



1693 Fort Street
Victoria, B.C.



2960 Jutland Road
Victoria BC Canada V8T 5K2

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

Re-Zoning and Development
Permit Resubmission
May 25, 2022

Aryze Developments Inc.

Contacts

Developer

Aryze Developments
1839 Fairfield Road
Victoria, BC
V8S 1G9
T: (250) 940-3568

Architect

D'Ambrosio architecture + urbanism
2960 Jutland Road
Victoria, BC
V8T 5K2
T: (250) 384-2400

Landscape Architect

Biophilia Design Collective
1608 Camosun Street
Victoria, BC
V8T 3E6
T: (250) 590-1156

Civil

McElhanney
Suite 500
3950 Quadra Street
Victoria, BC
V8X 4A3
T: (250) 370-9221

Surveyor

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

List of Drawings

Architectural

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

- A1.0 Survey

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

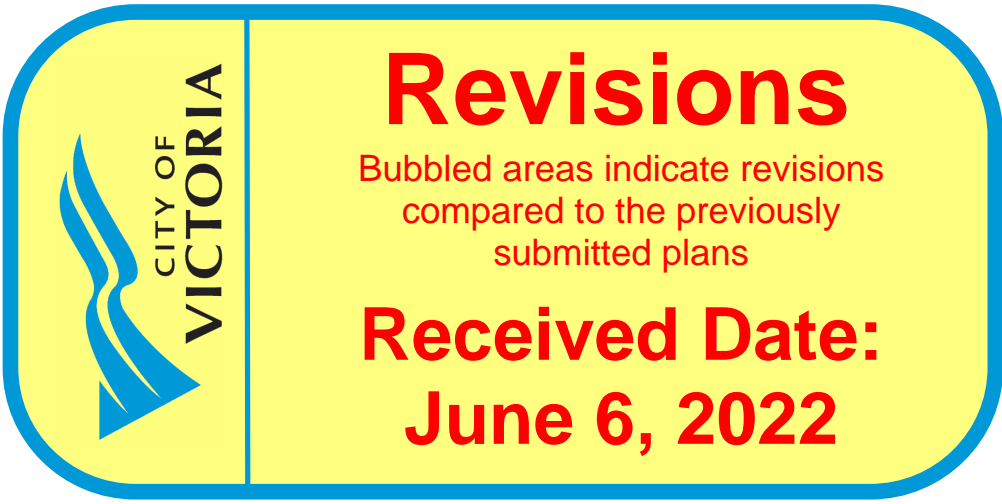
- A4.1 North & West Elevations & Materials
- A4.2 South & East Elevations & Materials
- A4.3 Building Sections
- A4.4 Context Elevations

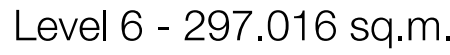
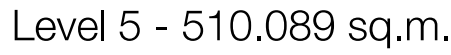
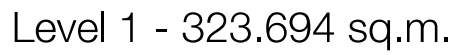
Landscape

- L0 Tree Removal and Protection Plan
- L1 Landscape Site Plan
- L2 Tree Planting Plan
- L3 Planting Plan

Civil

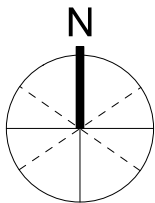
- C1 Conceptual Servicing Drawing







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0 5m
1:100 scale in metres

6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
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2	Rezoning and DP	21/04/29
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0	Rezoning and DP	20/11/18

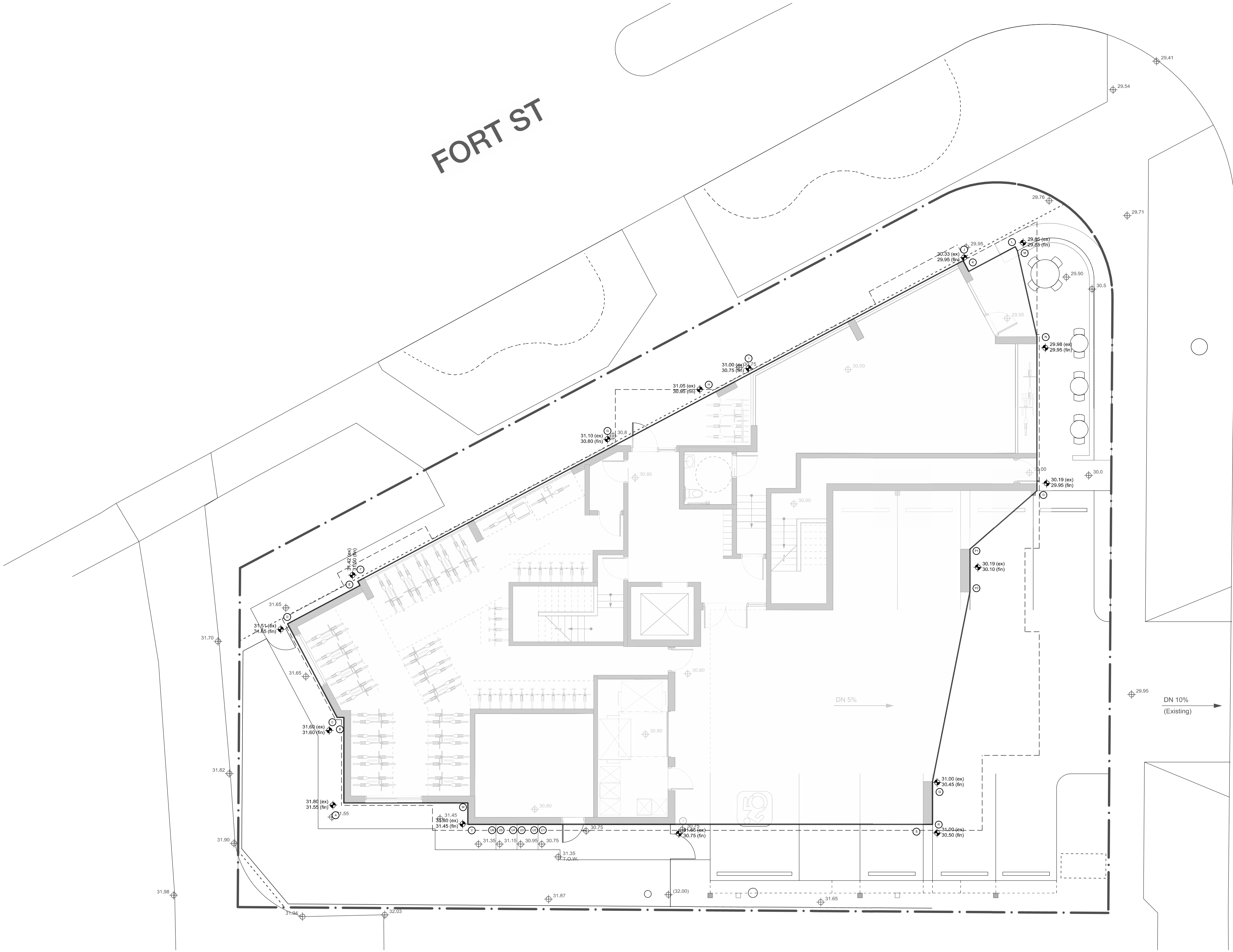
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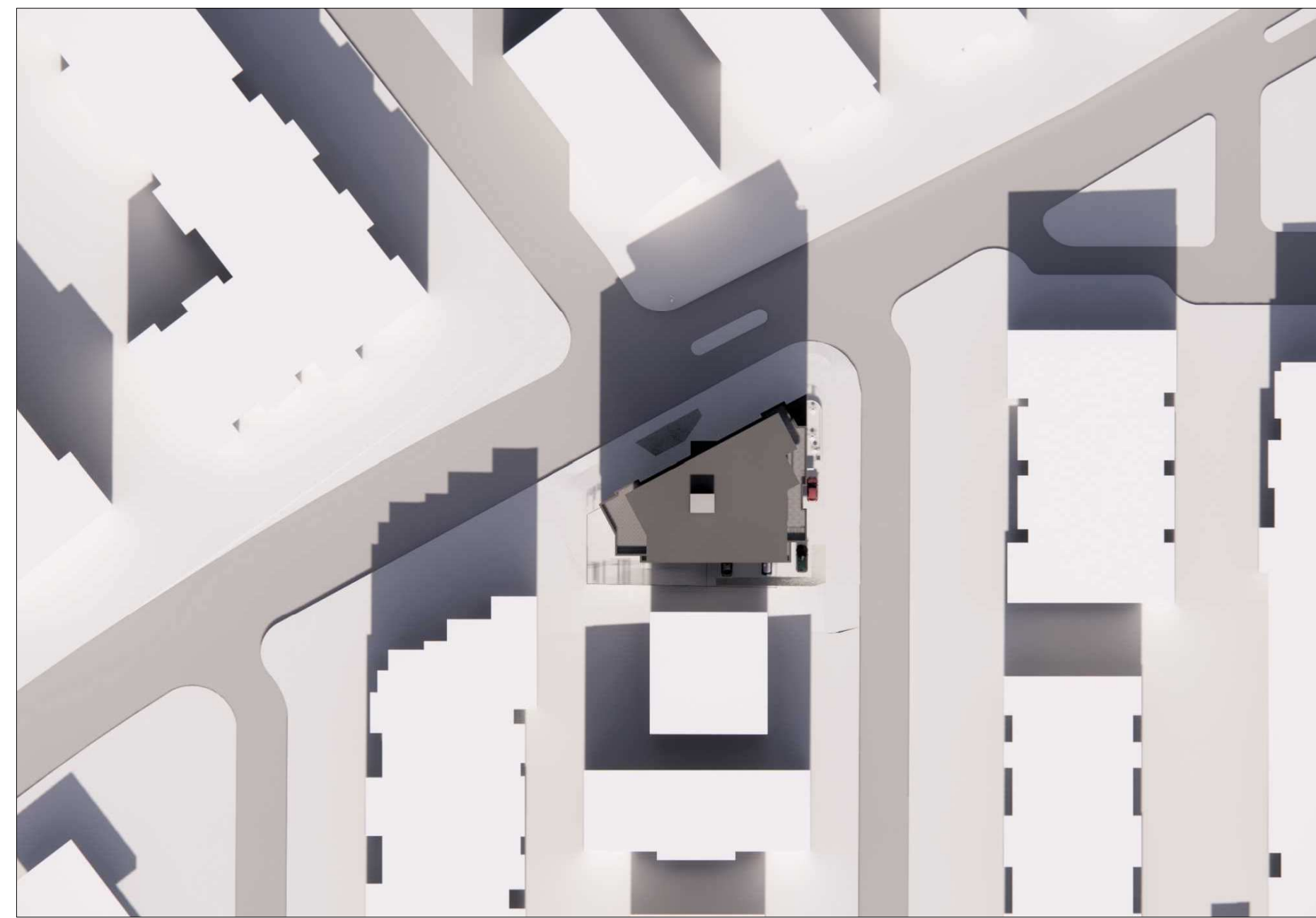
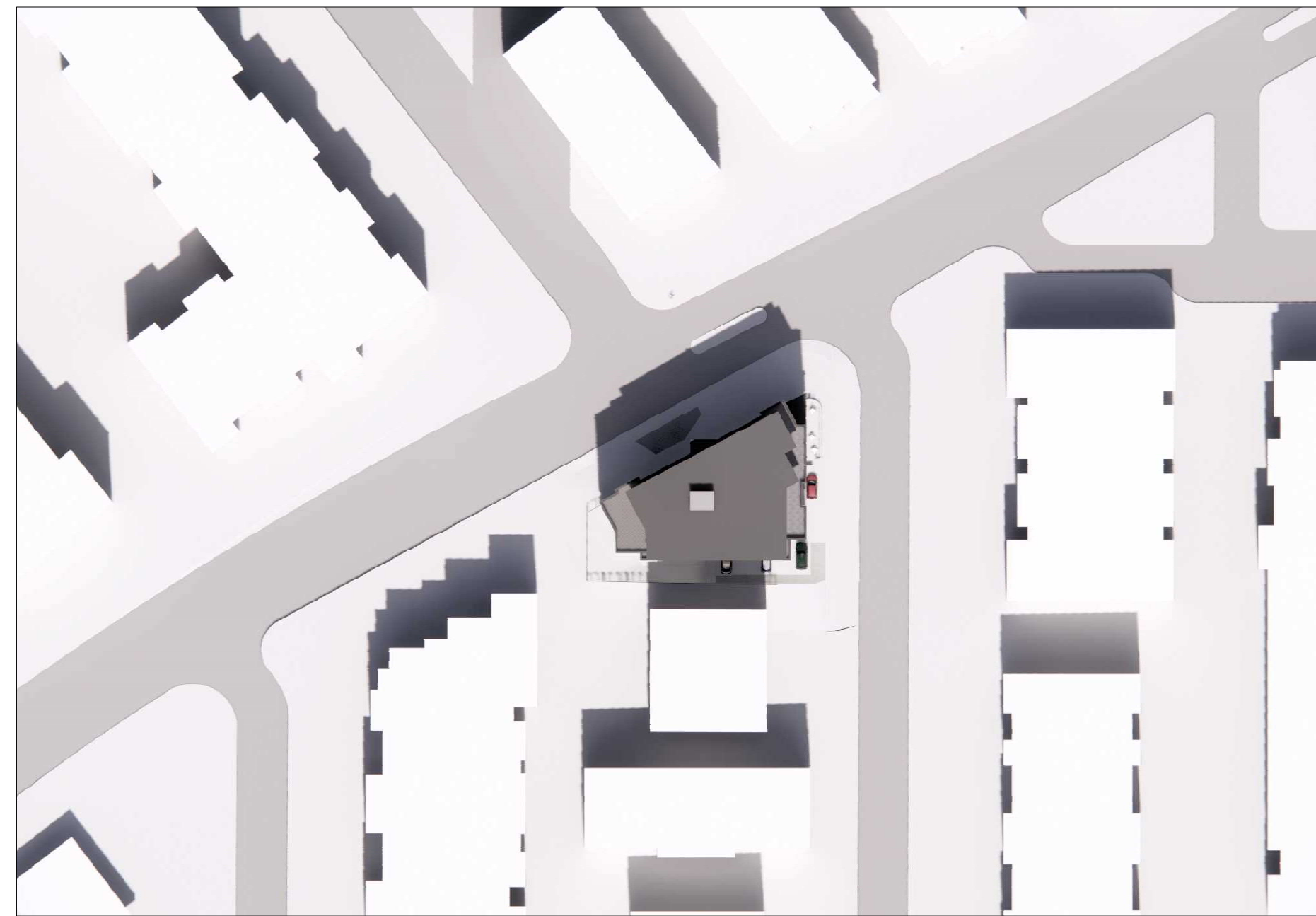
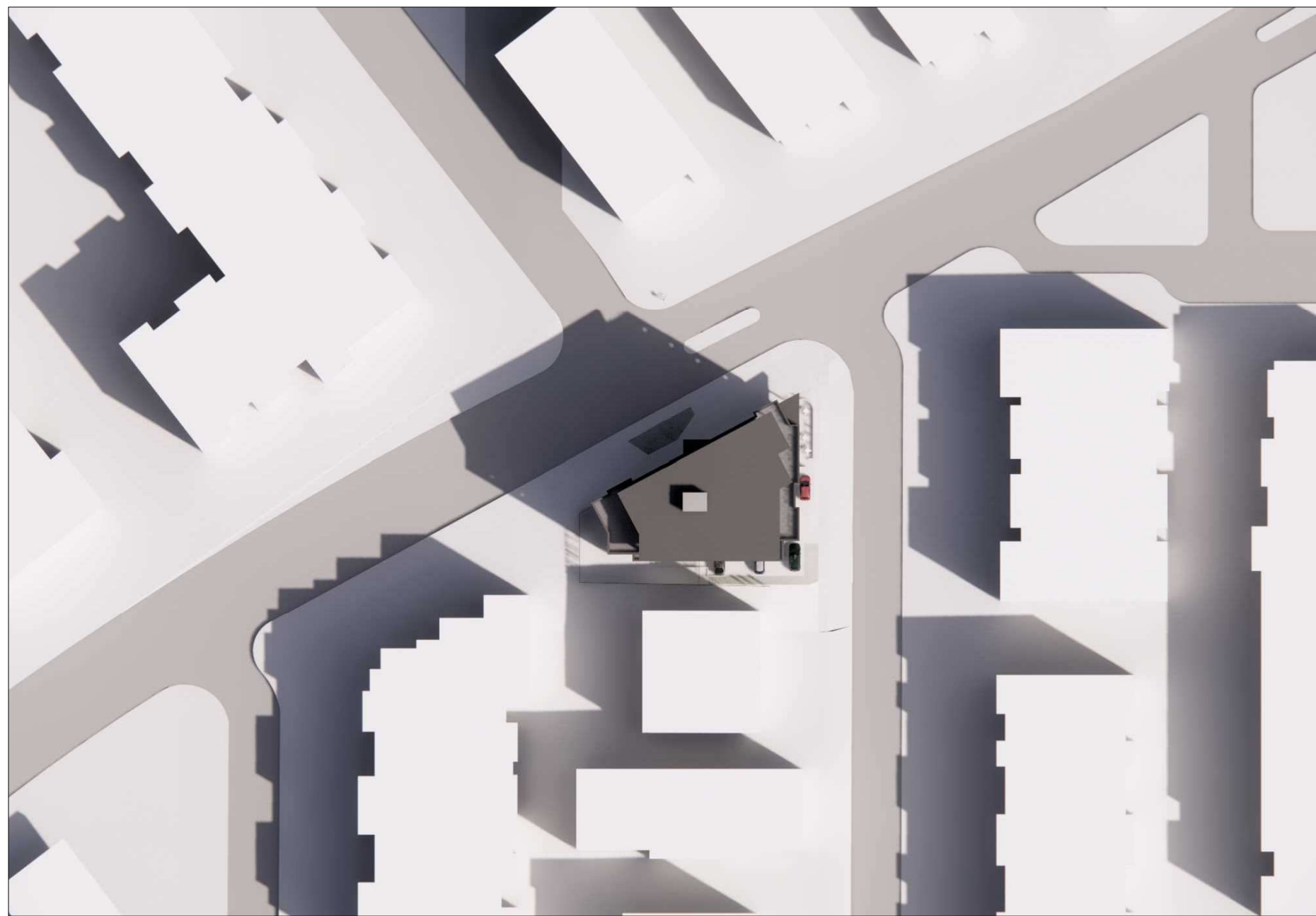
project name	
Rental Housing	
1693 Fort Street	
sheet title	
Average Grade	
project no. 20-17	
drawing file 20-17 1693 Fort Street CURRENT.vwx	
date issued May 25, 2022	
scale As Noted	
drawn by MZ	
checked by ES	
revision no.	sheet no.
6	A0.2

1693 Fort Street - Student Housing
Project Data 2020-10-24
Average Grade = 30.607

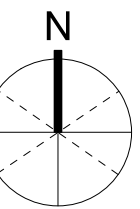
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A	30.55	A-B	30.575	3.661	111.93508
B	30.6	B-C1	30.625	0.288	8.82
C	30.65	C-D	31.08	4.524	140.60592
D	31.51	D-E	31.465	3.504	110.25336
E	31.42	E-F	31.42	0.2	6.284
F	31.42	F-G	31.11	12.4	385.764
G	30.8	G-H	30.775	4.911	151.13603
H	30.75	H-I	30.725	1.699	52.201775
I	30.7	I-J	30.325	10.262	311.19515
J	29.95	J-K	29.95	0.515	15.42425
K	29.95	K-L	29.9	2.249	67.2451
L	29.85	L-M	29.85	0.2	5.97
M	29.85	M-N	29.9	3.766	112.6034
N	29.95	M-N	29.95	6.579	197.04105
O	29.95	N-O	30.025	3.8	114.095
P1	30.1	P1-P2	30.1	1.83	55.083
P2	30.1	P2-Q	30.275	8.26	250.0715
Q	30.45	Q-R	30.475	1.83	55.76925
R	30.5	R-S	30.5	0.4	12.2
S	30.5	S-T	30.625	10.602	324.68625
T	30.75	T-U	30.75	5.852	179.949
U1	30.75	U1-U2	30.85	0	0
U2	30.95	U2-U3	30.95	0.9	27.855
U3	30.95	U3-U4	31.05	0	0
U4	31.15	U4-U5	31.15	0.9	28.035
U5	31.15	U5-U6	31.25	0	0
U6	31.35	U6-V	31.4	1.2	37.68
V	31.45	V-W	31.45	0.915	28.77675
W	31.45	V-A	31	5.3	164.3
Subtotal			96.547		2954.9799



1 Average Grade Calculation
Scale 1:100



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1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date



1 View from Northeast
Scale: NTS



2 View from Northwest
Scale: NTS



2 View from Southeast
Scale: NTS

1. Private Outdoor Access -
Juliets & Balconies



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0	Rezoning and DP	20/11/18

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project name

Rental Housing

1693 Fort Street

sheet title

Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.



1 View from East
Scale: NTS



2 View from Northwest
Scale: NTS



3 View from Southwest
Scale: NTS



4 View from North
Scale: NTS



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List of Revisions

1. Private Outdoor Access - Julietts & Balconies

1. Private Outdoor Access - Julietts & Balconies

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4	Rezoning and DP	21/11/07
3	Rezoning and DP	21/05/17
2	Rezoning and DP	21/04/20
1	Rezoning and DP	21/01/20
0	Rezoning and DP	20/11/18

rev no	description	date
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project name	
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Rental Housing

1693 Fort Street

Survey

project no.	20-17
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drawing file 20-17 1693 Fort Street CURRENT.wvr

date issued	May 25, 2022
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scale	As Noted
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drawn by MZ

checked by ES

revision no.	sheet no.
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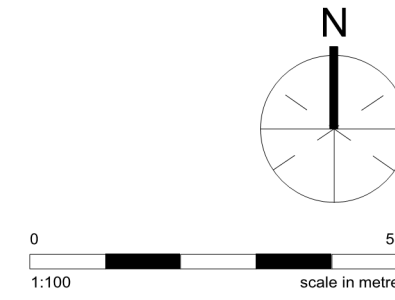
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- Refer to landscape architectural drawings for paving and plant materials information.

List of Revisions

- Electrification Clarifications
- Class of Use Revision - Parking Calculations
- Parking Allocation Revision



rev no	description	date
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Rental Housing

1693 Fort Street

sheet title

Site Plan / L1 Floorplan

project no. 20-17

drawing file 20-17 1693 Fort Street CURRENT.vwx

date issued May 25, 2022

scale As Noted

drawn by MZ

checked by ES

revision no.

sheet no.

6

A2.0

Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m2)	896
Total floor area (m2)	2456.70
Commercial floor area (m2)	77.26
Floor space ratio	2.74
Site Coverage (%)	61.15%
Open site space (%)	30.54%
Height of building (m)	19.72
Number of storeys	6
Parking stalls (number) on site	9
Bicycle parking number (Class 1 & 2)	Class 1 = 63 Class 2 = 6
Building Setbacks (m)	
Front yard	0.771
Rear yard	3.36
Side yard (Flanking Street)	3.025
Side yard (Interior)	1.615
Combined side yards	4.84
Residential Use Details	
Total number of units	34
Unit type, e.g., 1 bedroom	Studio, 1-Bdrm and 2-Bdrm
Ground-oriented units	None
Minimum unit floor area (m2)	35.44
Total residential floor area (m2)	2379.44

SCHEDULE C PARKING CALCULATIONS

Vehicle Parking Calculations (Per Unit)

Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m.	0.6	12	7.2	1.2
45 sq.m. to 70 sq.m.	0.7	17	11.9	1.7
> 70 sq.m.	1.1	5	5.5	0.5
Totals		24.6	3.4	

Vehicle Parking Calculations (Commercial)

Use	Pkg Rate	Area	ST
Restaurant	1 per 40 sq.m.	77.3 sq.m.	1.9
Totals			1.9

Bicycle Parking Calculations (Residential)

Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m.	1.0	12	12	1.2
> 45 sq.m.	1.25	22	27.5	2.2
Totals		39.5	3.4	

Bicycle Parking Calculations (Commercial)

Stall Type	Pkg Rate	Qty	LT	ST
Long Term	1 per 400 sq.m.	77.4	0.19	
Short Term	1 per 100 sq.m.	77.4	0.8	
Totals			0.19	0.8

34 Market Rentals + CRU - Urban Village

4. Class of Use Revision - Parking Calculations



STREET FRONTAGE: LARGEST INSCRIBED RECTANGLE THAT IS, ON AVERAGE, NEAREST TO THE STREET - PER GENERAL REGULATION 27(1)



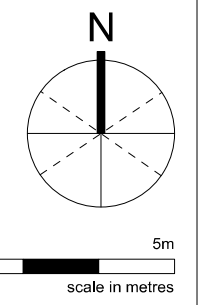
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List of Revisions

1. Private Outdoor Access - Julietts & Balconies
2. Accessibility Revisions



6	Rezoning and DP	22/05/25
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0	Rezoning and DP	20/11/18
rev no	description	date

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project name
Rental Housing
1693 Fort Street
sheet title
L2 & L3 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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A2.1



1 **L2 Floorplan**
Scale 1:100

2 **L3 Floorplan**
Scale 1:100



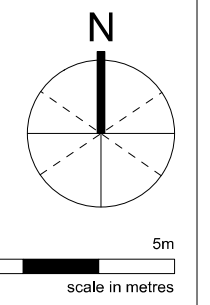
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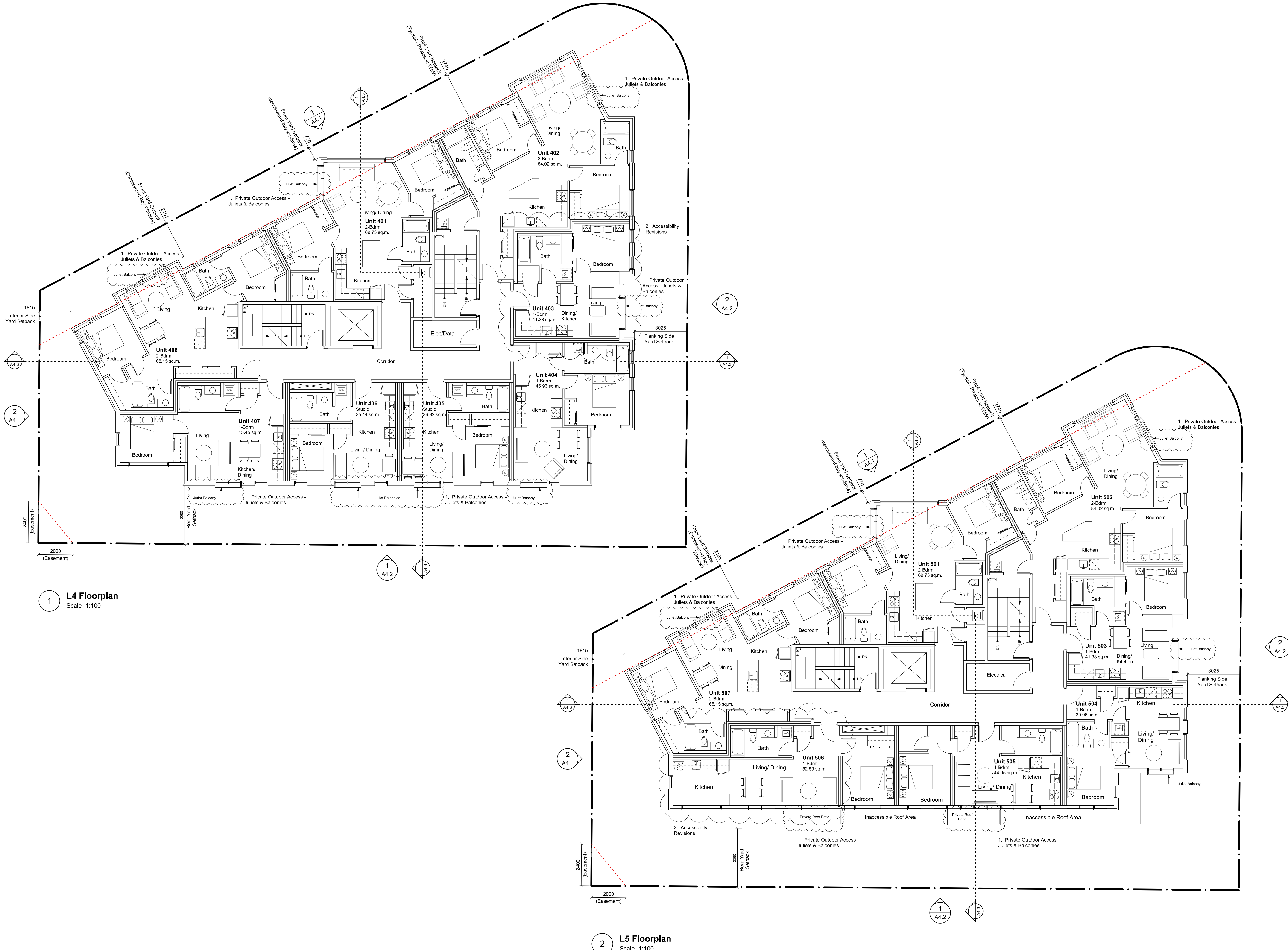
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Rental Housing
1693 Fort Street

sheet title
L4 & L5 Floorplans

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date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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A2.2



1 **L4 Floorplan**
Scale 1:100

2 **L5 Floorplan**
Scale 1:100



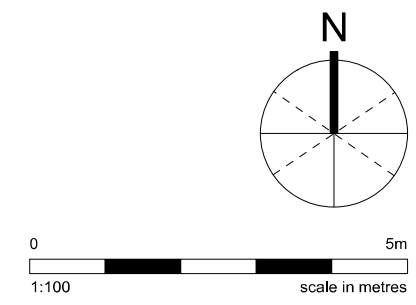
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- Refer to landscape architectural drawings for paving and plant materials information.
- Unit 601 conforms to BCBC 2018 accessible design requirements.

List of Revisions

- Private Outdoor Access - Julietts & Balconies



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project name

Rental Housing

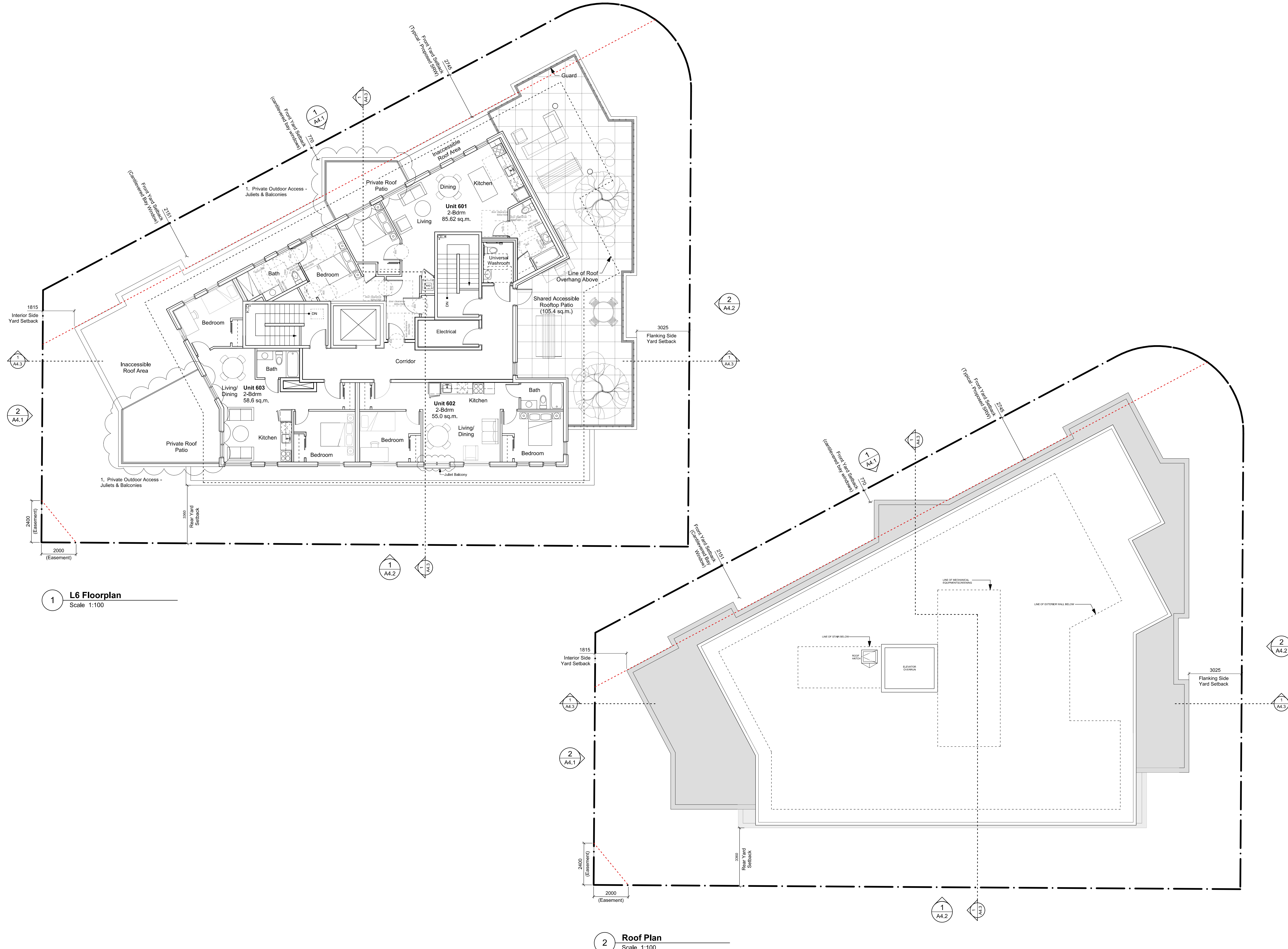
1693 Fort Street

sheet title

L6 & Roof Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
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revision no.	sheet no.

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A2.3



1 L6 Floorplan
Scale 1:100

2 Roof Plan
Scale 1:100



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0	Rezoning and DP	20/11/18

project name
Rental Housing

1693 Fort Street

sheet title

Elevations - North and West

project no. 20-17

drawing file 20-17 1693 Fort Street CURRENT.vwx

date issued May 25, 2022

scale As Noted

drawn by MZ

checked by ES

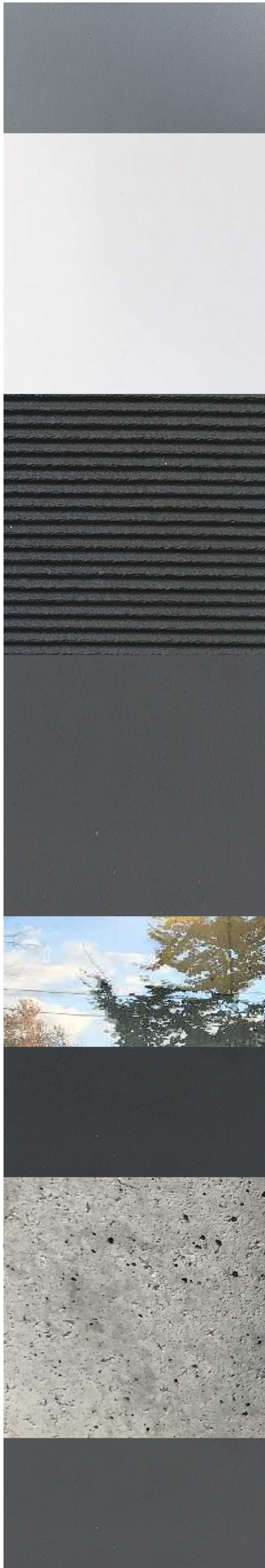
revision no.

sheet no.

6

A4.1

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard



1 North Elevation
Scale 1:100



2 West Elevation
Scale 1:100

1. Private Outdoor Access - Julietts & Balconies



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6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
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project name
Rental Housing
1693 Fort Street

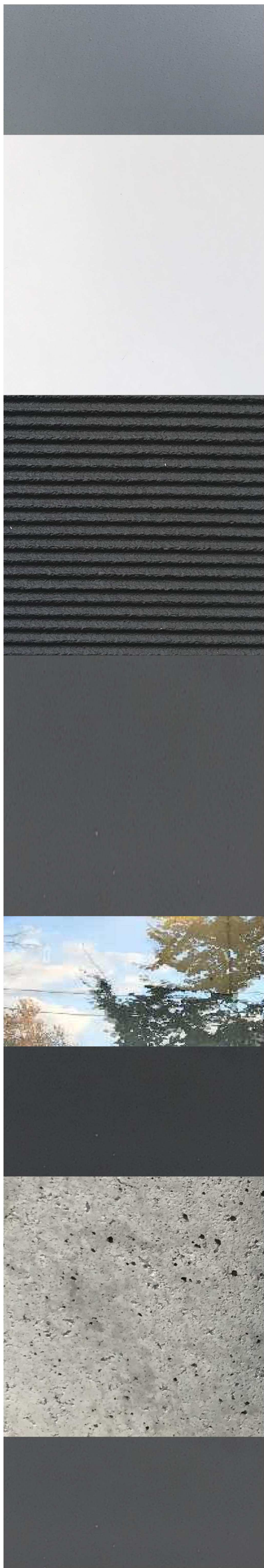
sheet title
Elevations - South and East

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

6

A4.2

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard

1. Private Outdoor Access - Julietts & Balconies



1 South Elevation
Scale 1:100

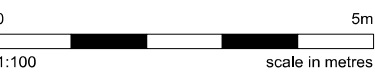


2 East Elevation
Scale 1:100



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- NOTES:
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- List of Revisions**
1. Private Outdoor Access - Julietts & Balconies



6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
6	Rezoning and DP	22/05/25

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project name
Rental Housing
1693 Fort Street

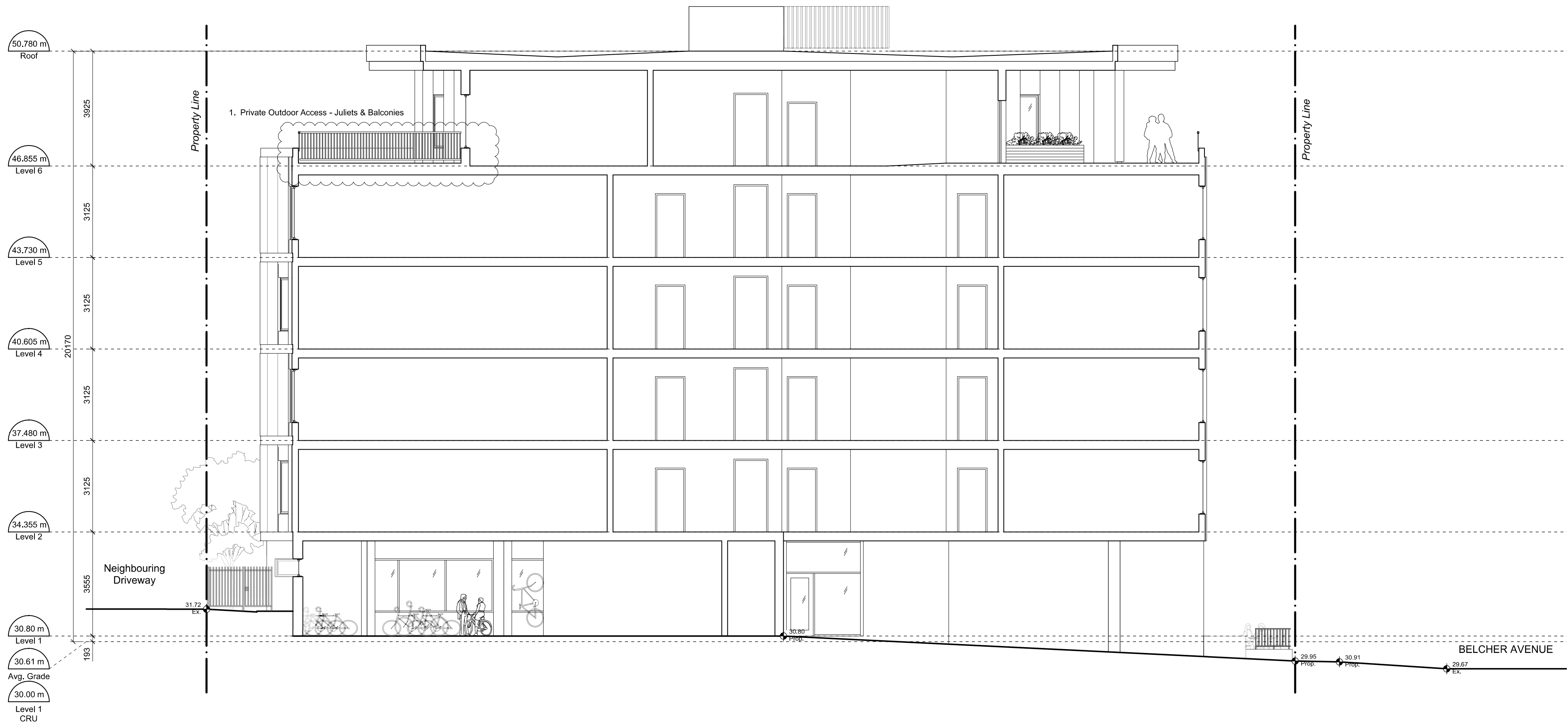
sheet title
Building Sections

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	May 25, 2022
scale	As Noted
drawn by	MZ
checked by	ES

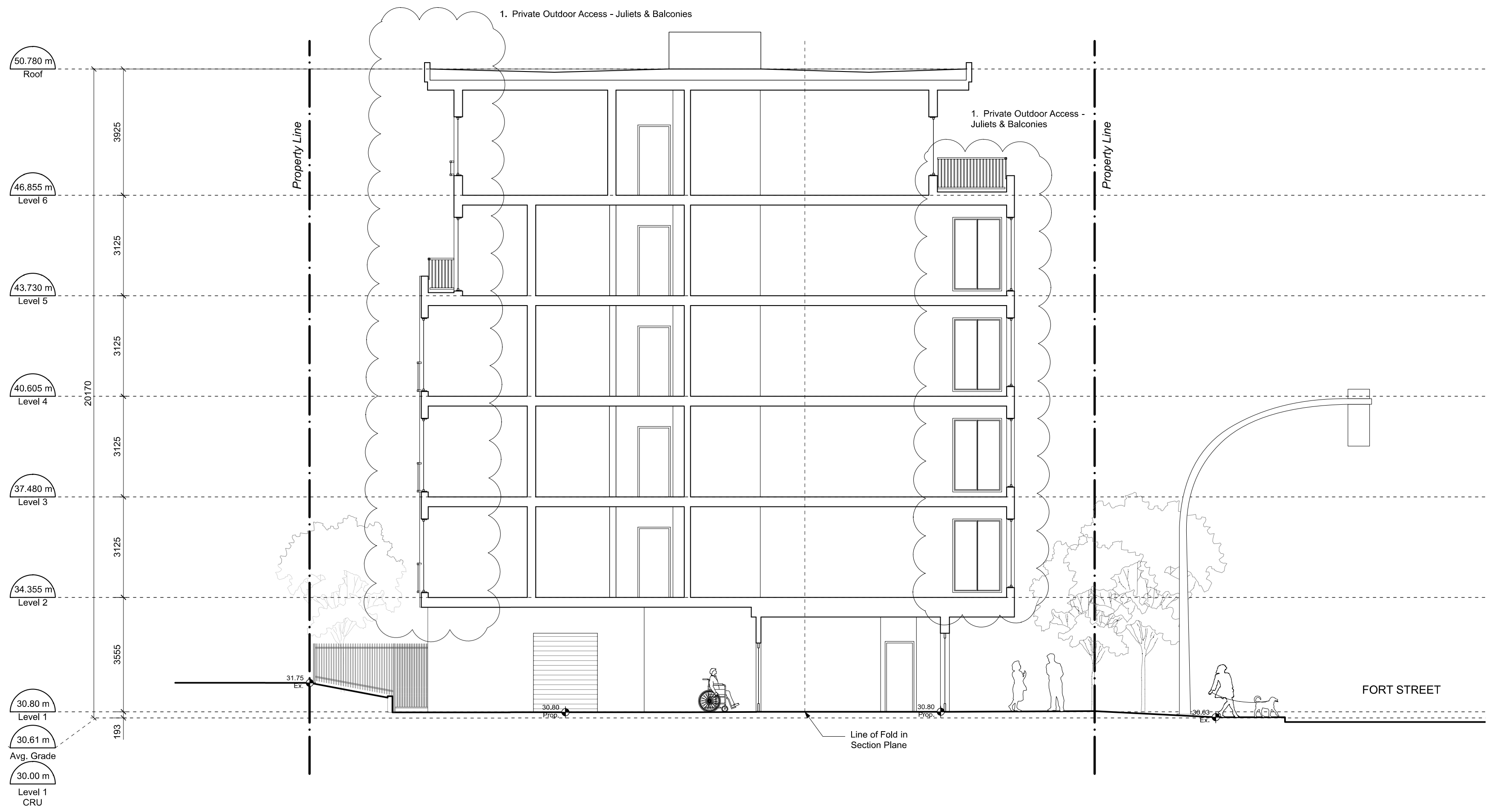
revision no.	sheet no.
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6

A4.3



1 **Section 1**
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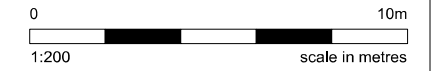


2 **Section 2**
Scale 1:100

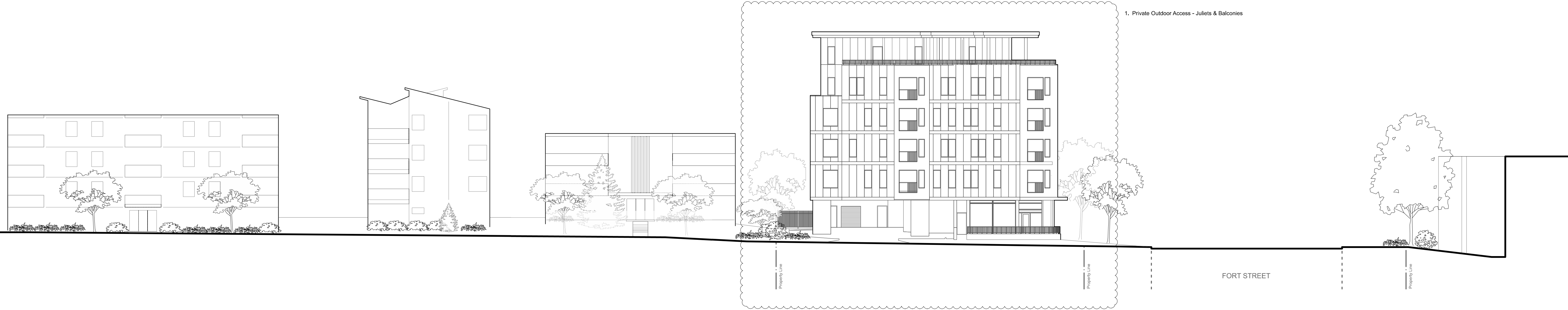


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- List of Revisions**
1. Private Outdoor Access - Julietts & Balconies



1 **Fort Street Context Elev.**
Scale 1:200



2 **Belcher Ave Context Elev.**
Scale 1:200

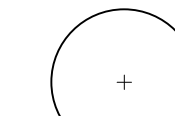






6	Rezoning and DP	22/05/25
5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date
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project name		
Rental Housing		
1693 Fort Street		
sheet title		
Context Elevations		
project no.	20-17	
drawing file	20-17 1693 Fort Street CURRENT.vwx	
date issued	May 25, 2022	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	sheet no.	
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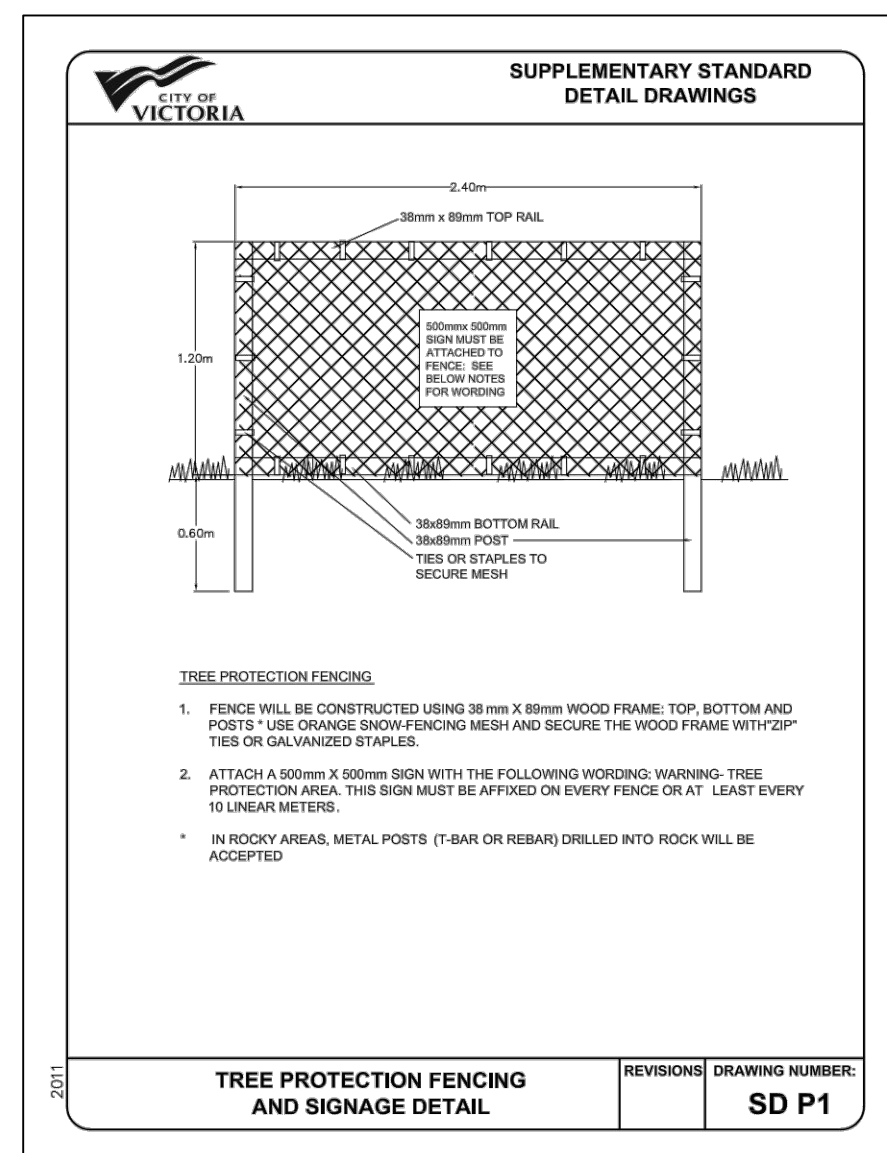


TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
ON-SITE TREES, NOT BYLAW PROTECTED	2		2		
MUNICIPAL TREES	1	1		0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	8	7	10	12

REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2

LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  EXTENT OF CRITICAL ROOT ZONE
SEE ARBORIST REPORT
PREPARED BY TALBOT
MACKENZIE & ASSOCIATES
-  TREE PROTECTION FENCING
TO OUTSIDE OF DRIPLINE WHERE
POSSIBLE (AS SHOWN)
TO BE MAINTAINED UNTIL
COMPLETION OF CONSTRUCTION
TO MUNICIPAL STANDARD
-  MUNICIPAL TREE TO BE RETAINED
(ARBORIST TO BE PRESENT DURING
EXCAVATION)
-  PROTECTED TREE FOR REMOVAL
-  TREE FOR REMOVAL



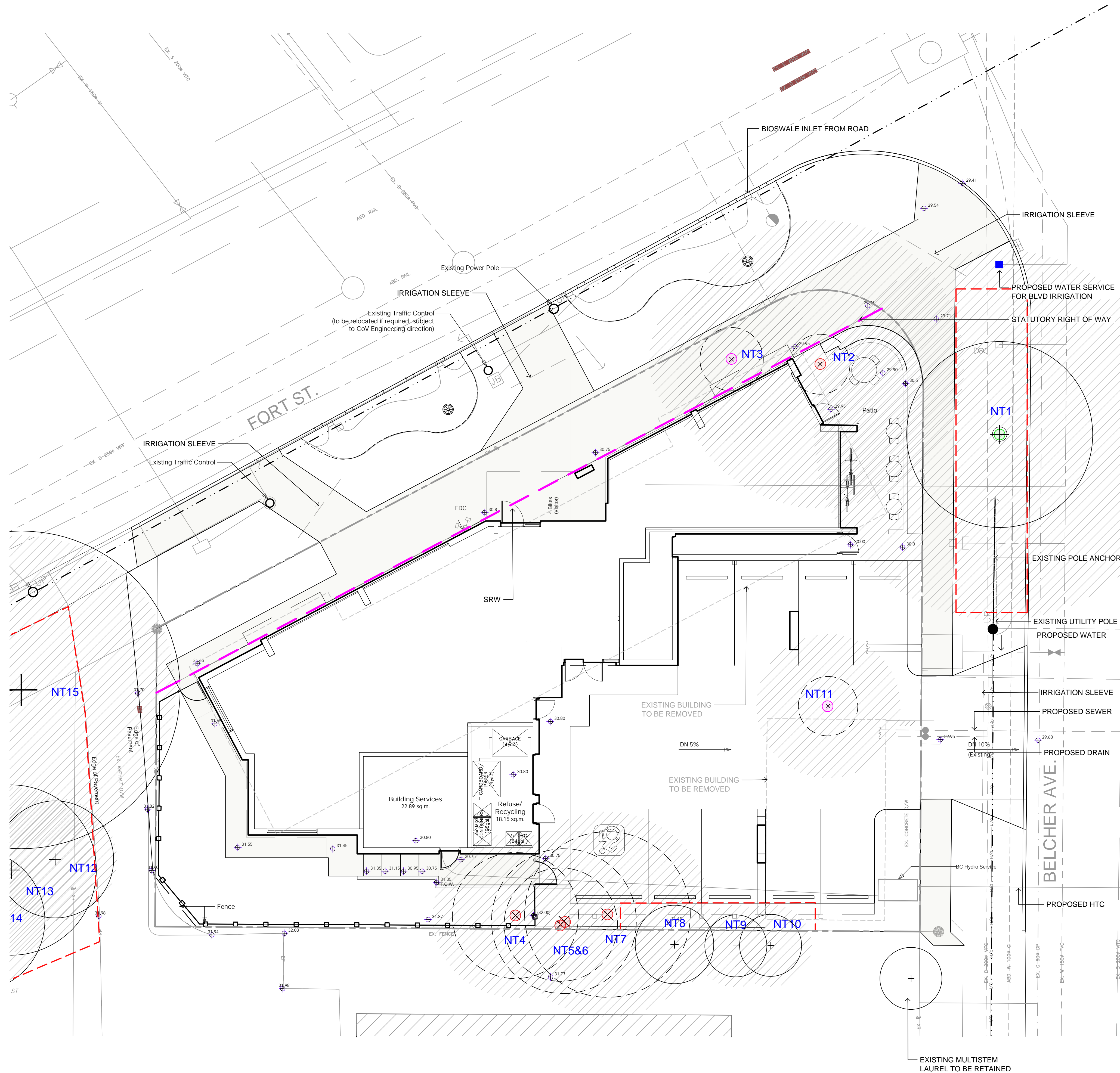
Inventory date: September 9, 2020

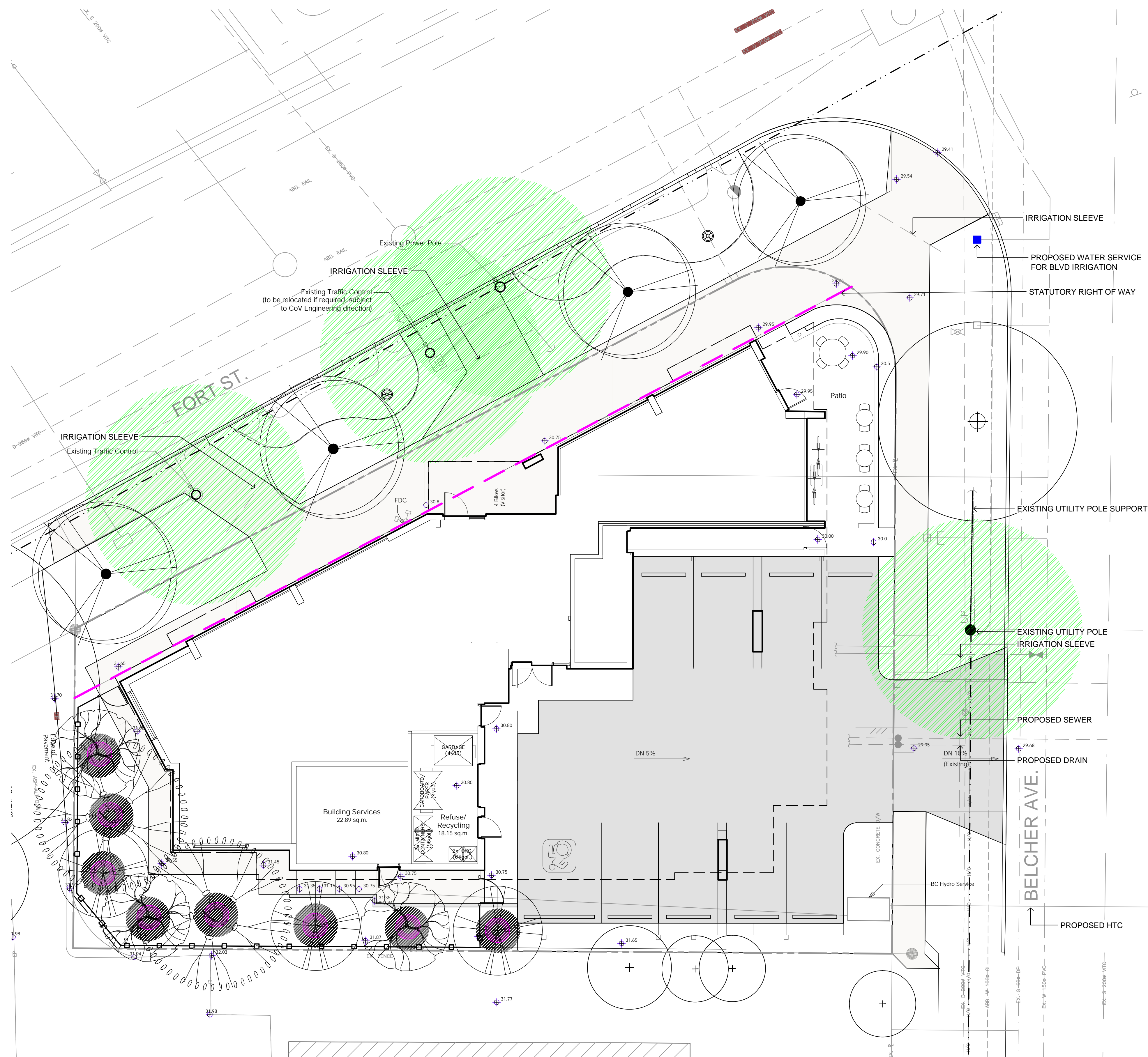
Tree Resource Spreadsheet - 1693 Fort Street

Page 1 of 2





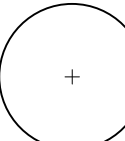
Tree ID	Common Name	Latin Name	DBH (cm) -- approximate	Crown Spread (meters in round)	CRZ (meters in round)	Relative Endurance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
NT1	Cherry	<i>Prunus</i> spp.	73 below union	10.0	9.0	Moderate	Fair	Fair-poor	Municipal tree. Decay in most pruning wounds.	Yes (municipal)	Retain*	Water services, sidewalk
NT2	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	47.125 + 60% of 20, 16)	3.0	7.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	Yes (by multi-scan calculation)	X	Within building footprint
NT3	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	27.0	3.0	4.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	No	X	Within sidewalk footprint
NT4	Elm	<i>Ulmus</i> spp.	33.0	6.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to be 3 more in the row that were removed to the west.	Yes	X	Conflict with foundation, sidewalk
NT5	Elm	<i>Ulmus</i> spp.	34.0	7.0	4.0	Moderate	Fair	Fair	Topped previously. Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk
NT6	Elm	<i>Ulmus</i> spp.	33.0	5.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk
NT7	Elm	<i>Ulmus</i> spp.	43.0	8.0	5.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes	X	Conflict with foundation, sidewalk, and parking lot
NT8	Crabapple	<i>Malus</i> spp.	~20	4.0	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT9	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT10	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT11	Beech (purple)	<i>Fagus sylvatica</i>	23	4	3.5	Poor	Good	Good	Close proximity to carport foundation. Some clearance pruning previously.	No	X	Within parking lot footprint
NT12	Austrian Pine	<i>Pinus nigra</i>	~30	7.0	3.0	Good	Fair	Good	Asymmetric crown. Elevated from subject property 45cm, protected by retaining wall. Barrier fencing due to development on neighbouring property.	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT13	Austrian Pine	<i>Pinus nigra</i>	~40	8	4.0	Good	Fair	Fair-poor	Codominant leaders with included bark, swelling from reaction wood. Asymmetric crown	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT14	Austrian Pine	<i>Pinus nigra</i>	~35	9	3.5	Good	Fair	Good	Asymmetric crown.	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT15	Glory Oak	<i>Quercus garryana</i>	~60	15	6.0	Good	Good	Fair	May be municipal or co-owned. Codominant leaders with included bark. Barrier fencing due to development on neighbouring property.	Yes	Retain	Driveway widening/resurfacing

ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com



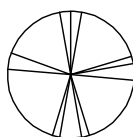
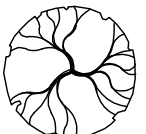
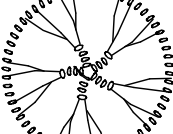
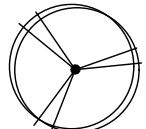


LEGEND

	REPLACEMENT TREE
<u>TREE PLANTING RESTRICTIONS</u>	
	OVERHEAD POWER LINE
	5.0 m OFFSET FROM HYDRO OR LIGHT POLE
	1.0 m OFFSET FROM PAVING & UTILITIES
	EXISTING TREE TO REMAIN

TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
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TOTAL	15	8	7	10	12

REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2

TREE SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native
3		Acer circinatum	Vine maple	B&B	4cm	yes
3		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Flowering Dogwood	B&B	4cm	yes
2		Quercus garryana	Garry oak	B&B	4 cm	yes
MUNICIPAL						
4		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	4cm	



PROJECT
Rental Housing

ADDRESS
1693 Fort St.
Victoria BC

Bianca Bodley

KH

REVISIONS:

1	ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT	2021-01-23
2	ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT	2021-11-03
3	ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT	2022-03-1

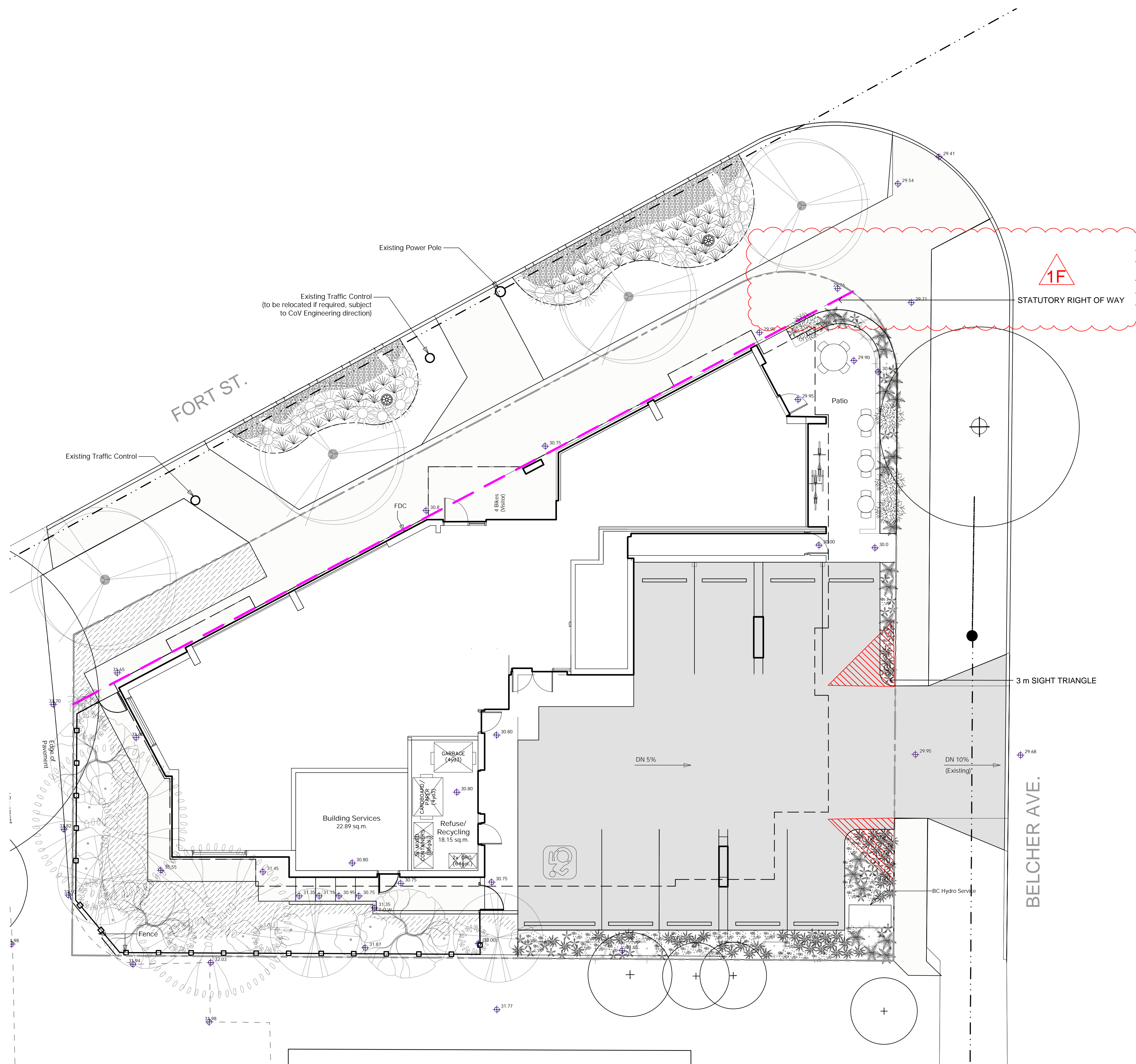
RESUBMISSION REVISIONS:
*Refer to document "2205XX Fort
St (1693) - DPRZ Applicant
Response to City Comments"*

RE-ISSUED FOR
REZONING AND
DEVELOPMENT PERMIT
MAY 25, 2022

Scale: 1:100














L3 Planting Plan



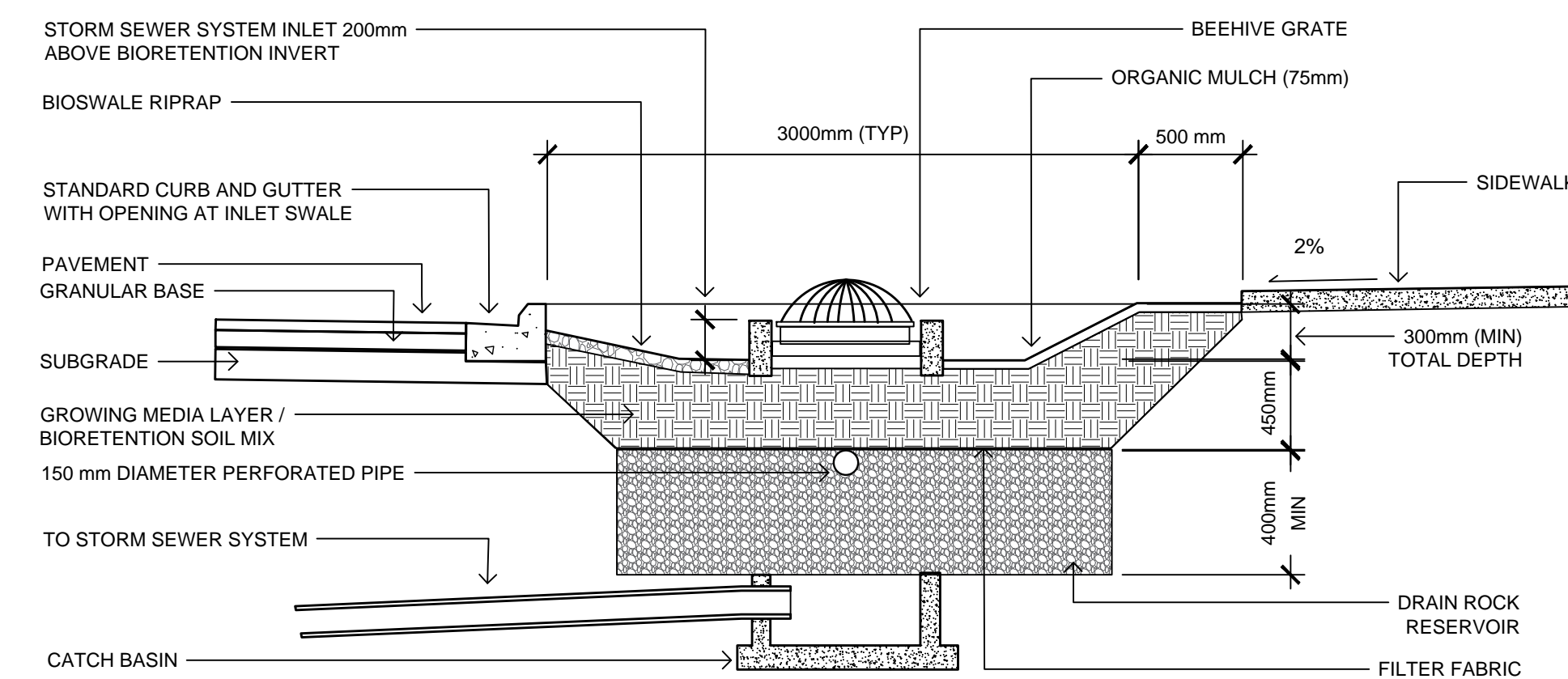
LEGEND



PLANT SCHEDULE

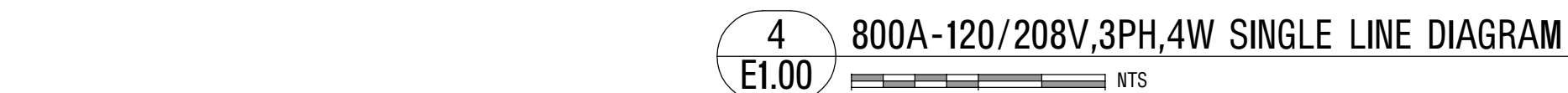
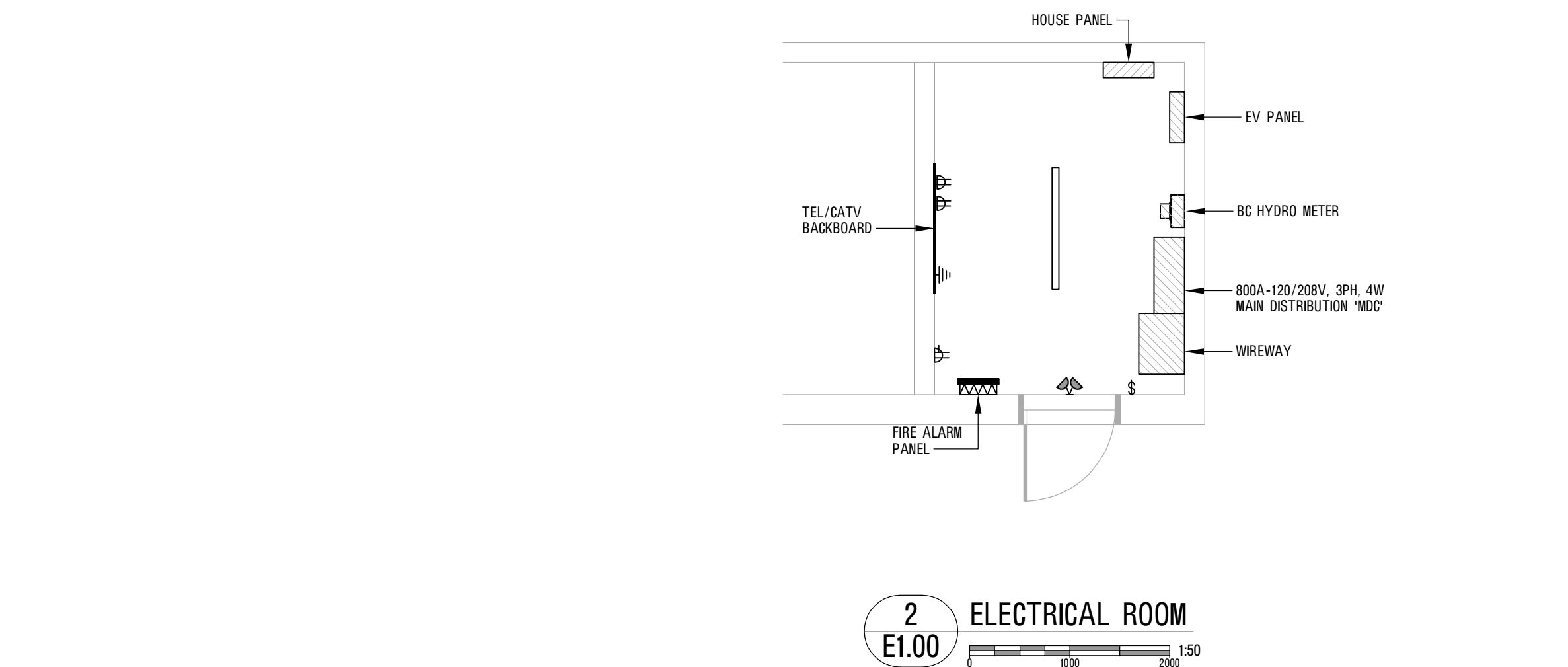
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
44		Blechnum spicant	Deer Fern	#1	y	
2		Cornus canadensis	Creeping dogwood	tray	y	y
22		Cornus sericea 'Kelsey'	Kelseyi dogwood	#2		
7		Gaultheria shallon	Salal	#2	Y	
58		Juncus effusus	Common rush	#1	y	
51		Mahonia nervosa	Oregon Grape	#1	y	
4		Pinus Mugo	Dwarf Mugo pine	#2		
26		Ploystichum munitum	Western sword fern	#1	y	
6		Ribes sanguineum	Red-flowering currant	#2		y
14		Symphoricarpos albus	Snowberry	#2	y	y
		Native Meadow Seed Mix		hydro-seed	y	y

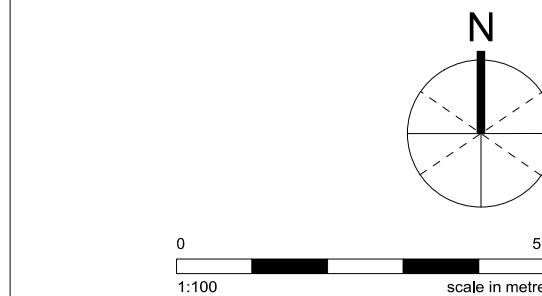
NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



(1)

BIOSWALE DETAIL
SCALE NTS





5	Rezoning and DP	22/03/16
4	Rezoning and DP	21/11/02
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/20
1	Rezoning and DP	21/01/21
0	Rezoning and DP	20/11/16

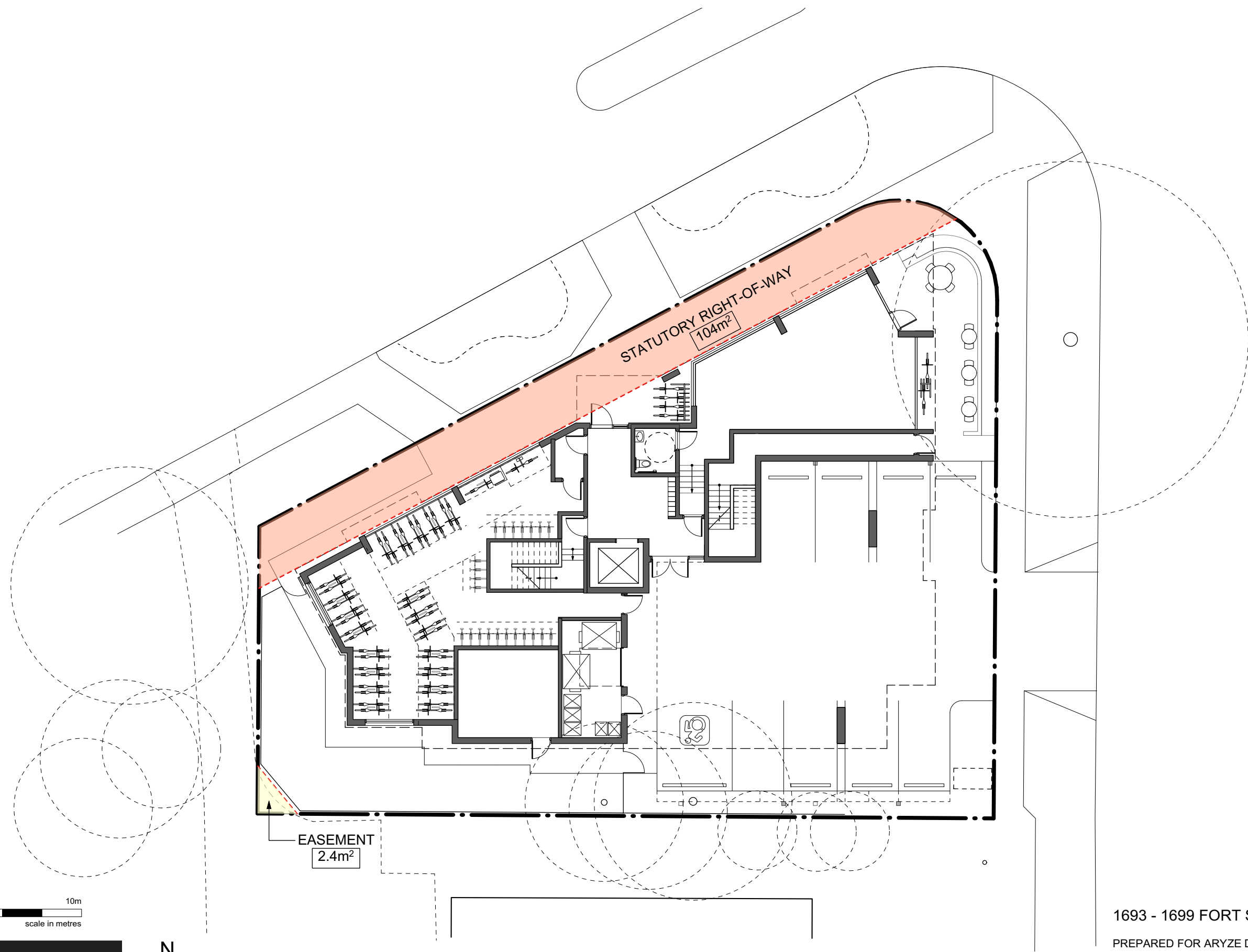
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project name
Rental Housing
1693 Fort Street

sheet title

Survey

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT, wv
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	check no.



1693 - 1699 FORT STREET SITE DIAGRAM

PREPARED FOR ARYZE DEVELOPMENTS

GENERAL INFORMATION, DIMENSIONS AND SPECIFICATIONS ON THIS DRAWING ARE SUBJECT TO CONFIRMATION AND ARE NOT TO BE USED AS A PART OF CONSTRUCTION CONTRACT DOCUMENTATION

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architecture + urbanism