

561-565 Toronto Street

ISSUED FOR: Development Permit Application ???, 2018

DEVELOPER

Porry Street Developments

160-4396 West Saanich Rood
Victoria, BC V8Z 3E9

Contact: Conrad Nyren
Email: conradnyren01@gmail.com

ARCHITECT OF RECORD &
COORDINATING REGISTERED
PROFESSIONAL
Waymark Architecture

1826 Government Street
Victoria, BC V8T 4N5

Contact: Will King
Phone: (778) 977 0660
Email: will@waymarkarchitecture.com

LANDSCAPE ARCHITECT
LADR Landscape Architects

3-864 Queens Avenue
Victoria, BC V8T1M5

Contact: Megan Walker
Phone: (250) 598 0105
Email: will@waymarkarchitecture.com

CONSTRUCTION MANAGER
Homewood Constructors

160-4396 West Saanich Rd
Victoria, BC V8Z 3E9

Contact: John Newton
Phone: (250) 475 1130
Email: jjnewton@homewoodconstructors.com



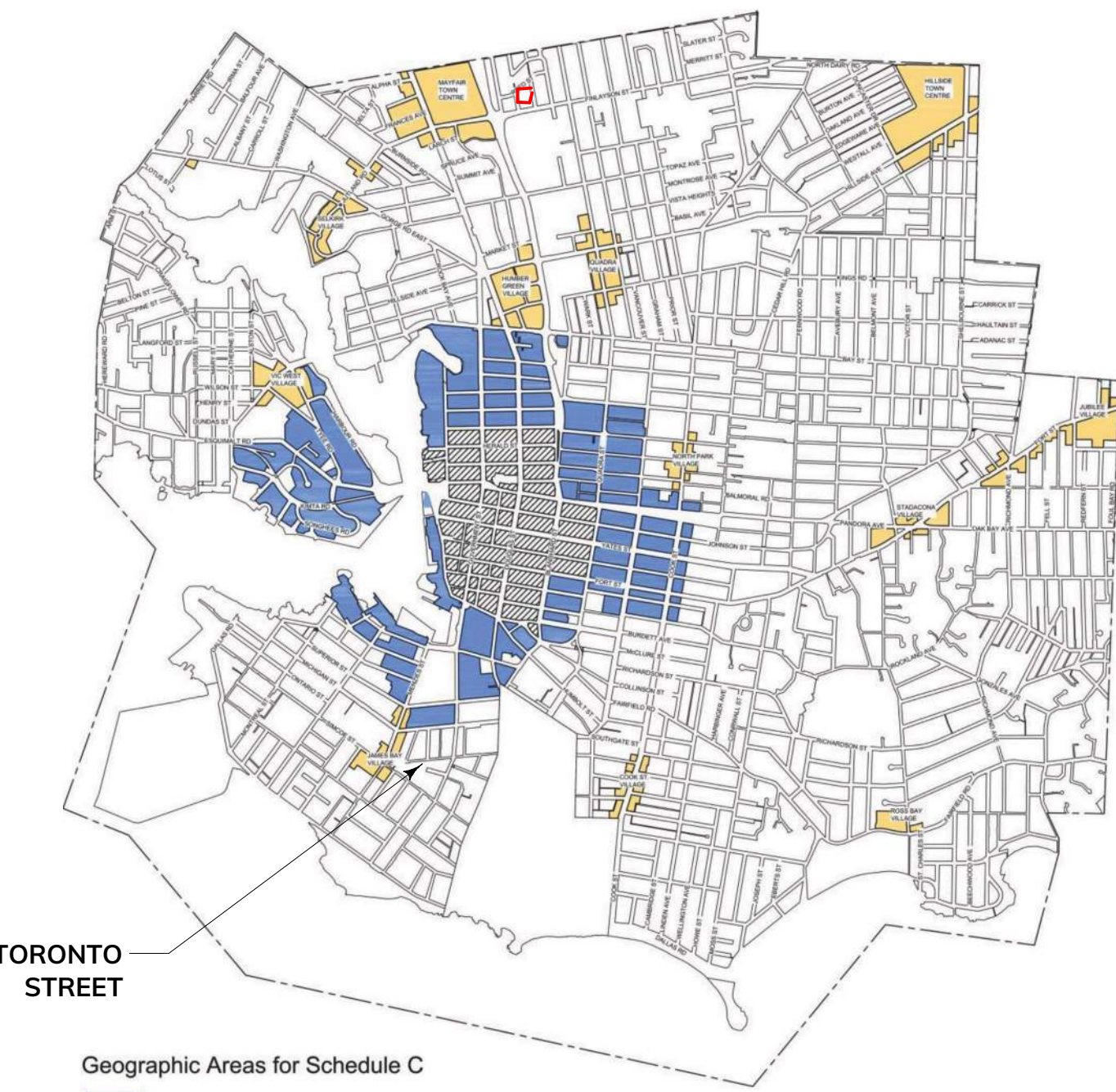
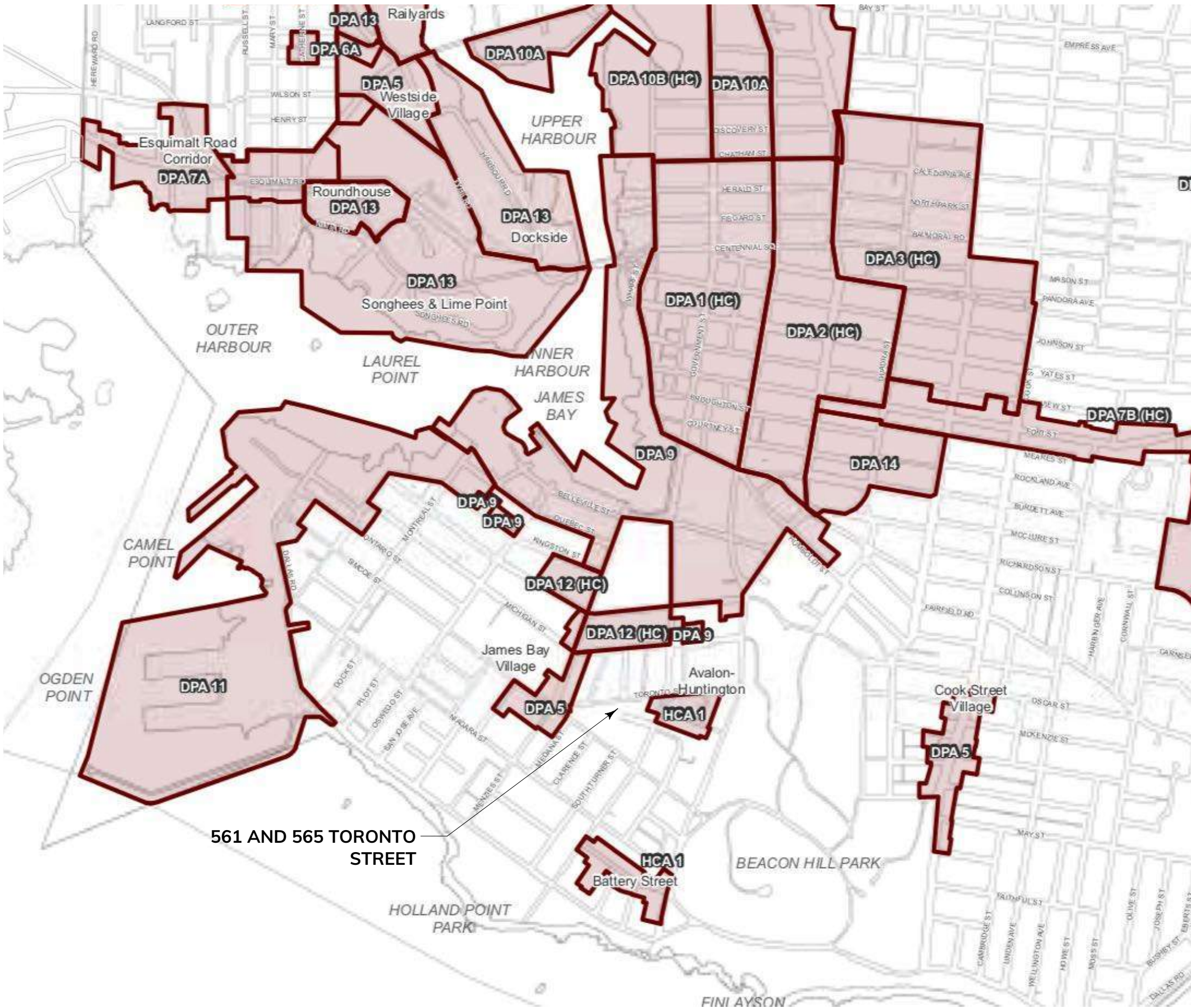
561-565 Toronto Street

August 31, 2018

DP-000

Cover Sheet





Geographic Areas for Schedule C

- Core Area
- Village/Centre
- Other Areas
- See Zoning Bylaw 2018



2 Site Plan
Scale: 1:1000

561-565
Toronto
Street



DATA SHEET/ZONING ANALYSIS

LEGAL DESCRIPTION: Lot A, Section 13, Beckley Farm, Victoria City, Plan 2394 - and - Lot B, Section 13, Beckley Farm, Victoria City, Plan 2394

STREET ADDRESS: 561 and 565 Toronto Street

ZONING REGULATIONS : CITY OF VICTORIA - PART 3.3 - R3-2 ZONE, MULTIPLE DWELLING DISTRICT

SITE AREA: 999m^2

BUILDING FOOTPRINT: 399.36m^2

Section		Proposed	Variance	Comments
1	Permitted Uses	Multiple unit residential building	No	
2	Minimum Parcel Size (m2)	999	No	
4	Floor Area Ratio	Bike Storage: (1 x 9) + (1.25 x 15)	No	
5	Building Height	13.6m	No	
7	Number of Storeys	4	No	
8	Lot Coverage (%)	40%	No	Parking takes up nearly 100% of the site, but is located below ground.
9	Open Site Space (%)	47%	Yes	60% Open Site Space is not possible with 40% Lot Coverage and a driveway
10	Siting Requirements			
	α(i) Front Setback (North)	5.7m [4.3m to balcony]	Yes	21(1) of zoning bylaw exempts balconies facing streets from setback requirements
	α(ii) Side Setback West	5.0m[3.8m to balcony]	Yes	
	α(iii) Side Setback East	4.3	Yes	
	α(iiiii) Rear Setback (South)	4.9m to face of wall[3.6m to balcony]	Yes	
12	Fencing	See landscape plan	No	
13	Off Street Parking	25	No	See parking calculations below
14	Bicycle Parking number (storage and rack)	28 + entrance rack	No	
15	Number of 1 Bedroom Units	17	No	
16	Number of 2 bedroom Units	7	No	
18	Number of Ground Oriented units	6	No	
19	Minimum Unit Floor Area	36.4 sq m	No	
20	Total Residential Floor Area	-237 sq m	No	
21	Min. parkade Ceiling Height	2.1m	No	
22	Driveway Width	6m	No	
23	Setback for Site from Street Centerline	11.37m	No	
24	Lot width		No	

AREA CALCULATION:

		*Parking was calculated according to Schedule C - Off-Street parking Regulations for Village/Centre. Site is located in "Other Area," so this is a variance request.	
		*PARKING CALCULATIONS:	
Basement & Garage		Units less than 45 sq m:	9
First Floor		Units less than 70m sq m:	15
Second Floor			
Third Floor		Parking: (.85 x 9) + (1 x 15)	22.65
Fourth Floor		Guest Parking: 0.1 x 24	2.4
Total:		Total Parking	25.05
		Bike Storage: (1 x 9) + (1.25 x 15)	
		Total Bike Storage:	27.75



PN

2

DP-002R

Site Plan

Scale: 1:500



This detailed site plan shows a property with a central building and several patios. The building has a main floor at 11.15m and a ramp down. The patios are at various elevations, including 11.10m, 11.11m, and 11.12m. The plan includes numerous survey points (Point A through Point G) and elevations (e.g., 10.87, 10.95, 11.04, 11.10, 11.20, 11.33, 11.45). It also shows an existing retaining wall, a property line, and a ramp down from 10.510 to 7.395. The plan is oriented with Toronto Street at the top.

3

Site Plan
Scale: 1:100



IMPORTANT: copyright reserved. This design and drawing is the exclusive property of Waymark Architecture and cannot be used for any purpose without the written consent of the Architect.



Survey of Existing Properties
Scale: 1:300

Grade Calculation

Grade Point A:	10.25	Grade Point E:	11.09	Grade Point I:	11.23
Grade Point B:	10.11	Grade Point F:	11.09	Grade Point J:	11.20
Grade Point C:	11.06	Grade Point G:	11.15		
Grade Point D:	11.06	Grade Point H:	11.13		

Grade Points	Average of Points				Between Grade Points	Totals
Points A & B	10.25	+ 10.11	/ 2	10.18	20.9	212.762
Points B & C	10.11	+ 11.06	/ 2	10.59	9.1	96.324
Points C & D	11.06	+ 11.06	/ 2	11.06	4.9	54.194
Points D & E	11.06	+ 11.09	/ 2	11.08	7.0	77.525
Points E & F	11.09	+ 11.09	/ 2	11.09	10.7	118.663
Points F & G	11.09	+ 11.15	/ 2	11.12	7.7	85.624
Points G & H	11.15	+ 11.13	/ 2	11.14	20.5	228.370
Points H & I	11.13	+ 11.23	/ 2	11.18	10.7	119.626
Points I & J	11.23	+ 11.20	/ 2	11.22	7.7	86.356
Points J & A	11.20	+ 10.25	/ 2	10.73	20.5	219.863
	Total				80.8	/ 866.649

Average Grade	10.73
---------------	-------

August 31, 2018
DP-003R

Site Plan Revised



1 Perspective View w/ Neighbourhood Context
Scale: 1:100



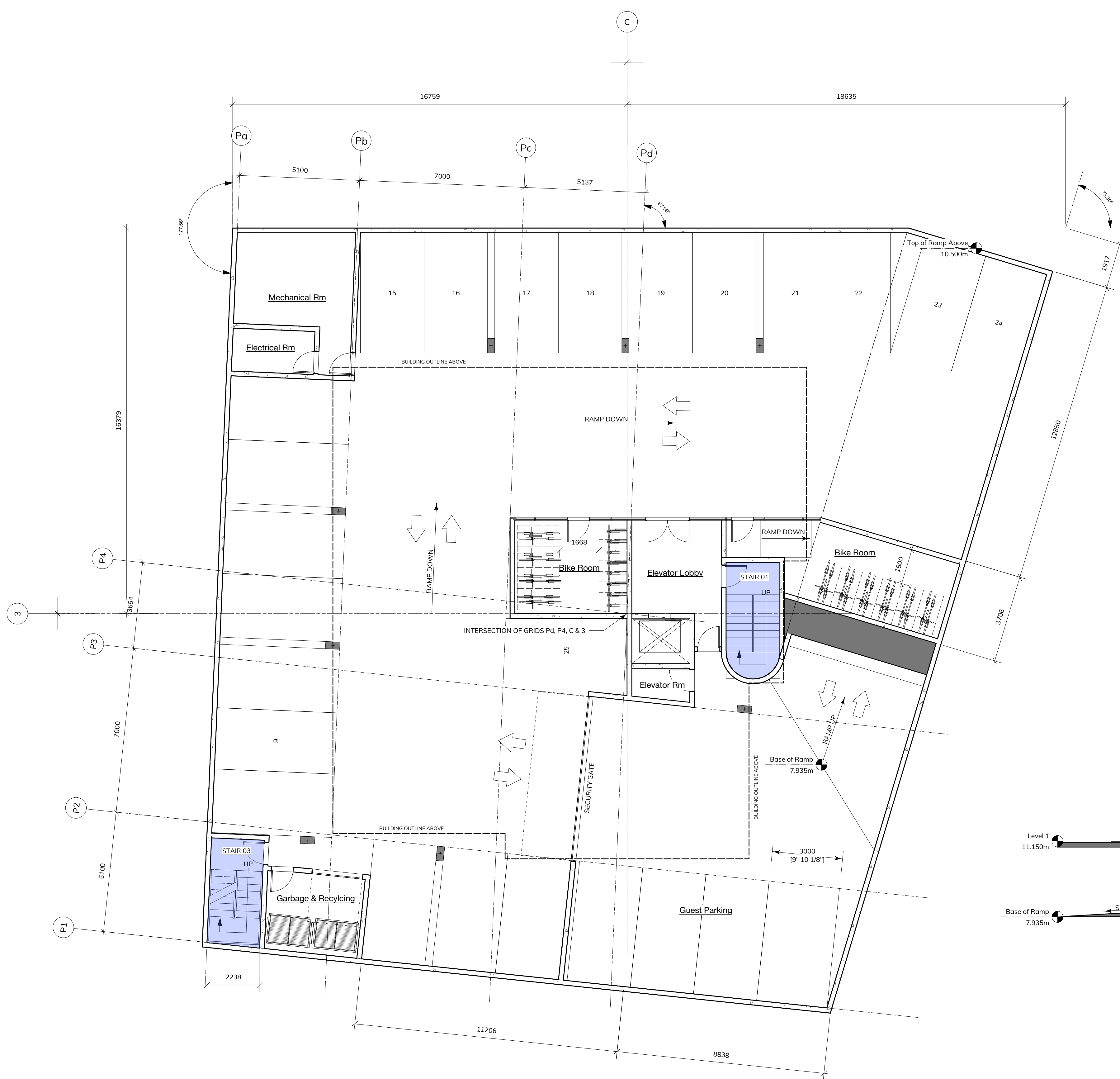
2 South/East Perspective
Scale: 1:100



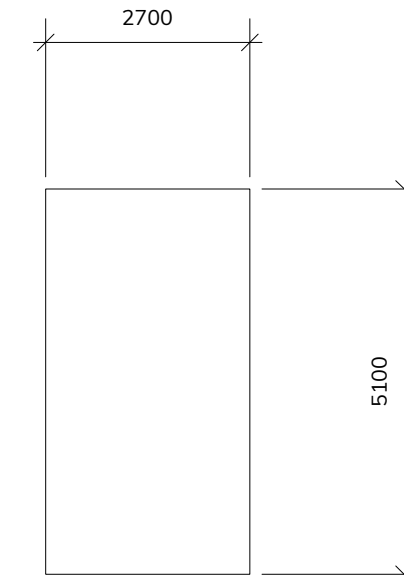
1 South/West Perspective
Scale: 1:100



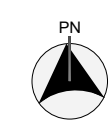
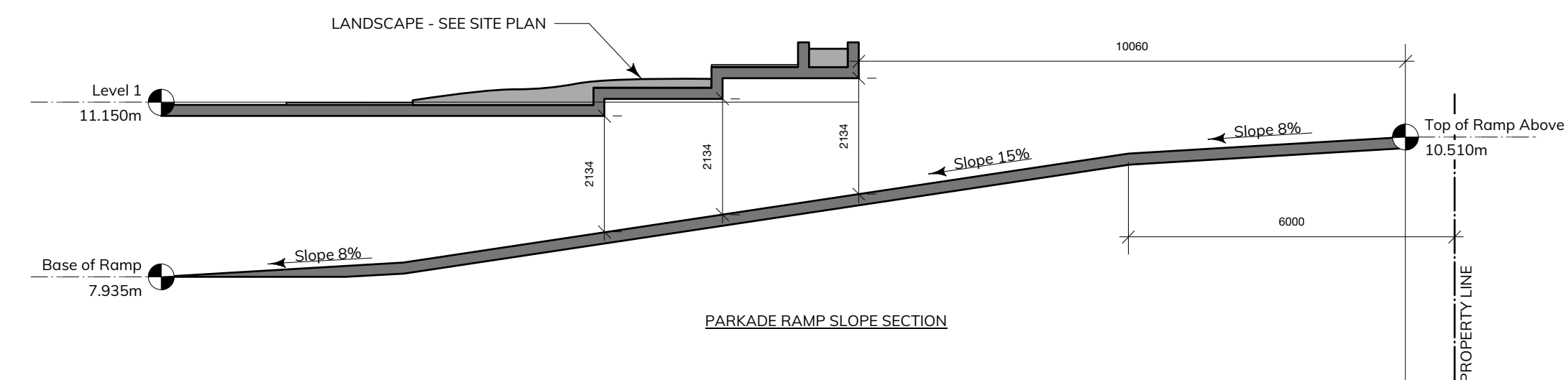
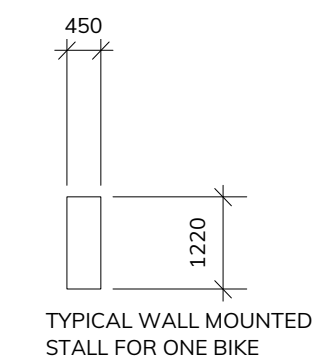
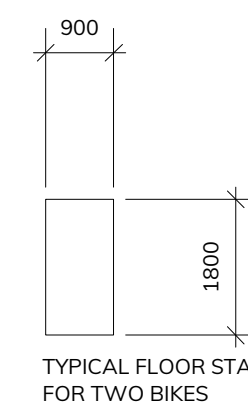
2 North/West Perspective
Scale: 1:100



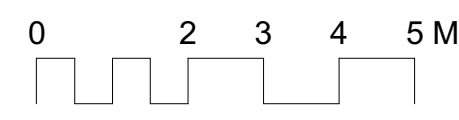
TYPICAL PARKING STALL
19 STALLS PROVIDED FOR TENANTS
3 STALLS RESERVED FOR GUESTS



TYPICAL BIKE STALL
20 FLOOR STALLS
16 WALL MOUNTED STALLS



2 Parking Plan
Scale: 1:100





1 First Floor Plan
Scale: 1:100

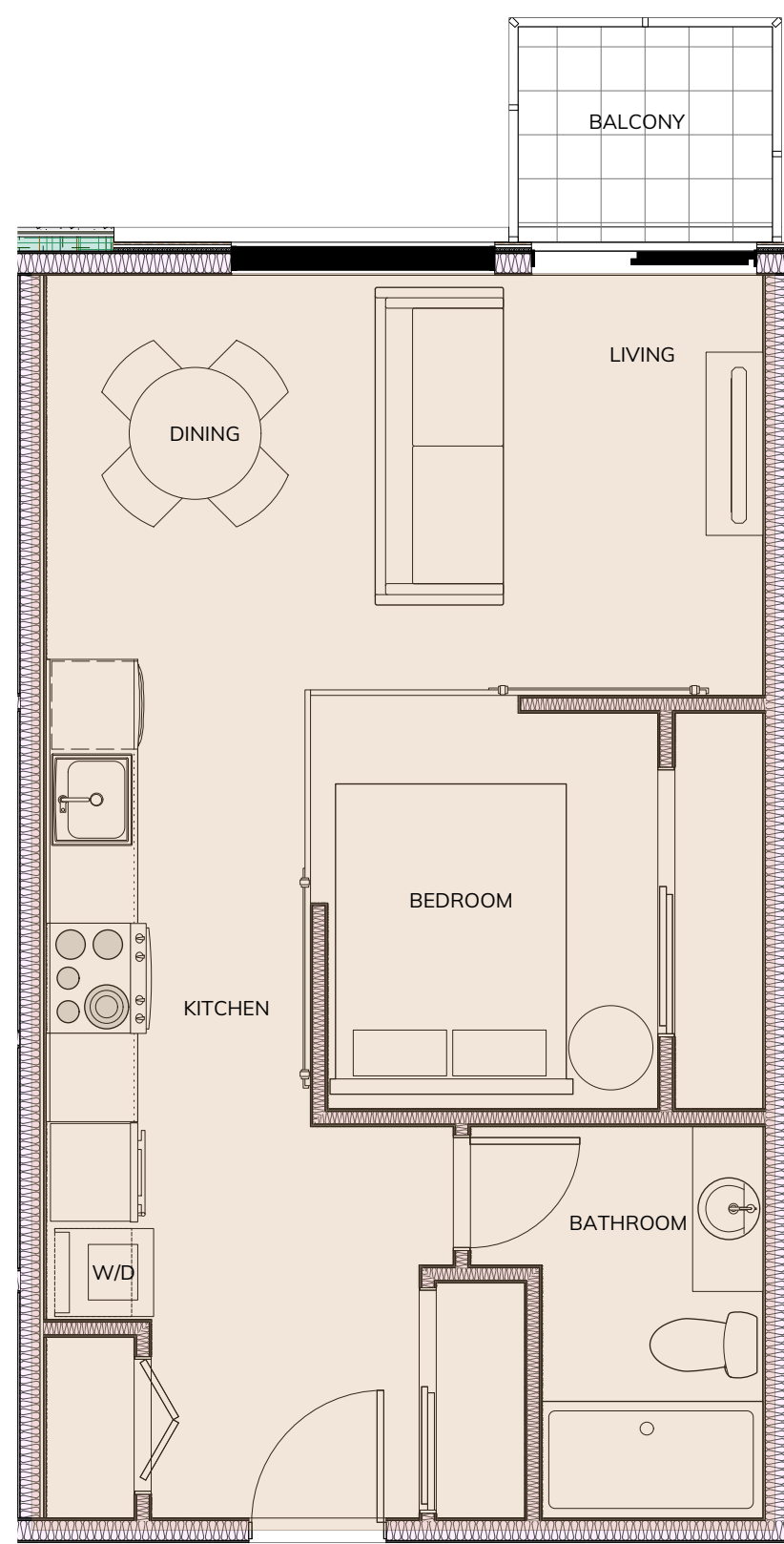


2 Second, Third, and Forth Floor Plan
Scale: 1:100

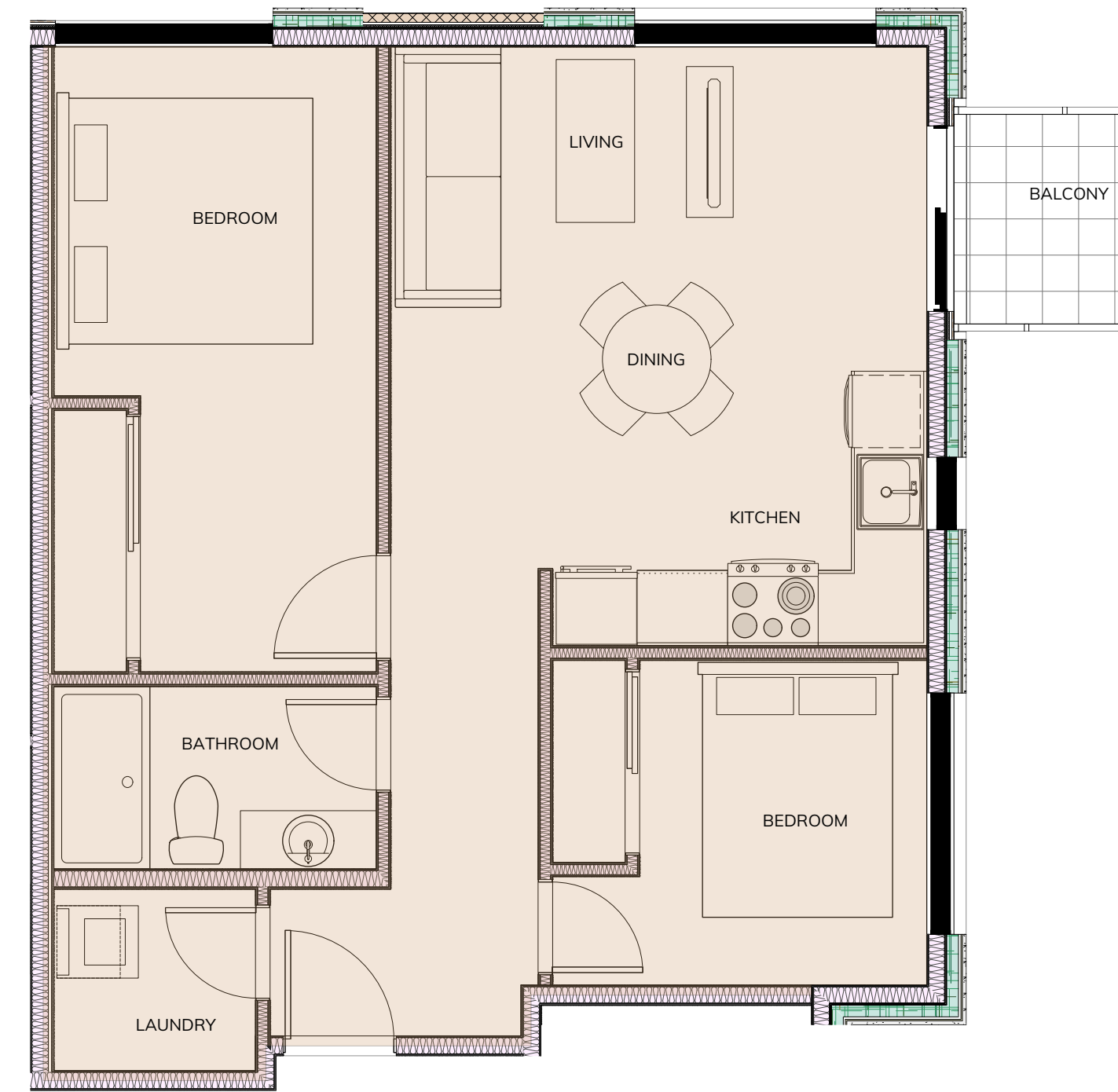




1 **Unit A**
Scale: 1:50
Size: 62.4m²
Number of Bedrooms: 2
Number of units: 4



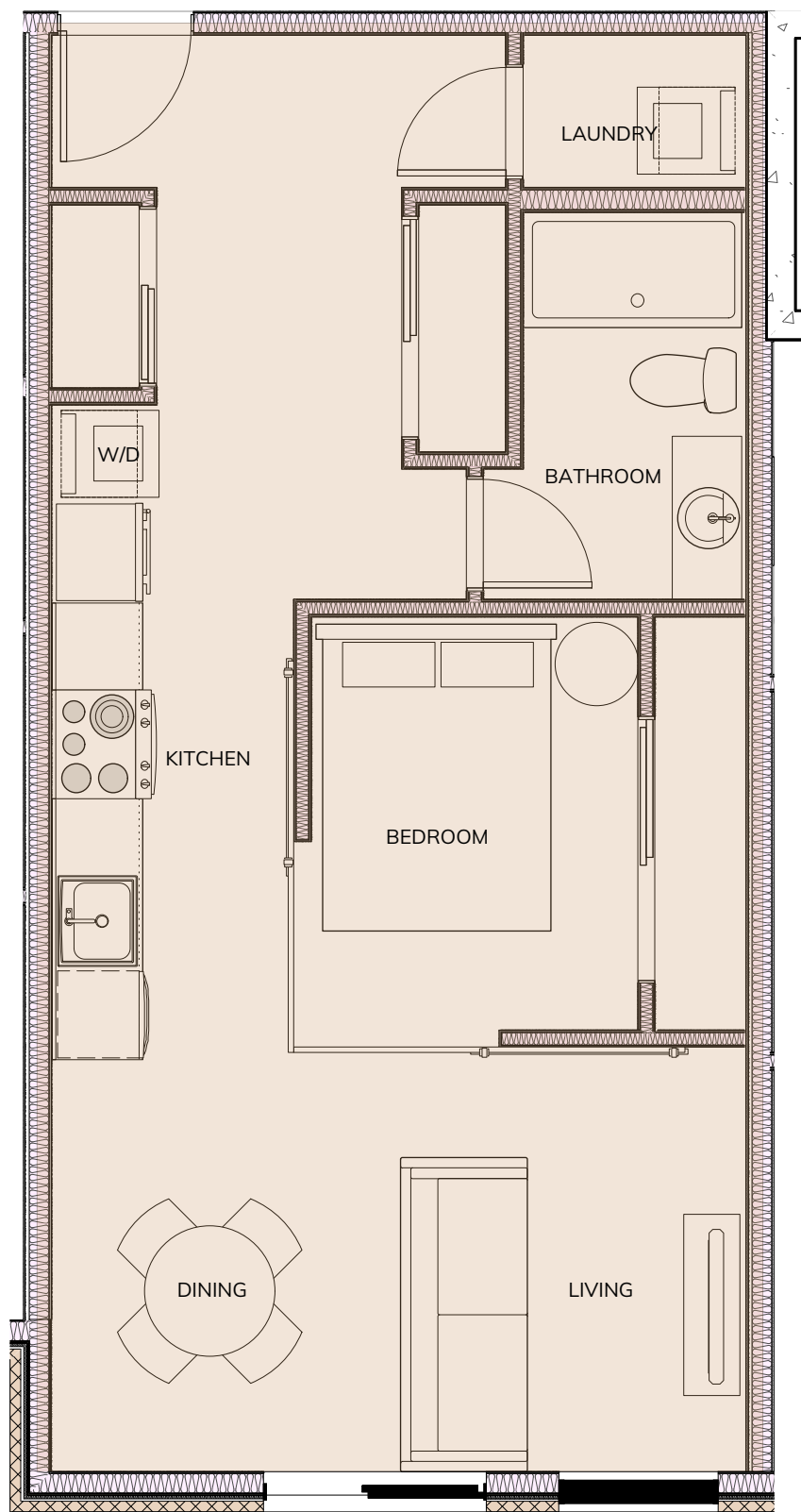
2 **Unit B**
Scale: 1:50
Size: 45.0m²
Number of Bedrooms: 1
Number of units: 3



3 **Unit C**
Scale: 1:50
Size: 61.7m²
Number of Bedrooms: 2
Number of units: 3



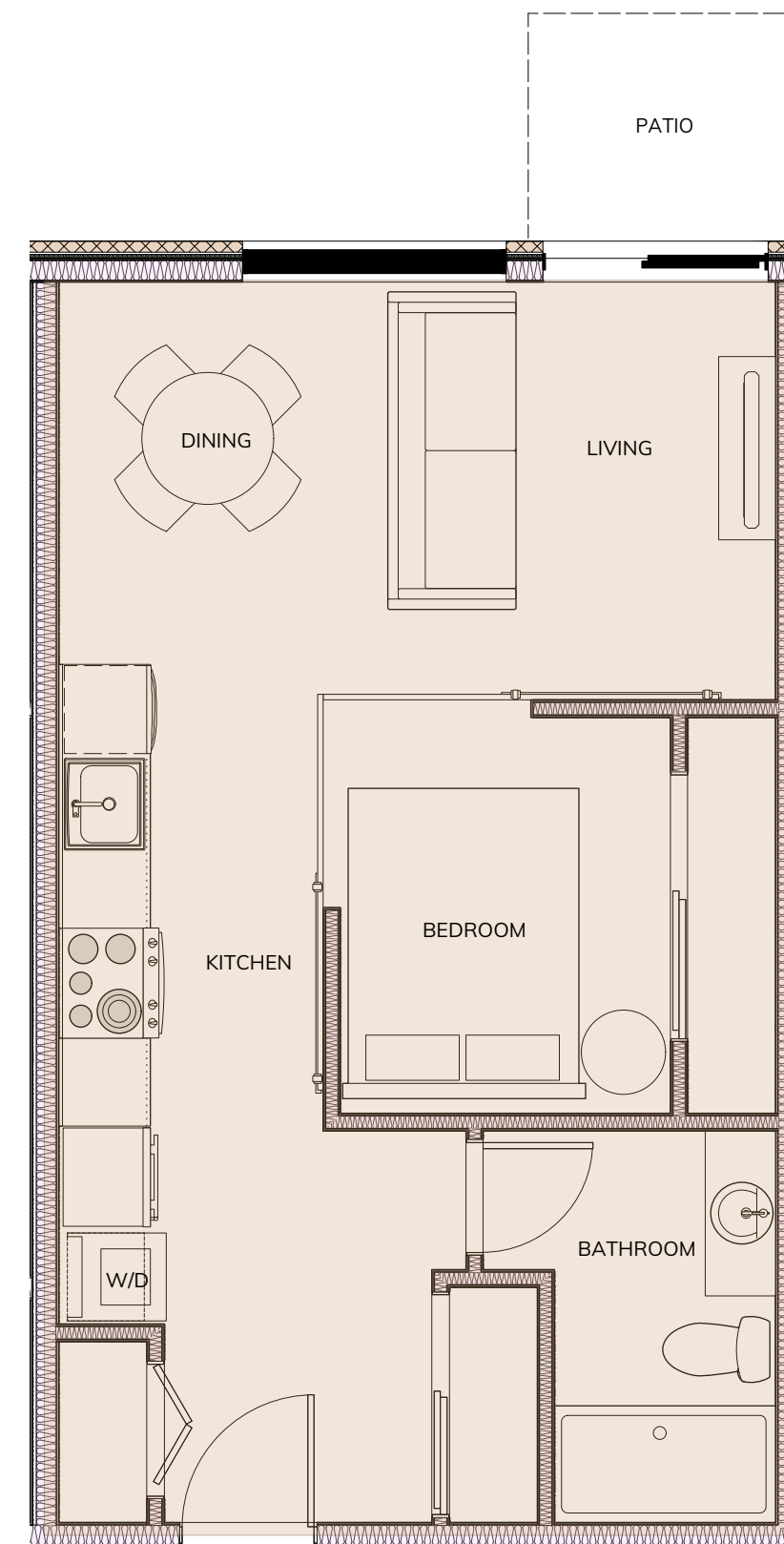
4 **Unit D**
Scale: 1:50
Size: 57.8m²
Number of Bedrooms: 1
Number of units: 4



5 **Unit E**
Scale: 1:50
Size: 51.7m²
Number of Bedrooms: 1
Number of units: 4



6 **Unit F**
Scale: 1:50
Size: 42.9m²
Number of Bedrooms: 1
Number of units: 4



7 **Unit G**
Scale: 1:50
Size: 44.8m²
Number of Bedrooms: 1
Number of units: 1



8 **Unit H**
Scale: 1:50
Size: 43.3m²
Number of Bedrooms: 1
Number of units: 1



583 Toronto St.

577 Toronto St.

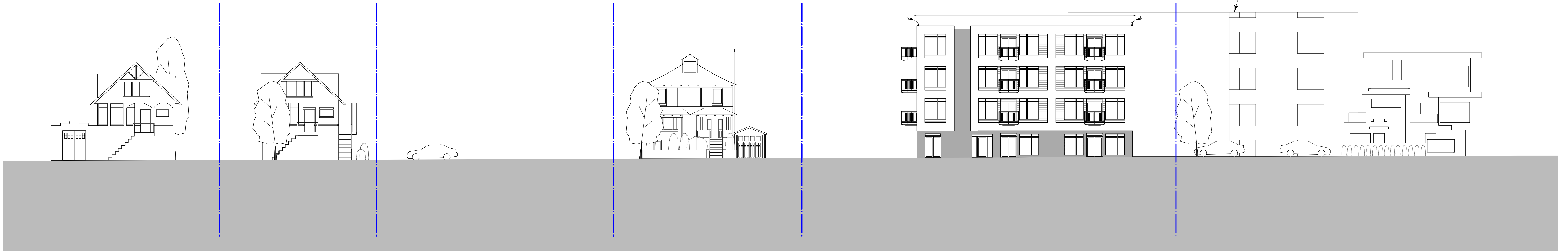
Parking Lot


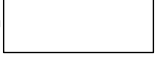
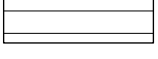
569 Toronto St.

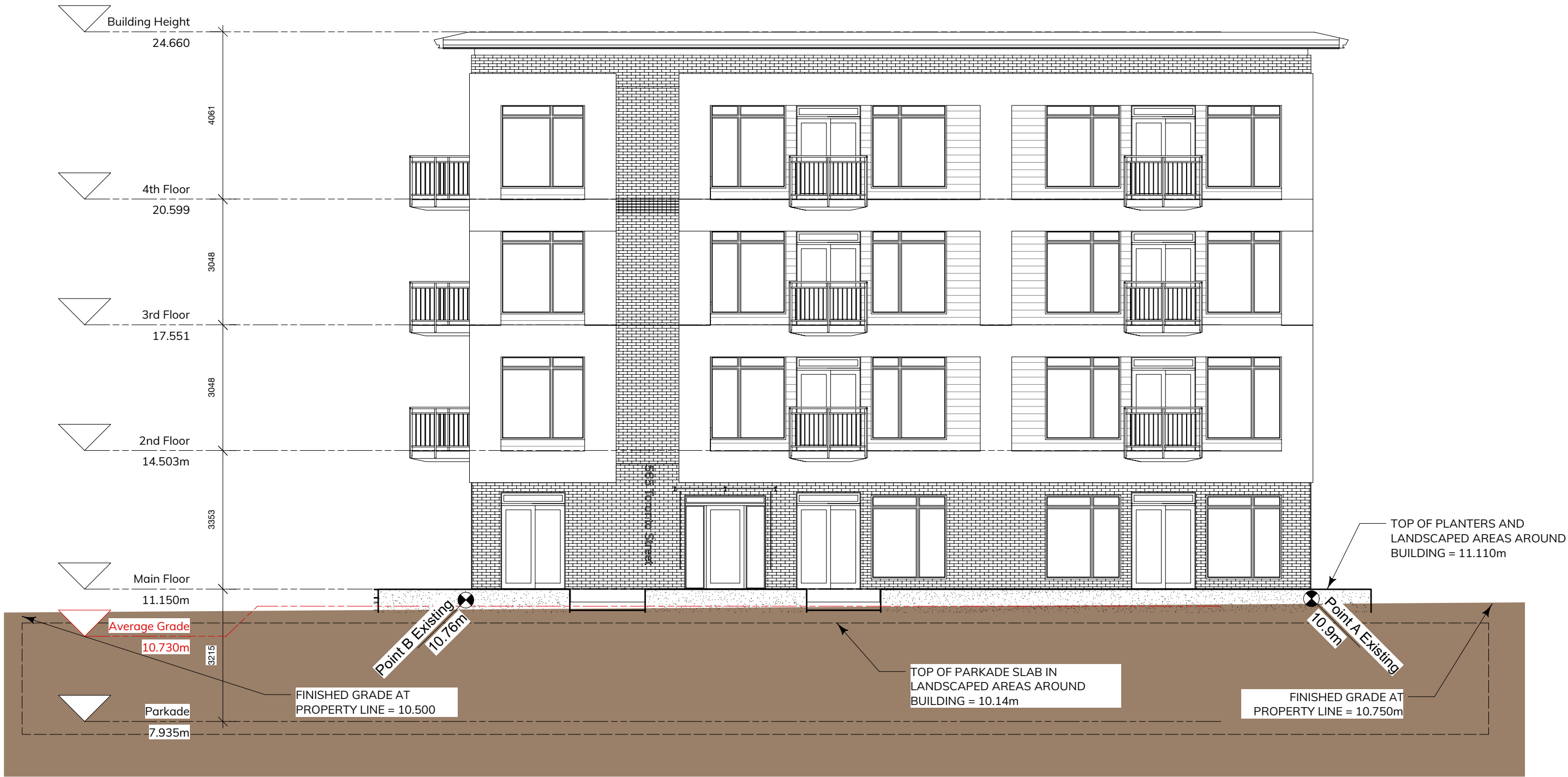
561/565 Toronto St. - PROPOSED

562 Simcoe St.
4 story multi unit residential behind

549 Toronto St.



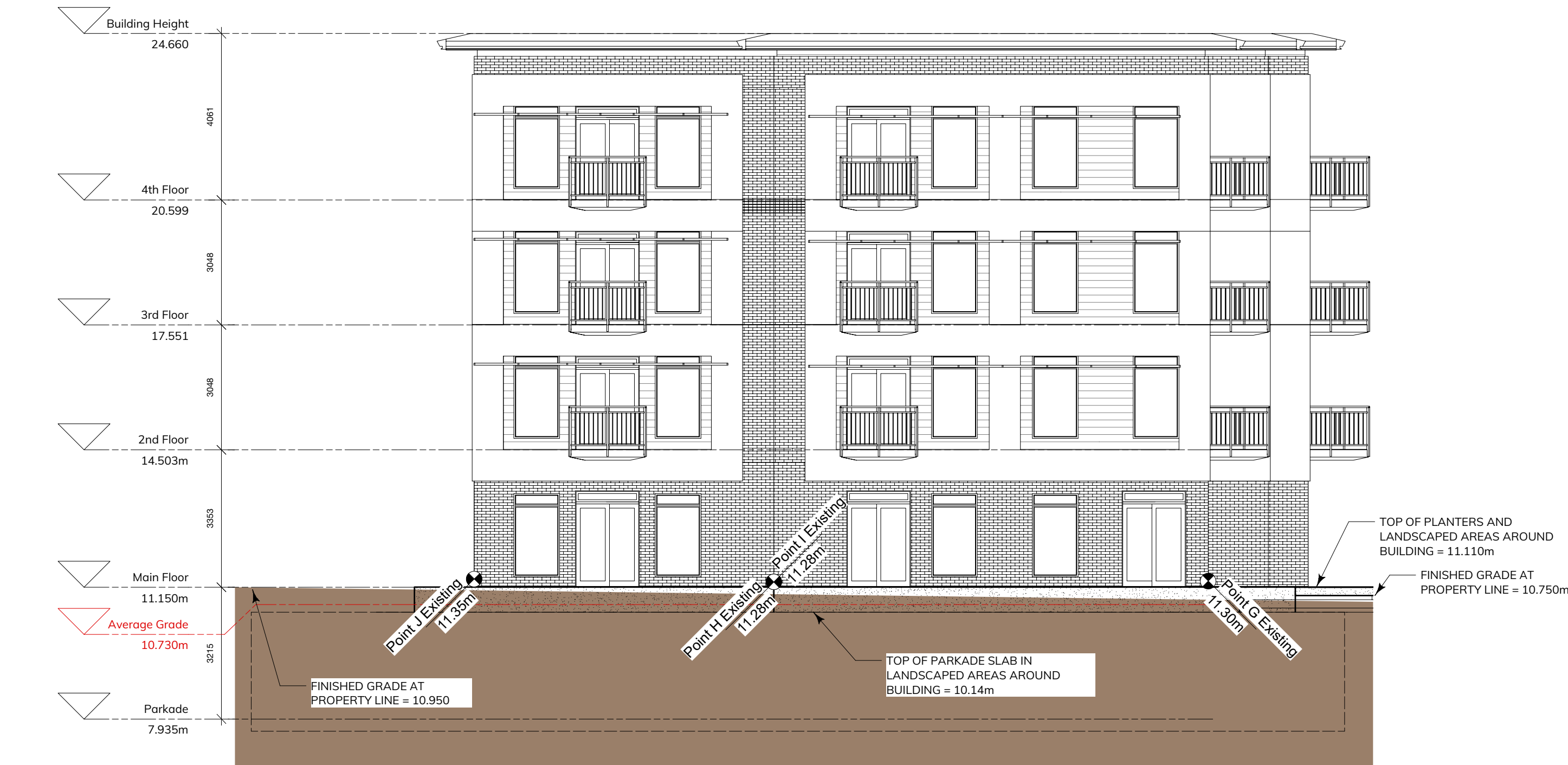
MATERIAL LEGEND	
BRICK	
STUCCO OR SMOOTH PANELIZED CLADDING	
CEDAR	



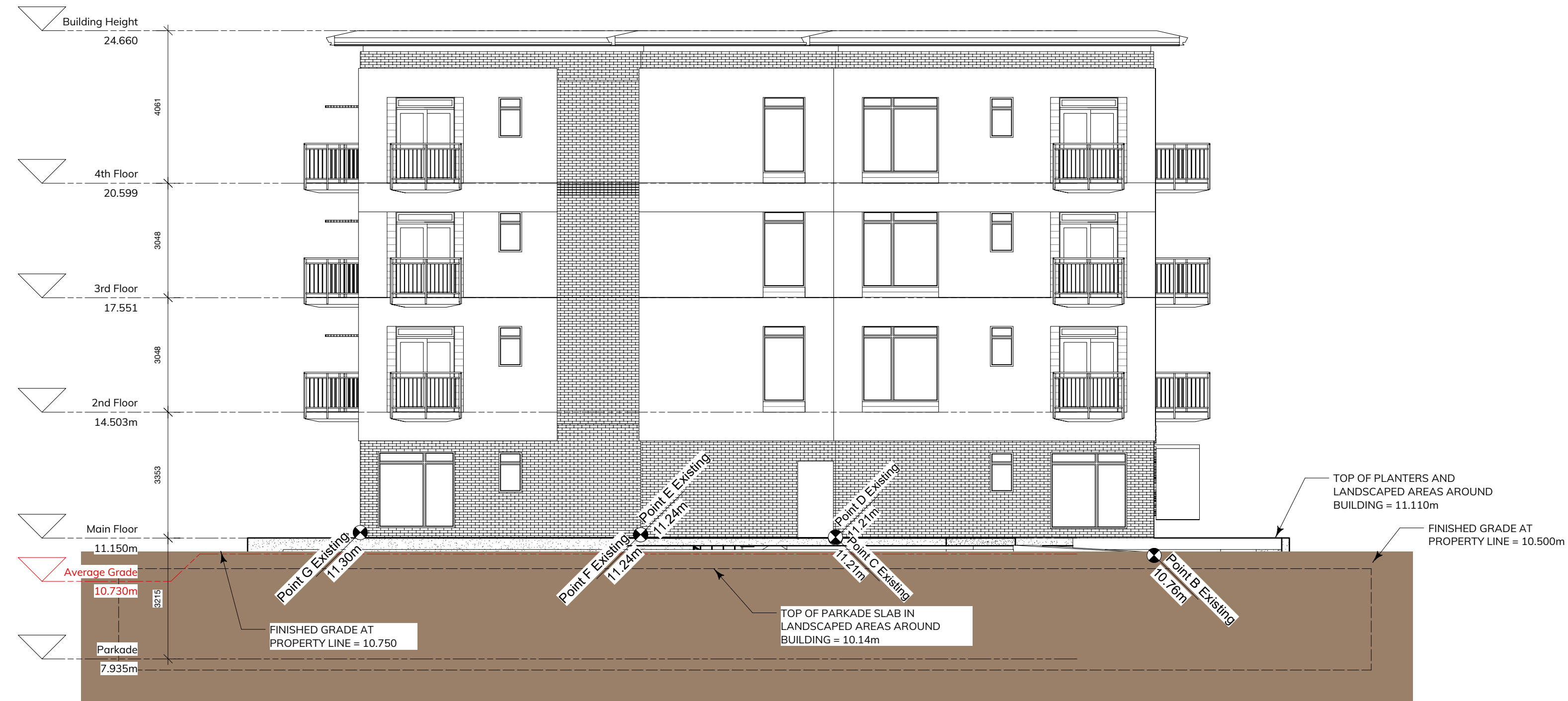
1 North Elevation
Scale: 1:100



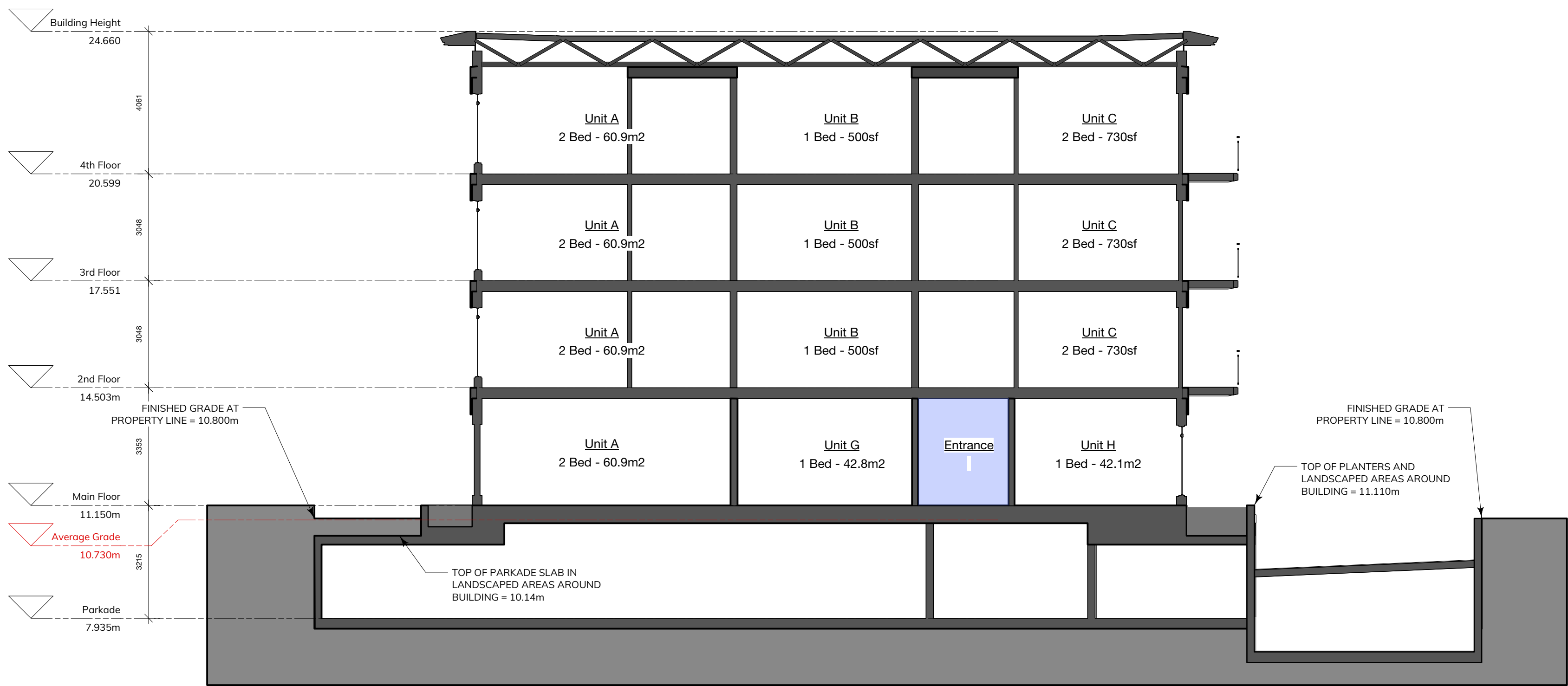
2 West Elevation
Scale: 1:100



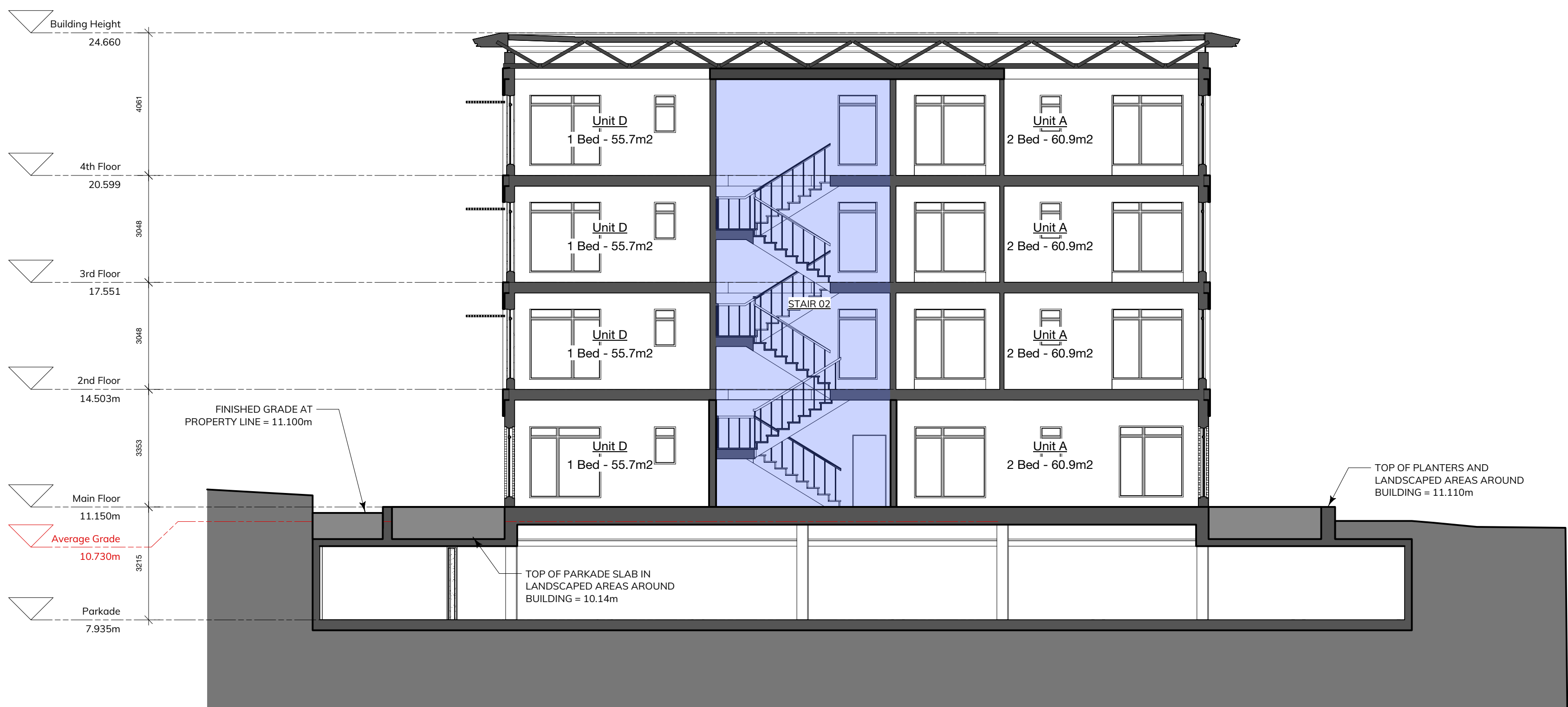
3 South Elevation
Scale: 1:100



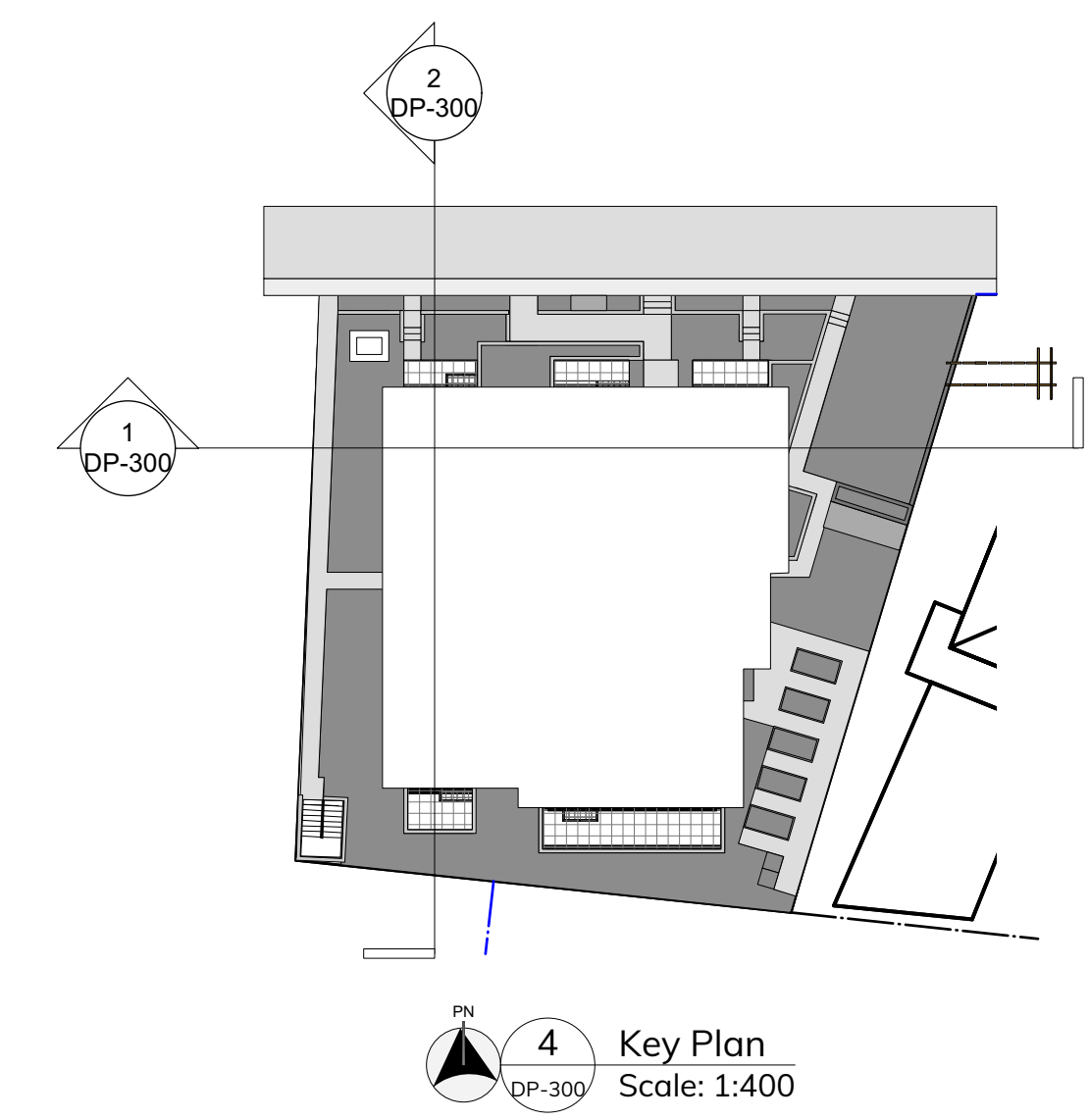
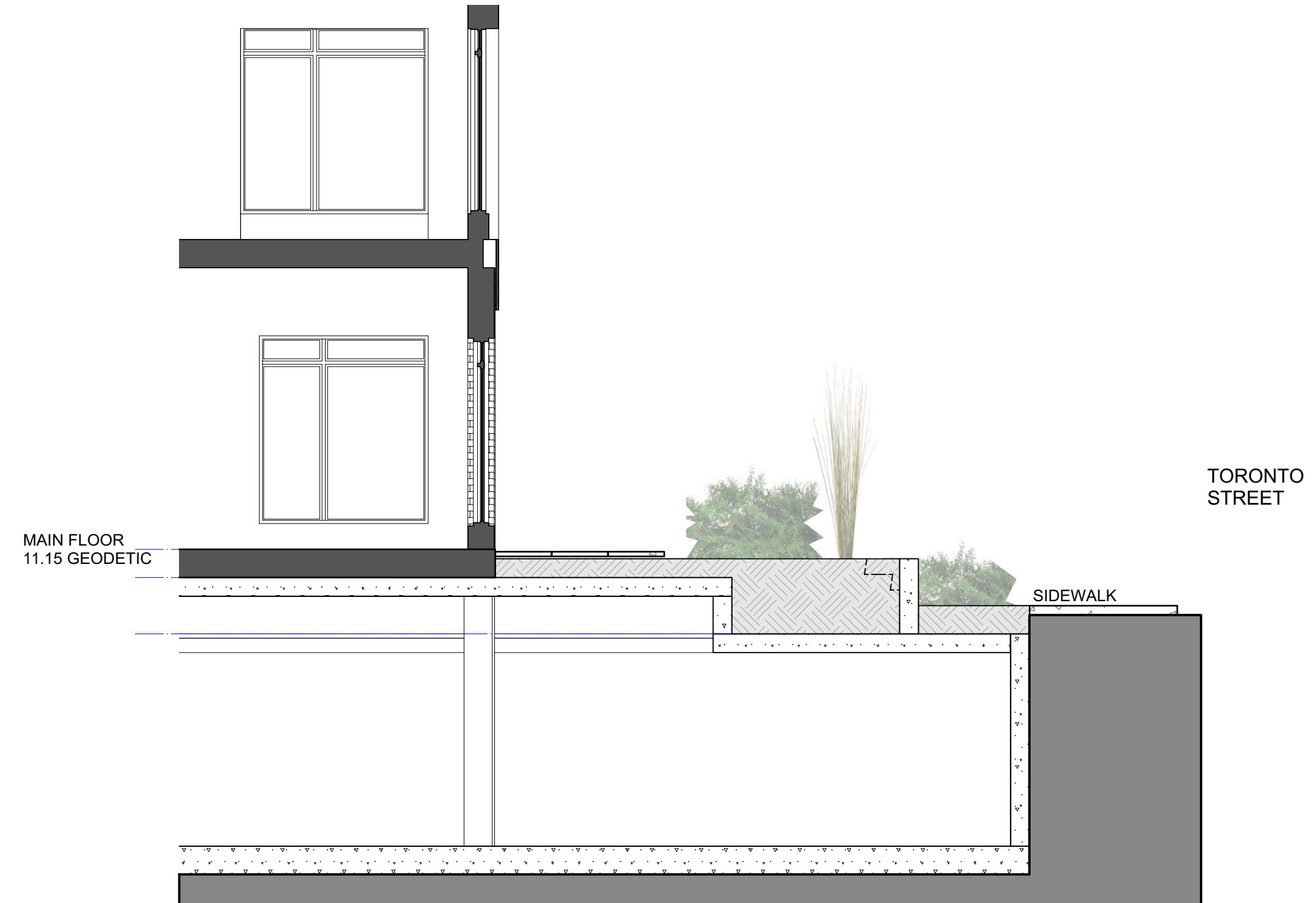
4 East Elevation
Scale: 1:100



1 West/East Section
Scale: 1:100



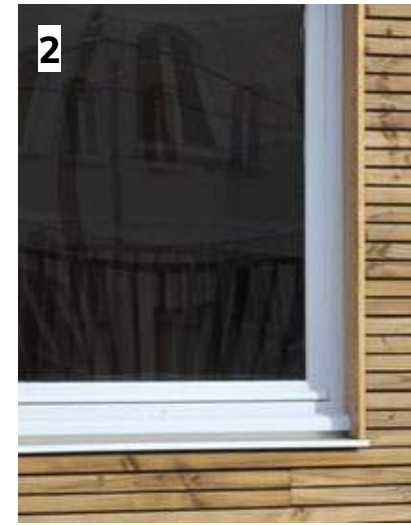
2 North/South Section
Scale: 1:100





1 Partial Perspective
NTS

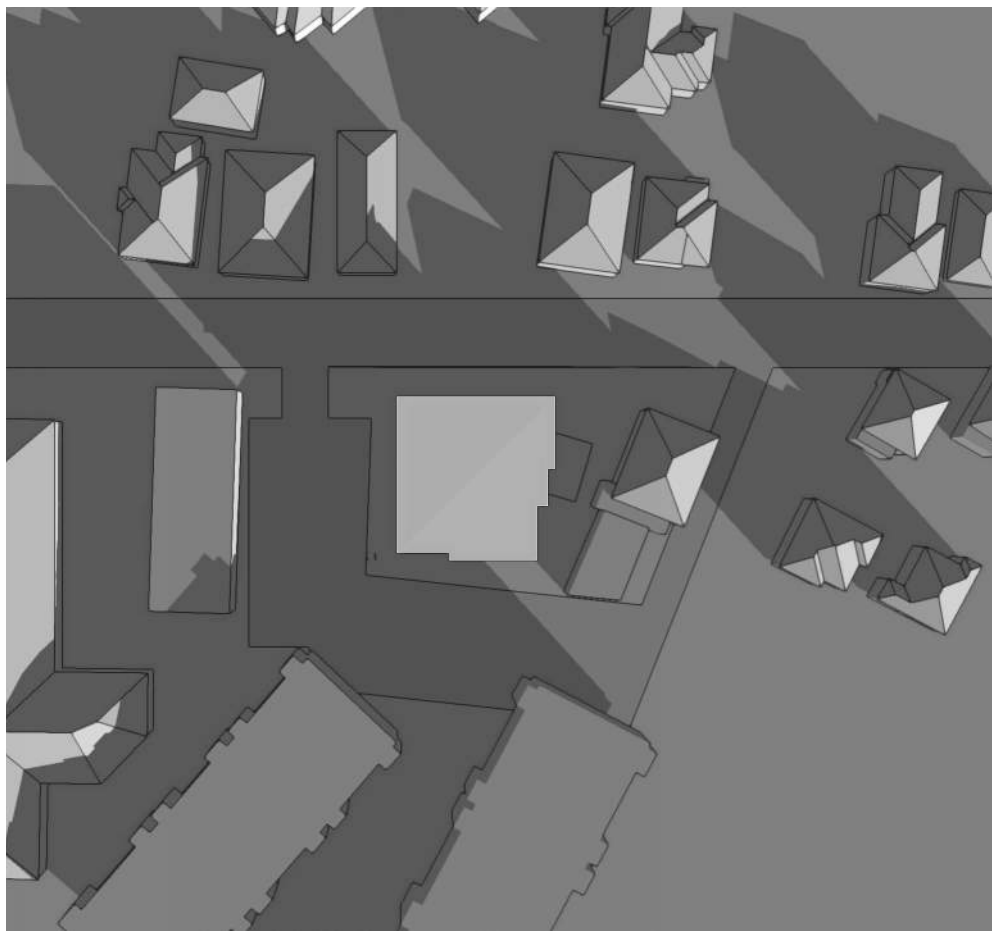
- ALUMINUM FASCIA FLASHING
- CEDAR CORNICE AND SOFFIT
- WHITE STUCCO
- WHITE VINYL WINDOWS
- CEDAR BALCONY SOFFIT
- HORIZONTAL CEDAR SIDING
- DARK GREY BRICK
- LIGHT GREY ALUMINUM GUARDRAILS
- WHITE STUCCO
- WHITE VINYL WINDOWS
- HORIZONTAL CEDAR SIDING
- DARK GREY BRICK
- TALL GRASSES AND VISUAL SCREEN PLANTINGS
- CAST IN PLACE CONCRETE PLANTERS



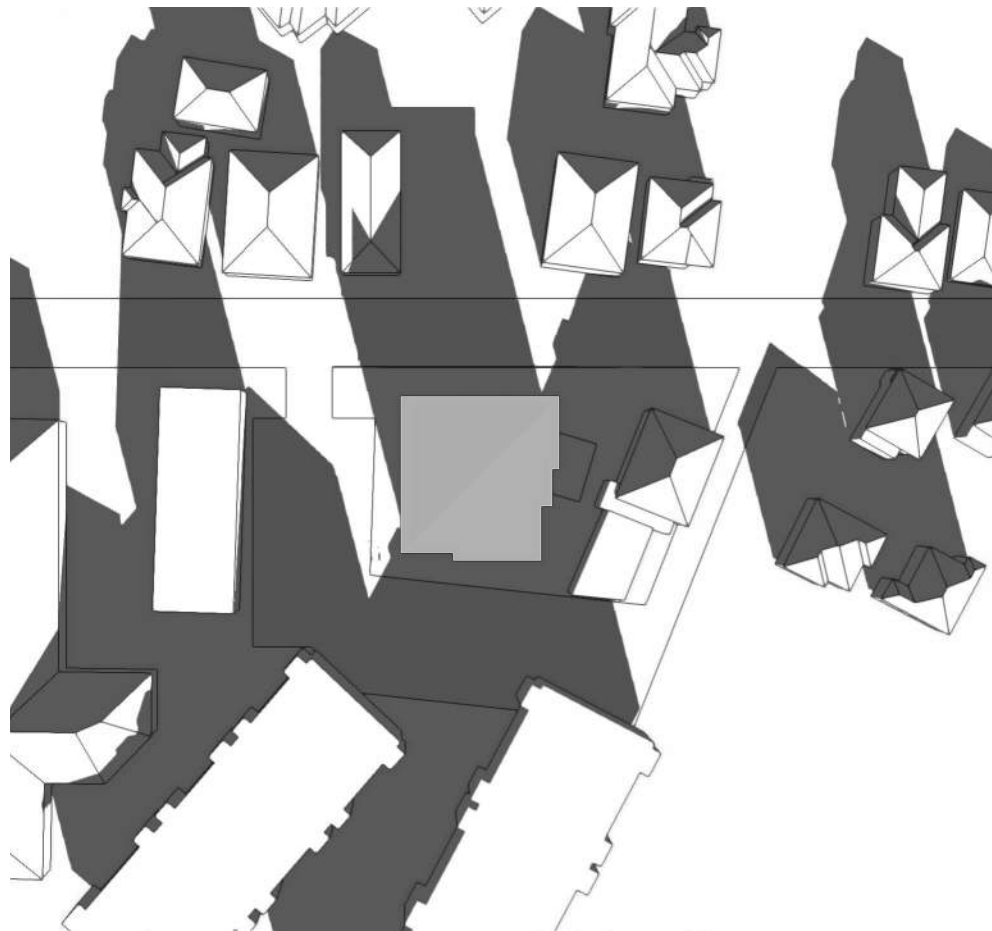
- 1) DARK GREY ALUMINUM FASCIA FLASHING
- 2) WHITE VINYL WINDOW AND DOOR ASSEMBLIES
- 3) LIGHT GREY ALUMINUM GUARDRAIL ASSEMBLY
- 4) CONCRETE PLANTERS WITH TALL GRASSES AND OTHER VISUAL SCREEN PLANTS
- 5) HORIZONTAL CEDAR SIDING WITH CLEAR FINISH
- 6) WHITE STUCCO RAINSCREEN WALL ASSEMBLY
- 7) DARK GREY BRICK, STACK BOND, WITH DARK GREY MORTAR



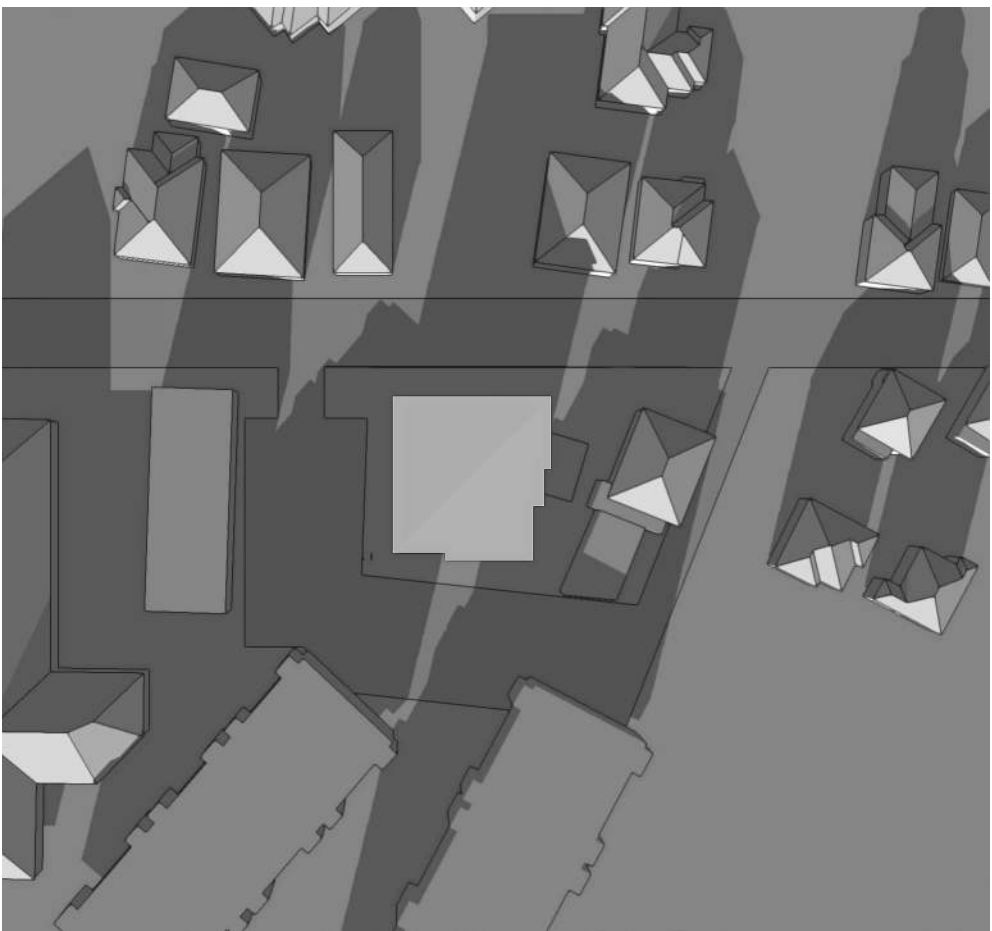
Shadow Studies



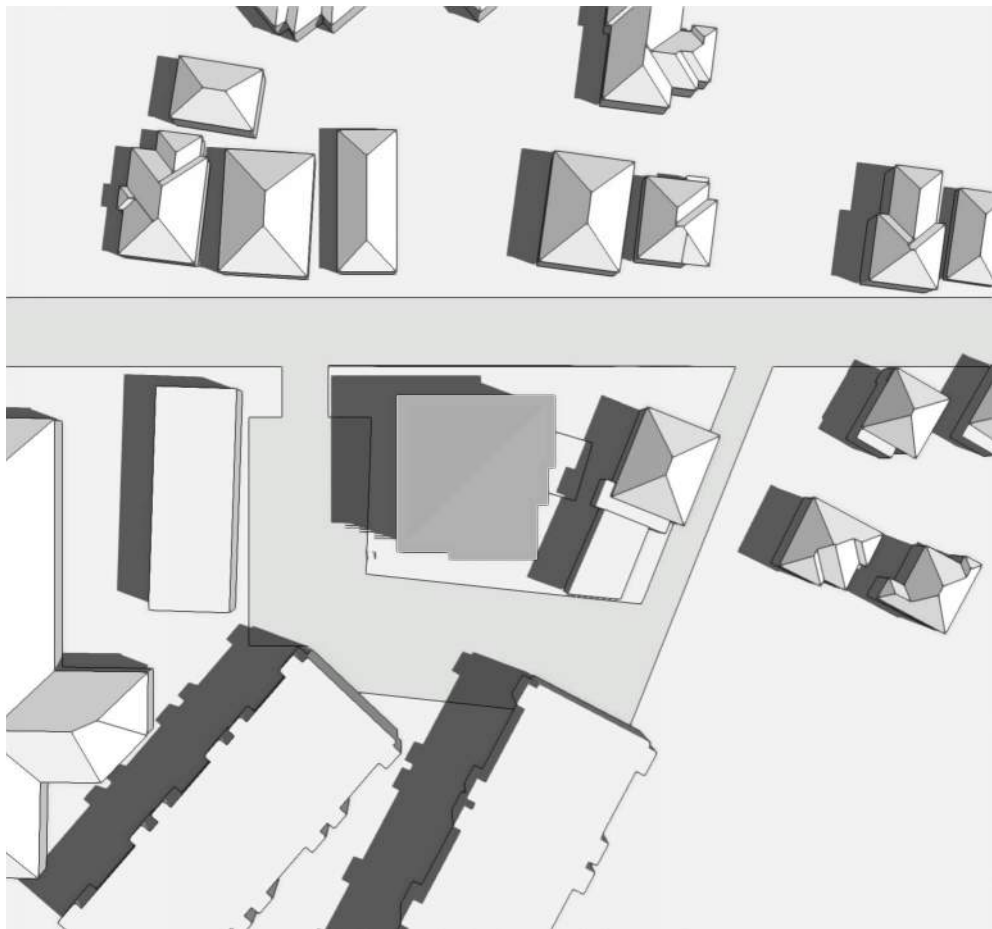
Winter Solstice - 10am



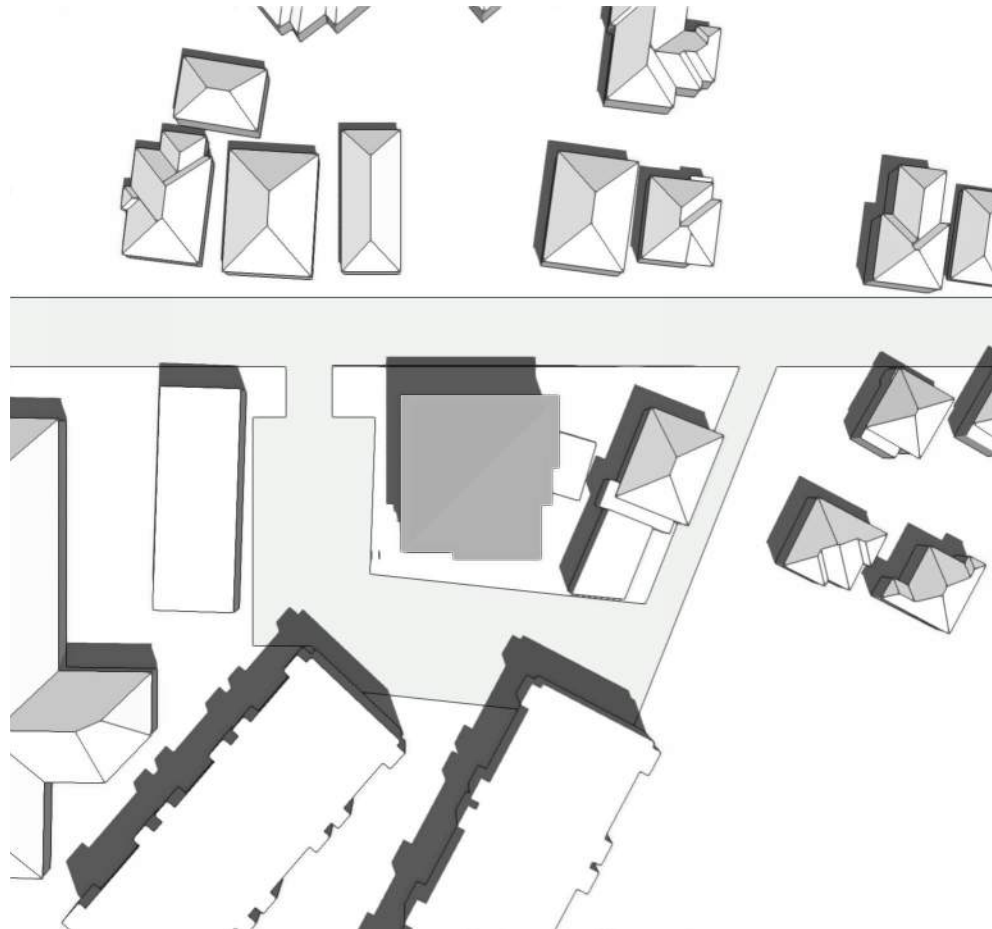
Winter Solstice - 12pm



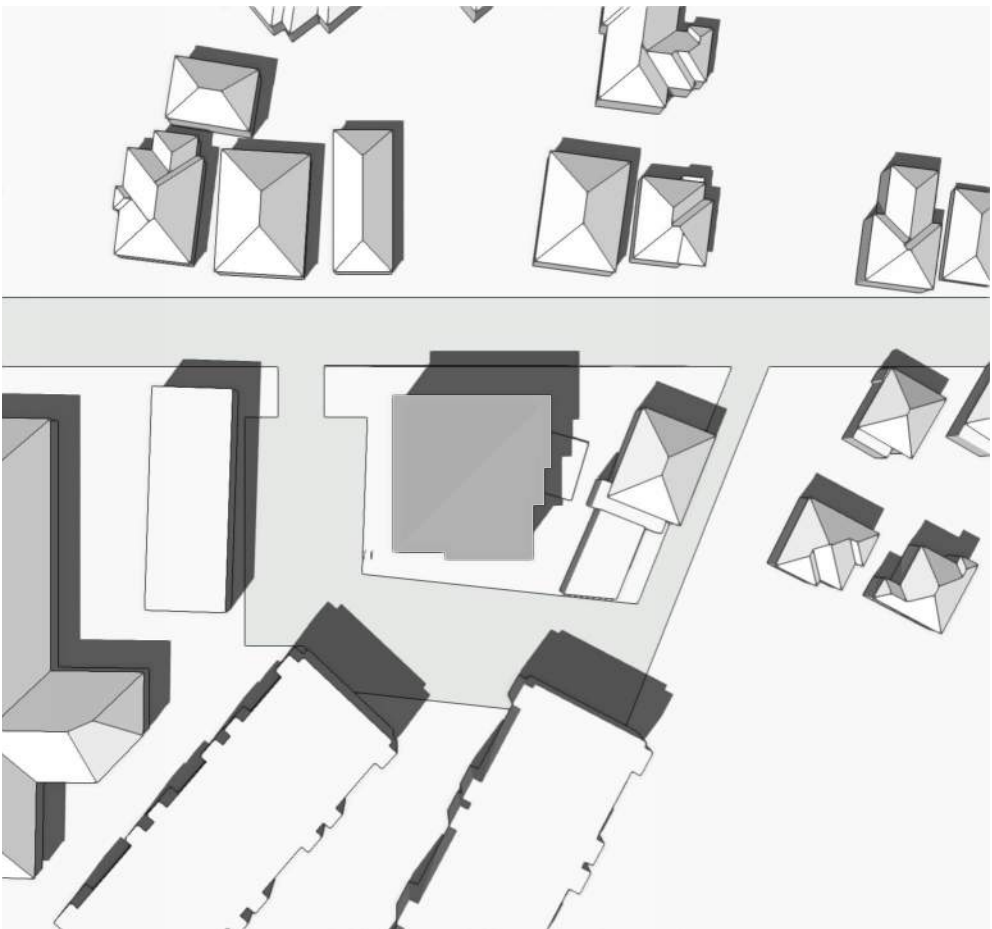
Winter Solstice - 2pm



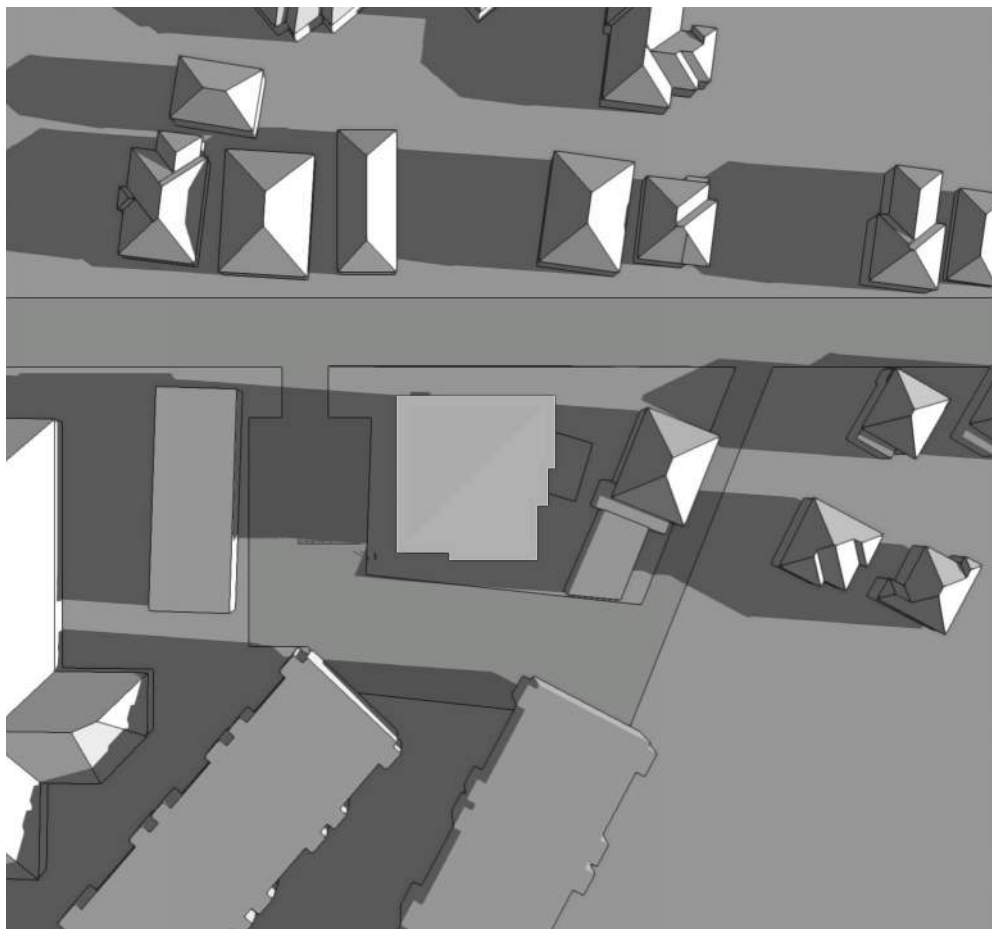
Summer Solstice - 10am



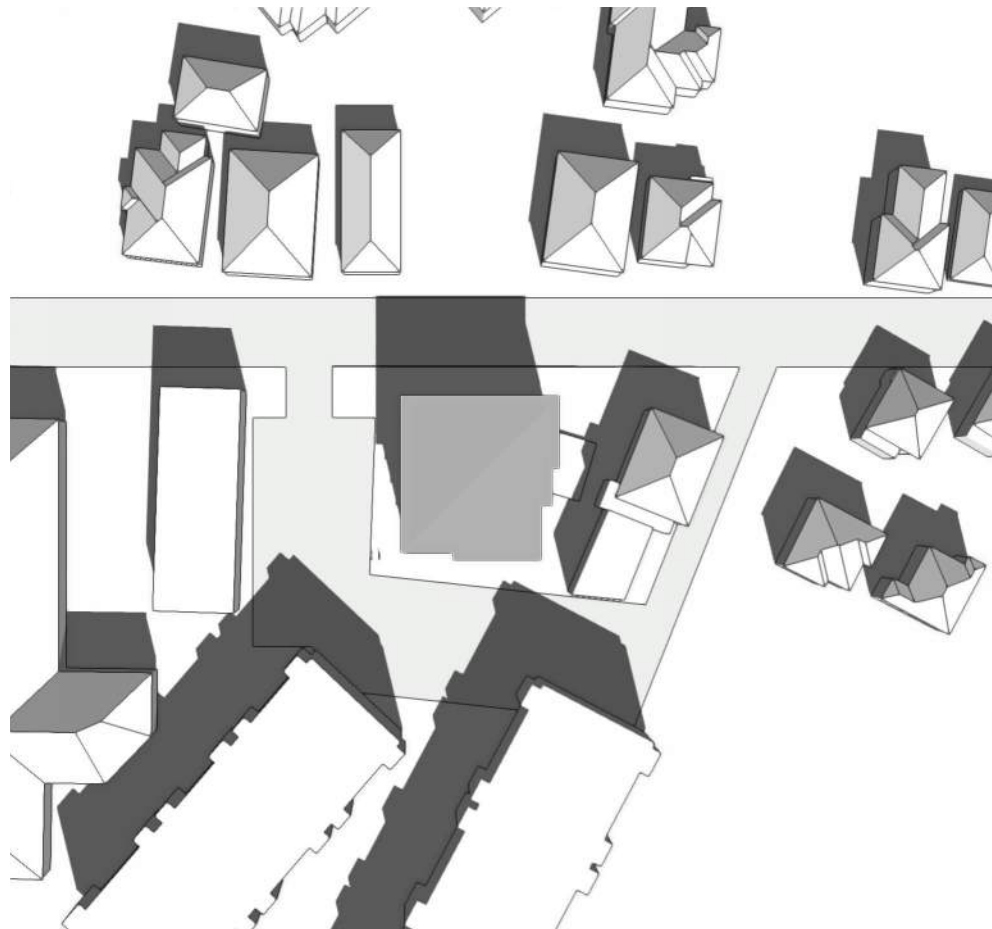
Summer Solstice - 12pm



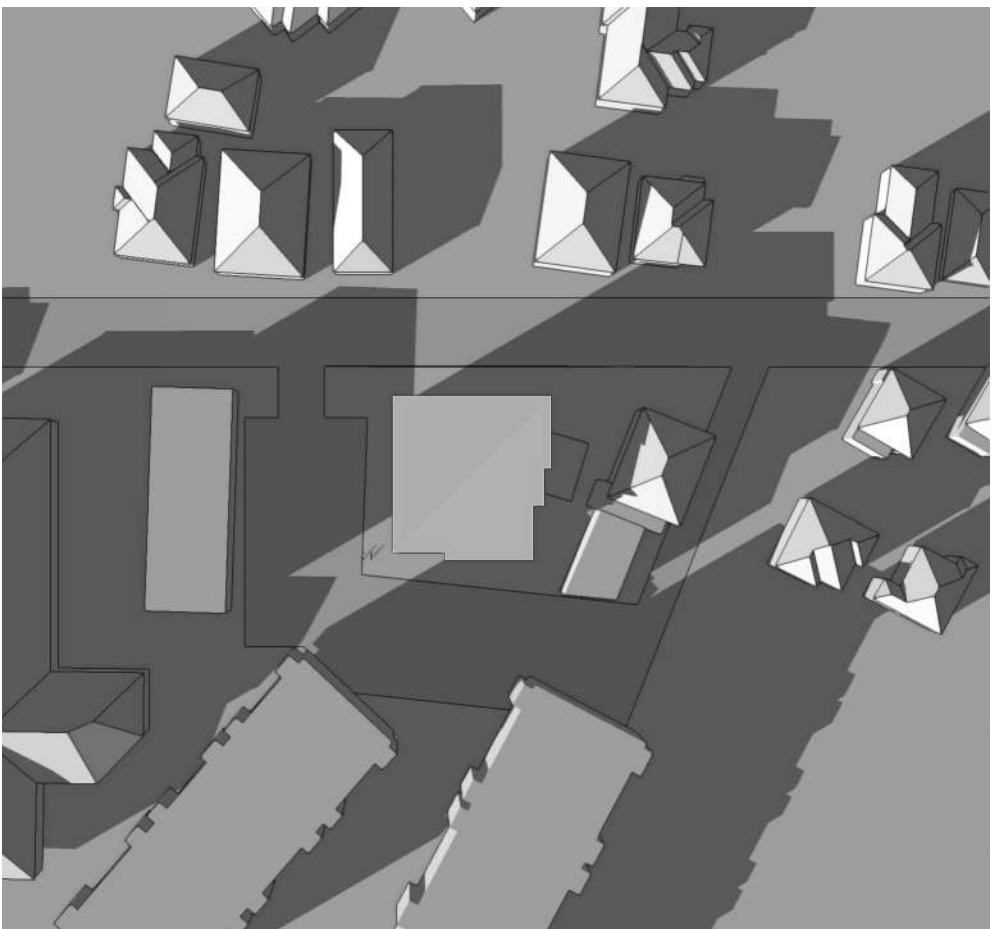
Summer Solstice - 2pm



Equinox - 10am

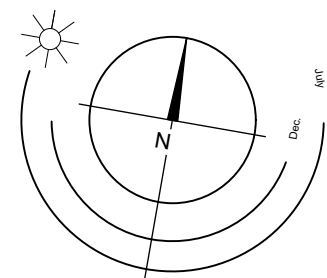


Equinox - 12pm



Equinox - 2pm

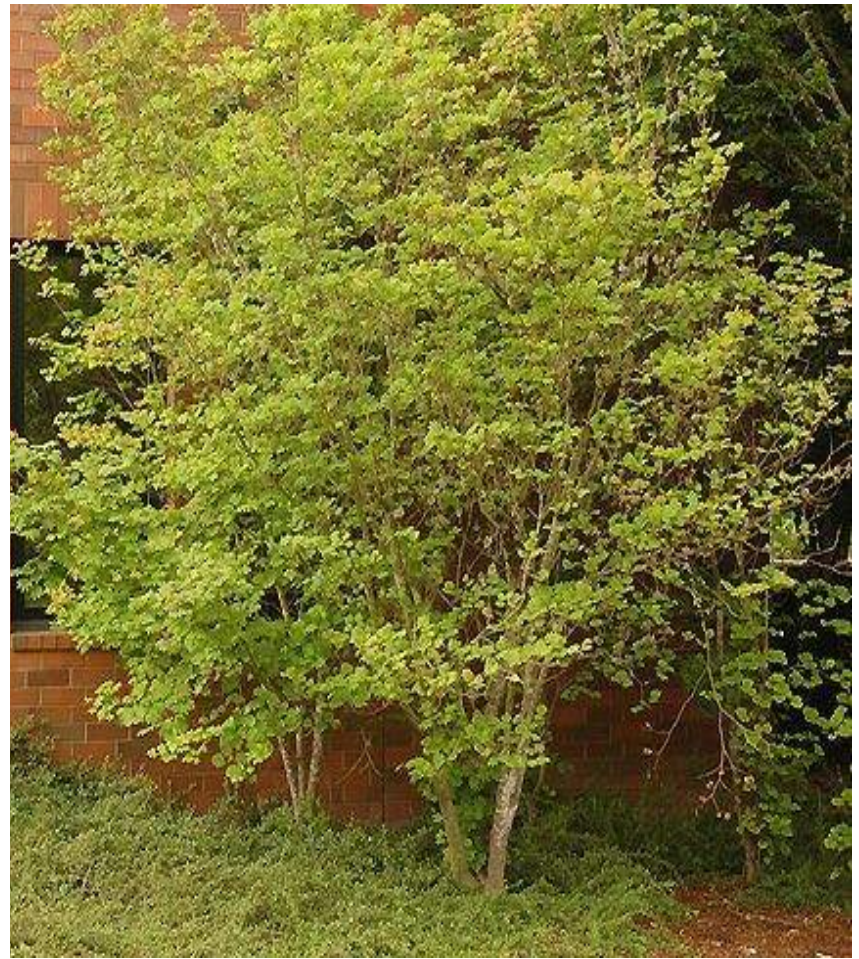




1 Landscape Concept Plan
1:100



Saucer Magnolia (*Magnolia x soulangiana*)



Vine Maple (*Acer circinatum*)



Venus Dogwood (*Cornus*)

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AC	2	<i>Acer circinatum</i>	Vine Maple	Min. 3 stem, 3
CoV	2	<i>Cornus x 'KN30-8'</i> P.P.# 16309	Venus® Dogwood	6cm cal.
MaSo	2	<i>Magnolia x soulangiana</i> 'Rustica Rubra'	Rustica Rubra Magnolia	#25 pot

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaEl	2	<i>Garrya elliptica</i> 'James Roof'	Silk Tassel Bush	#5 pot
MYCa	1	<i>Myrica californica</i>	Pacific Wax Myrtle	#7 pot
ViPI	1	<i>Viburnum plicatum</i> f. <i>tomentosum</i> 'Mariesii'	Mariesii Viburnum	#5 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ArUn	4	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#3 pot
CAP	7	<i>Choisya 'Aztec Pearl'</i>	Mock Orange Blossom	#3 pot
CIGP	4	<i>Cistus 'Grayswood Pink'</i>	Grayswood Pink Rock Rose	#5 pot
PhBE	1	<i>Philadelphus 'Belle Etoile'</i>	Belle Etoile Mock Orange	#5 pot
RhDA	9	<i>Rhododendron 'Dora Amateis'</i>	Dora Amateis Rhododendron	#3 pot
RiSa-1	6	<i>Ribes sanguineum</i> 'White Icicle'	White Flowering Currant	#2 pot
SaPu	3	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Blue Leaf Willow	#3 pot
SaRu	13	<i>Sarcococca ruscifolia</i>	Sweet Box	#3 pot
SpTh	4	<i>Spiraea thunbergii</i> 'Ogon'	Golden Bridalwreath Spirea	#2 pot
SyAl	5	<i>Symphoricarpos albus</i>	Snowberry	#2 pot
TaMH	4	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	1m ht

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoSe	11	<i>Cornus sericea</i> 'Arctic Fire'	Dwarf Red Twig Dogwood	#2 pot
CSK	20	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	#3 pot
DaBu	9	<i>Daphne burkwoodii</i> 'Carol Mackie'	Carol Mackie Daphne	#5 pot
GauP	18	<i>Gaultheria procumbens</i>	Wintergreen	#1 pot
GaSh	25	<i>Gaultheria shallon</i>	Salal	#3 pot
HeAl	11	<i>Hebe albicans</i> 'Red Edge'	Red Edge Hebe	#2 pot
LaSt	8	<i>Lavandula stoechas</i> 'Otto Quast'	Spanish Lavender	#1 pot
PiJa	6	<i>Pieris japonica</i> 'Little Heath'	Pieris 'Little Heath'	#3 pot

Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
AsCa	2	<i>Asarum caudatum</i>	Wild Ginger	#1 pot
RuCa	24	<i>Rubus calycinoides</i>	Creeping Bramble	#1 pot
SaDo	33	<i>Satureja douglasii</i>	Yerba buena	#1 pot

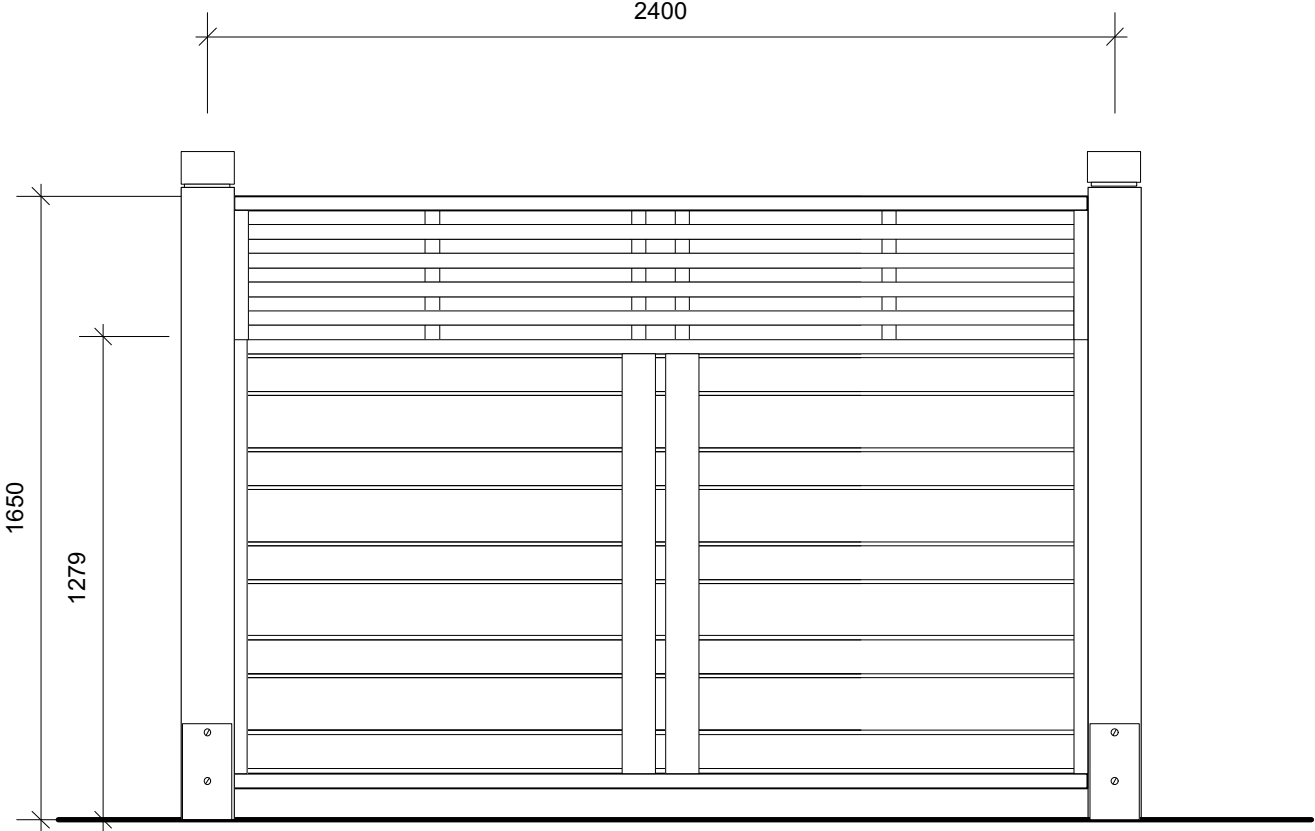
Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AcMi	5	<i>Achillea millefolium</i>	Common Yarrow	#1 pot
AsCh	49	<i>Astilbe chinensis</i> 'Pumila'	Dwarf Astilbe	#1 pot
BlSp	30	<i>Blechnum spicant</i>	Deer Fern	#1 pot
CaAc	15	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster's Feather Reed Grass	#1 pot
CI	71	<i>Carex 'Ice Dance'</i>	Variegated Sedge	#1 Pot
ChLa	29	<i>Chasmanthium latifolium</i>	Northern Sea Oats	#1 pot
CoVe	2	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot
DeCa	35	<i>Deschampsia caespitosa</i>	Tufted Hair Grass	#1 pot
DiFo	11	<i>Dicentra formosa</i>	Pacific Bleeding Heart	#1 pot
ErMu	26	<i>Erigeron mucronatus</i> 'Profusion'	Mexican Daisy	SP3
ErBM	3	<i>Erysimum 'Bowles Mauve'</i>	Bowles Perennial Wallflower	#1 pot
HaMa	10	<i>Hakonechloa macro 'Aureola'</i>	Golden Japanese Forest Grass	#1pot
Haln	1	<i>Hamamelis x intermedia</i> 'Arnold Promise'	Arnold Promise Witch Hazel	#7 pot
HeSe	38	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
HeFo	3	<i>Helleborus foetidus</i>	Stinking Hellebore	#1 pot
HeSO	5	<i>Hemerocallis 'Stella de Oro'</i>	Stella de Oro Daylily	#1 pot
MiSi	15	<i>Miscanthus sinensis</i> 'Adagio'	Adagio Maiden Grass	#1 pot
PoMu	19	<i>Polystichum munitum</i>	Sword Fern	#1 pot
VeBo	13	<i>Verbena bonariensis</i>	Tall Verbena	#1 pot

Vines

ID	Quantity	Botanical Name	Common Name	Size
CI Mo	6	<i>Clematis montana</i>	Montana Clematis (various)	#2 pot

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



2 1.65m Wood Screening Fence
1:20

561-565 Toronto St. Landscape Concept Plan

BC LAND SURVEYORS SITE PLAN OF:

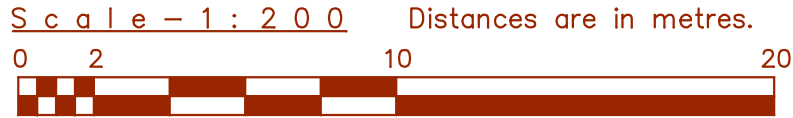
Civic: 561 & 565 Toronto Street

Legal Lot A, Section 13, Beckley Farm,
Victoria City, Plan 2394

Parcel Identifier: 006-460-194

Legal Lot B, Section 13, Beckley Farm,
Victoria City, Plan 2394

Parcel Identifier: 003-920-178
in the City of Victoria



The intended print size is 24" by 18".

LEGEND

Elevations are to geodetic datum.

UPL ○ - denotes - utility pole with light

WM ⊙ - denotes - water meter

+ - denotes - existing elevation

Tree diameters are in centimetres.

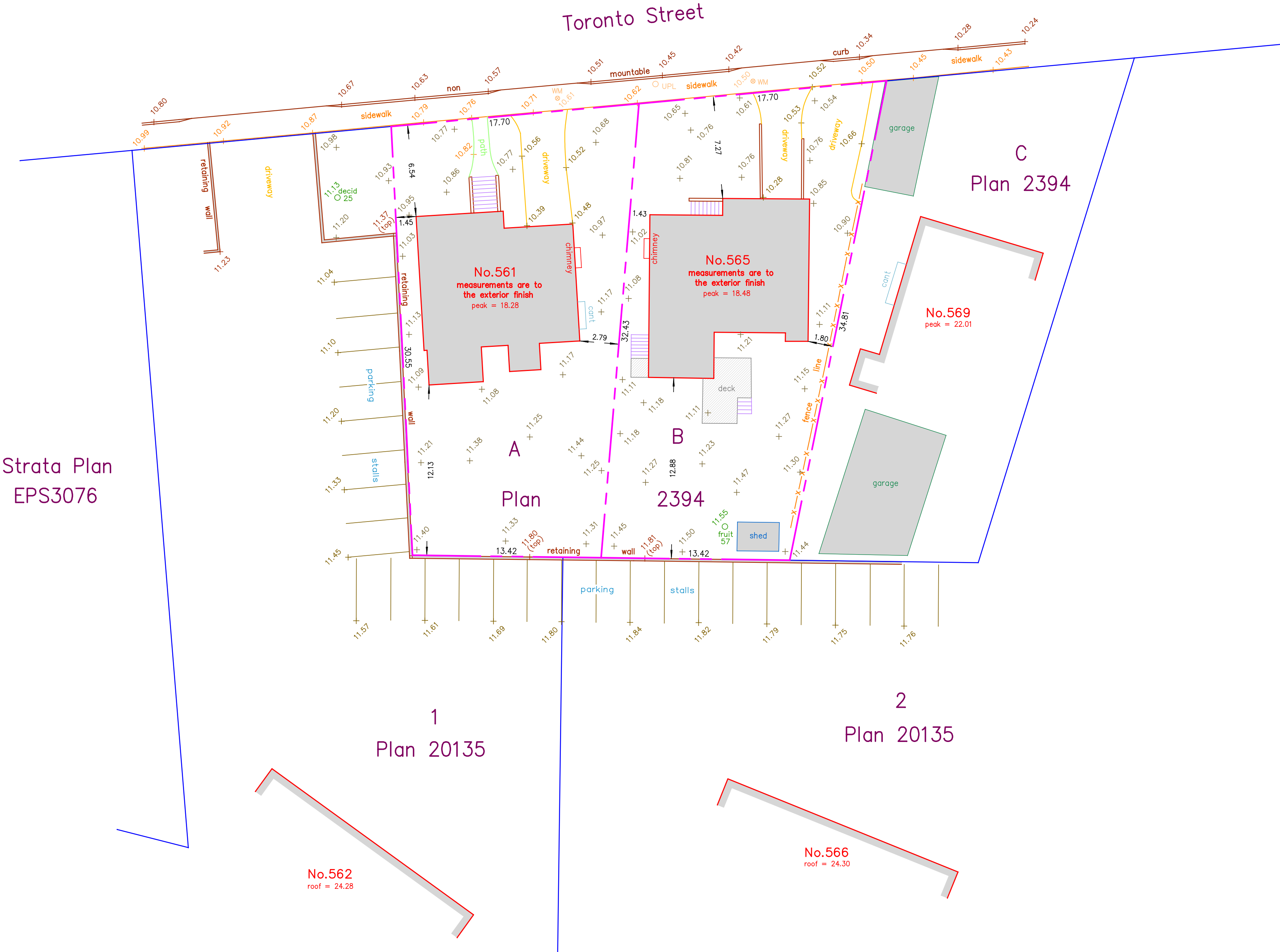
Lot A Area = 487 m2

Lot B Area = 512 m2

Setbacks are derived from field survey.

Parcel dimensions shown hereon are
derived from Land Title Office records.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.



July 16, 2018

File : 12782-8

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855