

561-565 Toronto Street

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

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CITY OF
VICTORIA

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

March 6, 2019

561-565 Toronto Street

WAYMARK

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February 27th, 2019
DP-000
Cover Sheet

BUILDING FOOTPRINT: 399.36m²

Open Site Space Calculation

Site area = 999m^2

Building footprint = 399.36m^2

$999 - 399.36 = 599.64$

$599.64 / 999 = 60\%$





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



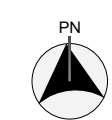
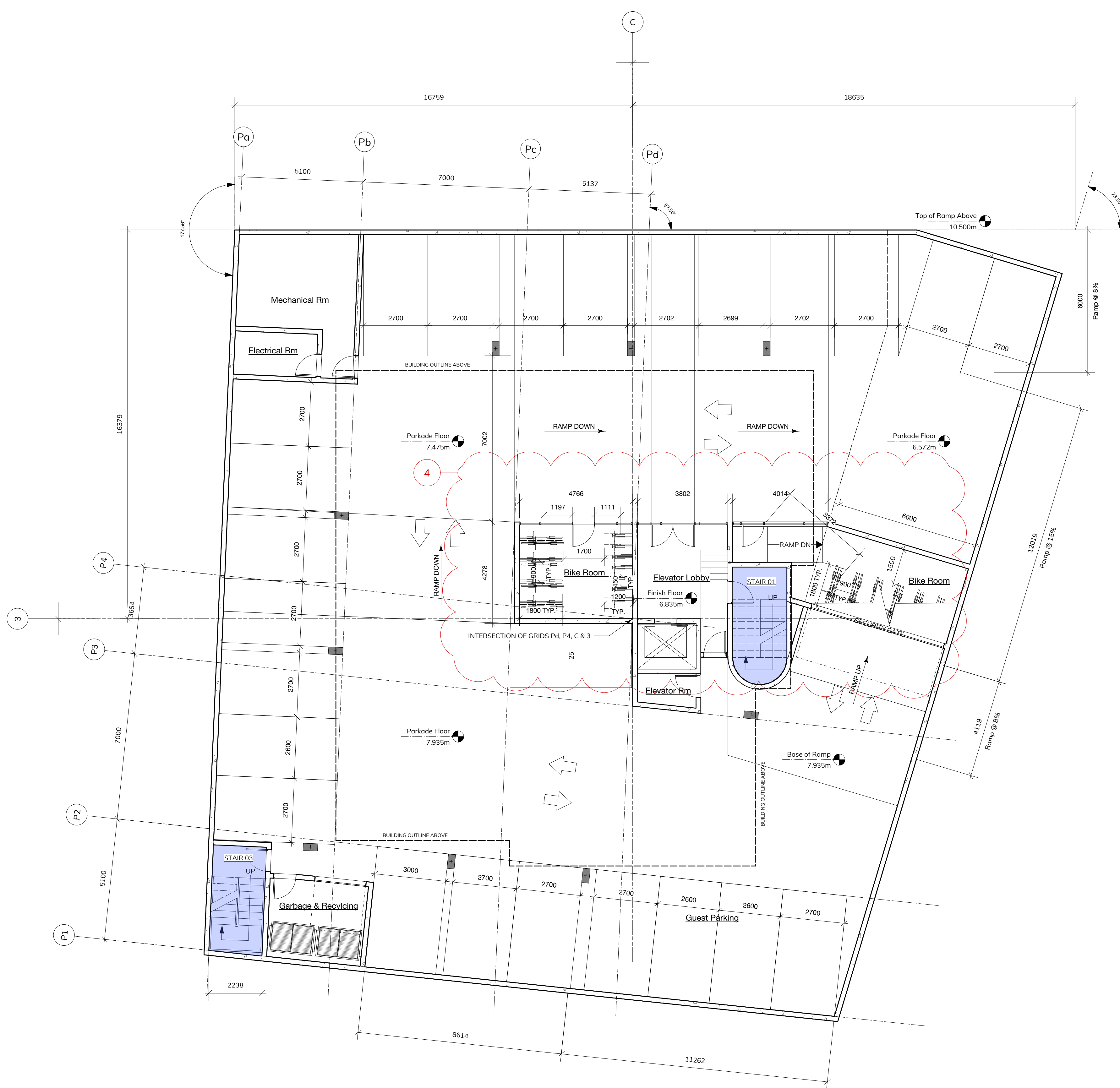
2 Perspective from Toronto Street looking South/East
Scale: 1:100



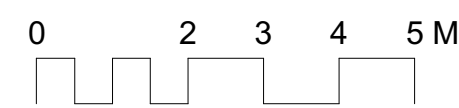
1 Perspective from Toronto Street looking South/West
Scale: 1:100



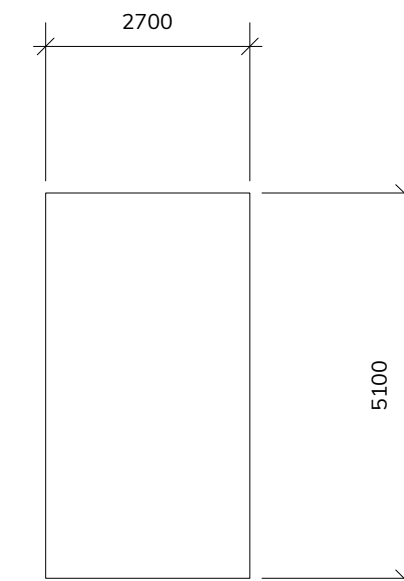
2 Perspective from South looking North/West
Scale: 1:100



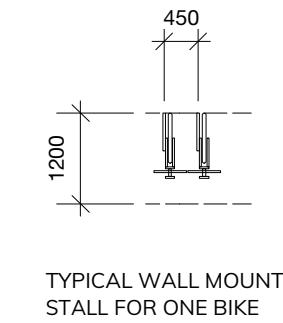
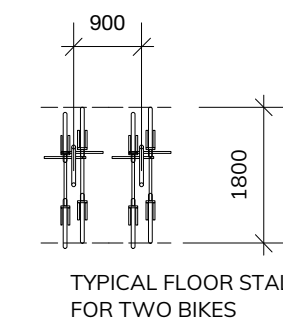
2 Parking Plan
Scale: 1:100



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



TYPICAL BIKE STALL
20 FLOOR STALLS
16 WALL MOUNTED STALLS





1 First Floor Plan
Scale: 1:100



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

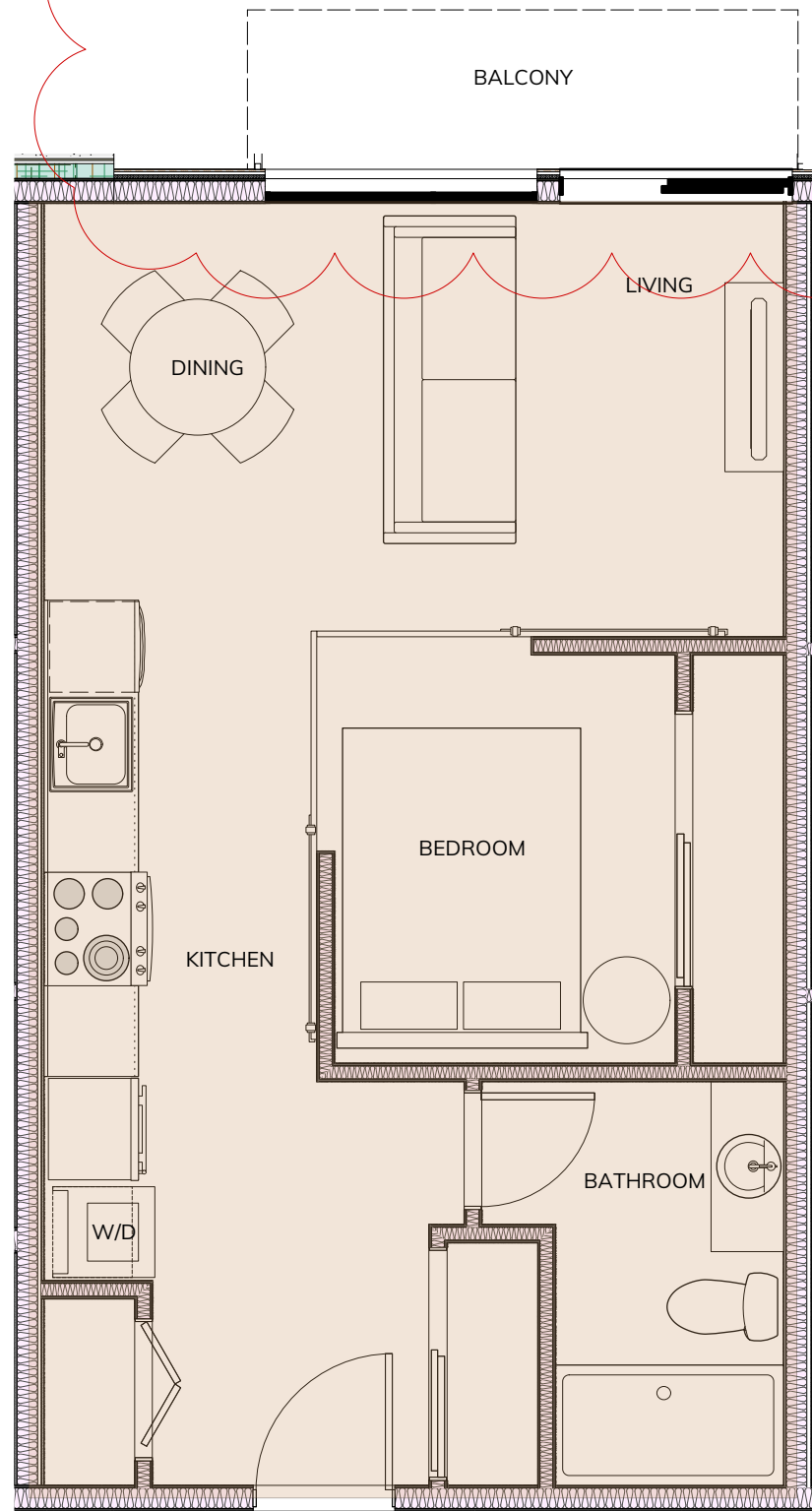


Project ID: 2015-005

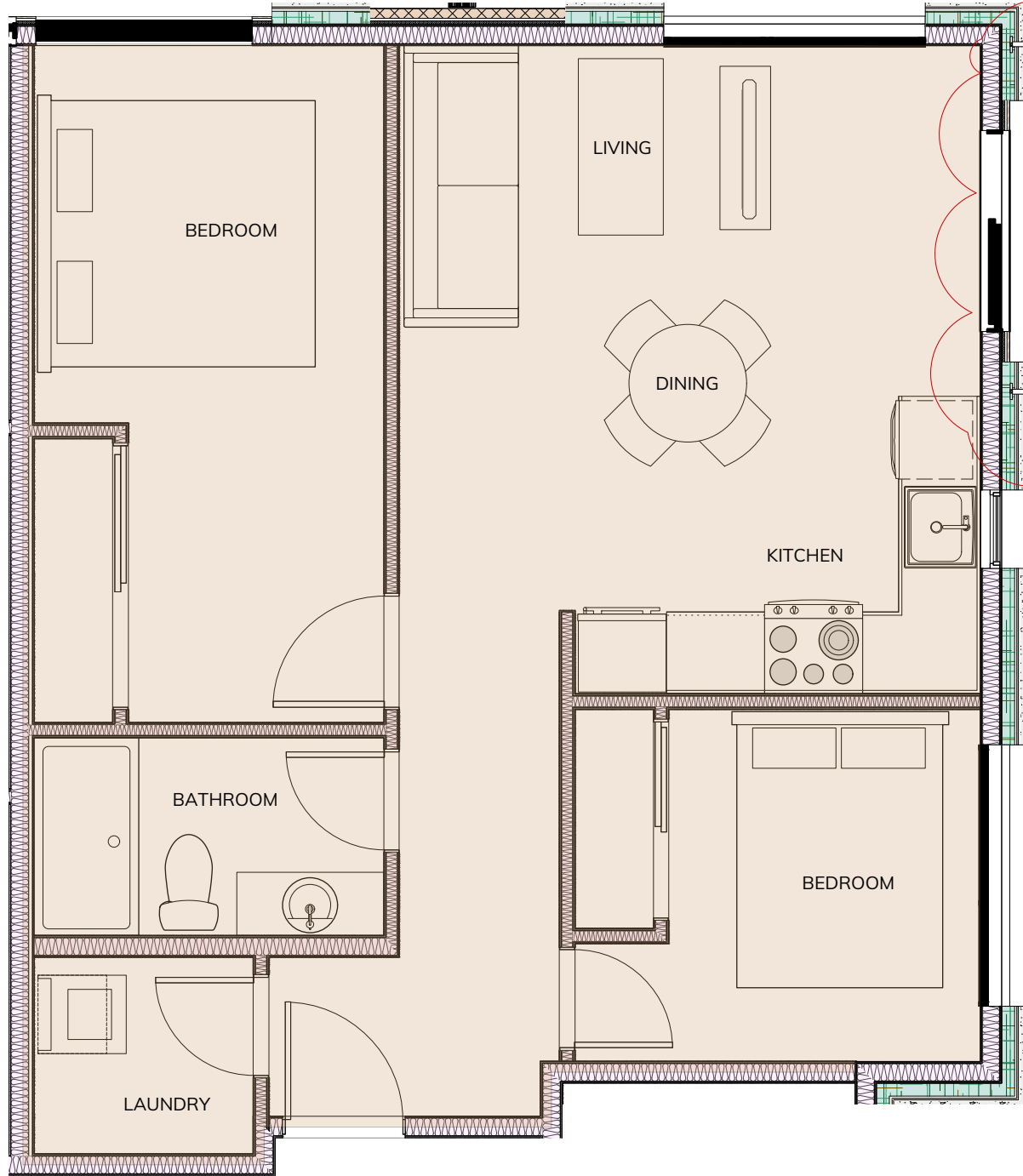
1 Unit A
Scale: 1:50
Size: 62.4m2
Number of Bedrooms: 2
Number of units: 4



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



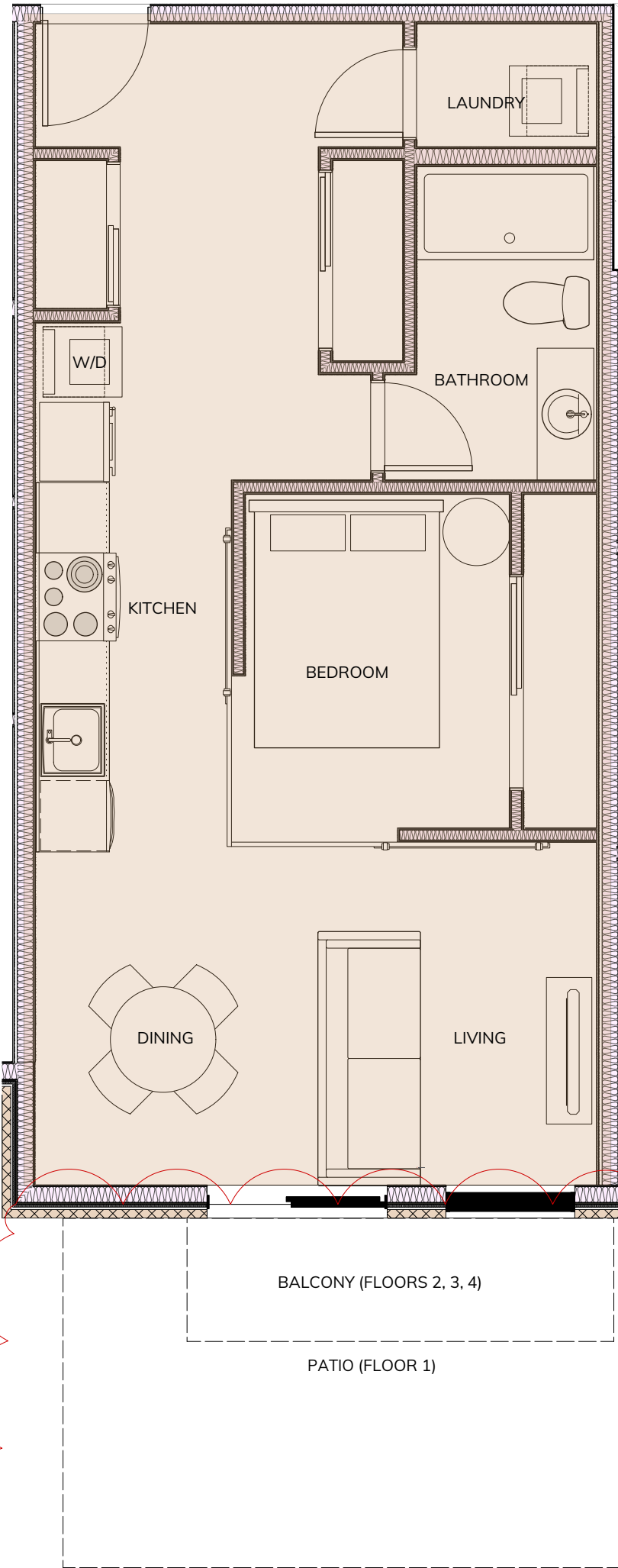
3 Unit C
Scale: 1:50
Size: 61.7m2
Number of Bedrooms: 2
Number of units: 3



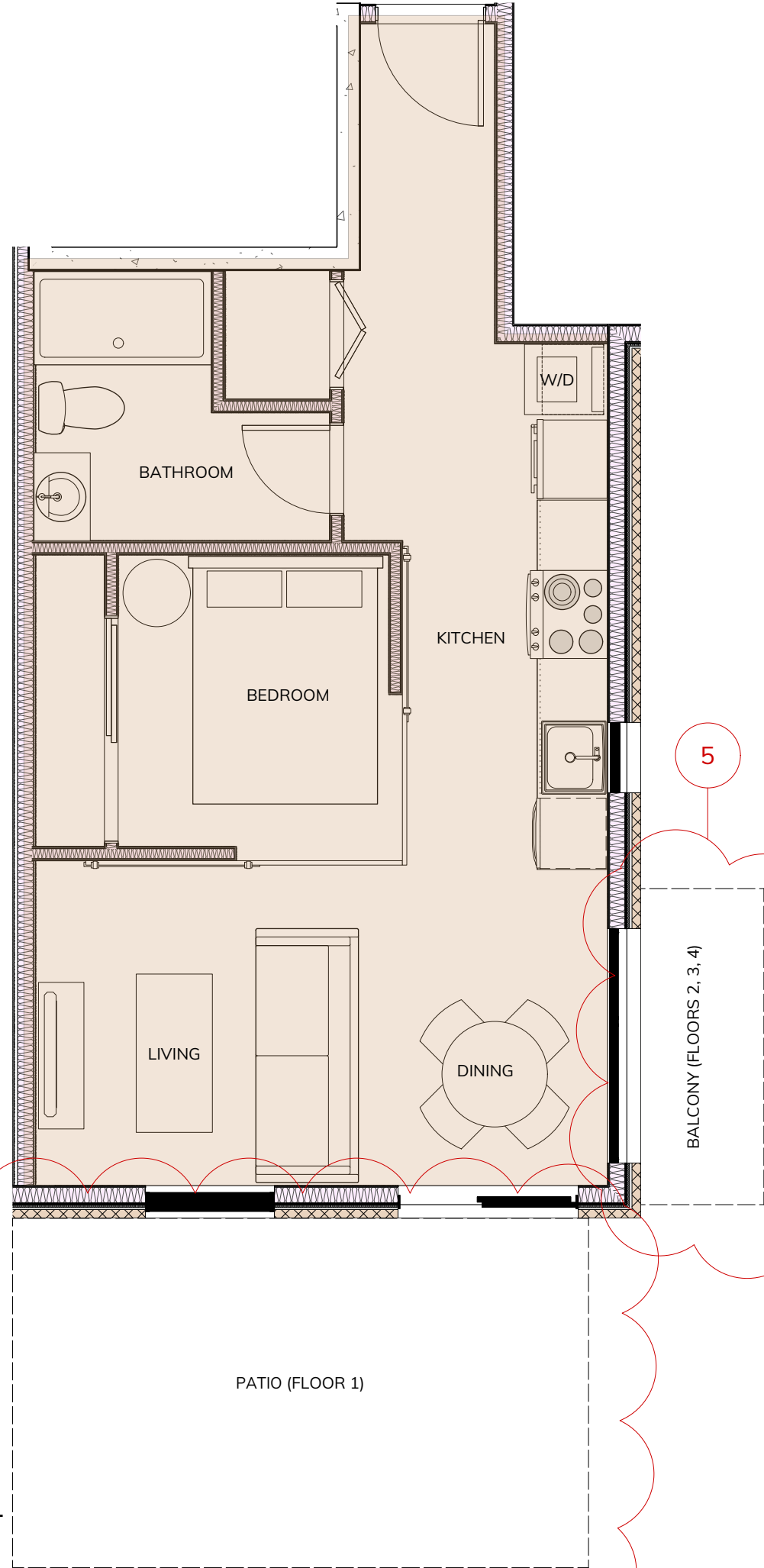
4 Unit D
Scale: 1:50
Size: 57.8m2
Number of Bedrooms: 1
Number of units: 4



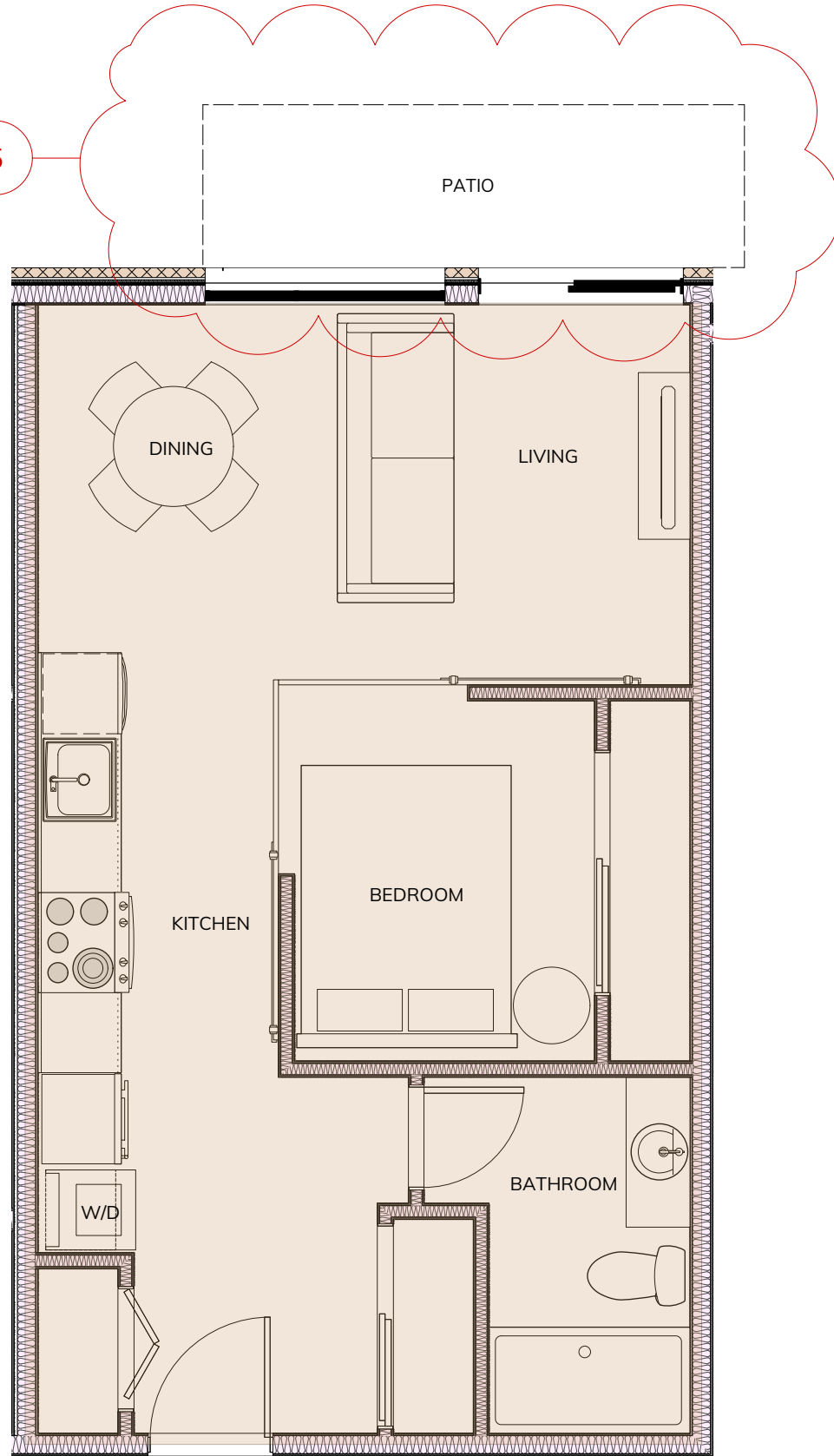
5 Unit E
Scale: 1:50
Size: 51.7m2
Number of Bedrooms: 1
Number of units: 4



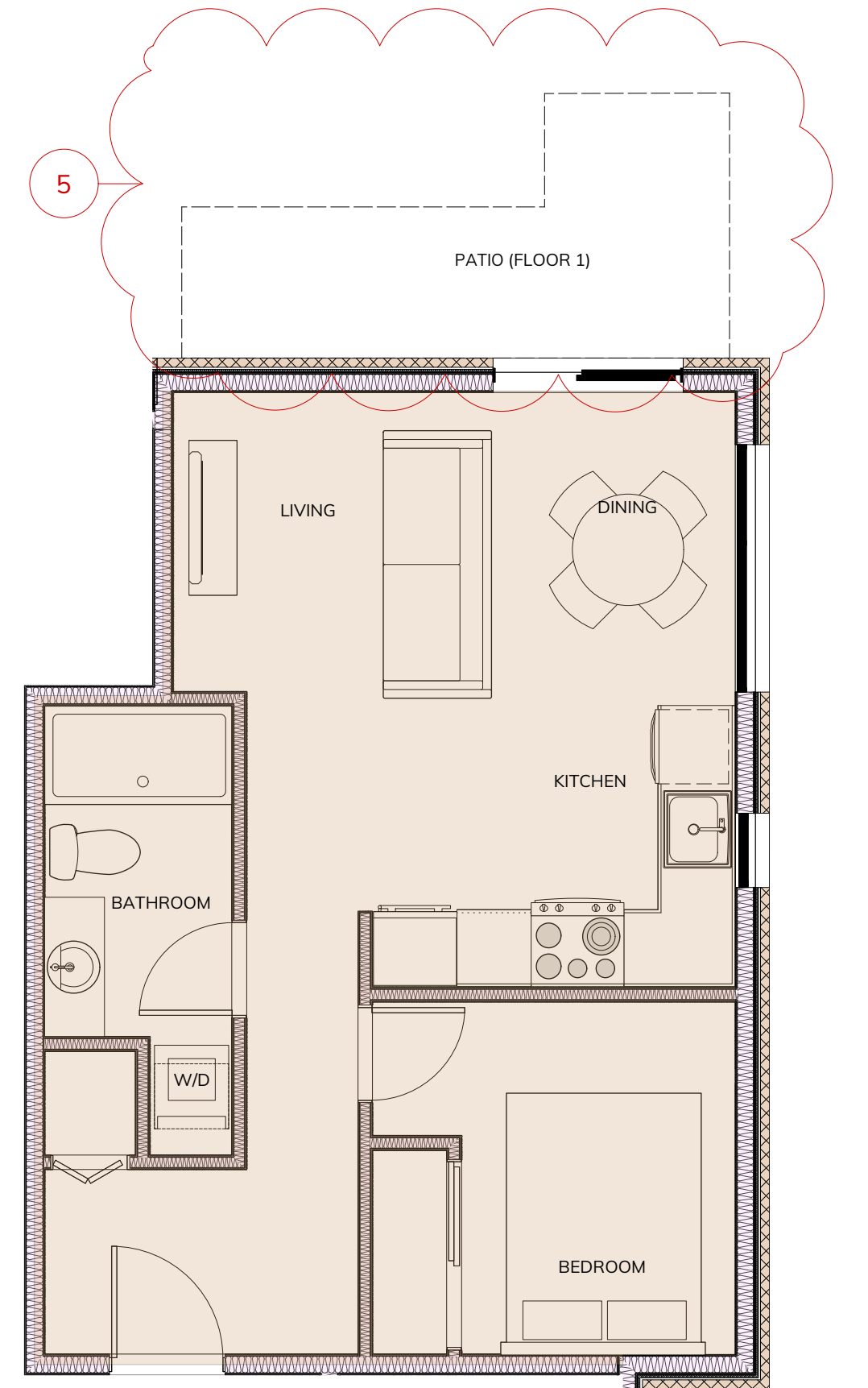
6 Unit F
Scale: 1:50
Size: 42.9m2
Number of Bedrooms: 1
Number of units: 4

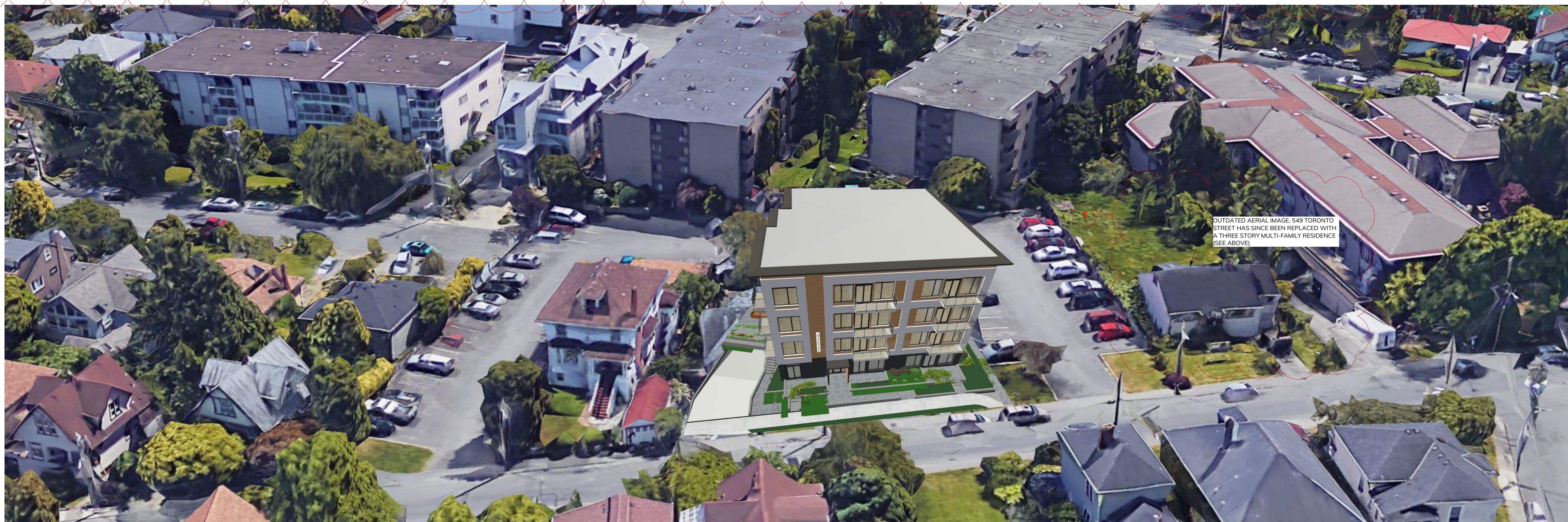
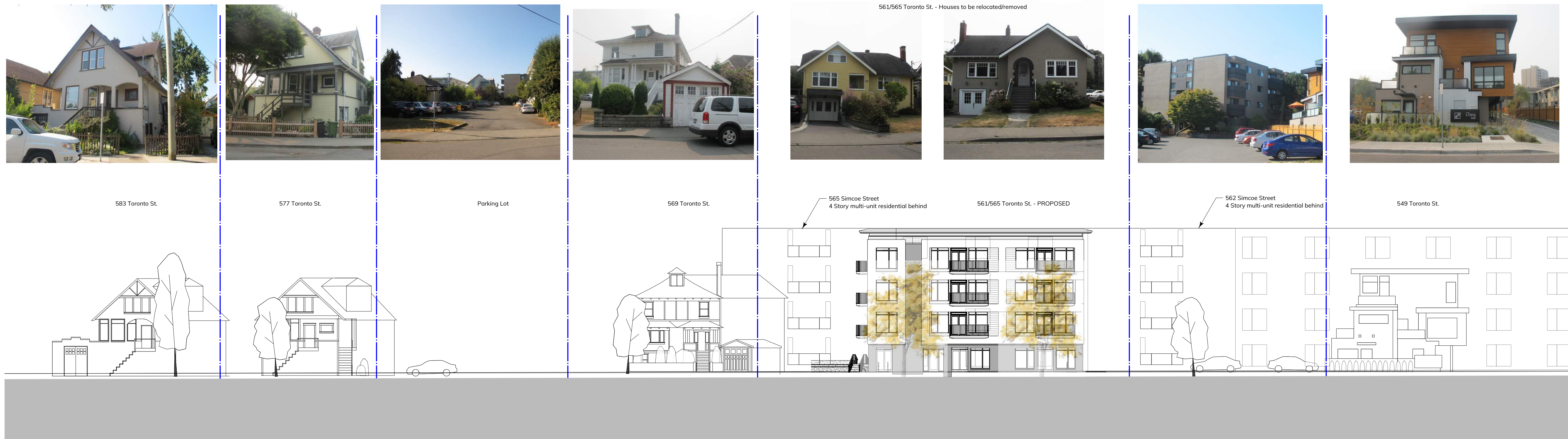


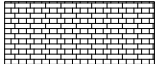
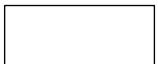

7 Unit G
Scale: 1:50
Size: 44.8m2
Number of Bedrooms: 1
Number of units: 1



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





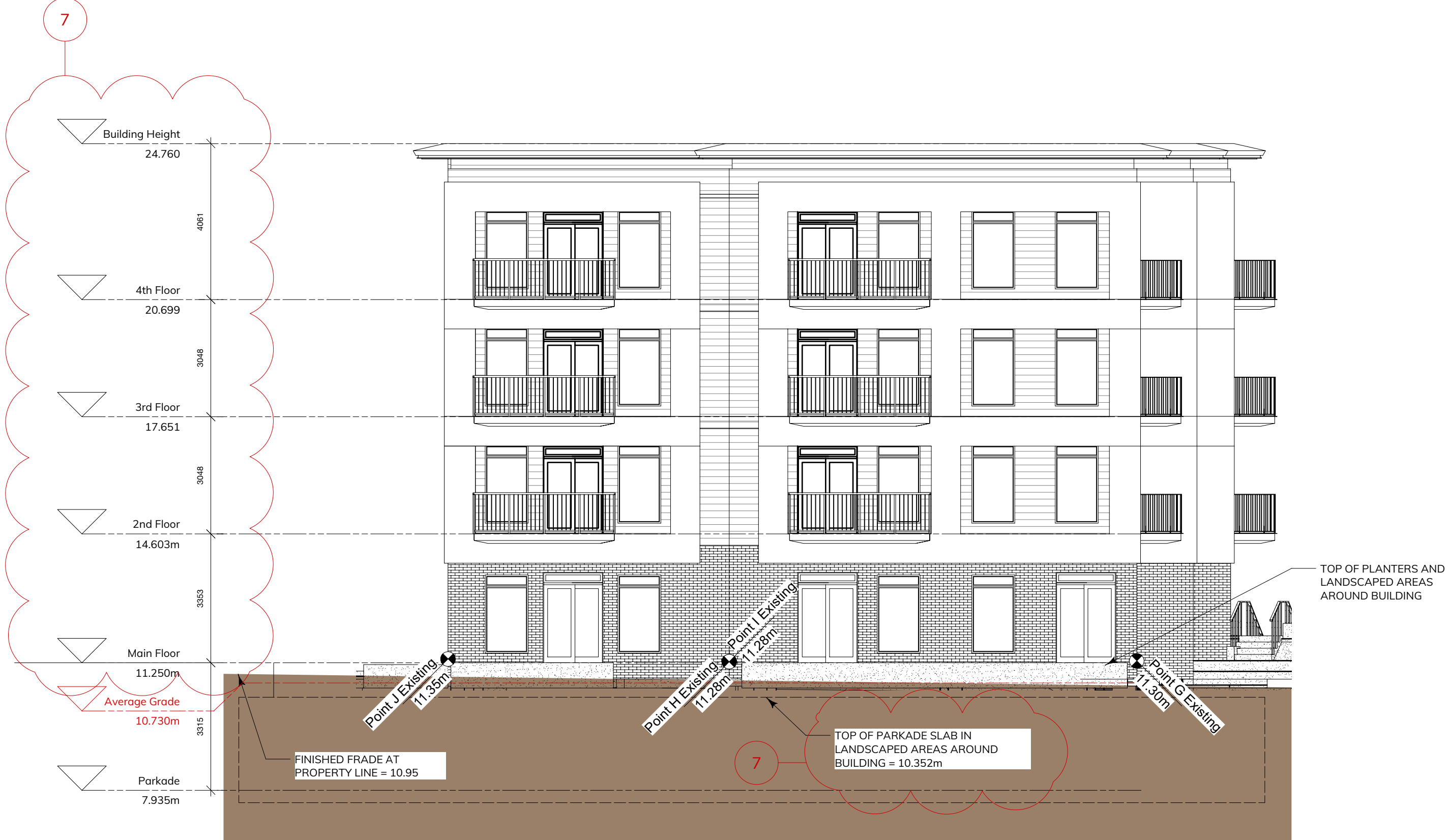
MATERIAL LEGEND	
BRICK	
WHITE FIBER CEMENT PANELS	
CEDAR	



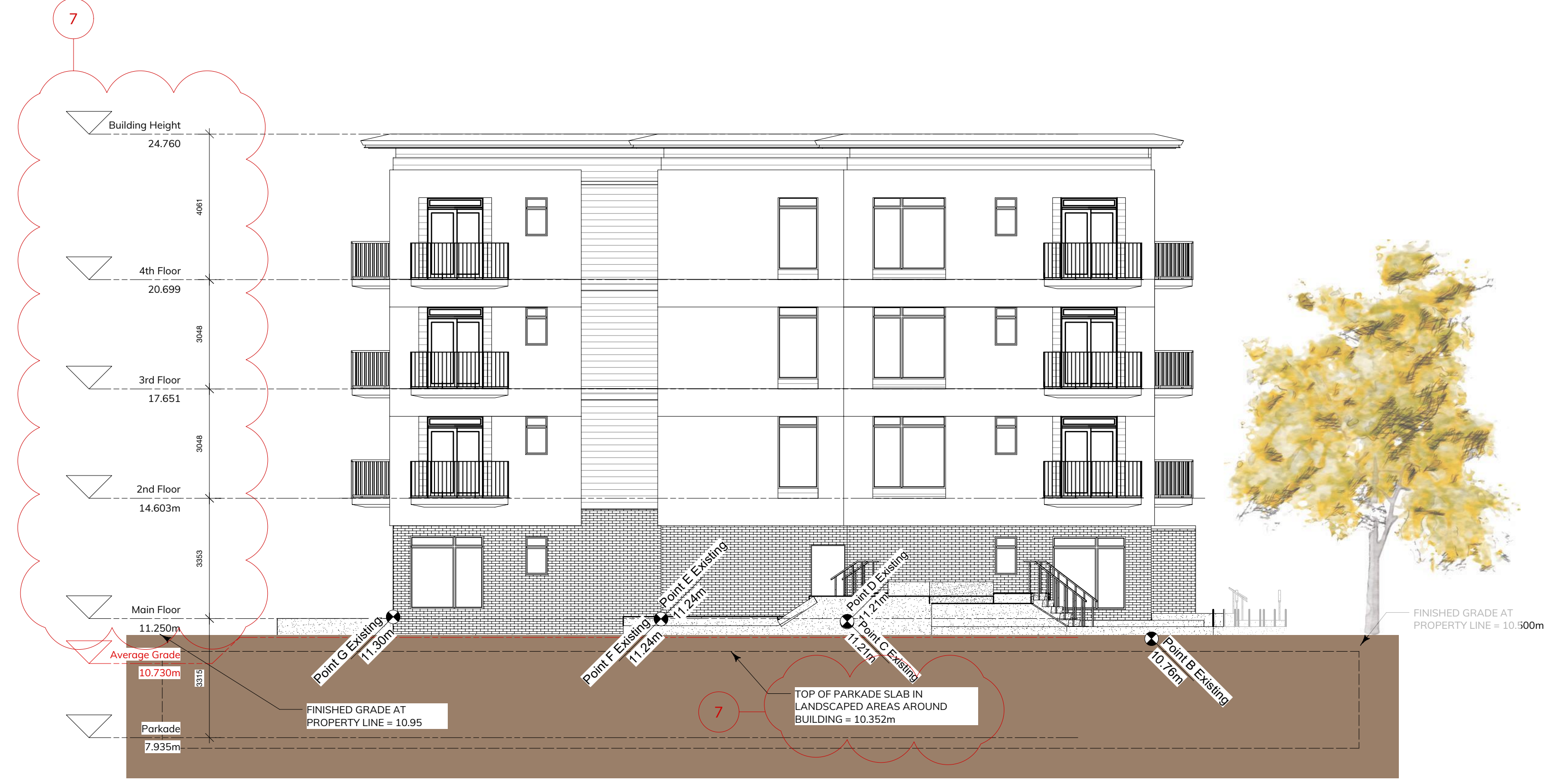
1 North Elevation
Scale: 1:100



2 West Elevation
Scale: 1:100

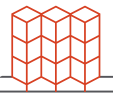


3 South Elevation
Scale: 1:100



4 East Elevation
Scale: 1:100

Project ID: 2019-005



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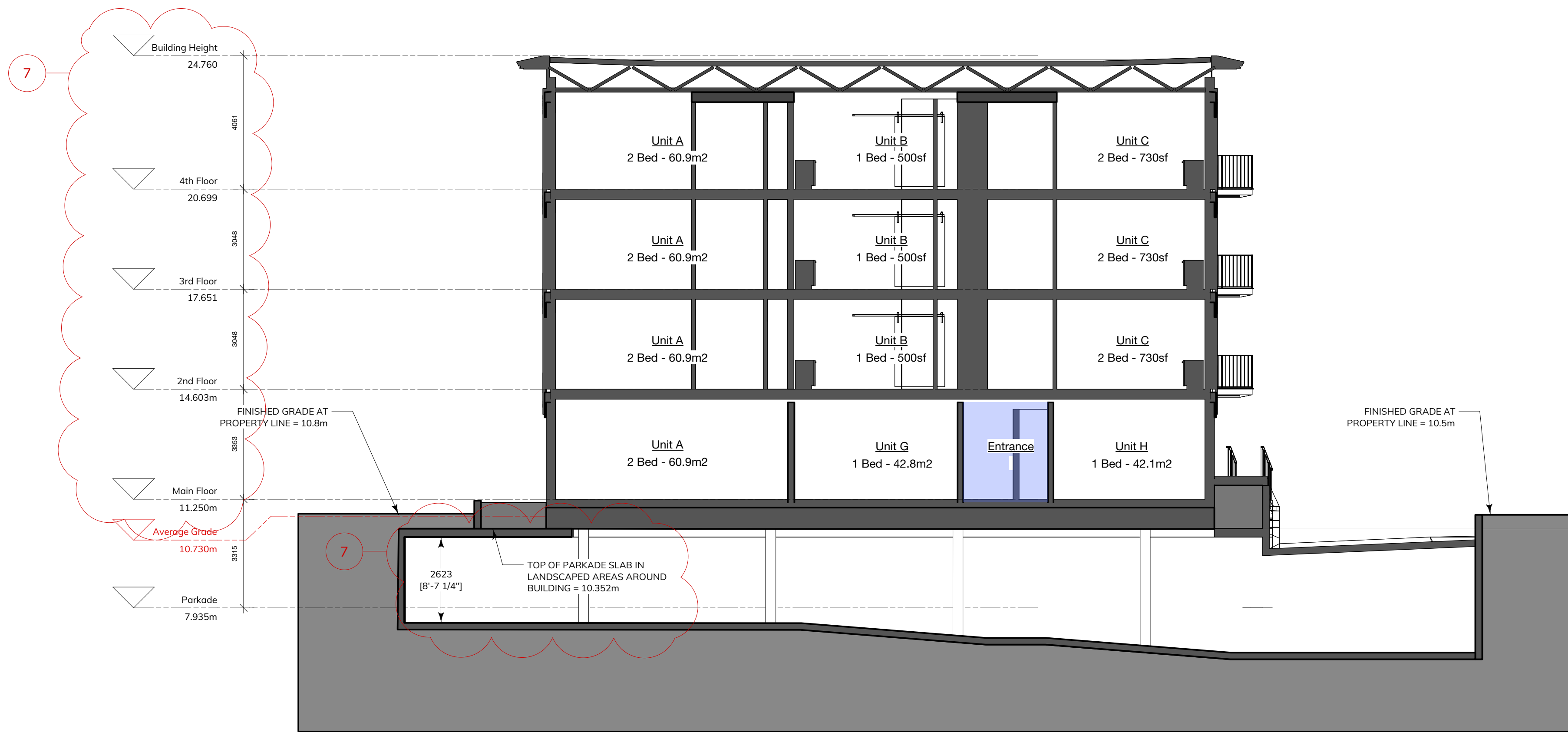
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561-565 Toronto Street

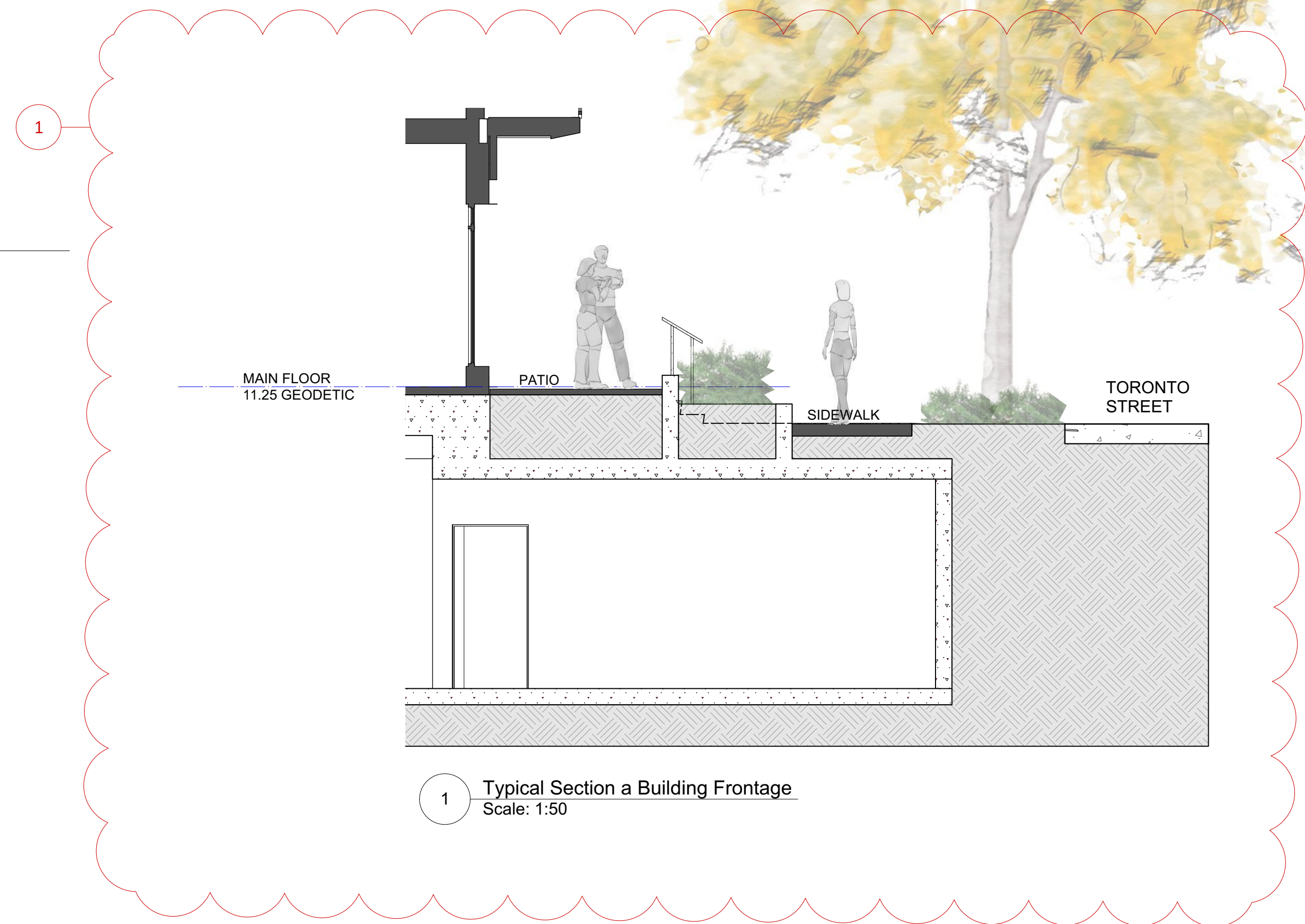
February 27th, 2019

DP-201

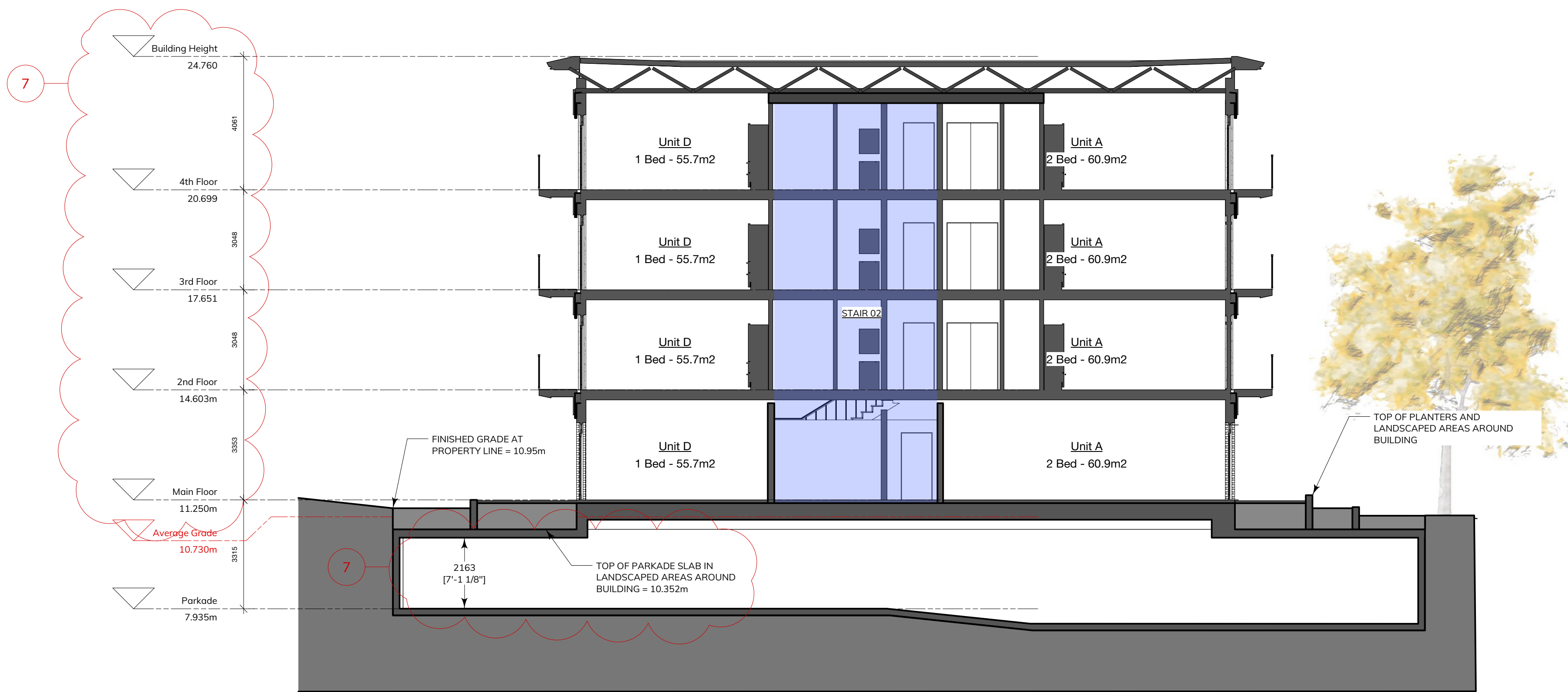
Elevations



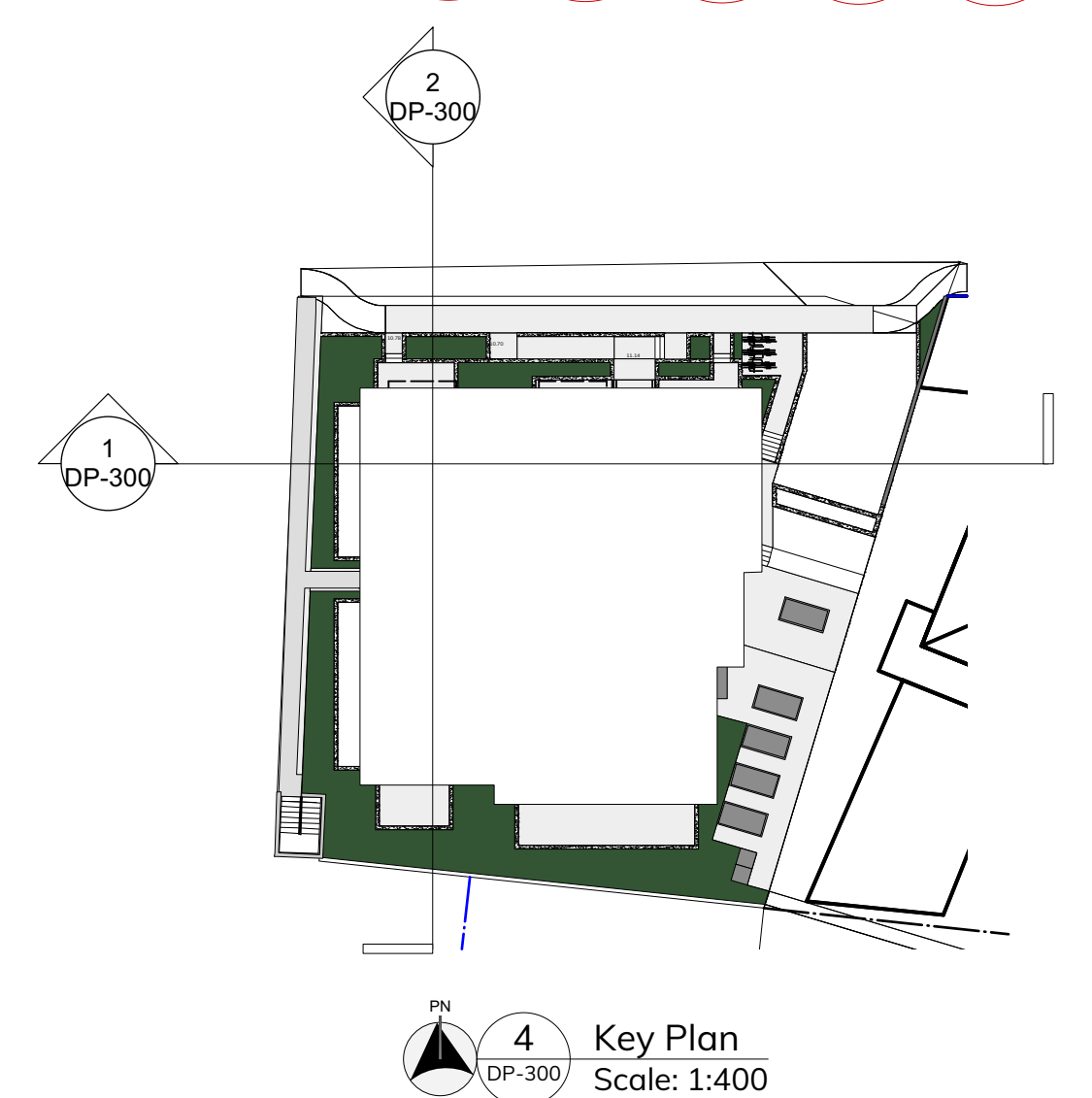
1 West/East Section
Scale: 1:100



1 Typical Section a Building Frontage
Scale: 1:50

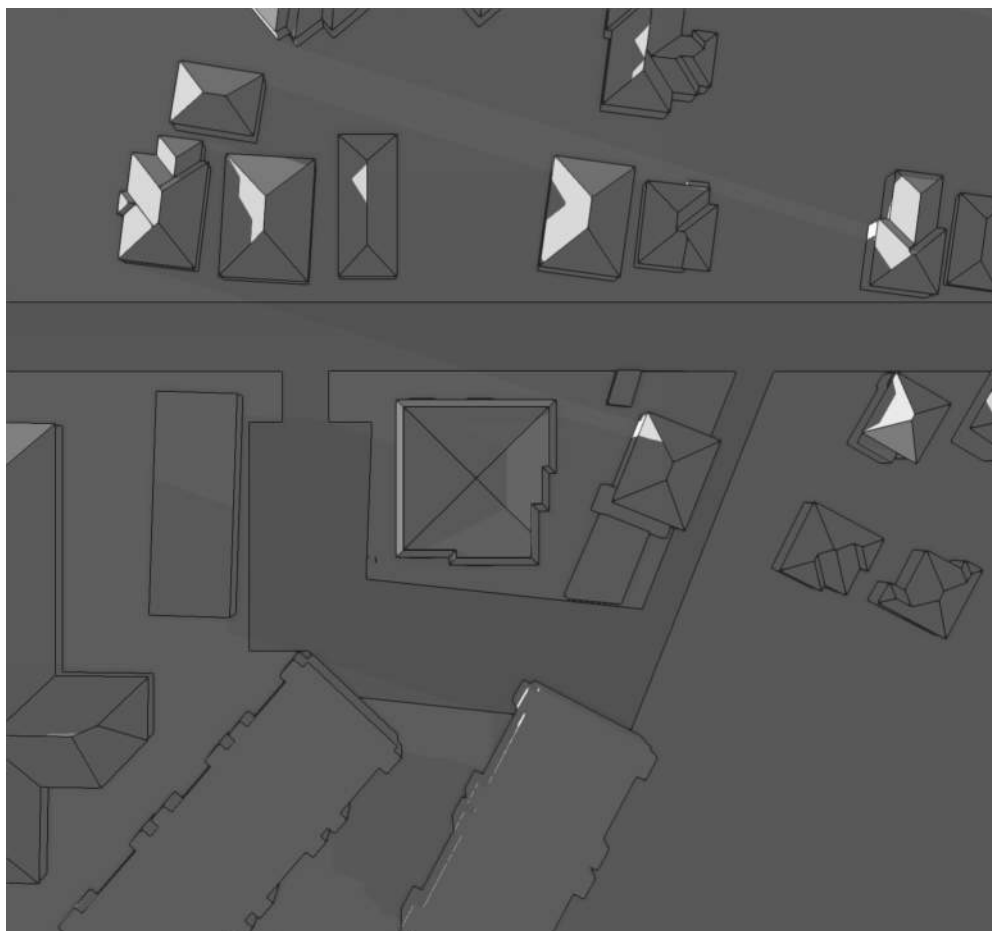


2 North/South Section
Scale: 1:100

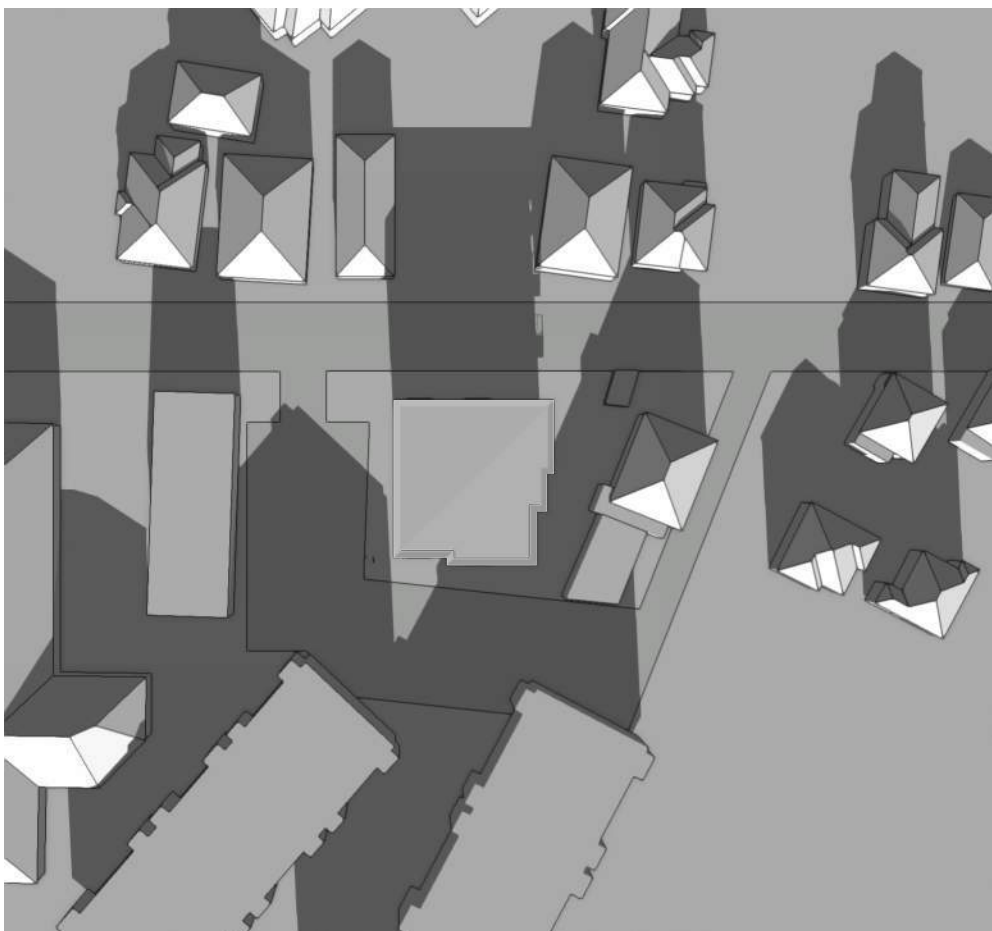


4 Key Plan
Scale: 1:400

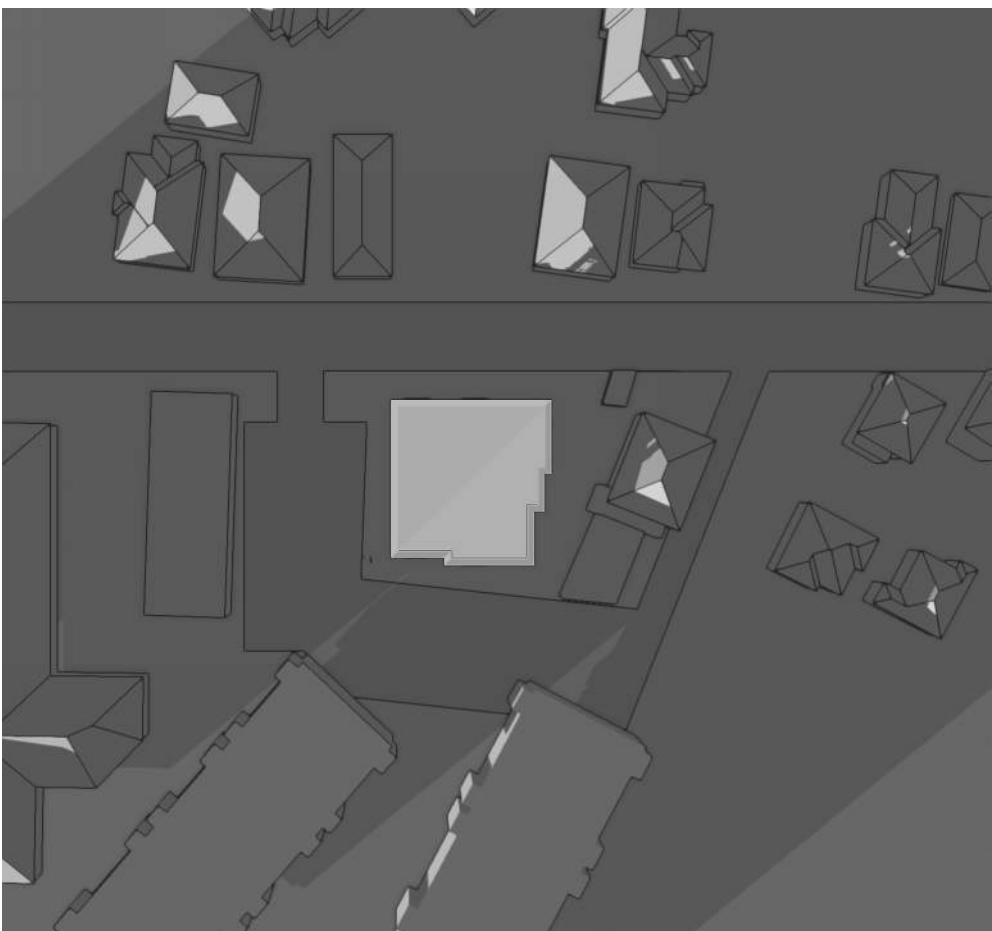
Shadow Studies



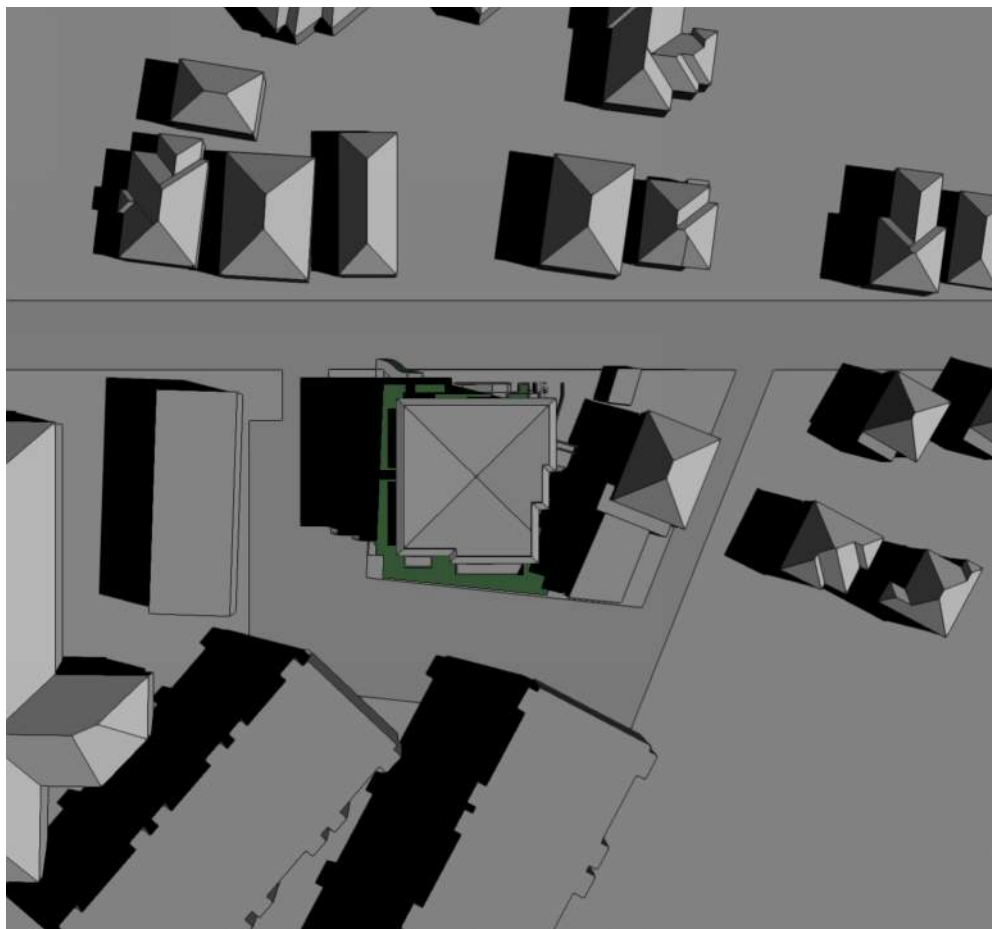
Winter Solstice - 9am



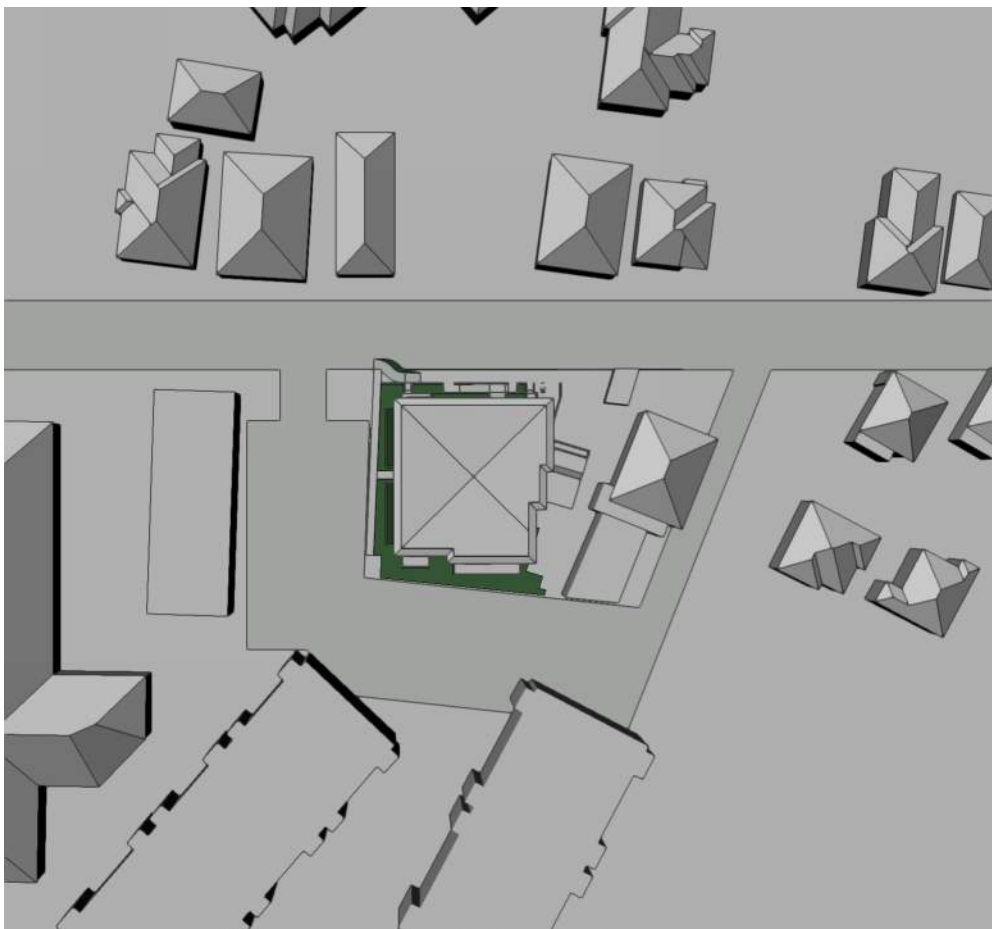
Winter Solstice - 12pm



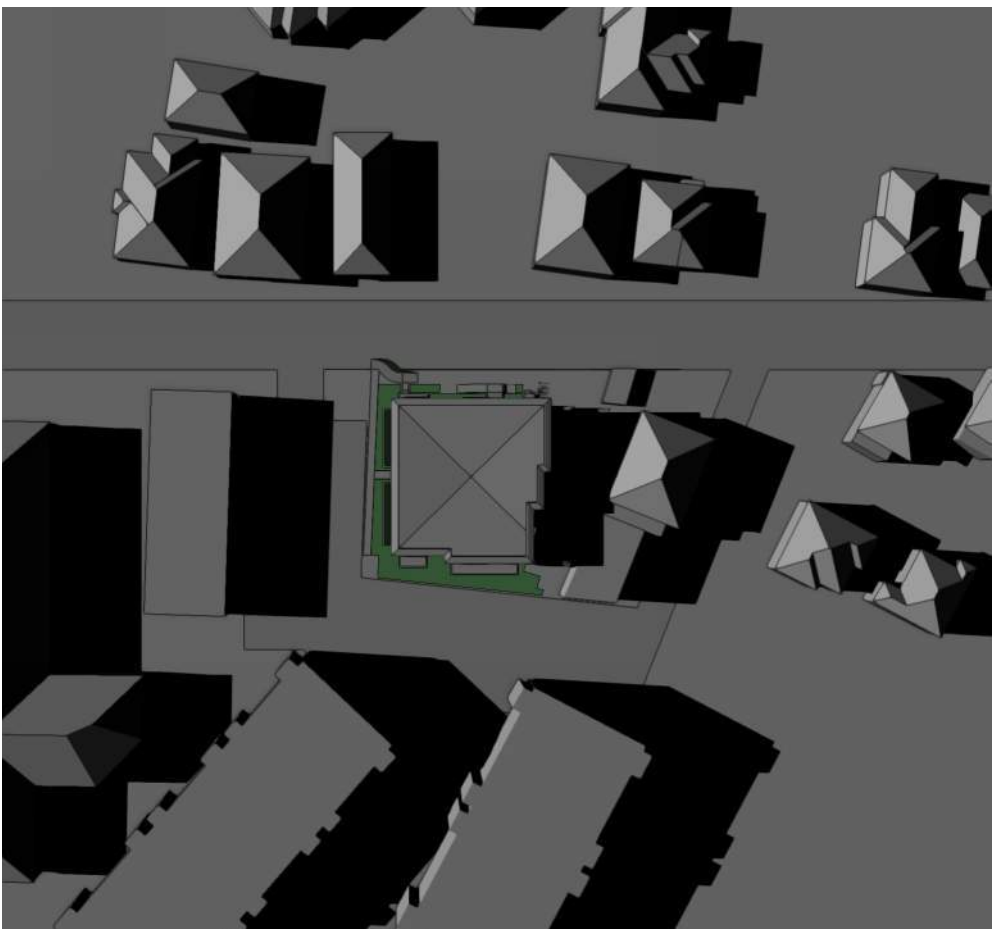
Winter Solstice - 4pm



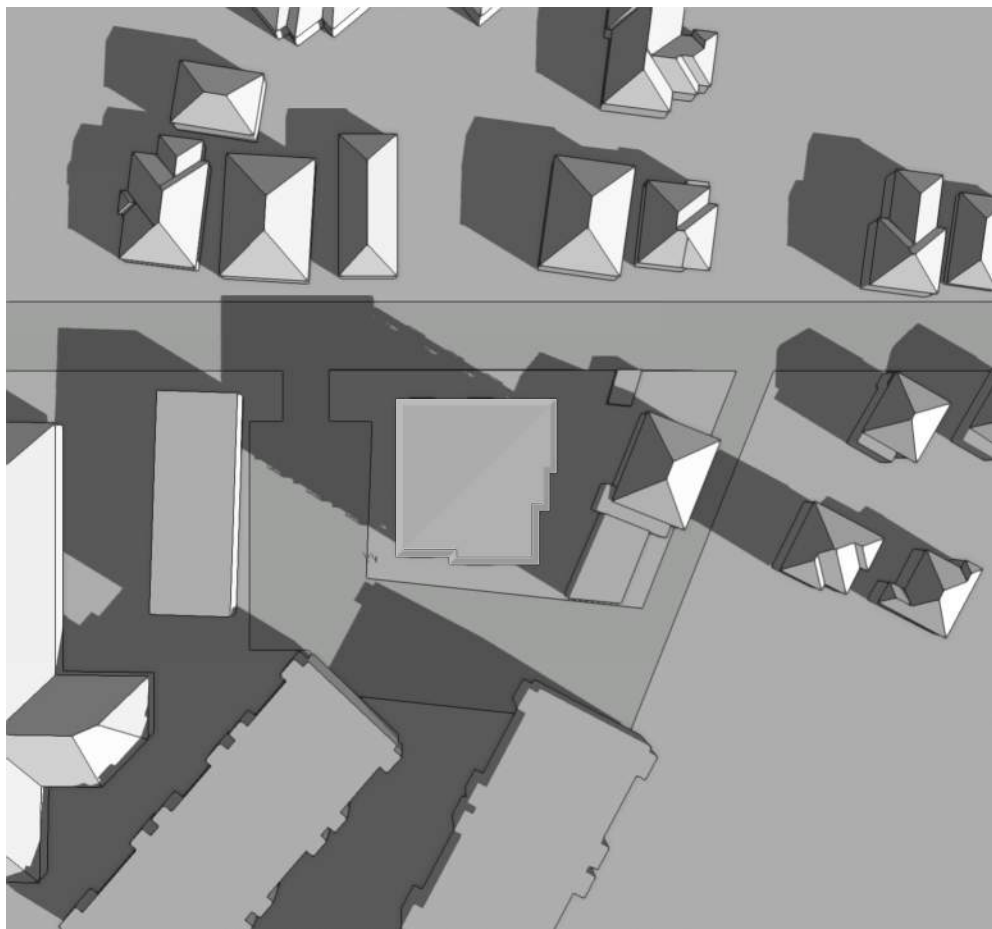
Summer Solstice - 9am



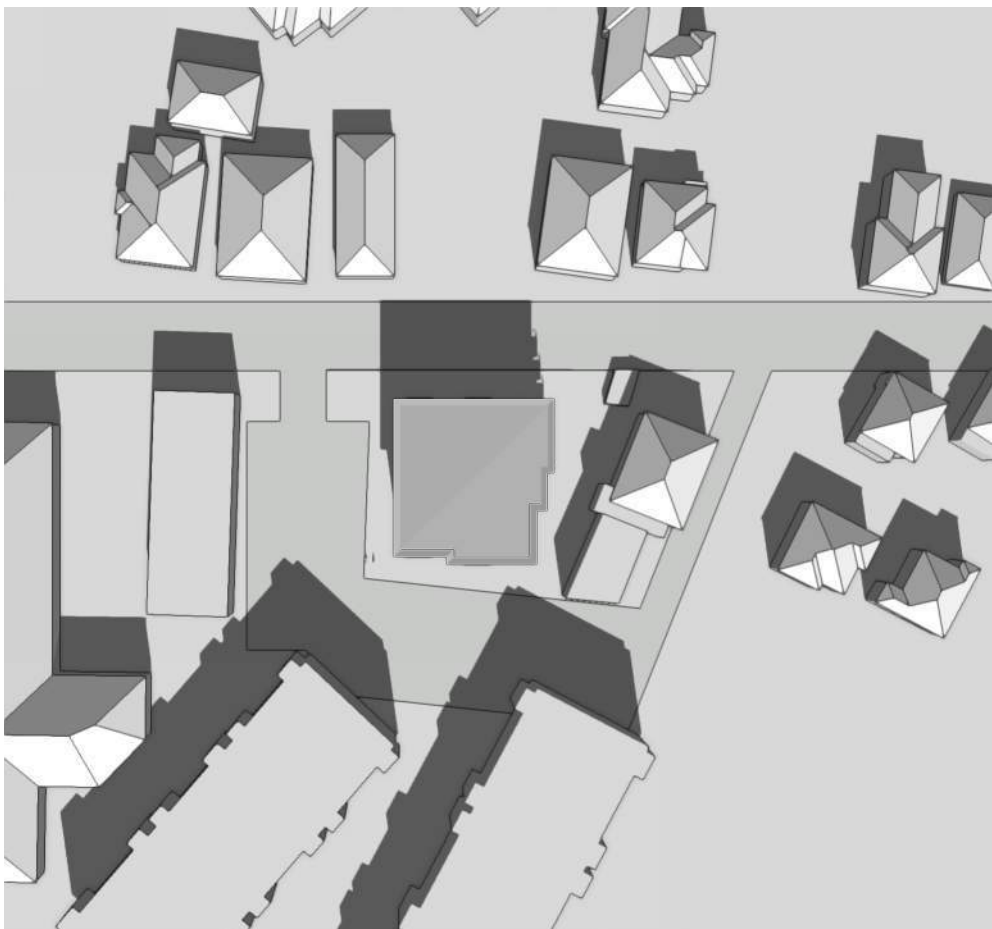
Summer Solstice - 12pm



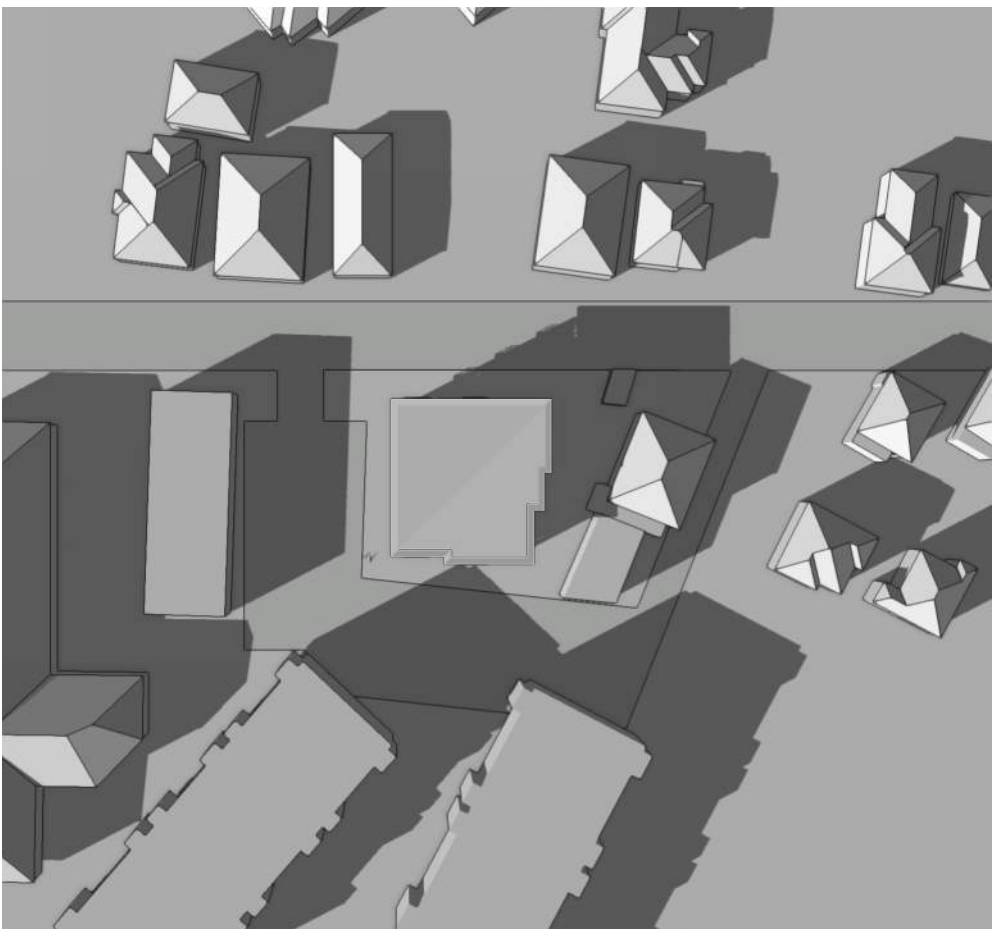
Summer Solstice - 4pm



Equinox - 9am



Equinox - 12pm



Equinox - 4pm

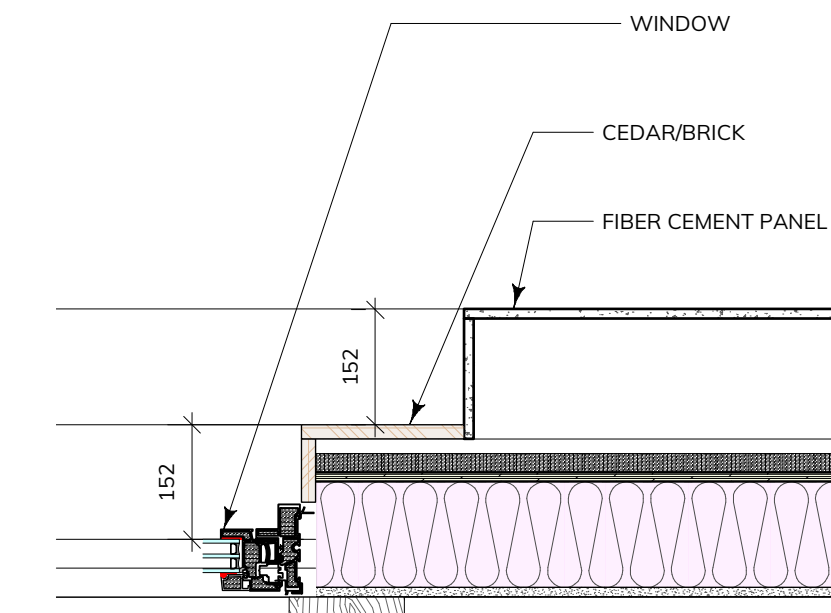




1 Partial Perspective
NTS

- ALUMINUM FASCIA FLASHING
- CEDAR CORNICE AND SOFFIT
- WHITE FIBER CEMENT PANELS
- BLACK VINYL WINDOWS
- CEDAR BALCONY SOFFIT
- HORIZONTAL CEDAR SIDING
- HORIZONTAL CEDAR SIDING
- LIGHT GREY GLASS GUARDRAILS WITH ALUMINUM FRAME
- WHITE FIBER CEMENT PANELS
- ILLUMINATED ADDRESS SIGN
- BLACK VINYL WINDOWS
- HORIZONTAL CEDAR SIDING
- DARK GREY BRICK
- TALL GRASSES AND VISUAL SCREEN PLANTINGS
- CAST IN PLACE CONCRETE PLANTERS
- CONCRETE SIDEWALK OVER PARKADE BELOW (IN SRW)

8



3 CLADDING ARTICULATION (PLAN VIEW)
Scale: 1:10



- 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



2 Entrance Perspective
NTS

10





Saucer Magnolia (Magnolia x soulangiana)



Vine Maple (Acer circinatum)

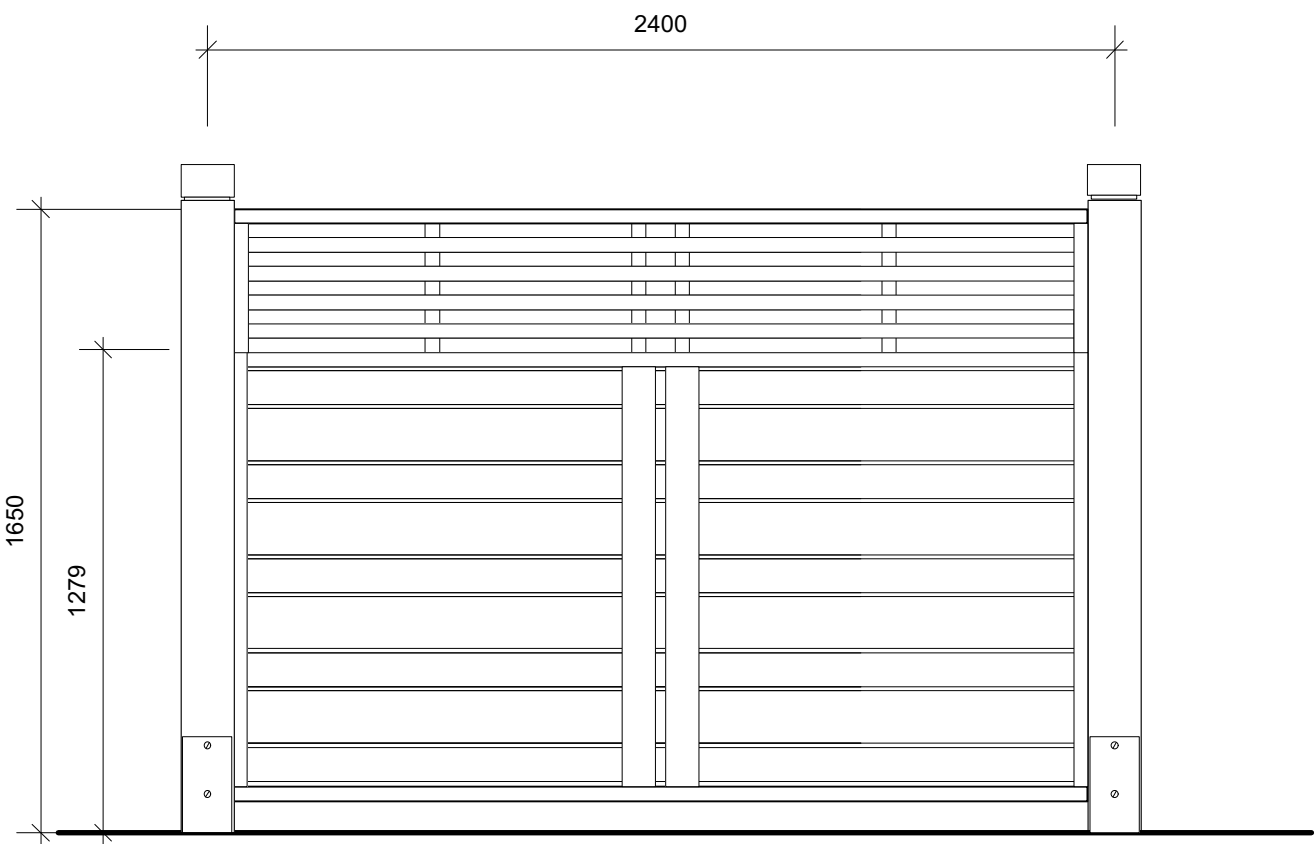


Venus Dogwood (Cornus)

Recommended Nursery Stock

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