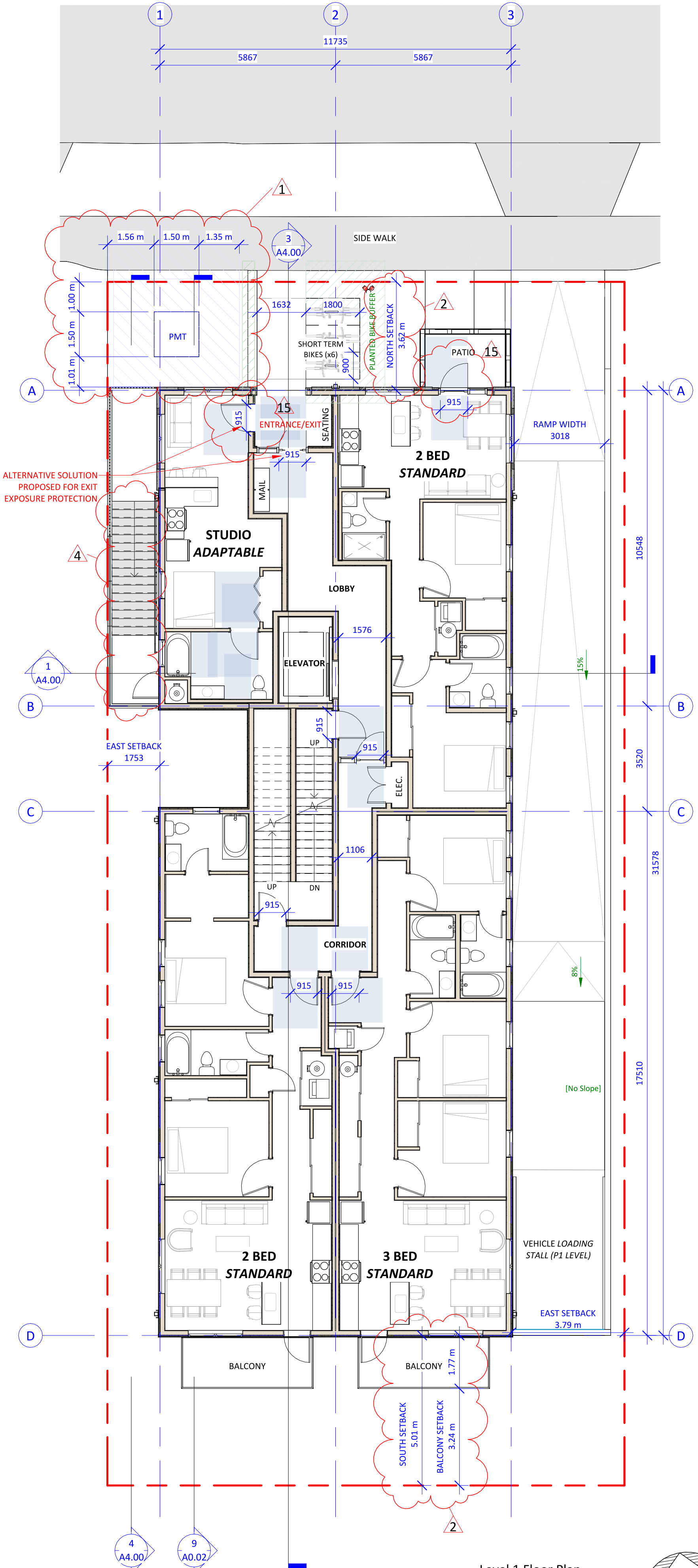
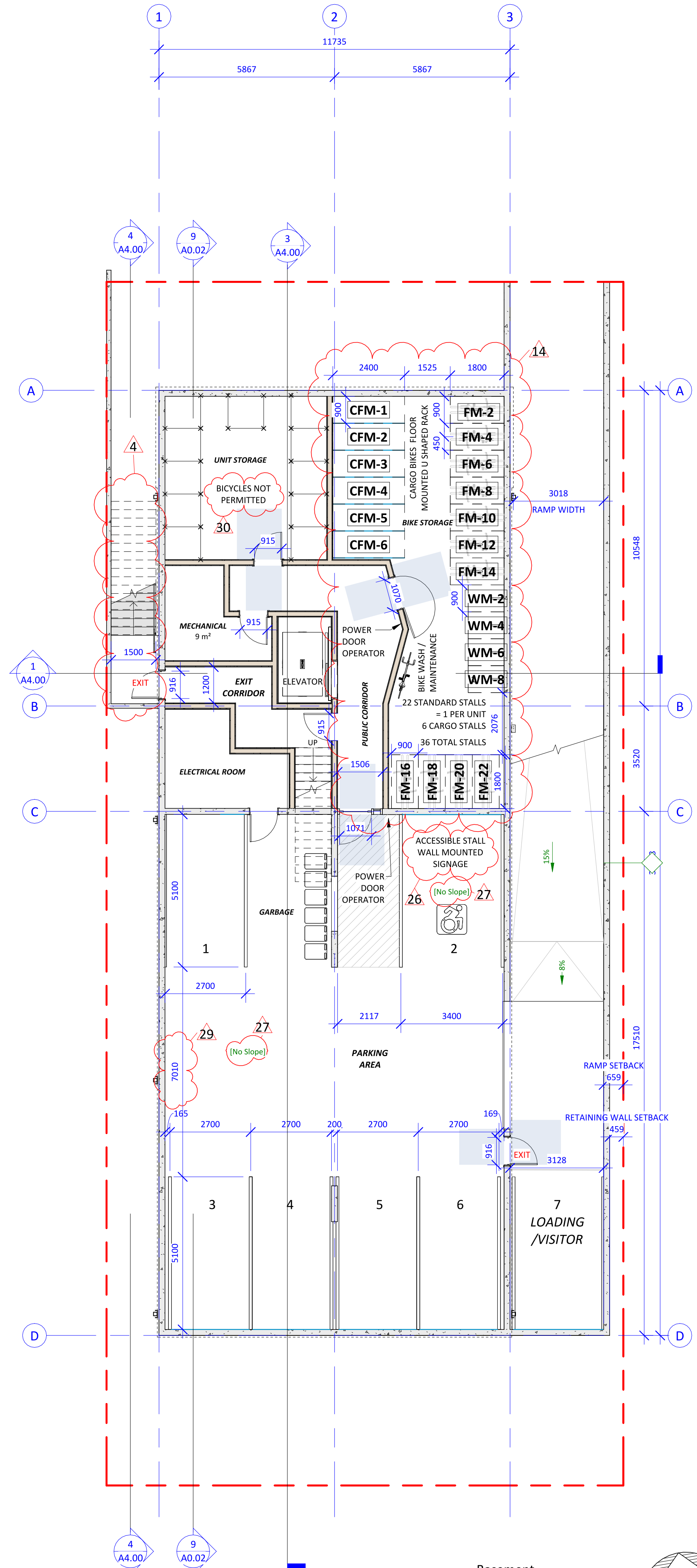
915 McClure Street,  
 Victoria, BC V8V 3E8

FLOOR PLANS - BASEMENT, LEVEL 1, & TYPICAL

Date 2026-06-01 2:12:23 PM  
 Drawn by HJ  
 Checked by CLA

**A2.00**

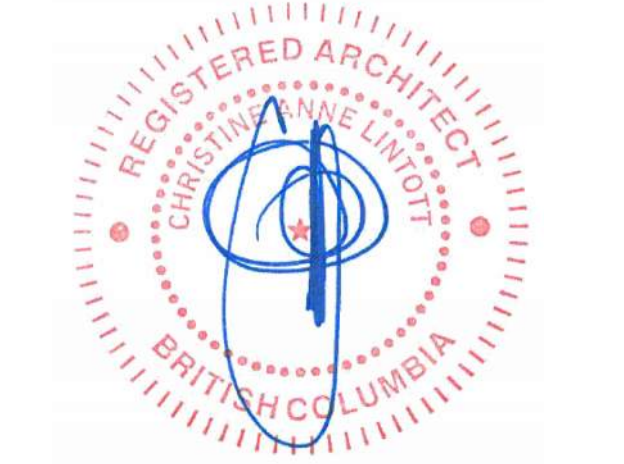
Project # 24-08 Scale 1:100



Revision

No.	Description	Date
2	Building shift toward north property line 540 mm	2026-05-28
16	Revisions to floor plans to accommodate scissor stair	2026-05-28
17	Rooftop structure setbacks	2026-05-28
18	Upper roof line revised	2026-05-28
19	Level 6 setback shifted south to accommodate configuration for scissor stair	2026-05-28

Consultant Seal



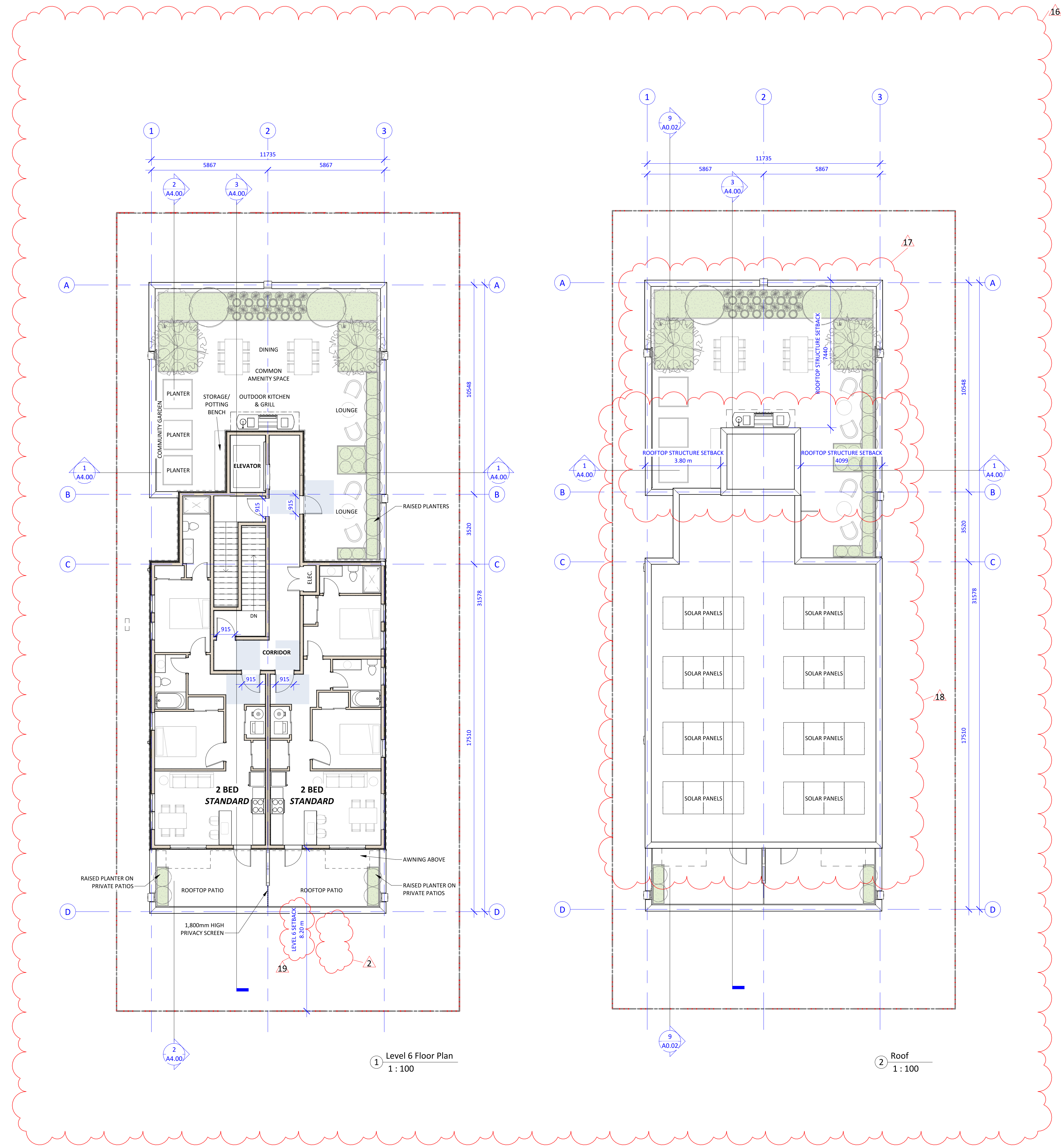
915 McClure St

915 McClure Street,  
 Victoria, BC V8V 3E8

LEVEL 6 & ROOF PLANS

Date	2026-06-01 2:12:25 PM
Drawn by	HJ
Checked by	CLA

**A2.01**





Revision

No.	Description	Date
7	Building Height reduced	2026-05-28
8	Average Grade revised	2026-05-28
18	Upper roof line revised	2026-05-28
20	Fenestrations revised with floor plan adjustments	2026-05-28
21	Void introduced in west facade to meet with FSR requirements	2026-05-28
25	Rooftop structures height	2026-05-28

Consultant Seal



915 McClure St

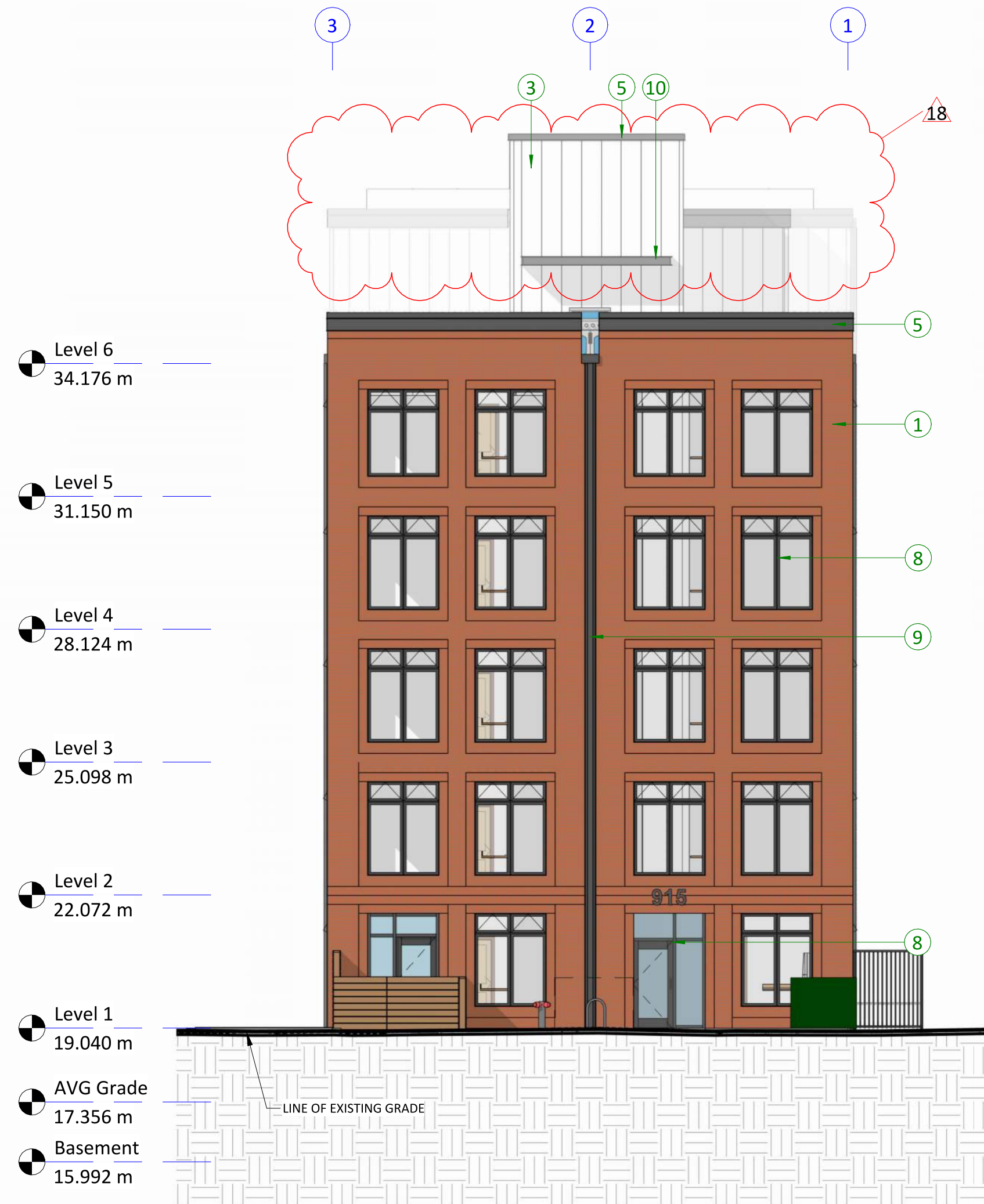
915 McClure Street,  
Victoria, BC V8V 3E8

BUILDING ELEVATIONS

Date 2026-06-01 2:12:36 PM  
Drawn by Author  
Checked by CLA

**A3.00**

Project # 24-08 Scale 1 : 100



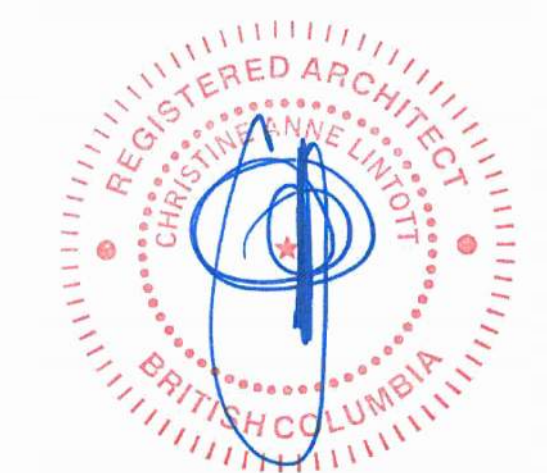
**EXTERIOR MATERIALS LEGEND**

1	BRICK VENEER
2	VERT. CERACLAD, COLOUR: "ASHLAR SLATE"
3	VERT. CERACLAD, COLOUR: "ARCTICE WHITE"
4	CONCRETE
5	METAL FLASHING, COLOUR: "BLACK"
6	METAL FLASHING, COLOUR: "GREY"
7	METAL RAILING, COLOUR: "BLACK"
8	EXTERIOR DOOR & WINDOW FRAME, COLOUR: "BLACK"
9	RAINWATER LEADERS, COLOUR: "BLACK"
10	METAL CANOPY, COLOUR: "BLACK"





No.	Description	Date
18	Upper roof line revised	2026-05-28



915 McClure St

915 McClure Street,  
Victoria, BC V8V 3E8

**EXTERIOR MATERIALS**

Date 2026-06-01 2:12:44 PM

Drawn by Author

Checked by Checker

**A3.10**

Project # 24-08 Scale As indicated



1 Exterior Materials - Partial East Elevation  
1 : 50



2 Exterior Materials - 3D Isometric

EXTERIOR MATERIALS LEGEND	
1	BRICK VENEER
2	VERT. CERACLAD, COLOUR: "ASHLAR SLATE"
3	VERT. CERACLAD, COLOUR: "ARCTICE WHITE"
4	CONCRETE
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8	EXTERIOR DOOR & WINDOW FRAME, COLOUR: "BLACK"
9	RAINWATER LEADERS, COLOUR: "BLACK"
10	METAL CANOPY, COLOUR: "BLACK"

PROPOSED EXTERIOR MATERIALS



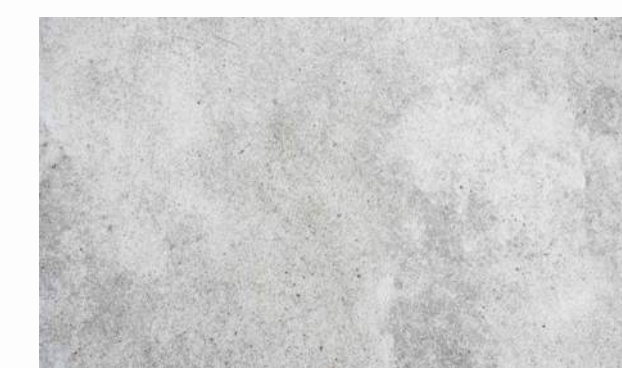
**BRICK VENEER**  
STOCAST BRICK VENEER, RED 04, TINTED MORTAR



**VERTICAL CLADDING**  
CERACLAD, ARCTIC WHITE



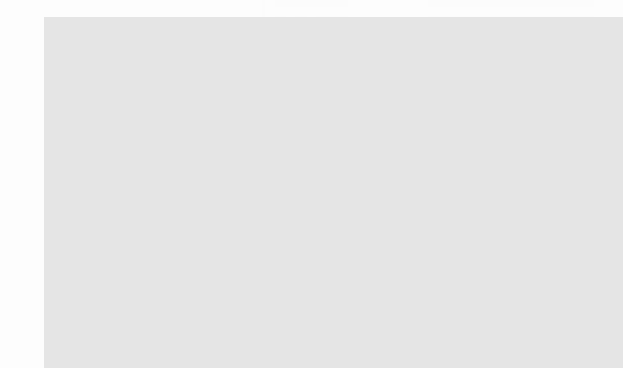
**BLACK**  
PRIMARY FLASHINGS  
RAILINGS  
DOOR & WINDOW FRAME  
SCUPPERS & DOWNSPOUTS



**CAST-IN PLACE CONCRETE**  
CONCRETE FOUNDATION WALLS

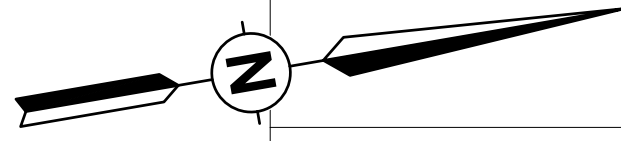


**VERTICAL CLADDING**  
CERACLAD, ASHLAR SLATE



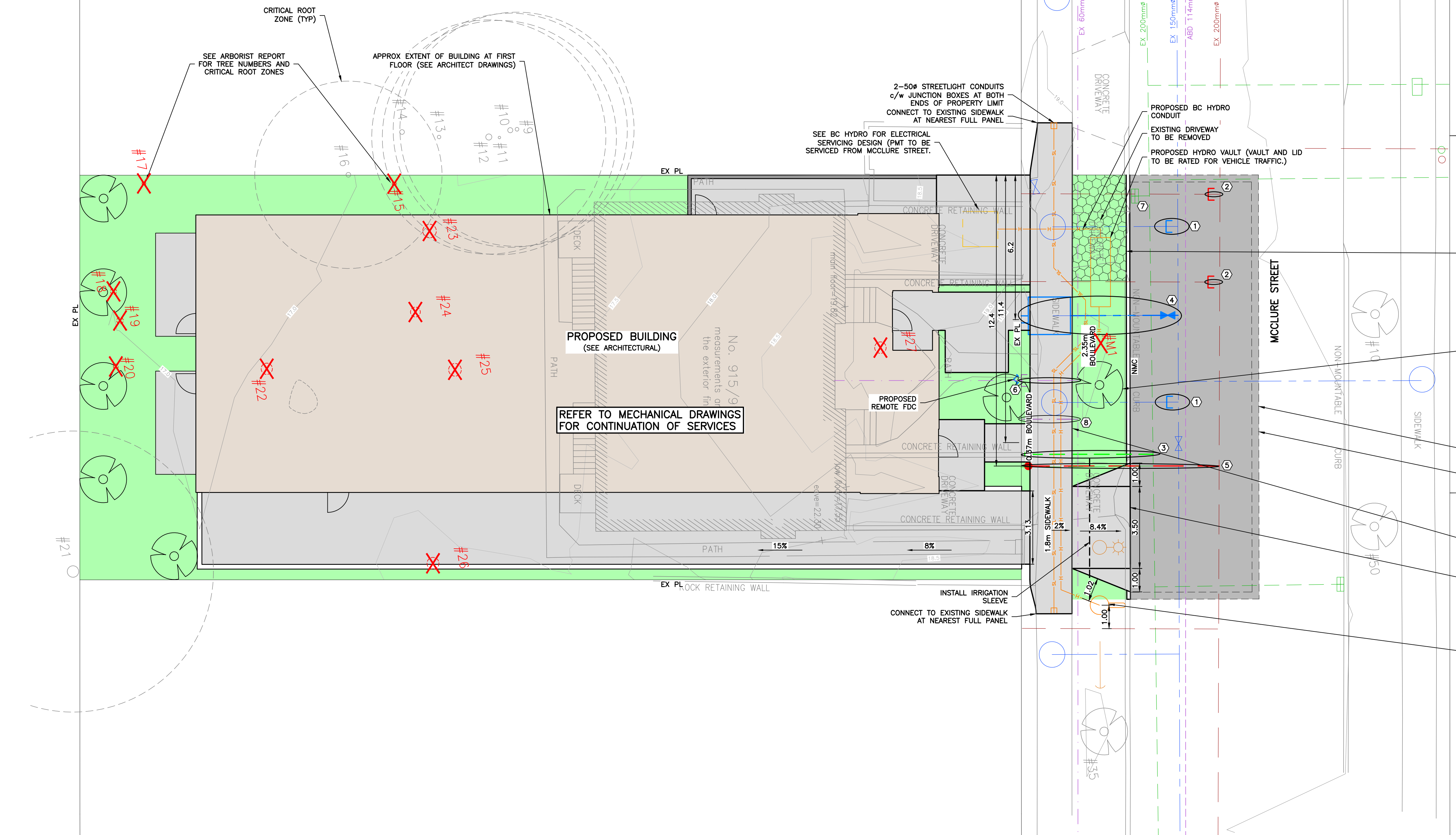
**GREY**  
WALL FLASHINGS





- PLAN NOTES:**
- 1) FOR BUILDING INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS INC.
  - 2) FOR LANDSCAPING, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
  - 3) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
  - 4) FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
  - 5) ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
  - 6) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
  - 7) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

- SHEET NOTES**
- | No. | DESCRIPTION  |
|-----|--|
| ①   | EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE. EXISTING WATER METER TO BE REMOVED.  |
| ②   | EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.   |
| ③   | EXISTING STORM SERVICE (DIAMETER UNKNOWN) TO BE REMOVED. NEW 150# STORM SERVICE CONNECTION AND INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.   |
| ④   | REMOVE EXISTING WATER SERVICE AND CONNECT NEW 100# DOMESTIC WATER AND 150# FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV STD. DWG. SDW23. VAULT AND LID TO BE RATED FOR VEHICLE TRAFFIC. |
| ⑤   | NEW 200# SANITARY SERVICE AND INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.  |
| ⑥   | EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.  |
| ⑦   | REMOVE AND REPLACE CATCH BASIN TO SUIT NEW CURB INSTALLATION BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV DWG. SD S11a.   |
| ⑧   | NEW GAS SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.  |
- EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST INVENTORY BY CAPITAL TREE SERVICE INC.)
- ✗ EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST INVENTORY BY CAPITAL TREE SERVICE INC.)



- SIDEWALK TO BE 150mm THICK FOR HYDRO MAINTENANCE VEHICLE ACCESS. STABILIZATION (E. GRASSCRETE OR SIMILAR) REQUIRED WITHIN BOULEVARD FOR HYDRO MAINTENANCE VEHICLE. ENSURE BC HYDRO VAULT IS RATED FOR HYDRO MAINTENANCE VEHICLE LOADING.
- PROPOSED TREE (SEE LANDSCAPE PLANS)
- ASPHALT LAP JOINT
- PAVEMENT RESTORATION TO CENTERLINE OF MCCLURE STREET. CONCRETE ROAD BASE IN MCCLURE STREET
- SEE LANDSCAPE DRAWINGS FOR SIDEWALK DETAILS (TYP)
- DRIVEWAY LETDOWN AS PER CITY OF VICTORIA SPECIFICATIONS (FINAL CONFIGURATION TO BE CONFIRMED DURING DETAILED DESIGN).
- PROPOSED RELOCATED POLE LOCATION

DRAWING COORDINATES ARE LOCAL BASED ON UTM NAD 83 REFERENCE MONUMENT

MON No. 9-39	N: 5365309.565, E: 473752.996, Z: 23.661
MON No. 9-40	N: 5365324.681, E: 473536.122, Z: 28.892
MON No. 9-41	N: 5365241.356, E: 473443.220, Z: 18.795
MON No. 9-42	N: 5365222.976, E: 473550.376, Z: 19.176
MON No. 9-46	N: 5365128.816, E: 473722.520, Z: 17.890
MON No. 9-82	N: 5365043.229, E: 473708.092, Z: 18.543
MON No. 9-83	N: 5365144.316, E: 473536.867, Z: 14.625

ALL DISTANCES ARE GROUND LEVEL DISTANCES AND ELEVATIONS ARE GEODETIC ELEVATIONS

PLAN  
1:100

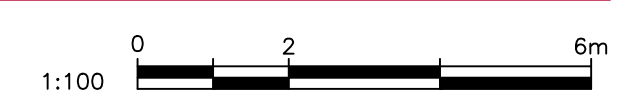
JUNE 1, 2026  
**RE-ISSUED FOR DEVELOPMENT PERMIT**

**NOT FOR CONSTRUCTION**

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY V.I. POWELL & ASSOCIATES

SEE AND ARCHITECTURAL, LANDSCAPE DRAWINGS

PERMIT TO PRACTICE  
McElhanney Ltd.  
PERMIT NUMBER: 1003299  
Engineer and Geoscientist of BC



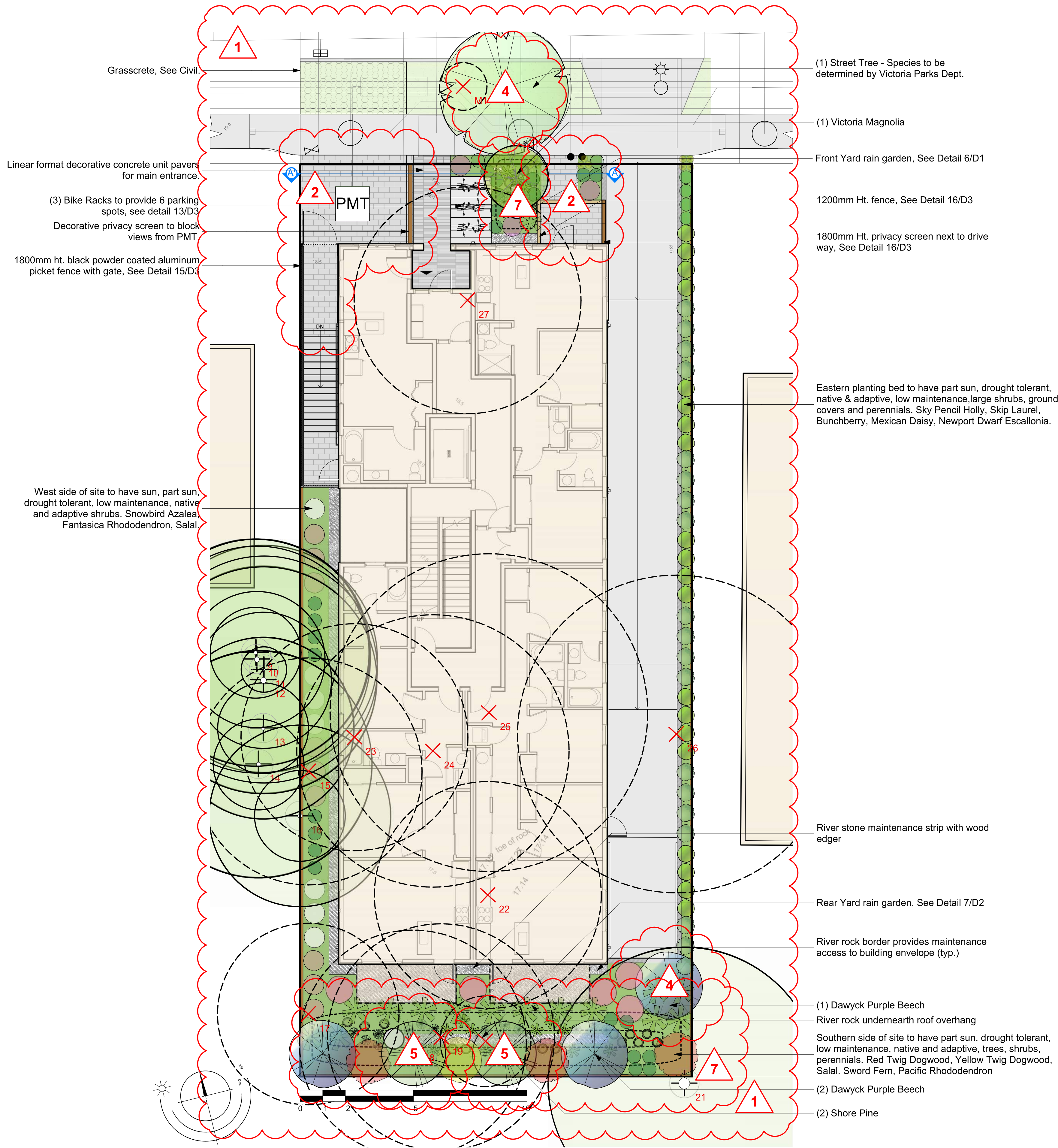
C:\Users\m\OneDrive\Desktop\Projects\2025\25-022-00-C01.DWG 6/2/2026 8:52 AM LADOTT

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
2	2026-06-01	AP	DEVELOPMENT PERMIT RE-SUBMISSION				
1	2025-12-12	AP	DEVELOPMENT PERMIT SUBMISSION				

**McElhanney**  
500 - 3960 QUADRA STREET  
VICTORIA, BC V8X 4A3 PH (250) 370-9221

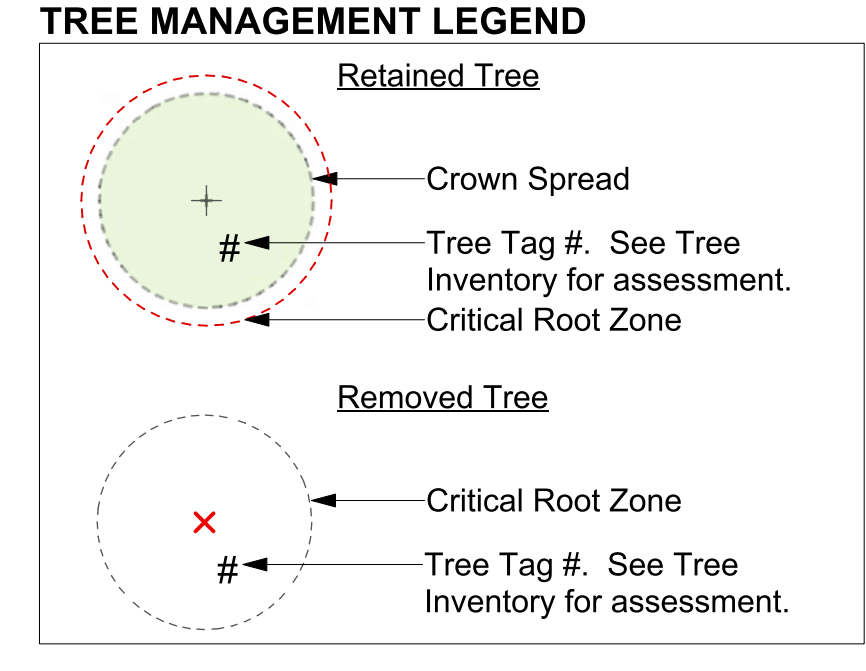
PROJECT: 915 MCCLURE STREET VICTORIA, BC	SCALE: HORIZ: AS NOTED VERT: AS NOTED
TITLE: PRELIMINARY CIVIL PLAN	PROJECT NO. 25-022 ISSUED/REVISION 2
	APPROVING AUTHORITY FILE NO.
	DRAWING NO. 25-022-C01



1 915-917 McClure Street | Landscape Concept Plan | GF  
Scale: 1:100

### MATERIALS LEGEND

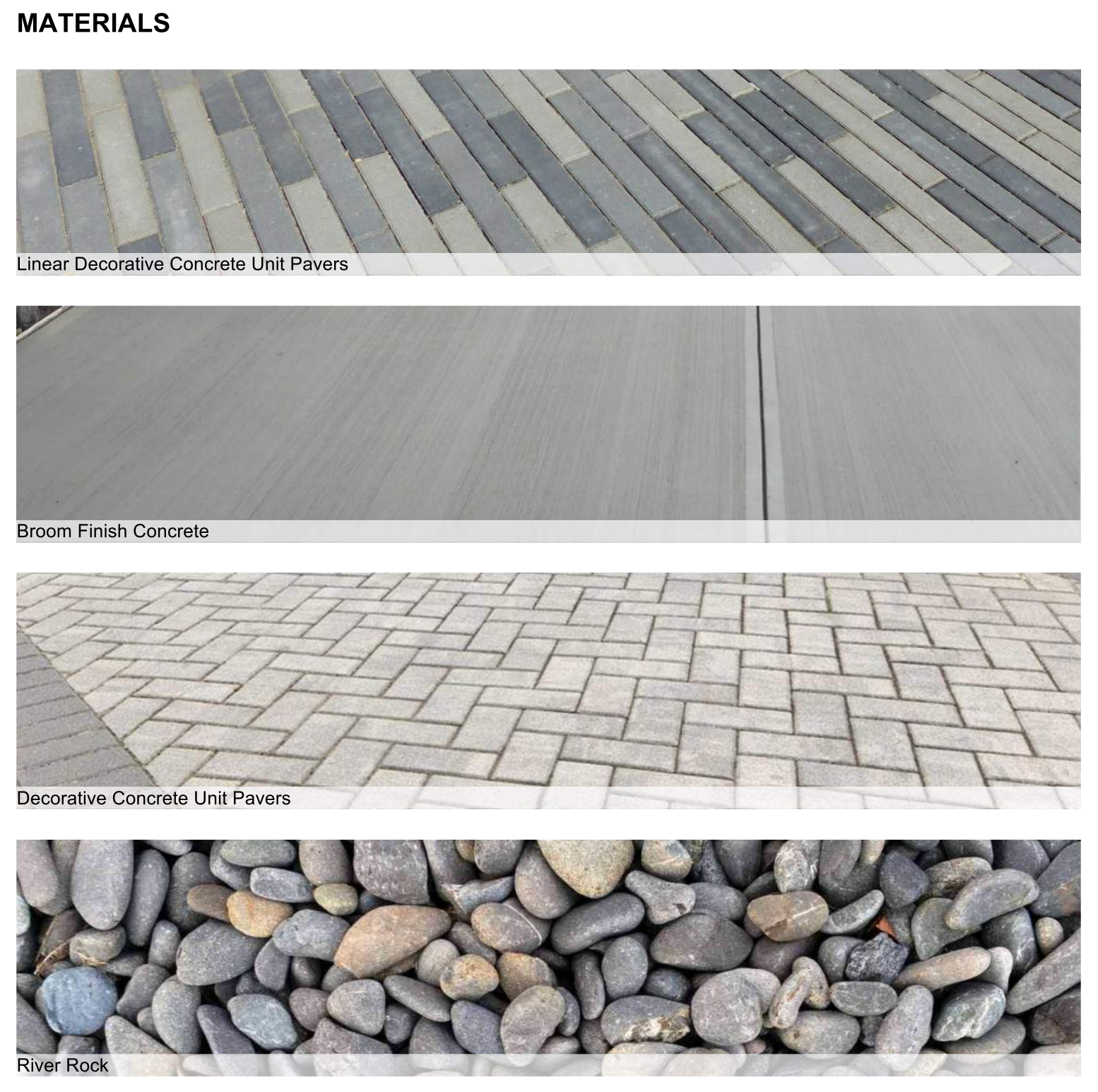
- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Concrete
- Decorative Concrete Unit Pavers
- Linear Decorative Concrete Unit Pavers
- Hydrapressed Slab
- Planting beds
- Proposed Sod
- Riverstone
- Property Line
- Proposed Retaining Wall - By Others
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Wood Privacy Fence
- 1.8m Ht Aluminum picket fence
- Section Line
- Soil Volume area



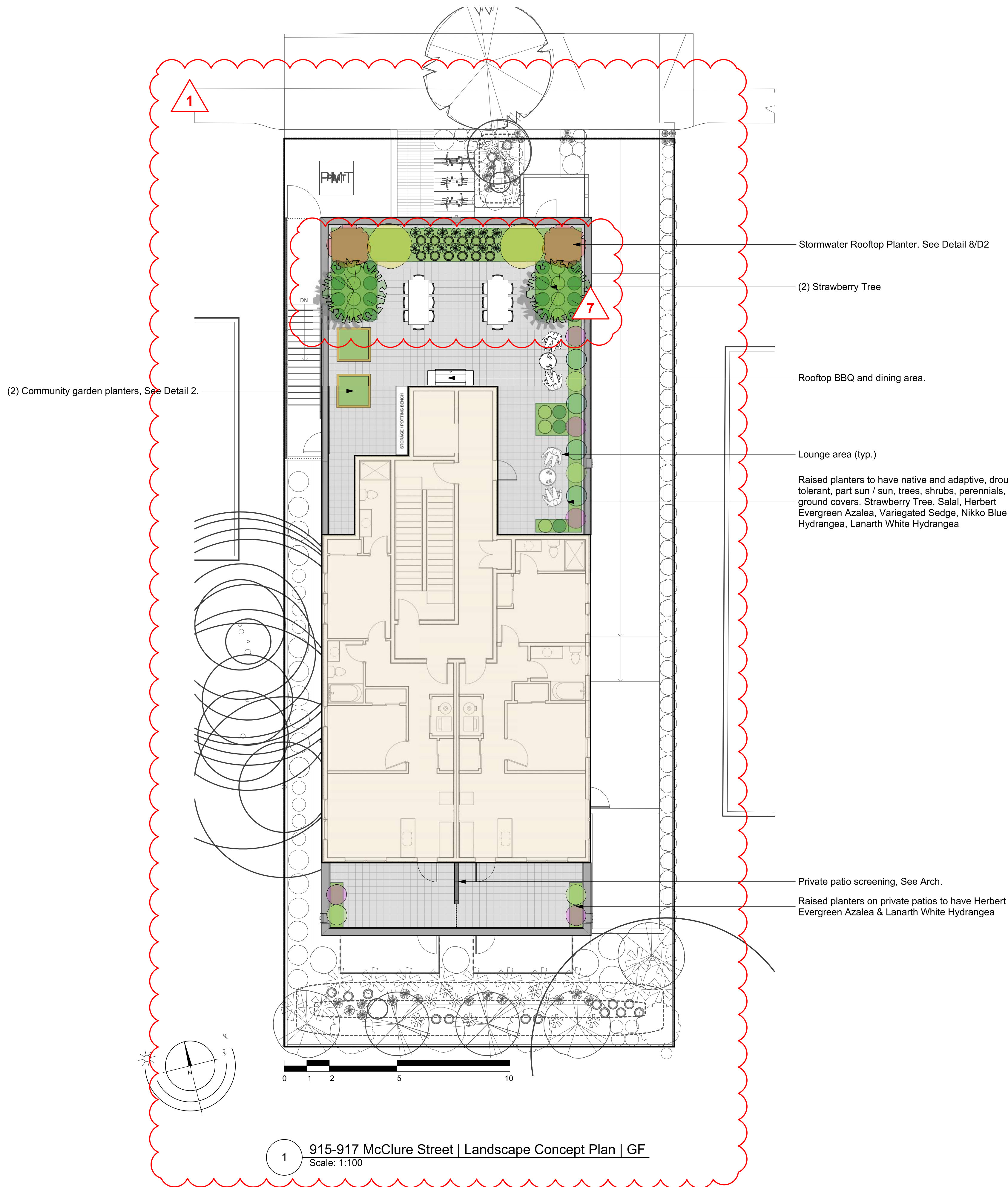
- ### REVISIONS
- Updated landscape design to match architectural & civil update
  - Added material - Decorative Concrete Unit Paver
  - Updated plant list
  - Replacement Tree & Boulevard Tree Added
  - Tree Species Changed
  - Updated Soil Volume & Tree Preservation Summary Charts
  - Added rain garden/ bioswale/ water retention planter
  - Added & Updated Details
  - Added & Updated Legend

### Recommended Nursery Stock

On Site	Botanical Name	Common Name	Size
3	Arbutus unedo	Strawberry Tree	6cm Cal.
	Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	6cm cal.
	Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
	Pinus contorta	Shore Pine	2m ht.
	Street Trees - Species to be determined by the City of Victoria Parks Dept.		
Off Site Total: 1			
<b>Large Shrubs</b>			
Total: 45			
	Botanical Name	Common Name	Size
	Cornus stolonifera	Redtwig Dogwood	#5 pot
	Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	#5 pot
	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	2.0m ht.
	Prunus laurocerasus 'Schiplensis'	Skip Laurel	2.0m ht.
	<b>Medium Shrubs</b>		
Total: 37			
	Botanical Name	Common Name	Size
	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#3 pot
	Azalea 'Snowbird'	Snowbird Azalea	#3 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 pot
	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#3 pot
	Rhododendron 'Fantastica'	Fantastica Rhododendron	#3 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot
	<b>Small Shrubs</b>		
Total: 46			
	Botanical Name	Common Name	Size
	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
	Gaultheria shallon	Salal	#1 pot
	<b>Perennials, Annuals and Ferns</b>		
Total: 110			
	Botanical Name	Common Name	Size
	Blechnum spicant	Deer Fern	#1 pot
	Carex 'Ice Dance'	Variiegated Sedge	#1 pot
	Carex mertensii	Merten's Sedge	#1 pot
	Carex obnupta	Slough Sedge	#1 pot
	Cornus stolonifera	Redtwig Dogwood	#5 pot
	Festuca idahoensis	Idaho Fescue	#1 pot
	Polystichum munium	Sword Fern	#1 pot
	<b>Groundcovers</b>		
Total: 5			
	Botanical Name	Common Name	Size
	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot



# 915-917 McClure Street | Landscape Concept Plan | GF



### MATERIALS LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Concrete
- Decorative Concrete Unit Pavers
- Linear Decorative Concrete Unit Pavers
- Hydrapressed Slab
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- Riverstone
- Property Line
- Proposed Retaining Wall - By Others
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Wood Privacy Fence
- 1.8m Ht Aluminum picket fence
- Section Line
- Soil Volume area

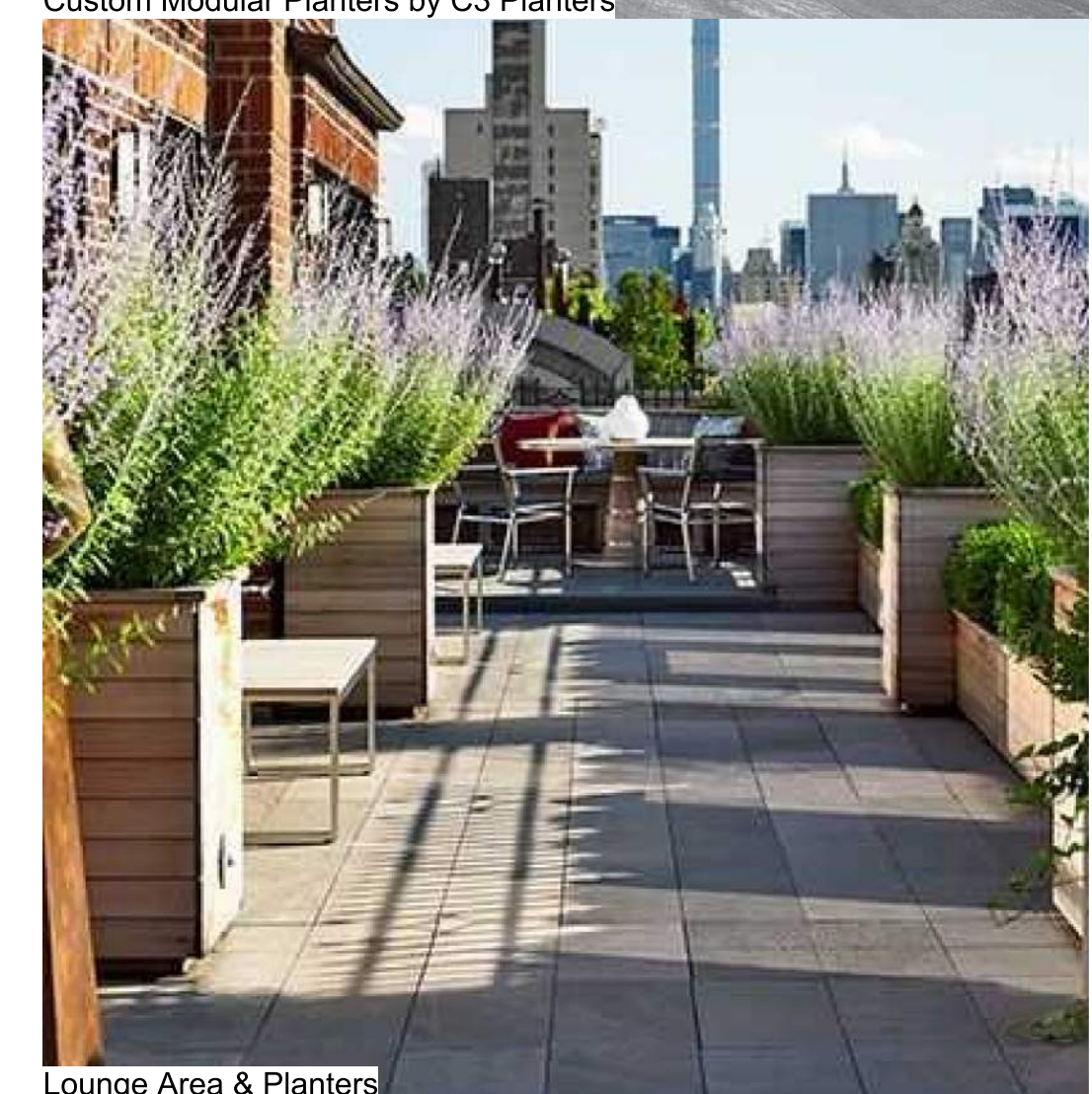
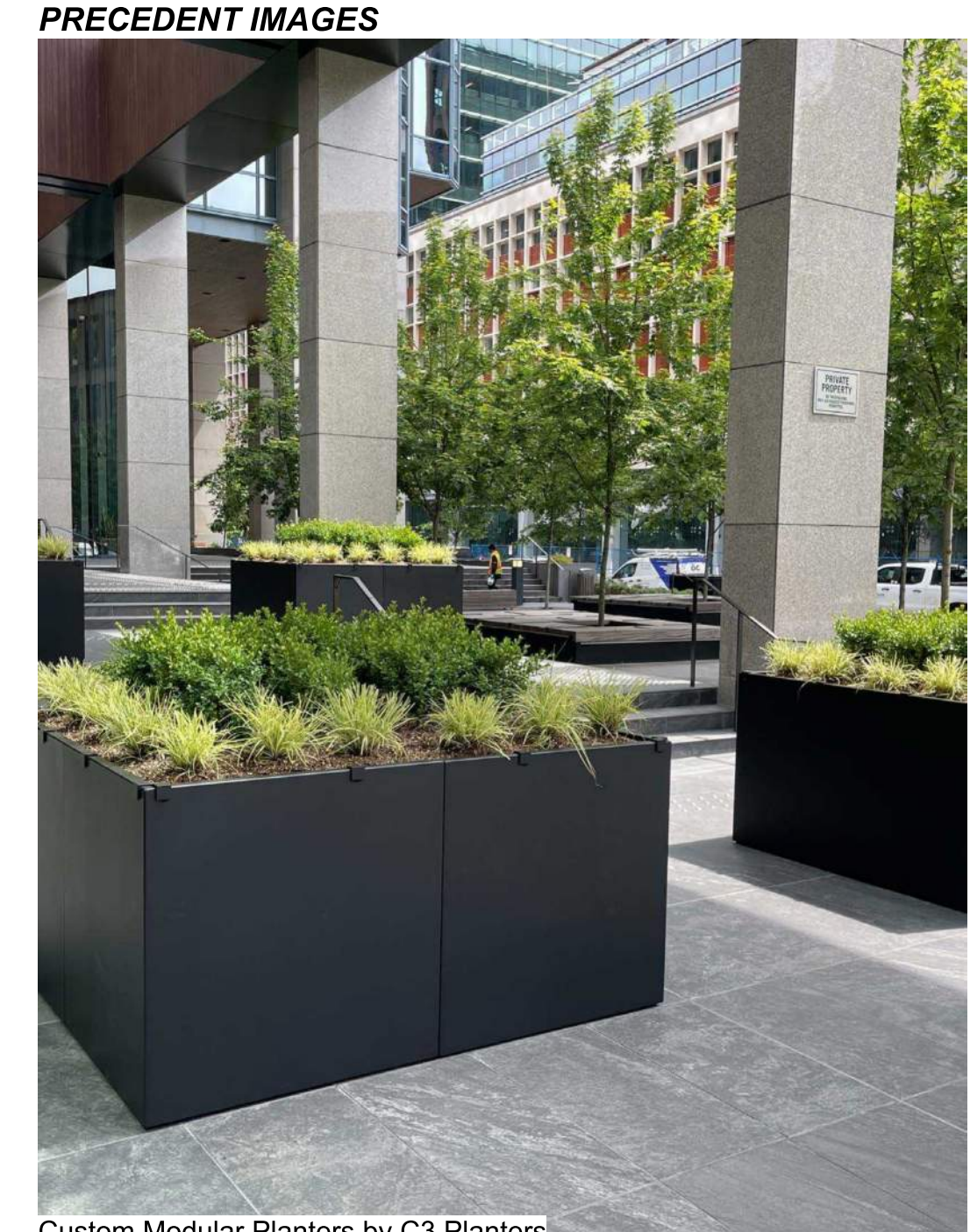
### TREE MANAGEMENT LEGEND

**Retained Tree**

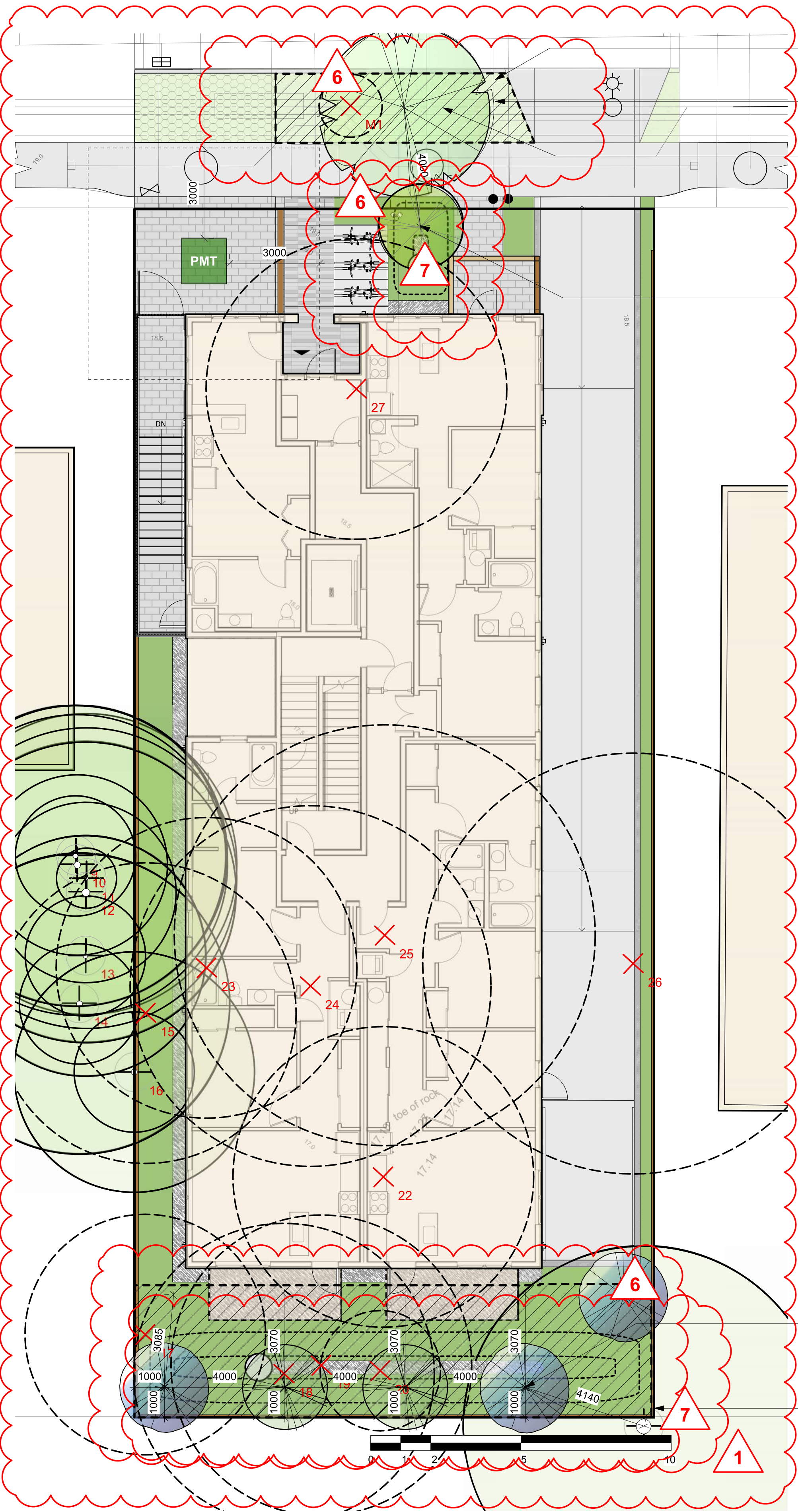
- Crown Spread
- Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

**Removed Tree**

- Critical Root Zone
- Tree Tag #. See Tree Inventory for assessment.



- ### REVISIONS
1. Updated landscape design to match architectural & civil update
  2. Added material - Decorative Concrete Unit Paver
  3. Updated plant list
  4. Replacement Tree & Boulevard Tree Added
  5. Tree Species Changed
  6. Updated Soil Volume & Tree Preservation Summary Charts
  7. Added rain garden/ bioswale/ water retention planter
  8. Added & Updated Details
  9. Added & Updated Legend



NOTE: 15m<sup>3</sup> of soil volume MINIMUM to be provided within grass Blvd. with a minimum depth of 700mm

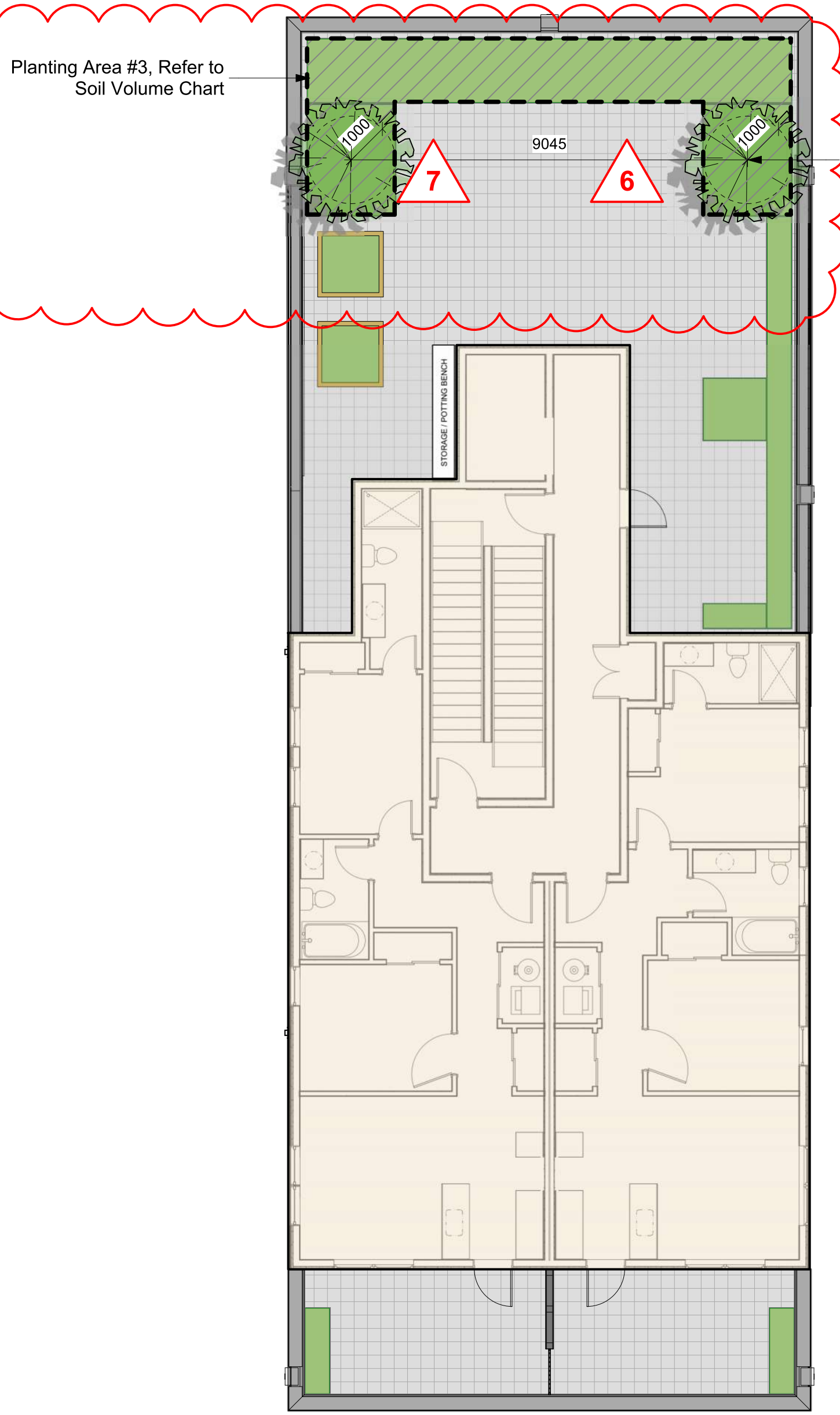
Planting Area #2, Refer to Soil Volume Chart

(1) Medium Size Class Street tree - Species TBD by Victoria Parks Dept.

(1) Small Non-Replacement Tree - Victoria Magnolia

(5) Medium Size Class Tree - (3) Dawyck Purple Beech, (2) Shore Pine

Planting Area #1, Refer to Soil Volume Chart



2 915-917 McClure Street | Tree Management Plan | Roof Level  
Scale: 1:100

### MATERIALS LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
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- 1.2m Ht Wood Privacy Fence
- 1.8m Ht Aluminum picket fence
- Section Line
- Soil Volume area

### TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
<b>ONSITE Minimum replacement tree requirement</b>			
A. Protected Trees Removed	6	x1	A. 6
B. Replacement Trees Proposed per Schedule "E", Part 1	5	x1	B. 5
C. Replacement Trees Proposed per Schedule "E", Part 2	2	x0.5	C. 1
D. Replacement Trees Proposed per Schedule "E", Part 3		x1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. 6
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
<b>ONSITE Minimum trees per lot requirement (onsite trees)</b>			
G. Tree minimum on lot			G. 3
H. Protected trees retained (other than specimen trees)		x0	H. 0
I. Specimen trees retained	0	x3	I. 0
J. Trees per lot deficit (G-(B+C+H+I)) Record 0 if negative number			J. 0
<b>OFFSITE Minimum replacement tree requirement (offsite trees)</b>			
K. Protected trees Removed	0	x1	K. 0
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	0	x1	L. 0
M. Replacement trees proposed per Schedule "E" Part 2	0	x0.5	M. 0
N. Total replacement trees proposed (L+M) Round down to nearest whole number			N. 0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number			O. 0
<b>Cash-in-lieu requirement</b>			
P. Trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number			P. 6
Q. Trees proposed for cash-in-lieu. Enter 0			Q. 0
R. Cash-in lieu proposed ((P+Q) x \$2000)			R. 0

### SOIL VOLUME TABLE

Planting Area ID	Area (M <sup>2</sup> )	Soil Volume multiplier <sup>1</sup>	Estimated Soil Volume	Replacement Tree Proposed							Total
				A	B	C	D	E	F	G	
Onsite											
1	75.71	1	75.71		5			0	75	0	75
2	18.7	1	18.7		1			0	20	0	20
3	26.28	0.62	16.2936		2			12	0	0	12
Offsite (Excluding City Property)											
Planting Area OSA X											
Excluding City Property											
Calculation											

### TREE INVENTORY

Capital Tree Service Inc.

Appendix A - Tree Inventory/Hazard Ratings Summary

Location: 915 McClure Street, Victoria, BC V8V 3E8

Date: October 29, 2025 Conditions: 14°C, mostly sunny, 17km/hr WSW

Tag #	Species	DBH (cm)	Canopy (T/m)	Health/Structure	Bylaw Protected	Action	Observations	Comments
M1	Japanese zelkova	8	1	G/F	Yes		Young tree. Narrow angle of attachment. Poor aspect ratio in unions.	
27	Kobus magnolia	49	5	G-F/P	Yes		2x stem ~1.3m above grade (27+22cm DBHs). Poor aspect ratio in union. Some deadwood. Pruned for building clearance resulting in an uneven canopy.	
26	European ash	51	7	F/F	Yes		2x stem ~1.8m above grade. Epicormics. Some deadwood. Webbing play structure in tree.	
25	Purple leaf plum	54	5	F-P/P	Yes		2x stem ~0.3m above grade (31+32cm DBHs). Narrow angle of attachment. Poor aspect ratio in union. Epicormics. Dieback. Deadwood. Swing in tree. Webbing play structure in tree.	
24	Cherry	42	6	F/P	Yes		3x stem ~1m above grade (20+22cm DBHs). Significant previous pruning cuts. Uneven canopy. Epicormics. Gummosis.	
23	Douglas fir	58	5	F/F	Yes		Surface roots towards house. Uneven root flare. Chlorosis. Over extended branches. Swing in tree.	
22	Apple	48	5	F/F	Yes		3x stem ~1m above grade (18, 20, and 10cm DBHs). Poor aspect ratio in unions. Uneven canopy. Epicormics. Canibal splitting.	
21	Sycamore maple	49	6	G-F/P	Yes		2x stem at grade (35+14cm DBHs). Uneven canopy. Lean over fence. Epicormics.	
20	English holly	21	2	G/P	No		Ivy. Lean. Previously topped.	
19	Plum	28	5	F-P/P	No		Failed stem resulting in 4 stems (4, 12, 7, and 9cm DBHs)	
18	Plum	26	5	F-P/P	No		3x stem from failed stem (14, 5, and 7cm DBHs). Over grown with vines. Laying over other stems.	
17	Plum	16	4	F-P/P	No		2x stem (9+12cm DBHs). Overgrown with vines. Uneven canopy. Other smaller plums rooted nearby (enter ground as separate stems).	
16	Plum	20	4	F/P	No		2x stem ~0.3m above grade (10+10cm DBHs). Poor aspect ratio in union. Narrow angle of attachment. 1 stem with significant lean and ivy while other stem has been topped.	
15	Cherry	17	5	F-F/P	No		Lean. Uneven canopy. Gummosis.	
14	Cherry	20	5	F-F/P	No		Lean onto neighbours. Uneven canopy. Gummosis.	
13	Cherry	15	4	F-F/P	No		Girdled by rope ~1.2m above grade. Uneven canopy. Canopy over neighbours. Gummosis.	
12	Cherry	26	5	F/P	No		4x stem at grade (8, 6, 12, and 3cm DBHs). Poor previous pruning. Gummosis. Ivy.	
11	Cherry	11	5	F-F/P	No		Lean. Previously reduced. Gummosis.	
10	Cherry	22	5	F-F/P	No		1 stem previously removed. Uneven canopy. Dieback. Deadwood. Poor aspect ratio in unions. Gummosis. Ivy.	
9	Cherry	16	5	F-F/P	No		Sweeping stem. Ivy. Uneven canopy. Gummosis.	

### TREE MANAGEMENT LEGEND

**Retained Tree**

- Crown Spread
- Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

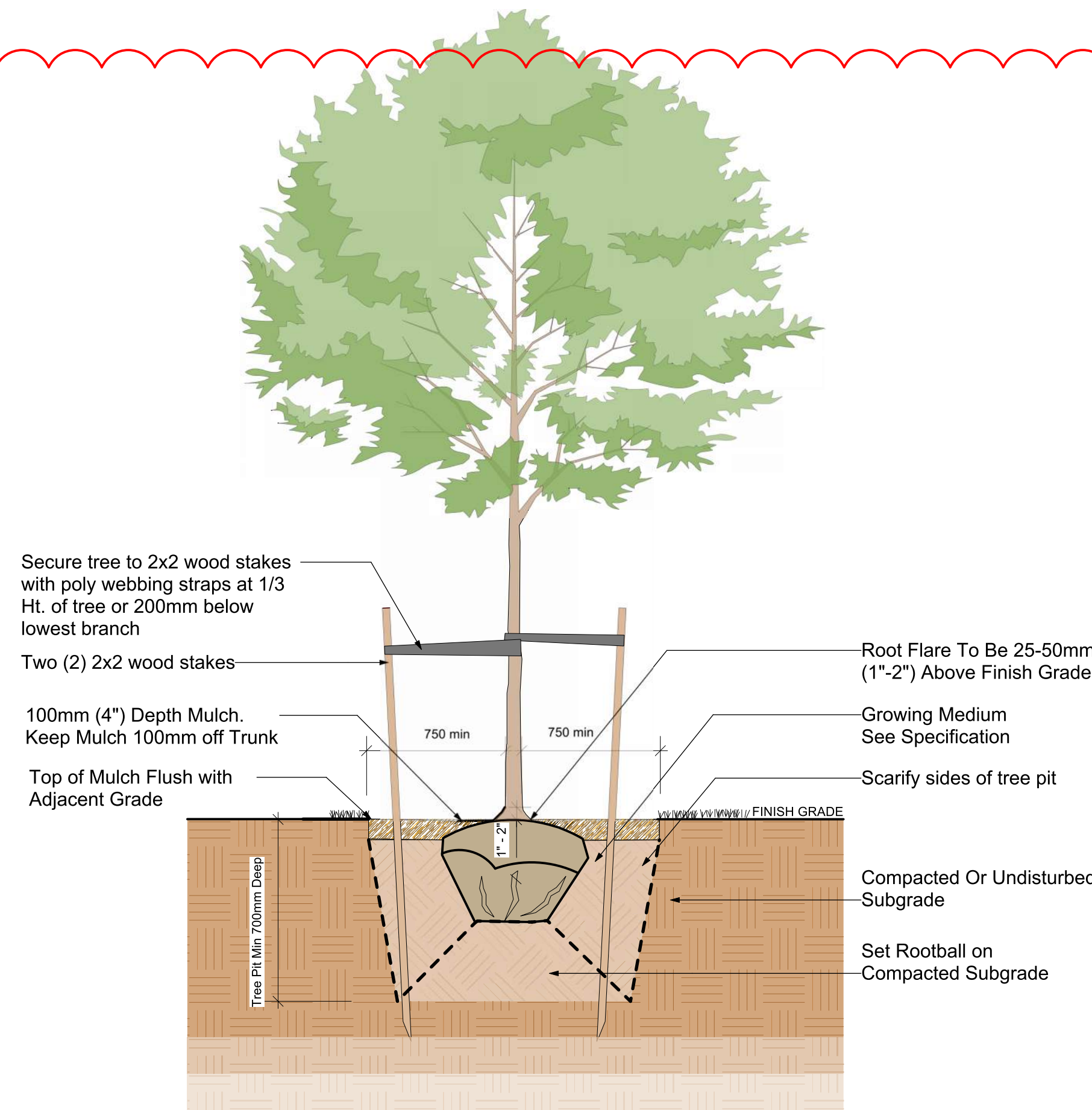
**Removed Tree**

- Critical Root Zone
- Tree Tag #. See Tree Inventory for assessment.

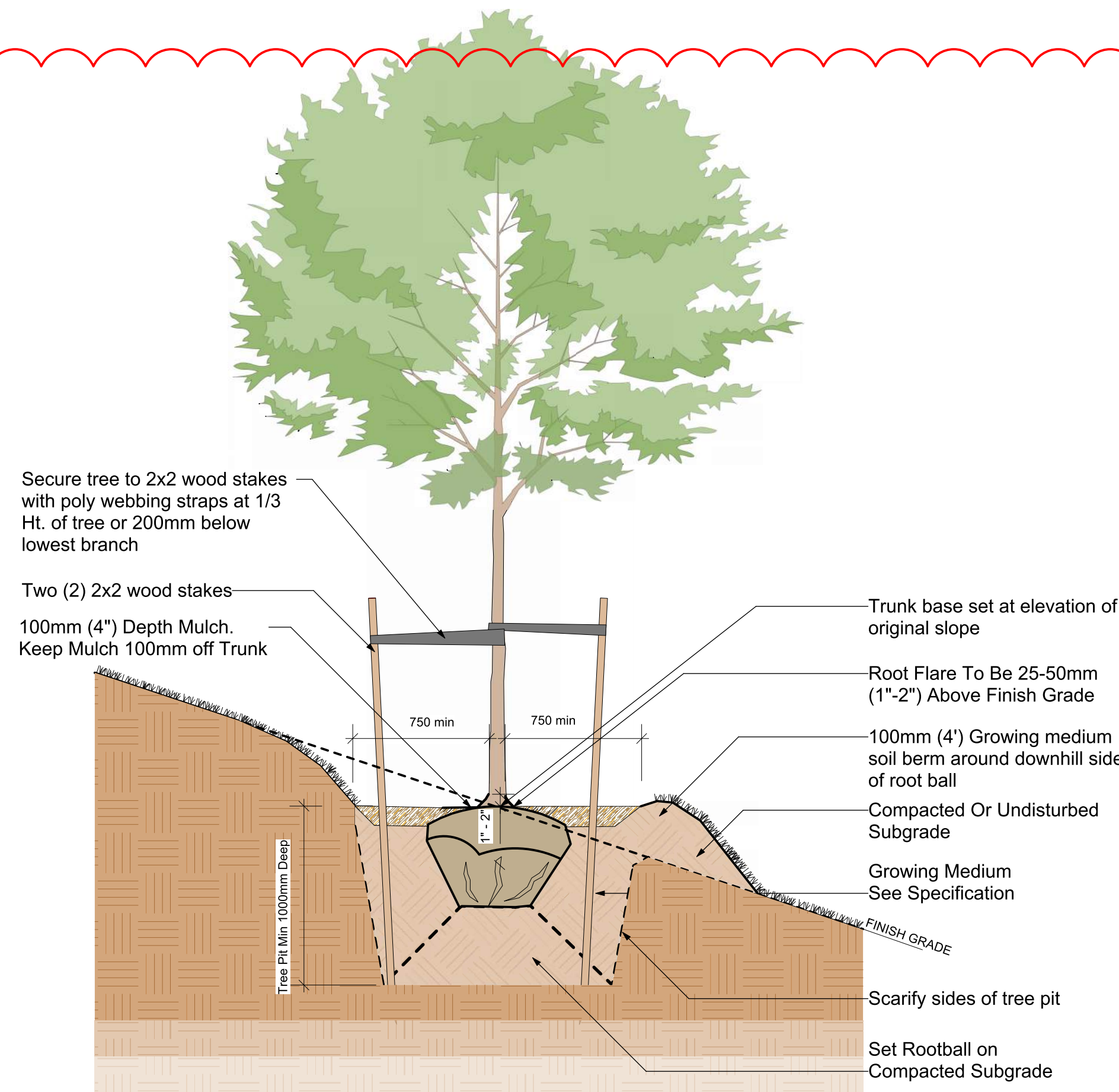
- ### REVISIONS
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1 915-917 McClure Street | Tree Management Plan | Ground Floor  
Scale: 1:100

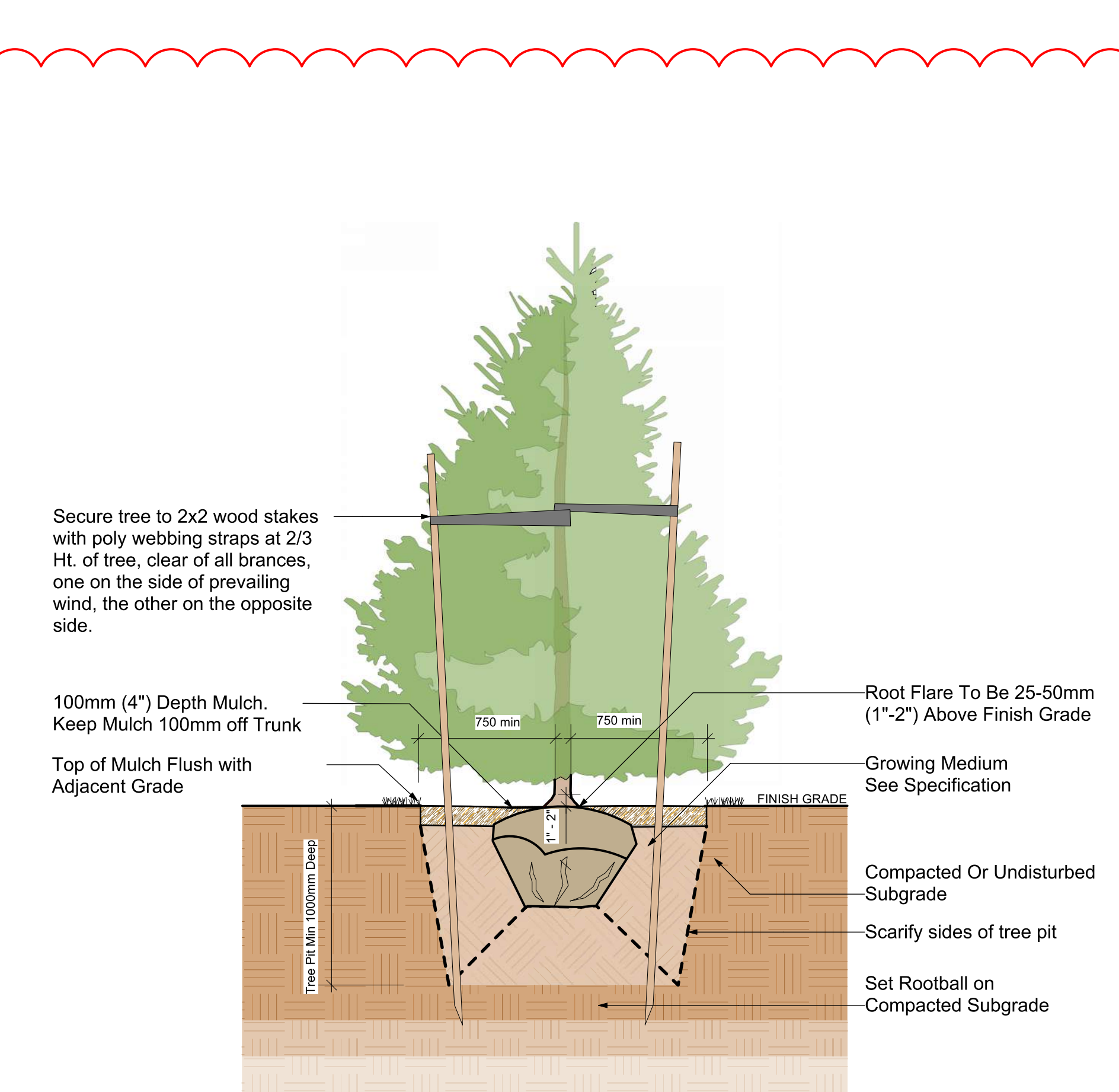
# 915-917 McClure Street | Tree Management Plan



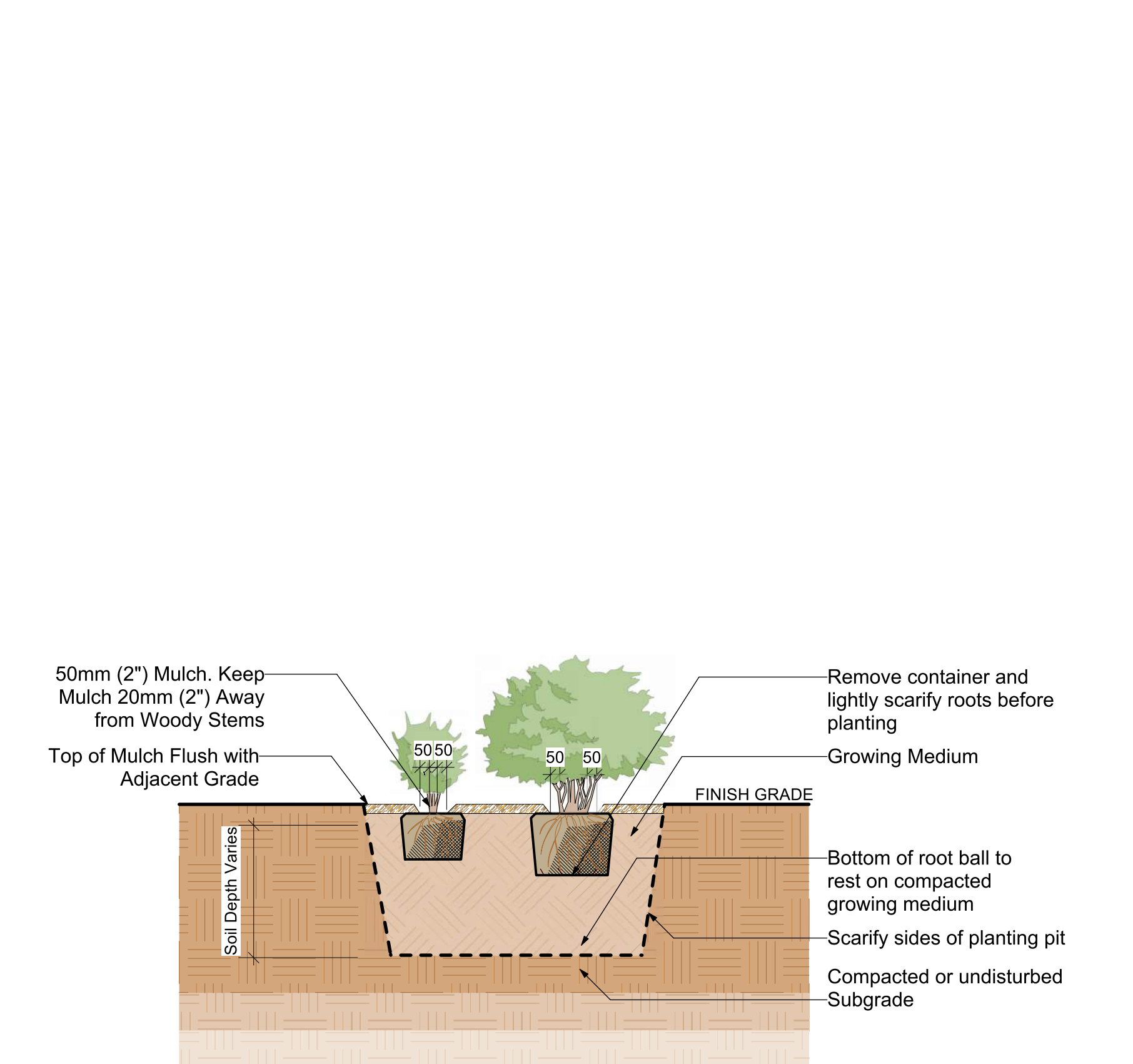
1 Typical Deciduous Tree Planting Detail  
D1 Scale: 1:25



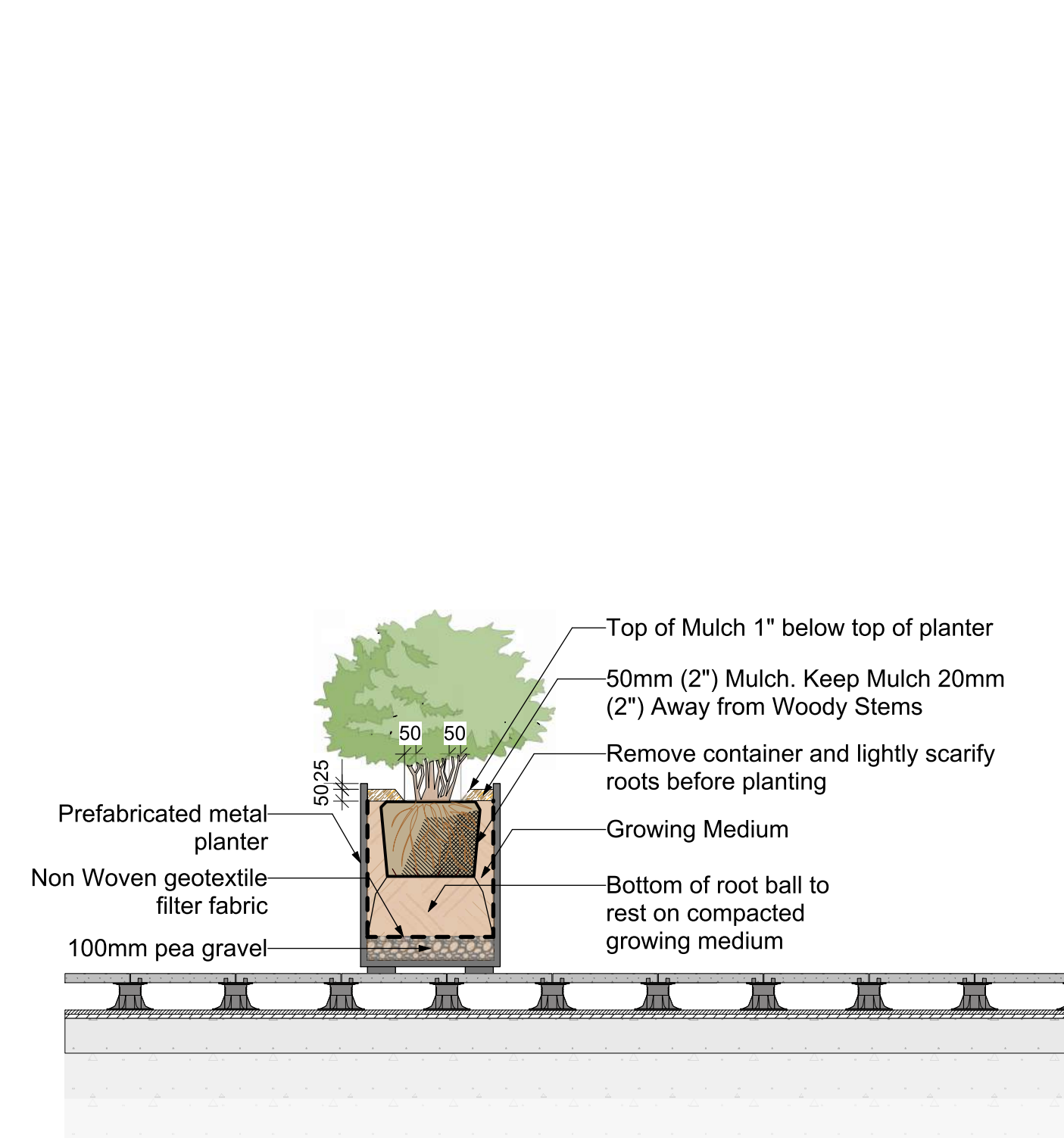
2 Typical Deciduous Tree Planting On Slope Detail  
D1 Scale: 1:25



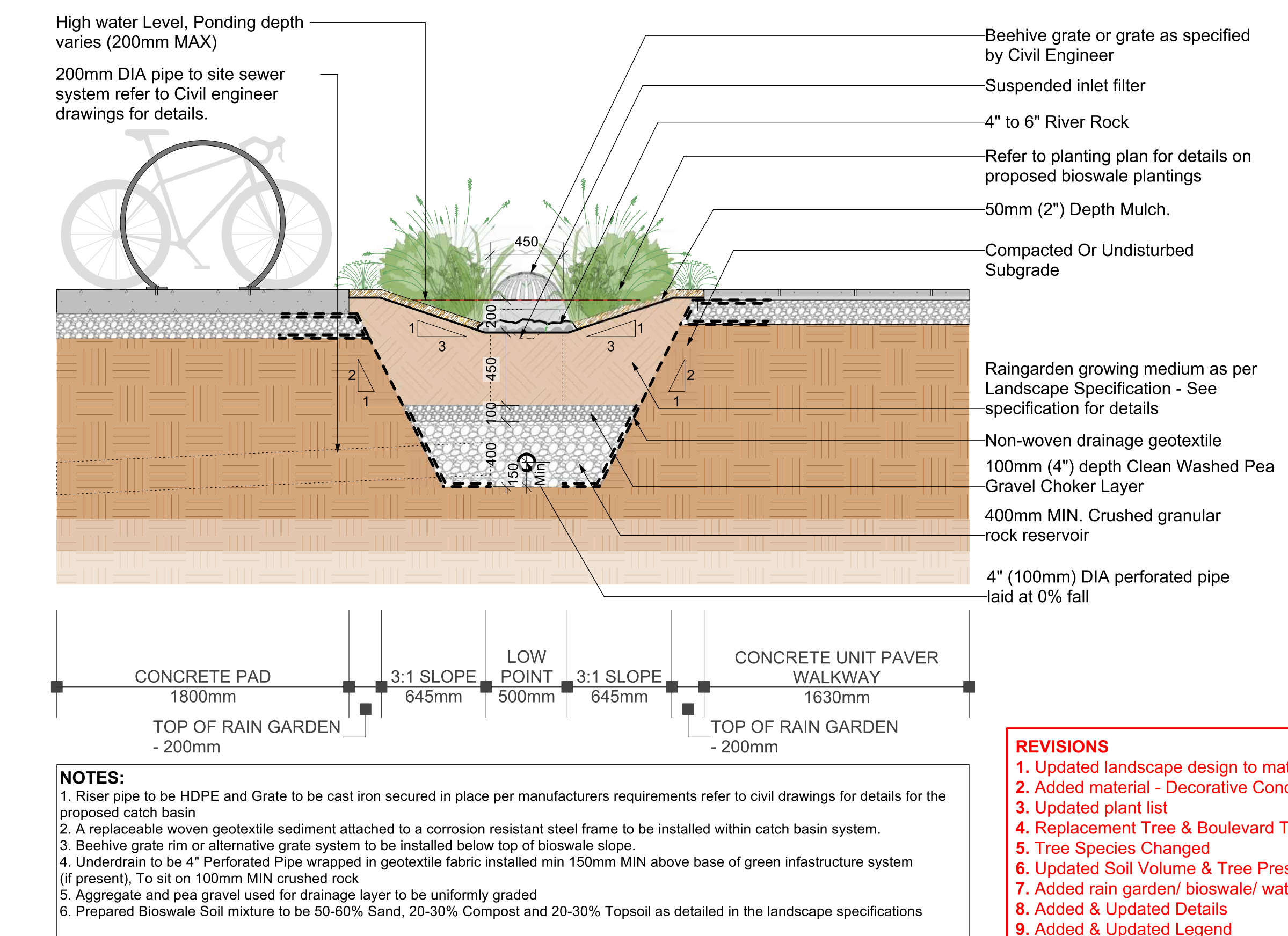
3 Typical Coniferous Tree Planting Detail  
D1 Scale: 1:25



4 Typical Shrub Planting Detail  
D1 Scale: 1:25



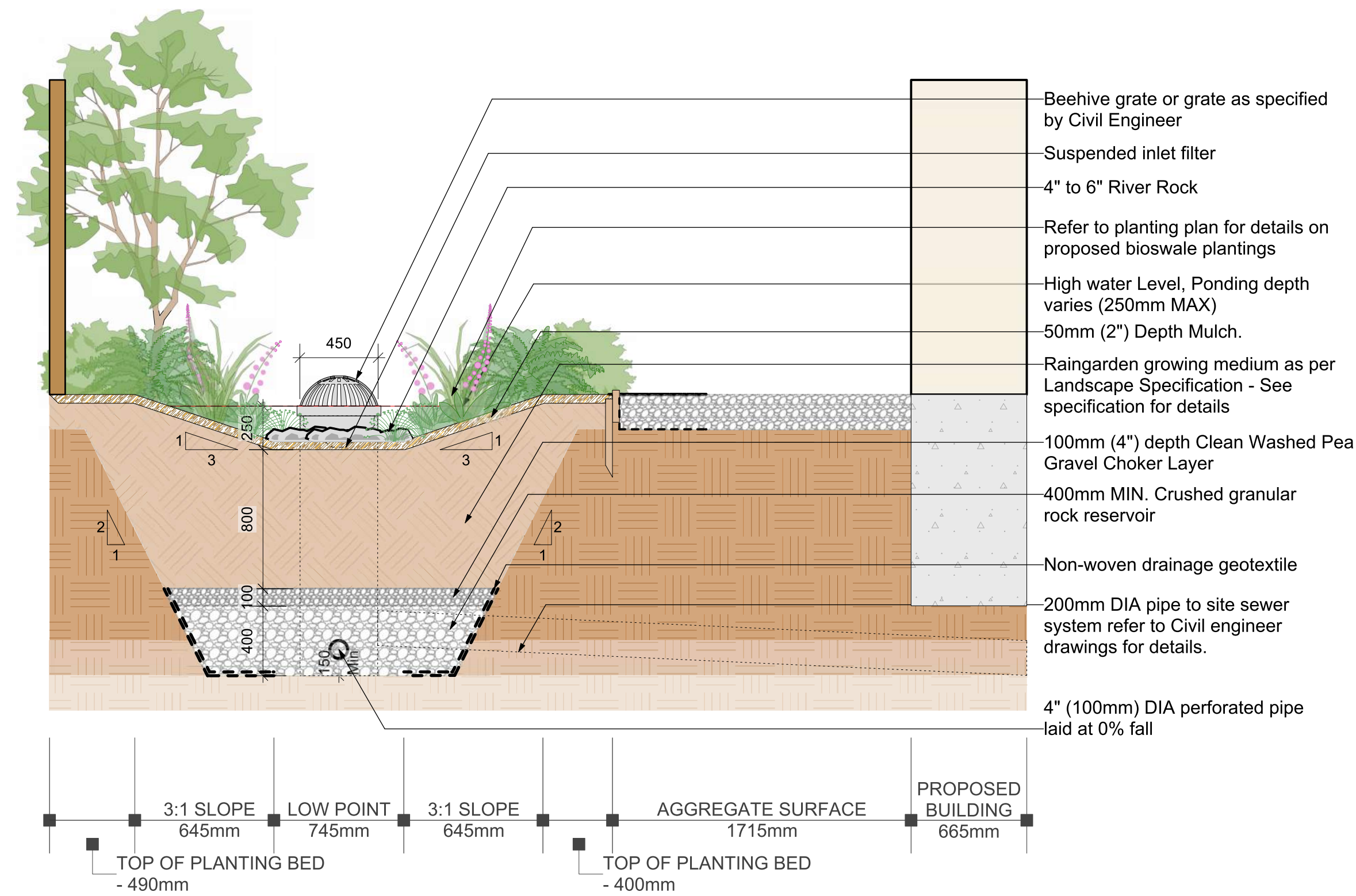
5 Typical Shrub Planting In Planter Detail  
D1 Scale: 1:25



**NOTES:**  
 1. Riser pipe to be HDPE and Grate to be cast iron secured in place per manufacturers requirements refer to civil drawings for details for the proposed catch basin  
 2. A replaceable woven geotextile sediment attached to a corrosion resistant steel frame to be installed within catch basin system.  
 3. Beehive grate rim or alternative grate system to be installed below top of bioswale slope.  
 4. Underdrain to be 4" Perforated Pipe wrapped in geotextile fabric installed min 150mm MIN above base of green infrastructure system (if present). To sit on 100mm MIN crushed rock  
 5. Aggregate and pea gravel used for drainage layer to be uniformly graded  
 6. Prepared Bioswale Soil mixture to be 50-60% Sand, 20-30% Compost and 20-30% Topsoil as detailed in the landscape specifications

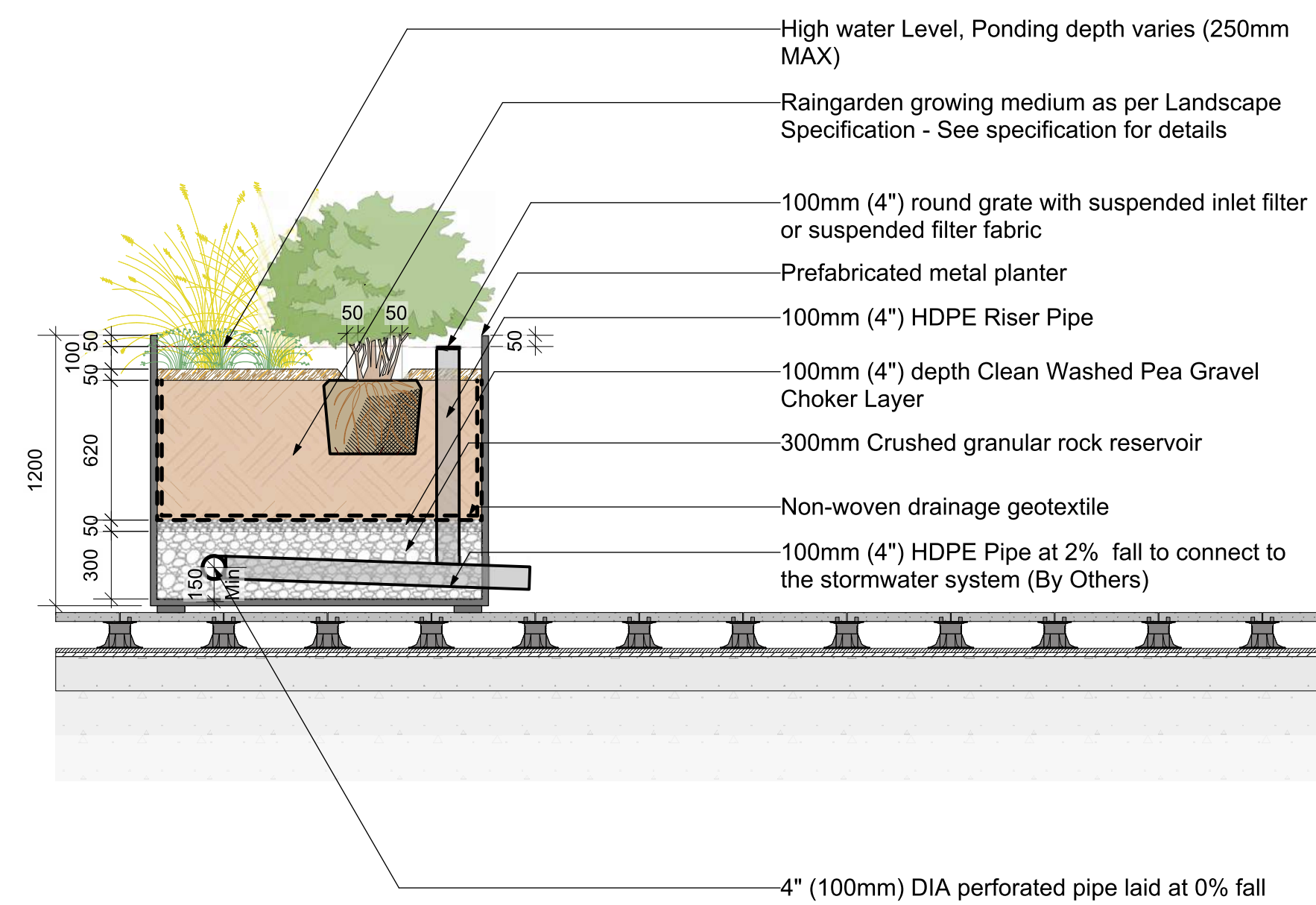
- REVISIONS**
1. Updated landscape design to match architectural & civil update
  2. Added material - Decorative Concrete Unit Paver
  3. Updated plant list
  4. Replacement Tree & Boulevard Tree Added
  5. Tree Species Changed
  6. Updated Soil Volume & Tree Preservation Summary Charts
  7. Added rain garden/ bioswale/ water retention planter
  8. Added & Updated Details
  9. Added & Updated Legend

6 Front Yard Rain Garden With Overflow Grate and Sewer Tie In Detail  
D1 Scale: 1:25



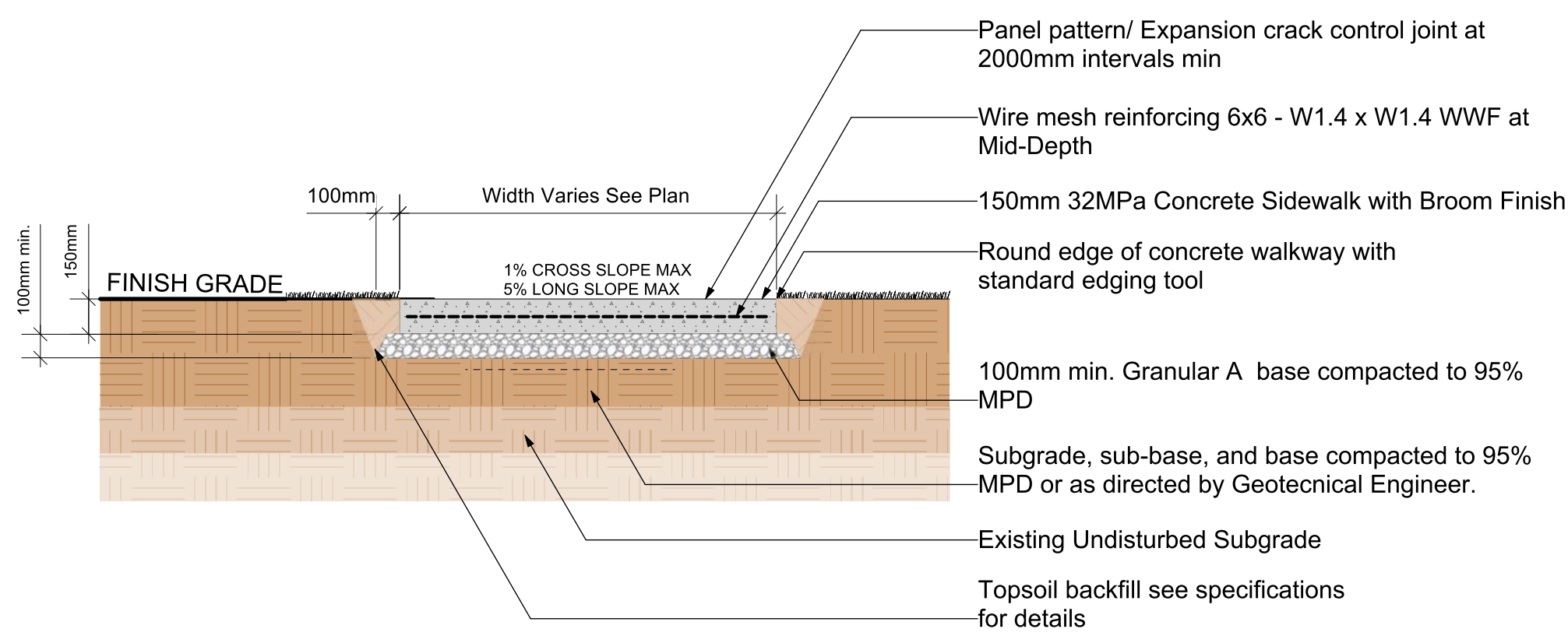
- NOTES:**
1. Riser pipe to be HDPE and Grate to be cast iron secured in place per manufacturers requirements refer to civil drawings for details for the proposed catch basin
  2. A replaceable woven geotextile sediment attached to a corrosion resistant steel frame to be installed within catch basin system.
  3. Beehive grate rim or alternative grate system to be installed below top of bioswale slope.
  4. Underdrain to be 4" Perforated Pipe wrapped in geotextile fabric installed min 150mm MIN above base of green infrastructure system (if present). To sit on 100mm MIN crushed rock
  5. Aggregate and pea gravel used for drainage layer to be uniformly graded
  6. Prepared Bioswale Soil mixture to be 50-60% Sand, 20-30% Compost and 20-30% Topsoil as detailed in the landscape specifications

7 Rear Yard Rain Garden With Overflow Grate and Sewer Tie In Detail  
Scale: 1:25



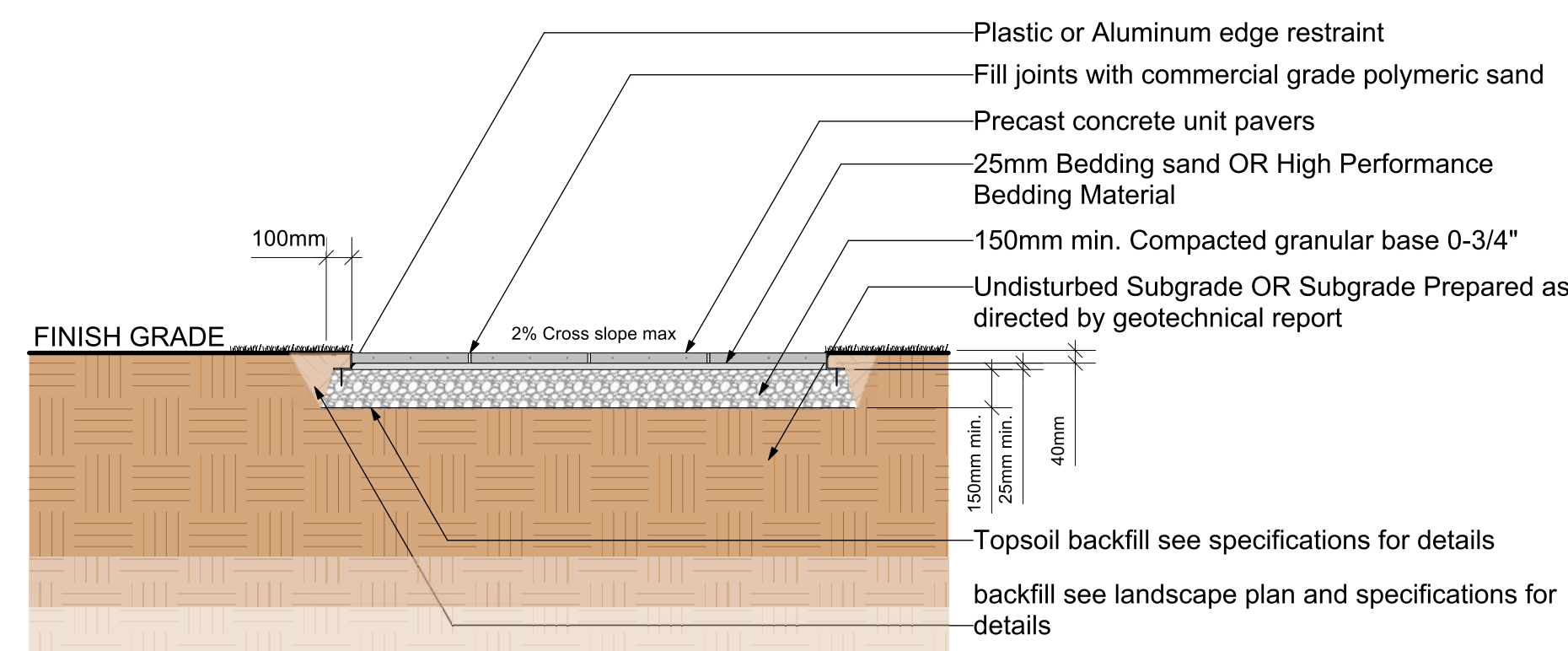
- NOTES:**
1. Riser pipe to be HDPE and Grate to be cast iron secured in place per manufacturers requirements refer to civil drawings for details for the proposed catch basin
  2. A replaceable woven geotextile sediment attached to a corrosion resistant steel frame to be installed within catch basin system.
  3. Grate rim or alternative grate system to be installed below top of planter wall.
  4. Underdrain to be 4" Perforated Pipe wrapped in geotextile fabric installed min 150mm MIN above base of green infrastructure system (if present). To sit on 100mm MIN crushed rock
  5. Aggregate and pea gravel used for drainage layer to be uniformly graded
  6. Prepared Bioswale Soil mixture to be 50-60% Sand, 20-30% Compost and 20-30% Topsoil as detailed in the landscape specifications

8 Stormwater Rooftop Planter Detail  
Scale: 1:25

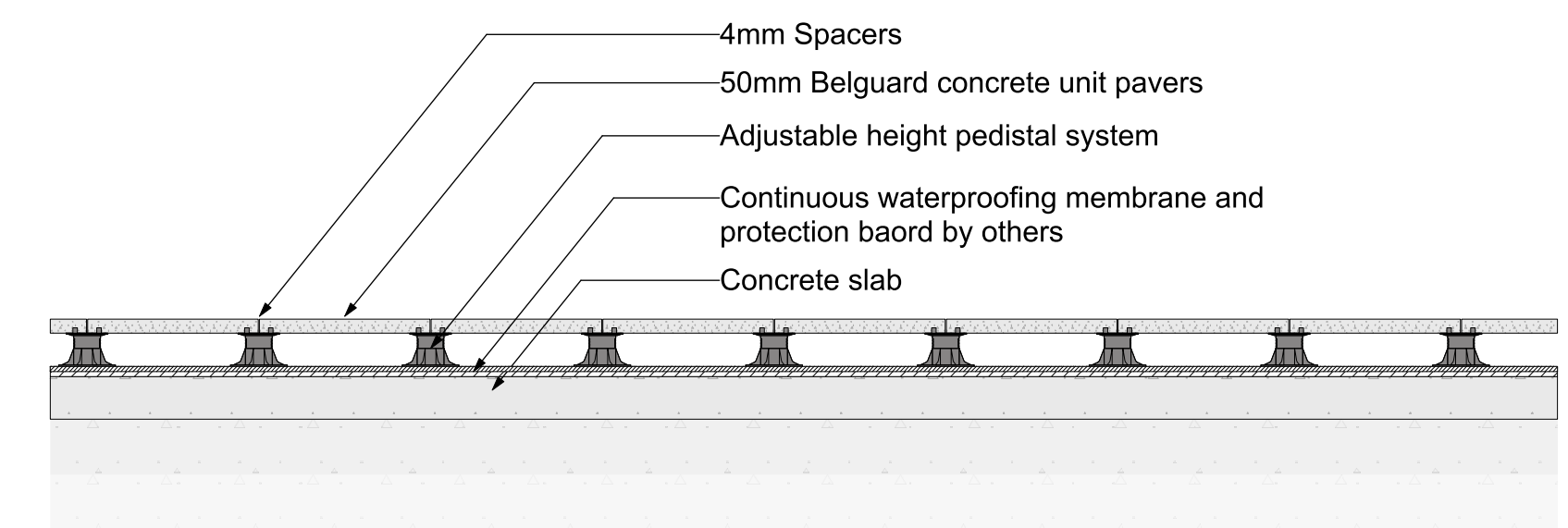


- NOTES:**
1. Remove all existing vegetation and debris prior to the installation of any subbase materials. Bottom of excavated area to be smooth and uniform.
  2. Compact the aggregate base layer in 3" to 4" Lifts start compacting the area at the perimeter and work towards the center.
  3. Use only 32 MPa Concrete Mix unless otherwise directed by Geotechnical engineer.
  4. Cut joints shall be sawed into the concrete within 24 hours after the pour to reduce chances of cracking.
  5. All dimensions in millimeters unless noted otherwise
  6. Subbase requirements to be confirmed by Geotechnical Engineer.
  7. This detail to be read in conjunction with landscape specification

9 Typical Residential Concrete sidewalk detail  
Scale: 1:25

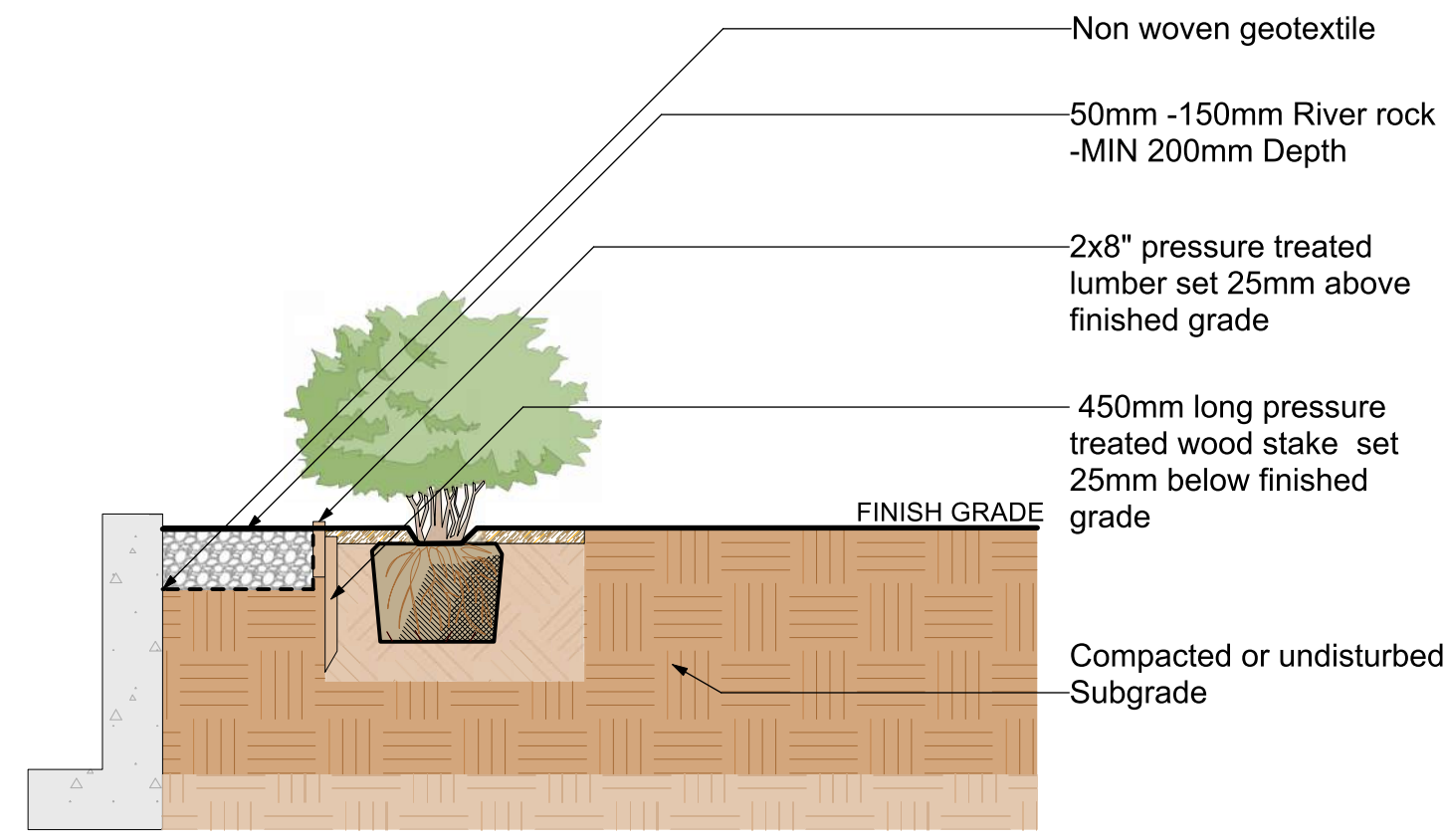


10 Precast concrete unit pavers on compacted subgrade  
Scale: 1:25



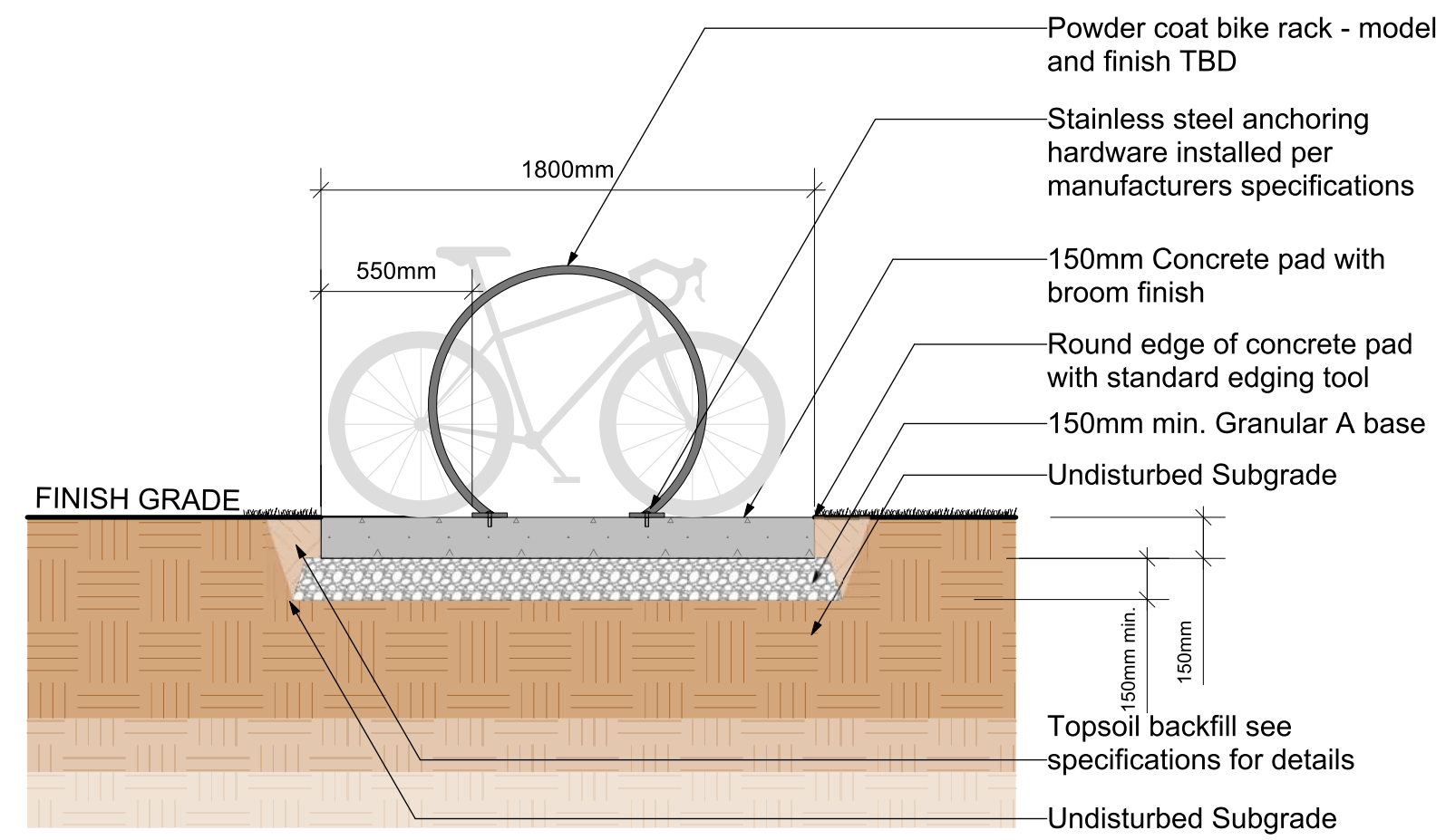
11 Concrete unit pavers on pedestal standard detail  
Scale: 1:25

- REVISIONS**
1. Updated landscape design to match architectural & civil update
  2. Added material - Decorative Concrete Unit Paver
  3. Updated plant list
  4. Replacement Tree & Boulevard Tree Added
  5. Tree Species Changed
  6. Updated Soil Volume & Tree Preservation Summary Charts
  7. Added rain garden/ bioswale/ water retention planter
  8. Added & Updated Details
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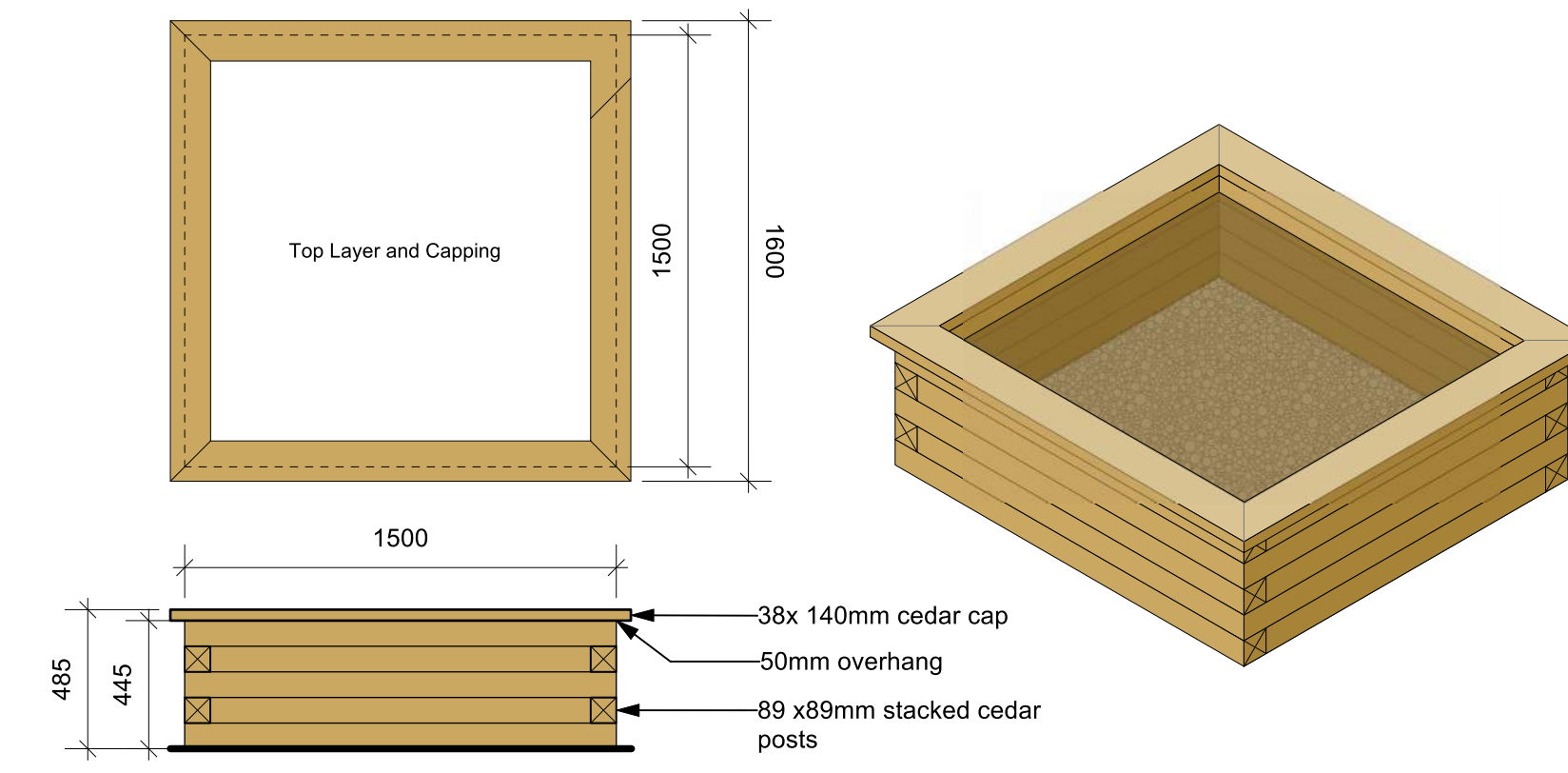


**NOTES:**  
 1. Remove all debris and contaminated soils from the planting area prior to installation of proposed river rock.  
 2. Non woven geotextile to be applied to subsurface and secured in place prior to installing river rock.  
 3. River rock to be 50mm to 150mm diameter.  
 4. Wood stakes to be installed minimum every 1.2m and at all edges and corners.

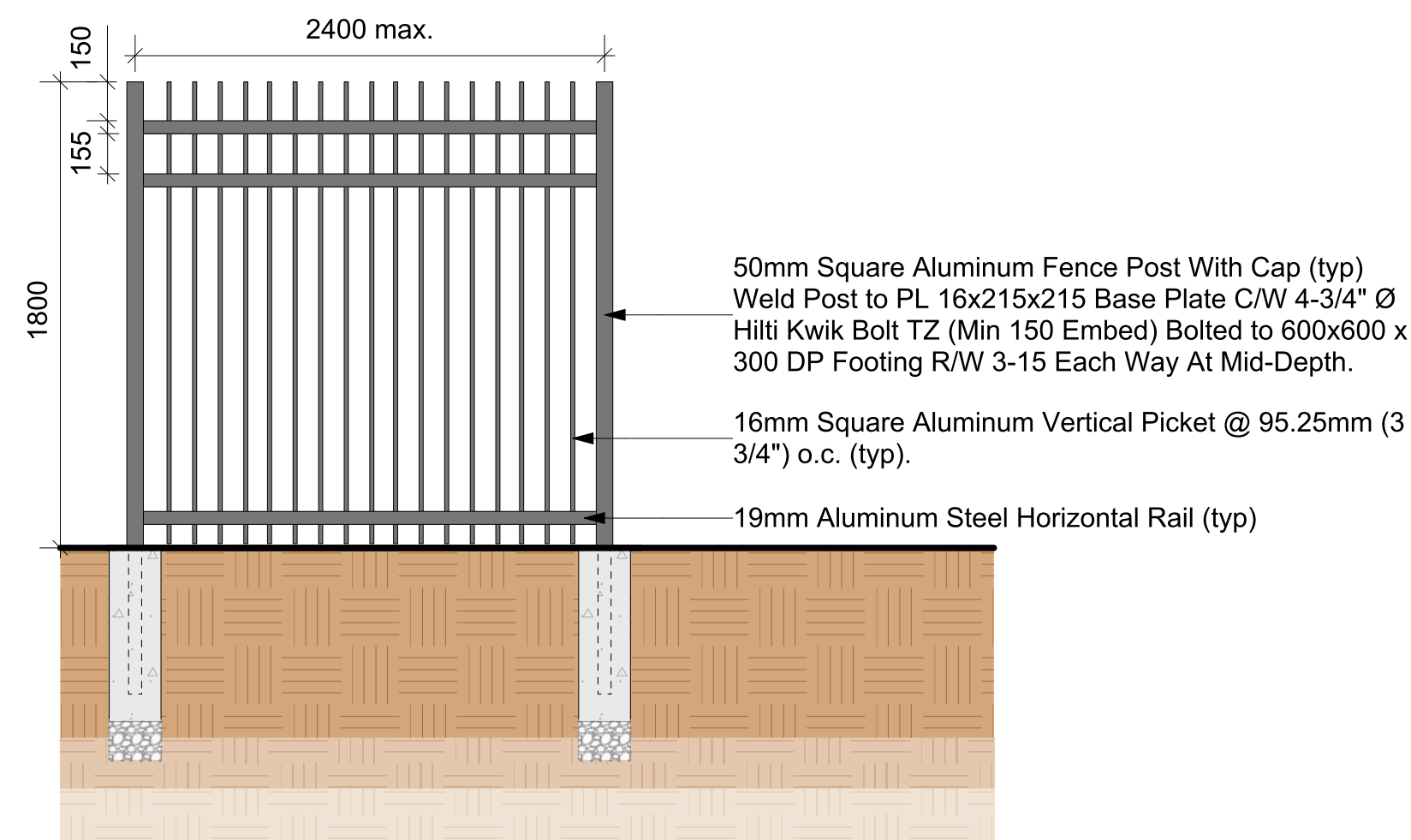
12 River stone maintenance strip with wood edger  
 D3 Scale: 1:25



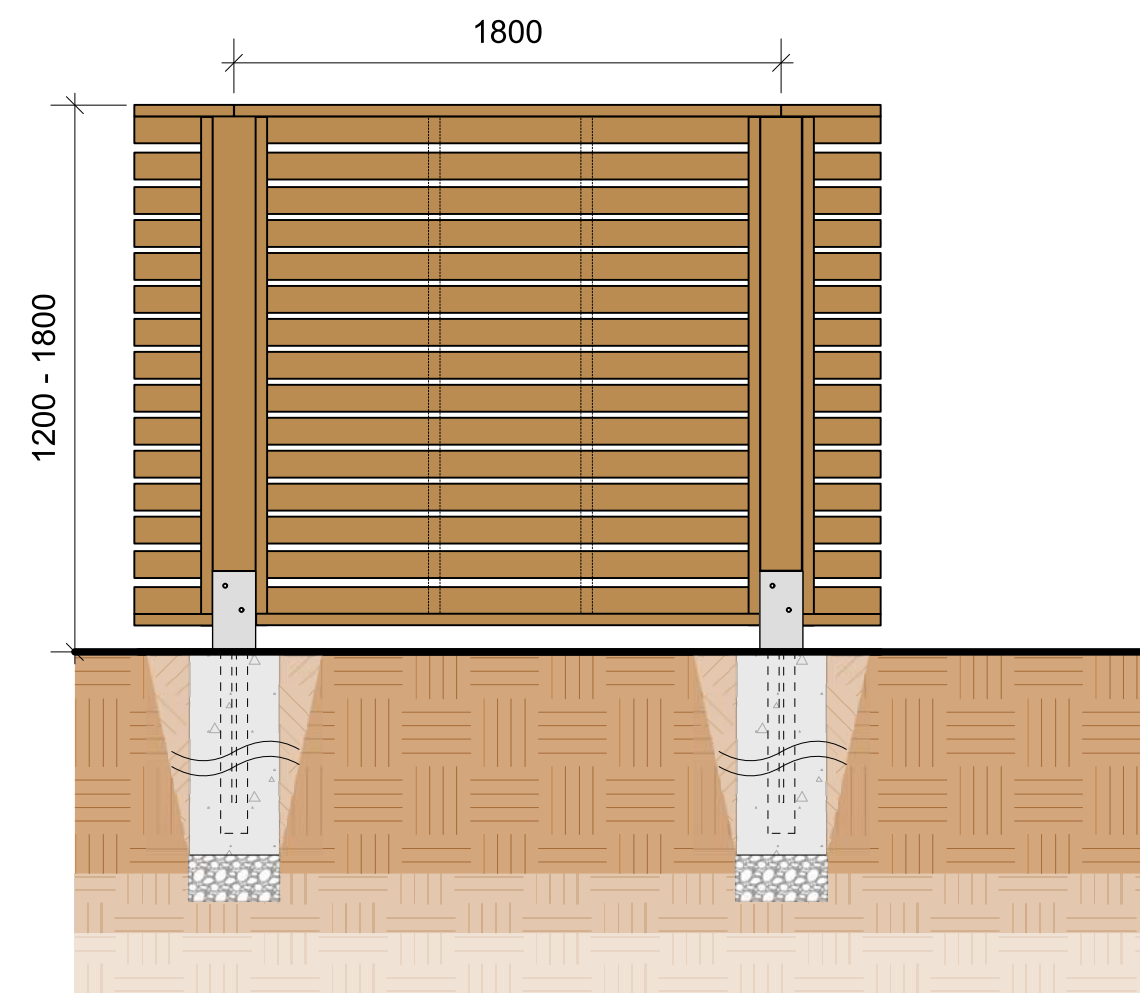
13 Bike Rack On Concrete Pad Detail  
 D3 Scale: 1:25



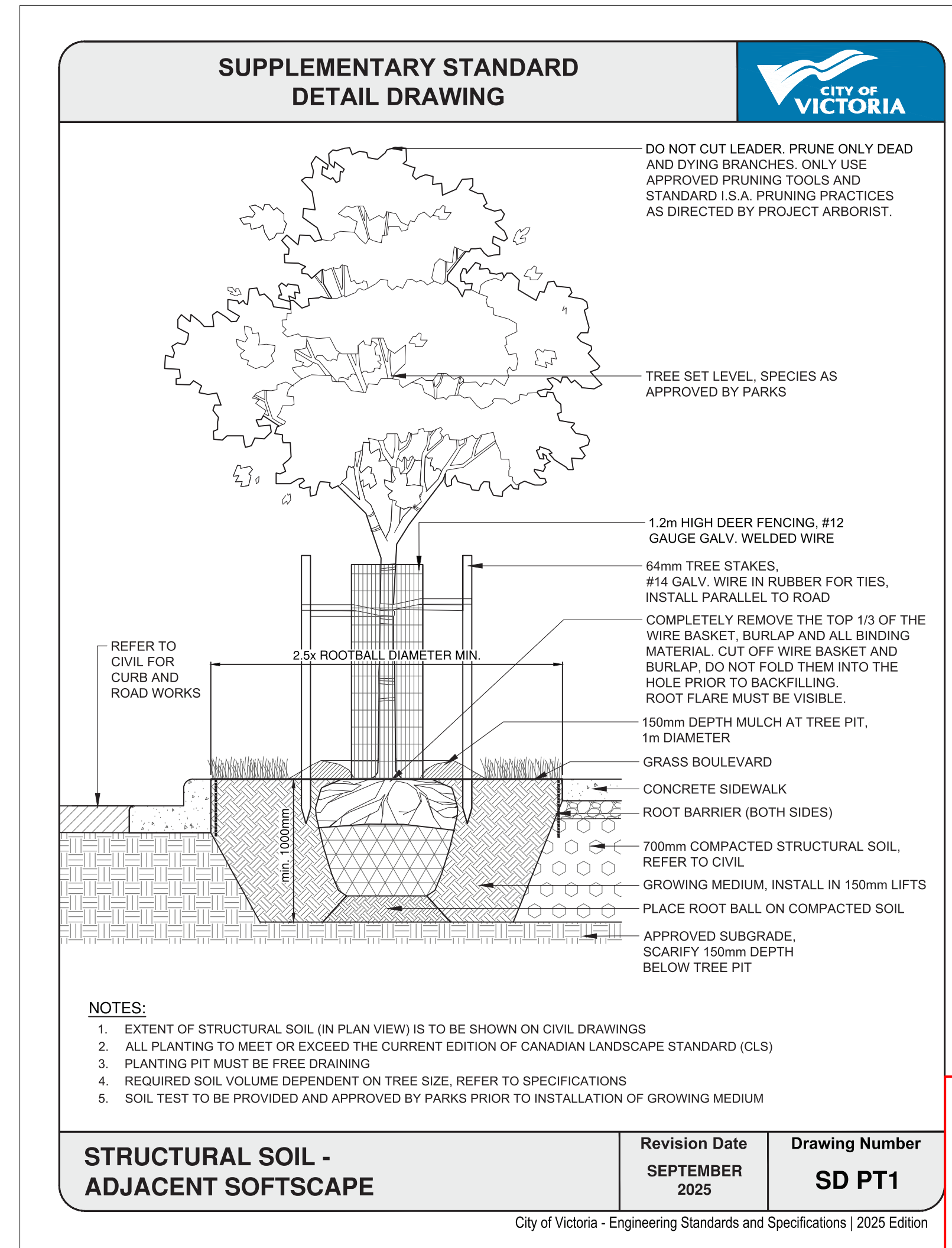
14 Wooden Community Planter Box  
 D3 Scale: 1:25



15 1800mm Ht. Black Powdercoat Aluminum Picket Fence  
 D3 Scale: 1:25

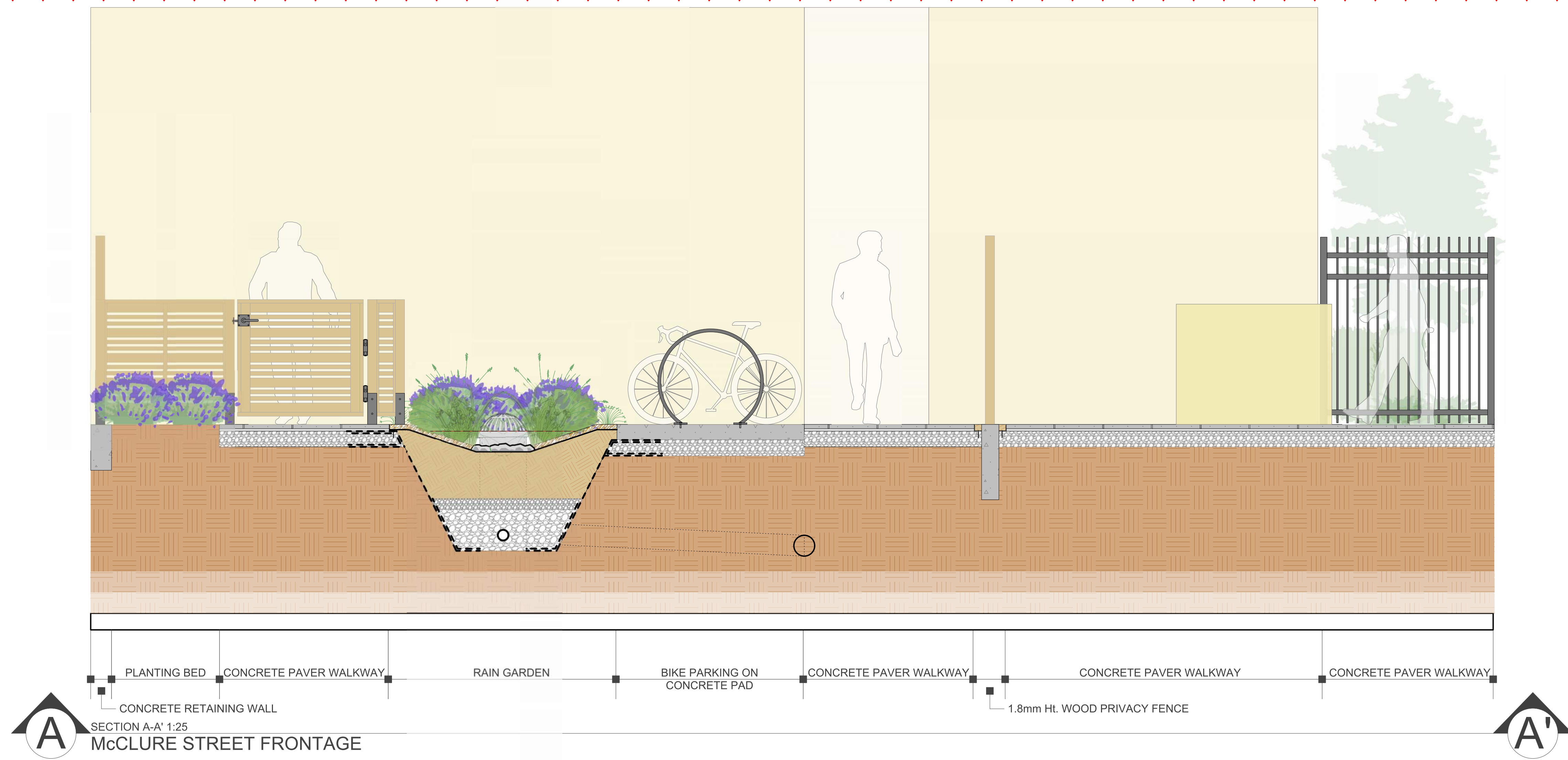


16 1200-1800mm Ht. Timber Fence  
 D3 Scale: 1:25



17 Structural Soil Adjacent Softscape - City Of Victoria Standard Detail  
 D3 Scale: NTS.

**REVISIONS**  
 1. Updated landscape design to match architectural & civil update  
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 5. Tree Species Changed  
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 7. Added rain garden/ bioswale/ water retention planter  
 8. Added & Updated Details  
 9. Added & Updated Legend



8

- REVISIONS**
1. Updated landscape design to match architectural & civil update
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  7. Added rain garden/ bioswale/ water retention planter
  8. Added & Updated Details
  9. Added & Updated Legend

# 915-917 McClure Street | Landscape Section