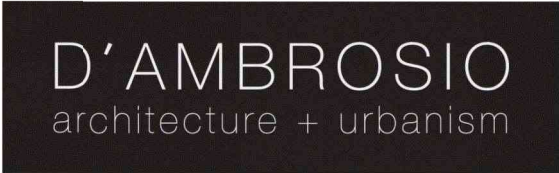


1693 Fort Street  
Victoria, B.C.



2960 Jutland Road  
Victoria BC Canada V8T 5K2

tel 250.384.2400  
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eml mail@daustudio.ca  
web www.daustudio.ca

Issued for Re-Zoning and  
Development Permit Applications  
April 29, 2021

Aryze Developments Inc.

Contacts

Developer

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1839 Fairfield Road  
Victoria, BC  
V8S 1G9  
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V8T 3E6  
T: (250) 590-1156

Civil

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3960 Quadra Street  
Victoria, BC  
V8X 4A3  
T: (250) 370-9221

Surveyor

J.E. Anderson & Associates  
4212 Glenford Ave  
Victoria, BC  
V8Z 4B7  
T: (250) 727-2214

List of Drawings

Architectural

- A0.0 Cover Sheet
- A0.1 Code Summary
- A0.2 Average Grade
- A0.3 Shadow Studies
- A0.4 Perspective Views
- A0.5 Perspective Views

- A1.0 Survey

- A2.0 Site Plan / L1 Floorplan
- A2.1 L2 & L3 Floorplan
- A2.2 L4 & L5 Floorplan
- A2.3 L6 Floorplan & Roof Plan

- A4.1 North & West Elevations & Materials
- A4.2 South & East Elevations & Materials
- A4.3 Building Sections

Landscape

- L1 Landscape Site Plan
- L2 Tree Removal and Protection Plan
- L3 Tree Planting Areas

Civil

- C1 Conceptual Servicing Drawing

**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans  
**Received Date:**  
**April 30, 2021**



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0  
1:100 scale in metres

2	Rezoning and DPA	21/04/2011
1	Rezoning and DPA	21/01/2011
0	Rezoning and DPA	20/11/2010
rev no	description	date

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project name
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Student Rental Housing

1693 Fort Street

sheet title
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Average Grade

project no.	20-1
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drawing file 20-17 Student Housing CURRENT.w

date issued	April 29, 202
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scale	As Note
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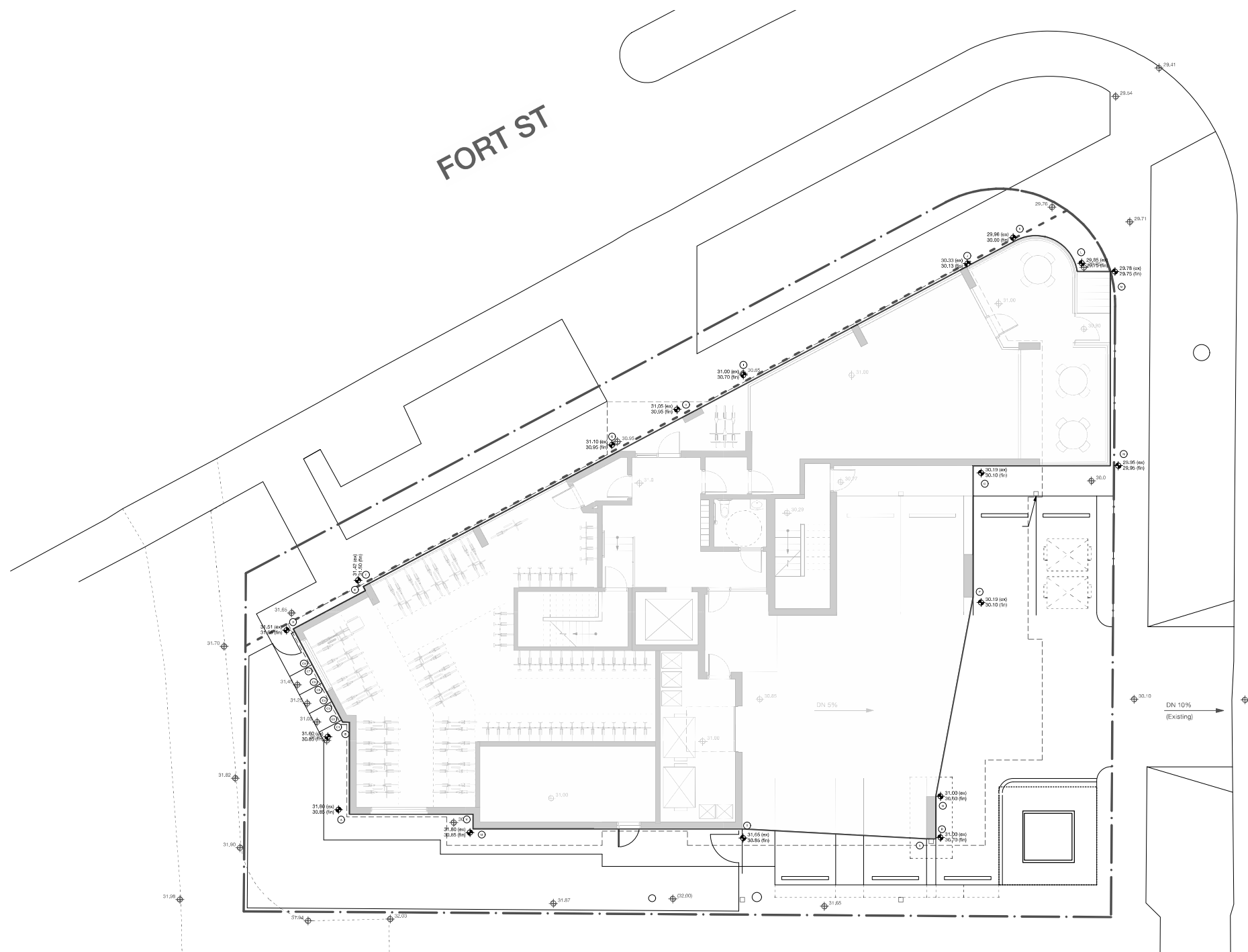
drawn by M.

checked by	ES
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revision no.	sheet no.
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1	A0.2
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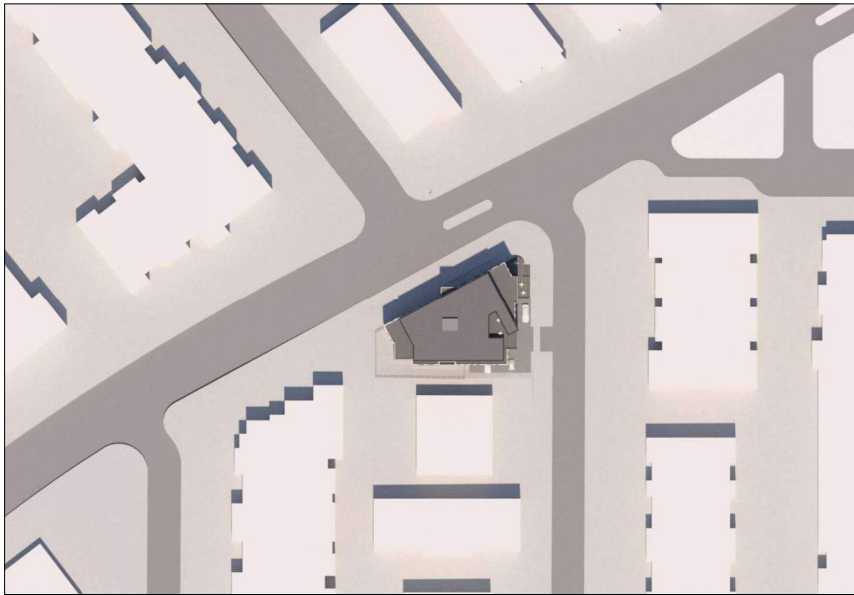
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Scale 1:100

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B	30.85	B-C1	30.85	0.388
C1	30.85	C1-C2	30.95	0
C2	31.05	C2-C3	31.05	0.9
C3	31.05	C3-C4	31.15	0
C4	31.25	C4-C5	31.25	0.9
C5	31.25	C5-C6	31.35	0
C6	31.45	C6-C7	31.45	0.9
C7	31.45	C7-C8	31.55	0
C8	31.65	C8-D	31.65	1.724
D	31.65	D-E	31.575	3.504
E	31.5	E-F	31.5	0.2
F	31.5	F-G	31.225	12.4
G	30.95	G-H	30.95	3.081
H	30.95	H-I	30.825	3.076
I	30.7	I-J	30.415	10.715
J	30.13	J-K	30.065	2.41
K	30	K-L	29.875	3.441
L	29.75	L-M	29.75	1.418
M	29.75	M-N	29.85	8.334
N	29.95	N-O	30.025	5.884
O	30.1	O-P	30.1	5.632
P	30.1	P-Q	30.35	8.684
Q	30.6	Q-R	30.65	1.83
R	30.7	R-S	30.7	0.4
S	30.7	S-T	30.775	7.914
T	30.85	T-U	30.85	11.552
U	30.85	U-V	30.85	0.628
V	30.85	V-A	30.85	5.3





1 **June 21 - 9:00am**  
Scale: NTS



2 **June 21 - 12:00pm**  
Scale: NTS



3 **June 21 - 5:00pm**  
Scale: NTS



4 **March 21 - 9:00am**  
Scale: NTS



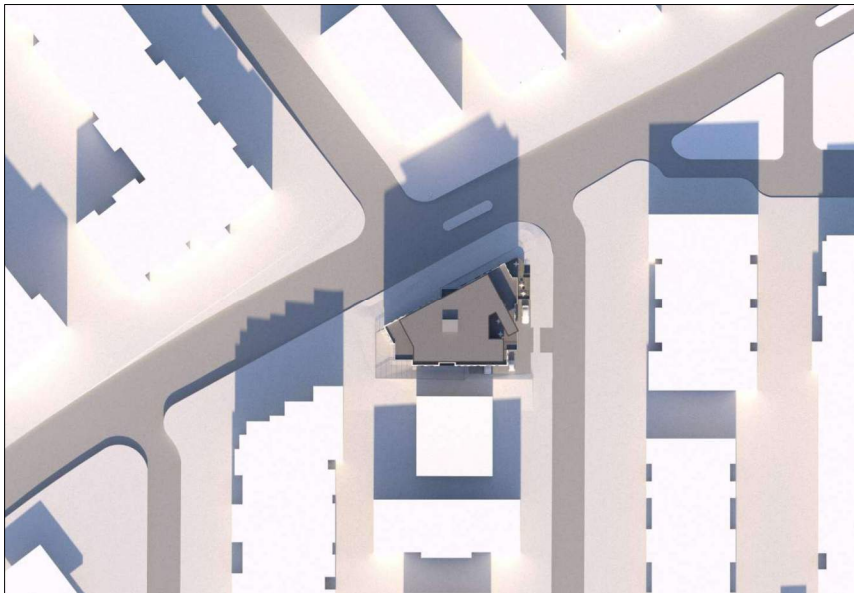
5 **March 21 - 12:00pm**  
Scale: NTS



6 **March 21 - 5:00pm**  
Scale: NTS



7 **December 21 - 9:00am**  
Scale: NTS



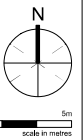
8 **December 21 - 12:00pm**  
Scale: NTS



9 **December 21 - 3:00pm**  
Scale: NTS



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2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18
rev no	description	date

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project name	
Student Rental Housing	
1693 Fort Street	
sheet title	
Shadow Studies	
project no.	
20-17	
drawing file	
20-17 Student Housing CURRENT.vwx	
date issued	
April 29, 2021	
scale	
As Noted	
drawn by	
MZ	
checked by	
ES	
revision no.	sheet no.
1	A0.3





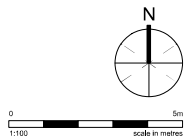
1 View from Northeast  
Scale: NTS



2 View from Northwest  
Scale: NTS



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1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18
rev no	description	date
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project name		
Student Rental Housing		
1693 Fort Street		
sheet title		
Elevations - South and East		
project no.	20-17	
drawing file	20-17 Student Housing CURRENT.vwx	
date issued	April 29, 2021	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	1	sheet no.
		A0.3





1 View from East  
Scale: NTS



2 View from Southeast  
Scale: NTS



3 View from Northwest  
Scale: NTS



4 View from North  
Scale: NTS

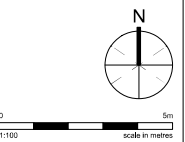
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**List of Revisions**

1. Reduced Floor Area at L5

2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18
rev no	description	date
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project name		
Student Rental Housing		
1693 Fort Street		
sheet title		
Elevations - South and East		
project no.		20-17
drawing file		20-17 Student Housing CURRENT.vwx
date issued		April 29, 2021
scale		As Noted
drawn by		MZ
checked by		ES
revision no.		sheet no.
1		A0.3





2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18
rev no	description	date
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project name		
Student Rental Housing		
1693 Fort Street		
sheet title		
Survey		
project no.		
20-17		
drawing file		
20-17 Student Housing CURRENT.vwx		
date issued		
April 29, 2021		
scale		
As Noted		
drawn by		
MZ		
checked by		
ES		
revision no.		sheet no.
		A1.0



NOTES:

List of Revisions

### 1. Reduced Floor Area & FSR



2	Rezoning and DPA	21/04/20
1	Rezoning and DPA	21/01/20
0	Rezoning and DPA	20/11/19
rev no	description	date

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project name
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## Student Rental Housing

1693 Fort Street

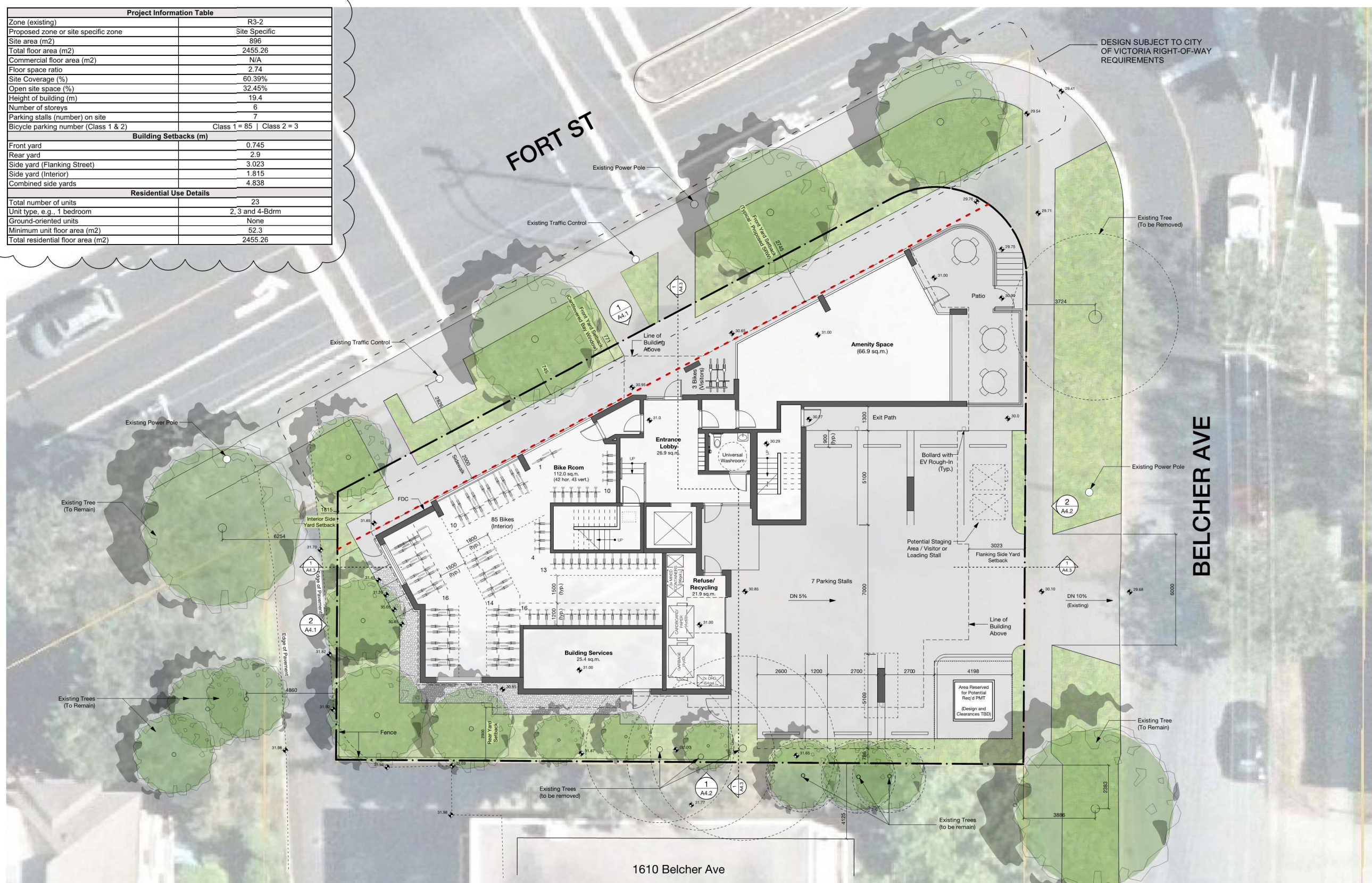
sheet title

Site Plan / L1 Floorplan

project no.	20-1
drawing file	20-17 Student Housing CURRENT.v
date issued	April 29, 202
scale	As Note
drawn by	M
checked by	E

revision no.	sheet no.
1	A1.

Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m2)	896
Total floor area (m2)	2455.26
Commercial floor area (m2)	N/A
Floor space ratio	2.74
Site Coverage (%)	60.39%
Open site space (%)	32.45%
Height of building (m)	19.4
Number of storeys	6
Parking stalls (number) on site	7
Bicycle parking number (Class 1 & 2)	Class 1 = 85   Class 2 = 3
Building Setbacks (m)	
Front yard	0.745
Rear yard	2.9
Side yard (Flanking Street)	3.023
Side yard (Interior)	1.815
Combined side yards	4.838
Residential Use Details	
Total number of units	23
Unit type, e.g., 1 bedroom	2, 3 and 4-Bdrm
Ground-oriented units	None
Minimum unit floor area (m2)	52.3
Total residential floor area (m2)	2455.26







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0 5m  
1:100 scale in metres

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

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project name  
**Student Rental Housing**

1693 Fort Street

sheet title  
**L2 & L3 Floorplans**

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

date issued April 29, 2021

scale As Noted

drawn by MZ

checked by ES

revision no. 1 sheet no. A2.1

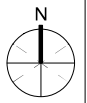




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**List of Revisions**  
1. Reduced Floor Area at L5



0 5m  
1:100 scale in metres

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

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project name  
**Student Rental Housing**

1693 Fort Street

sheet title  
**L4 & L5 Floorplans**

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

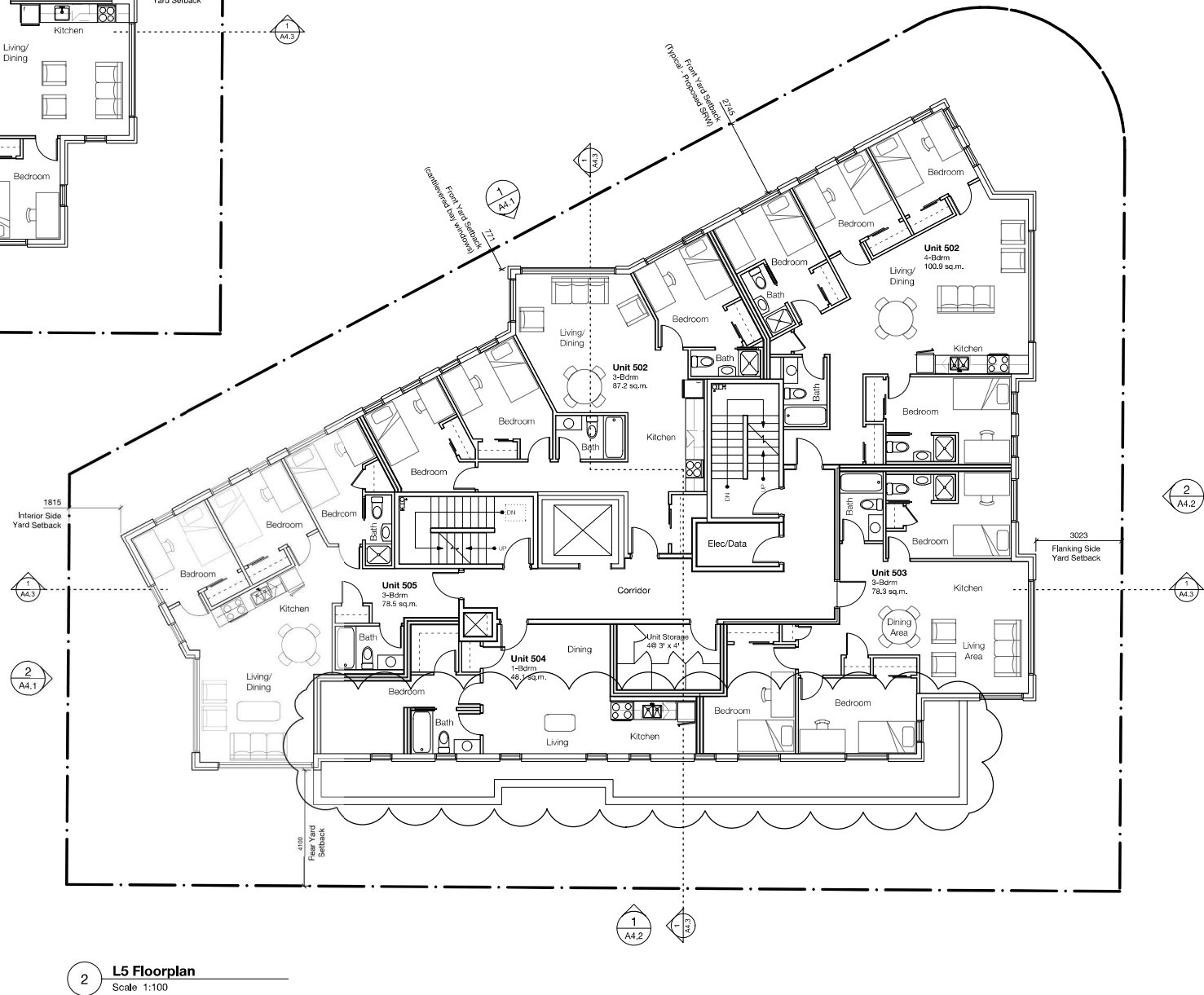
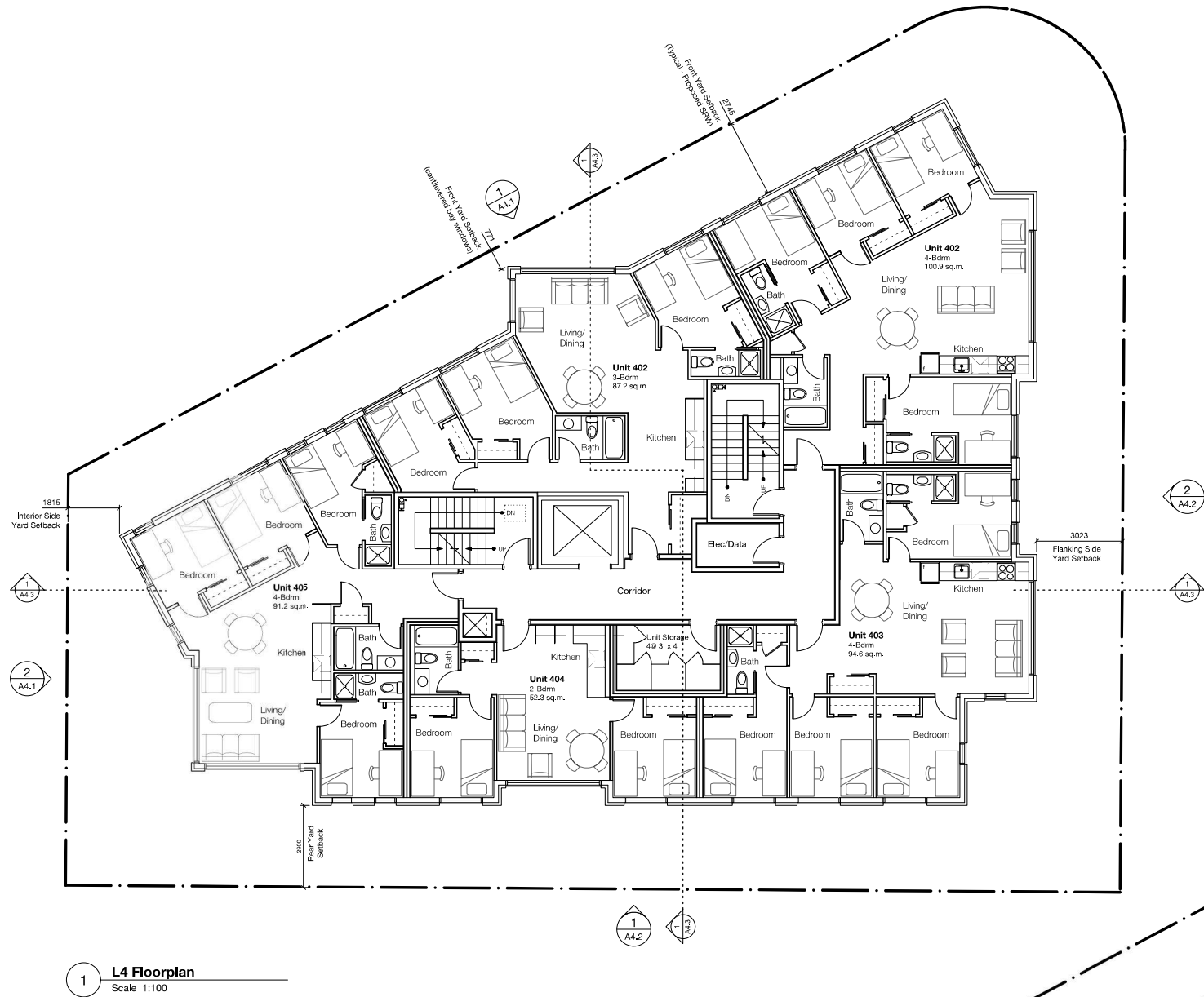
date issued April 29, 2021

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revision no. 1 sheet no. A2.2

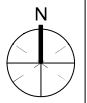






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- NOTES:
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  - Refer to landscape architectural drawings for paving and plant materials information.
- List of Revisions**
- | rev no | description                      | date |
|--------|----------------------------------|------|
| 1      | Reduced Floor Area at L5 (below) |      |



0 5m  
1:100 scale in metres

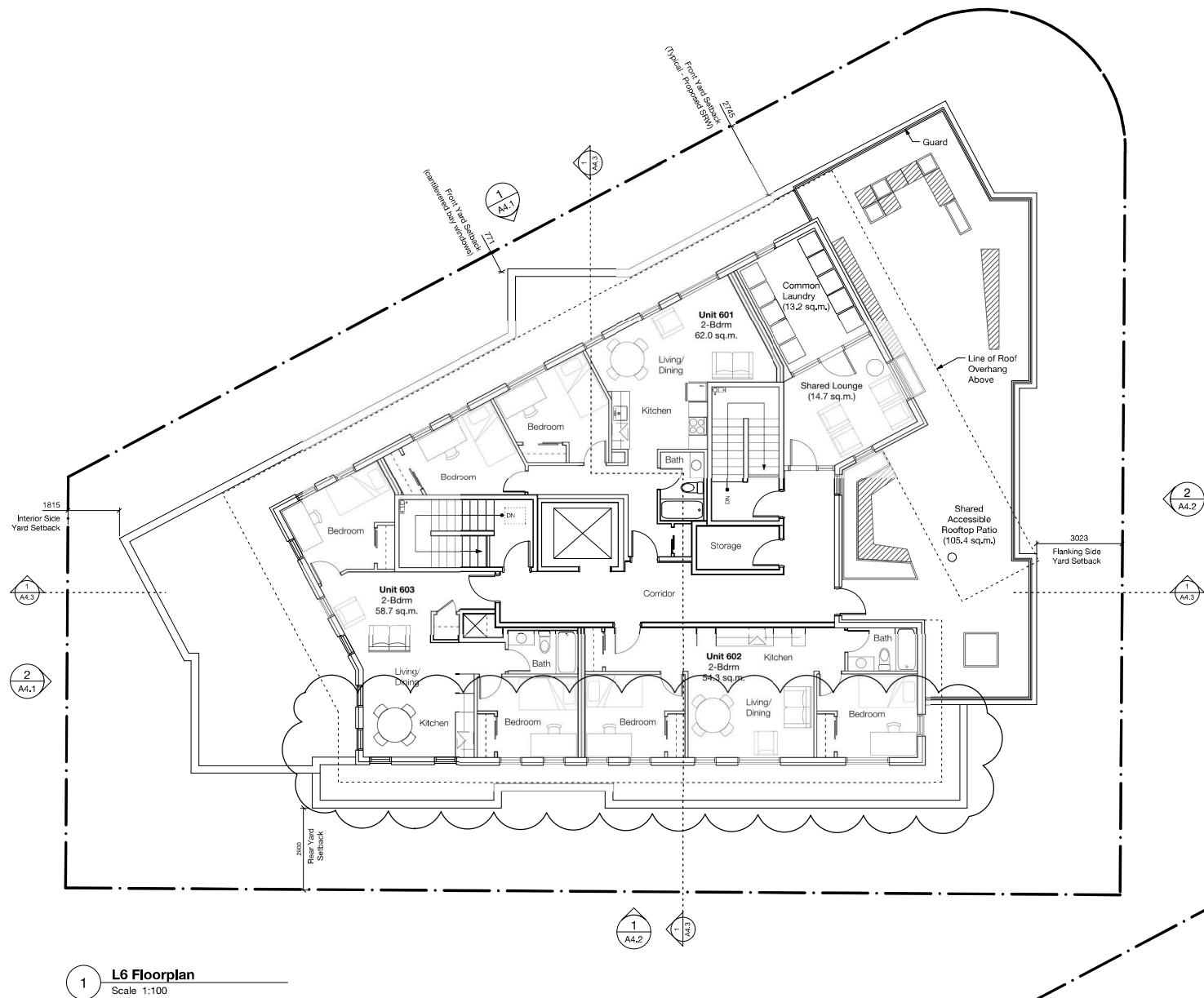
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

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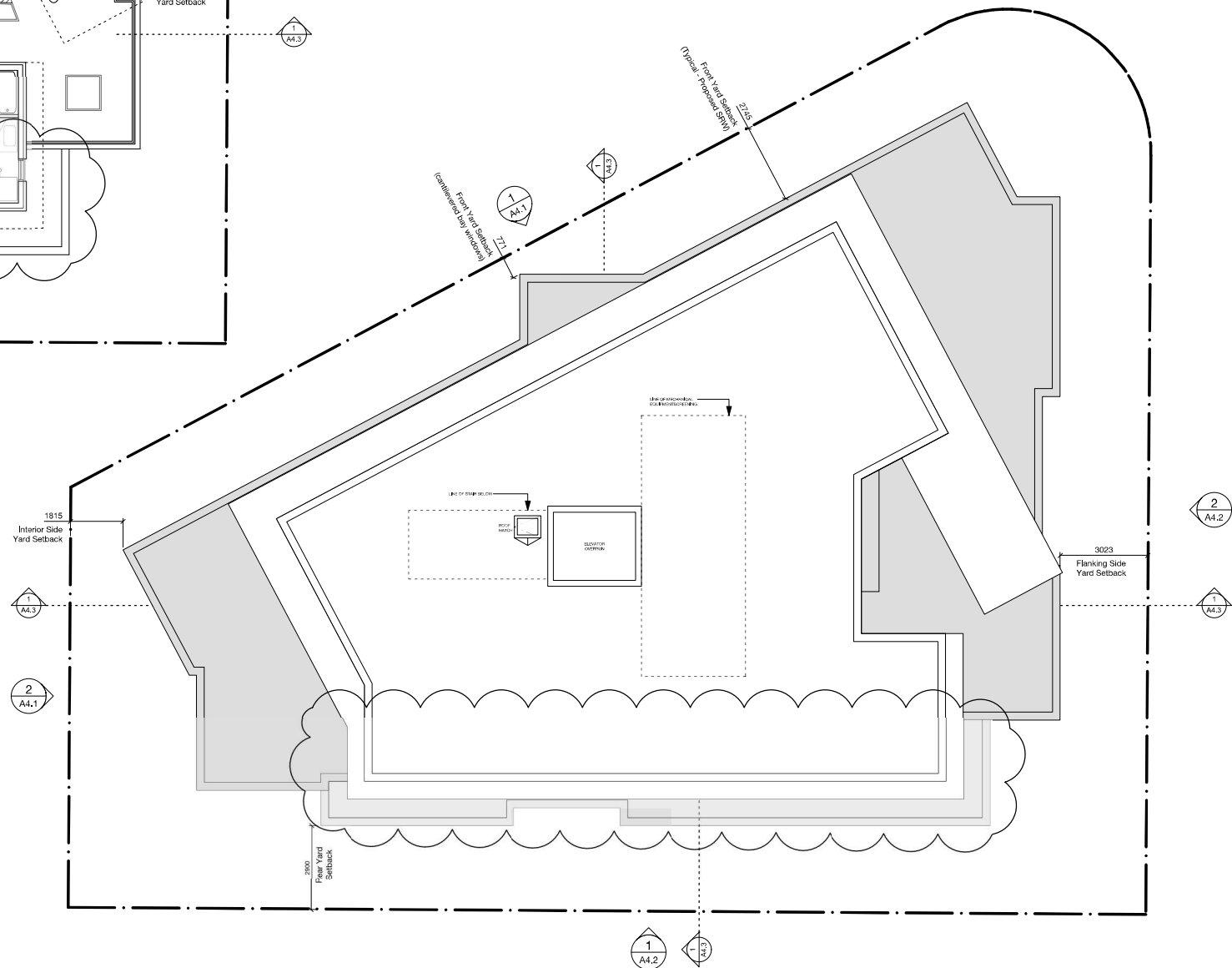
project name  
**Student Rental Housing**  
1693 Fort Street  
sheet title  
**L6 & Roof Floorplans**

project no. 20-17  
drawing file 20-17 Student Housing CURRENT.vwx  
date issued April 29, 2021  
scale As Noted  
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checked by ES

revision no. 1 sheet no. A2.3



1 **L6 Floorplan**  
Scale 1:100



2 **Roof Plan**  
Scale 1:100





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List of Revisions

1. Reduced Floor Area at L5
2. Revised Material Types
3. Revised Glazing/Cladding



0 5m  
1:100 scale in metres

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

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project name  
**Student Rental Housing**

1693 Fort Street

sheet title  
**Elevations - North and West**

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

date issued April 29, 2021

scale As Noted

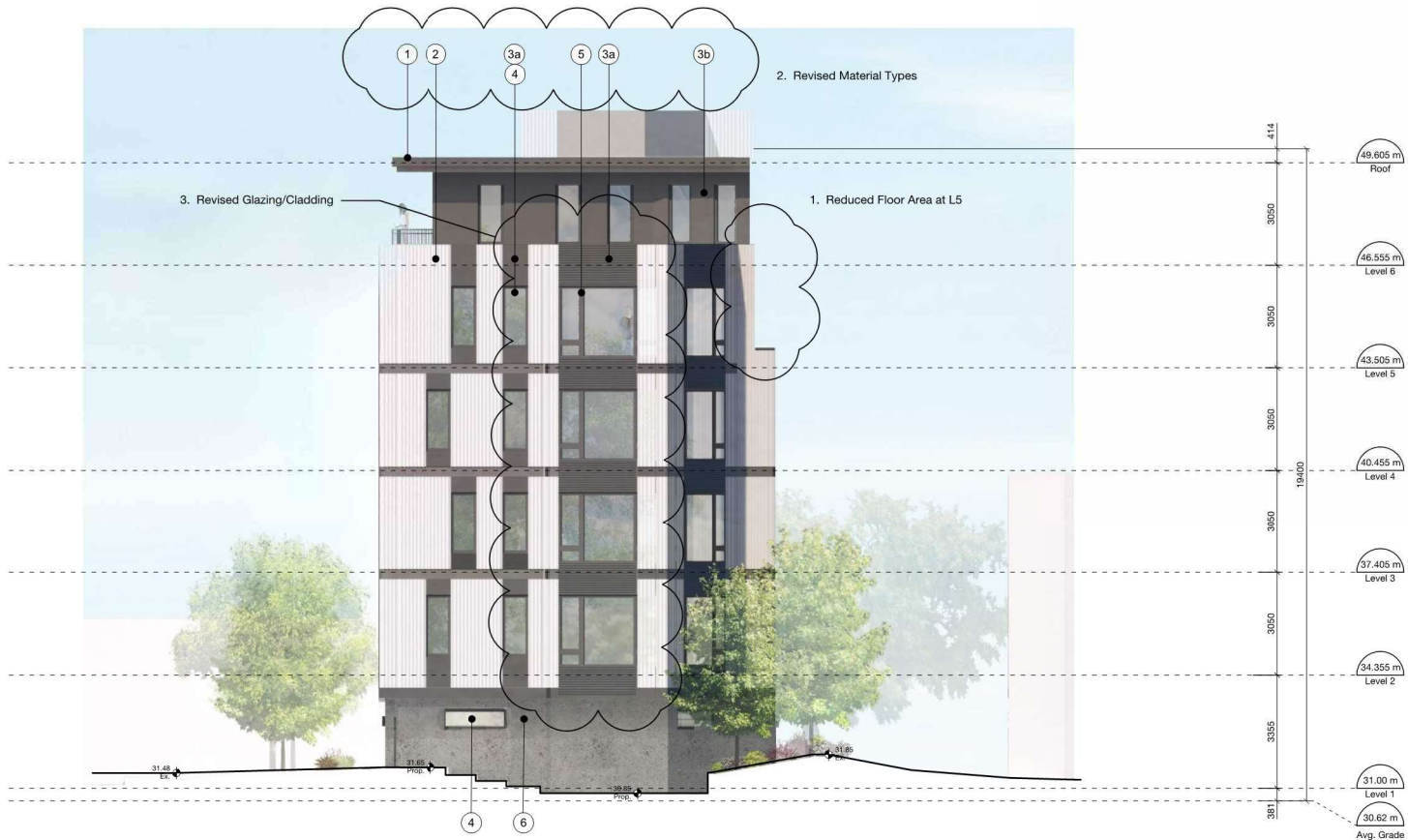
drawn by MZ

checked by ES

revision no. 1 sheet no. A4.1



1 North Elevation  
Scale 1:100



2 West Elevation  
Scale 1:100

Material Examples

Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)

2. Revised Material Types

- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)

- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)

- 4 Glazing

- 5 Black Vinyl Window Frames (L1 to L6)

- 6 Exposed Concrete (Ground Level Only)

2. Revised Material Types

- 7 Painted Metal Picket Guard

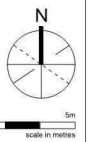




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- List of Revisions**
1. Reduced Floor Area at L5
  2. Revised Cladding Types
  3. Revised Glazing/Cladding



rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

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project name  
**Student Rental Housing**  
1693 Fort Street  
sheet title  
**Elevations - South and East**

project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	April 29, 2021
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

1 A4.2



1 **South Elevation**  
Scale 1:100



2 **East Elevation**  
Scale 1:100

**Material Examples**

**Finish Legend**

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)

**2. Revised Cladding Types**

- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)

- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)

- 4 Glazing

- 5 Black Vinyl Window Frames (L1 to L6)

- 6 Exposed Concrete (Ground Level Only)

**2. Revised Cladding Types**

- 7 Painted Metal Picket Guard

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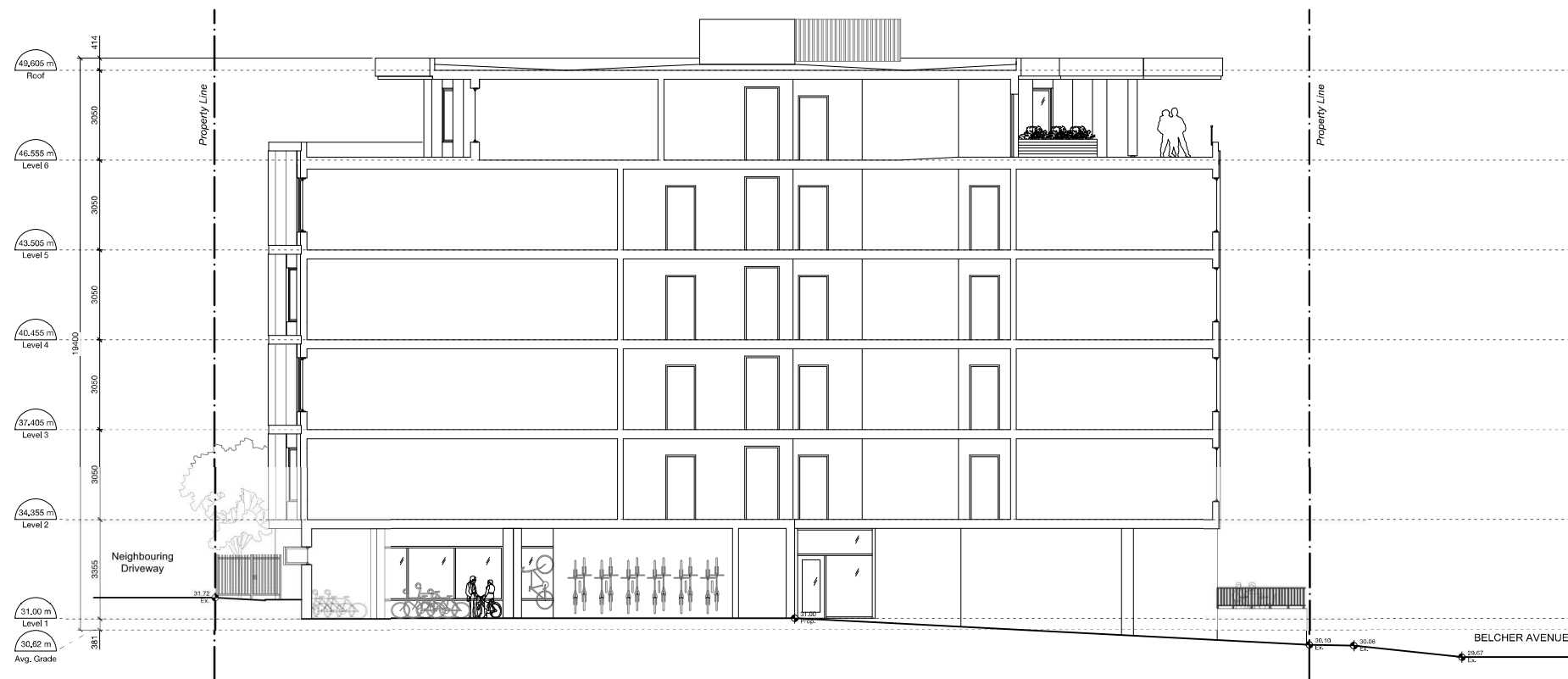
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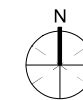
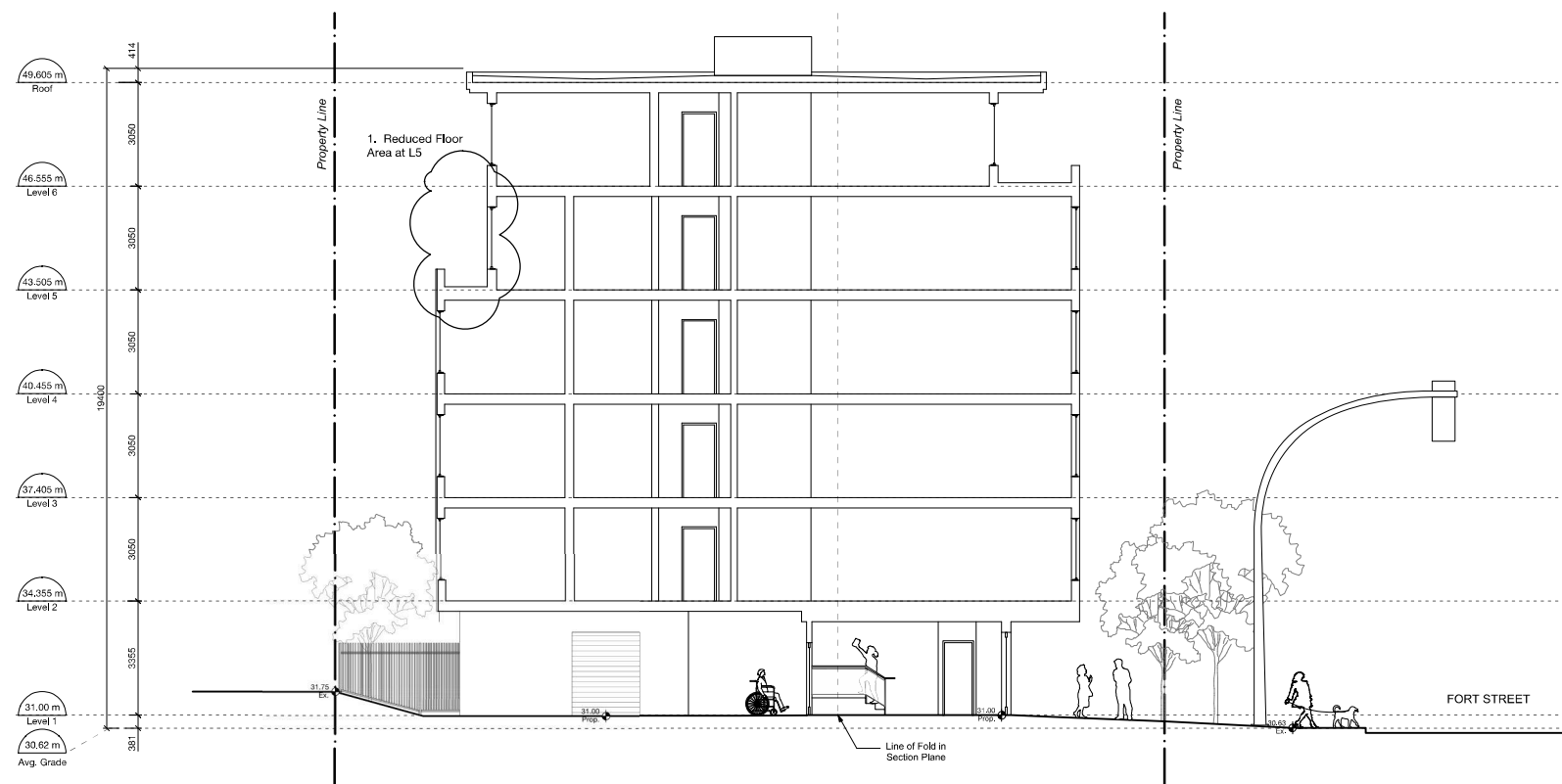
### List of Revisions

1. Reduced Floor Area at L5

1 **Section 1**  
Scale 1:100



2 **Section 2**  
Scale 1:100



0  
1:100 scale in metres

2	Rezoning and DPA	21/04/2011
1	Rezoning and DPA	21/01/2011
0	Rezoning and DPA	20/11/2010

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project name
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## Student Rental Housing

Student Rental Housing

1693 Fort Street

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sheet title

Elevations - South

and East

\_\_\_\_\_

project no.	20-1
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drawing file 20-17 Student Housing CURRENT.w

date issued	April 29, 202
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scale	As Note
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Scale	As Noted
Stimulus	M...

drawn by	M.

checked by	ES
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revision no.	sheet no.
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$\Delta$	A4 2
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	784.2
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