

Property Data	
GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	REZONING PERMIT APPLICATION WITH VARIANCES FOR LOT CONSOLIDATION AND STRATA PLAN SUBDIVISION: <ul style="list-style-type: none"> RETENTION OF AN EXISTING CHARACTER CONVERSION (1028; BPO58143) WITH MARKET APARTMENTS, AND REMOVAL OF GARAGE OUT-BUILDING (1028) RETENTION OF AN EXISTING HOUSEPLEX (1030), AND REMOVAL OF NON-CONFORMING REAR ADDITION CONSTRUCTION OF A NEW SEVEN (7) UNIT ATTACHED DWELLING BUILDING (STRATA TOWNHOUSES) WITH ONE (1) TUCKER ACCESSIBLE PARKING SPACE CONSOLIDATION AND SUBDIVISION OF TWO (2) LOTS INTO THREE (3)
CIVIC ADDRESS	1026/1028 AND 1030 EMPRESS AVENUE, VICTORIA BC
LEGAL DESCRIPTION	LOTS 6 & 7, BLOCK 8, SECTION 3, VICTORIA DISTRICT, PLAN 957
PROPERTY IDENTIFICATION NUMBERS (P.I.D.)	000-233-527 (1026/1028 EMPRESS) AND 000-848-492 (1030 EMPRESS)
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS

Municipal Zoning Compliance Summary

0 - ZONING SUMMARY																																											
NO.	ITEM	DESCRIPTION	BYLAW REFERENCES																																								
0-1	ZONING DISTRICT (REZONING)	R-2 (TWO-FAMILY) EXISTING NEW (REZONING) PROPOSED	80-159																																								
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-16A (GENERAL) EXISTING	OCF																																								
0-3	HERITAGE STATUS	DESIGNATED (1028 ONLY) N/A	87-121-245																																								
REQUIREMENT 1028 (EX.) 1030 (EX.) PROPOSED TOWNHOUSES																																											
0-4	PRINCIPAL USE (REZONING)	TWO-FAMILY REQUIRED 'G' TRIPLEX 4-PLEX TOWNHOUSES	80-159-2.1.1																																								
0-5	SITE AREA & LOT WIDTH (REZONING)	<p>SITE AREA (m²):</p> <table border="1"> <tr><td>≥ 555</td><td>BEFORE: 599.8</td><td>600.9</td><td>-</td></tr> <tr><td>REQUIRED</td><td>AFTER: 291.44</td><td>291.41</td><td>515.11</td></tr> </table> <p>SITE AREA FOR EACH DWELLING UNIT (m²):</p> <table border="1"> <tr><td>≥ 277.5</td><td>BEFORE: 199.9 (3)</td><td>150.2 (4)</td><td>-</td></tr> <tr><td>REQUIRED</td><td>AFTER: 97.1 (3)</td><td>72.9 (4)</td><td>73.6 (27)</td></tr> </table> <p>LOT WIDTH (MINIMUM AVERAGE (m.)):</p> <table border="1"> <tr><td>≥ 15</td><td>REQUIRED</td><td>15.205</td><td>15.205</td><td>30.41</td></tr> </table>	≥ 555	BEFORE: 599.8	600.9	-	REQUIRED	AFTER: 291.44	291.41	515.11	≥ 277.5	BEFORE: 199.9 (3)	150.2 (4)	-	REQUIRED	AFTER: 97.1 (3)	72.9 (4)	73.6 (27)	≥ 15	REQUIRED	15.205	15.205	30.41	80-159-2.1.2																			
≥ 555	BEFORE: 599.8	600.9	-																																								
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≥ 15	REQUIRED	15.205	15.205	30.41																																							
0-6	FLOOR AREA OF PRINCIPAL BUILDING (REZONING)	<p>FLOOR SPACE RATIO:</p> <table border="1"> <tr><td>≤ 0.5</td><td>BEFORE: 0.300</td><td>0.304</td><td>-</td></tr> <tr><td>REQUIRED</td><td>AFTER: 0.854</td><td>0.938</td><td>1.428</td></tr> </table> <p>FLOOR AREA PER DWELLING UNIT (m²):</p> <table border="1"> <tr><td>≥ 46</td><td>REQUIRED</td><td>85.5</td><td>68.3</td><td>≥ 51.8</td></tr> </table> <p>FLOOR AREA - FIRST AND SECOND STOREYS COMBINED (m²):</p> <table border="1"> <tr><td>≤ 280</td><td>REQUIRED</td><td>164.3</td><td>182.9</td><td>470.1</td></tr> </table> <p>TOTAL FLOOR AREA (m²):</p> <table border="1"> <tr><td>≤ 380</td><td>REQUIRED</td><td>256.5</td><td>273.2</td><td>735.50</td></tr> </table>	≤ 0.5	BEFORE: 0.300	0.304	-	REQUIRED	AFTER: 0.854	0.938	1.428	≥ 46	REQUIRED	85.5	68.3	≥ 51.8	≤ 280	REQUIRED	164.3	182.9	470.1	≤ 380	REQUIRED	256.5	273.2	735.50	80-159-2.1.3																	
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≤ 380	REQUIRED	256.5	273.2	735.50																																							
0-7	HEIGHT, STOREYS, ROOF DECKS (REZONING)	<p>BUILDING HEIGHT (STOREYS):</p> <table border="1"> <tr><td>≤ 1.5 + 85MT</td><td>REQUIRED</td><td>2 + 85MT</td><td>2 + 85MT</td><td>3</td></tr> </table> <p>BUILDING HEIGHT, WHERE NO BASEMENT (m.):</p> <table border="1"> <tr><td>≤ 7.6</td><td>REQUIRED</td><td>7.03</td><td>8.64</td><td>10.34</td></tr> </table> <p>HEIGHT, STOREYS, ROOF DECKS</p> <table border="1"> <tr><td>2 + 85MT</td><td>REQUIRED</td><td>2 + 85MT</td><td>2 + 85MT</td><td>3</td></tr> </table>	≤ 1.5 + 85MT	REQUIRED	2 + 85MT	2 + 85MT	3	≤ 7.6	REQUIRED	7.03	8.64	10.34	2 + 85MT	REQUIRED	2 + 85MT	2 + 85MT	3	80-159-2.1.4																									
≤ 1.5 + 85MT	REQUIRED	2 + 85MT	2 + 85MT	3																																							
≤ 7.6	REQUIRED	7.03	8.64	10.34																																							
2 + 85MT	REQUIRED	2 + 85MT	2 + 85MT	3																																							
0-8	SETBACKS & PROJECTIONS (REZONING)	<p>FRONT YARD SETBACK (m.):</p> <table border="1"> <tr><td>≥ 7.5 OR ADJ. AVG. (4.26)</td><td>REQUIRED</td><td>3.84</td><td>3.80</td><td>3.88 (0.345)</td></tr> </table> <p>DEDICATION (AFTER)</p> <p>4.26 m; AVG. OF 4.34 m (1024 EMPRESS) & 4.18 m (1040 EMPRESS) AFTER DEDICATION, 0.345 m MIN. SETBACK, 0.50 m TYPICAL</p> <p>PROJECTIONS INTO FRONT YARD SETBACK - STEPS & PORCH (m.):</p> <table border="1"> <tr><td>≤ 3.5</td><td>PERMITTED</td><td>2.63 (EMP)</td><td>1.63 (EMP)</td><td>-</td></tr> </table> <p>PROJECTIONS INTO FRONT YARD SETBACK - BAY WINDOWS (m.):</p> <table border="1"> <tr><td>≤ 0.6</td><td>PERMITTED</td><td>-</td><td>0.51</td><td>-</td></tr> </table> <p>REAR YARD SETBACK (m.):</p> <table border="1"> <tr><td>≥ 10.7 OR 35% (13.99)</td><td>PROPOSED</td><td>2.38</td><td>2.51</td><td>5.67</td></tr> </table> <p>SIDE YARD SETBACK - WEST (m.):</p> <table border="1"> <tr><td>≥ 1.5 OR 10% (3.04)</td><td>PROPOSED</td><td>5.09</td><td>3.70</td><td>2.17</td></tr> </table> <p>SIDE YARD SETBACK - EAST (m.):</p> <table border="1"> <tr><td>≥ 1.5 OR 10% (3.04)</td><td>PROPOSED</td><td>1.80</td><td>3.40</td><td>2.17</td></tr> </table> <p>COMBINED SIDE YARD SETBACKS (m.):</p> <table border="1"> <tr><td>≥ 4.5</td><td>PROPOSED</td><td>6.89</td><td>7.10</td><td>4.34</td></tr> </table> <p>FALSE PROJECTIONS INTO SETBACKS (m.):</p> <table border="1"> <tr><td>≤ 0.75</td><td>PERMITTED</td><td>EXISTING</td><td>EXISTING</td><td>≤ 0.75</td></tr> </table>	≥ 7.5 OR ADJ. AVG. (4.26)	REQUIRED	3.84	3.80	3.88 (0.345)	≤ 3.5	PERMITTED	2.63 (EMP)	1.63 (EMP)	-	≤ 0.6	PERMITTED	-	0.51	-	≥ 10.7 OR 35% (13.99)	PROPOSED	2.38	2.51	5.67	≥ 1.5 OR 10% (3.04)	PROPOSED	5.09	3.70	2.17	≥ 1.5 OR 10% (3.04)	PROPOSED	1.80	3.40	2.17	≥ 4.5	PROPOSED	6.89	7.10	4.34	≤ 0.75	PERMITTED	EXISTING	EXISTING	≤ 0.75	80-159-2.1.5
≥ 7.5 OR ADJ. AVG. (4.26)	REQUIRED	3.84	3.80	3.88 (0.345)																																							
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0-9	SITE COVERAGE & OPEN SITE SPACE (REZONING)	<p>SITE COVERAGE (%):</p> <table border="1"> <tr><td>≤ 40</td><td>BEFORE: 21.74</td><td>19.05</td><td>-</td></tr> <tr><td>REQUIRED</td><td>AFTER: 44.90</td><td>39.29</td><td>62.42</td></tr> </table> <p>OPEN SITE SPACE (%):</p> <table border="1"> <tr><td>≥ 30 ± 33 REAR</td><td>BEFORE: 78.26</td><td>80.95</td><td>-</td></tr> <tr><td>REQUIRED</td><td>AFTER: 55.57</td><td>60.97</td><td>54.27</td></tr> </table>	≤ 40	BEFORE: 21.74	19.05	-	REQUIRED	AFTER: 44.90	39.29	62.42	≥ 30 ± 33 REAR	BEFORE: 78.26	80.95	-	REQUIRED	AFTER: 55.57	60.97	54.27	80-159-2.1.6																								
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0-10	OUTDOOR FEATURES	<p>STRUTS APPLY TO OUTDOOR FEATURES AS THOUGH BUILDINGS:</p> <p>REQUIRED PROPOSED N/A</p> <p>OUTDOOR FEATURES ≤ 3.5 m FROM GRADE:</p> <p>REQUIRED PROPOSED N/A</p>	80-159-2.1.7																																								
0-11	OFF-STREET VEHICULAR PARKING (VARIANCE)	<p>GEOGRAPHIC AREA:</p> <p>CORE VILLAGE CENTRE OTHER ZONING BYLAW 2017</p> <p>BLDG. USE:</p> <table border="1"> <tr><th>BLDG. USE</th><th>EX. SCHEDULE 'G'</th><th>UNITS</th><th>UNITS</th><th>REQUIRED</th><th>PROVIDED</th></tr> <tr><td>1026</td><td>EX. SCHEDULE 'G'</td><td>3</td><td>0</td><td>0</td><td>0</td></tr> <tr><td>1030</td><td>EX. HOUSE CONVERSION</td><td>4</td><td>0 EX.</td><td>0</td><td>0</td></tr> <tr><td>NEW</td><td>CONDO >70m2</td><td>7</td><td>1.45</td><td>10.2 ± 10</td><td>1</td></tr> <tr><td>NEW</td><td>VISITORS</td><td>7</td><td>0.1</td><td>0.7 ± 1</td><td>0</td></tr> </table> <p>[VARIANCE: 10 SPACE REDUCTION] TOTAL:</p> <table border="1"> <tr><td>11</td><td>1</td><td>1</td></tr> </table> <p>ACCESSIBLE SPACES VAN ACCESSIBLE SPACES:</p> <table border="1"> <tr><td>0</td><td>1</td><td>0</td></tr> </table> <p>PARKING AREAS OF ≥ 5 SPACES TO BE GROUND-ORIENTED ILLUMINATED:</p> <p>REQUIRED PROPOSED N/A</p> <p>PROJECT PROPOSES VARIANCE TO SCHEDULE 'C' PARKING REQUIREMENTS. ONLY ONE (1) ACCESSIBLE SIZED PARKING SPACE PROPOSED PROVIDED FOR GENERAL USE BY ALL RESIDENTS AND/OR VISITORS. VARIANCE, MADE POSSIBLE BY CLOSE PROXIMITY TO TRANSIT AND BIKE INFRASTRUCTURE, WOULD ENHANCE LIVABILITY THROUGH PROVISION OF SHARED OPEN SPACE, AND REDUCE DEPENDENCE ON PRIVATE VEHICLES.</p>	BLDG. USE	EX. SCHEDULE 'G'	UNITS	UNITS	REQUIRED	PROVIDED	1026	EX. SCHEDULE 'G'	3	0	0	0	1030	EX. HOUSE CONVERSION	4	0 EX.	0	0	NEW	CONDO >70m2	7	1.45	10.2 ± 10	1	NEW	VISITORS	7	0.1	0.7 ± 1	0	11	1	1	0	1	0	80-159- SCHEDULE C, TABLES 1, 3 & 5				
BLDG. USE	EX. SCHEDULE 'G'	UNITS	UNITS	REQUIRED	PROVIDED																																						
1026	EX. SCHEDULE 'G'	3	0	0	0																																						
1030	EX. HOUSE CONVERSION	4	0 EX.	0	0																																						
NEW	CONDO >70m2	7	1.45	10.2 ± 10	1																																						
NEW	VISITORS	7	0.1	0.7 ± 1	0																																						
11	1	1																																									
0	1	0																																									
0-12	OFF-STREET BICYCLE PARKING	<p>LONG TERM BICYCLE PARKING SPACES:</p> <table border="1"> <tr><th>BLDG. USE</th><th>UNITS</th><th>UNITS</th><th>REQUIRED</th><th>PROVIDED</th></tr> <tr><td>1026/8</td><td>SCHEDULE 'G'</td><td>3</td><td>1</td><td>3</td></tr> <tr><td>1030</td><td>SIM. SCHEDULE 'G'</td><td>4</td><td>1</td><td>4</td></tr> <tr><td>NEW</td><td>MULTI-DWELL. (45m2)</td><td>7</td><td>1.25</td><td>8.75-9</td></tr> </table> <p>TOTAL:</p> <table border="1"> <tr><td>16</td><td>19</td></tr> </table> <p>SHORT TERM BICYCLE PARKING SPACES:</p> <table border="1"> <tr><th>BLDG. USE</th><th>UNITS</th><th>UNITS</th><th>REQUIRED</th><th>PROVIDED</th></tr> <tr><td>NEW</td><td>MULTI-DWELL. (45m2)</td><td>7</td><td>0.1</td><td>≥ 6</td></tr> </table>	BLDG. USE	UNITS	UNITS	REQUIRED	PROVIDED	1026/8	SCHEDULE 'G'	3	1	3	1030	SIM. SCHEDULE 'G'	4	1	4	NEW	MULTI-DWELL. (45m2)	7	1.25	8.75-9	16	19	BLDG. USE	UNITS	UNITS	REQUIRED	PROVIDED	NEW	MULTI-DWELL. (45m2)	7	0.1	≥ 6	80-159- SCHEDULE C, TABLES 2 & 4								
BLDG. USE	UNITS	UNITS	REQUIRED	PROVIDED																																							
1026/8	SCHEDULE 'G'	3	1	3																																							
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BLDG. USE	UNITS	UNITS	REQUIRED	PROVIDED																																							
NEW	MULTI-DWELL. (45m2)	7	0.1	≥ 6																																							



Zoning Floor Area - Existing Buildings			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
1028 - BASEMENT	No	92.18 m ²	992.23 ft ²
1028 - LEVEL 1	Yes	92.93 m ²	1,000.25 ft ²
1028 - LEVEL 2	Yes	71.34 m ²	767.85 ft ²
1030 - BASEMENT	No	90.31 m ²	972.11 ft ²
1030 - LEVEL 1	Yes	92.57 m ²	996.38 ft ²
1030 - LEVEL 2	Yes	90.31 m ²	972.13 ft ²
		529.64 m ²	5,700.96 ft ²

Zoning Floor Area - New Townhouses			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
TOWNHOUSES - LEVEL 1	Yes	204.61 m ²	2,202.36 ft ²
TOWNHOUSES - LEVEL 2	Yes	265.45 m ²	2,857.24 ft ²
TOWNHOUSES - LEVEL 3	Yes	265.45 m ²	2,857.24 ft ²
		735.50 m ²	7,916.85 ft ²

ZONING FLOOR AREAS CALCULATED TO INSIDE FACE OF EXTERIOR WALLS AND DOES NOT INCLUDE PARKING AREAS FOR VEHICLES OR BICYCLES.

OFFICIAL COMMUNITY PLAN DESIGNATION:			
NORTH PARK - URBAN RESIDENTIAL			
"URBAN RESIDENTIAL CONSISTS PRIMARILY OF MULTI-UNIT RESIDENTIAL IN A WIDE RANGE OF DETACHED AND ATTACHED BUILDING FORMS, INCLUDING TOWNHOUSES AND ROW-HOUSES, LOW AND MID-RISE APARTMENTS, WITH A RESIDENTIAL CHARACTER PUBLIC REALM FEATURING LANDSCAPING AND STREET TREE PLANTINGS, AND MIXED-USES LOCATED ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS."			
BUILT FORM:	PLACE CHARACTER FEATURES:	USES:	DENSITY:
<ul style="list-style-type: none"> ATTACHED AND DETACHED BUILDINGS UP TO THREE STOREYS LOW-RISE AND MID-RISE MULTI-UNIT BUILDINGS UP TO APPROXIMATELY SIX STOREYS 	<ul style="list-style-type: none"> VARIABLE YARD SETBACKS WITH PRIMARY DRIVEWAYS FACING THE STREET VARIABLE FRONT YARD LANDSCAPING, BOULEVARD AND STREET TREE PLANTING ON-STREET PARKING AND COLLECTIVE DRIVEWAY ACCESS TO REAR YARD OR UNDERGROUND PARKING 	<ul style="list-style-type: none"> GROUND-ORIENTED MULTI-UNIT RESIDENTIAL HOUSE CONVERSIONS LOW TO MID-RISE MULTI-UNIT RESIDENTIAL LOW TO MID-RISE MIXED-USE ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS HOME OCCUPATIONS 	<ul style="list-style-type: none"> TOTAL FLOOR SPACE RATIOS GENERALLY UP TO 1.2:1 INCREASED DENSITY UP TO A TOTAL OF APPROXIMATELY 2:1 MAY BE CONSIDERED IN STRATEGIC LOCATIONS FOR THE ADVANCEMENT OF PLAN OBJECTIVES (SEE POLICY 6.22)

Rezoning - Project Information Table						
ZONING DISTRICT	CURRENT		EXISTING		PROPOSED (REZONING)	
	R-2 TWO-FAMILY	1026/28 1030 SCHED. 'G'	1026/28 R-2	1030 R-2	1026/28 REZONING	1030 TOWNHOUSES REZONING
SITE AREA (m ²)	≥ 555	599.8	600.9	291.44	291.41	515.11
TOTAL FLOOR AREA (m ²)	≤ 380	179.7	182.9	NO CHANGE	664.3 (15.3)	735.50
FLOOR SPACE RATIO	≤ 0.5	0.300	0.304	0.854	0.938	1.428
SITE COVERAGE (%)	≤ 40	21.74	19.05	44.90	39.29	62.42
OPEN SITE SPACE (%)	≥ 30 ± 33 REAR	78.26	80.95	55.57	60.90	54.27
HEIGHT OF BUILDING (m)	≤ 7.6	8.2	8.85	NO CHANGE	NO CHANGE	10.33
NUMBER OF STOREYS (* = BASEMENT)	2	2*	2*	NO CHANGE	NO CHANGE	3
PARKING STALLS ON SITE	≥ 2	2	0	0 REQ'D 'G'	NO CHANGE	1
BUILDING SETBACKS (m)						
FRONT YARD	≥ 7.5 OR AVG	3.84	4.29	NO CHANGE	NO CHANGE	0.345 (BAY)
FRONT STEP PROJECTION	≥ 3.5	2.63	1.63	NO CHANGE	NO CHANGE	-
FRONT PORCH PROJECTION	≥ 3.5	0.51	1.63	NO CHANGE	NO CHANGE	-
BAY WINDOW PROJECTION	≥ 0.6	-	0.51	NO CHANGE	NO CHANGE	-
REAR YARD	10.7 OR 35% (12.01)	22.65	19.31	2.38	2.51	5.67
SIDE YARD (WEST)	1.5 OR 10% 1 SIDE ≥ 3.0	4.88	3.28	NO CHANGE	NO CHANGE	2.23
SIDE YARD (EAST)	1.5 OR 10% 1 SIDE ≥ 3.0	1.79	2.15	NO CHANGE	NO CHANGE	2.23
COMBINED SIDE YARDS	≥ 4.5	6.67	5.43	NO CHANGE	NO CHANGE	4.46
EAVE PROJECTION	≤ 0.75	≤ 0.92	≤ 0.92	NO CHANGE	NO CHANGE	≤ 0.6
RESIDENTIAL USE DETAILS						
TOTAL NUMBER OF UNITS	3	3	4	NO CHANGE	NO CHANGE	7
UNIT TYPE	TWO-FAMILY		4 x 1BED		1 x STUDIO 3 x 1BED	1 @ 1BED 5 @ 2BED 1 @ 3BED
MINIMUM UNIT AREA (m ²)	≥ 46	85.5	68.3	NO CHANGE	~22.4 (84)	105.03
TOTAL RESIDENTIAL AREA (m ²)	≤ 380	179.7	182.9	NO CHANGE	664.3 (15.3)	721.20

ARBORIST
D CLARK ARBORICULTURE
 2741 THE RISE
 VICTORIA, BC V8T 3T4
 250-208-1568
 CONTACT: MICHE HACEY

CIVIL
KYLE ENGINEERING
 SUITE 1 - 40 CADILLAC AVE
 VICTORIA, BC V8Z 1T2
 250-475-6906
 CONTACT: EDWARD KYLE

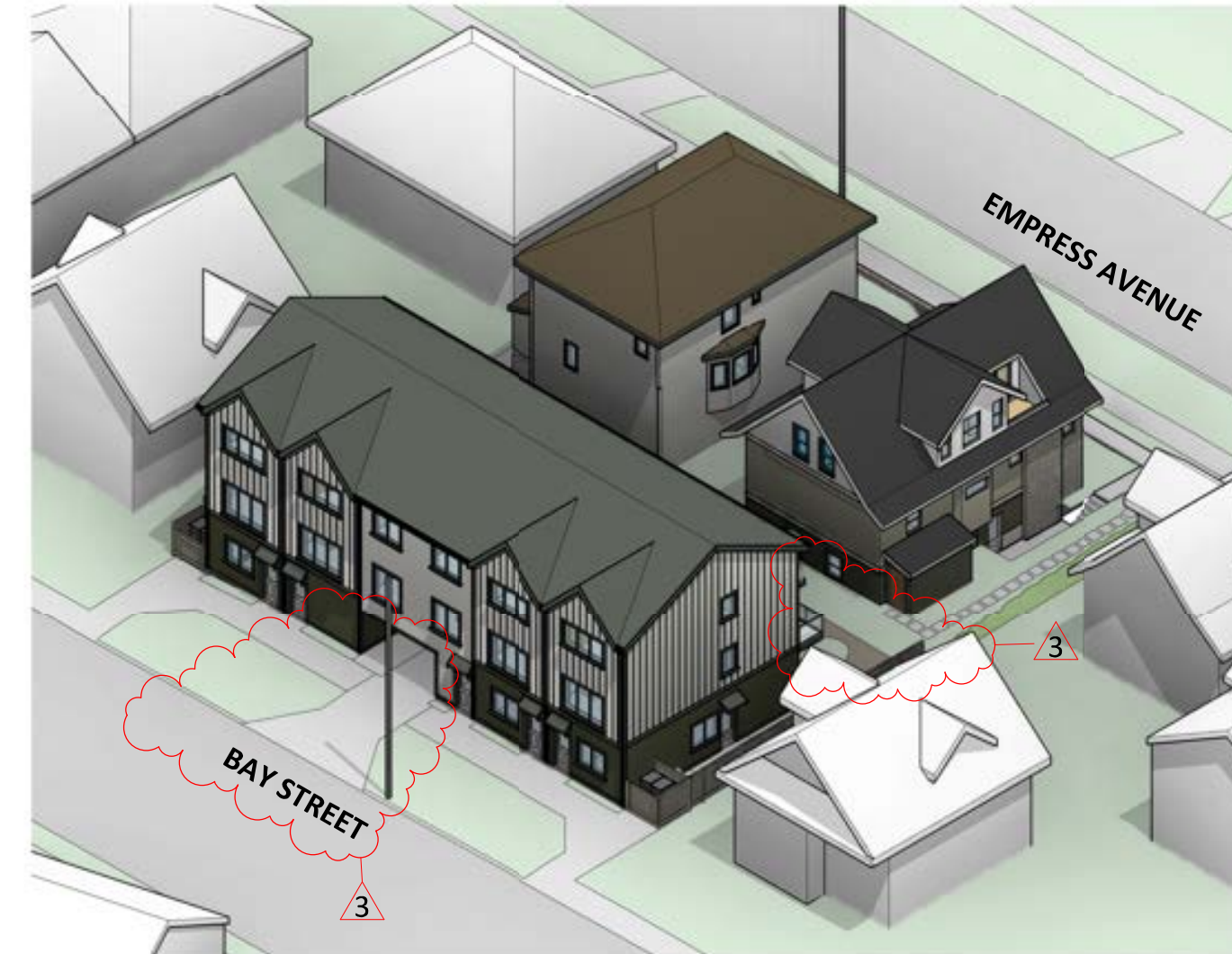
OWNER
BOWCEY CONSTRUCTION LTD.
 INFO@BOWCEY.CA
 250-588-0094
 CONTACT: CHRIS LACEY

ARCHITECTURAL
CHRISTINE LINTOTT ARCHITECTS INC.
 UNIT 1 - 864 QUEENS AVE
 VICTORIA, BC V8T 1M5
 250-384-1969
 CONTACT: TIM KINDRAT

SURVEY
POWELL & ASSOCIATES
 #250 - 2590 DOUGLAS ST
 VICTORIA, BC V8T 4N4

1026/1028 & 1030 Empress Avenue

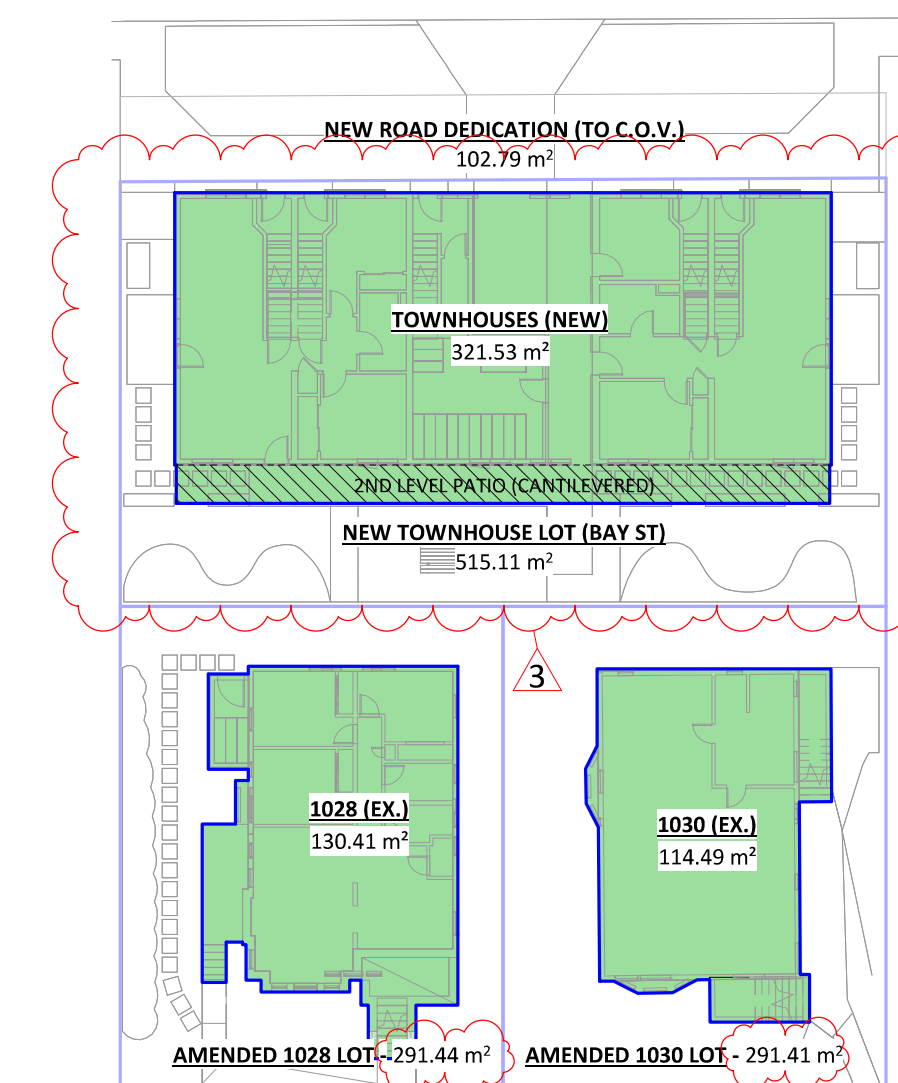
Rezoning & Development Permit w/Variance Revision #2 - 21 Jan 2025



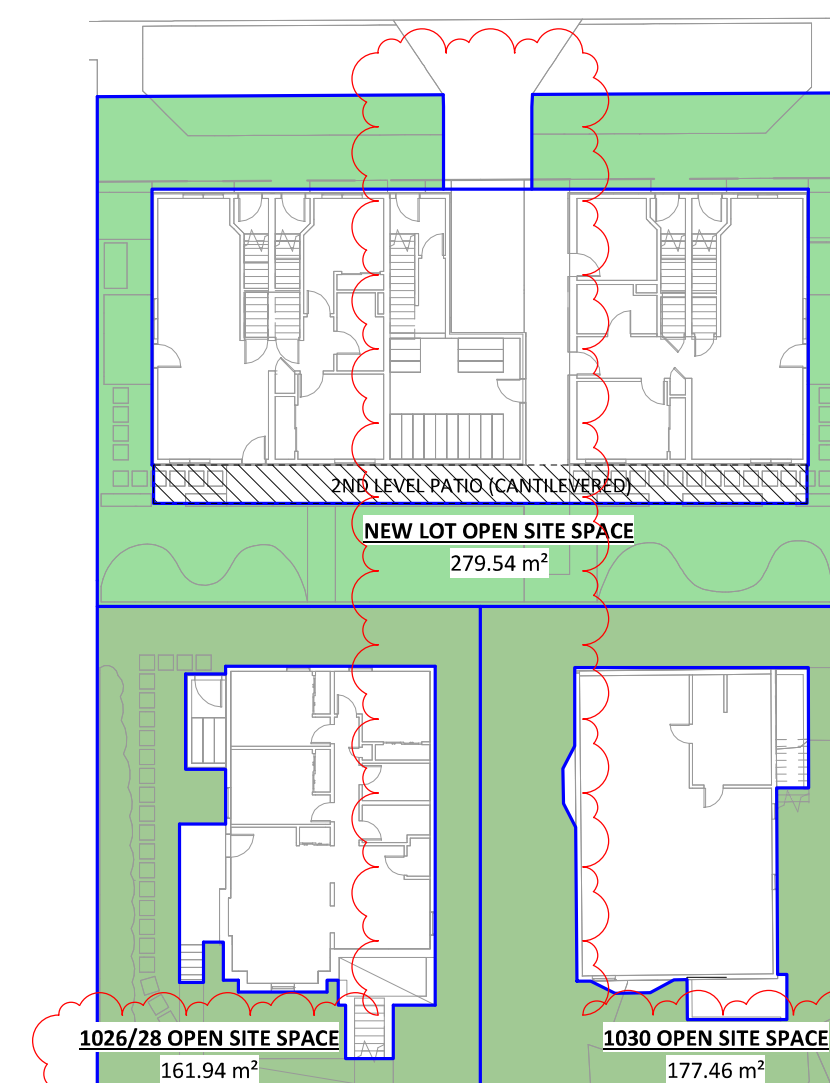
7 3D ISOMETRIC - FROM NORTHWEST



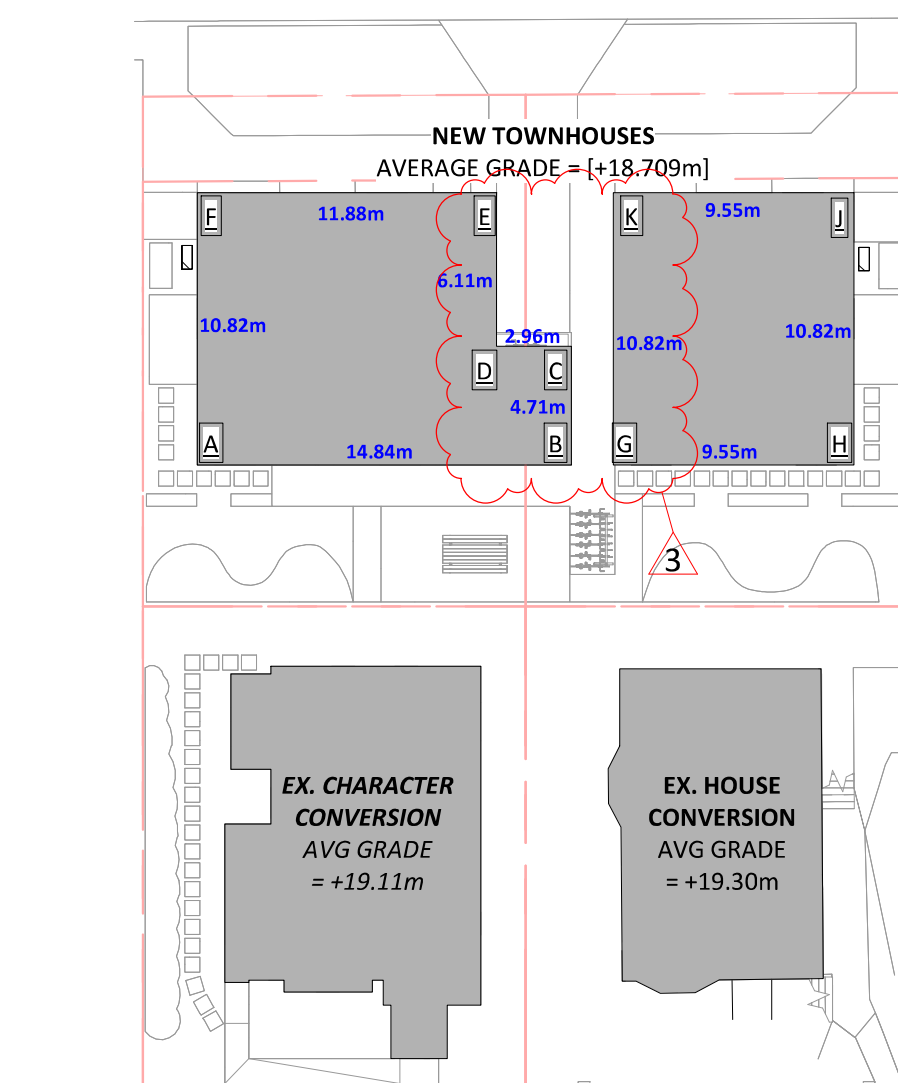
8 3D ISOMETRIC - FROM SOUTHEAST



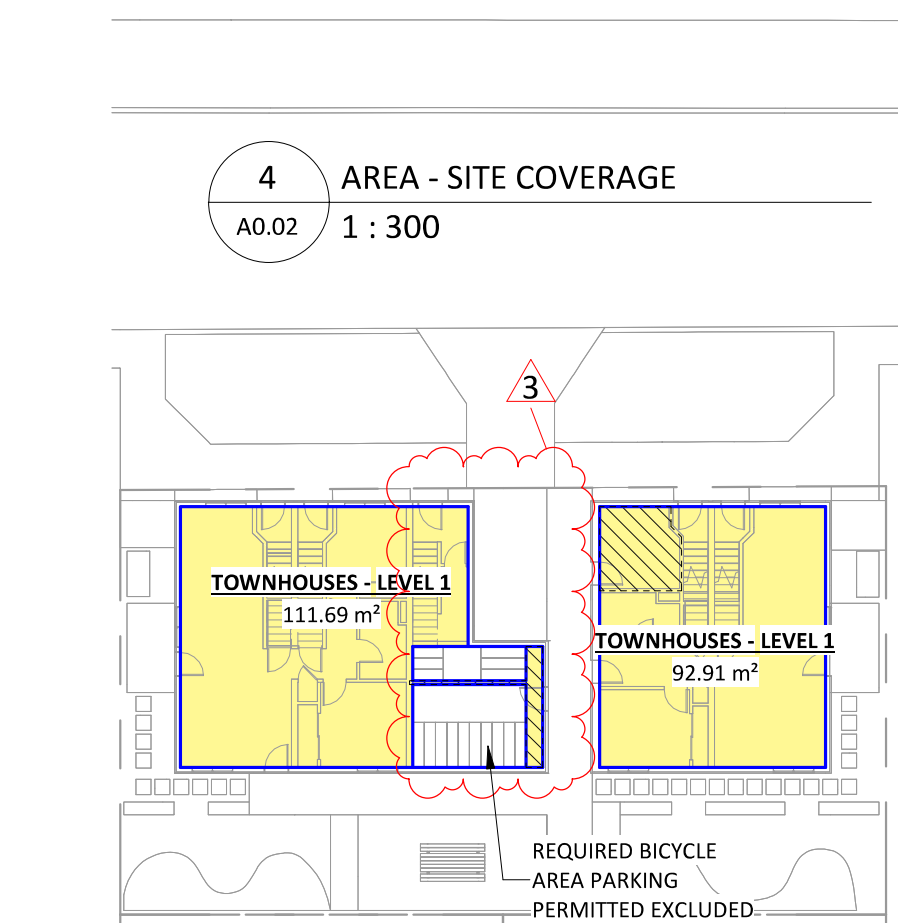
4 AREA - SITE COVERAGE
A0.02 1:300



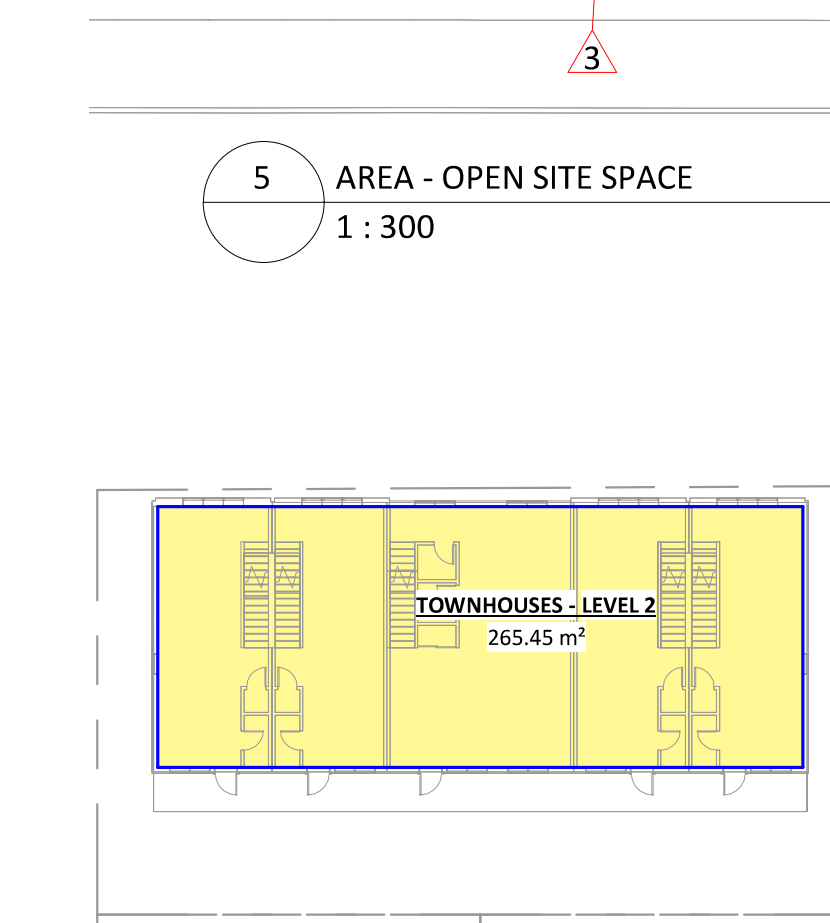
5 AREA - OPEN SITE SPACE
1:300



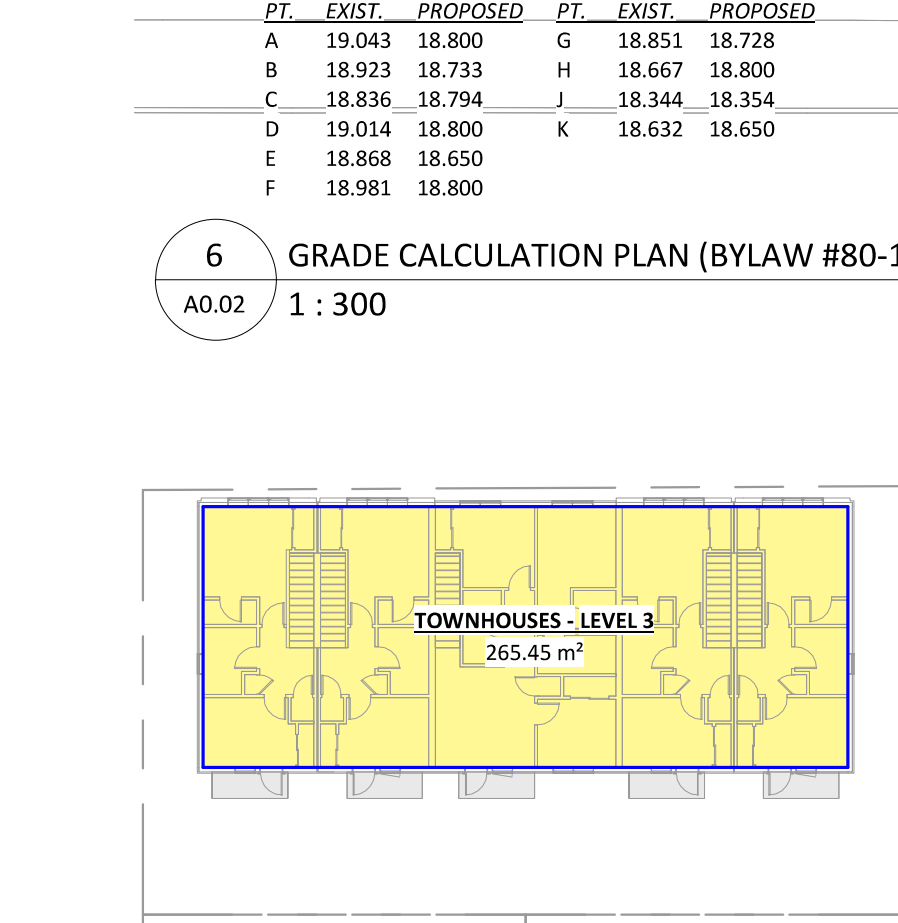
6 GRADE CALCULATION PLAN (BYLAW #80-159)
A0.02 1:300



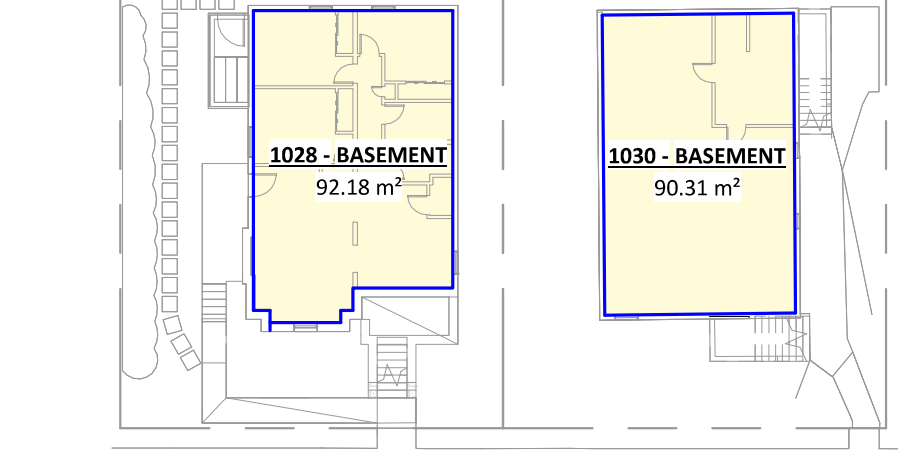
1028 - LEVEL 1
111.69 m²



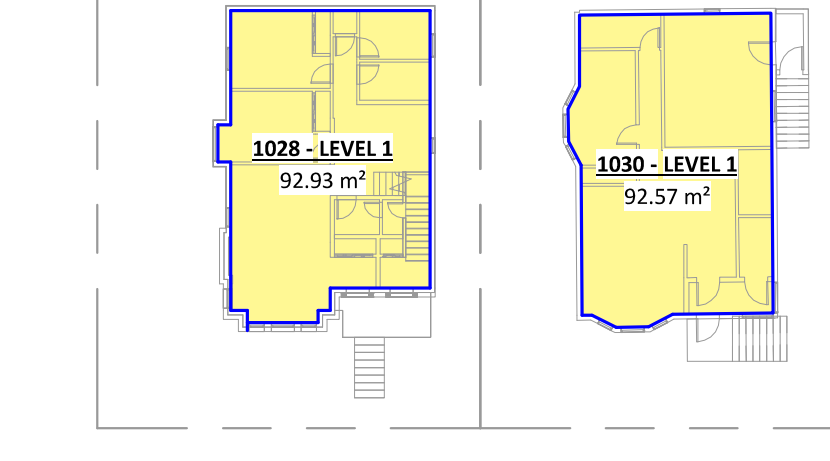
1030 - LEVEL 1
92.91 m²



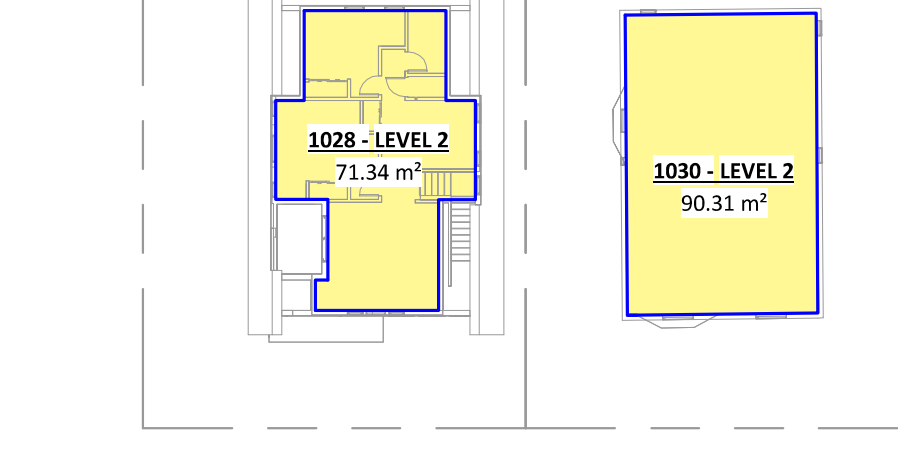
TOWNHOUSES - LEVEL 3
265.45 m²



1028 - BASEMENT
92.18 m²



1030 - BASEMENT
90.31 m²



1028 - LEVEL 2
71.34 m²

1030 - LEVEL 2
90.31 m²

1 ZONING FLOOR AREA - LEVEL 1
A0.02 1:300

2 ZONING FLOOR AREA - LEVEL 2
A0.02 1:300

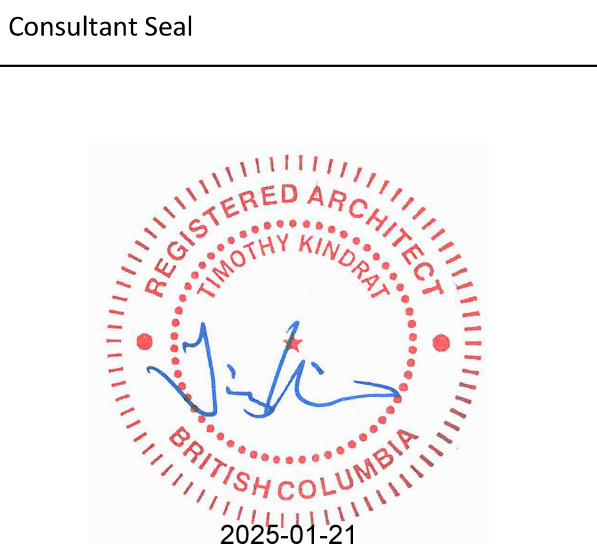
3 ZONING FLOOR AREA - LEVEL 3
A0.02 1:300

Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1969
 www.lintottarchitect.ca

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024
REZ & DPV REVISION #2	21-JAN-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26
3	REZ/DPV REV2 PENDING !!!	2024-12-xx

Revisions
 Bubblled areas indicate revisions compared to the previously submitted plans.
Received Date
 January 27, 2025



Empress Townhouses
 1026/1028 & 1030
 Empress Avenue
 Victoria, BC V8T 1P2

COVER

Date: 2025-01-21 9:41:53 AM
 Drawn by: TK
 Checked by: CLA

A0.00

Project # 23-24 Scale As indicated

Building Code Analysis - General Information

1 - GENERAL INFORMATION		BCBC																																																																					
NO.	ITEM	DESCRIPTION	REFERENCES																																																																				
1-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> RENO. <input type="checkbox"/> TENANT IMPROVEMENT	-																																																																				
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-																																																																				
1-3	BUILDING CODE PARTS APPLICABLE	<table border="1"> <tr> <td>PART:</td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> </tr> <tr> <td>A</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>B</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>C</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	PART:	1	2	3	4	5	6	7	8	9	10	A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DIV. A - 1.3.2., 1.3.3., 1.3.4.																								
PART:	1	2	3	4	5	6	7	8	9	10																																																													
A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																																																													
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1-4	OCCUPANCY CLASSIFICATION	<input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3	9.10.2.1.																																																																				
1-5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.2.5.																																																																				
1-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.11.																																																																				
1-7	OCCUPANT LOAD	<table border="1"> <thead> <tr> <th rowspan="2">BUILDING (NBC) BAY ST (NEW) (PROPOSED)</th> <th colspan="2">OCCUPANCY</th> <th colspan="2">OCCUPANTS PER UNIT</th> <th colspan="2">OCCUPANTS</th> </tr> <tr> <th>UNITS</th> <th>PER UNIT</th> <th>UNITS</th> <th>OCCUPANTS</th> <th>UNITS</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td>DWELLING, ADU (1BR)</td> <td>1</td> <td>2</td> <td>1</td> <td>2</td> <td>1</td> <td>2</td> </tr> <tr> <td>DWELLING, ADU (2BR)</td> <td>1</td> <td>4</td> <td>1</td> <td>4</td> <td>1</td> <td>4</td> </tr> <tr> <td>TOWNHOUSE (2BR)</td> <td>4</td> <td>4</td> <td>4</td> <td>16</td> <td>4</td> <td>16</td> </tr> <tr> <td>TOWNHOUSE (3BR)</td> <td>1</td> <td>6</td> <td>1</td> <td>6</td> <td>1</td> <td>6</td> </tr> <tr> <td>TOTAL PROPOSED</td> <td>7</td> <td>28</td> <td>7</td> <td>28</td> <td>7</td> <td>28</td> </tr> </tbody> </table> <table border="1"> <tr> <td>1030 EMPRESS (EXISTING)</td> <td>DWELLING (0-1BR)</td> <td>4</td> <td>2</td> <td>8</td> </tr> <tr> <td>1028 EMPRESS (EXISTING)</td> <td>DWELLING (3BR)</td> <td>1</td> <td>6</td> <td>6</td> </tr> <tr> <td></td> <td>DWELLING (2BR)</td> <td>2</td> <td>4</td> <td>8</td> </tr> <tr> <td></td> <td></td> <td>3</td> <td></td> <td>14</td> </tr> </table>	BUILDING (NBC) BAY ST (NEW) (PROPOSED)	OCCUPANCY		OCCUPANTS PER UNIT		OCCUPANTS		UNITS	PER UNIT	UNITS	OCCUPANTS	UNITS	OCCUPANTS	DWELLING, ADU (1BR)	1	2	1	2	1	2	DWELLING, ADU (2BR)	1	4	1	4	1	4	TOWNHOUSE (2BR)	4	4	4	16	4	16	TOWNHOUSE (3BR)	1	6	1	6	1	6	TOTAL PROPOSED	7	28	7	28	7	28	1030 EMPRESS (EXISTING)	DWELLING (0-1BR)	4	2	8	1028 EMPRESS (EXISTING)	DWELLING (3BR)	1	6	6		DWELLING (2BR)	2	4	8			3		14	9.9.1.3.
BUILDING (NBC) BAY ST (NEW) (PROPOSED)	OCCUPANCY			OCCUPANTS PER UNIT		OCCUPANTS																																																																	
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DWELLING, ADU (2BR)	1	4	1	4	1	4																																																																	
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	DWELLING (2BR)	2	4	8																																																																			
		3		14																																																																			
1-8	BUILDING AREA (m ²)	≤ 600 REQUIRED 108.68 (1028 EX.) 100.58 (1030 EX.) 281.99 NEW	DIV. A-1.3.3.3., 1.4.1.2.																																																																				
1-9	GRADE ELEVATION (m, GEODETIC)	+19.11 (1028 EX.) +19.04 (1030 EX.) +19.10 NEW	1.4.1.2.																																																																				
1-10	BUILDING HEIGHT (STOREYS)	≤ 3 REQUIRED 2 (1028 EX.) 2 (1030 EX.) 3 NEW	9.10.4.																																																																				
1-11	FIRE ALARM & DETECTION SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.18.2.																																																																				
1-12	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.1.3. & 3.2.5.																																																																				
1-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.4.1.																																																																				
1-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.9.5.																																																																				
1-15	NUMBER OF STREETS FACING	1 BAY STREET	1.4.1.2.																																																																				
1-16	FIRE DEPARTMENT ACCESS ROUTES	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.20.3.																																																																				
1-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.4.1.																																																																				
1-18	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.1.3.(9), 3.2.5.																																																																				
1-19	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	9.10.6.																																																																				
1-20	ASSEMBLY FIRE-RESISTANCE RATINGS (F.R.R., IN HOURS)	MINIMUM RATING (LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY): 3/4 FLOORS: <input type="checkbox"/> 3/4 MEZZANINE: <input type="checkbox"/> ROOF: <input type="checkbox"/> EXCEPT FLOORS OVER CRAWLSPACES	9.10.8.																																																																				
1-21	ALTERNATE SOLUTIONS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DIV. A - 1.2.1.1.(1)(B), & DIV. C - 2.3.																																																																				

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.																																														
NO.	ITEM	DESCRIPTION	REFERENCES																																													
2-1	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	<p>APPLICATION (3.8.2.) FIRST STOREY COMMON BIKE ROOM TO BE ACCESSIBLE; TOWNHOUSE UNITS EXEMPT; TWO (2) FIRST STOREY AT GRADE UNITS PROPOSED TO BE ADAPTABLE, BUT NOT REQUIRED BY CODE OR BYLAW</p> <p>DESIGN (3.8.3.)</p> <p>ALTERATIONS (3.8.4.)</p>	9.5.2.1.-3., 3.8.1.1., 3.8.2.1.(1)(A)																																													
2-2	ENTRANCES & POWER DOOR OPERATORS	<p>ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1.(1) TO BE ACCESSIBLE TO 3.8.3. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL:</p> <p>REQUIRED: <input type="checkbox"/> N/A FIRST STOREY COMMON BIKE ROOM AND ADAPTABLE DWELLING UNIT ENTRANCES TO BE ACCESSIBLE</p> <p>POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES INCLUDING VESTIBULES WHERE PROVIDED: <input type="checkbox"/> N/A</p> <p>POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC: <input type="checkbox"/> N/A</p>	3.8.2.2. & 3.8.2.7.																																													
2-3	AREAS REQUIRING ACCESS	<p>ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ACCESS NOT REQUIRED TO SERVICE JANITORIAL, ELEVATOR MACHINES, CRAWL, ATTIC & ROOF SPACES OR ROOMS:</p> <p>PERMITTED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ELEC. ROOM EXEMPT</p> <p>ACCESS NOT REQUIRED TO FLOOR LEVELS ABOVE/BELOW ENTRANCE LEVEL, IN SUITES WITH MORE THAN ONE LEVEL, PROVIDED NO ELEVATOR SERVING LEVEL AND CONTAINS FACILITIES ALSO ON ENTRANCE LEVEL:</p> <p>PERMITTED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A TOWNHOUSE UPPER FLOORS EXEMPT</p> <p>ACCESS NOT REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR ANNU TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT:</p> <p>PERMITTED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A FIRST STOREY A.D.U.S. NOT REQUIRED BUT COMPLIANT</p>	3.8.2.3.																																													
2-4	PATHS OF TRAVEL TO BUILDING ENTRANCES AND EXTERIOR PASSENGER-LOADING ZONES	<p>DIRECT EXTERIOR ACCESSIBLE PATH OF TRAVEL BETWEEN 3.8.2.2. ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING, PASSENGER-LOADING ZONES, COMMON ANCILLARY BUILDINGS AND A PUBLIC THOROUGHFARE:</p> <p>PATH OF TRAVEL FROM BAY TO PARKING, RECYCLING AREA, AND ADAPTABLE ENTRIES</p>	3.8.2.5.																																													
2-5	CONTROLS AND OUTLETS	<p>CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>LOCATED 800 - 1,200 mm ABOVE FLOOR:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ONE-HANDED, CLOSET FIRST OPERATION WITH ≤ 22 N FORCE:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.2.6., 3.8.3.8.																																													
2-6	PLUMBING FACILITIES	<p>AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.2.8.(3)																																													
2-7	SIGNS AND INDICATORS	<p>NOT REQUIRED GIVEN DWELLING USE & DESIGN; ACCESSIBLE PARKING TO BE PROVIDED WITH INT'L. ACCESS SIGNS PER MUNICIPAL BYLAW REQUIREMENTS</p>	3.8.2.10., 3.8.3.9.																																													
2-8	COUNTERS (FOR PUBLIC SERVICE)	<p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A DWELLINGS ONLY</p>	3.8.2.11.																																													
2-9	TELEPHONES (FOR PUBLIC USE)	<p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A DWELLINGS ONLY</p>	3.8.2.12.																																													
2-10	SLEEPING ROOMS AND BED SPACES	<p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A CONDOMINIUMS & APARTMENTS EXEMPT</p>	3.8.2.13.(1)(B)																																													
2-11	DESIGN STANDARDS	<p>ACCESSIBLE APPLICATION:</p> <table border="1"> <tr> <th>INT. ACCESSIBLE ROUTES</th> <th>BCBC PATH:</th> <th>CSA B651 PATH:</th> </tr> <tr> <td>3.8.3.2.</td> <td>3.8.3.2.</td> <td>4.3 & 5.1</td> </tr> <tr> <td>3.8.3.3. (6 & 8.2.1)</td> <td>3.8.3.3. (6 & 8.2.1)</td> <td>8.2.1-8.2.5 & 8.2.7</td> </tr> <tr> <td>3.8.3.4.</td> <td>3.8.3.4.</td> <td>9.3</td> </tr> <tr> <td>3.8.3.5.</td> <td>3.8.3.5.</td> <td>5.3 & 5.5</td> </tr> <tr> <td>3.8.3.6.</td> <td>3.8.3.6.</td> <td>5.2</td> </tr> <tr> <td>3.8.3.7.</td> <td>3.8.3.7.</td> <td>5.6.2</td> </tr> <tr> <td>3.8.3.8.</td> <td>3.8.3.8.</td> <td>4.2</td> </tr> <tr> <td>3.8.3.9.</td> <td>3.8.3.9.</td> <td>4.5 & 9.4</td> </tr> <tr> <td>3.8.3.10.</td> <td>3.8.3.10.</td> <td>6.1</td> </tr> <tr> <td>3.8.3.12-16.</td> <td>3.8.3.12-16.</td> <td>6.2 & 6.3</td> </tr> <tr> <td>3.8.3.17-18.</td> <td>3.8.3.17-18.</td> <td>6.5</td> </tr> <tr> <td>3.8.3.19. & 21.</td> <td>3.8.3.19. & 21.</td> <td>6.6</td> </tr> <tr> <td>3.8.3.20-21.</td> <td>3.8.3.20-21.</td> <td>6.7.1</td> </tr> <tr> <td>3.8.3.22.</td> <td>3.8.3.22.</td> <td>6.7.3</td> </tr> </table> <p>TABLE. 3.8.3.1.</p>	INT. ACCESSIBLE ROUTES	BCBC PATH:	CSA B651 PATH:	3.8.3.2.	3.8.3.2.	4.3 & 5.1	3.8.3.3. (6 & 8.2.1)	3.8.3.3. (6 & 8.2.1)	8.2.1-8.2.5 & 8.2.7	3.8.3.4.	3.8.3.4.	9.3	3.8.3.5.	3.8.3.5.	5.3 & 5.5	3.8.3.6.	3.8.3.6.	5.2	3.8.3.7.	3.8.3.7.	5.6.2	3.8.3.8.	3.8.3.8.	4.2	3.8.3.9.	3.8.3.9.	4.5 & 9.4	3.8.3.10.	3.8.3.10.	6.1	3.8.3.12-16.	3.8.3.12-16.	6.2 & 6.3	3.8.3.17-18.	3.8.3.17-18.	6.5	3.8.3.19. & 21.	3.8.3.19. & 21.	6.6	3.8.3.20-21.	3.8.3.20-21.	6.7.1	3.8.3.22.	3.8.3.22.	6.7.3	TABLE. 3.8.3.1.
INT. ACCESSIBLE ROUTES	BCBC PATH:	CSA B651 PATH:																																														
3.8.3.2.	3.8.3.2.	4.3 & 5.1																																														
3.8.3.3. (6 & 8.2.1)	3.8.3.3. (6 & 8.2.1)	8.2.1-8.2.5 & 8.2.7																																														
3.8.3.4.	3.8.3.4.	9.3																																														
3.8.3.5.	3.8.3.5.	5.3 & 5.5																																														
3.8.3.6.	3.8.3.6.	5.2																																														
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3.8.3.12-16.	3.8.3.12-16.	6.2 & 6.3																																														
3.8.3.17-18.	3.8.3.17-18.	6.5																																														
3.8.3.19. & 21.	3.8.3.19. & 21.	6.6																																														
3.8.3.20-21.	3.8.3.20-21.	6.7.1																																														
3.8.3.22.	3.8.3.22.	6.7.3																																														

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-12	ACCESSIBLE PATH OF TRAVEL	<p>WIDTH OF ACCESSIBLE PATH OF TRAVEL, EXCEPT AS REQUIRED ELSEWHERE (mm):</p> <p>≥ 1,000 REQUIRED 1,600 PROPOSED</p> <p>REDUCTION TO ≥ 850 MM FOR LENGTH ≤ 600 mm PERMITTED WHERE 1.0 m WIDE X 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END:</p> <p>PERMITTED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>IF FLOOR SLIP-RESISTANT SURFACE:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BROOMED CONCRETE</p> <p>NO OPENING PERMITTING PASSAGE OF SPHERE ≥ 13 mm DIAMETER:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>CROSS SLOPE MAXIMUM 1 IN 50 (2%):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>REVEAL MAX 1 IN 2 AT LEVEL CHANGES ≤ 13 mm:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>RAMP OR SLOPED FLOORS AT LEVEL CHANGES ≥ 13 mm:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>SLOPING ≤ 1.20 (5%) OR DESIGNED AS RAMP TO 3.8.3.5:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ALL SLOPES < 5%</p> <p>PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>WHERE PATHS OF TRAVEL > 12 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.7m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ILLUMINATED TO 3.8.3.7.1:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.3.2., 3.2.7.1.
2-13	EXTERIOR WALKS (FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL)	<p>SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BROOMED CONCRETE</p> <p>WIDTH OF EXTERIOR WALK (mm):</p> <p>≥ 1,600 REQUIRED 1,600 PROPOSED</p> <p>AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>DESIGNED IN ACCORDANCE WITH CLAUSE 8.2. OF CSA B651 STANDARD:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>AT PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED</p>	3.8.3.3. & CSA-B651: 8.2.1
2-14	PASSENGER LOADING ZONES	<p>WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>WHERE PROVIDED, CURB RAMP TO 3.8.3. OF CSA B651 STANDARD:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A LEVEL AREA W/PAIN</p> <p>WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A COINCIDES WITH EXT. PASSAGEWAY</p>	3.8.3.4.
2-15	RAMP(S)	<p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ALL SLOPES < 5%</p>	3.8.3.5.
2-16	DOORWAYS AND DOORS (IN ACCESSIBLE PATHS OF TRAVEL)	<p>DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCE:</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACES:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>PULL SIDE LATCH SIDE CLEAR WIDTH (mm):</p> <p>≥ 600 REQUIRED 600 PROPOSED</p> <p>PUSH LATCH SIDE CLEAR WIDTH (mm):</p> <p>≥ 300 REQUIRED 300 PROPOSED</p> <p>VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,250 mm LONG BETWEEN DOOR SWINGS:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>FULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE X 1.5 m DEEP:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>EXCEPT FOR LEVEL AREAS AT RAMPS OR WHERE AUTO OPERATOR PROVIDED, PUSH SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.5 m WIDE X 1.2 m DEEP:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m:</p> <p>PERMITTED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.3.6.
2-17	APPLICATION (FOR ADAPTABLE DWELLING UNITS)	<p>ONE STOREY DWELLING UNITS SERVED BY ACCESSIBLE INTERIOR PUBLIC CORRIDOR AND ACCESSIBLE COMMON BUILDING ENTRANCE PER 3.8.2.:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BIKE ROOM & REFUSE BUILDINGS DESCRIBED BY 3.8.2.1.(1)(A) TO PROVIDE AT LEAST ONE BATHROOM WITH WALL REINFORCING TO 3.8.5.7.(1)(E):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A ALL NEW DWELLINGS</p>	3.8.5.1., 3.8.5.2.
2-18	BUILDING ACCESS REQUIREMENTS (FOR ADAPTABLE DWELLING UNITS)	<p>COMMON AREAS, SPACES & FACILITIES AND ALL COMMON PATH SOF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A BIKE ROOM & REFUSE COMMON CORRIDORS, PASSAGEWAYS (DOORS ILLUMINATED TO ≥ 50 LUX):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ADAPTABLE DWELLING UNITS TO BE PROVIDED WITH SPECIAL OUTLET BOXES AND COVER PLATES PER 3.2.4.19.(7), WITH MIN 20% OF OUTLETS OF STROBE TYPE TO SERVE AS VISUAL SIGNALS FOR SMOKE ALARMS OR DETECTORS:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.5.3., 3.2.4.19.(7)
2-19	ADAPTABLE DWELLING UNIT DOORWAYS	<p>PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>UNLESS EQUIPPED WITH OR DESIGNED FOR INSTALLATION OF POWER OPERATOR, CLEAR FLOOR SPACE EITHER SIDE OF PRINCIPAL ENTRANCE AND DOORS FOR ADAPTABLE ACCESS TO HAVE CLEAR FLOOR AREAS MEETING 3.8.3.6.(A)(1)(S):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.5.4.
2-20	ADAPTABLE DWELLING UNIT HALLWAYS AND CORRIDORS	<p>CLEAR WIDTH OF HALLWAYS AND CORRIDORS PROVIDING PATH OF TRAVEL FOR ADAPTABLE DWELLING UNITS, PER 3.8.3.2.(1)(mm):</p> <p>≥ 1,000 REQUIRED 1,000 PROPOSED</p>	3.8.5.5.
2-21	ADAPTABLE DWELLING UNIT BEDROOMS	<p>IN ONE BEDROOM OR SLEEPING SPACE, TURNAROUND ADJACENT BED AND IN FRONT OF CLOSET (m):</p> <p>≥ 1.7 x 1.5 REQUIRED 1.7 x 1.5 PROPOSED</p> <p>CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>CLEAR OPENING WIDTH, CLOSET (mm):</p> <p>≥ 900 REQUIRED 850 PROPOSED</p>	3.8.5.6.
2-22	ADAPTABLE DWELLING UNIT BATHROOMS	<p>IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B), (m):</p> <p>≥ 1.5 x 0.9 REQUIRED 1.5 x 0.9 PROPOSED</p> <p>IN ONE BATHROOM, 600-800 mm WALL TO WATER CLOSET CENTRE CLEARANCE:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF LAVATORY WITH 0.8 m WIDE X 1.35 m DEEP CLEAR SPACE TO 3.8.3.16.(1)(A)(F) WITHOUT IMPEDING OTHER ITEMS:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>REINFORCE WALLS ADJACENT WATER CLOSET AND SHOWER/BATHUB FOR FUTURE INSTALLATION OF GRAB BARS TO 3.8.3.17.(1)(B)(G) OR 3.8.3.17.(1)(F) OR 3.8.3.18.(1)(F):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.5.7.
2-23	ADAPTABLE DWELLING UNIT KITCHENS	<p>COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(B)(F):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.5.8.
2-24	CONTROLS, SWITCHES AND OUTLETS (FOR ADAPTABLE DWELLING UNITS)	<p>CONTROLS AND SWITCHES INTENDED FOR FREQUENT OCCUPANT USE TO BE OPERABLE BETWEEN 400 - 1,200 mm ABOVE FLOOR:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	3.8.5.9.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-25	CEILING HEIGHTS (mm)	<p>TYPICAL:</p> <p>≥ 2,100 REQUIRED 2,100 PROPOSED</p> <p>STORAGE GARAGES:</p> <p>≥ 2,000 REQUIRED 2,100 PROPOSED</p>	9.5.3.
2-26	HALLWAY WIDTHS (mm)	<p>≥ 860 REQUIRED 860 PROPOSED</p>	9.5.4.1.
2-27	DOORWAY SIZES (mm)	<p>HEIGHT:</p> <p>≥ 1,980 REQUIRED, TYPICAL</p> <p>WIDTH, NON-ADAPTABLE ENTRY (NON-ADAPTABLE) BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS:</p> <p>≥ 810 REQUIRED</p> <p>WIDTH, EXTERIOR BALCONIES:</p> <p>≥ 760 REQUIRED IF VERTICAL SWING; SLIDING DOORS WITHIN DWELLING EXCEPT IF UNNECESSARY FOR EGRESS</p> <p>WIDTH, NON-ADAPTABLE BATHROOM / CLOSET / HALLWAY:</p> <p>≥ 610 REQUIRED</p>	9.5.5.

Building Code Analysis - Windows, Doors & Skylights

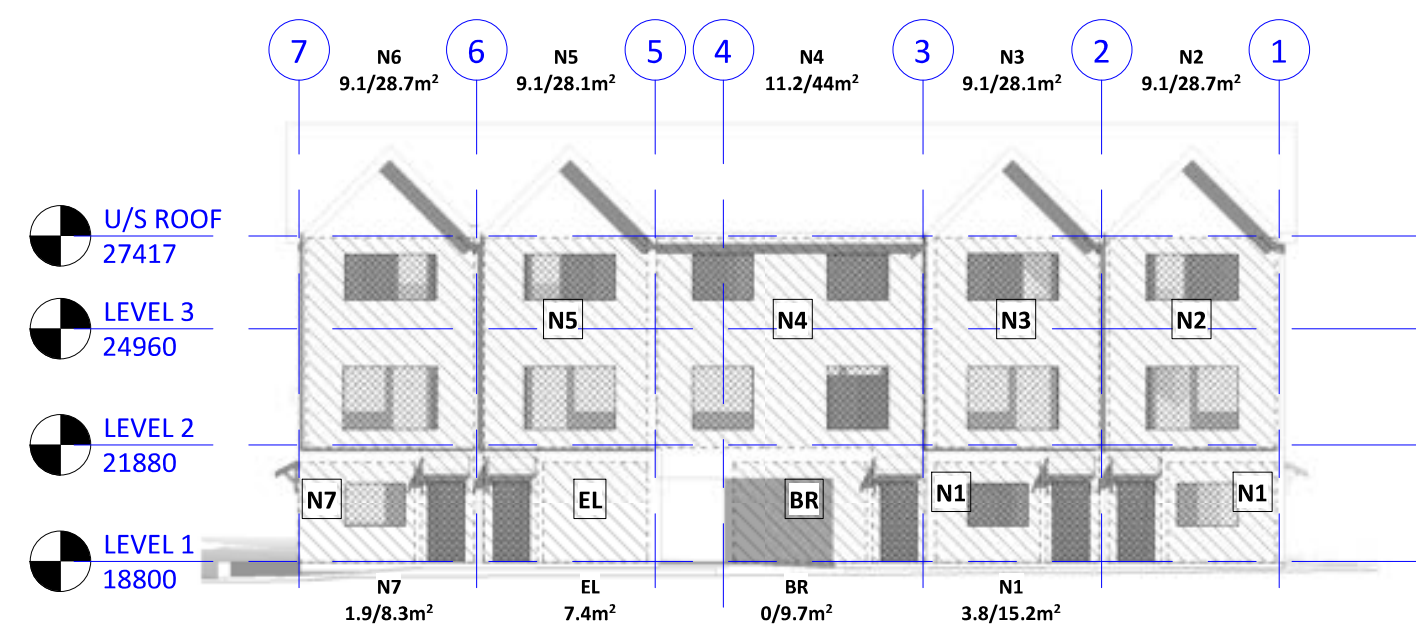
3 - WINDOWS, DOORS AND SKYLIGHTS		9.7.	
NO.	ITEM	DESCRIPTION	REFERENCES
3-1	DWELLING UNIT ENTRANCE DOORS	<p>DOOR VIEWER OR TRANSPARENT GLAZING:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.7.2.1.
3-2	PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS	<p>COMPLIANCE WITH EITHER PART 5 OR 9.7.3.3.:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>THERMALLY BROKEN METAL FRAMES AND SASHES, UNLESS F.R.R. REQUIRED:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.7.3.
3-3	DESIGN AND CONSTRUCTION (OF WINDOWS, DOORS AND SKYLIGHTS)	<p>CONFORM TO "AAMA/WDMA/CSA-1017.5.2/A440-11" (NACS STANDARD) AND "A44931-2017" (CANADIAN SUPPLEMENT):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.7.4.
3-4	RESISTANCE TO FORCED ENTRY FOR SWINGING (DWELLING UNIT) DOORS	<p>WHERE WOOD, ≥ 45mm THICK, SOLID OR 19mm STILE AND-RAIL TYPE:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>5-PIN DEADBOLT LOCK AND BOLT THROW ≥ 25mm, WITH STRIKE PLATES CONFORMING TO 9.7.5.2.2.:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>HINGE FASTENING CONFORMING TO 9.7.5.2.(G):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.7.5.2.
3-5	RESISTANCE TO FORCED ENTRY FOR (RESIDENTIAL) WINDOWS	<p>WITHIN 2m OF ADJACENT GROUND, FORCED ENTRY WINDOW PROTECTION PER CLAUSE 5.3.5. OF "AAMA/WDMA/CSA-1017.5.2/A440-11" (NACS STANDARD):</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.7.5.3.

Building Code Analysis - Stairs, Ramps, Handrails and Guards

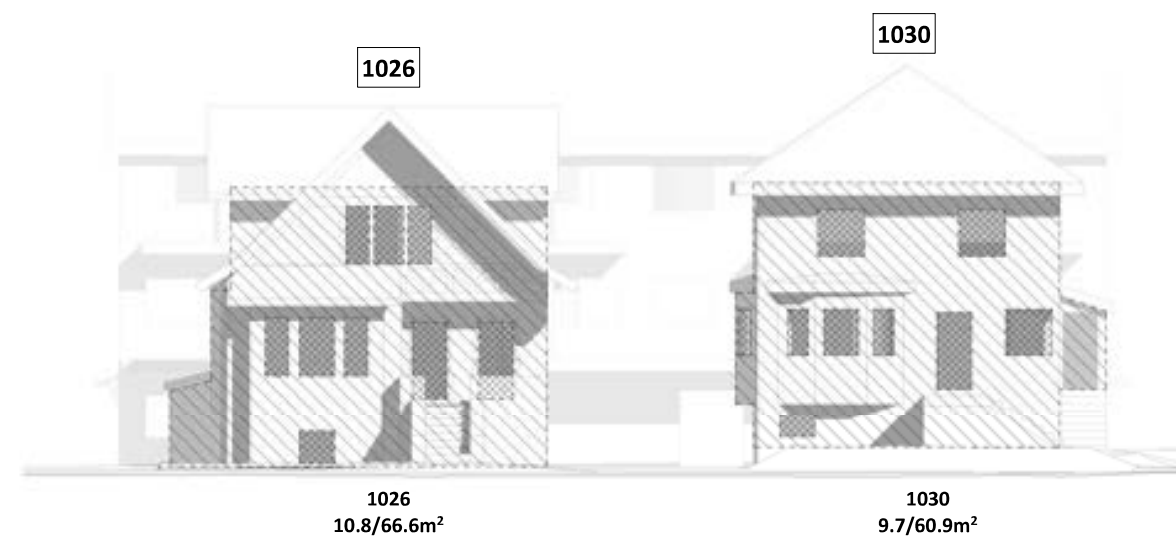
4 - STAIRS, RAMPS, HANDRAILS AND GUARDS		9.8.	
NO.	ITEM	DESCRIPTION	REFERENCES
4-1	STAIR WIDTH (mm)	<p>EXIT STAIRS SERVING A SINGLE DWELLING UNIT:</p> <p>≥ 860 REQUIRED</p>	9.8.2.1.
4-2	HEIGHT OVER STAIRS AND LANDINGS (mm)	<p>TYPICAL:</p> <p>≥ 2,050 REQUIRED</p>	9.8.2.2., 9.8.6.4.
4-3	STEP DIMENSIONS (mm)	<p>RISE, PRIVATE STAIR:</p> <p>RISE, PRIVATE STAIR:</p> <p>255 - 355 REQUIRED</p>	9.8.4.1., 9.8.4.2.
4-4	TREAD NOSINGS (mm)	<p>TYPICAL RADIUS:</p> <p>6 - 14 REQUIRED</p> <p>RESILIENT TREAD RADIUS:</p> <p>≥ 3 PERMITTED</p>	9.8.4.8.
4-5	TACTILE WARNING STRIPS	<p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A PRIVATE DWELLING STAIRS EXEMPT</p>	9.8.6.5., 3.8.3.9.(3)
4-6	RAMPS	<p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.8.5.
4-7	LANDINGS (mm)	<p>WIDTH, PRIVATE STAIR:</p> <p>LENGTH, PRIVATE STAIR:</p> <p>≥ 860 REQUIRED 860 REQUIRED</p>	9.8.6.3., 9.8.2.1.
4-8	HANDRAILS	<p>NO SIDES, INT. STAIRS:</p> <p>NO SIDES, EXT. STAIRS:</p> <p>≥ 1 REQUIRED 1 REQUIRED</p> <p>CONTINUITY ON ONE SIDE, THROUGH LANDINGS:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>HORIZONTAL EXTENSIONS ≥ 300mm, TOP AND BOTTOM, EXCEPT WHERE SERVING ONLY ONE DWELLING UNIT:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>HEIGHT (mm):</p> <p>865 - 1,070 REQUIRED 865 - 1,070 PROPOSED</p> <p>CLEARANCE TO WALL BEHIND (mm):</p> <p>≥ 50 TYPICAL 60 ROUGH SURFACE</p> <p>PROJECTION INTO REQUIRED WIDTH (mm):</p> <p>≤ 100 REQUIRED</p>	9.8.7.
4-9	GUARDS	<p>AT ELEVATION CHANGES ≥ 600 mm, OR ADJACENT SURFACE WITHIN 1.2m, SLOPES ≥ 1 IN 2:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>RESISTANCE TO LOADING PER TABLE 9.8.8.2.:</p> <p>REQUIRED: <input type="checkbox"/> PROPOSED </p>	

Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS									
NQ	ANALYSIS BY FIRE COMPARTMENT	WALL AREA (m ²)	LIMITING DIST. (m)	MAX. OPEN (%)	PROPOSED OPEN (%)	F.R. (HR.)	WALL NON-COMBUST.	CLADDING NON-COMB.	REFERENCE
PROPOSED TOWNHOUSE (2 DWELLING UNITS)									
6-1	NORTH - BAY STREET (A0.04)								9.10.14.4
	N1	15.2	12.92	100	25	-	N	N	
	N2	28.7	12.94	100	31.7	-	N	N	
	N3	28.1	12.95	100	32.4	-	N	N	
	N4	44.0	12.97	100	25.5	-	N	N	
	N5	28.1	13.02	100	32.4	-	N	N	
	N6	28.7	13.03	100	31.7	-	N	N	
	N7	8.3	13.04	100	22.9	-	N	N	
	BIKE ROOM	9.7	12.98	100	0	-	N	N	
	ELECTRICAL	7.4	13.01	100	0	-	N	N	
	WEST - 1025 BAY STREET (A0.04)								
	N1	27.9	2.23	15.1	14.3	1	N	Y	
	N2	57.4	2.23	10.04	3.3	1	N	Y	
	SOUTH - TO LOT INTERIOR (B/A0.04)								
	N1	24.2	5.67	78.5	15.7	3/4	N	N	
	N2	24.4	5.67	78.5	27.0	3/4	N	N	
	N3	23.8	5.67	78.5	27.7	3/4	N	N	
	N4	39.7	5.67	61.8	26.2	3/4	N	N	
	N5	23.8	5.67	78.5	27.7	3/4	N	N	
	N6	24.1	5.67	78.5	27.0	3/4	N	N	
	N7	24.2	5.67	78.5	15.7	3/4	N	N	
	BIKE ROOM	13.7	10.71	100	0	-	N	N	
	EAST - TO 1039 BAY STREET (A0.04)								
	N6	57.4	2.23	10.04	3.3	1	N	Y	
	N7	27.9	2.23	15.1	14.3	1	N	Y	
1030 EMPRESS - EXISTING HOUSE CONVERSION (4 DWELLING UNITS)									
6-2	SOUTH - TO EMPRESS (A0.04)	60.9	14.29	100	15.9	EX	(EXISTING)	(EXISTING)	
	WEST - TO LOT LINE (A0.04)	96.7	3.28	14.7	4.2	EX	(EXISTING)	(EXISTING)	
	NORTH - TO N. BLDG. (A0.04)	69.2	2.51	11.3	4.6	EX	(EXISTING)	(EXISTING)	
	EAST - TO LOT LINE (A0.04)	91.6	2.15	9.7	5.9	EX	(EXISTING)	(EXISTING)	
1026/1028 EMPRESS - EXISTING CHARACTER CONVERSION (3 DWELLING UNITS) - BPO58143									
6-3	SOUTH - TO EMPRESS (A0.04)	66.6	12.8	100	16.2	EX	(HERITAGE)	(HERITAGE)	
	WEST - TO LOT LINE (A0.04)	96.8	3.59	15.8	11.6	EX	(HERITAGE)	(HERITAGE)	
	NORTH - TO N. BLDG. (A0.04)	67.2	2.38	10.7	6.8	EX	(HERITAGE)	(HERITAGE)	
	EAST - TO E. BLDG. (A0.04)	98.1	1.79	8.6	5.6	EX	(HERITAGE)	(HERITAGE)	



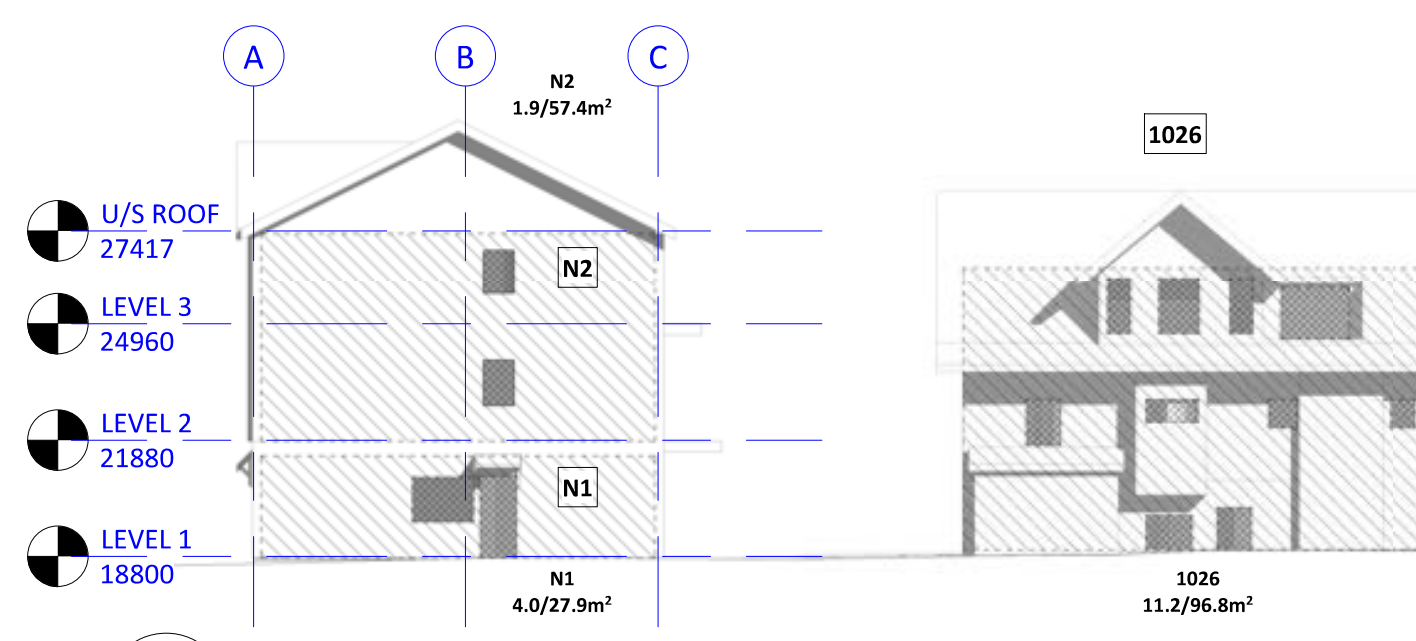
4 SPATIAL SEPARATIONS - NORTH ELEVATION (BAY STREET)
A0.02 1 : 200



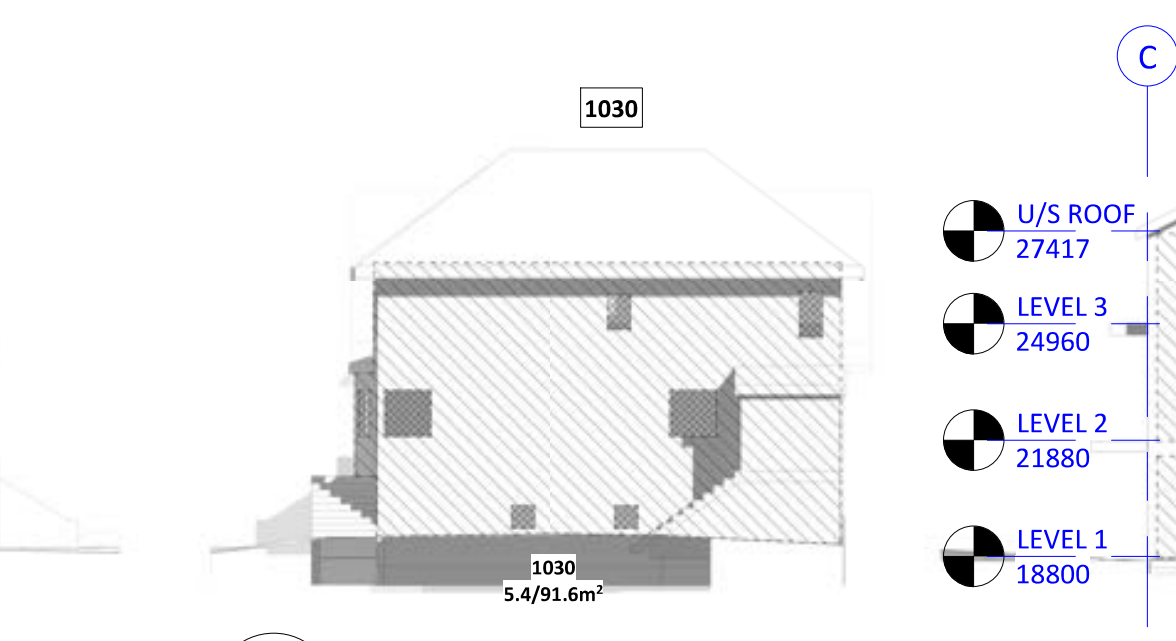
5 SPATIAL SEPARATIONS - SOUTH ELEVATION (EMPRESS AVE)
A0.02 1 : 200



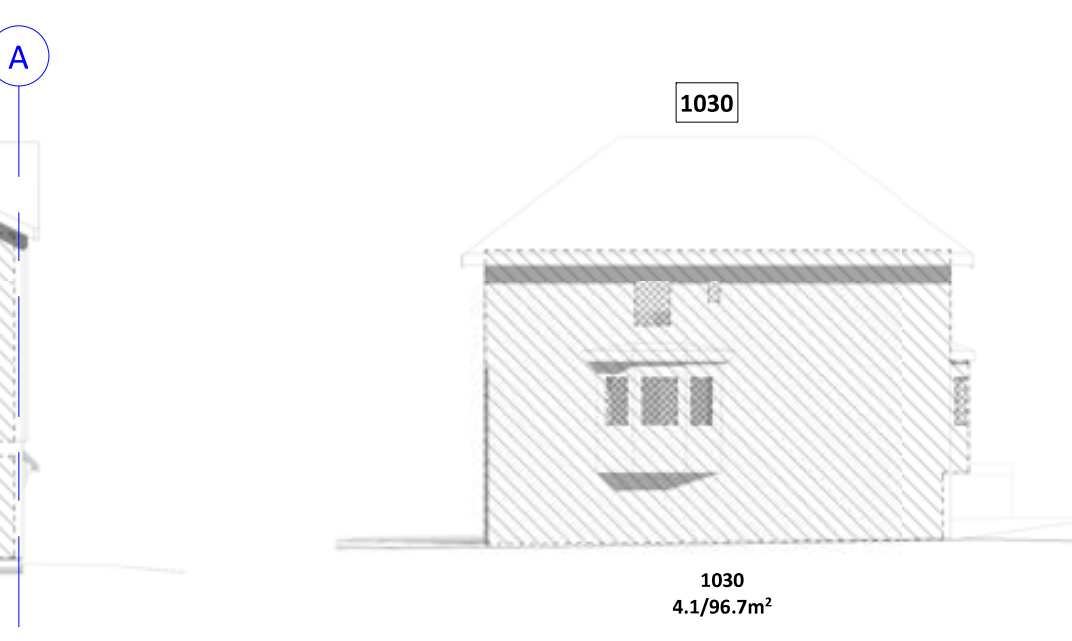
10 SPATIAL SEPARATIONS - EAST ELEVATION OF EX. HERITAGE BLDG. (1026)
A0.02 1 : 200



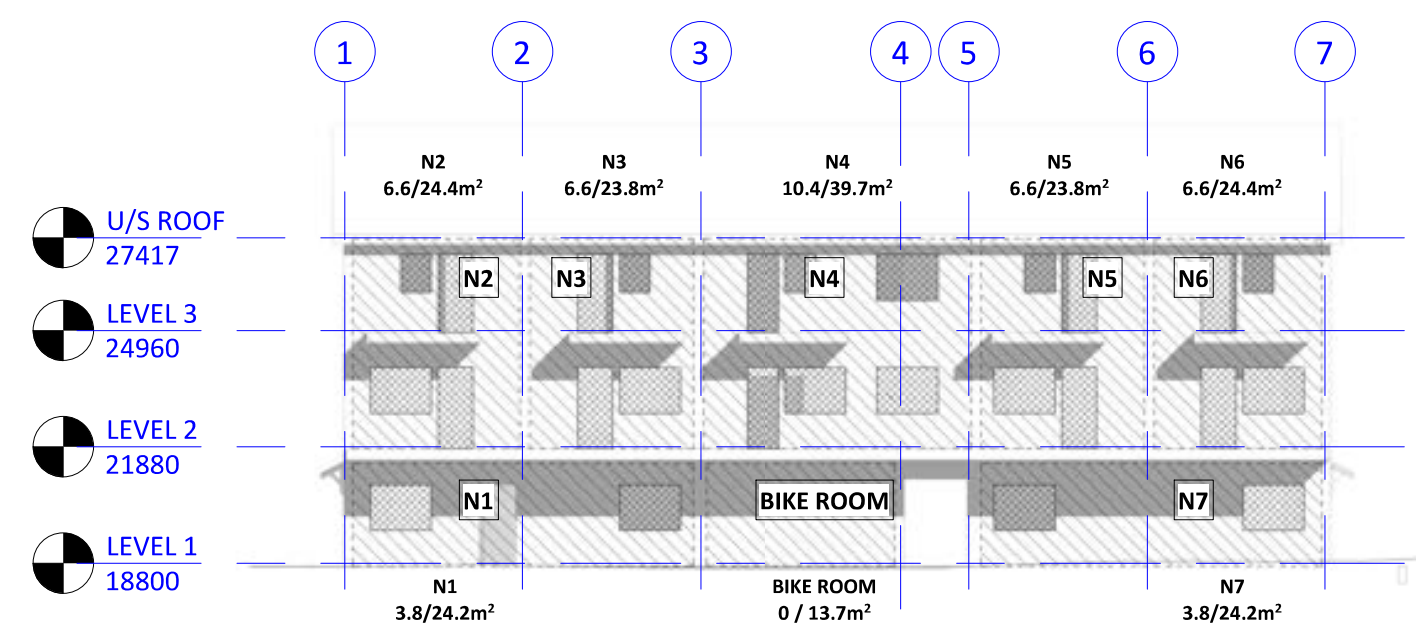
6 SPATIAL SEPARATIONS - WEST ELEVATION
A0.02 1 : 200



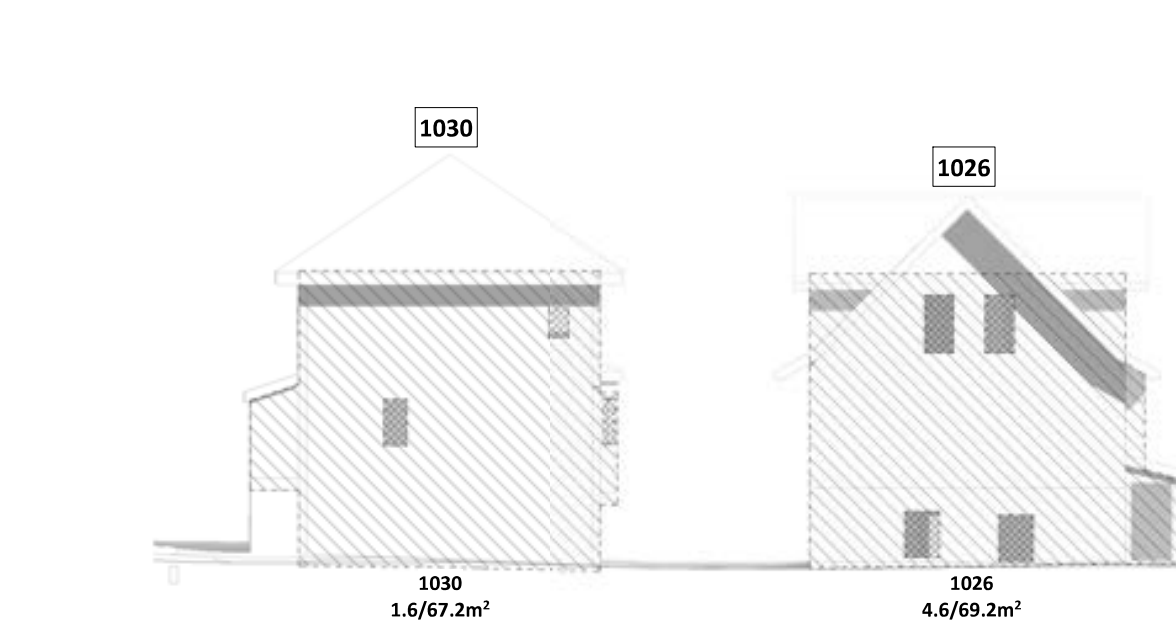
7 SPATIAL SEPARATIONS - EAST ELEVATION
A0.02 1 : 200



11 SPATIAL SEPARATIONS - WEST ELEVATION OF EX. HC BLDG. (1030)
A0.02 1 : 200

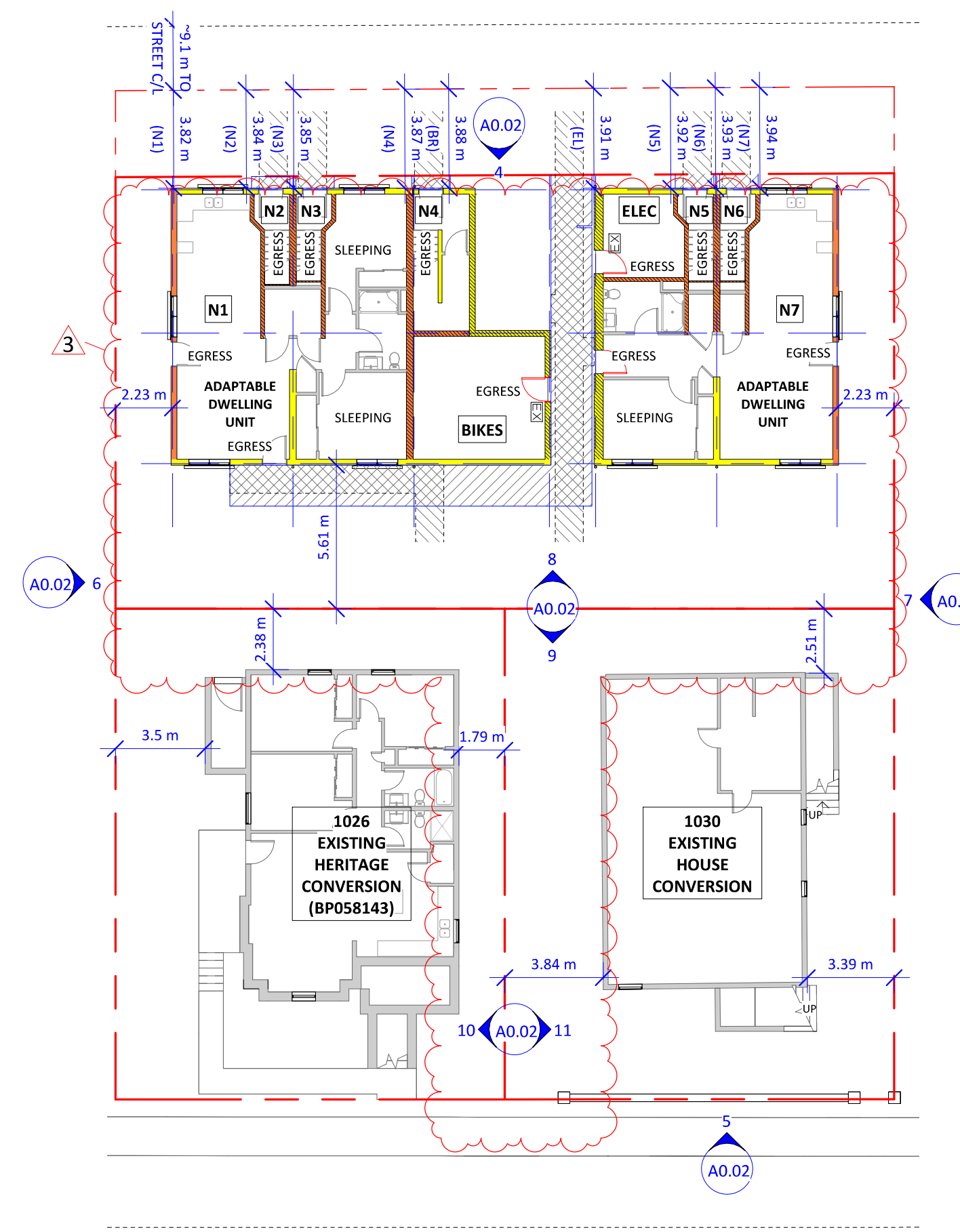
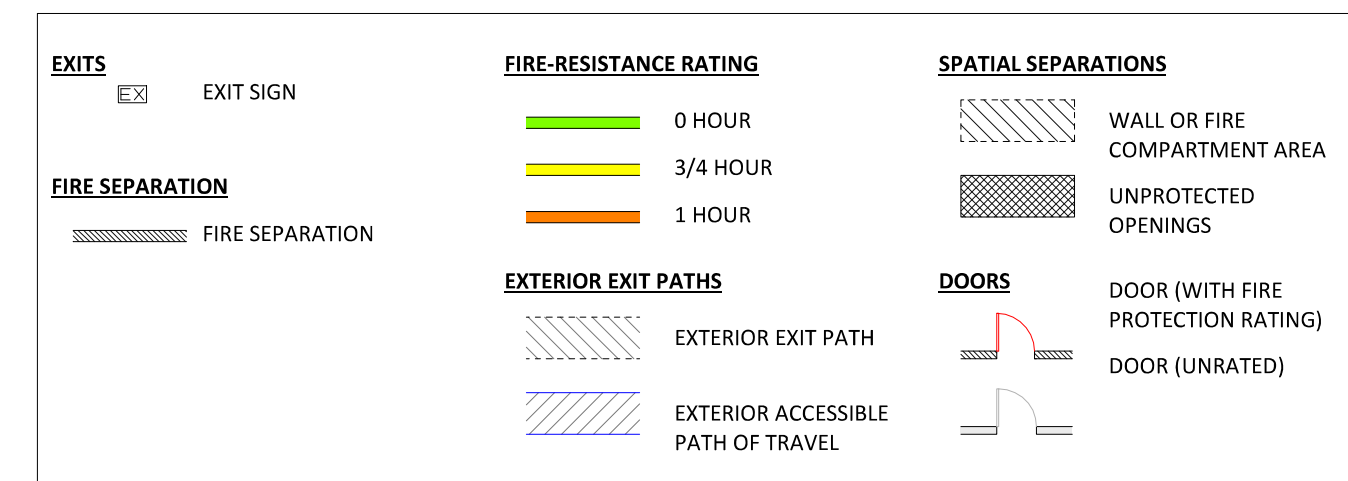


8 SPATIAL SEPARATIONS - SOUTH ELEVATION OF NORTH BLDG.
A0.02 1 : 200



9 SPATIAL SEPARATIONS - NORTH ELEVATIONS OF EX. BLDGS. (1026 & 1030)
A0.02 1 : 200

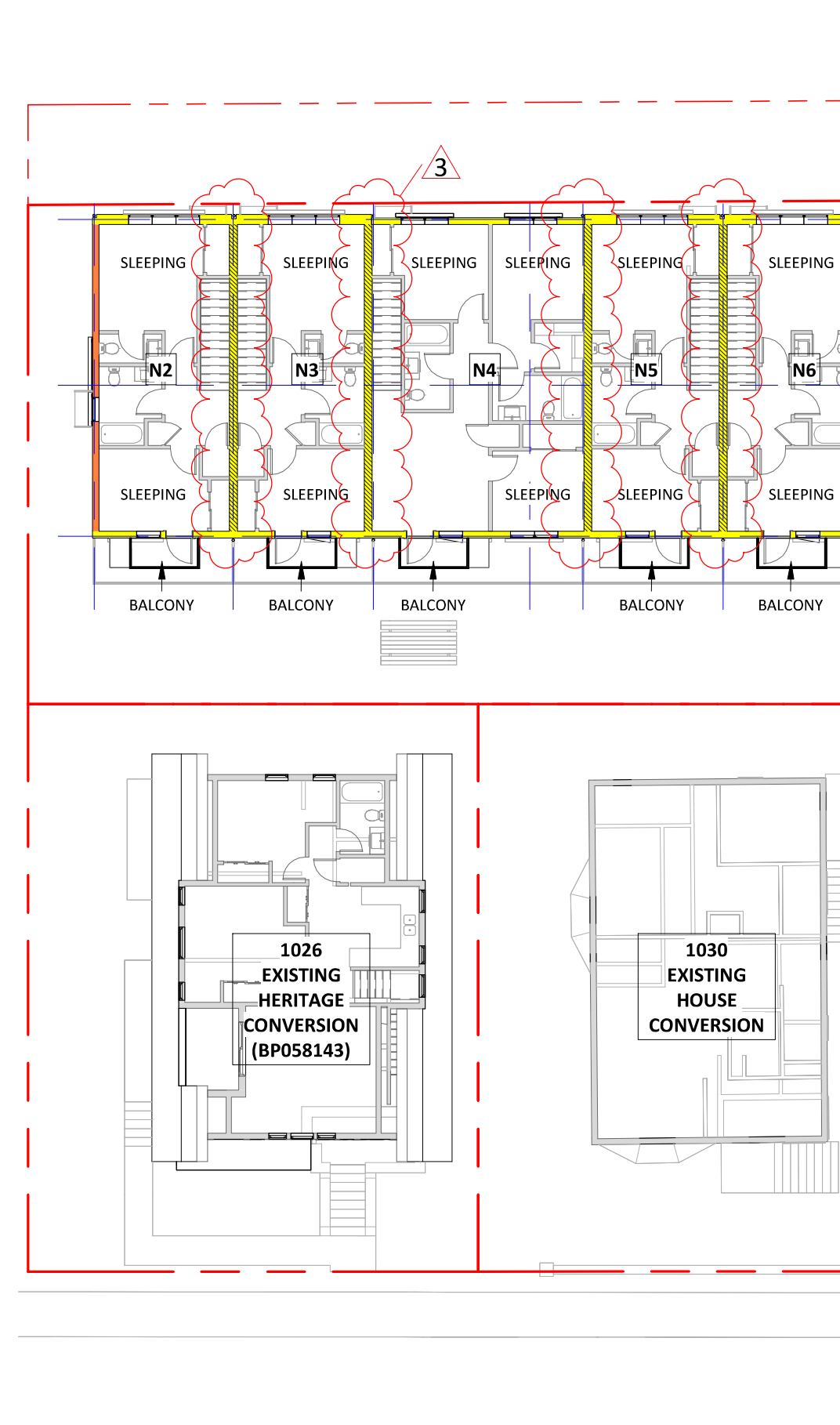
Code Compliance Drawing Legend



1 BUILDING CODE COMPLIANCE PLAN - LEVEL 1
A0.02 1 : 200



2 BUILDING CODE COMPLIANCE PLAN - LEVEL 2
A0.02 1 : 200



3 BUILDING CODE COMPLIANCE PLAN - LEVEL 3
A0.02 1 : 200

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Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

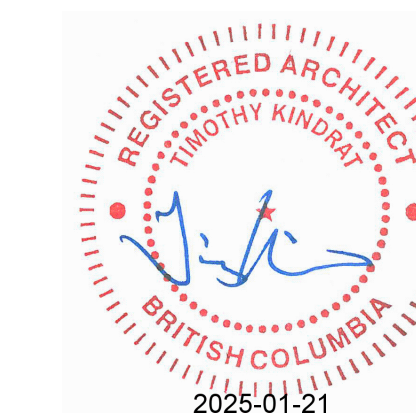
Issue Date

CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024
REZ& DPV REVISION #2	21-JAN-2024

Revision

No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26
3	REZ/DPV REV2 PENDING !!!	2024-12-xx

Consultant Seal



Empress Townhouses

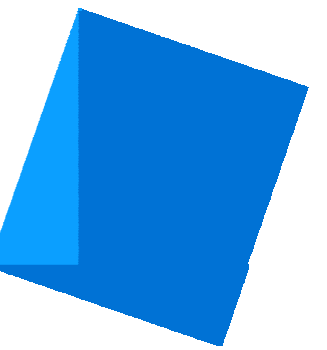
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING CODE ANALYSIS

Date 2025-01-21 9:41:57 AM
Drawn by TK
Checked by CLA

A0.02

Project # 23-24 Scale As indicated



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT	19-MAR-2024
PERMIT W/VARIANCE	
REVISED REZ & DPV APPLICATION	26-JUL-2024
REZ& DPV REVISION #2	21-JAN-2024

Revision

No.	Description	Date

Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE SURVEY

Date 2025-01-21 9:41:57 AM

Drawn by SURVEYOR

Checked by -

A1.00

Project # 23-24 Scale

BC Land Surveyors Site Plan of
1026 and 1030 Empress Avenue

Legal - Lots 6 & 7, Block B, Section 3, Victoria District, Plan 957
Parcel Identifiers: 000-213-527 and 000-848-492

The following non-financial charges are shown on the current titles which may effect the properties - RC 2054186 and RC 563786

Scale - 1:150



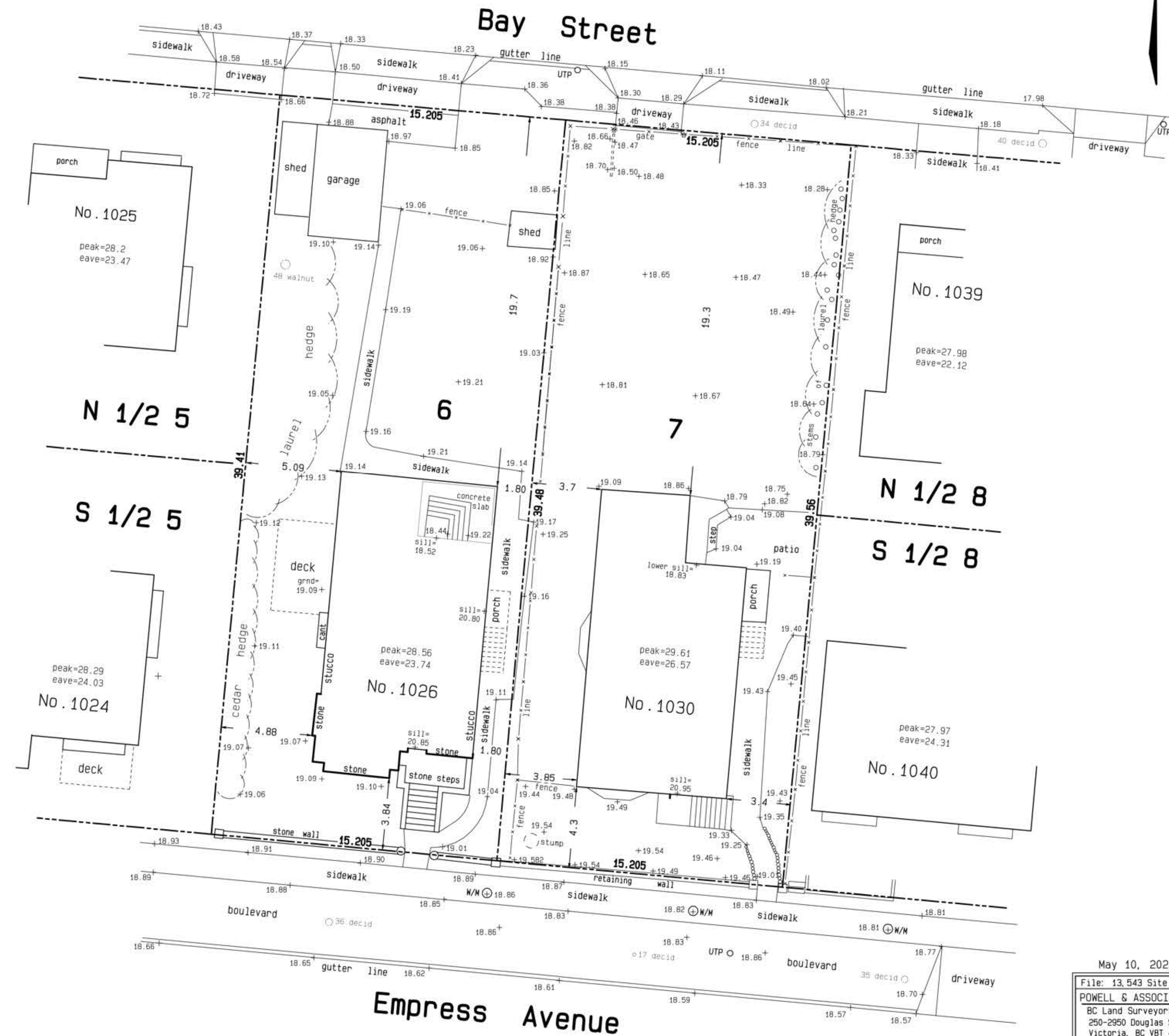
Distances are in metres

Geodetic elevations shown + (in METRES)

Site Areas = 599.8 m2 and 600.9 m2

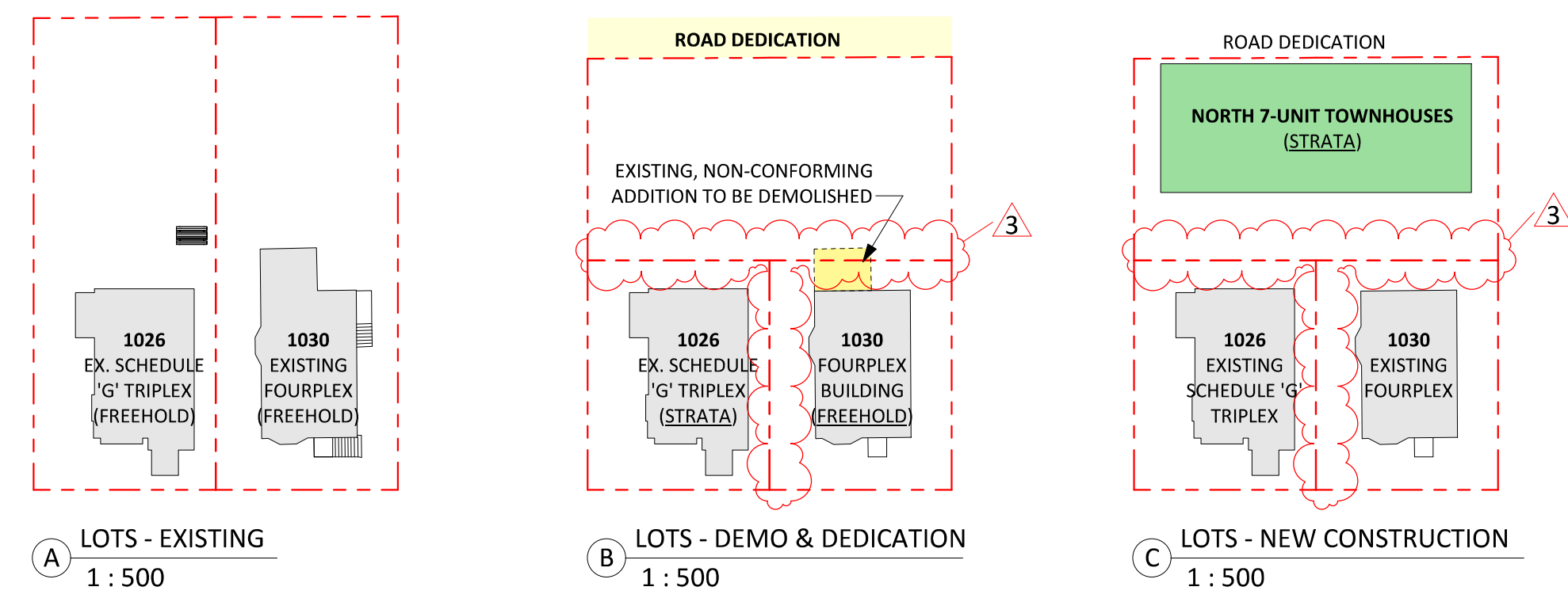
UTP denotes utility pole

W/M denotes water meter



May 10, 2022
File: 13_543 Site (26)
POMELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

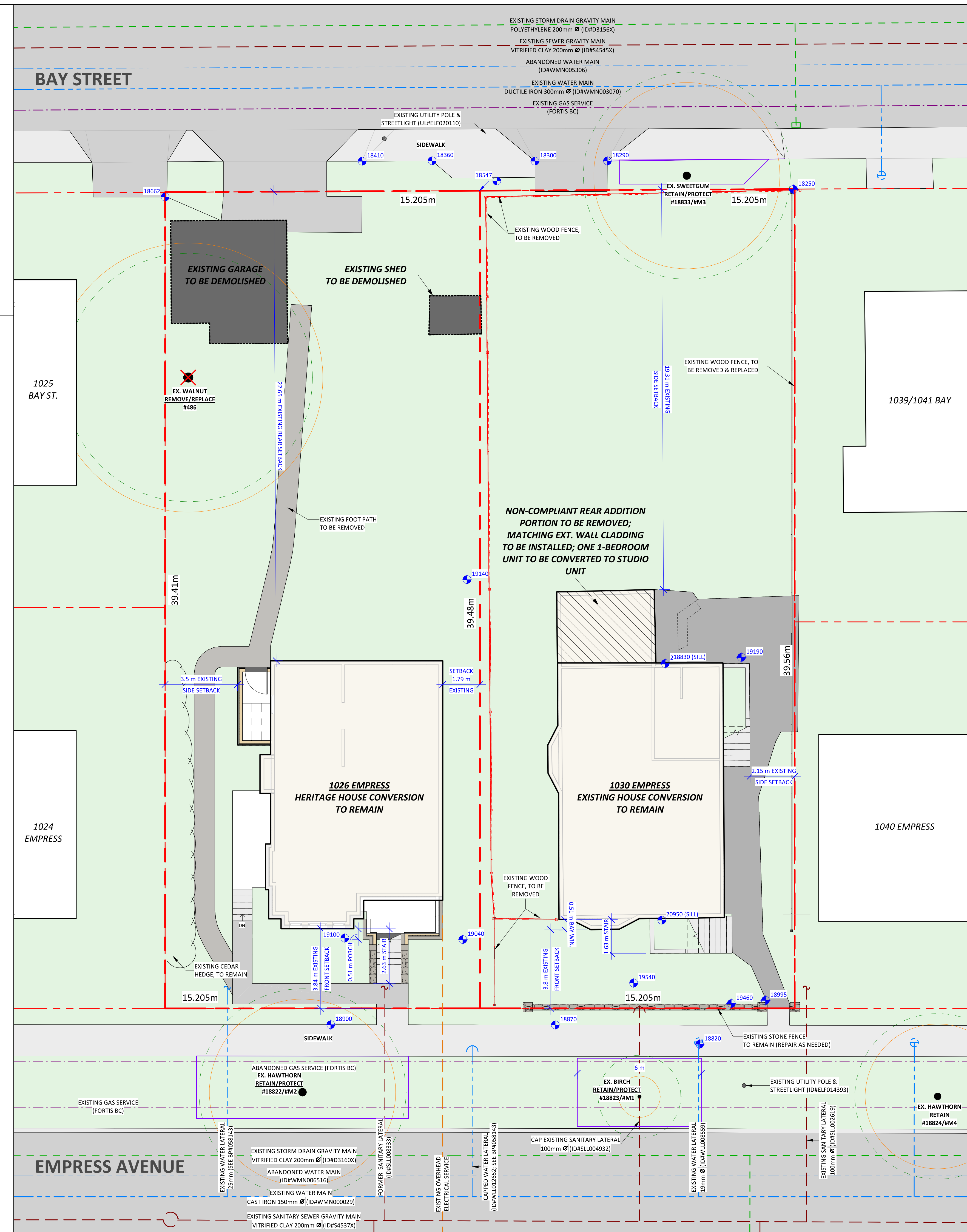
Strata Phasing Development Plan



1030 Empress - Existing & Proposed Floor Plan Layouts



1 SITE PLAN - EXISTING
A0.02 1:100

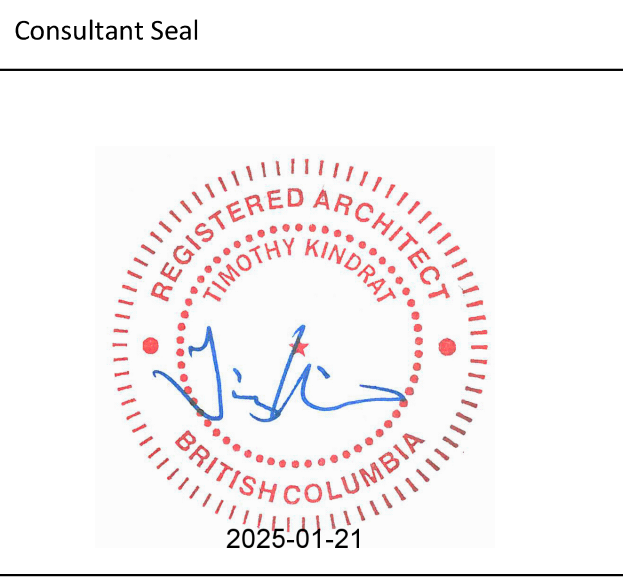


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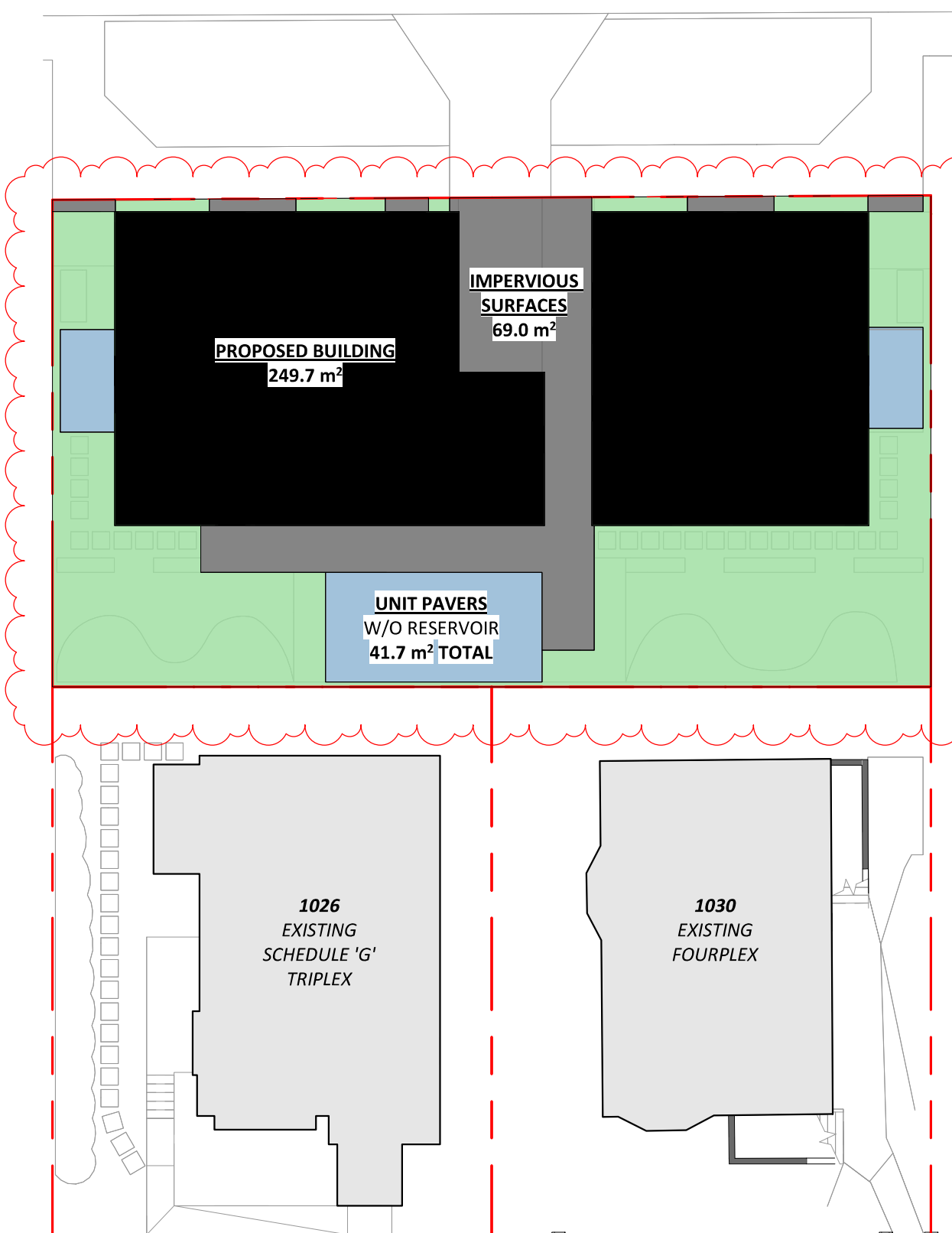
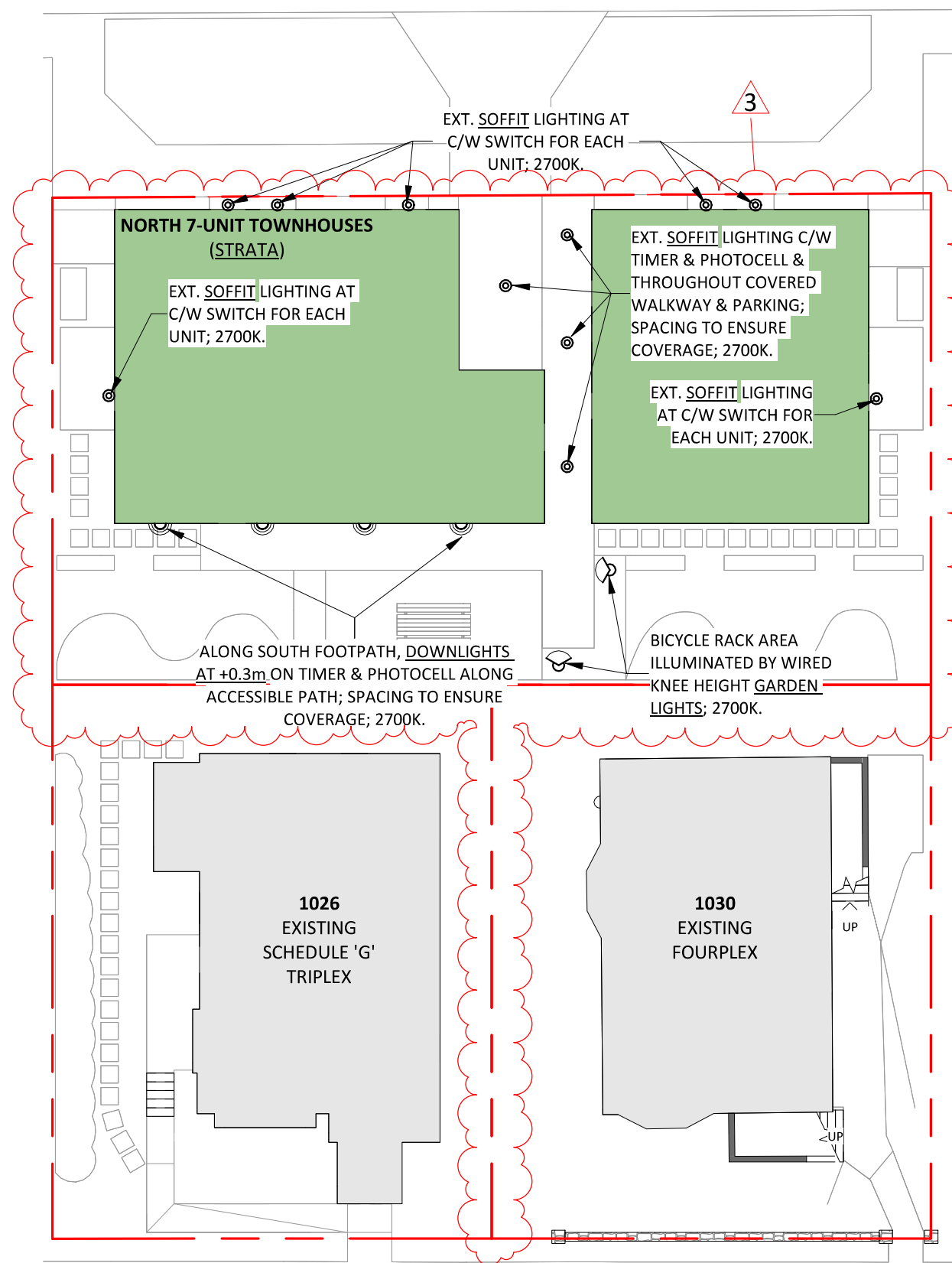
Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

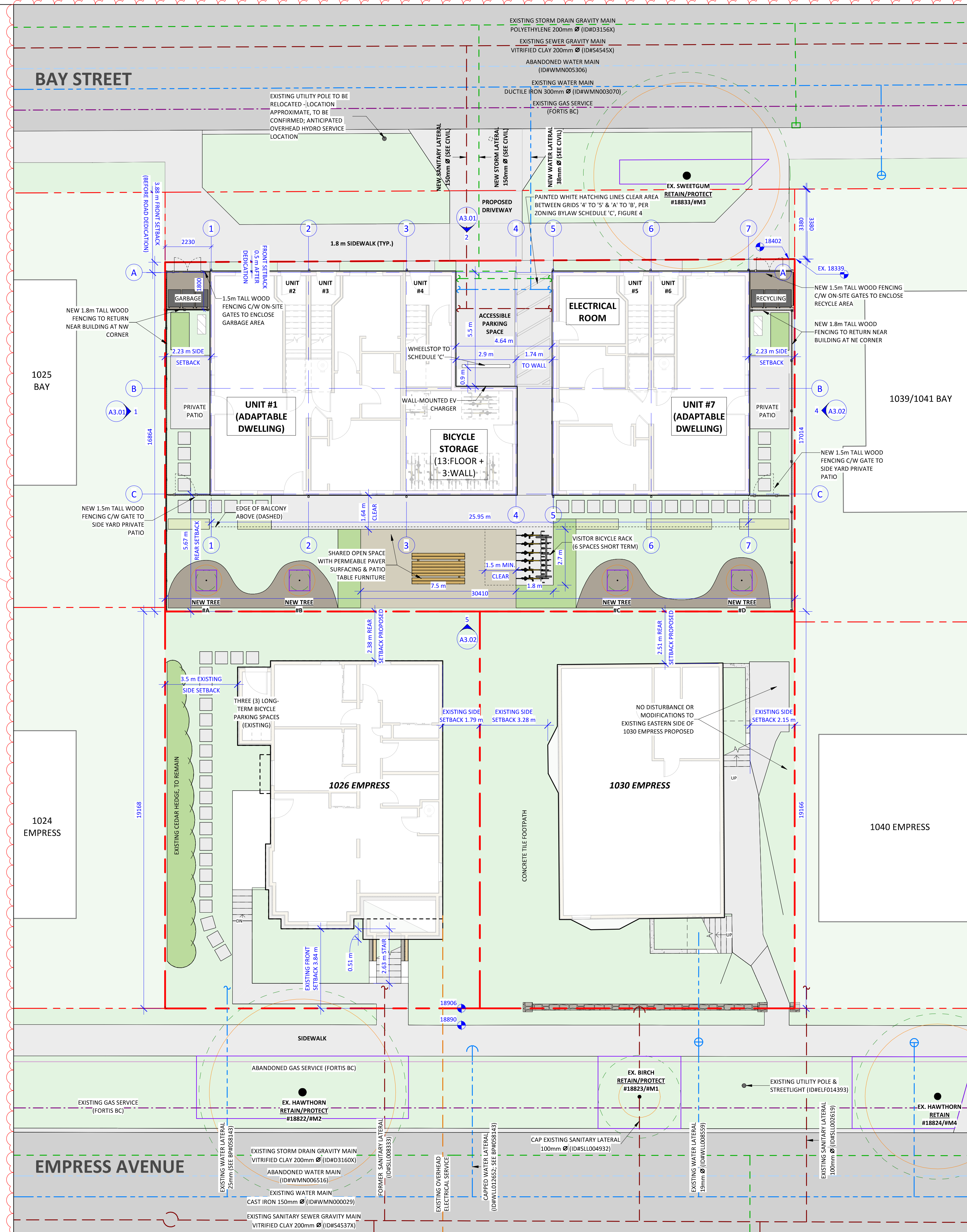
SITE PLAN - EXISTING & STRATA PHASING

Date	2025-01-21 9:41:58 AM
Drawn by	KKD, TK
Checked by	CLA
Project #	23-24 Scale As indicated

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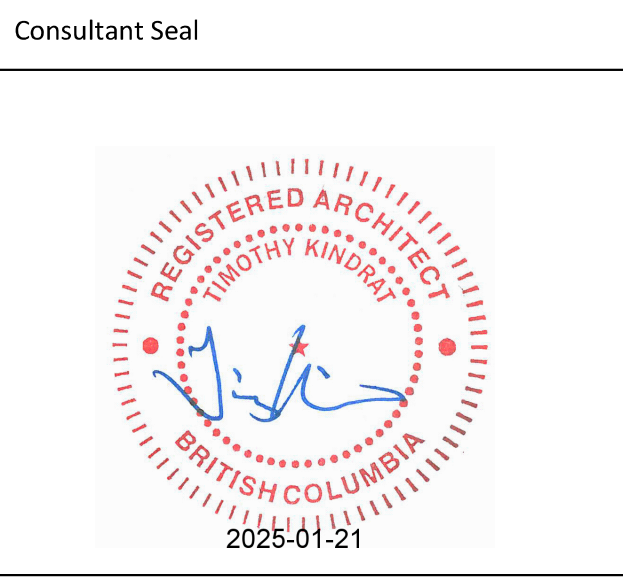
1 SITE PLAN - PROPOSED
A0.02 1:100



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Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - PROPOSED

Date: 2025-01-21 9:42:03 AM
Drawn by: KKD, TK
Checked by: CLA

A1.02
Project # 23-24 Scale As indicated

Tree Inventory (All measurements in mm)									
NO.	COMMON NAME	LATIN NAME	D.B.H.	CANOPY SPREAD	C.R.Z.	PROTECT ED	RETAINED	COMMENTS	
486	ENGLISH WALNUT	JUNGLINS REGIA	470	13000	6000	Yes	No	TO BE REMOVED	
18822/M2	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	390	9000	5000	Yes	Yes	BOULEVARD AT 1026 EMPRESS	
18823/M1	PAPER BIRCH	BETULA PAPIRIFERA	170	2000	2000	Yes	Yes	BOULEVARD AT 1030 EMPRESS	
18824/M4	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	340	7000	4000	Yes	Yes	BOULEVARD AT 1040 EMPRESS	
18833/M3	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	380	9000	5000	Yes	Yes	BOULEVARD AT 1030 BAY	
A (NEW)	JAPANESE KATSURA	CERCIDIPHYLLUM JAPONICUM	60	1500	500	Yes	No	NEW MEDIUM REPLACEMENT	
B (NEW)	JAPANESE KATSURA	CERCIDIPHYLLUM JAPONICUM	60	1500	500	Yes	No	NEW MEDIUM REPLACEMENT	
C (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	No	NEW LARGE REPLACEMENT	
D (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	No	NEW LARGE REPLACEMENT	

SITE LEGEND

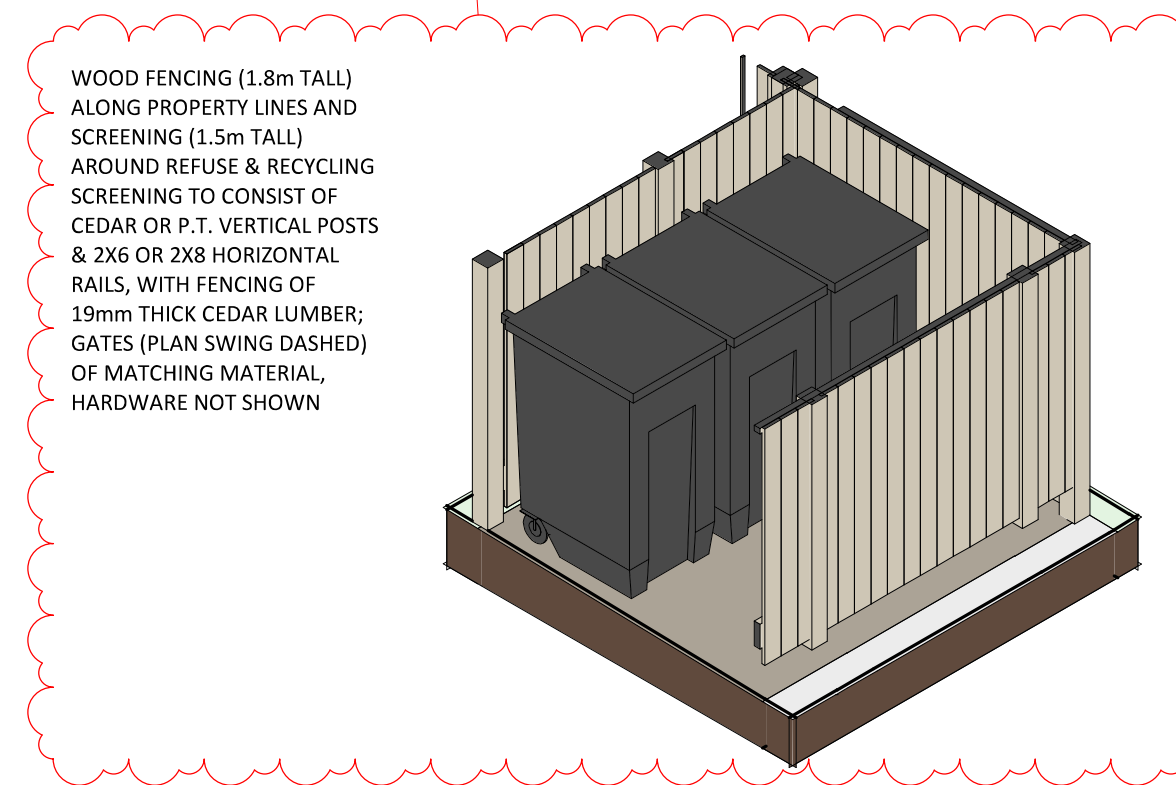
- SITE - Easement
- SITE - Gas Services
- SITE - Hydro/Tel/Cable
- SITE - Property Line
- SITE - Sanitary Sewer
- SITE - Storm Service
- SITE - Travel Distance
- SITE - Water Service

LANDSCAPE LEGEND

- ⑧ GRASS LAWN
- ⑨ GRAVEL (NON-DUSTY EPOXY TREATMENT WHEN <3M FROM PROPERTY LINE)
- ⑩ CONCRETE SLABS ON GRADE
- ⑪ PERMEABLE UNIT PAVERS
- ⑫ PLANTING - SHRUBS
- ⑬ PLANTING - HERBACEOUS AND GROUNDCOVER

Exterior Finishes Legend

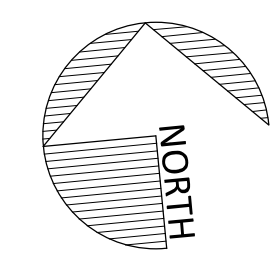
- 1 ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
- 2 HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
- 3 CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
- 4 VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
- 5 PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
- 6 RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
- 7 WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
- 8 SITE - GREEN LAWN
- 9 SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
- 10 SITE - CONCRETE SLABS ON GRADE
- 11 SITE - PERMEABLE UNIT PAVERS
- 12 SITE - PLANTING - SHRUBS
- 13 SITE - PLANTING - HERBACEOUS AND GROUNDCOVER



Plant List

Botanical Name	Common Name	Size	Count
Trees			
Quercus garryana	Garry Oak	6cm cal.	3
Shrubs - Average spacing 1 plant / sq.m.			
Symphoricarpos albus	Snowberry	#2 pot	
Cornus sericea 'Arctic Fire'	'Arctic Fire' Red-osier dogwood...	#2 pot	
Polystichum munitum	Sword Fern	#1 pot	
Dryopteris erythrosora	Autumn Fern	#1 pot	
Vaccinium ovatum	Evergren huckleberry	#2 pot	
Herbaceous and Groundcover - Average spacing 3 plants / sq.m.			
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#1 pot	
Koeleria macantha	Junegrass	#1 pot	
Plectritis congesta	Sea Blush	Seed	
Sedum ssp.	Stonecrop	Cutting	
Camassia leichtlinii ssp. Suksdorfii	Great Camas	Bulb	
Thymus serpyllum	Creeping Thyme	#1 pot	
Cerastium arvense	Fiel Chickweed	#1 pot	
Achillea millefolium	Yarrow	#1 pot	
Eriophyllum lanatum	Woolly Sunflower	#1 pot	
Arctostaphylos uva-ursi	Kinnikinnick	#1 pot	

1 SITE PLAN - LANDSCAPE PLAN
A0.02 1 : 100

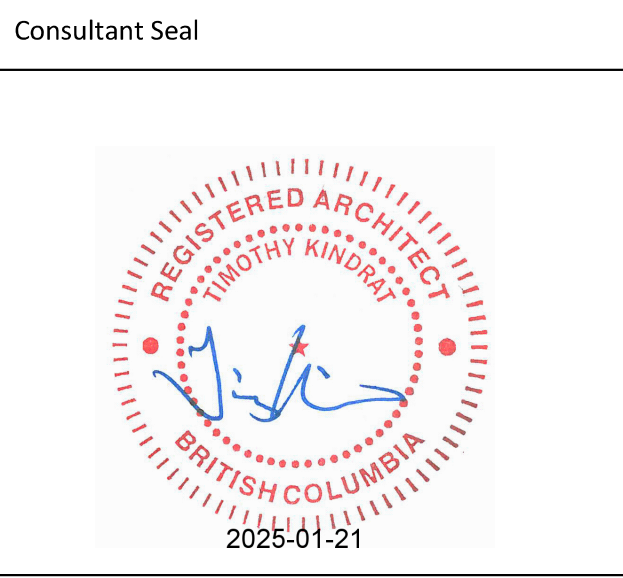


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Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - LANDSCAPE PLAN

Date	2025-01-21 9:42:08 AM
Drawn by	KKD, TK
Checked by	CLA

A1.03

Project #	23-24	Scale	As indicated
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2 STREET ELEVATION - NORTH
1 : 200



1 STREET ELEVATION - SOUTH
1 : 200



VIEW FROM REAR YARD OF 1024 EMPRESS/1025 BAY



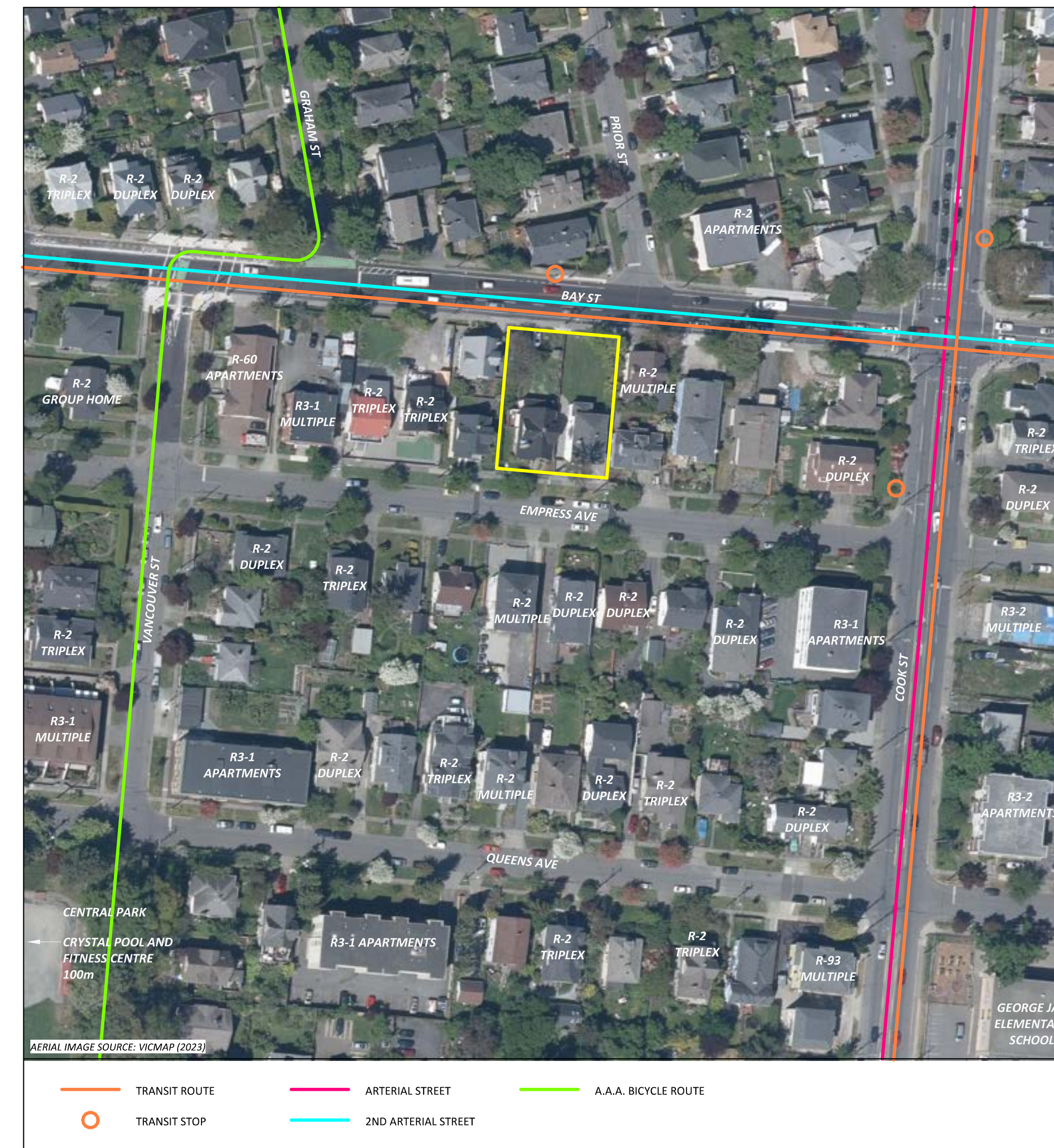
VIEW FROM REAR YARD OF 1039/1041 BAY AND 1040 EMPRESS



PERSPECTIVE VIEW FROM BAY STREET



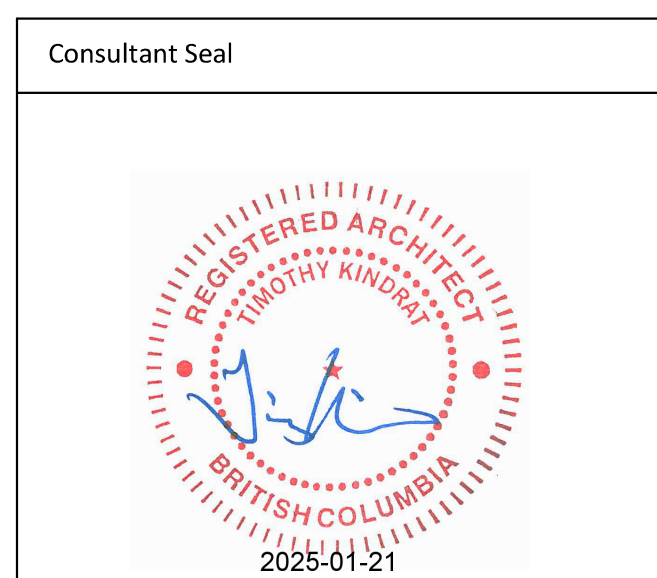
PERSPECTIVE VIEW FROM EMPRESS AVE



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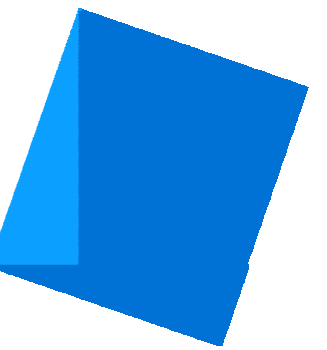


Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

CONTEXT & 3D PERSPECTIVES

Date 2025-01-21 9:42:16 AM
Drawn by -
Checked by CLA

A1.11
Project # 23-24 Scale As indicated



Issue Date

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Consultant Seal



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

FLOOR PLANS - LEVELS 1 & 2

Date 2025-01-21 9:42:21 AM

Drawn by KKD

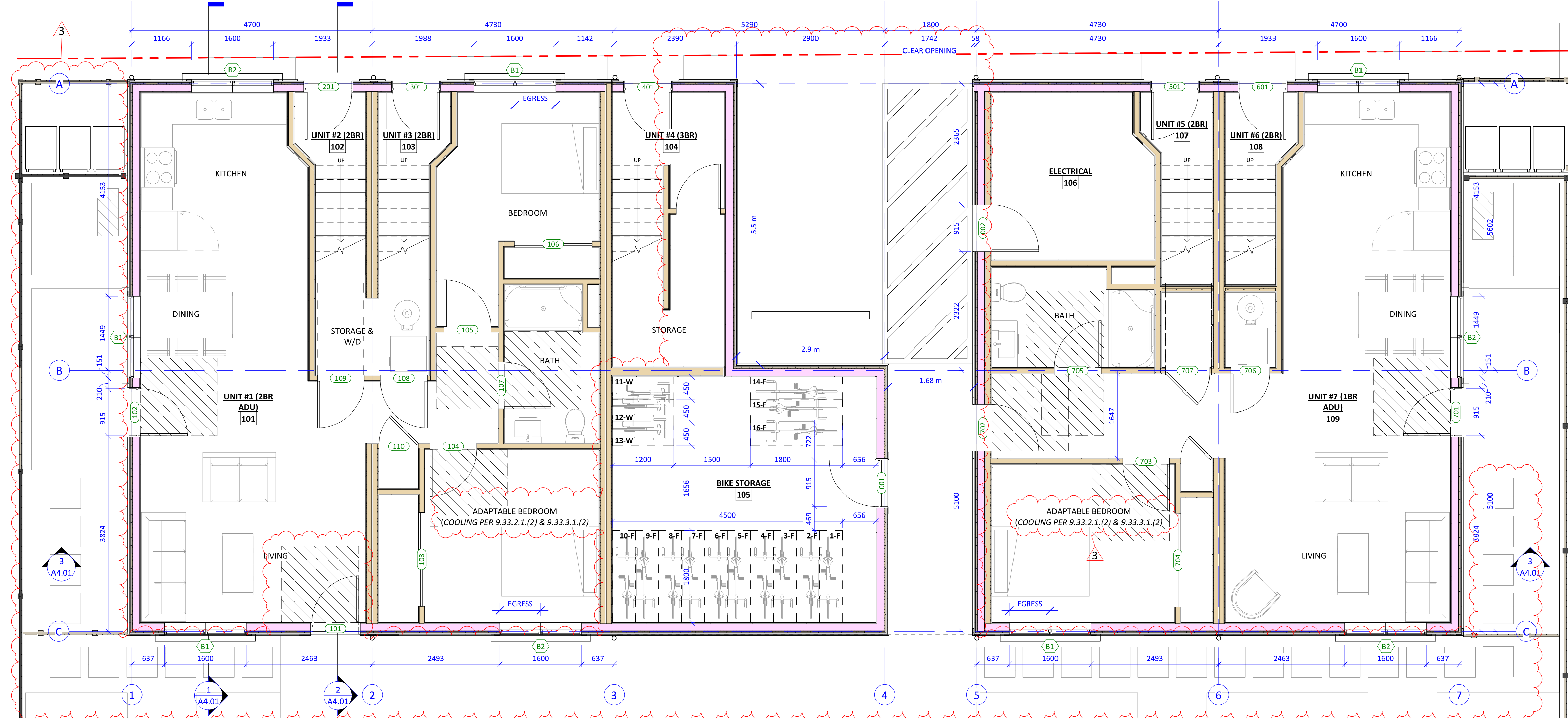
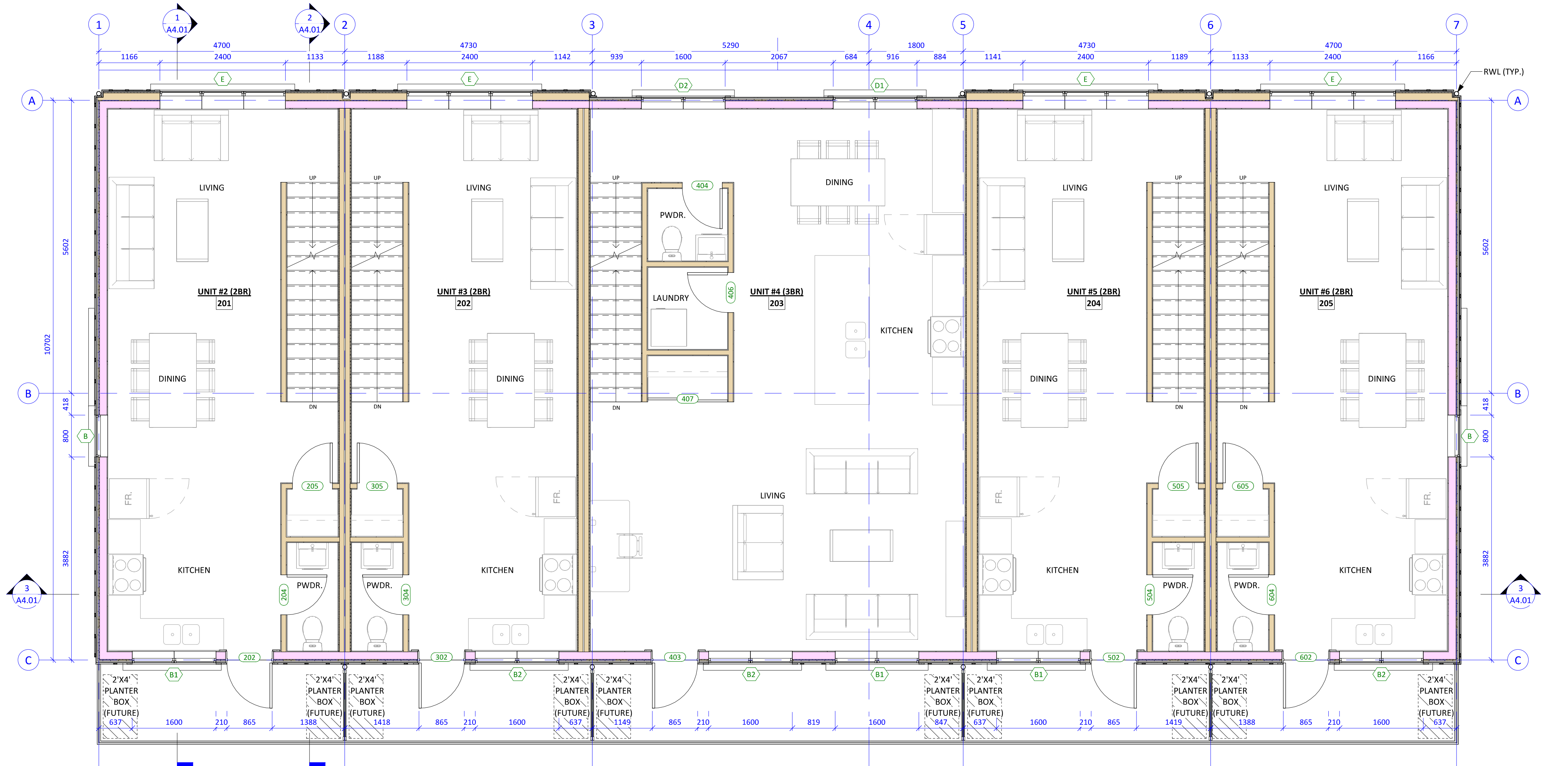
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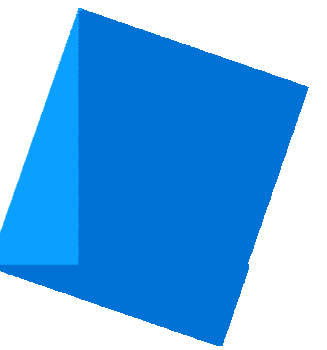
A2.01

Project # 23-24 Scale 1:50

2 TOWNHOUSE FLOOR PLAN - LEVEL 2
A0.02 1:50

1 TOWNHOUSE FLOOR PLAN - LEVEL 1
A0.01 1:50



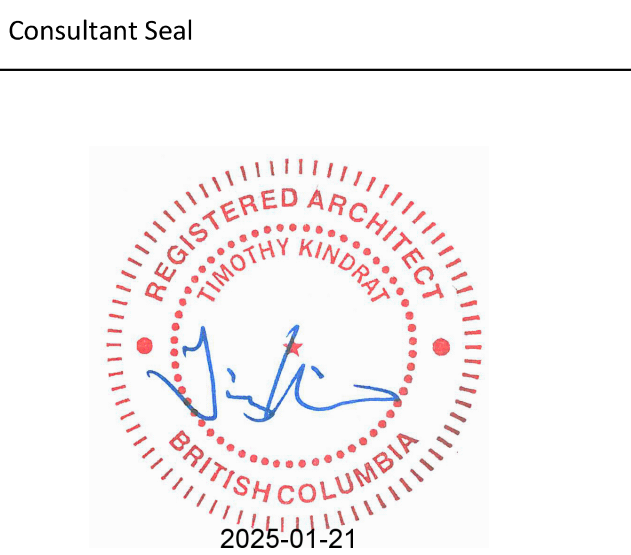


Issue	Date
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3 TOWNHOUSE FLOOR PLAN - LEVEL 3
A0.02 1:50

4 TOWNHOUSE ROOF PLAN
A0.02 1:50



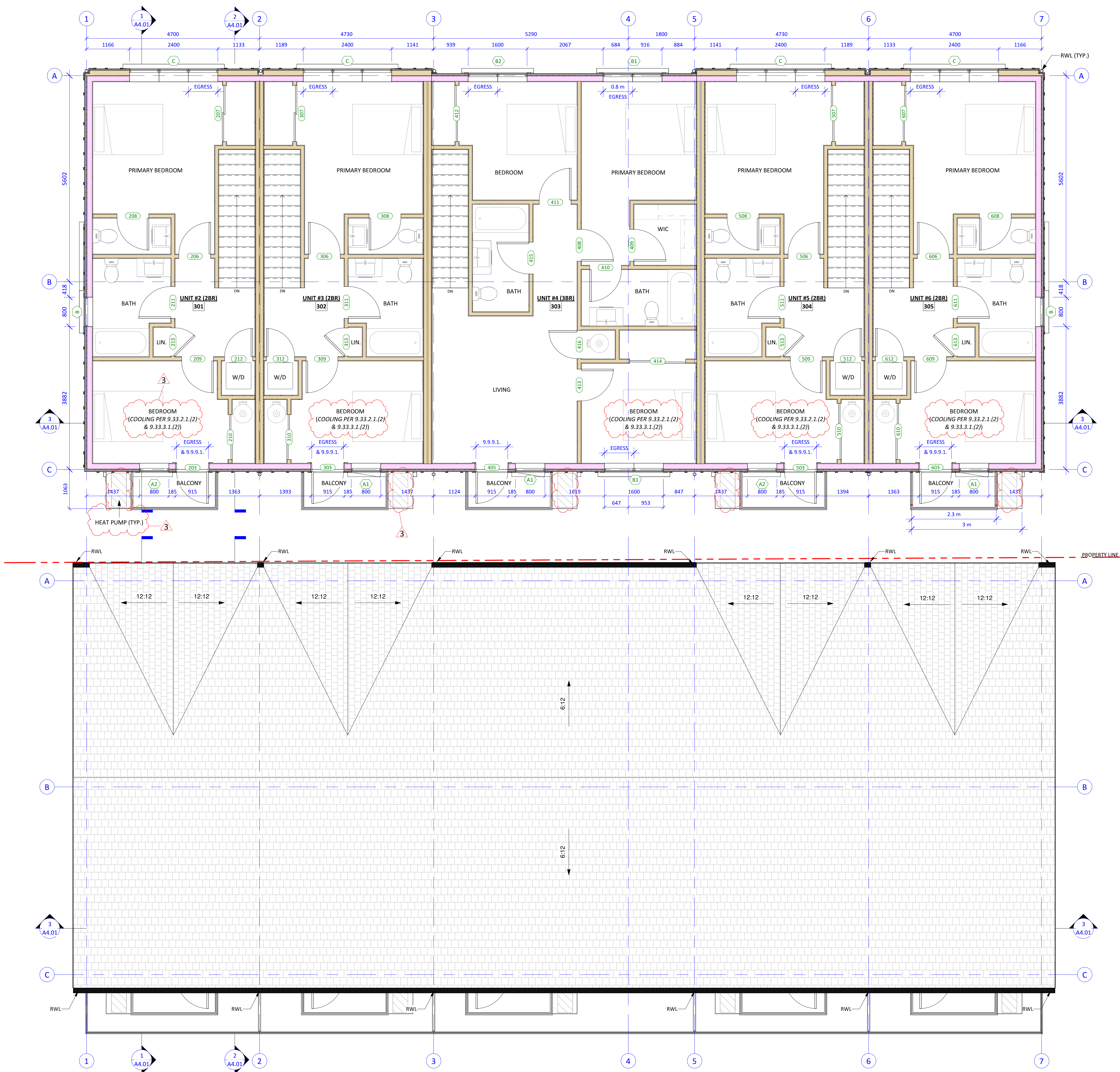
Empress Townhouses

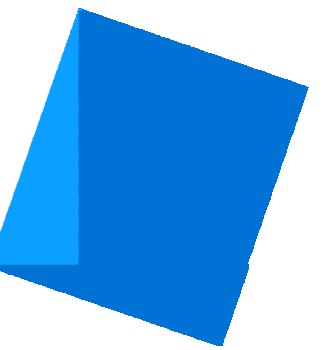
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

FLOOR PLANS - LEVELS 3 & ROOF

Date	2025-01-21 9:42:23 AM
Drawn by	KKD
Checked by	CLA

A2.02

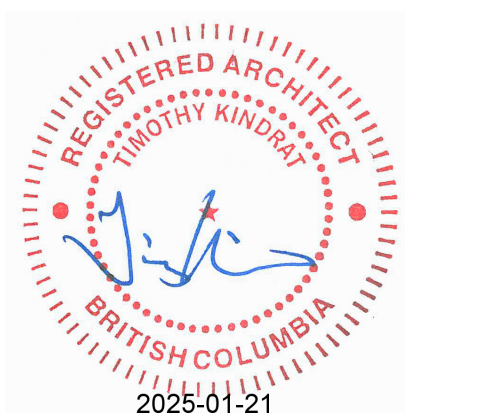




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Consultant Seal



Empress Townhouses

1026/1028 & 1030
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Victoria, BC V8T 1P2

BUILDING ELEVATIONS - NORTH (BAY) & WEST

Date	2025-01-21 9:42:28 AM
Drawn by	KKD
Checked by	CLA

A3.01

Project # 23-24 Scale As indicated



"MOUNTAIN SAGE"
(HARDIEPLANK)
• CEMENTITIOUS LAP SIDING

"CHANTILLY LACE"
(BENJAMIN MOORE #OC-65)
• CEMENTITIOUS PANEL BOARD & BATTEN SIDING
• CEMENTITIOUS SHINGLE SIDING
• JULIET WOOD GUARD PICKETS

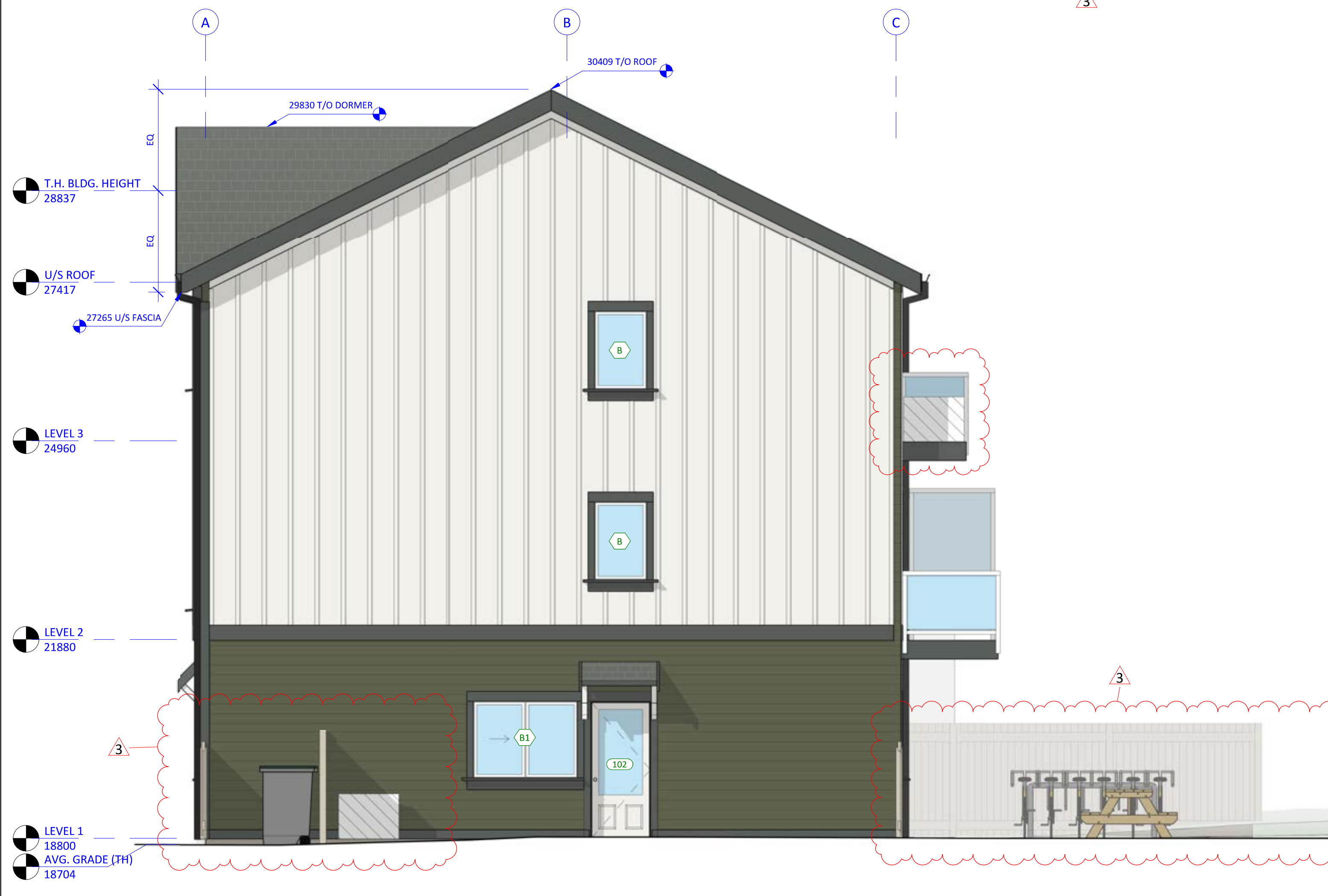
"IRON GREY"
(MATCH TO JAMES HARDIE)
• HORIZONTAL & CORNER TRIMS
• WINDOW TRIMS
• ROOF FASCIAS

BLACK
(PREFINISHED; COLOUR APPROXIMATE)
• RAIN WATER LEADERS
• GUTTERS

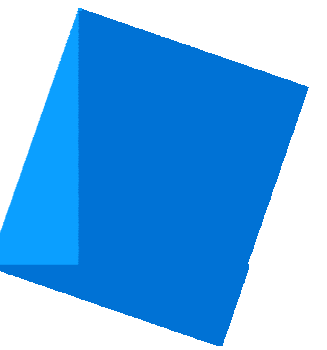
DARK GRAY
(COLOUR APPROXIMATE)
• ASPHALT ROOFING SHINGLES

WHITE
(PREFINISHED; COLOUR APPROXIMATE)
• WINDOWS & DOORS
• METAL BALCONY RAILINGS & SCREENS

Exterior Finishes Legend	
1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
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1 ELEVATION - WEST
A1.02 1 : 50



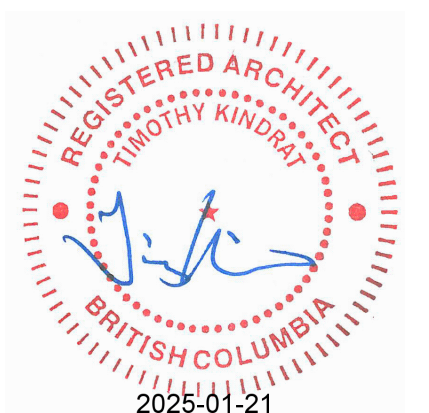
Issue Date

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Empress Townhouses

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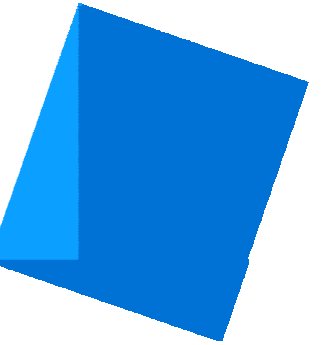
BUILDING ELEVATIONS - EAST & SOUTH

Date	2025-01-21 9:42:33 AM
Drawn by	KKD
Checked by	CLA

A3.02

Project # 23-24 Scale 1 : 50

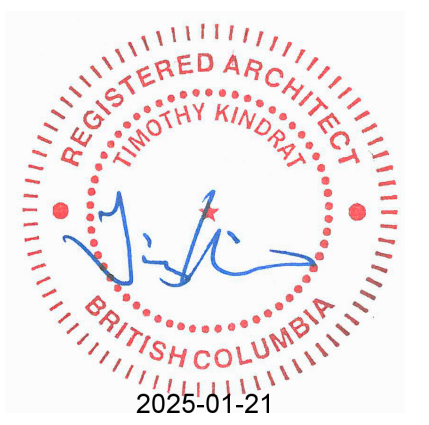




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Consultant Seal



Empress Townhouses

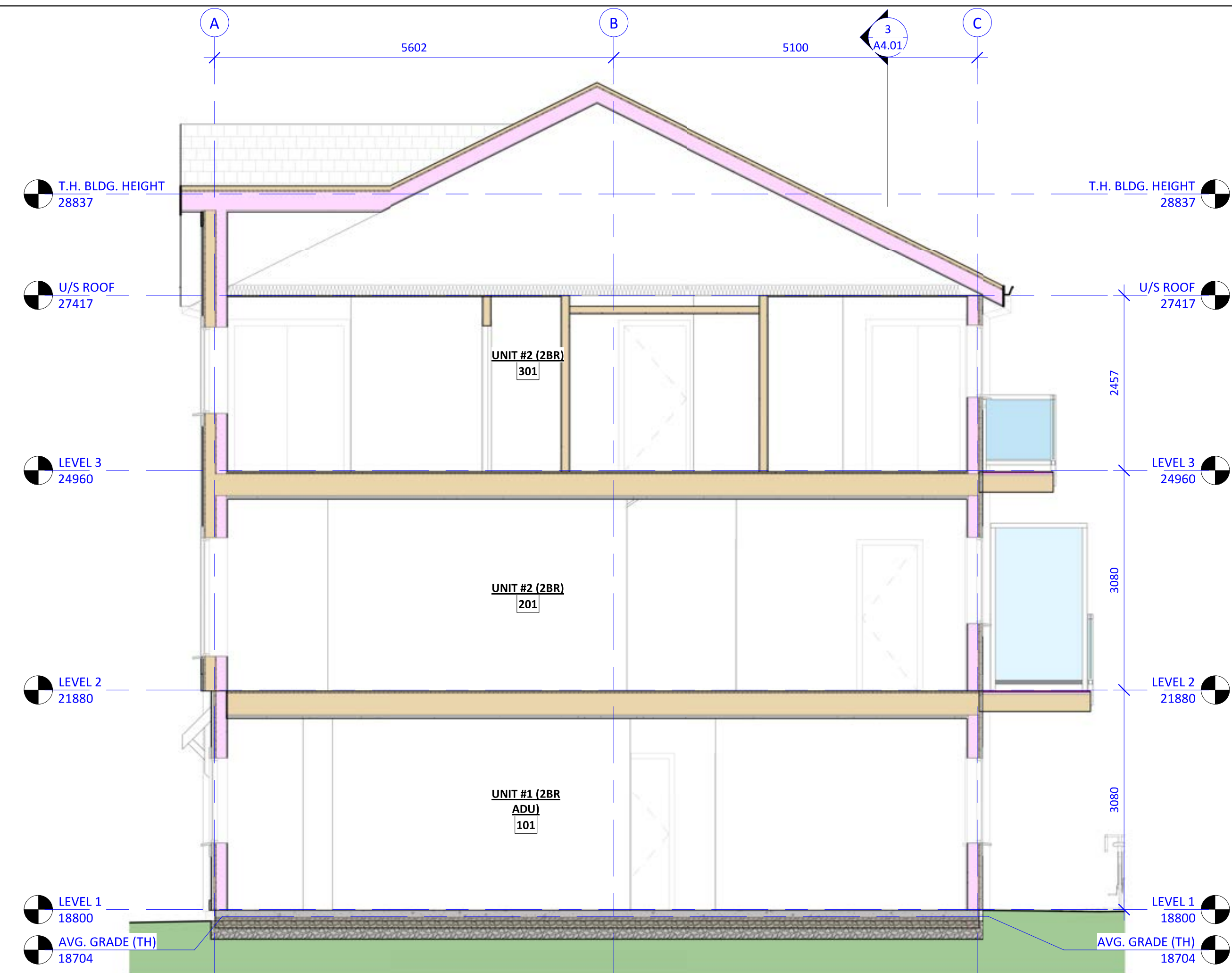
1026/1028 & 1030
Empress Avenue
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BUILDING SECTIONS

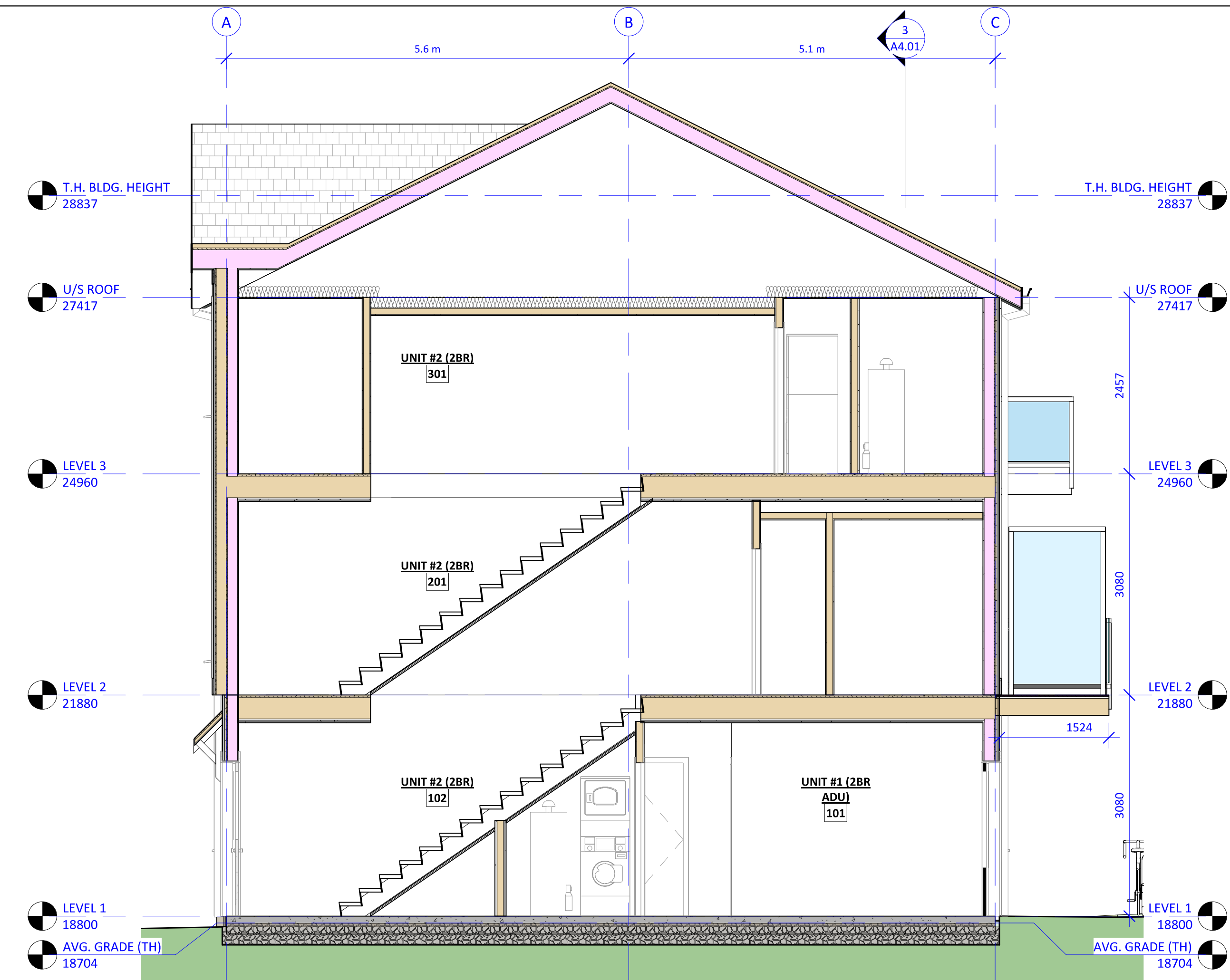
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Checked by	CLA

A4.01

Project # 23-24 Scale 1 : 50



1 BUILDING SECTION - LIVING
A2.01 1 : 50



2 BUILDING SECTION - STAIRS
A2.01 1 : 50



3 BUILDING SECTION - LONGITUDINAL
A2.01 1 : 50

Door Schedule																		
NO.	TYPE	WIDTH (mm)	WIDTH (in.)	HEIGHT (mm)	HEIGHT (in.)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRESHOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARATION	F.P.R.	F.R.R.
BICYCLE ROOM																		
001	D3	915	36	2135	84	METAL	METAL	INSULATED	CERAMIC	CARD READER	THERMALLY BROKEN	Yes	Yes	Yes	Yes	Yes	20 MIN	0.75hr
ELECTRICAL																		
002	D5	915	36	2135	84	METAL	METAL	INSULATED	-	STOREROOM	THERMALLY BROKEN	No	No	Yes	Yes	Yes	20 MIN	0.75hr
UNIT #1																		
101	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No		
102	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No		
103	D8	1830	72	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
104	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
105	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
106	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
107	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
108	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
109	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
110	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #2																		
201	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
202	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
203	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
204	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
205	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
206	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
207	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
208	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
209	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
210	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
211	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
212	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
213	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #3																		
301	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
302	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
303	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
304	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
305	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
306	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
307	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
308	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
309	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
310	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
311	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
312	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
313	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #4																		
401	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
402	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
403	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
404	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
405	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
406	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
407	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
408	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
409	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
410	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
411	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
412	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
413	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
414	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
415	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
416	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #5																		
501	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
502	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
503	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
504	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
505	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
506	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
507	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
508	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
509	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
510	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
511	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
512	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
513	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #6																		
601	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
602	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
603	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
604	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
605	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
606	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
607	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
608	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
609	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
610	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No		
611	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No		
612	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
613	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
614	D7	610	24	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No		
UNIT #7																		
701	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No		
702	D4	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No				

ENVIRONMENTAL NOTES:

- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM.
- SOME BMP'S TO CONSIDER:
- CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
- NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
- A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
- SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
- COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
- STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
- PLACE DRAIN ROCK AND FILET FABRIC AT THE INLET OF CULVERT.
- SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION. CONTACT CITY ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
- INSTALL SILT FENCING AS REQUIRED.

GENERAL CONSTRUCTION NOTES:

1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
6. ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER COV STANDARD DRAWINGS.
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4

GENERAL NOTES:

DRAWING INFORMATION
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:250 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT, AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.

EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY, ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.

GENERAL REQUIREMENTS
REFER TO KYLE ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.

REFER TO CITY STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES' SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.

ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

USE OF INFORMATION
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF KYLE ENGINEERING AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.

COORDINATION REQUIREMENTS
COMMUNICATION AND REPORTING
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR SERVICES LOCATE. 1-800-474-6886

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO CITY WITH REGARDS TO ITS INFRASTRUCTURE.

PERMITS
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.
A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.
A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-599-0986

NOTIFICATION
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.
FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

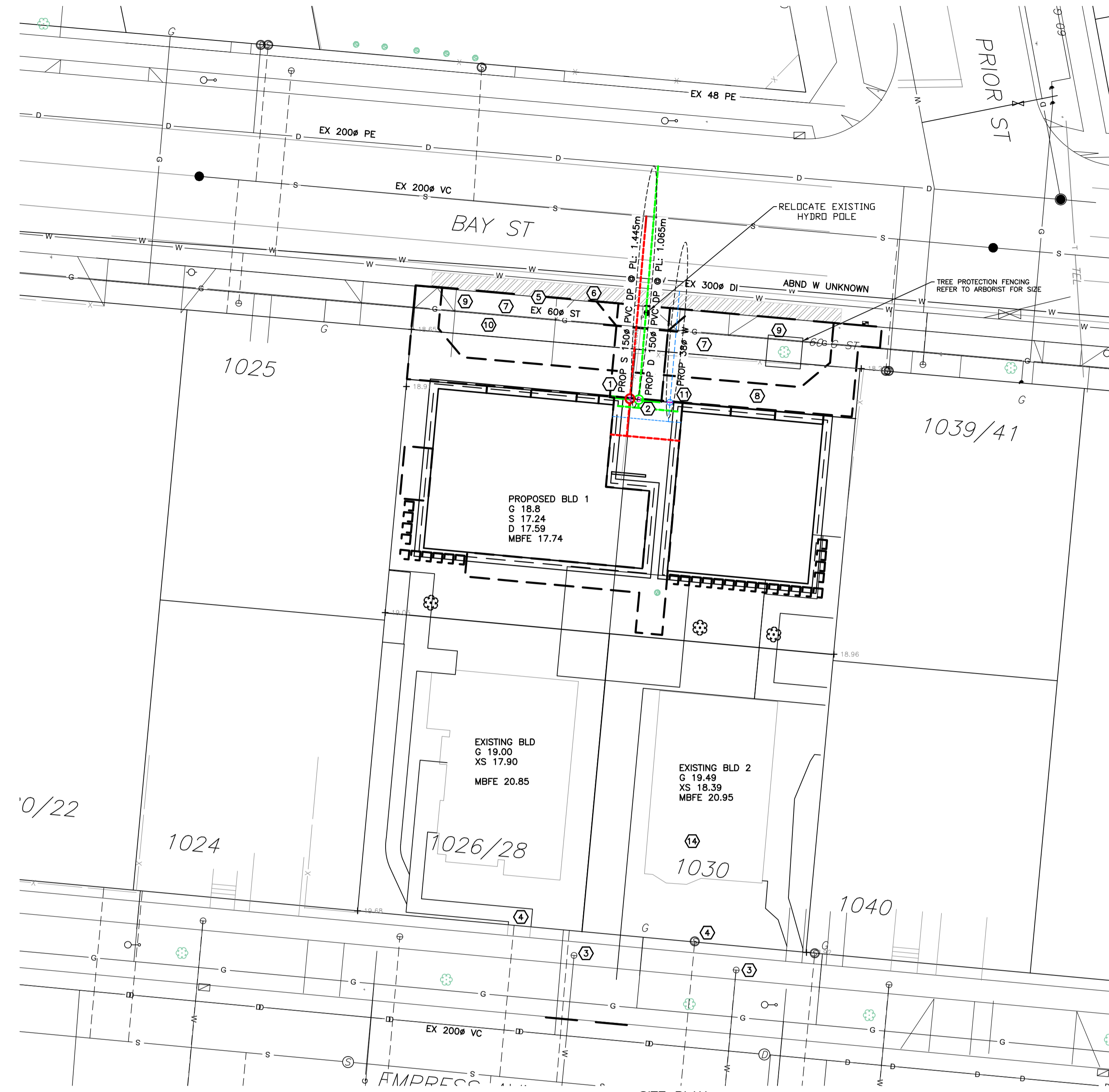
THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. CITY TO BE ENGAGED FOR CHANGES RELATED TO CITY OWNED INFRASTRUCTURE.

TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.

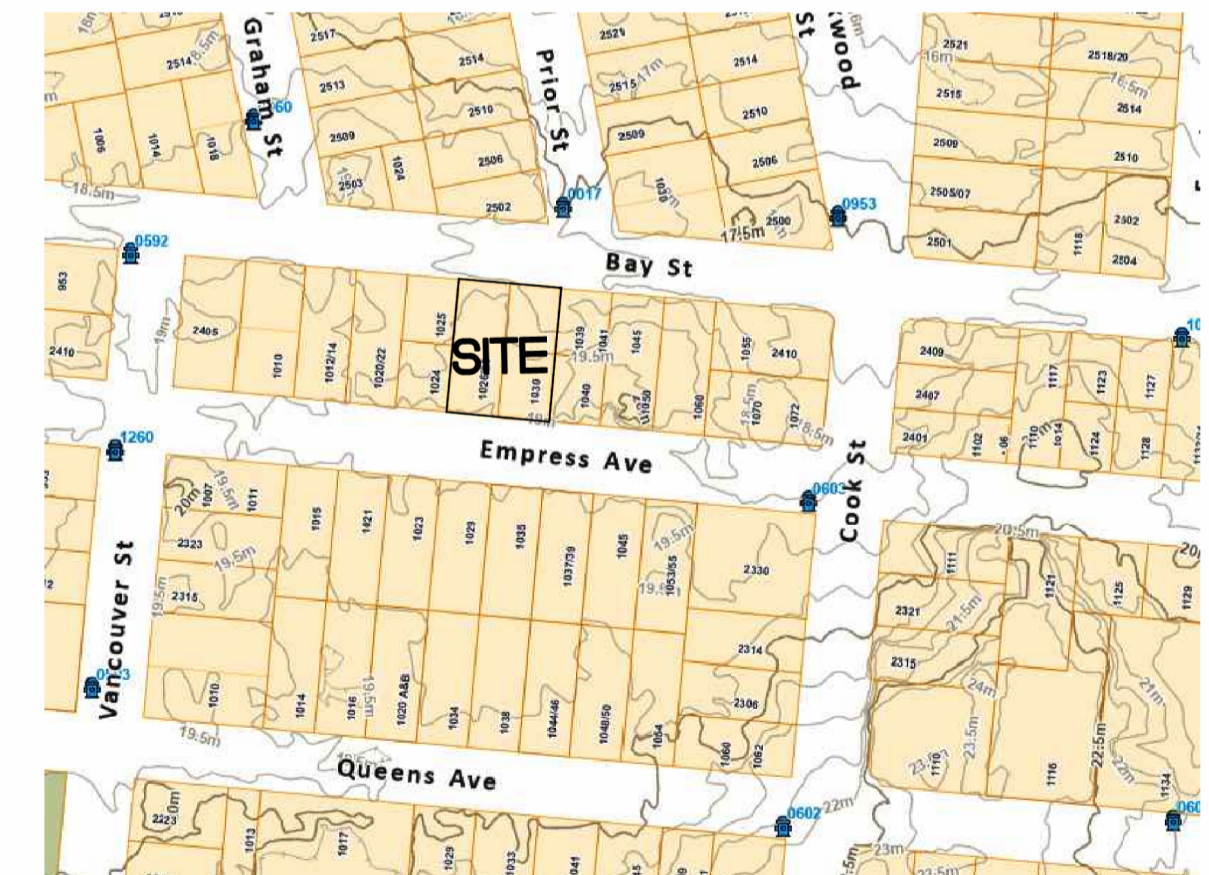
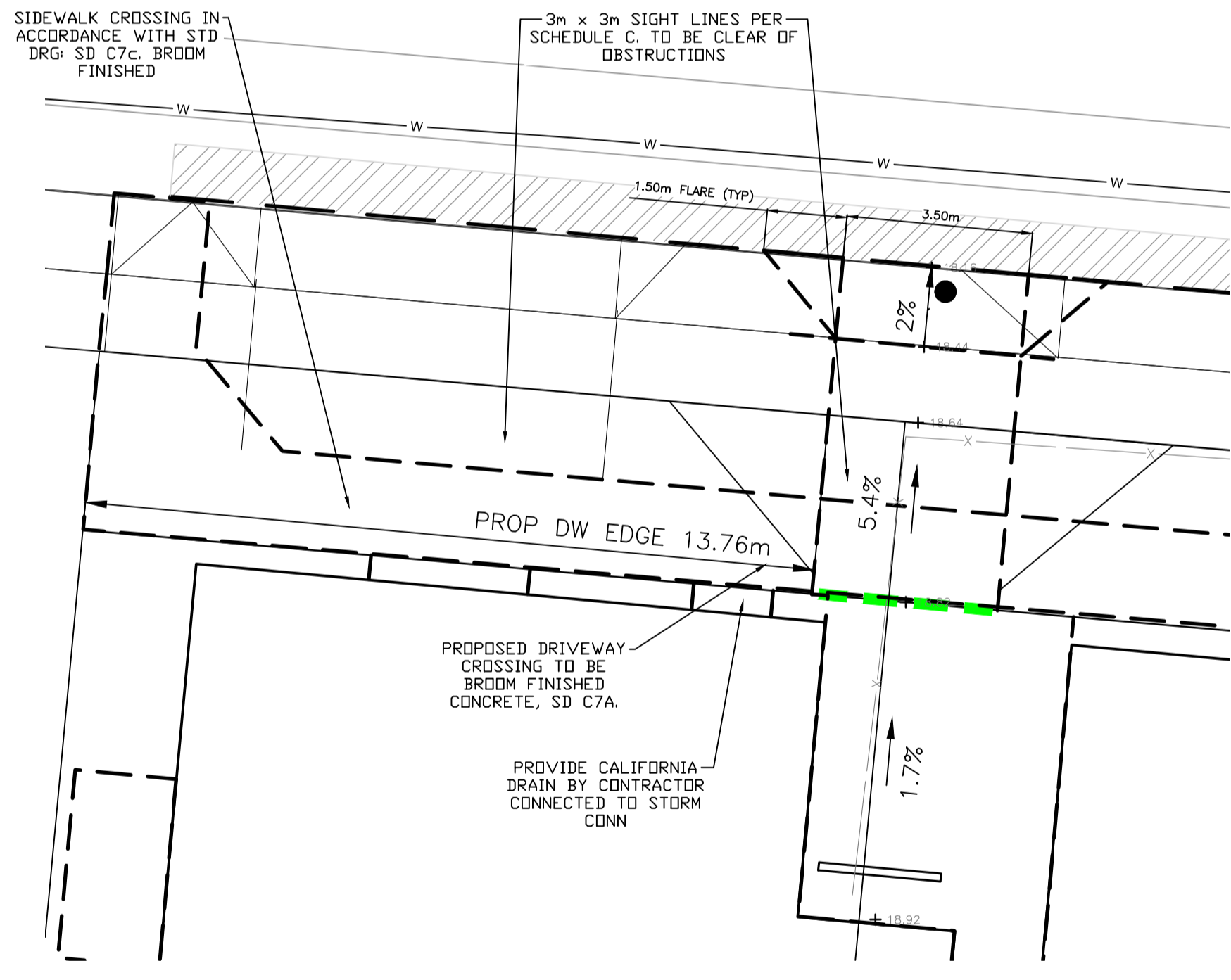
ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.
ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.
PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER COV STD DWGS



DETAILED CONSTRUCTION NOTES:

- 1 NEW 150mm PVC SEWER CONNECTION AND IC BY CITY AT APPLICANTS EXPENSE.
- 2 NEW 150mm PVC STORM CONNECTION AT AND IC BY CITY AT APPLICANTS EXPENSE.
- 3 RETAIN EXISTING WATER SERVICE.
- 4 EXISTING SEWER CONNECTIONS TO BE RETAINED.
- 5 CURB AND GUTTER TO BE REPLACED WITH NMC AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
- 6 SAW CUT AND REMOVE MIN 1.0m STRIP OF ASPHALT AND REPLACE WITH NEW 50MM ASPHALT SURFACE, LAP JOINT TO EXISTING.
- 7 EXISTING DRIVEWAY TO BE REMOVED BY CONTRACTOR
- 8 NEW 2.1m PROPOSED SIDEWALK IN ACCORDANCE WITH STD DRG SD C7c. BRODM FINISHED
- 9 EXISTING SIDEWALK TO BE REMOVED BY CONTRACTOR.
- 10 PROPOSED 3.36m WIDE ROAD DEDICATION TO BE ACQUIRED.
- 11 NEW 38mm WATER SERVICE AND METER BY CITY AT APPLICANTS EXPENSE.



PERMIT TO PRACTICE NUM: 1000348



FOR PROPOSED SERVICES OF
LOTS 6 & 7, BLOCK B, SECTION 3, VICTORIA DISTRICT, PLAN 957
PID 000-213-527 & 000-848-492
1026 & 1030 EMPRESS AVE

KYLE ENGINEERING LTD DBA
KYLE ENGINEERING
SUITE 1, 40 CADILLAC
AVE, VICTORIA, BC, V8Z 1T2
250 475 6906

THE CITY OF VICTORIA, January 7, 2025 / U:\CS1400 Customer Files\2023\Civil\Drawings\00 Internal Drawings\00 Current\023-17 250106 Civil Services Plan.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA			FILE No.		
THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.		Existing Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	6	REVISION # 1			REVISION # 2			REVISION # 3			1026 & 1030 EMPRESS AVE
		Proposed Municipal Infrastructure	Ditch	Sidewalk	Wood Box	Flush Valve	5	Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed	
		Existing External U/G Utilities	Sewer	Manhole	Catch Basin	Hydrant	4	Design Engineer			Design Engineer			Design Engineer			
		Proposed External U/G Utilities	Water	Cleanout	Culvert	Reducer	3	Manager of Development			Manager of Development			Manager of Development			1026 & 1030 EMPRESS AVE
		Street Lighting	Pole Mount	Traffic Sign	Silt Trap	Air Valve	2	Development Coordinator			Development Coordinator			Development Coordinator			
		Post Top	Pedestrian Signal	Traffic Signal	Ctrl Monument	Traverse Hub	1	Development Coordinator			Development Coordinator			Development Coordinator			
								Approved By			Date			Signed			DRAWING No.
								Design Engineer			Manager of Development			Development Coordinator			
								Date			Date			Date			
								Scale: Hor: 1:200 Vertical: 1:40			Date: JAN 2025			Elev: 18.386m			1 OF 1
								Design: ESK			Drawn: ESK			Checked: ESK			