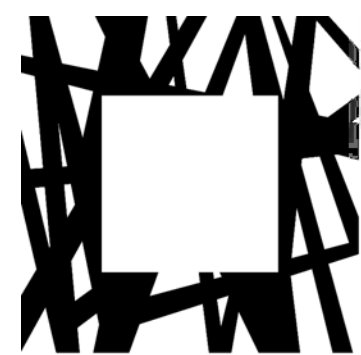




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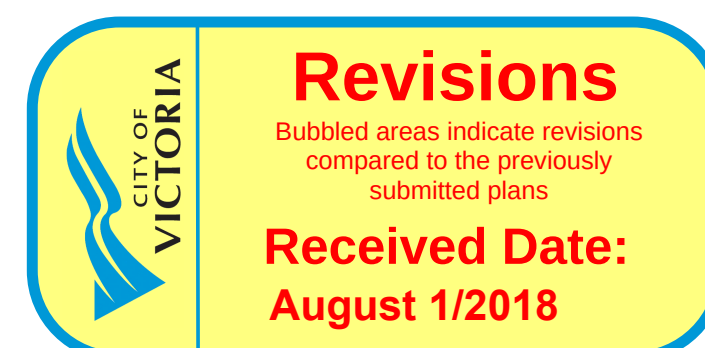
D01	LOCATION MAP & CONTEXT PHOTOS
D02	SITE SURVEY
D05.1	SITE PLAN
D05.2	SITE IN CONTEXT
D06	PARKADE & L1 FLOOR PLAN
D07	L2 & L3 FLOOR PLAN
D08	L4 & L5 FLOOR PLAN
D09	ROOF FLOOR PLAN
D10	BUILDING ELEVATIONS
D11	BUILDING ELEVATIONS
D12	BUILDING SECTIONS
D13	SUN STUDIES
D14	STREET ELEVATIONS
L01	LANDSCAPE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

BUBBLED VERSION



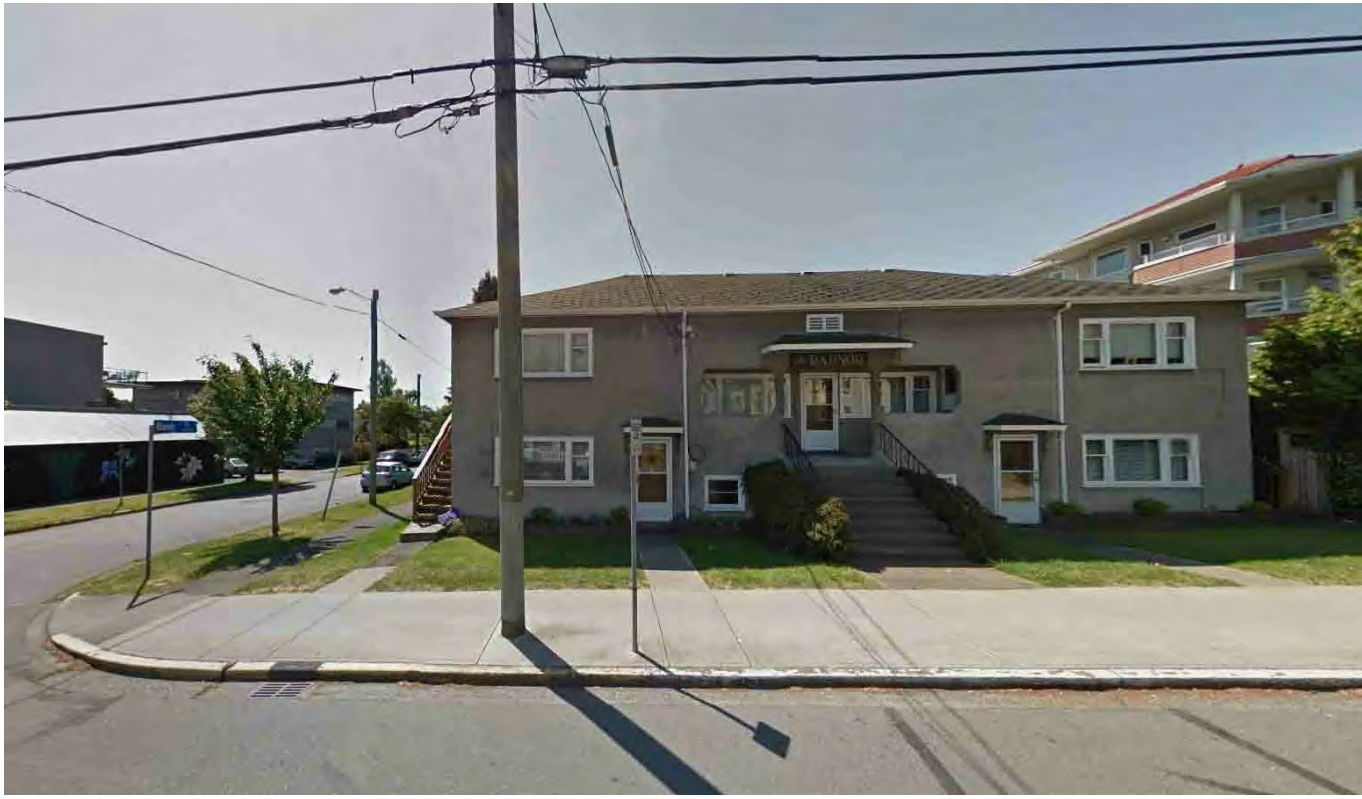
LOW
HAMMOND
ROWE
ARCHITECTS

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



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





① EXISTING STRUCTURE ON 1811 OAK BAY AVE



② EXISTING STRUCTURE FROM BANK STREET



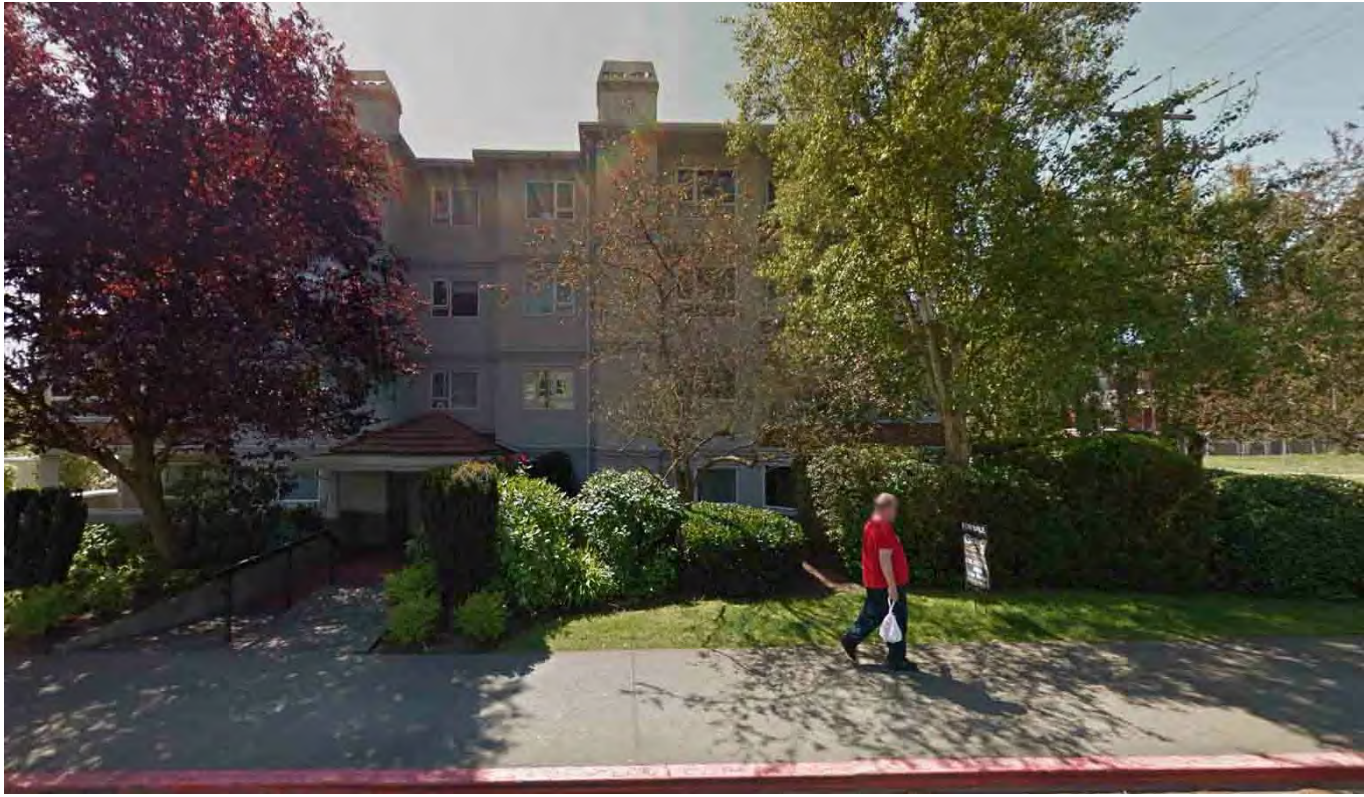
③ BORDER CONDITION ON BANK STREET



④ BORDERING STRUCTURE FROM BANK STREET



⑤ OPPOSITE STRUCTURES ON CORNER OAK BAY / BANK ST



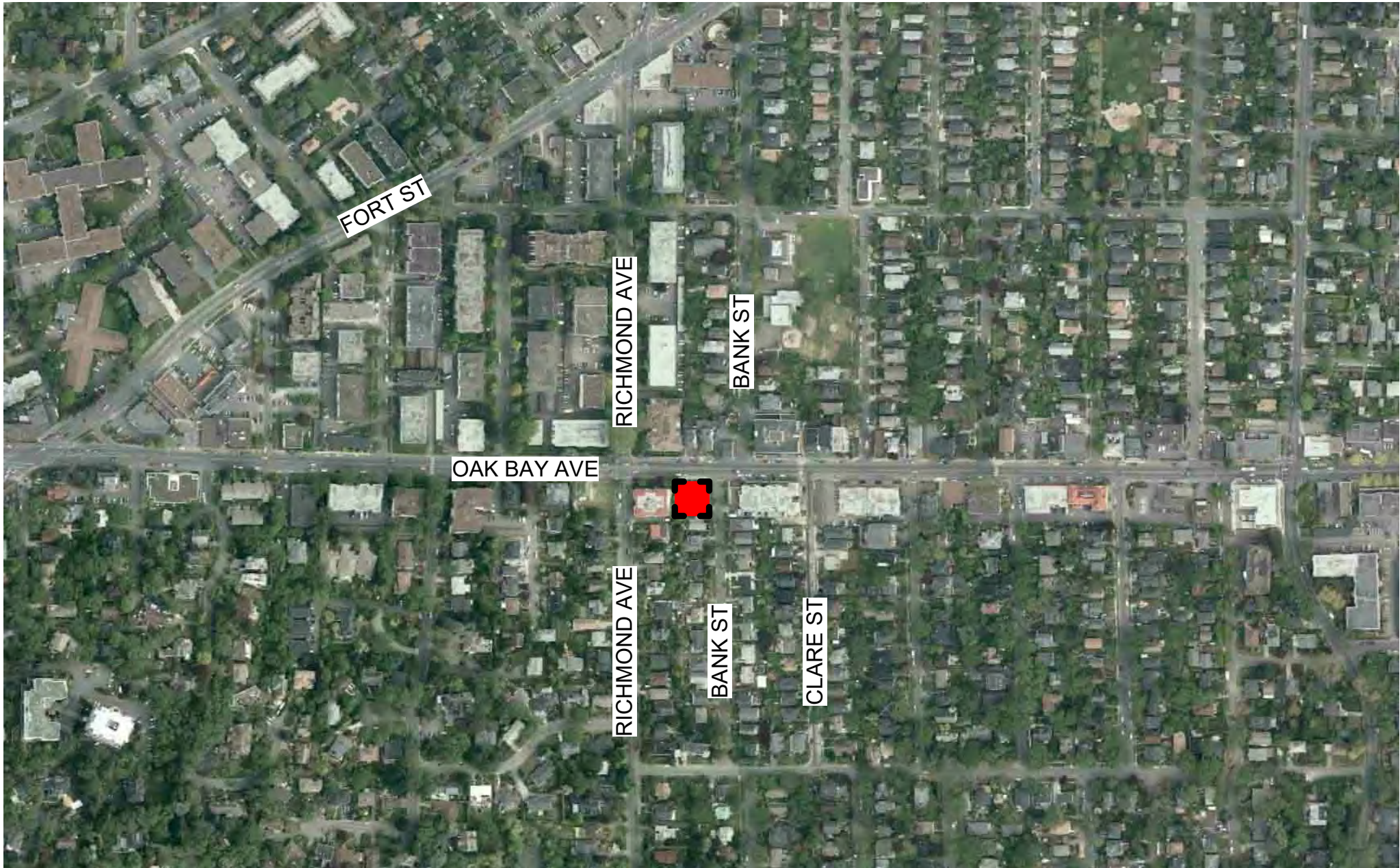
⑥ BORDERING STRUCTURE ON OAK BAY AVE



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

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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

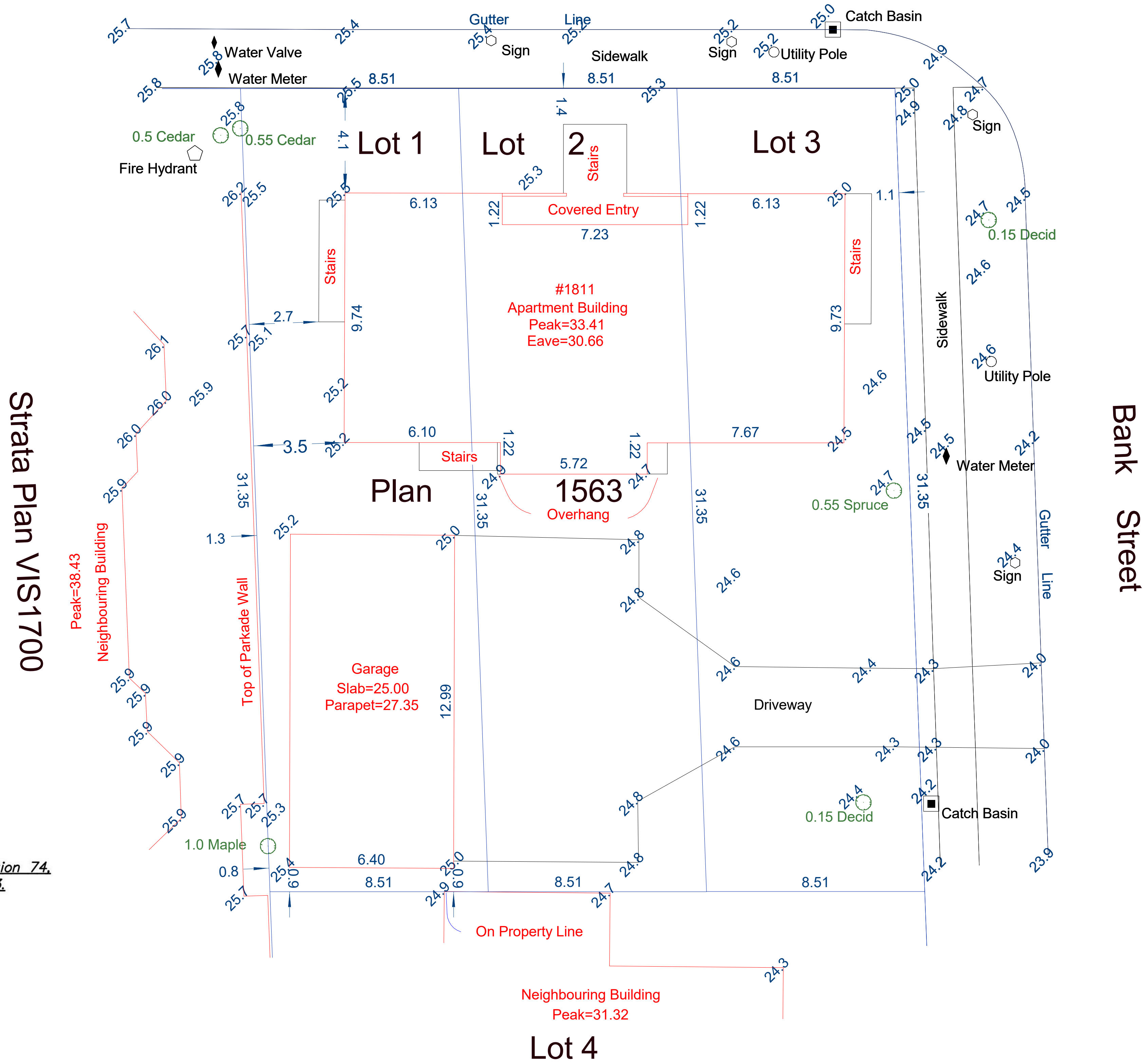
LOCATION MAP & CONTEXT PHOTOS

sheet no.

D01

revision no.

Oak Bay Avenue



Strata Plan VIS1700

Site Plan Of:
Lots 1 to 3, Block 1, Section 74,
Victoria District, Plan 1563.

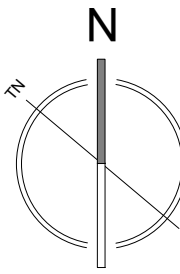
Dated this 17th day of September, 2016.
Distances and elevations shown are in metres.
Elevations are geodetic and referenced to OCM 15-106.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 100488\517\GH

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project no. 16.37 drawn JVo
scale 1 : 100 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

SITE SURVEY

sheet no.

D02

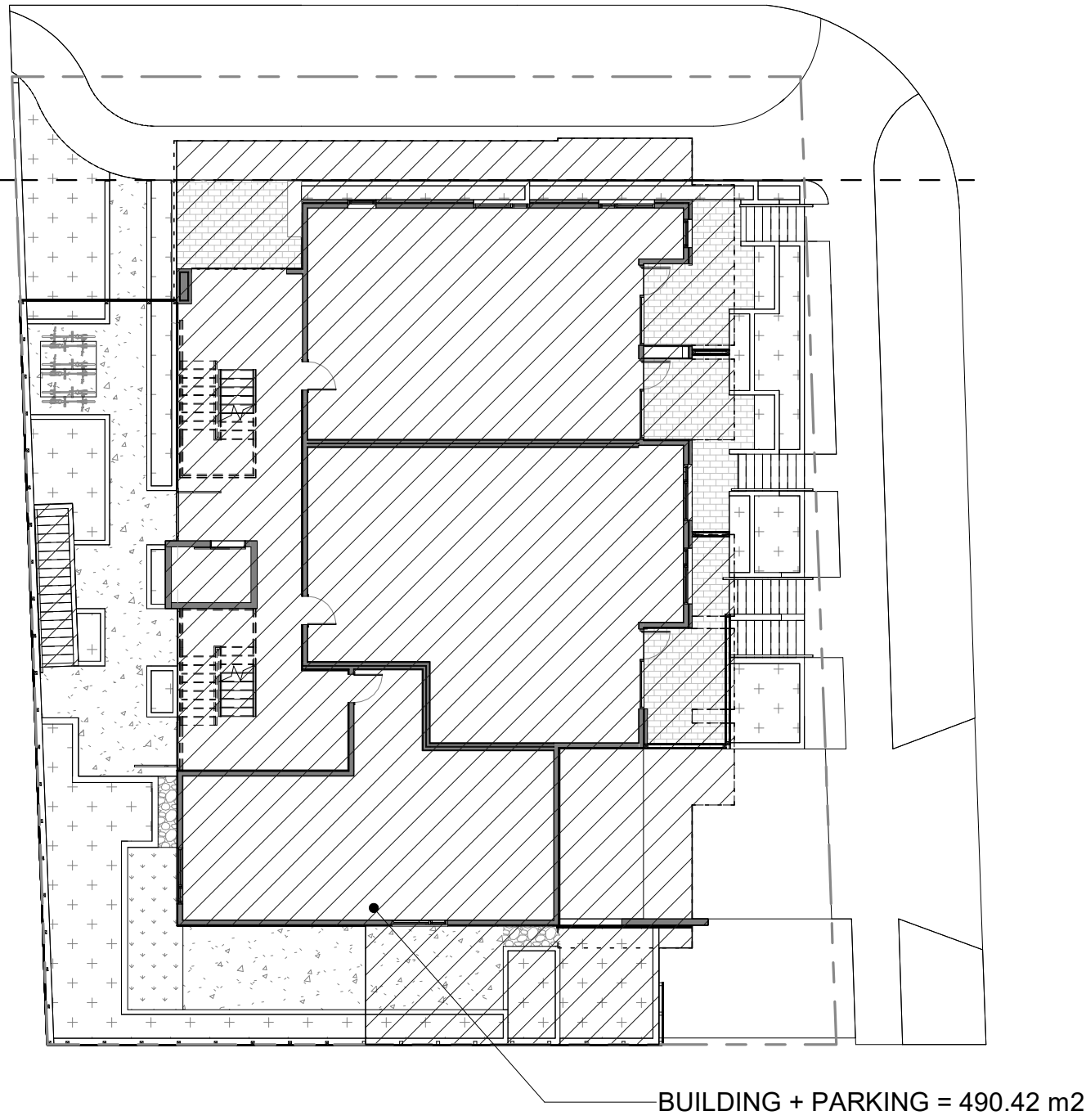
revision no.

Project description	15-unit rental apartment building with underground parking garage	
Municipal Address	1811 Oak Bay Avenue	
Legal Description	Lot 1-3, Block 1, Section 74, Victoria, Plan 1563	
Zoning	R3-2 Multiple Dwelling District	
DPA	DPA 7A Corridors	

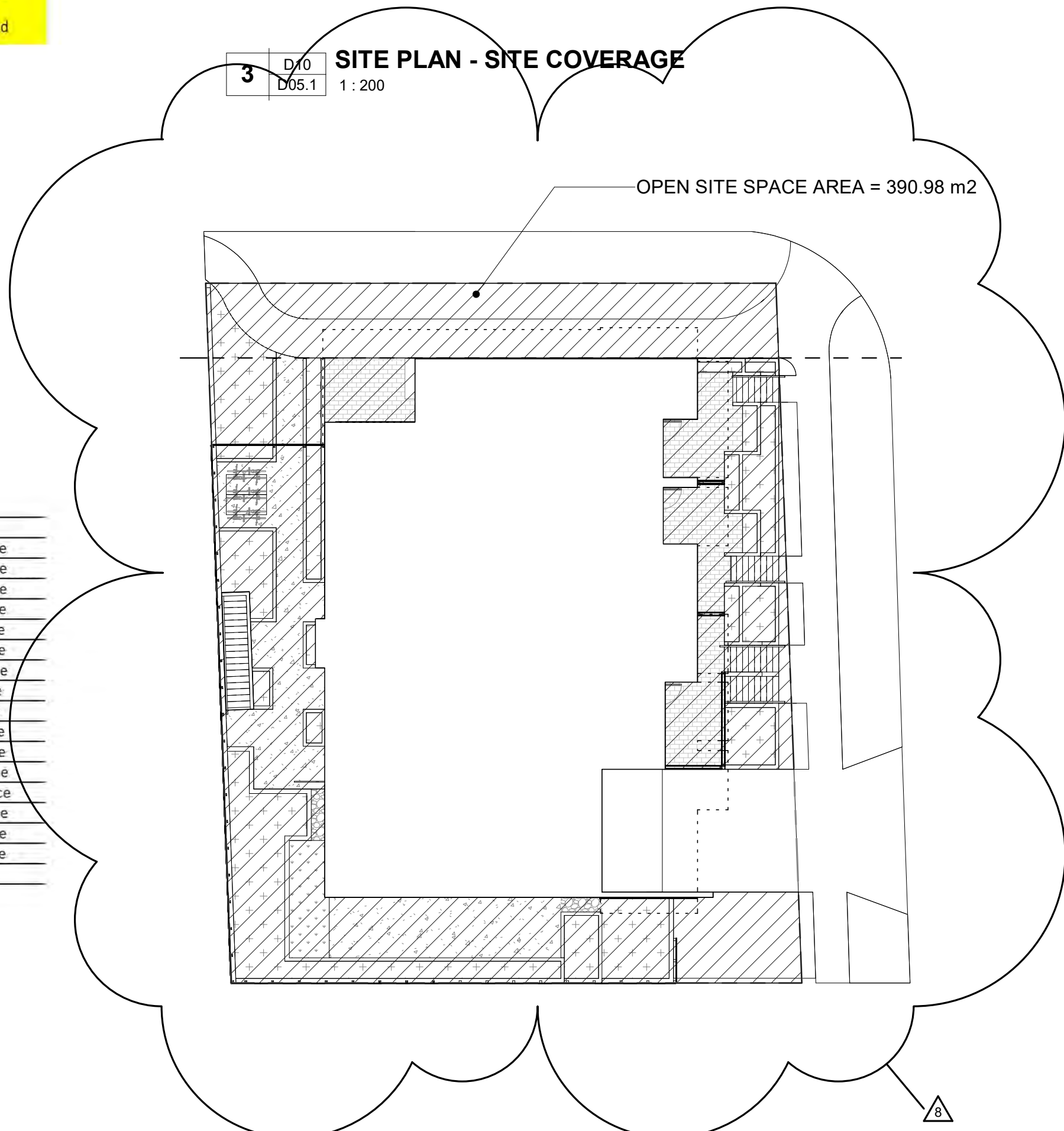
	R3-2 Zone Standard	Proposed	
Storeys	6	5	
Density	1.6 : 1	1.6 : 1	
Site Area	920.00 m ²	799.62 m ²	variance requested
Total Floor Area	1279.68 m ²	1,278.1 m ²	
		Level 1: 254.5 m ²	
		Level 2: 308.5 m ²	
		Level 3: 306.8 m ²	
		Level 4: 244.8 m ²	
		Level 5: 163.5 m ²	
Site Coverage	32.00%	61.33%	variance 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	

Average Grade Calculation

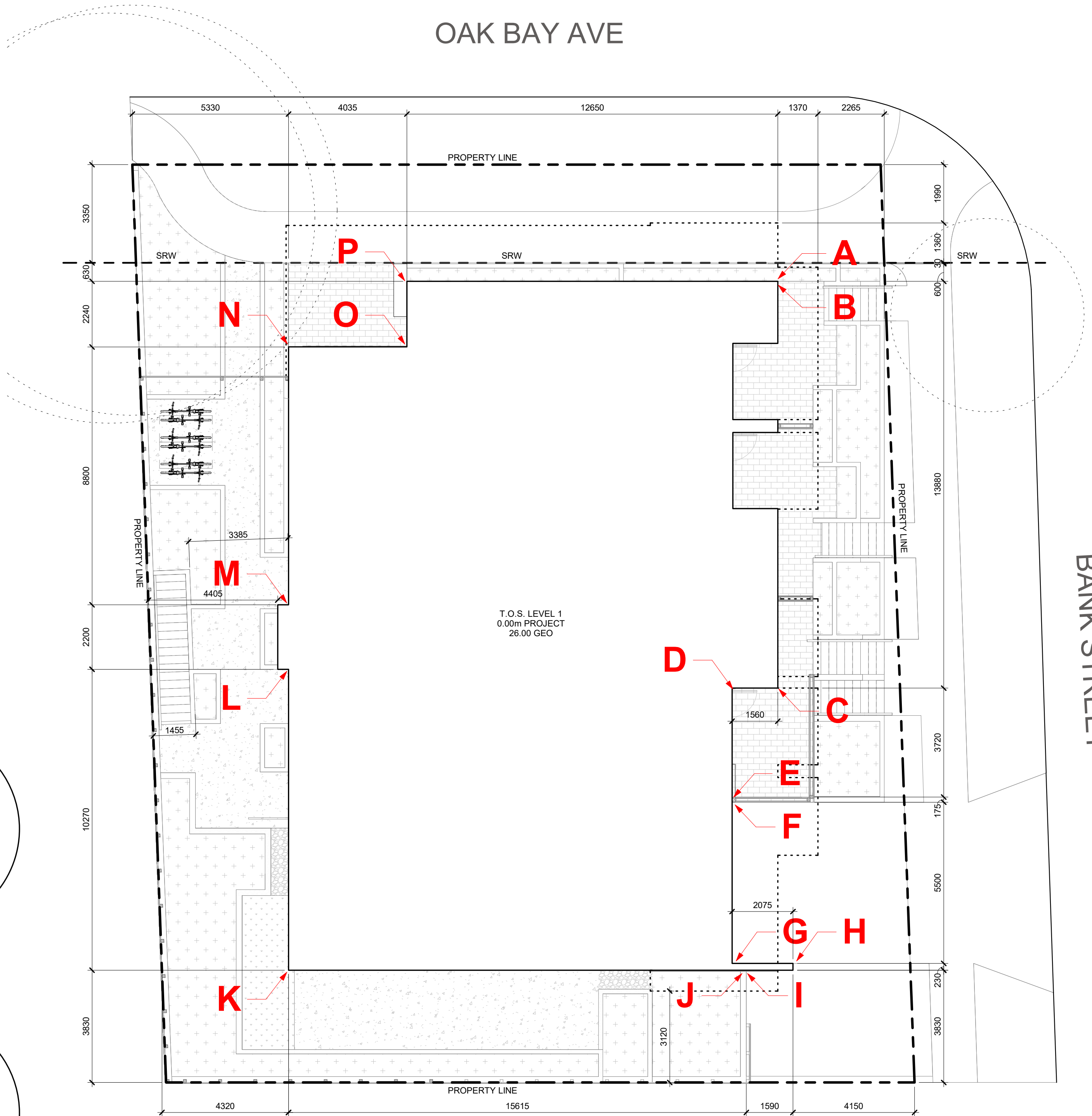
Points	Existing GEO	Proposed GEO	Lowest GEO	Distance to Next Point	Totals	
A	25.00	25.95	25.00	0.15	3.75	[(A+B)/2]*Distance
B	25.00	25.95	25.00	13.88	343.88	[(B+C)/2]*Distance
C	24.55	25.95	24.55	1.56	38.30	[(C+D)/2]*Distance
D	24.55	25.95	24.55	3.72	91.33	[(D+E)/2]*Distance
E	24.55	25.95	24.55	0.18	4.36	[(E+F)/2]*Distance
F	24.55	23.84	23.84	5.50	131.12	[(F+G)/2]*Distance
G	24.50	23.84	23.84	2.75	65.78	[(G+H)/2]*Distance
H	24.45	24.00	24.00	1.59	38.41	[(H+I)/2]*Distance
I	24.50	24.32	24.32	0.20	4.88	[(I+J)/2]*Distance
J	24.50	25.60	24.50	15.42	383.06	[(J+K)/2]*Distance
K	25.20	25.95	25.20	10.27	258.29	[(K+L)/2]*Distance
L	25.10	25.95	25.10	2.20	55.22	[(L+M)/2]*Distance
M	25.10	25.95	25.10	8.80	222.20	[(M+N)/2]*Distance
N	25.40	25.95	25.40	4.04	102.52	[(N+O)/2]*Distance
O	25.35	25.95	25.35	2.24	54.78	[(O+P)/2]*Distance
P	25.35	25.95	25.35	12.65	318.46	[(P+A)/2]*Distance
A	25.00	25.95	25.00			
Subtotal				2118.34		
Building Perimeter				85.15		
Average Grade				24.88		



3 D10
D05.1 SITE PLAN - SITE COVERAGE
1 : 200



2 D10
D05.1 SITE PLAN - OPEN SITE SPACE
1 : 200

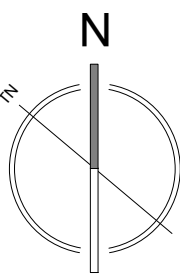


1 D10
D05.1 SITE PLAN - AVERAGE GRADE, BUILDING
DIMENSIONS & SETBACKS
1 : 100

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8
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scale As indicated checked CRo
file name 1837_OAK BAY AVE_CENTRAL.RVT
date 18/07/30
project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC
title

SITE PLAN

sheet no.

D05.1

revision no. 8

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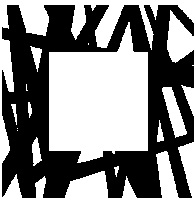
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D05.2

SITE IN CONTEXT
1 : 200

RICHMOND AVE

OAK BAY AVE

BANK STREET

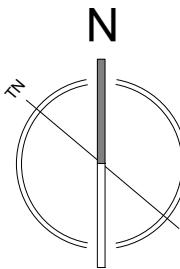


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file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

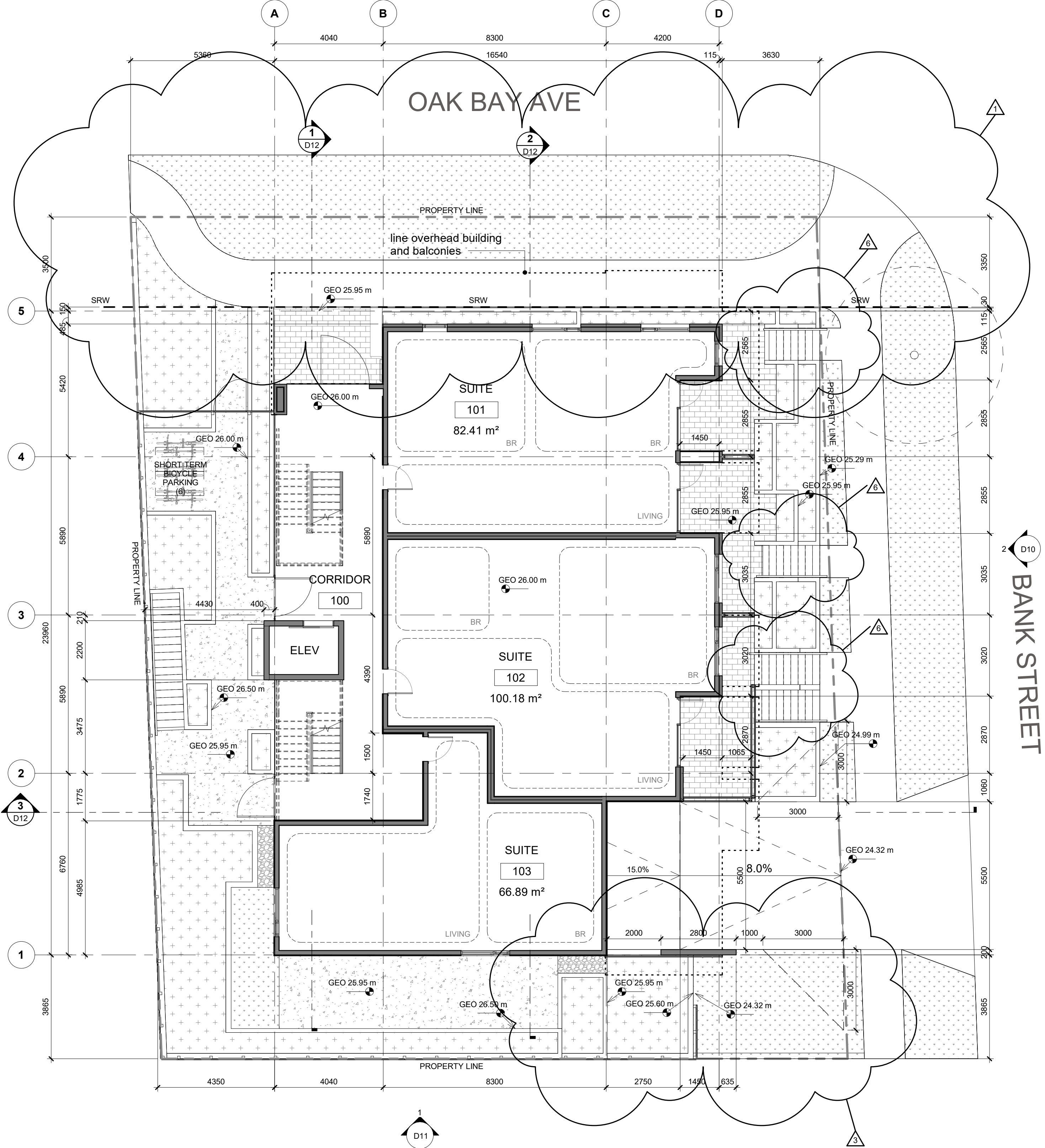
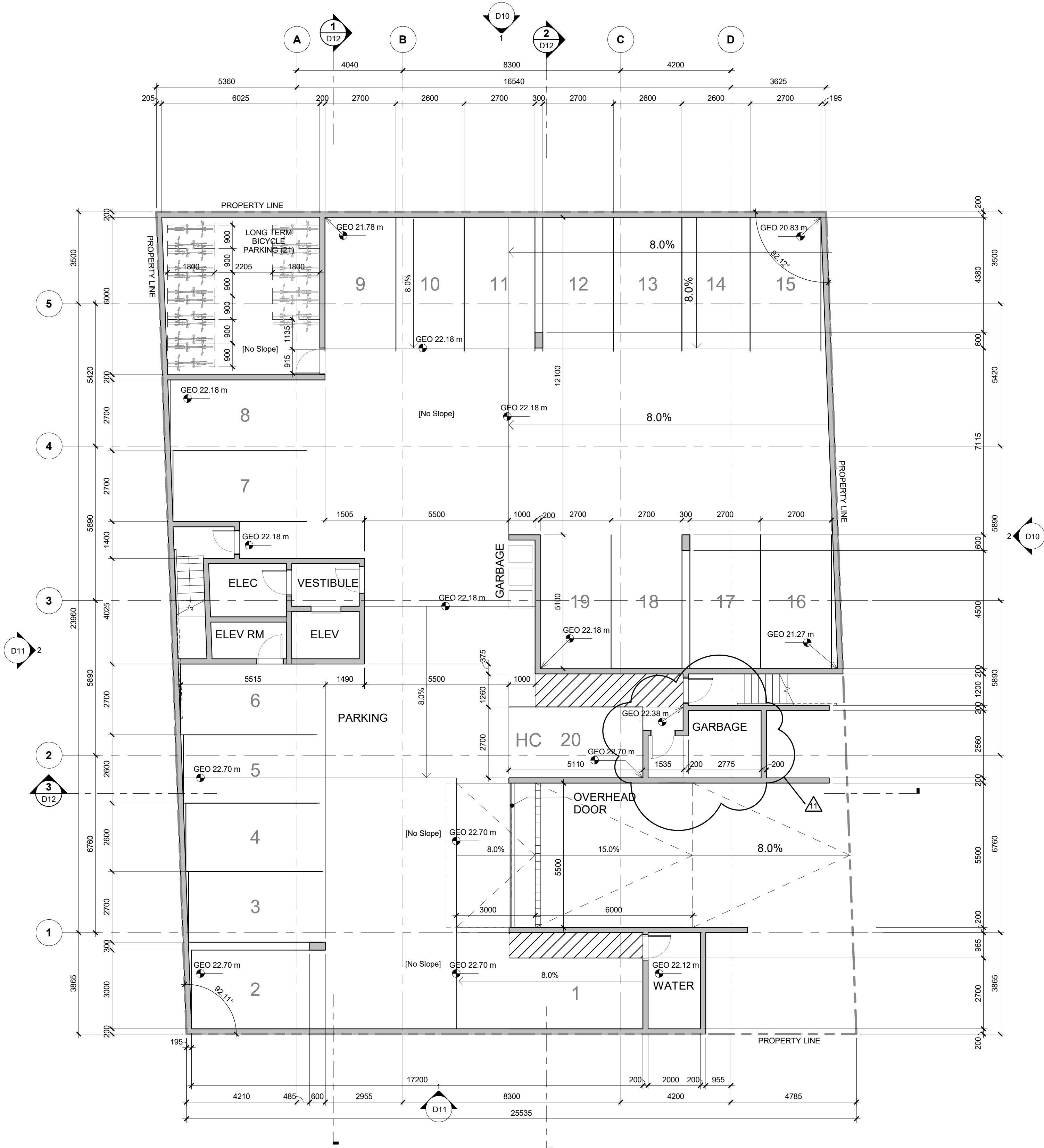
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SITE IN
CONTEXT

sheet no.

D05.2

revision no.



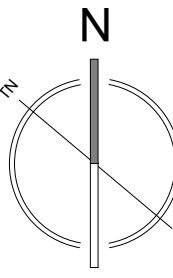
SITE HATCH LEGEND

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

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project no.



11
6
3
1
issued for
date

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scale As indicated checked CRo
file name 1637_OAK BAY AVE_CENTRAL.RVT
date 18/07/30
project

1811 OAK BAY
AVE

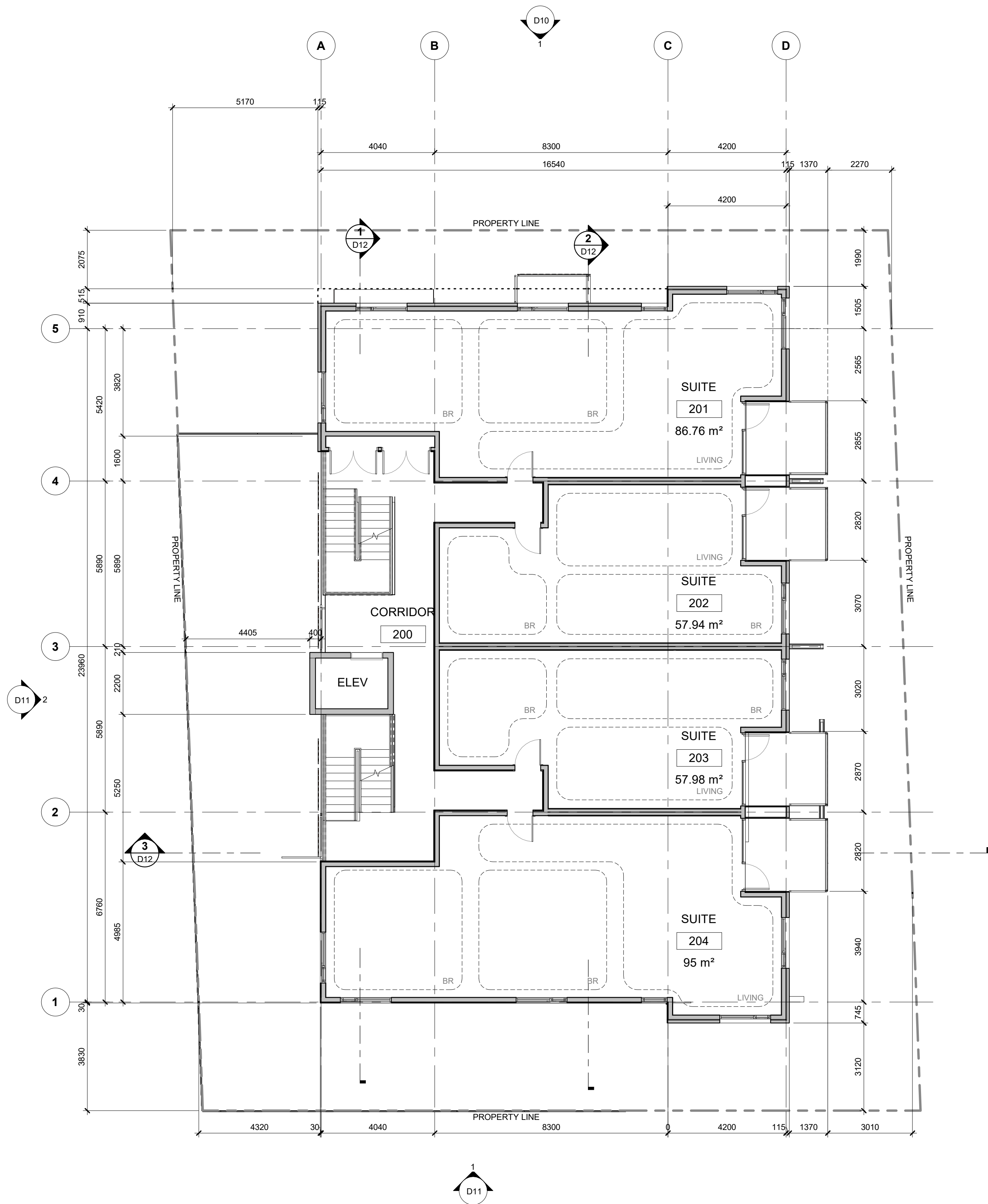
1811 OAK BAY AVENUE
VICTORIA, BC
title

PARKADE &
L1 FLOOR
PLAN

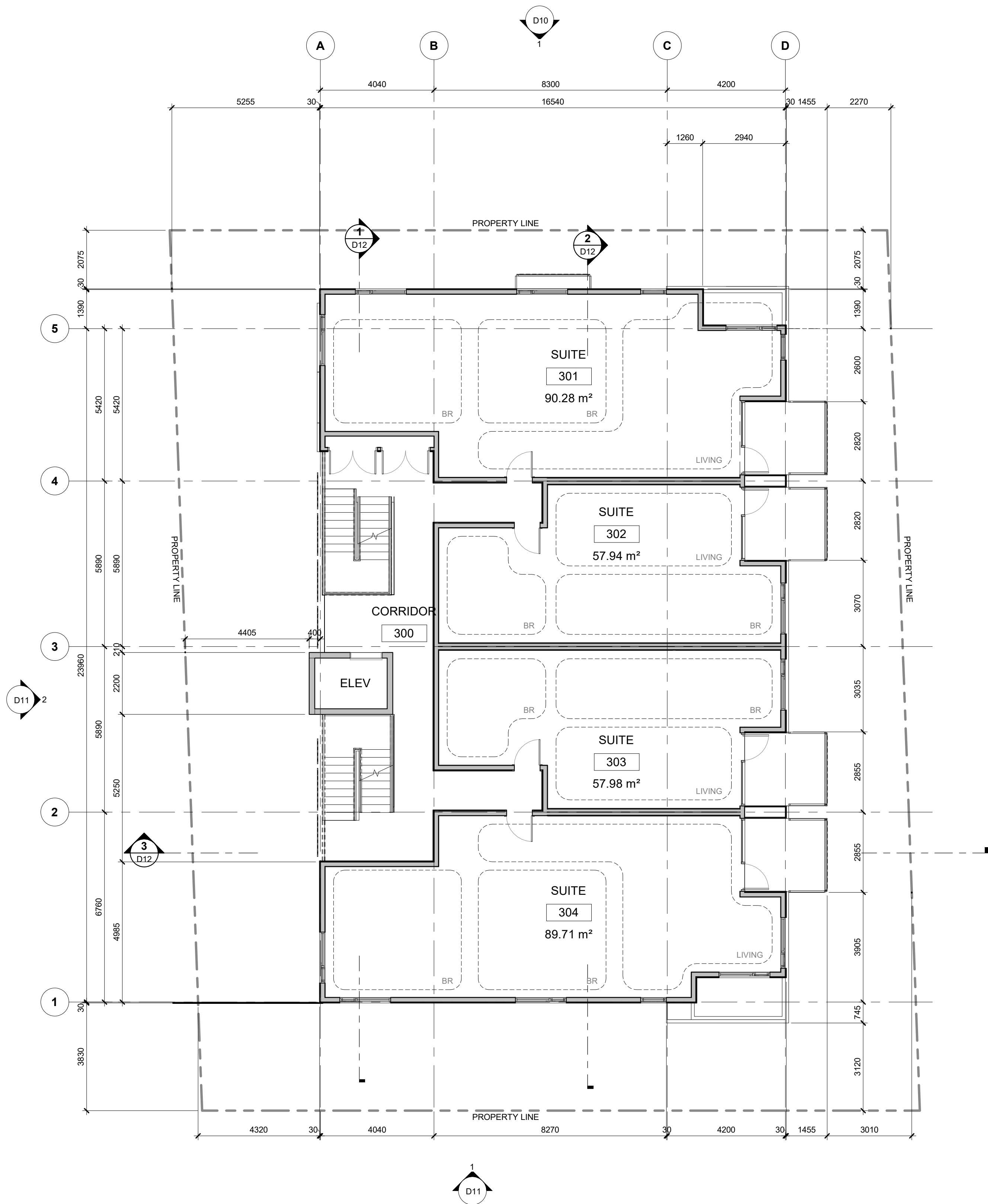
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D06

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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☐ tender
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file name 1637_OAK BAY AVE CENTRAL.RVT
date 18/07/30
project

1811 OAK BAY
AVE

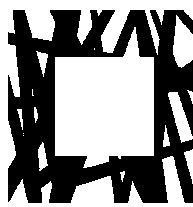
1811 OAK BAY AVENUE
VICTORIA, BC
title

L2 & L3
FLOOR PLAN

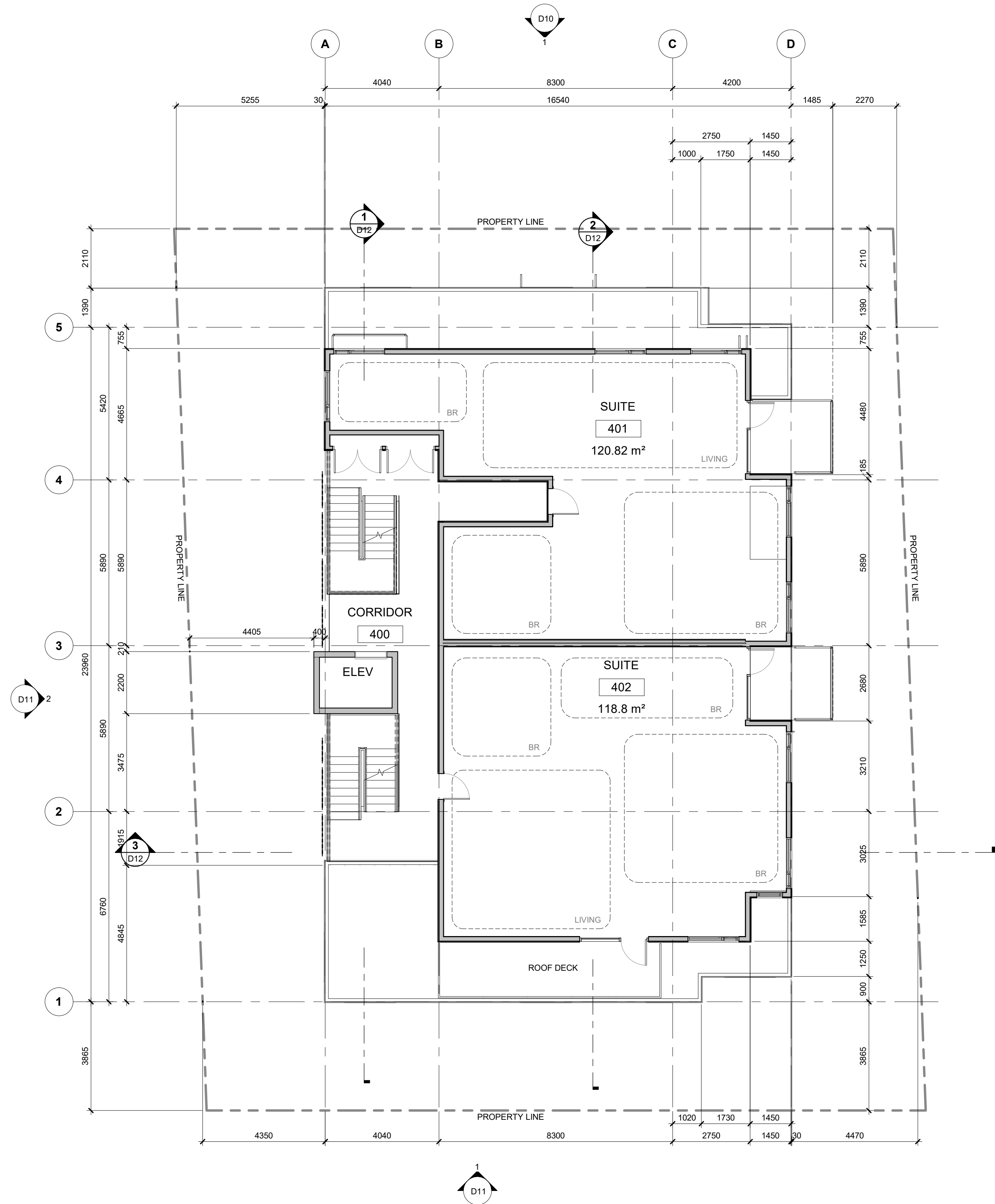
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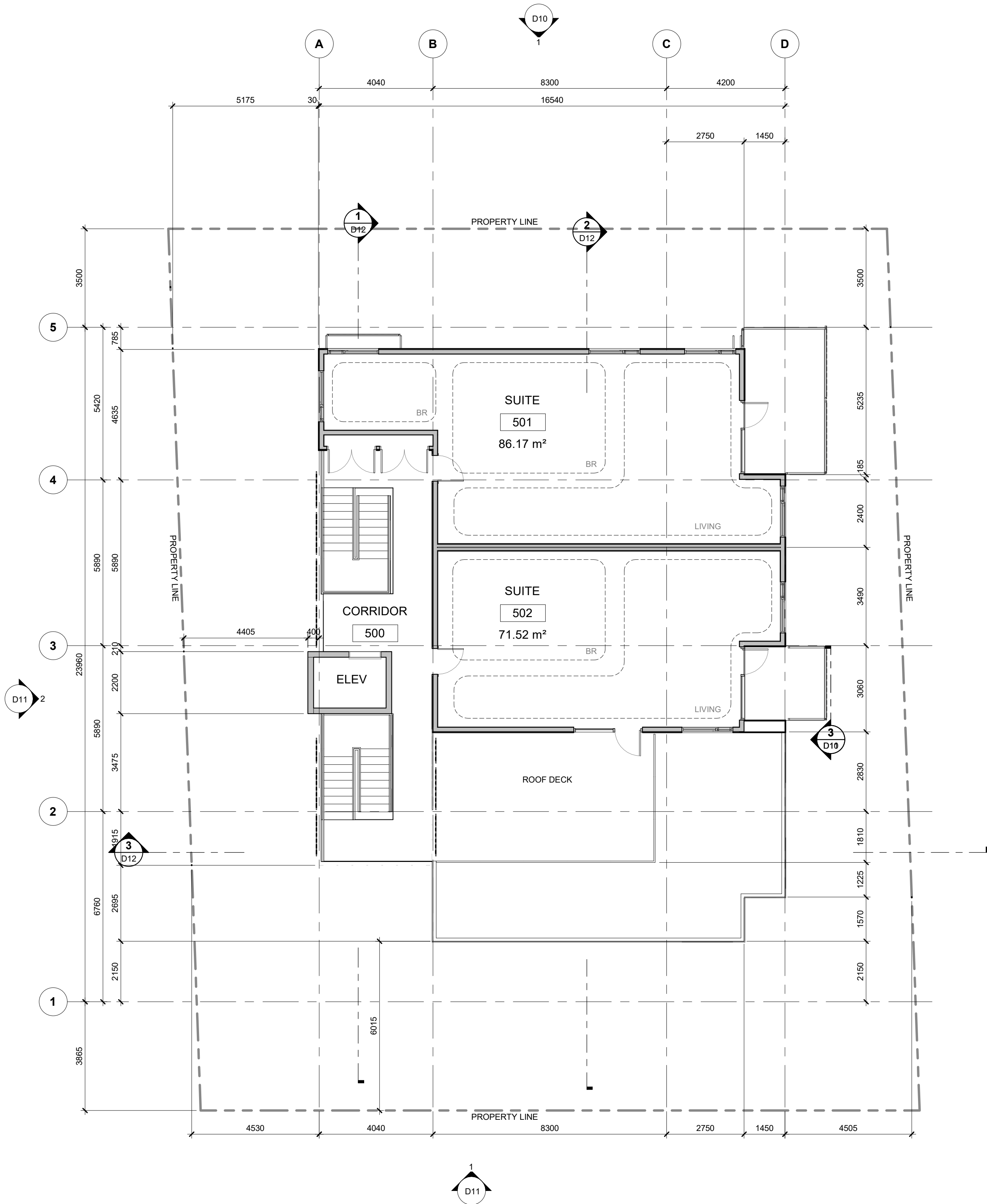
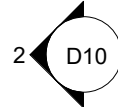
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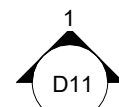
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2 | D10
D08 | **LEVEL 4 FLOOR PLAN**
1 : 100



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



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scale 1 : 100 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

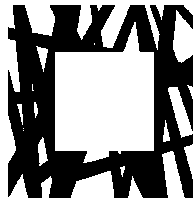
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**L4 & L5
FLOOR PLAN**

sheet no.

D08

revision no.



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scale 1 : 100 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

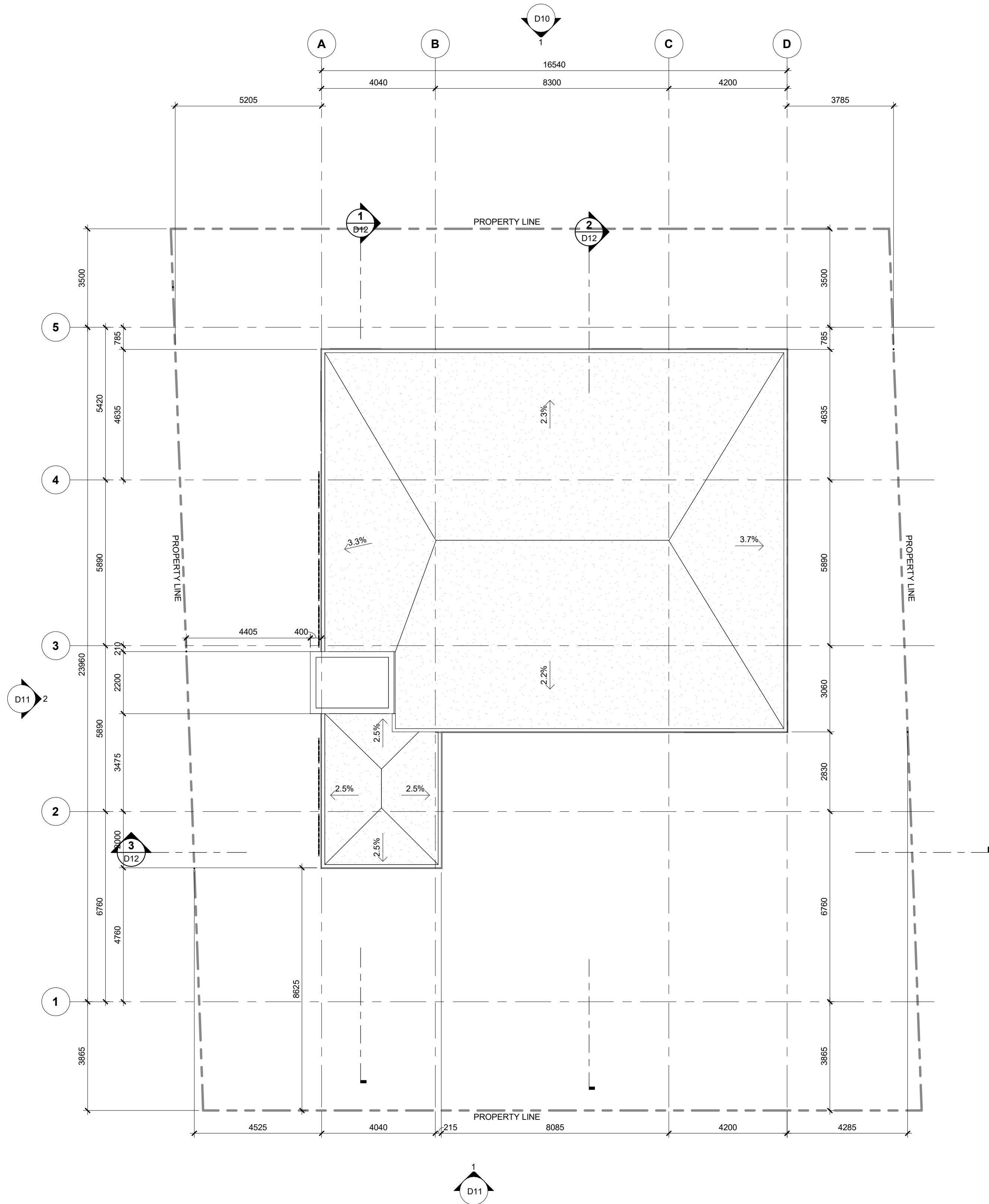
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ROOF FLOOR PLAN

sheet no.

D09

revision no.



LEVEL 6 ROOF

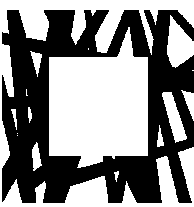
1 D10
D09 1 : 100

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PLOT DATE: 2018/07/31 11:20:33 AM



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 no.

1

issued for date

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☐ tender

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scale As indicated 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

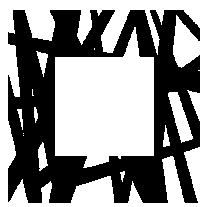
BUILDING
ELEVATIONS

sheet no.

D10

revision no.

1



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MATERIALS LEGEND

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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

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	As indicated	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

BUILDING
ELEVATIONS

sheet no.

D11

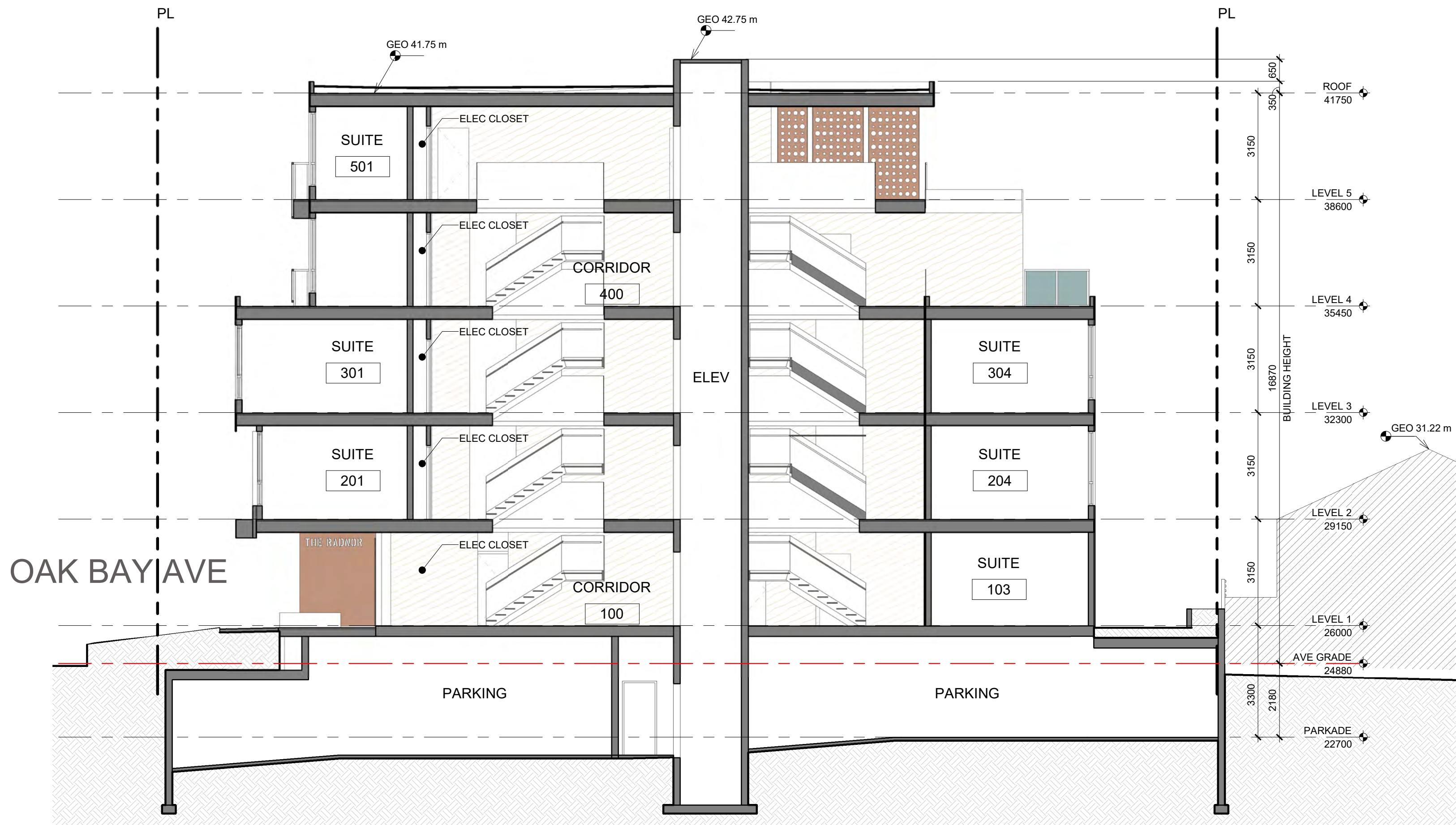
revision no.



1 D06 SOUTH ELEVATION
D11 1: 100



2 D06 WEST ELEVATION
D11 1: 100



1 A0.10 D12 BUILDING SECTION 1 1 : 100



3 A0.10 D12 BUILDING SECTION 3 1 : 100



2 D06 D12 BUILDING SECTION 2 1 : 100

seal

consultants

project no.

10

issued for date

☐ construction

☐ tender

☐ building permit YEAR_MO_DA

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scale 1 : 100 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

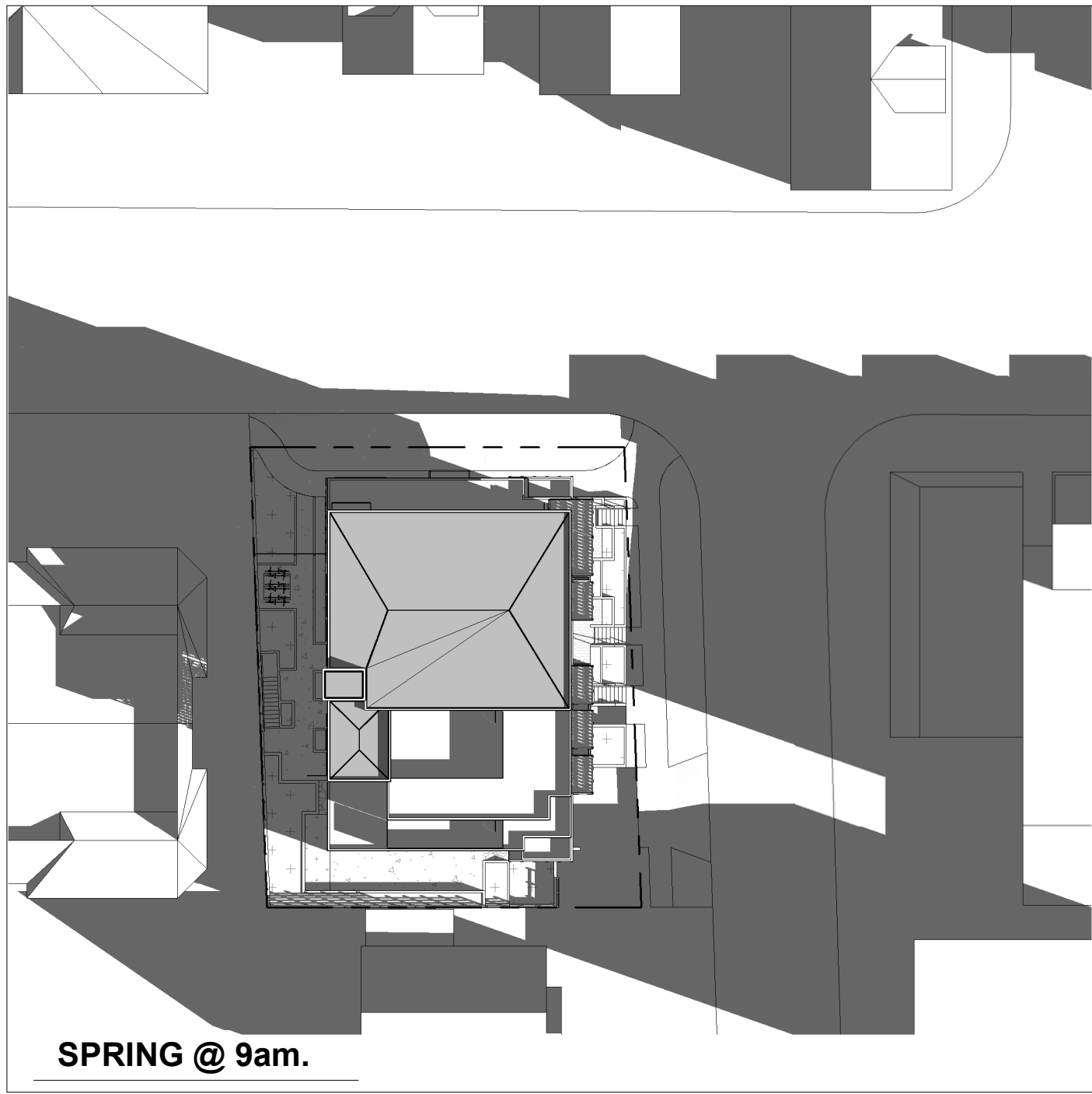
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BUILDING
SECTIONS

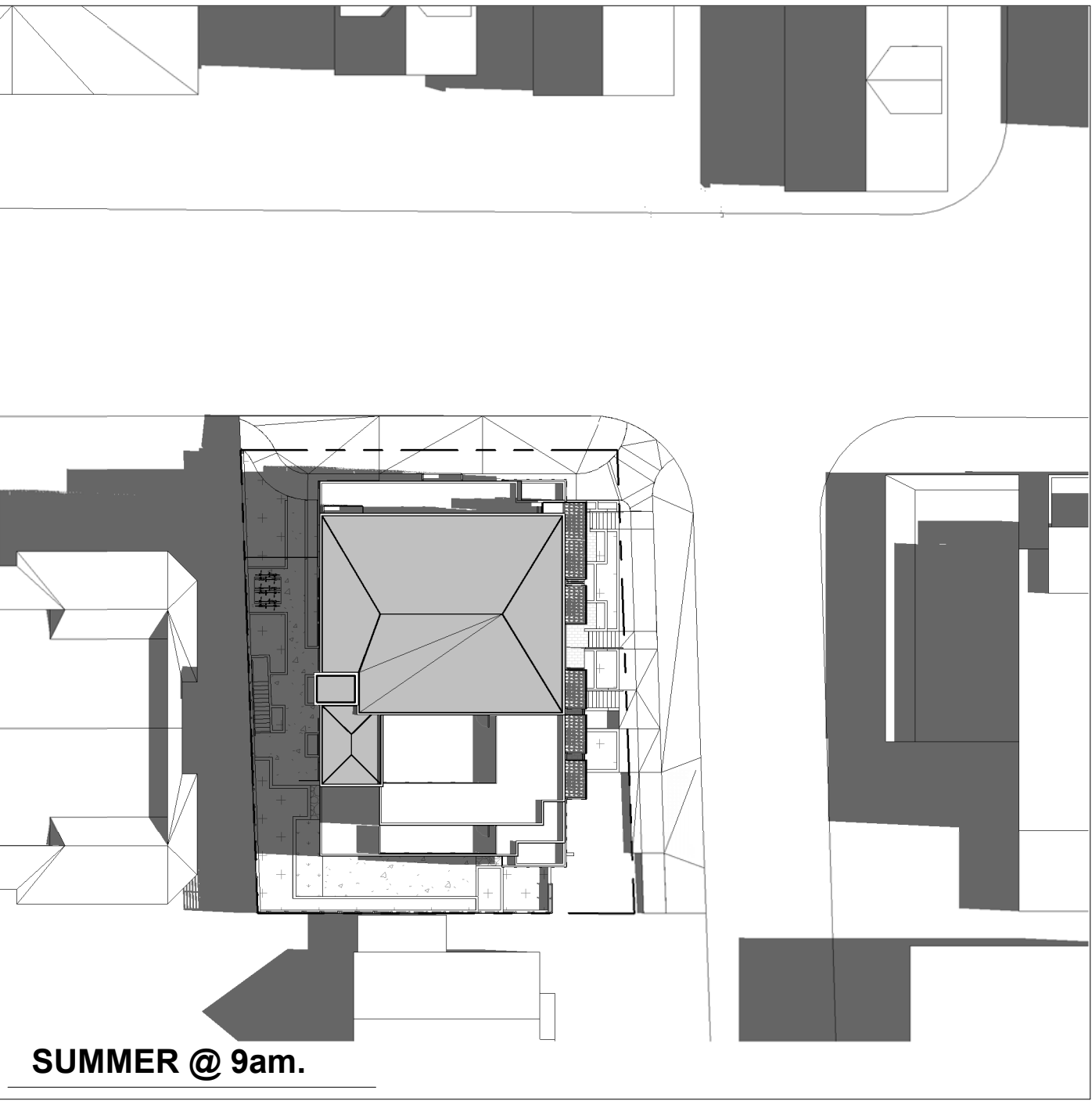
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D12

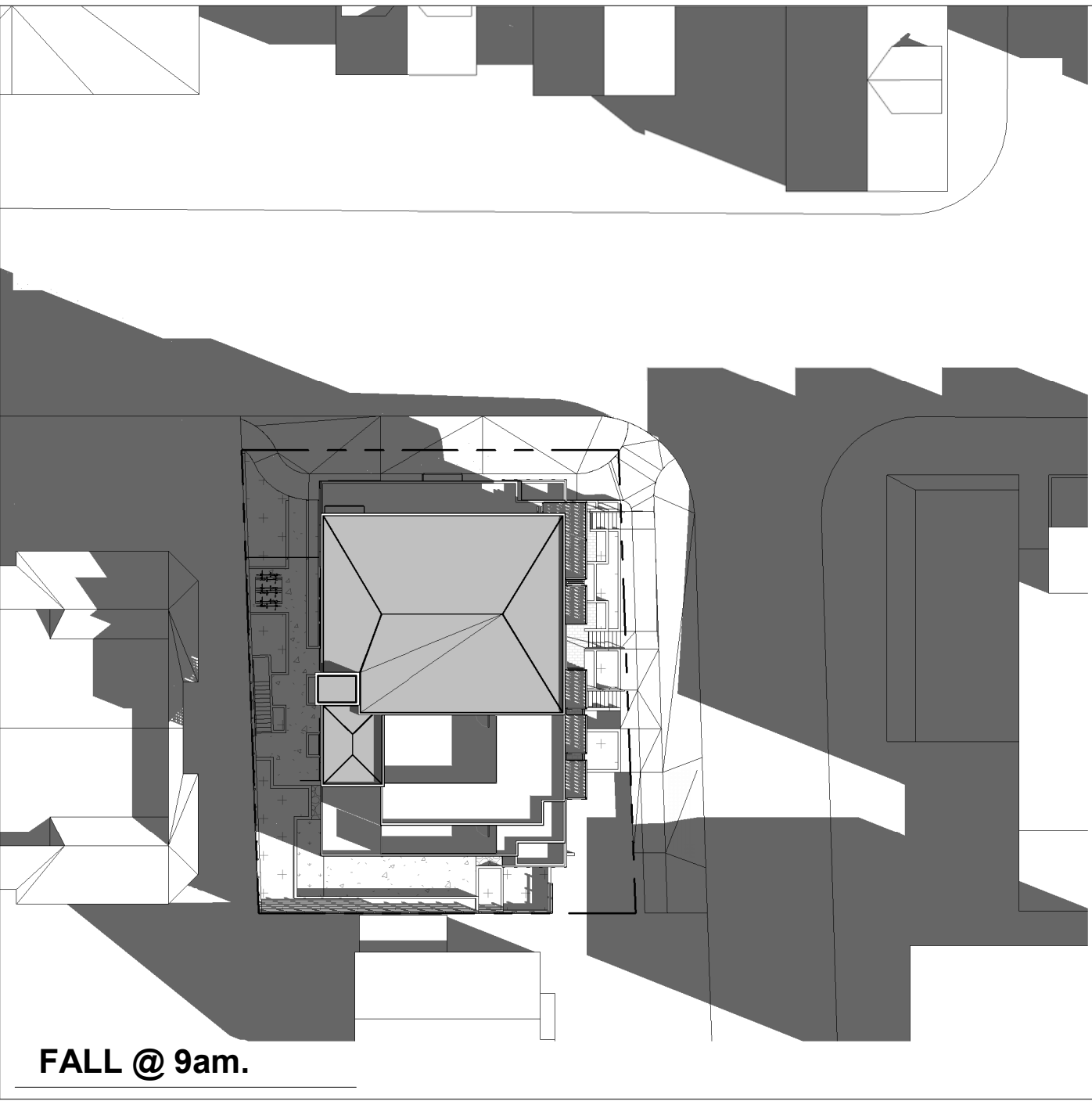
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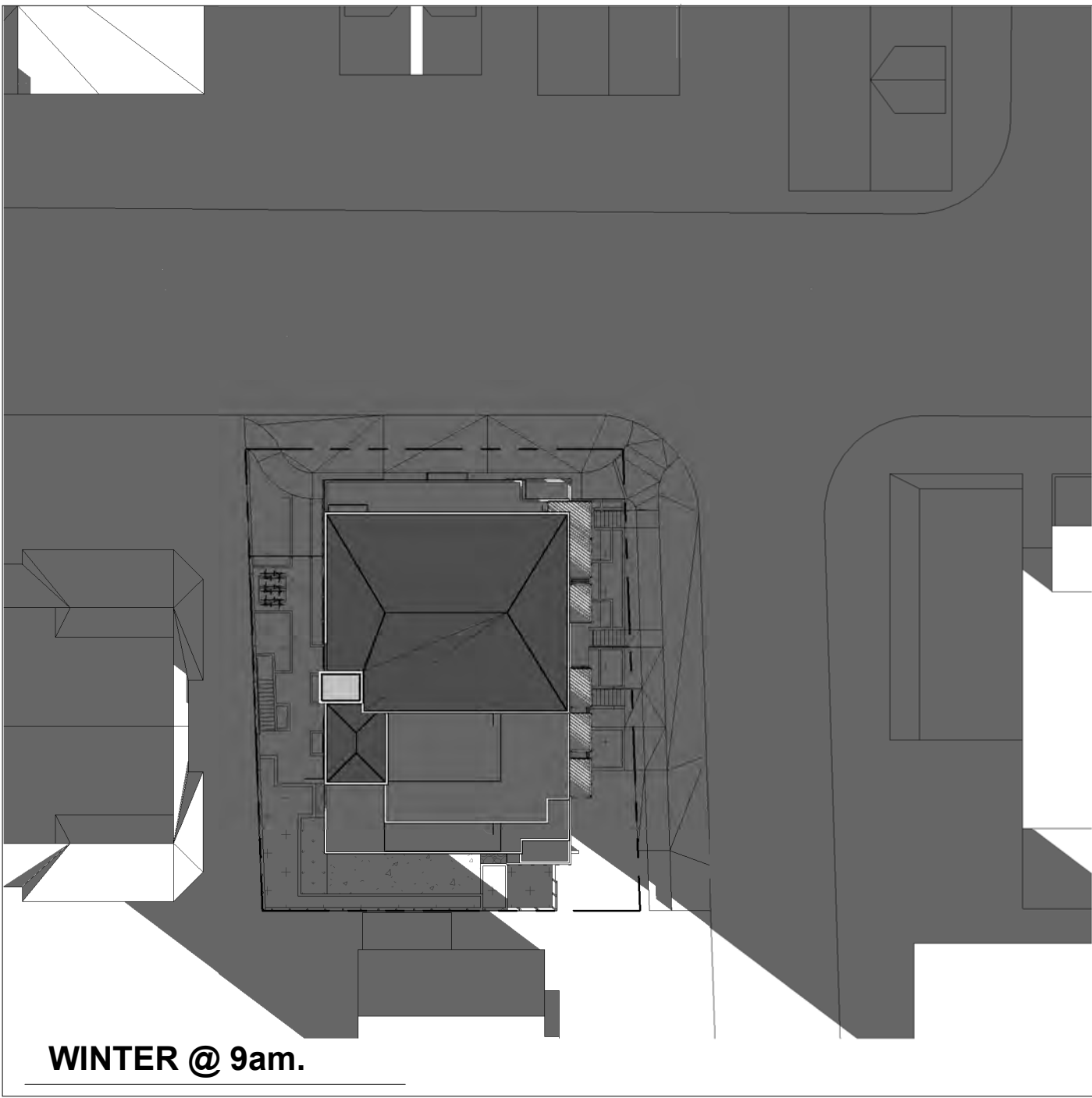
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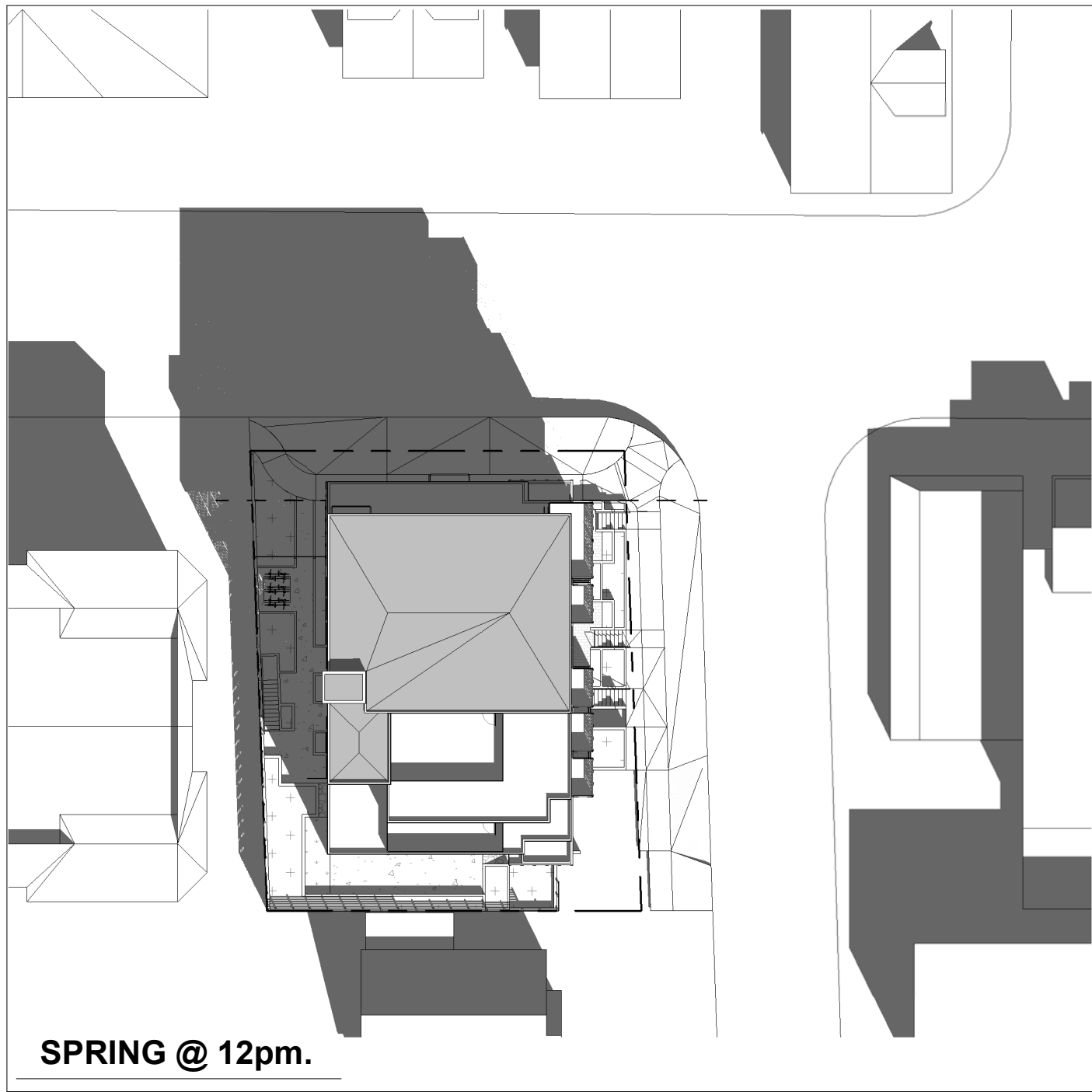
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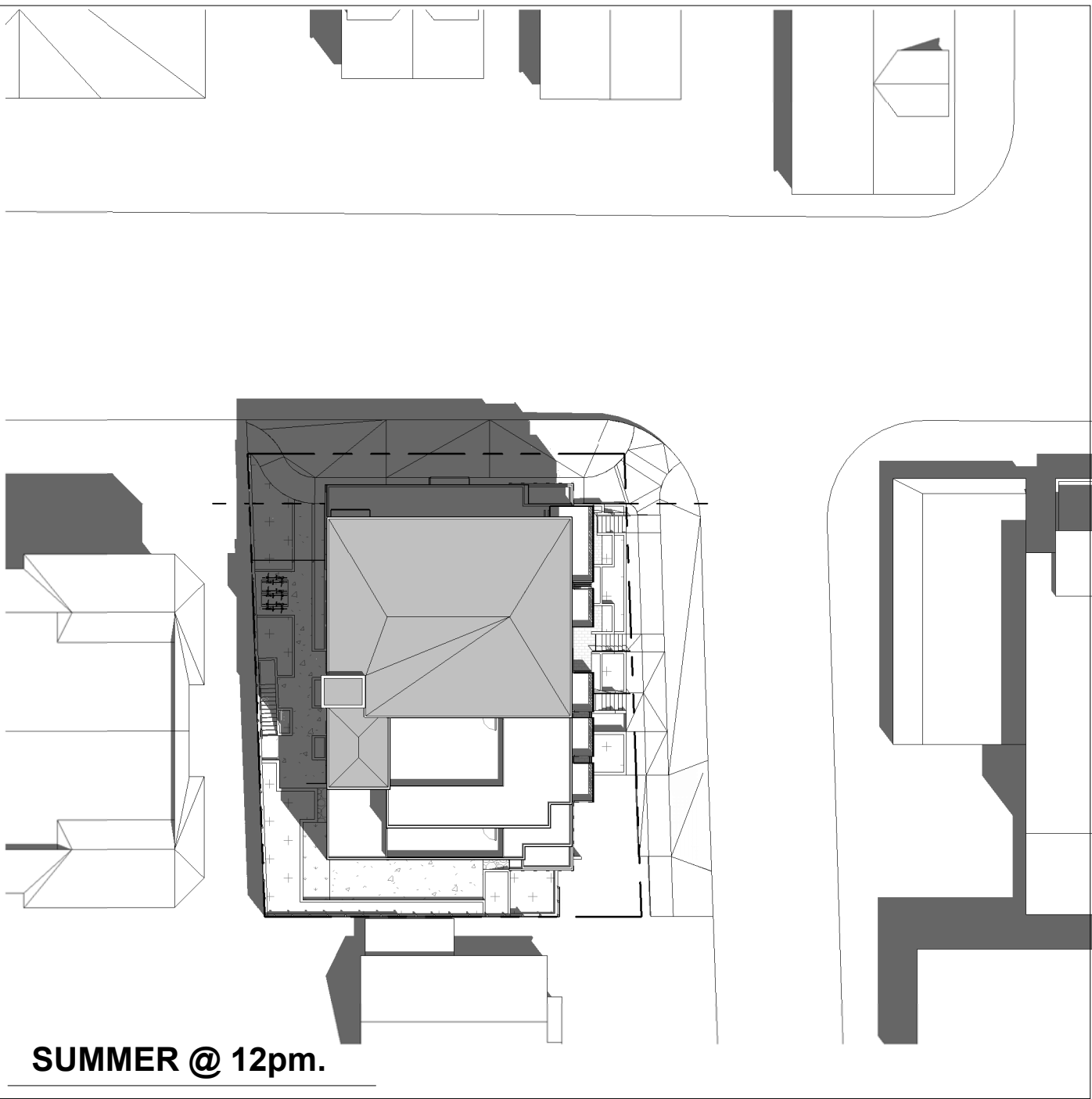
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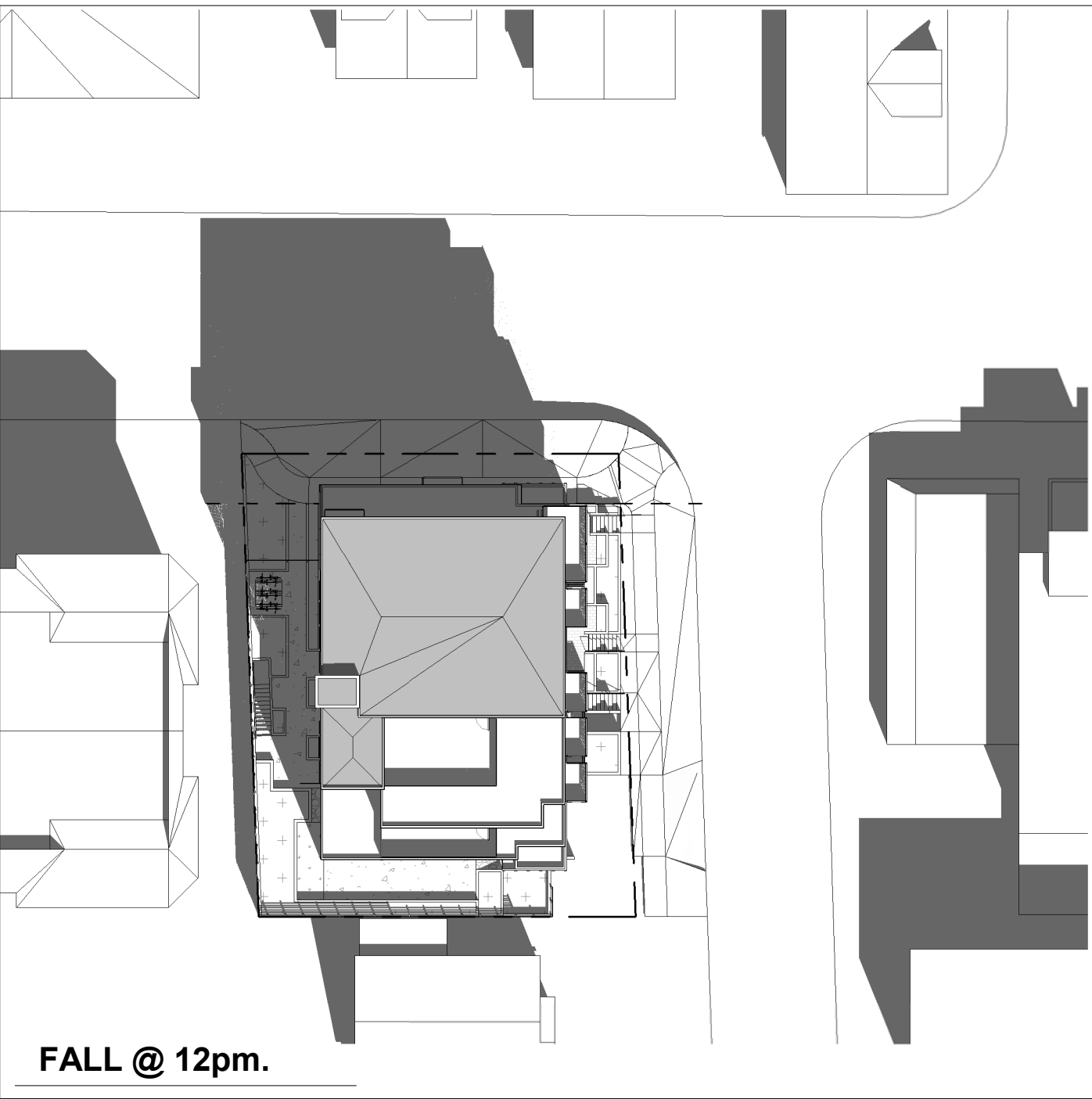
WINTER @ 9am.



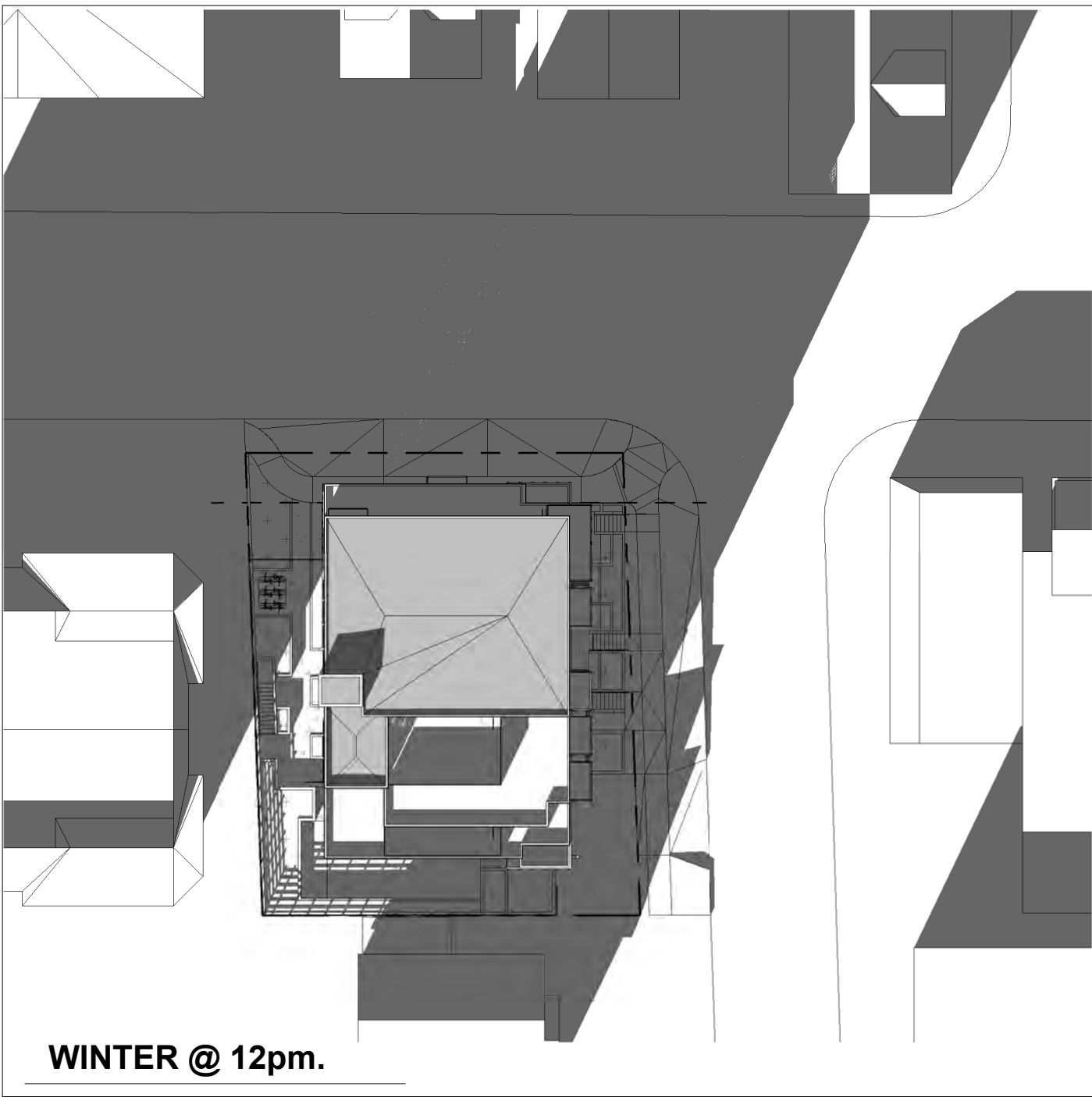
SPRING @ 12pm.



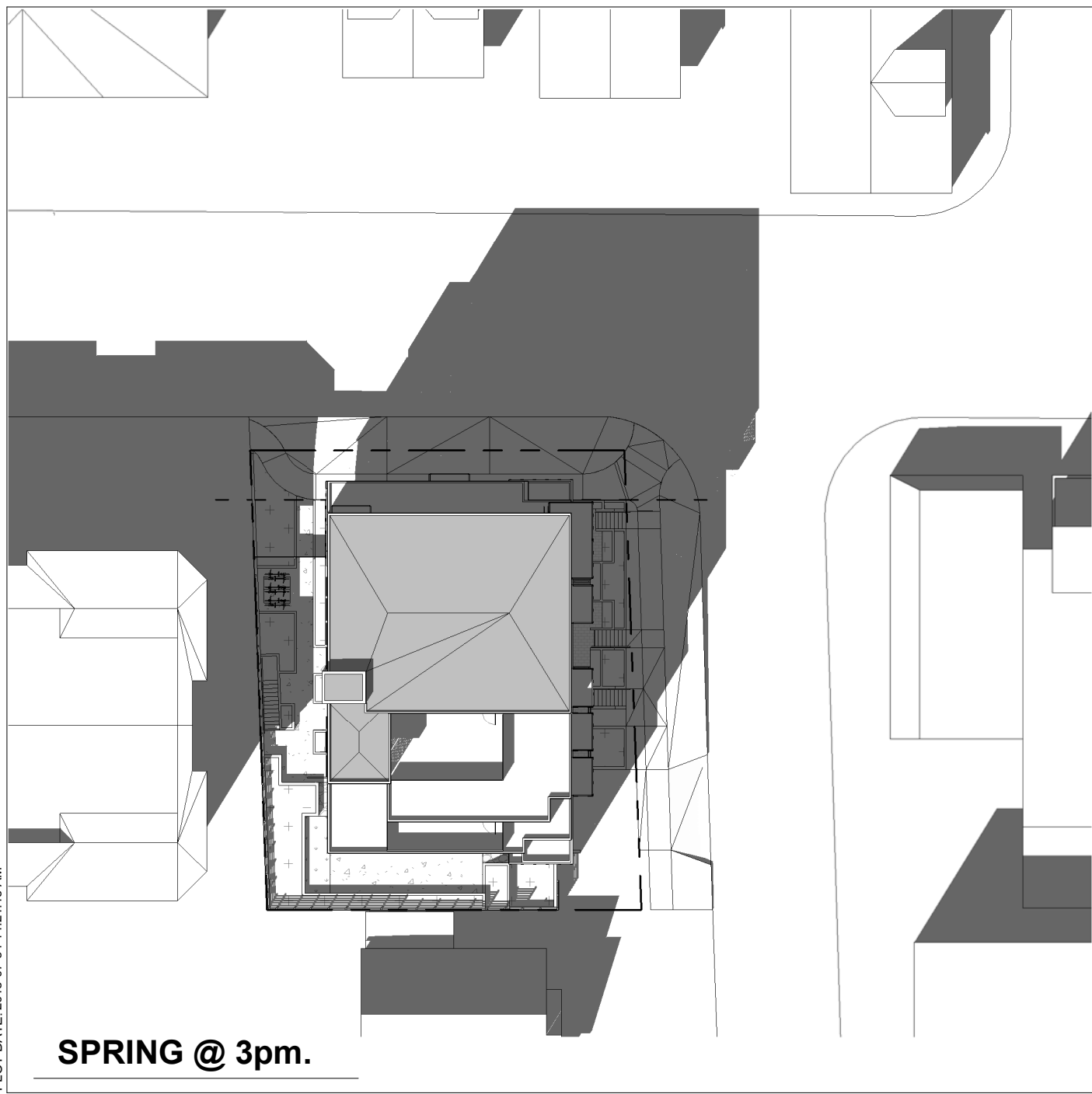
SUMMER @ 12pm.



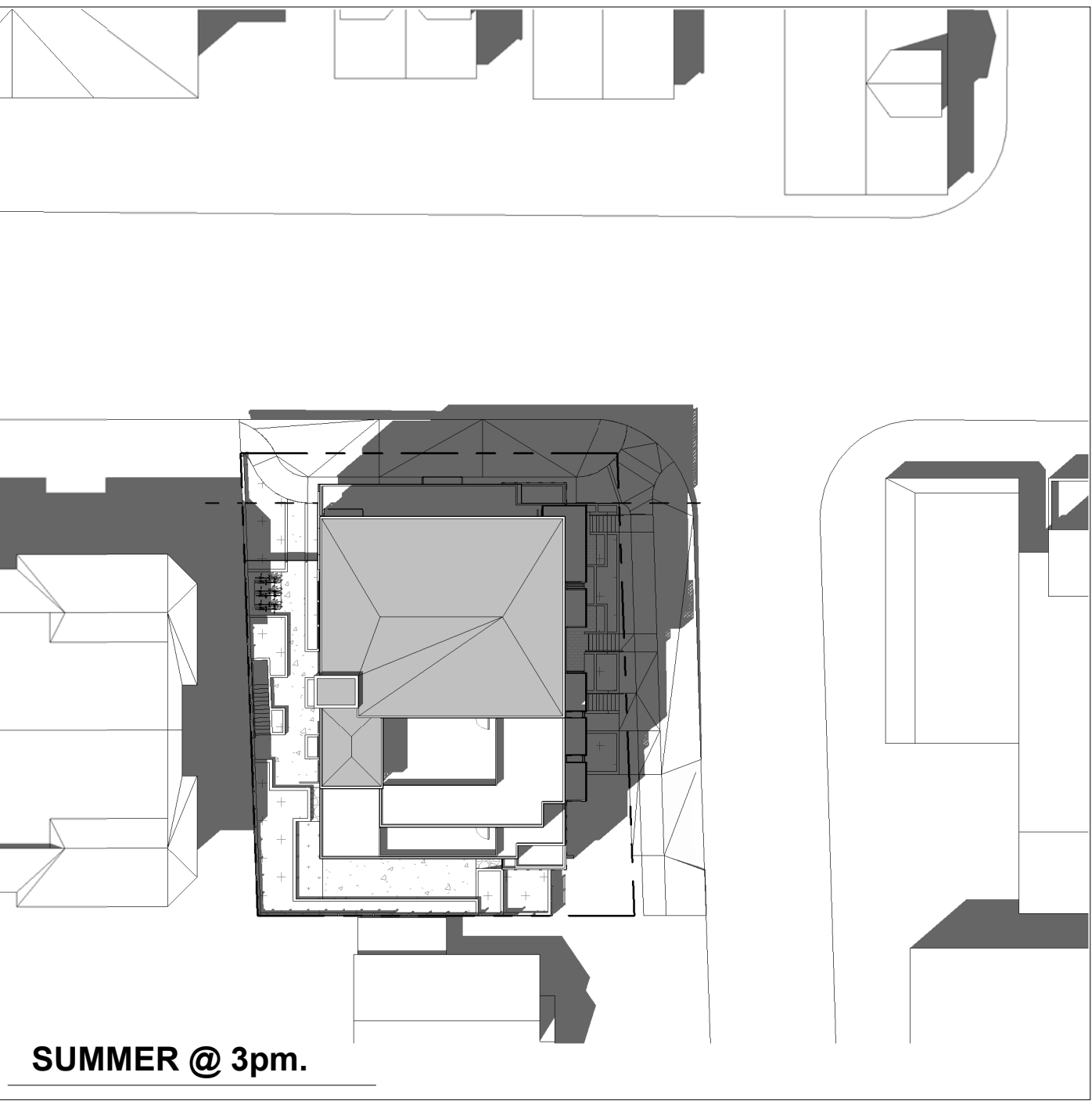
FALL @ 12pm.



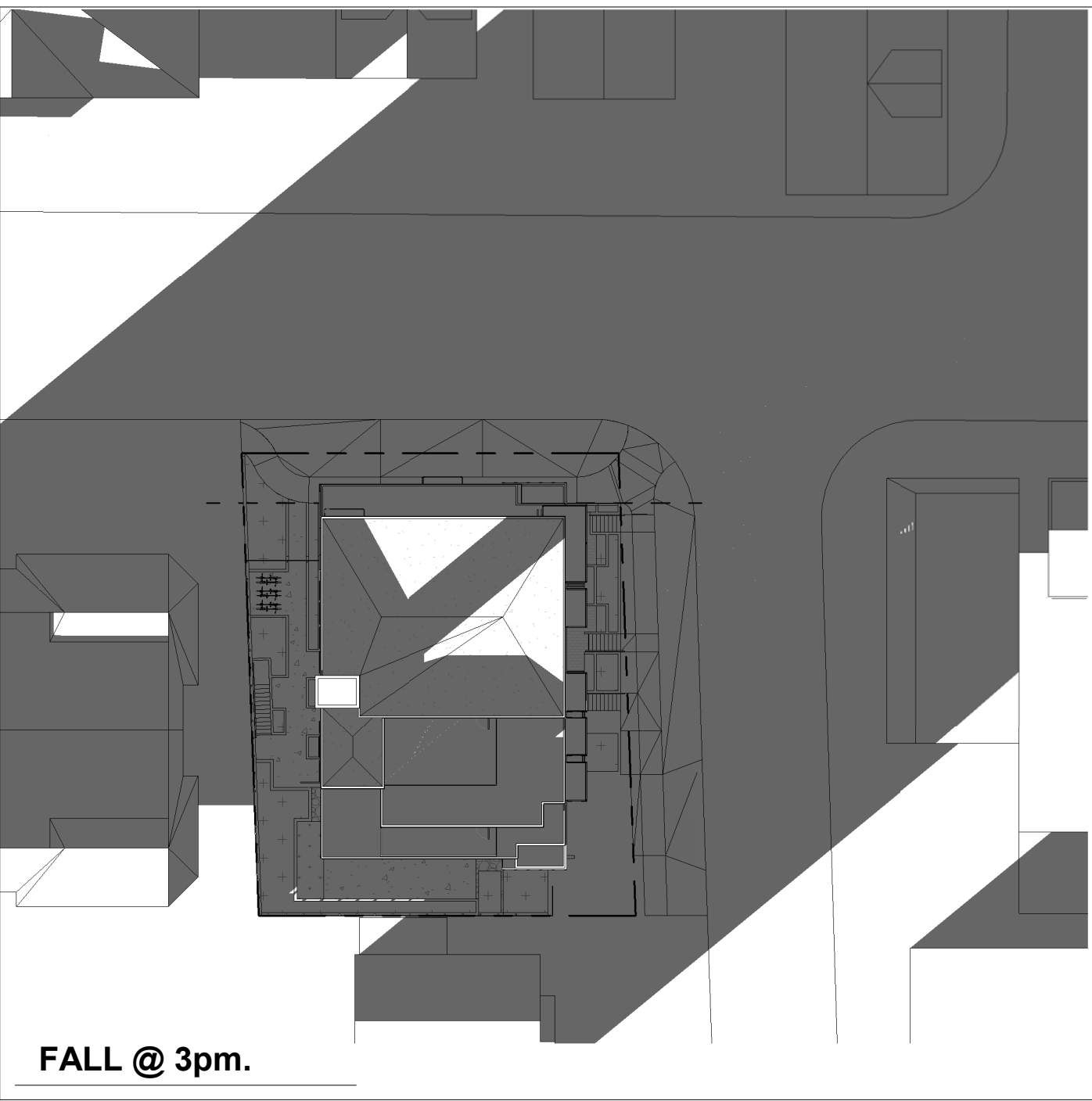
WINTER @ 12pm.



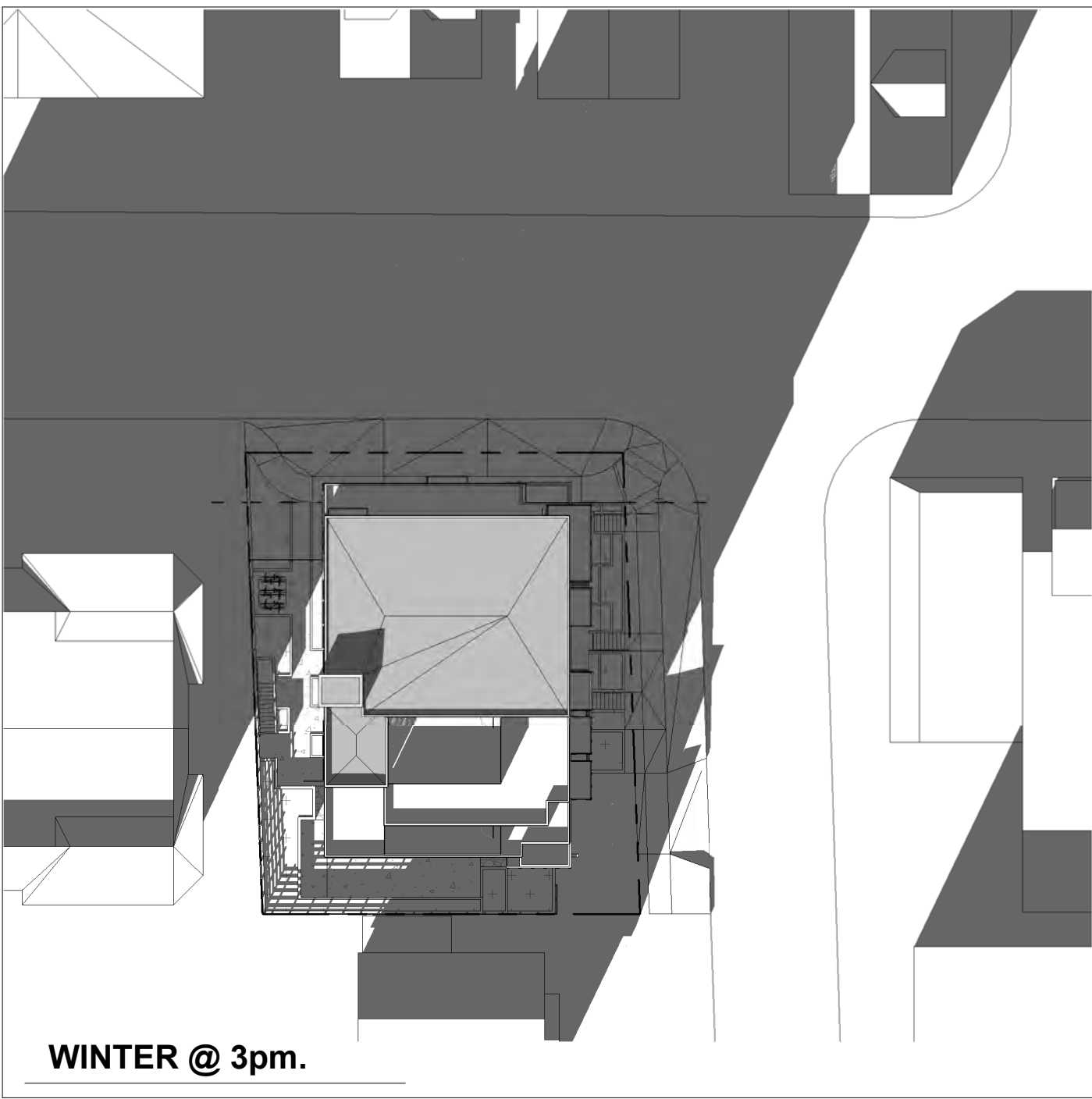
SPRING @ 3pm.



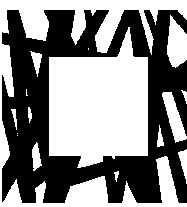
SUMMER @ 3pm.



FALL @ 3pm.



WINTER @ 3pm.



LOW
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ROWE
ARCHITECTS

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 : 400 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

SUN STUDIES

sheet no.

D13

revision no.



STREET VIEW FROM BANK STREET



STREET VIEW FROM OAK BAY AVENUE

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

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

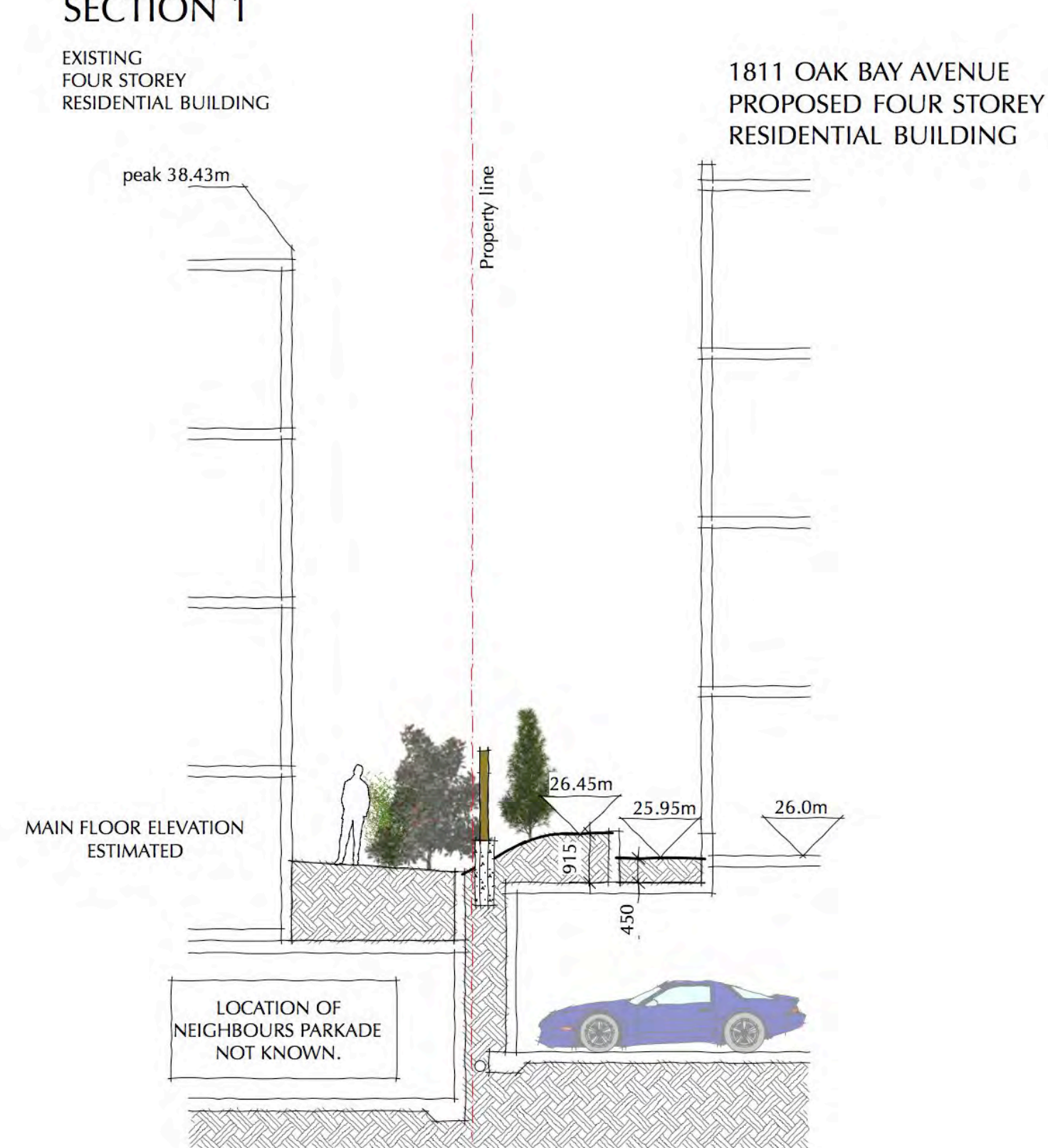
STREET
ELEVATIONS

sheet no.

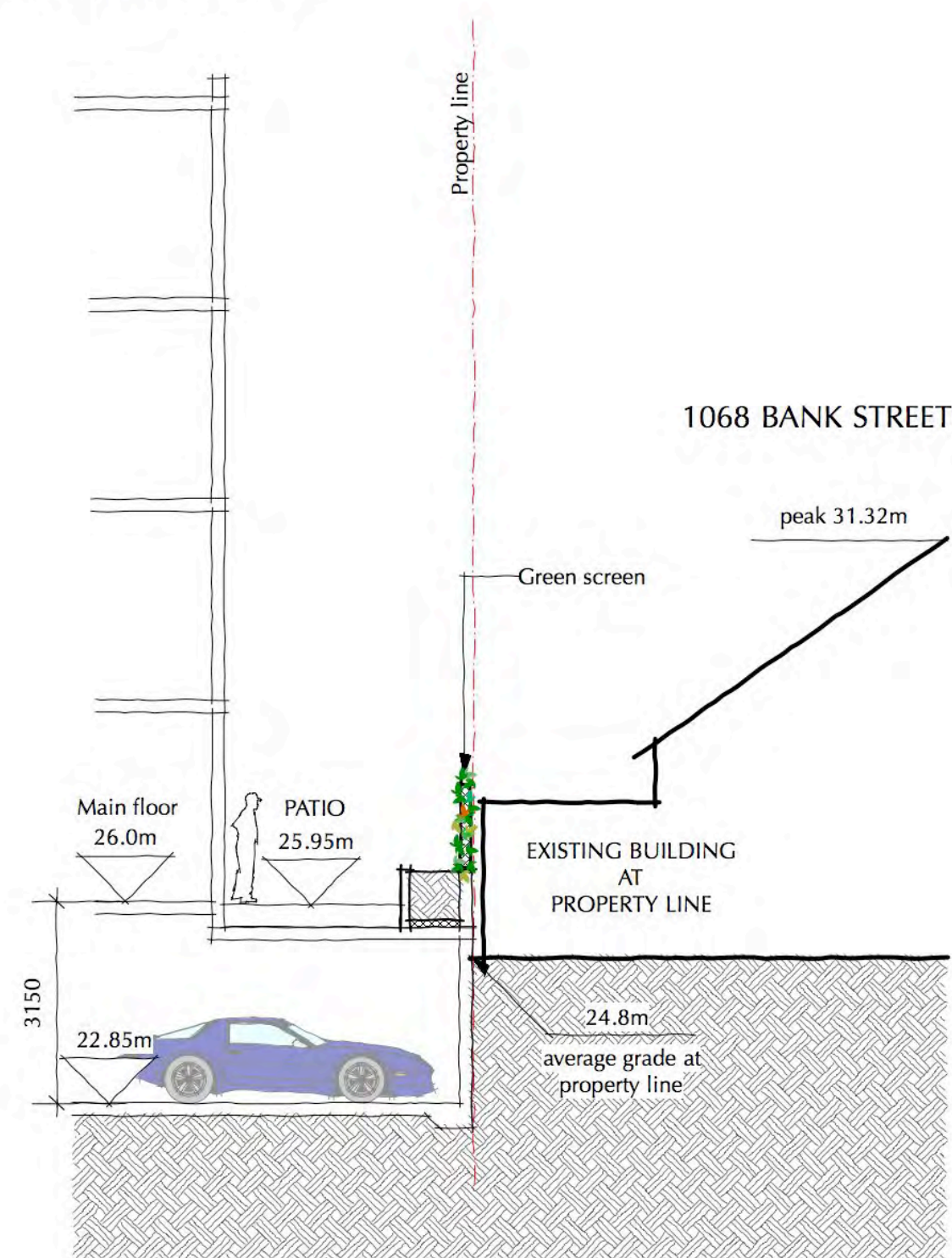
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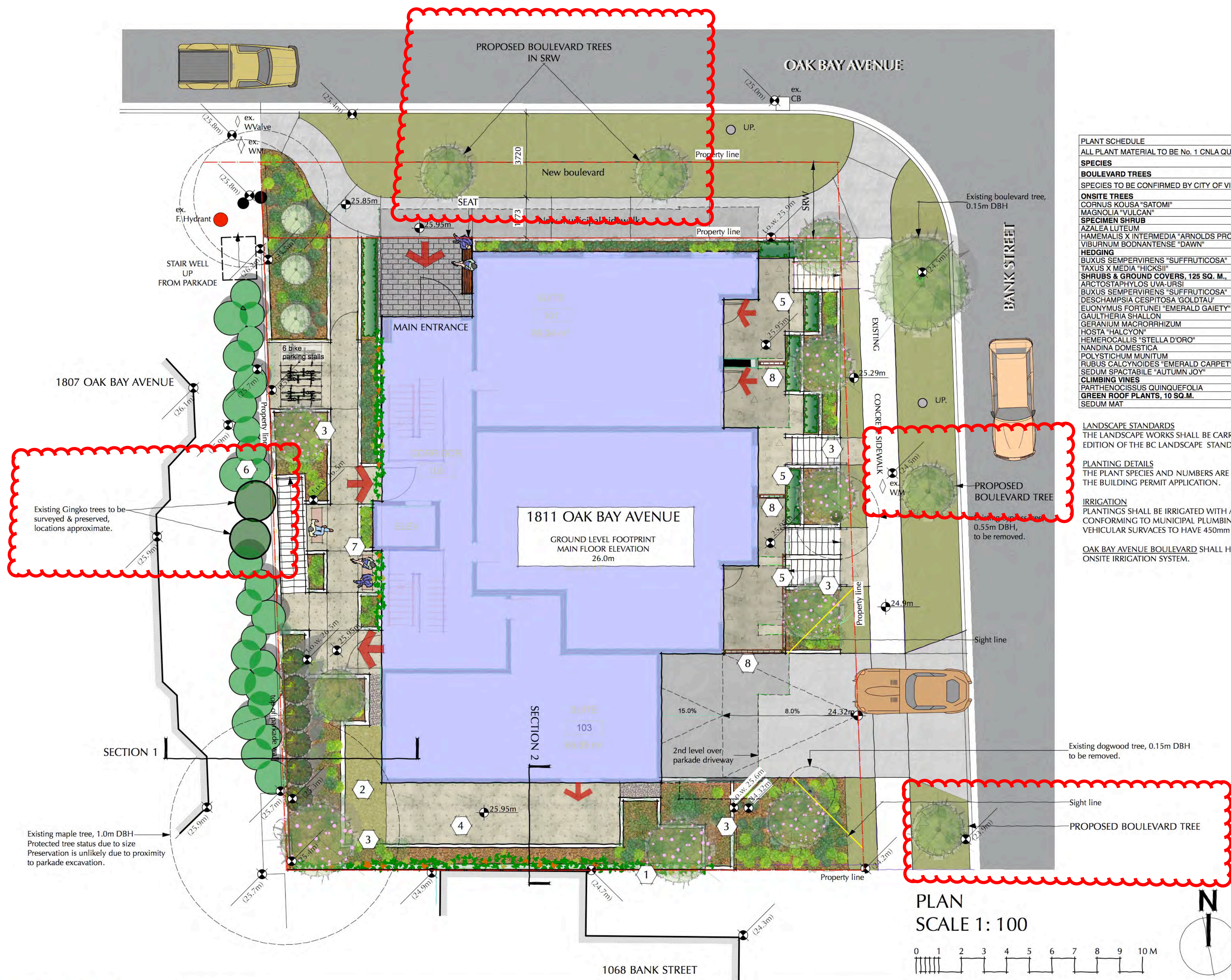
EXISTING
FOUR STOREY
RESIDENTIAL BUILDING



1811 OAK BAY AVENUE
PROPOSED FOUR STOREY
RESIDENTIAL BUILDING



GREEN SCREEN AT SOUTH PROPERTY LINE



- 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 t.o.w. 25.75m
(25.0m)



proposed
(existing)

PROPOSED
LOW EVERGREEN HEDGE

CLIMBING VINES ON GREEN SCREEN & STEEL CABLES

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
ONSITE TREES			
CORNUS KOLSA "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
HAMELIS X INTERMEDIA "ARNOLDS PROMISE"	#1 CHAZEL	#5 POT	3
VIBURNUM BODNANTENSE "DAWN"	FRAGRANT VIBURNUM	#5 POT	1
HEDGING			
BUXUS SEMPERVIRENS "SUFRUTICOSA"	BOX WOOD	#1 POT	36
BUXUS X MEDIA "HOKSII"	BOX WOOD / YEW	#2 CALIPER	52
SHRUBS & GROUND COVERS, 125 SQ. M., 2.5 PLANTS / SQ. M.		APPROX. #	520
ARCTOSTAPHYLOS UVA-URSI	KINKINIKINN	#1 POT	
BUXUS SEMPERVIRENS "SUFRUTICOSA"	BOX WOOD	#1 POT	
GERANIUM PSEUDOPARVIFOLIUM	GOLD DEW DRIFTED HAIR GRASS	#1 POT	
EUNYMIUS FORTUNEI "EMERALD GAIETY"	WINTER CREEPER	#1 POT	
GAULTHERIA SHALLON	SALAL	#2 POT	
GERANIUM MACRORRHIZUM	CRANESEBIL	#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	#2 POT	
RUBUS CALYCAOIDES "EMERALD CARPET"	CREEPING RASPBERRY	#1 POT	
SEDUM SPACTABILE "AUTUMN JOY"	STONECROP	#3 POT	
CLIMBING VINES			
PARTHENOCISSUS QUINQUEFOLIA	VIRGINA CREEPER	#2 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 IIABC 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 ONSITE IRRIGATION SYSTEM.

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC.

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

design@smallandrossell.com
www.smallandrossell.com

ISSUED FOR	DATE
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☐ 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

L1