## 561-565 Toronto Street

Revised drawings issued for: Development Permit Application 27th February, 2019

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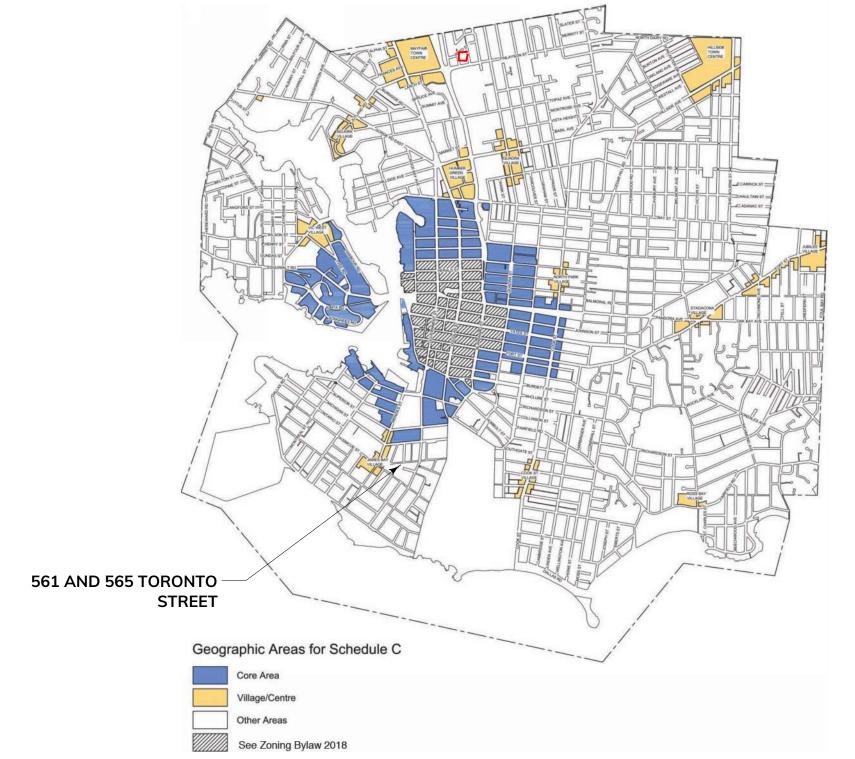
# Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date March 6, 2019

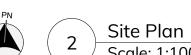








561-565 Toronto Street



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THK

11.14

ENTRY

GATE TO PRIVATE PATIO —

PATIO

PATIO

PROPERTY LINE

THK

PATIO

PATIO

LANDSCAPE AREA

POSSIBLE LOCATION FOR PAD -MOUNTED TRANSFORMER IF NEEDED

PROPERTY LINE -

PROPOSED SIDE YARD — SETBACK TO BUILDING FACE



- ENTRY FRAMED IN CEDAR

AND ALUMINUM

DELUGE WATER HEADS TO

PROTECT EXIT

PATIO

— NEW CURB CUT FOR PARKADE

PROPERTY LINE

ARBOUR AMD DECK (SEE LANDSCAPE PLAN)

AREA OF PARKADE ROOF SLAB THAT IS HIGHER THAN EXISTING GRADE

- STEP UP TO ACCOMADATE PARKADE RAMP BELOW

ENTRANCE

SINGLE RACK FOR 6 BIKES

- BALCONIES ABOVE (TYPICAL)

SETBACK TO BUILDING FACE

PROPOSED REAR YARD

PROPOSED REAR YARD

SETBACK TO FACE OF

BALCONIES

SETBACK TO BUILDING FACE

SETBACK TO FACE OF

BALCONIES

Finished Grade
11.24m

### 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

(	( 2 )					
		Section		Proposed	Variance	Comments
- 3m x 3m VII	EW TRIANGLE	1	Permitted Uses	Multiple unit residential building	No	
- EXISTING N	NEIGHBOUR (SHE	D) 2	Parcel Size (m2)	999	No	
_		4	Floor Area Ratio	1.49	No	
<b>7</b>		5	Building Height	14.03m	No	
		7	Number of Storeys	4	No	
		8	Lot Coverage (%)	46%	Yes	Parking takes up nearly 100% of the site, but is located below ground.
	O FRONT YARD O FACE OF	9	Open Site Space (%)	60%	No	
BALCONIES PROPOSED	S O FRONT YARD	10	Siting Requirements			
SETBACK T	O BUILDING FAC	E	a(i) Front Setback (North)	5.794m (4.628m to balcony)	Yes	21(1) of zoning bylaw exempts balconies facing streets from setback requirements
^			a(ii) Side Setback West	4.390m	Yes	
			a(iii) Side Setback East	5.042m (4.060m to balcony)	Yes	
			a(iiiii) Rear Setback (South)	4.934m to face of wall (3.935m to	bal 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 + 6 @ 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	1246.6 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	

$\wedge$	$\wedge$
AREA CALCI	JLATIONS

Off-Street parking Regulations for Village/Centre. Site is CONTRIBUTION TO TOTAL FLOOR AREA FOR FAR CALCULATION

(m2):

	GROSS FLOOR AREA (m2)	(m2):		
			*PARKING CALCULATIONS:	
Basement & Garage	999	0 (parking below grade)	Units less than 45 sq m:	9
First Floor	399.4	370.9	Units less than 70m sq m:	15
Second Floor	418.9	370.9		
Third Floor	418.9	370.9	Parking: $(.85 \times 9) + (1 \times 15)$	22.65
Fourth Floor	418.9	370.9	Guest Parking: 0.1 x 24	2.4
Totals:	2655.1	1483.6	Total Parking	25.05

FAR Calculation:

1483.6/999=

Bike Storage: (1 x 9) + (1.25 x 15) Total Bike Storage:

# **Grade Calculation**

Points H & I

Points I & J

Points J & A

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

11.13 + 11.23 / 2 11.18

11.23 + 11.20 / 2 11.22

11.20 + 10.25 / 2 10.73

**Lot Coverage Calculation** Site area = 999m^2 Portion of parkade higher than existing grade = 63.24m^2 Building footprint = 399.36m^2

### Distance Between Grade **Average of Points Grade Points** Totals 10.25 + 10.11 / 2 10.18 20.9 212.762 Points A & B Points B & C 10.11 + 11.06 / 9.1 96.324 Points C & D 11.06 + 11.06 / 2 11.06 4.9 54.194 7.0 77.525 Points D & E 10.7 118.663/ Points E & F 11.09 + 11.09 / 2 11.09 85.624 Points F & G 11.09 + 11.15 / 2 11.12 7.7 228.370 20.5 Points G & H 11.15 + 11.13 / 2 11.14

Open Site Space Calculation Site area = 999m^2 Building footprint = 399.36m^2

999-399.36 = 599.64 599.64/999 = 60%

63.24+399.36 = 462.6

462.6/999 = 46%

Average Grade

10.7

7.7

20.5

80.8 /

10.73

119.626

219.863

866.649

86.356

561-565 Toronto Street

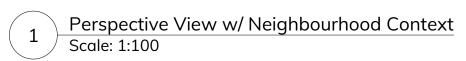
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[14'-4 7/8"]

February 27th, 2019

27.75







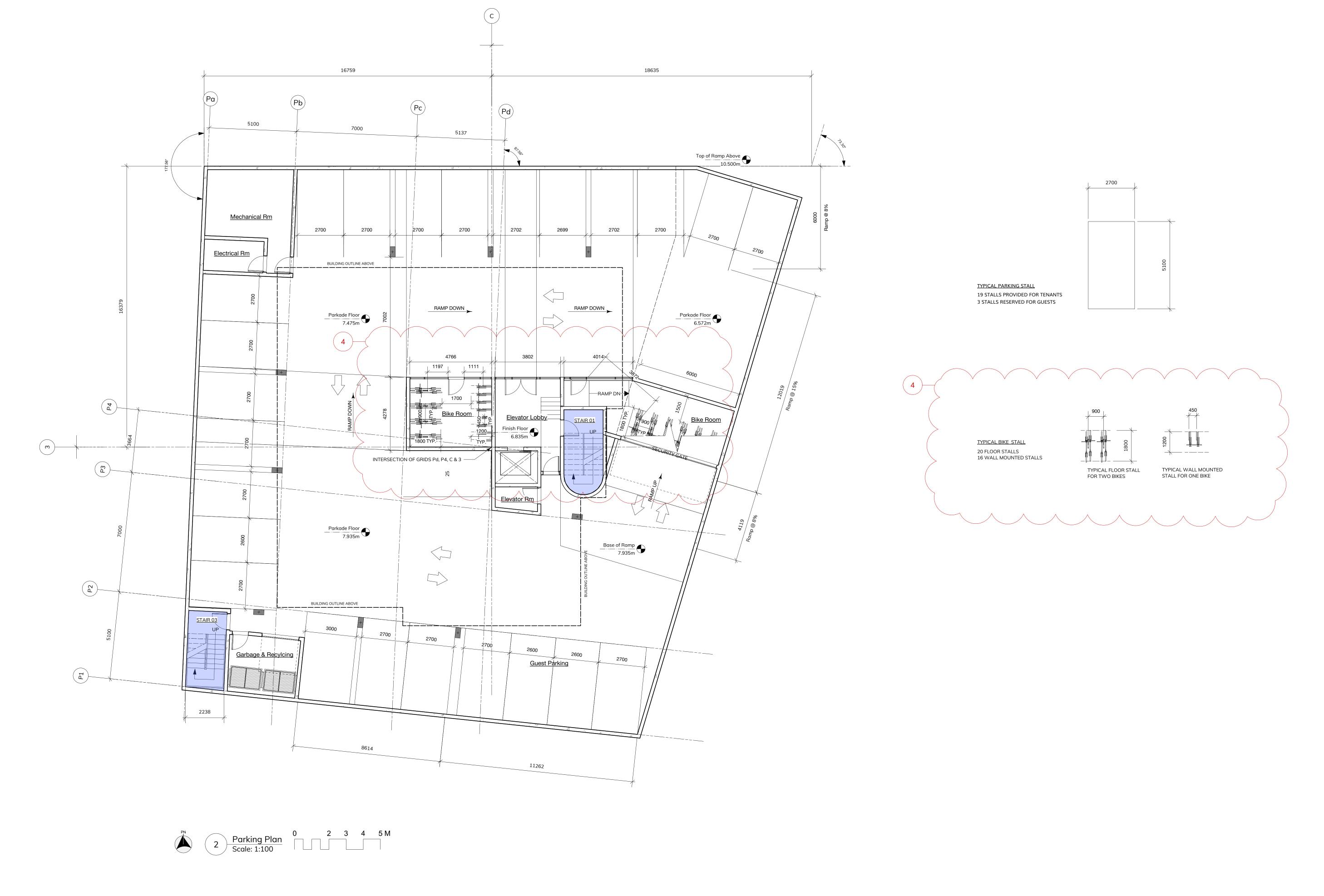
Perspective from Toronto Street looking South/East
Scale: 1:100

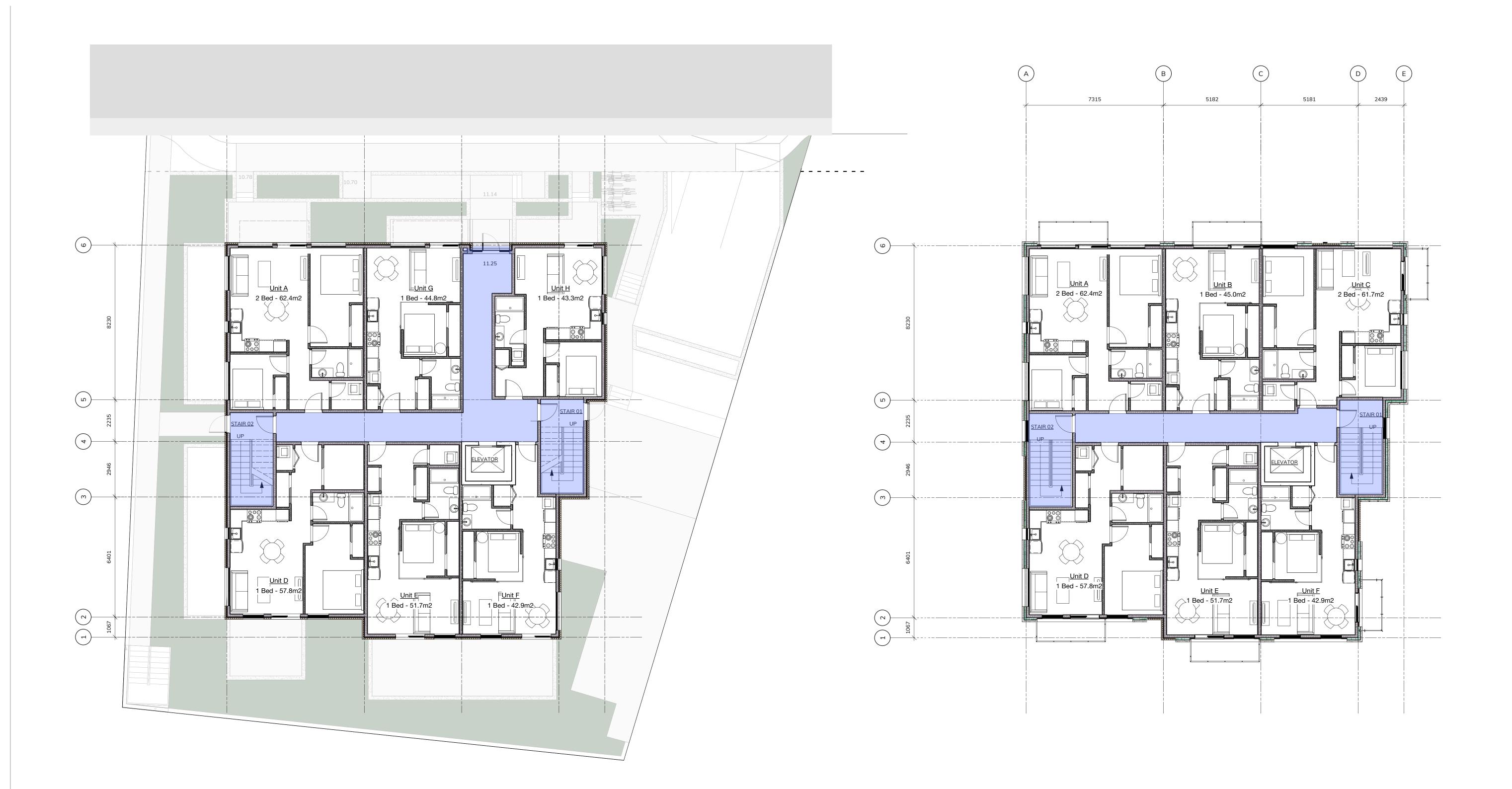


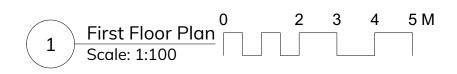




Perspective from South looking North/West Scale: 1:100





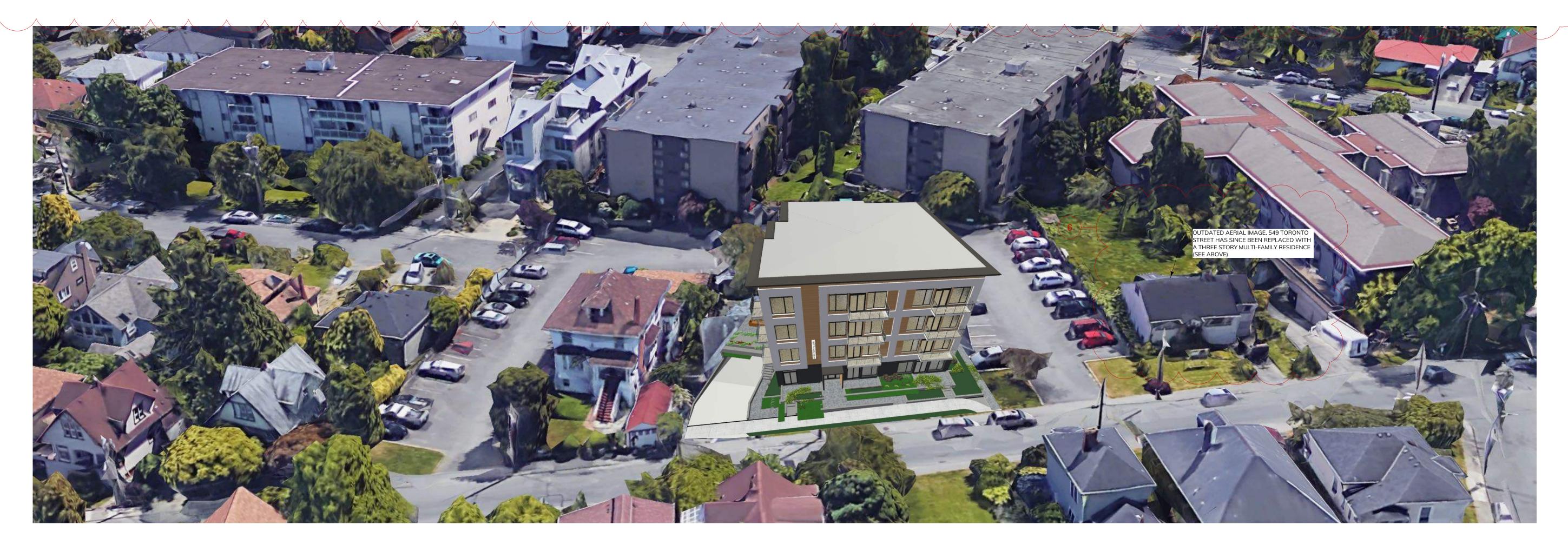






February 27th, 2019 DP-104 Unit Layouts

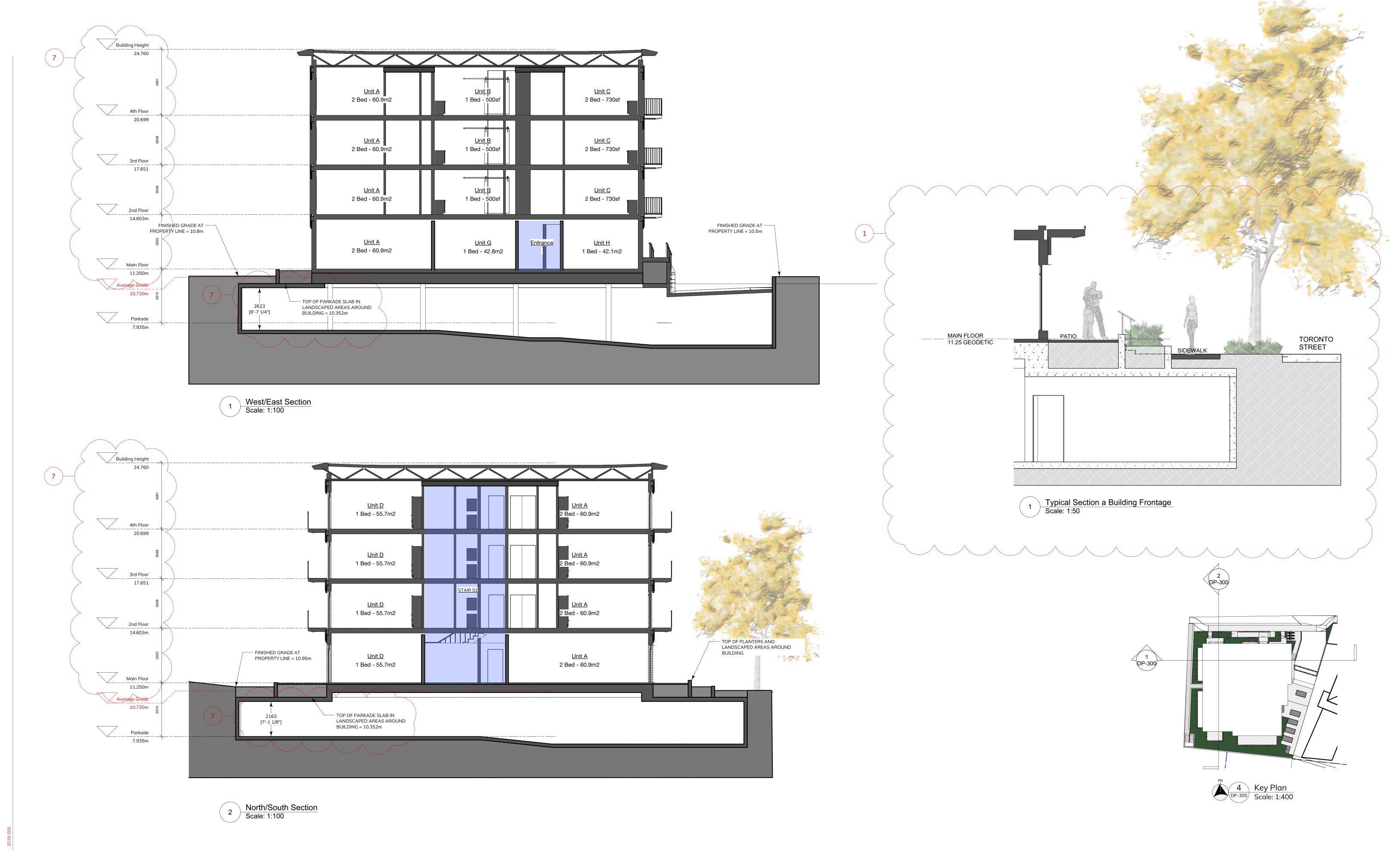




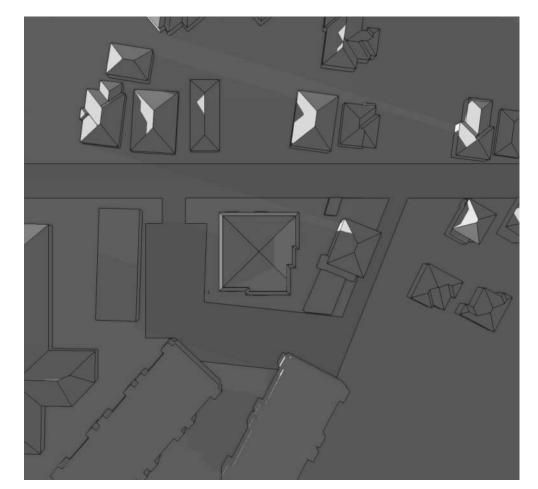
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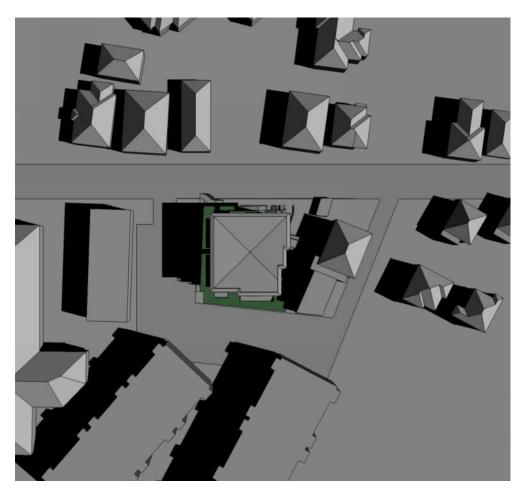
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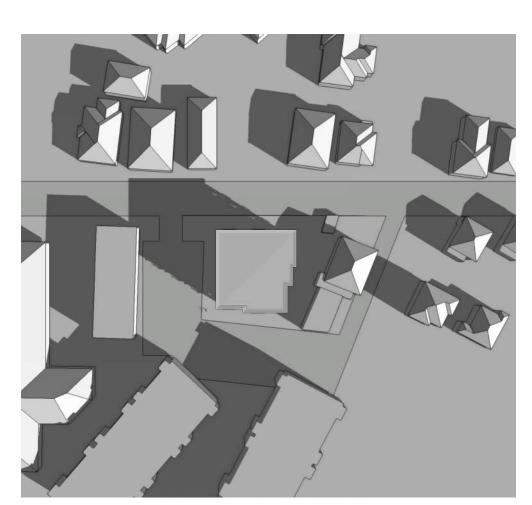
# **Shadow Studies**



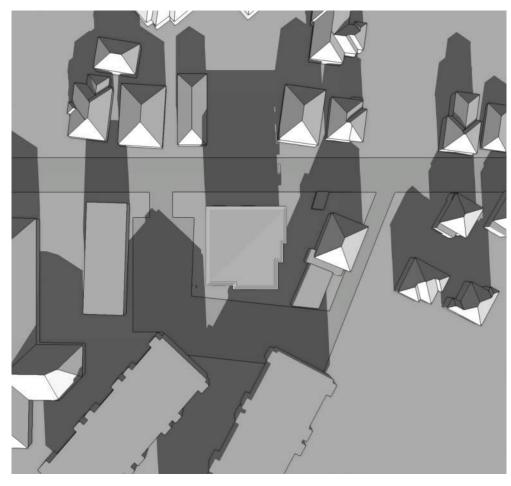
Winter Solstice - 9am



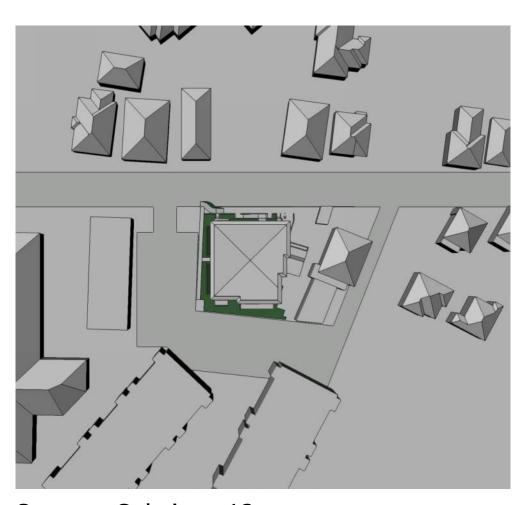
Summer Solstice - 9am



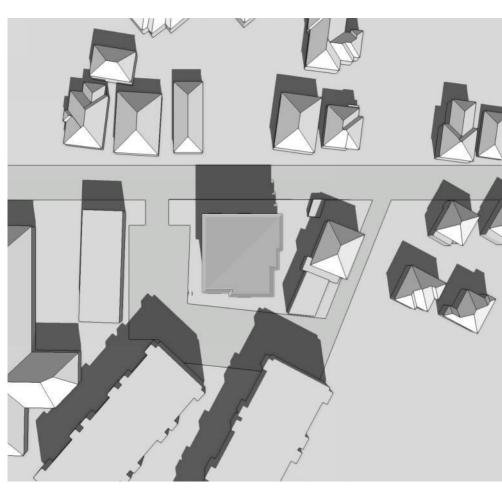
Equinox - 9am



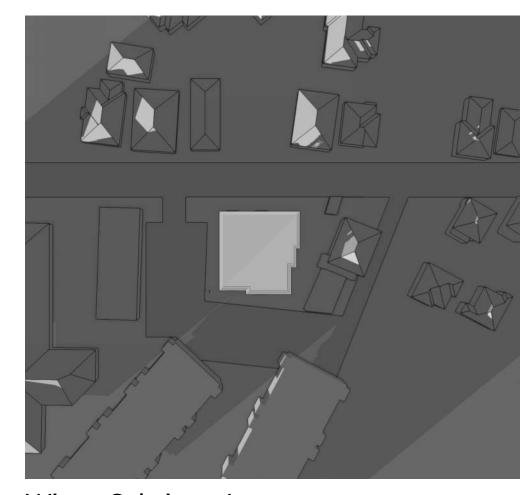
Winter Solstice - 12pm



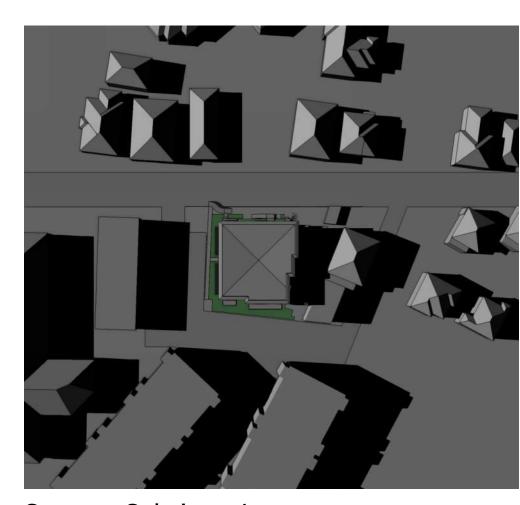
Summer Solstice - 12pm



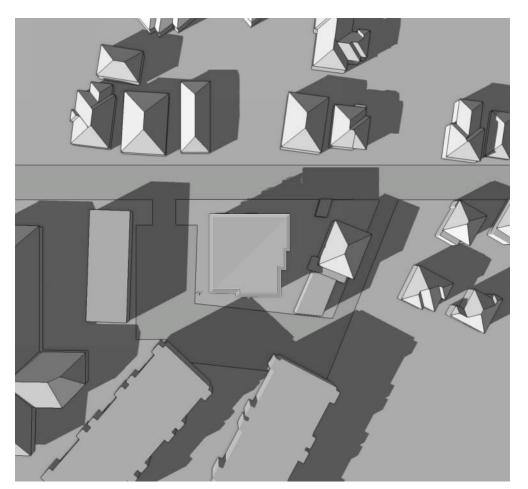
Equinox - 12pm



Winter Solstice - 4pm



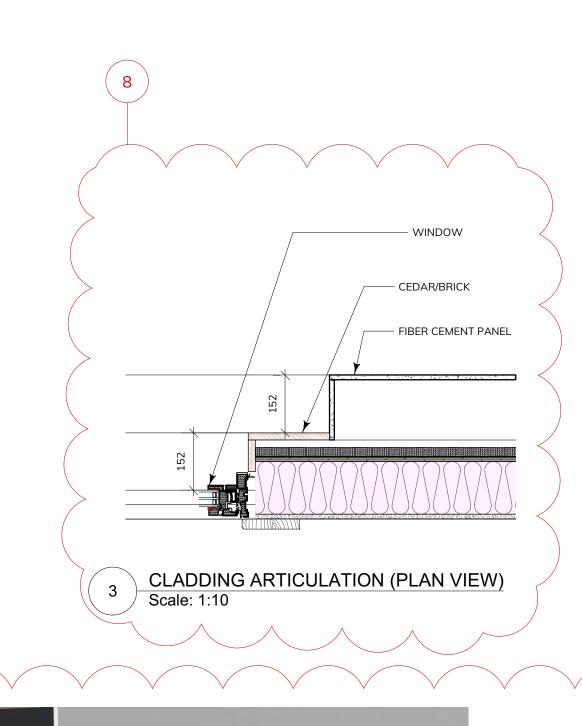
Summer Solstice - 4pm



Equinox - 4pm

February 27th, 2019





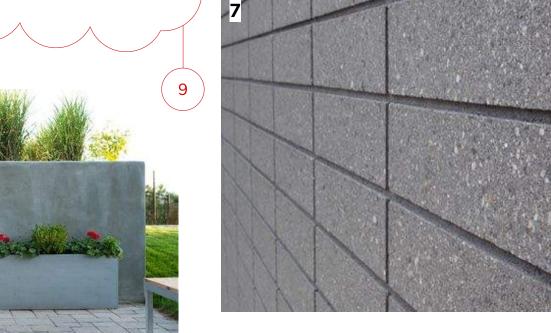






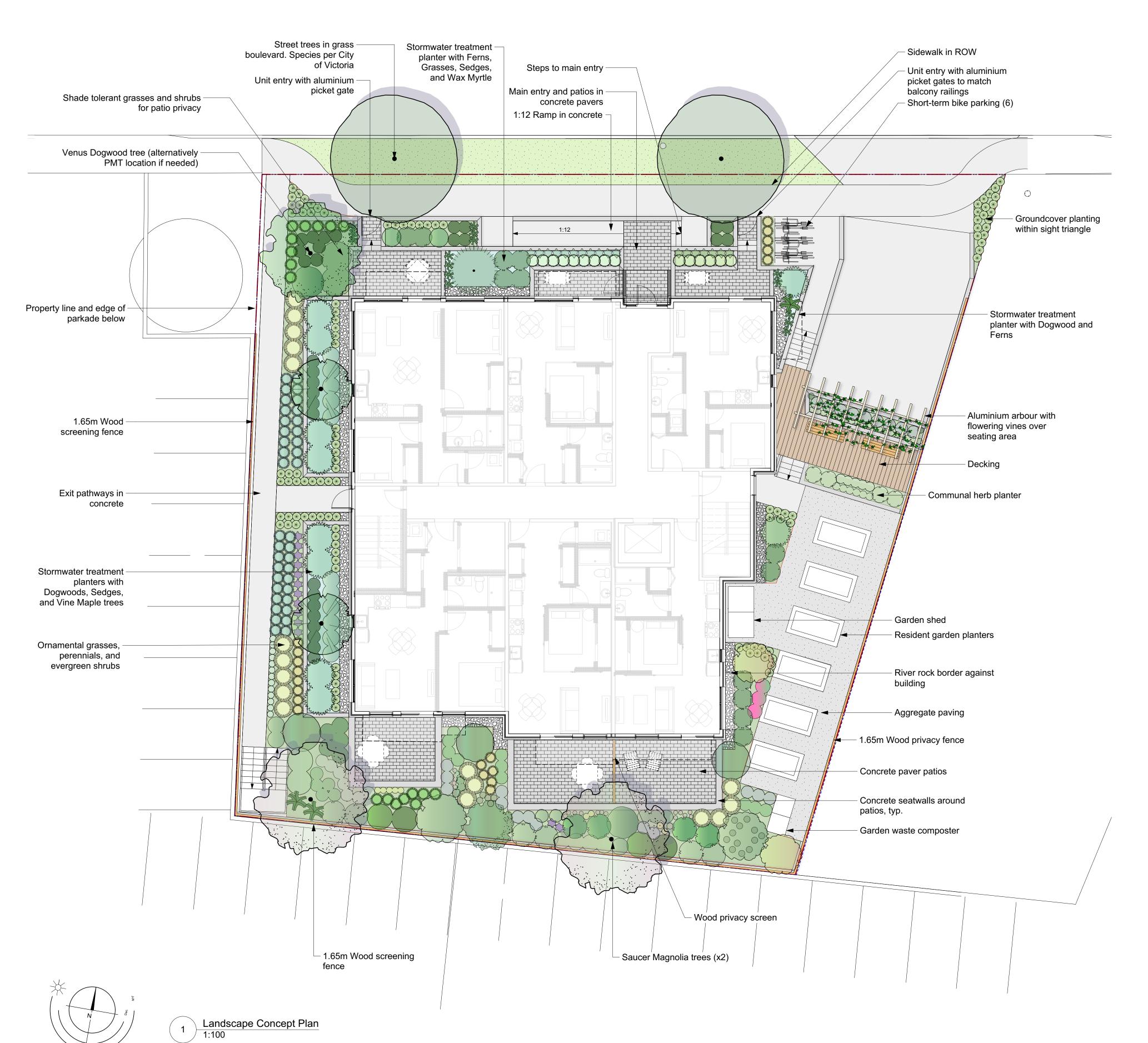








- 1) DARK GREY ALUMINUM FASCIA FLASHING
- 2) BLACK VINYL WINDOW AND DOOR ASSEMBLIES
- 3) GLASS GUARDRAIL IN ALUMINUM FRAME
- 4) CONCRETE PLANTERS WITH TALL GRASSES AND OTHER VISUAL SCREEN PLANTS
- 5) HORIZONTAL CEDAR SIDING WITH CLEAR FINISH
- 6) WHITE FIBER CEMENT PANEL RAINSCREEN WALL **ASSEMBLY**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





Saucer Magnolia (Magnolia x soulangiana)



Vine Maple (Acer circinatum)



**Venus Dogwood (Cornus)** 

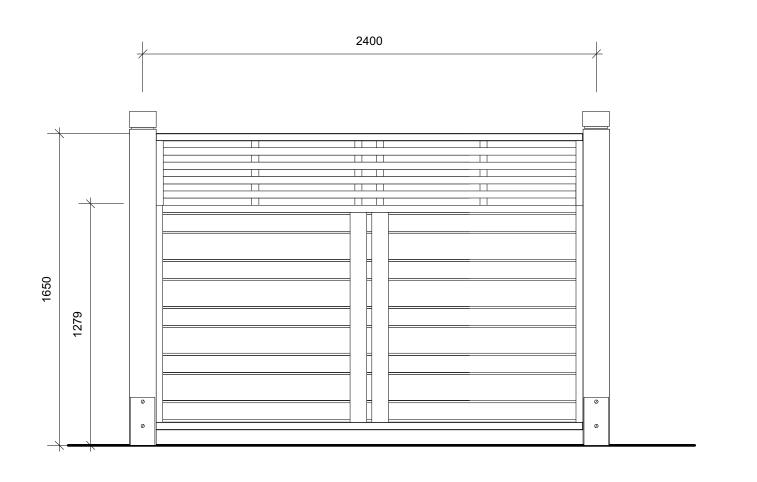
### Recommended Nursery Stock

Trees			
	Botanical Name	Common Name	Size
5	Acer circinatum	Vine Maple	Min.3 s
	Cornus x 'KN30-8' P.P.# 16309	Venus® Dogwood	6cm ca
1 Ob	Magnolia x soulangiana 'Rustica Rubra'	Rustica Rubra Magnolia	#25 po
Large Shrubs			
5	Botanical Name	Common Name	Size
	Garrya eliptica `James Roof	Silk Tassel Bush	#7 pot
	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	#7 pot
	Myrica californica Viburnum plicatum f. tomentosum 'Mariesii'	Pacific Wax Myrtle  Mariesii Viburnum	#7 pot #7 pot
Medium Shrubs		Manesii Vibuniuni	#1 pot
Wediuiii Siirubs		0 N	0.
47	Botanical Name	Common Name	Size
	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3 pot
	Choisya 'Aztec Pearl' Cistus x hybridus	Mock Orange Blossom White Rockrose	#3 pot #3 pot
	Cornus sericea 'Arctic Fire'	Red Twig Dogwood	#3 pot
	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne	#3 pot
	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange	#5 pot
	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron	#5 pot
	Ribes sanguineum "White Icicle'	White Flowering Currant	#3 pot
	Sarcococca ruscifolia	Sweet Box	#5 pot
	Spiraea thunbergii 'Ogon'	Golden Bridalwreath Spirea	#3 pot
	Symphoricarpos albus	Snowberry	#3 pot
Small Shrubs	cymphonoaipoc albuc	G.1.6.11,261.1,	"o por
3111aii 3111ubs 101			
101	Botanical Name	Common Name	Size
	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood Wintergreen	#3 pot
	Gaultheria procumbens Gaultheria shallon	Salal	#1 Pot
	Hebe albicans 'Red Edge'	Red Edge Hebe	#3 pot #2 pot
	Lavandula stoechas 'Otto Quast'	Spanish Lavender	#2 pot #1 pot
	Mahonia repens	Creeping Mahonia	#1 pot
	Pieris japonica 'Little Heath'	Pieris 'Little Heath'	#3 pot
	Rosmarinus officinalis 'Prostratus'	Rosemary	#1 pot
Groundcovers	Roomanna omonano i roomata	Rosemary	n i pot
50	Botanical Name	Common Name	Size
30	Origanum vulgare	Pot Marjoram, oregano	#1 pot
	Satureja douglasii	Yerba beuna	#1 pot
	Thymus pseudolanuginosus	Woolly Thyme	SP4
	Thymus vulgaris	Thyme	SP4
Perennials, Ann	nuals and Ferns		
293	Botanical Name	Common Name	Size
	Astilbe chinensis 'Pumila'	Dwarf Astilbe	#1 pot
	Blechnum spicant	Deer Fern	#1 pot
	Calamagrostis x acutiflora `Karl Foerster`	Foerster`s Feather Reed Grass	#1 pot
	Carex 'Ice Dance'	Variegated Sedge	# 1 Pot
	Chasmanthium latifolium	Northern Sea Oats	#1 pot
	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed	#1 pot
	Deschampsia caespitosa	Tufted Hair Grass	#1 pot
	Erigeron mucronatus 'Profusion'	Mexican Daisy	#1 pot
	Erysimum 'Bowles Mauve'	Bowles Perennial Wallflower	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot
	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
	Polystichum munitum	Sword Fern	#1 pot

1. All work to be completed to current BCSLA Landscape Standards

Clematis montana

2. All soft landscape to be irrigated with an automatic irrigation system







**LADR LANDSCAPE ARCHITECTS**