



1693 Fort Street  
Victoria, B.C.

D'AMBROSIO  
architecture + urbanism

2960 Jutland Road  
Victoria BC Canada V8T 5K2

tel 250.384.2400  
eml mail@daustudio.ca  
web www.daustudio.ca

Re-Zoning and Development  
Permit Resubmission  
May 25, 2022

Aryze Developments Inc.

Contacts

Developer

Aryze Developments  
1839 Fairfield Road  
Victoria, BC  
V8S 1G9  
T: (250) 940-3568

Architect

D'Ambrosio architecture + urbanism  
2960 Jutland Road  
Victoria, BC  
V8T 5K2  
T: (250) 384-2400

Landscape Architect

Biophilia Design Collective  
1608 Camosun Street  
Victoria, BC  
V8T 3E6  
T: (250) 590-1156

Civil

McElhanney  
Suite 500  
3950 Quadra Street  
Victoria, BC  
V8X 4A3  
T: (250) 370-9221

Surveyor

J.E. Anderson & Associates  
4212 Glenford Ave  
Victoria, BC  
V8Z 4B7  
T: (250) 727-2214

List of Drawings

Architectural

- A0.0 Cover Sheet
- A0.1 Code Summary
- A0.2 Average Grade
- A0.3 Shadow Studies
- A0.4 Perspective Views
- A0.5 Perspective Views

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- A2.0 Site Plan / L1 Floorplan
- A2.1 L2 & L3 Floorplan
- A2.2 L4 & L5 Floorplan
- A2.3 L6 Floorplan & Roof Plan

- A4.1 North & West Elevations & Materials
- A4.2 South & East Elevations & Materials
- A4.3 Building Sections
- A4.4 Context Elevations

Landscape

- L0 Tree Removal and Protection Plan
- L1 Landscape Site Plan
- L2 Tree Planting Plan
- L3 Planting Plan

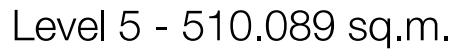
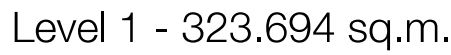
Civil

- C1 Conceptual Servicing Drawing



**Revisions**  
Bubbled areas indicate revisions compared to the previously submitted plans  
**Received Date:**  
**June 6, 2022**





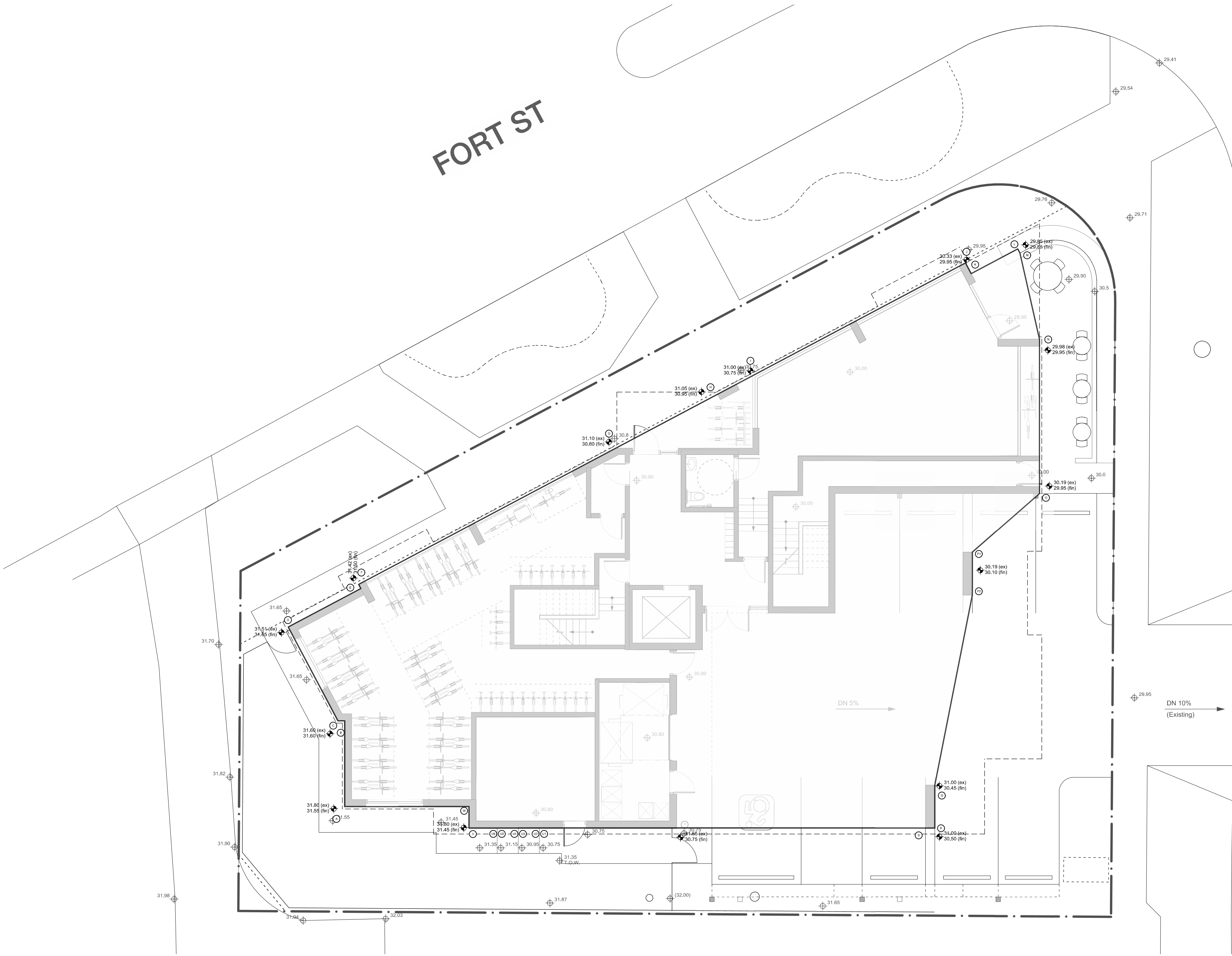




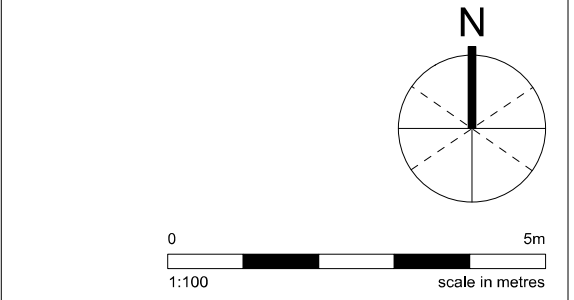
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1693 Fort Street - Student Housing  
Project Data 2020-10-24 Average Grade = 30.607

| ID       | Grade (m) | Interval | Average Grade | Distance (m) | Subtotal  |
|----------|-----------|----------|---------------|--------------|-----------|
| A        | 30.55     | A-B      | 30.575        | 3.661        | 111.93508 |
| B        | 30.6      | B-C1     | 30.625        | 0.288        | 8.82      |
| C        | 30.65     | C-D      | 31.08         | 4.524        | 140.60592 |
| D        | 31.51     | D-E      | 31.465        | 3.504        | 110.25336 |
| E        | 31.42     | E-F      | 31.42         | 0.2          | 6.284     |
| F        | 31.42     | F-G      | 31.11         | 12.4         | 385.764   |
| G        | 30.8      | G-H      | 30.775        | 4.911        | 151.13603 |
| H        | 30.75     | H-I      | 30.725        | 1.699        | 52.201775 |
| I        | 30.7      | I-J      | 30.325        | 10.262       | 311.19515 |
| J        | 29.95     | J-K      | 29.95         | 0.515        | 15.42425  |
| K        | 29.95     | K-L      | 29.9          | 2.249        | 67.2451   |
| L        | 29.85     | L-M      | 29.85         | 0.2          | 5.97      |
| M        | 29.85     | M-N      | 29.9          | 3.766        | 112.6034  |
| N        | 29.95     | M-N      | 29.95         | 6.579        | 197.04105 |
| O        | 29.95     | N-O      | 30.025        | 3.8          | 114.095   |
| P1       | 30.1      | P1-P2    | 30.1          | 1.83         | 55.083    |
| P2       | 30.1      | P2-Q     | 30.275        | 8.26         | 250.0715  |
| Q        | 30.45     | Q-R      | 30.475        | 1.83         | 55.76925  |
| R        | 30.5      | R-S      | 30.5          | 0.4          | 12.2      |
| S        | 30.5      | S-T      | 30.625        | 10.602       | 324.68625 |
| T        | 30.75     | T-U      | 30.75         | 5.852        | 179.949   |
| U1       | 30.75     | U1-U2    | 30.85         | 0            | 0         |
| U2       | 30.95     | U2-U3    | 30.95         | 0.9          | 27.855    |
| U3       | 30.95     | U3-U4    | 31.05         | 0            | 0         |
| U4       | 31.15     | U4-U5    | 31.15         | 0.9          | 28.035    |
| U5       | 31.15     | U5-U6    | 31.25         | 0            | 0         |
| U6       | 31.35     | U6-V     | 31.4          | 1.2          | 37.68     |
| V        | 31.45     | V-W      | 31.45         | 0.915        | 28.77675  |
| W        | 31.45     | V-A      | 31            | 5.3          | 164.3     |
| Subtotal |           |          | 96.547        |              | 2954.9799 |



1 Average Grade Calculation  
Scale 1:100



|   |                 |          |
|---|-----------------|----------|
| 6 | Rezoning and DP | 22/05/25 |
| 5 | Rezoning and DP | 22/03/14 |
| 4 | Rezoning and DP | 21/11/03 |
| 3 | Rezoning and DP | 21/05/11 |
| 2 | Rezoning and DP | 21/04/29 |
| 1 | Rezoning and DP | 21/01/22 |
| 0 | Rezoning and DP | 20/11/18 |

| rev no | description | date |
|--------|-------------|------|
|--------|-------------|------|

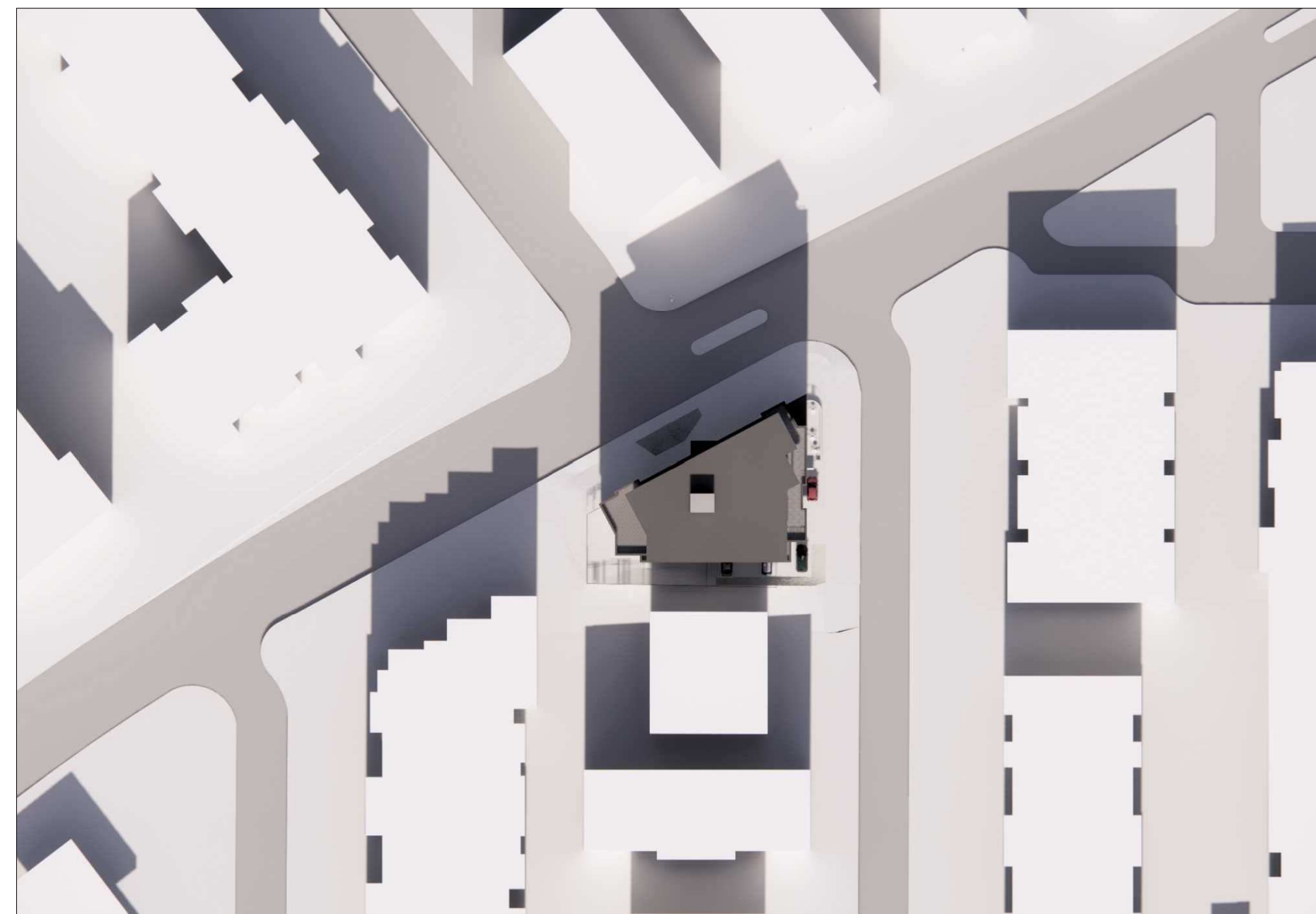
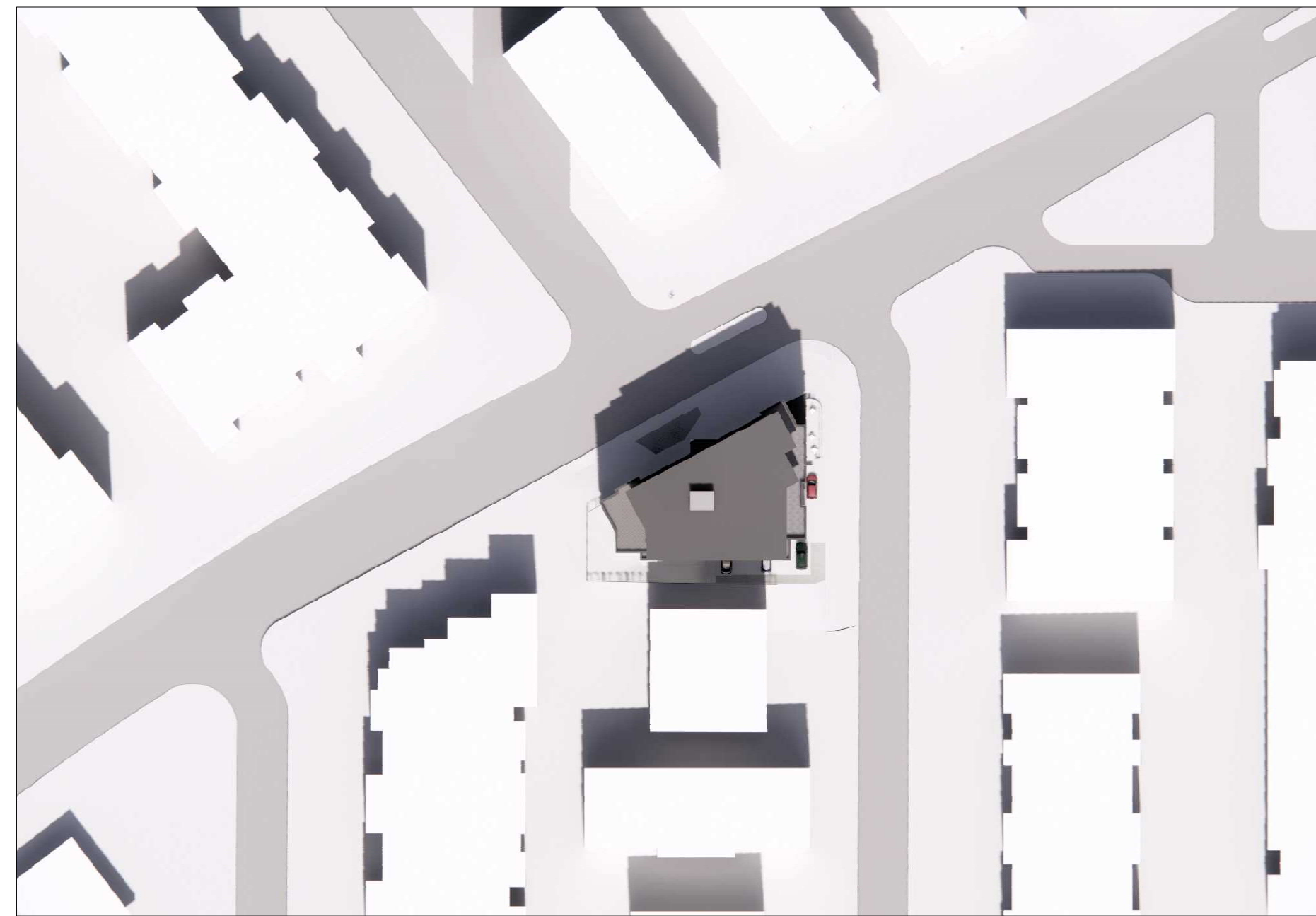
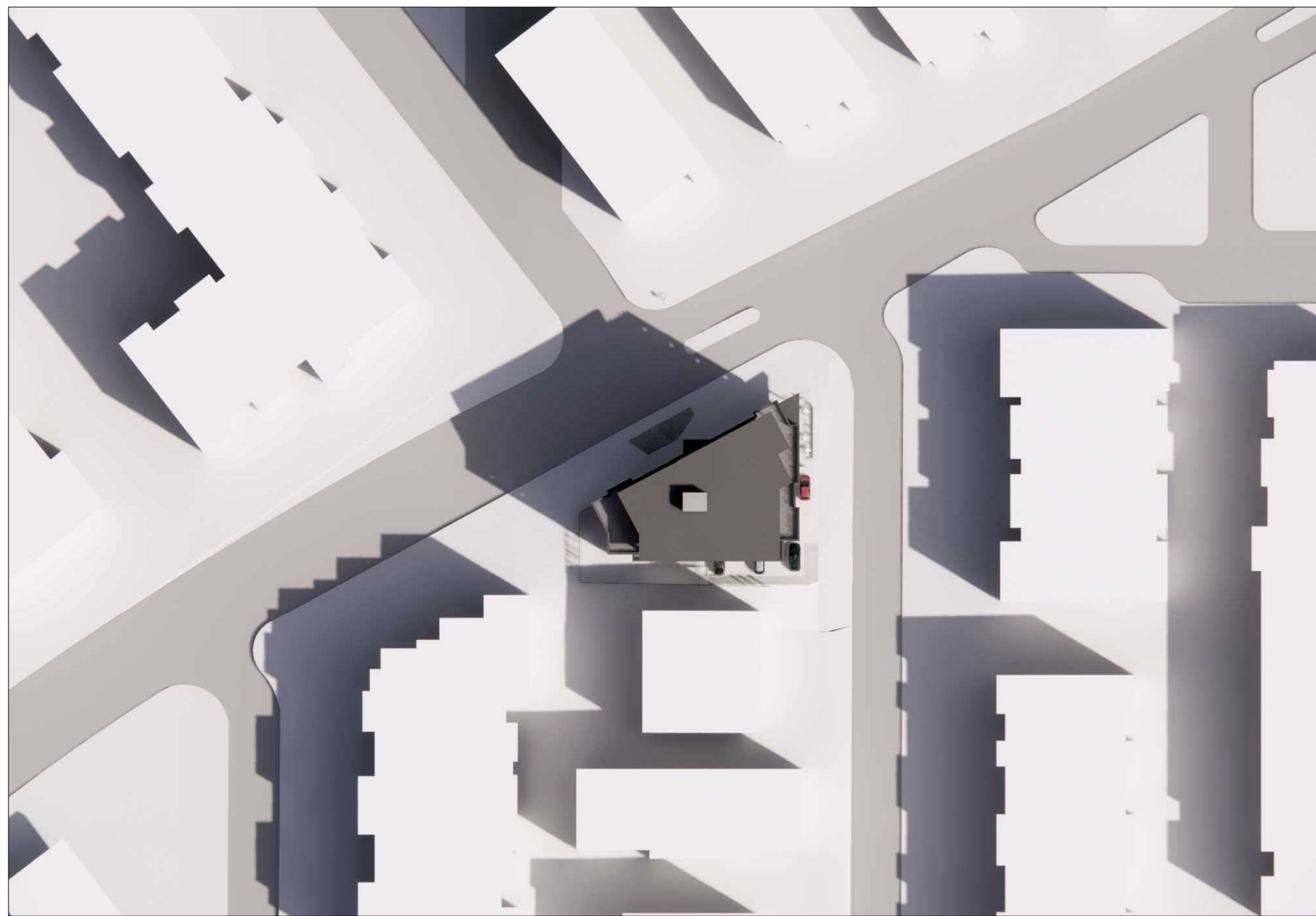
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project name  
Rental Housing  
1693 Fort Street

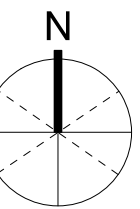
sheet title  
Average Grade

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
| date issued  | May 25, 2022                       |
| scale        | As Noted                           |
| drawn by     | MZ                                 |
| checked by   | ES                                 |
| revision no. | sheet no.                          |





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|        |                 |          |
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |
| rev no | description     | date     |





1 View from Northeast  
Scale: NTS



2 View from Northwest  
Scale: NTS



2 View from Southeast  
Scale: NTS

1. Private Outdoor Access -  
Juliets & Balconies



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List of Revisions

1. Private Outdoor Access - Julietts & Balconies

|   |                 |          |
|---|-----------------|----------|
| 6 | Rezoning and DP | 22/05/25 |
| 5 | Rezoning and DP | 22/03/14 |
| 4 | Rezoning and DP | 21/11/03 |
| 3 | Rezoning and DP | 21/05/11 |
| 2 | Rezoning and DP | 21/04/29 |
| 1 | Rezoning and DP | 21/01/22 |
| 0 | Rezoning and DP | 20/11/18 |

| rev no | description | date |
|--------|-------------|------|
|--------|-------------|------|

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project name

Rental Housing

1693 Fort Street

sheet title

Perspective Views

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
| date issued  | May 25, 2022                       |
| scale        | As Noted                           |
| drawn by     | MZ                                 |
| checked by   | ES                                 |
| revision no. | sheet no.                          |
| 6            | A0.4                               |





1 View from East  
Scale: NTS



2 View from Northwest  
Scale: NTS



3 View from Southwest  
Scale: NTS



4 View from North  
Scale: NTS



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- List of Revisions**
- |    |                                               |
|----|-----------------------------------------------|
| 1. | Private Outdoor Access - Julietts & Balconies |
|----|-----------------------------------------------|

1. Private Outdoor Access - Julietts & Balconies

|        |                 |          |
|--------|-----------------|----------|
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |
| rev no | description     | date     |

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project name  
**Rental Housing**  
1693 Fort Street

sheet title  
**Perspective Views**

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
| date issued  | May 25, 2022                       |
| scale        | As Noted                           |
| drawn by     | MZ                                 |
| checked by   | ES                                 |
| revision no. | sheet no.                          |



|   |                 |          |
|---|-----------------|----------|
| 6 | Rezoning and DP | 22/05/21 |
| 5 | Rezoning and DP | 22/03/19 |
| 4 | Rezoning and DP | 21/11/07 |
| 3 | Rezoning and DP | 21/05/17 |
| 2 | Rezoning and DP | 21/04/20 |
| 1 | Rezoning and DP | 21/01/20 |
| 0 | Rezoning and DP | 20/11/18 |

| rev no | description | date |
|--------|-------------|------|
|--------|-------------|------|

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|              |  |
|--------------|--|
| project name |  |
|--------------|--|

## Rental Housing

1693 Fort Street

## Survey

|             |       |
|-------------|-------|
| project no. | 20-17 |
|-------------|-------|

drawing file 20-17 1693 Fort Street CURRENT.vw

|             |              |
|-------------|--------------|
| date issued | May 25, 2022 |
|-------------|--------------|

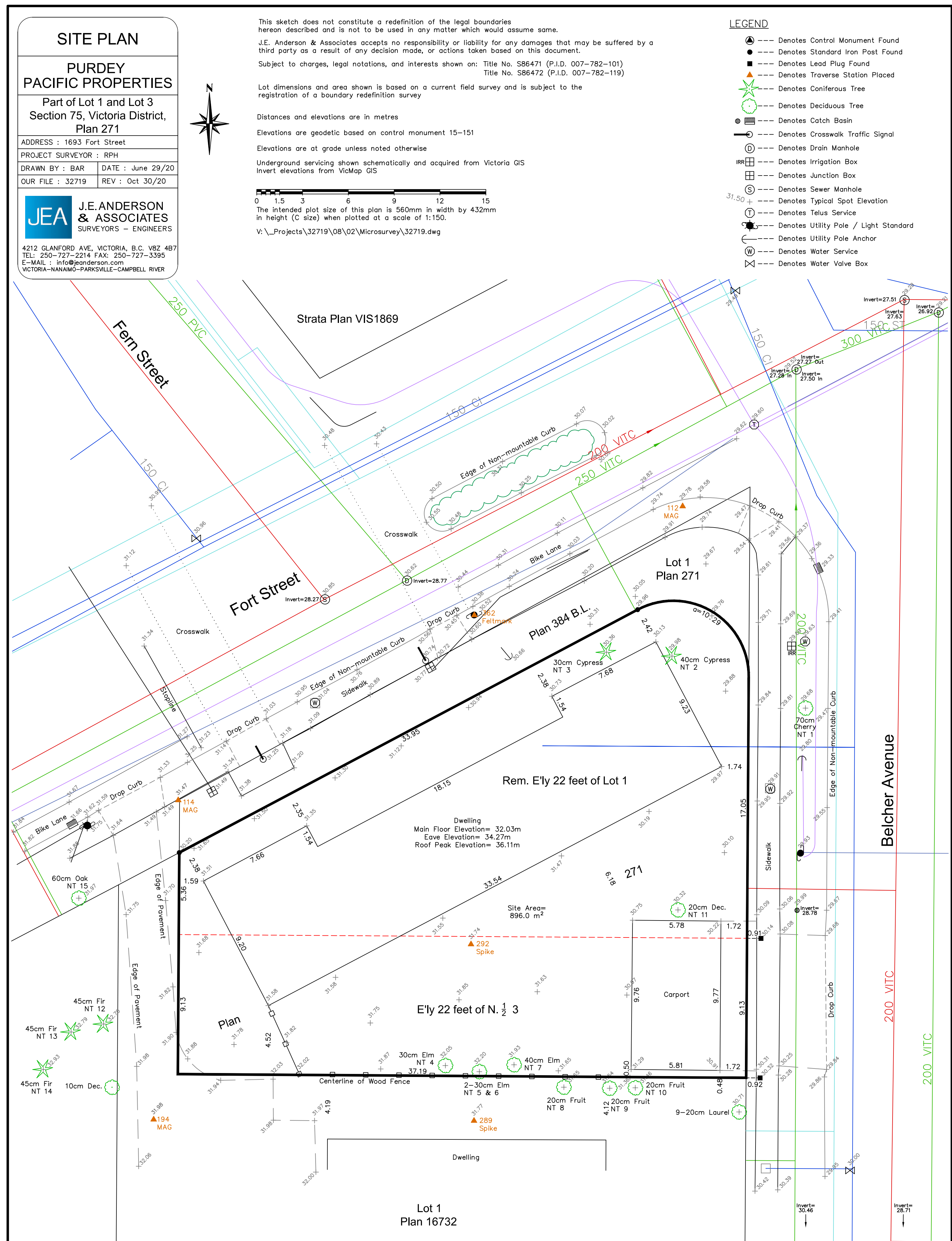
|       |          |
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| scale | As Noted |
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drawn by MZ

|            |    |
|------------|----|
| checked by | ES |
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|              |           |
|--------------|-----------|
| revision no. | sheet no. |
|--------------|-----------|

6 A1.0



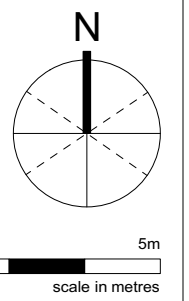




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- NOTES:
- General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.
  - Refer to landscape architectural drawings for paving and plant materials information.

- List of Revisions
- |    |                                              |
|----|----------------------------------------------|
| 1. | SRW Clarification                            |
| 2. | Class of Use Revision & Parking Calculations |



| rev no | description     | date     |
|--------|-----------------|----------|
| 7      | Rezoning and DP | 22/07/11 |
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |

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project name  
**Rental Housing**  
1693 Fort Street  
sheet title  
**Site Plan / L1 Floorplan**

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
| date issued  | July 11, 2022                      |
| scale        | As Noted                           |
| drawn by     | MZ                                 |
| checked by   | ES                                 |
| revision no. | sheet no.                          |
| 7            | A2.0                               |

| Project Information Table            |                            |
|--------------------------------------|----------------------------|
| Zone (existing)                      | R3-2                       |
| Proposed zone or site specific zone  | Site Specific              |
| Site area (m2)                       | 896                        |
| Total floor area (m2)                | 2456.70                    |
| Commercial floor area (m2)           | 77.26                      |
| Floor space ratio                    | 2.74                       |
| Site Coverage (%)                    | 61.15%                     |
| Open site space (%)                  | 30.54%                     |
| Height of building (m)               | 19.72                      |
| Number of storeys                    | 6                          |
| Parking stalls (number) on site      | 9                          |
| Bicycle parking number (Class 1 & 2) | Class 1 = 63   Class 2 = 6 |
| Building Setbacks (m)                |                            |
| Front yard                           | 0.771                      |
| Rear yard                            | 3.36                       |
| Side yard (Flanking Street)          | 3.025                      |
| Side yard (Interior)                 | 1.815                      |
| Combined side yards                  | 4.84                       |
| Residential Use Details              |                            |
| Total number of units                | 34                         |
| Unit type, e.g., 1 bedroom           | Studio, 1-Bdrm and 2-Bdrm  |
| Ground-oriented units                | None                       |
| Minimum unit floor area (m2)         | 35.44                      |
| Total residential floor area (m2)    | 2379.44                    |

| SCHEDULE C PARKING CALCULATIONS            |                 |            |      |     |  |
|--------------------------------------------|-----------------|------------|------|-----|--|
| Vehicle Parking Calculations (Residential) |                 |            |      |     |  |
| Unit Area                                  | Pkg Rate        | Qty        | LT   | ST  |  |
| < 45 sq.m. (Market)                        | 0.6             | 9          | 5.4  | 0.9 |  |
| < 45 sq.m. (Affordable)                    | 0.2             | 3          | 0.6  | 0.3 |  |
| 45 to 70 sq.m. (Market)                    | 0.7             | 16         | 11.2 | 1.6 |  |
| 45 to 70 sq.m. (Affordable)                | 0.5             | 1          | 0.5  | 0.1 |  |
| > 70 sq.m. (Market)                        | 1.1             | 5          | 5.5  | 0.5 |  |
| Totals                                     |                 |            | 23.2 | 3.4 |  |
| Vehicle Parking Calculations (Commercial)  |                 |            |      |     |  |
| Use                                        | Pkg Rate        | Area       | ST   |     |  |
| Services/Store                             | 1 per 40 sq.m.  | 77.3 sq.m. | 1.9  |     |  |
| Totals                                     |                 |            | 1.9  |     |  |
| Bicycle Parking Calculations (Residential) |                 |            |      |     |  |
| Unit Area                                  | Pkg Rate        | Qty        | LT   | ST  |  |
| < 45 sq.m.                                 | 1.0             | 12         | 12   | 1.2 |  |
| > 45 sq.m.                                 | 1.25            | 22         | 27.5 | 2.2 |  |
| Totals                                     |                 |            | 39.5 | 3.4 |  |
| Bicycle Parking Calculations (Commercial)  |                 |            |      |     |  |
| Stall Type                                 | Pkg Rate        | Qty        | LT   | ST  |  |
| Long Term                                  | 1 per 400 sq.m. | 77.3       | 0.2  |     |  |
| Short Term                                 | 1 per 100 sq.m. | 77.3       |      | 0.8 |  |
| Totals                                     |                 |            | 0.2  | 0.8 |  |

30 Market Rentals + 4 Affordable Rentals + CRU - Urban Village



1610 Belcher Ave





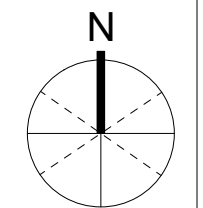
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List of Revisions

2. Class of Use Revision & Parking Calculations



| rev no | description     | date     |
|--------|-----------------|----------|
| 7      | Rezoning and DP | 22/07/11 |
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |

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project name

Rental Housing

1693 Fort Street

sheet title

L2 & L3 Floorplans

project no. 20-17

drawing file 20-17 1693 Fort Street CURRENT.vwx

date issued July 11, 2022

scale As Noted

drawn by MZ

checked by ES

revision no. sheet no.

7

A2.1



1 L2 Floorplan  
Scale 1:100

2 L3 Floorplan  
Scale 1:100





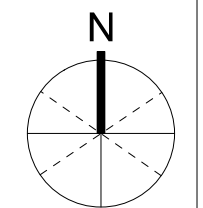
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List of Revisions

1. Private Outdoor Access - Julietts & Balconies
2. Accessibility Revisions



|        |                 |          |
|--------|-----------------|----------|
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
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Rental Housing

1693 Fort Street

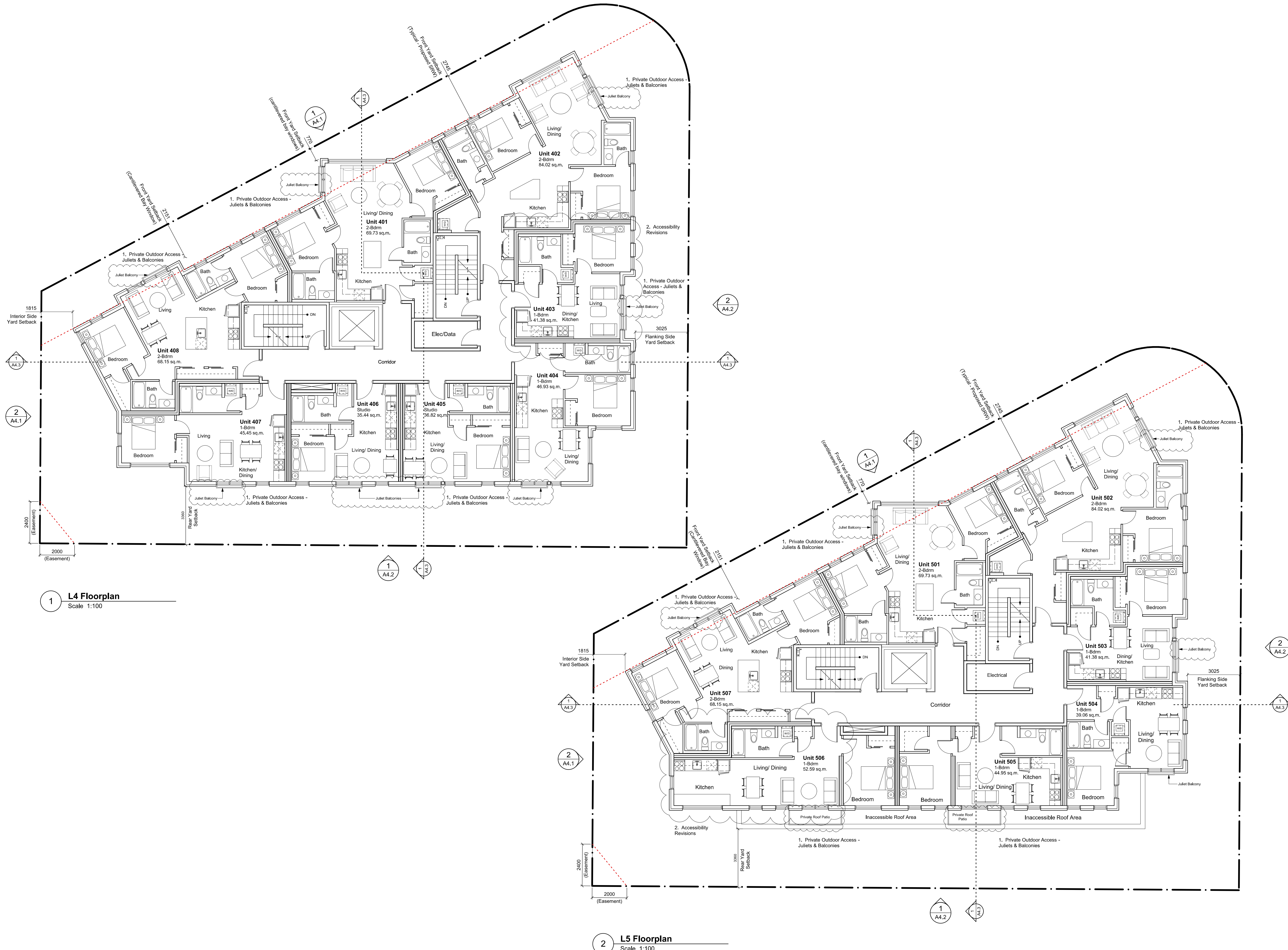
sheet title

L4 & L5 Floorplans

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
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| scale        | As Noted                           |
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| revision no. | sheet no.                          |

6

A2.2







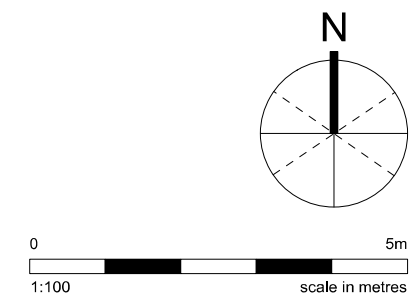
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NOTES:

- General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.
- Refer to landscape architectural drawings for paving and plant materials information.
- Unit 601 conforms to BCBC 2018 accessible design requirements.

List of Revisions

- Private Outdoor Access - Julietts & Balconies



| rev no | description     | date     |
|--------|-----------------|----------|
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |

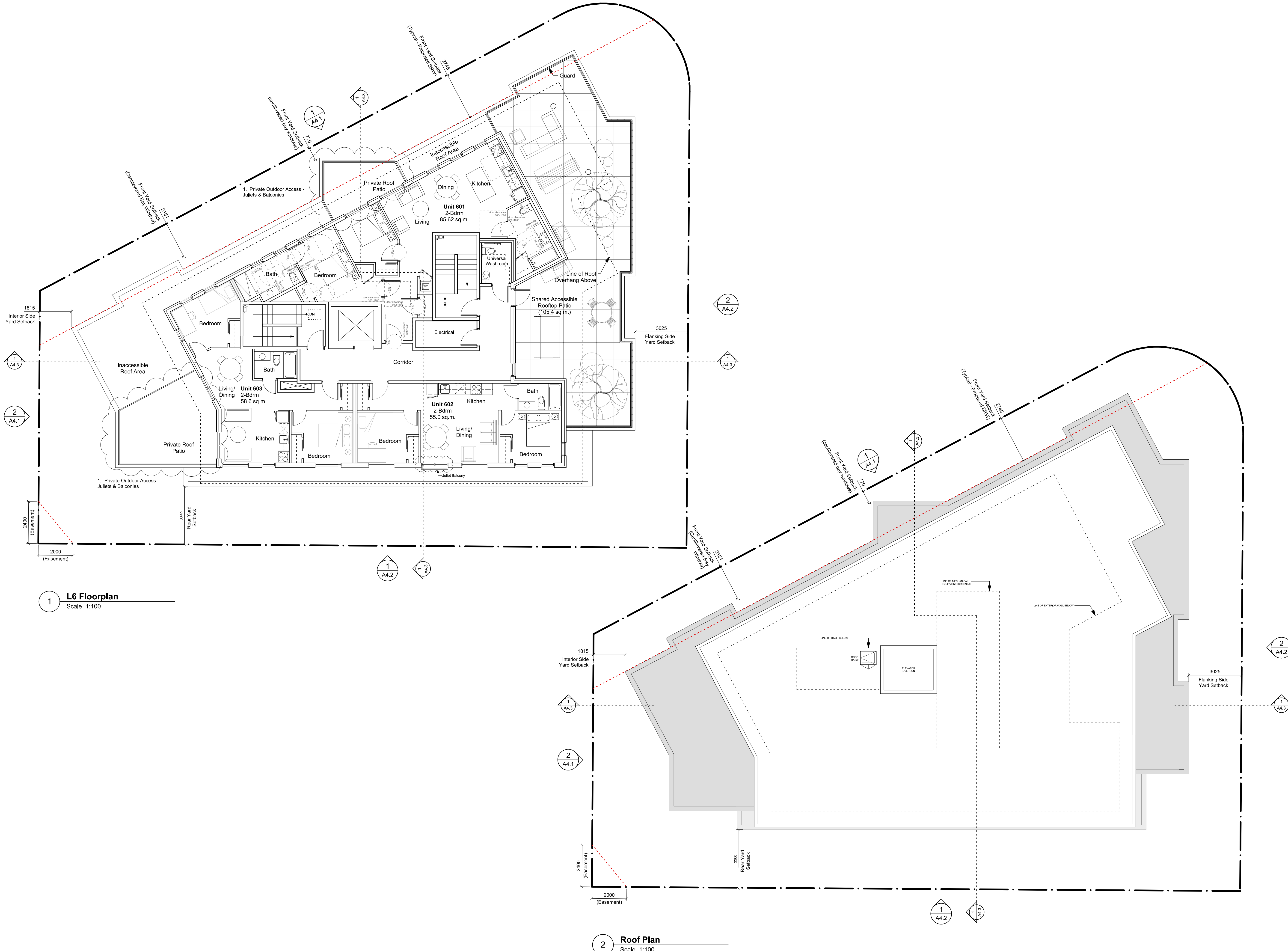
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project name  
**Rental Housing**  
1693 Fort Street

sheet title  
**L6 & Roof Floorplans**

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
| date issued  | May 25, 2022                       |
| scale        | As Noted                           |
| drawn by     | MZ                                 |
| checked by   | ES                                 |
| revision no. | sheet no.                          |

6  
**A2.3**







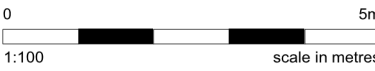
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List of Revisions

1. Private Outdoor Access - Julietts & Balconies



| rev no | description     | date     |
|--------|-----------------|----------|
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |

project name  
**Rental Housing**

1693 Fort Street

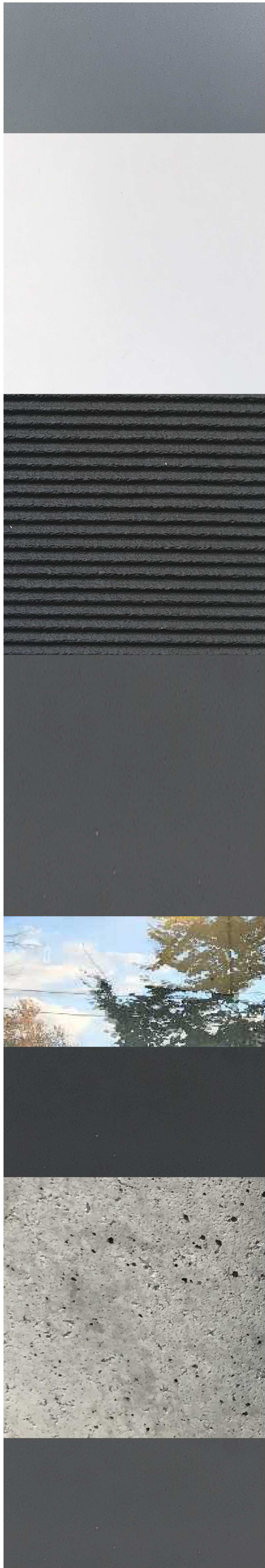
sheet title

**Elevations - North and West**

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
| date issued  | May 25, 2022                       |
| scale        | As Noted                           |
| drawn by     | MZ                                 |
| checked by   | ES                                 |
| revision no. | sheet no.                          |

6  
**A4.1**

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard



1 North Elevation  
Scale 1:100



2 West Elevation  
Scale 1:100

1. Private Outdoor Access - Julietts & Balconies





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**List of Revisions**  
1. Private Outdoor Access - Julietts & Balconies



|        |                 |          |
|--------|-----------------|----------|
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
|        |                 |          |
| 6      | Rezoning and DP | 22/05/25 |
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |
| rev no | description     | date     |

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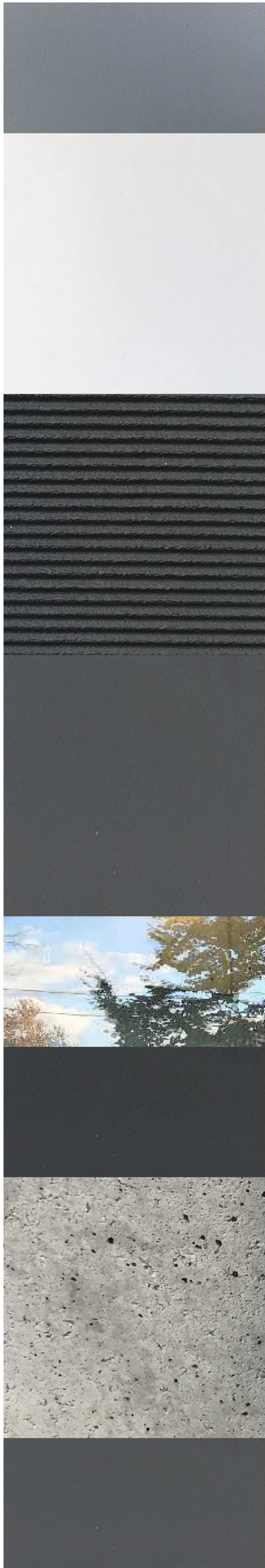
project name  
**Rental Housing**  
1693 Fort Street

sheet title  
**Elevations - South and East**

project no. 20-17  
drawing file 20-17 1693 Fort Street CURRENT.vwx  
date issued May 25, 2022  
scale As Noted  
drawn by MZ  
checked by ES  
revision no. sheet no.

6 **A4.2**

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard

1. Private Outdoor Access - Julietts & Balconies



1 **South Elevation**  
Scale 1:100



2 **East Elevation**  
Scale 1:100





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- NOTES:
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- List of Revisions**
1. Private Outdoor Access - Julietts & Balconies



|   |                 |          |
|---|-----------------|----------|
| 6 | Rezoning and DP | 22/05/25 |
| 5 | Rezoning and DP | 22/03/14 |
| 4 | Rezoning and DP | 21/11/03 |
| 3 | Rezoning and DP | 21/05/11 |
| 2 | Rezoning and DP | 21/04/29 |
| 1 | Rezoning and DP | 21/01/22 |
| 0 | Rezoning and DP | 20/11/18 |

| rev no | description     | date     |
|--------|-----------------|----------|
| 6      | Rezoning and DP | 22/05/25 |

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project name  
**Rental Housing**  
1693 Fort Street

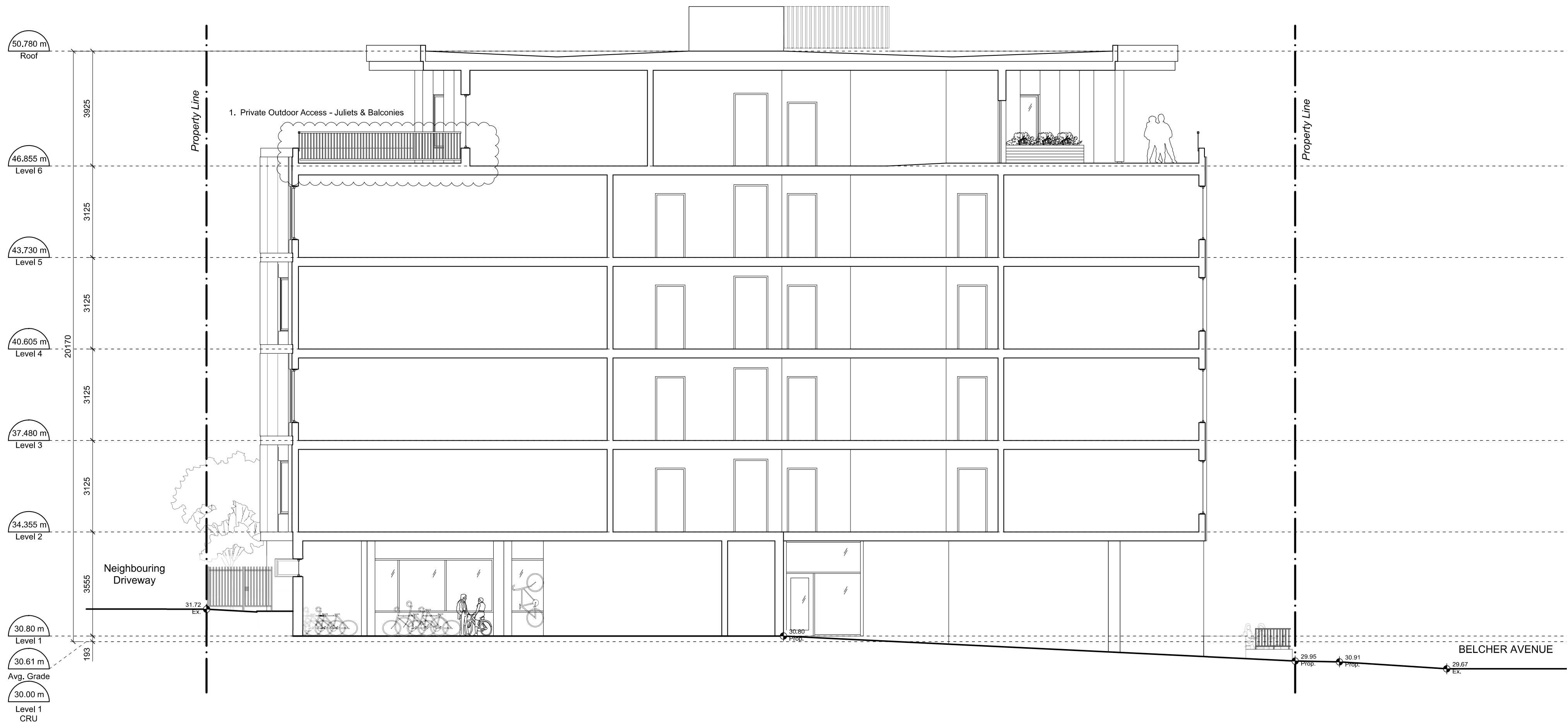
sheet title  
**Building Sections**

|              |                                    |
|--------------|------------------------------------|
| project no.  | 20-17                              |
| drawing file | 20-17 1693 Fort Street CURRENT.vwx |
| date issued  | May 25, 2022                       |
| scale        | As Noted                           |
| drawn by     | MZ                                 |
| checked by   | ES                                 |

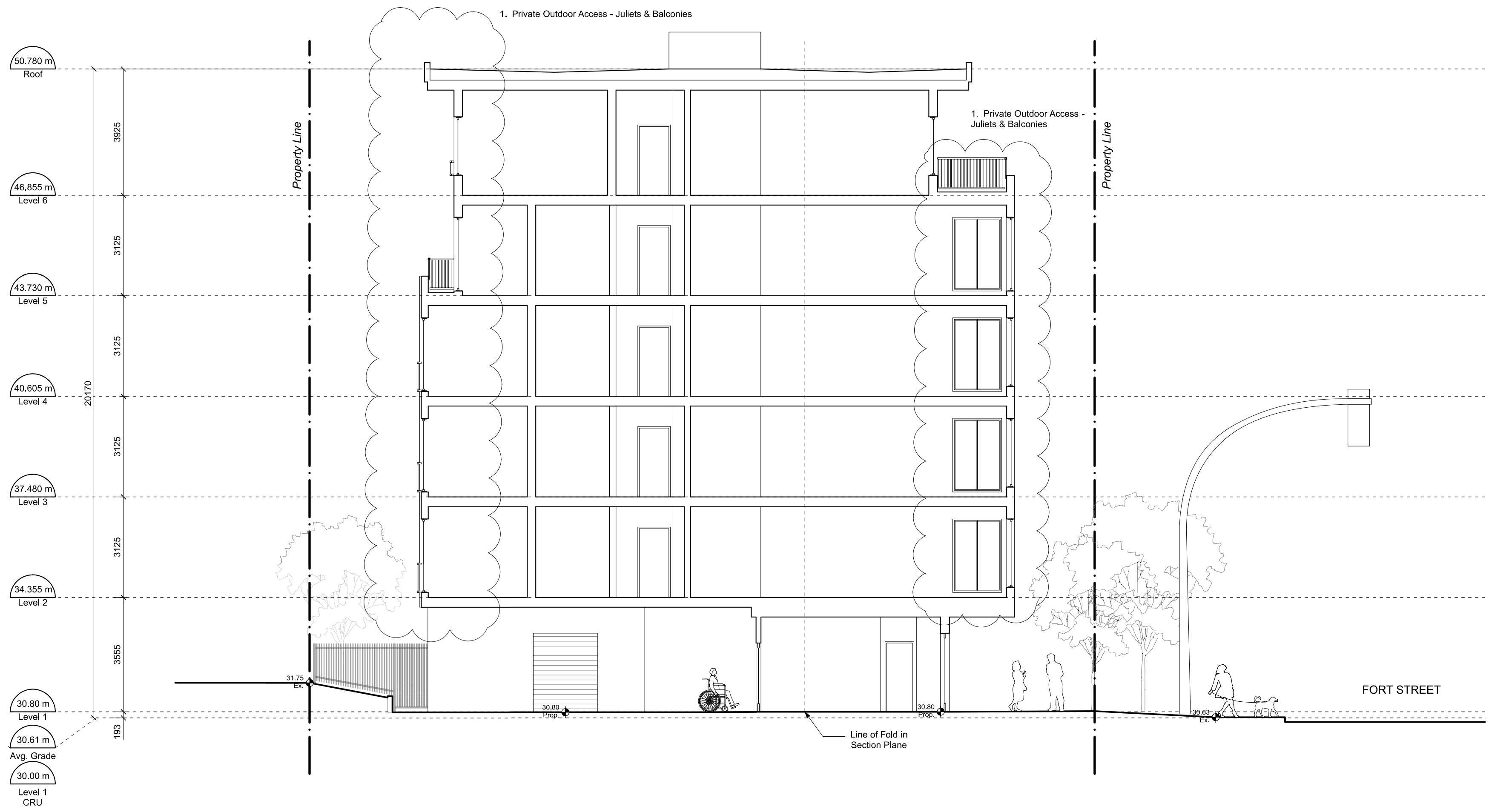
|              |           |
|--------------|-----------|
| revision no. | sheet no. |
|--------------|-----------|

6

A4.3



1 **Section 1**  
Scale 1:100



2 **Section 2**  
Scale 1:100



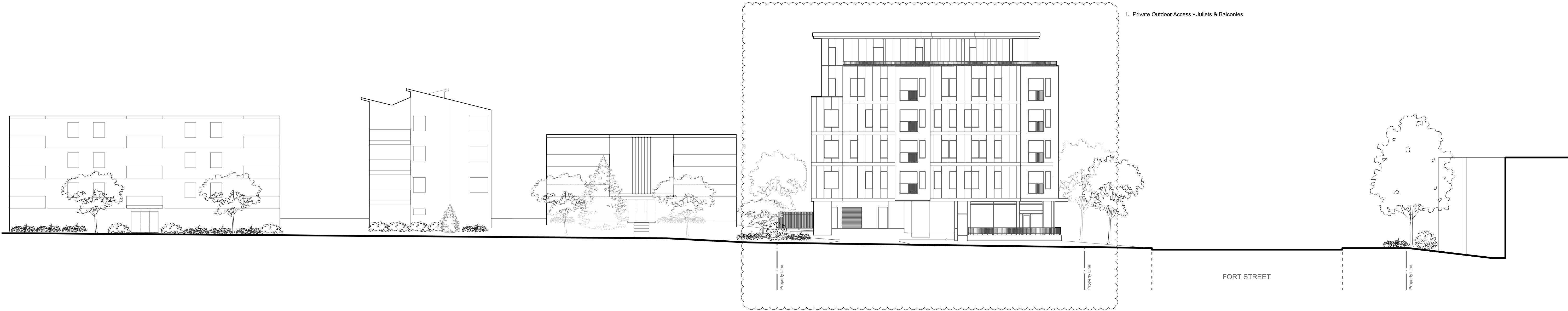


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- List of Revisions**
1. Private Outdoor Access - Julietts & Balconies



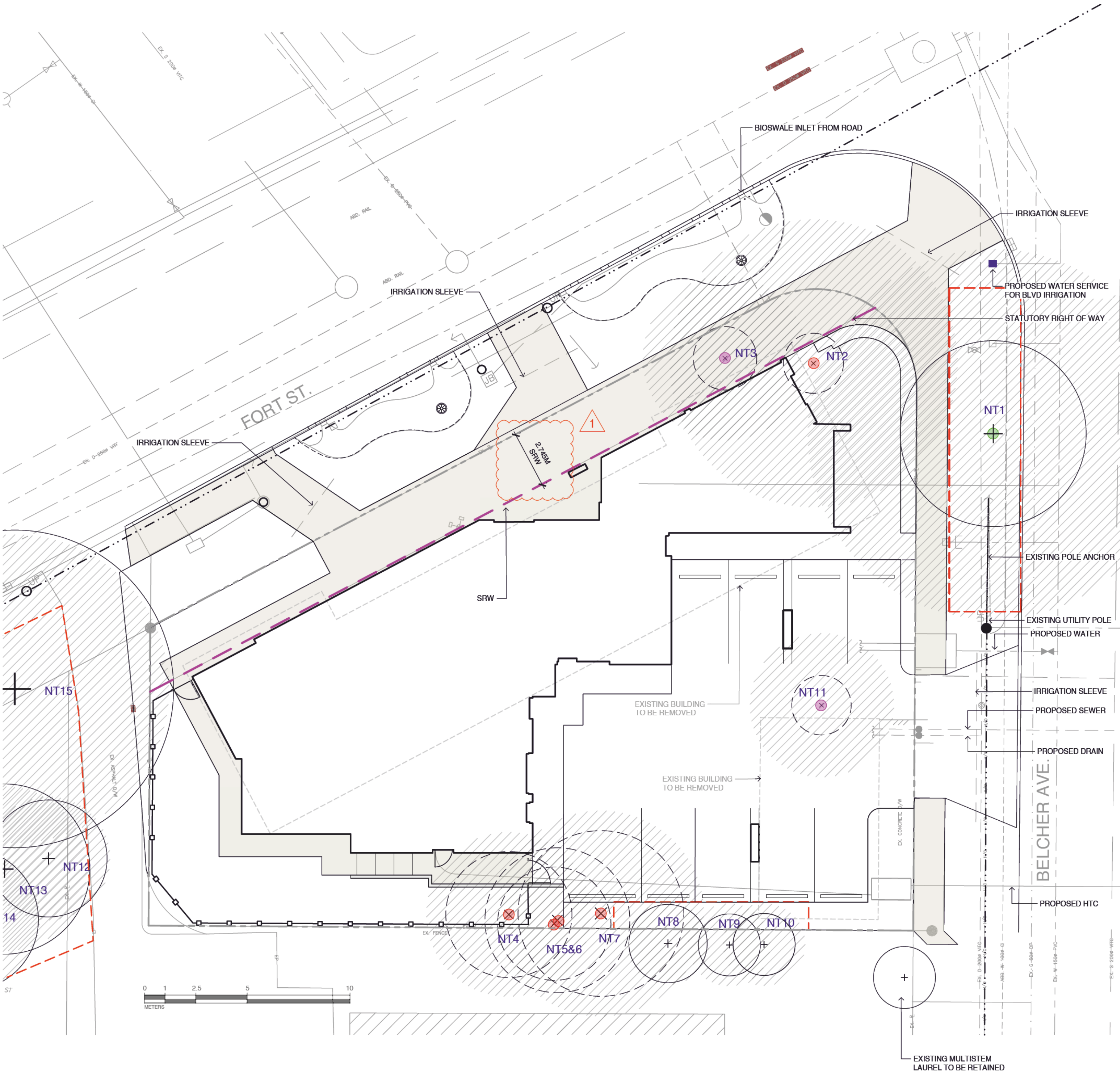
1 **Fort Street Context Elev.**  
Scale 1:200



2 **Belcher Ave Context Elev.**  
Scale 1:200

|                                                                                                                                                                                                        |                                    |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------|
|                                                                                                                                                                                                        |                                    |          |
|                                                                                                                                                                                                        |                                    |          |
|                                                                                                                                                                                                        |                                    |          |
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|                                                                                                                                                                                                        |                                    |          |
|                                                                                                                                                                                                        |                                    |          |
| 6                                                                                                                                                                                                      | Rezoning and DP                    | 22/05/25 |
| 5                                                                                                                                                                                                      | Rezoning and DP                    | 22/03/14 |
| 4                                                                                                                                                                                                      | Rezoning and DP                    | 21/11/03 |
| 3                                                                                                                                                                                                      | Rezoning and DP                    | 21/05/11 |
| 2                                                                                                                                                                                                      | Rezoning and DP                    | 21/04/29 |
| 1                                                                                                                                                                                                      | Rezoning and DP                    | 21/01/22 |
| 0                                                                                                                                                                                                      | Rezoning and DP                    | 20/11/18 |
| rev no                                                                                                                                                                                                 | description                        | date     |
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| project name                                                                                                                                                                                           |                                    |          |
| Rental Housing                                                                                                                                                                                         |                                    |          |
| 1693 Fort Street                                                                                                                                                                                       |                                    |          |
| sheet title                                                                                                                                                                                            |                                    |          |
| Context Elevations                                                                                                                                                                                     |                                    |          |
|                                                                                                                                                                                                        |                                    |          |
| project no.                                                                                                                                                                                            | 20-17                              |          |
| drawing file                                                                                                                                                                                           | 20-17 1693 Fort Street CURRENT.vwx |          |
| date issued                                                                                                                                                                                            | May 25, 2022                       |          |
| scale                                                                                                                                                                                                  | As Noted                           |          |
| drawn by                                                                                                                                                                                               | MZ                                 |          |
| checked by                                                                                                                                                                                             | ES                                 |          |
| revision no.                                                                                                                                                                                           | sheet no.                          |          |
| 6                                                                                                                                                                                                      | A4.4                               |          |





| TREE IMPACT SUMMARY TABLE              |       |                |               |                       |               |
|----------------------------------------|-------|----------------|---------------|-----------------------|---------------|
| TREE STATUS                            | TOTAL | To be RETAINED | To be REMOVED | REPLACEMENTS REQUIRED | To be PLANTED |
| ON-SITE TREES BYLAW PROTECTED          | 5     |                | 5             | 10                    | 8             |
| ON-SITE TREES, NOT BYLAW PROTECTED     | 2     |                | 2             |                       |               |
| MUNICIPAL TREES                        | 1     | 1              |               | 0                     | 4             |
| NEIGHBORING TREES, BYLAW PROTECTED     | 4     | 4              |               |                       |               |
| NEIGHBORING TREES, NOT BYLAW PROTECTED | 3     | 3              |               |                       |               |
| TOTAL                                  | 15    | 8              | 7             | 10                    | 12            |

|                            |    |
|----------------------------|----|
| REPLACEMENT TREES REQUIRED | 10 |
| REPLACEMENT TREES PROPOSED | 8  |
| REPLACEMENT TREE SHORTFALL | 2  |

**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE  
SEE ARBORIST REPORT  
PREPARED BY TALBOT  
MACKENZIE & ASSOCIATES
- TREE PROTECTION FENCING  
TO OUTSIDE OF DRIPLINE WHERE  
POSSIBLE (AS SHOWN)  
TO BE MAINTAINED UNTIL  
COMPLETION OF CONSTRUCTION  
TO MUNICIPAL STANDARD
- MUNICIPAL TREE TO BE RETAINED  
(ARBORIST TO BE PRESENT DURING  
EXCAVATION)
- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL

**SUPPLEMENTARY STANDARD  
DETAIL DRAWINGS**

**TREE PROTECTION FENCING**

1. FENCE WILL BE CONSTRUCTED USING 30mm X 80mm WOOD FRAME, TOP, BOTTOM AND  
POSTS USE ORANGE SAFETY STRAPPING WITH 100mm DIA. 10mm DIA. METAL  
TIES OR GALVANIZED STAPLES.

2. ATTACH A SIGN TO FENCE WITH THE FOLLOWING WORDING: WARNING: TREE  
PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY  
TO 10M METERS.

IN ROCKY AREAS, METAL POSTS (1.5M DIA. OR 1.5M DIA. DRILLED INTO ROCK) WILL BE  
ACCEPTED.

**TREE PROTECTION FENCING  
AND SIGNAGE DETAIL**

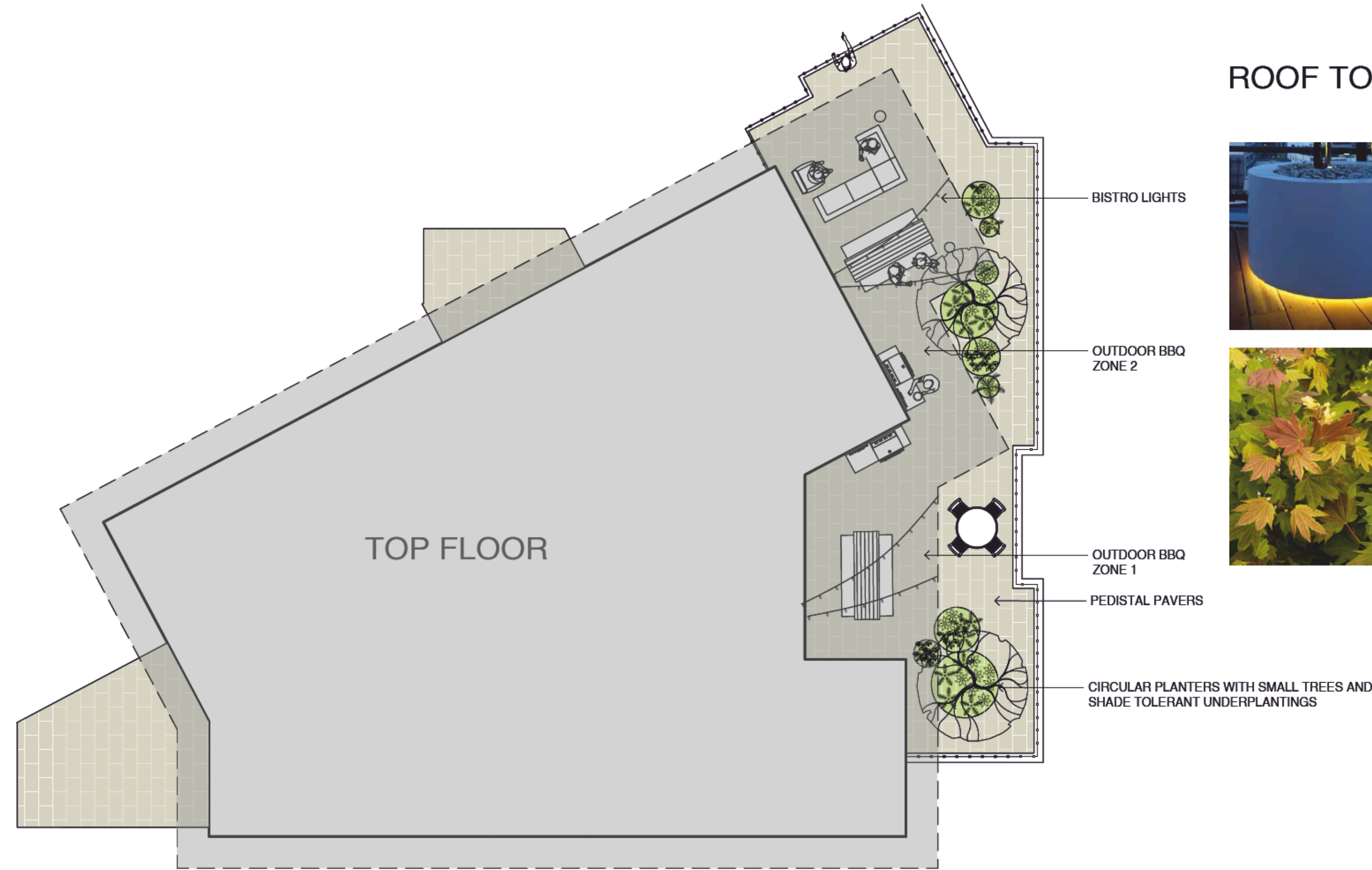
REVISIONS: SD P1

| Common Name    | Latin Name               | DBH (cm)             | Canopy Spread (m) | CRZ (m) | Health   | Structure | Remarks and Recommendations                                                                                                         | Byline Protected                | Retention Status | Impacts                                            |
|----------------|--------------------------|----------------------|-------------------|---------|----------|-----------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------|----------------------------------------------------|
| Cherry         | Prunus spp.              | 75                   | 10.0              | 9.0     | Moderate | Fair      | Municipal tree. Decay in most pruning wounds.                                                                                       | Yes (municipal)                 | Retain*          | Water services, sidewalk.                          |
| Larson Cypress | Chamaecyparis lasiocarpa | 47 (2) + 40 (2) = 87 | 3.0               | 7.0     | Poor     | Good      | Close proximity to building foundation. Shored and topped.                                                                          | Yes (for multi-story buildings) | X                | Water services, sidewalk.                          |
| Larson Cypress | Chamaecyparis lasiocarpa | 27.0                 | 3.0               | 4.0     | Poor     | Good      | Close proximity to building foundation. Shored and topped.                                                                          | No                              | X                | Water services, sidewalk.                          |
| Elm            | Ulmus spp.               | 33.0                 | 6.0               | 4.0     | Moderate | Fair      | Leaf minor cosmetic damage. Surface moss. Appears to be 7 years in the row that were removed in the row.                            | Yes                             | X                | Cracks with foundation, sidewalk.                  |
| Elm            | Ulmus spp.               | 34.0                 | 7.0               | 4.0     | Moderate | Fair      | Trapped previously. Leaf minor cosmetic damage. Surface moss. Appears to have been 7 years in the row that were removed in the row. | Yes                             | X                | Cracks with foundation, sidewalk.                  |
| Elm            | Ulmus spp.               | 33.0                 | 5.0               | 4.0     | Moderate | Fair      | Leaf minor cosmetic damage. Surface moss. Appears to have been 7 years in the row that were removed in the row.                     | Yes                             | X                | Cracks with foundation, sidewalk.                  |
| Elm            | Ulmus spp.               | 43.0                 | 6.0               | 5.0     | Moderate | Fair      | Leaf minor cosmetic damage. Surface moss. Appears to have been 7 years in the row that were removed in the row.                     | Yes                             | X                | Cracks with foundation, sidewalk, and parking lot. |
| Crabapple      | Malus spp.               | -20                  | 4.0               | 2.0     | Good     | Fair      | Character: good. 'Nightingale' trees. Try to connect.                                                                               | No                              | Retain           | Parking lot.                                       |
| Crabapple      | Malus spp.               | -20                  | 3                 | 2.0     | Good     | Fair      | Character: good. 'Nightingale' trees. Try to connect.                                                                               | No                              | Retain           | Parking lot.                                       |
| Crabapple      | Malus spp.               | -20                  | 3                 | 2.0     | Good     | Fair      | Character: good. 'Nightingale' trees. Try to connect.                                                                               | No                              | Retain           | Parking lot.                                       |
| Black Spruce   | Picea canadensis         | 23                   | 4                 | 3.0     | Poor     | Good      | Close proximity to carpet foundation. Some character pruning present.                                                               | No                              | X                | Water services, sidewalk.                          |
| Aspen          | Picea canadensis         | -30                  | 7.0               | 3.0     | Good     | Fair      | Aspen trees. Elevated from subject property. Character: good. 'Nightingale' trees. Try to connect.                                  | Yes (if retained in context)    | Retain           | Water services, sidewalk.                          |
| Aspen          | Picea canadensis         | -40                  | 8                 | 4.0     | Good     | Fair      | Character: good. 'Nightingale' trees. Try to connect.                                                                               | Yes (if retained in context)    | Retain           | Water services, sidewalk.                          |

| Common Name | Latin Name       | DBH (cm) | Canopy Spread (m) | CRZ (m) | Health | Structure | Remarks and Recommendations                                                                        | Byline Protected             | Retention Status | Impacts                   |
|-------------|------------------|----------|-------------------|---------|--------|-----------|----------------------------------------------------------------------------------------------------|------------------------------|------------------|---------------------------|
| Aspen       | Picea canadensis | -30      | 9                 | 3.0     | Good   | Fair      | Aspen trees. Elevated from subject property. Character: good. 'Nightingale' trees. Try to connect. | Yes (if retained in context) | Retain           | Water services, sidewalk. |
| Crabapple   | Malus spp.       | -20      | 15                | 4.0     | Good   | Fair      | Character: good. 'Nightingale' trees. Try to connect.                                              | Yes                          | Retain           | Water services, sidewalk. |

ed by:  
Mackenzie & Associates  
ified and Consulting Arborists  
(250) 479-8733  
(250) 479-7050  
treehelp@gmail.com





## ROOF TOP PATIO



**LEGEND**

- PROPERTY LINE
- STATUTORY RIGHT OF WAY
- ROOF OVERHANG
- IRRIGATION SLEEVE

**WEST COAST FOREST PLANTINGS**

- 600 mm DEPTH 1L GROWING MEDIUM (BOLS) 75 mm DEPTH MULCH

**GARRY OAK MEADOW PLANTINGS**

- 600 mm DEPTH 1L GROWING MEDIUM (BOLS) 75 mm DEPTH MULCH

**MEADOW SEED MIX**

- AREA: 35 m<sup>2</sup>
- 1.5 to 1000 m<sup>2</sup> 0.35 lbs required

**RAINWATER MANAGEMENT AREA**

- BIOSWALE
- 600 mm DEPTH GROWING MEDIUM AND SHRUBS

**ASPHALT DRIVE AISLE**

**PEDESTAL PAVERS 120x42"**

- NEWSTONE MANHATTAN COLOUR: NATURAL GREY

**CAST IN PLACE CONCRETE**

**MUNICIPAL SIDEWALK**

- OP CONCRETE WITH BROOM FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS

**SOD MUNICIPAL BOULEVARD AREA**

- 150 mm DEPTH LOW TRAFFIC LAWN GROWING MEDIUM (MWC)
- SOD

**RAISED BEEHIVE CATCHBASIN**

- BIOSWALE RIP RAP
- 150 - 300 mm DIA. RIVER ROCK

**PROPOSED SITE TREES**

**PROPOSED BOULEVARD TREES**

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 6-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.8m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND CROCKING COVERS (2018) (MMD, 2009) AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS (SD PS AND SD PA)
- PARKS WILL REQUIRE 3 INSPECTIONS FOR TREE PLANTING: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING. TRUNK PLANKS MUST BE VISIBLE AND PLANTED AT OR SLIGHTLY ABOVE GRADE UPON INSPECTION
- THE APPLICANT MUST MAINTAIN THE TREE IN GOOD HEALTH AND STRUCTURAL CONDITION FOR 1 YEAR FROM THE SUBSTANTIAL COMPLETION TO BE ELIGIBLE FOR DEPOSIT RETURN

**BOULEVARD IRRIGATION**

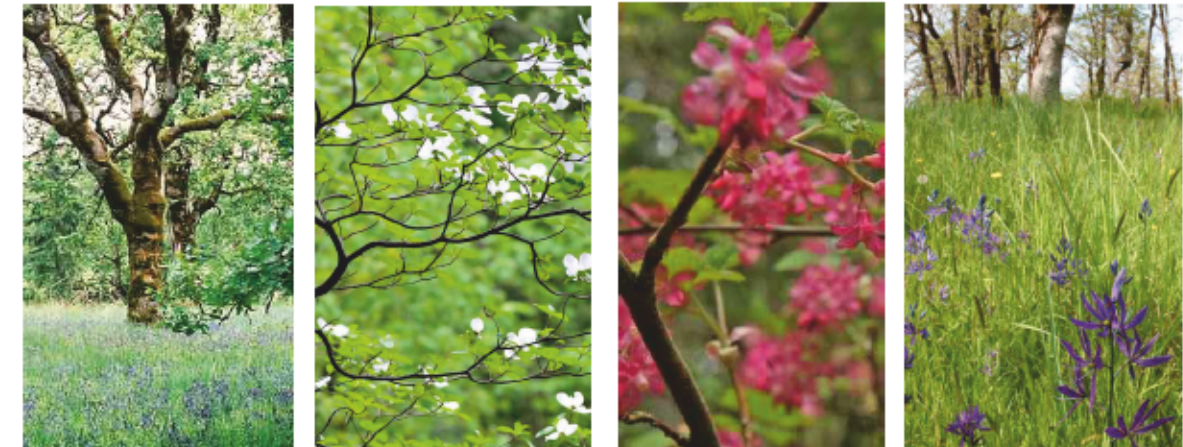
- SEE IRRIGATION PLAN
- MUNICIPAL BOULEVARD TO BE IRRIGATED BY A SEPARATE SYSTEM FROM A SEPARATE CITY SOURCE CONFORMING TO THE CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C TO BY-LAW 12-042 SUBORDINATION BY-LAW
- IRRIGATION DESIGN DRAWINGS MUST BE SENT TO PARKS FOR REVIEW 30 DAYS PRIOR TO INSTALLATION. DRAWINGS SHOULD INDICATE ALL COMPONENTS, MODELS AND MATERIALS FROM WATER SUPPLY TO IRRIGATION HEADS
- THE CITY WILL REQUIRE 4 INSPECTIONS FOR IRRIGATION INSTALLATION: 1) SLEEVING, 2) OPEN TRENCH MAINLINE AND PRESSURE TEST, 3) OPEN TRENCH AND LATERAL LINE, 4) OPERATION AND COVERAGE, AND BACKFLOW PREVENTER ASSEMBLY TEST REPORT

BIOSWALE RIP RAP  
BEEHIVE DRAIN  
VEGETATED BIOSWALE

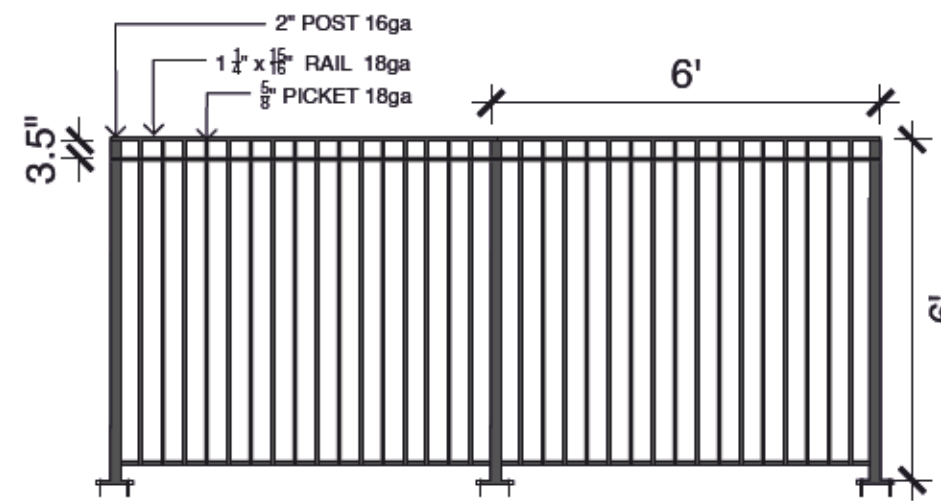
LOW MAINTENANCE RAIN GARDEN PLANTS:  
COMMON RUSH, DWARF RED-TWIG DOGWOOD



GARRY OAK ECOSYSTEM PLANTING:  
LOW MAINTENANCE GARRY OAK TREES WITH PACIFIC DOGWOOD UNDERSTORY (REPLACEMENT TREES)  
WILDLIFE SHRUBS: RED FLOWERING CURRANT & SNOWBERRY  
GARRY OAK MEADOW SEED MIX WITH GRASSES/FLOWERING FORBS



IRRIGATION SLEEVE  
PROPOSED WATER SERVICE FOR BLVD IRRIGATION  
STATUTORY RIGHT OF WAY



1 6' ALUMINIUM PICKET FENCING  
L1 1:40

EXISTING UTILITY POLE ANCHOR  
EXISTING UTILITY POLE



LOW MAINTENANCE SHADE TOLERANT WEST COAST FOREST PLANTINGS:  
DWARF SALAL, SWORD FERN, DEER FERN, OREGON GRAPE, BUNCHBERRY



6' ALUMINIUM PICKET FENCING (RESTRICTED ACCESS)

RETAINED EXISTING TREES ON ADJACENT PROPERTY

Biophilia Design Collective Ltd.  
250.590.1156  
Info@biophiliacollective.ca

CLIENT NAME  
ARYZE Developments

PROJECT  
Rental Housing

ADDRESS  
1693 Fort St.  
Victoria BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH

REVISIONS:

#1 SRW CLARIFICATION

2022-07-11

Resubmission Revisions: Refer to document "1693 Fort Street Revision Letter 220711.PDF"

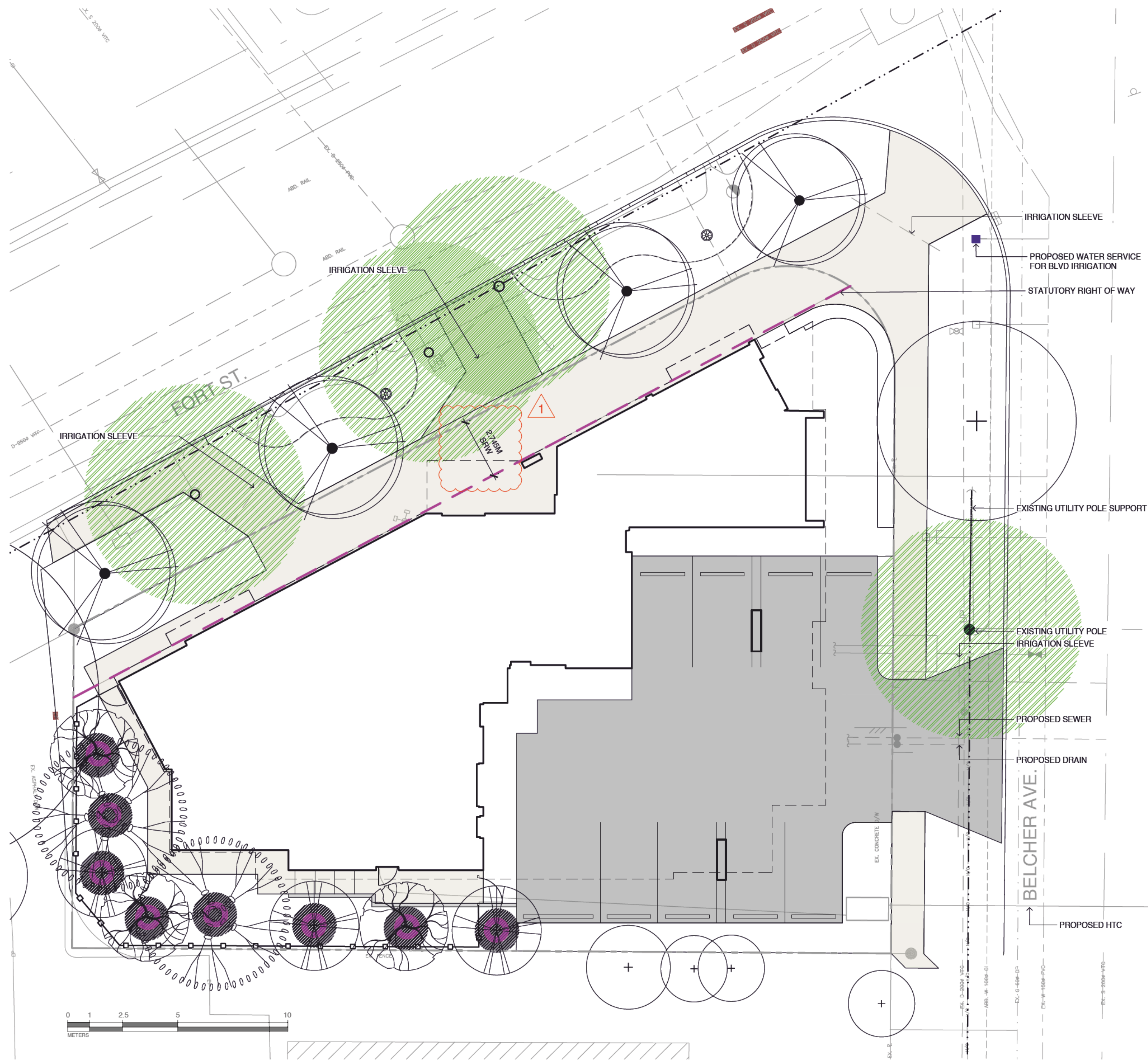
RE-ISSUED FOR  
REZONING AND  
DEVELOPMENT PERMIT  
JULY 11, 2022

Scale: 1:100



**L1** Landscape Site Plan





**LEGEND**

REPLACEMENT TREE

TREE PLANTING RESTRICTIONS

OVERHEAD POWER LINE

5.0 m OFFSET FROM HYDRO OR LIGHT POLE

1.0 m OFFSET FROM PAVING & UTILITIES

EXISTING TREE TO REMAIN

TREE IMPACT SUMMARY TABLE

| TREE STATUS                            | TOTAL | To be RETAINED | To be REMOVED | REPLACEMENTS REQUIRED | To be PLANTED |
|----------------------------------------|-------|----------------|---------------|-----------------------|---------------|
| ON-SITE TREES BYLAW PROTECTED          | 5     |                | 5             | 10                    | 8             |
| ON-SITE TREES, NOT BYLAW PROTECTED     | 2     |                | 2             |                       |               |
| MUNICIPAL TREES                        | 1     | 1              |               | 0                     | 4             |
| NEIGHBORING TREES, BYLAW PROTECTED     | 4     | 4              |               |                       |               |
| NEIGHBORING TREES, NOT BYLAW PROTECTED | 3     | 3              |               |                       |               |
| TOTAL                                  | 15    | 8              | 7             | 10                    | 12            |

|                            |    |
|----------------------------|----|
| REPLACEMENT TREES REQUIRED | 10 |
| REPLACEMENT TREES PROPOSED | 8  |
| REPLACEMENT TREE SHORTFALL | 2  |

TREE SCHEDULE

| Quantity  | Symbol | Latin Name                                     | Common Name                            | Container | Caliper | Native |
|-----------|--------|------------------------------------------------|----------------------------------------|-----------|---------|--------|
| 3         |        | Acer circinatum                                | Vine maple                             | B&B       | 4cm     | yes    |
| 3         |        | Cornus 'Eddies White Wonder'                   | Eddie's White Wonder Flowering Dogwood | B&B       | 4cm     | yes    |
| 2         |        | Quercus garryana                               | Garry oak                              | B&B       | 4 cm    | yes    |
| MUNICIPAL |        |                                                |                                        |           |         |        |
| 4         |        | BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP |                                        | B&B       | 4cm     |        |

CLIENT NAME  
ARYZE Developments

PROJECT  
Rental Housing

ADDRESS  
1693 Fort St.  
Victoria BC

DESIGNED BY  
  
Bianca Bodley

DRAWN BY  
  
KH

REVISIONS:  
#1 SRW CLARIFICATION 2022-07-11

Resubmission Revisions: Refer  
to document "1693 Fort Street  
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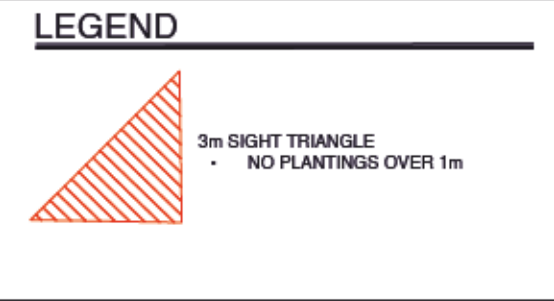
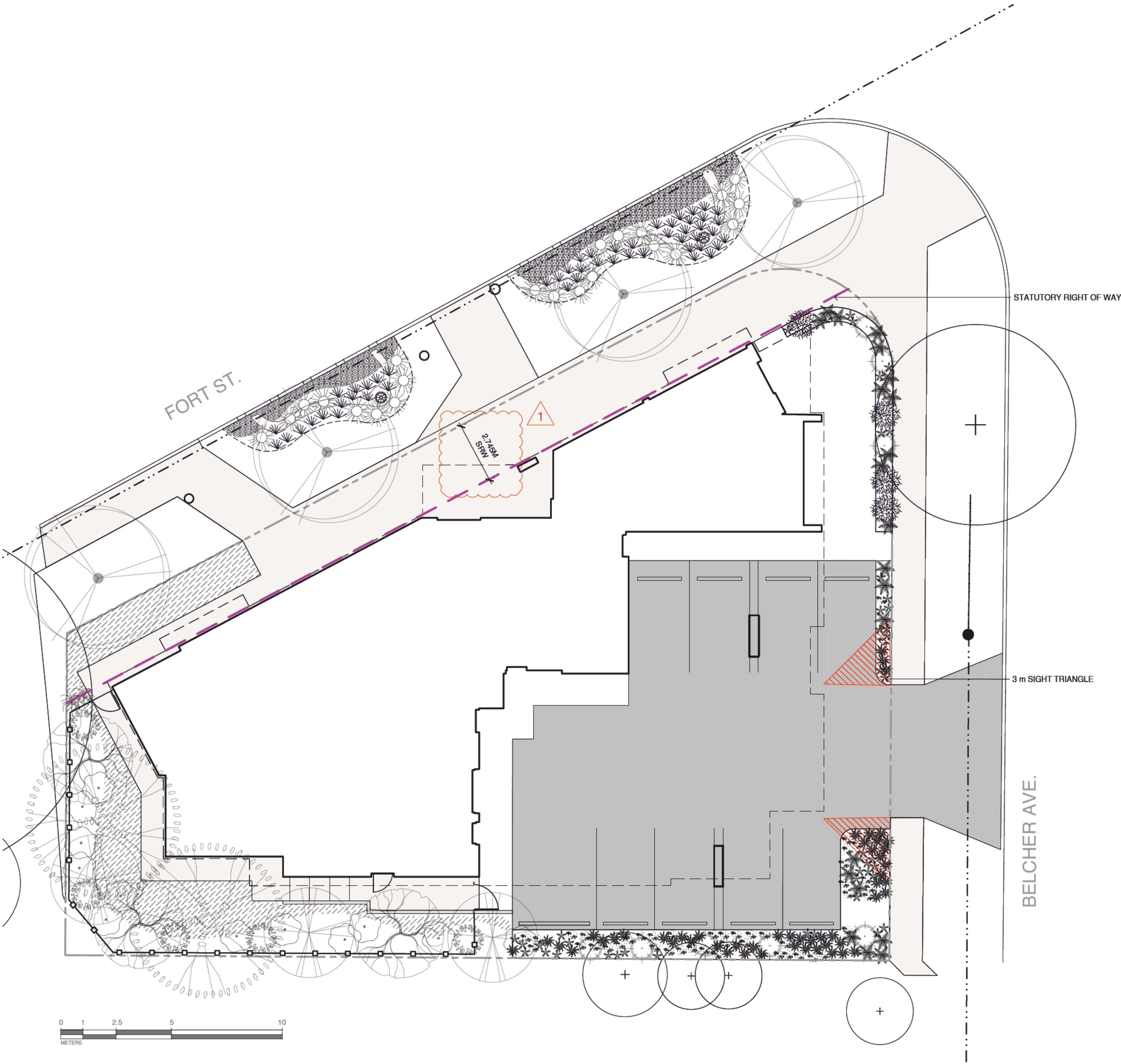
Resubmission Revisions: Refer  
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RE-ISSUED FOR  
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Scale: 1:100

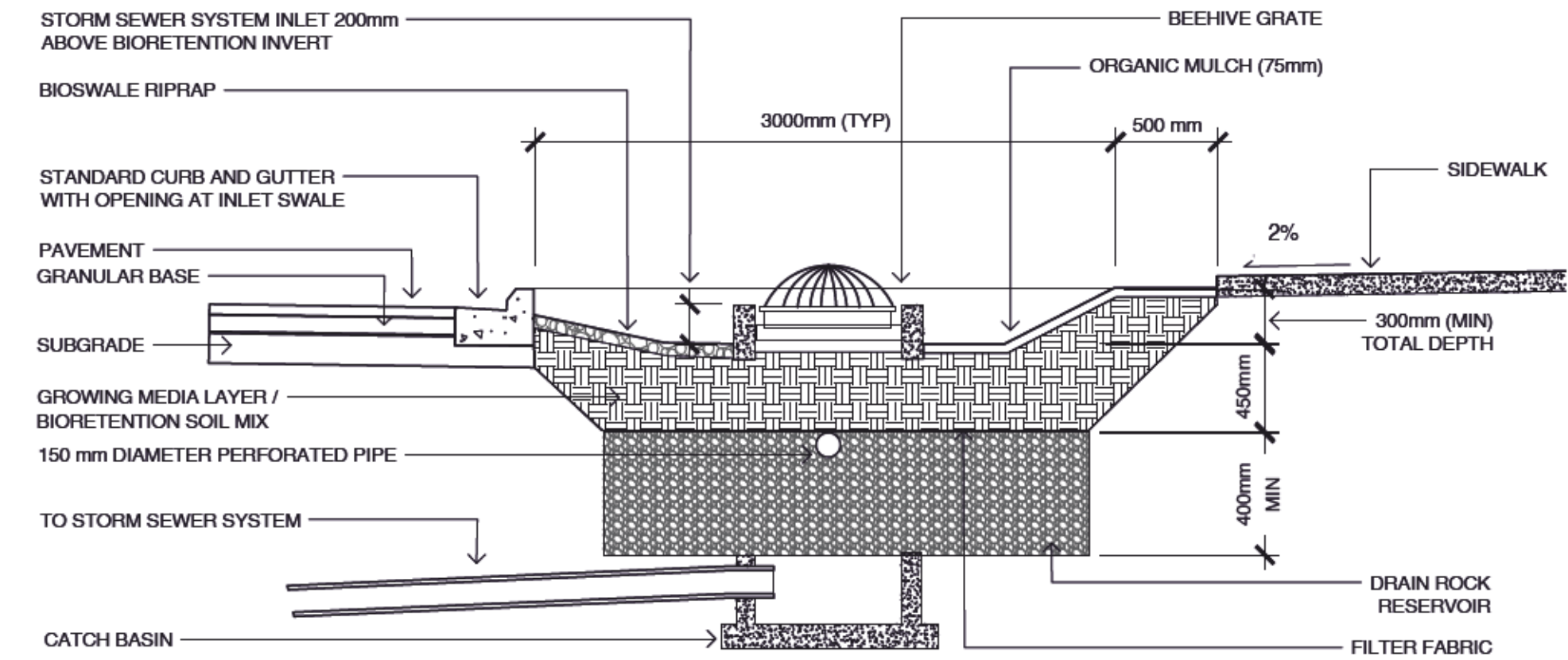


# L3 Planting Plan



| PLANT SCHEDULE |        |                         |                       |            |        |            |
|----------------|--------|-------------------------|-----------------------|------------|--------|------------|
| Quantity       | Symbol | Latin Name              | Common Name           | Container  | Native | Pollinator |
| 44             | ✱      | Blechnum spicant        | Deer Fern             | #1         | y      |            |
| 2              | ✱      | Cornus canadensis       | Creeping dogwood      | tray       | y      | y          |
| 22             | ☀      | Cornus sericea 'Kelsey' | Kelseyi dogwood       | #2         |        |            |
| 7              | ☀      | Gaultheria shallon      | Salal                 | #2         | Y      |            |
| 58             | ✱      | Juncus effusus          | Common rush           | #1         | y      |            |
| 51             | ✱      | Mahonia nervosa         | Oregon Grape          | #1         | y      |            |
| 4              | ✱      | Pinus Mugo              | Dwarf Mugo pine       | #2         |        |            |
| 26             | ✱      | Ploystichum munitum     | Western sword fern    | #1         | y      |            |
| 6              | ☀      | Ribes sanguineum        | Red-flowering currant | #2         |        | y          |
| 14             | ☀      | Symphoricarpos albus    | Snowberry             | #2         | y      | y          |
|                | ▨      | Native Meadow Seed Mix  |                       | hydro-seed | y      | y          |

NOTES:  
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



1 BIOSWALE DETAIL  
SCALE NTS

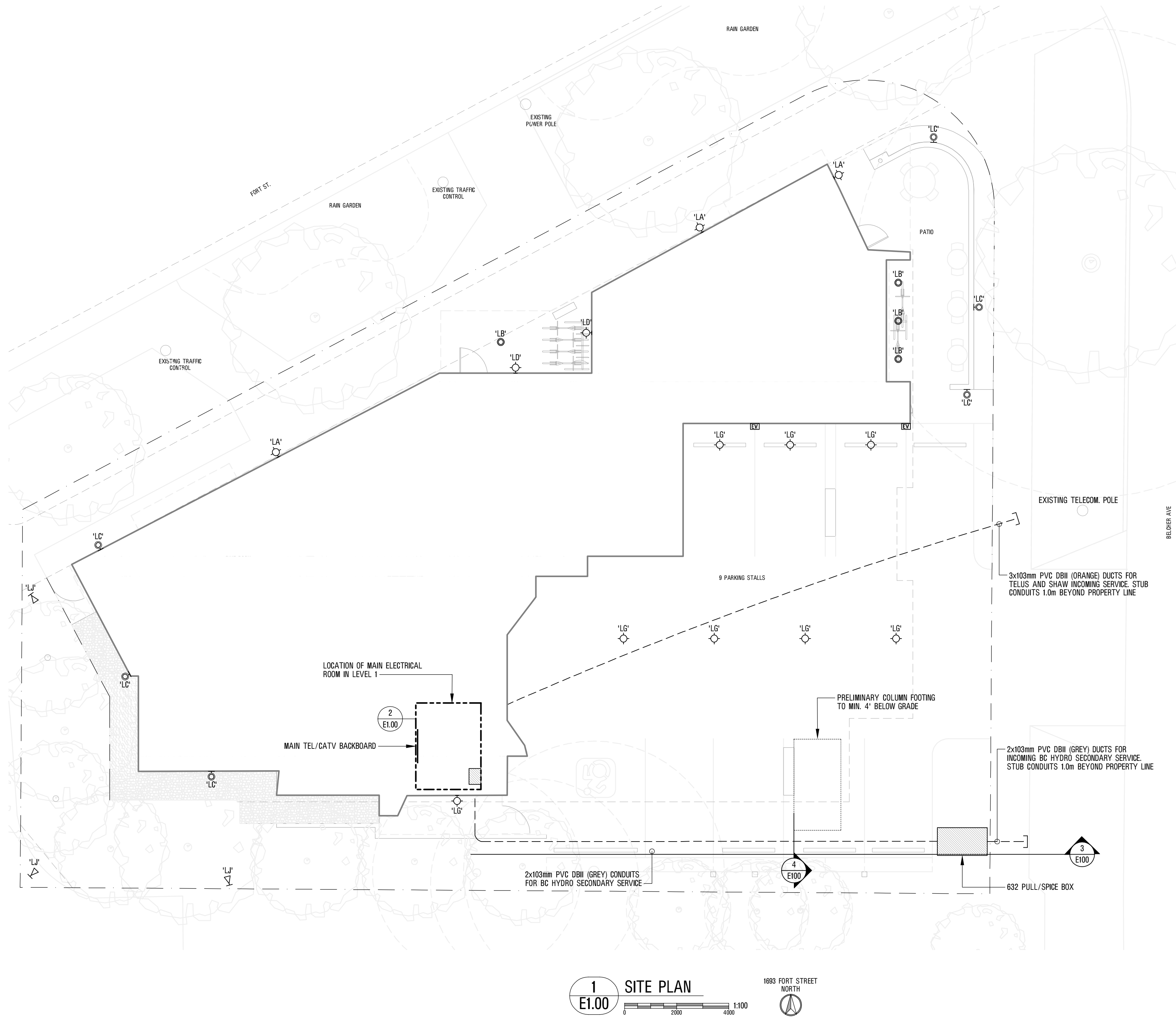
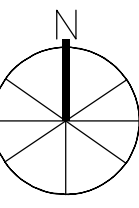


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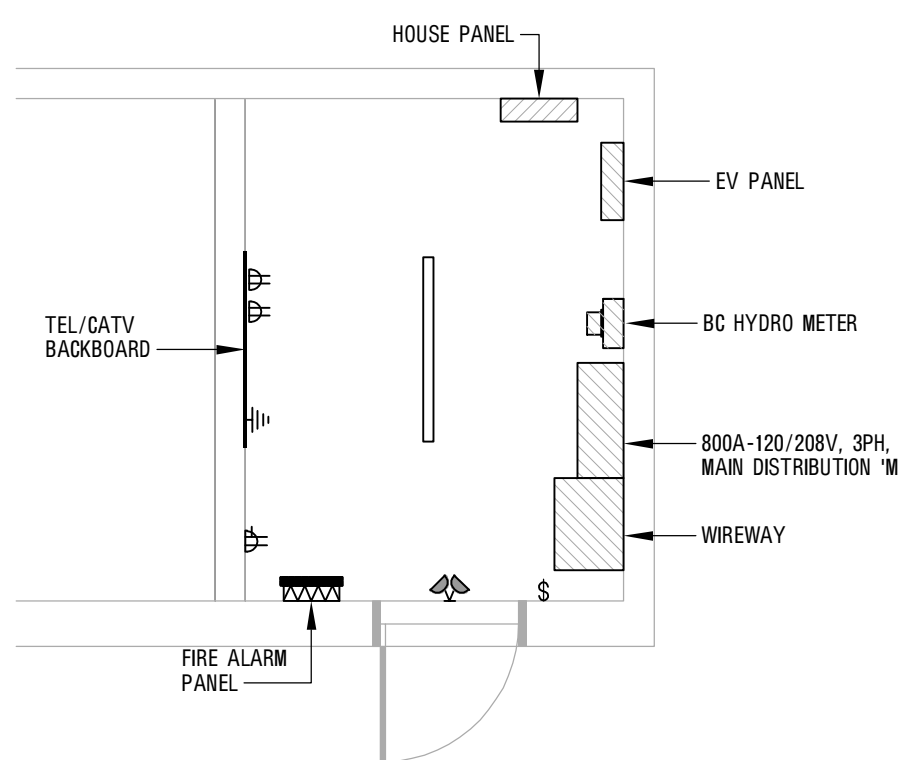
**e2 Engineering Inc.**  
530 Herald Street, Victoria BC V8W 1A6  
201-5180 Duilun Way, Nanaimo BC V8T 2H2  
778-423-8391  
EGBC P2P-1001513

\* NOT FOR PRICING \*

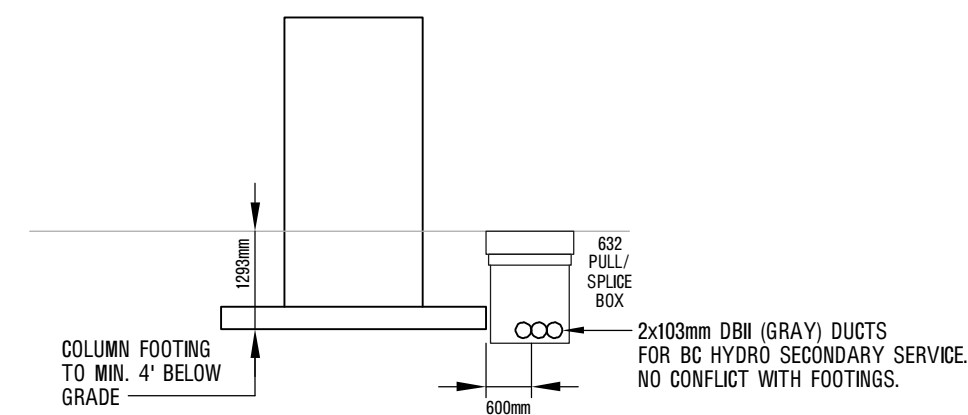
\* NOT FOR CONSTRUCTION \*



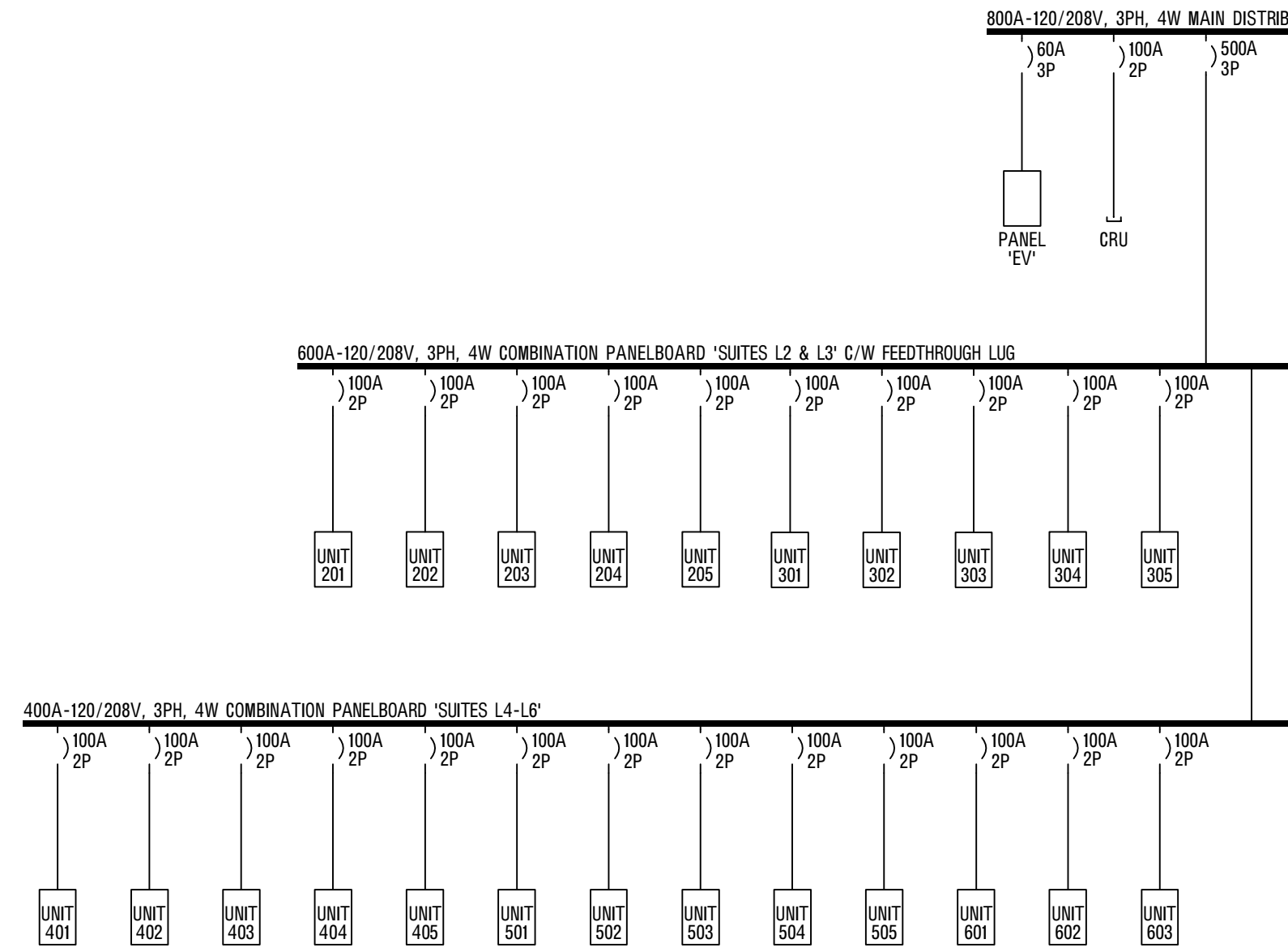
1 SITE PLAN  
E1.00  
0 2000 4000  
1693 FORT STREET NORTH



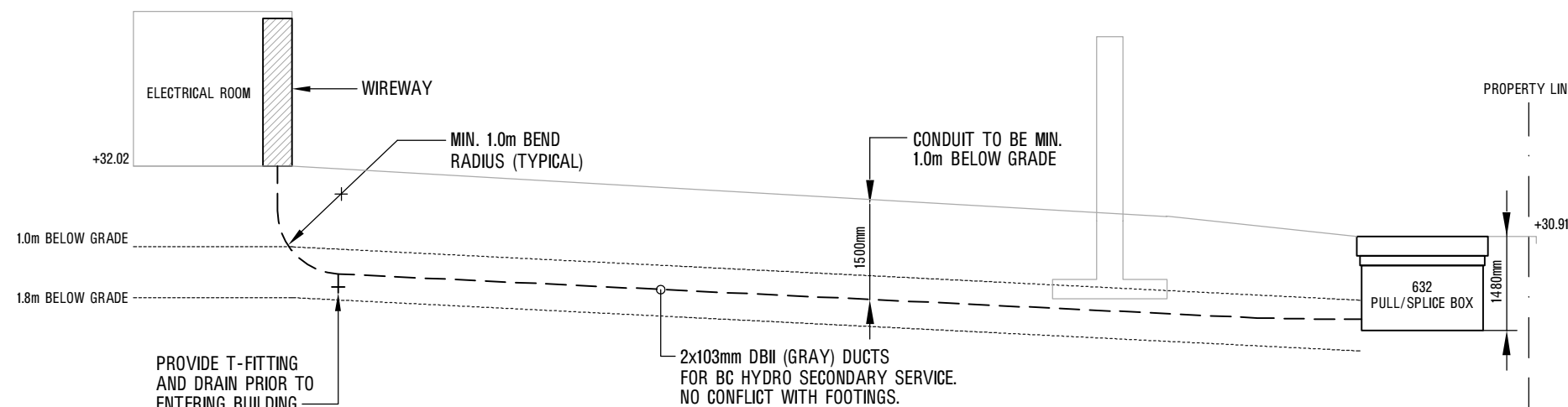
2 ELECTRICAL ROOM  
E1.00  
0 1000 2000



4 BC HYDRO SECTION DETAIL - WEST ELEVATION  
E1.00  
0 2000 4000



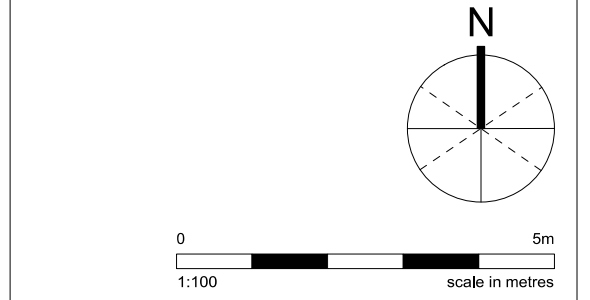
4 800A-120/208V,3PH,4W SINGLE LINE DIAGRAM  
E1.00  
NTS



3 BC HYDRO SECTION DETAIL - NORTH ELEVATION  
E1.00  
0 2000 4000



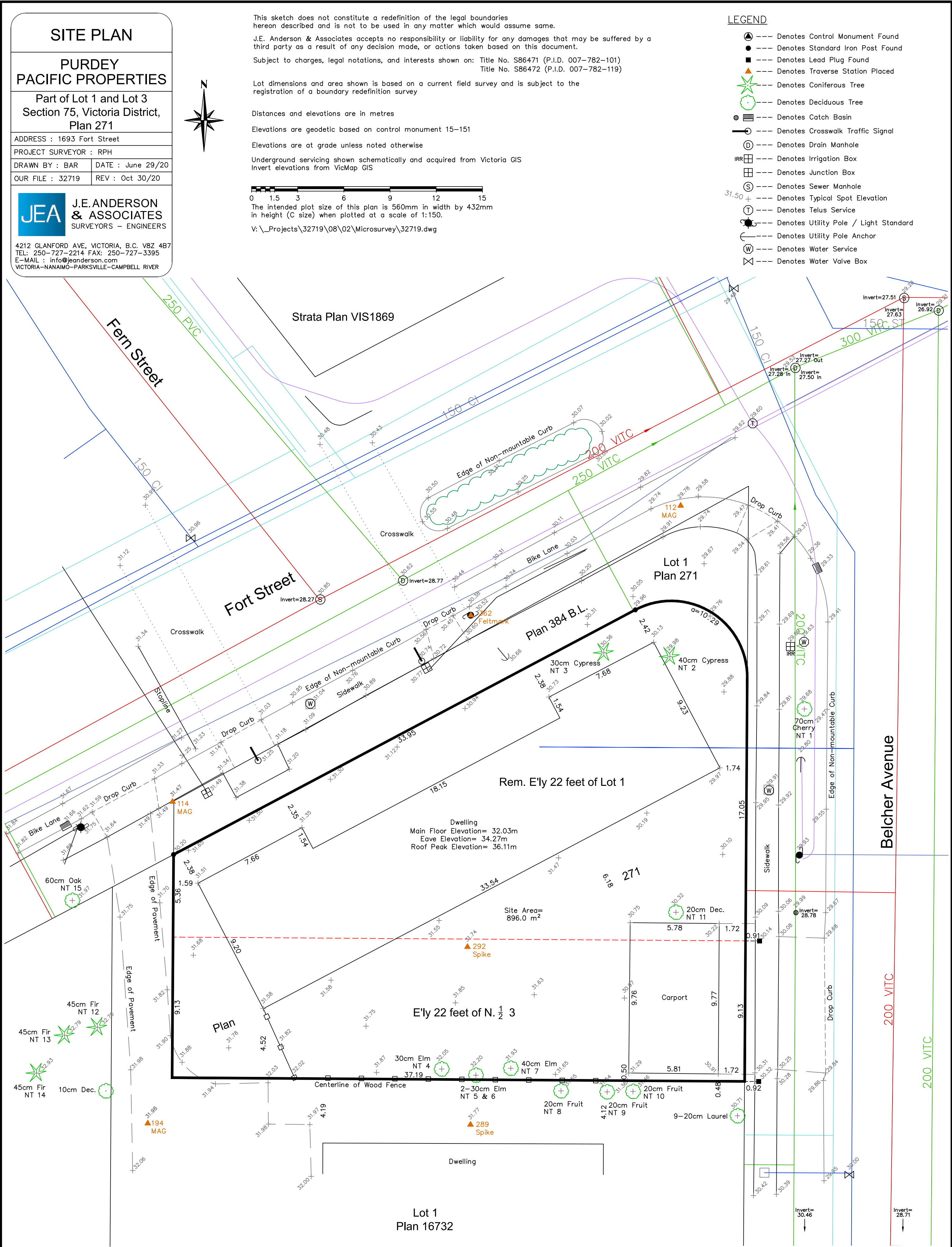
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| rev no | description     | date     |
|--------|-----------------|----------|
| 5      | Rezoning and DP | 22/03/14 |
| 4      | Rezoning and DP | 21/11/03 |
| 3      | Rezoning and DP | 21/05/11 |
| 2      | Rezoning and DP | 21/04/29 |
| 1      | Rezoning and DP | 21/01/22 |
| 0      | Rezoning and DP | 20/11/18 |

project name  
**Rental Housing**  
1693 Fort Street  
sheet title  
**Survey**

project no. 20-17  
drawing file 20-17 1693 Fort Street CURRENT.vwx  
date issued March 14, 2022  
scale As Noted  
drawn by MZ  
checked by ES  
revision no. sheet no.



**SITE PLAN**  
**PURDEY PACIFIC PROPERTIES**  
Part of Lot 1 and Lot 3  
Section 75, Victoria District,  
Plan 271  
ADDRESS : 1693 Fort Street  
PROJECT SURVEYOR : RPH  
DRAWN BY : BAR DATE : June 29/20  
OUR FILE : 32719 REV : Oct 30/20  
**JEA J.E. ANDERSON & ASSOCIATES**  
SURVEYORS - ENGINEERS  
4212 GLANFORD AVE., VICTORIA, B.C. V8Z 4B7  
TEL: 250-727-2214 FAX: 250-727-3395  
E-MAIL : info@jeanderson.com  
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.  
J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.  
Subject to charges, legal notations, and interests shown on: Title No. S86471 (P.I.D. 007-782-101)  
Title No. S86472 (P.I.D. 007-782-119)

Lot dimensions and area shown is based on a current field survey and is subject to the registration of a boundary redefinition survey

Distances and elevations are in metres

Elevations are geodetic based on control monument 15-151

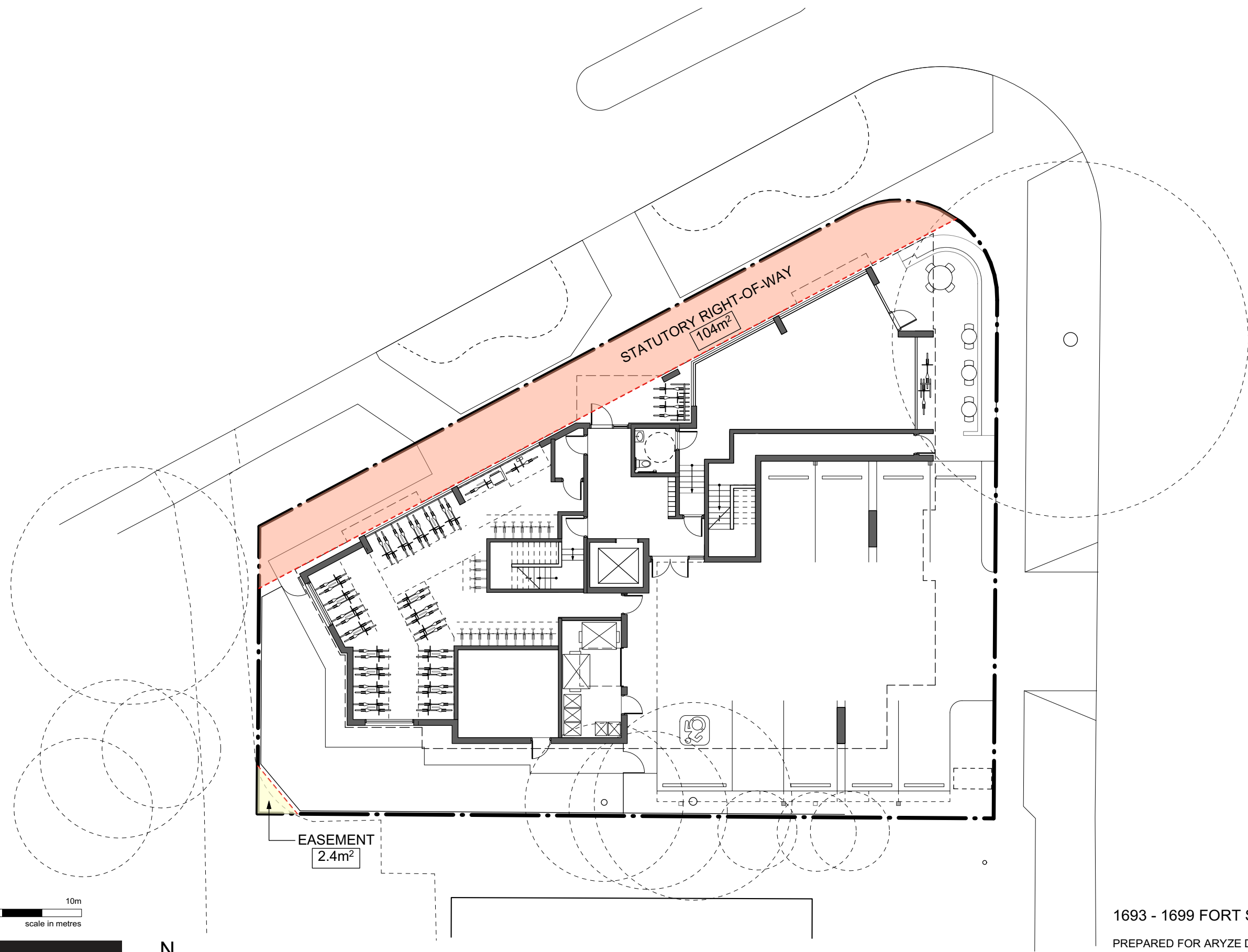
Elevations are at grade unless noted otherwise

Underground servicing shown schematically and acquired from Victoria GIS  
Invert elevations from VicMap GIS

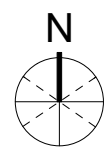
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:150.  
V:\\_Projects\32719\08\02\Microsurvey\32719.dwg

- LEGEND**
- Denotes Control Monument Found
  - Denotes Standard Iron Post Found
  - Denotes Lead Plug Found
  - Denotes Traverse Station Placed
  - Denotes Coniferous Tree
  - Denotes Deciduous Tree
  - Denotes Catch Basin
  - Denotes Crosswalk Traffic Signal
  - Denotes Drain Manhole
  - Denotes Irrigation Box
  - Denotes Junction Box
  - Denotes Sewer Manhole
  - Denotes Typical Spot Elevation
  - Denotes Telus Service
  - Denotes Utility Pole / Light Standard
  - Denotes Utility Pole Anchor
  - Denotes Water Service
  - Denotes Water Valve Box





D'AMBROSIO  
architecture + urbanism



1693 - 1699 FORT STREET SITE DIAGRAM

PREPARED FOR ARYZE DEVELOPMENTS

GENERAL INFORMATION, DIMENSIONS AND SPECIFICATIONS ON THIS DRAWING ARE SUBJECT TO CONFIRMATION AND ARE NOT TO BE USED AS A PART OF CONSTRUCTION CONTRACT DOCUMENTATION