

Property Data	
GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	REZONING PERMIT APPLICATION WITH VARIANCES FOR LOT CONSOLIDATION AND STRATA PLAN SUBDIVISION: <ul style="list-style-type: none"> RETENTION OF AN EXISTING CHARACTER CONVERSION (1028; BPO58143) WITH MARKET APARTMENTS, AND REMOVAL OF GARAGE OUT-BUILDING (1028) RETENTION OF AN EXISTING HOUSEPLEX (1030), AND REMOVAL OF NON-CONFORMING REAR ADDITION CONSTRUCTION OF A NEW SEVEN (7) UNIT ATTACHED DWELLING BUILDING (STRATA TOWNHOUSES) WITH ONE (1) TUCKER UNDER ACCESSIBLE PARKING SPACE CONSOLIDATION AND SUBDIVISION OF TWO (2) LOTS INTO THREE (3)
CIVIC ADDRESS	1026/1028 AND 1030 EMPRESS AVENUE, VICTORIA BC
LEGAL DESCRIPTION	LOTS 6 & 7, BLOCK 8, SECTION 3, VICTORIA DISTRICT, PLAN 957
PROPERTY IDENTIFICATION NUMBERS (P.I.D.)	000-213-527 (1026/1028 EMPRESS) AND 000-848-492 (1030 EMPRESS)
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS

Municipal Zoning Compliance Summary

0 - ZONING SUMMARY																																											
NO.	ITEM	DESCRIPTION	BYLAW REFERENCES(S)																																								
0-1	ZONING DISTRICT (REZONING)	R-2 (TWO-FAMILY) EXISTING NEW (REZONING) PROPOSED	80-159																																								
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-16A (GENERAL) EXISTING	OCF																																								
0-3	HERITAGE STATUS	DESIGNATED (1028 ONLY) N/A	87-121-245																																								
REQUIREMENT 1028 (EX.) 1030 (EX.) PROPOSED TOWNHOUSES																																											
0-4	PRINCIPAL USE (REZONING)	TWO-FAMILY REQUIRED 'G' TRIPLEX 4-PLEX TOWNHOUSES	80-159-2.1.1																																								
0-5	SITE AREA & LOT WIDTH (REZONING)	<p>SITE AREA (m²):</p> <table border="1"> <tr> <td>≥ 555</td> <td>BEFORE: 599.8</td> <td>600.9</td> <td>-</td> </tr> <tr> <td>REQUIRED</td> <td>AFTER: 291.44</td> <td>291.41</td> <td>515.11</td> </tr> </table> <p>SITE AREA FOR EACH DWELLING UNIT (m²):</p> <table border="1"> <tr> <td>≥ 277.5</td> <td>BEFORE: 199.9 (3)</td> <td>150.2 (3A)</td> <td>-</td> </tr> <tr> <td>REQUIRED</td> <td>AFTER: 97.1 (3)</td> <td>72.9 (4)</td> <td>73.6 (27)</td> </tr> </table> <p>LOT WIDTH, MINIMUM AVERAGE (m):</p> <table border="1"> <tr> <td>≥ 15</td> <td>REQUIRED</td> <td>15.205</td> <td>15.205</td> <td>30.41</td> </tr> </table>	≥ 555	BEFORE: 599.8	600.9	-	REQUIRED	AFTER: 291.44	291.41	515.11	≥ 277.5	BEFORE: 199.9 (3)	150.2 (3A)	-	REQUIRED	AFTER: 97.1 (3)	72.9 (4)	73.6 (27)	≥ 15	REQUIRED	15.205	15.205	30.41	80-159-2.1.2																			
≥ 555	BEFORE: 599.8	600.9	-																																								
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0-6	FLOOR AREA OF PRINCIPAL BUILDING (REZONING)	<p>FLOOR SPACE RATIO:</p> <table border="1"> <tr> <td>≤ 0.5</td> <td>BEFORE: 0.300</td> <td>0.304</td> <td>-</td> </tr> <tr> <td>REQUIRED</td> <td>AFTER: 0.854</td> <td>0.938</td> <td>1.428</td> </tr> </table> <p>FLOOR AREA PER DWELLING UNIT (m²):</p> <table border="1"> <tr> <td>≥ 46</td> <td>REQUIRED</td> <td>85.5</td> <td>68.3</td> <td>≥ 51.8</td> </tr> </table> <p>FLOOR AREA, FIRST AND SECOND STOREYS COMBINED (m²):</p> <table border="1"> <tr> <td>≤ 280</td> <td>REQUIRED</td> <td>164.3</td> <td>182.9</td> <td>470.1</td> </tr> </table> <p>TOTAL FLOOR AREA (m²):</p> <table border="1"> <tr> <td>≤ 380</td> <td>REQUIRED</td> <td>256.5</td> <td>273.2</td> <td>735.6</td> </tr> </table>	≤ 0.5	BEFORE: 0.300	0.304	-	REQUIRED	AFTER: 0.854	0.938	1.428	≥ 46	REQUIRED	85.5	68.3	≥ 51.8	≤ 280	REQUIRED	164.3	182.9	470.1	≤ 380	REQUIRED	256.5	273.2	735.6	80-159-2.1.3																	
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0-7	HEIGHT, STOREYS, ROOF DECKS (REZONING)	<p>BUILDING HEIGHT (STOREYS):</p> <table border="1"> <tr> <td>≤ 1.5 + BSM¹</td> <td>REQUIRED</td> <td>2 + BSM¹</td> <td>2 + BSM¹</td> <td>3</td> </tr> </table> <p>BUILDING HEIGHT, WHERE NO BASEMENT (m):</p> <table border="1"> <tr> <td>≤ 7.6</td> <td>REQUIRED</td> <td>7.03</td> <td>8.64</td> <td>10.34</td> </tr> </table>	≤ 1.5 + BSM ¹	REQUIRED	2 + BSM ¹	2 + BSM ¹	3	≤ 7.6	REQUIRED	7.03	8.64	10.34	80-159-2.1.4																														
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≤ 7.6	REQUIRED	7.03	8.64	10.34																																							
0-8	SETBACKS & PROJECTIONS (REZONING)	<p>FRONT YARD SETBACK (m):</p> <table border="1"> <tr> <td>≥ 7.5 OR ADJ. AVG. (4.26)</td> <td>REQUIRED</td> <td>3.84</td> <td>3.80</td> <td>3.88 (0.345)</td> </tr> </table> <p>DEDICATION (AFTER):</p> <p>4.26 m; AVG. OF 4.34 m (1024 EMPRESS) & 4.18 m (1040 EMPRESS) AFTER DEDICATION, 0.345 m MIN. SETBACK, 0.59 m TYPICAL.</p> <p>PROJECTIONS INTO FRONT YARD SETBACK - STEPS & PORCH (m):</p> <table border="1"> <tr> <td>≤ 3.5</td> <td>PERMITTED</td> <td>2.63 (EMP)</td> <td>1.63 (EMP)</td> <td>-</td> </tr> </table> <p>PROJECTIONS INTO FRONT YARD SETBACK - BAY WINDOWS (m):</p> <table border="1"> <tr> <td>≤ 0.6</td> <td>PERMITTED</td> <td>-</td> <td>0.51</td> <td>-</td> </tr> </table> <p>REAR YARD SETBACK (m):</p> <table border="1"> <tr> <td>≥ 10.7 OR 35% (13.99)</td> <td>PROPOSED</td> <td>2.38</td> <td>2.51</td> <td>5.67</td> </tr> </table> <p>SIDE YARD SETBACK - WEST (m):</p> <table border="1"> <tr> <td>≥ 1.5 OR 10% (3.04)</td> <td>PROPOSED</td> <td>5.09</td> <td>3.70</td> <td>2.17</td> </tr> </table> <p>SIDE YARD SETBACK - EAST (m):</p> <table border="1"> <tr> <td>≥ 1.5 OR 10% (3.04)</td> <td>PROPOSED</td> <td>1.80</td> <td>3.40</td> <td>2.17</td> </tr> </table> <p>COMBINED SIDE YARD SETBACKS (m):</p> <table border="1"> <tr> <td>≥ 4.5</td> <td>PROPOSED</td> <td>6.89</td> <td>7.10</td> <td>4.34</td> </tr> </table> <p>FALSE PROJECTIONS INTO SETBACKS (m):</p> <table border="1"> <tr> <td>≤ 0.75</td> <td>PERMITTED</td> <td>EXISTING</td> <td>EXISTING</td> <td>≤ 0.75</td> </tr> </table>	≥ 7.5 OR ADJ. AVG. (4.26)	REQUIRED	3.84	3.80	3.88 (0.345)	≤ 3.5	PERMITTED	2.63 (EMP)	1.63 (EMP)	-	≤ 0.6	PERMITTED	-	0.51	-	≥ 10.7 OR 35% (13.99)	PROPOSED	2.38	2.51	5.67	≥ 1.5 OR 10% (3.04)	PROPOSED	5.09	3.70	2.17	≥ 1.5 OR 10% (3.04)	PROPOSED	1.80	3.40	2.17	≥ 4.5	PROPOSED	6.89	7.10	4.34	≤ 0.75	PERMITTED	EXISTING	EXISTING	≤ 0.75	80-159-2.1.5
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0-9	SITE COVERAGE & OPEN SITE SPACE (REZONING)	<p>SITE COVERAGE (%):</p> <table border="1"> <tr> <td>≤ 40</td> <td>BEFORE: 21.74</td> <td>19.05</td> <td>-</td> </tr> <tr> <td>REQUIRED</td> <td>AFTER: 44.90</td> <td>39.29</td> <td>62.42</td> </tr> </table> <p>OPEN SITE SPACE (%):</p> <table border="1"> <tr> <td>≥ 30; ≥ 33 REAR</td> <td>BEFORE: 78.26</td> <td>80.95</td> <td>-</td> </tr> <tr> <td>REQUIRED</td> <td>AFTER: 55.57</td> <td>60.97</td> <td>54.27</td> </tr> </table>	≤ 40	BEFORE: 21.74	19.05	-	REQUIRED	AFTER: 44.90	39.29	62.42	≥ 30; ≥ 33 REAR	BEFORE: 78.26	80.95	-	REQUIRED	AFTER: 55.57	60.97	54.27	80-159-2.1.6																								
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0-10	OUTDOOR FEATURES	<p>SETBACKS APPLY TO OUTDOOR FEATURES AS THOUGH BUILDINGS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>OUTDOOR FEATURES ≤ 3.5 m FROM GRADE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	80-159-2.1.7																																								
0-11	OFF-STREET VEHICULAR PARKING (VARIANCE)	<p>GEOGRAPHIC AREA:</p> <p>CORE <input type="checkbox"/> VILLAGE/CENTRE <input type="checkbox"/> OTHER <input type="checkbox"/> ZONING BYLAW 2017</p> <p>ALDG. USE:</p> <table border="1"> <tr> <th>1026</th> <th>EX. SCHEDULE 'G'</th> <th>UNITS</th> <th>UNITS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>1026/8</td> <td>EX. HOUSE CONVERSION</td> <td>3</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>1030</td> <td>CONDO > 70m²</td> <td>7</td> <td>1.45</td> <td>10.2+10</td> <td>1</td> </tr> <tr> <td>NEW</td> <td>VISITORS</td> <td>7</td> <td>0.1</td> <td>0.7+1</td> <td>0</td> </tr> </table> <p>(VARIANCE: 10 SPACE REDUCTION) TOTAL:</p> <table border="1"> <tr> <td>ACCESSIBLE SPACES</td> <td>0</td> <td>1</td> </tr> <tr> <td>YAN ACCESSIBLE SPACES</td> <td>1</td> <td>0</td> </tr> </table> <p>PARKING AREAS OF ≥ 5 SPACES TO BE GROUND-ORIENTED ILLUMINATED:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>PROJECT PROPOSES VARIANCE TO SCHEDULE 'C' PARKING REQUIREMENTS. ONLY ONE (1) ACCESSIBLE SIZED PARKING SPACE PROPOSED PROVIDED FOR GENERAL USE BY ALL RESIDENTS AND/OR VISITORS. VARIANCE, MADE POSSIBLE BY CLOSE PROXIMITY TO TRANSIT AND BIKE INFRASTRUCTURE, WOULD ENHANCE LIVABILITY THROUGH PROVISION OF SHARED OPEN SPACE, AND REDUCE DEPENDENCE ON PRIVATE VEHICLES.</p>	1026	EX. SCHEDULE 'G'	UNITS	UNITS	REQUIRED	PROVIDED	1026/8	EX. HOUSE CONVERSION	3	0	0	0	1030	CONDO > 70m ²	7	1.45	10.2+10	1	NEW	VISITORS	7	0.1	0.7+1	0	ACCESSIBLE SPACES	0	1	YAN ACCESSIBLE SPACES	1	0	80-159; SCHEDULE C, TABLES 1, 3 & 5										
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ACCESSIBLE SPACES	0	1																																									
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0-12	OFF-STREET BICYCLE PARKING	<p>LONG TERM BICYCLE PARKING SPACES:</p> <table border="1"> <tr> <th>BLDG. USE:</th> <th>UNITS</th> <th>UNITS</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> <tr> <td>1026/8</td> <td>SCHEDULE 'G'</td> <td>3</td> <td>1</td> <td>3</td> </tr> <tr> <td>1030</td> <td>SIM. SCHEDULE 'G'</td> <td>4</td> <td>1</td> <td>4</td> </tr> <tr> <td>NEW</td> <td>MULTI-DWELL. (45m²)</td> <td>7</td> <td>1.25</td> <td>8.75+9</td> </tr> </table> <p>TOTAL:</p> <table border="1"> <tr> <td>REQUIRED</td> <td>11</td> <td>1</td> </tr> <tr> <td>PROVIDED</td> <td>16</td> <td>19</td> </tr> </table> <p>SHORT TERM BICYCLE PARKING SPACES:</p> <table border="1"> <tr> <th>BLDG(S) USE:</th> <th>UNITS</th> <th>UNITS</th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>NEW</td> <td>MULTI-DWELL. (45m²)</td> <td>7</td> <td>0.1</td> <td>≥ 6</td> </tr> </table>	BLDG. USE:	UNITS	UNITS	REQUIRED	PROPOSED	1026/8	SCHEDULE 'G'	3	1	3	1030	SIM. SCHEDULE 'G'	4	1	4	NEW	MULTI-DWELL. (45m ²)	7	1.25	8.75+9	REQUIRED	11	1	PROVIDED	16	19	BLDG(S) USE:	UNITS	UNITS	REQUIRED	PROVIDED	NEW	MULTI-DWELL. (45m ²)	7	0.1	≥ 6	80-159; SCHEDULE C, TABLES 2 & 4				
BLDG. USE:	UNITS	UNITS	REQUIRED	PROPOSED																																							
1026/8	SCHEDULE 'G'	3	1	3																																							
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Zoning Floor Area - Existing Buildings			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
1028 - BASEMENT	No	92.18 m ²	992.23 ft ²
1028 - LEVEL 1	Yes	92.93 m ²	1,000.25 ft ²
1028 - LEVEL 2	Yes	71.34 m ²	767.85 ft ²
1030 - BASEMENT	No	90.31 m ²	972.11 ft ²
1030 - LEVEL 1	Yes	92.57 m ²	996.38 ft ²
1030 - LEVEL 2	Yes	90.31 m ²	972.13 ft ²
		529.64 m ²	5,700.96 ft ²

Zoning Floor Area - New Townhouses			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
TOWNHOUSES - LEVEL 1	Yes	204.67 m ²	2,203.05 ft ²
TOWNHOUSES - LEVEL 2	Yes	265.45 m ²	2,857.24 ft ²
TOWNHOUSES - LEVEL 3	Yes	265.45 m ²	2,857.24 ft ²
		735.56 m ²	7,917.53 ft ²

ZONING FLOOR AREAS CALCULATED TO INSIDE FACE OF EXTERIOR WALLS AND DOES NOT INCLUDE PARKING AREAS FOR VEHICLES OR BICYCLES.

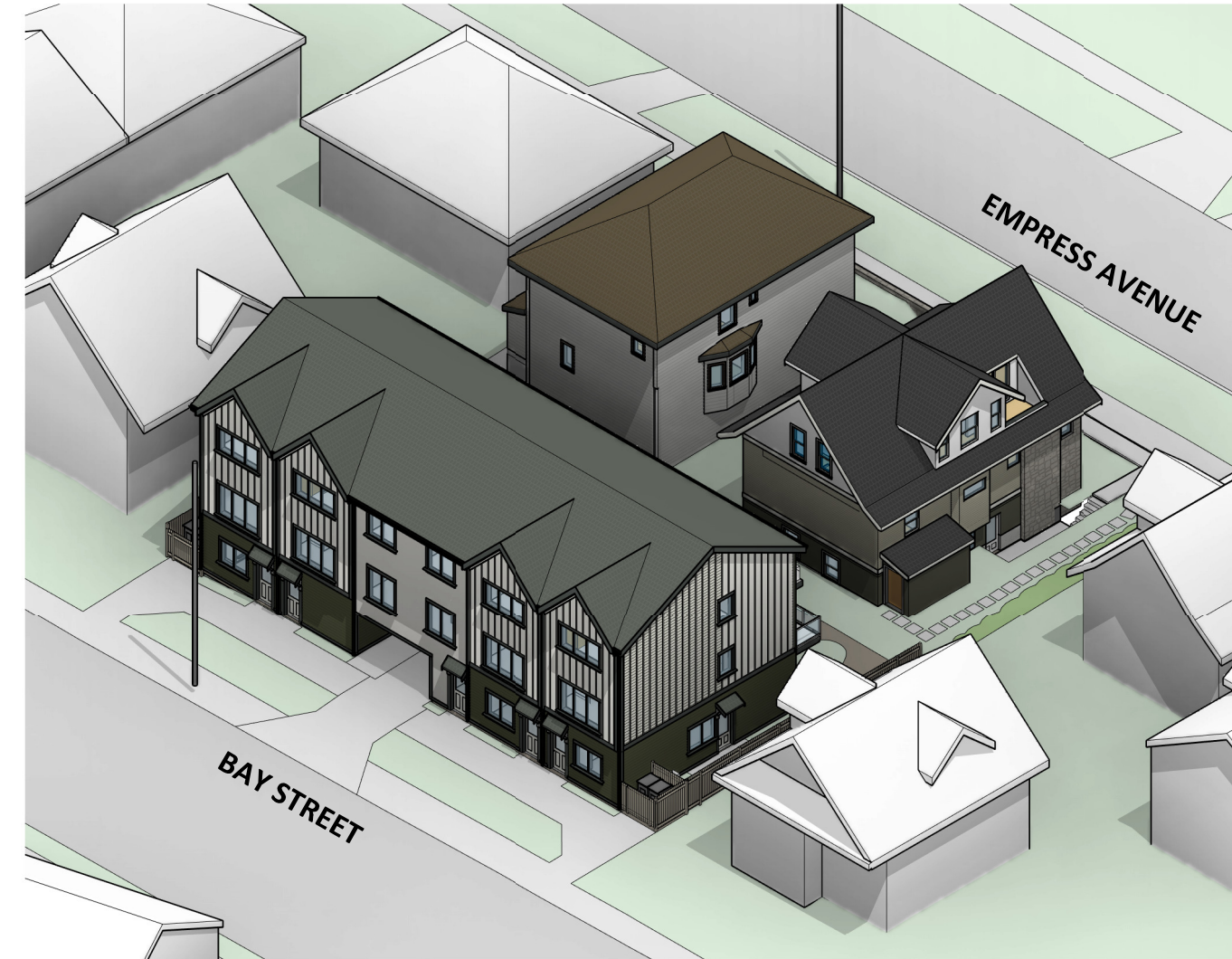
OFFICIAL COMMUNITY PLAN DESIGNATION: NORTH PARK - URBAN RESIDENTIAL			
"URBAN RESIDENTIAL CONSISTS PRIMARILY OF MULTI-UNIT RESIDENTIAL IN A WIDE RANGE OF DETACHED AND ATTACHED BUILDING FORMS, INCLUDING TOWNHOUSES AND ROW-HOUSES, LOW AND MID-RISE APARTMENTS, WITH A RESIDENTIAL CHARACTER PUBLIC REALM FEATURING LANDSCAPING AND STREET TREE PLANTING, AND MIXED-USES LOCATED ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS."			
BUILT FORM:	PLACE CHARACTER FEATURES:	USES:	DENSITY:
<ul style="list-style-type: none"> ATTACHED AND DETACHED BUILDINGS UP TO THREE STOREYS LOW-RISE AND MID-RISE MULTI-UNIT BUILDINGS UP TO APPROXIMATELY SIX STOREYS 	<ul style="list-style-type: none"> VARIABLE YARD SETBACKS WITH PRIMARY DOORWAYS FACING THE STREET VARIABLE FRONT YARD LANDSCAPING, BOULEVARD AND STREET TREE PLANTING ON-STREET PARKING AND COLLECTIVE DRIVEWAY ACCESS TO REAR YARD OR UNDERGROUND PARKING 	<ul style="list-style-type: none"> GROUND-ORIENTED MULTI-UNIT RESIDENTIAL HOUSE CONVERSIONS LOW TO MID-RISE MULTI-UNIT RESIDENTIAL LOW TO MID-RISE MIXED-USE ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS HOME OCCUPATIONS 	<ul style="list-style-type: none"> TOTAL FLOOR SPACE RATIOS GENERALLY UP TO 1.2:1 INCREASED DENSITY UP TO A TOTAL OF APPROXIMATELY 2:1 MAY BE CONSIDERED IN STRATEGIC LOCATIONS FOR THE ADVANCEMENT OF PLAN OBJECTIVES (SEE POLICY 6.22)

Rezoning - Project Information Table					
	CURRENT	EXISTING	1026/28	1030	PROPOSED (REZONING)
ZONING DISTRICT	R-2 TWO-FAMILY	1026/28 SCHED. 'G'	R-2	R-2	REZONING
SITE AREA (m ²)	≥ 555	599.8	291.44	291.41	515.11
TOTAL FLOOR AREA (m ²)	≤ 380	179.7	182.9	NO CHANGE	664.3 (15.3) 735.56
FLOOR SPACE RATIO	≤ 0.5	0.300	0.304	0.854	0.938
SITE COVERAGE (%)	≤ 40	21.74	19.05	44.90	39.29
OPEN SITE SPACE (%)	≥ 30; ≥ 33 REAR	78.26	80.95	55.57	60.90
HEIGHT OF BUILDING (m)	≤ 7.6	8.2	8.85	NO CHANGE	NO CHANGE
NUMBER OF STOREYS (* = BASEMENT)	2	2*	2*	NO CHANGE	NO CHANGE
PARKING STALLS ON SITE	≥ 2	2	0	0 REQ'D (G)	NO CHANGE
PARKING STALLS (m)	FRONT YARD ≥ 7.5 OR AVG	3.84	4.29	NO CHANGE	0.345 (BAY)
FRONT STEP PROJECTION	≥ 3.5	2.63	1.63	NO CHANGE	NO CHANGE
FRONT PORCH PROJECTION	≥ 3.5	0.51	1.63	NO CHANGE	NO CHANGE
BAY WINDOW PROJECTION	≥ 0.6	-	0.51	NO CHANGE	NO CHANGE
REAR YARD	10.7 OR 35% (12.01)	22.65	19.31	2.38	2.51
SIDE YARD (WEST)	1.5 OR 10% 1 SIDE ≥ 3.0	4.88	3.28	NO CHANGE	NO CHANGE
SIDE YARD (EAST)	1.5 OR 10% 1 SIDE ≥ 3.0	1.79	2.15	NO CHANGE	NO CHANGE
COMBINED SIDE YARDS	≥ 4.5	6.67	5.43	NO CHANGE	NO CHANGE
EAVE PROJECTION	≤ 0.75	≤ 0.92	≤ 0.92	NO CHANGE	NO CHANGE
TOTAL NUMBER OF UNITS	5	3	4	NO CHANGE	NO CHANGE
UNIT TYPE	TWO-FAMILY		4 x 1BED		1 x STUDIO 3 x 1BED
MINIMUM UNIT AREA (m ²)	≥ 46	85.5	68.3	NO CHANGE	~22.4 (8A) 105.03
TOTAL RESIDENTIAL AREA (m ²)	≤ 380	179.7	182.9	NO CHANGE	664.3 (15.3) 721.20

ARBORIST	CIVIL
D CLARK ARBORICULTURE 2741 THE RISE VICTORIA, BC V8T 3T4 250-208-1568 CONTACT: MICHE HACEY	KYLE ENGINEERING SUITE 1 - 40 CADILLAC AVE VICTORIA, BC V8Z 1T2 250-475-6906 CONTACT: EDWARD KYLE
OWNER	ARCHITECTURAL
BOWCEY CONSTRUCTION LTD. INFO@BOWCEY.CA 250-588-0094	CHRISTINE LINTOTT ARCHITECTS INC. UNIT 1 - 864 QUEENS AVE VICTORIA, BC V8T 1M5 250-384-1969 CONTACT: CHRIS LACEY
	SURVEY
	POWELL & ASSOCIATES #250 - 2590 DOUGLAS ST VICTORIA, BC V8T 4N4

1026/1028 & 1030 Empress Avenue

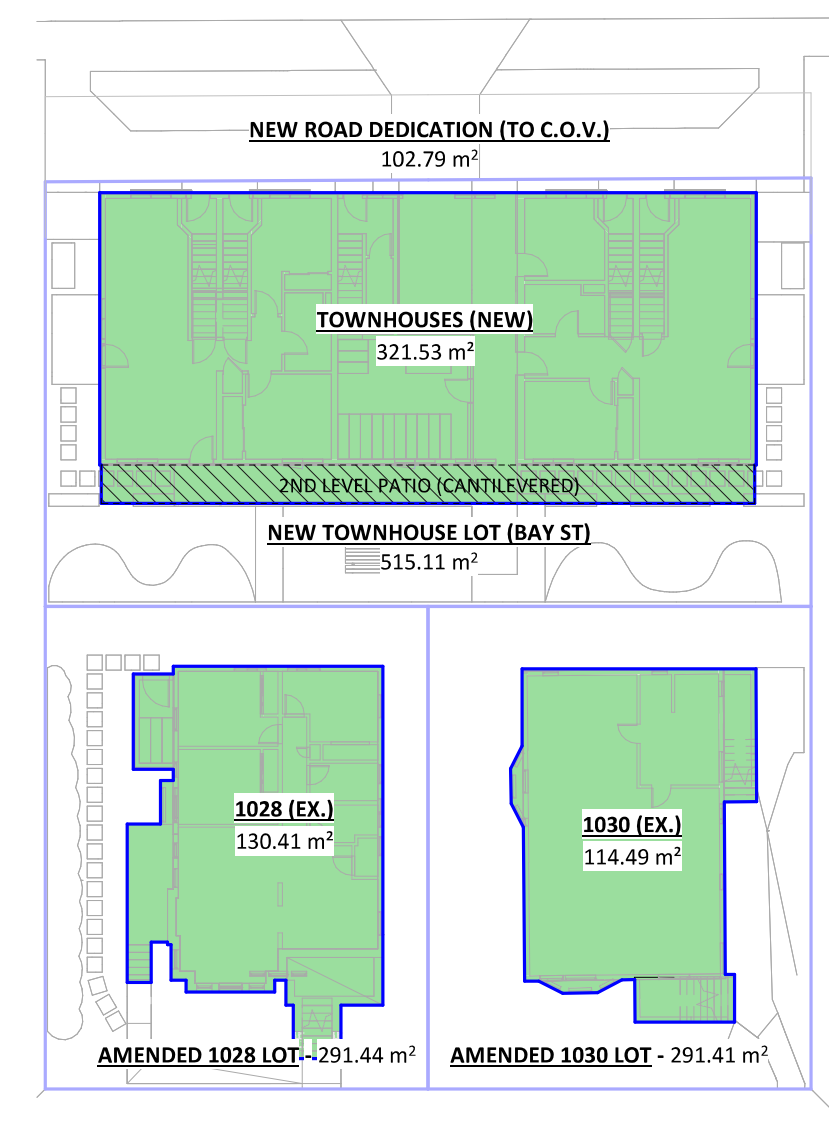
Rezoning & Development Permit w/Variance Revision #3 - 22 Apr 2025



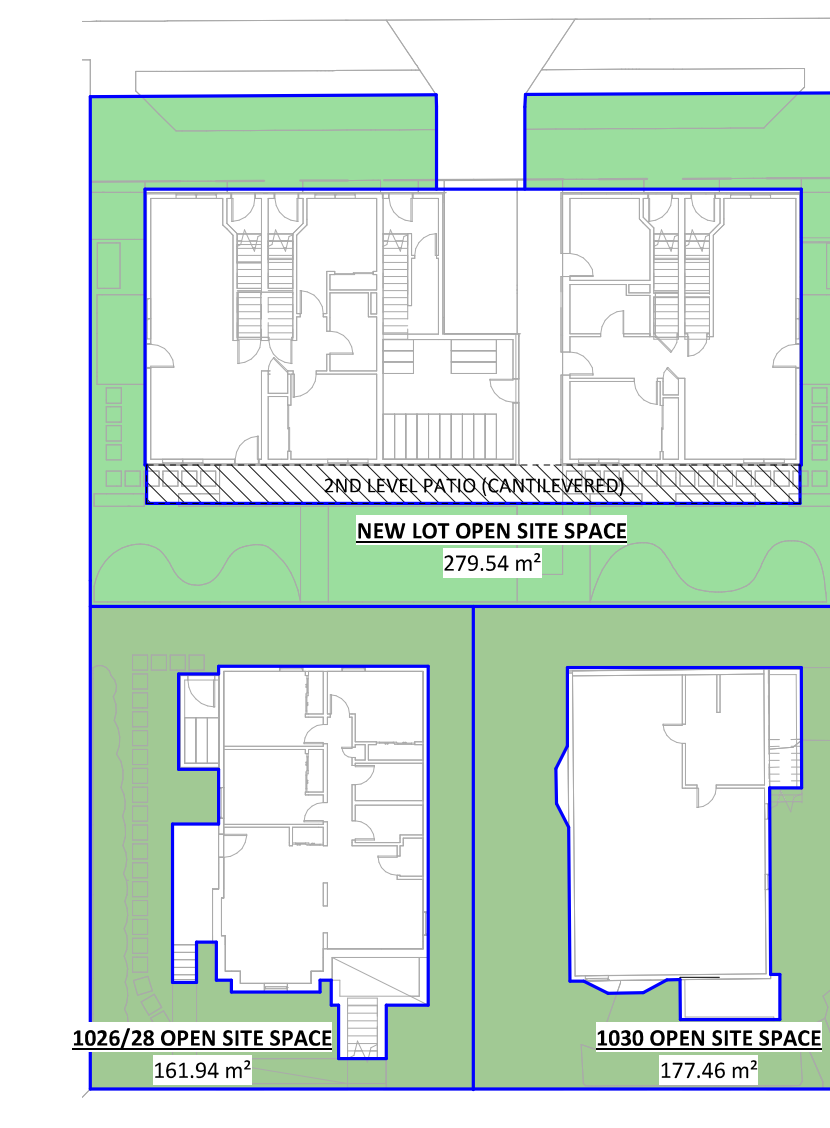
7 3D ISOMETRIC - FROM NORTHWEST



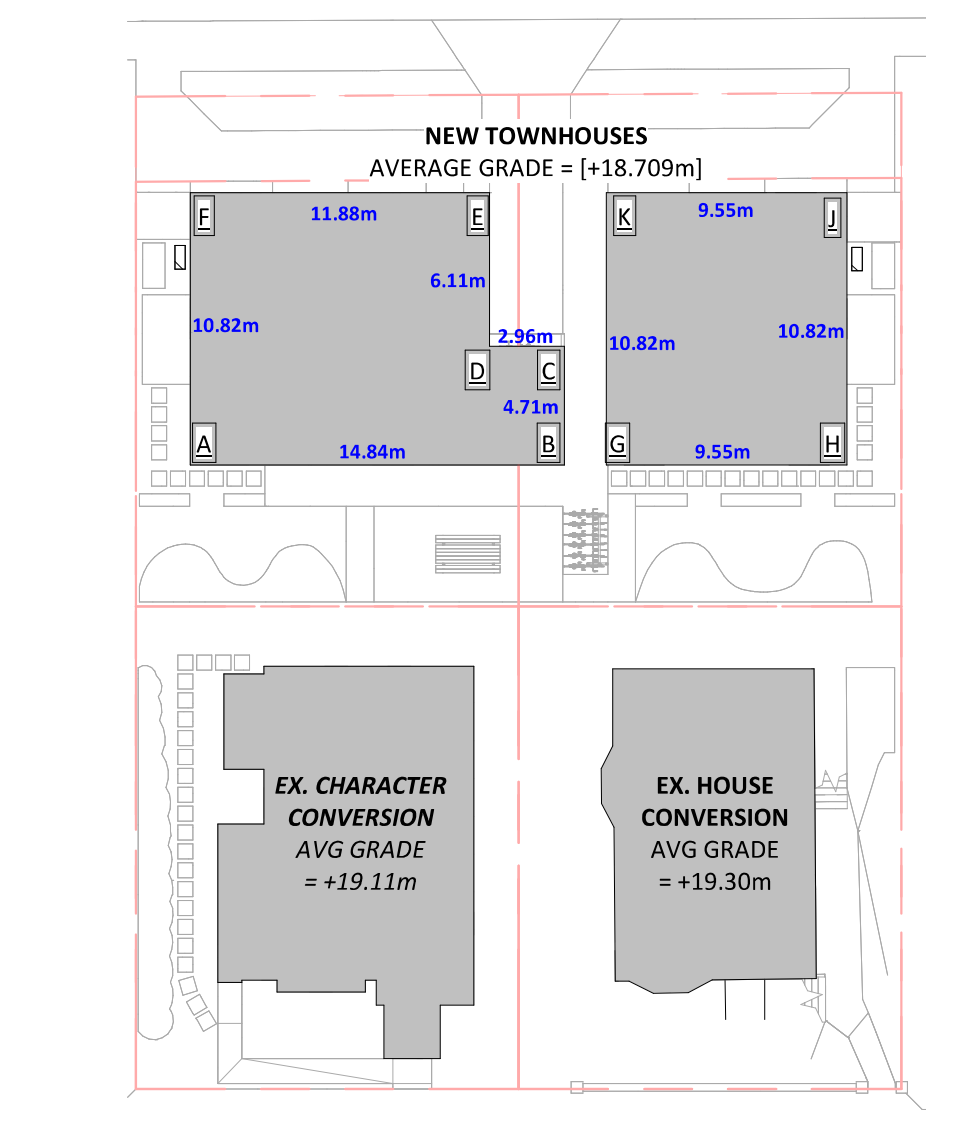
8 3D ISOMETRIC - FROM SOUTHEAST



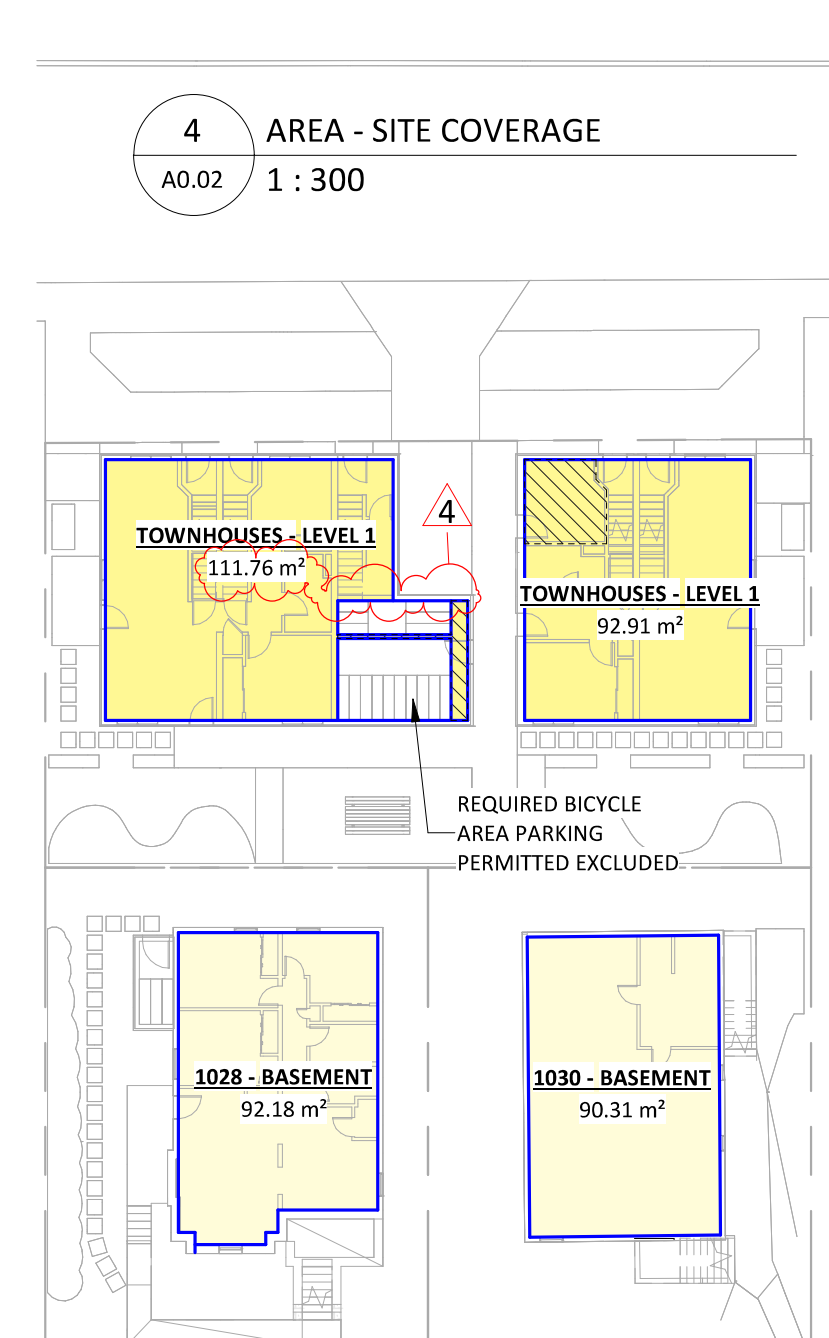
4 AREA - SITE COVERAGE



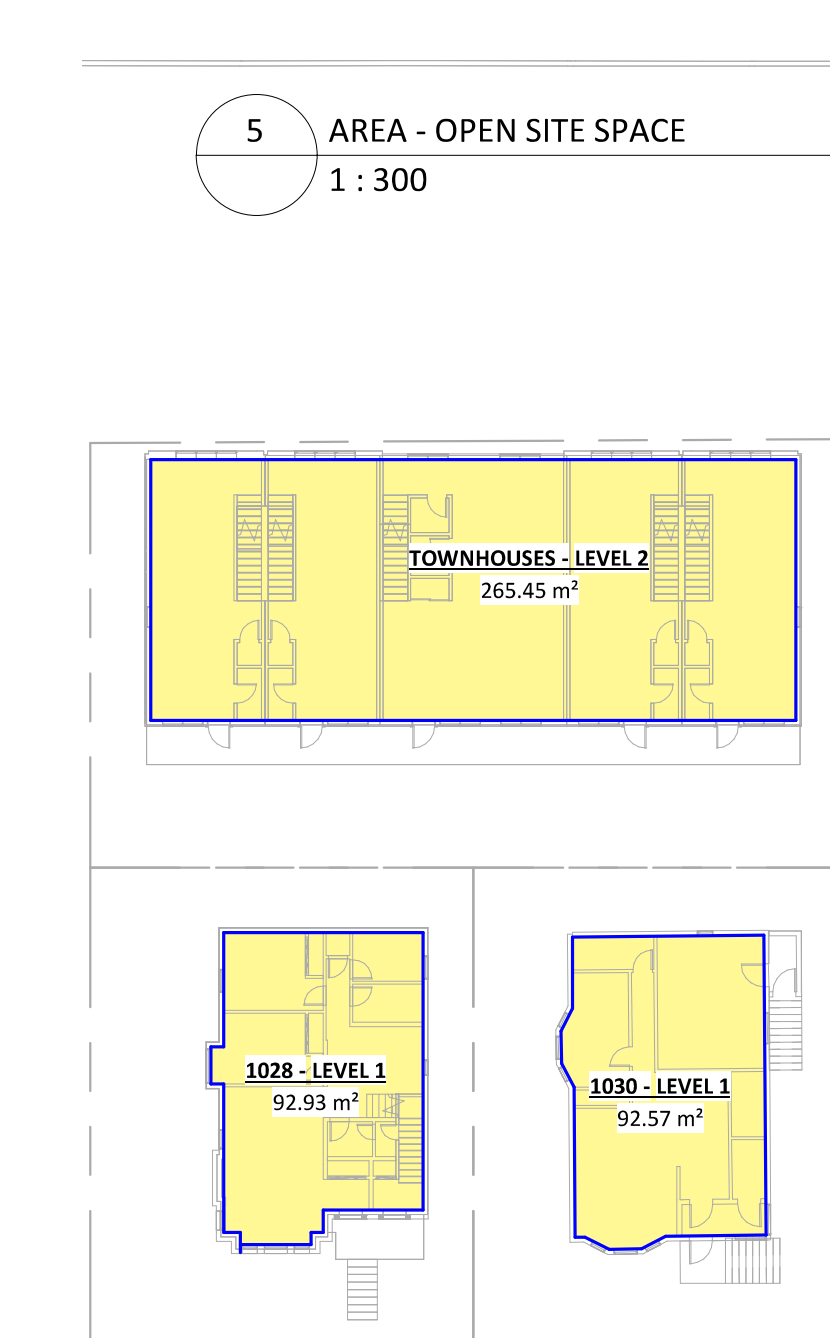
5 AREA - OPEN SITE SPACE



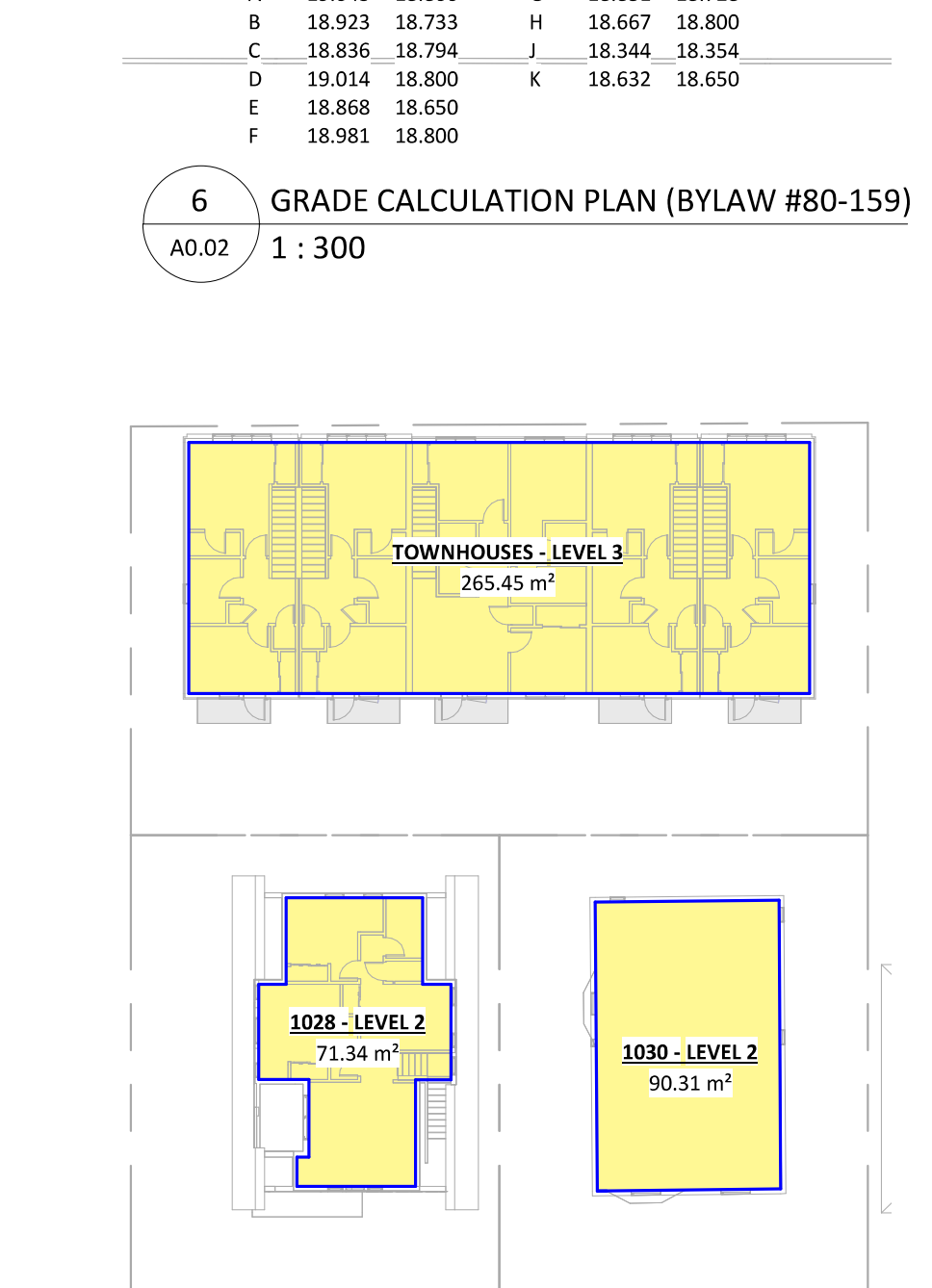
6 GRADE CALCULATION PLAN (BYLAW #80-159)



1 ZONING FLOOR AREA - LEVEL 1



2 ZONING FLOOR AREA - LEVEL 2



3 ZONING FLOOR AREA - LEVEL 3

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Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024
REZ & DPV REVISION #2	21-JAN-2025
REZ & DPV REVISION #3	22-APR-2025

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26
3	REZ/DPV REVISION 2	2025-01-21
4	REZ/DPV REVISION 3	2025-04-XX

Consultant Seal

Empress Townhouses
 1026/1028 & 1030
 Empress Avenue
 Victoria, BC V8T 1P2

COVER	
Date	2025-04-23 2:19:46 PM
Drawn by	TK
Checked by	CLA
A0.00	
Project #	23-24 Scale As indicated

Building Code Analysis - General Information

1 - GENERAL INFORMATION		BCBC	
NO.	ITEM	DESCRIPTION	REFERENCES
1-1	PROJECT TYPE	NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> RENO. <input type="checkbox"/> TENANT IMPROVEMENT <input type="checkbox"/>	-
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 DIVISION: A B C DIV A - 1.3.2, 1.3.3, 1.3.4	
1-4	OCCUPANCY CLASSIFICATION	C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	9.10.2.1.
1-5	MULTIPLE MAJOR OCCUPANCIES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.2.5.
1-6	FIREWALLS	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.11.
1-7	OCCUPANT LOAD	BUILDING (NBC) BAY ST (NEW) PROPOSED OCCUPANCY: DWELLING, ADU (18R) DWELLING, ADU (28R) TOWNHOUSE (28R) TOWNHOUSE (38R) UNITS PER UNIT: 1 2 2 2 OCCUPANTS: 1 4 4 4 TOTAL PROPOSED: 7 28 1030 EMPRESS (EXISTING) DWELLING (D-18R) 4 2 8 1028 EMPRESS (EXISTING) DWELLING (38R) DWELLING (28R) 1 6 6 3 14	9.9.1.3.
1-8	BUILDING AREA (m ²)	≤ 600 REQUIRED 108.68 1028 (EX.) 100.58 1030 (EX.) 281.95 NEW	DIV A-1.3.3.3, 1.4.1.2.
1-9	GRADE ELEVATION (m, GEODETIC)	+19.11 1028 (EX.) +19.04 1030 (EX.) +19.10 NEW	1.4.1.2.
1-10	BUILDING HEIGHT (STOREYS)	≤ 3 REQUIRED 2 1028 (EX.) 2 1030 (EX.) 3 NEW	9.10.4.
1-11	FIRE ALARM & DETECTION SYSTEM	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.18.2.
1-12	AUTOMATIC SPRINKLER SYSTEM	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.1.3. & 3.2.5.
1-13	MEZZANINE(S)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.4.1.
1-14	INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.9.5.
1-15	NUMBER OF STREETS FACING	1 BAY STREET	1.4.1.2.
1-16	FIRE DEPARTMENT ACCESS ROUTES	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.20.3.
1-17	HIGH BUILDING	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	9.10.4.1.
1-18	STANDPIPE SYSTEM	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.1.3.(9), 3.2.5.
1-19	CONSTRUCTION TYPE(S)	COMBUSTIBLE: PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.6.
1-20	ASSEMBLY FIRE-RESISTANCE RATINGS (F.R.R., IN HOURS)	MINIMUM RATING (LOAD BEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY): 1 EXCEPT FLOORS OVER 3/4 FLOORS 3/4 MEZZANINE ROOF CRAWLSPACES	9.10.8.
1-21	ALTERNATE SOLUTIONS	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	DIV. A-1.2.1.1.(1)(B), & DIV. C-2.3.

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-1	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	APPLICATION (3.8.2.) DESIGN (3.8.3.) ALTERATIONS (3.8.4.) ADAPTABLE DWELLING UNITS (3.8.5.)	FIRST STOREY COMMON BIKE ROOM TO BE ACCESSIBLE; TOWNHOUSE UNITS EXEMPT; TWO (2) FIRST STOREY AT GRADE UNITS PROPOSED TO BE ADAPTABLE, BUT NOT REQUIRED BY CODE OR BYLAW
2-2	ENTRANCES & POWER DOOR OPERATORS	ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1 (1) TO BE ACCESSIBLE TO 3.8.3. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL; POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES INCLUDING VESTIBULES WHERE PROVIDED; POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2 SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC;	3.8.2.2. & 3.8.2.7.
2-3	AREAS REQUIRING ACCESS	ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS;	3.8.2.3.
2-4	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;	3.8.2.5.
2-5	CONTROLS AND OUTLETS	CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.;	3.8.2.6., 3.8.3.8.
2-6	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;	3.8.2.8.(3)
2-7	SIGNS AND INDICATORS	NOT REQUIRED GIVEN DWELLING USE & DESIGN; ACCESSIBLE PARKING TO BE PROVIDED WITH INT'L. ACCESS SIGNS PER MUNICIPAL BYLAW REQUIREMENTS	3.8.2.10., 3.8.3.9.
2-8	COUNTERS (FOR PUBLIC SERVICE)	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	DWELLINGS ONLY 3.8.2.11.
2-9	TELEPHONES (FOR PUBLIC USE)	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	DWELLINGS ONLY 3.8.2.12.
2-10	SLEEPING ROOMS AND BED SPACES	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	CONDOMINIUMS & APARTMENTS EXEMPT 3.8.2.13.(1)(B)
2-11	DESIGN STANDARDS	ACCESSIBLE APPLICATION: INT. ACCESSIBLE ROUTES 3.8.3.2. EXT. ACCESSIBLE ROUTES 3.8.3.3. (6.8.2.1) PASSENGER PICK-UP AREAS 3.8.3.4. N/A RAMP(S) 3.8.3.5. DOORS AND DOORWAYS 3.8.3.6. N/A ELEVATORS & LIFTS 3.8.3.7. OPERATING CONTROLS 3.8.3.8. SIGNAGE 3.8.3.9. N/A DRINKING FOUNTAINS 3.8.3.10. N/A WASHROOM FACILITIES 3.8.3.12-16. BATHING FACILITIES 3.8.3.17-18. COMMUNICATION 3.8.3.19 & -21. N/A COUNTERS 3.8.3.20-21. N/A SPACES IN SEATING AREAS 3.8.3.22.	TABLE. 3.8.3.1.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-12	ACCESSIBLE PATH OF TRAVEL	WIDTH OF ACCESSIBLE PATH OF TRAVEL, EXCEPT AS REQUIRED ELSEWHERE (mm): ≥ 1,000 REQUIRED ≥ 1,600 PROPOSED REDUCTION TO ≥ 850 MM FOR LENGTHS ≤ 600 mm PERMITTED WHERE 1.0 m WIDE X 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END; PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A B.F.E. FINISH, SLIP-RESISTANT SURFACE; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BROOMED CONCRETE NO OPENING PERMITTING PASSAGE OF SPHERE ≥ 13 mm DIAMETER; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A CROSS SLOPE MAXIMUM 1 IN 50 (2%); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A REVELED MAX 1 IN 2 AT LEVEL CHANGES ≤ 13 mm; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A RAMPS OR SLOPED FLOORS AT LEVEL CHANGES ≥ 13 mm; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A SLOPING ≤ 1.20 (5%) OR DESIGNED AS RAMP TO 3.8.3.5.; 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; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A WHERE PATHS OF TRAVEL ≥ 1.5 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.2m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ILLUMINATED TO 3.8.3.7.1	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; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BROOMED CONCRETE WIDTH OF EXTERIOR WALK (mm): ≥ 1,600 REQUIRED ≥ 1,600 PROPOSED AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A DESIGNED IN ACCORDANCE WITH CLAUSE 8.2. OF CSA B651 STANDARD; REQUIRED <input type="checkbox"/> PROPOSED <input 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; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A WHERE PROVIDED, CURB RAMP TO 3.8.3 OF CSA B651 STANDARD; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A LEVEL AREA W/PAIN WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A COINCIDES WITH EXT. PASSAGEWAY	3.8.3.4.
2-15	RAMP(S)	REQUIRED <input type="checkbox"/> PROPOSED <input 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 ≥ 850 PROPOSED DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCE: ≥ 850 REQUIRED ≥ 850 PROPOSED GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACES; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A PULL SIDE LATCH SIDE CLEAR WIDTH (mm): ≥ 600 REQUIRED ≥ 600 PROPOSED PUSH LATCH SIDE CLEAR WIDTH (mm): ≥ 300 REQUIRED ≥ 300 PROPOSED VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,250 mm LONG BETWEEN DOOR SWINGS; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A FULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE X 1.5 m DEEP; REQUIRED <input type="checkbox"/> PROPOSED <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; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.3.6.
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.; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BIKE ROOM & REFUSE BUILDINGS DESCRIBED BY 3.8.2.1.(1)(A) TO PROVIDE AT LEAST ONE BATHROOM WITH WALL REINFORCING TO 3.8.5.7.(1)(E); 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 PATH SOF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BIKE ROOM & REFUSE COMMON CORRIDORS: PASSAGEWAYS FLOOR ILLUMINATED TO ≥ 50 LUX; REQUIRED <input type="checkbox"/> PROPOSED <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 STROBE TYPE TO SERVE AS VISUAL SIGNALS FOR SMOKE ALARMS OR DETECTORS; REQUIRED <input type="checkbox"/> PROPOSED <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): 1 915 mm WIDE DOOR ≥ 850 REQUIRED ≥ 850 PROPOSED WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm): ≥ 850 REQUIRED ≥ 850 PROPOSED 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)(A)(1); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.5.4.
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 ≥ 1,000 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 (mm): ≥ 1.7 x 1.5 REQUIRED ≥ 1.7 x 1.5 PROPOSED CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm): ≥ 850 REQUIRED ≥ 850 PROPOSED CLEAR OPENING WIDTH, CLOSET (mm): ≥ 900 REQUIRED ≥ 850 PROPOSED	3.8.5.6.
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 ≥ 1.5 x 0.9 PROPOSED IN ONE BATHROOM, 400-480 mm WALL TO WATER CLOSET CENTRE CLEARANCE; 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)(A)(F) WITHOUT IMPEDING OTHER ITEMS; 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 3.8.3.17.(1)(B)(G) OR 3.8.3.17.(1)(F) OR 3.8.3.18.(1)(F); 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; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A 1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN; 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)(F); 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; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	3.8.5.9.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-25	CEILING HEIGHTS (mm)	TYPICAL: ≥ 2,100 REQUIRED ≥ 2,100 PROPOSED STORAGE GARAGES: ≥ 2,000 REQUIRED ≥ 2,100 PROPOSED	9.5.3.
2-26	HALLWAY WIDTHS (mm)	≥ 860 REQUIRED ≥ 860 PROPOSED	9.5.4.1.
2-27	DOORWAY SIZES (mm)	HEIGHT: ≥ 1,980 REQUIRED, TYPICAL WIDTH, NON-ACCESSIBLE ENTRY (NON-ADAPTABLE) BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS: ≥ 810 REQUIRED WIDTH, EXTERIOR BALCONIES: ≥ 760 REQUIRED IF VERTICAL SWING; SLIDING DOORS WITHIN DWELLING EXCEPT IF UNNECESSARY FOR EGRESS) WIDTH, NON-ADAPTABLE BEDROOM / CLOSET / HALLWAY: ≥ 610 REQUIRED	9.5.5.

Building Code Analysis - Windows, Doors & Skylights

3 - WINDOWS, DOORS AND SKYLIGHTS		9.7.	
NO.	ITEM	DESCRIPTION	REFERENCES
3-1	DWELLING UNIT ENTRANCE DOORS	DOOR VIEWER OR TRANSPARENT GLAZING: REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.7.2.1.
3-2	PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS	COMPLIANCE WITH EITHER PART 5 OR 9.7.3.3.; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A THERMALLY BROKEN METAL FRAMES AND SASHES, UNLESS F.R.R. REQUIRED; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.7.3.
3-3	DESIGN AND CONSTRUCTION (OF WINDOWS, DOORS AND SKYLIGHTS)	CONFORM TO "AAMA/WDMA/CSA-101/5.2/A440-11" (NACS STANDARD) AND "A440-2017" (CANADIAN SUPPLEMENT); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.7.4.
3-4	RESISTANCE TO FORCED ENTRY FOR SWINGING (DWELLING UNIT) DOORS	WHERE WOOD, ≥ 45mm THICK SOLID OR 19mm STILE-AND-RAIL TYPE; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A 5-PIN DEADBOLT LOCK AND BOLT THROW ≥ 25mm, WITH STRIKE PLATES CONFORMING TO 9.7.5.2.(2); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A HINGE FASTENING CONFORMING TO 9.7.5.2.(6); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.7.5.2.
3-5	RESISTANCE TO FORCED ENTRY FOR (RESIDENTIAL) WINDOWS	WITHIN 2m OF ADJACENT GROUND, FORCED ENTRY WINDOW PROTECTION PER CLAUSE 5.3.5. OF "AAMA/WDMA/CSA-101/5.2/A440-11" (NACS STANDARD); REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.7.5.3.

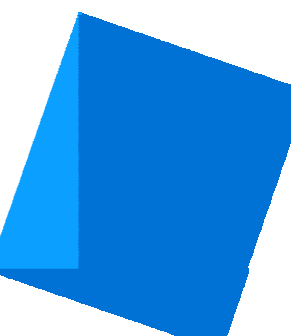
Building Code Analysis - Stairs, Ramps, Handrails and Guards

4 - STAIRS, RAMPS, HANDRAILS AND GUARDS		9.8.	
NO.	ITEM	DESCRIPTION	REFERENCES
4-1	STAIR WIDTH (mm)	EXIT STAIRS SERVING A SINGLE DWELLING UNIT: ≥ 860 REQUIRED	9.8.2.1.
4-2	HEIGHT OVER STAIRS AND LANDINGS (mm)	TYPICAL: ≥ 2050 REQUIRED	9.8.2.2., 9.8.6.4.
4-3	STEP DIMENSIONS (mm)	RISE, PRIVATE STAIR: 125 - 200 REQUIRED RUN, PRIVATE STAIR: 255 - 355 REQUIRED	9.8.4.1., 9.8.4.2.
4-4	TREAD NOSINGS (mm)	TYPICAL RADIUS: 6 - 14 REQUIRED RESILIENT TREAD RADIUS: ≥ 3 PERMITTED	9.8.4.8.
4-5	TACTILE WARNING STRIPS	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A PRIVATE DWELLING STAIRS EXEMPT	9.8.6.5., 3.8.3.9.(3)
4-6	RAMPS	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.8.5.
4-7	LANDINGS (mm)	WIDTH, PRIVATE STAIR: ≥ 860 REQUIRED LENGTH, PRIVATE STAIR: ≥ 860 REQUIRED	9.8.6.3., 9.8.2.1.
4-8	HANDRAILS	NO SIDES, INT. STAIRS: ≥ 1 REQUIRED NO SIDES, EXT. STAIRS: ≥ 1 REQUIRED CONTINUITY ON ONE SIDE THROUGH LANDINGS; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A HORIZONTAL EXTENSIONS ≥ 300mm, TOP AND BOTTOM, EXCEPT WHERE SERVING ONLY ONE DWELLING UNIT; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A HEIGHT (mm): 865 - 1,070 REQUIRED 865 - 1,070 PROPOSED CLEARANCE TO WALL BEHIND (mm): ≥ 50 TYPICAL ≥ 60 ROUGH SURFACE PROTECTION INTO REQUIRED WIDTH (mm): ≥ 100 REQUIRED	9.8.7.
4-9	GUARDS	AT ELEVATION CHANGES ≥ 600 mm, OR ADJACENT SURFACE WITHIN 1.2m, SLOPES ≥ 1 IN 2; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A RESISTANCE TO LOADING PER TABLE 9.8.8.2.; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A HEIGHT, WITHIN OR SERVING ONLY ONE DWELLING UNIT (mm): ≥ 900 REQUIRED MAXIMUM OPENING (mm): ≤ 100 0 REQUIRED NON-Climbable FROM 140-900mm, WHERE FALL ≥ 4.2 m; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.8.8.

Building Code Analysis - Means of Egress

5 - MEANS OF EGRESS		9.9.	
NO.	ITEM	DESCRIPTION	REFERENCES
5-1	EXIT WIDTH (mm)	≥ 900 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A EXCEPT DOORS & CORRIDORS	9.9.3.2.
5-2	WIDTH OF CORRIDORS (mm)	≥ 1100 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.3.3.
5-3	CLEAR HEIGHT IN EXITS AND ACCESS TO EXITS (mm)	≥ 2,100 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.3.4.
5-4	FIRE SEPARATIONS FOR EXITS (F.R.R., IN HOURS)	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A DIRECT EXITS SERVING ONLY 1 DWELLING UNIT	9.9.4.1.
5-5	OPENINGS NEAR UNLOCKED EXTERIOR EXIT STAIRS AND RAMPS	PROTECT WITH WIRE GLASS IN STEEL FRAMES OR GLASS BLOCK; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.4.4.
5-6	OPENINGS IN EXTERIOR WALLS OF EXITS	PROTECTION WHERE OPENINGS OF DIFFERENT COMPARTMENTS IN EXTERIOR WALLS INTERSECTING AT < 135° AND LOCATED ≤ 3m HORIZONTALLY AND ≤ 2m ABOVE ONE ANOTHER; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A DOORS FACING EXTERIOR PASSAGEWAY TO BE RATED	9.9.4.5.
5-7	OPENINGS NEAR EXIT DOORS	PROTECTION WHERE OPENINGS OF DIFFERENT COMPARTMENTS IN EXTERIOR WALLS INTERSECTING AT < 135° AND LOCATED ≤ 3m FROM EXIT DOOR; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.4.6.
5-8	SERVICE ROOMS	SERVICE ROOMS UNDER EXITS MAY NOT CONTAIN EQUIPMENT SUBJECT TO POSSIBLE EXPLOSION; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.5.8.
5-9	OBSTRUCTIONS BY DOORS (IN EXITS AND PUBLIC CORRIDORS, NOT SERVING A SINGLE DWELLING) (mm)	≤ 100 REQUIRED ≤ 100 PROPOSED <input type="checkbox"/> N/A APPLICABLE TO DOORS FACING EXTERIOR PASSAGEWAY, ALL IN SWING	9.9.6.1.
5-10	CLEAR HEIGHT AT DOORWAYS (NOT SERVING A SINGLE DWELLING) (mm)	≥ 2,030 REQUIRED ≥ 2,030 PROPOSED <input type="checkbox"/> N/A APPLICABLE TO DOORS FACING EXTERIOR PASSAGEWAY	9.9.6.2.
5-11	CLEAR WIDTH AT DOORWAYS (NOT SERVING A SINGLE DWELLING) (mm)	≥ 850 REQUIRED ≥ 850 PROPOSED <input type="checkbox"/> N/A APPLICABLE TO DOORS FACING EXTERIOR PASSAGEWAY	9.9.6.3.
5-12	EXIT AND DWELLING UNIT DOORS	OPERABLE FROM INSIDE WITHOUT KEYS, SPECIAL DEVICES OR KNOWLEDGE; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A EXCEPT AT DWELLING UNIT DOORS, OPERABLE BY ONE HAND IN ONE OPERATION; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A HARDWARE INSTALL HEIGHT ≤ 1,200 mm; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A MAXIMUM SWIN OPERABLE FORCE; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.6.7.
5-13	EGRESS FROM SUITES	FOR EACH SUITE IN A FLOOR AREA OCCUPIED BY ≥ 3 SUITE, DOORWAY TO EXTERIOR EXIT OR PUBLIC CORRIDOR OR EXTERIOR PASSAGEWAY; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A DWELLINGS TO 9.9.9.2.11); 9.9.2.3.(1); 9.9.2.2.(2)	9.9.7.2., 9.9.9.3.(1), 9.9.2.3.(1), 9.9.2.2.(2)
5-14	DEAD END CORRIDORS	≤ 6 m REQUIRED <input type="checkbox"/> NONE PROPOSED <input type="checkbox"/> N/A EXCEPT WITHIN A SUITE	9.9.7.3.
5-15	NUMBER AND SPACING OF EGRESS DOORS	EGRESS DOORS: 1 REQUIRED <input type="checkbox"/> 1 PROPOSED <input type="checkbox"/> N/A ONLY 1 REQUIRED FOR DWELLING UNITS	9.9.7.4.
5-16	TRAVEL DISTANCE (WITHIN SUITES)	N/A REQUIRED <input type="checkbox"/> N/A DWELLING UNITS EXEMPT	9.9.7.6., 9.9.8.1.-2.
5-17	LOCATION OF EXITS	WHERE ≥ 1 EXIT REQUIRED, INDEPENDENT AND REMOTE FROM EACH OTHER; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.8.4.
5-18	EXITING THROUGH A LOBBY	PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.8.5.
5-19	TRAVEL LIMIT TO EXITS OR EGRESS DOORS (FROM DWELLING UNITS)	WHERE ≥ 1 STOREY, EXITS LOCATED SUCH THAT TRAVEL UP/DOWN 1 STOREY TO CORRIDOR, PASSAGEWAY, EXIT STAIR, OR DOORWAY ≤ 1.5 m ABOVE GRADE OR FLOOR LEVEL HAS DIRECT ACCESS TO A BALCONY; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BALCONIES AT 3RD LEVEL	9.9.9.1.(3)
5-20	TWO SEPARATE EXITS (FROM DWELLING UNITS)	EGRESS IN TWO DIRECTIONS FROM EGRESS DOOR AT CORRIDOR/PASSAGEWAY; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.9.2.
5-21	SHARED EGRESS FACILITIES (FROM DWELLING UNITS)	SECOND MEANS OF EGRESS WHERE FIRST OPENS ONTO PUBLIC CORRIDOR SERVING MORE THAN 1 SUITE; REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.9.3.
5-22	EGRESS WINDOWS OR DOORS FOR BEDROOMS	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.10.1.
5-23	EXIT SIGNS	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BICYCLE & ELECTRICAL ROOMS ONLY; EXITS SERVING ONLY 1 DWELLING UNIT EXEMPT	9.9.11.1.-3.
5-24	SIGNS FOR STAIRS AND RAMPS AT EXIT LEVEL	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.11.4.
5-25	FLOOR NUMBERING	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.9.11.5.
5-26	EMERGENCY LIGHTING (FOR MEANS OF EGRESS NOT WITHIN DWELLING UNITS)	REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BICYCLE ROOM & EXTERIOR PATHWAYS ONLY; DWELLINGS EXEMPT	9.9.12.

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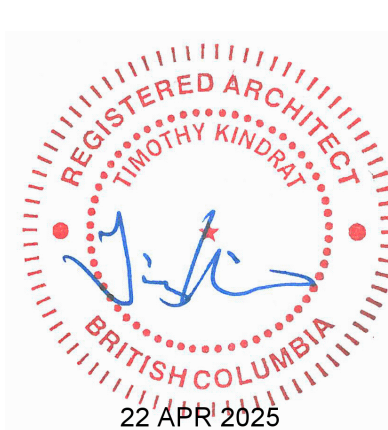
Issue Date

CALUC PRELIM. COMMENT 15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE 19-MAR-2024
REVISED REZ & DPV APPLICATION 26-JUL-2024
REZ & DPV REVISION #2 21-JAN-2025
REZ & DPV REVISION #3 22-APR-2025

Revision

No. Description Date
1 CHANGES SINCE CALUC 2024-03-19

Consultant Seal



Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS									
NO.	ANALYSIS BY FIRE COMPARTMENT	WALL AREA (m ²)	LIMITING DIST. (m)	MAX. OPEN (%)	PROPOSED OPEN (%)	F.R. (HR.)	WALL NON-COMBUST.	CLADDING NON-COMB.	REFERENCE
PROPOSED TOWNHOUSE (2 DWELLING UNITS)									
9.10.14.									
6-1	NORTH - BAY STREET (A/A.O.01)								
N1	15.3	12.92	100	25	-	N	N		
N2	28.7	12.94	100	31.7	-	N	N		
N3	28.1	12.95	100	32.4	-	N	N		
N4	44.0	12.97	100	25.5	-	N	N		
N5	28.1	13.02	100	32.4	-	N	N		
N6	28.7	13.03	100	31.7	-	N	N		
N7	8.3	13.04	100	22.9	-	N	N		
BIKE ROOM	9.7	12.98	100	0	-	N	N		
ELECTRICAL	7.4	13.01	100	0	-	N	N		
WEST - 1025 BAY STREET (G/A.O.04)									
N1	27.9	2.23	15.1	14.3	1	N	Y		
N2	57.4	2.23	10.04	3.3	1	N	Y		
SOUTH - TO LOT INTERIOR (R/A.O.04)									
N1	24.2	5.67	78.5	15.7	3/4	N	N		
N2	24.4	5.67	78.5	27.0	3/4	N	N		
N3	23.8	5.67	78.5	27.7	3/4	N	N		
N4	39.7	5.67	61.8	26.2	3/4	N	N		
N5	23.8	5.67	78.5	27.7	3/4	N	N		
N6	24.1	5.67	78.5	27.0	3/4	N	N		
N7	24.2	5.67	78.5	15.7	3/4	N	N		
BIKE ROOM	13.7	10.71	100	0	-	N	N		
EAST - TO TO 1039 BAY STREET (Z/A.O.04)									
N6	57.4	2.23	10.04	3.3	1	N	Y		
N7	27.9	2.23	15.1	14.3	1	N	Y		

1030 EMPRESS - EXISTING HOUSE CONVERSION (4 DWELLING UNITS)									
9.10.14.									
6-2	SOUTH - TO EMPRESS (S/A.O.01)	60.9	14.29	100	15.9 EX	-	N	N (EX)	SEE NOTES
	WEST - TO LOT LINE (L/A.O.01)	96.7	3.70	16.7	4.2 EX	1	N	Y ¹ (EX)	
	NORTH - TO N. BLDG. (B/A.O.01)	67.3	2.51	11.3	2.4 EX	1	N	Y ¹ (EX)	
	EAST - TO LOT LINE (Z/A.O.04)	91.6	2.15	9.7	5.9 EX	1	Y ²	Y ² (EX)	

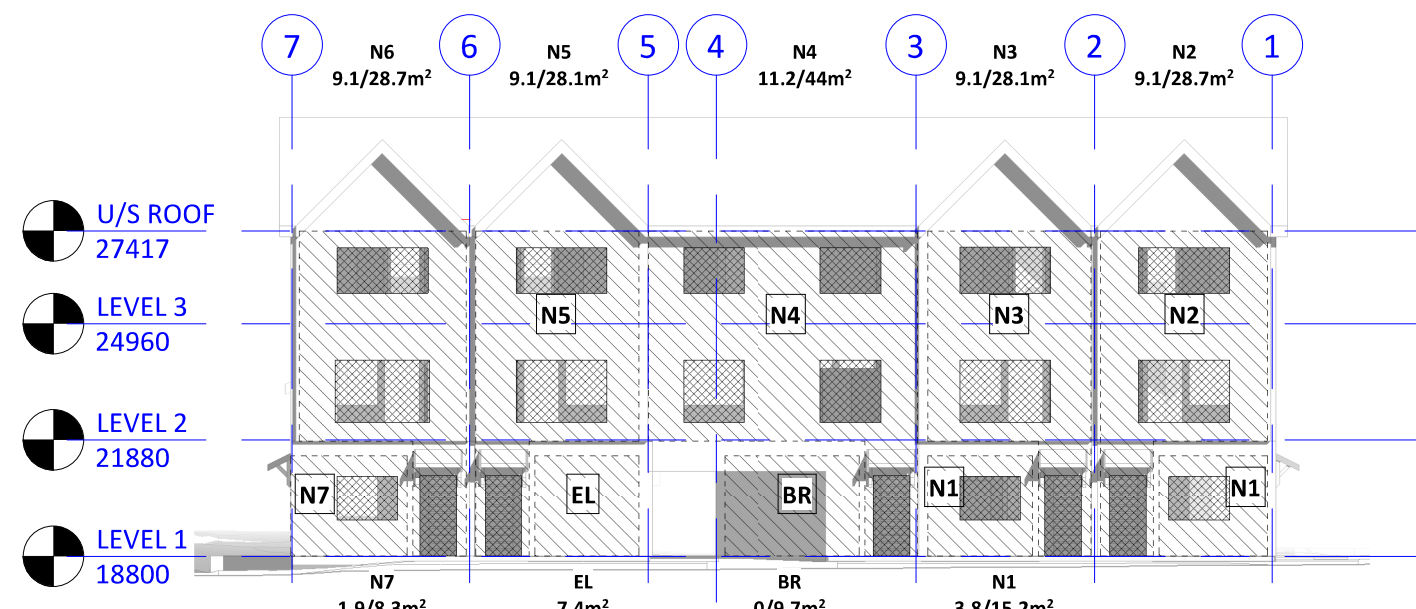
1026/1028 EMPRESS - EXISTING CHARACTER CONVERSION (3 DWELLING UNITS) - BPO58143									
9.10.14.									
6-3	SOUTH - TO EMPRESS (S/A.O.01)	66.6	12.8	100	15.7 EX	-	N	N	SEE NOTES
	WEST - TO LOT LINE (L/A.O.01)	94.9	3.50	15.8	5.1 EX	1	N	Y (EX)	
	NORTH - TO N. BLDG. (B/A.O.01)	65.9	2.38	10.8	10.8 EX	1	N	Y (EX)	
	EAST - TO E. BLDG. (I/O/A.O.01)	94.5	1.79	8.6	3.6 EX	1	Y ¹	Y (EX)	

NOTES

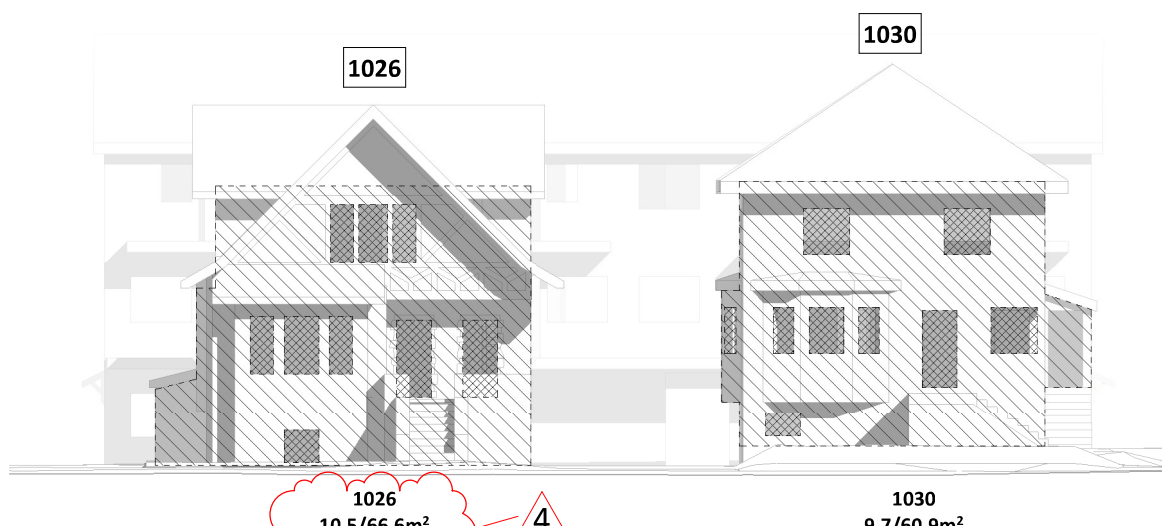
¹ 1-HOUR FIRE-RESISTANCE RATING REQUIRED OF SOME EXTERIOR WALLS OF EXISTING BUILDINGS. ACHIEVED AT 1026 EMPRESS PER BPO58143 WITH EXTERIOR WALL ASSEMBLY SIMILAR TO TABLE 9.10.3.1.-A TYPE "EW1" (1-HOUR F.R.R.). AT 1030 EMPRESS, EXISTING EAST WALL ASSEMBLY ASSUMED TO LIKELY CONSIST OF 1/2" GYPSUM AND FIBREGLASS INSULATION, FOR APPENDIX "D" ADDITIVE METHOD F.R. OF APPROXIMATELY 30 MINUTES. LIMITING DISTANCE ON THIS FACE DEFINED BY LOGICAL PROTECTION OF ENTRY STAIRS LEADING TO FIRST STOREY, AND MAJORITY OF BUILDING FACE HAS MUCH LARGER LIMITING DISTANCE OF 3.39 m.

² EAST EXTERIOR WALLS OF BOTH EXISTING BUILDINGS ARE REQUIRED TO BE OF NON-COMBUSTIBLE CONSTRUCTION BY 9.10.14.5., ON BASIS OF EXISTING SETBACKS PERMITTING LESS THAN 10% UNPROTECTED OPENINGS IN THE EXPOSING BUILDING FACE. THIS REQUIREMENT AND EXISTING NON-COMBUSTIBLE CONSTRUCTION WAS HIGHLIGHTED WITH 1026 SCHEDULE "C" CONVERSION BPO58143. NEITHER OF EXISTING BUILDING FACES REQUIRED TO BE NON-COMBUSTIBLE ARE PROPOSED AFFECTED BY PROPOSED DEVELOPMENT.

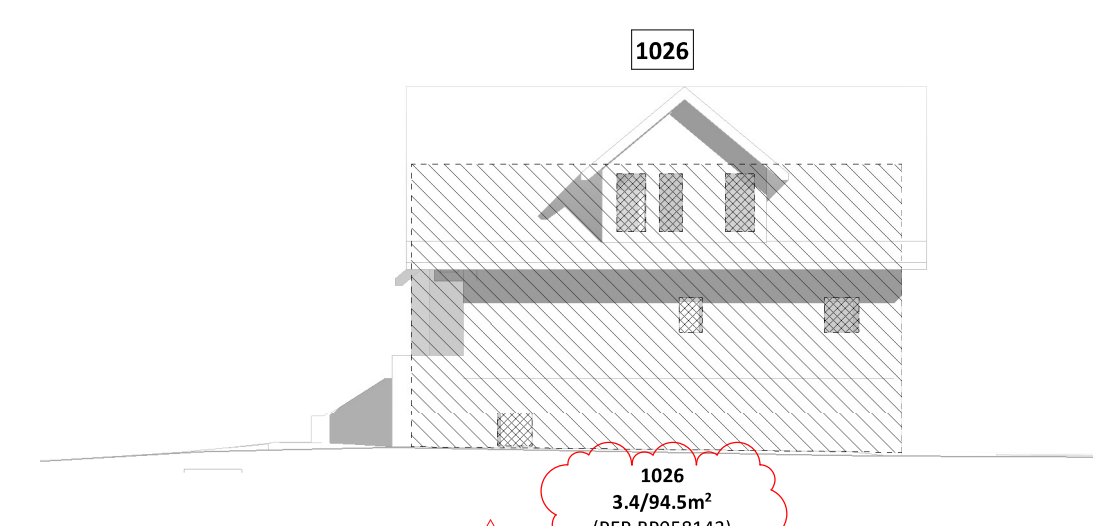
³ AT 1030 EMPRESS, EXISTING CLADDING IS COMBUSTIBLE WOOD, WHEREAS 9.10.14.5. WOULD REQUIRE NON-COMBUSTIBLE CLADDING ON BASIS OF ALLOWABLE UNPROTECTED OPENINGS IN EXPOSING BUILDING FACE. AS EXISTING OPENINGS IN ALL THREE SUBJECT FACES ARE WELL BELOW UNPROTECTED OPENING LIMITS, AND BUILDING IS EXISTING AND ONLY MINIMALLY RENOVATED.



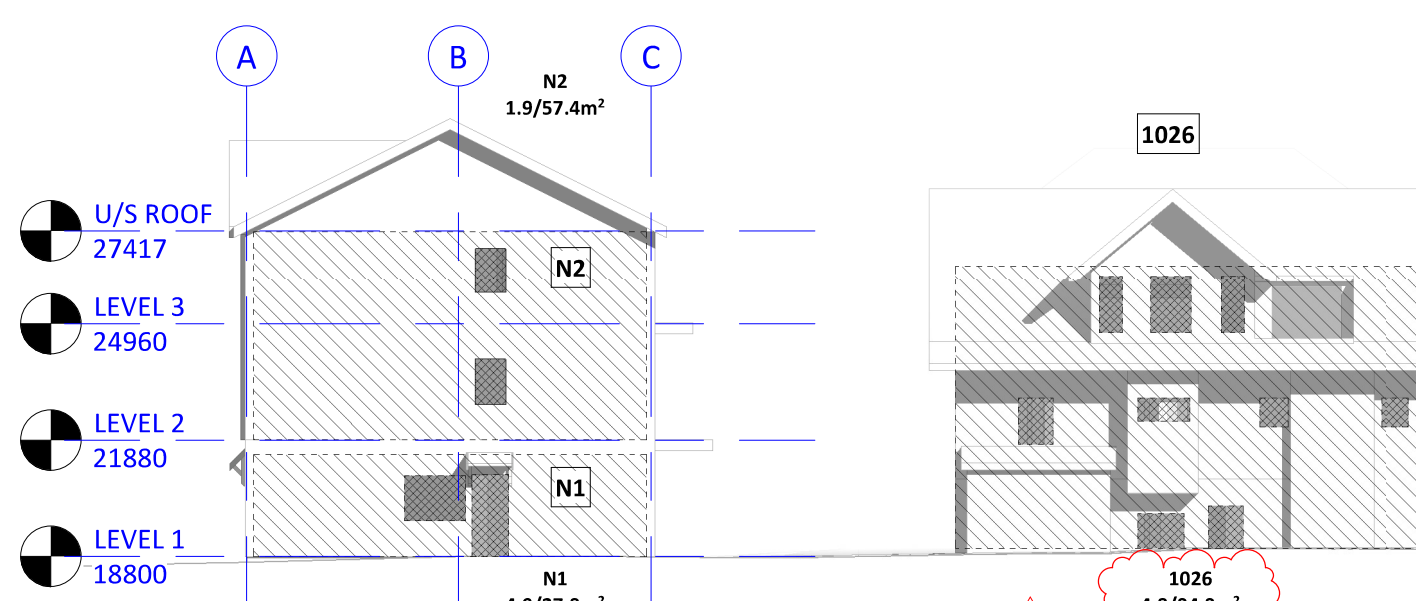
4 SPATIAL SEPARATIONS - NORTH ELEVATION (BAY STREET)
A0.02 1 : 200



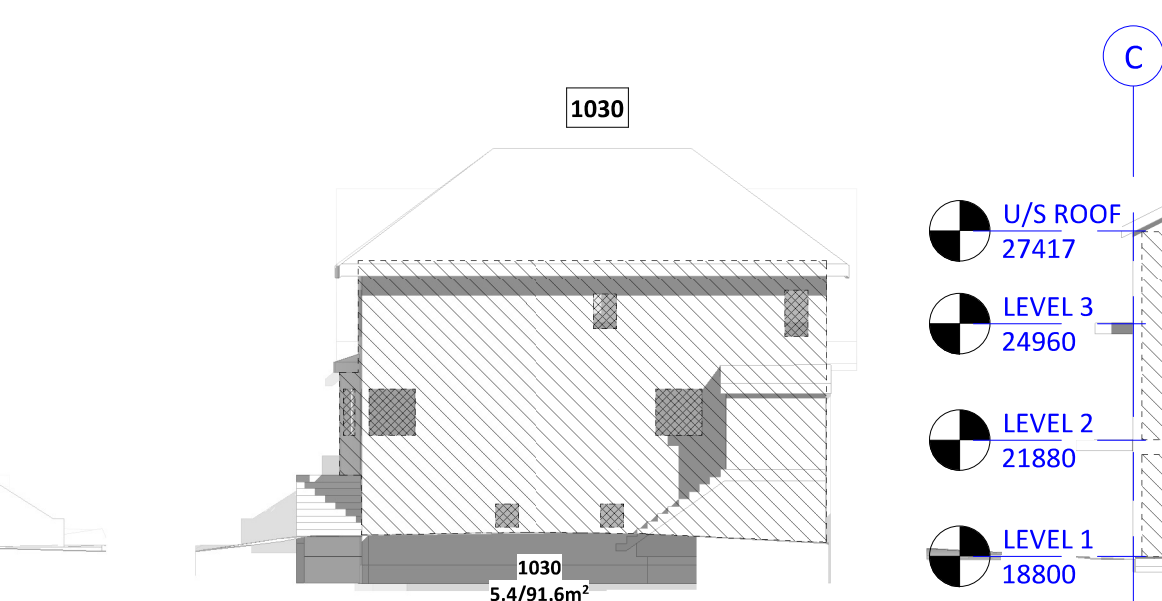
5 SPATIAL SEPARATIONS - SOUTH ELEVATION (EMPRESS AVE)
A0.02 1 : 200



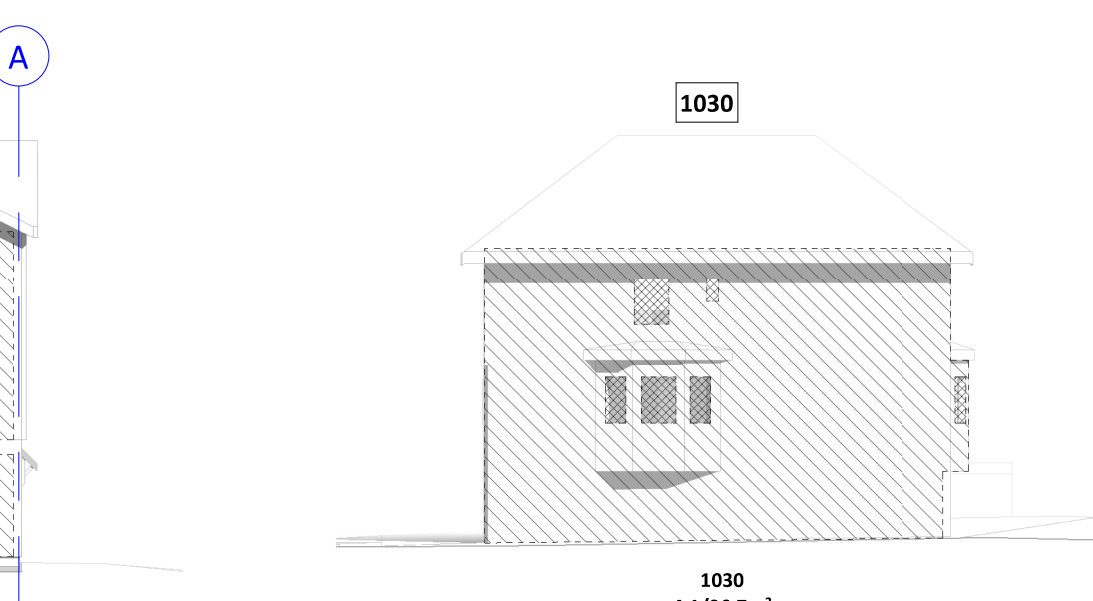
10 SPATIAL SEPARATIONS - EAST ELEVATION OF EX. HERITAGE BLDG. (1026)
A0.02 1 : 200



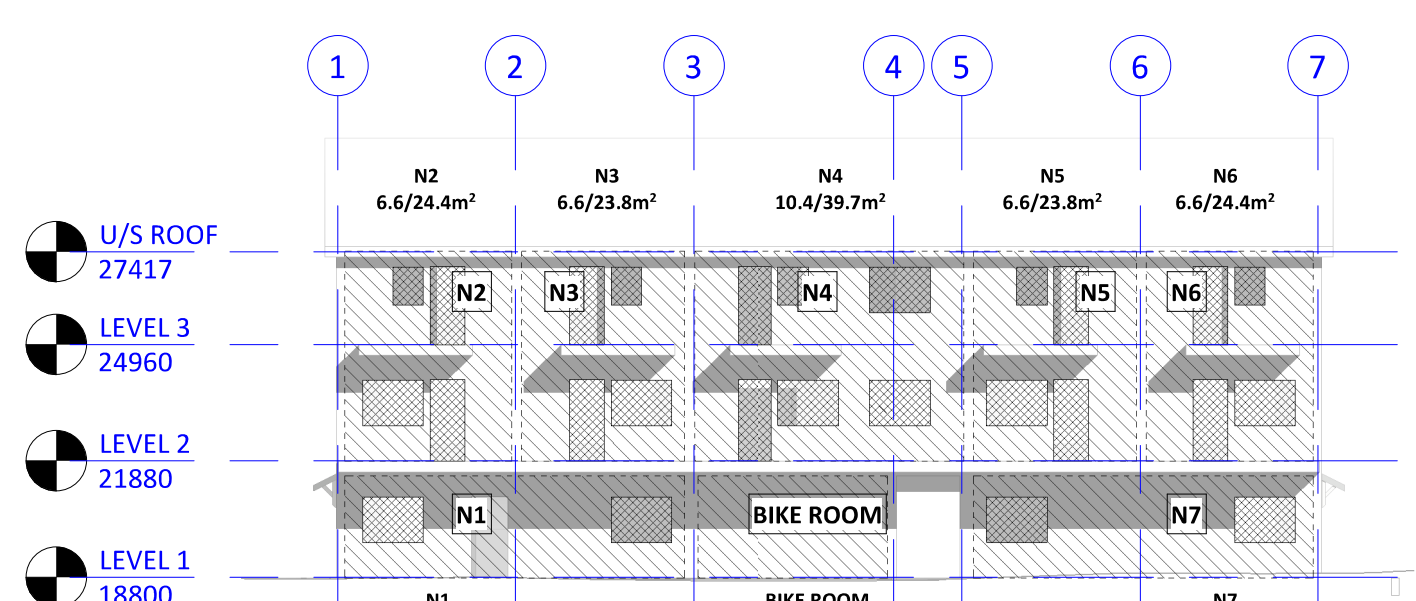
6 SPATIAL SEPARATIONS - WEST ELEVATION
A0.02 1 : 200



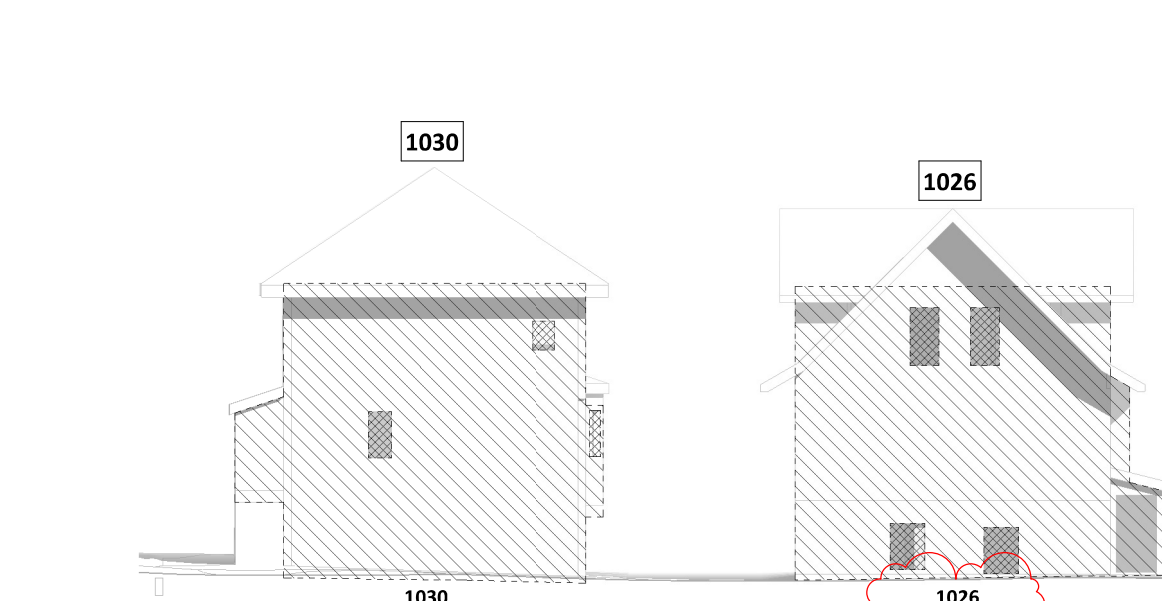
7 SPATIAL SEPARATIONS - EAST ELEVATION
A0.02 1 : 200



11 SPATIAL SEPARATIONS - WEST ELEVATION OF EX. HC BLDG. (1030)
A0.02 1 : 200



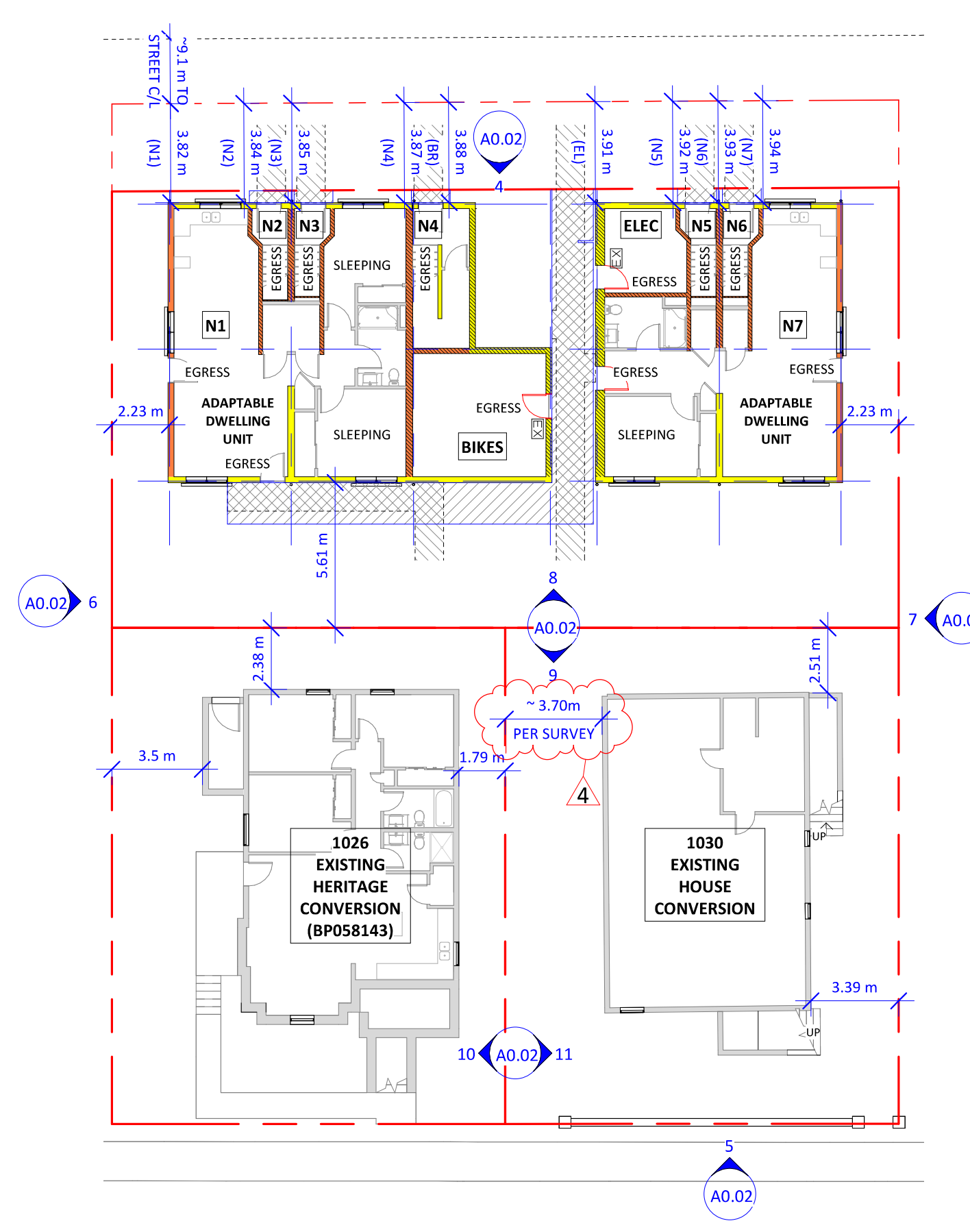
8 SPATIAL SEPARATIONS - SOUTH ELEVATION OF NORTH BLDG.
A0.02 1 : 200



9 SPATIAL SEPARATIONS - NORTH ELEVATIONS OF EX. BLDGS. (1026 & 1030)
A0.02 1 : 200

Code Compliance Drawing Legend

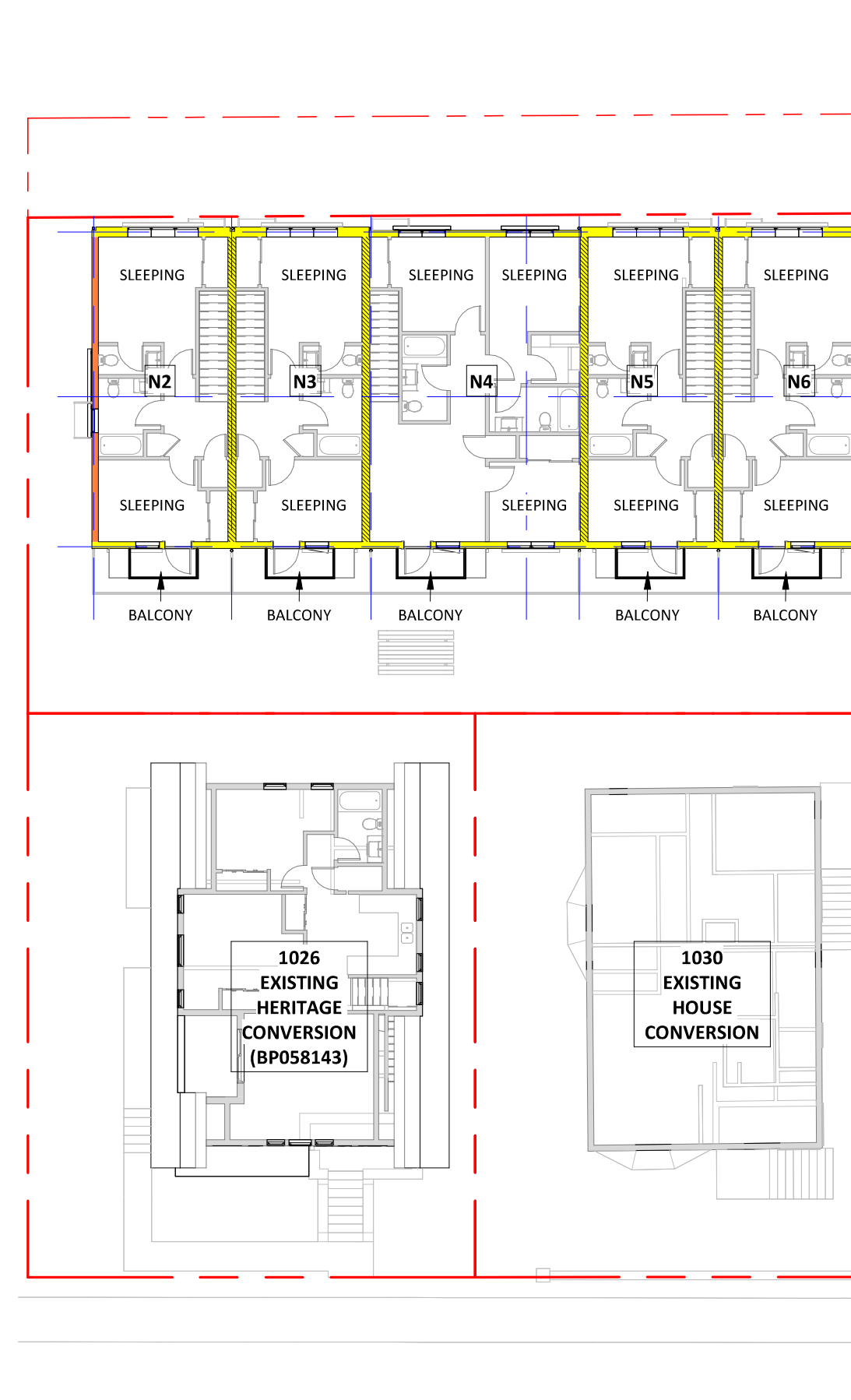
EXITS		FIRE-RESISTANCE RATING		SPATIAL SEPARATIONS	
[Symbol]	EXIT SIGN	[Green Line]	0 HOUR	[Hatched Box]	WALL OR FIRE COMPARTMENT AREA
[Symbol]	FIRE SEPARATION	[Yellow Line]	3/4 HOUR	[Dotted Box]	UNPROTECTED OPENINGS
[Symbol]		[Orange Line]	1 HOUR	[Red Line]	DOOR (WITH FIRE PROTECTION RATING)
[Symbol]		[Blue Line]		[Red Line]	DOOR (UNRATED)
[Symbol]	EXTERIOR EXIT PATH	[Blue Line]		[Blue Line]	EXTERIOR ACCESSIBLE PATH OF TRAVEL



1 BUILDING CODE COMPLIANCE PLAN - LEVEL 1
A0.02 1 : 200



2 BUILDING CODE COMPLIANCE PLAN - LEVEL 2
A0.02 1 : 200



3 BUILDING CODE COMPLIANCE PLAN - LEVEL 3
A0.02 1 : 200

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Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024
REZ & DPV REVISION #2	21-JAN-2025
REZ & DPV REVISION #3	22-APR-2025

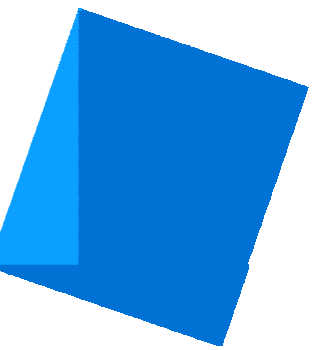
Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26
3	REZ/DPV REVISION 2	2025-01-21
4	REZ/DPV REVISION 3	2025-04-XX

Consultant Seal
REGISTERED ARCHITECT
TIMOTHY KINDRAT
BRITISH COLUMBIA
22 APR 2025

Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING CODE ANALYSIS

Date	2025-04-23 2:19:51 PM
Drawn by	TK
Checked by	CLA
A0.02	
Project #	23-24 Scale As indicated



BC Land Surveyors Site Plan of
1026 and 1030 Empress Avenue

Legal - Lots 6 & 7, Block B, Section 3, Victoria District, Plan 957
Parcel Identifiers: 000-213-527 and 000-848-492

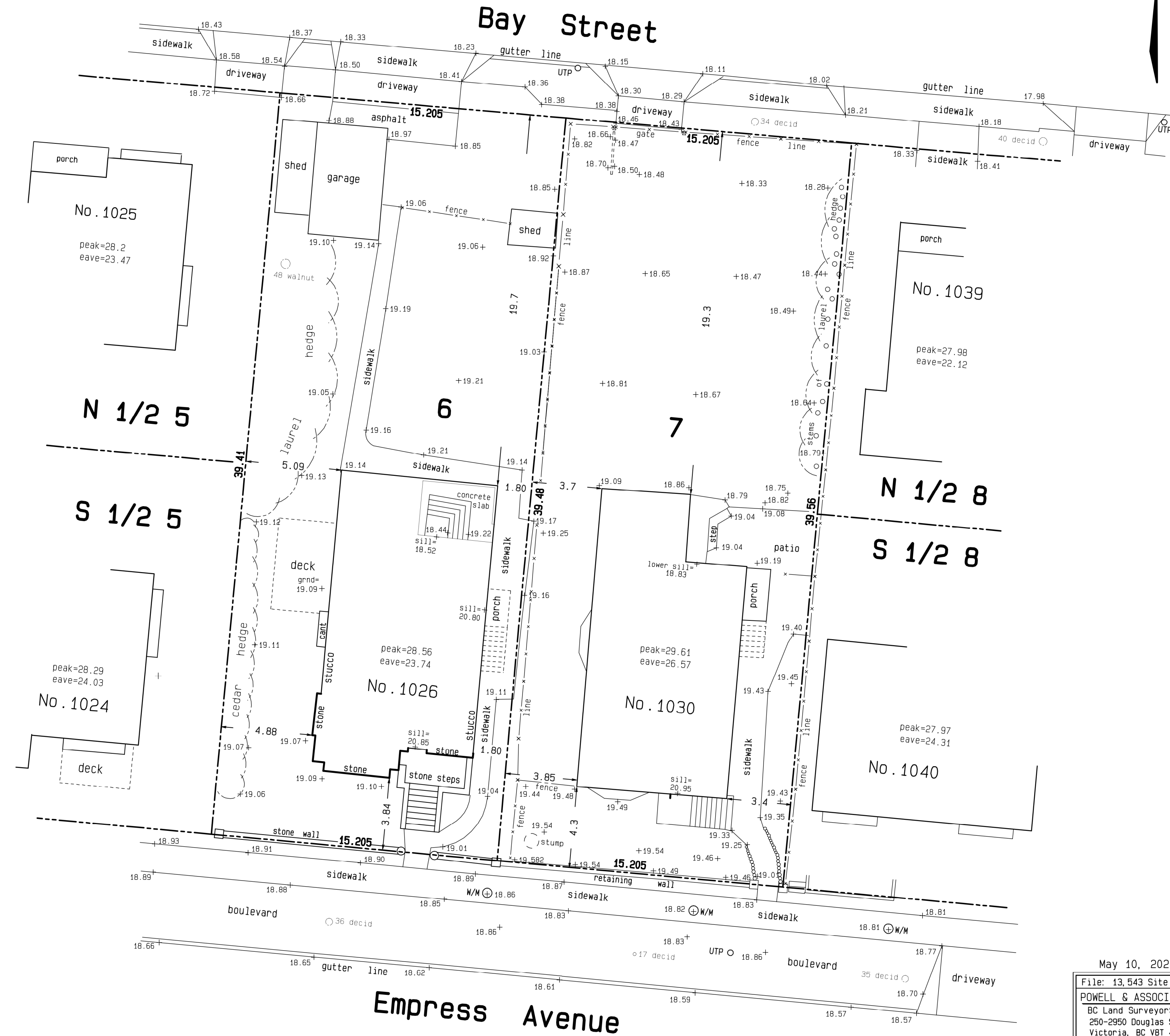
The following non-financial charges are shown on the current titles which may affect the properties - RC 2054186 and RC 563786

Scale - 1 : 150
Distances are in metres

Geodetic elevations shown + (in METRES)

Site Areas = 599.8 m² and 600.9 m²

UTP denotes utility pole
W/M denotes water meter



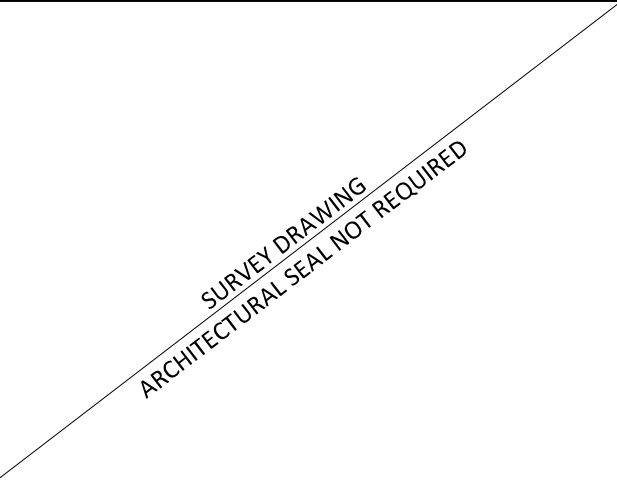
May 10, 2022
File: 13_543 Site (26)
POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
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REZ & DPV REVISION #2	21-JAN-2025
REZ & DPV REVISION #3	22-APR-2025

Revision

No.	Description	Date

Consultant Seal



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

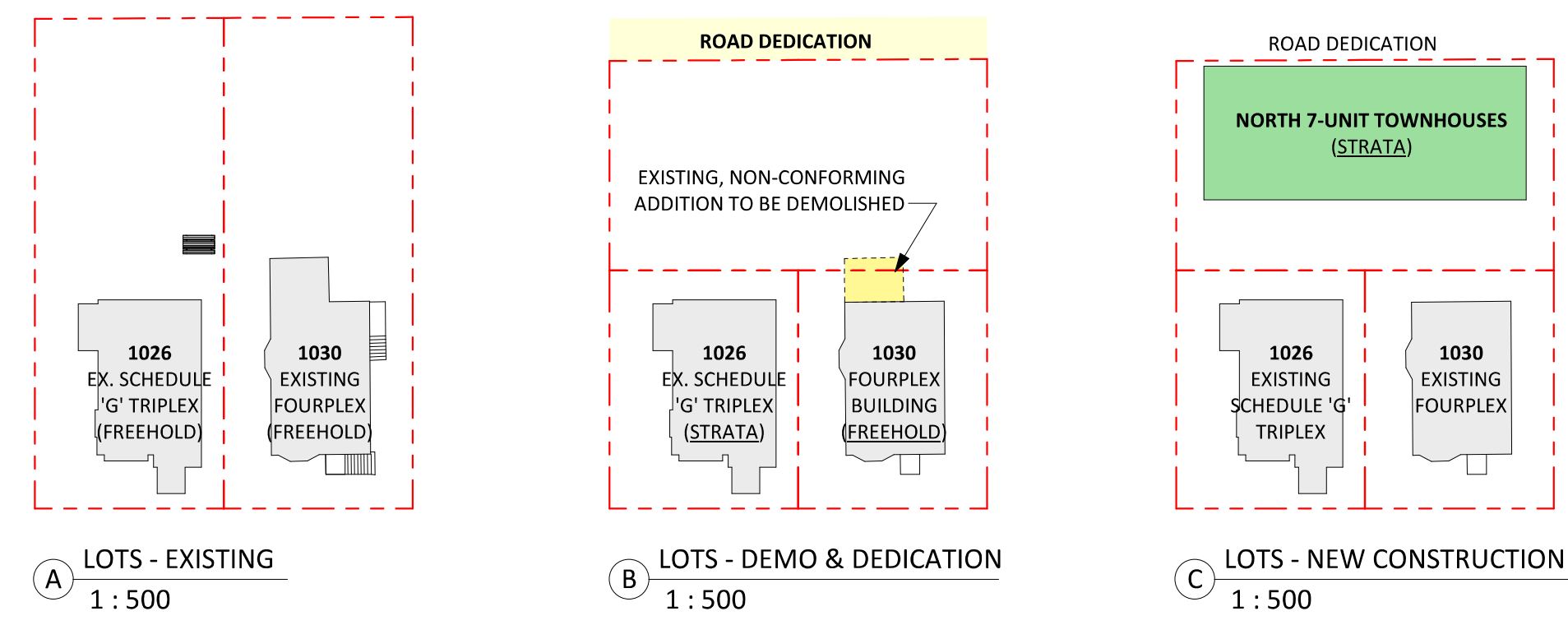
SITE SURVEY

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Drawn by	SURVEYOR
Checked by	-

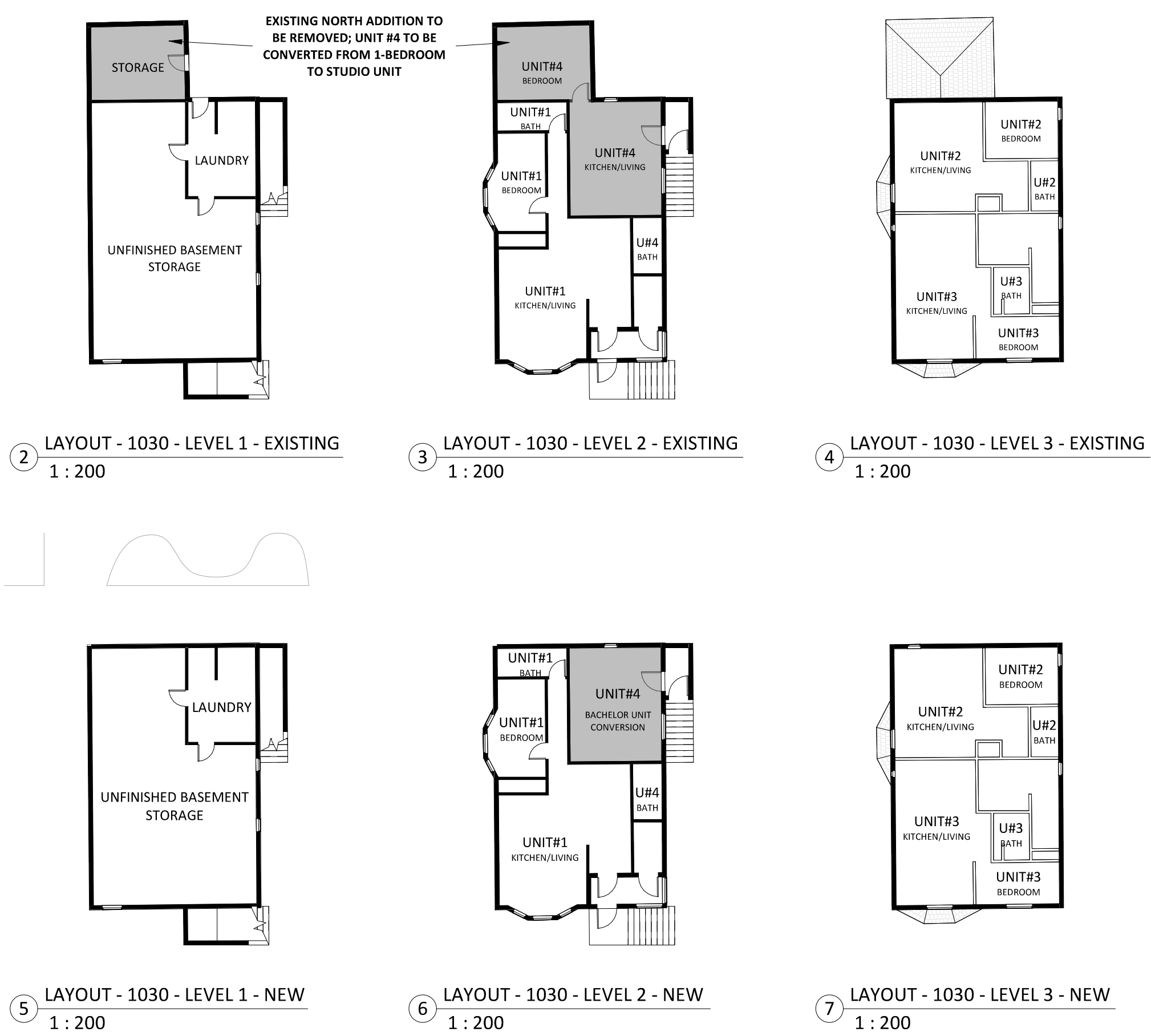
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Project #	23-24	Scale
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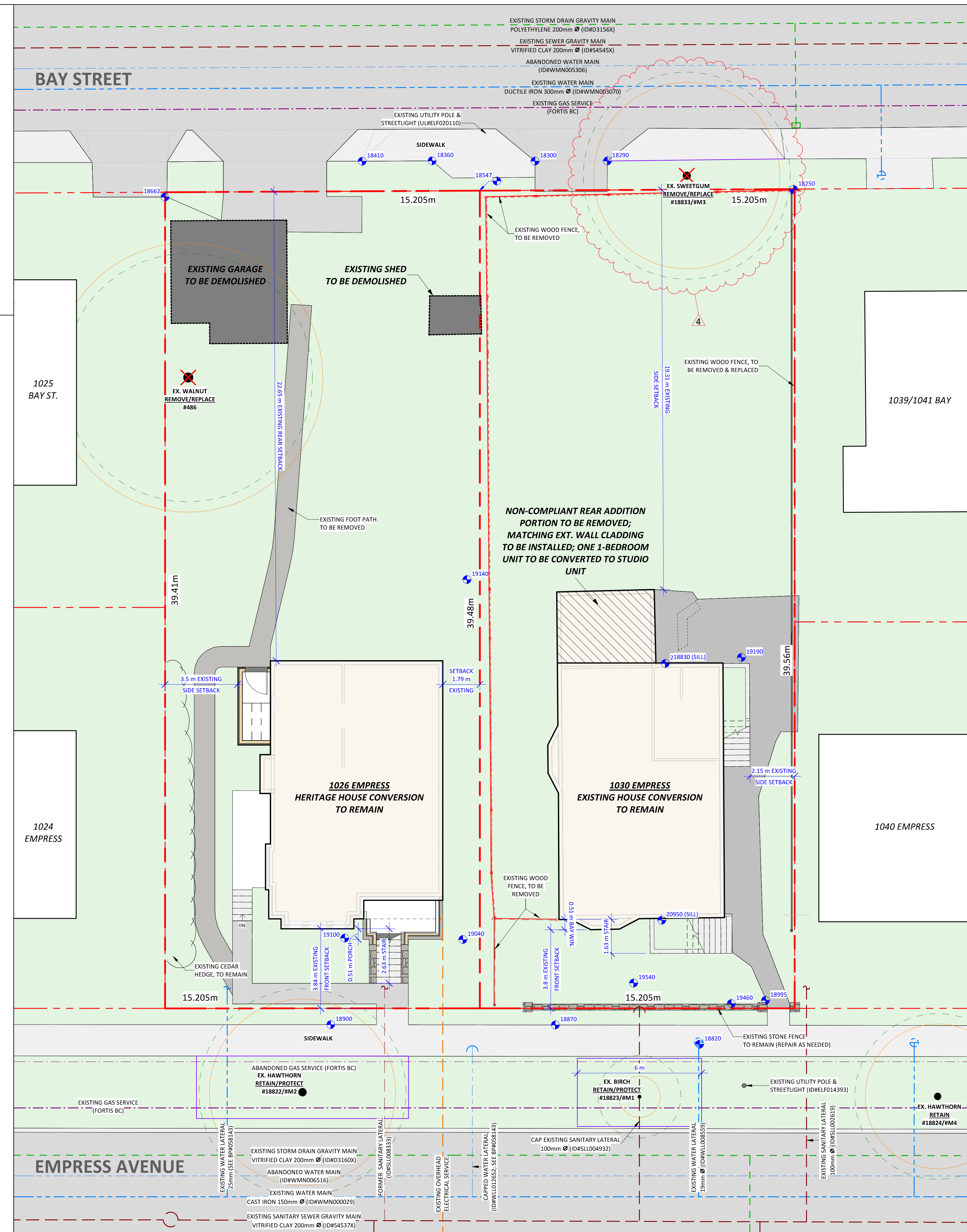
Strata Phasing Development Plan



1030 Empress - Existing & Proposed Floor Plan Layouts



1 SITE PLAN - EXISTING
A0.02 1:100



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REZ & DPV REVISION #3	22-APR-2025

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26
3	REZ/DPV REVISION 2	2025-01-21
4	REZ/DPV REVISION 3	2025-04-XX



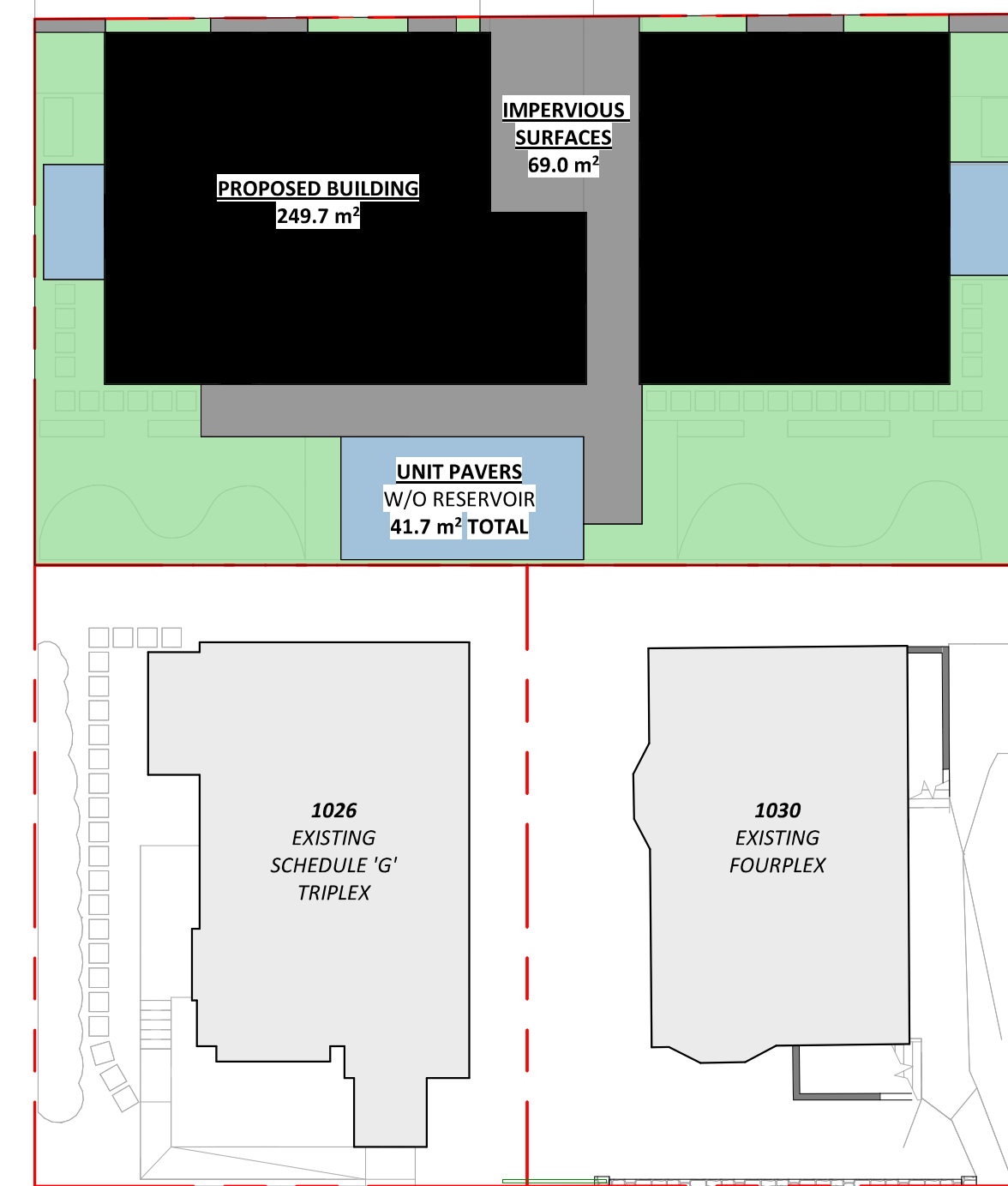
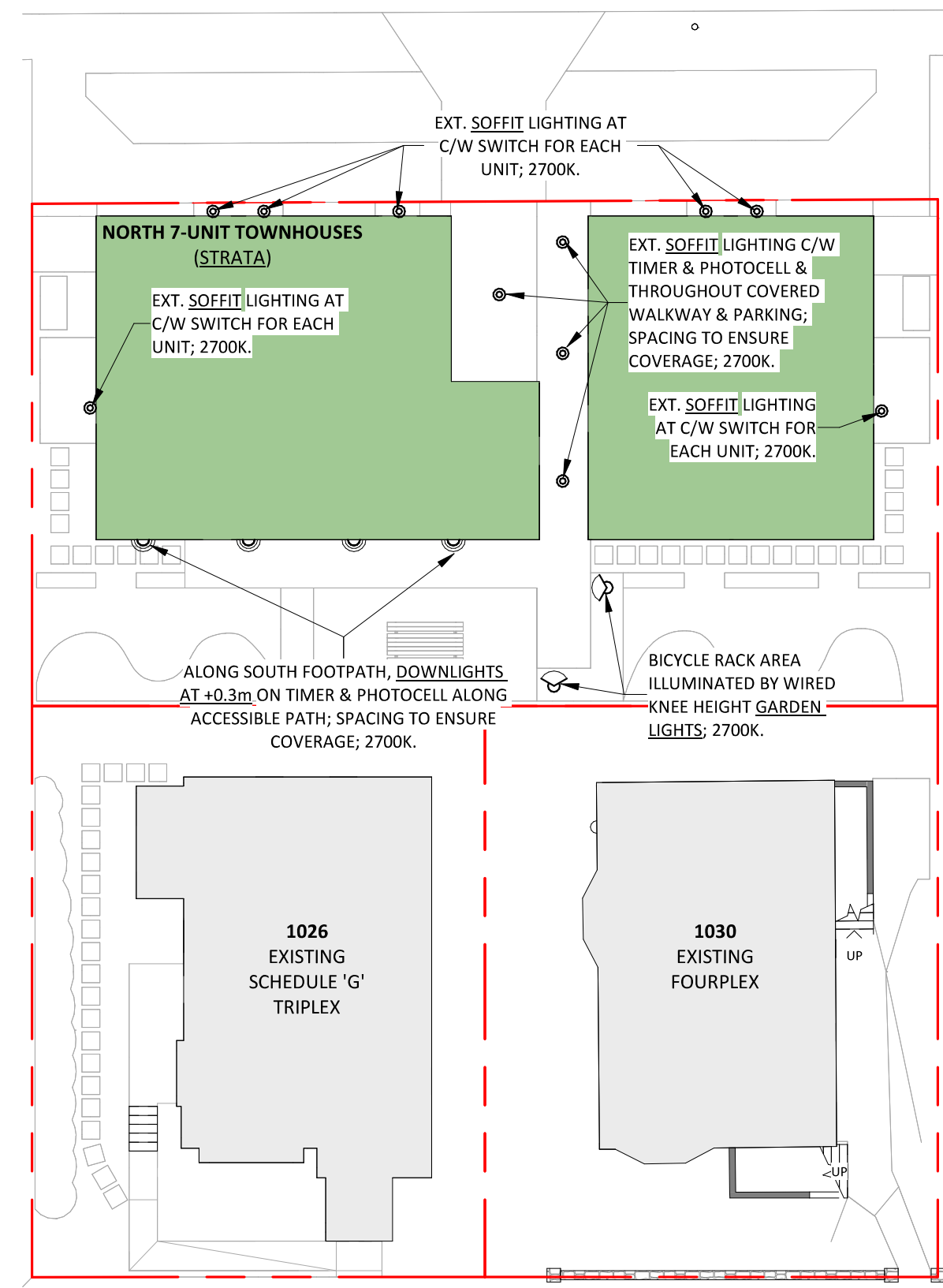
Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - EXISTING & STRATA PHASING

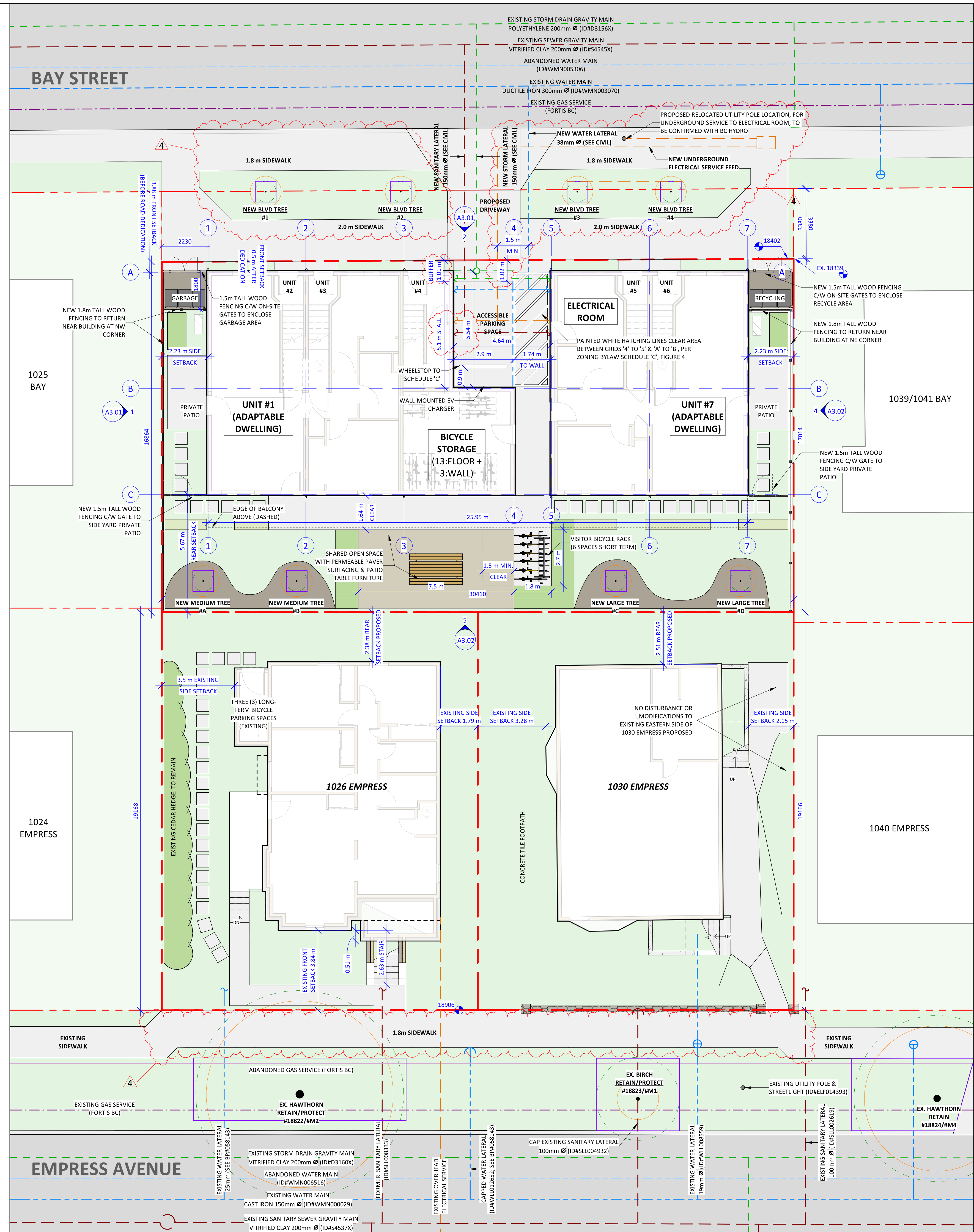
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Drawn by KKD, TK
Checked by CLA

A1.01

Project # 23-24 Scale As indicated



1 SITE PLAN - PROPOSED
A0.02 1 : 100



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024
REZ & DPV REVISION #2	21-JAN-2025
REZ & DPV REVISION #3	22-APR-2025

Revision No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26
3	REZ/DPV REVISION 2	2025-01-21
4	REZ/DPV REVISION 3	2025-04-XX



Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - PROPOSED

Date 2025-04-23 2:19:58 PM
Drawn by KKD, TK
Checked by CLA

A1.02

Project # 23-24 Scale As indicated

Tree Inventory (All measurements in mm)								
NO.	COMMON NAME	LATIN NAME	D.B.H.	CANOPY SPREAD	C.R.Z.	PROTECT ED	RETAINED	COMMENTS
486	ENGLISH WALNUT	JUNGLINS REGIA	470	13000	6000	Yes	No	TO BE REMOVED
18822/M2	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	390	9000	5000	Yes	Yes	BOULEVARD AT 1026 EMPRESS
18823/M1	PAPER BIRCH	BETULA PAPIRYFERA	170	2000	2000	Yes	Yes	BOULEVARD AT 1030 EMPRESS
18824/M4	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	340	7000	4000	Yes	Yes	BOULEVARD AT 1040 EMPRESS
18833/M3	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	380	9000	5000	Yes	No	BOULEVARD AT 1030 BAY

Soil Volume Table - Victoria Tree Protection Bylaw #21-035										
PLANT AREA ID	AREA (m ²)	SOIL VOLUME FACTOR	A. ESTIMATED SOIL VOLUME (m ³)	REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m ³)			TOTAL
				B. SMALL	C. MEDIUM	D. LARGE	E. SMALL	F. MEDIUM	G. LARGE	
ONSITE										
A	20.1	1	20.1	-	1	-	-	20.0	-	20.0
B	23.3	1	23.3	-	1	-	-	20.0	-	20.0
C	35.0	1	35.0	-	-	1	-	-	35.0	35.0
D	35.1	1	35.1	-	-	1	-	-	35.0	35.0
OFFSITE - ROAD DEDICATION BOULEVARD (CITY PROPERTY) - NOT APPLICABLE										

SITE LEGEND

- SITE - Easement
- SITE - Gas Services
- SITE - Hydro/Tel/Cable
- SITE - Property Line
- SITE - Sanitary Sewer
- SITE - Storm Service
- SITE - Travel Distance
- SITE - Water Service

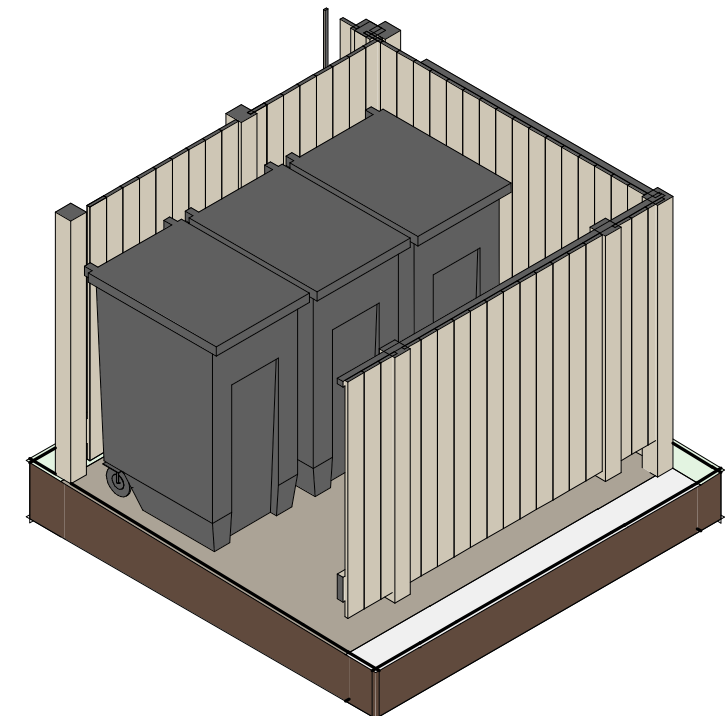
LANDSCAPE LEGEND

- ⑧ GRASS LAWN
- ⑨ GRAVEL (NON-DUSTY EPOXY TREATMENT WHEN <3M FROM PROPERTY LINE)
- ⑩ CONCRETE SLABS ON GRADE
- ⑪ PERMEABLE UNIT PAVERS
- ⑫ PLANTING - SHRUBS
- ⑬ PLANTING - HERBACEOUS AND GROUNDCOVER

Exterior Finishes Legend

- 1 ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
- 2 HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
- 3 CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
- 4 VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
- 5 PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
- 6 RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
- 7 WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
- 8 SITE - GREEN LAWN
- 9 SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
- 10 SITE - CONCRETE SLABS ON GRADE
- 11 SITE - PERMEABLE UNIT PAVERS
- 12 SITE - PLANTING - SHRUBS
- 13 SITE - PLANTING - HERBACEOUS AND GROUNDCOVER

WOOD FENCING (1.8m TALL) ALONG PROPERTY LINES AND SCREENING (1.5m TALL) AROUND REFUSE & RECYCLING SCREENING TO CONSIST OF CEDAR OR P.T. VERTICAL POSTS & 2X6 OR 2X8 HORIZONTAL RAILS, WITH FENCING OF 19mm THICK CEDAR LUMBER; GATES (PLAN SWING DASHED) OF MATCHING MATERIAL. HARDWARE NOT SHOWN

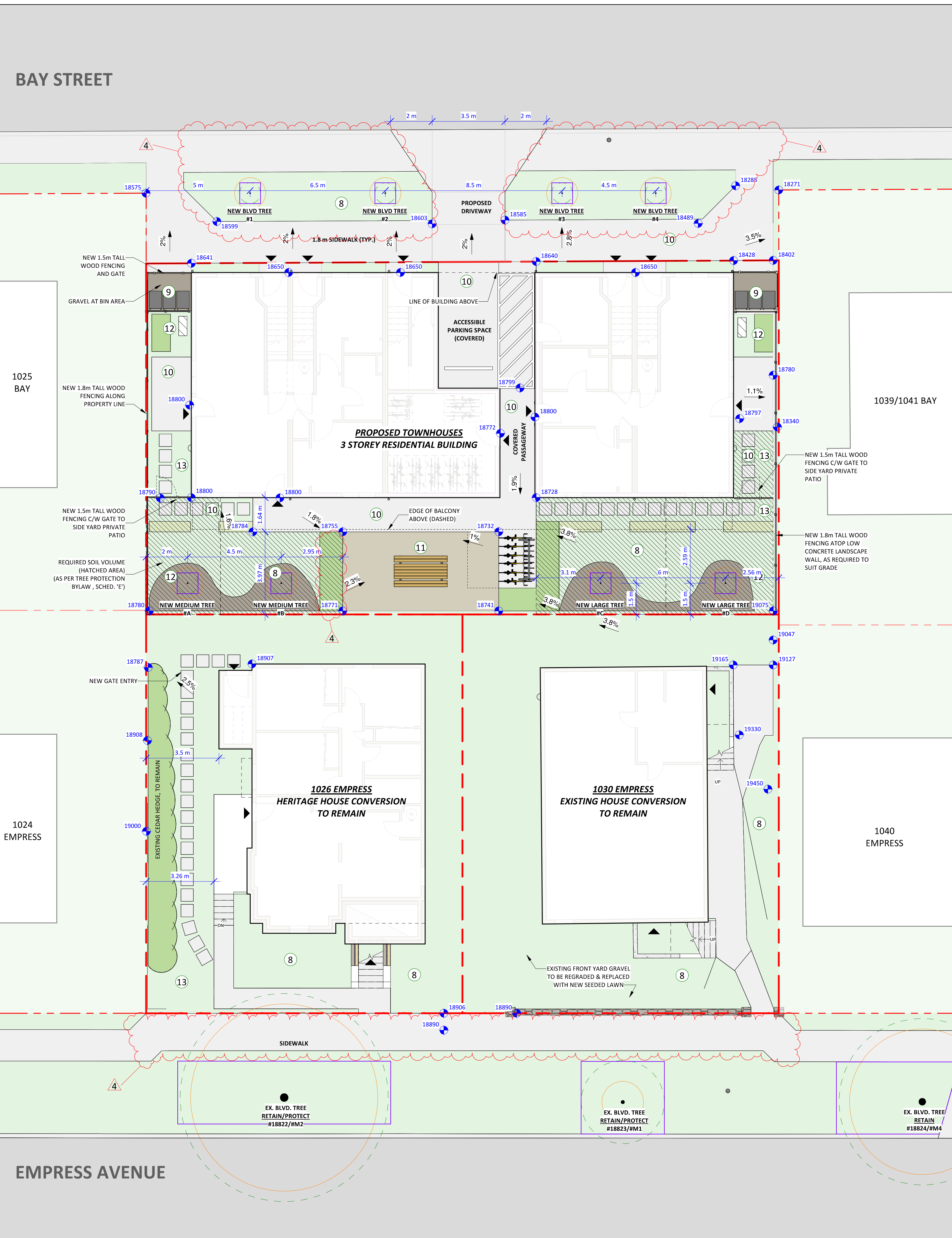


3 3D - Garbage Enclosure Axo

Plant List

Botanical Name	Common Name	Size	Count
Trees			
Arbutus menziesii	Arbutus (medium)	6cm...	2
Pseudotsuga menziesii (to be confirmed)	Douglas Fir (large)	2m height (TBC)	2
	(boulevard trees - species TBC by...)		4
Shrubs - Average spacing 1 plant / sq.m.			
Symphoricarpos albus	Snowberry	#2 pot	
Cornus sericea 'Arctic Fire'	'Arctic Fire' Red-osier dogwood...	#2 pot	
Polystichum munitum	Sword Fern	#1 pot	
Dryopteris erythrosora	Autumn Fern	#1 pot	
Vaccinium ovatum	Evergren huckleberry	#2 pot	
Herbaceous and Groundcover - Average spacing 3 plants / sq.m.			
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#1 pot	
Koeleria macantha	Junegrass	#1 pot	
Plectritis congesta	Sea Blush	Seed	
Sedum ssp.	Stonecrop	Cutting	
Camassia leichtlinii ssp. Suksdorfii	Great Camas	Bulb	
Thymus serpyllum	Creeping Thyme	#1 pot	
Cerastium arvense	Fiel Chickweed	#1 pot	
Achillea millefolium	Yarrow	#1 pot	
Eriophyllum lanatum	Woolly Sunflower	#1 pot	
Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	

1 SITE PLAN - LANDSCAPE PLAN
A0.02 1 : 100



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

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024
REZ & DPV REVISION #2	21-JAN-2025
REZ & DPV REVISION #3	22-APR-2025

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26
3	REZ/DPV REVISION 2	2025-01-21
4	REZ/DPV REVISION 3	2025-04-XX



Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - LANDSCAPE PLAN

Date: 2025-04-23 2:20:03 PM
Drawn by: KKD, TK
Checked by: CLA

A1.03

Project # 23-24 Scale As indicated



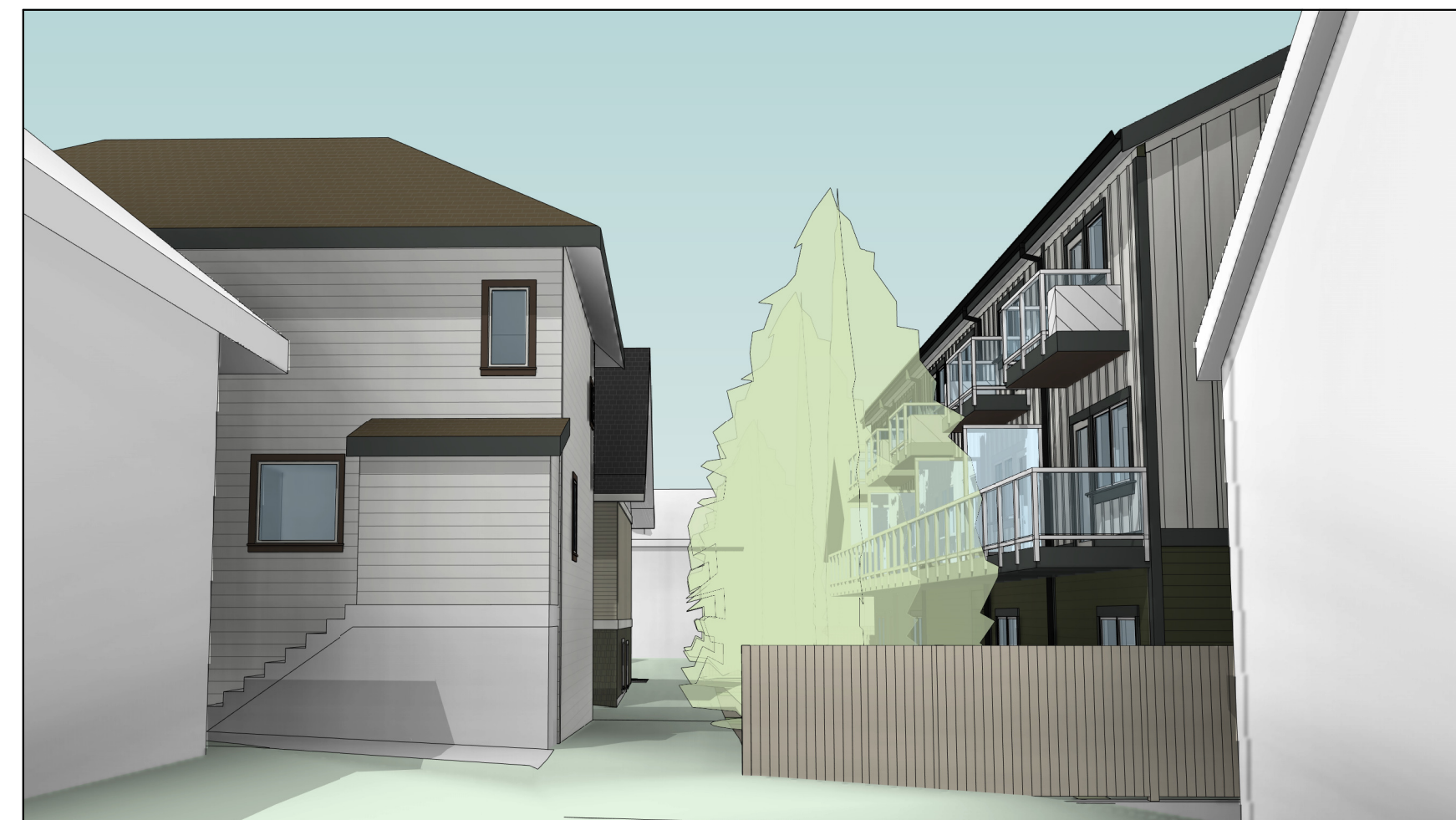
2 STREET ELEVATION - NORTH
1 : 200



1 STREET ELEVATION - SOUTH
1 : 200



VIEW FROM REAR YARD OF 1024 EMPRESS/1025 BAY



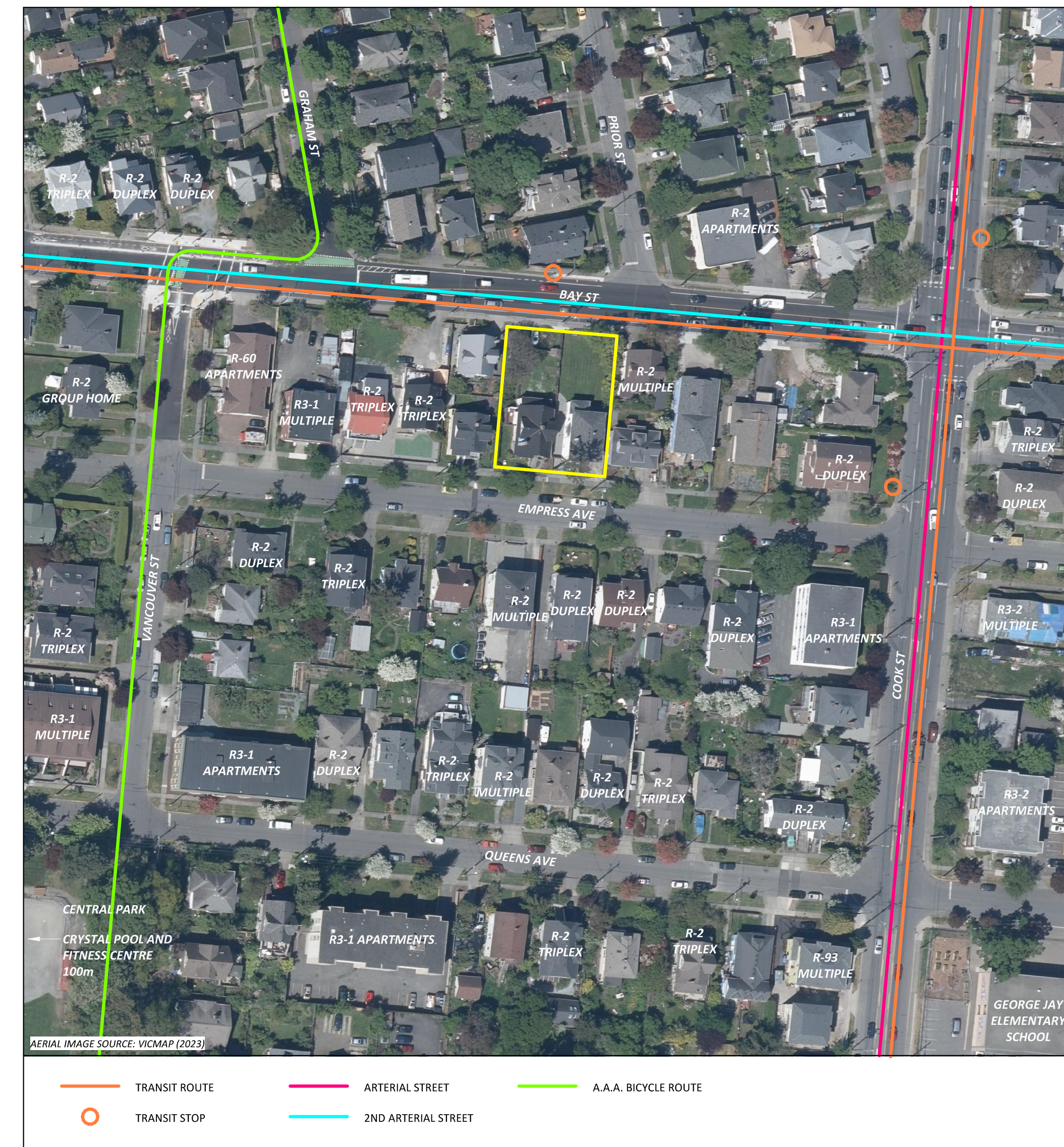
VIEW FROM REAR YARD OF 1039/1041 BAY AND 1040 EMPRESS



PERSPECTIVE VIEW FROM BAY STREET



PERSPECTIVE VIEW FROM EMPRESS AVE



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
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Empress Townhouses

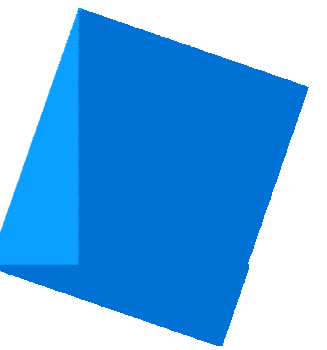
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

CONTEXT & 3D PERSPECTIVES

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Drawn by	-
Checked by	CLA

A1.11

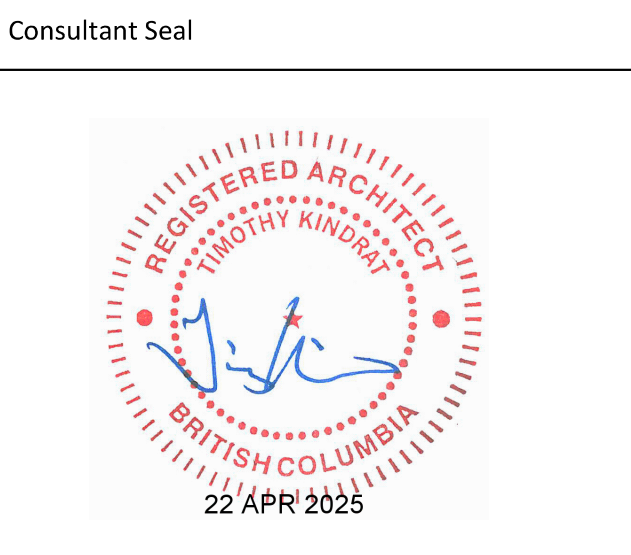
Project # 23-24 Scale As indicated



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024
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3	REZ/DPV REVISION 2	2025-01-21
4	REZ/DPV REVISION 3	2025-04-XX

2 TOWNHOUSE FLOOR PLAN - LEVEL 2
A0.02 1:50



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

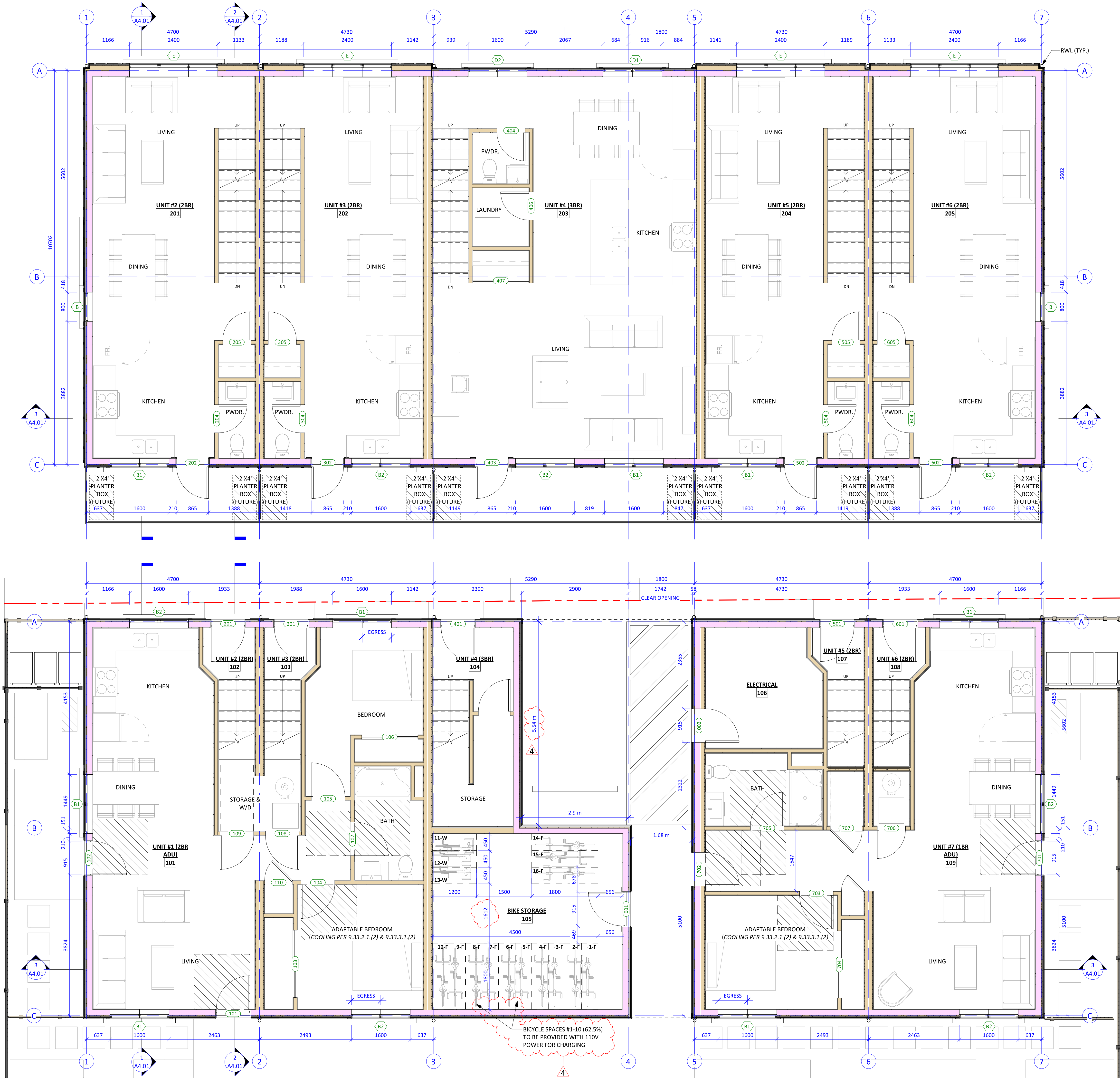
FLOOR PLANS - LEVELS 1 & 2

Date: 2025-04-23 2:20:16 PM
Drawn by: KKD
Checked by: CLA

A2.01

Project # 23-24 Scale 1:50

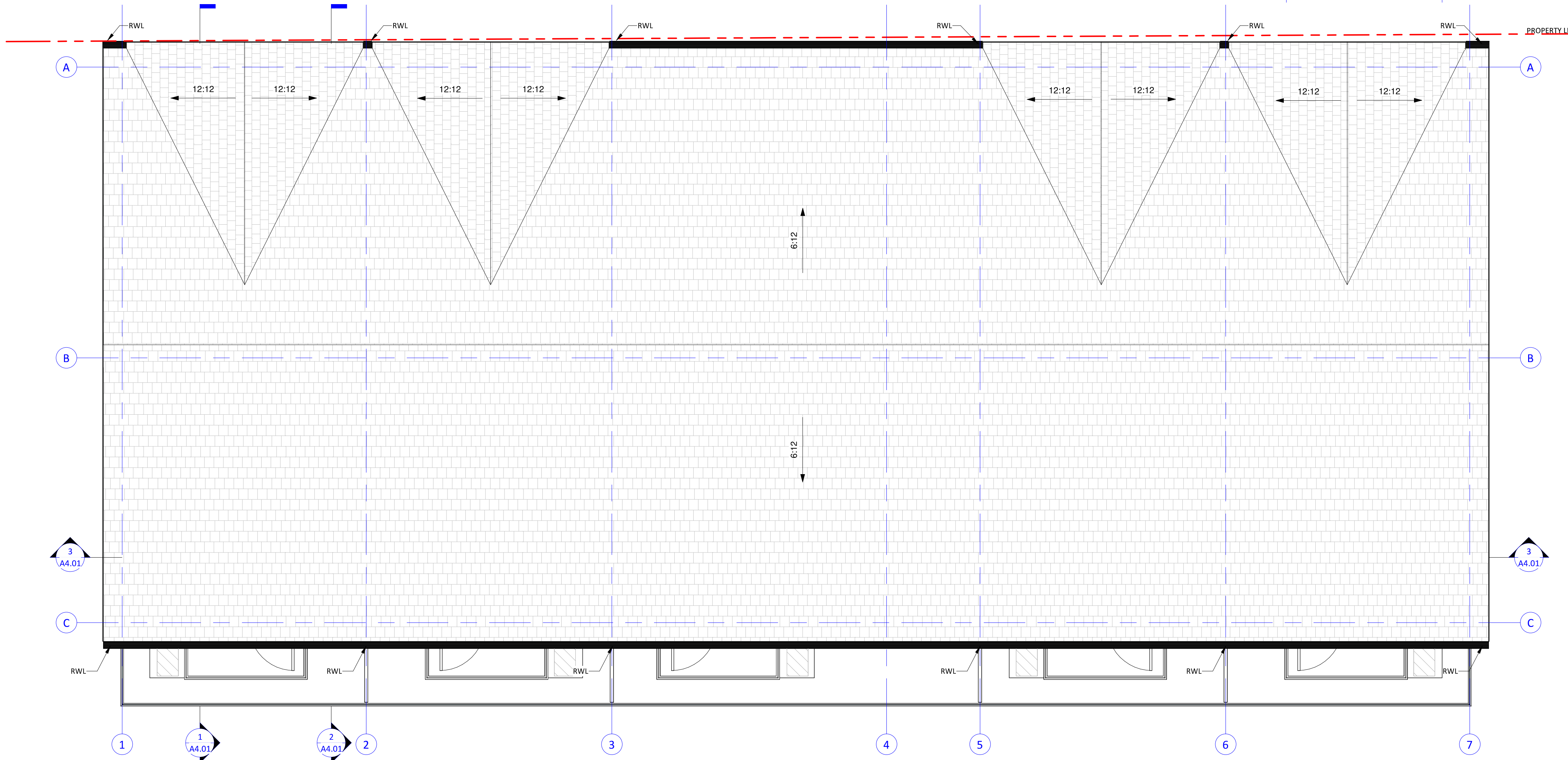
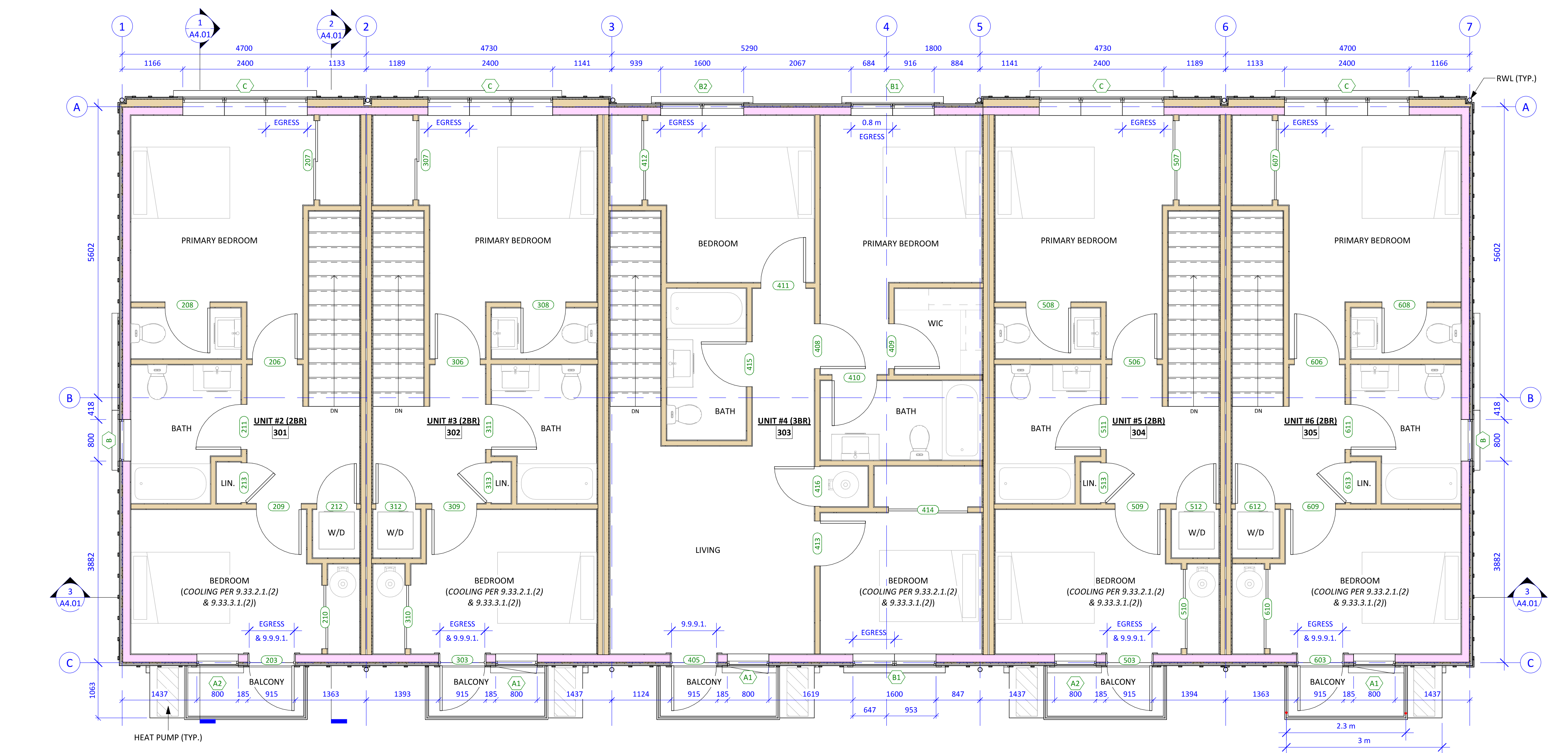
1 TOWNHOUSE FLOOR PLAN - LEVEL 1
A0.02 1:50



Issue	Date
CALCULATED PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
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3	REZ/DPV REVISION 2	2025-01-21

3 TOWNHOUSE FLOOR PLAN - LEVEL 3
 A0.02 1:50



4 TOWNHOUSE ROOF PLAN
 A0.02 1:50

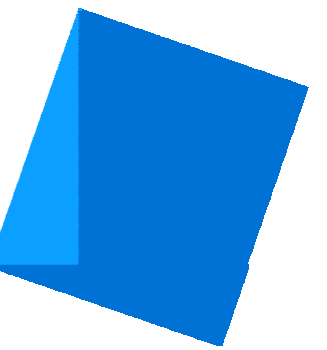


Empress Townhouses
 1026/1028 & 1030
 Empress Avenue
 Victoria, BC V8T 1P2

FLOOR PLANS - LEVELS 3 & ROOF

Date: 2025-04-23 2:20:18 PM
 Drawn by: KKD
 Checked by: CLA

A2.02
 Project # 23-24 Scale 1:50



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
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REZ & DPV REVISION #3	22-APR-2025

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3	REZ/DPV REVISION 2	2025-01-21

Consultant Seal



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING ELEVATIONS - NORTH (BAY) & WEST

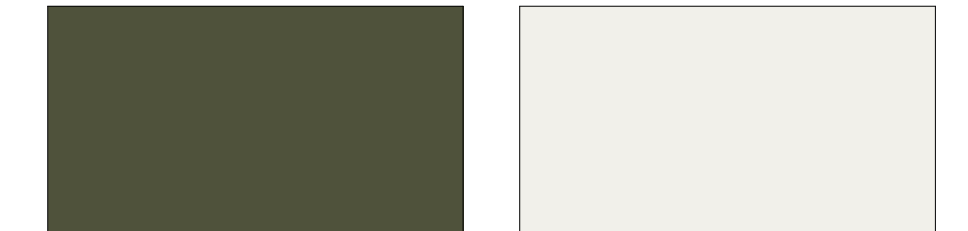
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Drawn by: KKD
Checked by: CLA

A3.01

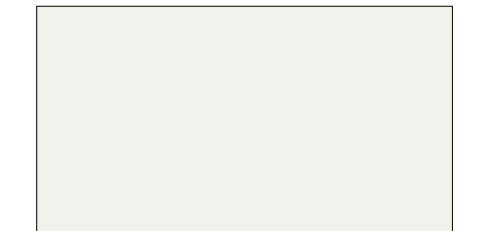
Project # 23-24 Scale As indicated



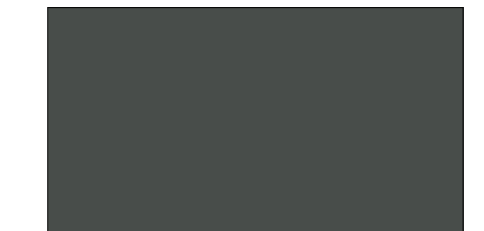
2 NORTH ELEVATION - BAY STREET
A1.02 1 : 50



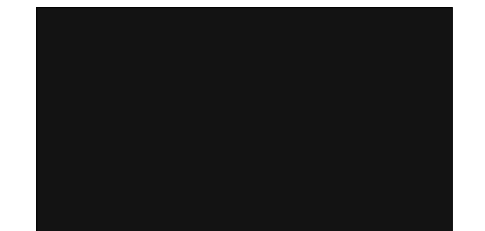
"MOUNTAIN SAGE"
(HARDIEPLANK)
• CEMENTITIOUS LAP SIDING



"CHANTILLY LACE"
(BENJAMIN MOORE #OC-65)
• CEMENTITIOUS PANEL BOARD & BATTEN SIDING
• CEMENTITIOUS SHINGLE SIDING
• JULIET WOOD GUARD PICKETS



"IRON GREY"
(MATCH TO JAMES HARDIE)
• HORIZONTAL & CORNER TRIMS
• WINDOW TRIMS
• ROOF FASCIAS



BLACK
(PREFINISHED; COLOUR APPROXIMATE)
• RAIN WATER LEADERS
• GUTTERS



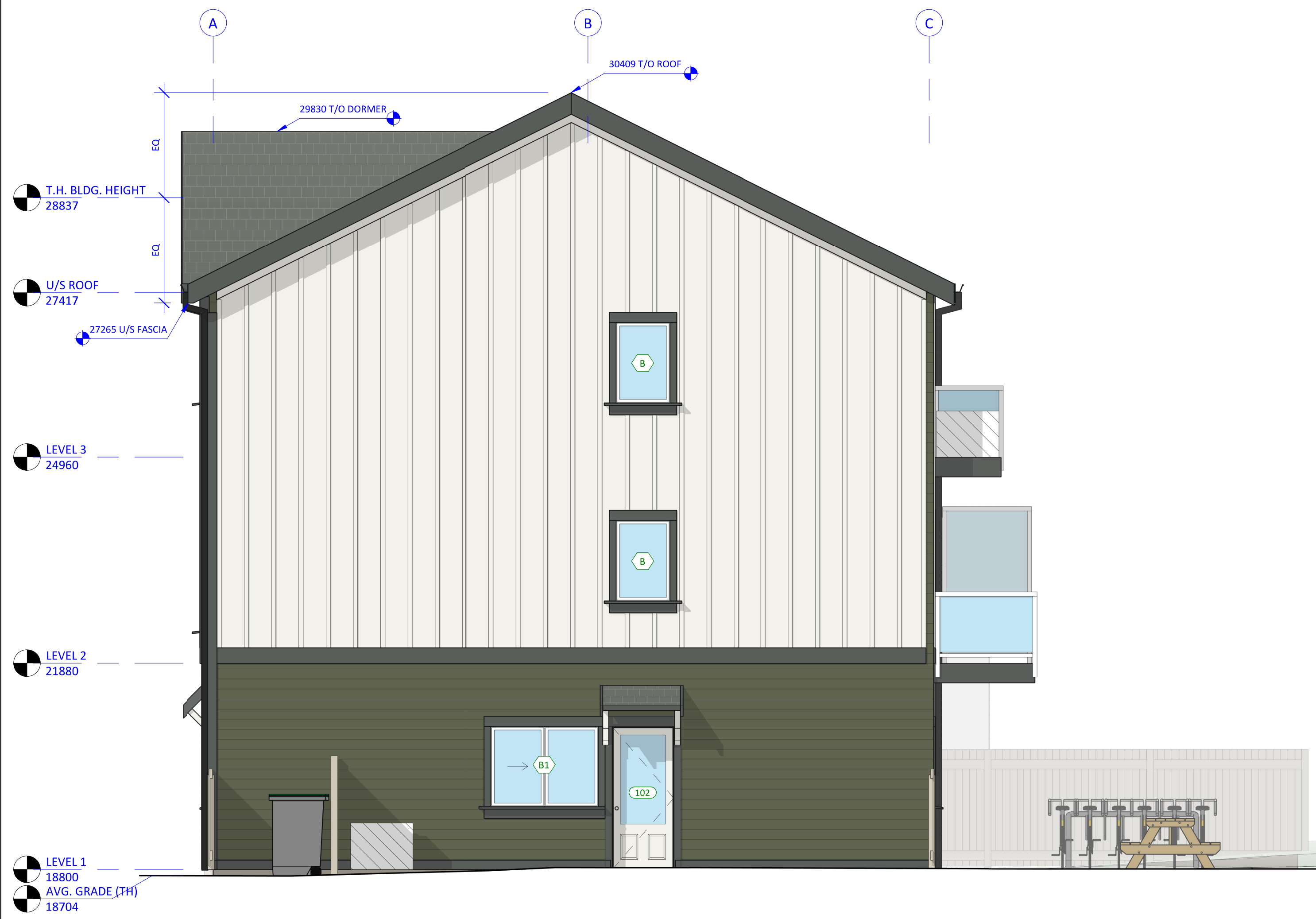
DARK GRAY
(COLOUR APPROXIMATE)
• ASPHALT ROOFING SHINGLES



WHITE
(PREFINISHED; COLOUR APPROXIMATE)
• WINDOWS & DOORS
• METAL BALCONY RAILINGS & SCREENS

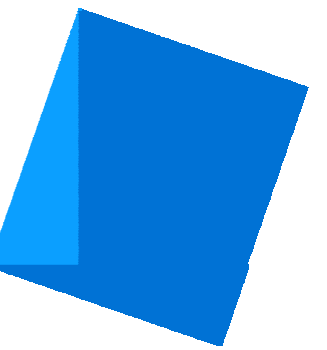
Exterior Finishes Legend

1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
5	PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
6	RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
7	WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
8	SITE - GREEN LAWN
9	SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
10	SITE - CONCRETE SLABS ON GRADE
11	SITE - PERMEABLE UNIT PAVERS
12	SITE - PLANTING - SHRUBS
13	SITE - PLANTING - HERBACEOUS AND GROUNDCOVER



1 ELEVATION - WEST
A1.02 1 : 50





Issue	Date
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3	REZ/DPV REVISION 2	2025-01-21

Consultant Seal



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING ELEVATIONS - EAST & SOUTH

Date	2025-04-23 2:20:28 PM
Drawn by	KKD
Checked by	CLA

A3.02

Project # 23-24 Scale 1 : 50



4 EAST ELEVATION
A1.02 1 : 50

Exterior Finishes Legend

- 1 ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
- 2 HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
- 3 CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
- 4 VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
- 5 PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
- 6 RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
- 7 WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
- 8 SITE - GREEN LAWN
- 9 SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
- 10 SITE - CONCRETE SLABS ON GRADE
- 11 SITE - PERMEABLE UNIT PAVERS
- 12 SITE - PLANTING - SHRUBS
- 13 SITE - PLANTING - HERBACEOUS AND GROUNDCOVER

5 ELEVATION - SOUTH - NORTH BUILDING (LOT INTERIOR)
A1.02 1 : 50

Issue	Date
CALCULATED PRELIM. COMMENT	15-SEP-2023
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Revision		
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Empress Townhouses

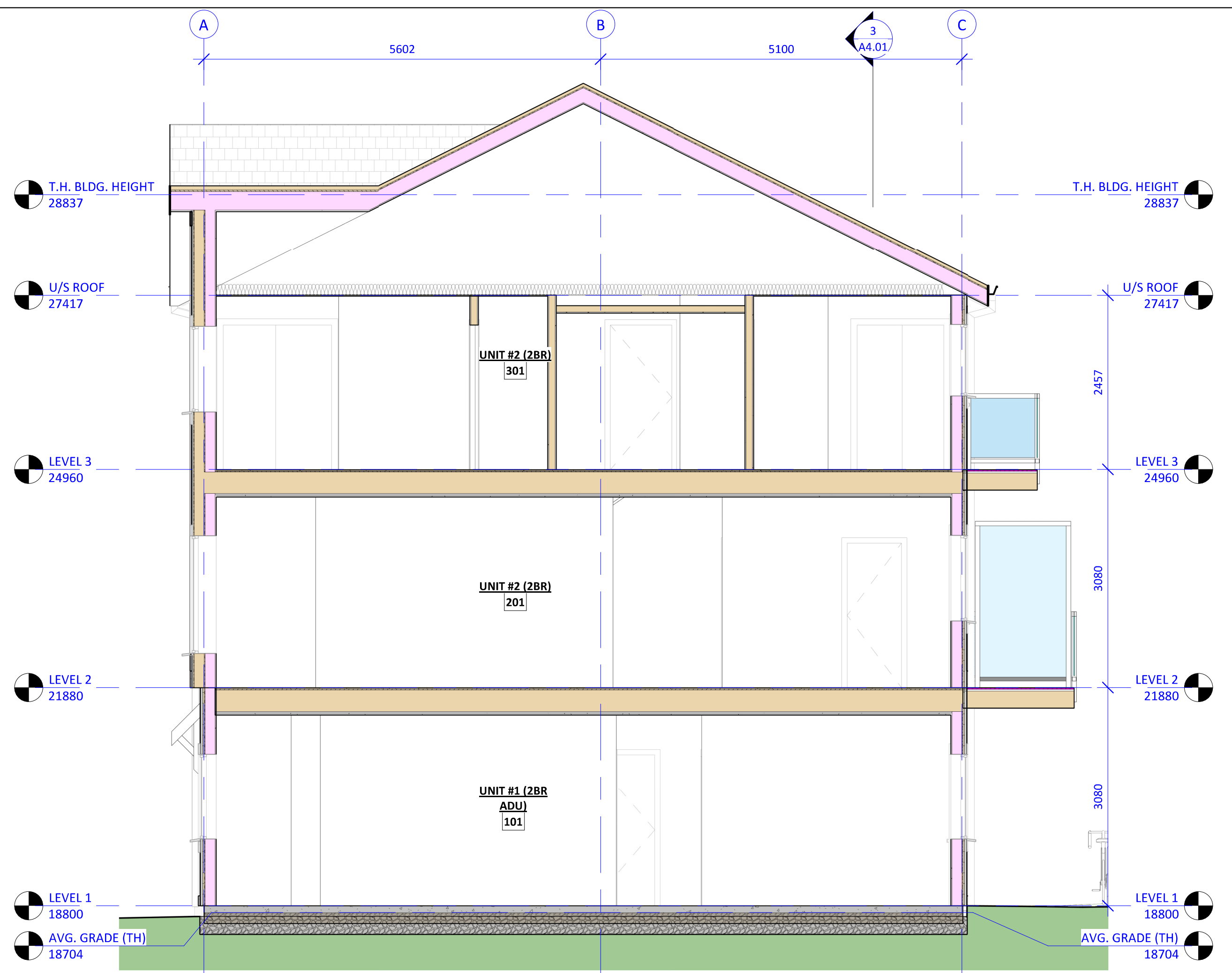
1026/1028 & 1030
 Empress Avenue
 Victoria, BC V8T 1P2

BUILDING SECTIONS

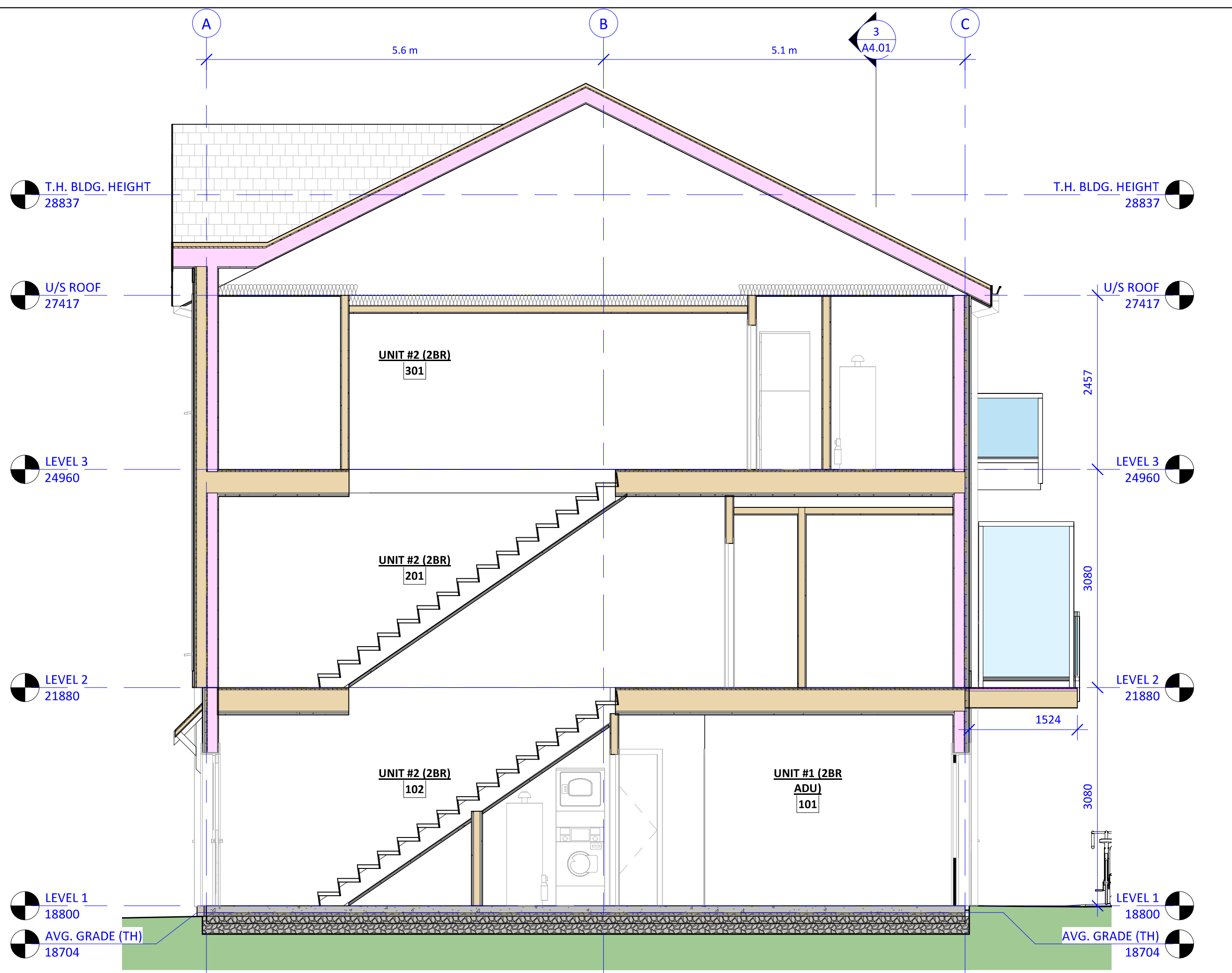
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Drawn by	KKD
Checked by	CLA

A4.01

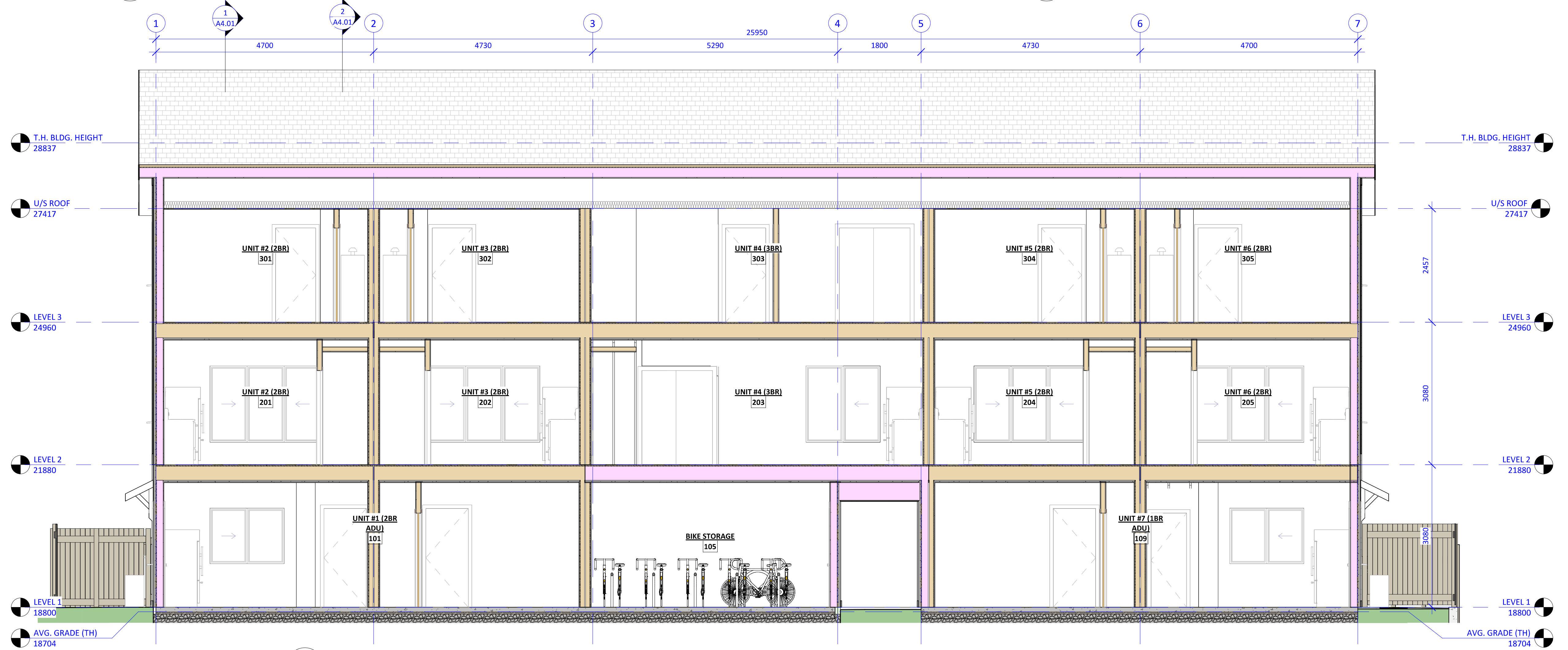
Project #	23-24	Scale	1 : 50
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1 BUILDING SECTION - LIVING
 A2.01 1 : 50



2 BUILDING SECTION - STAIRS
 A2.01 1 : 50



3 BUILDING SECTION - LONGITUDINAL
 A2.01 1 : 50

Door Schedule																			
NO.	TYPE	WIDTH (mm)	WIDTH (in.)	HEIGHT (mm)	HEIGHT (in.)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRESHOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARATION	F.P.R.	F.R.R.	
BICYCLE ROOM																			
001	D3	915	36	2135	84	METAL	METAL	INSULATED	CERAMIC	CARD READER	THERMALLY BROKEN	Yes	Yes	Yes	Yes	Yes	20 MIN	0.75hr	
ELECTRICAL																			
002	D5	915	36	2135	84	METAL	METAL	INSULATED	-	STOREROOM	THERMALLY BROKEN	No	No	Yes	Yes	Yes	20 MIN	0.75hr	
UNIT #1																			
101	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No			
102	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No			
103	D8	1830	72	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
104	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
105	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
106	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
107	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
108	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
109	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
110	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #2																			
201	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
202	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
203	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
204	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
205	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
206	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
207	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
208	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
209	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
210	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
211	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
212	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
213	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #3																			
301	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
302	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
303	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
304	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
305	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
306	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
307	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
308	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
309	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
310	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
311	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
312	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
313	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #4																			
401	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
402	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
403	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
404	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
405	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
406	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
407	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
408	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
409	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
410	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
411	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
412	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
413	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
414	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
415	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
416	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #5																			
501	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
502	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
503	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
504	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
505	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
506	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
507	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
508	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
509	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
510	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
511	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
512	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
513	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #6																			
601	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
602	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
603	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
604	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
605	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
606	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
607	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
608	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
609	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
610	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
611	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
612	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
613	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
614	D7	610	24	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #7																			
701	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No			
702	D4	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No					

ENVIRONMENTAL NOTES:

- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM.
- SOME BMP'S TO CONSIDER:
 - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
 - NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
 - A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
 - SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
 - COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
 - STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
 - PLACE DRAIN ROCK AND FILET FABRIC AT THE INLET OF CULVERT.
 - SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION. CONTACT CITY ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
 - INSTALL SILT FENCING AS REQUIRED.

GENERAL CONSTRUCTION NOTES:

1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
6. ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER COV STANDARD DRAWINGS.
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4

GENERAL NOTES:

DRAWING INFORMATION
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:250 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT, AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.

EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN PROVIDED BY OTHERS AND ARE APPROXIMATE ONLY, ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.

GENERAL REQUIREMENTS
REFER TO KYLE ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.

REFER TO CITY STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES' SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.

ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

USE OF INFORMATION
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF KYLE ENGINEERING AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.

COORDINATION REQUIREMENTS
COMMUNICATION AND REPORTING
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR SERVICES LOCATE. 1-800-474-6886

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO CITY WITH REGARDS TO ITS INFRASTRUCTURE.

PERMITS
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.
A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.
A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-599-0986

NOTIFICATION
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.
FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

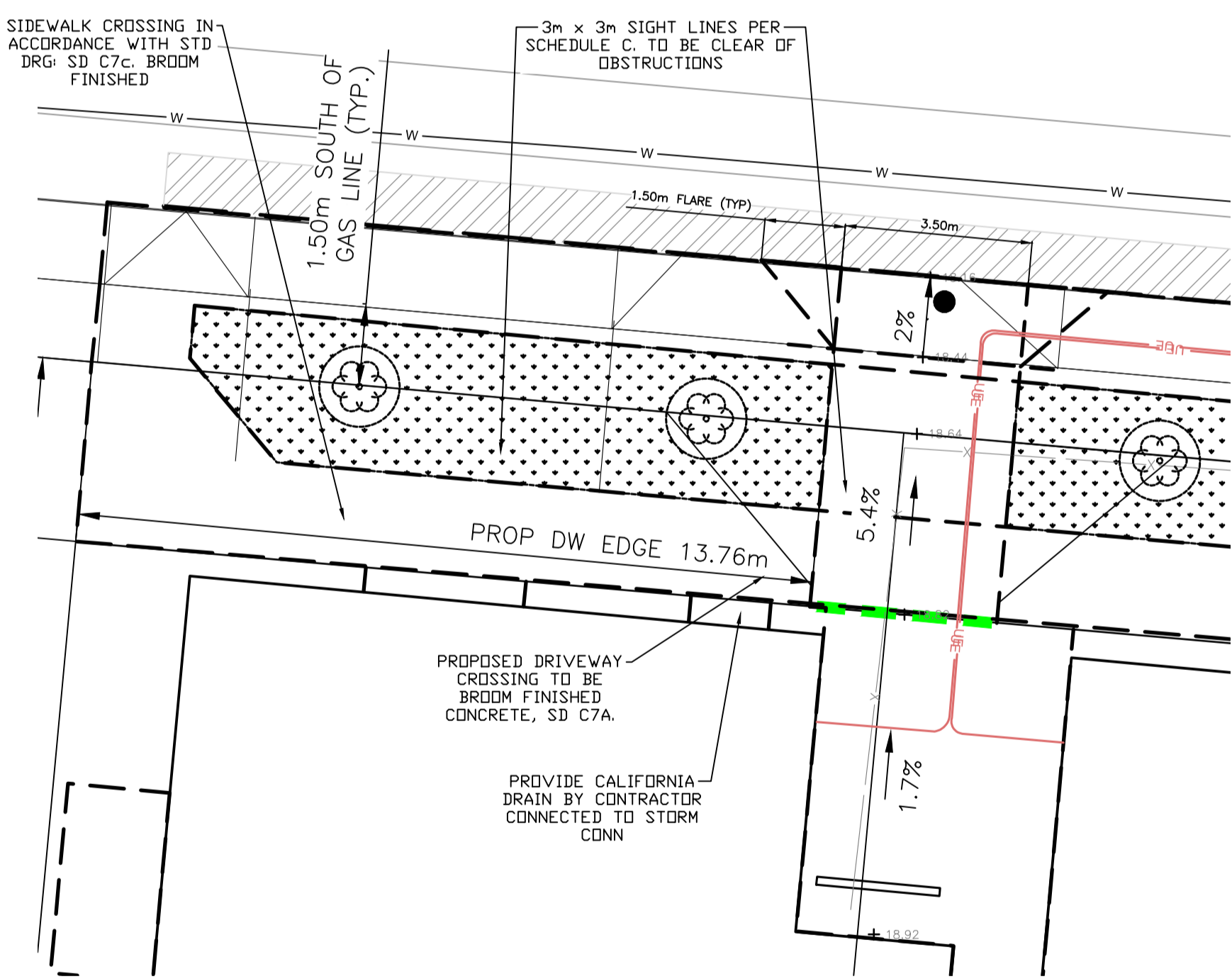
THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. CITY TO BE ENGAGED FOR CHANGES RELATED TO CITY OWNED INFRASTRUCTURE.

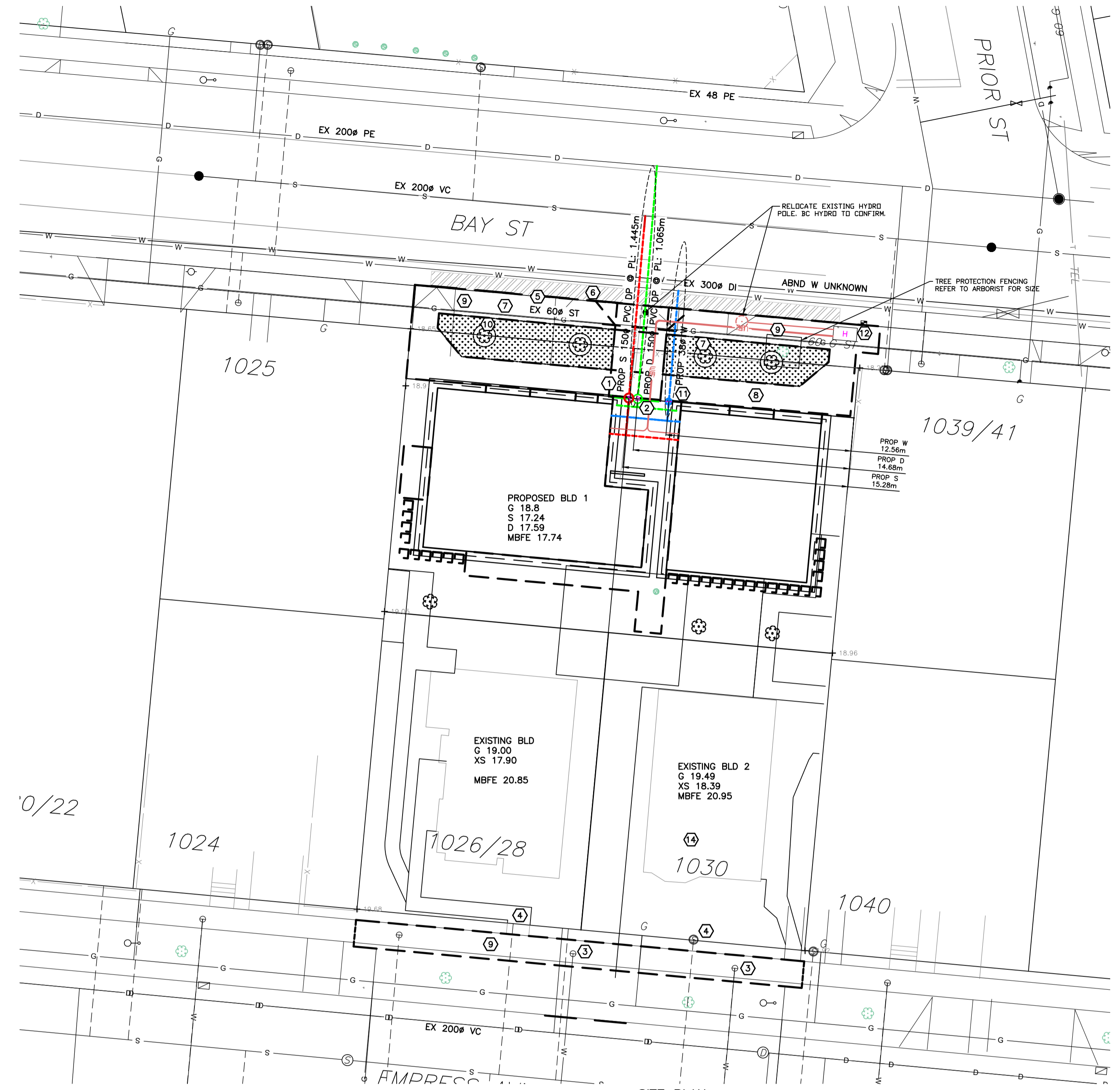
TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.

ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.
ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.
PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER COV STD DWGS



DRIVEWAY DETAIL
SCALE 1:100

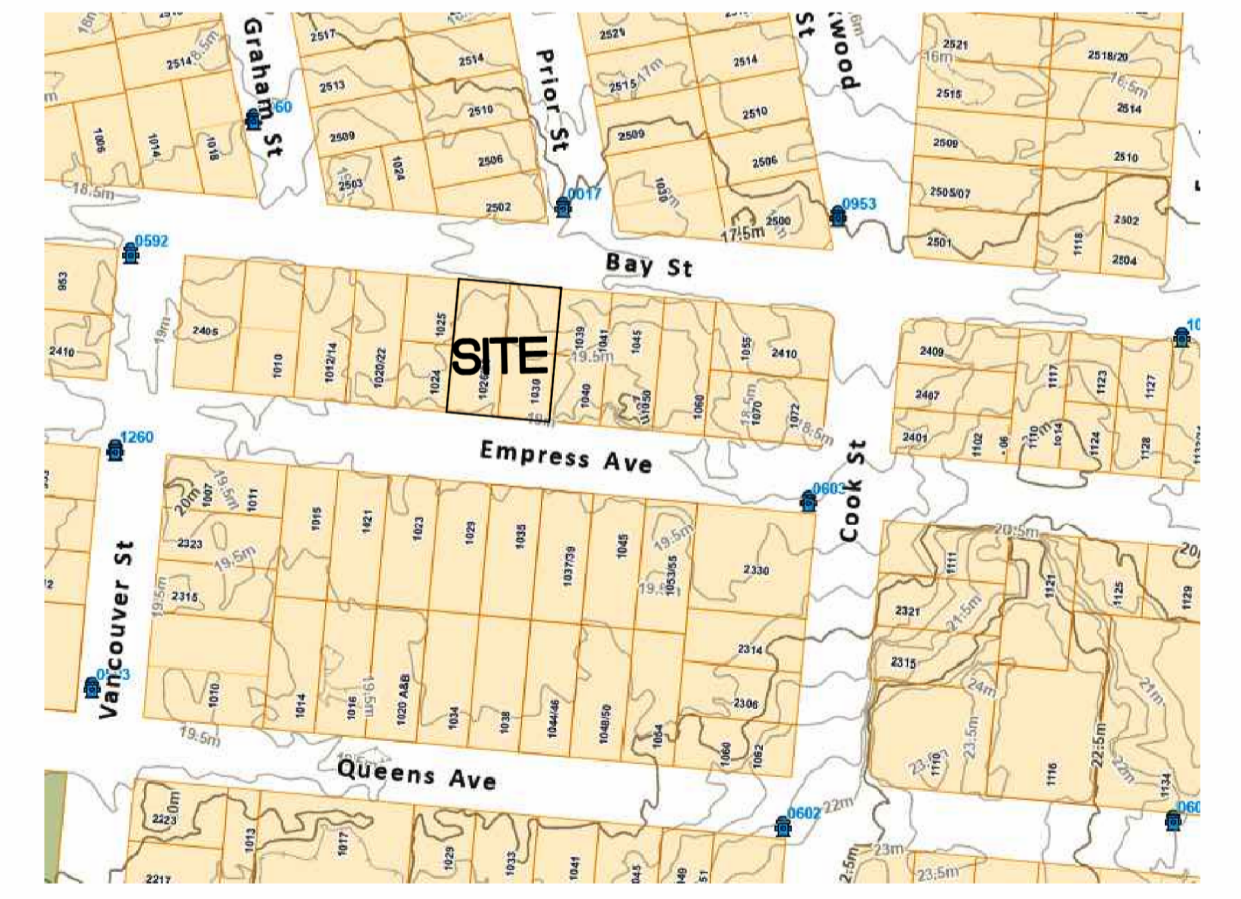


SITE PLAN
SCALE 1:200

DETAILED CONSTRUCTION NOTES:

- 1 NEW 150mm PVC SEWER CONNECTION AND IC BY CITY AT APPLICANTS EXPENSE.
- 2 NEW 150mm PVC STORM CONNECTION AT AND IC BY CITY AT APPLICANTS EXPENSE.
- 3 RETAIN EXISTING WATER SERVICE.
- 4 EXISTING SEWER CONNECTIONS TO BE RETAINED.
- 5 CURB AND GUTTER TO BE REPLACED WITH NMC AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
- 6 SAW CUT AND REMOVE MIN 1.0m STRIP OF ASPHALT AND REPLACE WITH NEW 50MM ASPHALT SURFACE, LAP JOINT TO EXISTING.
- 7 EXISTING DRIVEWAY TO BE REMOVED BY CONTRACTOR
- 8 NEW 2.0m PROPOSED SIDEWALK IN ACCORDANCE WITH STD DRG SD C7c. BRODM FINISHED
- 9 EXISTING SIDEWALK ON EMPRESS AVE AND BAY ST TO BE REPLACED WITH 1.8m SIDEWALK IN ACCORDANCE WITH STD DRG SD C7c. BRODM FINISHED BY CONTRACTOR.
- 10 PROPOSED 3.36m WIDE ROAD DEDICATION TO BE ACQUIRED.
- 11 NEW 38mm WATER SERVICE AND METER BY CITY AT APPLICANTS EXPENSE.
- 12 3rd PARTY UTILITIES BY OTHERS.

PERMIT TO PRACTICE NUM: 1000348



KEY PLAN - 1:2000



FOR PROPOSED SERVICES OF
LOTS 6 & 7, BLOCK B, SECTION 3, VICTORIA DISTRICT, PLAN 957
PID 000-213-527 & 000-848-492
1026 & 1030 EMPRESS AVE

KYLE ENGINEERING LTD DBA
KYLE ENGINEERING
SUITE 1, 40 CADILLAC
AVE, VICTORIA, BC, V8Z 1T2
250 475 6906

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA		FILE No.		
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.		Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1			REVISION # 2			1026 & 1030 EMPRESS AVE		-
		Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve	5	Approved	Date	Signed	Approved	Date	Signed	SERVICES PLAN		DESIGN No.
		Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant	4	Design Engineer			Design Engineer			B.M. : 92B.044		-
		Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer	3	Manager of Development			Manager of Development			Elev: 18.386m		-
		Street Lighting	Pole Mount	Traffic Sign	Silt Trap	Air Valve	2	Development Coordinator			Development Coordinator			Design: ESK		1 OF 1
		Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	1	Development Coordinator			Development Coordinator			Scale: Hor: 1:200 Vertical: 1:40		-
														Date: JAN 2025		-