

1693 Fort Street
Victoria, B.C.



2960 Jutland Road
Victoria BC Canada V8T 5K2

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Issued for Re-Zoning and
Development Permit Applications
May 11, 2021

Aryze Developments Inc.

Contacts

List of Drawings

Developer	Architectural	Landscape	Civil
Aryze Developments 1839 Fairfield Road Victoria, BC V8S 1G9 T: (250) 940-3568	A0.0 Cover Sheet A0.1 Code Summary A0.2 Average Grade A0.3 Shadow Studies A0.4 Perspective Views A0.5 Perspective Views	L1 Landscape Site Plan L2 Tree Removal and Protection Plan L3 Tree Planting Areas	C1 Conceptual Servicing Drawing
Architect D'Ambrosio architecture + urbanism 2960 Jutland Road Victoria, BC V8T 5K2 T: (250) 384-2400	A1.0 Survey		
Landscape Architect Biophilia Design Collective 1608 Camosun Street Victoria, BC V8T 3E6 T: (250) 590-1156	A2.0 Site Plan / L1 Floorplan A2.1 L2 & L3 Floorplan A2.2 L4 & L5 Floorplan A2.3 L6 Floorplan & Roof Plan		
Civil McElhanney Suite 500 3960 Quadra Street Victoria, BC V8X 4A3 T: (250) 370-9221	A4.1 North & West Elevations & Materials A4.2 South & East Elevations & Materials A4.3 Building Sections		
Surveyor J.E. Anderson & Associates 4212 Glenford Ave Victoria, BC V8Z 4B7 T: (250) 727-2214			



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
May 12, 2021

NOTE: PROJECT DATA IS GOVERNED BY BCBC 2018

THE PROPOSED BUILDING WILL BE A 6-STOREY RESIDENTIAL DEVELOPMENT WITH ANCILLARY AT-GRADE PARKING & AMENITY USES IN VICTORIA, B.C. THE BUILDING WILL CONTAIN SIX (6) STOREYS OF WOOD FRAME CONSTRUCTION WITH RESIDENTIAL (GROUP C) USE.

BCBC 2018 (unless otherwise indicated)

Division B Part 3

Group C (Residential / Combustible)

540.788 m²

6 Storeys

23 Dwelling Units

3.2.2.50 - Group C, up to 6 Storeys, Sprinklered

To Be Provided (NFPA 13R for Residential)

To Be Provided

Roof: 1h

Floor / O

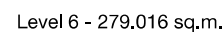
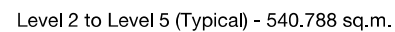
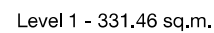
Load-bearing Walls/Column

To Be Provided

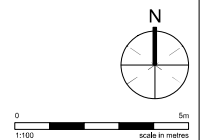
To Be Provided per 3.2.4.7 (4)

To Be Provided

None Required



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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

Student Rental Housing

1693 Fort Street

sheet title

project no.	20-17
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drawing file 20-17 Student Housing CURRENT.vwx

date issued	May 11, 2021
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scale	As Noted
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drawn by	MZ
checked by	ES

revision no.	sheet no.
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0 5m
1:100 scale in metres

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sheet title

Average Grade

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

date issued May 11, 2021

scale As Noted

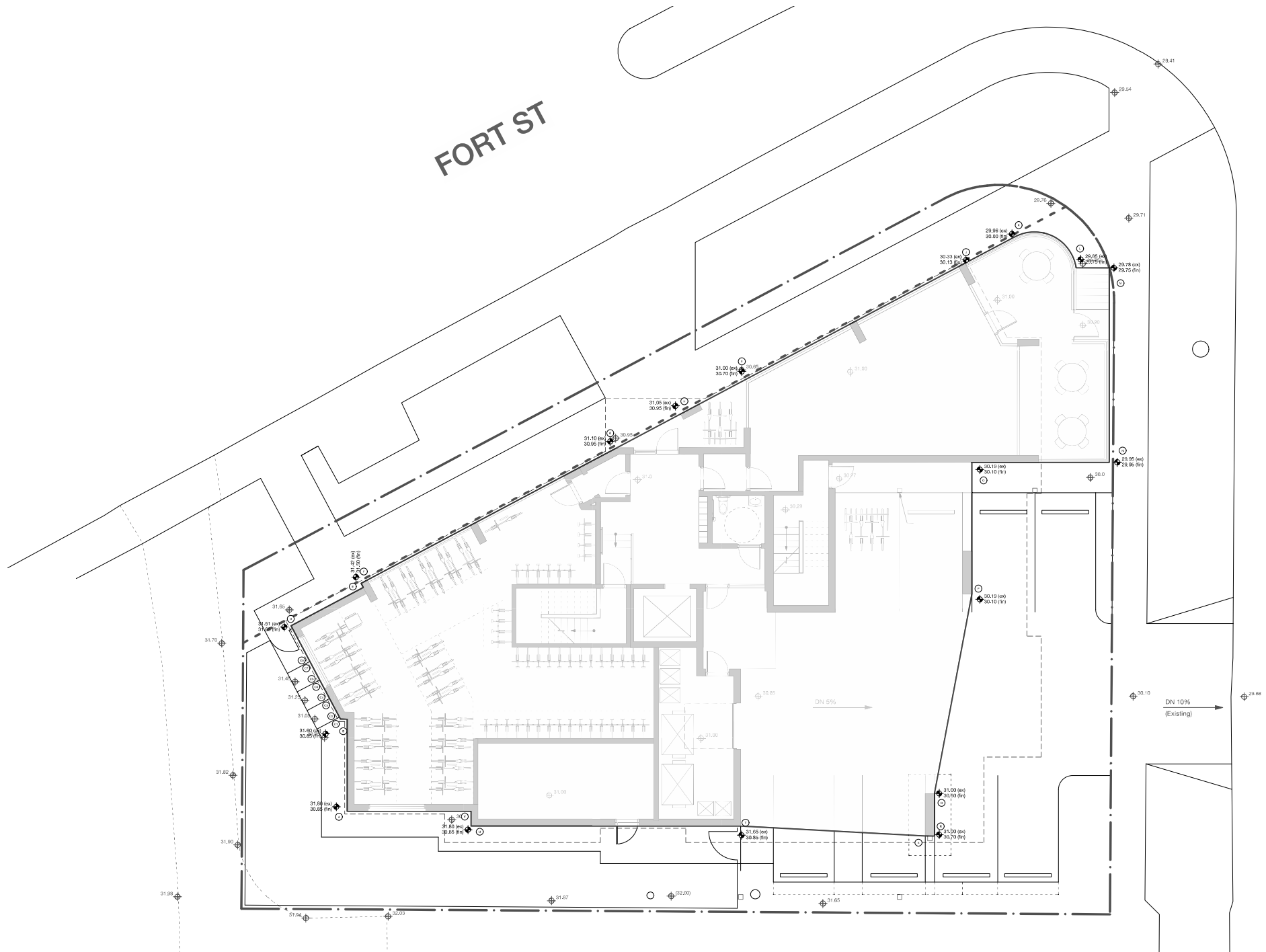
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checked by ES

revision no. sheet no.

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A0.2



1 Average Grade Calculation
Scale 1:100

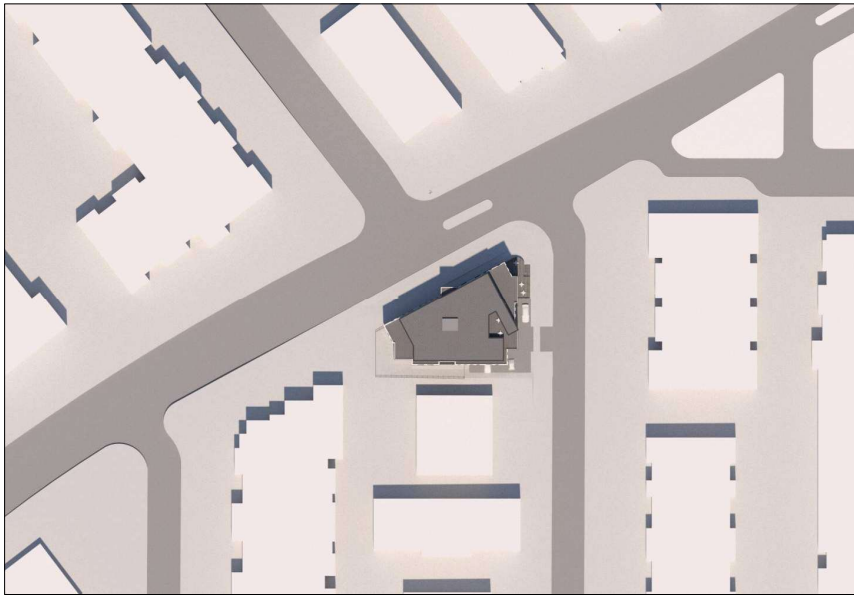
Project Data 2020-01-22 Average Grade = 30.620

ID	Grade (m)	Interval	Average Grade	Distance (m)
A	30.85	A-B	30.85	3.965
B	30.85	B-C1	30.85	0.388
C1	30.85	C1-C2	30.95	0
C2	31.05	C2-C3	31.05	0.9
C3	31.05	C3-C4	31.15	0
C4	31.25	C4-C5	31.25	0.9
C5	31.25	C5-C6	31.35	0
C6	31.45	C6-C7	31.45	0.9
C7	31.45	C7-C8	31.55	0
C8	31.65	C8-D	31.65	1.724
D	31.65	D-E	31.575	3.504
E	31.5	E-F	31.5	0.2
F	31.5	F-G	31.225	12.4
G	30.95	G-H	30.95	3.081
H	30.95	H-I	30.825	3.076
I	30.7	I-J	30.415	10.715
J	30.13	J-K	30.065	2.41
K	30	K-L	29.875	3.441
L	29.75	L-M	29.75	1.418
M	29.75	M-N	29.85	8.334
N	29.95	N-O	30.025	5.884
O	30.1	O-P	30.1	5.632
P	30.1	P-Q	30.35	8.684
Q	30.6	Q-R	30.65	1.83
R	30.7	R-S	30.7	0.4
S	30.7	S-T	30.775	7.914
T	30.85	T-U	30.85	11.552
U	30.85	U-V	30.85	0.628
V	30.85	V-A	30.85	5.3

BELCHER AVE



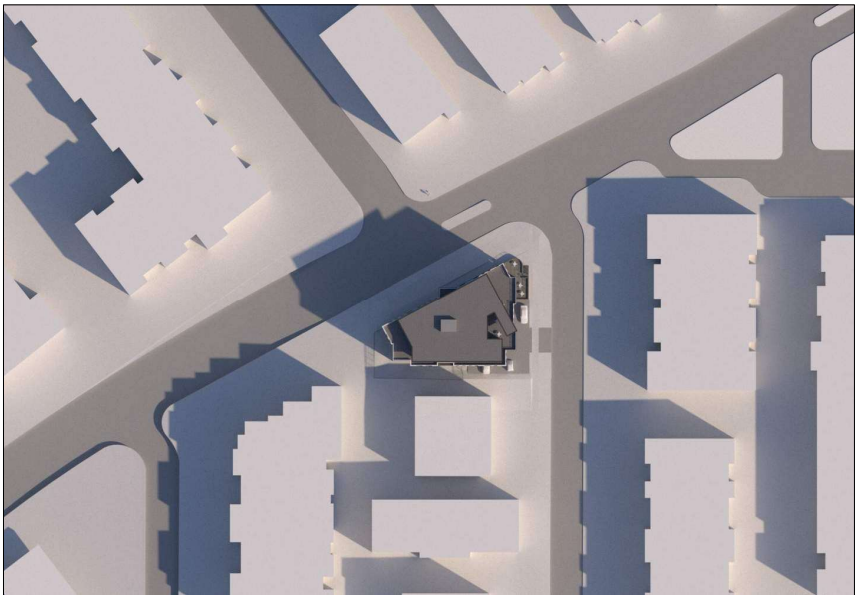
1 **June 21 - 9:00am**
Scale: NTS



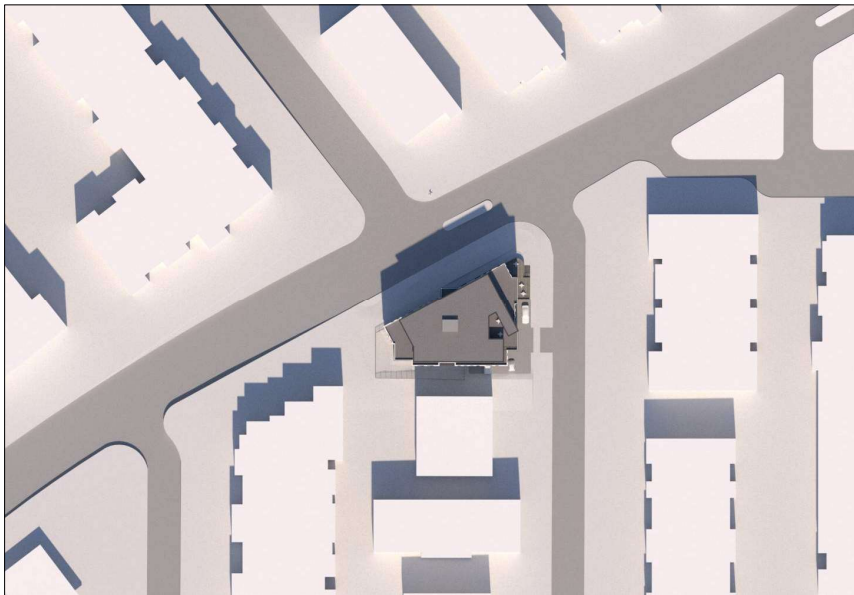
2 **June 21 - 12:00pm**
Scale: NTS



3 **June 21 - 5:00pm**
Scale: NTS



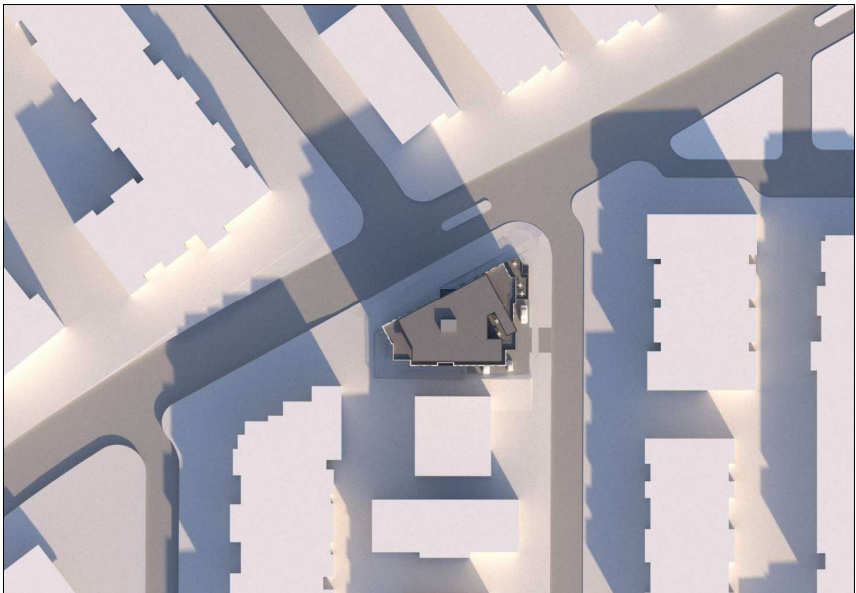
4 **March/Sept 21 - 9:00am**
Scale: NTS



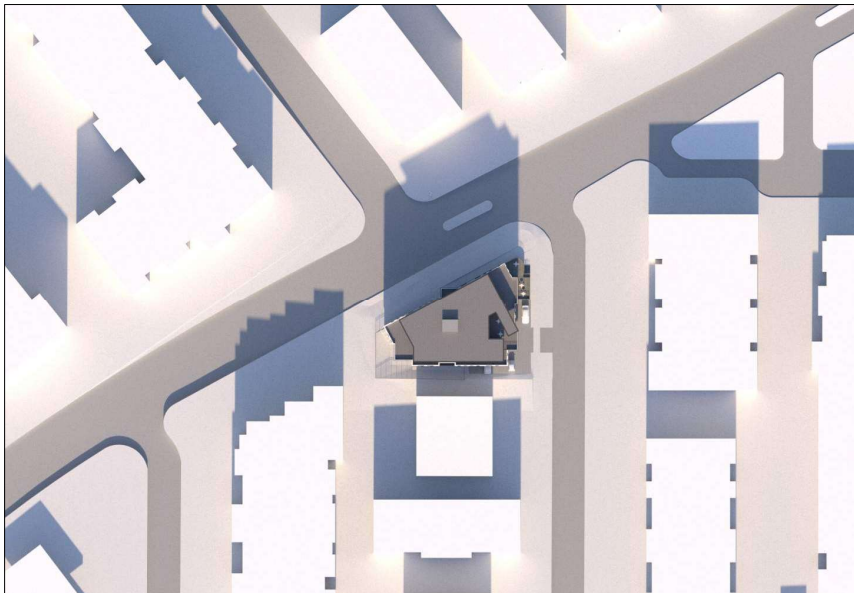
5 **March/Sept 21 - 12:00pm**
Scale: NTS



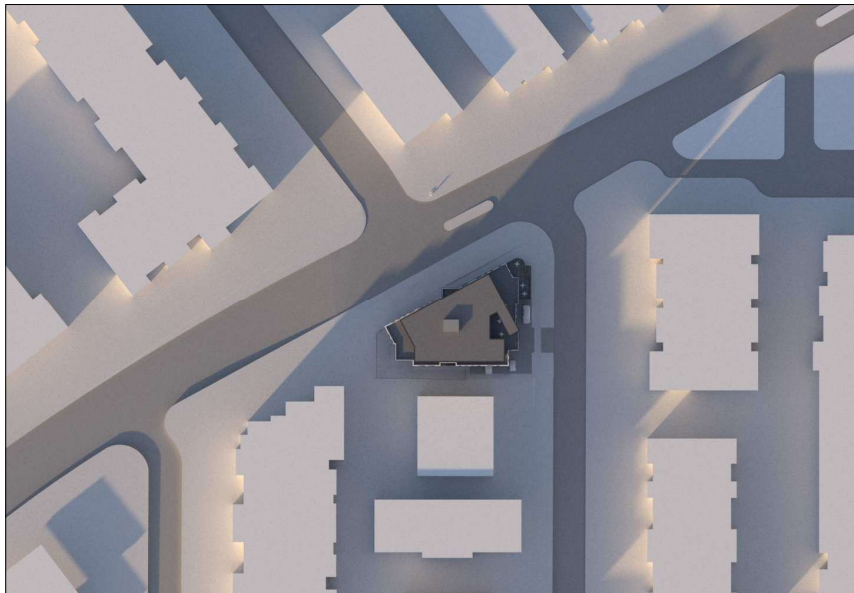
6 **March/Sept 21 - 5:00pm**
Scale: NTS



7 **December 21 - 9:00am**
Scale: NTS



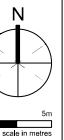
8 **December 21 - 12:00pm**
Scale: NTS



9 **December 21 - 3:00pm**
Scale: NTS



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0	Rezoning and DP	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		May 11, 2021
scale		As Noted
drawn by		MZ
checked by		ES
revision no.	sheet no.	
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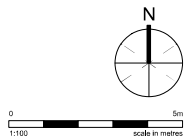
1 View from Northeast
Scale: NTS



2 View from Northwest
Scale: NTS



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rev no	description	date

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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	May 11, 2021
scale	As Noted
drawn by	MZ
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revision no.	sheet no.
1	A0.3



1 View from East
Scale: NTS



2 View from Southeast
Scale: NTS



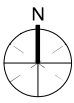
3 View from Northwest
Scale: NTS



4 View from North
Scale: NTS

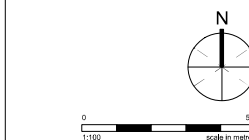


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scale in metres

2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18
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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	April 29, 2021	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	sheet no.	
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3	Rezoning and DP	21/05/1
2	Rezoning and DP	21/04/2
1	Rezoning and DP	21/01/2
0	Rezoning and DP	20/11/1

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project name

1693 Fort Street

sheet title

Survey

project no.	20 13
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drawing file 20-17 Student Housing CURRENT w

date issued	May 11, 2021
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revision no.	sheet no.
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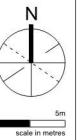
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2. Refer to landscape architectural drawings for paving and plant materials information.

List of Revisions

1. Massing Adjustments
2. Material Clarification
3. Project Data Revisions
4. Site Plan Adjustments



rev no	description	date
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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 May 11, 2021

scale As Noted

drawn by MZ

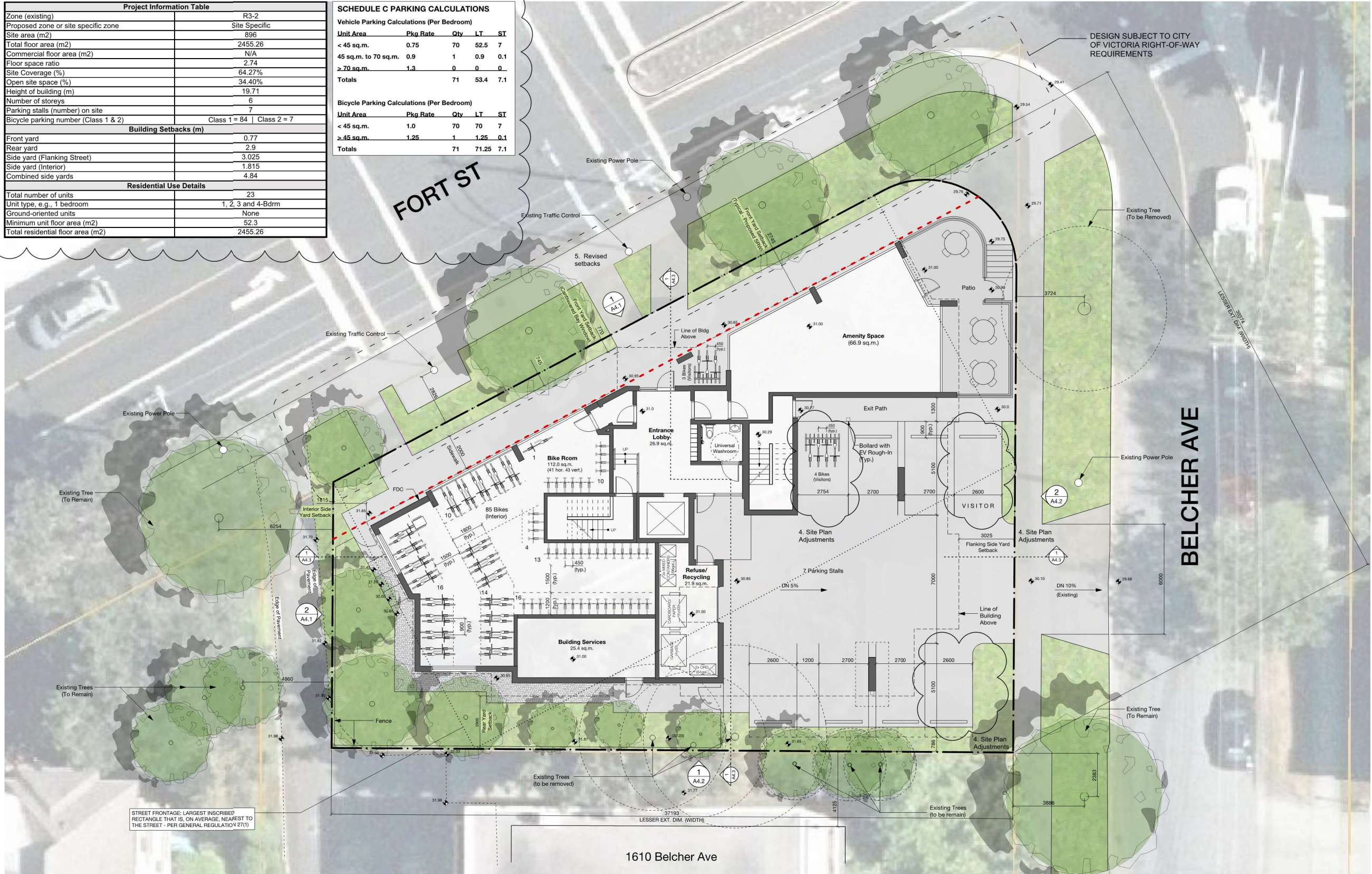
checked by ES

revision no. 1 sheet no. A2.0

3. Project Data Revisions

Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m ²)	896
Total floor area (m ²)	2455.26
Commercial floor area (m ²)	N/A
Floor space ratio	2.74
Site Coverage (%)	64.27%
Open site space (%)	34.40%
Height of building (m)	19.71
Number of storeys	6
Parking stalls (number) on site	7
Bicycle parking number (Class 1 & 2)	Class 1 = 84 Class 2 = 7
Building Setbacks (m)	
Front yard	0.77
Rear yard	2.9
Side yard (Flanking Street)	3.025
Side yard (Interior)	1.815
Combined side yards	4.84
Residential Use Details	
Total number of units	23
Unit type, e.g., 1 bedroom	1, 2, 3 and 4-Bdrm
Ground-oriented units	None
Minimum unit floor area (m ²)	52.3
Total residential floor area (m ²)	2455.26

SCHEDULE C PARKING CALCULATIONS					
Vehicle Parking Calculations (Per Bedroom)					
Unit Area	Pkg Rate	Qty	LT	ST	
< 45 sq.m.	0.75	70	52.5	7	
45 sq.m. to 70 sq.m.	0.9	1	0.9	0.1	
> 70 sq.m.	1.3	0	0	0	
Totals		71	53.4	7.1	
Bicycle Parking Calculations (Per Bedroom)					
Unit Area	Pkg Rate	Qty	LT	ST	
< 45 sq.m.	1.0	70	70	7	
> 45 sq.m.	1.25	1	1.25	0.1	
Totals		71	71.25	7.1	





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0 5m
1:100 scale in metres

rev no	description	date
3	Rezoning and DP	21/05/11
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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 May 11, 2021

scale As Noted

drawn by MZ

checked by ES

revision no. 1
sheet no. A2.1





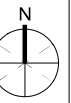
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2. Material Clarification
3. Project Data Revisions
4. Site Plan Adjustments



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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 May 11, 2021

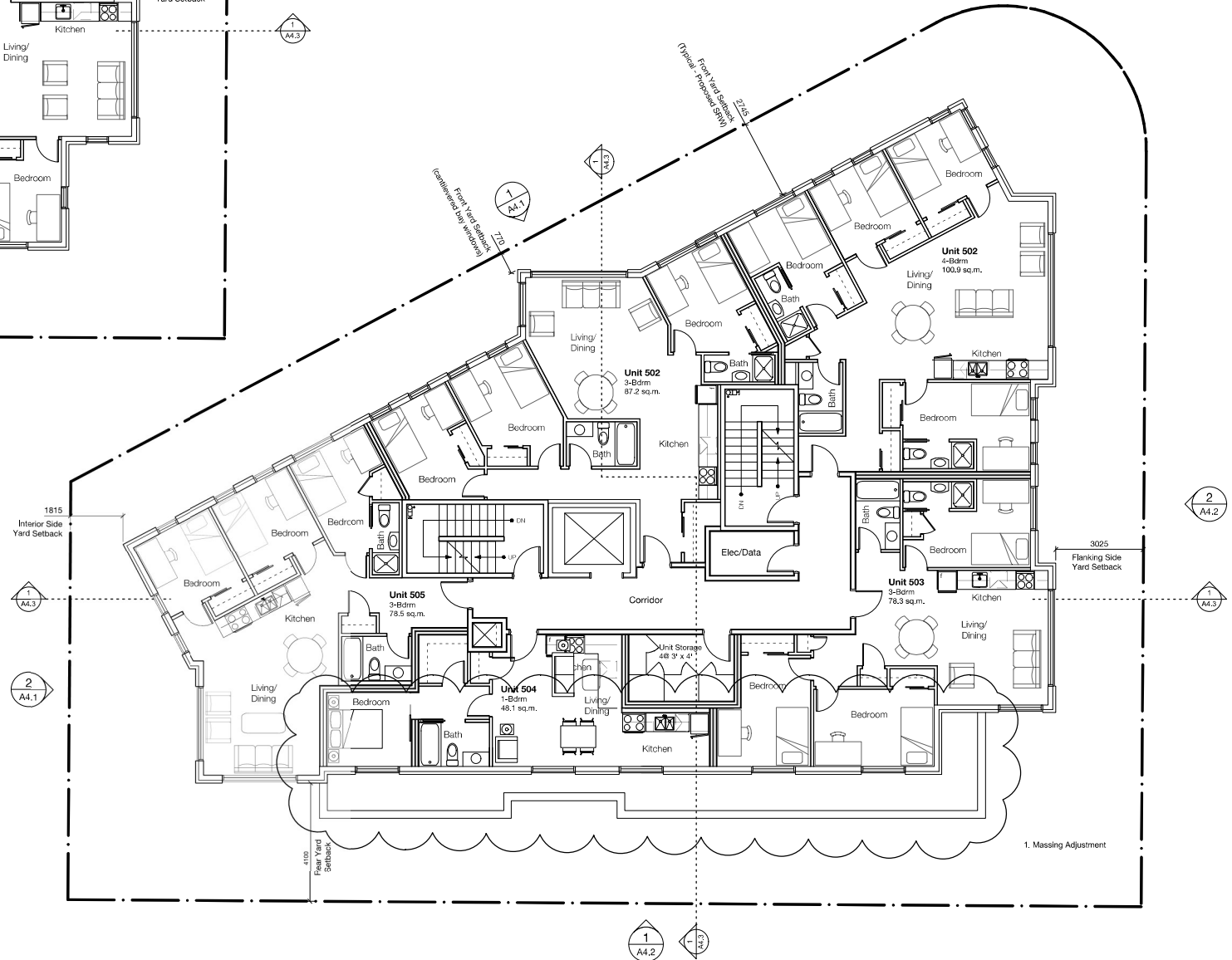
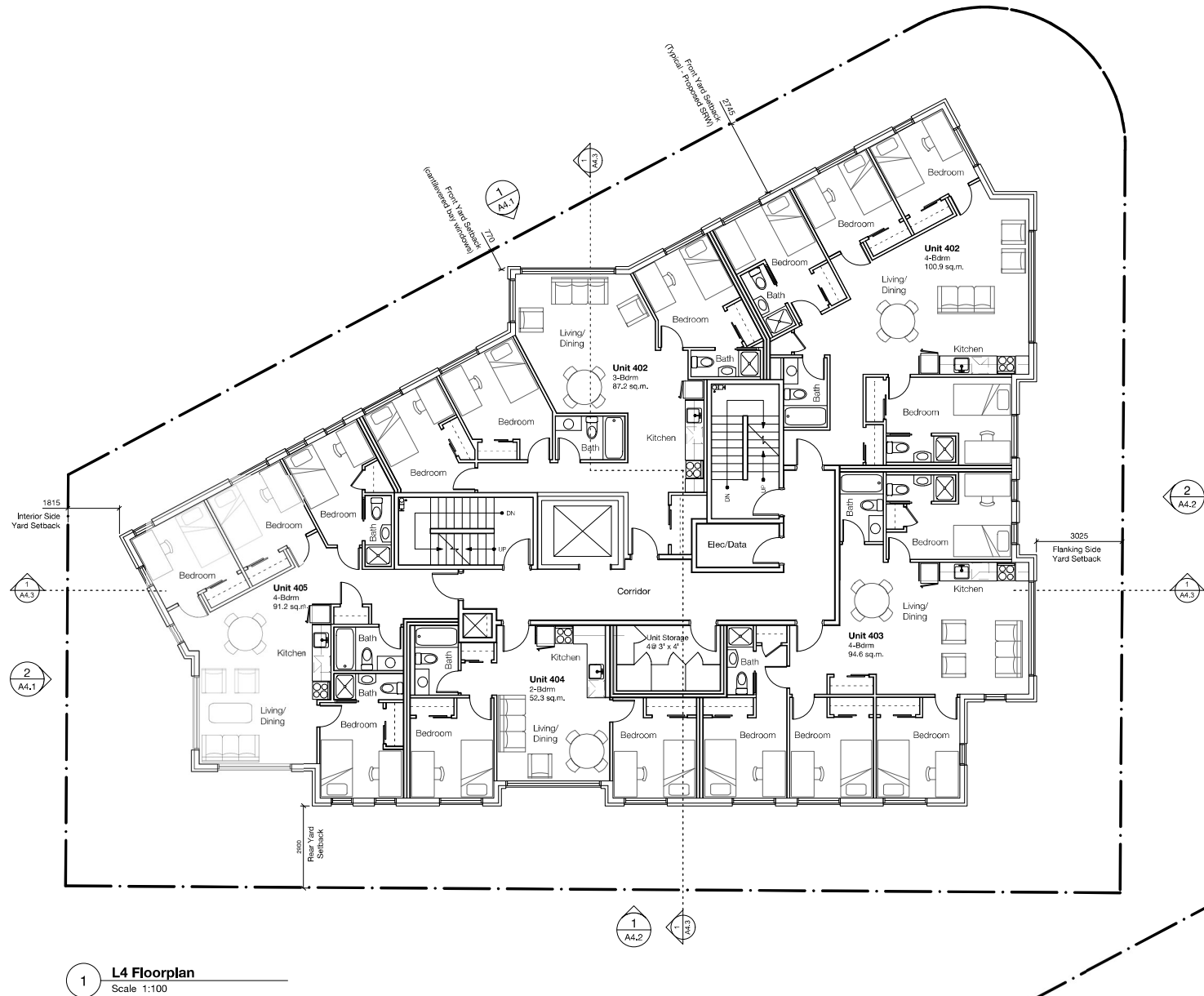
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1 A2.2



2 L5 Floorplan
Scale 1:100

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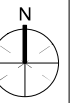
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List of Revisions

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0 5m
1:100 scale in metres

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rev no	description	date

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project name

Student Rental Housing

1693 Fort Street

sheet title

L6 & Roof Floorplans

project no.	20-17
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drawing file 20-17 Student Housing CURRENT.vwx

date issued	May 11, 2021
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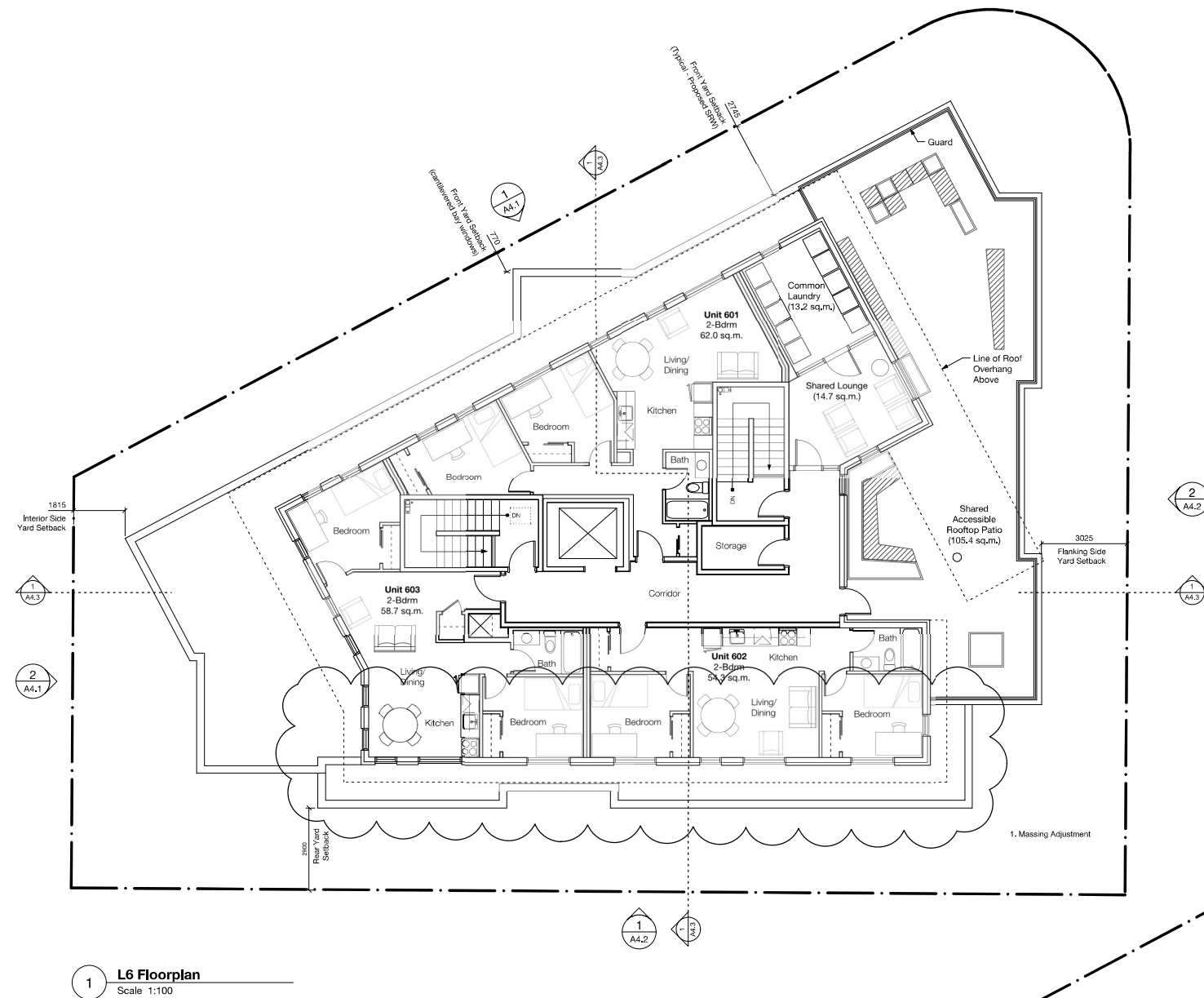
scale	As Noted
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drawn by	MZ
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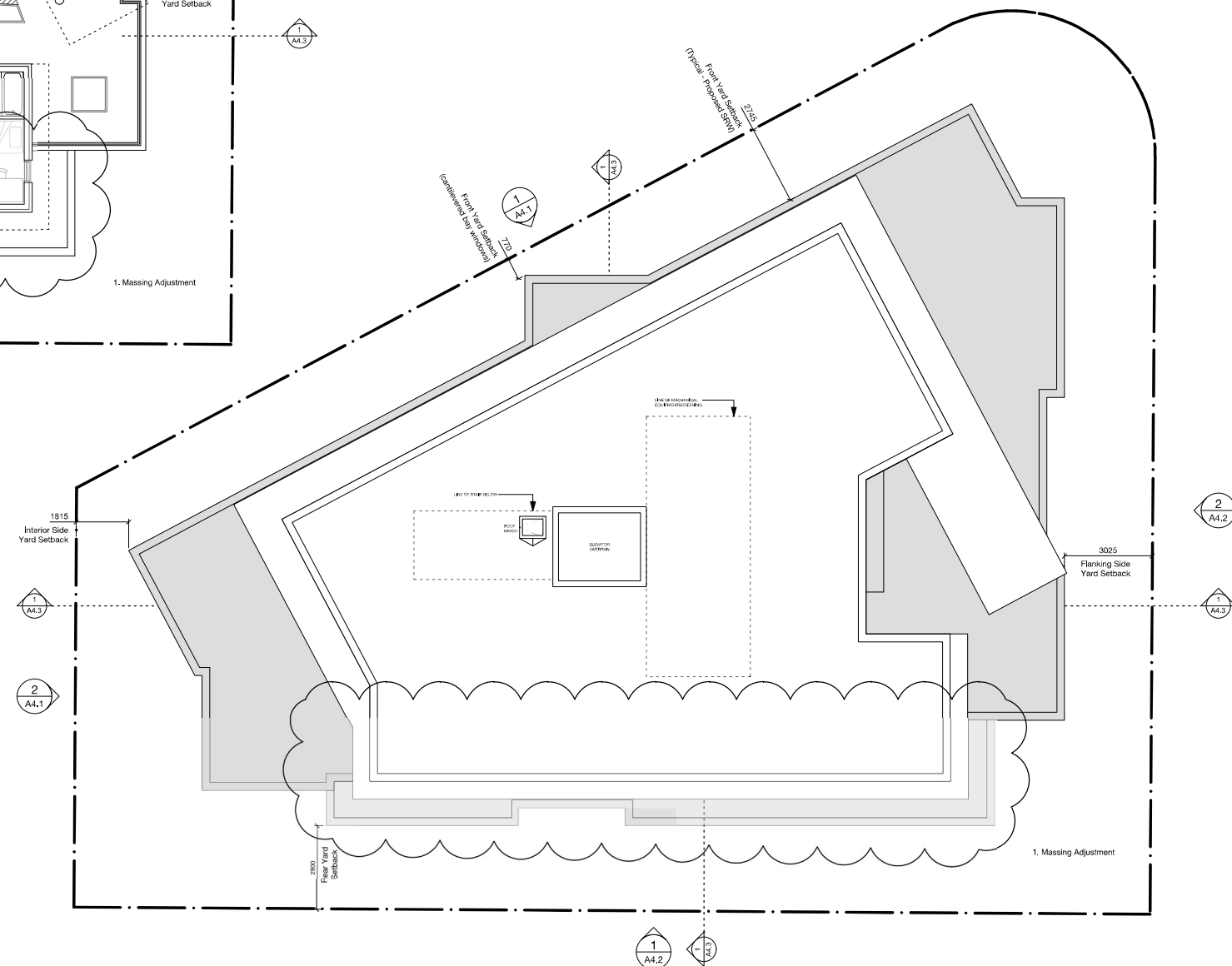
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revision no.	sheet no.
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1 **L6 Floorplan**
Scale 1:100



2 **Roof Plan**
Scale 1:100



1 North Elevation
Scale 1:100



2 West Elevation
Scale 1:100

Material Examples

Finish Legend

2. Material Clarification

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



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documentation.

List of Revisions

1. Massing Adjustments
2. Material Clarification
3. Project Data Revisions
4. Site Plan Adjustments



0 5m
1:100 scale in metres

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

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 May 11, 2021

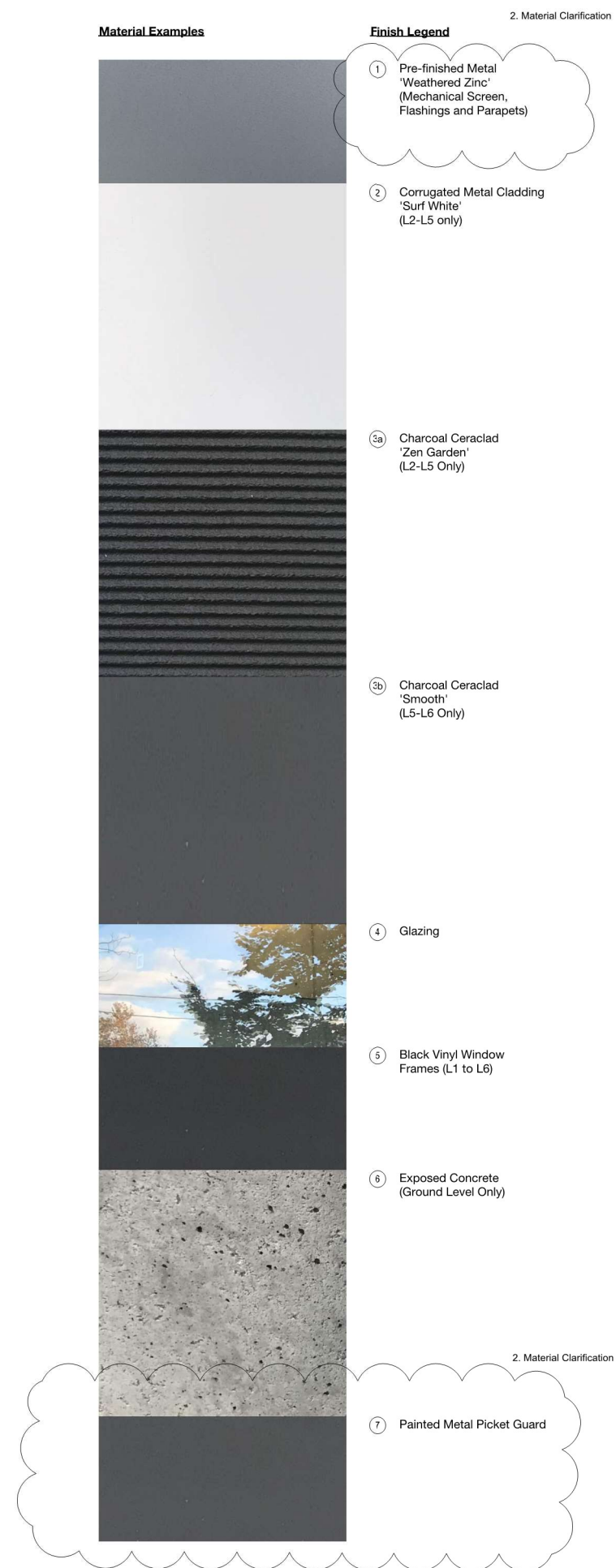
scale As Noted

drawn by MZ

checked by ES

revision no. sheet no.

1 A4.1





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1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.

List of Revisions

1. Massing Adjustments
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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 May 11, 2021

scale As Noted

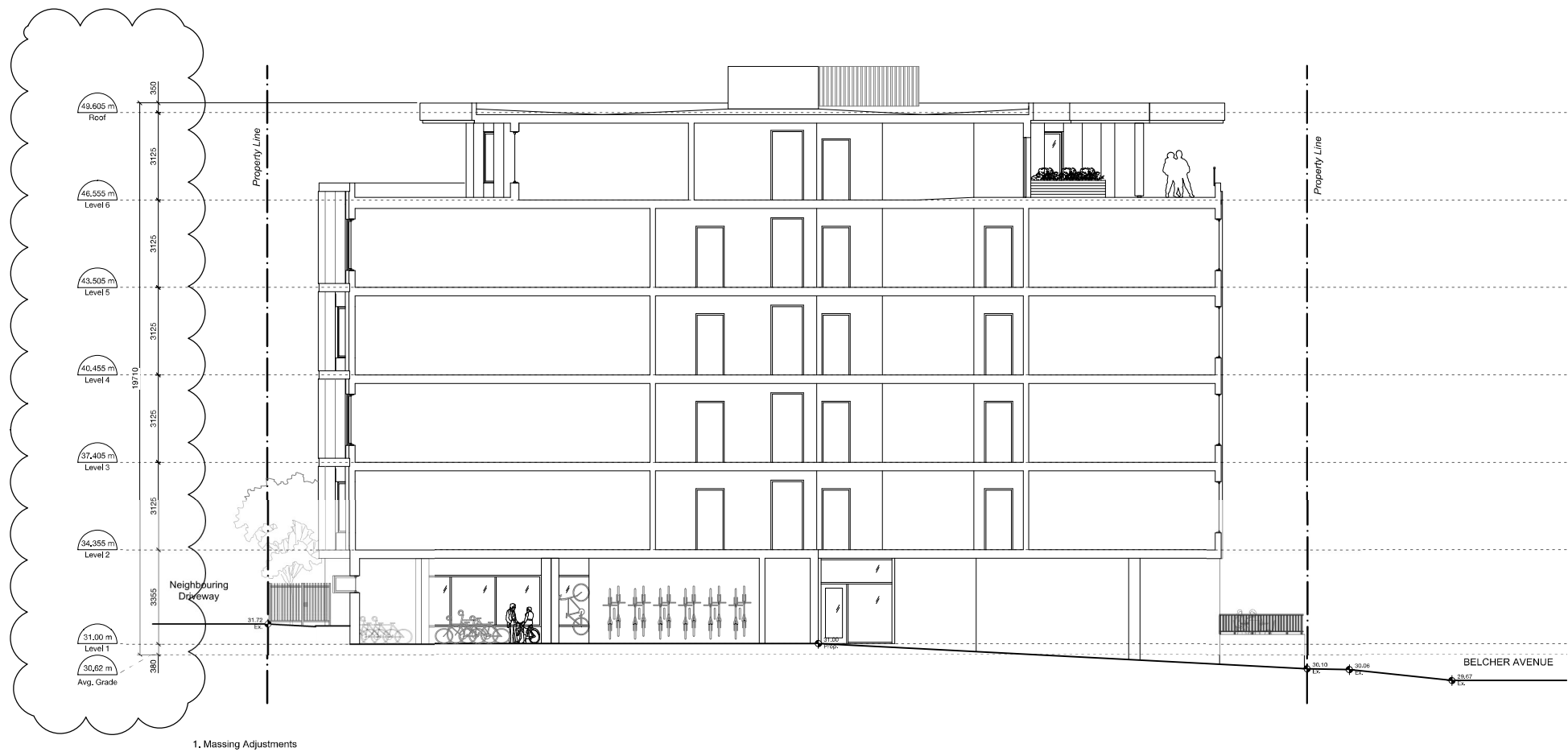
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checked by ES

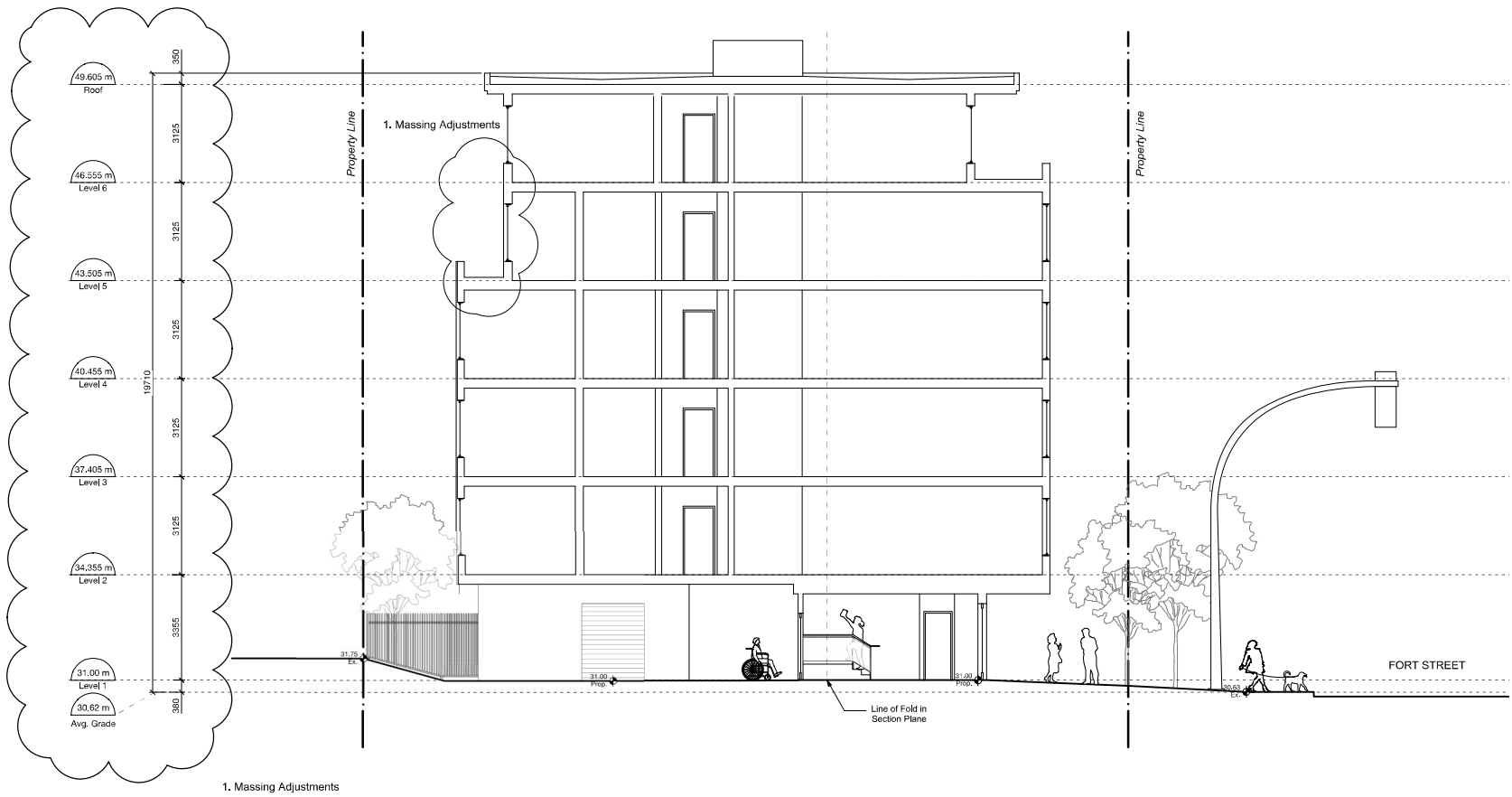
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A4.2



1 Section 1
Scale 1:100



2 Section 2
Scale 1:100



PROJECT
Student Housing

Bianca Bodley

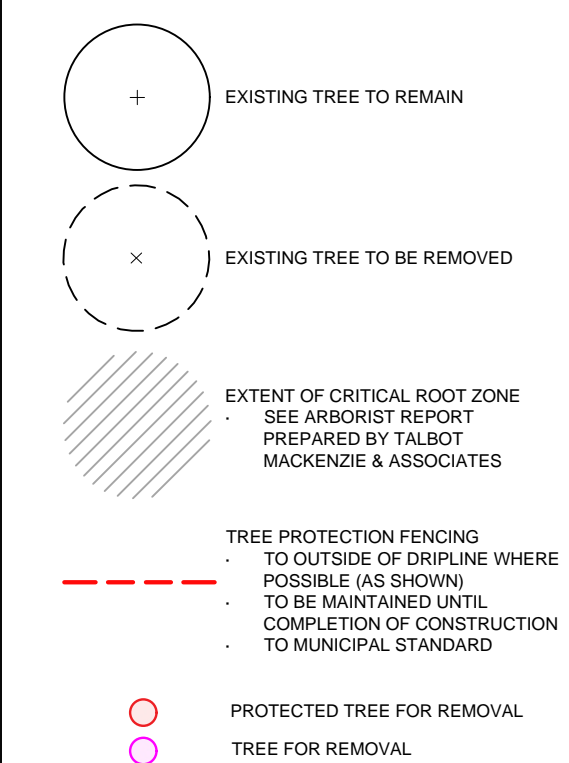
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REVISIONS:

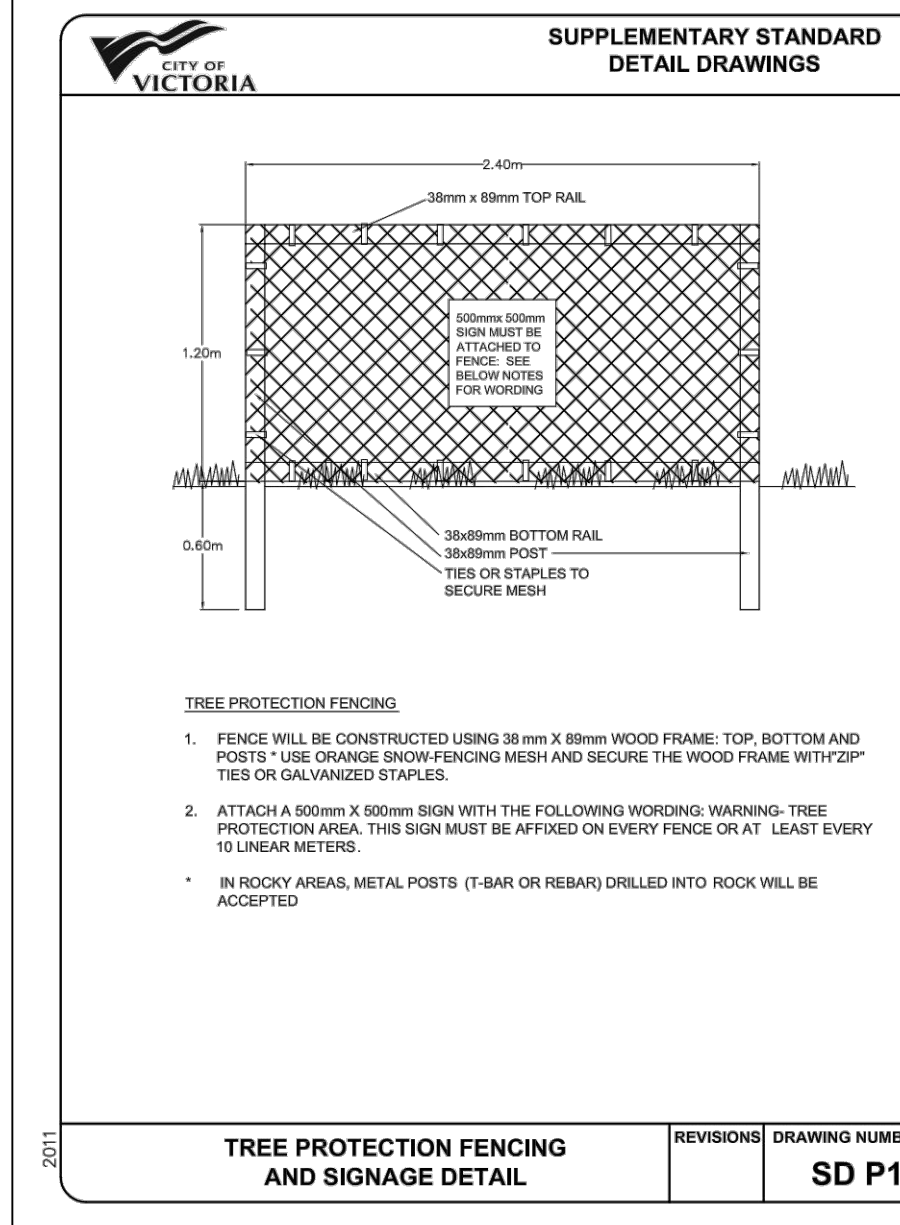
TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	10
ON-SITE TREES, NOT BYLAW PROTECTED	2		2	0	
MUNICIPAL TREES	1		1	2	2
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED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

REPLACEMENT TREES REQUIRED	12
REPLACEMENT TREES PROPOSED	12
REPLACEMENT TREE SHORTFALL	0

LEGEND



**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**



Inventory date: September 9, 2020

Tree Resource Spreadsheet - 1643 Furt Street

Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm) - approximate	Crown Spread (meters or feet)	CRZ (radius in meters)	Relative Measure (rank, indicates rank)	Health	Structure	Remarks and Recommendations	Rylen Protected	Retention Status	Impacts																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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ISSUED FOR
RE-ZONING AND
DEVELOPMENT PERMIT
MAY 11, 2021

Scale: 1:100



LO Tree Removal & Protection Plan

DATE: May, 2021

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
ARYZE Developments

PROJECT
Student Housing

ADDRESS
1693 Fort St.
Victoria BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH

REVISIONS:

ISSUED FOR
RE-ZONING AND
DEVELOPMENT PERMIT
MAY 11, 2021

Scale: 1:100



L1 Landscape Site
Plan

DATE: May, 2021

LEGEND

- PROPERTY LINE
- STATUTORY RIGHT OF WAY
- ROOF OVERHANG

WEST COAST FOREST PLANTINGS

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

GARRY OAK MEADOW PLANTINGS

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

MEADOW SEED MIX

- AREA: 36 m²
- 1 lb for 1000 m²; 0.35 lbs required

PERMEABLE GRAVEL MAINTENANCE AREA

ASPHALT DRIVE AISLE

CONCRETE PAVES ON PEDESTAL

MUNICIPAL SIDEWALK

- CIP CONCRETE WITH BRUSH FINISH TO CITY OF VICTORIA MUNICIPAL STANDARDS

SOD MUNICIPAL BOULEVARD AREA

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

PROPOSED SITE TREES

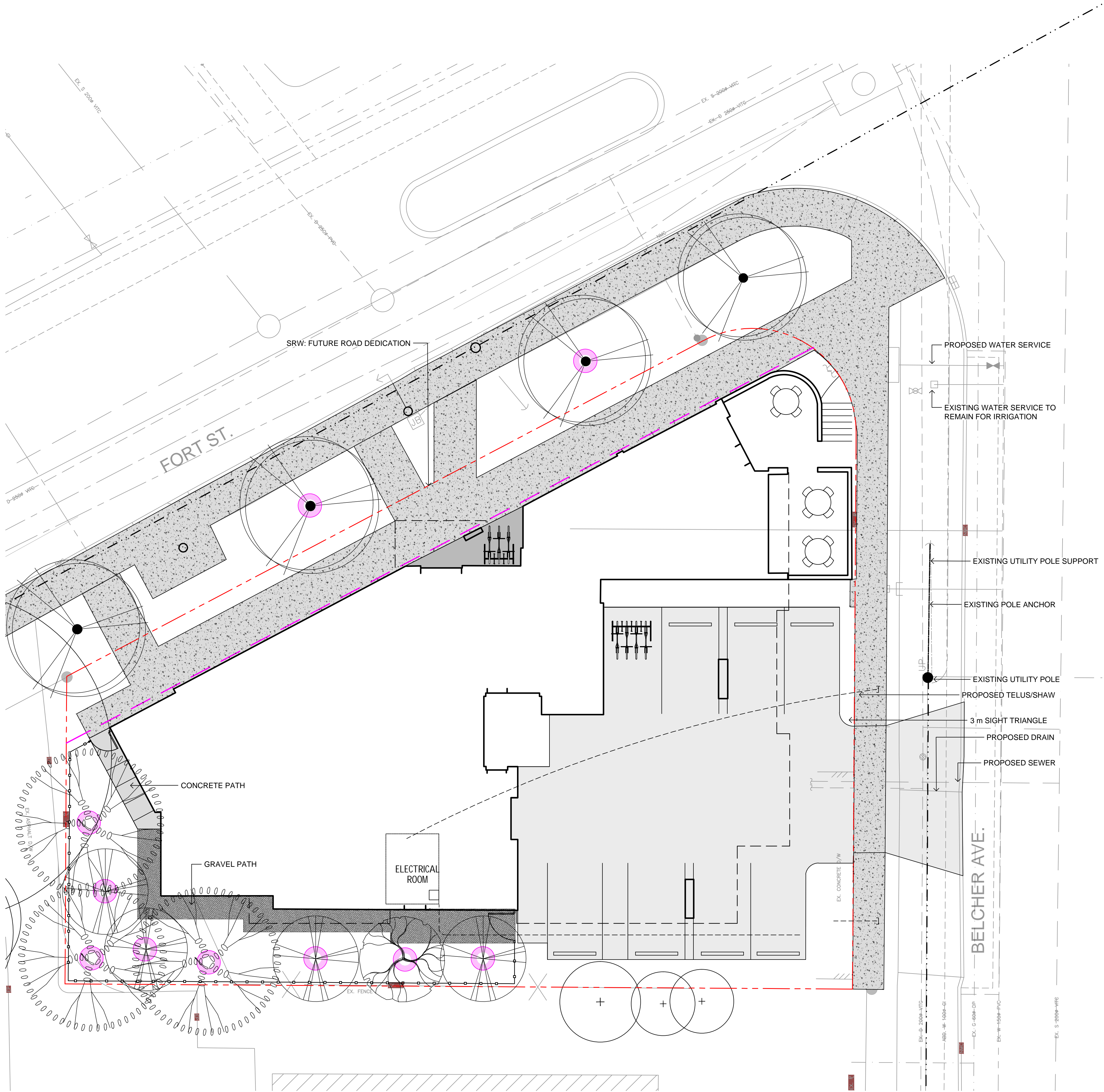
PROPOSED BOULEVARD TREES

- TREE SPECIES TO BE COORDINATED WITH PARKS PRIOR TO PLANTING
- TREES MUST HAVE ONE DOMINANT CENTRAL LEADER OR SINGLE STRAIGHT TRUNK, 5-8 cm DIAMETER, CALIPER MEASURED 15 cm ABOVE GROUND, WELL BALANCED CROWN WITH BRANCHING STARTING AT 1.9m-2.5m ABOVE GROUND
- TREES TO BE PLANTED AS PER PLANTING OF TREES, SHRUBS AND GROUND COVERS (02 93 01 MMCD 2008 AND CITY OF VICTORIA SUPPLEMENTAL DRAWINGS SD P3 AND SD P4)
- PARKS WILL REQUIRE 3 INSPECTIONS FOR TREE PLANTINGS: 1) INSPECTION OF SOIL AND PLANTING AREA, 2) INSPECTION OF STOCK UPON DELIVERY, 3) INSPECTION OF INSTALLED TREE WITH MULCH AND STAKING, TRUNK FLARE 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 BYLAW 12-042, SUBDIVISION BYLAW
- 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





LEGEND

--- OVERHEAD POWER LINE

POTENTIAL REPLACEMENT TREE LOCATION

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	10
ON-SITE TREES, NOT BYLAW PROTECTED	2		2	0	
MUNICIPAL TREES	1		1	2	2
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	7	8	12	12

REPLACEMENT TREES REQUIRED	12
REPLACEMENT TREES PROPOSED	12
REPLACEMENT TREE SHORTFALL	0

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

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
ARYZE Developments

PROJECT
Student Housing

ADDRESS
1693 Fort St.
Victoria BC

DESIGNED BY

Bianca Bodley


DRAWN BY

KH

REVISIONS:

ISSUED FOR
RE-ZONING AND
DEVELOPMENT PERMIT
MAY 11, 2021

Scale: 1:100



L2 Tree Planting
Plan

DATE: May, 2021

