



1. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND AREAS TO BE VERIFIED WITH SURVEY INFORMATION;
2. THIS DRAWING AND INFORMATION IS CONCEPTUAL IN NATURE AND IN NO WAY REPRESENTS THE ACTUAL ALLOWABLE OR GRANTED FORM OF DEVELOPMENT OR BUILDING AREAS AND USES WHICH MAY BE GRANTED BY THE CITY OF VICTORIA. ACTUAL DEVELOPMENT RIGHTS WILL BE GRANTED BY THE CITY AFTER APPLYING FOR THE APPROPRIATE PERMITTING AND FOLLOWING THE CITIES PROCESSES. CHA IS IN NO WAY RESPONSIBLE FOR ASSUMPTIONS REGARDING THE PURCHASE PRICE OF LAND OR THE LIKELY DEVELOPMENT OUTCOMES FOR THE LANDS.

FERNWOOD STRATEGIC DIRECTION

SECTION 21: NEIGHBOURHOOD DIRECTIONS

OCP CONTEXT

SUBJECT SITE AND PROPERTIES TO NORTH AND WEST:
HOUSING OPPORTUNITY, ENVISIONING UP TO 6 STOREYS

PROPERTIES TO THE SOUTH:
MIXED RESIDENTIAL, ENVISIONING MULTI-FAMILY RESIDENTIAL
RANGING FROM THREE TO FIVE STOREYS

PROPERTIES TO THE EAST:
URBAN VILLAGE, ENVISIONING COMMERCIAL AND MIXED-USE
BUILDING RANGING FROM TWO TO FOUR STOREYS

MAP 24 Fernwood Strategic Directions

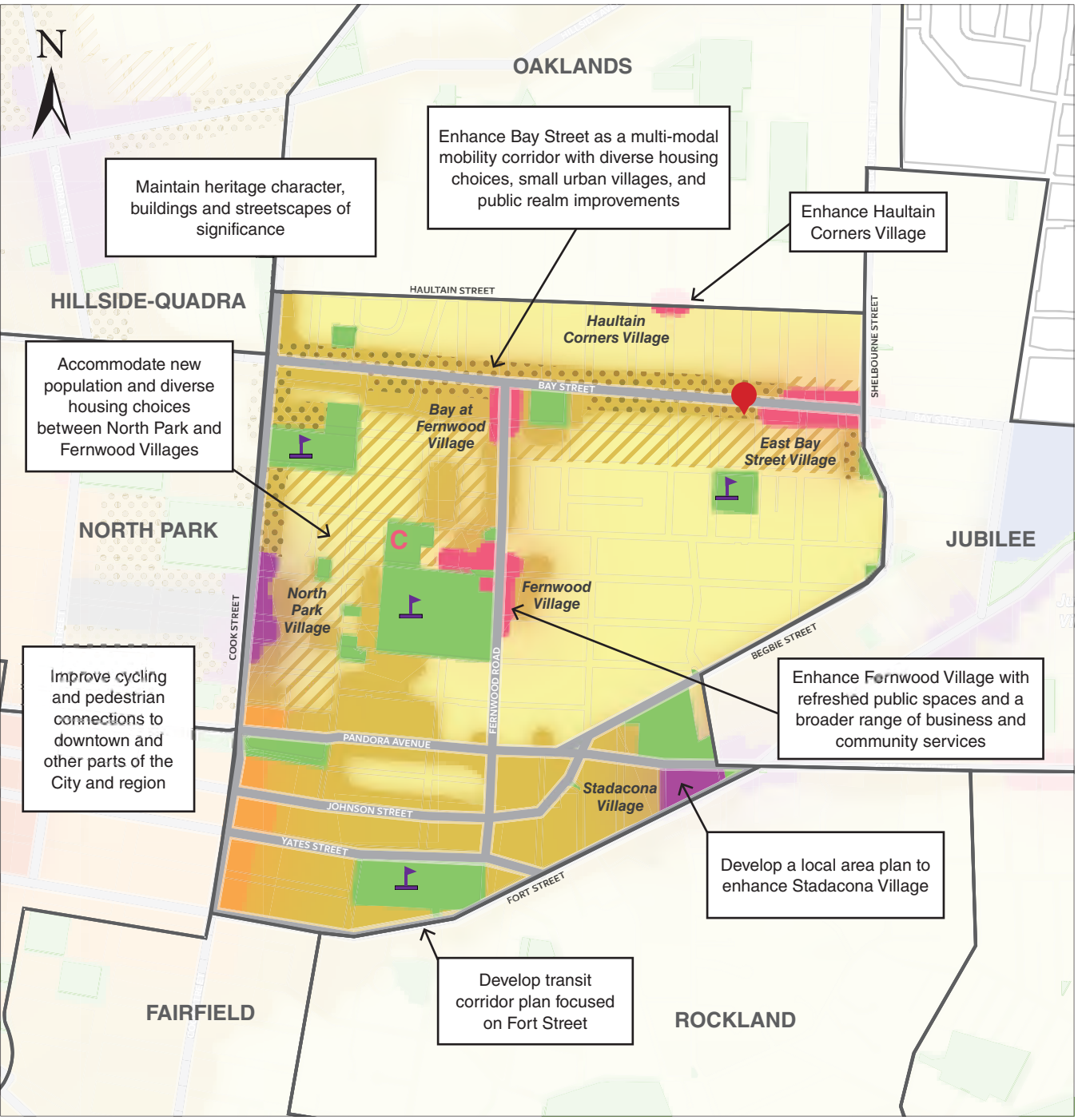
Urban Place Designations*

- Core Residential
- Large Urban Village
- Small Urban Village
- Housing Opportunity
- Urban Residential
- Mixed Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Community Centre
- Existing Public School

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.



HOUSING OPPORTUNITY

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

HOUSING OPPORTUNITY AREAS

6.18 **Housing Opportunity** consists primarily of multi-unit residential in low and mid-rise apartment forms, with a public realm character similar to Urban Residential. At higher densities, Housing Opportunity areas are envisioned to accommodate primarily **secured rental** housing and provide public benefit, including through amenity contribution and on-site, non-market and affordable rental where possible. **Mixed uses** in select locations as described in this plan or other City policy.



Urban Place Designation Guidance **Housing Opportunity**

A. Built Form

Low- and mid-rise multi-unit buildings.

Heights may generally range from **three to six storeys** depending on site conditions and the existing and envisioned context of the area.

B. Uses

- Primarily **residential** and accessory residential.
- Mixed-use residential-commercial may be considered in areas that support the growth management concept and mobility objectives in this plan, such as along transit priority corridors, or as otherwise identified in City policy, including local area plans.
- Home occupations.

C. Density Guidance

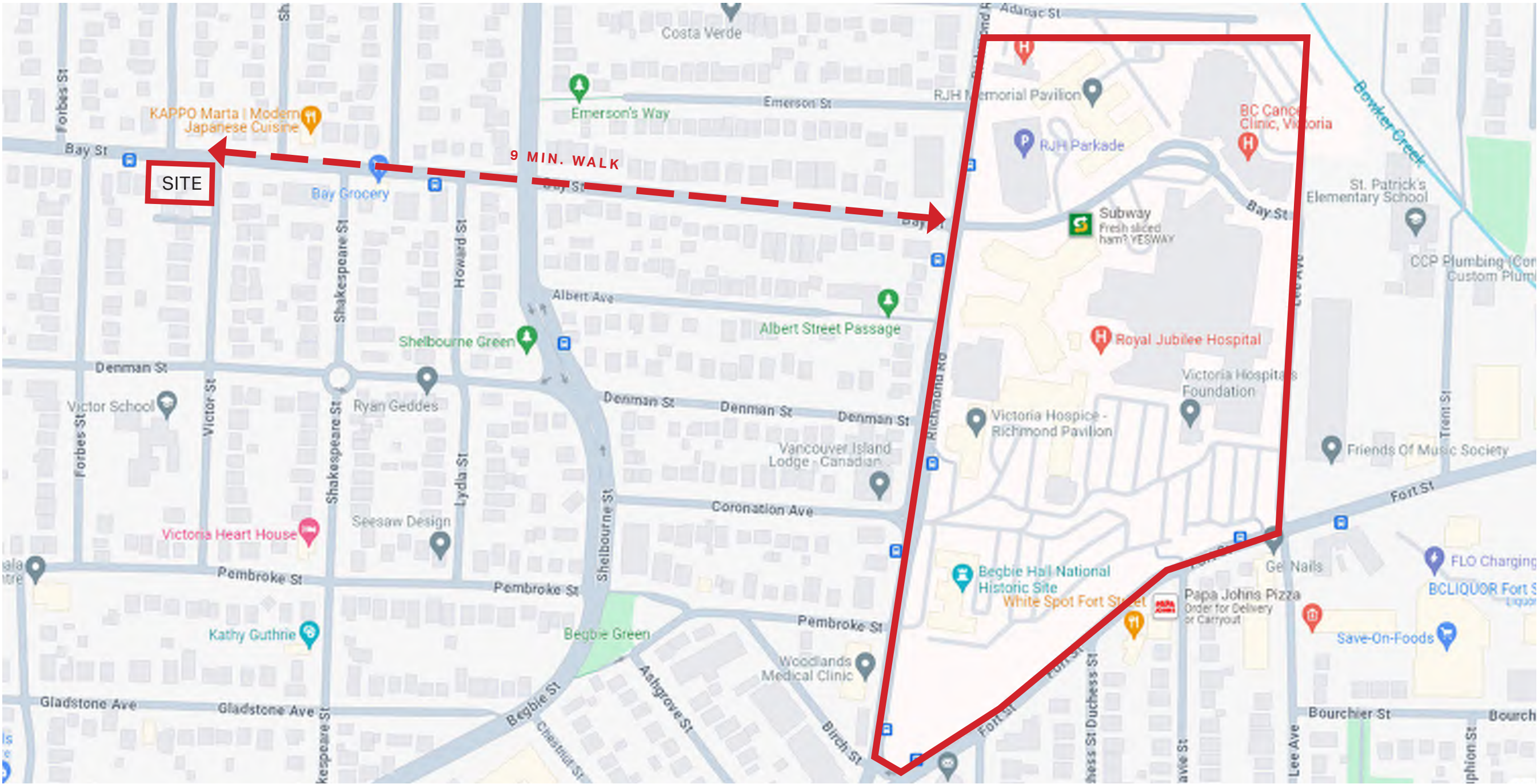
Low to medium residential (base of approximately 1.2:1 FSR).

Additional density may be considered where public benefit is provided consistent with the objectives of this plan and other City policies, including local area plans (of approximately 2:1 FSR).

Additional density above 2:1 FSR may be considered for projects where substantial public benefit is provided consistent with the objectives of this plan and other City policies, such as secured rental projects with additional public benefit (max of approximately **2.5:1** FSR).

CONTEXT PLAN

- HOUSING FOR HEALTH CARE WORKERS



PROJECT DATA

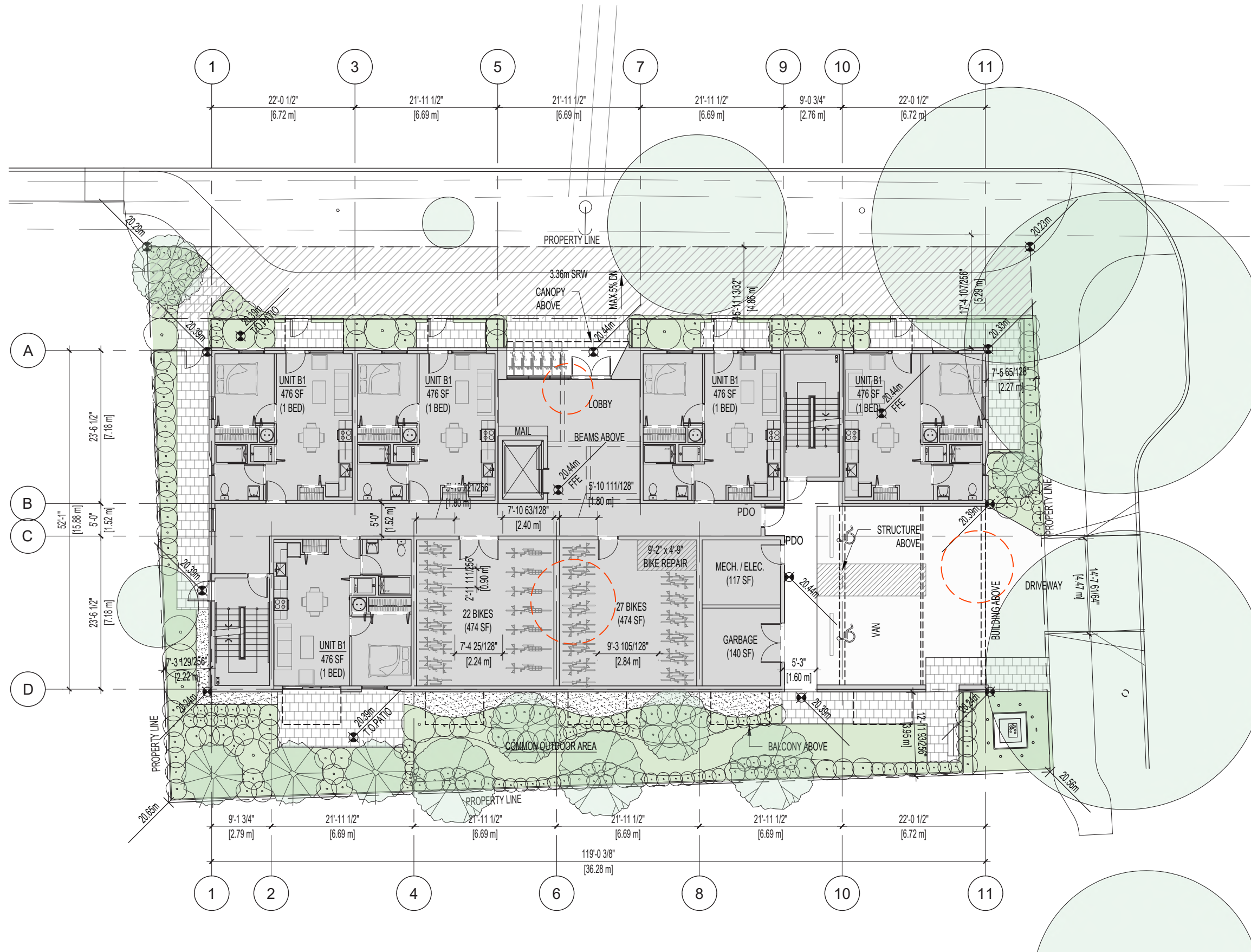
CALUC PRELIMINARY MEETING

- **UNIT MIX**
 - 56 x Studio Units
 - 4 x 1 Bedroom Units
 - 60 x Total Units
- **FSR**
 - 2.50
- **SETBACKS**
 - Bay Street - 3.72m
 - Victor Street -2.07m
 - South (Interior Side Yard) - 4.92m
 - West (Rear Yard) - 2.56m

CURRENT

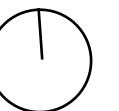
- **UNIT MIX**
 - 29 x 1 Bedroom Units
 - 8 x 2 Bedroom Units
 - 2 x 3 Bedroom Units
 - 39 x Total Units
- **FSR**
 - 2.50
- **SETBACKS**
 - Bay Street - 4.86m
 - Victor Street - 2.27m
 - South (Interior Side Yard) - 3.95m
 - West (Rear Yard) - 2.22m

SITE PLAN / LEVEL 1

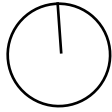
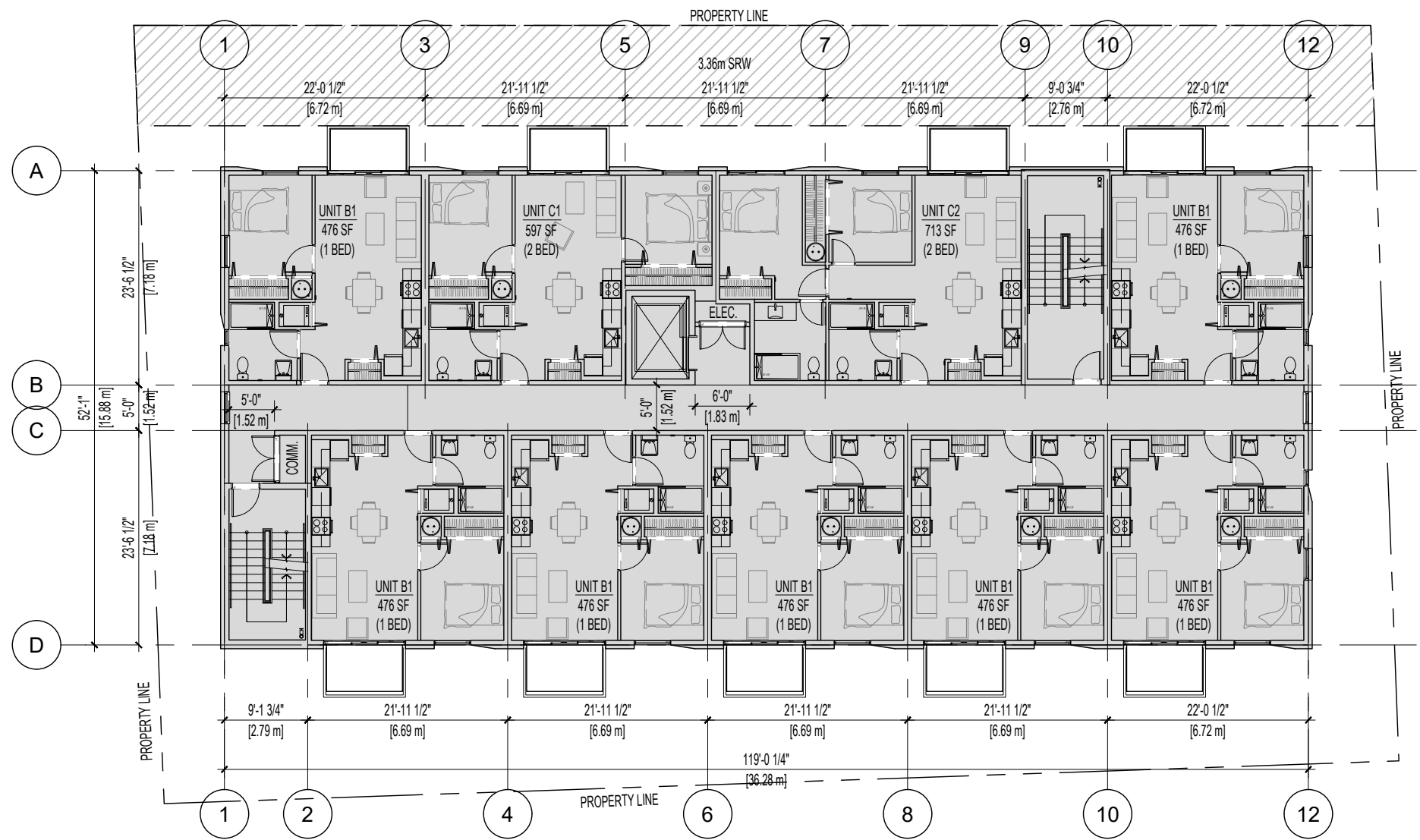


TREE LEGEND

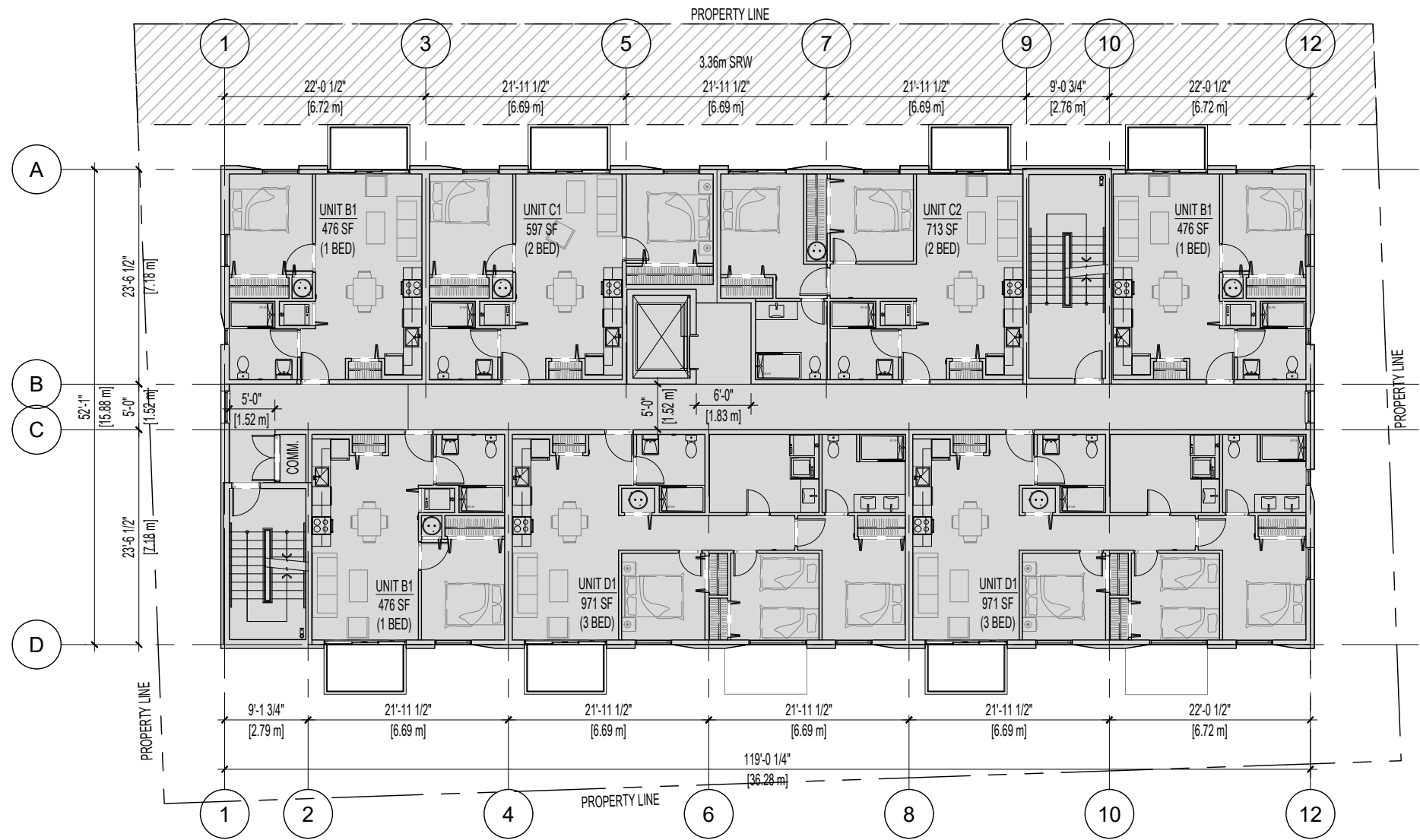
- REMOVED TREE
- RETAINED TREE
- PROPOSED TREE



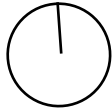
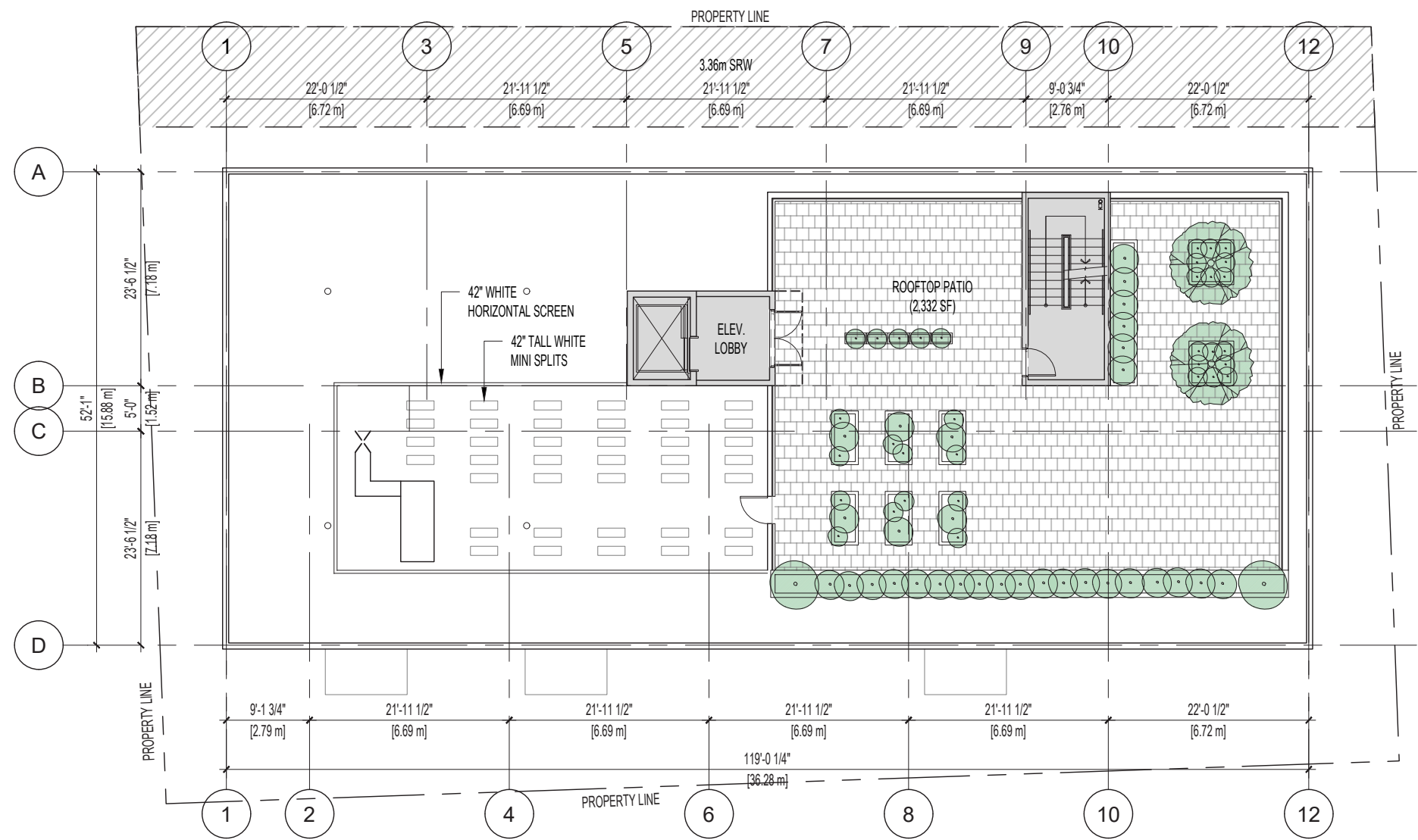
LEVEL 2-4



LEVEL 5



ROOF LEVEL



NORTH ELEVATION (BAY STREET)



SOUTH ELEVATION



EAST ELEVATION (VICTOR STREET)



WEST ELEVATION



RENDERING

NORTH EAST



1551 & 1545 BAY STREET

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14 OF 20

RENDERING

SOUTH EAST



1551 & 1545 BAY STREET

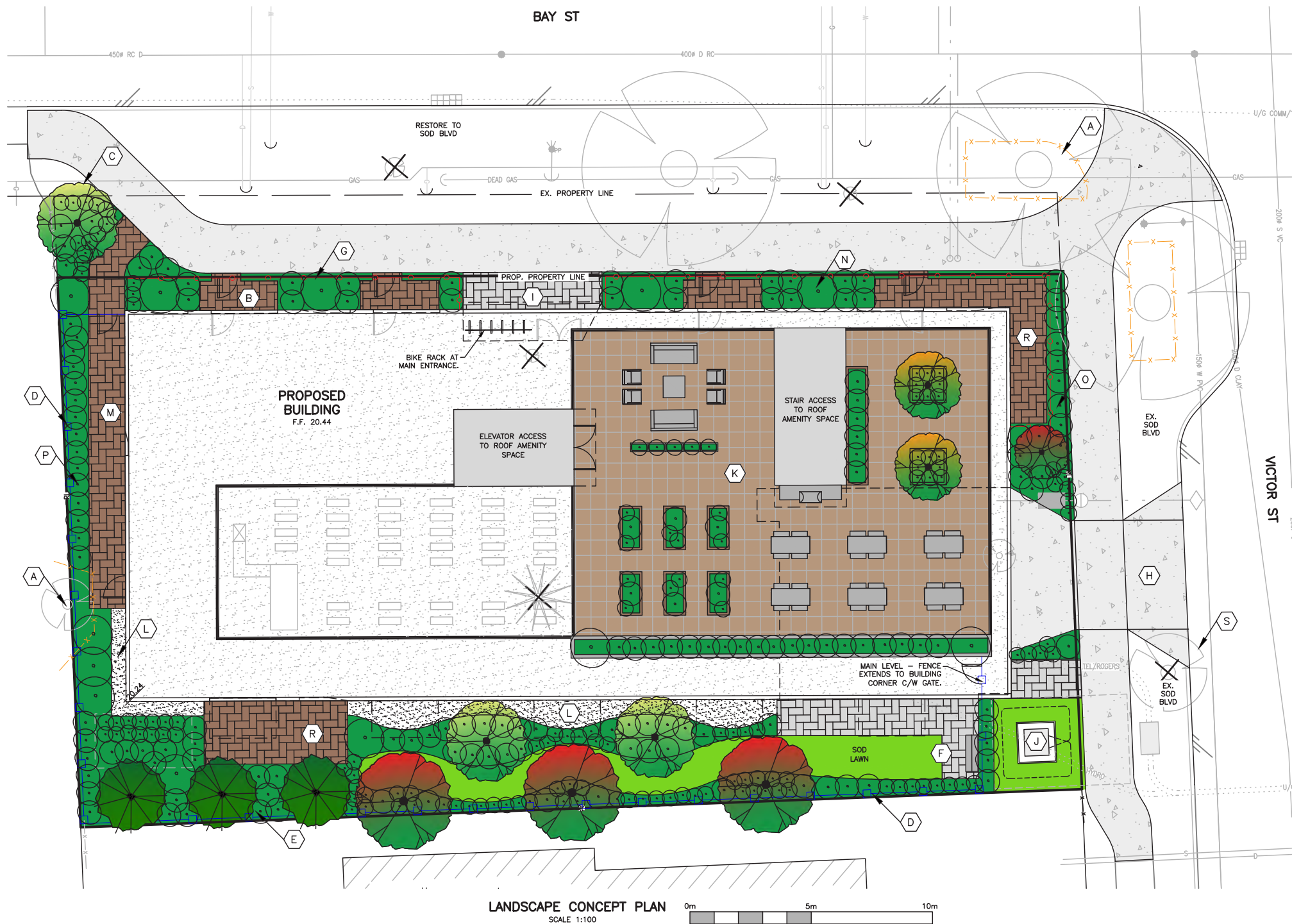
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STREETSCAPE



LANDSCAPE

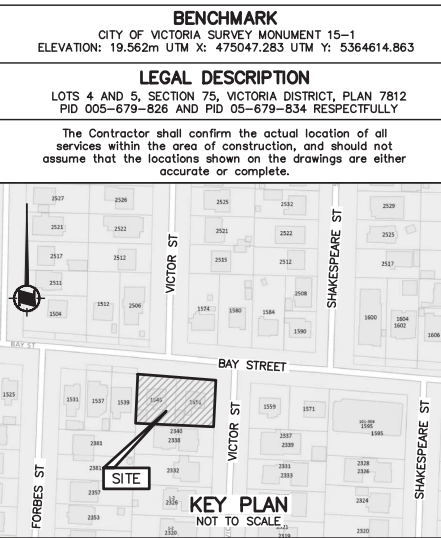


GENERAL NOTES

- ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH CITY OF VICTORIA SPECIFICATIONS & BY-LAWS AND STANDARD DRAWINGS, MMCD SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALID SERVICES LTD.
- ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF LANDSCAPE AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%, FINISHED GRADE OF ALL PLANTING BEDS TO BE MIN. 50mm BELOW ARCHITECTURAL FINISHES ON BUILDING.
- CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
- CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
- EXISTING & PROPOSED UNDERGROUND SERVICES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
- FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR TO NOTIFY CALID SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE TO ENSURE THEIR CREW HAS THE MOST CURRENT LANDSCAPE DRAWINGS IN THE FIELD.
- TREE PROTECTION FENCING TO CITY OF VICTORIA TREE PROTECTION BY-LAW No. 21-035 SCHEDULE D SHALL BE ERECTED AT ALL EXISTING TREES TO BE RETAINED PRIOR TO START OF ANY CONSTRUCTION/DEVELOPMENT RELATED ACTIVITIES OR SITE DISTURBANCE.
- WELL-ROTTED, HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADING IS APPROVED AND PLANTING COMPLETE. MULCH TO BE FREE OF CHUNKS, STICKS, SOIL, STONES, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM BARK MULCH DEPTH OF 50mm AFTER SETTLEMENT.
- AUTOMATIC IRRIGATION SYSTEM REQUIRED. SOD LAWN TO BE IRRIGATED WITH MICRO-SPRAY, TREES AND PLANTING AREAS TO BE IRRIGATED WITH DRIP LINES TREES TO HAVE TWO (2) EMITTER LOOPS PER TREE. ALL WORK TO IABC AND CITY OF VICTORIA IRRIGATION STANDARDS. TIMER WITH MOISTURE SENSOR AND RAIN DELAY REQUIRED.

THIS DESIGN IS VALID ONLY IF REVIEWED DURING CONSTRUCTION BY CALID SERVICES LTD.

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

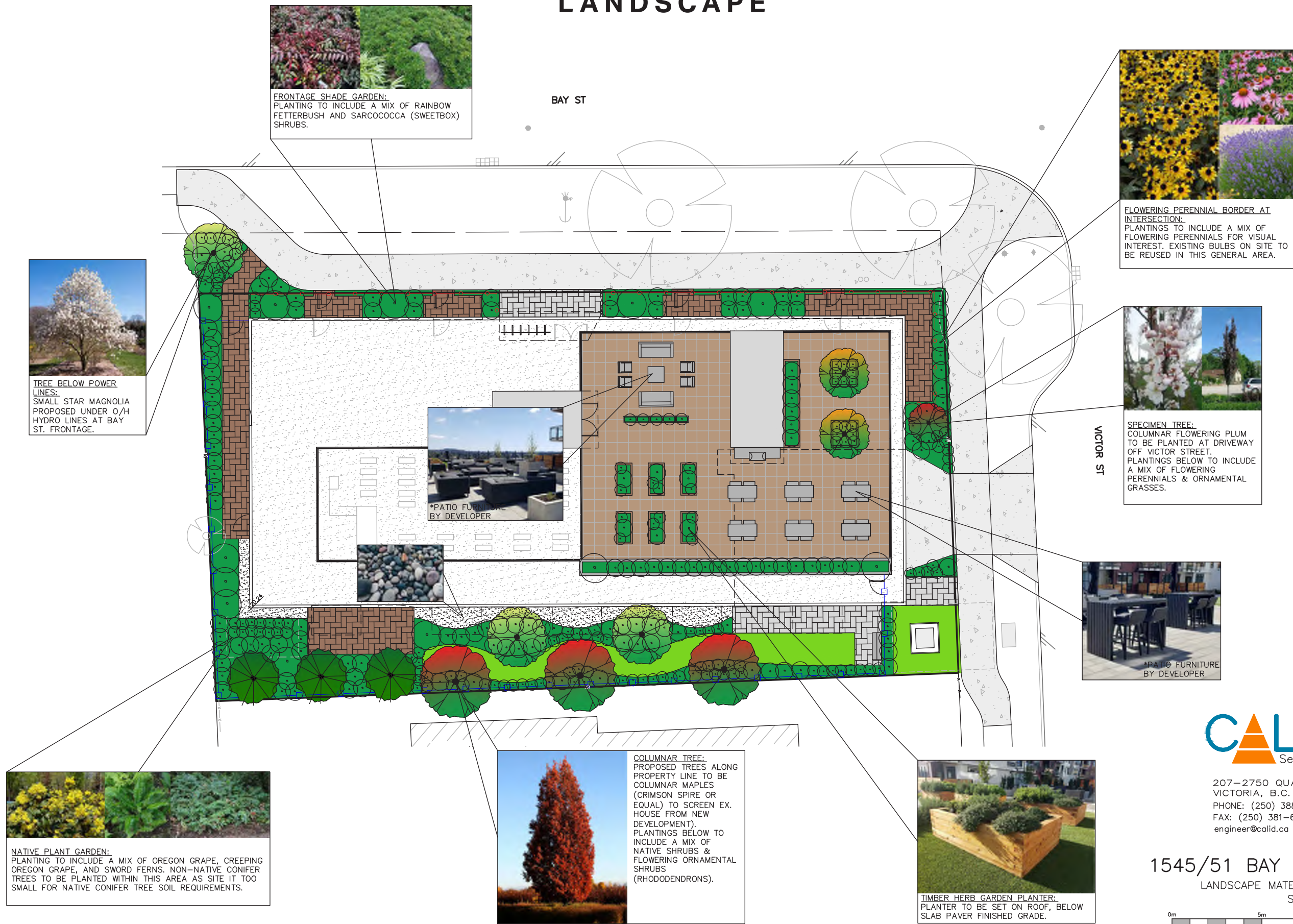


KEY NOTES

- | | | |
|---|--|--|
| A EXISTING TREE TO BE PROTECTED & RETAINED. TREE PROTECTION FENCING TO CITY OF VICTORIA STANDARDS TO BE ERECTED PRIOR TO ANY SITE WORK. | H DRIVEWAY ACCESS. REFER TO CALID SERVICES LTD. CIVIL DRAWING SET FOR INFORMATION. | N PROP. PLANTING BED AT PATIO C/W SHADE TOLERANT FLOWERING SHRUBS. |
| B PROPOSED PRIVATE ENTRANCE C/W UNIT PAVERS. GATE REQUIRED. | I MAIN BUILDING ENTRANCE C/W UNIT PAVERS. BIKE RACK TO BE MOUNTED TO CONCRETE PAD WITH TAMPER-PROOF HARDWARE. BIKE RACK SIZE TO ALLOW FOR UTILITY BIKES AND E-BIKES. | O VICTOR ST. FRONTAGE PLANTING BED C/W FLOWERING PERENNIAL BORDER AT BACK OF SIDEWALK. COLUMNAR SPECIMEN TREE & SHRUBS. PLANTING WITHIN MUNICIPAL BOULEVARD TO BE IRRIGATED & MAINTAINED BY PRIVATE OWNER/STRATA IN PERPETUITY. |
| C PROPOSED FLOWERING OR SPECIMEN ACCENT TREE C/W PLANTING BED BELOW. SHRUBS TO INCLUDE DROUGHT TOLERANT SHRUBS, PERENNIALS & ORNAMENTAL GRASSES. | J SCHEMATIC PMT LOCATION. NO PLANTING TO BE WITHIN 1.2m OF PMT AS PER BY HYDRO REQUIREMENTS. | P PERIMETER PLANTING BED C/W NATIVE SHRUBS & GROUNDCOVERS. |
| D PROP. 1.8m HL. PERIMETER WOOD FENCE AT PROPERTY LINE. | K ROOF TOP RESIDENT AMENITY PATIO C/W OUTDOOR COUCHES, DINING TABLES & BBQ. AREA TO INCLUDE RESIDENT HERB GARDEN C/W TIMBER PLANTERS, SMALL FRUIT TREES IN PRE-FABRICATED PLANTERS AND A 1.0m HL. PLANTER WITH SCREEN HEDGE. IRRIGATION SYSTEM REQUIRED FOR ALL PLANTERS. | Q EX. SOD BOULEVARD TO BE RESTORED WITH 150mm TOPSOIL & SOD AT NEW SIDEWALK/DISTURBED AREAS. REFER TO CALID SERVICES CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. |
| E PERIMETER PLANTING BED C/W NATIVE SHRUBS & SPECIMEN TREES. NON-NATIVE CONIFER TREES TO BE PLANTED C/W ROOT BARRIER AT STORM WATER MANAGEMENT SYSTEM. | L RIVER ROCK MAINTENANCE BORDER AT BUILDING. PLASTIC WOOD EDGER & WEED BARRIER FABRIC. | R PRIVATE PATIO C/W UNIT PAVERS. EDGE RESTRAINT REQUIRED AT LANDSCAPE AREAS. |
| F PROP. RESIDENT AMENITY SPACE C/W SEATING BENCH & PET RELIEF LAWN. | M UNIT PAVEMENT WALKWAY TO BAY ST. SIDEWALK. GATE C/W LOCKING MECHANISM REQUIRED. | S EX. TREE TO BE REMOVED. |
| G 1.2m HL. PICKET STYLE METAL FENCE AT FRONTAGES. GATES REQUIRED AT PRIVATE ENTRANCES. | | |

PRELIMINARY
Not for Construction

LANDSCAPE



207-2750 QUADRA ST.
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engineer@calid.ca

1545/51 BAY STREET
LANDSCAPE MATERIALS PLAN
SCALE 1:200



APPENDIX

PROJECT STATS

PROJECT INFORMATION TABLE - 1551 & 1545 BAY STREET

PR. #: 2403
DATE: 07-Jan-25

PROPERTY INFORMATION

PROJECT ADDRESS	1551 & 1545 BAY STREET
LEGAL DESCRIPTION	LOT 5, SECTION 75, VICTORIA DISTRICT, PLAN 7812 LOT 4, SECTION 75, VICTORIA DISTRICTM PLAN 7812
CURRENT ZONING	R-2 TWO SINGLE FAMILY DWELLINGS DISTRICT
DEVELOPMENT PERMIT AREA	DPA 6A-GENERAL URBAN RESIDENTIAL
OCP DESIGNATION	HOUSING OPPORTUNITY URBAN PLACE

BUILDING/SITE DATA

	PROPOSED			
SITE AREA	1,048.60	m ²	11,287	sq.ft
TOTAL FLOOR AREA (CITY OF VICTORIA DEF.)	2,603.03	m ²	28,019	sq.ft
GROSS FLOOR AREA	2,878.77	m ²	30,987	sq.ft
SALEABLE FLOOR AREA	2,167.11	m ²	23,327	sq.ft
EFFICIENCY (SALEABLE/GFA)	75%			
FLOOR SPACE RATIO	2.5			
SITE COVERAGE %	60%			
OPEN SITE SPACE %	42%			
HEIGHT OF BUILDING	20.37	m	66.8	ft
NUMBER OF STOREYS	5			

BUILDING SETBACKS

	PROPOSED			
FRONT YARD (VICTOR ST)	2.27	m	7.4	ft
EXTERIOR SIDE YARD (BAY ST)	4.86	m	15.9	ft
REAR YARD (WEST)	2.22	m	7.3	ft
INTERIOR SIDE YARD (SOUTH)	3.95	m	13.0	ft

UNIT INFO (CITY OF VICTORIA DEF.)

UNIT NAME	UNIT TYPE	AREA			COUNT	RATIO	TOTAL AREA			
B1	1 BEDROOM	44.22	m ²	476.0	sq.ft	29	74.36%	1,282	m ²	13,804.0 sq.ft
C1	2 BEDROOM	55.46	m ²	597.0	sq.ft	4	10.26%	222	m ²	2,388.0 sq.ft
C2	2 BEDROOM	66.24	m ²	713.0	sq.ft	4	10.26%	265	m ²	2,852.0 sq.ft
D1	3 BEDROOM	90.21	m ²	971.0	sq.ft	2	5.13%	180	m ²	1,942.0 sq.ft
TOTAL						39		1,950	m ²	20,986.0 sq.ft

PARKING DATA

VEHICLE PARKING

	REQUIRED		PROPOSED		VARIANCE
NON-VISITOR	1.3	PER UNIT > 70m2	3		
	0.9	PER UNIT > 45m2	7		
	0.75	PER UNIT < 45m2	22		
VAN ACCESS. (INCLUDED IN TOTAL)	1		1		
ACCESSIBLE (INCLUDED IN TOTAL)	1		1		
		TOTAL	32	2	-30
VISITOR	0.1	PER UNIT	4	0	-4

BIKE PARKING

BIKE PARKING (LONG TERM)	1.25	PER UNIT > 45m2	13		
	1	PER UNIT < 45m2	29		
		TOTAL	42	49	N/A
BIKE PARKING (SHORT TERM)	6	PER BUILDING		6	N/A