



DRAWING LIST

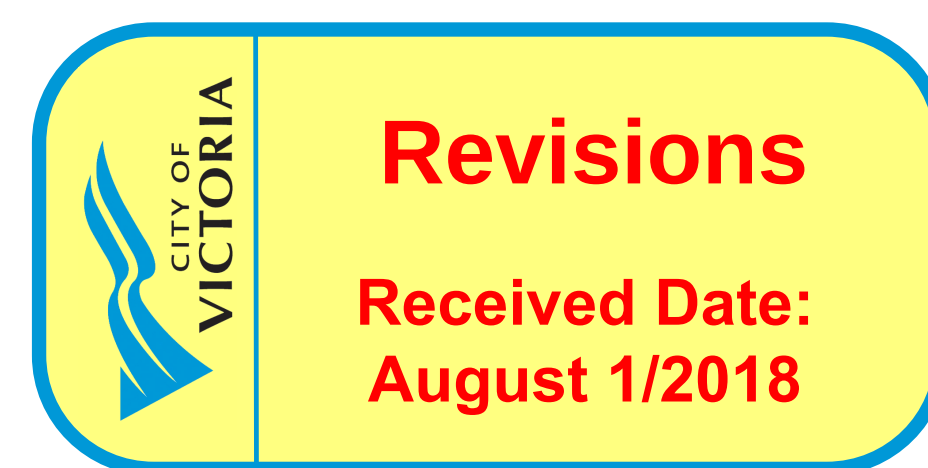
D01	LOCATION MAP & CONTEXT PHOTOS
D02	SITE SURVEY
D05.1	SITE PLAN
D05.2	SITE IN CONTEXT
D06	PARKADE & L1 FLOOR PLAN
D07	L2 & L3 FLOOR PLAN
D08	L4 & L5 FLOOR PLAN
D09	ROOF FLOOR PLAN
D10	BUILDING ELEVATIONS
D11	BUILDING ELEVATIONS
D12	BUILDING SECTIONS
D13	SUN STUDIES
D14	STREET ELEVATIONS
L01	LANDSCAPE PLAN

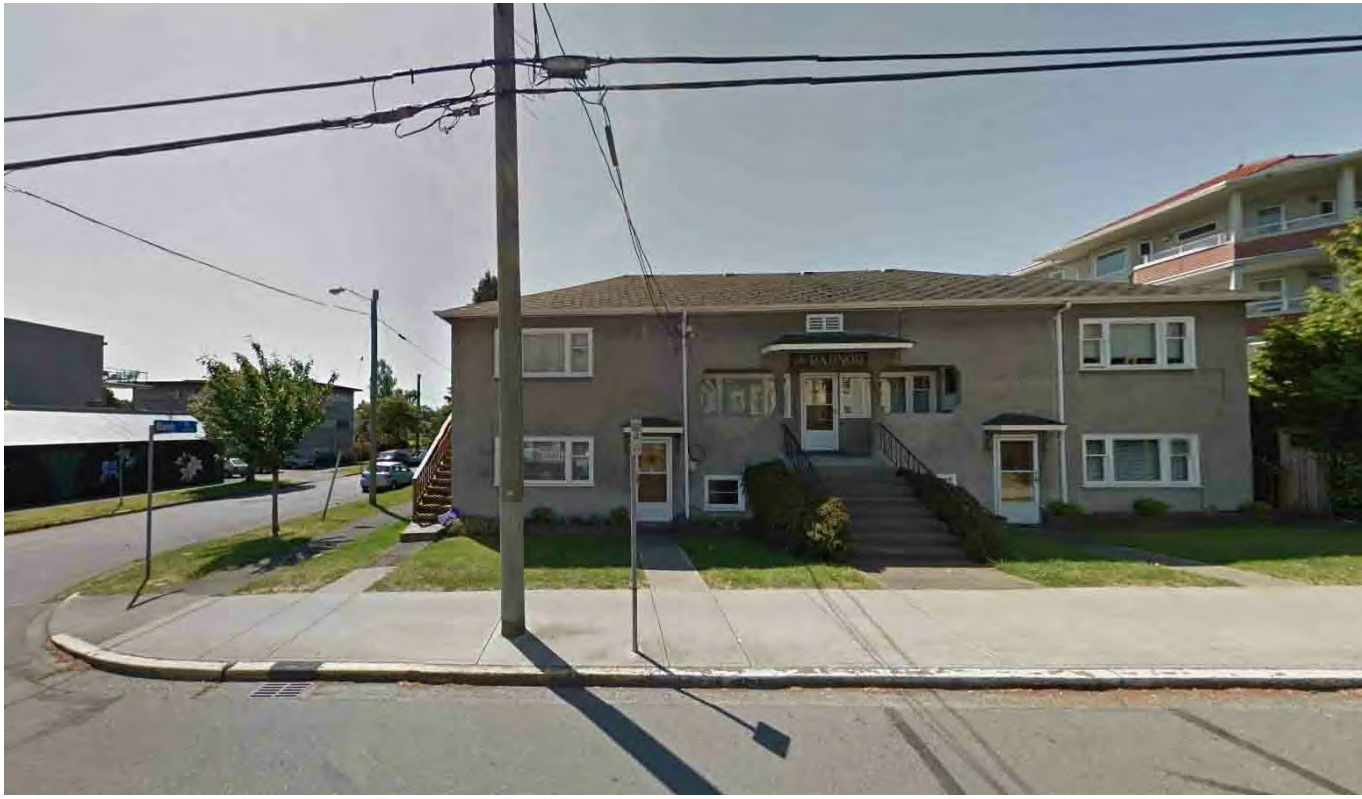
1811 OAK BAY AVENUE SUBMISSION FOR DEVELOPMENT PERMIT WITH VARIANCES 30 JUN 2018



LOW
HAMMOND
ROWE
ARCHITECTS

300 -1590 CEDAR HILL X ROAD VICTORIA, BC. V8P 2P5 | 250.472.8013





① EXISTING STRUCTURE ON 1811 OAK BAY AVE



② EXISTING STRUCTURE FROM BANK STREET



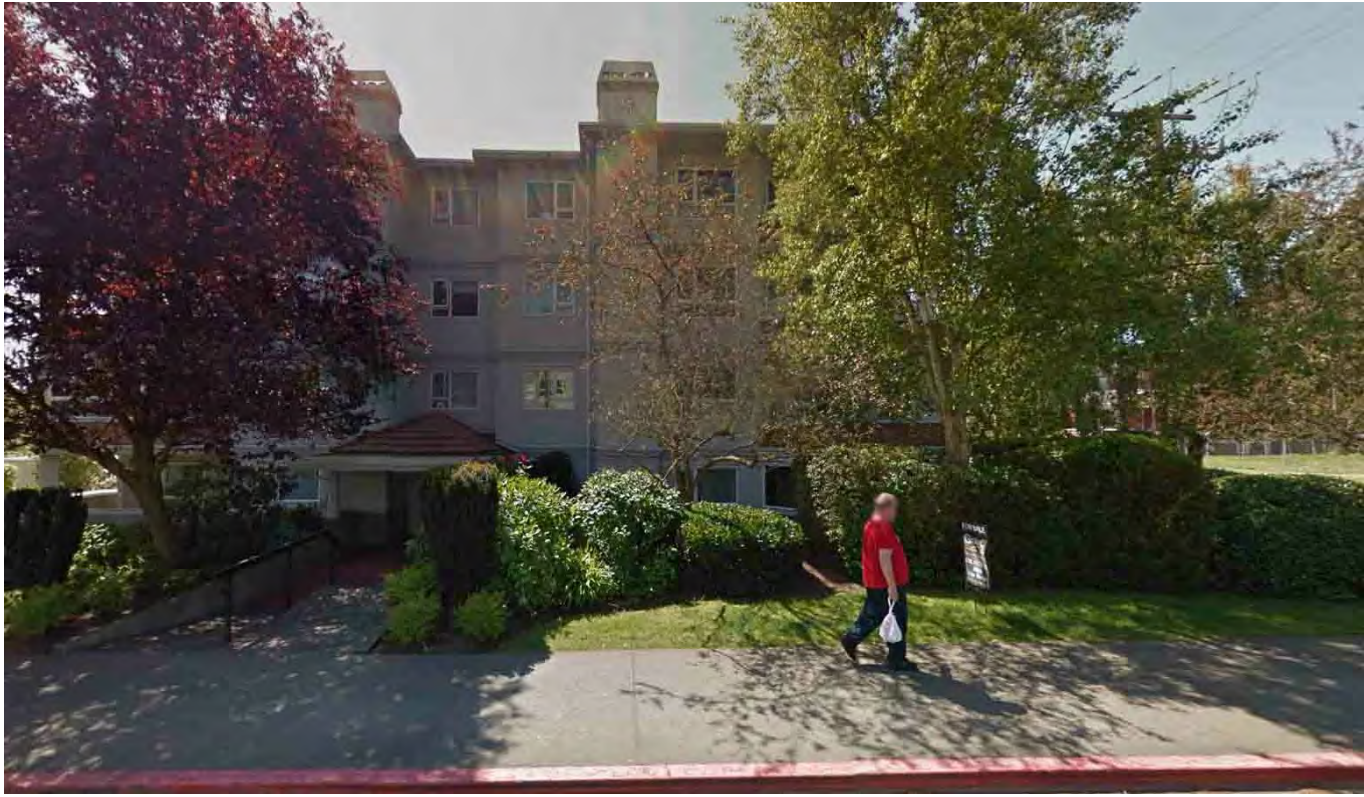
③ BORDER CONDITION ON BANK STREET



④ BORDERING STRUCTURE FROM BANK STREET



⑤ OPPOSITE STRUCTURES ON CORNER OAK BAY / BANK ST



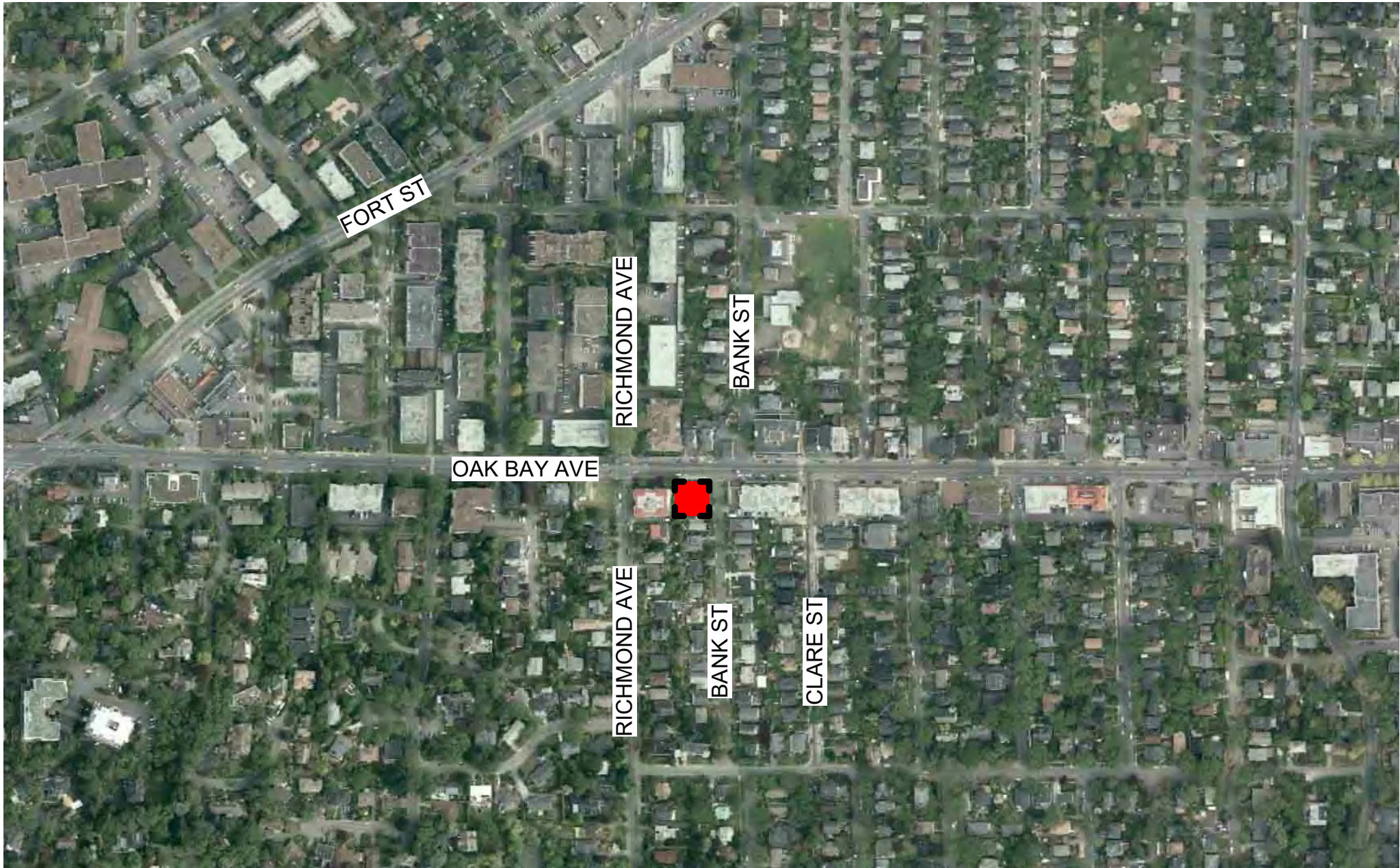
⑥ BORDERING STRUCTURE ON OAK BAY AVE



⑦ OPPOSITE STRUCTURES ON OAK BAY AVE



⑧ OPPOSITE STRUCTURES ON OAK BAY AVE



✖ PROJECT SITE
CONTEXT MAP
1: 3200



✖ PROJECT SITE
CONTEXT MAP
1: 1000



⑨ OPPOSITE STRUCTURE ON CORNER OAK BAY / BANK ST

seal

consultants

project no.

issued for date

☐ construction
☐ tender
☐ building permit YEAR_MO_DA

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project no. 16.37 drawn JVo

scale 1 : 1 checked CRo

file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

LOCATION MAP & CONTEXT PHOTOS

sheet no.

D01

revision no.



Strata Plan VIS1700

Dated this 17th day of September, 2016.
Distances and elevations shown are in metres.
Elevations are geodetic and referenced to OCM 15-106.

Neighbouring Building
Peak=31.32

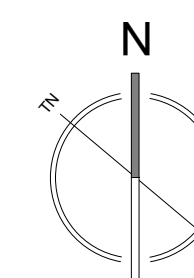
Lot 4

Bank Street

seal

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☐ tende☐ building permit

YEAR MO DA

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project no.	16.37	drawn	JVo
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file name	1837_OAK_BAY_AVE_CENTRAL_PVT
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date 18/07/30

project

**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC

SITE SURVEY

sheet no.

D02

revision no.



R3-2 Zone Standard		Proposed	
Storeys	6	5	
Density	1.6 : 1	1.6 : 1	
Site Area	920.00 m ²	799.62 m ²	variance requested
Total Floor Area	1279.68 m ²	1,278.1 m ² Level 1: 254.5 m ² Level 2: 308.5 m ² Level 3: 306.8 m ² Level 4: 244.8 m ² Level 5: 163.5 m ²	
Site Coverage	32.00%	61.33%	variance requested
	255.90 m ²	490.42 m ²	
Open Site Space	60.02%	48.90%	variance requested
	479.90 m ²	390.98 m ²	
Building Setbacks			
Front (Bank St)	min 7.5 m, max 12.0 m	2.27 m minimum	variance requested
Side (Oak Bay Ave)	min 7.5 m, max 12.0 m	1.99 m minimum	variance requested
Rear (south)	7.5 m	0.00 m minimum	variance requested
Side (west)	7.5 m	0.00 m minimum	variance requested
Building Height	18.5 m	16.9 m	
Residential Units	N/A	20 units	
Car Parking	15 units x 1.3 spaces/unit = 20	20 spaces	
Bicycle Parking	Long Term: 15 units x 1.25/unit = 19	21 spaces	
	Short Term: 15 units x 0.20/unit = 3	6 spaces	

FILE PATH: N:\Revit Local Files\1637_1811 OAK BAY AVE_CENTRAL_jornevandervoorn.rvt
ON 07 OCT 2010 07:04:40:40:43



1811 OAK BAY AVENUE
VICTORIA, BC

SITE PLAN

sheet no.

D05.1

revision no.

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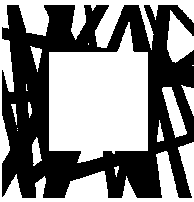
1 D10
D05.2

SITE IN CONTEXT
1 : 200

RICHMOND AVE

OAK BAY AVE

BANK STREET

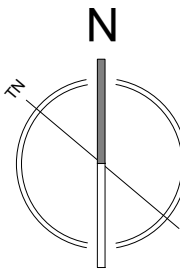


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project no.



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☐ construction

☐ tender

☐ building permit

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scale 1 : 200 checked CRo

file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

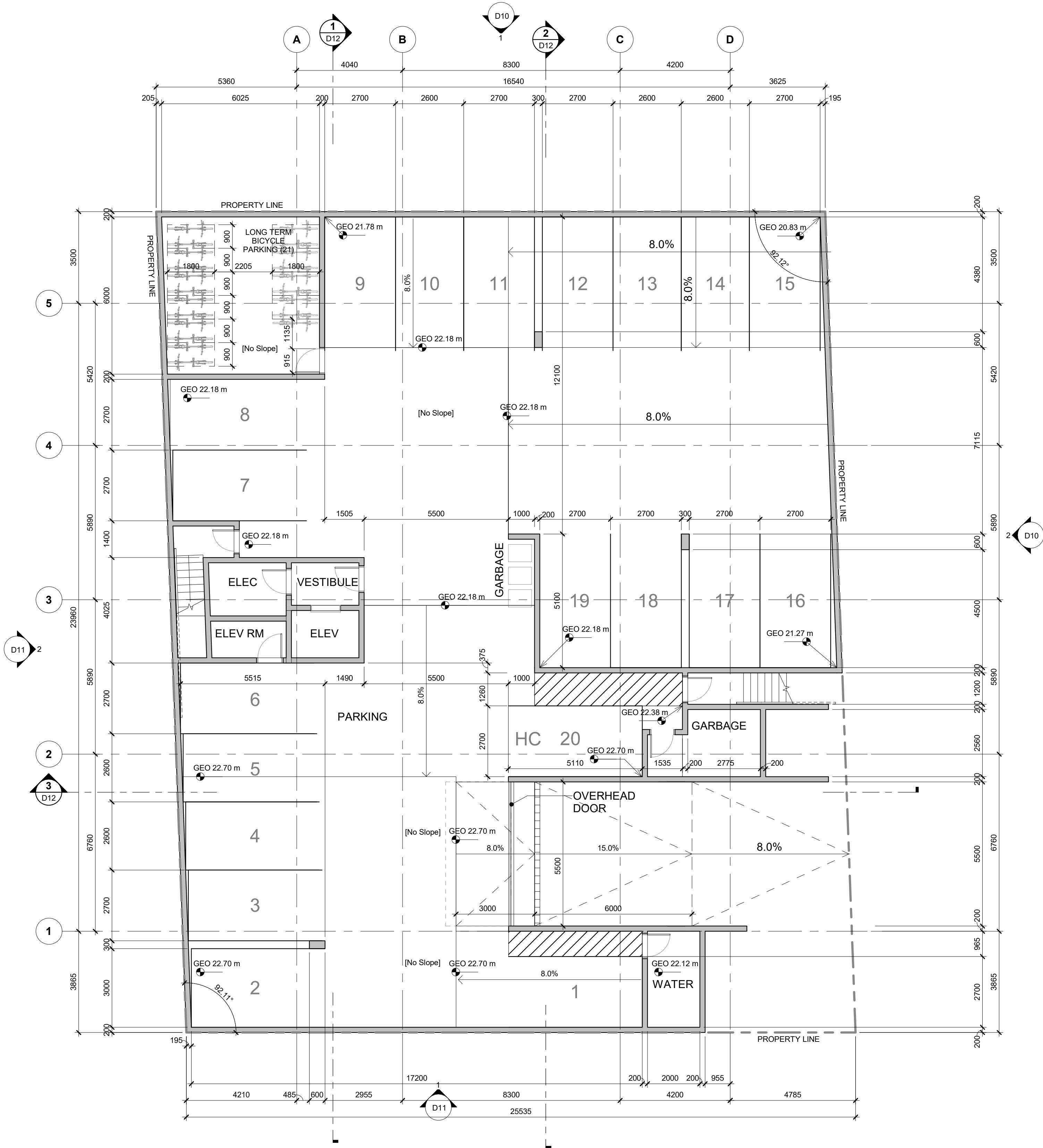
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SITE IN
CONTEXT

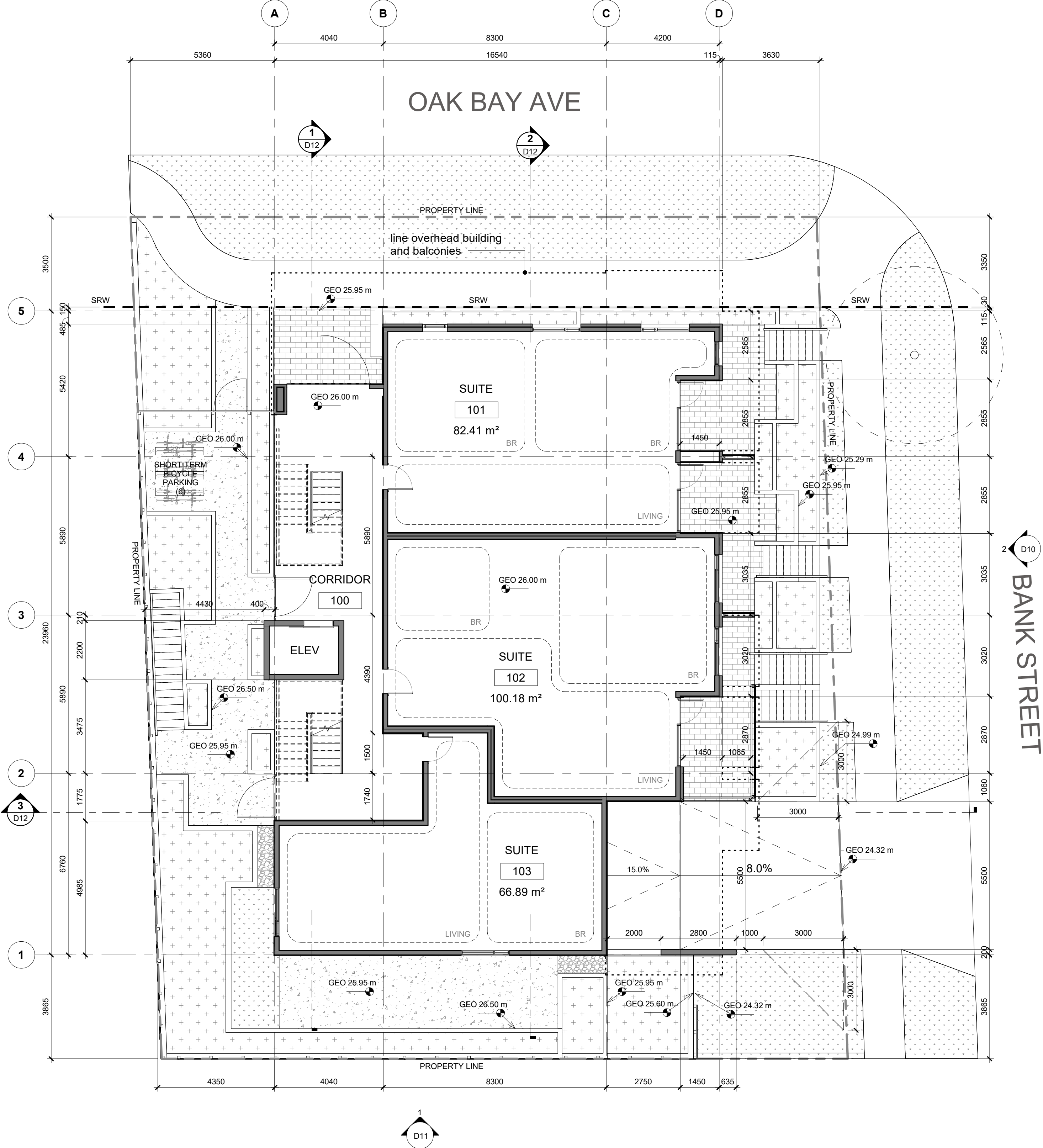
sheet no.

D05.2

revision no.



1 D12 LEVEL 0 PARKADE
D06 1 : 100



2 D10 LEVEL 1 FLOOR PLAN
D06 1 : 100

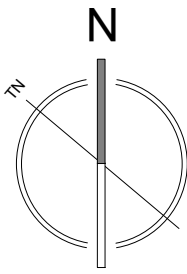
SITE HATCH LEGEND

	POURED CONCRETE, PLAIN		RAISED PLANTING BEDS
	POURED CONCRETE, TINTED		GRASS
	PRE CAST CONCRETE PAVERS		RIVER ROCK / GRAVEL EDGE

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11
6
3
1
issued for _____ date _____

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file name 1837_OAK BAY AVE_CENTRAL.RVT
date 18/07/30
project

1811 OAK BAY
AVE

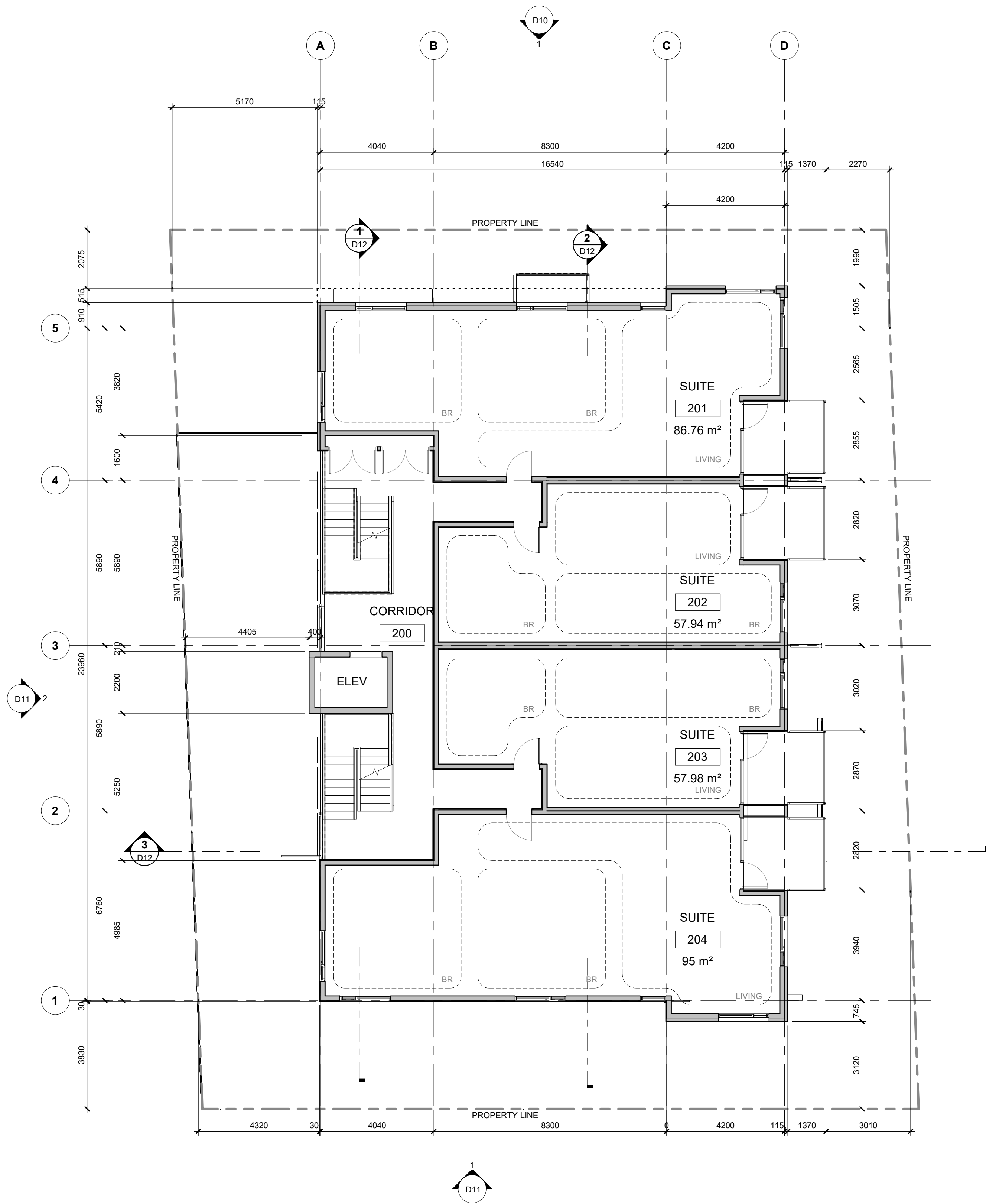
1811 OAK BAY AVENUE
VICTORIA, BC
title

PARKADE &
L1 FLOOR
PLAN

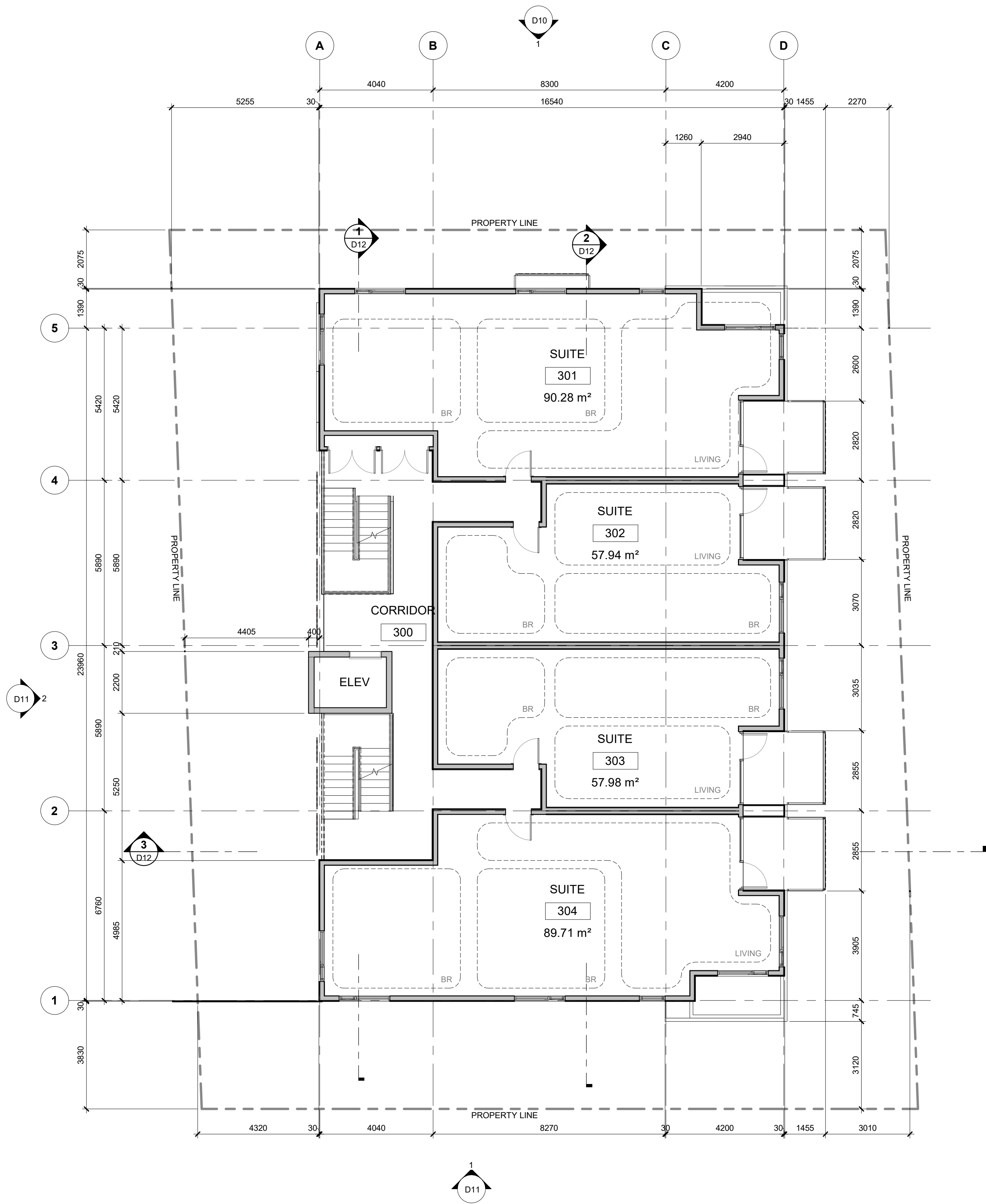
sheet no.

D06

revision no. 11



1	D10 D07	LEVEL 2 FLOOR PLAN
1 : 100		



2	D10 D07	LEVEL 3 FLOOR PLAN
1 : 100		

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date	18/07/30		
project			

1811 OAK BAY
AVE

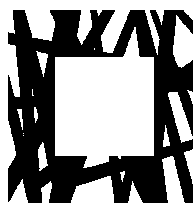
1811 OAK BAY AVENUE
VICTORIA, BC
title

L2 & L3
FLOOR PLAN

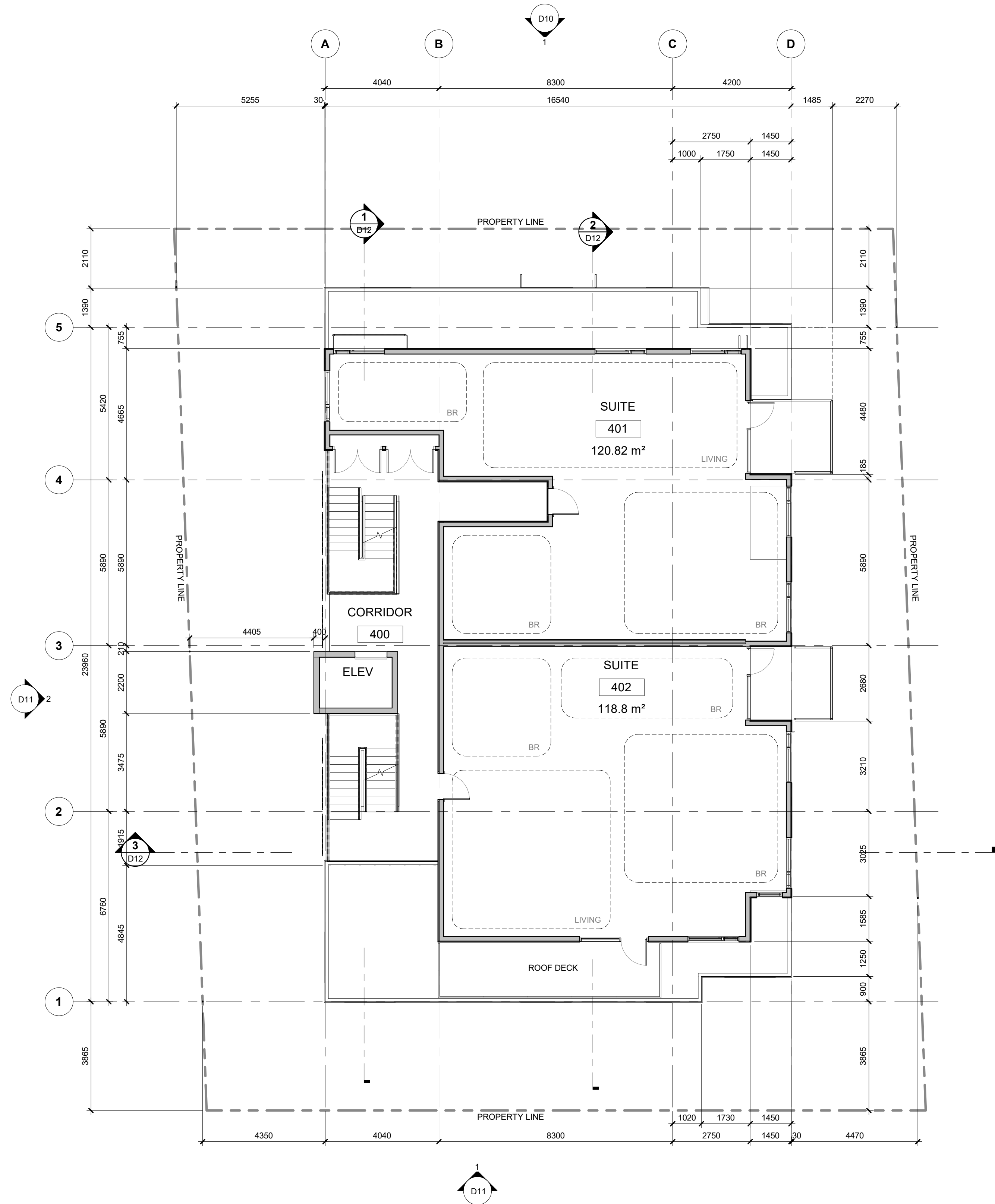
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D07

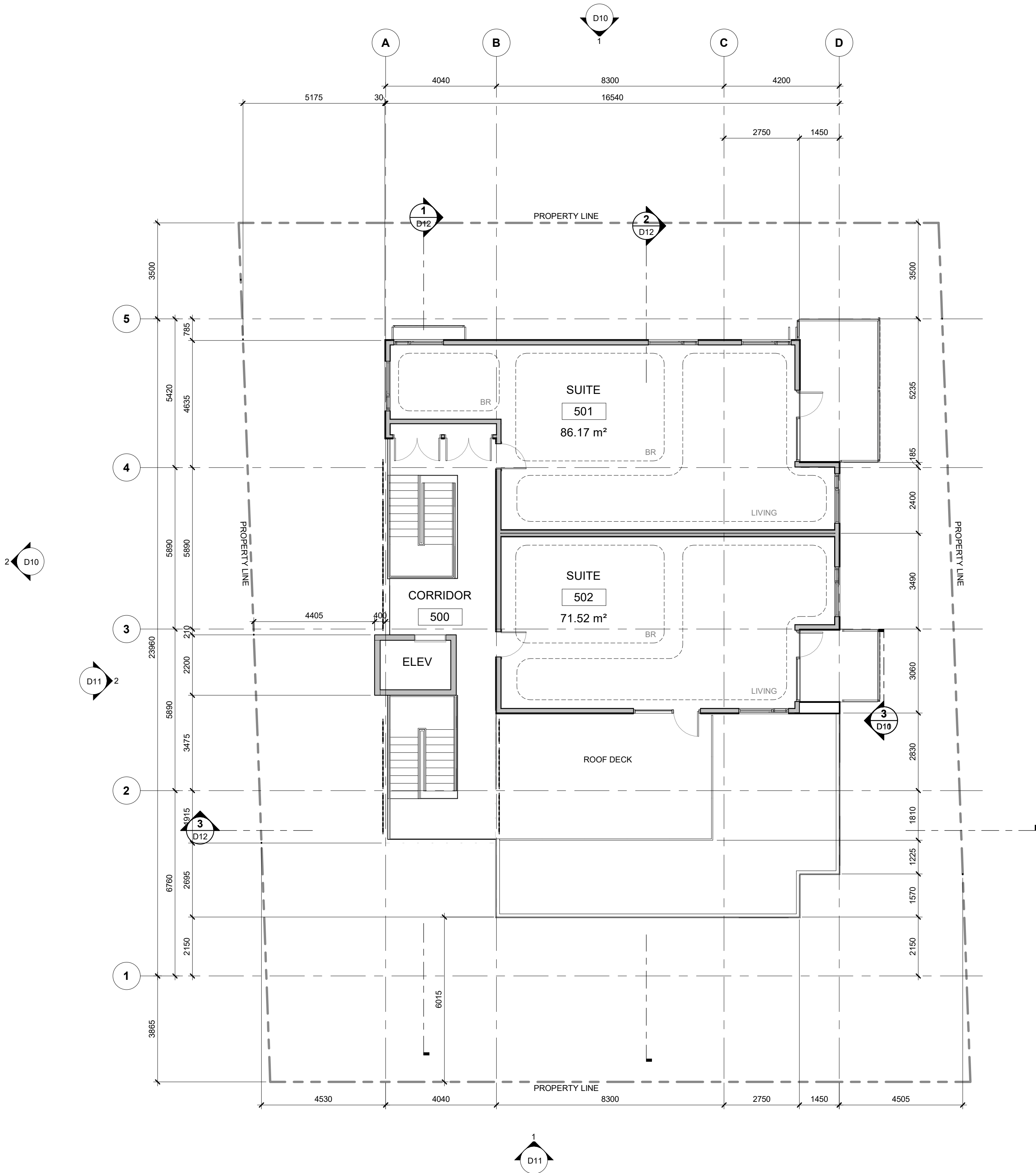
revision no.



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2 | D10
D08 | **LEVEL 4 FLOOR PLAN**
1 : 100



1 | D10
D08 | **LEVEL 5 FLOOR PLAN**
1 : 100

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- ☐ building permit YEAR_MO_DA

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file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC

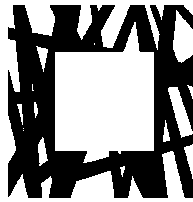
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**L4 & L5
FLOOR PLAN**

sheet no.

D08

revision no.



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date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE

VICTORIA, BC

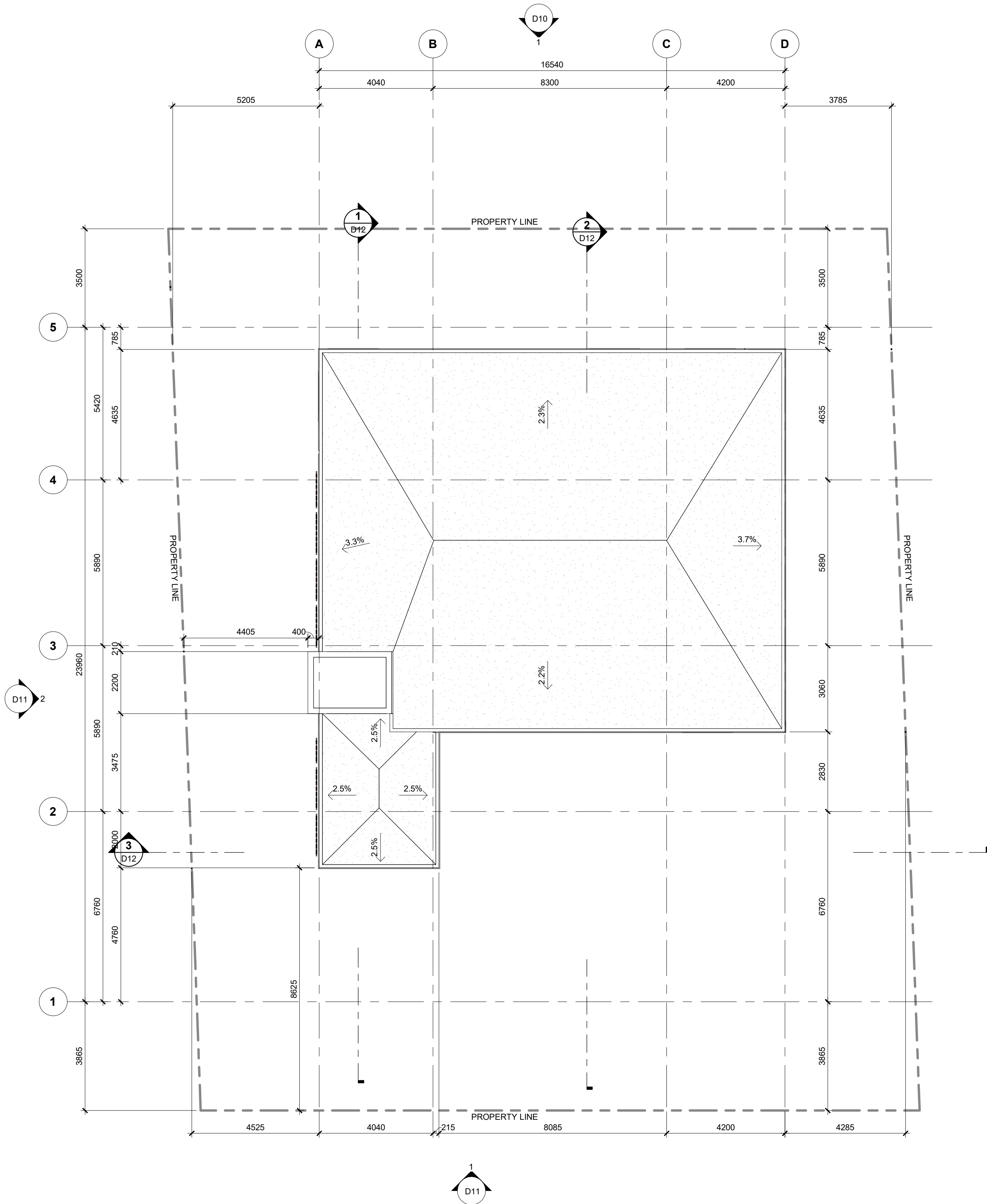
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ROOF FLOOR
PLAN

sheet no.

D09

revision no.



1 D10 LEVEL 6 ROOF
D09 1 : 100

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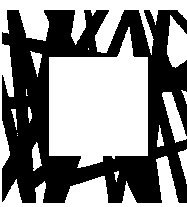
1 NORTH ELEVATION
D06
D10
1 : 100



2 EAST ELEVATION
D06
D10
1 : 100

MATERIALS LEGEND

- 1 STUCCO FINISH
COLOUR: WHITE
- 2 STUCCO FINISH
COLOUR: GRAY
- 3 STUCCO FINISH
COLOUR: CHARCOAL
- 4 ARCHITECTURAL CONCRETE
COLOUR: CAMEO
- 5 WOOD SIDING
CEDAR - STAINED
- 6 BRICK
SEATTLE CREAM, WHITE JOINT
- 7 METAL & GLASS RAILING
- 8 STAINLESS STEEL CABLE NET
- 9 PERFORATED HPL PANEL
COLOUR: COPPER
- 10 VINYL FRAMED WINDOWS
COLOUR: CHARCOAL
- 11 PREFINISHED METAL GUARDRAILS
COLOUR: CHARCOAL



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project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

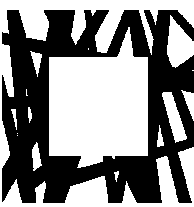
BUILDING
ELEVATIONS

sheet no.

D10

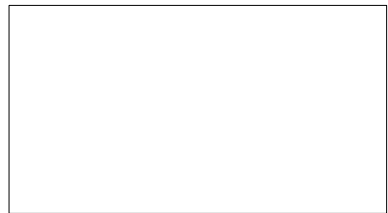
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MATERIALS LEGEND

- 

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- 

2 STUCCO FINISH
COLOUR: GRAY
- 

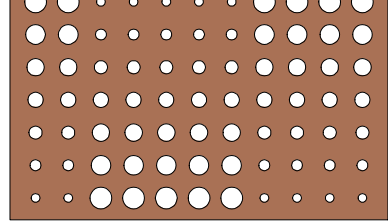
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4 ARCHITECTURAL CONCRETE
COLOUR: CAMEO
- 

5 WOOD SIDING
CEDAR - STAINED
- 

6 BRICK
SEATTLE CREAM, WHITE JOINT
- 

7 METAL & GLASS RAILING
- 

8 STAINLESS STEEL CABLE NET
- 

9 PERFORATED HPL PANEL
COLOUR: COPPER

- 10 VINYL FRAMED WINDOWS
COLOUR: CHARCOAL
- 11 PREFINISHED METAL GUARDRAILS
COLOUR: CHARCOAL

seal

consultants

project no.

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- ☐ construction
- ☐ tender
- ☐ building permit
- YEAR_MO_DA

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project			

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

BUILDING
ELEVATIONS

sheet no.

D11

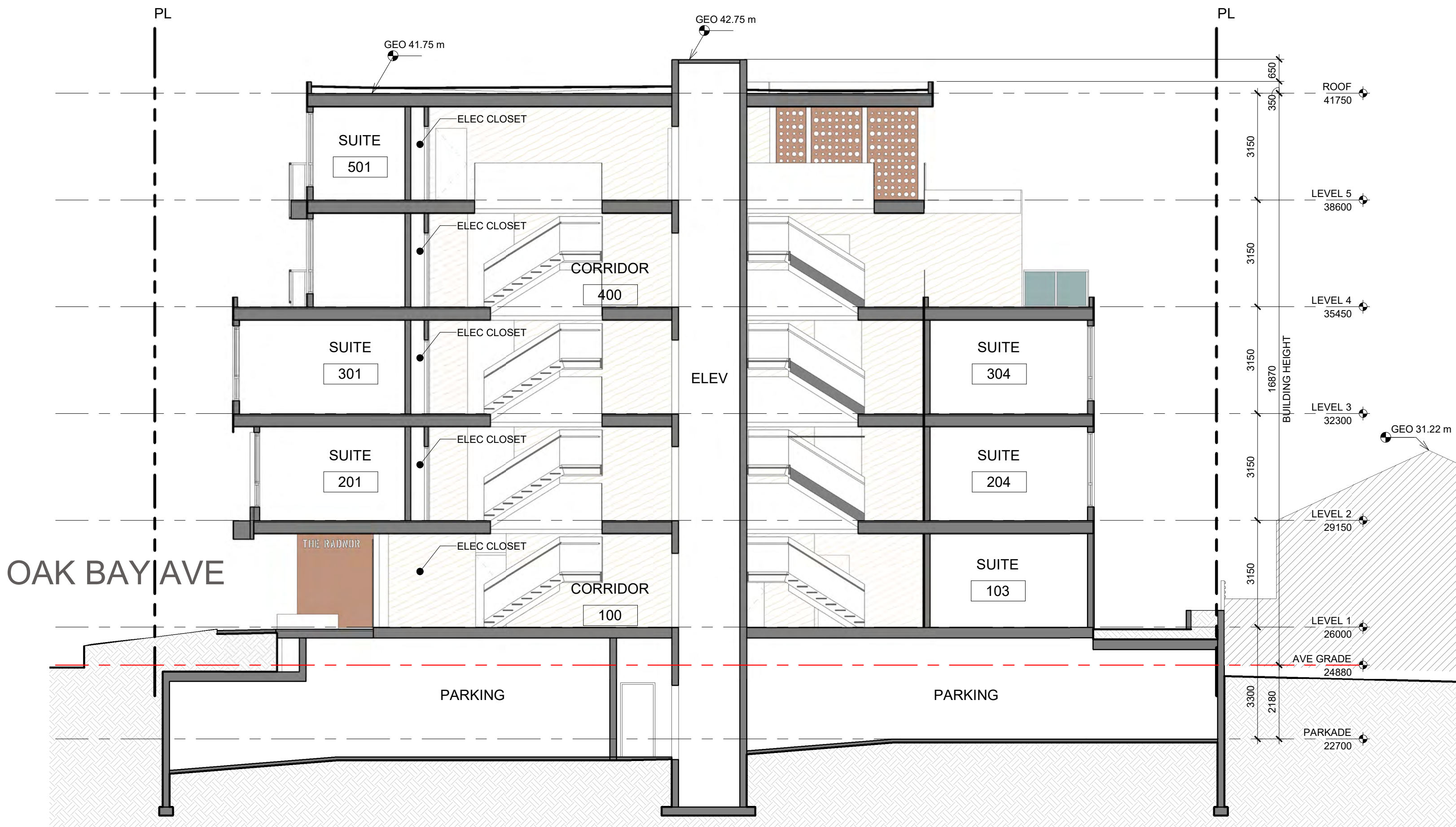
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1 D06 SOUTH ELEVATION
D11 1:100



2 D06 WEST ELEVATION
D11 1:100



3 A0.10
D12 BUILDING SECTION 3
1 : 100

1 A0.10
D12 BUILDING SECTION 1
1 : 100

2 D06
D12 BUILDING SECTION 2
1 : 100

seal

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10

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☐ construction

☐ tender

☐ building permit YEAR_MO_DA _____

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project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

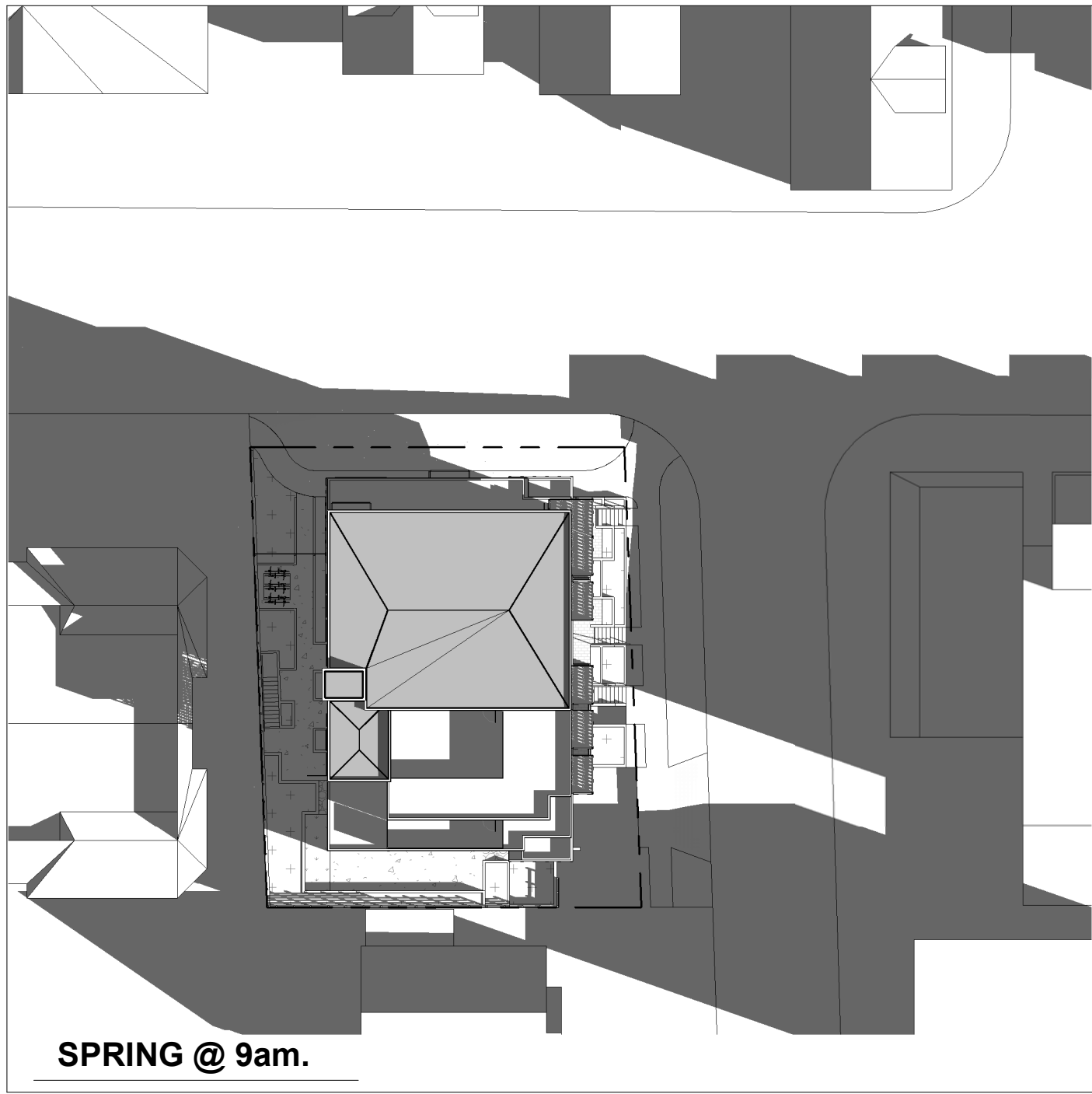
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BUILDING
SECTIONS

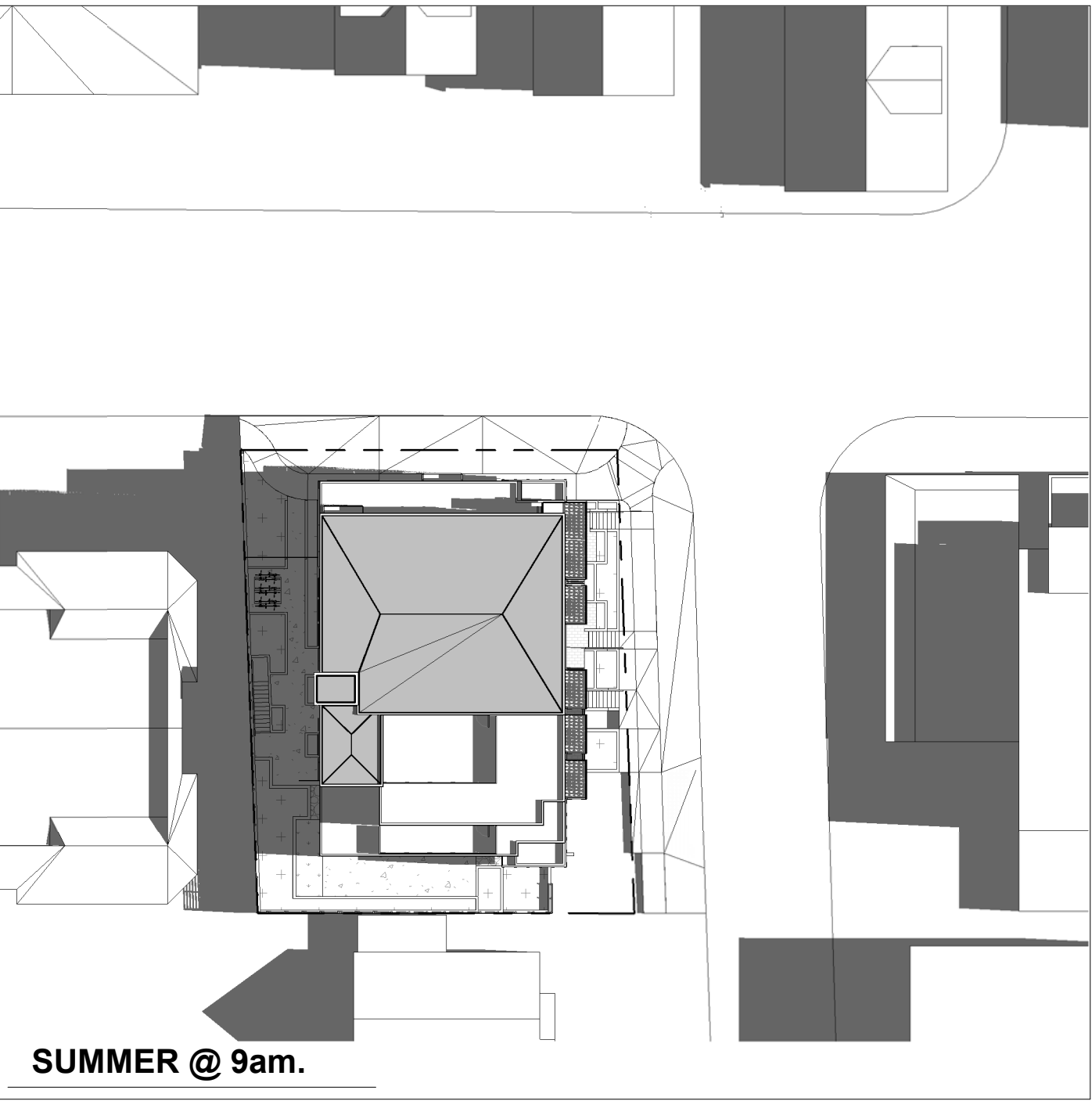
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D12

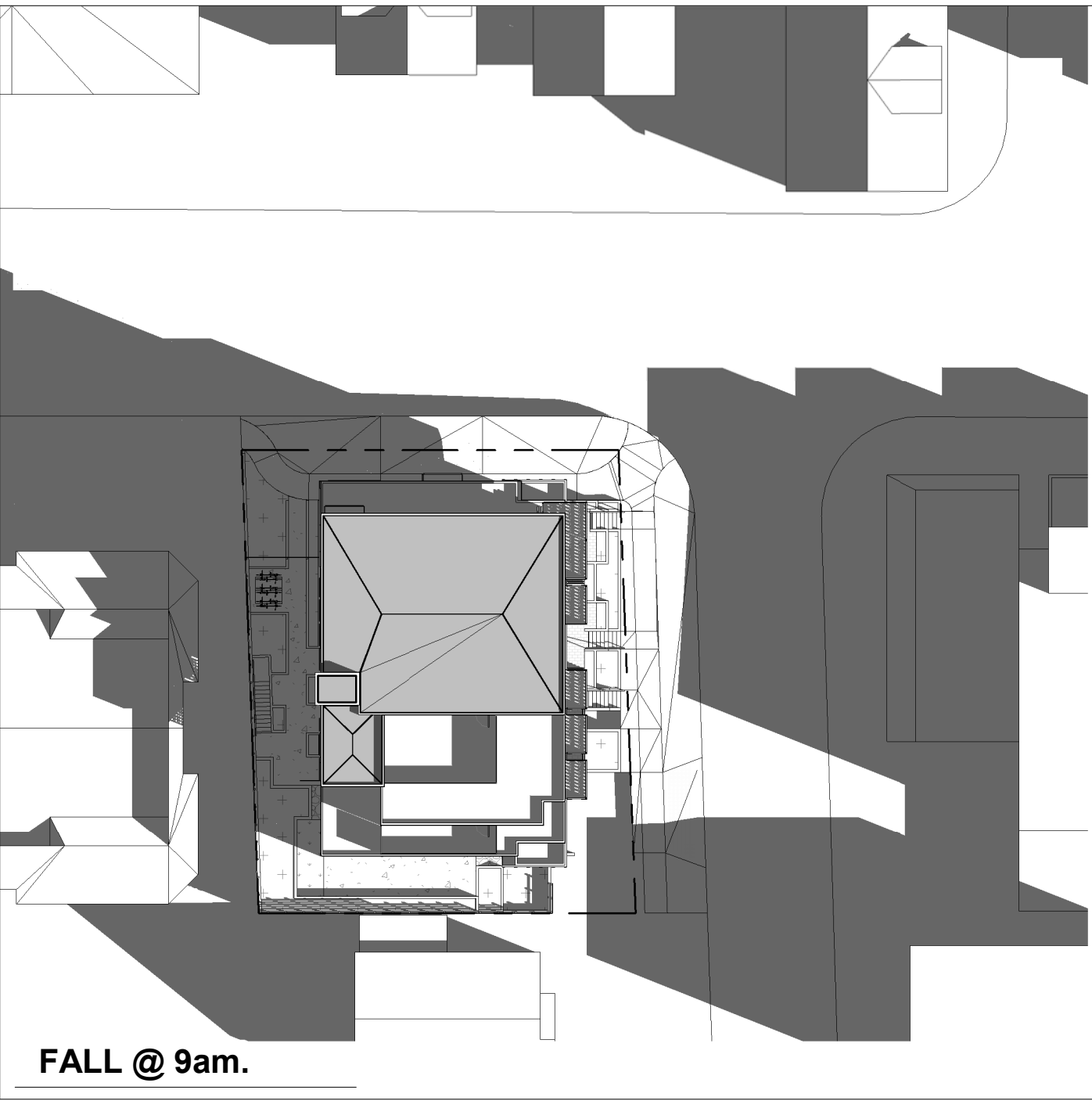
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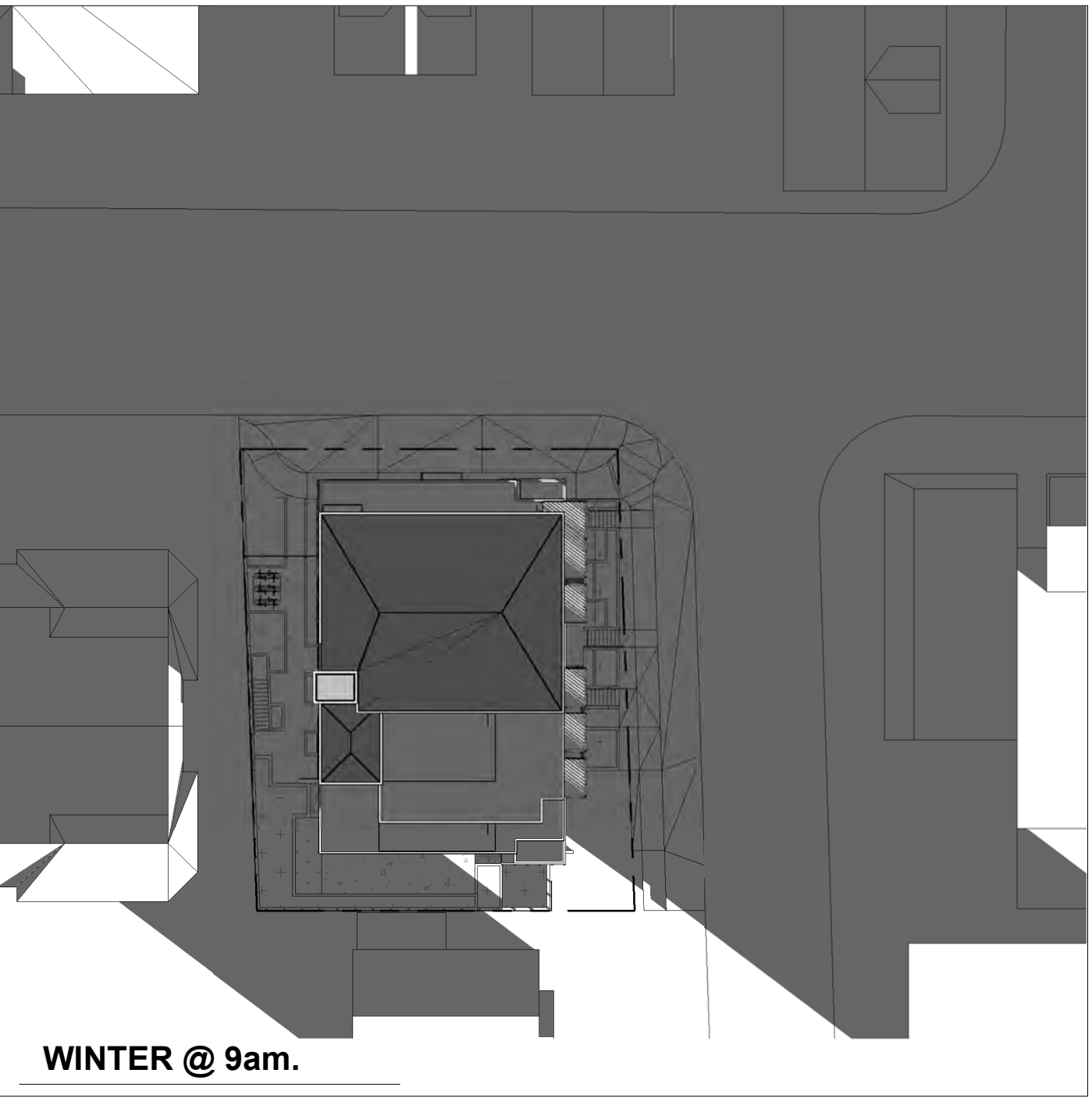
SPRING @ 9am.



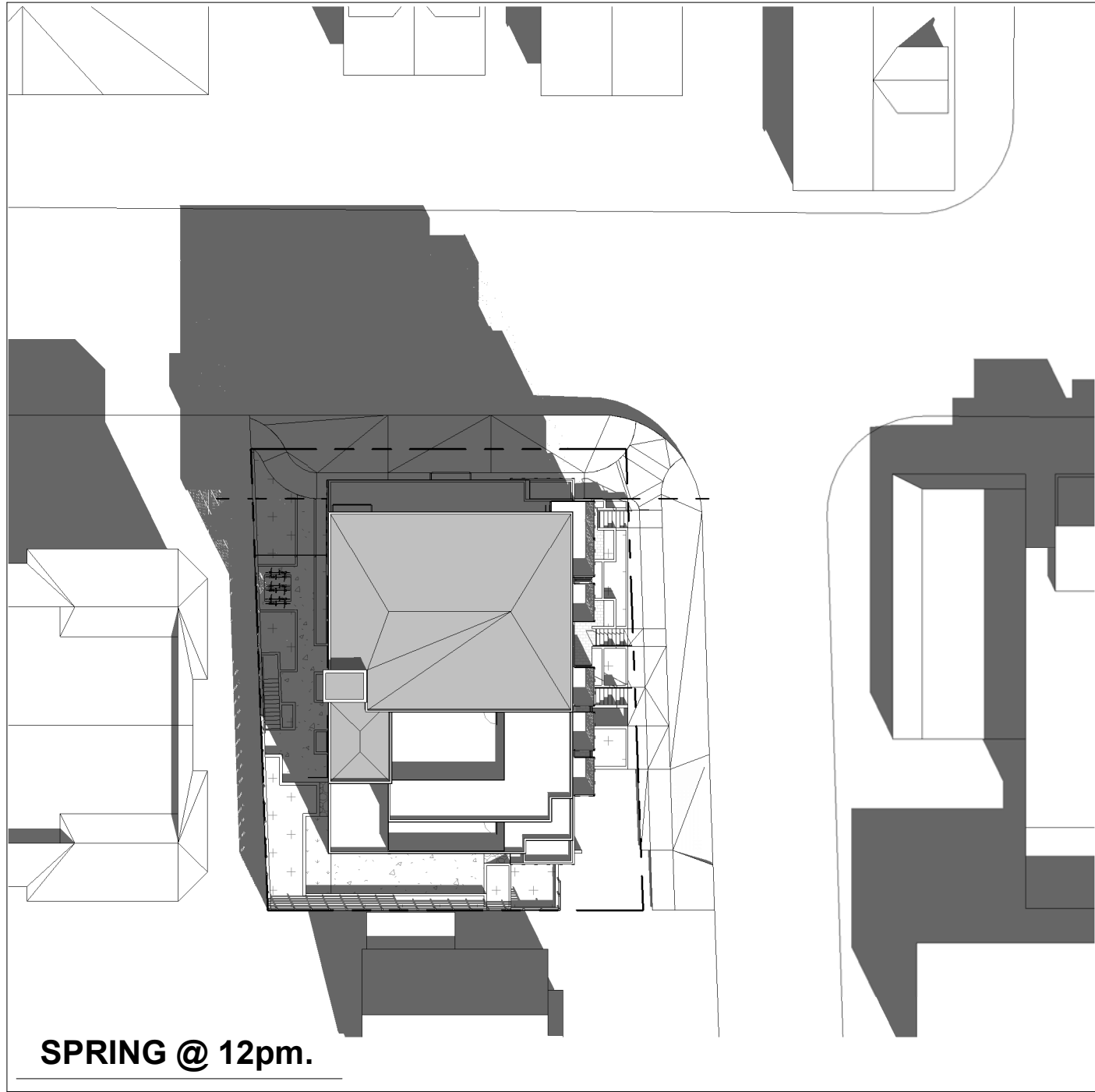
SUMMER @ 9am.



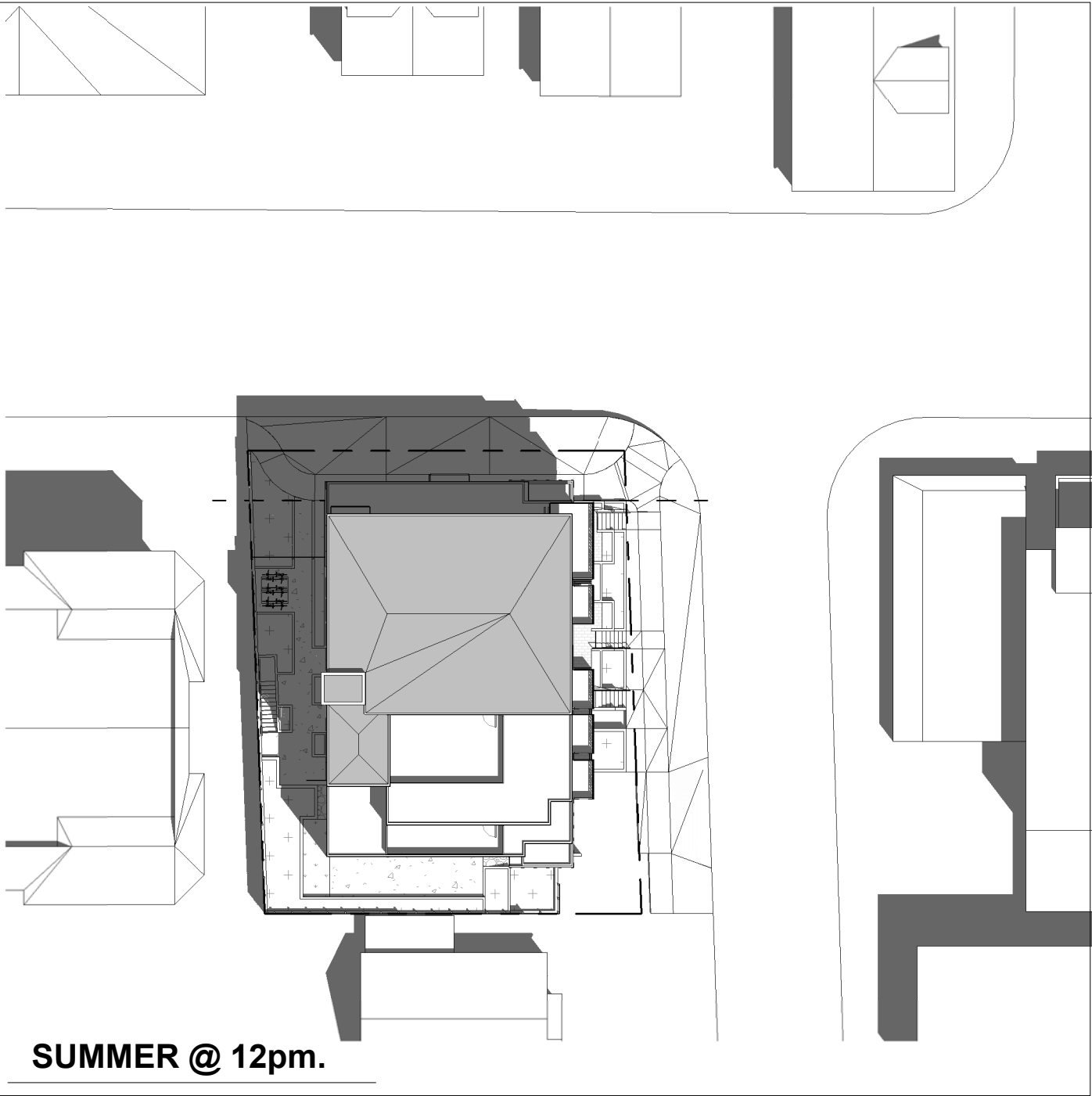
FALL @ 9am.



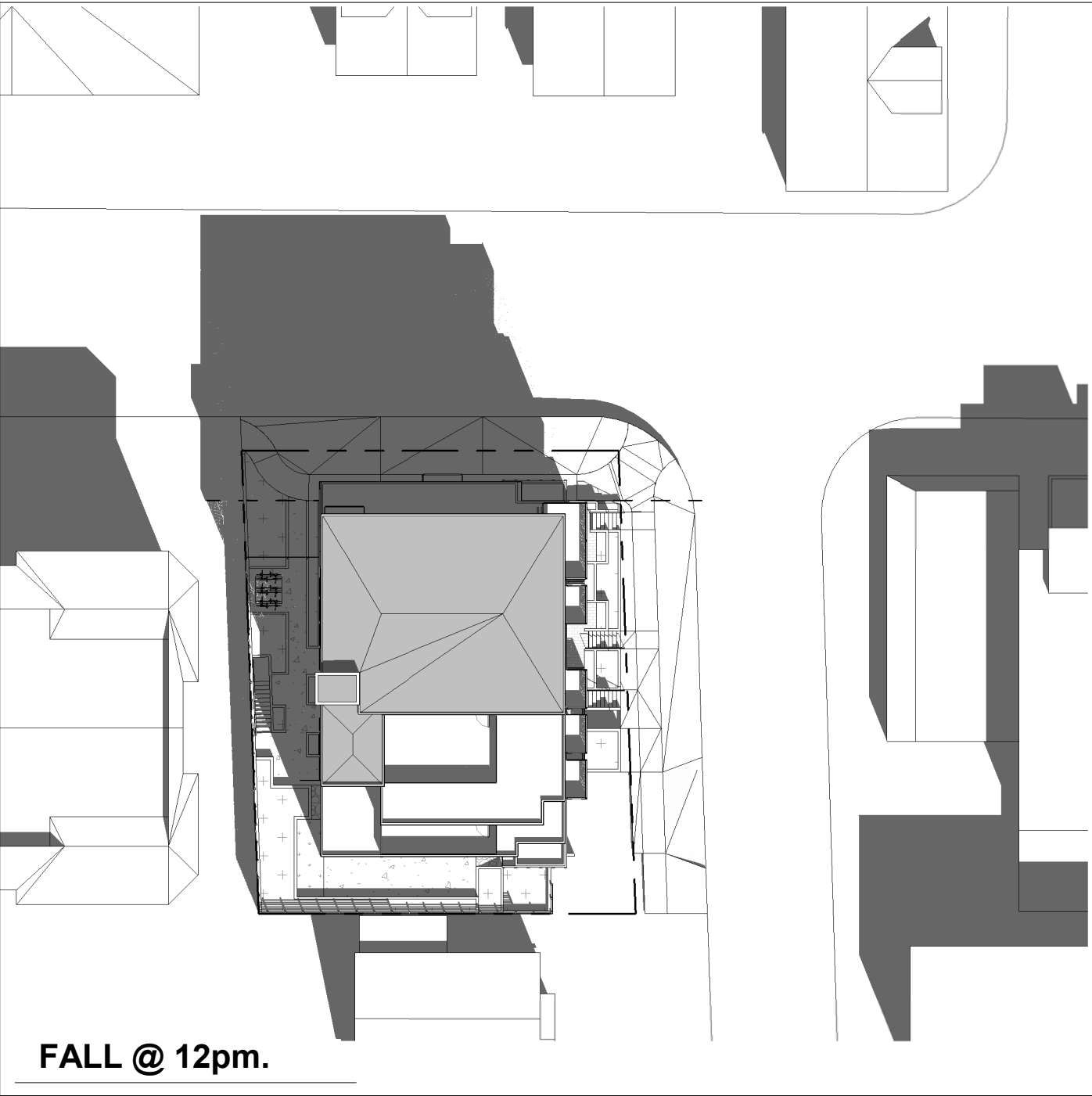
WINTER @ 9am.



SPRING @ 12pm.



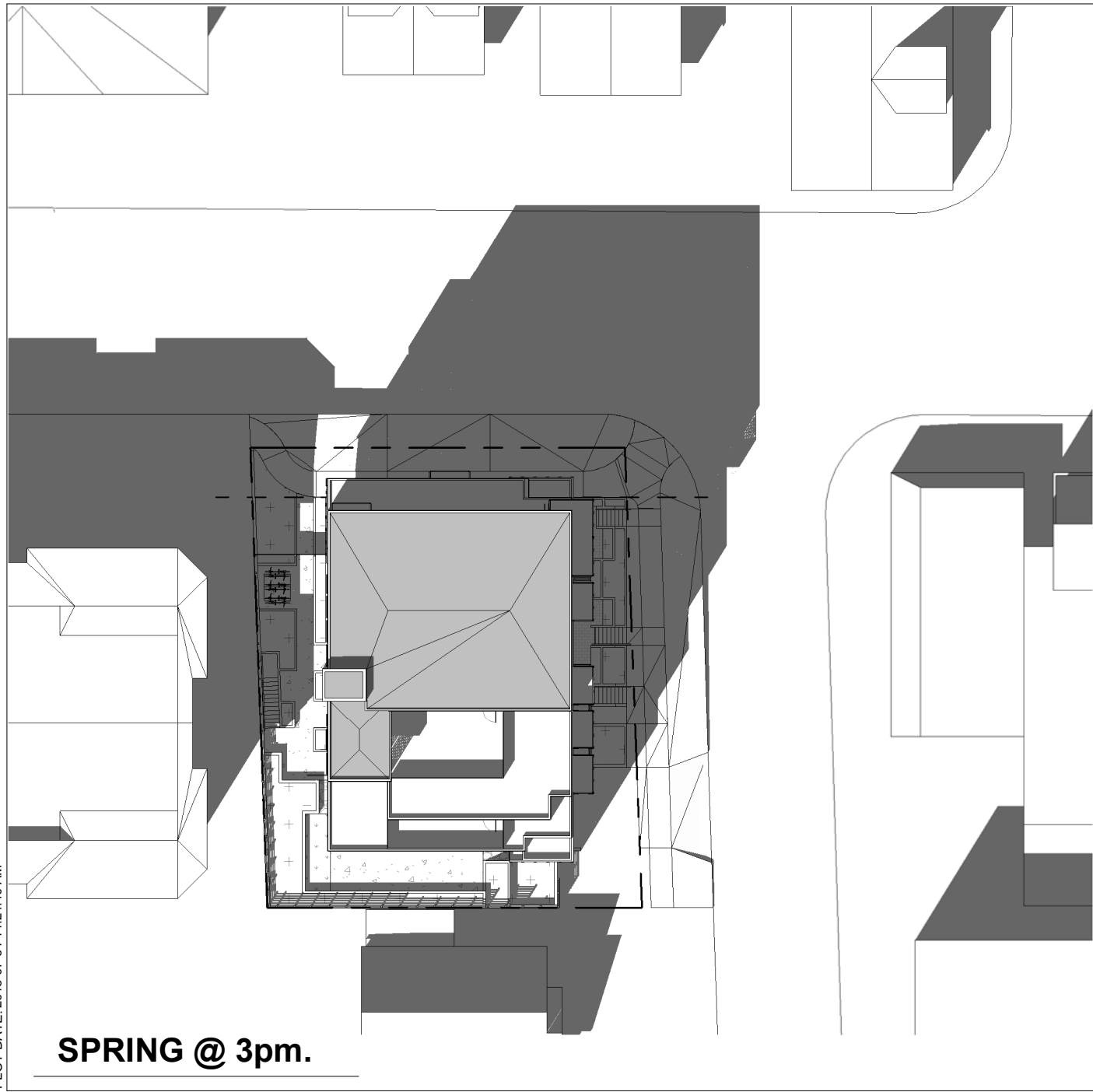
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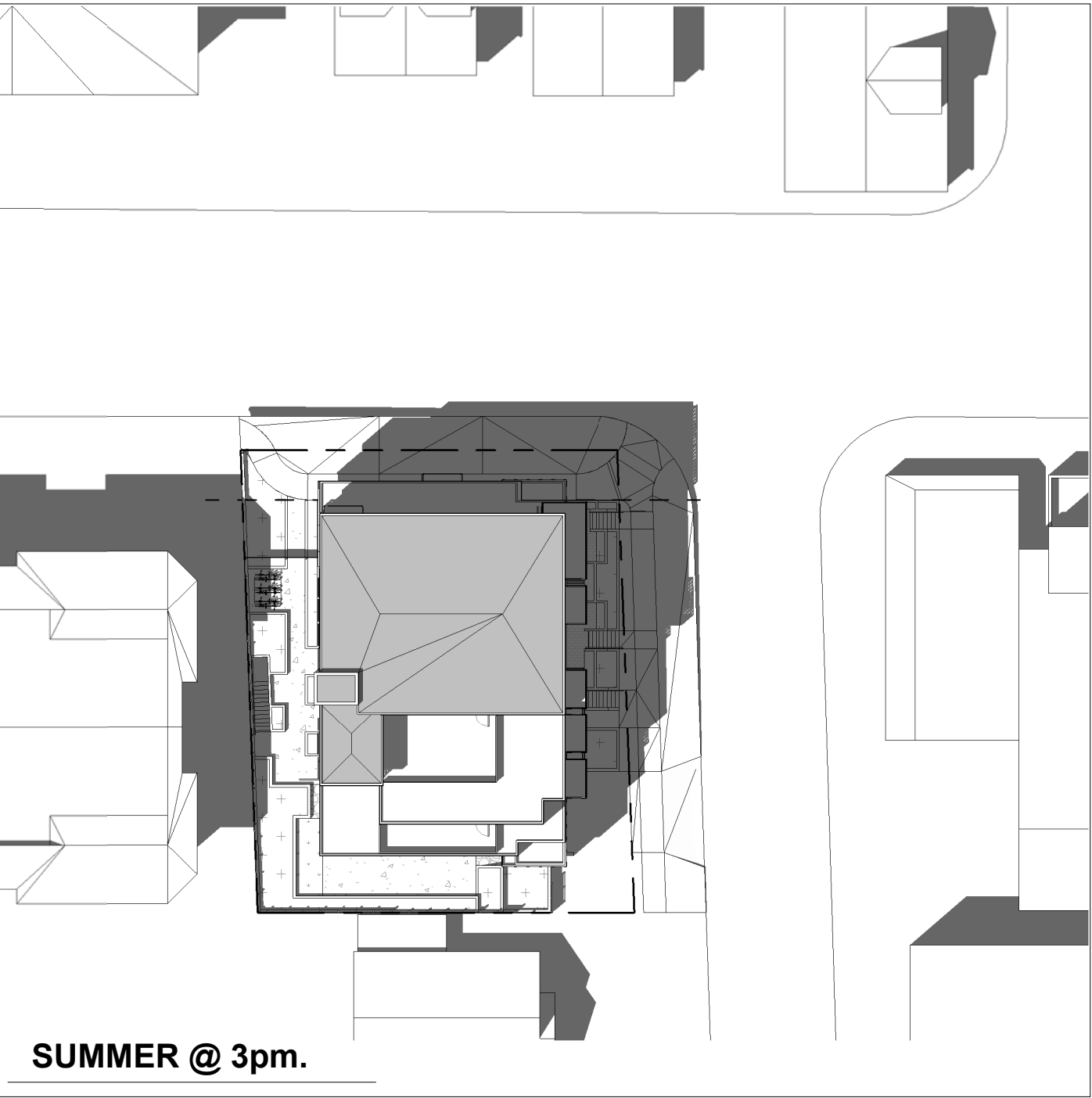
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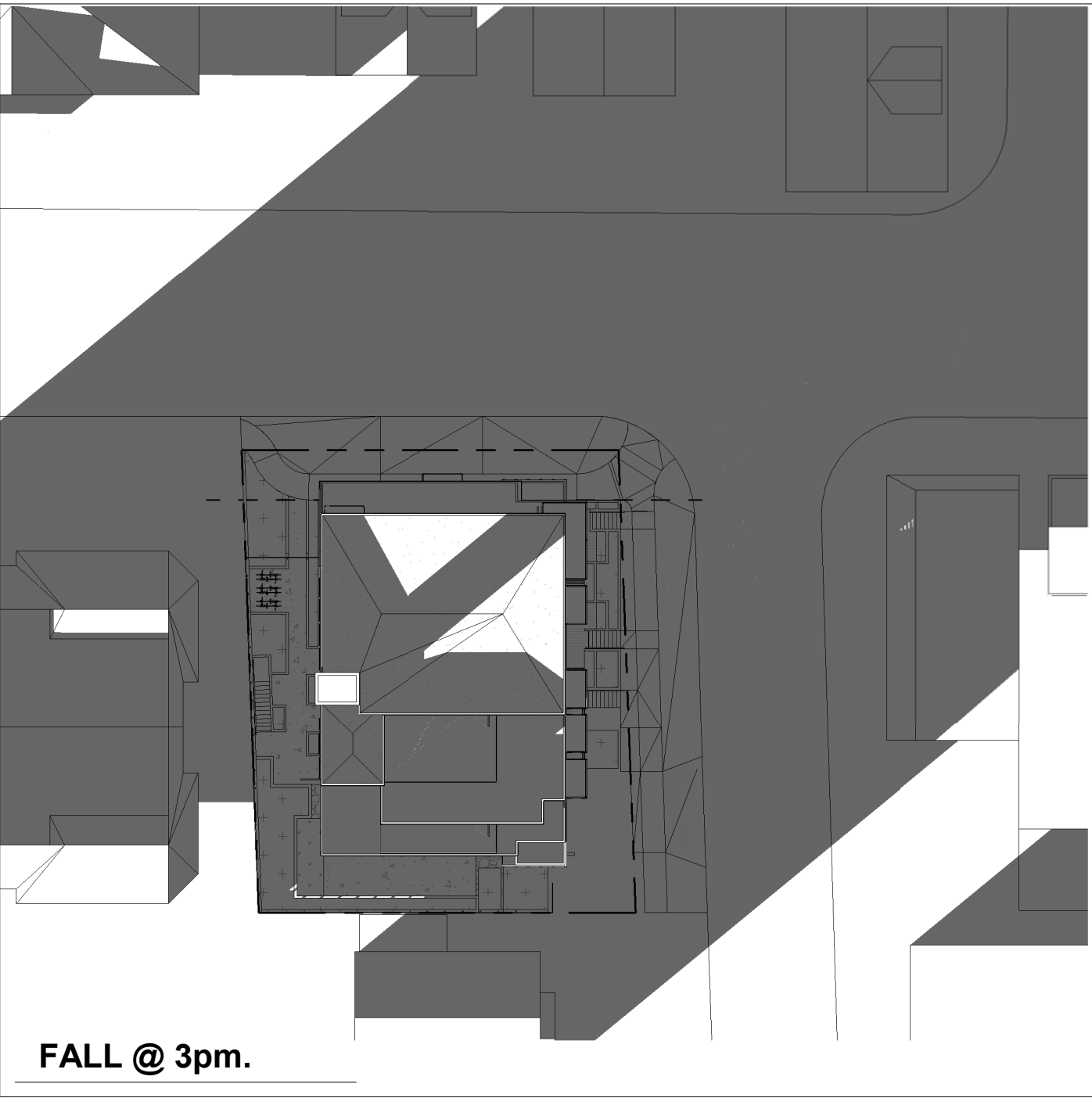
WINTER @ 12pm.



SPRING @ 3pm.



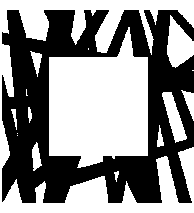
SUMMER @ 3pm.



FALL @ 3pm.



WINTER @ 3pm.



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file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

SUN STUDIES

sheet no.

D13

revision no.

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PLOT DATE: 2018/07/31 11:26:40 AM



consultants

project no.

STREET VIEW FROM BANK STREET



☐ construction

☐ tender☐ building permit

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scale		checked	CRo

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project

**1811 OAK BAY
AVE**

1811 OAK BAY AVENUE
VICTORIA, BC

title

STREET VIEW FROM OAK BAY AVENUE

STREET ELEVATIONS

sheet no.

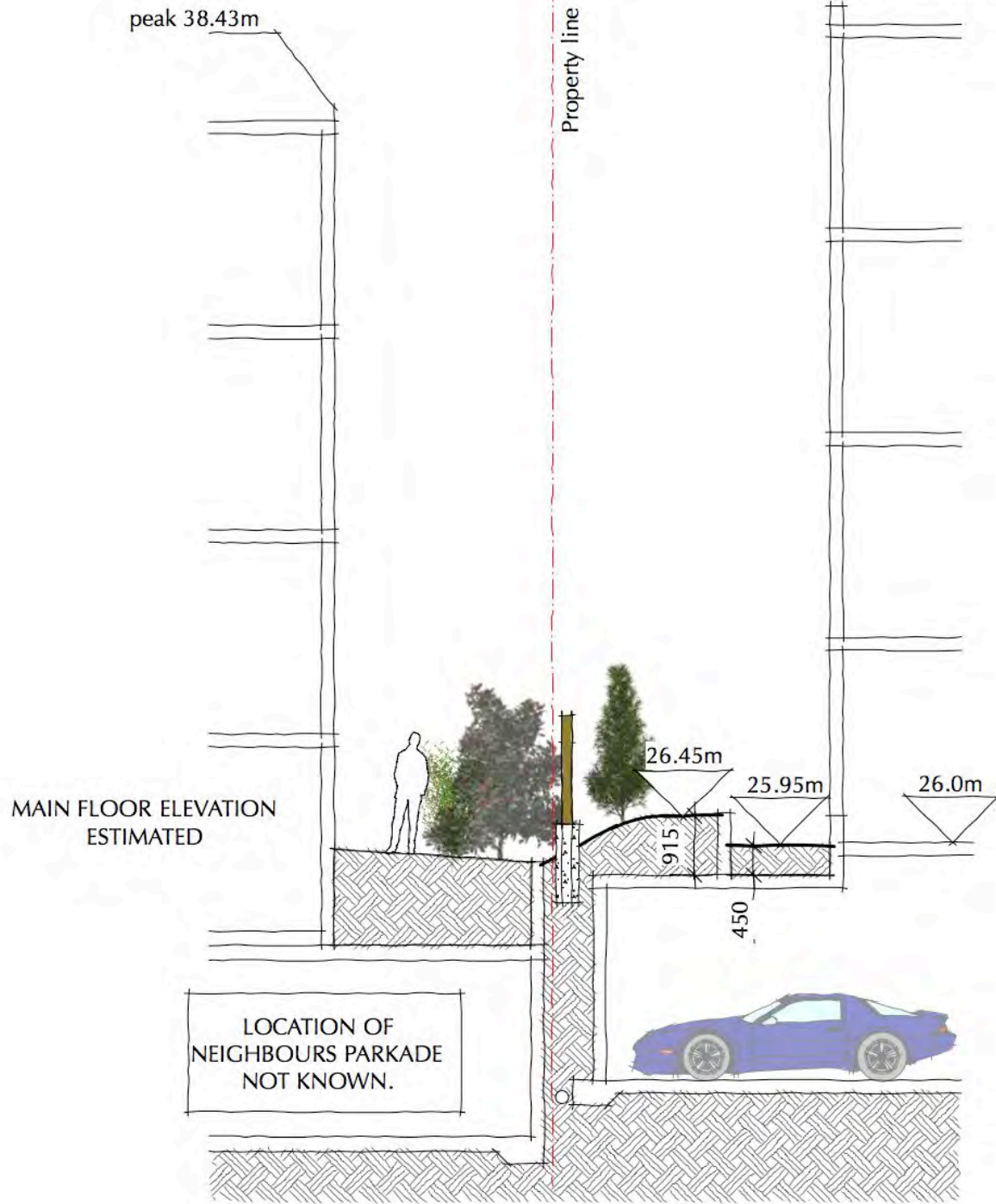
D14

revision no.

SECTION 1

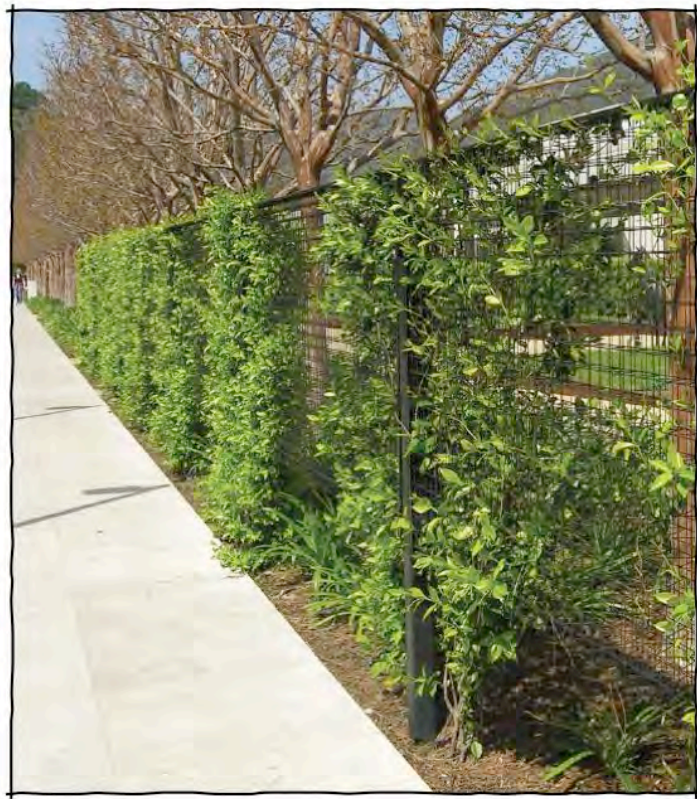
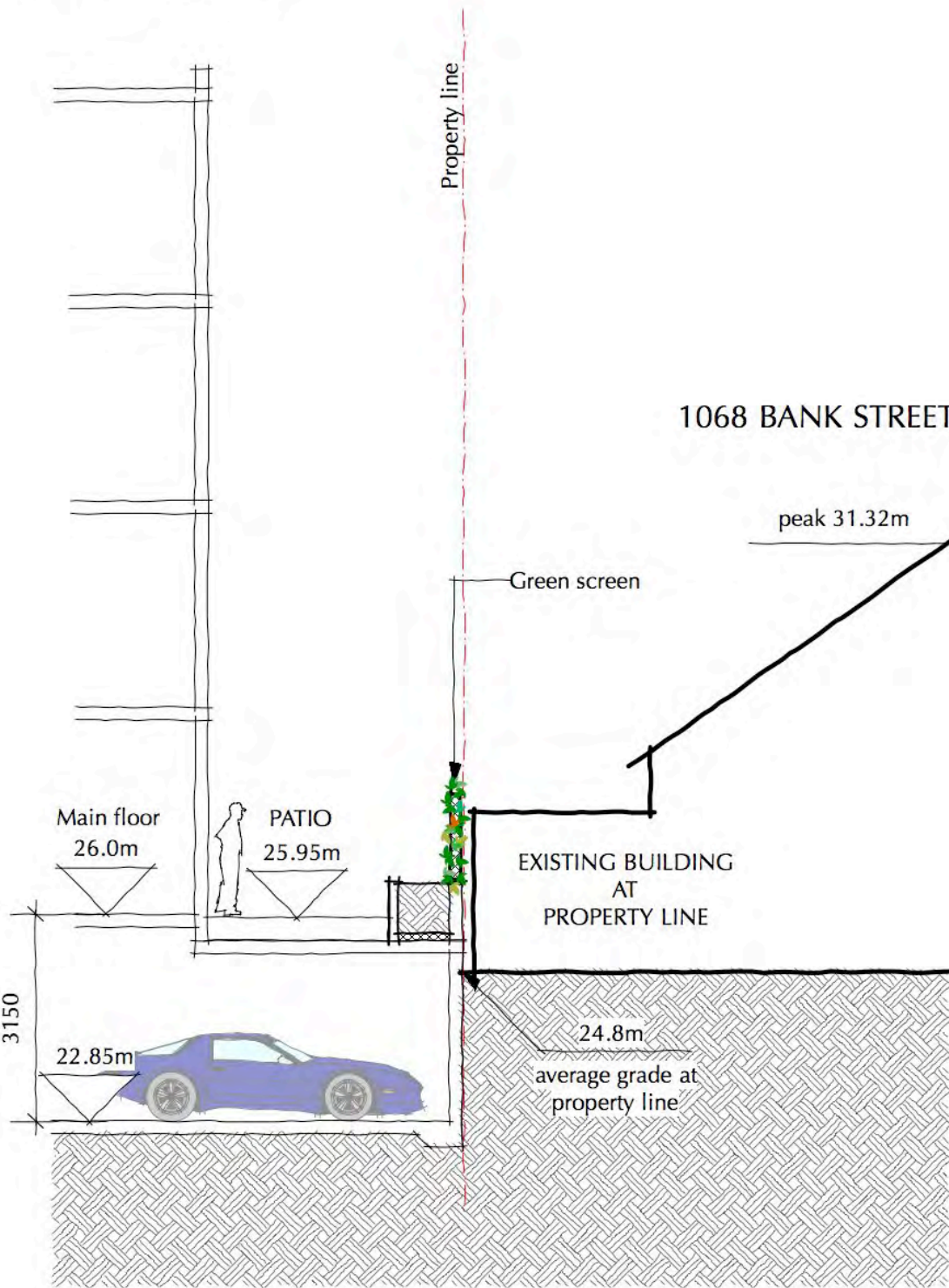
EXISTING
FOUR STOREY
RESIDENTIAL BUILDING

1811 OAK BAY AVENUE
PROPOSED FOUR STOREY
RESIDENTIAL BUILDING

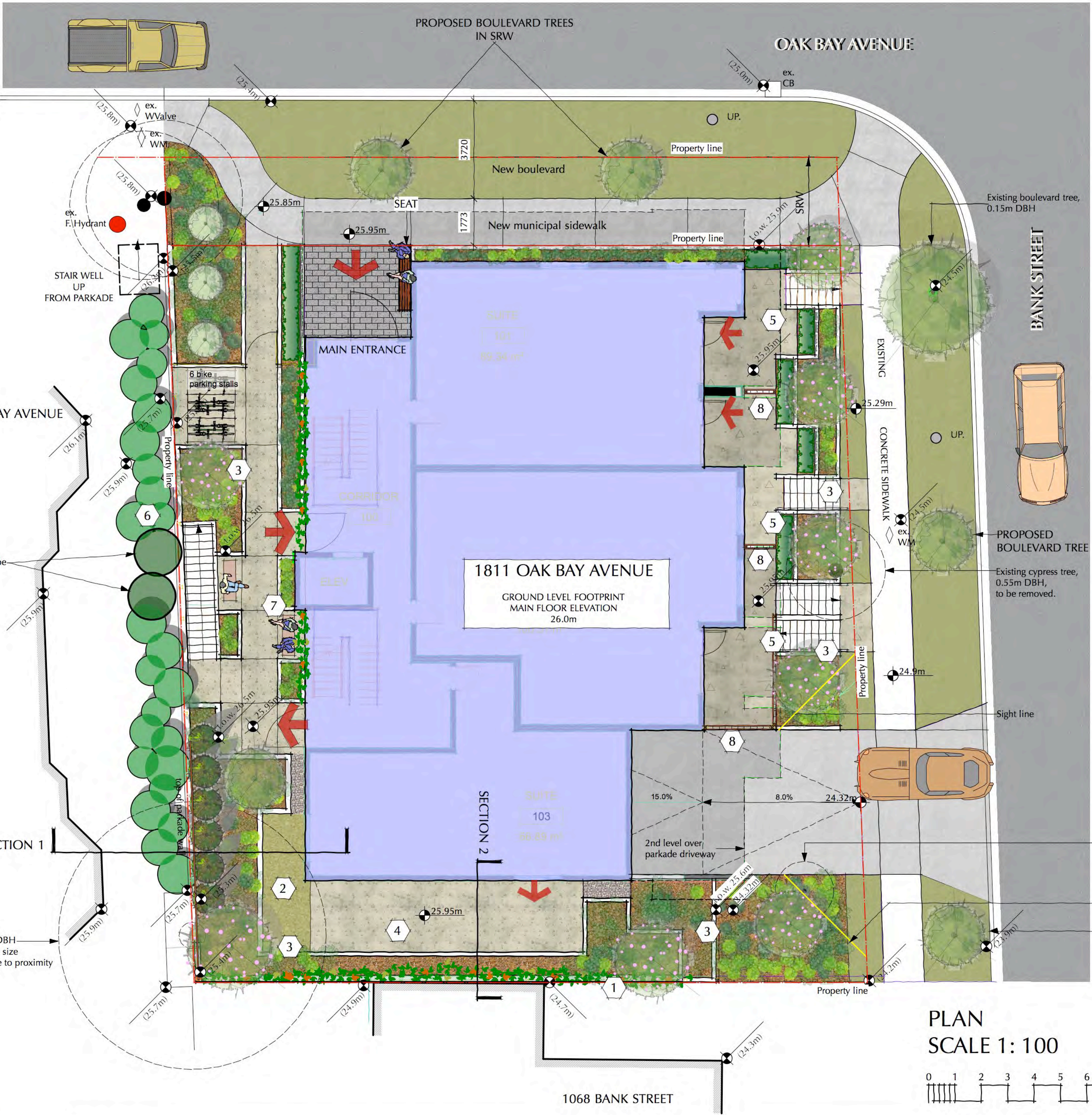


SECTION 2

1811 OAK BAY AVENUE
PROPOSED FOUR STOREY
RESIDENTIAL BUILDING



GREEN SCREEN AT SOUTH PROPERTY LINE



LEGEND

- 1 GREEN SCREEN
- 2 GREEN ROOF TYPE PLANTING / SHALLOW SOIL
- 3 RAISED PLANTING BEDS, CONCRETE PLANTER WALLS
- 4 PATIO
- 5 PATIO & STEPS TO BANK STREET
- 6 NEIGHBOURS TREES & SHRUBS
- 7 RESIDENT'S OUTDOOR SEATING SPACE
- 8 WOOD SCREENS



GRADES

- POURED CONCRETE, TINTED
- POURED CONCRETE, PLAIN
- PRE-CAST CONCRETE PAVERS
- RIVER ROCK / GRAVEL EDGE
- GRASS

PROPOSED
LOW EVERGREEN HEDGE

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN / CONIFEROUS HEDGE
- PROPOSED SMALL TREE / SPECIMEN SHRUB
- PROPOSED SHRUBS / GROUND COVERS / PERENNIALS / GRASSES
- CLIMBING VINES ON GREEN SCREEN & STEEL CABLES

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC

3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

PLANT SCHEDULE			
ALL PLANT MATERIAL TO BE NO. 1 CNLA QUALITY			
SPECIES	COMMON NAME	NURSERY SIZE	QUANTITY
BOULEVARD TREES			
SPECIES TO BE CONFIRMED BY CITY OF VICTORIA PARKS DEPT.			
		5cm CALIPER	4
ON-SITE TREES			
CORNUS KOUSA "SATOMI"	PINK FL. DOGWOOD	#20 POT / 1.75m	5
MAGNOLIA "VULCAN"	RED FL. DECID. MAGNOLIA	5cm CALIPER	3
SPECIMEN SHRUB			
AZALEA LUTEUM	YELLOW FL. SCENTED AZALEA	#5 POT	8
HAMEMALIS X INTERMEDIA "ARNOLDS PROMISE"	WITCH-HAZEL	#5 POT	1
VIBURNUM BODNANTENSE "DAWN"	FRAGRANT VIBURNUM	#5 POT	3
HEDGING			
BUXUS SEMPERVIRENS "SUFFRUTICOSA"	BOX WOOD	#1 POT	56
TAXUS X MEDIA "THICKSIF"	COLUMNAR VEW	#5 POT	6
SHRUBS & GROUND COVERS, 125 SQ. M., 2.5 PLANTS / SQ. M.			
ARCTOSTAPHYLOS UVA-URSI	KINKIDINK	APPROX. #	320
BUXUS SEMPERVIRENS "SUFFRUTICOSA"	BOX WOOD	#1 POT	
DESCHAMPSIA CESPITOSA "GOLDTAU"	GOLD DEW TUFTED HAIR GRASS	#1 POT	
ELONYMUS FORTUNE "EMERALD GAITY"	WINTER CREEPER	#1 POT	
GAULTHERIA SHALLOON	SALAL	#2 POT	
GERANIUM MACRORRHIZUM	CRANESBILL	#1 POT	
HOSTA "HALCYON"	PLANTAIN LILY	#1 POT	
HEMEROCALLIS "STELLA D'ORO"	DWARF DAYLILY	#1 POT	
NANDINA DOMESTICA	HEAVENLY BAMBOO	#2 POT	
POLYSTICHUM MUNITUM	SWORD FERN	#1 POT	
RUBUS CALYNOIDES "EMERALD CARPET"	CREEPING RASPBERRY	#1 POT	
SEDUM SPECTABILE "AUTUMN JOY"	STONECROP	#2 POT	
CLIMBING VINES			
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#3 POT	8
GREEN ROOF PLANTS, 10 SQ. M.			
SEDUM MAT	SEEDUMS IN VARIETY	10 SQ. M.	

LANDSCAPE STANDARDS
THE LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE BC LANDSCAPE STANDARD.

PLANTING DETAILS
THE PLANT SPECIES AND NUMBERS ARE APPROXIMATE, A DETAILED PLANTING PLAN WILL BE PREPARED FOR THE BUILDING PERMIT APPLICATION.

IRRIGATION
PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND SYSTEM CONFORMING TO MUNICIPAL PLUMBING CODES AND INSTALLED TO IABC STANDARDS. IRRIGATION SLEEVES VEHICULAR SURFACES TO HAVE 450mm COVER MINIMUM.

OAK BAY AVENUE BOULEVARD SHALL HAVE 2 NEW STREET TREES AND SOD, TO BE IRRIGATED FROM THE ON-SITE IRRIGATION SYSTEM.

ISSUED FOR	DATE
☐ CONSTRUCTION	
☐ TENDER	
☐ BUILDING PERMIT	
☒ DEVELOPMENT VARIANCE PERMIT	15 June 2018

Sheet Information

Date	9 Nov. 2017
Drawn	car
Checked	
Scale	1:100

Title
Residential Development
1811 Oak Bay Avenue
Victoria BC

LANDSCAPE
CONCEPT PLAN

Sheet

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