

475 KINGSTON STREET

Rezoning & Development Permit Application

June 30th, 2025



VIEW FROM MENZIES STREET LOOKING WEST DOWN KINGSTON STREET

PROJECT TEAM

Owner / Developer	Architect	Landscape Architect	Structural Engineer	Civil Engineer	Geotechnical Engineer	Mechanical Engineer	Electrical Engineer	Code Consultant
Alpha Project Developments Ltd.	Merrick Architecture	Small & Rossell	RJC Engineers	JE Anderson & Associates	Ryzuk Geotechnical	Avalon Mechanical	AES Engineering	GHL Consultants
301-2250 Oak Bay Avenue Victoria, BC V8R 1G5 T.(250) 360-1944	510 Yates St #200 Victoria, BC V8W 1K9 T.(250) 480-7811	3012 Manzer Rd Sooke, BC V9Z 0C9 T. (250) 642-6967	645 Tyee Rd #220 Victoria, BC V9A 6X5 T.(250) 727-2214	4212 Glanford Ave Victoria, BC V8Z 4B7 T.(250) 727-2214	40 Cadillac Ave #6 Victoria, BC V8Z 1TC T.(250) 475-3131	300-1245 Esquimalt Road Victoria, BC V9A 3P2 T.(250) 384-2128	500-3795 Carey Road Victoria, BC V8Z 6T8 T.(250) 590-9980	800 - 700 West Pender Street Vancouver, BC V6C 1G8 T.(604) 689-4449
Contact: Bijan Neyestani bneyestani@alphadevelopments.com Fred Rohani alphadevelopments@shaw.ca	Contact: Shaun McIntyre mcintyre@merrickarch.com	Contact: Carole Rossell carole@smallandrossell.com	Contact: Leon Plett lplett@rjc.ca	Contact: Ross Tuck rtuck@jeanderson.com	Contact: Christian J. Flanagan christian@ryzuk.com	Contact: Mirek Demidow mirek@avalonmechanical.com	Contact: Pelle Björnert pelle.bjornert@aesengr.com	Contact: Frankie Victor fv@ghl.ca



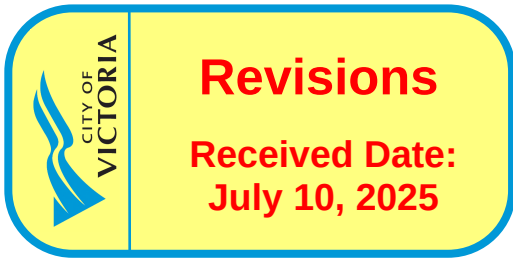
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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission	06/30/2025

Consultant



Project

475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title

Cover Sheet

Drawn By JP	Checked SM
Project Number 202165	Scale AS NOTED
Revision	Sheet Number

A-000

PROJECT INFORMATION TABLE	
Zone (existing)	CD-2 Legislative Precinct Comprehensive District
Zone (proposed)	New Zone
Development Permit Area	DPA-12 (HC) Legislative Precinct
Heritage Status	None
Site Area (m ²)	1974.5 m ²
Total Floor Area (m ²)	6476 m ²
Floor Space Ratio	3.23:1
Site Coverage (%)	95%
Open Site Space (%)	5%
Height of Building (m)	24.42m
Number of Storeys	7
Parking Stalls (number) on site	68 Residential & 6 Visitor
Bicycle Parking number (storage and rack)	76 Storage & 6 Rack
Building Setbacks (m)	
Front Yard	1.5 m
Rear Yard	7.5 m
Internal Side Yard (west)	6.3 m
Side yard (east)	4.6 m
Combined Side Yards	10.9 m
Residential Use Details	
Total Number of Units	60
Unit Types, e.g., 1 bedroom	1 Bdrm, 1Bdrm+Den, 2 Bdrm, 2 Bdrm+Den, 3 Bdrm
Ground-Oriented Units	9
Minimum Unit Floor Area (m ²)	53 m ²
Total Residential Floor Area (m ²)	5428 m ²

PID: 029-274-443	
Legal Description: Lot 1 of Lot 1892, 1893, 1894 and 1895 Victoria, EPP38870	
Civic Description: 475 Kingston Street	

CODE SUMMARY		
Applicable Code	BC Building Code 2018	
Project Description	Seven Storey residential building of noncombustible construction, over a three level basement storage garage, containing 60 dwelling units. Storage garage contains vehicle parking, bicycle storage, storage lockers, garbage and service rooms.	
Occupancy Classification (Major Classifications)	Group C, Residential & Group F, Division 3, Low Hazard Industrial (storage garage)	
Construction Requirements		
Occupancy	Group C	Group F-3
Building Area (m ²)	1112m ²	1963m ²
Building Height (storeys)	7	2
Streets Faced	2	N/A
Sprinklered	Yes	Yes
Construction Article	3.2.2.47.	3.2.2.80.
Maximum Building Area Permitted (m ²)	Unlimited	Unlimited
Type of Construction Permitted	Noncombustible	Noncombustible
Floor Assembly Fire Rating (h)	2	2
Mezzanine Fire Rating (h)	2	2
Structural Supports for Rated Assemblies	Same as supported assembly	Same as supported assembly
Roof Fire Rating	2 (occupied) N/A (non-occupied)	N/A

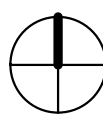
DRAWING LIST	
Drawing Number	Drawing Title
A-000	Cover Sheet
A-001	Project Data
A-002	Site Survey
A-004	Aerial Views
A-005	Aerial Views
A-006	Perspective Renderings
A-007	Perspective Renderings
A-008	Shadow Studies - Equinox
A-009	Shadow Studies - Summer
A-010	Shadow Studies - Winter
A-101	Site Plan
A-201	Parking Level 2 Plan
A-202	Parking Level 1 Plan
A-203	Parking Mezzanine Plan
A-204	Level 1 Plan
A-205	Level 2 Plan
A-206	Level 3 Plan
A-207	Level 4 Plan
A-208	Level 5 Plan
A-209	Level 6 Plan
A-210	Level 7 Plan

DRAWING LIST	
Drawing Number	Drawing Title
A-211	Roof Plan
A-212	Plan Details
A-301	Elevations - Context
A-302	North Elevation
A-303	East Elevation
A-304	South Elevation
A-305	West Elevation
A-401	Sections - Building
A-402	Sections - Building
A-403	Sections - Building
A-501	Materials - Exterior
L-1	Landscape Plan
L-2	Landscape Renderings
L-3	Landscape Renderings
L-4	Landscape Details
L-5	Tree Retention & Replacement Plan

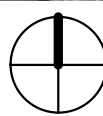
Note that the Province of British Columbia Ministerial Order for "In-Stream Protections" applies to this project and has been confirmed by the City of Victoria on September 23rd, 2024. This project will be reviewed and processed under the BCBC 2018.



SITE LOCATION: PROPERTIES



SITE LOCATION: AERIAL



RESIDENTIAL UNIT MIX

Level 1	
101 3BR	140 m ²
102 2BR + D	109 m ²
103 2BR + D	116 m ²
104 1BR + D	67 m ²
105 2BR	89 m ²
106 1BR + D	78 m ²
107 1BR + D	56 m ²
108 2BR	88 m ²
109 2BR	91 m ²

Level 2	
201 3BR	140 m ²
202 2BR + D	109 m ²
203 2BR + D	116 m ²
204 1BR + D	67 m ²
205 2BR	89 m ²
206 2BR	85 m ²
207 1BR + D	56 m ²
208 1BR + D	56 m ²
209 1BR + D	58 m ²
210 2BR	69 m ²

Level 3	
301 3BR	140 m ²
302 2BR + D	109 m ²
303 2BR + D	116 m ²
304 1BR + D	67 m ²
305 2BR	89 m ²
306 2BR	87 m ²
307 1BR + D	57 m ²
308 1BR + D	57 m ²
309 1BR + D	59 m ²
310 2BR	70 m ²

Level 4	
401 3BR	140 m ²
402 2BR + D	109 m ²
403 2BR + D	116 m ²
404 1BR + D	67 m ²
405 2BR	89 m ²
406 2BR	87 m ²
407 1BR + D	57 m ²
408 1BR + D	57 m ²
409 1BR + D	59 m ²
410 2BR	70 m ²

Level 5	
501 3BR	140 m ²
502 2BR + D	109 m ²
503 2BR + D	116 m ²
504 1BR + D	67 m ²
505 2BR	89 m ²
506 2BR	87 m ²
507 1BR + D	57 m ²
508 1BR + D	57 m ²
509 1BR + D	59 m ²
510 2BR	70 m ²

Level 6	
601 3BR	105 m ²
602 2BR	159 m ²
603 2BR	125 m ²
604 3BR	147 m ²
605 1BR + D	65 m ²
606 1BR	53 m ²
607 2BR + D	93 m ²

Level 7	
701 1BR	89 m ²
702 2BR + D	179 m ²
703 2BR	134 m ²
704 2BR	69 m ²
705 1BR	56 m ²

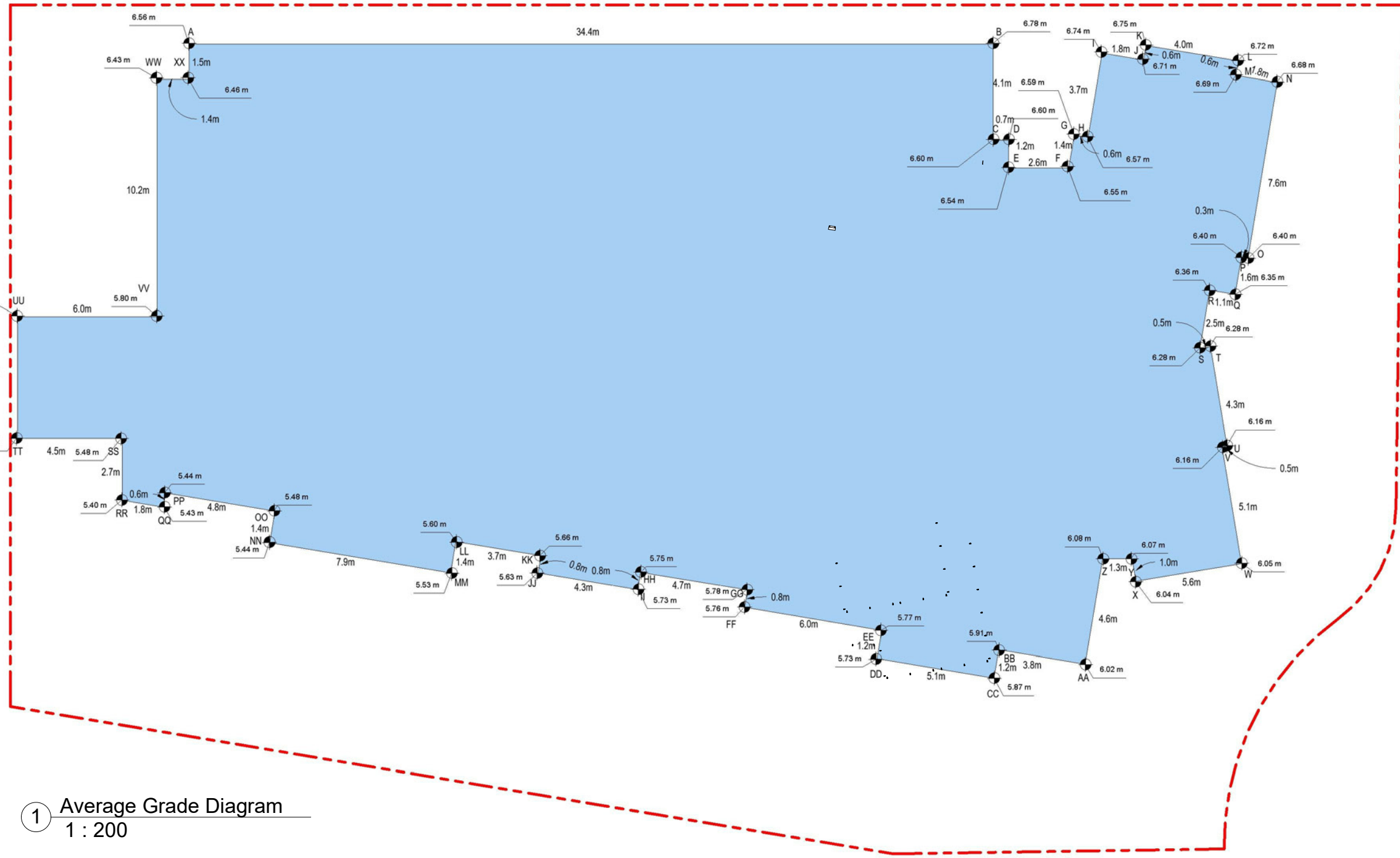
GRADE POINTS

A.	6.56	AA.	6.02
B.	6.78	BB.	5.19
C.	6.6	CC.	5.87
D.	6.6	DD.	5.73
E.	6.54	EE.	5.77
F.	6.55	FF.	5.76
G.	6.59	GG.	5.78
H.	6.57	HH.	5.75
I.	6.74	II.	5.73
J.	6.71	JJ.	5.63
K.	6.75	KK.	5.66
L.	6.72	LL.	5.6
M.	6.69	MM.	5.53
N.	6.68	NN.	5.44
O.	6.4	OO.	5.48
P.	6.4	PP.	5.44
Q.	6.35	QQ.	5.43
R.	6.36	RR.	5.4
S.	6.28	SS.	5.48
T.	6.28	TT.	5.4
U.	6.16	UU.	5.7
V.	6.16	VV.	5.8
W.	6.05	WW.	6.43
X.	6.04	XX.	6.46
Y.	6.07		
Z.	6.08		

Perimeter = 175.3m

A-B	= (6.56 + 6.78) / 2 x	34.4 =	229.45
B-C	= (6.78 + 6.60) / 2 x	4.1 =	27.45
C-D	= (6.60 + 6.60) / 2 x	0.7 =	4.62
D-E	= (6.60 + 6.54) / 2 x	1.2 =	7.88
E-F	= (6.54 + 6.55) / 2 x	2.6 =	17.02
F-G	= (6.55 + 6.59) / 2 x	1.4 =	9.20
G-H	= (6.59 + 6.57) / 2 x	0.6 =	3.95
H-I	= (6.57 + 6.74) / 2 x	3.7 =	24.62
I-J	= (6.74 + 6.71) / 2 x	1.8 =	12.12
J-K	= (6.71 + 6.75) / 2 x	0.6 =	4.04
K-L	= (6.75 + 6.72) / 2 x	4.0 =	26.94
L-M	= (6.72 + 6.69) / 2 x	0.6 =	4.02
M-N	= (6.69 + 6.68) / 2 x	1.8 =	12.03
N-O	= (6.68 + 6.40) / 2 x	7.6 =	49.7
O-P	= (6.40 + 6.40) / 2 x	0.3 =	1.92
P-Q	= (6.40 + 6.35) / 2 x	1.6 =	10.20
Q-R	= (6.35 + 6.36) / 2 x	1.1 =	7.00
R-S	= (6.36 + 6.28) / 2 x	2.5 =	15.80
S-T	= (6.28 + 6.28) / 2 x	0.5 =	3.14
T-U	= (6.28 + 6.16) / 2 x	4.3 =	26.75
U-V	= (6.16 + 6.16) / 2 x	0.5 =	3.08
V-W	= (6.16 + 6.05) / 2 x	5.1 =	31.14
W-X	= (6.05 + 6.04) / 2 x	5.6 =	33.85
X-Y	= (6.04 + 6.07) / 2 x	1.0 =	6.06
Y-Z	= (6.07 + 6.08) / 2 x	1.3 =	7.90
Z-AA	= (6.08 + 6.02) / 2 x	4.6 =	27.83
AA-BB	= (6.02 + 5.91) / 2 x	3.8 =	22.67
BB-CC	= (5.91 + 5.87) / 2 x	1.2 =	7.07
CC-DD	= (5.87 + 5.73) / 2 x	5.1 =	29.58
DD-EE	= (5.73 + 5.77) / 2 x	1.2 =	6.90
EE-FF	= (5.77 + 5.76) / 2 x	6.0 =	34.59
FF-GG	= (5.76 + 5.78) / 2 x	0.8 =	4.62
GG-HH	= (5.78 + 5.75) / 2 x	4.7 =	27.10
HH-II	= (5.75 + 5.73) / 2 x	0.8 =	4.59
II-JJ	= (5.73 + 5.63) / 2 x	4.3 =	24.42
JJ-KK	= (5.63 + 5.66) / 2 x	0.8 =	4.52
KK-LL	= (5.66 + 5.60) / 2 x	3.7 =	20.83
LL-MM	= (5.60 + 5.53) / 2 x	1.4 =	7.80
MM-NN	= (5.53 + 5.44) / 2 x	7.9 =	43.33
NN-OO	= (5.44 + 5.48) / 2 x	1.4 =	7.64
OO-PP	= (5.48 + 5.44) / 2 x	4.8 =	26.21
PP-QQ	= (5.44 + 5.43) / 2 x	0.6 =	3.26
QQ-RR	= (5.43 + 5.40) / 2 x	1.8 =	9.75
RR-SS	= (5.40 + 5.48) / 2 x	2.7 =	14.69
SS-TT	= (5.48 + 5.40) / 2 x	4.5 =	24.48
TT-UU	= (5.40 + 5.70) / 2 x	5.2 =	28.86
UU-VV	= (5.70 + 5.80) / 2 x	6.0 =	34.50
VV-WW	= (5.80 + 6.43) / 2 x	10.2 =	62.37
WW-XX	= (6.43 + 6.46) / 2 x	1.4 =	9.02
XX-A	= (6.46 + 6.56) / 2 x	1.5 =	9.77

Total: 1076.28 / 175.3 = 6.14m



PARKING CALCULATION

45-70 m ²	26 UNITS	X 0.8	21 SPACES
70+ m ²	41 UNITS	X 1.2	41 SPACES
VISITOR SPACES	60 UNITS	X 0.1	6 SPACES

BICYCLE PARKING CALCULATION

45 m ² +	60 UNITS	X 1.25	75 SPACES
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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission	06/30/2025

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Project

475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title

Project Data

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

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Sheet Title

Site Survey

Drawn By	Checked
JP	SM
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A-002

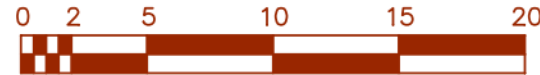
BC LAND SURVEYORS SITE PLAN OF:

Civic: 475 Kingston Street

Legal Lot 1 of Lot 1892, 1893, 1894 and 1895,
Victoria City, Plan EPP38870

Parcel Identifier: 029-274-443 in the City of Victoria

Scale - 1 : 300 Distances are in metres.

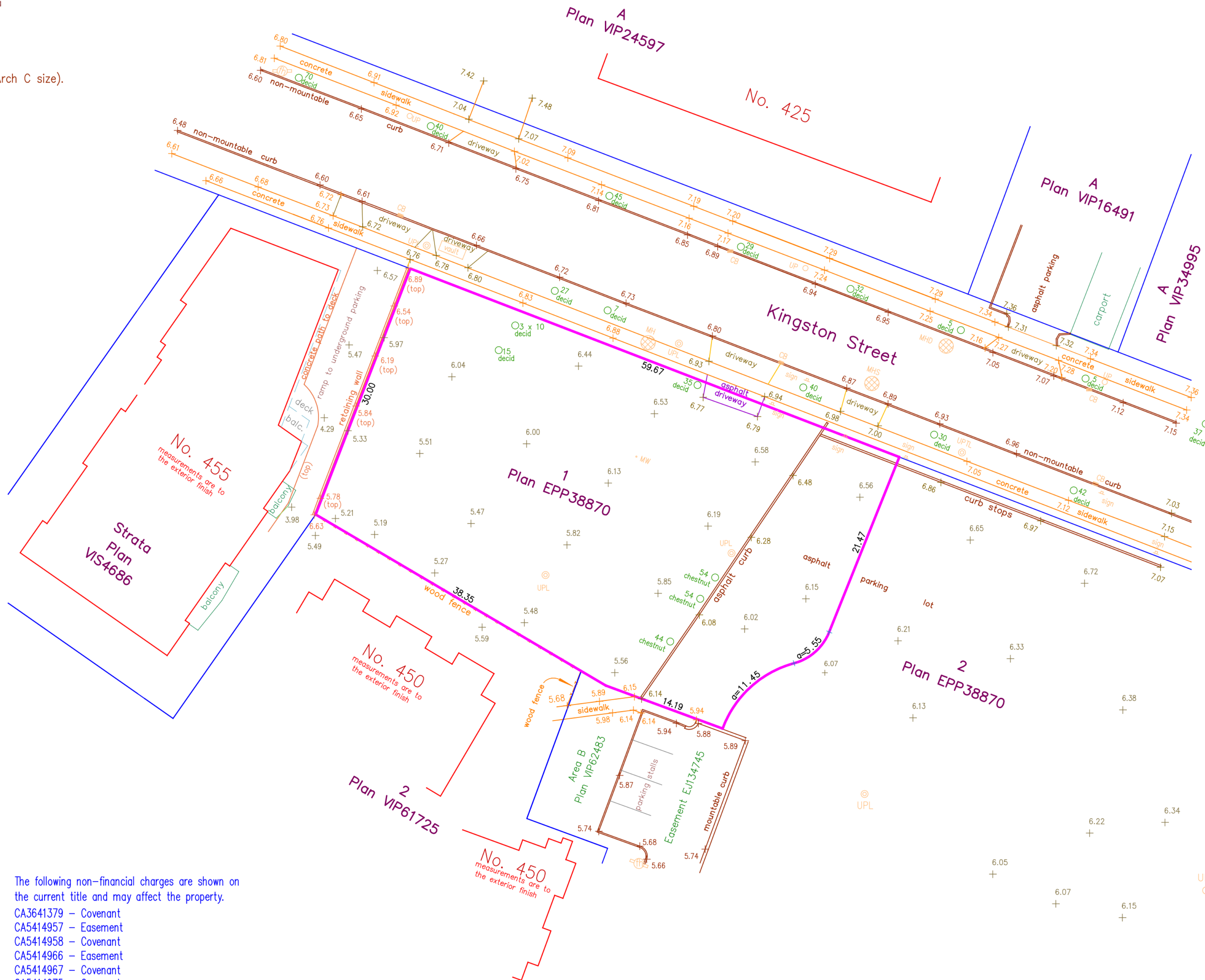


The intended plot size is 609.60mm x 457.20mm (Arch C size).

File : 12,839 - 8

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

July 30, 2018



LEGEND

Elevations are to geodetic datum.

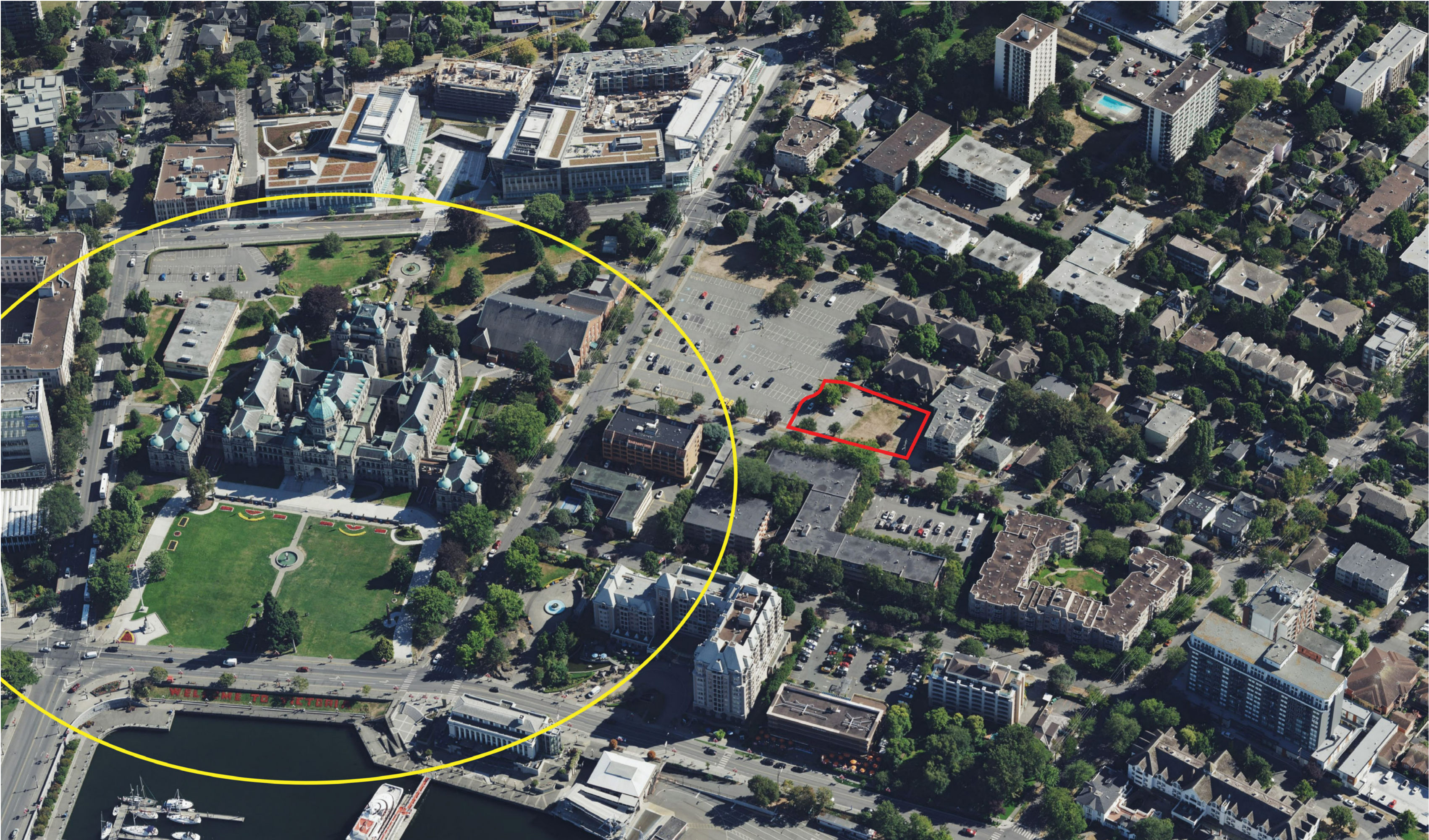
- ## - denotes - existing elevation
- CB - denotes - catch basin
- fh - denotes - fire hydrant
- MH - denotes - manhole (unmarked)
- MHD - denotes - manhole drain
- MW - denotes - monitoring well
- UP - denotes - utility pole
- UPL - denotes - utility pole with light

Tree diameters are in centimetres.

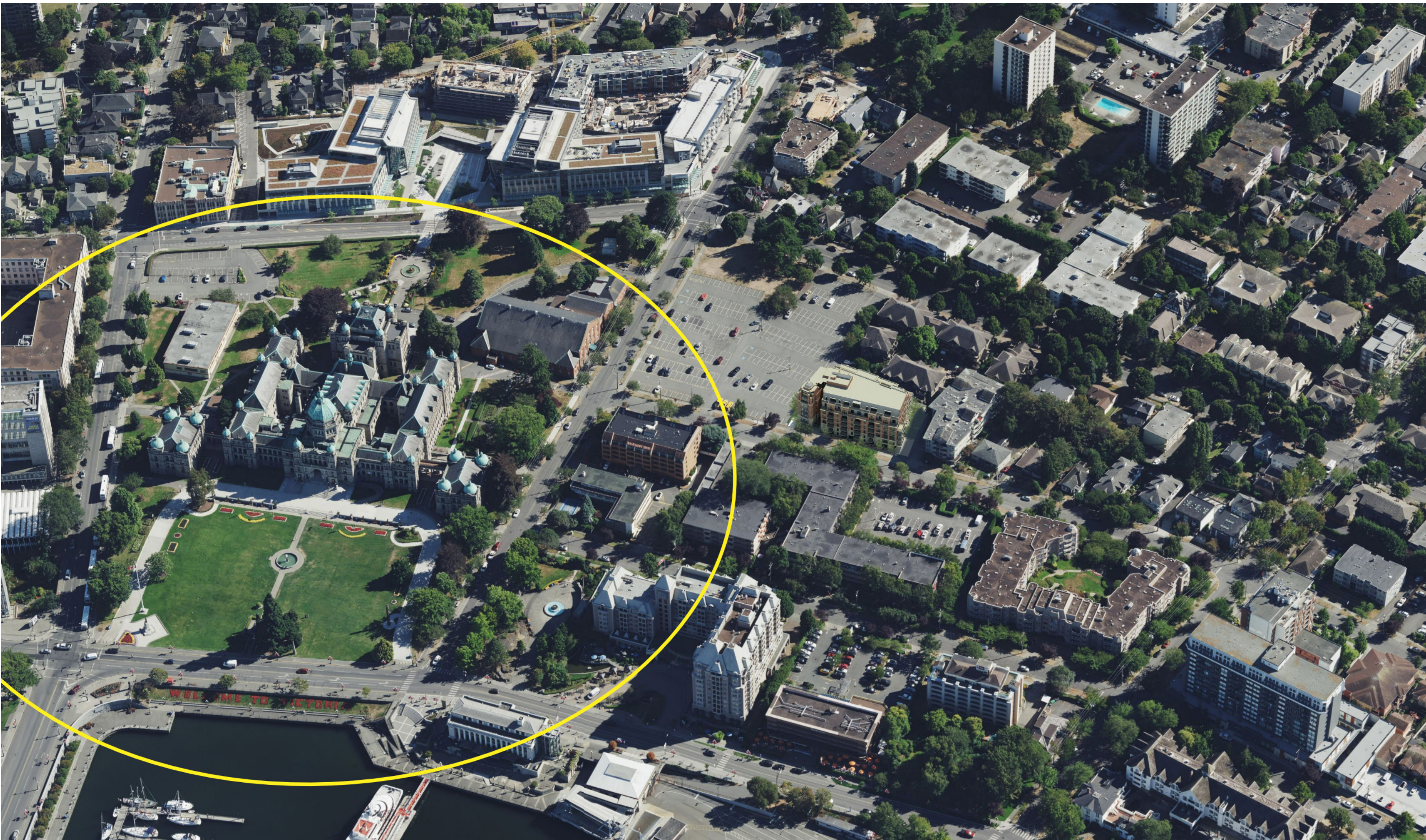
Lot Area = 1974.5 m²

The following non-financial charges are shown on the current title and may affect the property.

- CA3641379 - Covenant
- CA5414957 - Easement
- CA5414958 - Covenant
- CA5414966 - Easement
- CA5414967 - Covenant
- CA5414975 - Covenant
- CA5414976 - Covenant



BIRDSEYE VIEW LOOKING SOUTHEAST: EXISTING SITE LOCATED BEYOND THE 180M LEGISLATIVE DOME RADIUS



BIRDSEYE VIEW LOOKING SOUTHEAST AT PROPOSED PROJECT WITHIN NEIGHBOURHOOD CONTEXT



BIRDSEYE VIEW LOOKING SOUTHEAST AT PROPOSED PROJECT WITHIN IMMEDIATE CONTEXT

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Aerial Views

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BIRDSEYE VIEW LOOKING NORTHWEST AT EXISTING SITE



BIRDSEYE VIEW LOOKING NORTHWEST AT PROPOSED PROJECT WITHIN NEIGHBOURHOOD CONTEXT



BIRDSEYE VIEW LOOKING NORTHWEST AT PROPOSED PROJECT WITHIN IMMEDIATE CONTEXT

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Sheet Title

Aerial Views

Drawn By	Checked
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A-005



EXISTING VIEW LOOKING WEST DOWN KINGSTON STREET



PROPOSED VIEW LOOKING WEST DOWN KINGSTON STREET

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Project

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475 Kingston Street

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Sheet Title

Perspective Renderings

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-006



EXISTING VIEW LOOKING EAST DOWN KINGSTON STREET



PROPOSED VIEW LOOKING EAST DOWN KINGSTON STREET

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Project

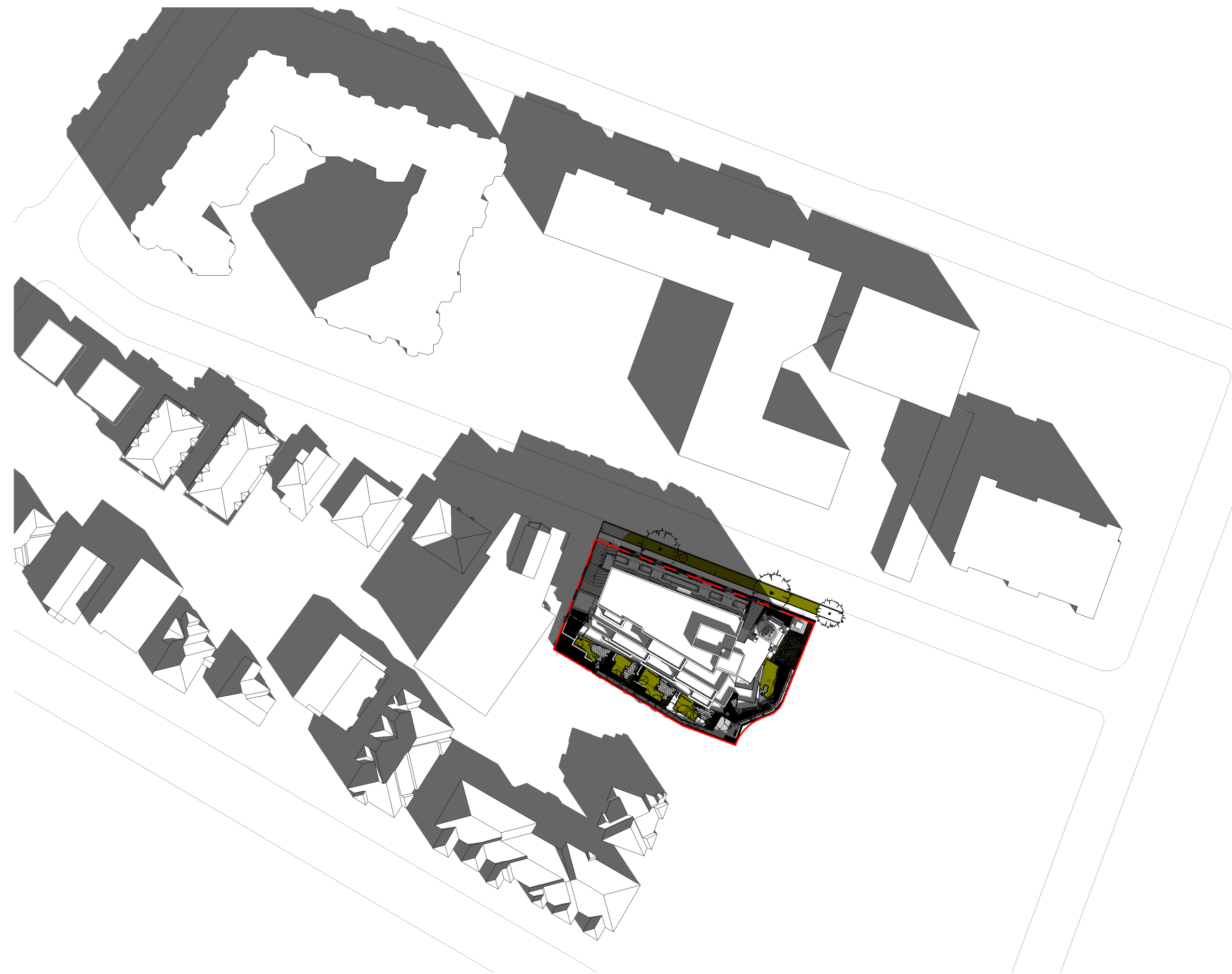
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Sheet Title

Perspective Renderings

Drawn By	Checked
JP	SM
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Revision	Sheet Number



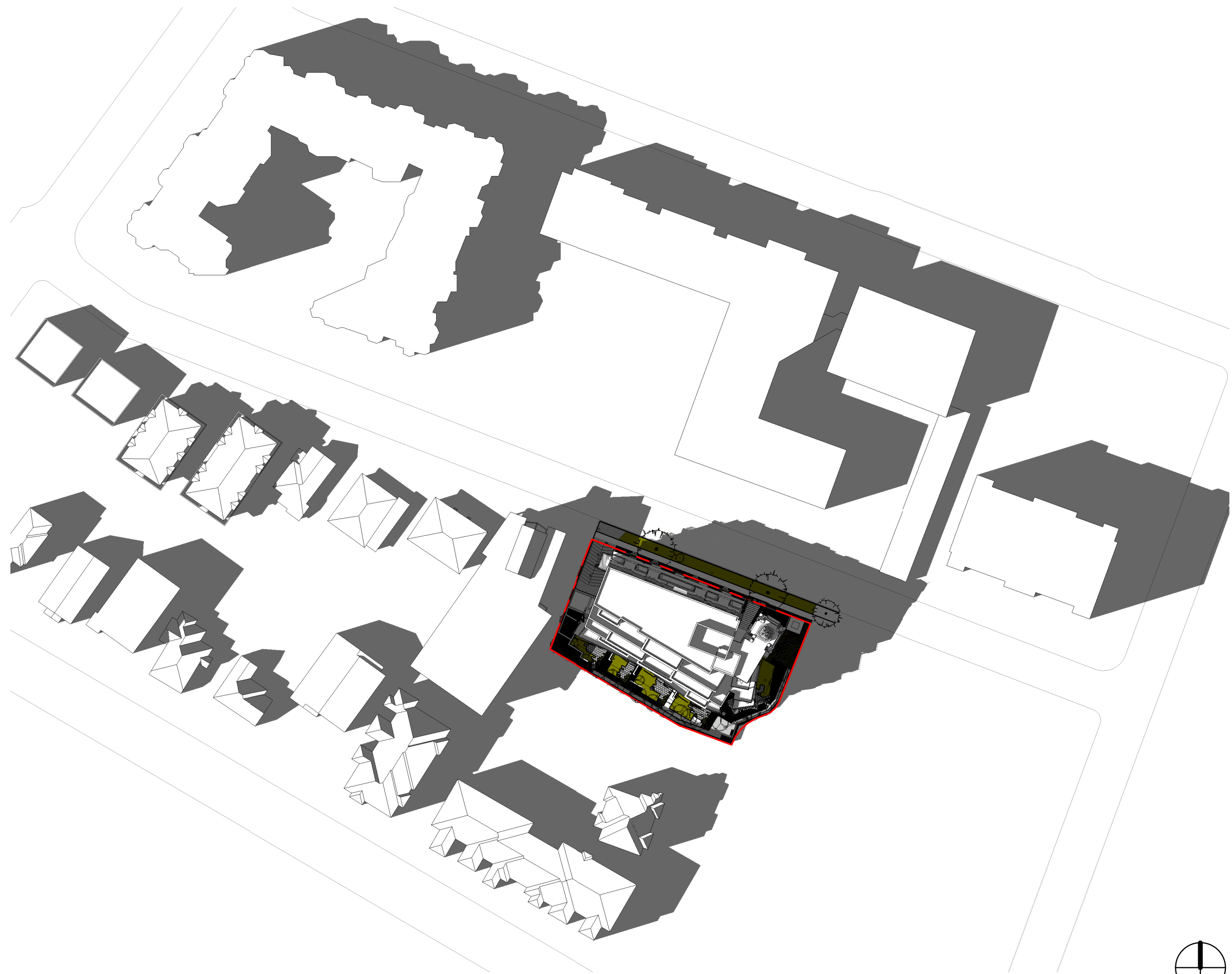
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1 : 1000



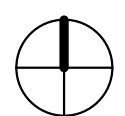
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③ Shadow - Equinox - 2 PM
1 : 1000



④ Shadow - Equinox - 4 PM
1 : 1000



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Shadow Studies - Equinox

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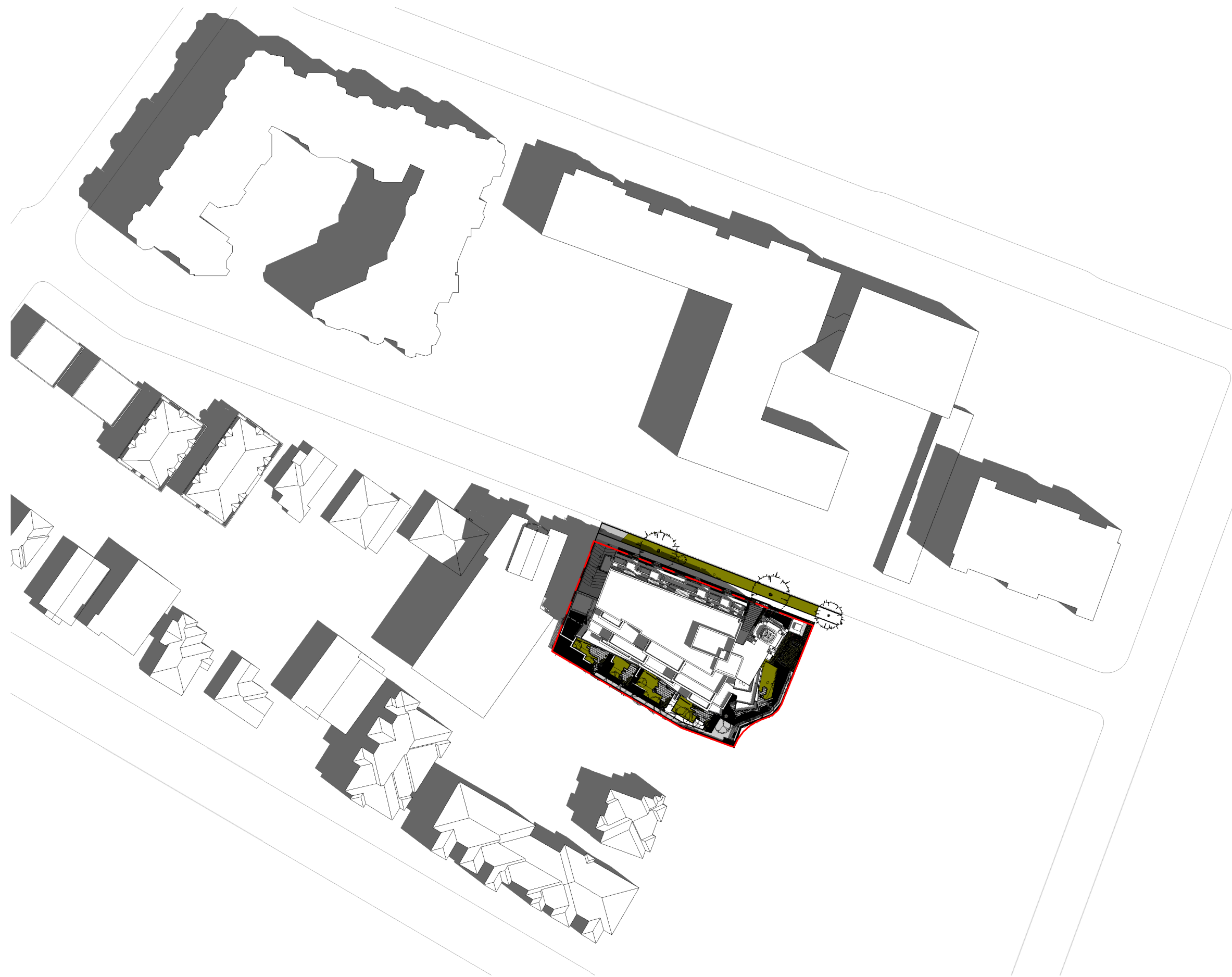
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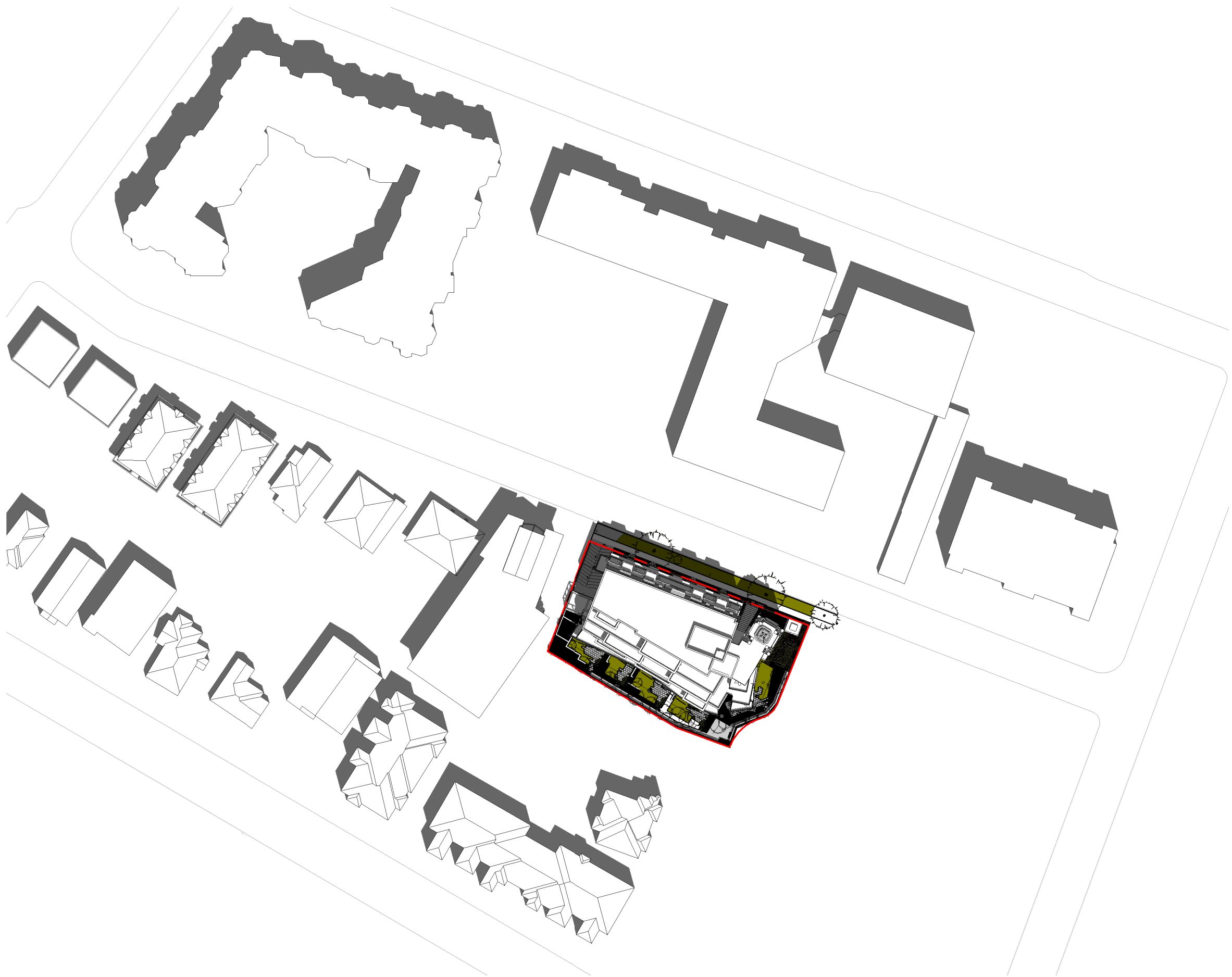
Shadow Studies - Summer

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-009



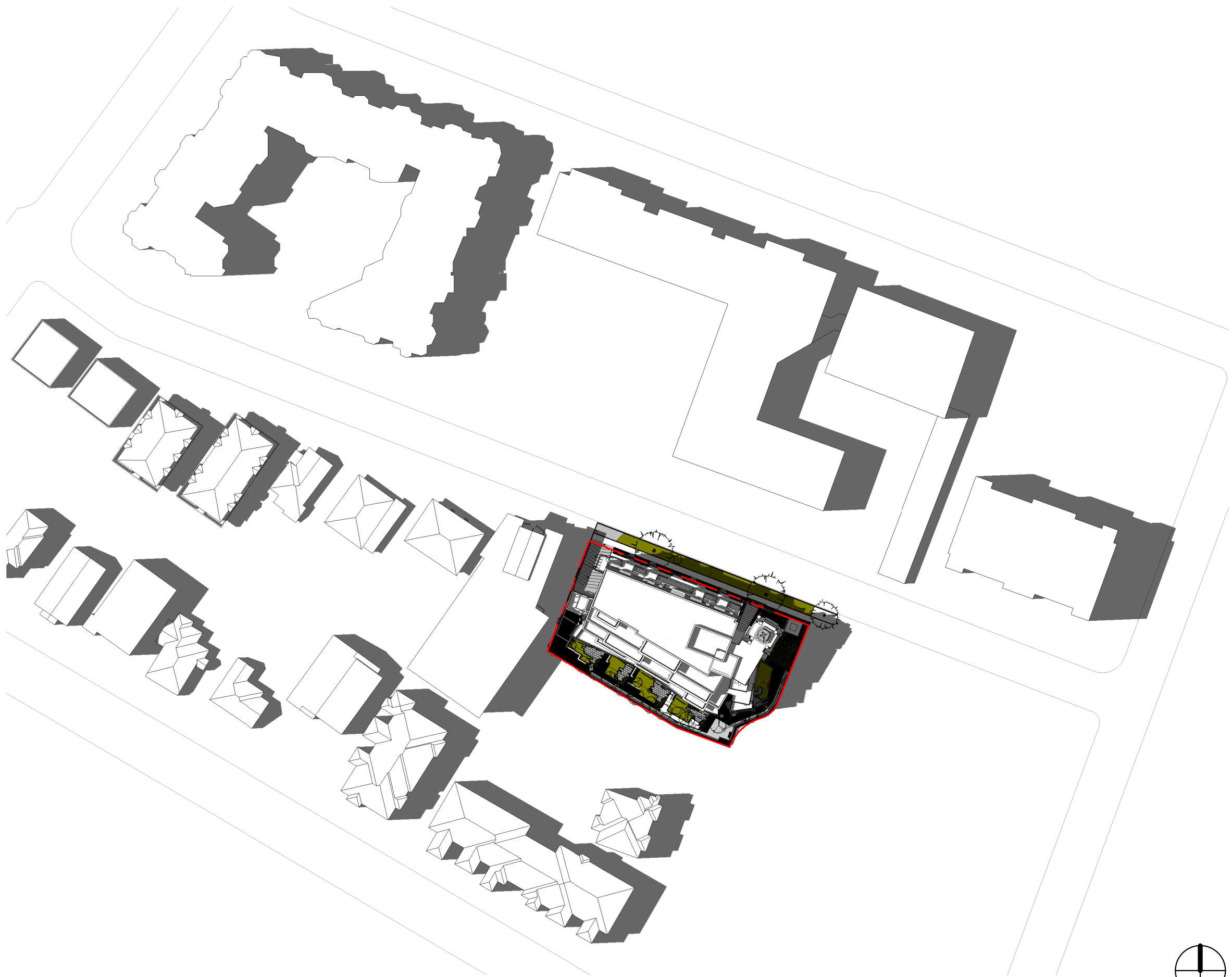
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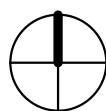
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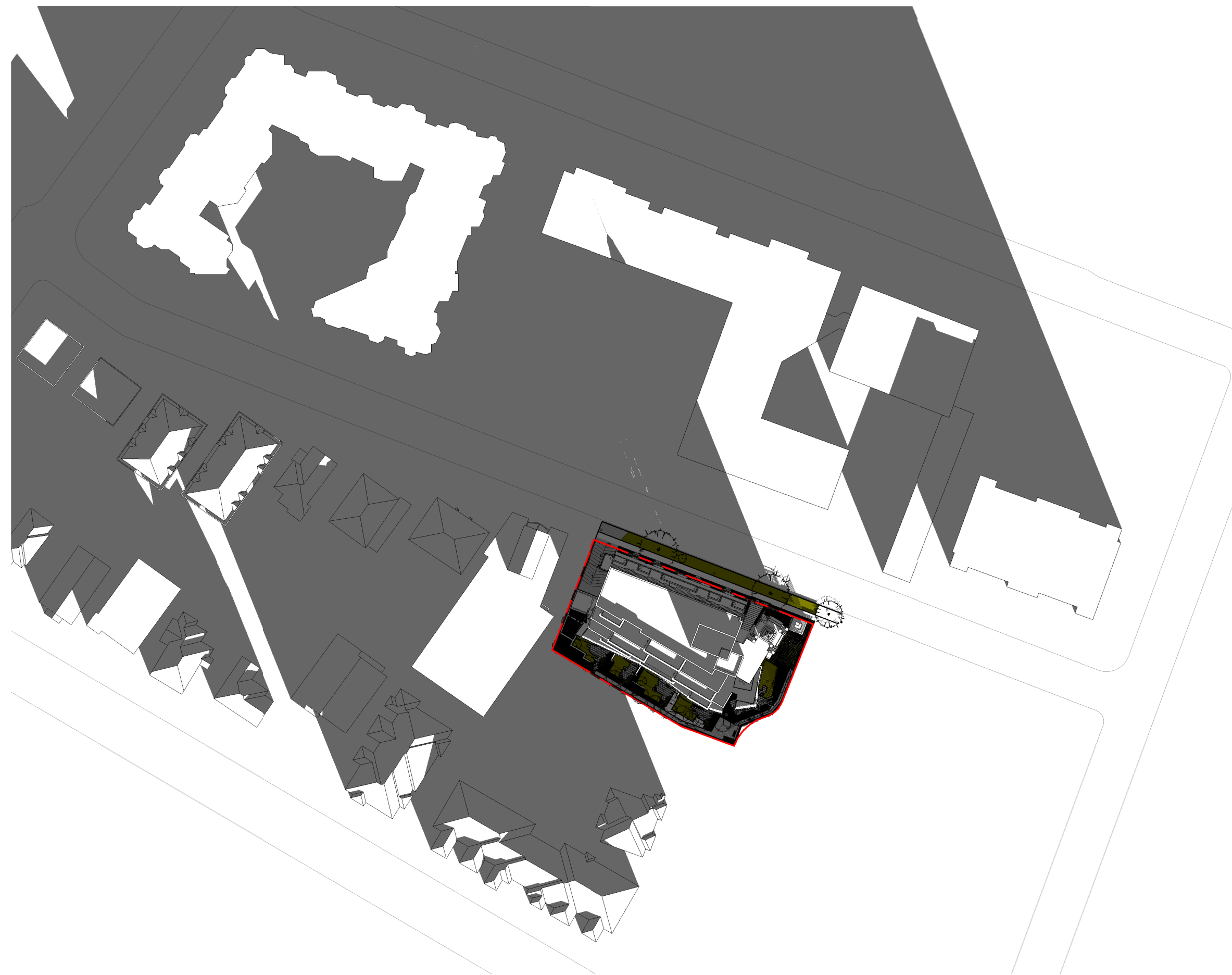


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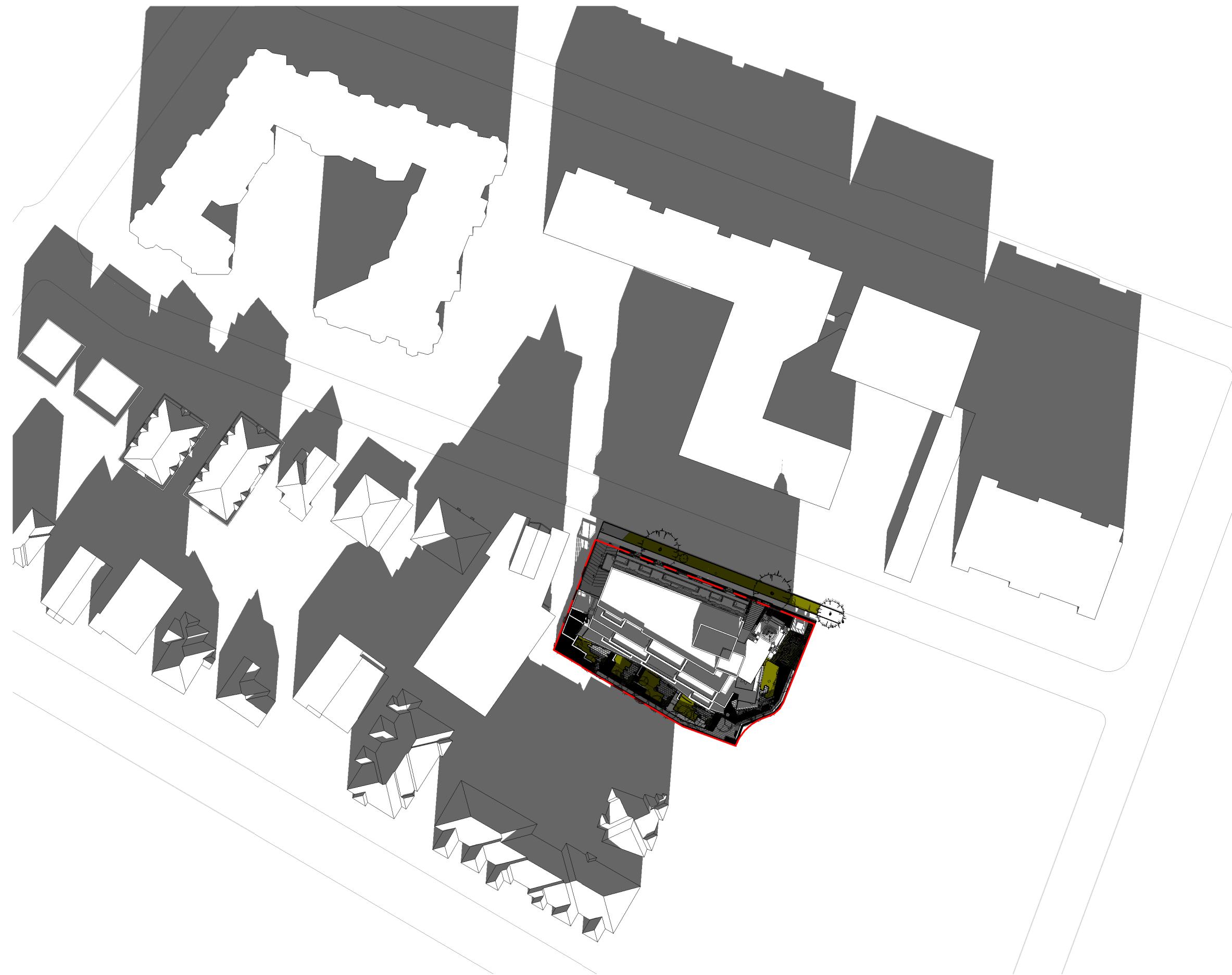


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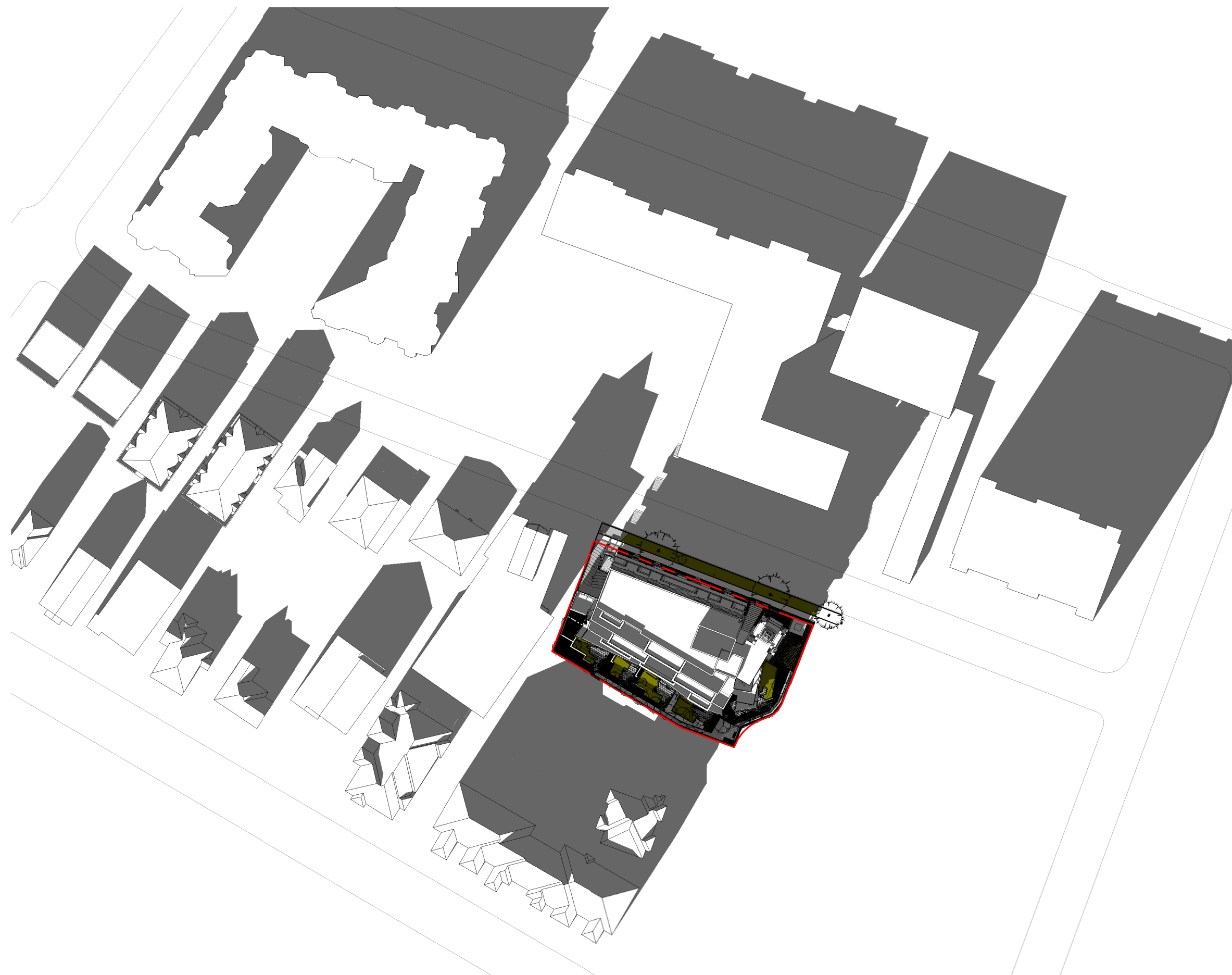




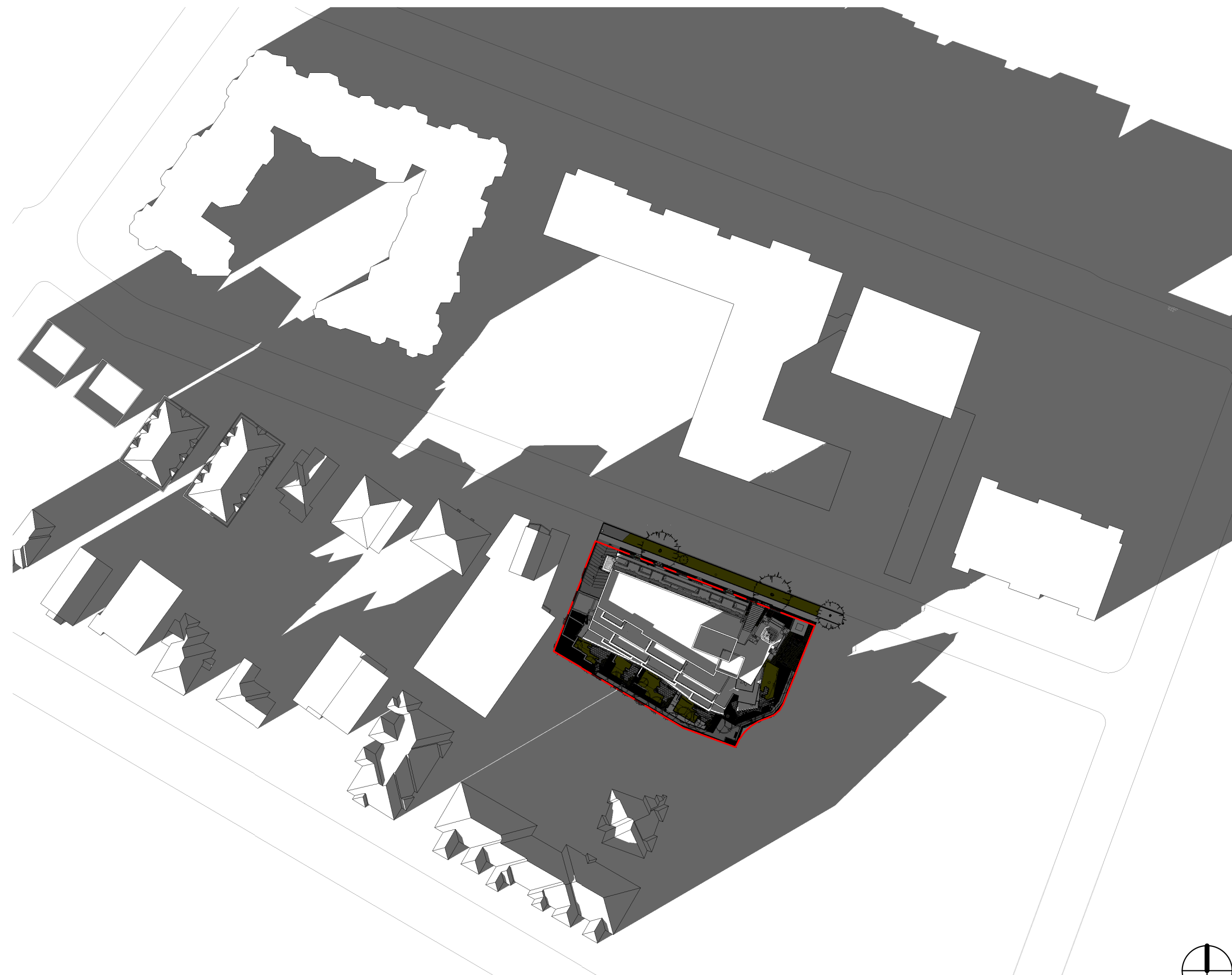
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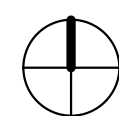
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1 : 1000



③ Shadow - Winter - 2 PM
1 : 1000



④ Shadow - Winter - 4 PM
1 : 1000



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Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
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Project

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Sheet Title

Shadow Studies - Winter

Drawn By	Checked
Author	Checker
Project Number	Scale
202165	AS NOTED
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Project
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Sheet Title
Site Plan

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Project Number 202165	Scale AS NOTED
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Project

475 Kingston
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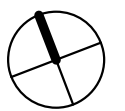
Alpha Project Developments Ltd.

Sheet Title

Parking Level 2 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-201



① Parking Level 2
1 : 100

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Revision No.	Description	Date
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DP / RZ Resubmission	06/30/2025

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Project

475 Kingston
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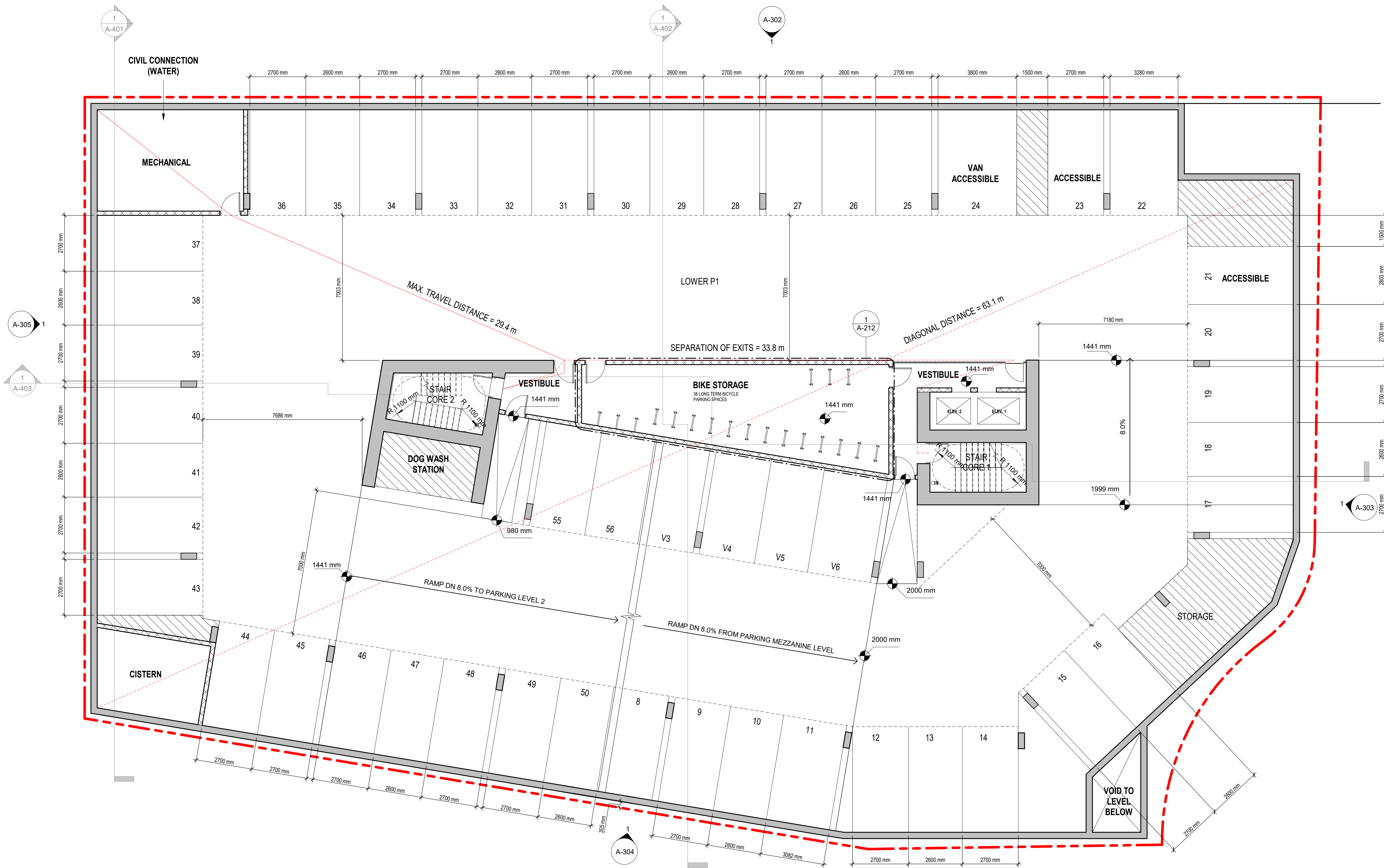
Alpha Project Developments Ltd.

Sheet Title

Parking Level 1 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-202



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Project

475 Kingston
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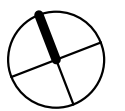
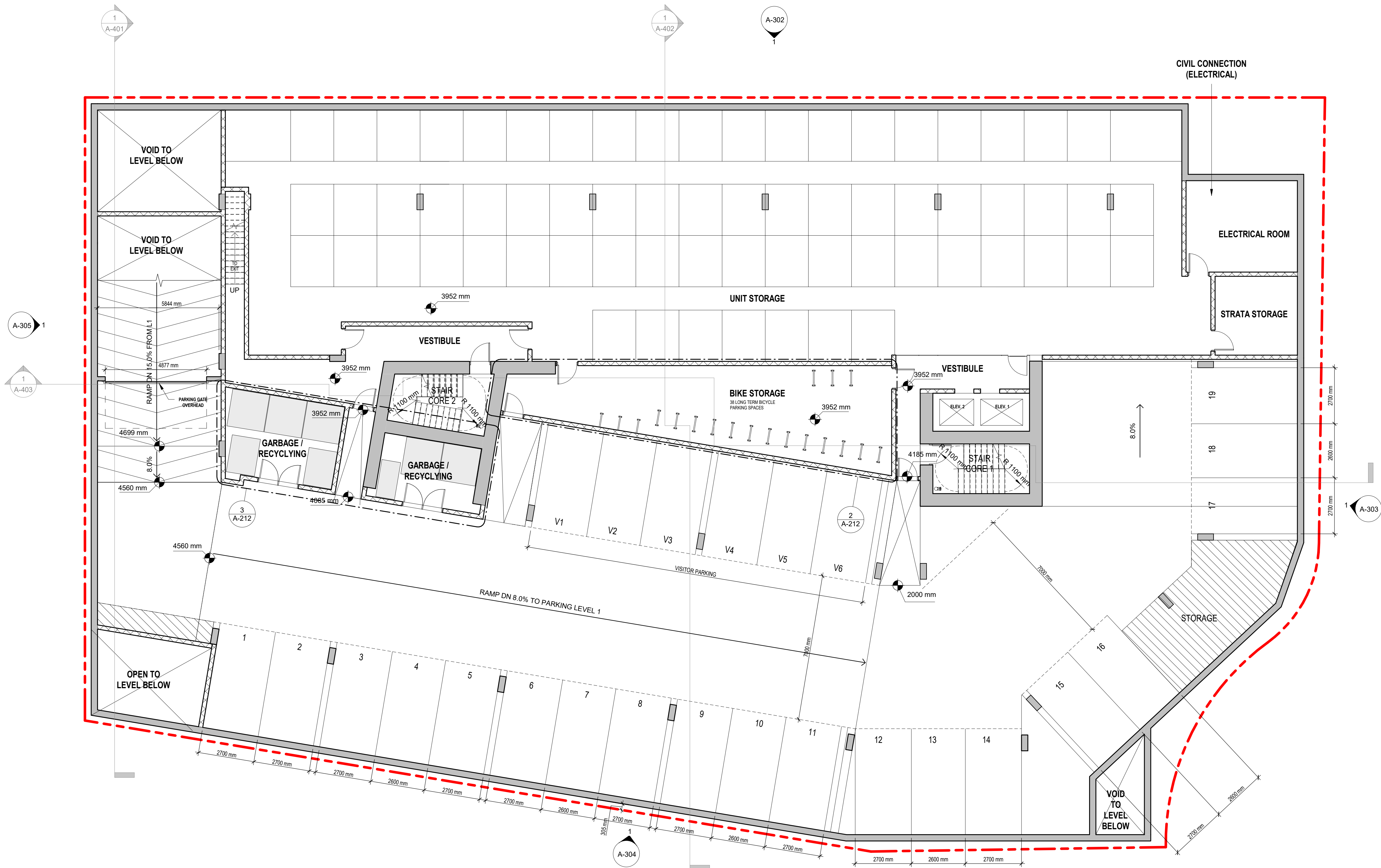
Alpha Project Developments Ltd.

Sheet Title

Parking Mezzanine Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-203



1 Parking Mezzanine
1 : 100

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Project

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Sheet Title

Level 1 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-204

HYDRO POLE TO BE
RELOCATED (SEE CIVIL)

K I N G S T O N S T R E E T

S I D E W A L K

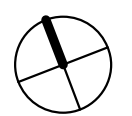
SHARED ACCESS SPACE

ACCESS GATE TO PRIVATE
LANDSCAPE AREA

0.73 M S.R.W.

A-303

PARKADE VENT



① Level 1
1 : 100

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Project

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Sheet Title

Level 2 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
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1 Level 2 Plan
1 : 100

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Project

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Sheet Title

Level 3 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
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Revision	Sheet Number

A-206



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Issue	Issue Date
CALUC Review	12/10/2022
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Project

475 Kingston
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Sheet Title

Level 4 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-207



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Project

475 Kingston
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Sheet Title

Level 5 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-208



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Project

475 Kingston
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Sheet Title

Level 6 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-209



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Project

475 Kingston
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Sheet Title

Level 7 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-210



1 Level 7
1 : 100

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Project

475 Kingston
475 Kingston Street

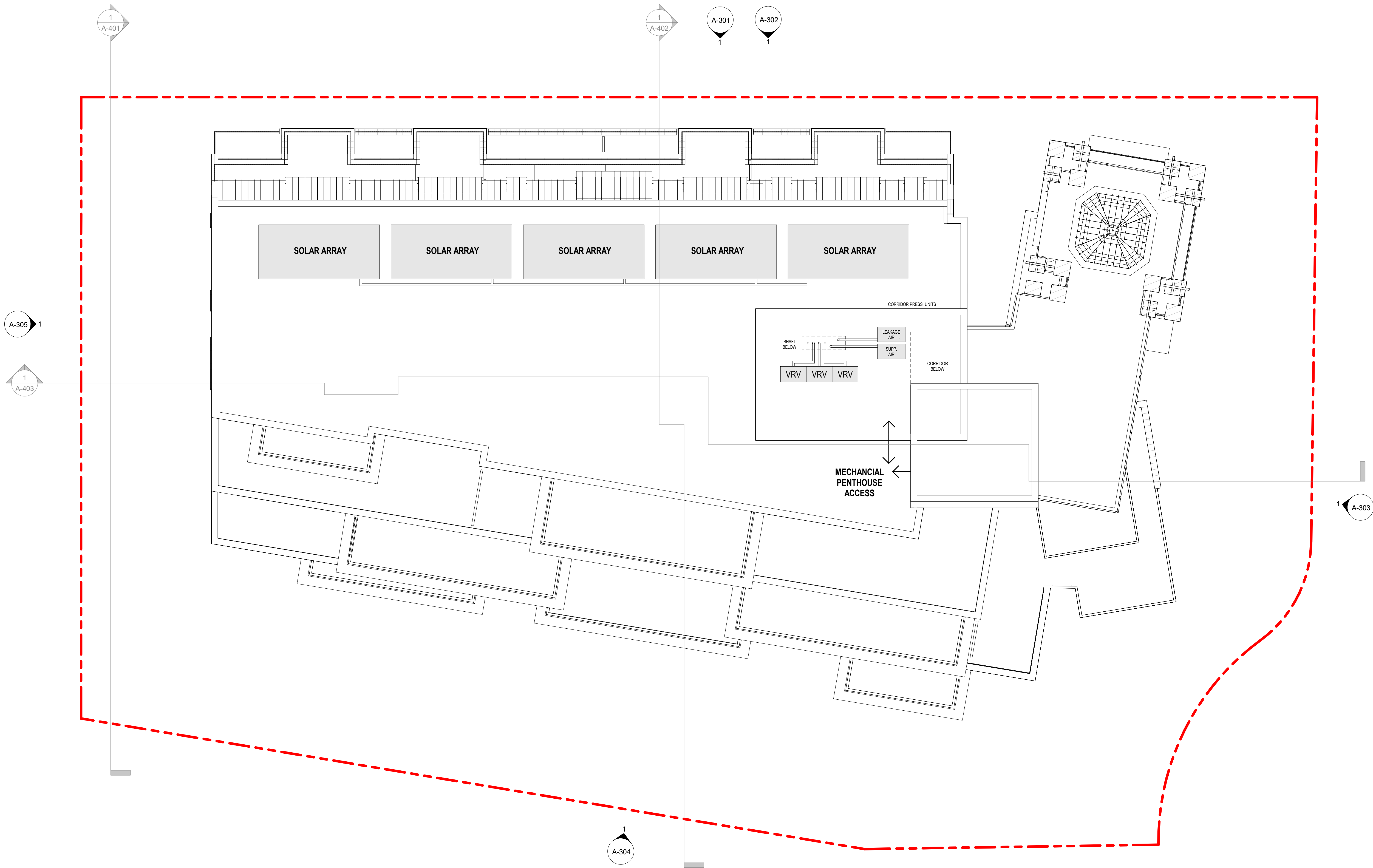
Alpha Project Developments Ltd.

Sheet Title

Roof Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-211



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Project

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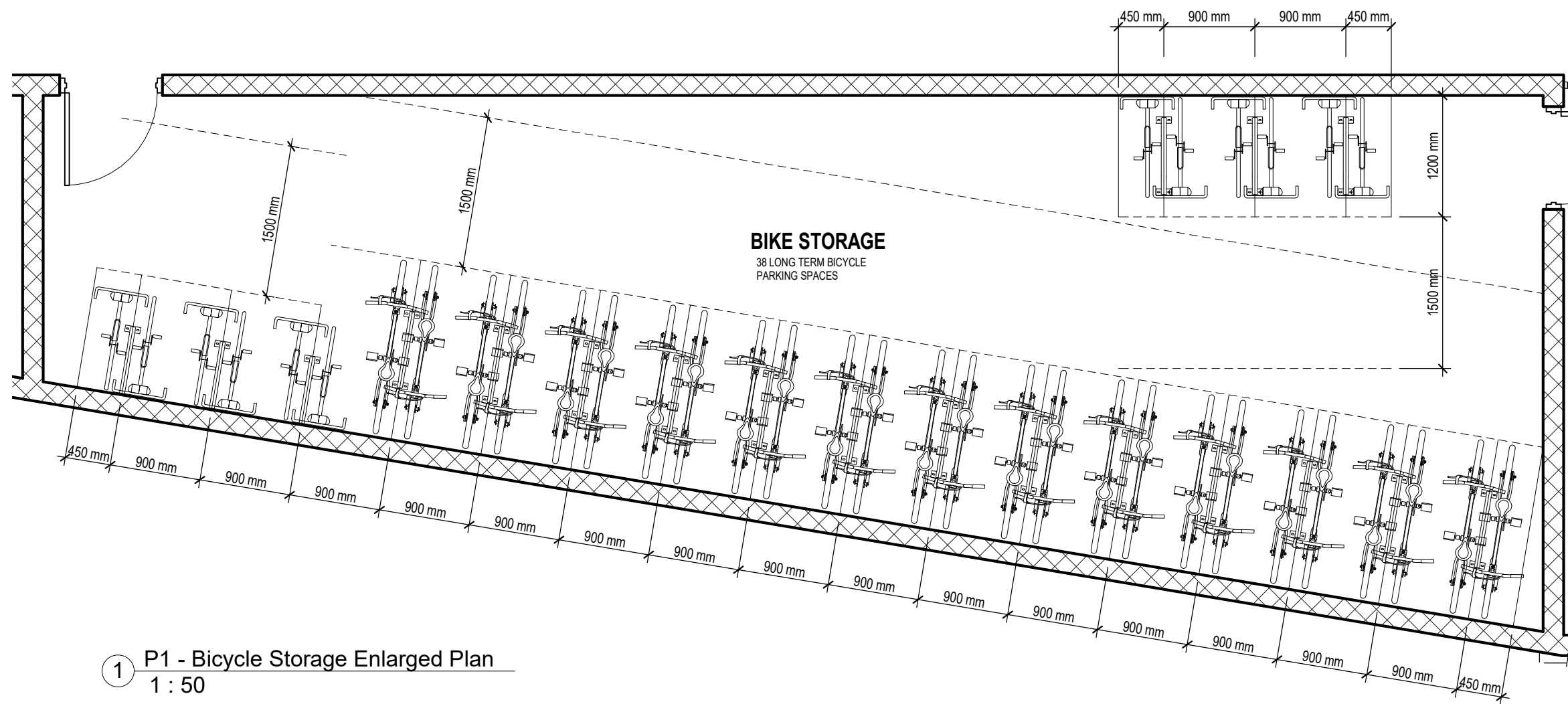
Alpha Project Developments Ltd.

Sheet Title

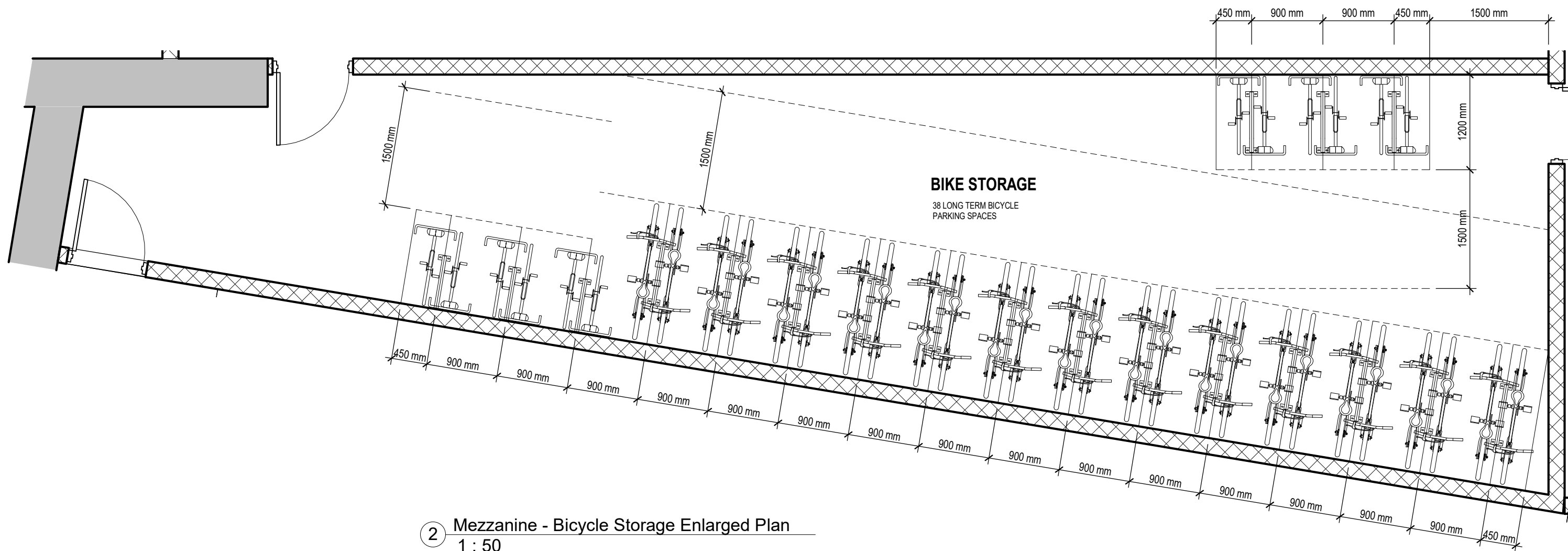
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Drawn By	Checked
NR	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

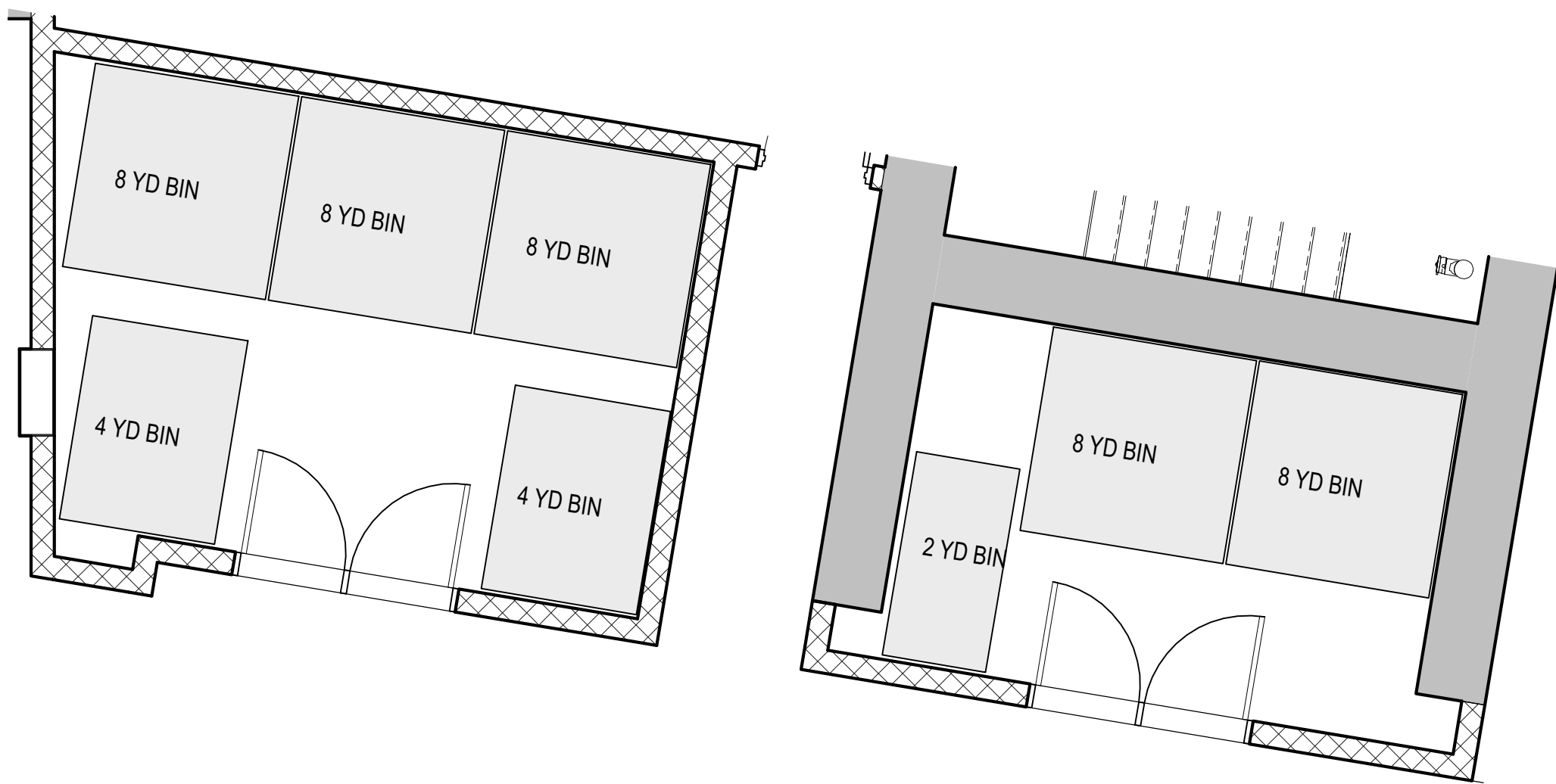
A-212



1 P1 - Bicycle Storage Enlarged Plan
1 : 50



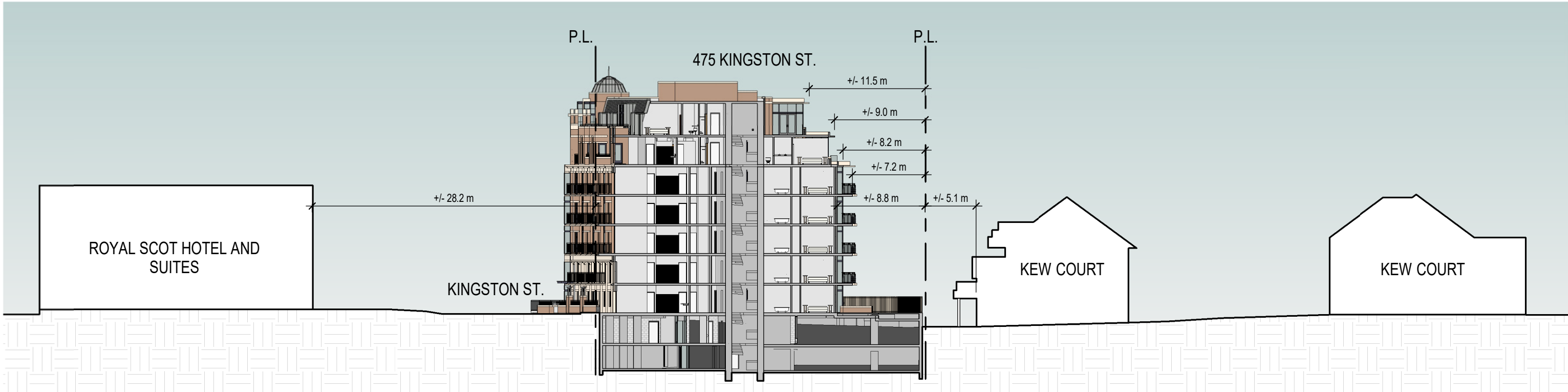
2 Mezzanine - Bicycle Storage Enlarged Plan
1 : 50



3 Parking Mezzanine - Garbage & Recycling
1 : 50



PROPOSED ELEVATIONAL PERSPECTIVE LOOKING SOUTH ON KINGSTON STREET



2 Site Cross Section
1 : 385



1 Context Elevation
1 : 385

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Project

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Sheet Title

Elevations - Context

Drawn By JP	Checked SM
Project Number 202165	Scale AS NOTED
Revision	Sheet Number

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



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Project

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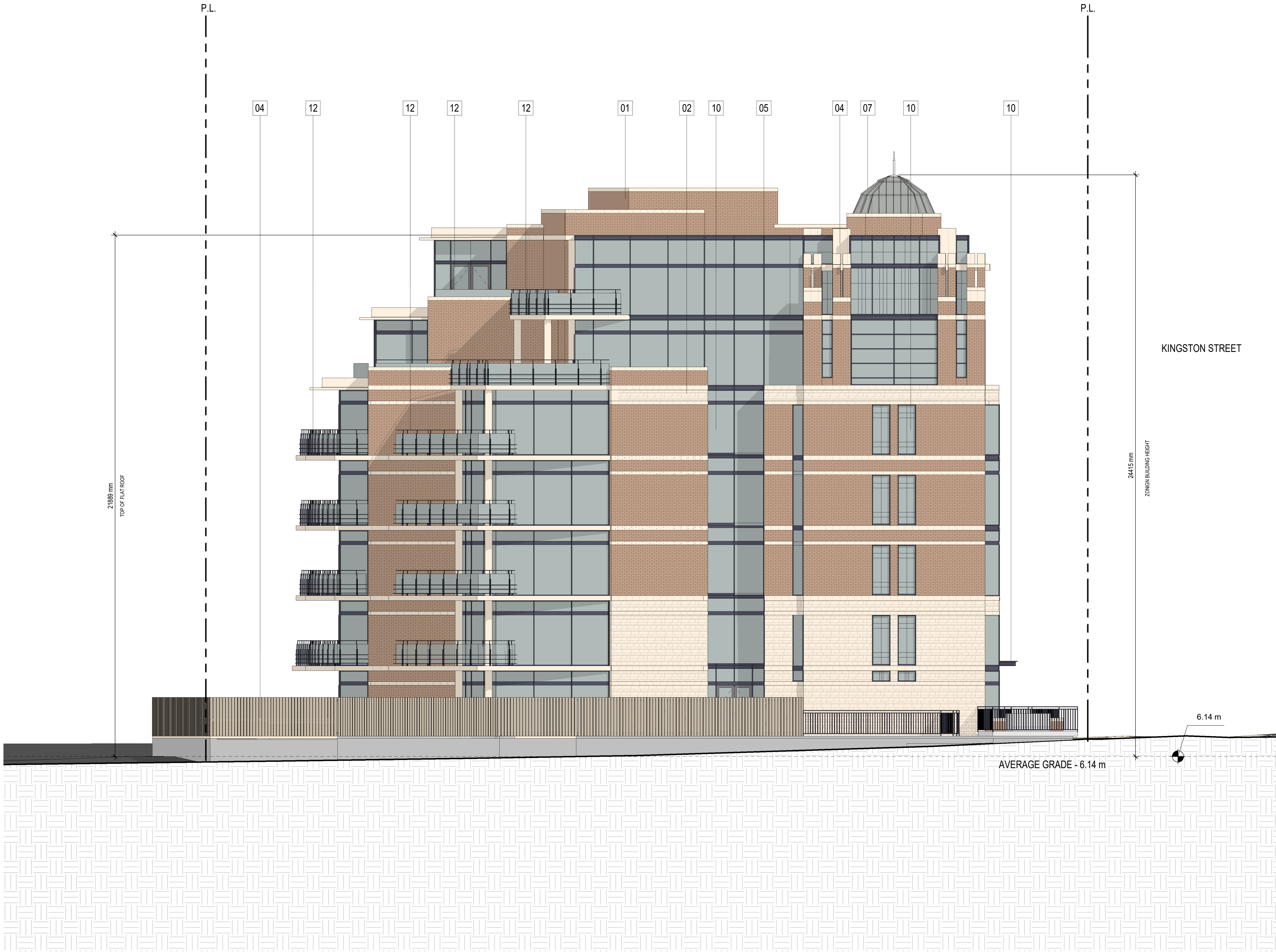
Sheet Title

North Elevation

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-302

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



1 East Elevation
1 : 100

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Project

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Sheet Title

East Elevation

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-303

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



1 South Elevation
1 : 100

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Project

475 Kingston
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Sheet Title

South Elevation

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-304

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



1 West Elevation
1 : 100

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Project

475 Kingston
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Sheet Title

West Elevation

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-305

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Project

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475 Kingston Street

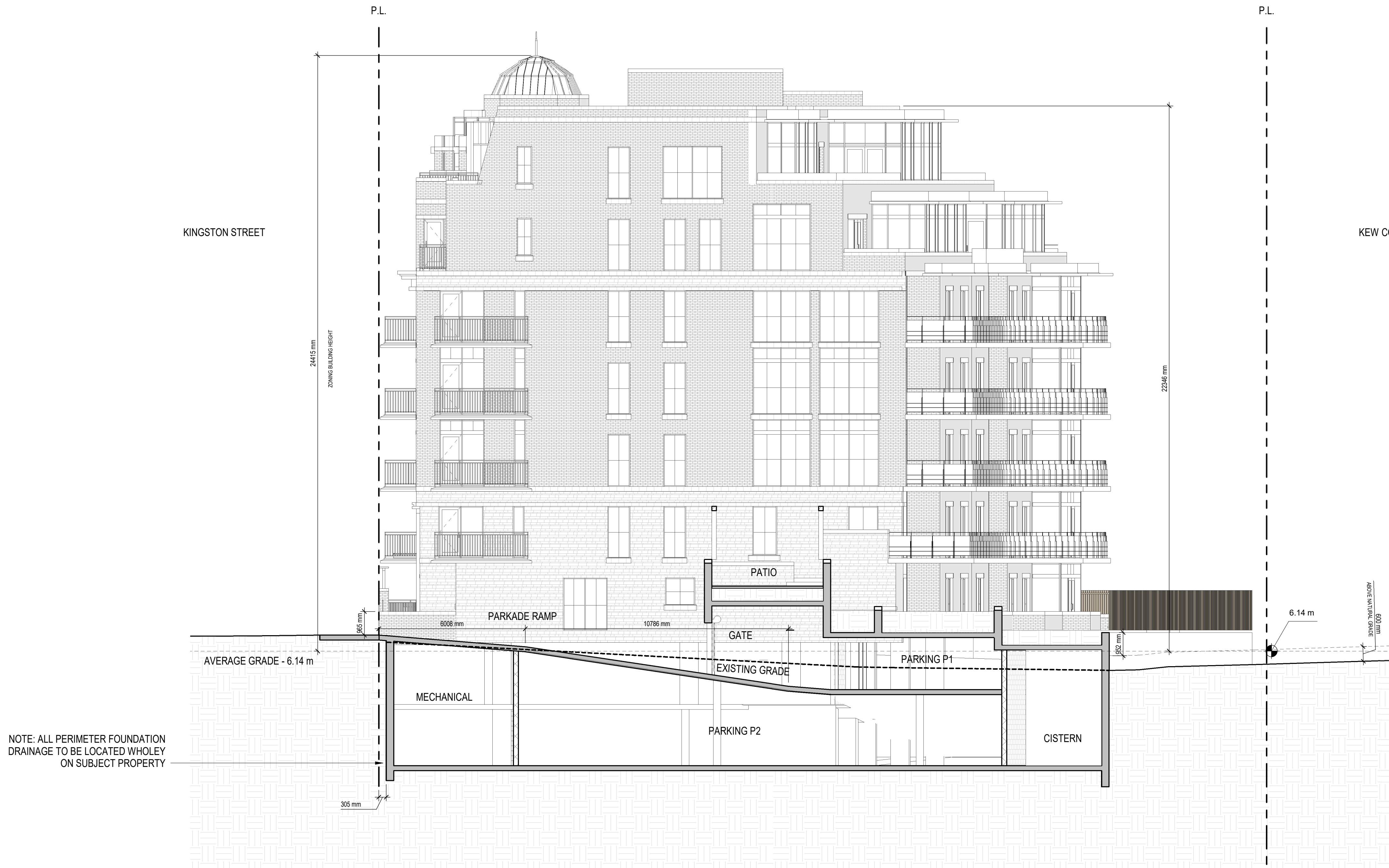
Alpha Project Developments Ltd.

Sheet Title

Sections - Building

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-401



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Project

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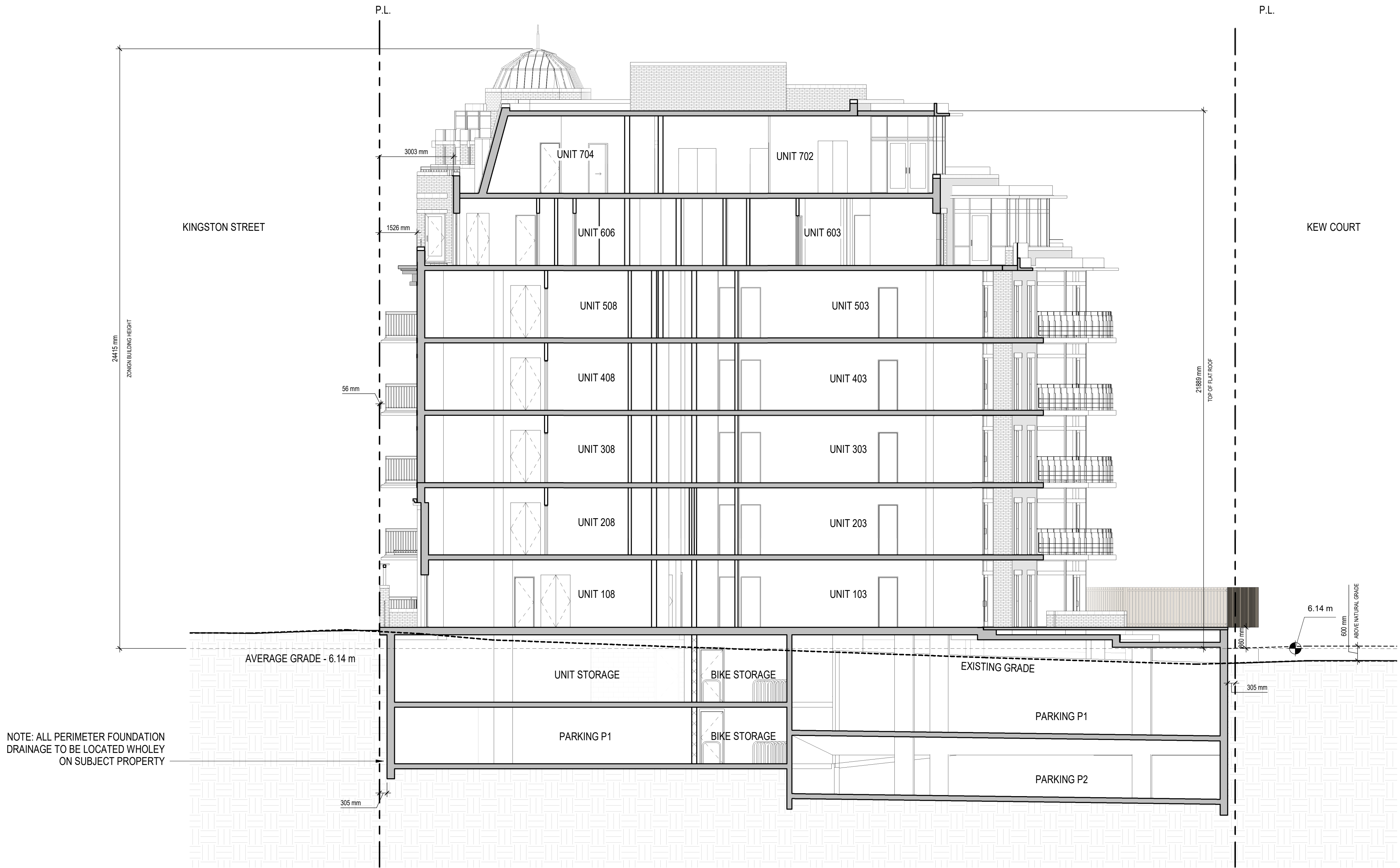
Alpha Project Developments Ltd.

Sheet Title

Sections - Building

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-402



① Section 2
1 : 100

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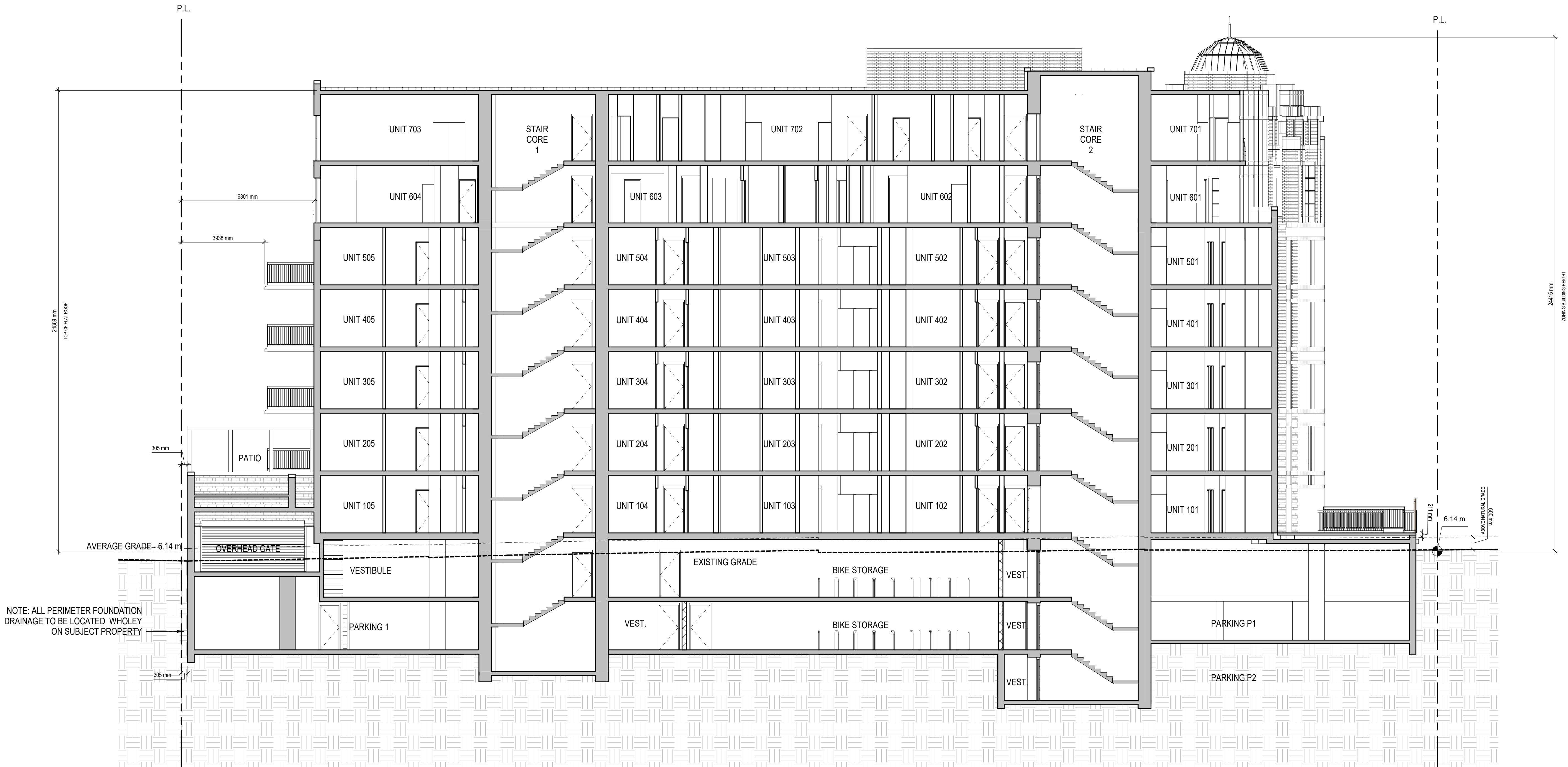
Project
475 Kingston
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Sheet Title
Sections - Building

Drawn By JP	Checked SM
Project Number 202165	Scale AS NOTED
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A-403





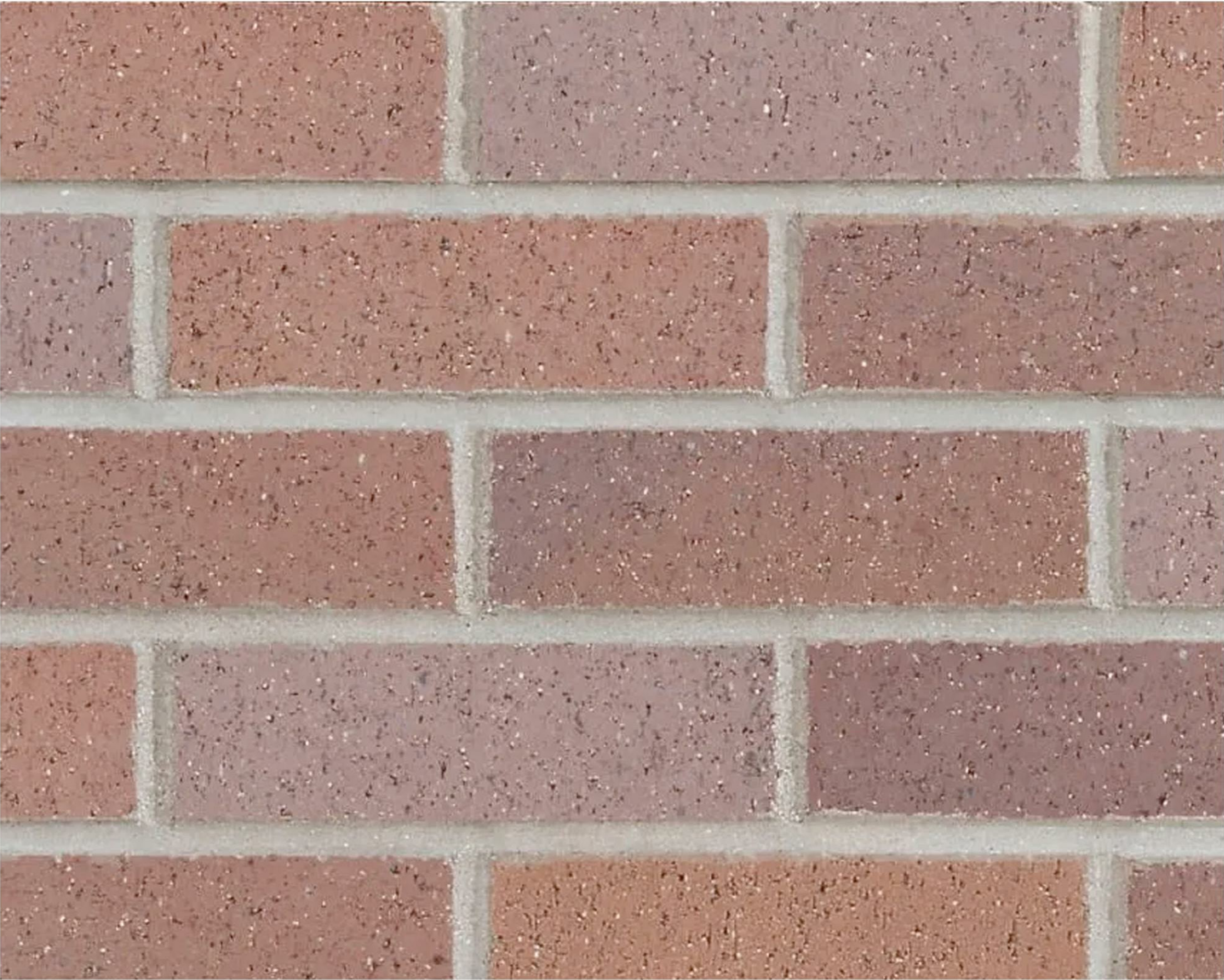
ROOFING: STANDING SEAM METAL ROOF - ZINC COLOUR



EXTERIOR CLADDING PERSPECTIVE AT BASE: NATURAL STONE - METROPOLITAN WHITE



EXTERIOR CLADDING AT BASE: NATURAL STONE - METROPOLITAN WHITE



EXTERIOR BRICK VENEER: MIXED PATTERNED CANYON ROSE

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www.merrickarch.com

Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission	06/30/2025

Consultant



Project
475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title
Materials - Exterior

Drawn By	Checked
Author	Checker
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

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Revision No.	Description	Date
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Revision 1.	sidewalk widened to 1.8m, planting deleted.	9 July 2025
a.	PMT location adjusted, boulevard grass re-inforcement added.	
c.	SRW added	
d.	shared garden and garden spaces modified to accommodate the SRW	
e.	south garden spaces modified to co-ordinate with architectural revisions	
f.	entry to building, north east garden updated and bike racks added.	
g.	replacement tree numbers and soil volumes updated, refer to L5 for details.	

Issue	Issue Date
DP Re-submission Development Permit	9 July 2025 16 Dec 2022



Project
ALPHA DEVELOPMENTS LTD

475 KINGSTON

Sheet Title
LANDSCAPE PLAN

Drawn By AJS/CAR	Checked CAR
Project Number	Scale 1:100
Revision	Sheet Number

R1

L1





- 1 STONE BLOCK SEATS
- 2 STONE PAVING
- 3 COURTYARD GARDEN FOR UNIT #101

- 4 GATED ACCESS TO RESIDENT'S SHARED GARDEN & MAINTENANCE ACCESS PATHWAY
- 5 RESIDENT'S SHARED GARDEN
- 6 FENCED DOG RUN - MAINTENANCE ACCESS PATHWAY
- 7 PROPOSED SRW, 0.732m WIDE



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Revision		Date
No.	Description	
Revision 1.		27 June 2025
a.	sidewalk widened to 1.8m, planting deleted.	
b.	PMT location adjusted.	
c.	SRW added	
d.	shared garden and garden spaces modified to accommodate the SRW	
e.	entry to building, north east garden updated and bike racks added.	

Issue	Issue Date
DP Re-submission	27 June 2025
Development Permit	16 Dec 2022



Project
ALPHA DEVELOPMENTS LTD
475 KINGSTON

Sheet Title
**LANDSCAPE 3D
RENDERINGS
NORTH & EAST AREAS**

Drawn By	Checked
AJS/CAR	CAR
Project Number	Scale

Revision	Sheet Number
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Revision		
No.	Description	Date

Issue		Issue Date
DP Re-submission	Development Permit	27 June 2025 16 Dec 2022



Project
ALPHA DEVELOPMENTS LTD

475 KINGSTON

Sheet Title
LANDSCAPE 3D
RENDERINGS
SOUTH & WEST AREAS

Drawn By
AJS/CAR

Checked
CAR

Project Number

Scale

Revision

Sheet Number



- 1 "SECRET GARDEN"
- 2 PRIVATE GROUND LEVEL GARDENS/PATIOS
- 3 WOOD SCREEN FENCE
- 4 NEIGHBOUR'S PARKADE RAMP
- 5 GRADE ON NEIGHBOURING PROPERTY



- 6 TREILLAGE
- 7 BRICK FACADE
- 8 SANDBLAST FINISH CONCRETE CAP
- 9 PARKADE EXTERIOR WALL
- 10 PARKADE ACCESS RAMP



SCREEN TREES REMOVED FOR CLARITY

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THE PLANT SPECIES, SIZES AND NUMBERS PROVIDED IN THE PLANT SCHEDULE
ARE A GUIDE AND ARE SUBJECT TO ADJUSTMENT THROUGH THE DETAIL DESIGN
BUILDING PERMIT APPLICATION STAGES

Revision		
No.	Description	Date

Revision 1. *9 July 2025*

- a. parkade wall location setback from property line also refer to architectural.*
- b. plant schedule updated.*
- c. background plan for rain water harvesting schematic updated.*

Issue	Issue Date
DP Re-submission	9 July 2025
Development Permit	16 Dec 2022



Project	
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ALPHA DEVELOPMENTS LTD

475 KINGSTON

Sheet Title

LANDSCAPE DETAILS

Drawn By	Checked
AJS/CAR	CAR

Project Number	Scale
	1:50

Revision	Sheet Number
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R1

L4



CROSS SECTION A

Scale 1:50

DESCRIBES TYPICAL SOIL VOLUME ALLOWANCES ON-SLAB FOR PROPOSED TREES

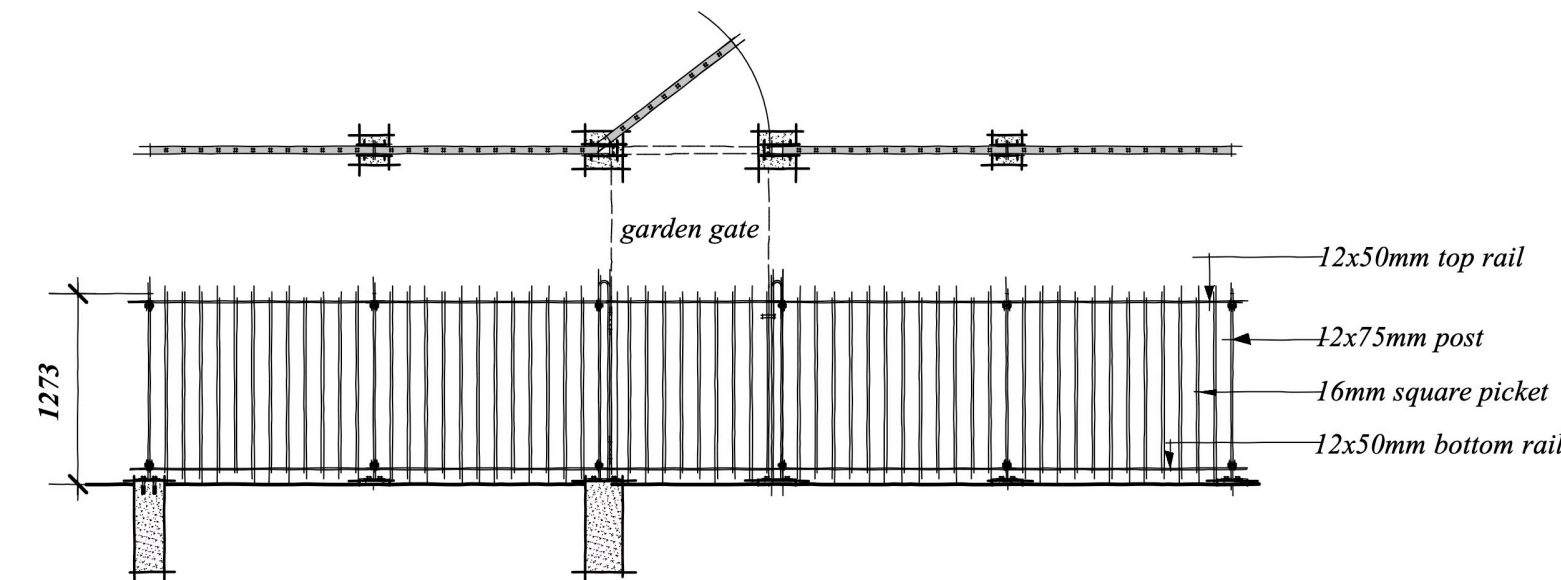
This technical cross-section diagram illustrates a green roof system designed for water retention and structural support. The diagram includes the following components and dimensions:

- Property Line:** Indicated by a red dashed line on the left.
- Structural Soil:** Supports the pathway and tree roots. It is shown in a hatched pattern on the left.
- Pathway:** A human figure is shown walking on the structural soil.
- Tree:** A large tree is planted in the structural soil. Its canopy width is labeled as 4140.
- Linear Tree Soil Well:** A vertical well structure for the tree, with a width of 290.
- Permeable Paving:** A layer of paving material with a thickness of 914.
- Perforated Drain:** A blue line representing a drain with a restricted outlet, designed to create water detention in the reservoir.
- Lined Reservoir:** A layer of clear crushed gravels (7.0 thick) that collects water. It is lined with a material labeled "lined reservoir".
- Balcony:** A structure on the right side of the roof, with a width of 4550.
- Rain Shadow:** A shaded area representing the area protected from rain by the balcony.
- Building Face:** The vertical wall of the building on the right.
- Dimensions:**
 - Vertical dimensions on the left: 1200 (from property line to top of structural soil) and 1410 (from property line to top of permeable paving).
 - Horizontal dimensions: 4140 (tree canopy width), 290 (soil well width), 914 (paving thickness), 4550 (balcony width), and 7.0 (gravel layer thickness).

CROSS SECTION B

Scale 1:50

DESCRIBES TYPICAL SUBSURFACE RAINWATER RESERVOIR COMPONENTS



ALUMINUM RAILINGS (DOG WALK BARRIER)

RAINWATER COLLECTED IN SUB SURFACE RESERVOIRS BENEATH PERMEABLE PATIO SURFACES THEN PIPED TO CISTERN IN PARKADE. FILTERED AND PUMPED TO SUPPLEMENT IRRIGATION SYSTEM. LOCATION OF CISTERN TBD

R1

Existing trees to be preserved

Existing trees to be removed

Proposed Replacement Trees, refer to plant schedule and soil volume schedule.

Proposed trees

Tree protection fence to Arborist specifications

PLANTING AREA 1
Soil volume 15.9m3
1 medium size replacement tree

PLANTING AREA 2
Soil volume 26m3
1 medium & 1 small size replacement trees

PLANTING AREA 3
Soil volume 12.8m3
2 small size replacement trees

GROWING MEDIA FOR REPLACEMENT TREES

Tree pits, soil depth 0.9m

Structural soil beneath gravel path 0.9m, is in addition to tree pit soil

Soil vaults under pedestrian hard surface, 0.92m depth.

Soil in shrub / grass areas depth 0.45m / 0.3m

	BOTANICAL NAME	COMMON NAME	REPLACEMENT TREE Y/N + SIZE	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY
	ALL PLANT MATERIAL SHALL BE #1 QUALITY					
I.D.	TREES:					
a	ACER PALMATUM 'OZAKAZUKI'	OZAKAZUKI JAPANESE MAPLE	NO	B+B 2M, 4CM CAL	6	PROVIDES SHADE
b	CORNUS KOUSA 'SATOMI'	PINK FL. DOGWOOD	NO	B+B 2M, 4CM CAL	4	POLLINATOR PLANT
c	CORNUS KOUSA 'SATOMI' (REPLACEMENT TREE)	PINK FL. DOGWOOD	YES / SMALL	6 CM CAL, WIRE BASKET	4	POLLINATOR PLANT
d	CORNUS NUTTALLII (REPLACEMENT TREE)	PACIFIC FLOWERING DOGWOOD	YES / MEDIUM	6 CM CAL, WIRE BASKET	1	POLLINATOR PLANT
e	PARROTIA PERSICA 'RUBY VASE', (REPLACEMENT TREES)	RUBY VASE PERSIAN IRONWOOD	YES / SMALL	6 CM CAL, WIRE BASKET	6	DROUGHT TOLERANT
g	MAGNOLIA ACUMINATA 'YELLOW BIRD', (REPLACEMENT TREES)	MAGNOLIA, YELLOW FLS	YES / MEDIUM	6 CM CAL, WIRE BASKET	4	POLLINATOR PLANT
h	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	NO	B+B 3M, 5CM CAL	1	POLLINATOR PLANT

PLANTING AREA 4
Soil volume 21.42m3
1 medium & 1 small size replacement trees

#OS - 1
Japanese maple, multi-stem cluster

PLANTING AREA 5
Soil volume 27.2m3
1 medium + 2 small size replacement trees

				REPLACEMENT PROPOSED TREES			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA I.D.	AREA (M2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL
ONSITE										
PLANTING AREA 1	17.7	0.9	15.9	-	1	-	-	15	-	15
PLANTING AREA 2	28.7	0.9	26	1	1	-	6	15	-	21
PLANTING AREA 3	14.2	0.9	12.8	2	-	-	12	-	-	12
PLANTING AREA 4	23.8	0.9	21.4	1	1	-	6	15	-	21
PLANTING AREA 5	24.5	0.9	27.2	2	1	-	12	15	-	27
	1.5	0.45								
	3.7	0.3								
	16.1	0.2								
PLANTING AREA 6	10	0.9	12	2	-	-	12	-	-	12
	6.7	0.45								
	18.8	0.9								
PLANTING AREA 7	3.35	0.92	21.1	1	1	-	6	15	-	21
	4	0.3								
	1.7	0.9								
PLANTING AREA 8	4.45	0.92	6.4	1	-	-	6	-	-	6
	2	0.45								

REFER TO ARBORIST'S REPORT FOR TREE INVENTORY AND TREE PROTECTION DETAILS

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Revision No.	Description	Date
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Revision 1, 09 July 2025
a. replacement tree numbers and soil volumes updated.

Issue	Issue Date
DP Re-submission Development Permit	9 July 2025 16 Dec 2022



Project
ALPHA DEVELOPMENTS LTD

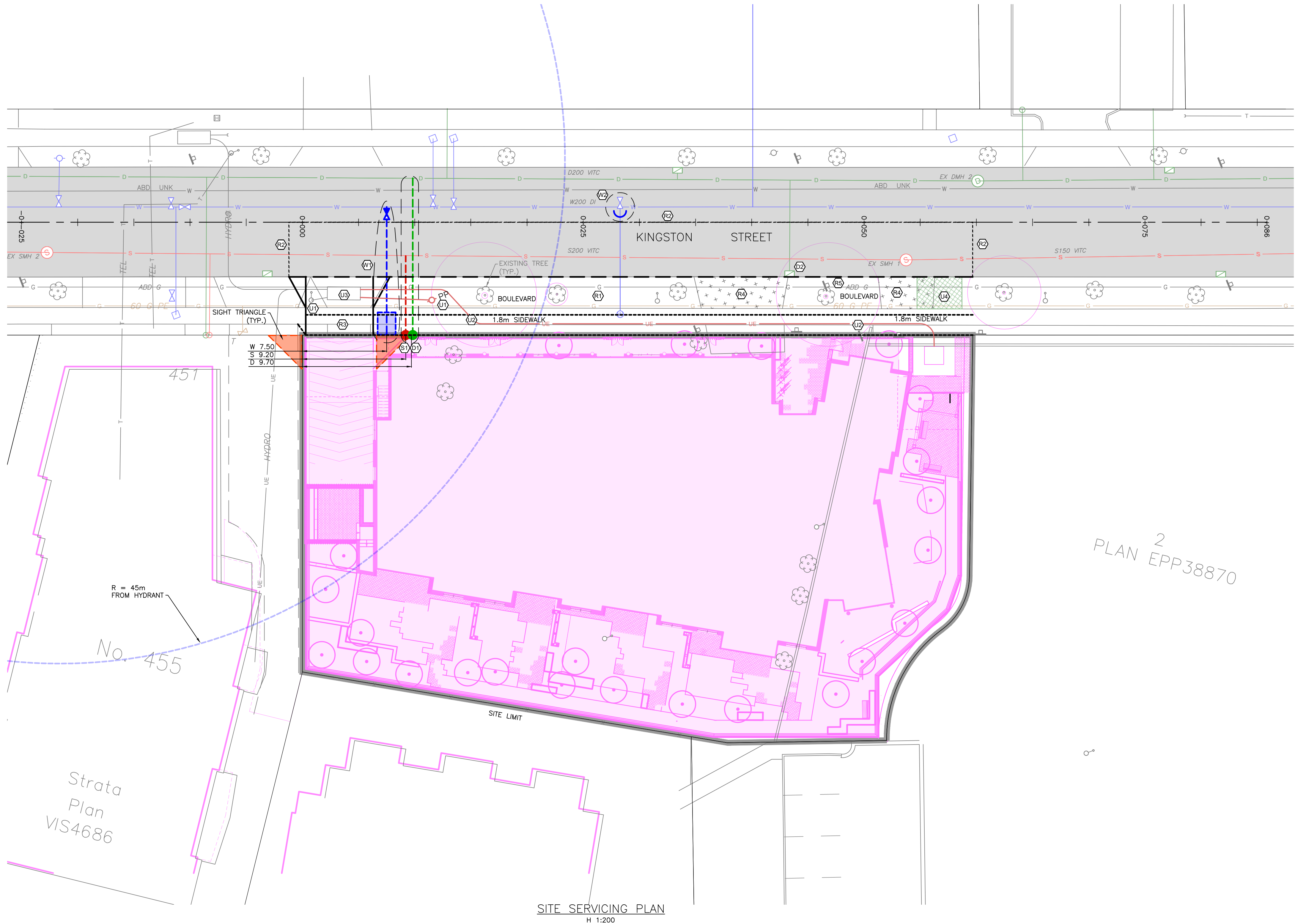
475 KINGSTON

Sheet Title
TREE RETENTION
& REPLACEMENT
PLAN

Drawn By CAR / AJS	Checked CAR
Project Number	Scale 1:100
Revision	Sheet Number

R1

L5



SHEET NOTES:

WATER

- (W1) CITY OF VICTORIA TO INSTALL DOMESTIC AND FIRE WATER SERVICES COMPLETE WITH VAULT AT DEVELOPERS EXPENSE.
- (W2) EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED. NEW 50mm WATER SERVICE TO BE INSTALLED. ALL WORK TO BE DONE BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.

DRAIN & SEWER

- (S1) CITY OF VICTORIA TO INSTALL 150# STORM AND 150# SANITARY SERVICES COMPLETE WITH INSPECTION CHAMBERS AT DEVELOPERS EXPENSE.
- (S2) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS.

ROAD

- (R1) EXISTING FRONTAGE CURB, GUTTER AND SIDEWALK TO BE REMOVED/REPLACED AS REQUIRED.
- (R2) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTERLINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.
- (R3) PROPOSED DRIVEWAY AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW SCHEDULE B. PARKADE ACCESS GRADES TO BE AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
- (R4) EXISTING DRIVEWAY TO BE REMOVED AND REPLACED AS BOULEVARD COMPLETE WITH NEW CURB/GUTTER AS REQUIRED.
- (R5) EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.

HYDRO

- (H1) EXISTING HYDRO POLE TO BE RELOCATED AS REQUIRED. LOCATION TO BE DETERMINED BY BC HYDRO.
- (H2) ASSUMED HYDRO SERVICE ROUTE PENDING BC HYDRO REVIEW.
- (H3) EXISTING HYDRO BOX LID TO BE ADJUSTED AS REQUIRED.
- (H4) CONTRACTOR TO CONSTRUCT H20 RATED REINFORCED BOULEVARD FOR BC HYDRO ACCESS.



KEY PLAN
NTS

LEGAL DESCRIPTION: LOT 1 OF LOT 1892, 1893, 1894 AND 1895 VICTORIA,
EPP38870; 029-274-443

BENCHMARK: GCM No. 755454
ELEV. 7.419m

475 KINGSTON

Scale 1:200 Scale N/A
horiz. vert.
Sheet 1 of 1

Eng. Project No. 34178

JEA J E ANDERSON &
ASSOCIATES

SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

LEGEND			
LAMP STANDARD	LS	CLEANOUT	
POLE(Hydro, Tel.)	PP	CATCHBASIN	
U/G WIRING	UE	MANHOLE	
GAS	G	SERVICE RISER	
WATER	W	MOUNTABLE CURB	MC
SEWER	S	NON-MOUNT. CURB	NMC
DRAIN	D	EDGE ASPHALT	
		DITCH	
		METER	W
		FLUSH VALVE	
		VALVE	
		REDUCER	
		HYDRANT	
		AIR VALVE	

ISSUED FOR DISCUSSION