

PROJECT INFORMATION TABLE	
Zone (existing)	CR-3
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m <sup>2</sup> )	1,963 m <sup>2</sup>
Total floor area (m <sup>2</sup> )	3,822 m <sup>2</sup>
Commercial floor area (m <sup>2</sup> )	688 m <sup>2</sup>
Floor space ratio	1.95:1
Site coverage (%)	75.0%
Open site space (%)	31.7%
Height of building (m)	17.68 m
Number of storeys	5
Parking stalls (number) on site	47 RESIDENTIAL , 10 COMMERCIAL
Bicycle parking number (Class 1 and Class 2)	48 CLASS 1, 11 CLASS 2
<b>Building Setbacks (m) *</b>	
Front yard	3.35 m (OAK BAY AVENUE)
Rear yard	5.32 m
Side yard (indicate which side)	0.15 m (WEST P.L.)
Side yard (indicate which side)	0.72 m (EAST P.L.)
Combined side yards	0.87 m
<b>Residential Use Details</b>	
Total number of units	35
Unit type, e.g., 1 bedroom	14 1BR, 15 2BR, 6 2BR+DEN / 3BR
Ground-orientated units	0
Minimum unit floor area (m <sup>2</sup> )	47 m <sup>2</sup>
Total residential floor area (m <sup>2</sup> )	2620 m <sup>2</sup>

\* MEASURED TO BUILDING FACE, EXCLUDES BALCONIES AND ROOF PROJECTIONS



OAK BAY AVENUE & REDFERN STREET CORNER PERSPECTIVE

### DRAWING LIST

A0.00	Cover Sheet	A2.02	Second Floor Plan	L1.01	Landscape Materials
A1.00	Survey, Existing Site Plan, Average Grade	A2.03	Third Floor Plan	L1.02	Level 2 Landscape Materials & Planting Plan
A1.01	Code Analysis	A2.04	Fourth Floor Plan	L1.03	Stormwater Management
A1.02	Limiting Distance	A2.05	Roof Plan	L3.01	Planting Plan
A1.03	Overall Site Plan	A3.00	Elevations	T.1	Tree Management Plan
A1.04	Shadow Study - Fall Equinox	A3.01	Elevations	C1.01	Preliminary Servicing
A1.05	Shadow Study - Summer Solstice	A3.02	Context Elevations		
A1.06	Shadow Study - Winter Solstice	A4.00	Building Sections		
A2.00	Parking Level Plan	A4.01	Context Sections		
A2.01	Ground Floor Plan	A9.00	Perspectives		
		A9.01	Materials		

### APPLICANT

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### PROJECT TEAM

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#### TRAFFIC CONSULTANT

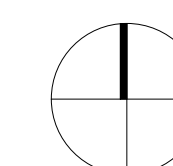
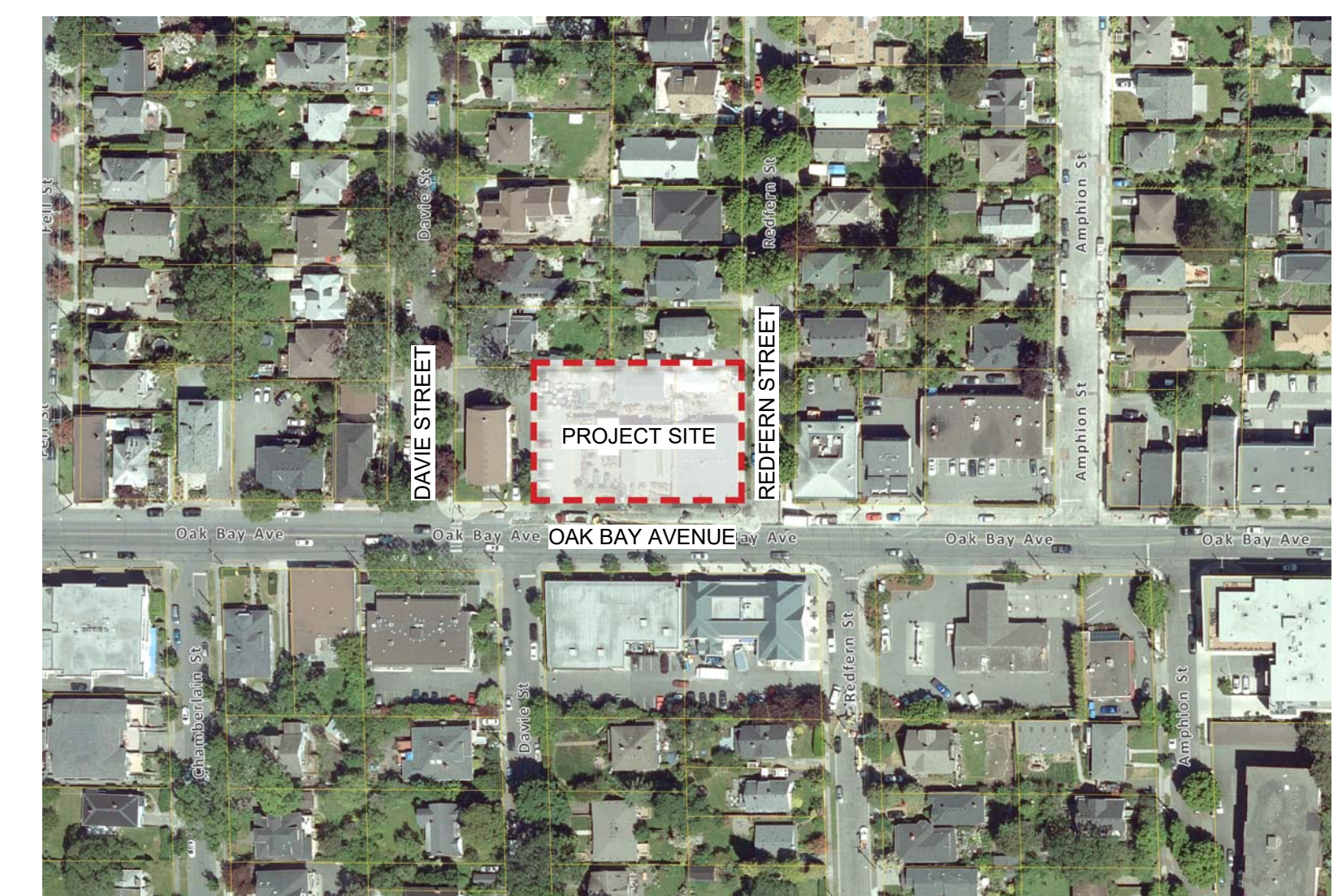
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CONTACT:  
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jgye@shaw.ca

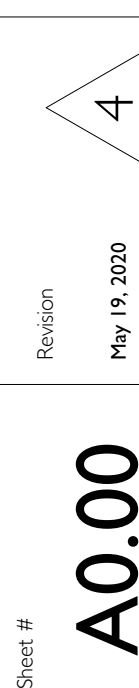


Jawl Residential

Date 8/7/2020 4:30:02 PM

Project # 1801

Sheet #

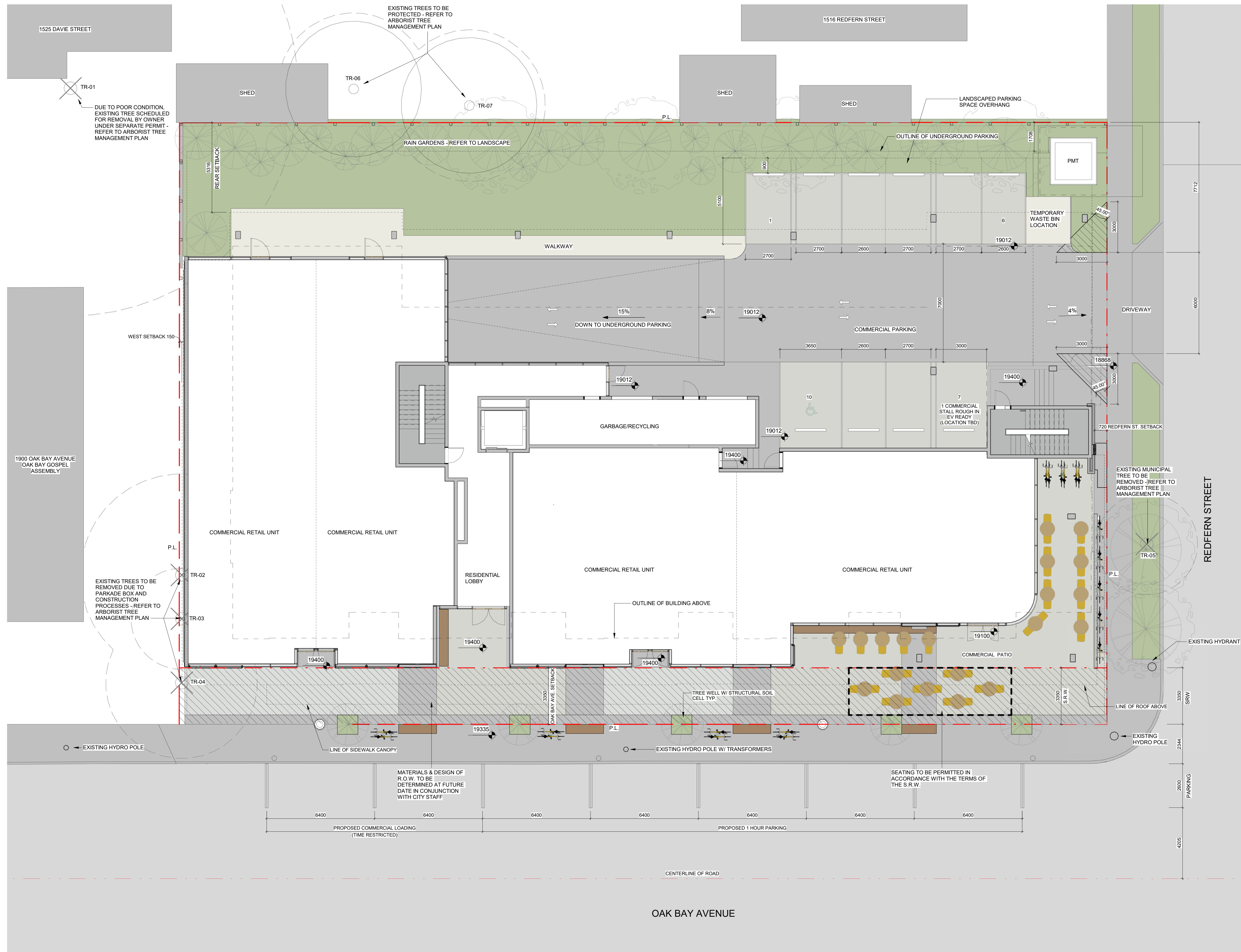


A0.00

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101-804 Broughton Street  
Victoria BC V8W 1E4 Canada  
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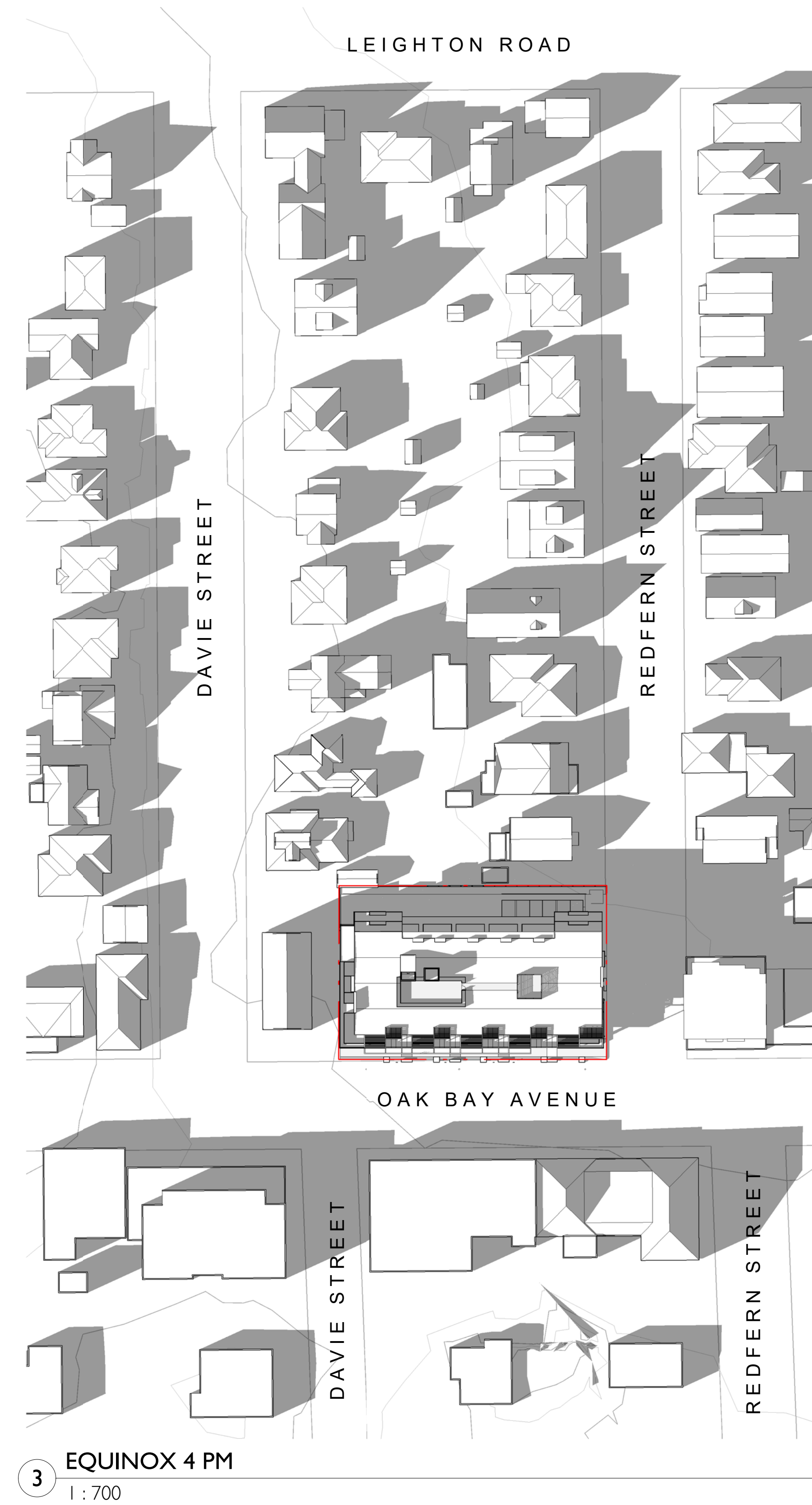
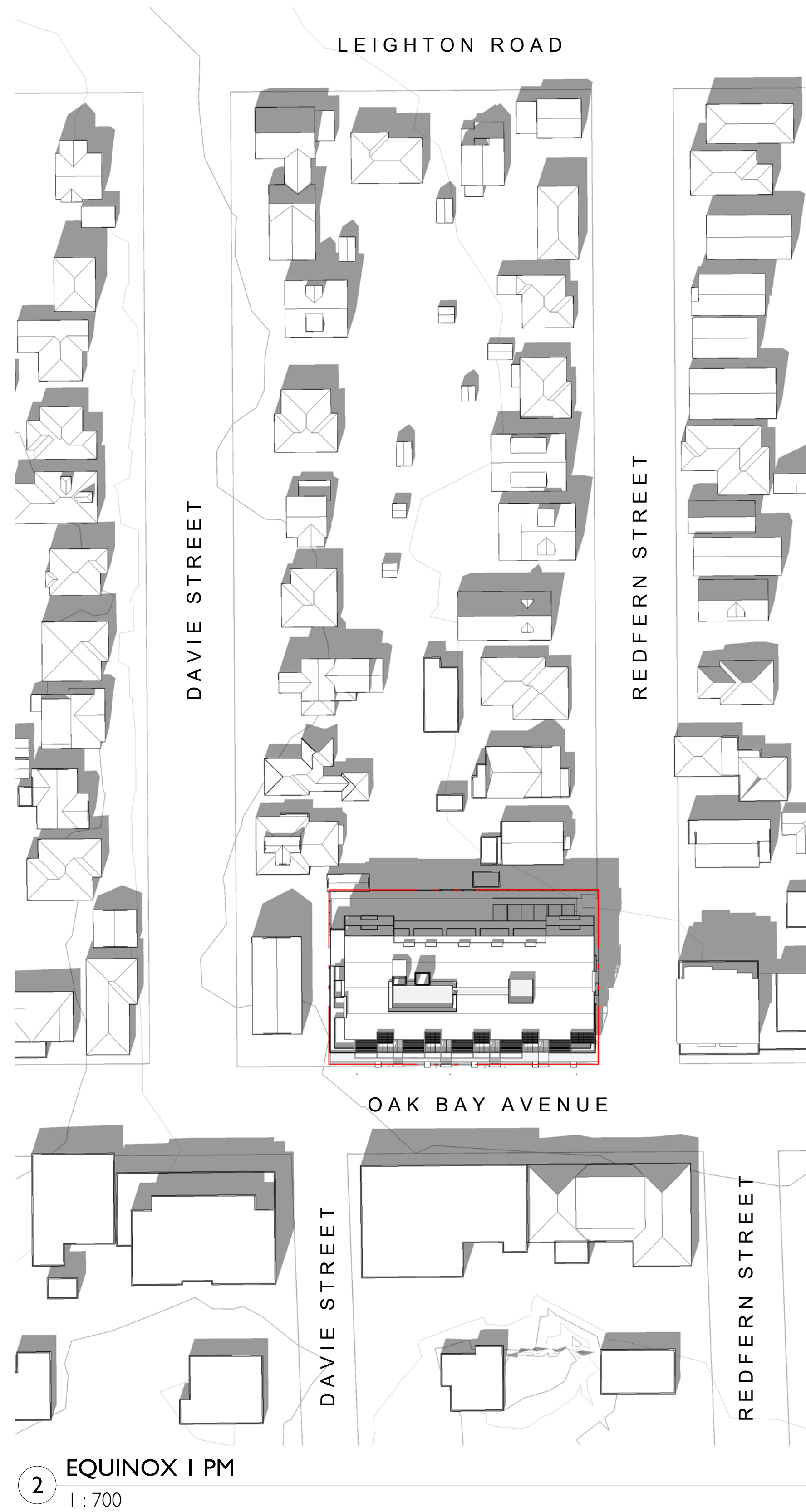
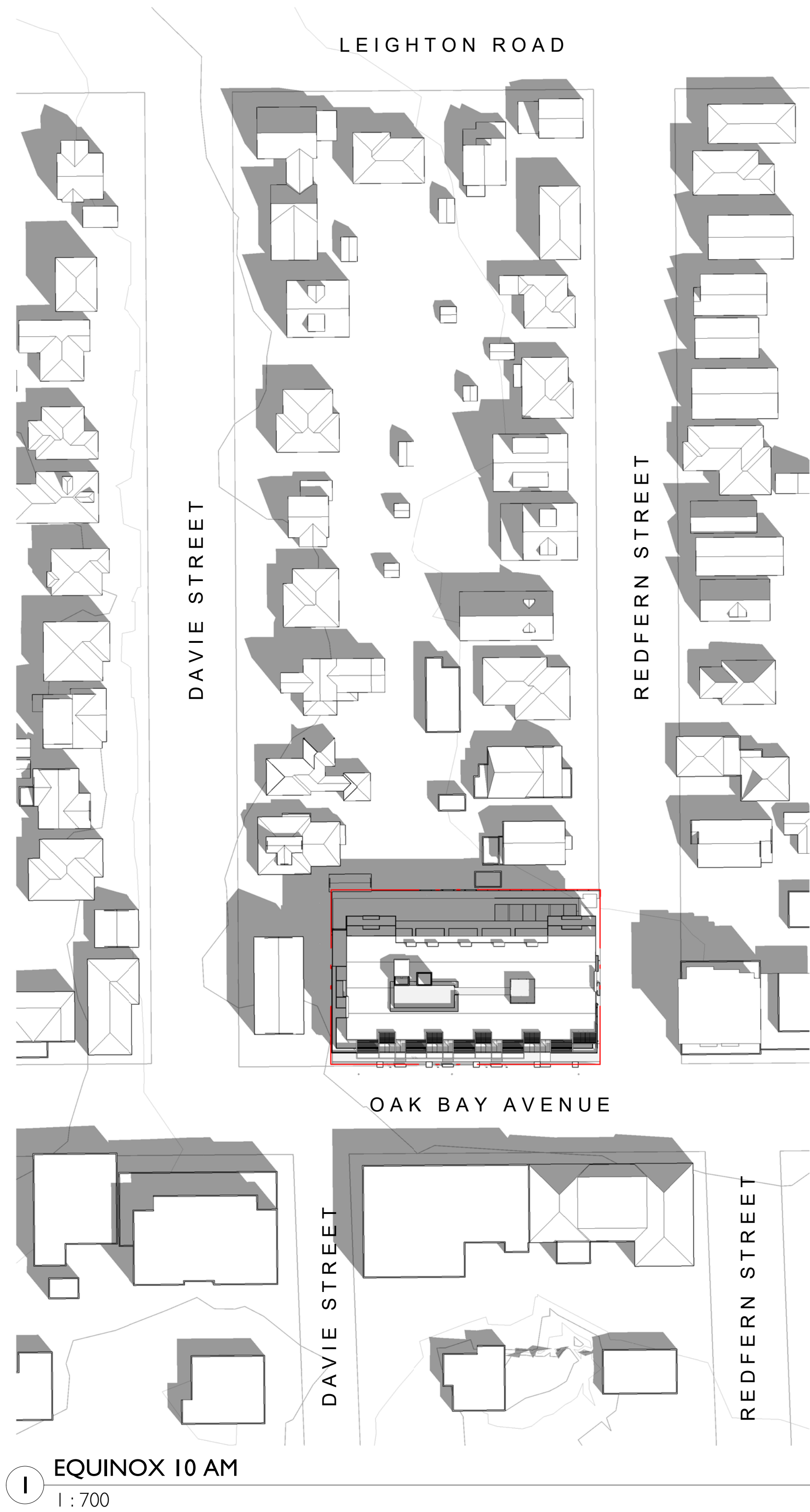


NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	May 19, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project			
<b>Jawl Residential</b> 1920 Oak Bay Ave. Oak Bay, BC		<b>Overall Site Plan</b>	
Date		2020/08/07	
Scale	1 : 100	Project #	1801
Revision			
May 19, 2020		4	
Sheet #		<b>A1.03</b>	

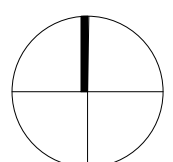


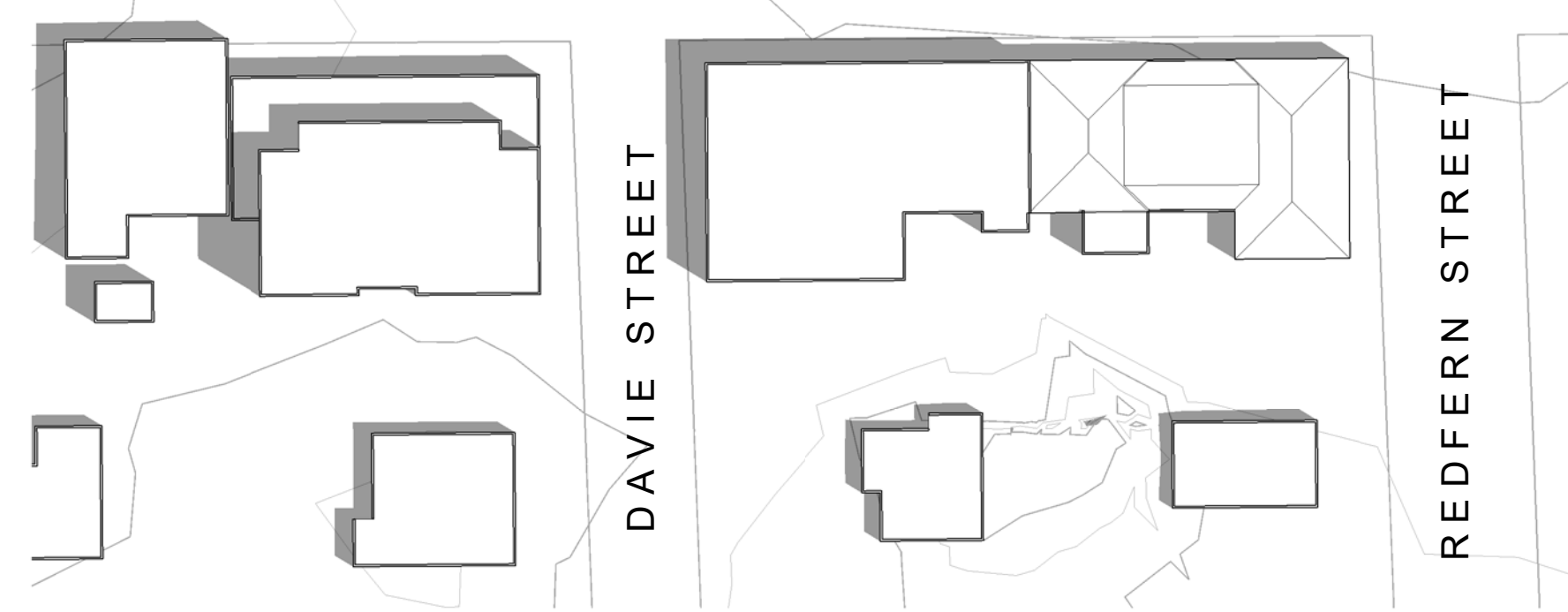
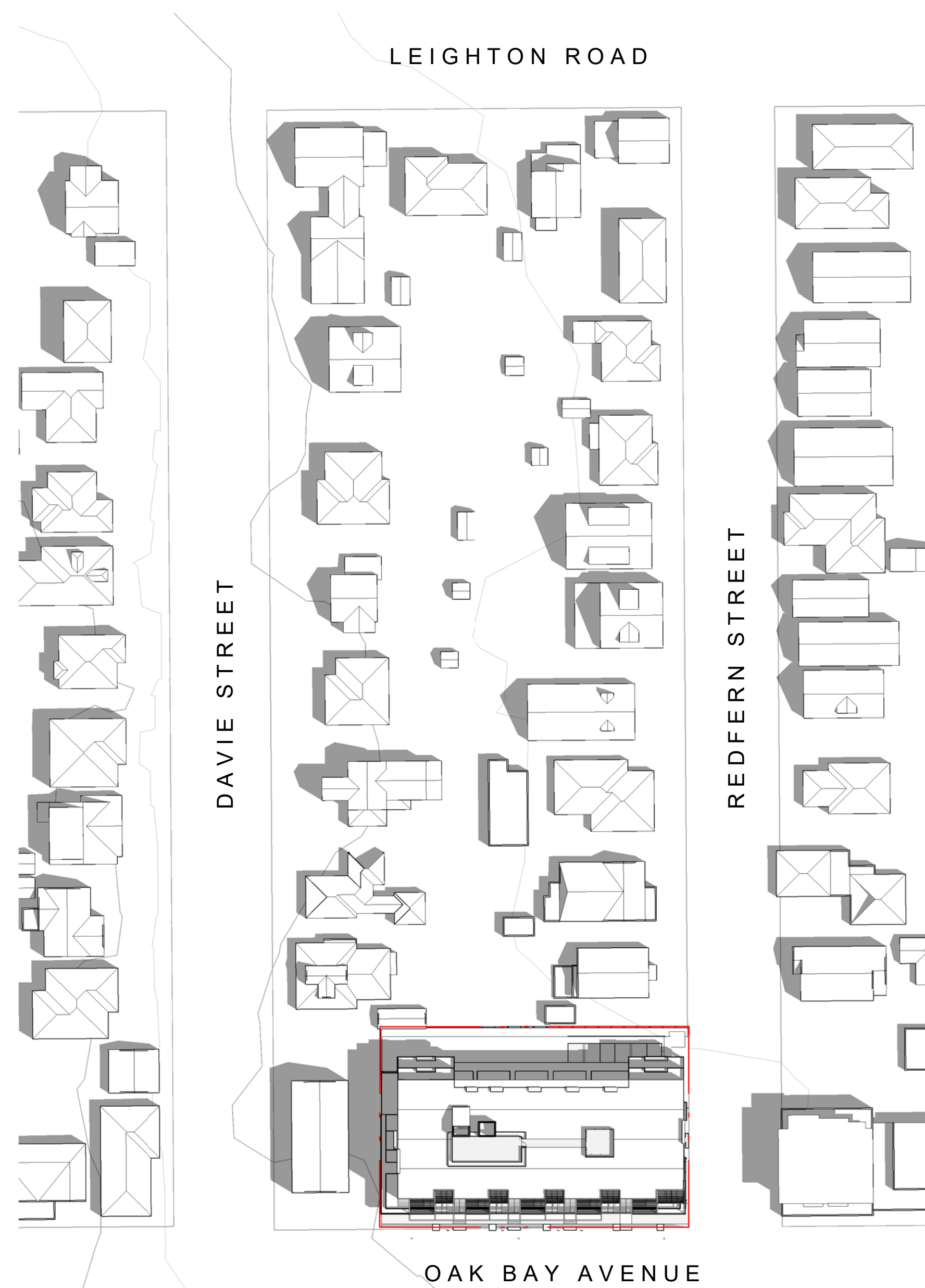
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



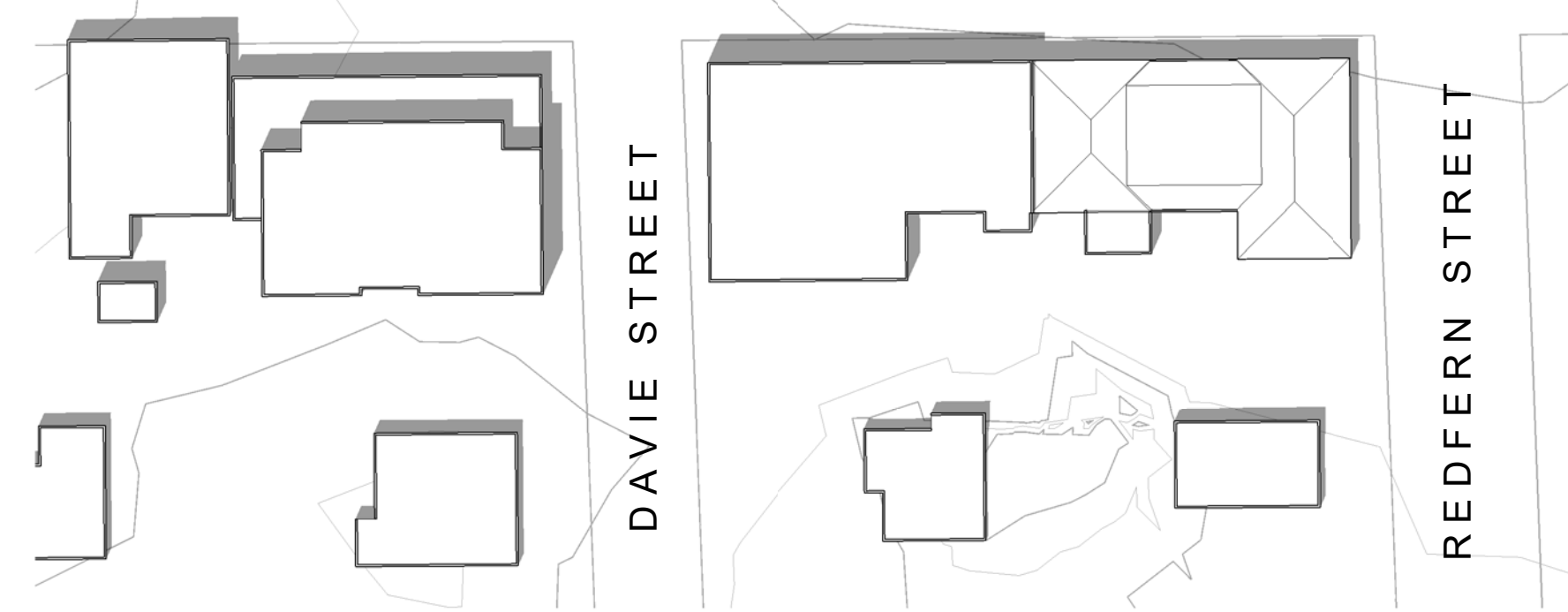
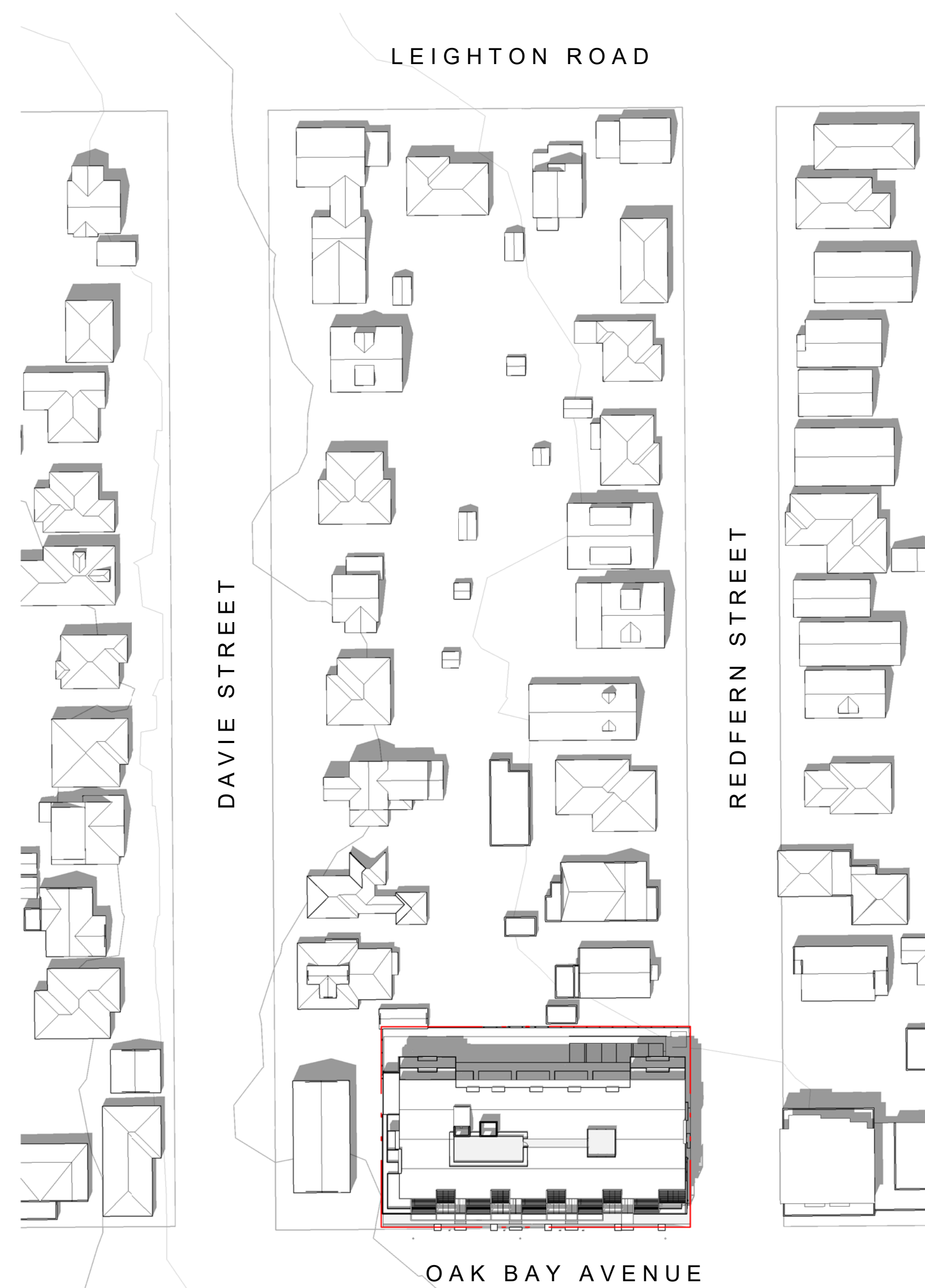
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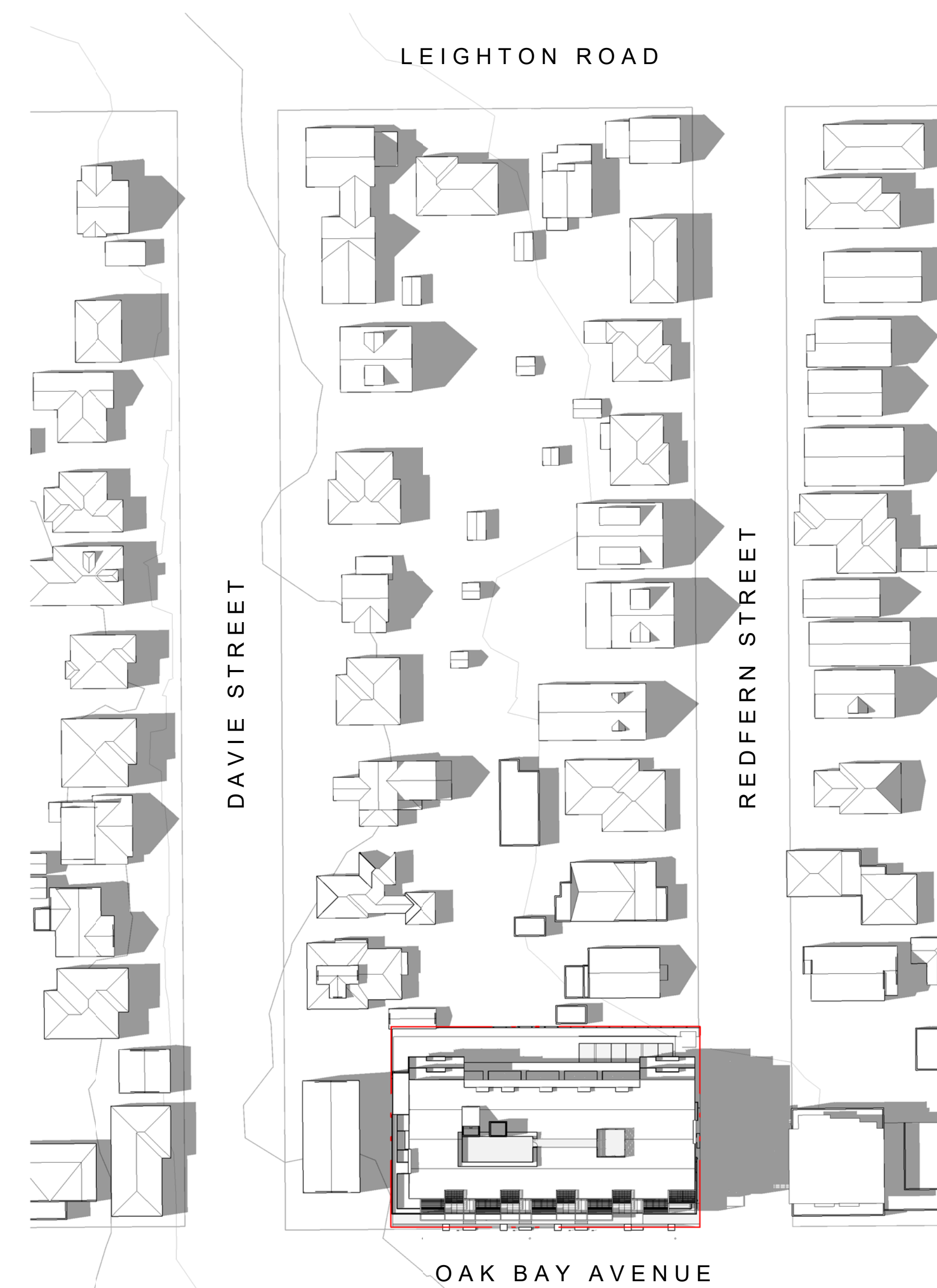
Project		 <p>Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC</p>	
Date		2020/08/07	
Scale	1 : 700	Project #	1801
Revision		March 5, 2020	<b>2</b>
Sheet #		<b>A1.04</b>	



1 SUMMER SOLSTICE 10 AM  
1 : 700



2 SUMMER SOLSTICE 1 PM  
1 : 700



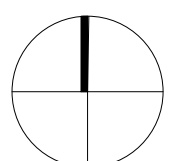
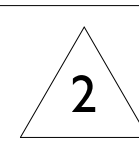
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2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



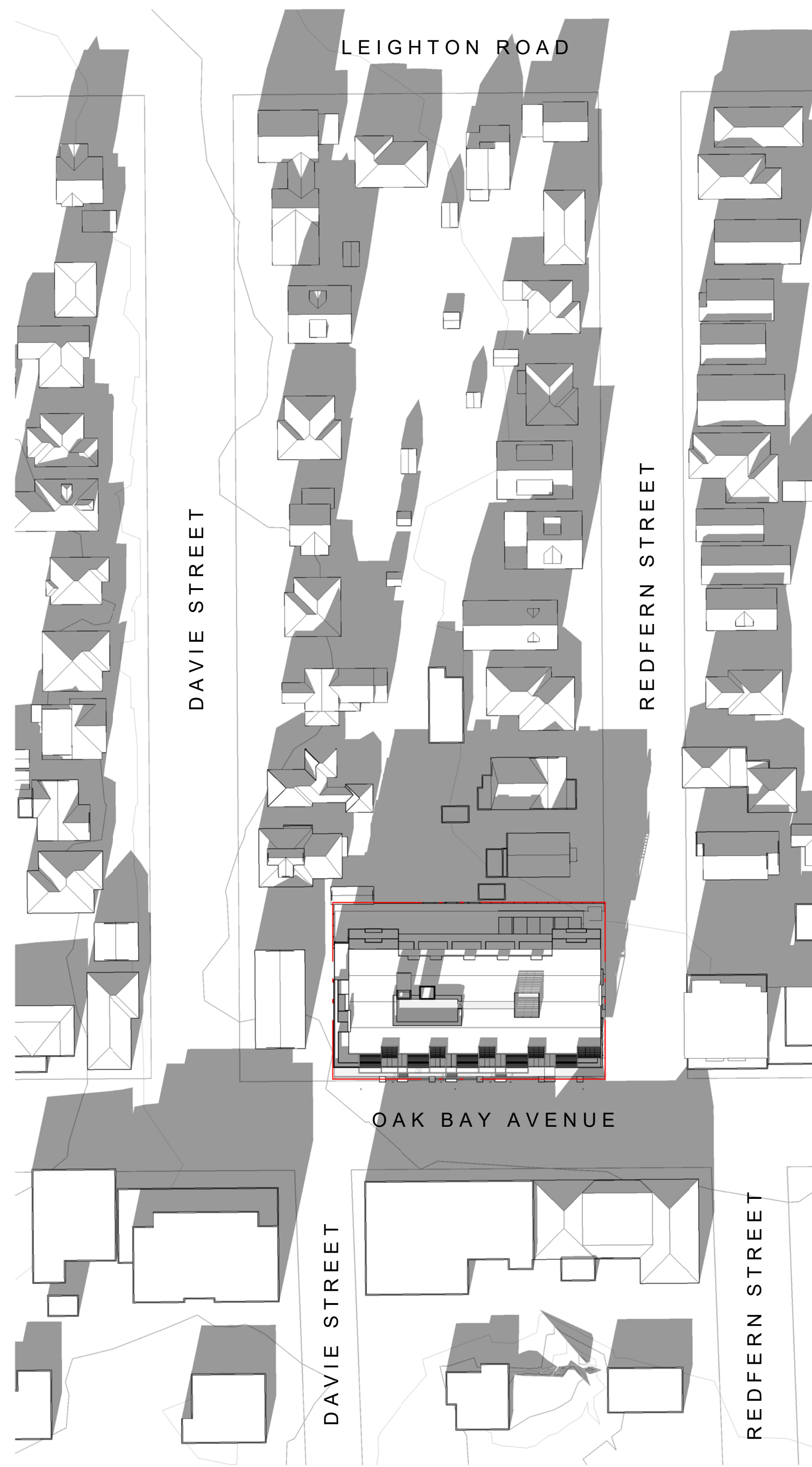
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Project	
	
<b>Jawl Residential</b> 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
<b>Shadow Study - Summer Solstice</b>	
Date	
2020/08/07	
Scale	Project #
1 : 700	1801
Revision	
March 5, 2020	
Sheet #	
<b>A1.05</b>	



1 WINTER SOLSTICE 10 AM  
1 : 700



2 WINTER SOLSTICE 1 PM  
1 : 700



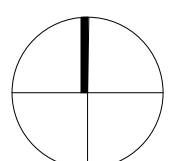
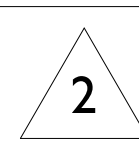
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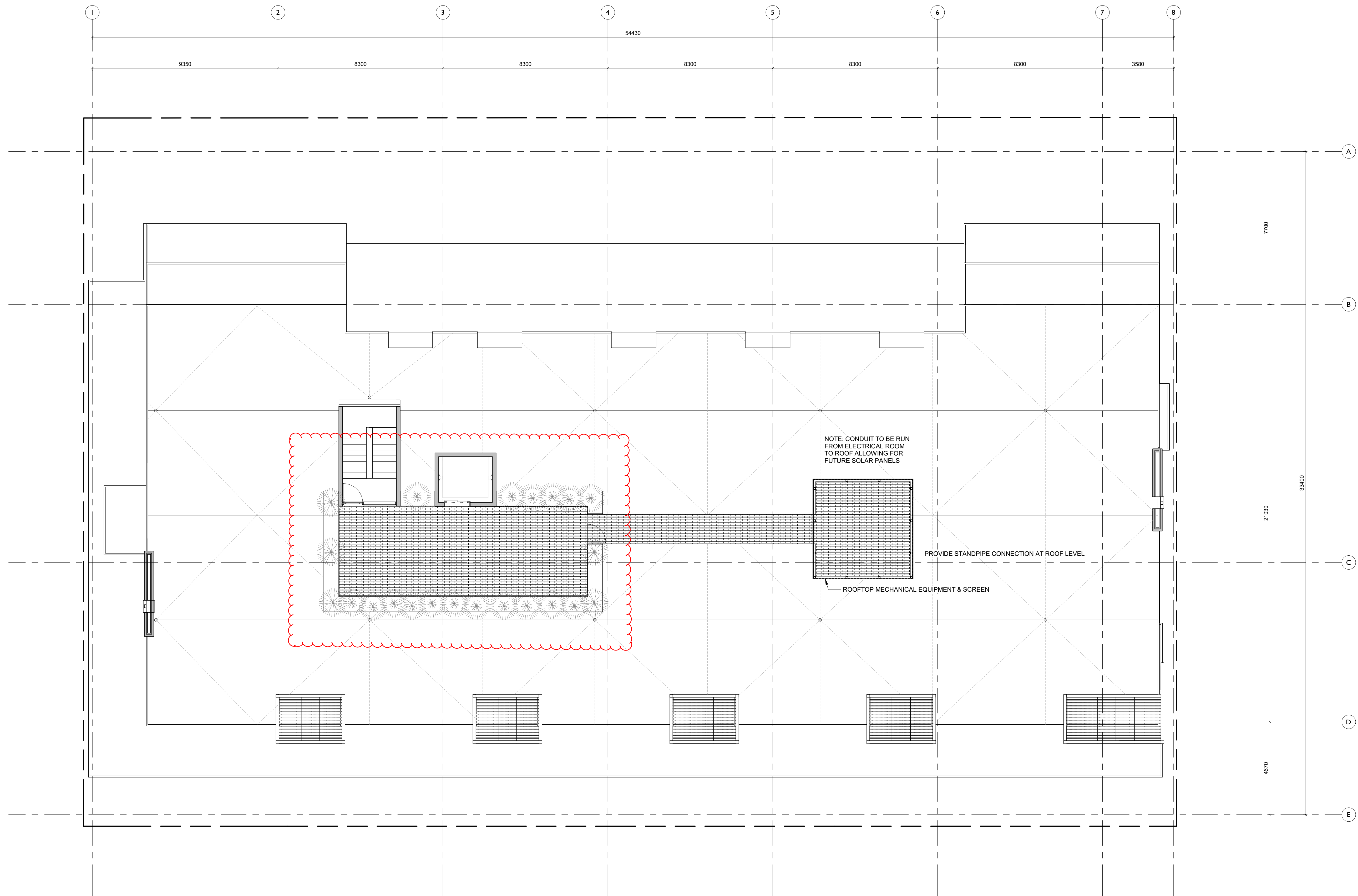
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
	
<b>Jawl Residential</b> 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
<b>Shadow Study - Winter Solstice</b>	
Date	
2020/08/07	
Scale	Project #
1 : 700	1801
Revision	
March 5, 2020	
Sheet #	
<b>A1.06</b>	



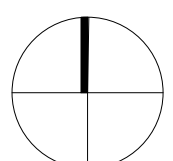
13.25 m<sup>2</sup> GROSS FLOOR AREA (EXCLUDING ELEV. SHAFT)

NO.	DESCRIPTION	DATE
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project			
		<b>Jawl Residential</b> 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		<b>Roof Plan</b>	
Date		<b>2020/08/07</b>	
Scale	Project #		
<b>1 : 100</b>	<b>1801</b>		
Revision			
April 16, 2020	<b>3</b>		
Sheet #		<b>A2.05</b>	



1 South Elevation  
1 : 100



2 East Elevation  
1 : 100

MATERIALS LEGEND	
1	CEMENTITIOUS PANEL CLADDING
2	TRANSPARENT GLAZING
3	PRE-FINISHED METAL
4	PAINTED STEEL OR ALUMINUM
5	WOOD-TEXTURED SHADE SCREEN
6	T&G CEDAR SOFFIT
7	CLEAR SEALED WOOD
8	CONCRETE
9	METAL LOUVRE
10	CONCRETE BLOCK
11	WOOD FENCING
12	BRICK

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	May 19, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name <b>Elevations</b>	
Date	2020/08/07
Scale	1 : 100
Project #	1801
Revision	May 19, 2020 <b>4</b>
Sheet #	<b>A3.00</b>



1 North Elevation  
1 : 100



2 West Elevation  
1 : 100

MATERIALS LEGEND

- 1 CEMENTITIOUS PANEL CLADDING
- 2 TRANSPARENT GLAZING
- 3 PRE-FINISHED METAL
- 4 PAINTED STEEL OR ALUMINUM
- 5 WOOD-TEXTURED SHADE SCREEN
- 6 T&G CEDAR SOFFIT
- 7 CLEAR SEALED WOOD
- 8 CONCRETE
- 9 METAL LOUVRE
- 10 CONCRETE BLOCK
- 11 WOOD FENCING
- 12 BRICK

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	May 19, 2020
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project		Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name		Elevations	
Date		2020/08/07	
Scale	1 : 100	Project #	1801
Revision		May 19, 2020 <b>4</b>	
Sheet #		<b>A3.01</b>	



VIEW FROM OAK BAY AVENUE & DAVIE STREET



VIEW FROM OAK BAY AVENUE LOOKING EAST



VIEW FROM OAK BAY AVENUE LOOKING WEST



1 Oak Bay Ave Context Elevation  
1 : 200



2 Redfern St Context Elevation  
1 : 200

NO.	DESCRIPTION	DATE
4	Re-Zoning & DP Rev 3	May 19, 2020
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2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name <b>Context Elevations</b>	
Date 2020/08/07	
Scale 1 : 200	Project # 1801
Revision May 19, 2020	4
Sheet #	<b>A3.02</b>



VIEW FROM CORNER OF OAK BAY AVENUE & REDFERN STREET



VIEW REDFERN STREET LOOKING TOWARDS OAK BAY AVENUE



RESIDENTIAL LOBBY



COMMERCIAL CORNER PATIO

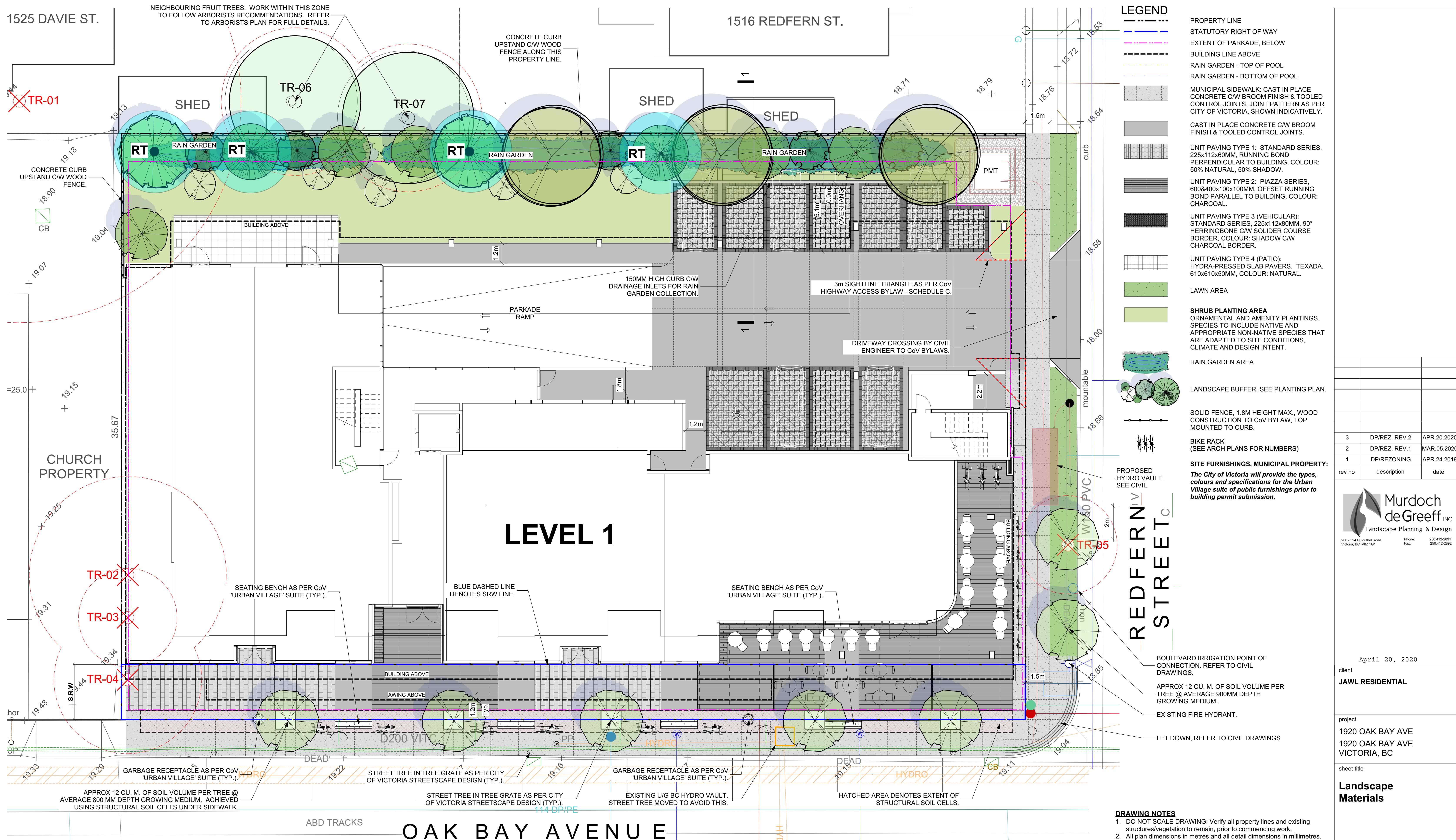
3	Re-Zoning & DP Rev 2	April 16, 2020
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
Jawi Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name <b>Perspectives</b>	
Date 2020/08/07	
Scale 1 : 20	Project # 1801
Revision April 16, 2020	3
Sheet #	<b>A9.00</b>



- LEGEND**
- PROPERTY LINE
  - STATUTORY RIGHT OF WAY
  - EXTENT OF PARKADE, BELOW
  - BUILDING LINE ABOVE
  - RAIN GARDEN - TOP OF POOL
  - RAIN GARDEN - BOTTOM OF POOL
  - MUNICIPAL SIDEWALK: CAST IN PLACE CONCRETE C/W BROOM FINISH & TOOLED CONTROL JOINTS. JOINT PATTERN AS PER CITY OF VICTORIA, SHOWN INDICATIVELY.
  - CAST IN PLACE CONCRETE C/W BROOM FINISH & TOOLED CONTROL JOINTS.
  - UNIT PAVING TYPE 1: STANDARD SERIES, 225x112x60MM, RUNNING BOND PERPENDICULAR TO BUILDING, COLOUR: 50% NATURAL, 50% SHADOW.
  - UNIT PAVING TYPE 2: PIAZZA SERIES, 600x400x100x100MM, OFFSET RUNNING BOND PARALLEL TO BUILDING, COLOUR: CHARCOAL.
  - UNIT PAVING TYPE 3 (VEHICULAR): STANDARD SERIES, 225x112x80MM, 90° HERRINGBONE C/W SOLIDER COURSE BORDER, COLOUR: SHADOW C/W CHARCOAL BORDER.
  - UNIT PAVING TYPE 4 (PATIO): HYDRA-PRESSED SLAB PAVERS, TEXADA, 610x610x50MM, COLOUR: NATURAL.
  - LAWN AREA
  - SHRUB PLANTING AREA  
ORNAMENTAL AND AMENITY PLANTINGS. SPECIES TO INCLUDE NATIVE AND APPROPRIATE NON-NATIVE SPECIES THAT ARE ADAPTED TO SITE CONDITIONS, CLIMATE AND DESIGN INTENT.
  - RAIN GARDEN AREA
  - LANDSCAPE BUFFER. SEE PLANTING PLAN.
  - SOLID FENCE, 1.8M HEIGHT MAX., WOOD CONSTRUCTION TO CoV BYLAW, TOP MOUNTED TO CURB.
  - BIKE RACK (SEE ARCH PLANS FOR NUMBERS)
  - SITE FURNISHINGS, MUNICIPAL PROPERTY:**  
*The City of Victoria will provide the types, colours and specifications for the Urban Village suite of public furnishings prior to building permit submission.*

rev no	description	date
3	DP/REZ. REV. 2	APR. 20. 2020
2	DP/REZ. REV. 1	MAR. 05. 2020
1	DP/REZONING	APR. 24. 2019

**Murdoch de Greeff INC**  
Landscape Planning & Design  
200 - 554 Columbia Road  
Victoria, BC V8Z 1G1  
Phone: 250.412.2891  
Fax: 250.412.2892

April 20, 2020  
client  
**JAWL RESIDENTIAL**  
project  
1920 OAK BAY AVE  
1920 OAK BAY AVE  
VICTORIA, BC

sheet title  
**Landscape Materials**

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revision no.	sheet no.

**L1.01**

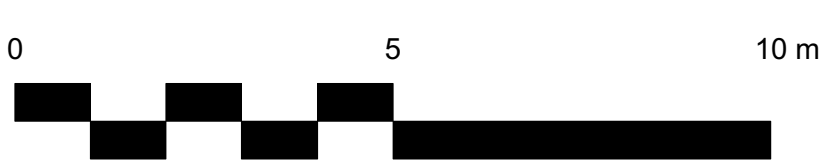
- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
  - All plan dimensions in metres and all detail dimensions in millimetres.
  - Plant quantities on Plans shall take precedence over plant list quantities.
  - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
  - Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
  - Landscape installation to carry a 1 year warranty from date of acceptance.
  - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
  - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
  - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

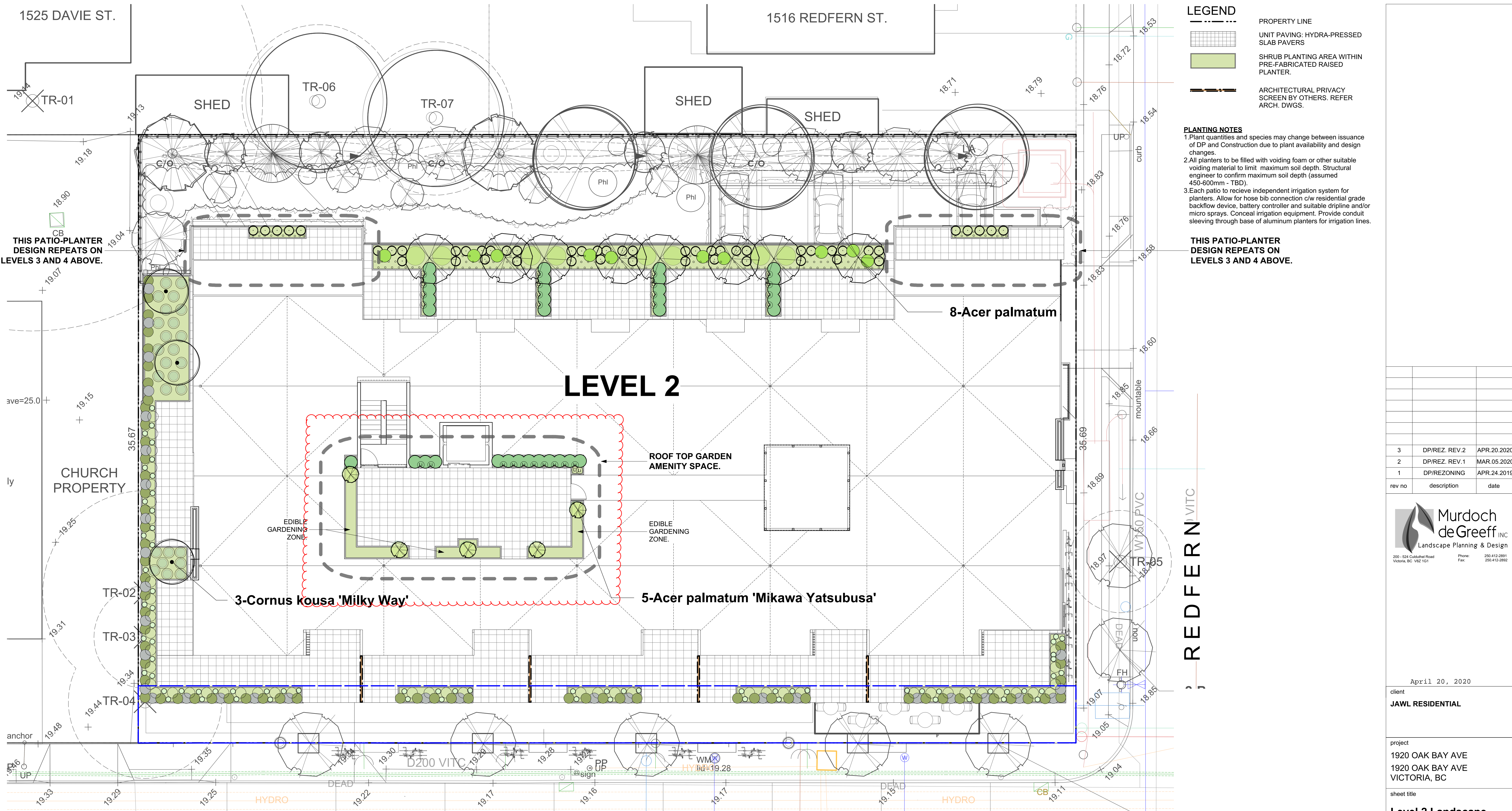
**TREE SUMMARY**

Bylaw Protected Trees Removed:	2
New Trees Proposed Onsite:	43 (L1, L2 and Roof)
Total Replacement Trees:	4
2 - Pseudotsuga menziesii	
2 - Tsuga canadensis	

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plan for additional information. Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements. Final species to be determined in consultation with City of Victoria Parks staff.

REFER TO ARBORIST'S TREE MANAGEMENT PLAN BY GYE & ASSOCIATES DATED MARCH 3rd, 2020 FOR FULL DETAILS.





**LEGEND**

- PROPERTY LINE
- UNIT PAVING: HYDRA-PRESSED SLAB PAVERS
- SHRUB PLANTING AREA WITHIN PRE-FABRICATED RAISED PLANTER.
- ARCHITECTURAL PRIVACY SCREEN BY OTHERS. REFER ARCH. DWGS.

**PLANTING NOTES**

- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
- All planters to be filled with voiding foam or other suitable voiding material to limit maximum soil depth. Structural engineer to confirm maximum soil depth (assumed 450-600mm - TBD).
- Each patio to receive independent irrigation system for planters. Allow for hose bib connection c/w residential grade backflow device, battery controller and suitable dripline and/or micro sprays. Conceal irrigation equipment. Provide conduit sleeving through base of aluminum planters for irrigation lines.

**THIS PATIO-PLANTER DESIGN REPEATS ON LEVELS 3 AND 4 ABOVE.**

**THIS PATIO-PLANTER DESIGN REPEATS ON LEVELS 3 AND 4 ABOVE.**

**LEVEL 2**

**PLANT LIST - ROOF LEVEL**

Sym	Qty	Botanical Name	Common Name	3chd. Size / Plant Spacing
<b>TREES:</b>				
	5	Acer palmatum 'Mikawa Yatsubu; Japanese Maple		min. 1m height
<b>SHRUBS/FERNS/GRASSES/VINES:</b>				
Lim	12	Liriope muscari	Lily turf	#1 pot
Tax	13	Taxus x media	Hybrid Yew	#5 pot

**PLANT LIST - LEVEL 2, 3, & 4**

Sym	Qty	Botanical Name	Common Name	3chd. Size / Plant Spacing
<b>TREES:</b>				
	8	Acer palmatum	Japanese Maple	3.0m ht, b&b
	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
<b>SHRUBS/FERNS/GRASSES/VINES:</b>				
Anl	26	Anemranthele lessoniana	Pheasant's Tail Grass	#1 pot
Arc	63	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 60 cm O.C.
Ctp	75	Carex testacea 'Prairie Fire'	Prairie Fire Sedge	Sp3
Cda	31	Cotoneaster dammeri	Bearberry	#1 pot / 50 cm O.C.
Gsh	198	Gaultheria shallon	Salal	#1 pot
Hto	70	Hebe topiaria	Topiari'st's hebe	#1 pot
Lim	16	Liriope muscari	Lily turf	#1 pot
Lp	48	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	8	Mahonia aquifolium	Oregon Grape	#3 pot
Tax	20	Taxus x media	Hybrid Yew	#5 pot
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#1 pot
	0			

3	DP/REZ. REV.2	APR.20.2020
2	DP/REZ. REV.1	MAR.05.2020
1	DP/REZONING	APR.24.2019
rev no	description	date

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April 20, 2020

client  
**JAWL RESIDENTIAL**

project  
1920 OAK BAY AVE  
1920 OAK BAY AVE  
VICTORIA, BC

sheet title  
**Level 2 Landscape Materials & Planting Plan**

project no. 118.30  
scale 1:100 @ 24"x36"  
drawn by JK/JD  
checked by SM  
revision no. sheet no.  
**3 L1.02**

