

561-565 Toronto Street

ISSUED FOR: Development Permit Application ???, 2018

DEVELOPER

Porry Street Developments

160-4396 West Saanich Road
Victoria, BC V8Z 3E9

Contact: Conrad Nyren
Email: conradnyren01@gmail.com

ARCHITECT OF RECORD &
COORDINATING REGISTERED
PROFESSIONAL
Waymark Architecture

1826 Government Street
Victoria, BC V8T 4N5

Contact: Will King
Phone: (778) 977 0660
Email: will@waymarkarchitecture.com

LANDSCAPE ARCHITECT
LADR Landscape Architects

3-864 Queens Avenue
Victoria, BC V8T1M5

Contact: Megan Walker
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Email: will@waymarkarchitecture.com

CONSTRUCTION MANAGER
Homewood Constructors

160-4396 West Saanich Rd
Victoria, BC V8Z 3E9

Contact: John Newton
Phone: (250) 475 1130
Email: jjnewton@homewoodconstructors.com



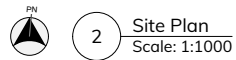
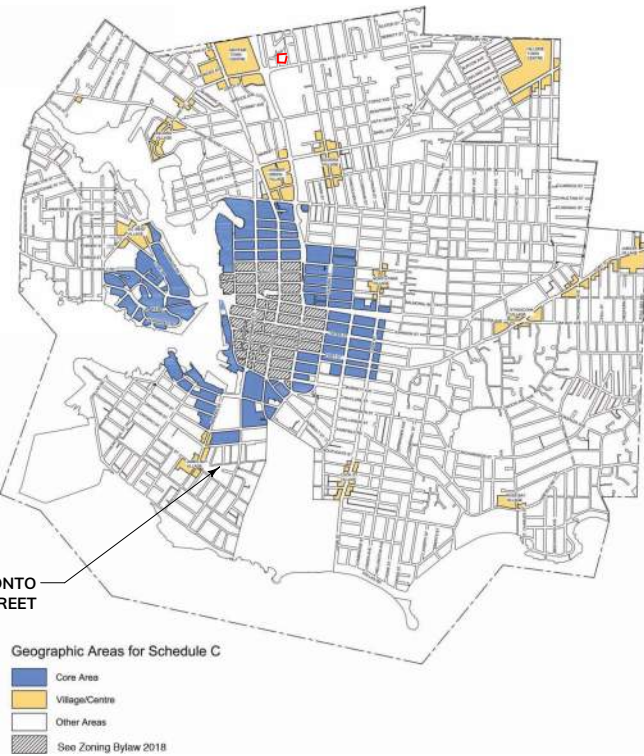
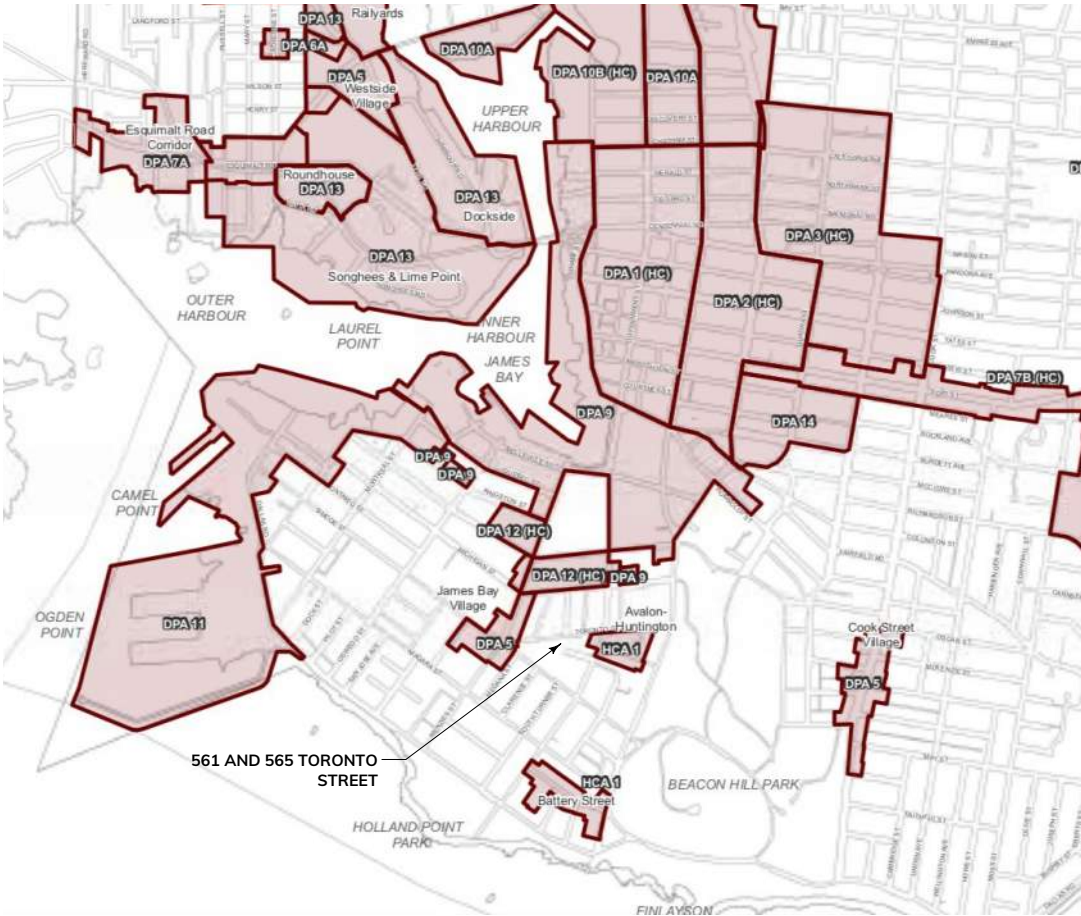
561-565 Toronto Street

August 31, 2018

DP-000

Cover Sheet





Site Plan
Scale: 1:1000



DATA SHEET/ZONING ANALYSIS

LEGAL DESCRIPTION: Lot A, Section 13, Beckley Farm, Victoria City, Plan 2394 - and - Lot B, Section 13, Beckley Farm, Victoria City, Plan 2394

STREET ADDRESS: 561 and 565 Toronto Street

ZONING REGULATIONS : CITY OF VICTORIA - PART 3.3 - R3-2 ZONE, MULTIPLE DWELLING DISTRICT

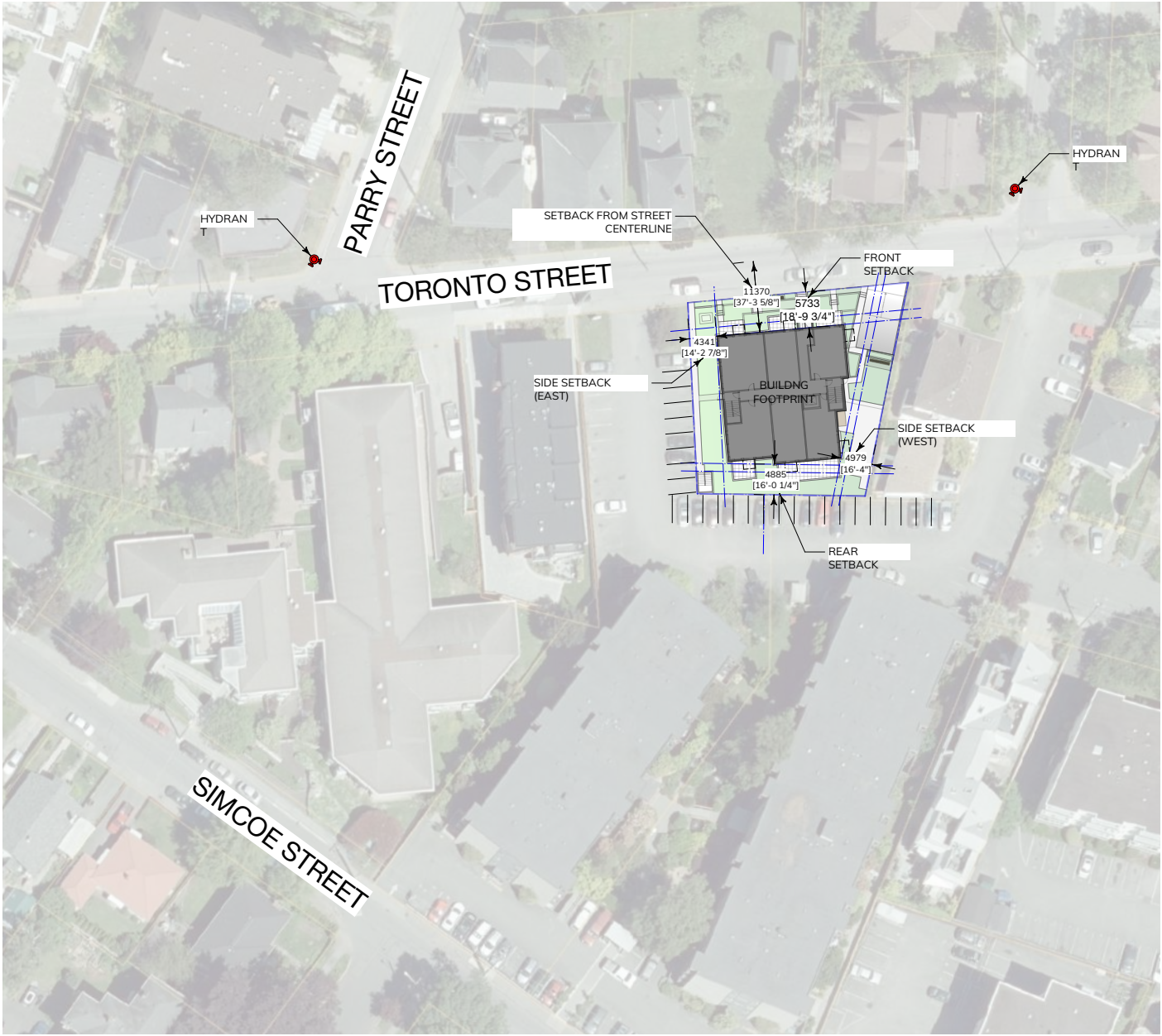
SITE AREA: 999m^2

BUILDING FOOTPRINT: 399.36m^2

Section		Allowed / Required	Current	Proposed	Variance	Comments
1	Permitted Uses	Multiple unit residential building	two lots, each with a single	Multiple unit residential building	No	
2	Minimum Parcel Size (m2)	920	487, and 512	999	No	
4	Floor Area Ratio	1.6	N/A	1.5	No	
5	Building Height	18.5m	N/A	13.6m	No	
7	Number of Storeys	6 or more	2-3	4	No	
8	Lot Coverage (%)	40%	N/A	40%	No	Parking takes up nearly 100% of the site, but is located below ground.
9	Open Site Space (%)	60%	N/A	47%	Yes	60% Open Site Space is not possible with 40% Lot Coverage and a driveway
10	Siting Requirements					
	α(i) Front Setback (North)	formula based on building height	N/A	5.7m [4.3m to balcony]	Yes	21(1) of zoning bylaw exempts balconies facing streets from setback requirements
	α(ii) Side Setback West	formula based on building height	N/A	5.0m [3.8m to balcony]	Yes	
	α(iii) Side Setback East	formula based on building height	N/A	4.3	Yes	
	α(iiii) Rear Setback (South)	formula based on building height	N/A	4.9m to face of wall [3.6m to balcony]	Yes	
12	Fencing	Max height of 1.22 (in front of dwelling) 1.83 (behind front building line)	N/A	See landscape plan	No	
13	Off Street Parking	25	N/A	22	Yes	See parking calculations below
14	Bicycle Parking number (storage and rack)	24 + entrance rack	N/A	28 + entrance rack	No	
15	Number of 1 Bedroom Units	N/A	N/A	17	No	
16	Number of 2 bedroom Units	N/A	N/A	7	No	
18	Number of Ground Oriented units	N/A	N/A	6	No	
19	Minimum Unit Floor Area	33 sq m	N/A	36.4 sq m	No	
20	Total Residential Floor Area	N/A	N/A	1419.1 sq m	No	
21	Min. parkade Ceiling Height	2.1m	N/A	2.1m	No	
22	Driveway Width	N/A	N/A	6m	No	
23	Setback for Site from Street Centerline	7.5m	N/A	11.37m	No	

AREA CALCULATION:

	GROSS FLOOR AREA (m2):	CONTRIBUTION TO TOTAL FLOOR AREA FOR FLOOR SPACE RATIO CALCULATION (m2):		
	(from exterior face of exterior walls, balconies included, no exclusions)	(from interior face of exterior walls, excluding elevator shafts)		
Basement & Garage	999	0 (parking below grade)	*Parking was calculated according to Schedule C - Off-Street parking Regulations for Village/Centre. Site is located in "Other Area," so this is a variance request.	
First Floor	399.4	370.9	*PARKING CALCULATIONS:	
Second Floor	418.9	370.9	Units less than 45 sq m:	9
Third Floor	418.9	370.9	Units less than 70m sq m:	15
Fourth Floor	418.9	370.9	Parking: (.7 x 9) + (0.85 x 15)	19.05
Total:	1656.1	1483.6	Guest Parking: 0.1 x 24	2.4
			Total Parking	21.45
			Bike Storage: (1 x 9) + (1.25 x 15)	27.75
			Total Bike Storage:	



DP

2

DP-002

Site Plan

Scale: 1:500



LEGAL DESCRIPTION: Lot A, Section 13, Beckley Farm, Victoria City, Plan 2394 - and - Lot B, Section 13, Beckley Farm, Victoria City, Plan 2394
SITE AREA: 999m²
BUILDING FOOTPRINT: 399.36m²
LOT COVERAGE: 39.98%

DRIVEWAY AREA: 65.58m²
OPEN AREA: (399.36+65.58)/999= 46.54%

Grade Calculation									
Grade Point A:	10.90	Grade Point E:	11.30						
Grade Point B:	10.76	Grade Point F:	11.28						
Grade Point C:	11.21	Grade Point G:	11.35						
Grade Point D:	11.24								
Grade Points		Average of Points		Distance Between Grade Points		Totals			
Points A & B	10.90 +	10.76 /	2	10.83	20.9	226.347			
Points B & C	10.76 +	11.21 /	2	10.99	9.1	99.964			
Points C & D	11.21 +	11.24 /	2	11.22	4.9	55.003			
Points D & E	11.24 +	11.30 /	2	11.27	7.0	78.890			
Points E & F	11.47 +	11.28 /	2	11.38	10.7	121.713			
Points F & G	11.28 +	11.35 /	2	11.32	7.7	87.126			
Points G & A	11.35 +	10.90 /	2	11.13	20.5	228.063			
Total				80.8		/	897.104		
Average Grade						11.10			



1 Perspective View w/ Neighbourhood Context
Scale: 1:100



2 South/East Perspective
Scale: 1:100

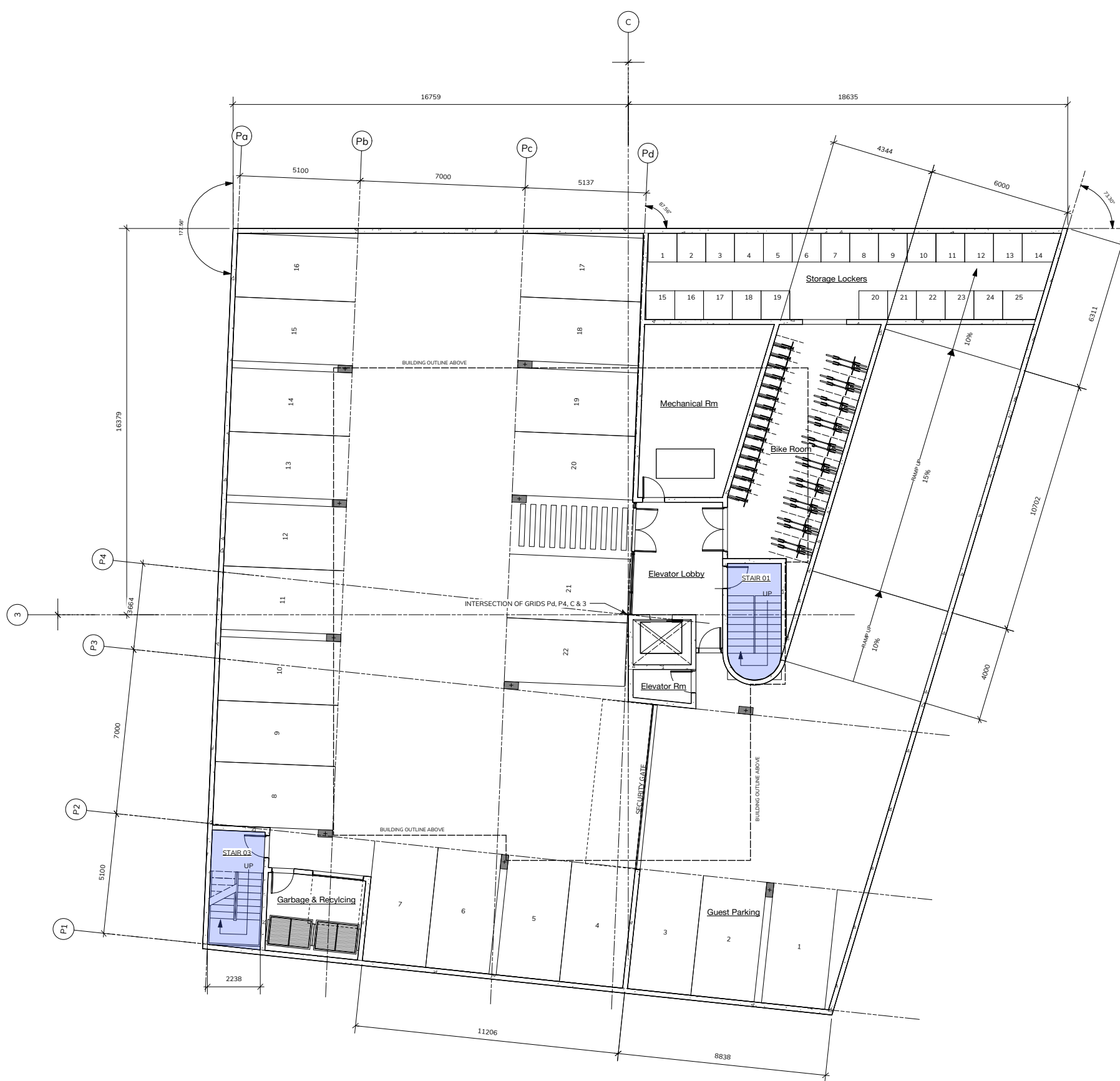


1 South/West Perspective
Scale: 1:100

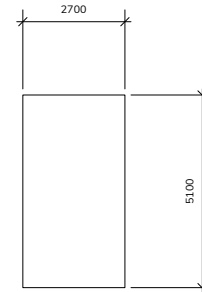


2 North/West Perspective
Scale: 1:100

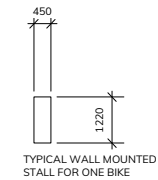
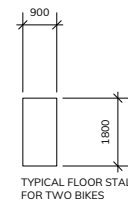




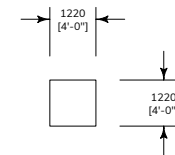
TYPICAL PARKING STALL
19 STALLS PROVIDED FOR TENANTS
3 STALLS RESERVED FOR GUESTS



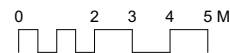
TYPICAL BIKE STALL
20 FLOOR STALLS
16 WALL MOUNTED STALLS

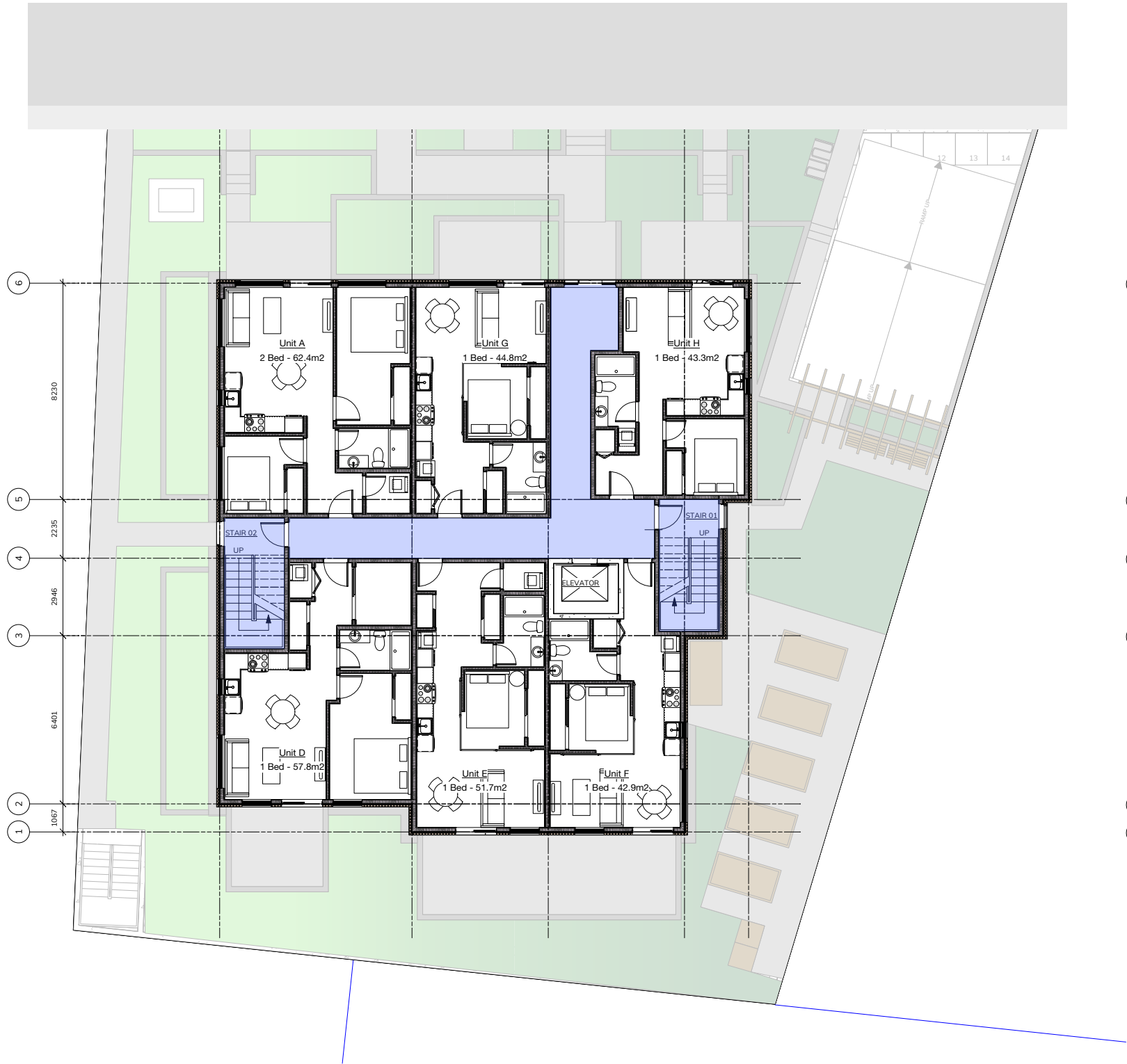


TYPICAL STORAGE LOCKER
24 TENANT UNITS (ONE PER UNIT)
1 EXTRA UNIT FOR STRATA

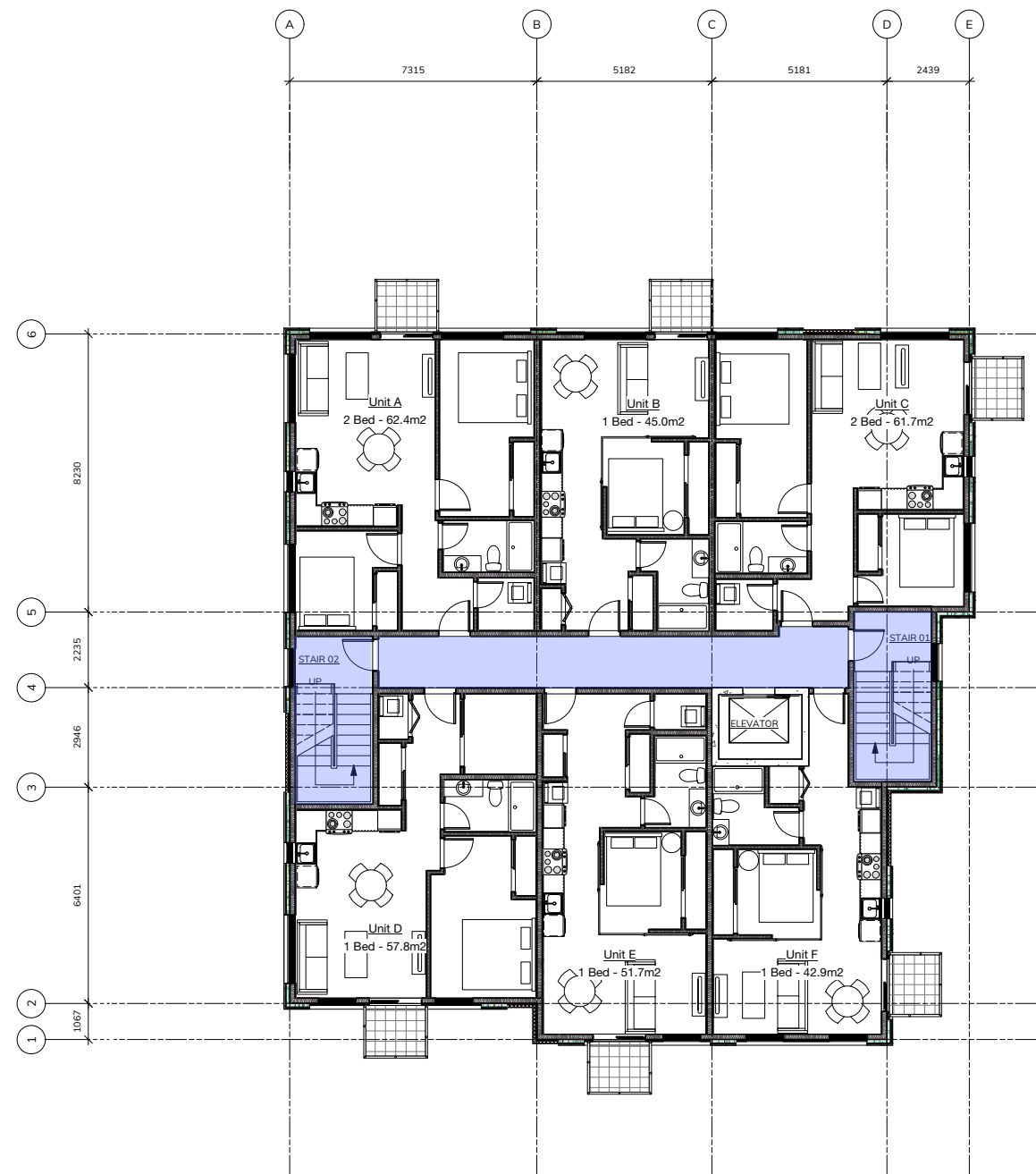


1 Parking Plan
Scale: 1:100





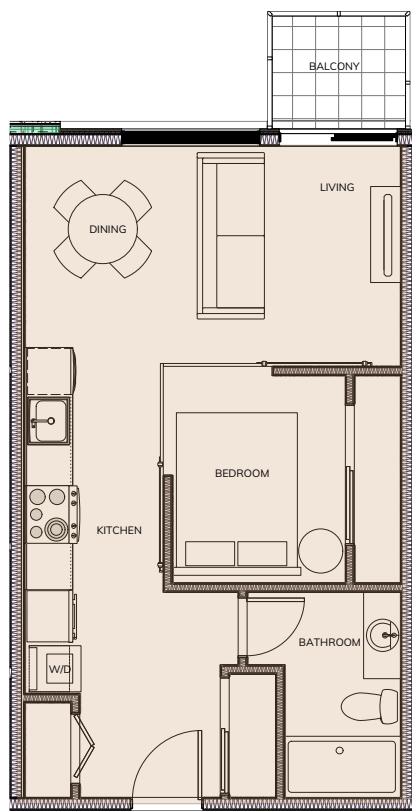
1 First Floor Plan
Scale: 1:100



2 Second, Third, and Forth Floor Plan
Scale: 1:100



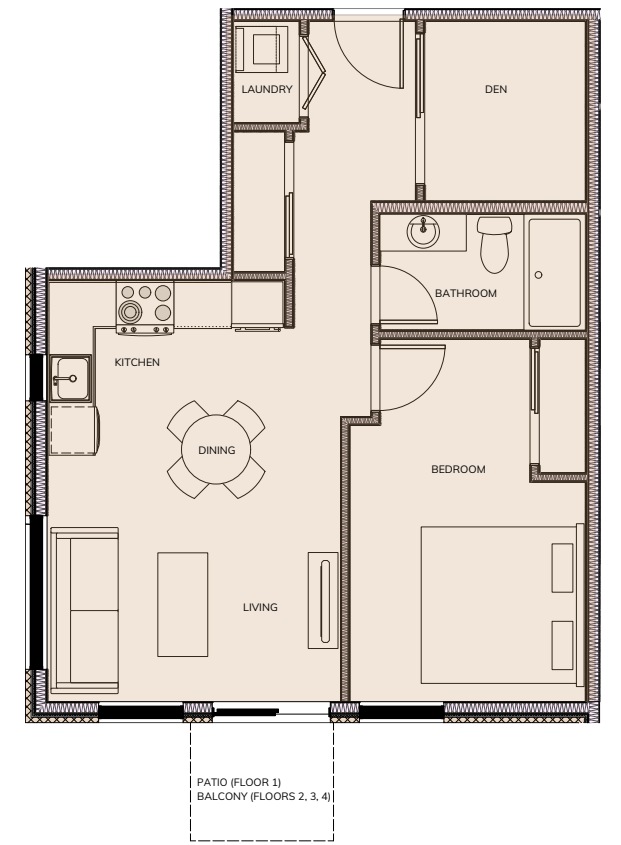
1 **Unit A**
Scale: 1:50
Size: 62.4m²
Number of Bedrooms: 2
Number of units: 4



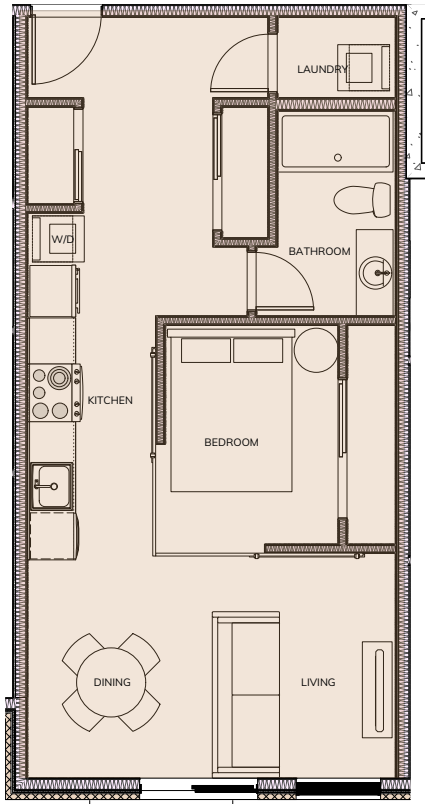
2 **Unit B**
Scale: 1:50
Size: 45.0m²
Number of Bedrooms: 1
Number of units: 3



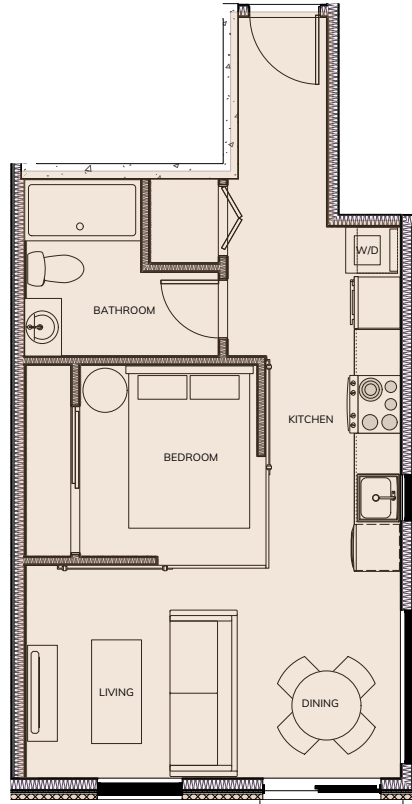
3 **Unit C**
Scale: 1:50
Size: 61.7m²
Number of Bedrooms: 2
Number of units: 3



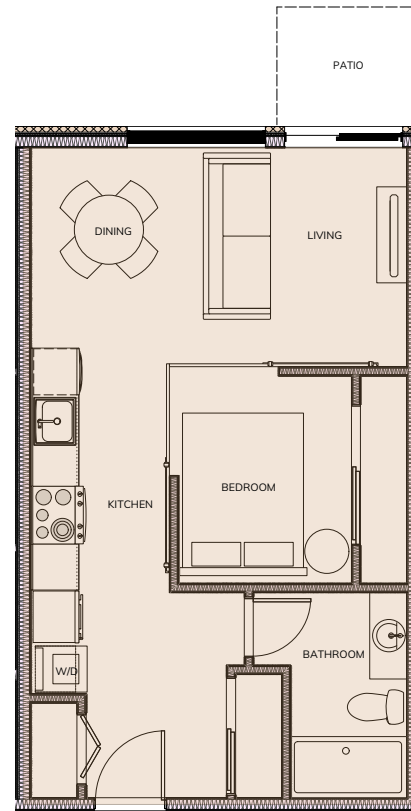
4 **Unit D**
Scale: 1:50
Size: 57.8m²
Number of Bedrooms: 1
Number of units: 4



5 **Unit E**
Scale: 1:50
Size: 51.7m²
Number of Bedrooms: 1
Number of units: 4



6 **Unit F**
Scale: 1:50
Size: 42.9m²
Number of Bedrooms: 1
Number of units: 4



7 **Unit G**
Scale: 1:50
Size: 44.8m²
Number of Bedrooms: 1
Number of units: 1



8 **Unit H**
Scale: 1:50
Size: 43.3m²
Number of Bedrooms: 1
Number of units: 1



583 Toronto St.

577 Toronto St.

Parking Lot

569 Toronto St.

561/565 Toronto St. - PROPOSED

562 Simcoe St.
4 story multi unit residential behind

549 Toronto St.



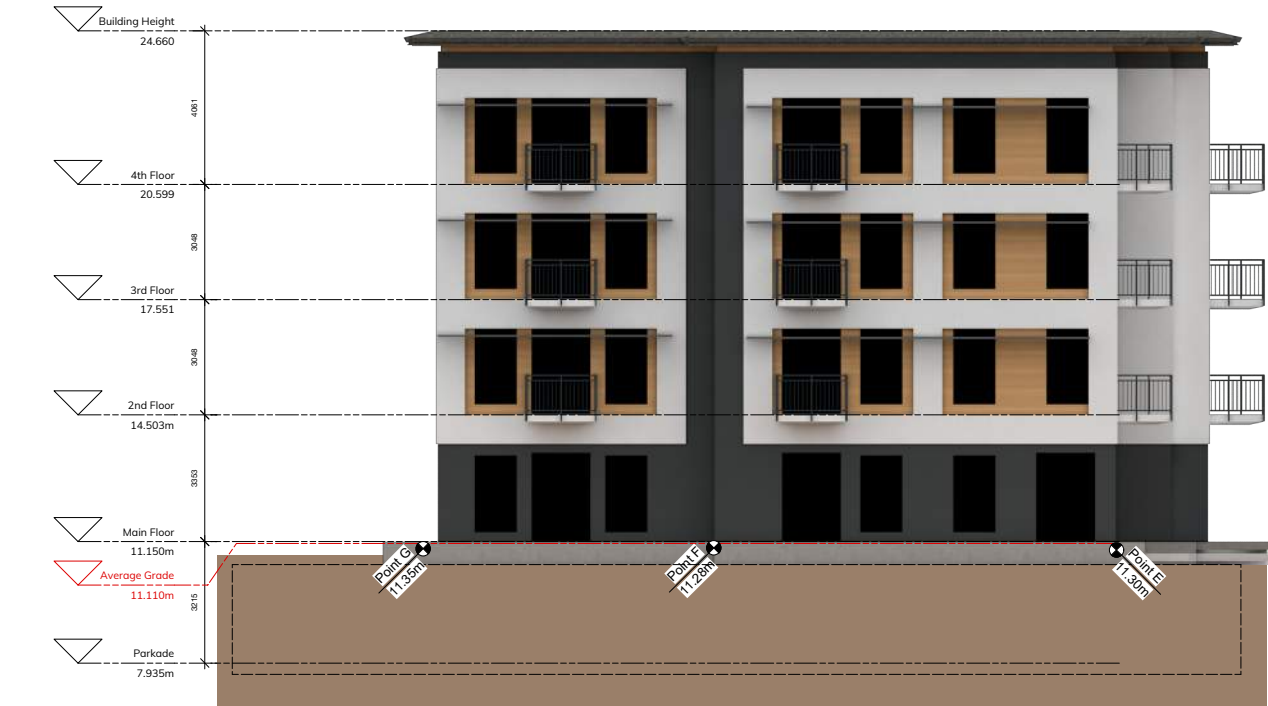
MATERIAL LEGEND	
BRICK	
STUCCO OR SMOOTH PANELIZED CLADDING	
CEDAR	



1 North Elevation
Scale: 1:100



2 West Elevation
Scale: 1:100



3 South Elevation
Scale: 1:100

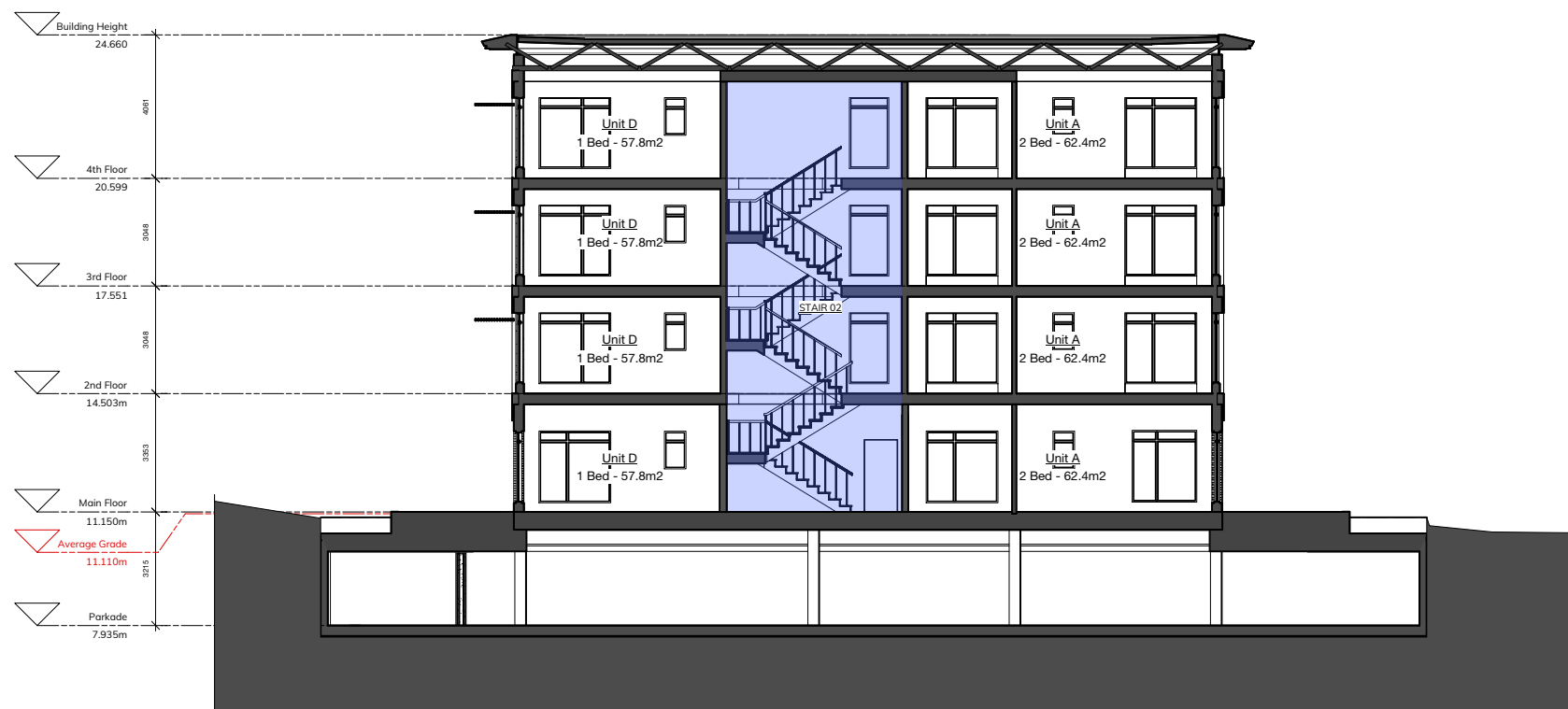


4 East Elevation
Scale: 1:100

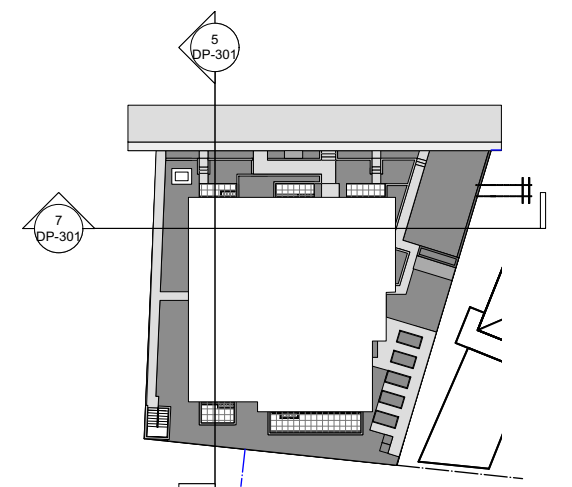
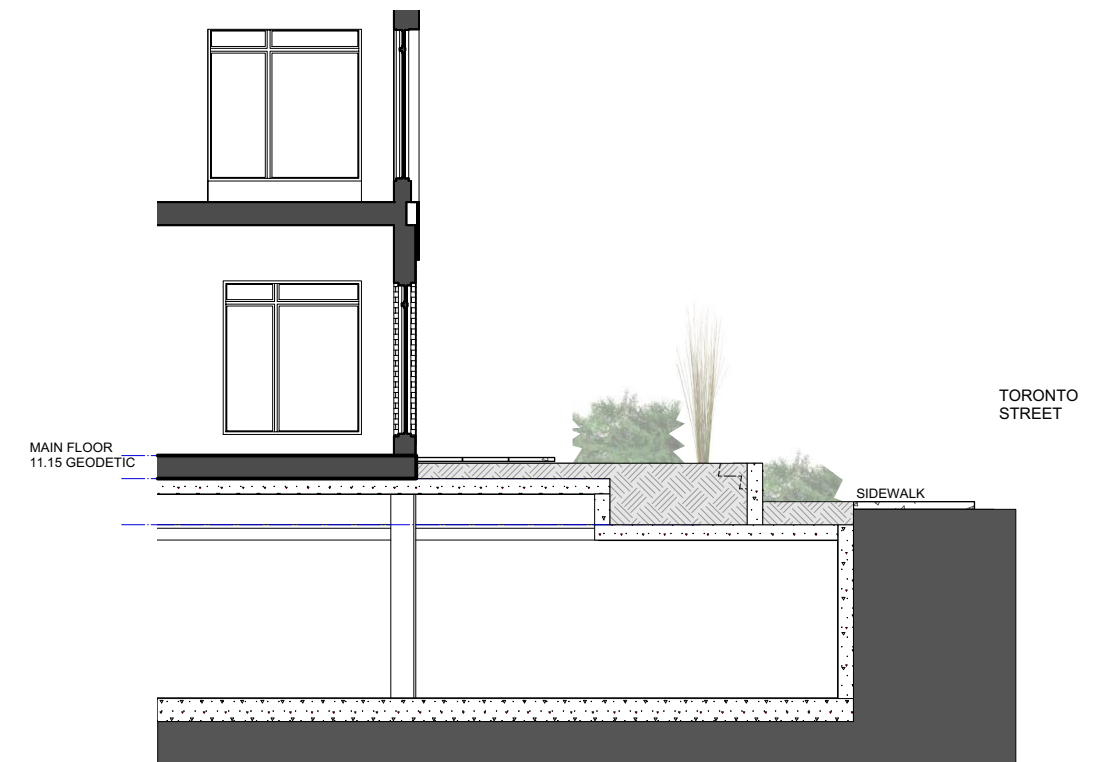
Project ID: 2018-005



7 West/East Section
Scale: 1:100



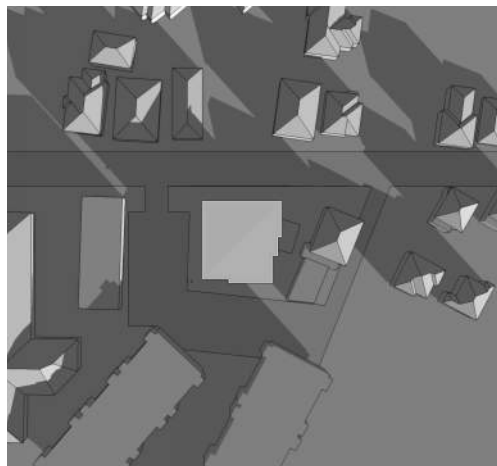
5 North/South Section
Scale: 1:100



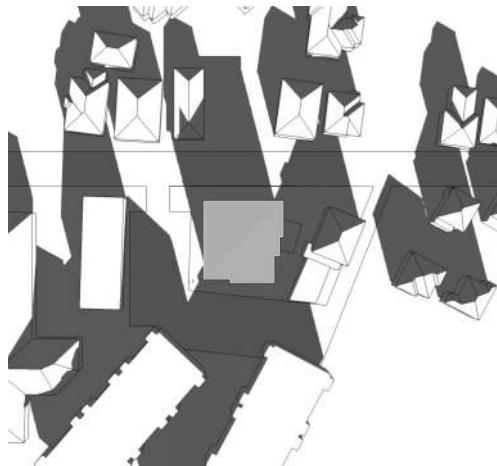
3 Key Plan
Scale: 1:400



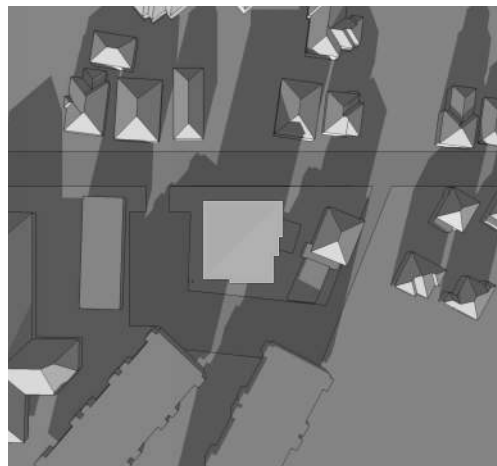
Shadow Studies



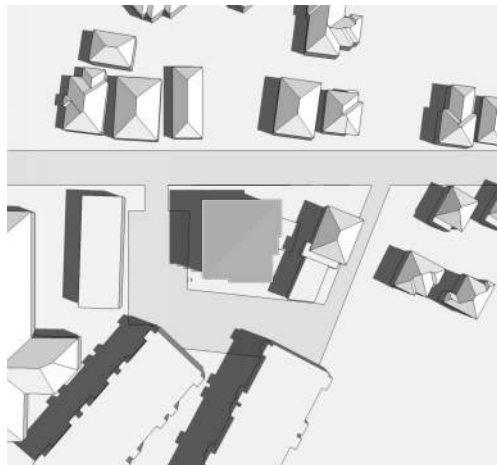
Winter Solstice - 10am



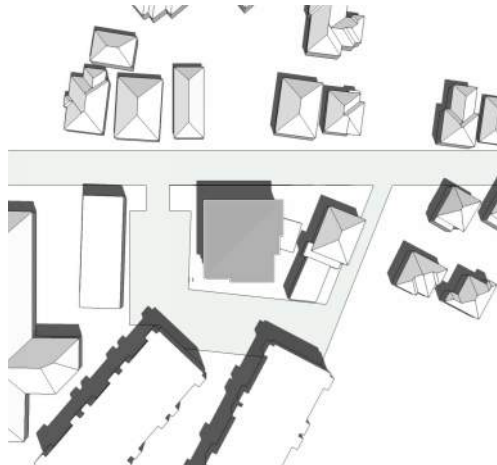
Winter Solstice - 12pm



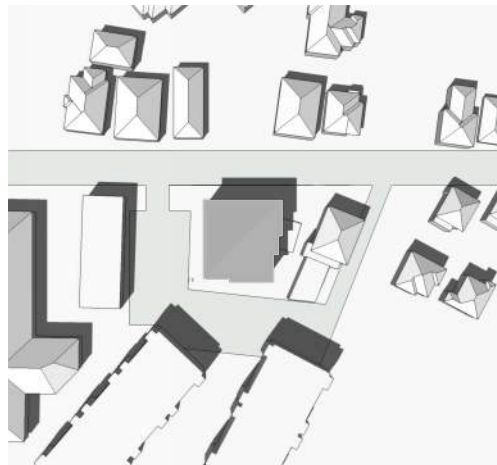
Winter Solstice - 2pm



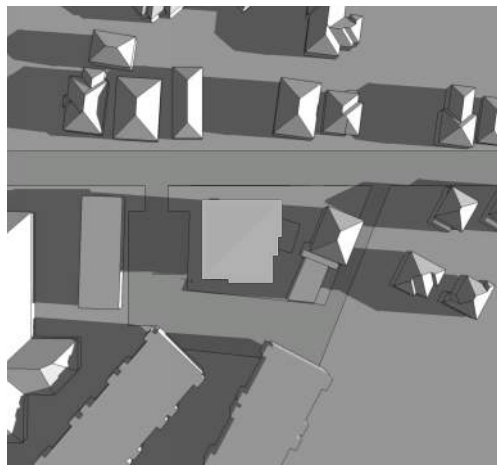
Summer Solstice - 10am



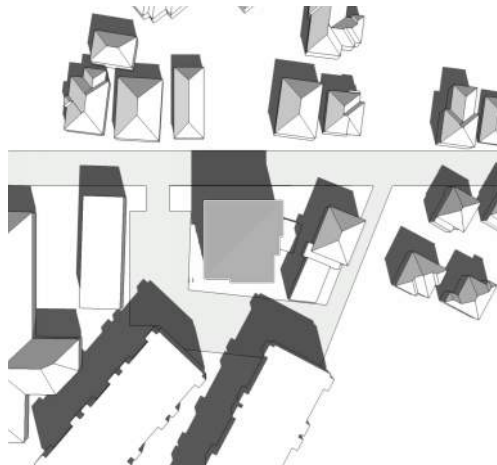
Summer Solstice - 12pm



Summer Solstice - 2pm



Equinox - 10am



Equinox - 12pm



Equinox - 2pm



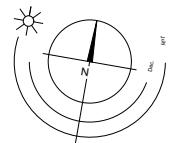
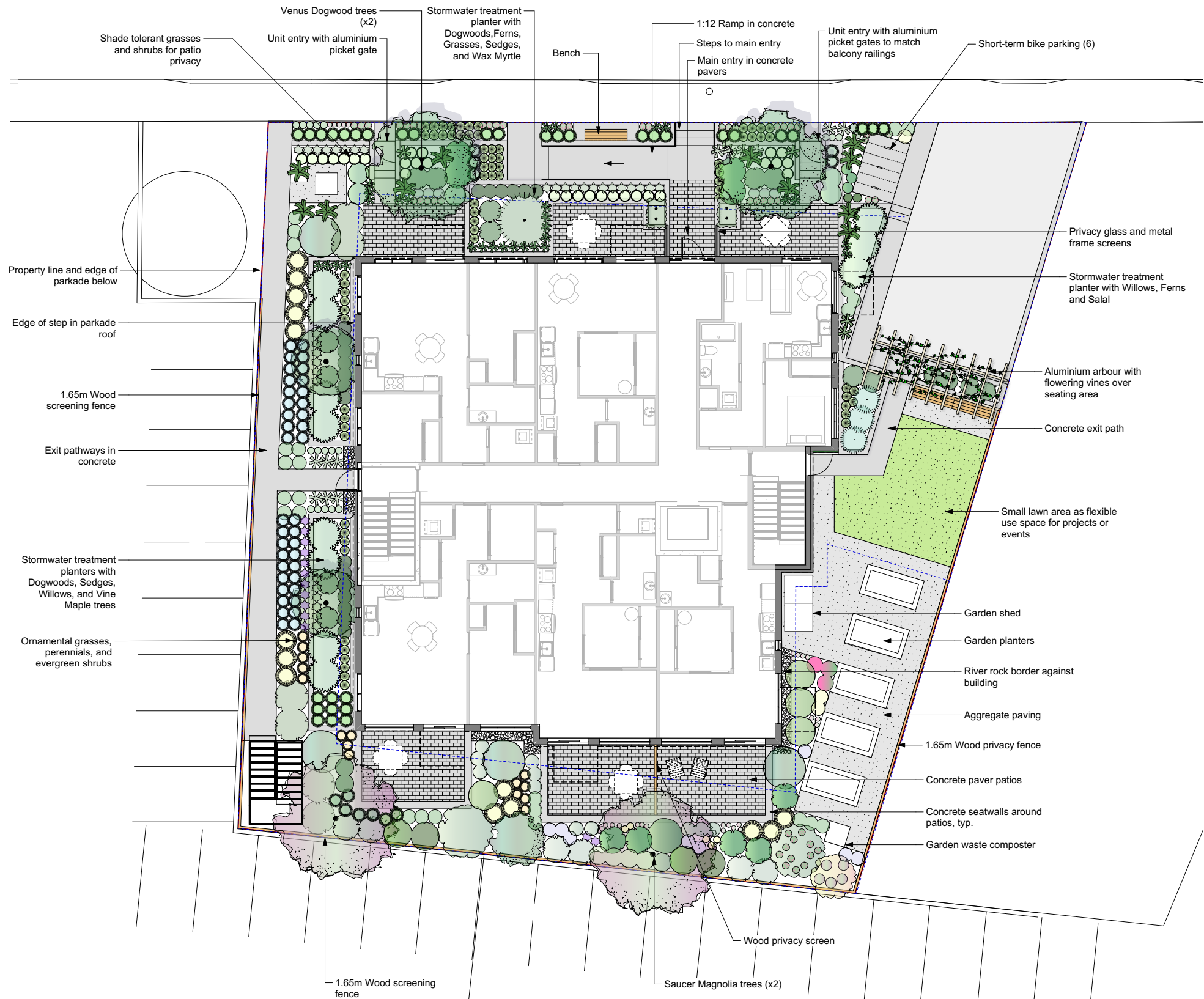


1 Partial Perspective
NTS



- 1) DARK GREY ALUMINUM FASCIA FLASHING
- 2) WHITE VINYL WINDOW AND DOOR ASSEMBLIES
- 3) LIGHT GREY ALUMINUM GUARDRAIL ASSEMBLY
- 4) CONCRETE PLANTERS WITH TALL GRASSES AND OTHER VISUAL SCREEN PLANTS
- 5) HORIZONTAL CEDAR SIDING WITH CLEAR FINISH
- 6) WHITE STUCCO RAINSCREEN WALL ASSEMBLY
- 7) DARK GREY BRICK, STACK BOND, WITH DARK GREY MORTAR





1 Landscape Concept Plan
1:100



Saucer Magnolia (Magnolia x soulangiana)



Vine Maple (Acer circinatum)



Venus Dogwood (Cornus)

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name
AC	2	Acer circinatum	Vine Maple
CoV	2	Cornus x 'KN30-8' P.P.# 16309	Venus® Dogwood
MaSo	2	Magnolia x soulangiana 'Rustica Rubra'	Rustica Rubra Magnolia

Large Shrubs

ID	Quantity	Botanical Name	Common Name
GaEl	2	Garrya elliptica 'James Roof'	Silk Tassel Bush
MYCa	1	Myrica californica	Pacific Wax Myrtle
VIPI	1	Viburnum plicatum f. tomentosum 'Mariesii'	Mariesii Viburnum

Medium Shrubs

ID	Quantity	Botanical Name	Common Name
ArUn	4	Arbutus unedo 'Compacta'	Compact Strawberry Bush
CAP	7	Choisya 'Aztec Pearl'	Mock Orange Blossom
CIGP	4	Cistus 'Grayswood Pink'	Grayswood Pink Rock Rose
PhBE	1	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange
RhDA	9	Rhododendron 'Dora Amateis'	Dora Amateis Rhododendron
RSa-1	6	Ribes sanguineum 'White Icicle'	White Flowering Currant
SaPu	3	Salix purpurea 'Nana'	Dwarf Arctic Blue Leaf Willow
SaRu	13	Sarcococca ruscifolia	Sweet Box
SpTh	4	Spiraea thunbergii 'Ogon'	Golden Bridalwreath Spirea
SyAl	5	Symphoricarpos albus	Snowberry
TaMH	4	Taxus x media 'Hicksii'	Hicks Yew

Small Shrubs

ID	Quantity	Botanical Name	Common Name
CoSe	11	Cornus sericea 'Arctic Fire'	Dwarf Red Twig Dogwood
CSK	20	Cornus stolonifera 'Kelsey'	Kelsey Dogwood
DaBu	9	Daphne burkwoodii 'Carol Mackie'	Carol Mackie Daphne
GauP	18	Gaultheria procumbens	Wintergreen
GaSh	25	Gaultheria shallon	Salal
HeAl	11	Hebe albicans 'Red Edge'	Red Edge Hebe
LaSt	8	Lavandula stoechas 'Otto Quast'	Spanish Lavender
PiJa	6	Pieris japonica 'Little Heath'	Pieris 'Little Heath'

Groundcovers

ID	Quantity	Botanical Name	Common Name
AsCa	2	Asarum caudatum	Wild Ginger
RuCa	24	Rubus calycinoides	Creeping Bramble
SaDo	33	Satureja douglasii	Yerba buena

Perennials, Annuals and Ferns

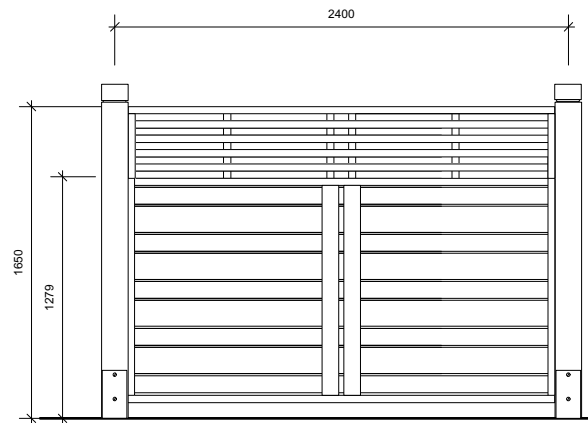
ID	Quantity	Botanical Name	Common Name
AcMi	5	Achillea millefolium	Common Yarrow
AsCh	49	Astilbe chinensis 'Pumila'	Dwarf Astilbe
BlSp	30	Blechnum spicant	Deer Fern
CaAc	15	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass
CI	71	Carex 'Ice Dance'	Variegated Sedge
ChLa	29	Chasmanthium latifolium	Northern Sea Oats
CoVe	2	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Tickseed
DeCa	35	Deschampsia caespitosa	Tufted Hair Grass
DiFo	11	Dicentra formosa	Pacific Bleeding Heart
ErMu	26	Erigeron mucronatus 'Profusion'	Mexican Daisy
ErBM	3	Erysimum 'Bowles Mauve'	Bowles Perennial Wallflower
HaMa	10	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass
Haln	1	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel
HeSe	38	Helictotrichon sempervirens	Blue Oat Grass
HeFo	3	Helleborus foetidus	Stinking Hellebore
HeSO	5	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily
MiSi	15	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass
PoMu	19	Polystichum munitum	Sword Fern
VeBo	13	Verbena bonariensis	Tall Verbena

Vines

ID	Quantity	Botanical Name	Common Name
CI Mo	6	Clematis montana	Montana Clematis (various)

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



2 1.65m Wood Screening Fence
1:20

BC LAND SURVEYORS SITE PLAN OF:

Civic: 561 & 565 Toronto Street

Legal Lot A, Section 13, Beckley Farm,
Victoria City, Plan 2394

Parcel Identifier: 006-460-194

Legal Lot B, Section 13, Beckley Farm,
Victoria City, Plan 2394

Parcel Identifier: 003-920-178
in the City of Victoria

Scale = 1 : 2 0 0 Distances are in metres.
0 2 10 20
The intended print size is 24" by 18".

LEGEND

Elevations are to geodetic datum.
UPL ○ - denotes - utility pole with light
WM ● - denotes - water meter
##+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot A Area = 487 m2
Lot B Area = 512 m2

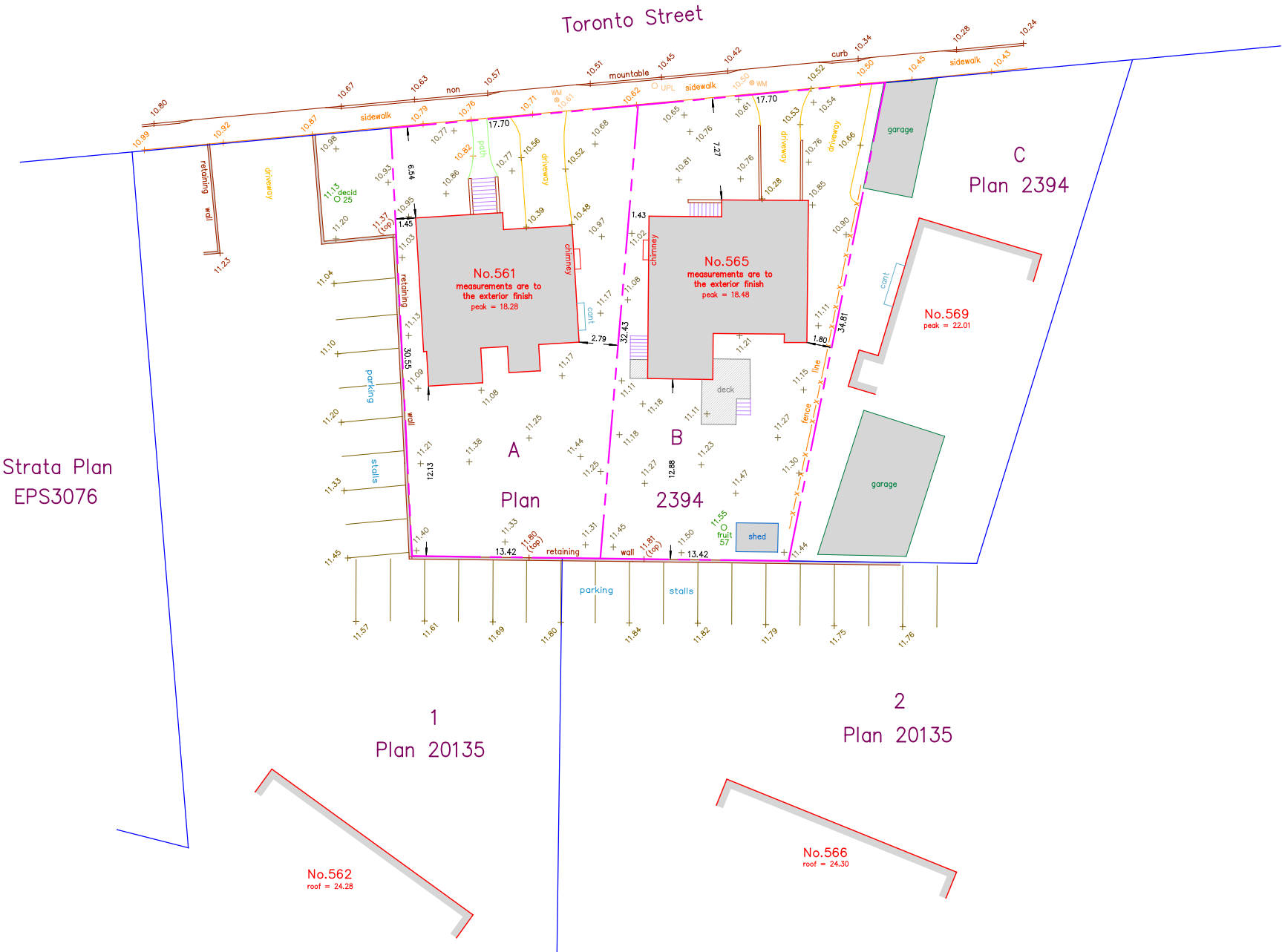
Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.



July 16, 2018

File : 12782-8
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855



No.562
roof = 24.28

No.566
roof = 24.30