



**1693 Fort Street  
Victoria, B.C.**

**D'AMBROSIO**  
architecture + urbanism

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**Issued for Re-Zoning and  
Development Permit Applications  
November 18, 2020**

**Aryze Developments Inc.**

## Contacts

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### Architect

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## List of Drawings

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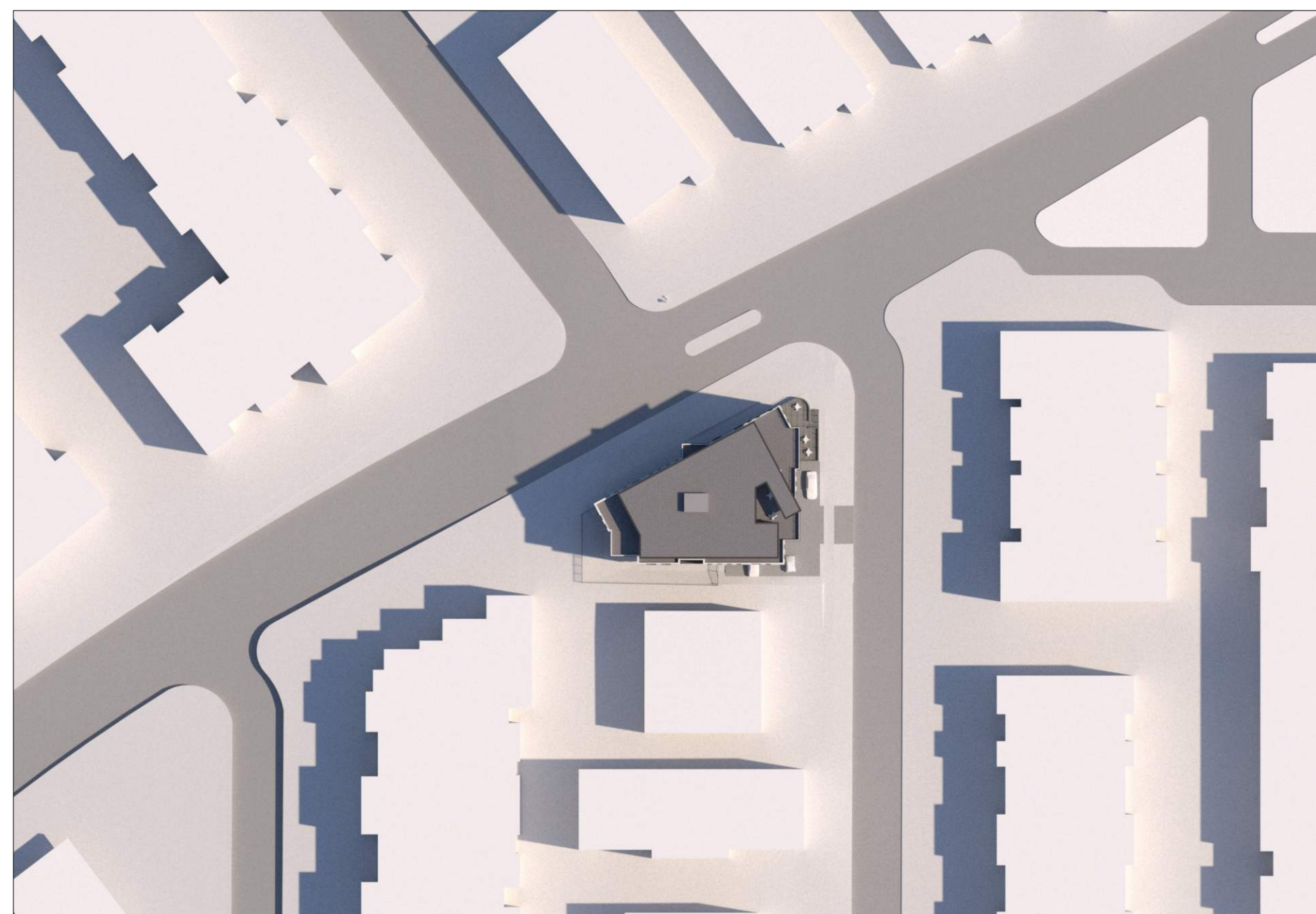
### Civil

C1 Conceptual Servicing Drawing

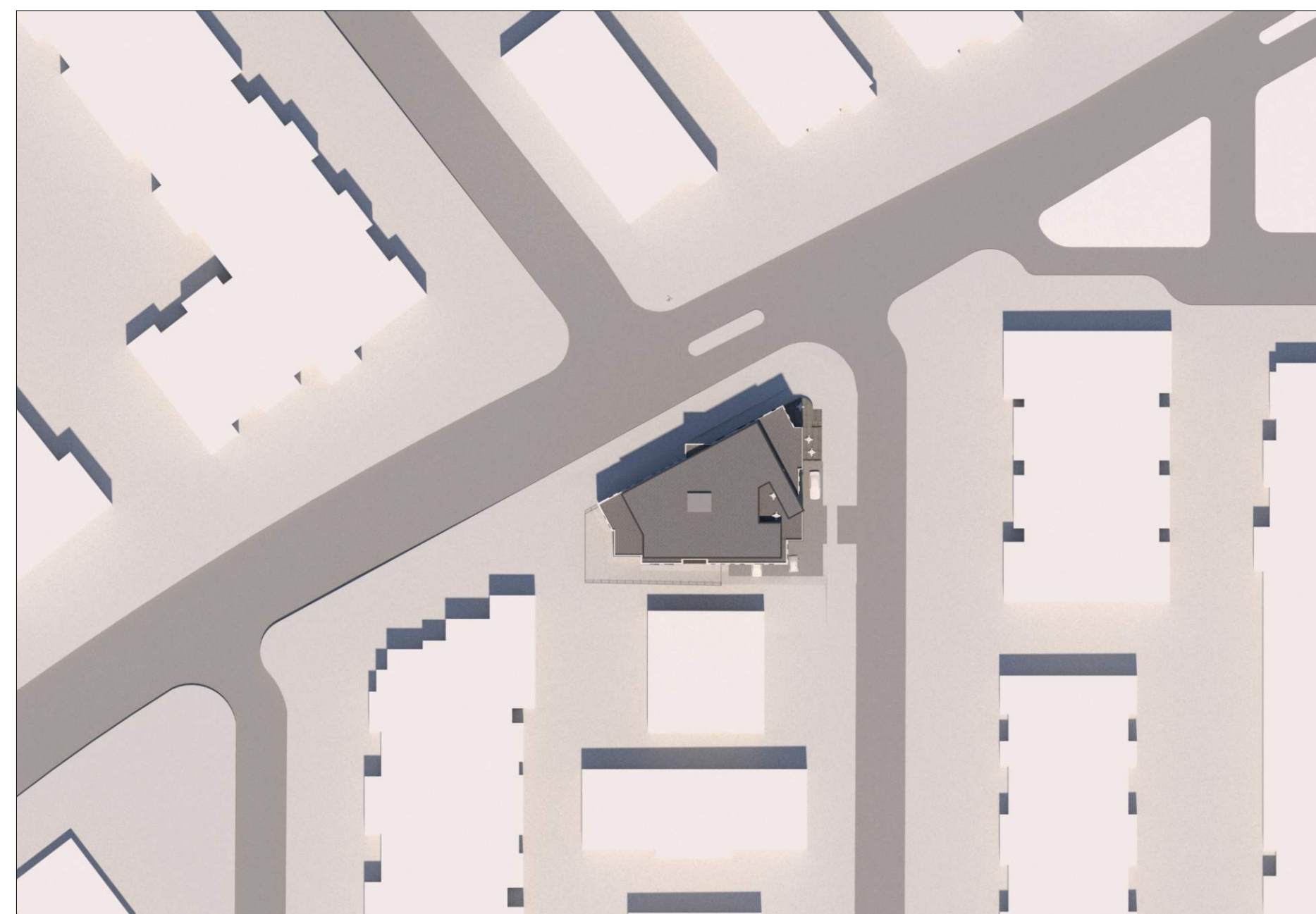




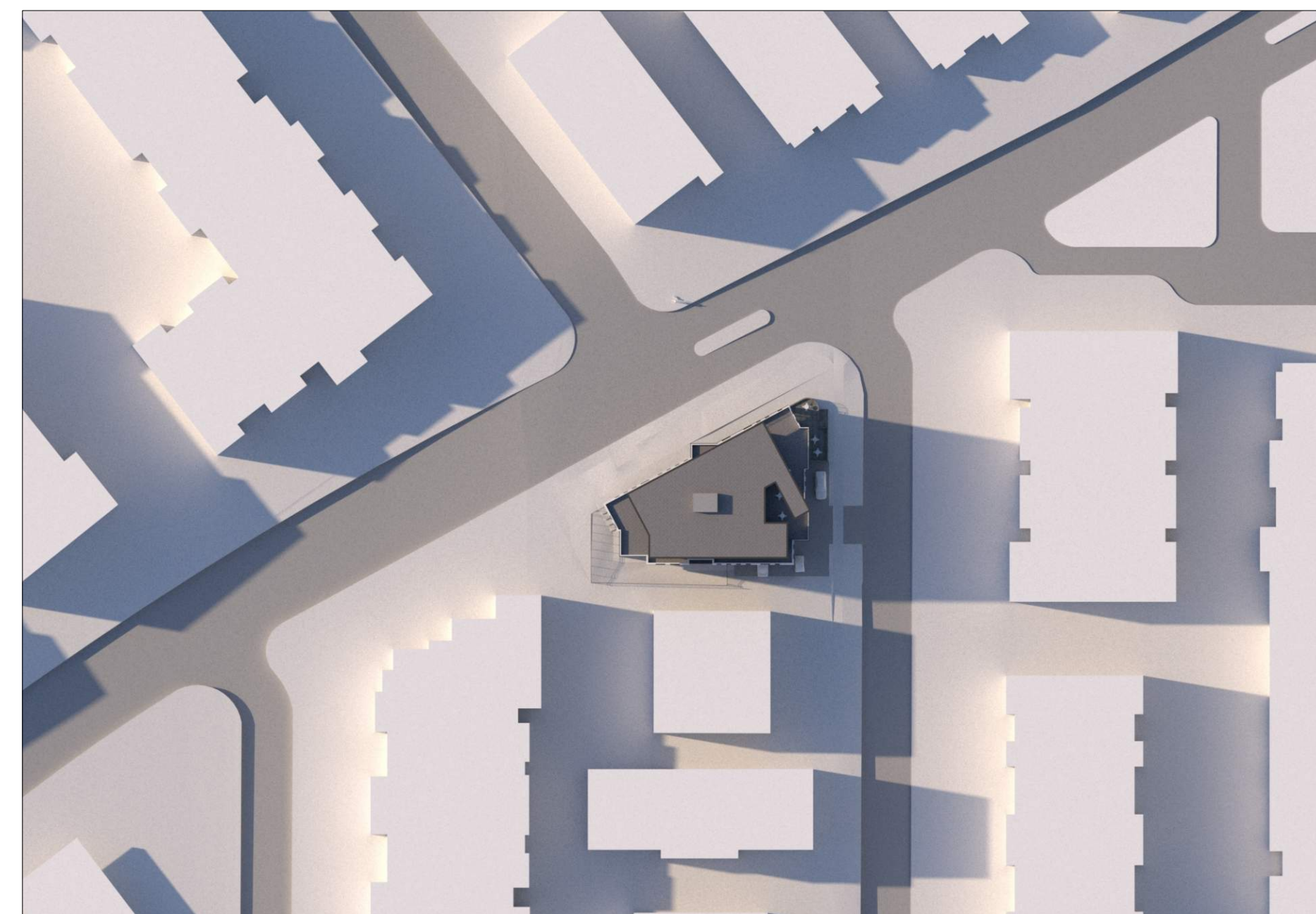
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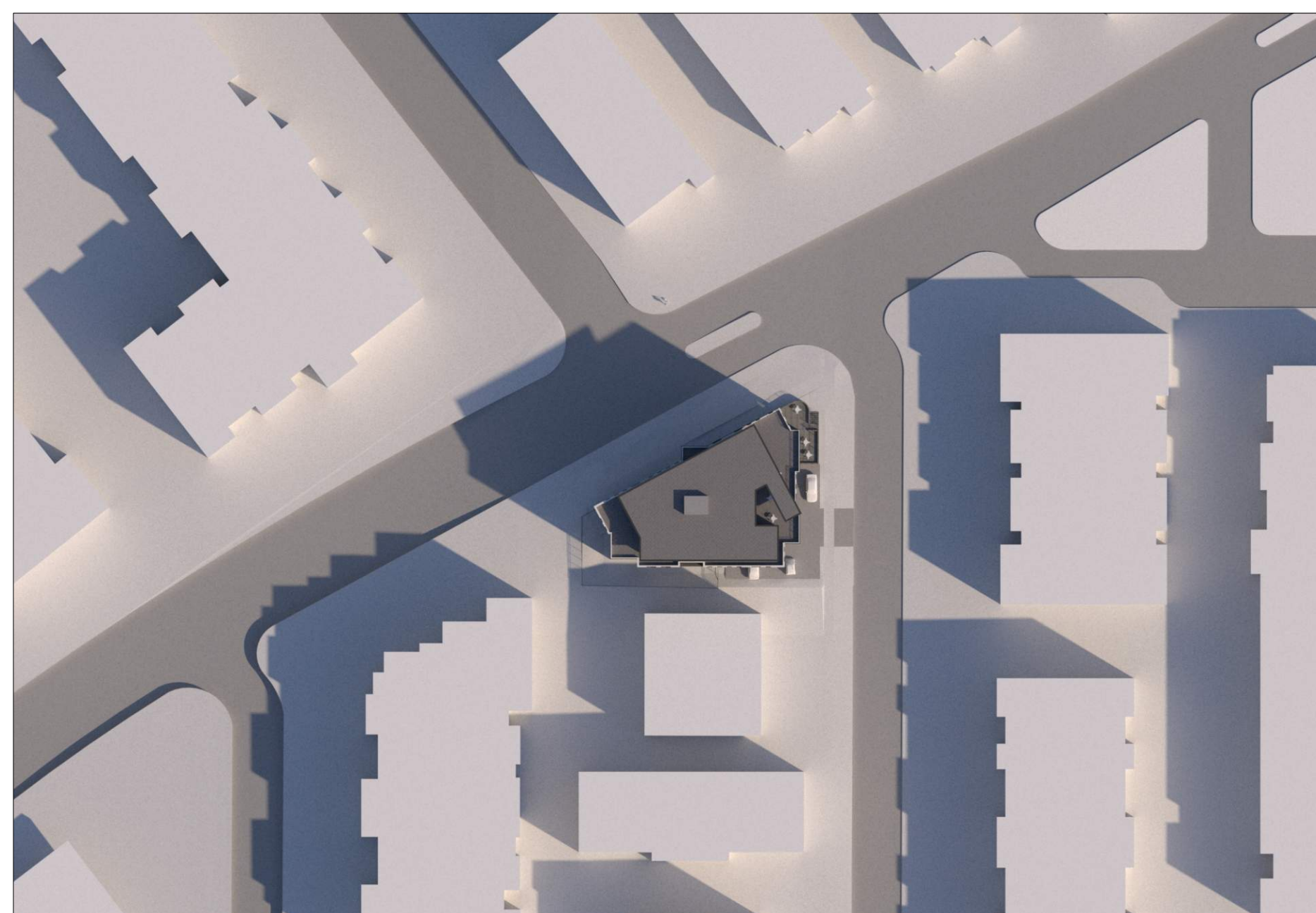
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2 June 21 - 12:00pm  
Scale: NTS



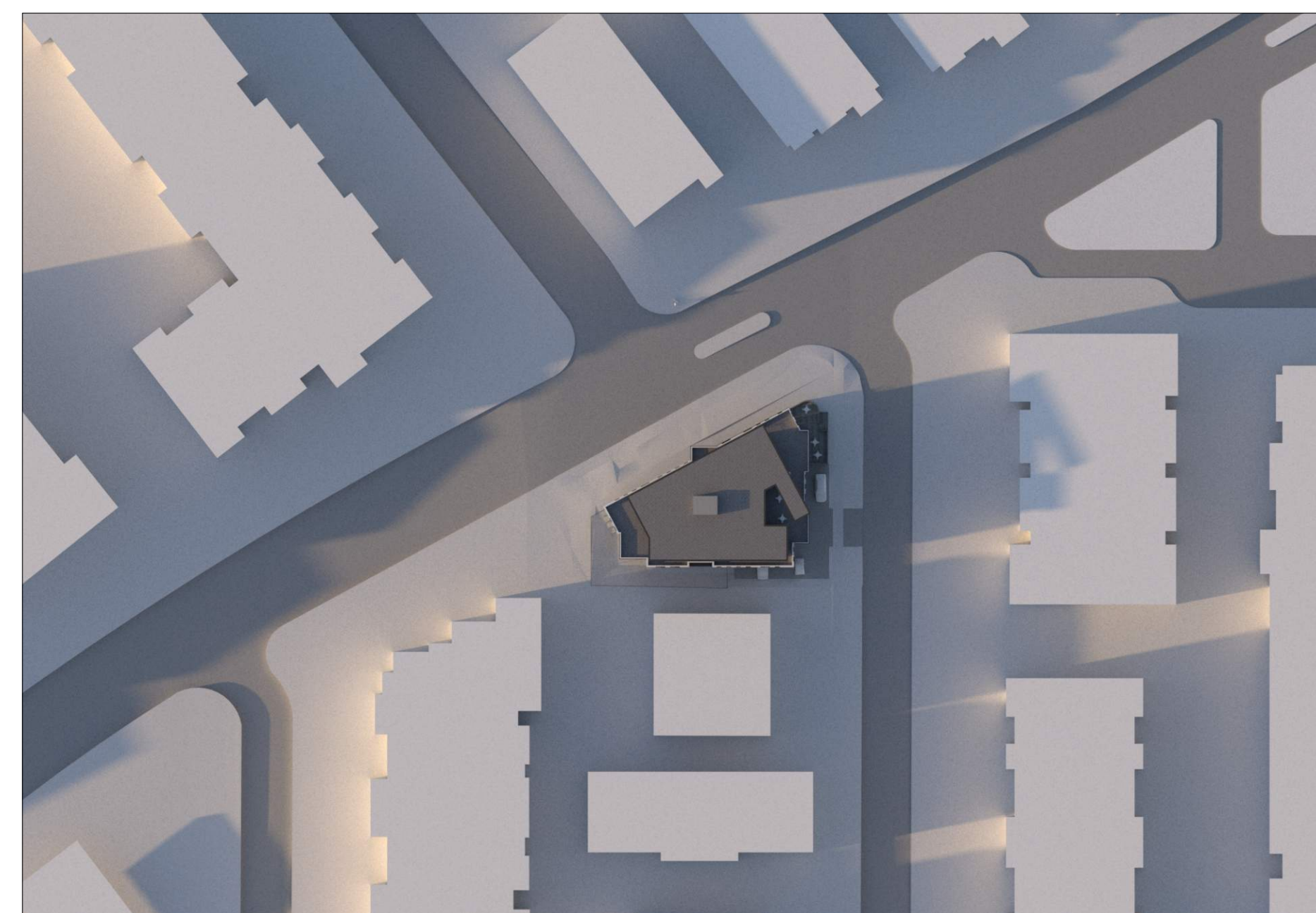
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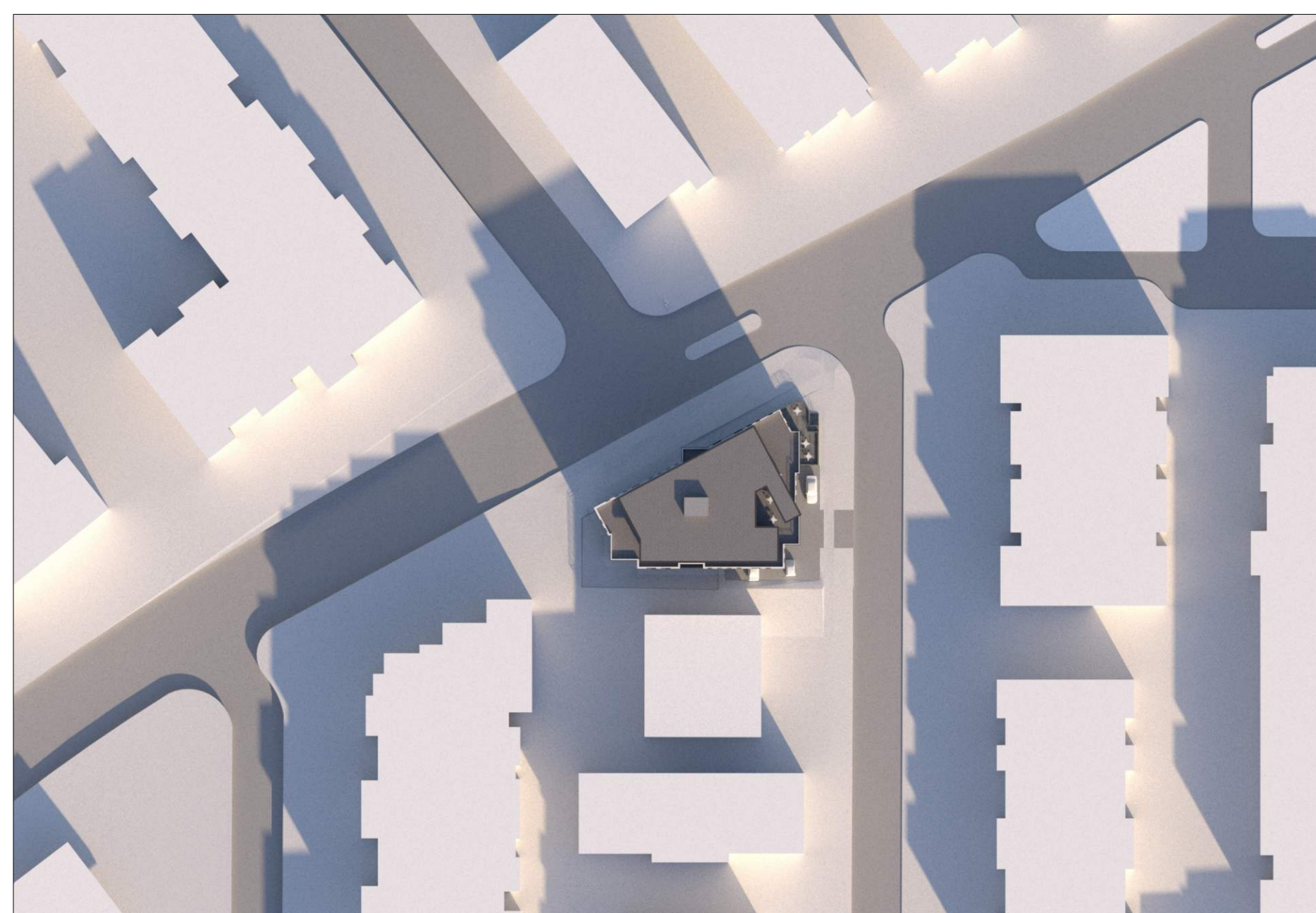
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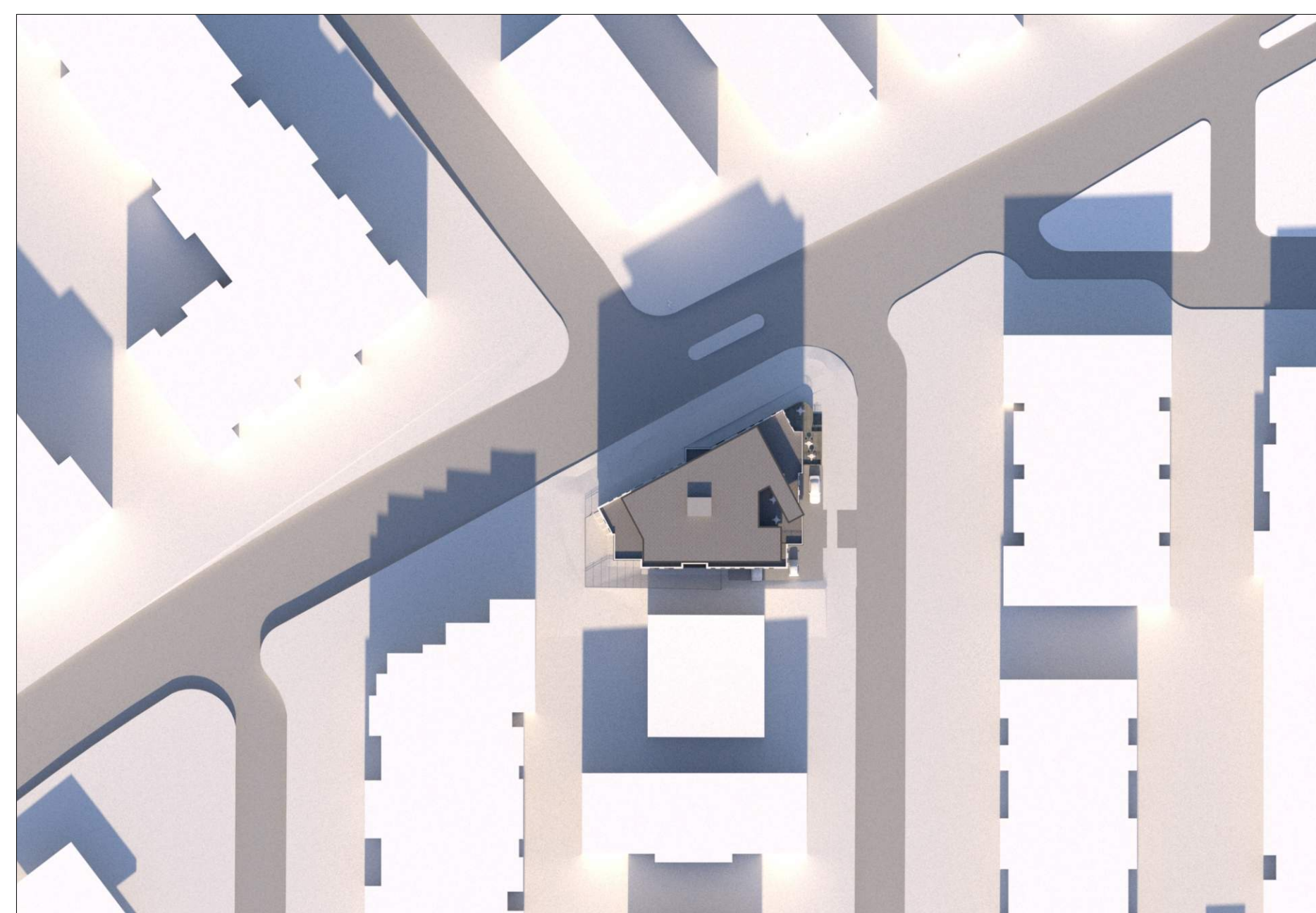
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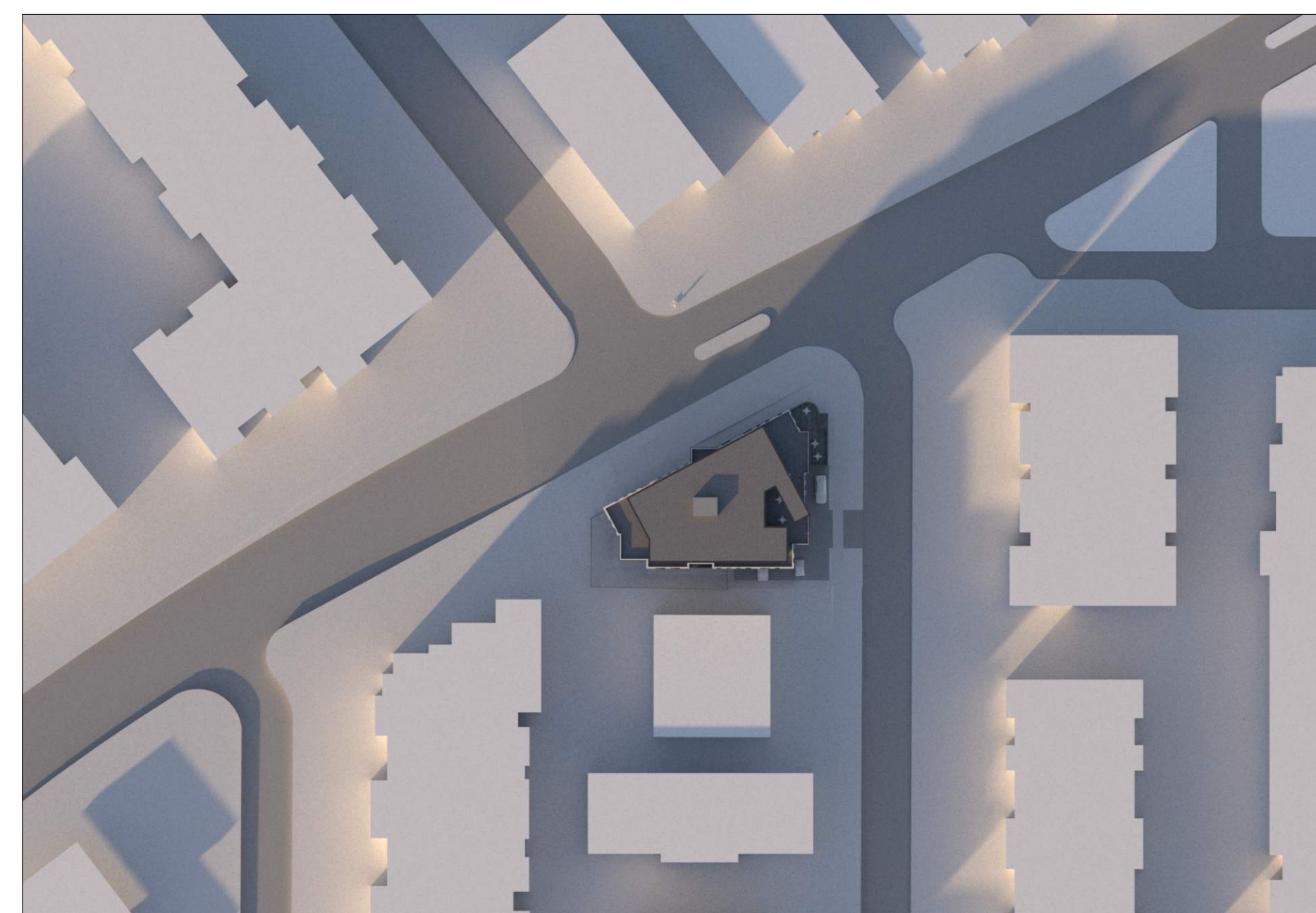
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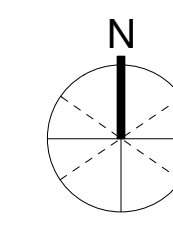
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8 December 21 - 12:00pm  
Scale: NTS



9 December 21 - 3:00pm  
Scale: NTS



0 5m  
1:100 scale in metres

0	Rezoning and DPA	20/11/18
rev no	description	date

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project name  
**Student Rental Housing**  
1693 Fort Street

sheet title  
**Shadow Studies**

project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	November 18, 2020
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

1 A0.3





2020-11-18

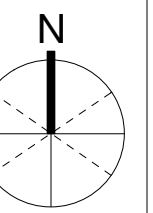
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1 **View from Northeast**  
Scale: NTS



2 **View from North**  
Scale: NTS



0 5m  
1:100 scale in metres

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project name  
**Student Rental Housing**

1693 Fort Street

sheet title  
**Elevations - South and East**

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

date issued November 18, 2020

scale As Noted

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revision no. sheet no.

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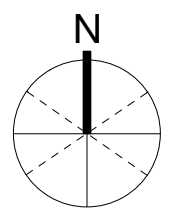
1 **View from East**  
Scale: NTS



2 **View from Southeast**  
Scale: NTS



3 **View from Northwest**  
Scale: NTS



0 5m  
1:100  
scale in metres

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1693 Fort Street

sheet title  
**Elevations - South and East**

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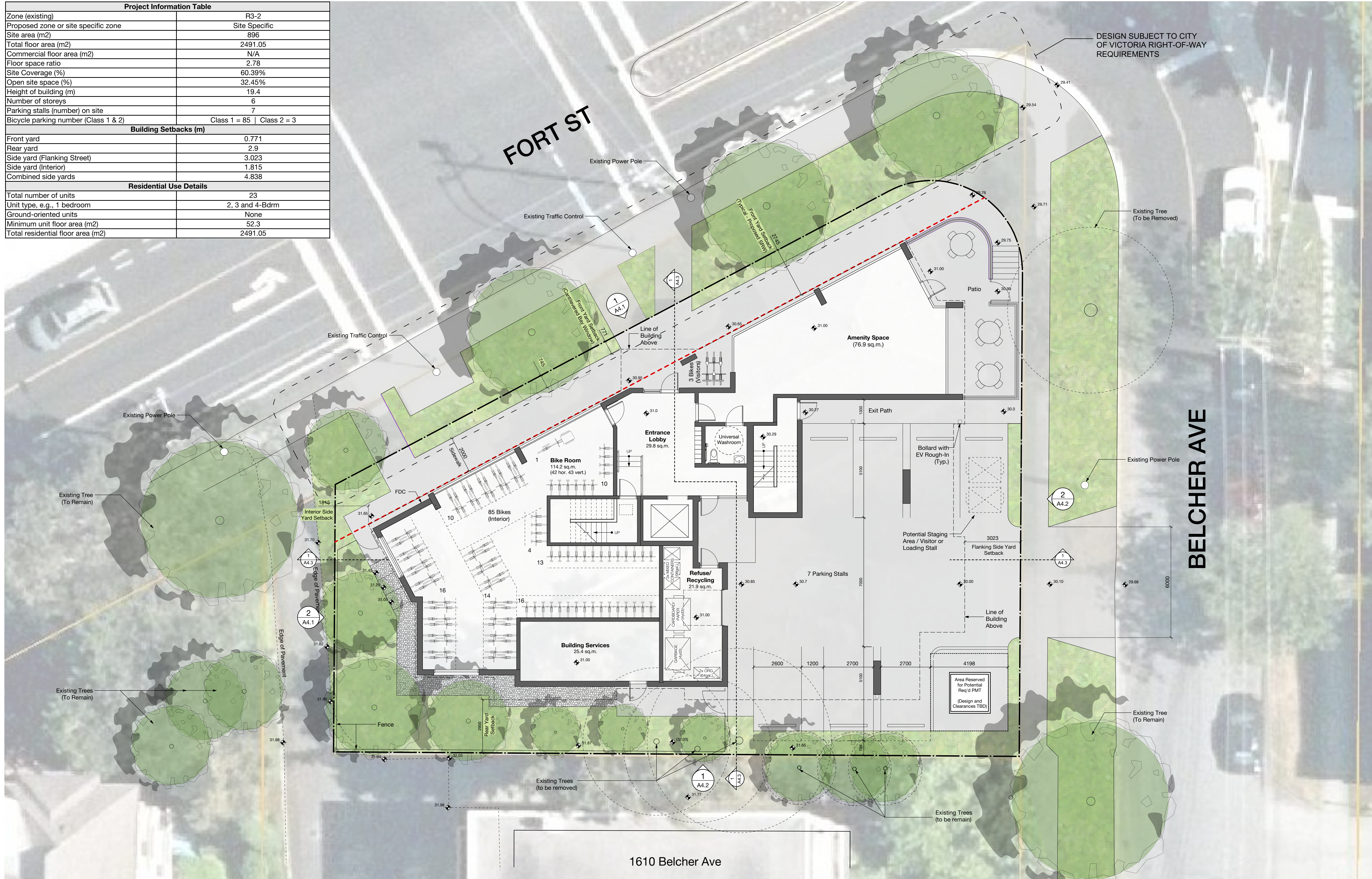
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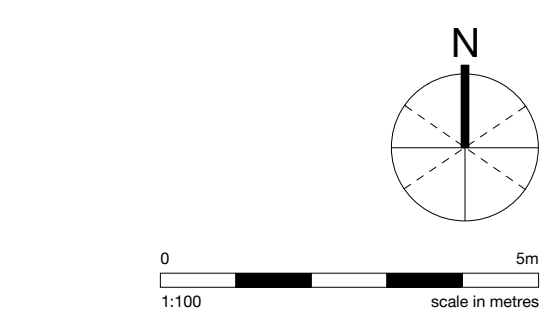


Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m2)	896
Total floor area (m2)	2491.05
Commercial floor area (m2)	N/A
Floor space ratio	2.78
Site Coverage (%)	60.39%
Open site space (%)	32.45%
Height of building (m)	19.4
Number of storeys	6
Parking stalls (number) on site	7
Bicycle parking number (Class 1 & 2)	Class 1 = 85   Class 2 = 3
Building Setbacks (m)	
Front yard	0.771
Rear yard	2.9
Side yard (Flanking Street)	3.023
Side yard (Interior)	1.815
Combined side yards	4.838
Residential Use Details	
Total number of units	23
Unit type, e.g., 1 bedroom	2, 3 and 4-Bdrm
Ground-oriented units	None
Minimum unit floor area (m2)	52.3
Total residential floor area (m2)	2491.05



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  - Refer to landscape architectural drawings for paving and plant materials information.



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project name  
**Student Rental Housing**

1693 Fort Street

sheet title  
**Site Plan / L1 Floorplan**

project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	November 18, 2020
scale	As Noted
drawn by	MZ
checked by	ES

revision no.	sheet no.
1	A1.1



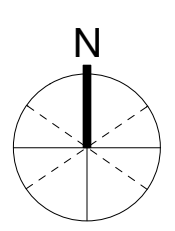


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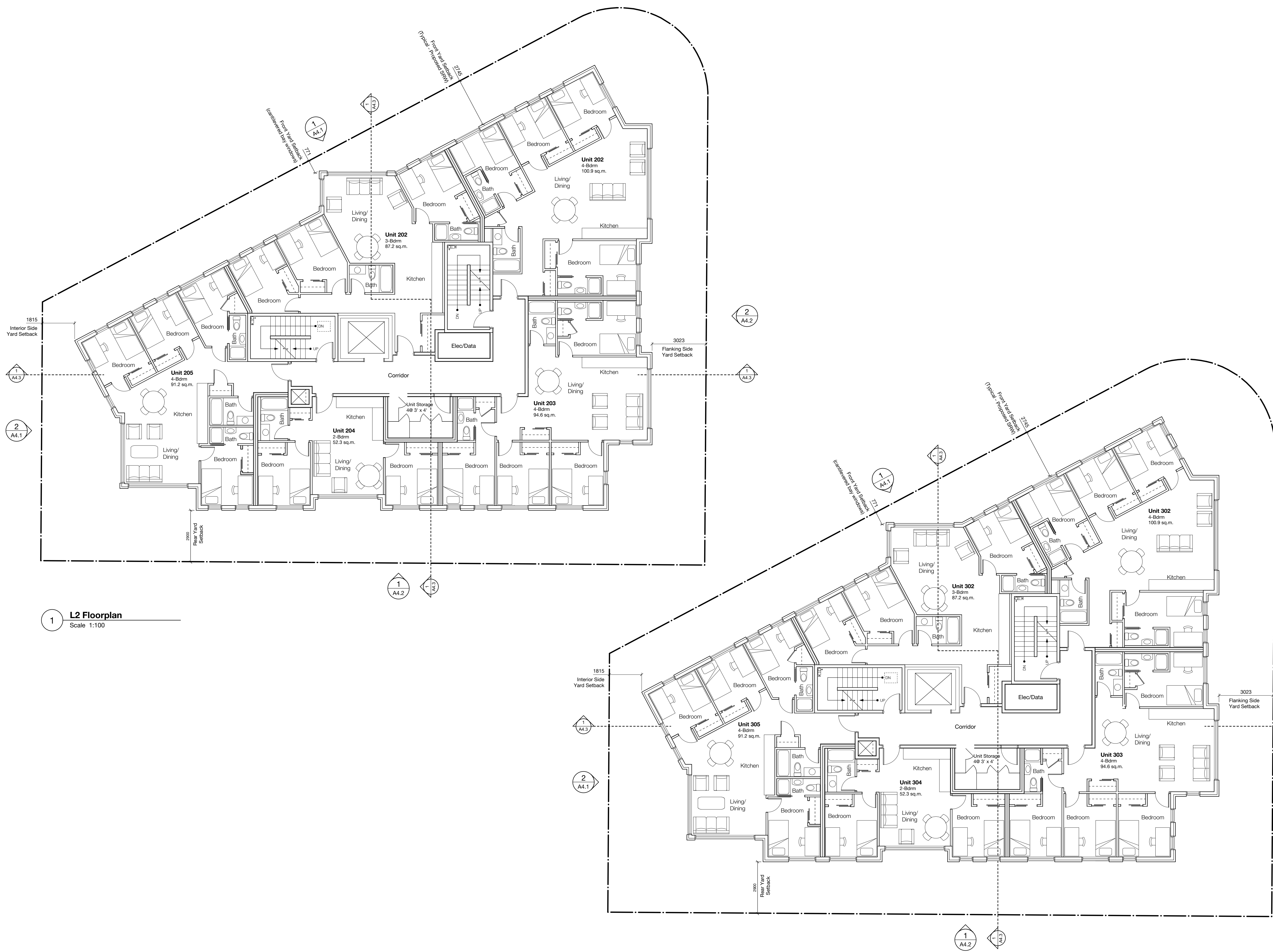
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0 5m  
1:100 scale in metres



1 L2 Floorplan  
Scale 1:100

2 L3 Floorplan  
Scale 1:100

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project name  
**Student Rental Housing**  
1693 Fort Street

sheet title  
**L2 & L3 Floorplans**

project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	November 18, 2020
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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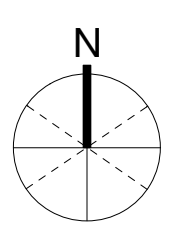




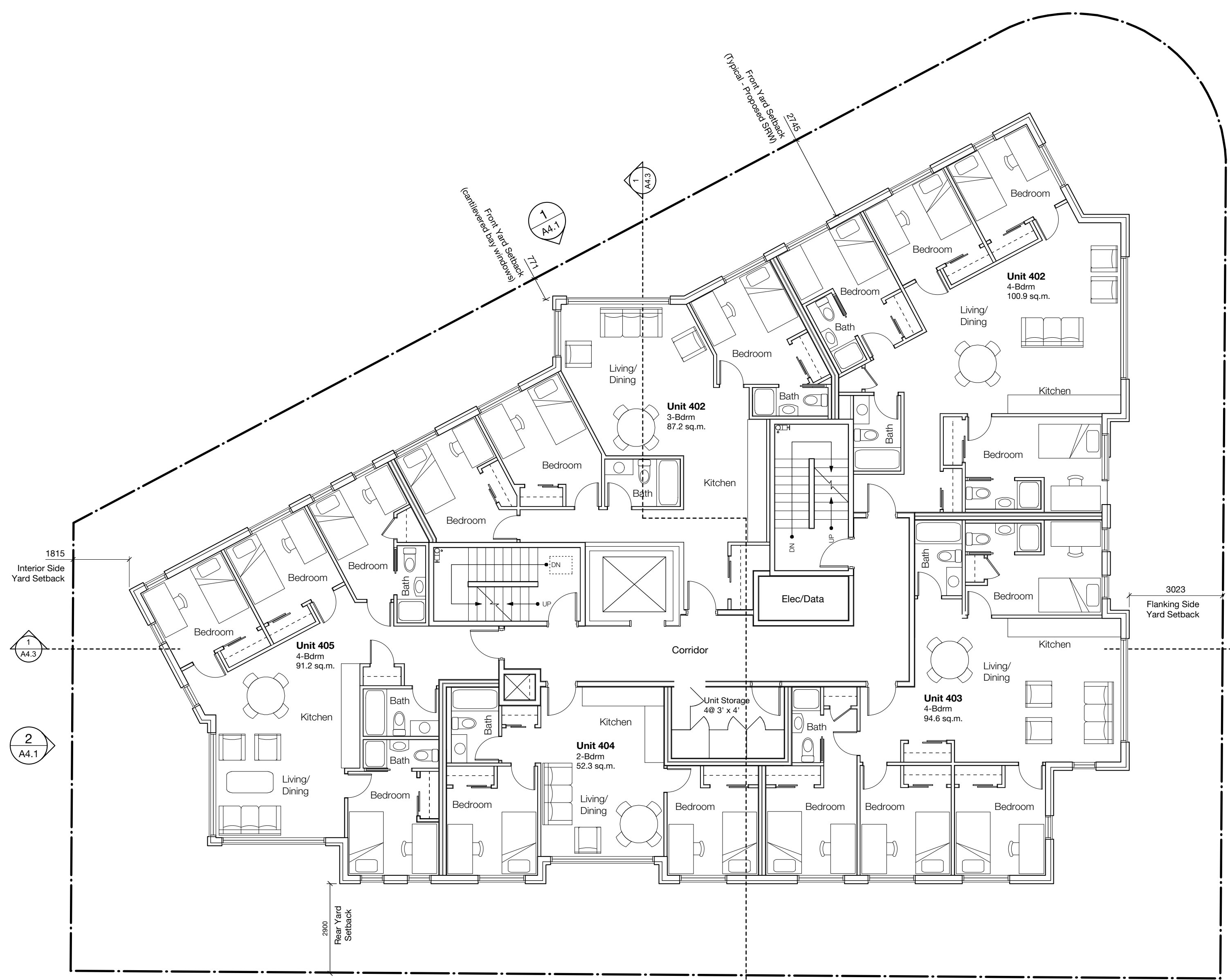
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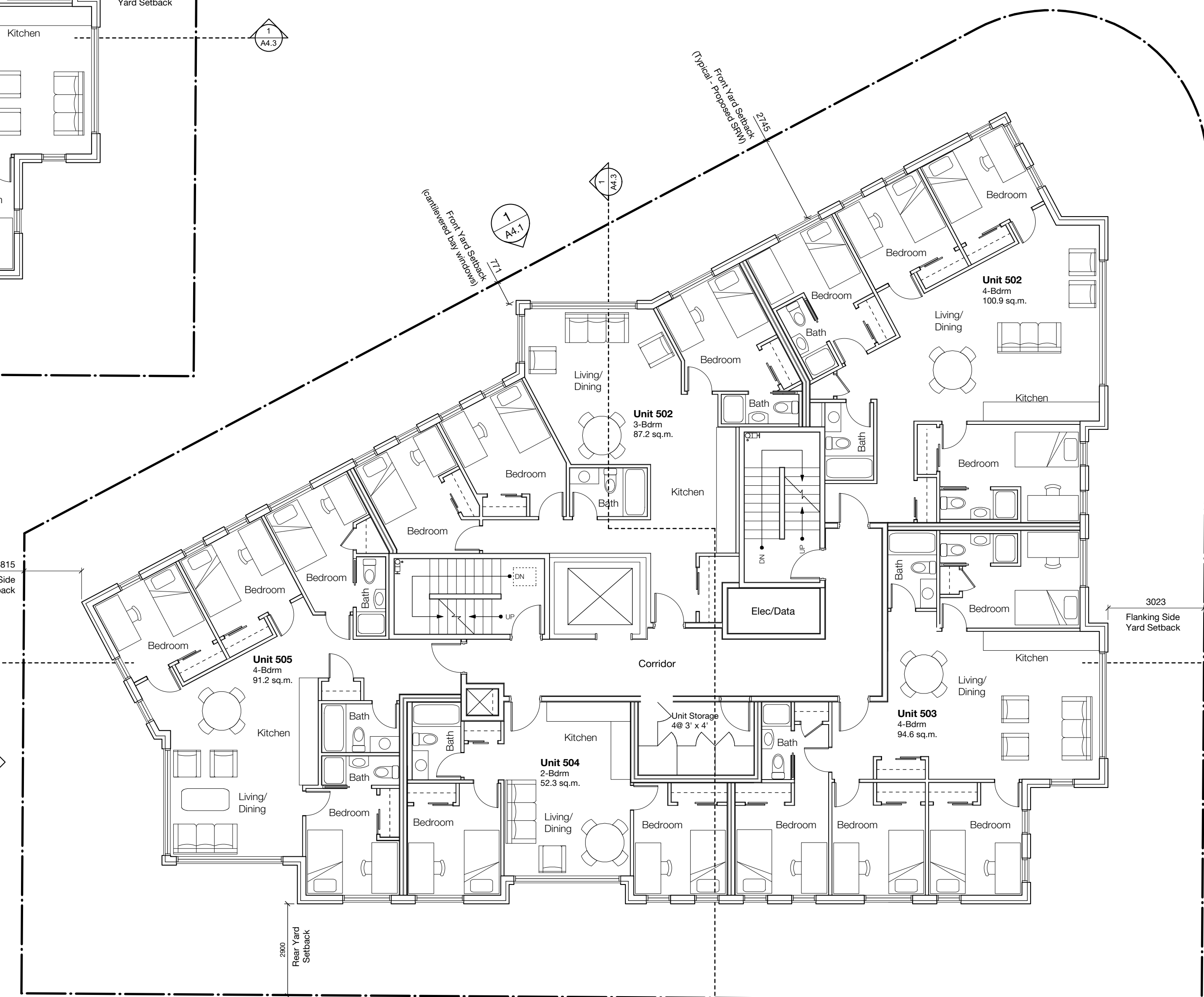
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0 5m  
1:100 scale in metres



1 L4 Floorplan  
Scale 1:100



2 L5 Floorplan  
Scale 1:100

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rev no	description	date

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project name  
**Student Rental Housing**

1693 Fort Street  
sheet title  
**L4 & L5 Floorplans**

project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	November 18, 2020
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

1 A2.2

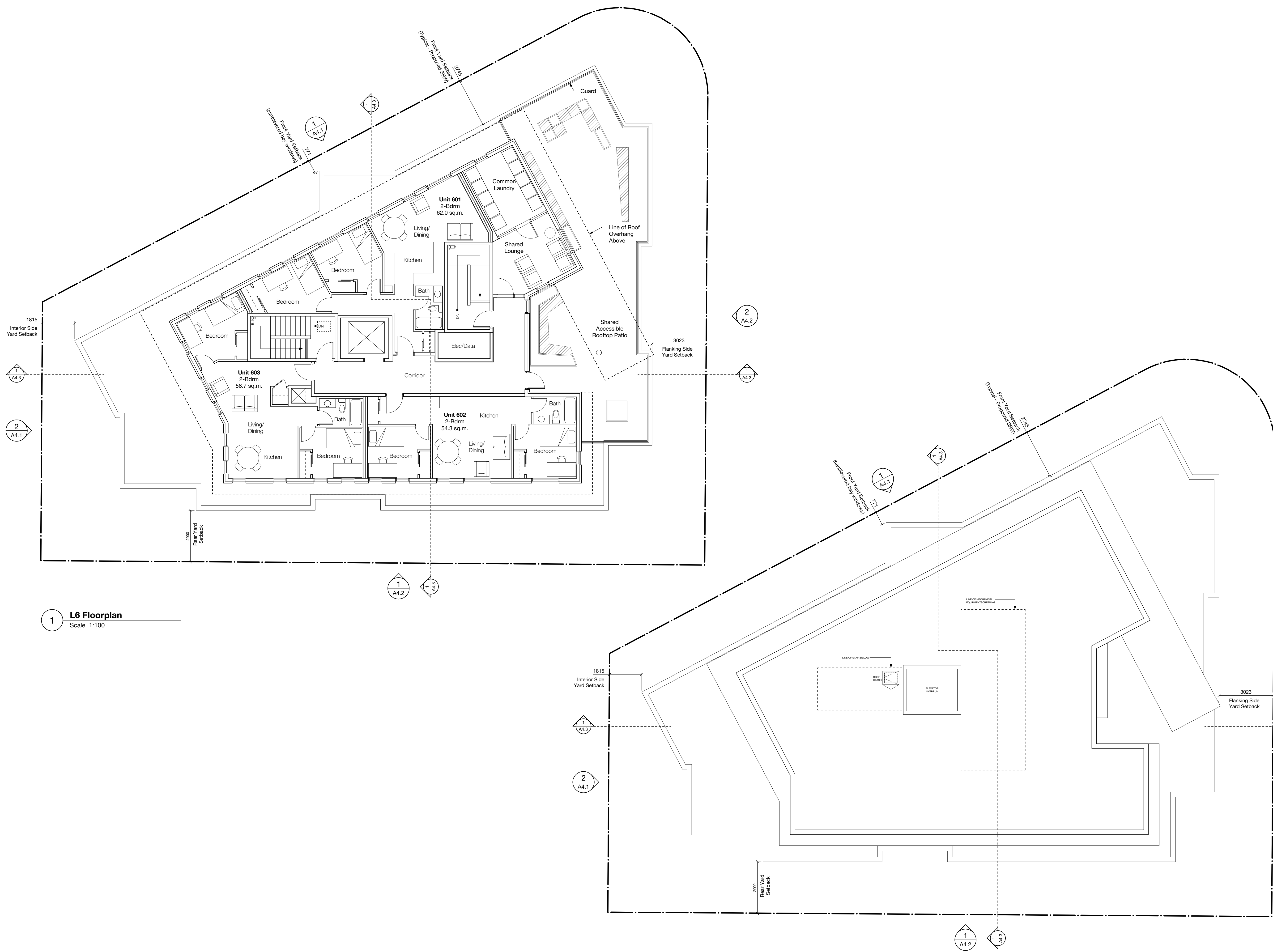




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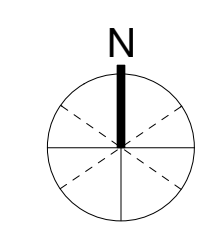
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1 L6 Floorplan  
Scale 1:100

2 Roof Plan  
Scale 1:100



0 5m  
1:100 scale in metres

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**Student Rental Housing**  
1693 Fort Street

sheet title  
**L6 & Roof Floorplans**

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

date issued November 18, 2020

scale As Noted

drawn by MZ

checked by ES

revision no. sheet no.

1 A2.3





Material Examples



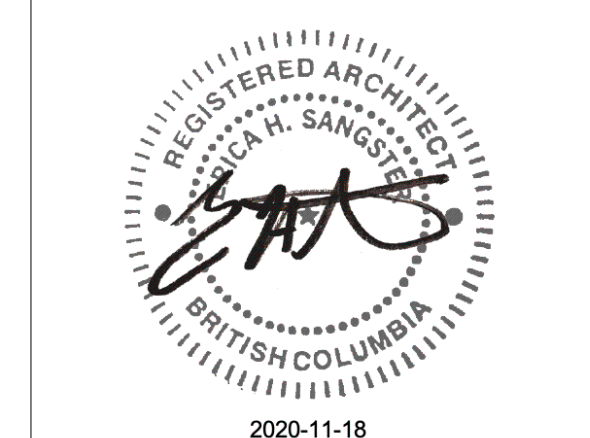
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- ② Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- ③ Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- ④ Glazing
- ⑤ Black Vinyl Window Frames (L1 to L6)
- ⑥ Exposed Concrete (Ground Level Only)

1 North Elevation  
Scale 1:100

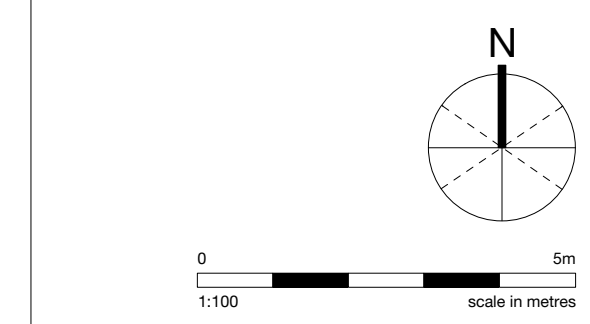


2 West Elevation  
Scale 1:100



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project name  
**Student Rental Housing**  
1693 Fort Street

sheet title  
**Elevations - North and West**

project no. 20-17  
drawing file 20-17 Student Housing CURRENT.vwx  
date issued November 18, 2020  
scale As Noted  
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revision no. 1 sheet no. A4.1





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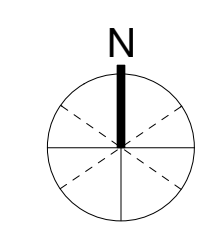
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Material Examples



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- ③ Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- ④ Glazing
- ⑤ Black Vinyl Window Frames (L1 to L6)
- ⑥ Exposed Concrete (Ground Level Only)



0 5m  
1:100 scale in metres



1 South Elevation  
Scale 1:100



2 East Elevation  
Scale 1:100

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project name		Student Rental Housing
address		1693 Fort Street
sheet title		Elevations - South and East
project no.	20-17	
drawing file	20-17 Student Housing CURRENT.vwx	
date issued	November 18, 2020	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	sheet no.	
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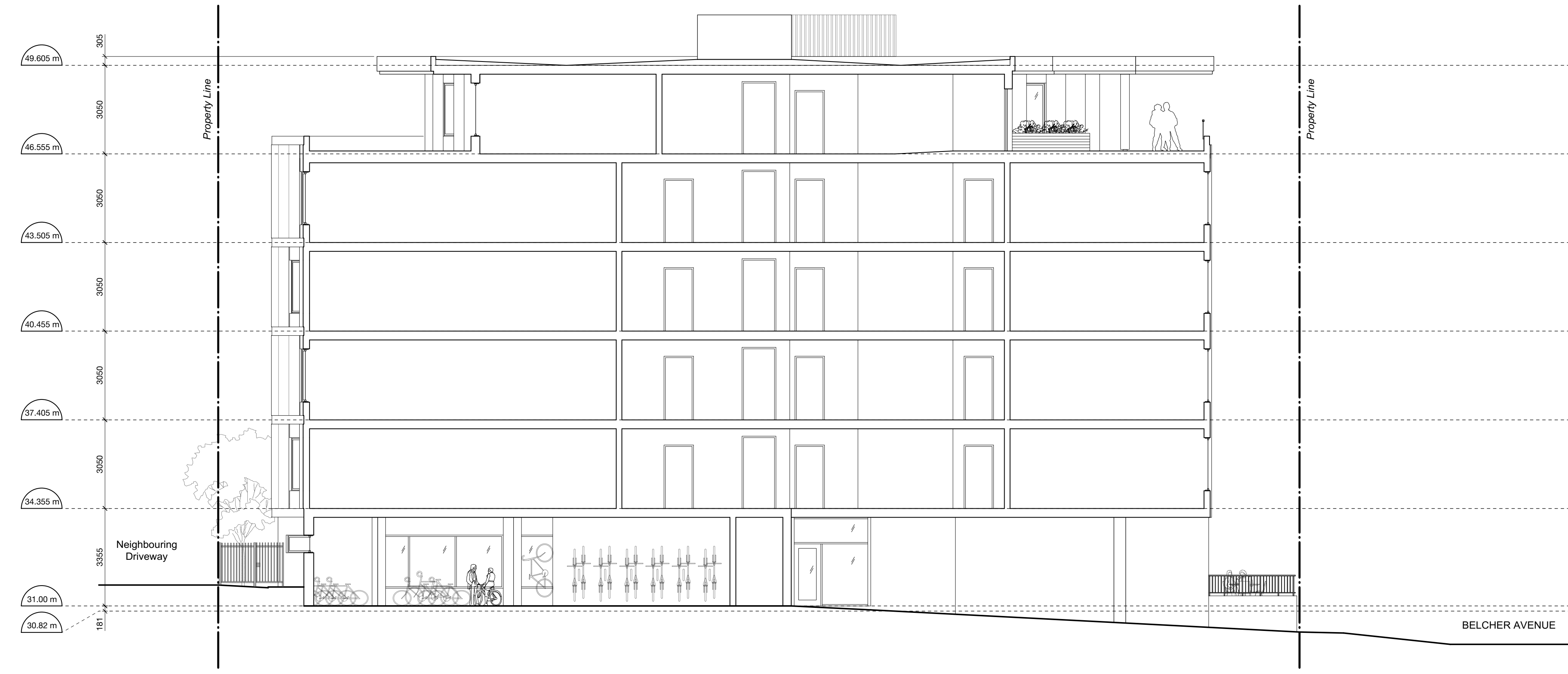


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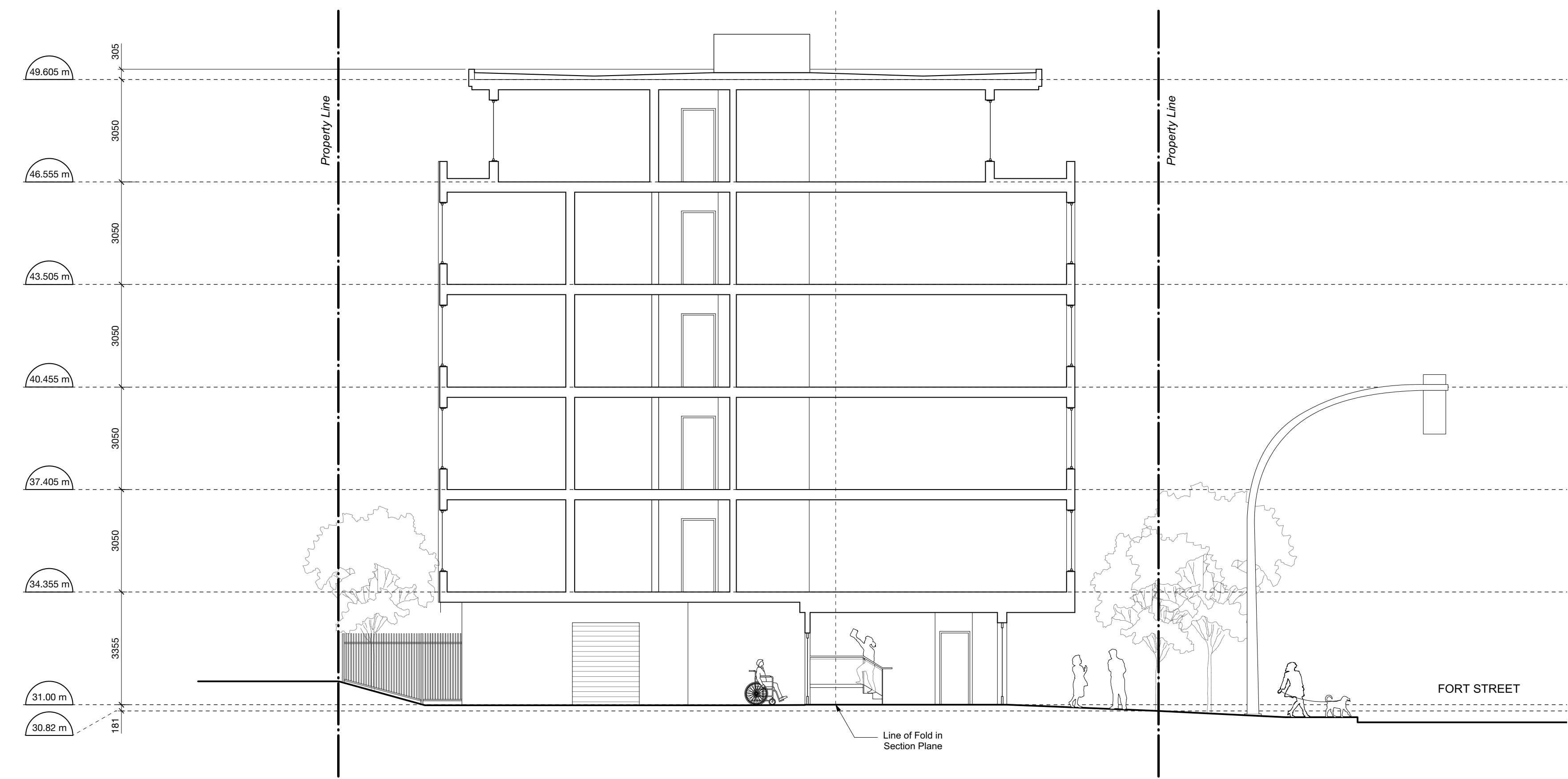
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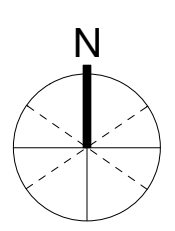
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1 Section 1  
Scale 1:100



2 Section 2  
Scale 1:100



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**Elevations - South and East**

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