

CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Proposed Site Plan

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19



DRAWN BY
RM

A01

PROJECT SITE DATA	
Item	Detail
Address(s)	208/210,220, 230, 240 Wilson St.
Zone (Existing)	R-2
Proposed Zone	New, Site Specific
Site Area	2914.8
Total Floor Area (not including basement)	2136.5
Floor Space Ratio (not including basement)	0.73
Site Coverage (not including parkade)	39.8%
Open Site Space (not including under ground parkade)	56.3%
Building Height	8.2m above grade
Number of Stories	2
Parking Stalls	23 (parkade) 1 (surface)
Bicycle Parking	28 (short term) 66 (Long term)
Front Yard Setback (Wilson)	4m (not including stairs)
Rear Yard Setback(not including parkade)	7.5m
West yard setback (South Building)	2.5m
West Yard Setback (North Building)	4.0m
East Yard Setback (South Building)	4m
East Yard Setback (North Building)	10m
Combined yard setbacks (South)	6.5m
Combined Yard Setbacks (North)	14m

UNIT FLOOR AREA								
UNIT #	UNIT TYPE	SUITE	LOWER STORAGE	MAIN AREA	UPPER AREA	Total Floor area (no lower floor area)	Total All Floor area (inside face of outside walls)	# of Bedrms (not including suites)
1	2 BED W/ SUITE	37.7	7.6	45.2	46.7	91.9	137.2	2
2	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
3	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
4	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
5	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
6	2 BED W/ SUITE	37.7	7.6	45.2	46.7	91.9	137.2	2
7	2 BED W/ SUITE	37.7	7.6	45.2	46.7	91.9	137.2	2
8	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
9	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
10	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
11	2 BED W/ SUITE	40	8	47	48.5	95.5	143.5	2
12	2 BED W/ SUITE	37.7	7.6	45.2	46.7	91.9	137.2	2
13	2 BED			45.2	42.5	87.7	87.7	2
14	2 BED			47	44.3	91.3	91.3	2
15	2 BED			47	44.3	91.3	91.3	2
16	3 BED			61.3	58.4	119.7	119.7	3
17	3 BED			52.7	50.4	103.1	103.1	3
18	3 BED			52.7	50.4	103.1	103.1	3
19	3 BED			52.7	50.4	103.1	103.1	3
20	3 BED			52.7	50.4	103.1	103.1	3
21	3 BED			52.7	50.4	103.1	103.1	3
22	3 BED			50.9	48.5	99.4	99.4	3
						2136.5	2701.7	
					FSR %	0.73	0.92	

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Existing Survey

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A02

SITE PLAN OF LOT 1 PLAN 23713, AND LOT 74, AND LOT 75 PLAN 549, AND STRATA PLAN 2123, BLOCK L, SECTION 31, ESQUIMALT DISTRICT.

Civic Address: 208/210, 220, 230 and 240 Wilson Street,
Victoria, B.C.

PID: 002-025-183 Lot 75
PID: 008-923-311 Lot 74
PID: 003-141-497 Lot 1
PID: 017-393-302 Strata Plan 2123
Zoning: R-2

0 1.25 2.5 5 7.5 10 12.5

The intended plot size of this plan is 864mm in width by 559mm in height (D size) when plotted at a scale of 1 : 125.

NOTES:

All Distances and Elevations shown are in Metres.
Geodetic Elevations (CVD28) are derived from Control Monument 17-58.
Lot dimensions are derived from Field Survey.
Elevations are at natural grade unless noted otherwise.
If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information content shown on original unaltered drawing.
This plan lies within the City of Victoria.
This plan lies within the Capital Regional District.

LEGEND

--- Denotes Standard Iron Post Found
--- Denotes Traverse Station Set
--- Denotes Water Meter Manhole
--- Denotes Utility Pole
--- Denotes Utility Pole Anchor
--- Denotes Wood Fence
--- Denotes Chain Link Fence
--- Denotes Coniferous Tree
--- Denotes Deciduous Tree
Typical Tree Description OAK (Species)
0.70 (Trunk Diameter)

Client:
CITIZEN DESIGN BUILD

PROJECT SURVEYOR : CWG

DRAWN BY : SAL DATE : NOV23/18

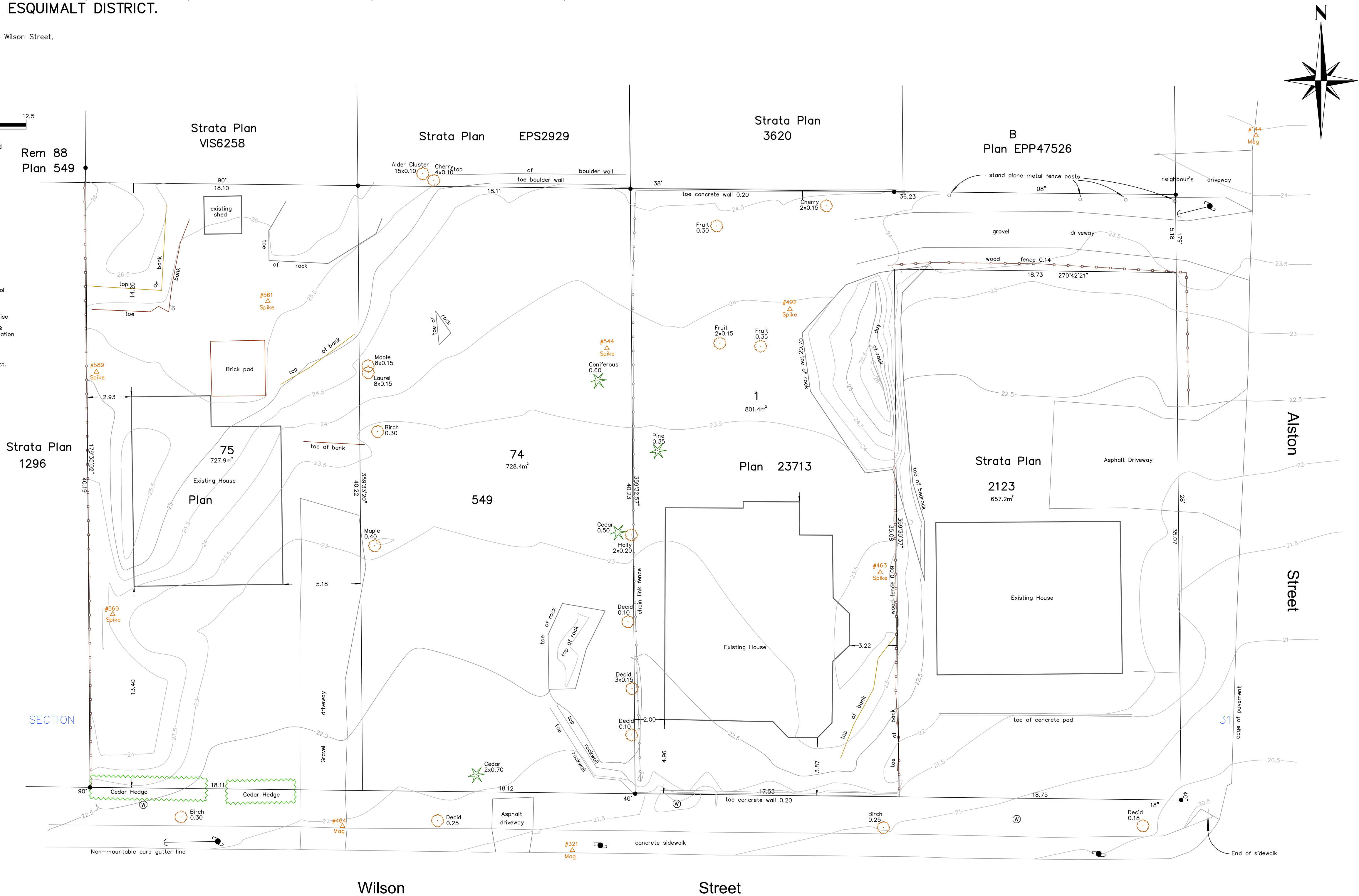
File: 30638 LAYOUT: Site Plan

FILE PATH:

V:_Projects\30638\08\Drawings

... \Microsurvey\30638.dwg

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
TEL 250-727-2214 WEB: www.jeanderson.com
VICTORIA - NANAIMO - PARKSVILLE - CAMPBELL RIVER



1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Landscape Plan

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A03



SKL.01

08.JANUARY.2019

1:125

LATEST REVISION: 21.JANUARY.2019

230 WILSON STREET

LANDSCAPE LAYOUT

STUDIO
ONE
CREATIVE
PHONE: 250-881-0706
EMAIL: PENDING@MAC.COM

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WRITTEN CONSENT IS REQUIRED FROM THE DESIGNER BEFORE ANY REPRODUCTION.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Project Context Aerial
2017

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A04



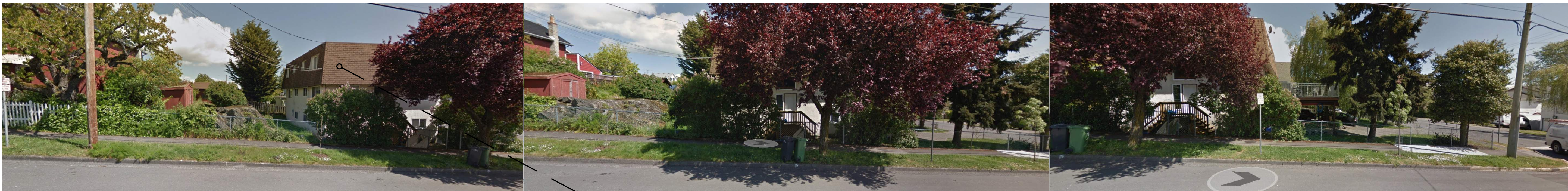
A04 Proposed Development overlaid on Aerial Photo 2017
1 model scale: 1" = 20'



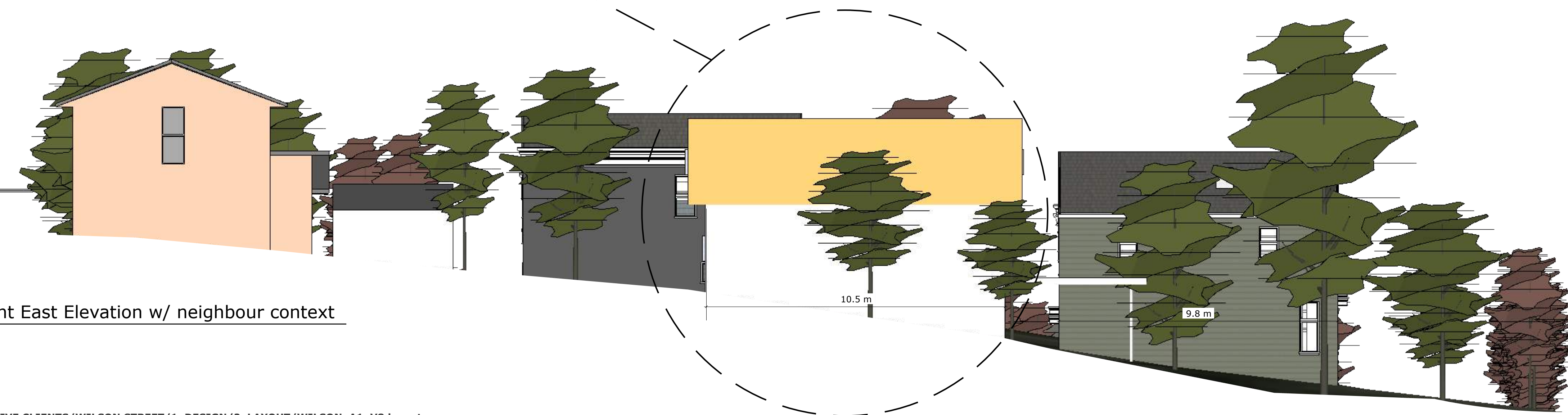
A05 Existing South street-scape (google maps)
1 scale: N/A



A05 Proposed development w/ neighbour context
2 scale: 1"= 10'-0"



A05 Existing West street-scape (google maps)
1 scale: N/A



A05 Proposed development East Elevation w/ neighbour context
2 scale: 1"= 10'-0"

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Neighbourhood Context
Elevations

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A05

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Context Plan,
Perspective, Cross
Section

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A06



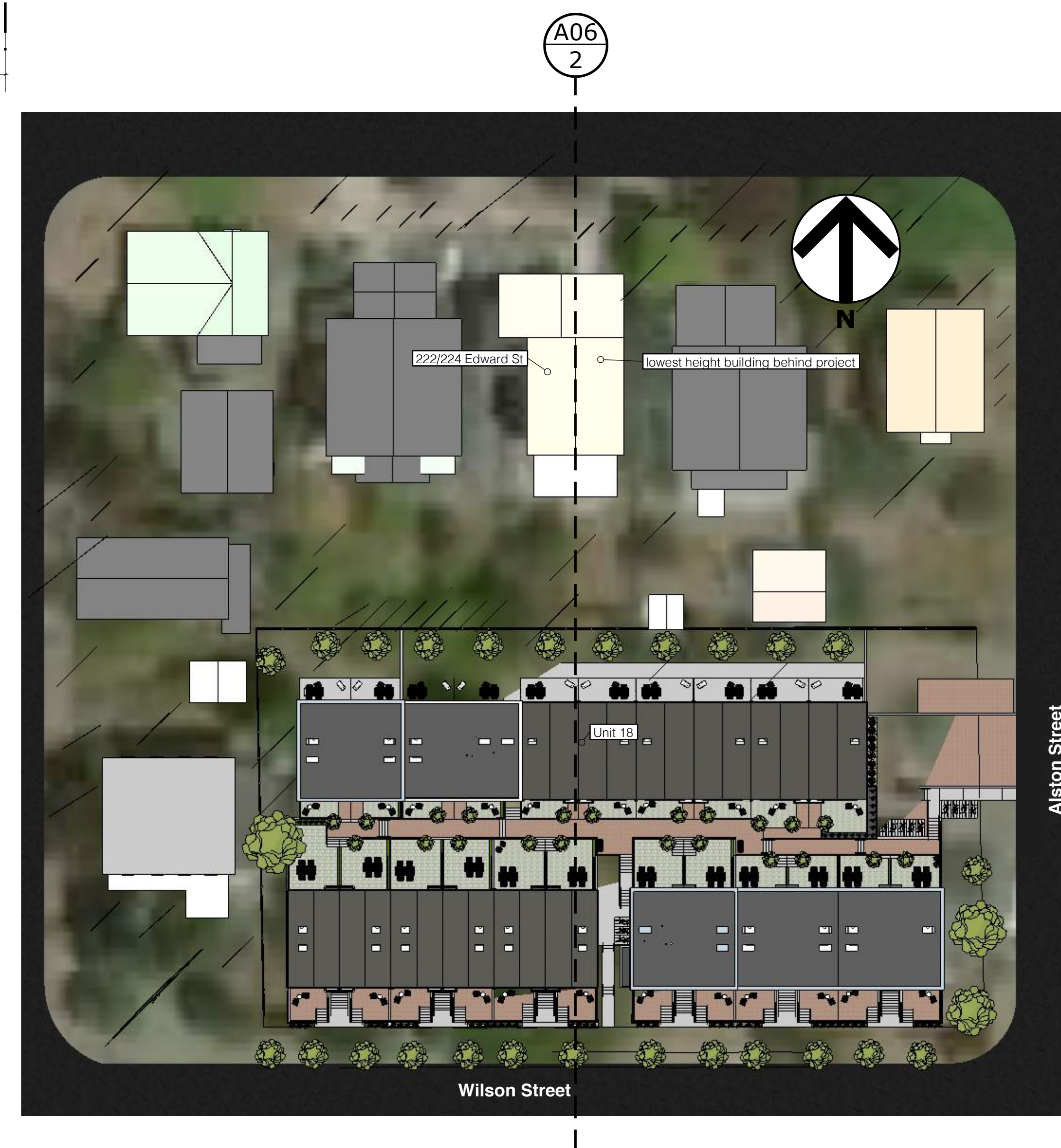
A06
2 East Cross section (from Alston) from unit 18 to 222/224 Edward st.
scale: 1/8" = 1'-0"



A06
3 South Elevation (from Wilson)
scale: 1" = 30'



A06
4 South East Perspective
scale: 1" = 30'



A06
1 Project Context Plan
scale: 1" = 30'



-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Contextual Sun Study

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A07

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Civil Conceptual Plan

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19



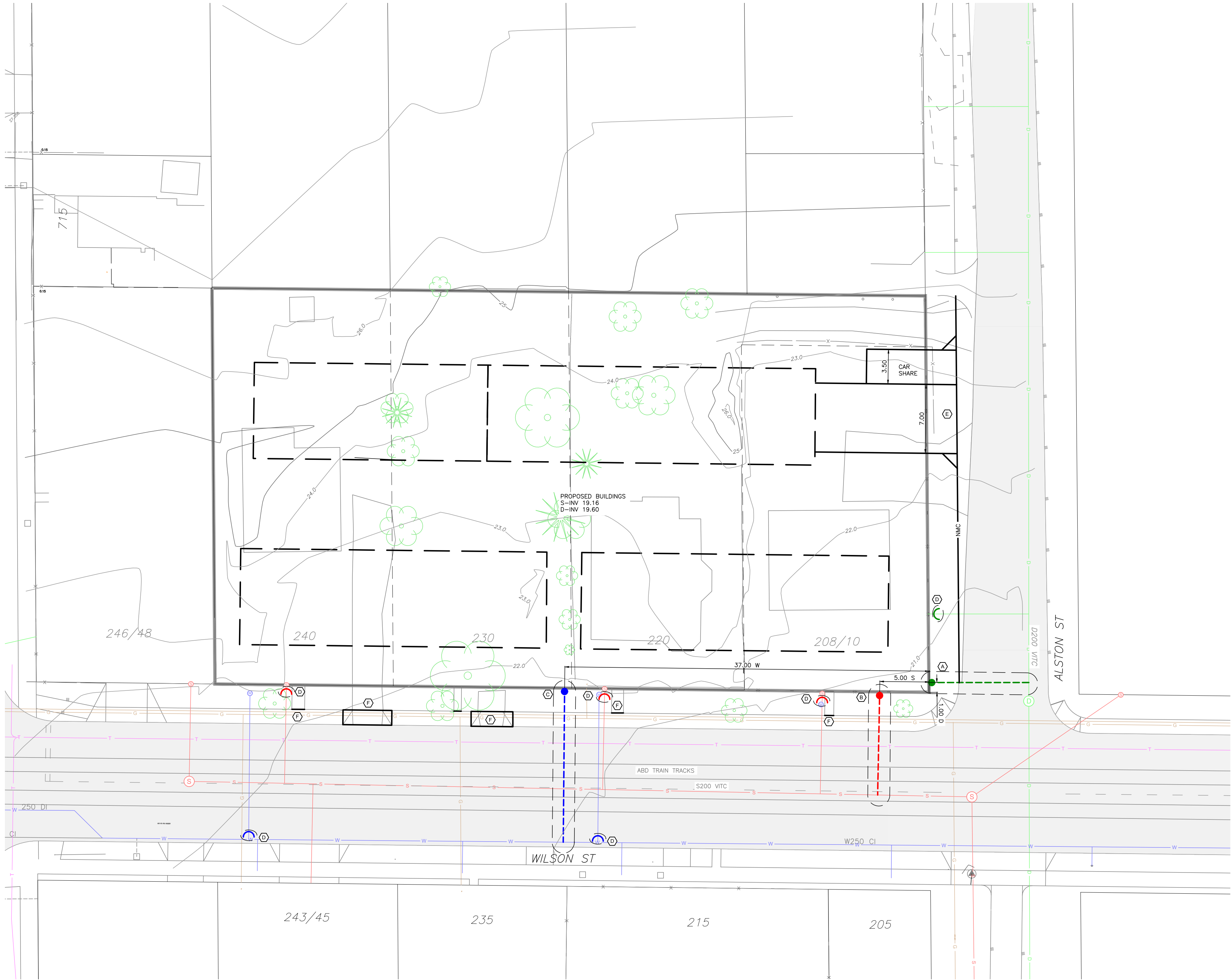
KEY PLAN
NTS

WILSON STREET
CONCEPTUAL SITE
SERVICING PLAN

Scale
horiz. 1:200
Sheet 1 of 1
Eng. Project No. 31674

JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE: 250-727-2214 FAX: 250-727-3395

- DETAILED CONSTRUCTION NOTES:
- Ⓐ CITY OF VICTORIA TO INSTALL STORM SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
 - Ⓑ CITY OF VICTORIA TO INSTALL SANITARY SERVICE COMPLETE WITH INSPECTION CHAMBER AT DEVELOPERS EXPENSE.
 - Ⓒ CITY OF VICTORIA TO INSTALL WATER SERVICE COMPLETE WITH METER AT DEVELOPERS EXPENSE.
 - Ⓓ CITY OF VICTORIA TO CAP EXISTING SERVICES AS REQUIRED AT DEVELOPERS EXPENSE.
 - Ⓔ CONTRACTOR TO INSTALL DRIVEWAY AND CURB TO CITY OF VICTORIA STANDARDS.
 - Ⓕ CONTRACTOR TO REINSTATE SIDEWALK AND BOULEVARD AS REQUIRED.



PLAN - SITE
H 1:200



PRELIMINARY ONLY

V:_Projects\31674 - 230 Wilson - Citizen\07 - Engineering\02 - Drawings & Sketches (Eng)\31674 - BASE.dwg Plot Date: January 21, 2019

DRAWN BY
RM

A08



CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Perspectives

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A09



CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

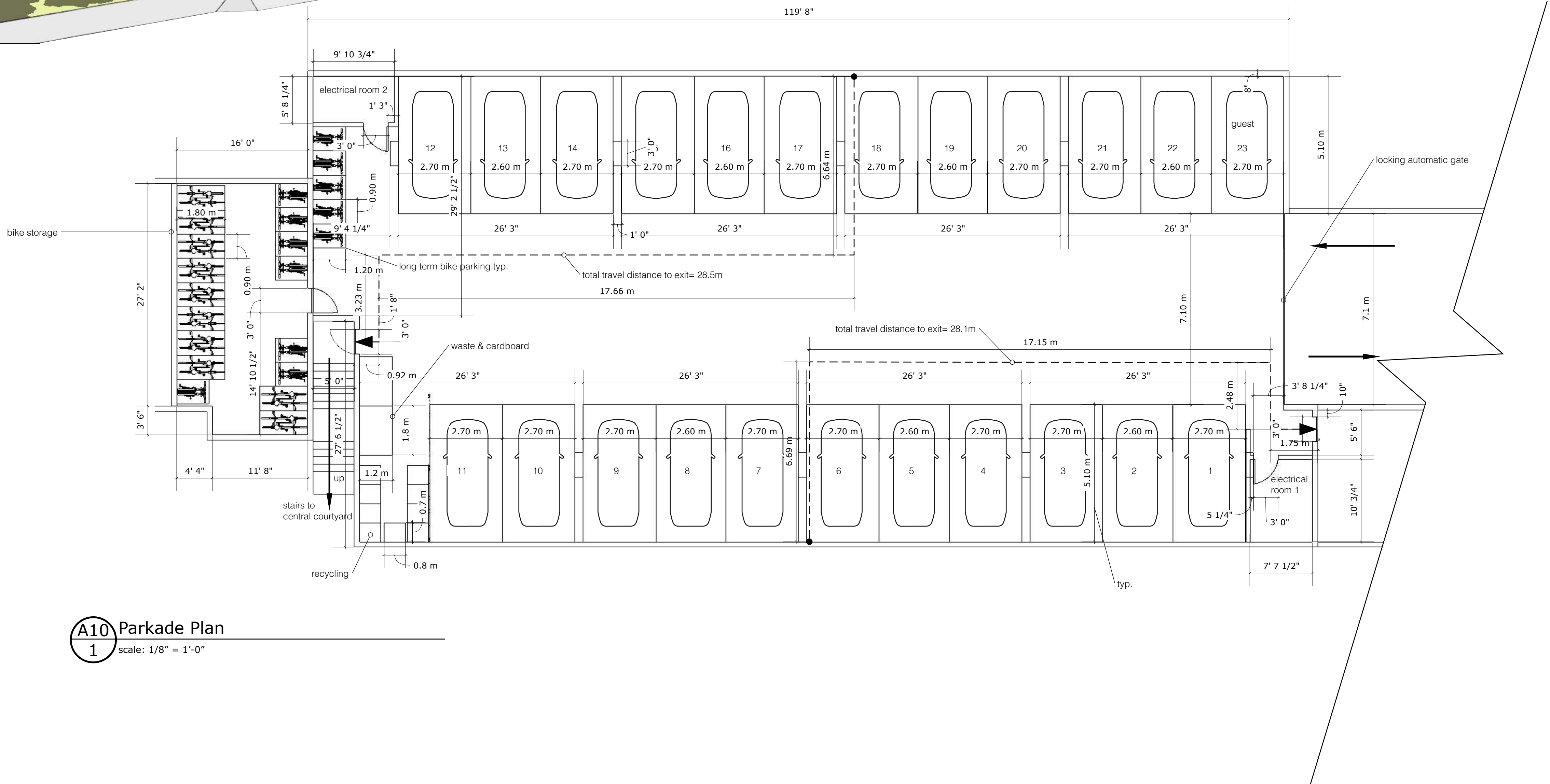
Perspectives & Parkade
Floor Plan

CURRENT ISSUE
February 5, 2019

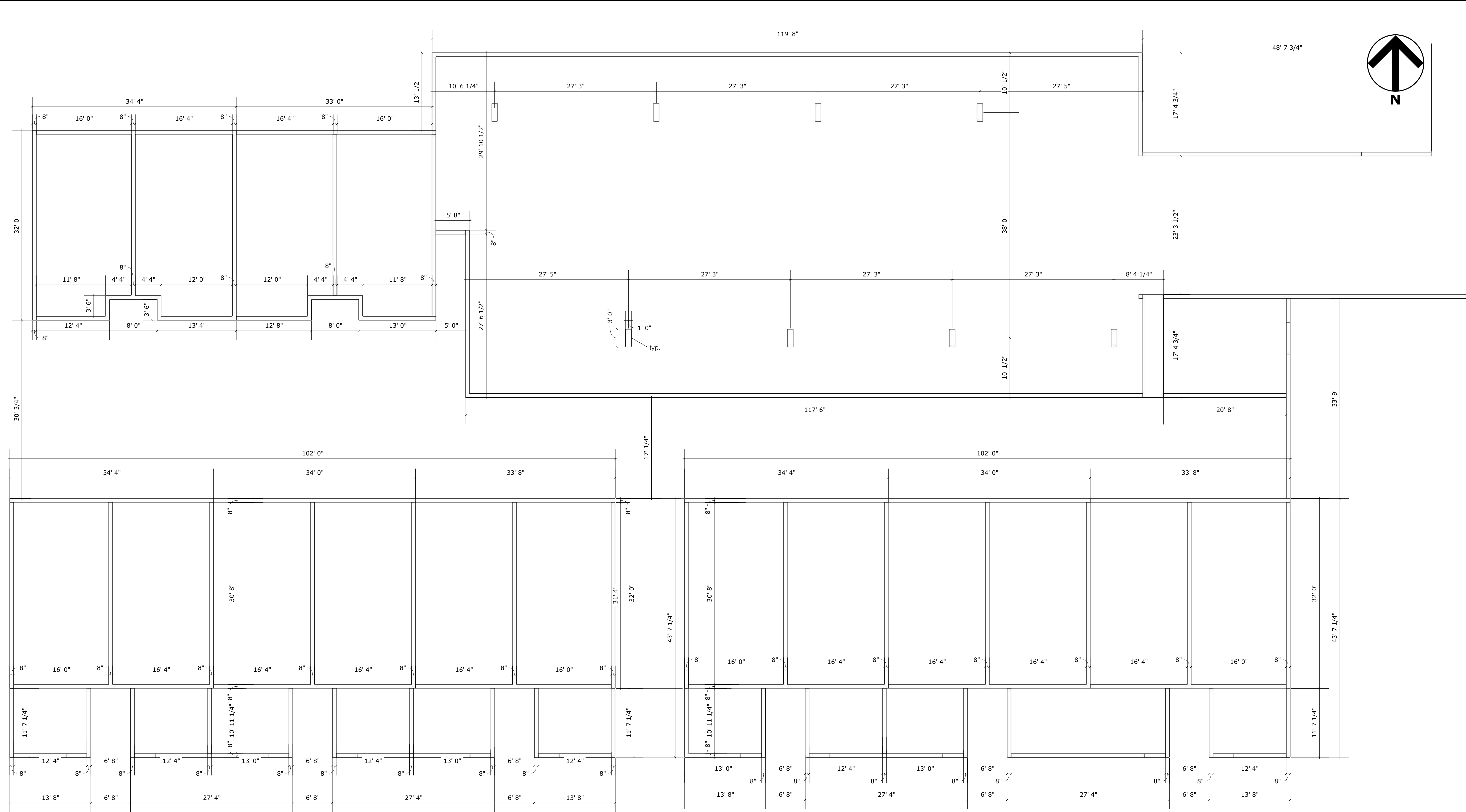
PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A10



A10 Parkade Plan
1 scale: 1/8" = 1'-0"



CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Foundation Plan

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

A11
1
Foundation Plan
scale: 1/8" = 1'-0"

DRAWN BY
RM

A11

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

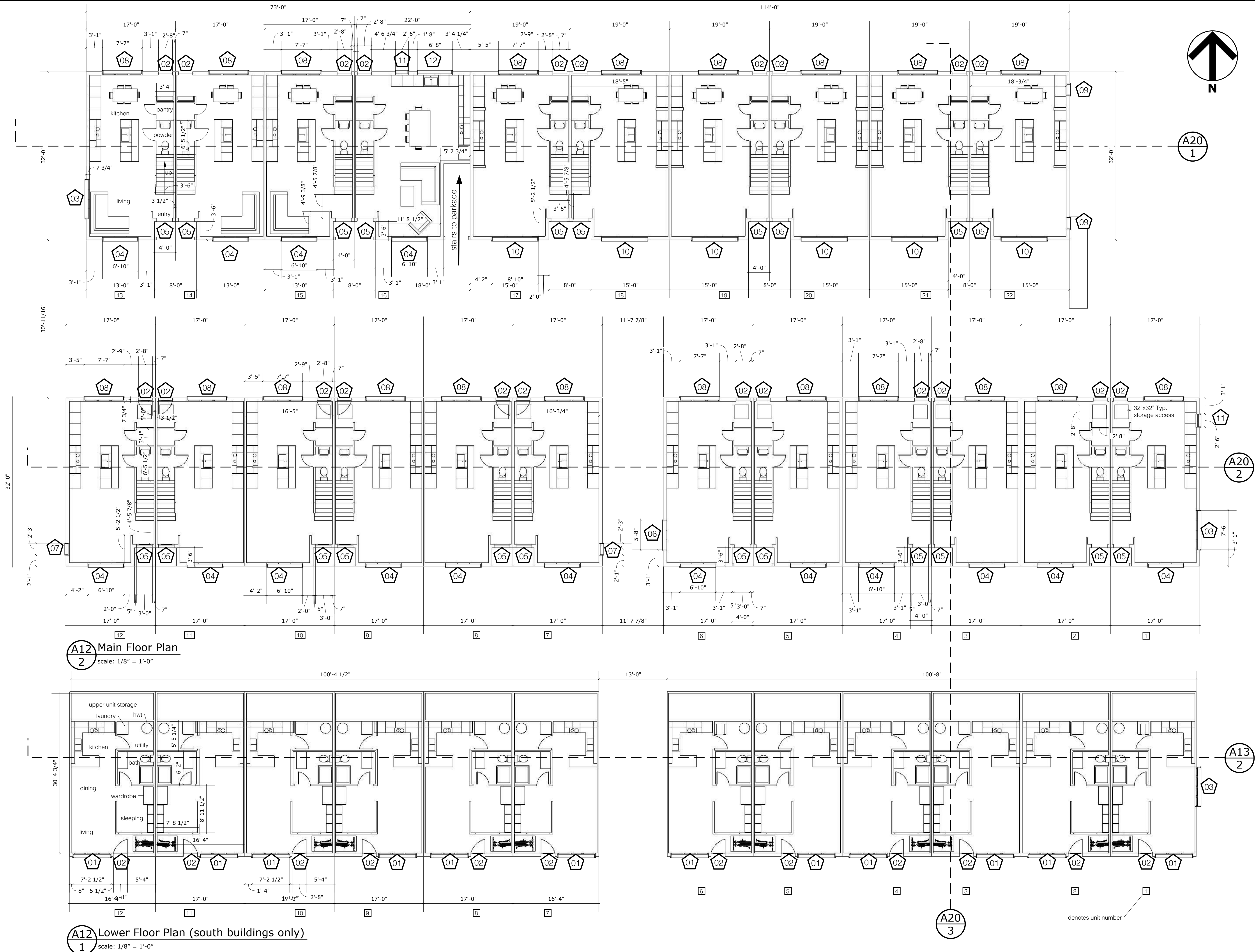
Lower & Main Floor Plans

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A12



-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

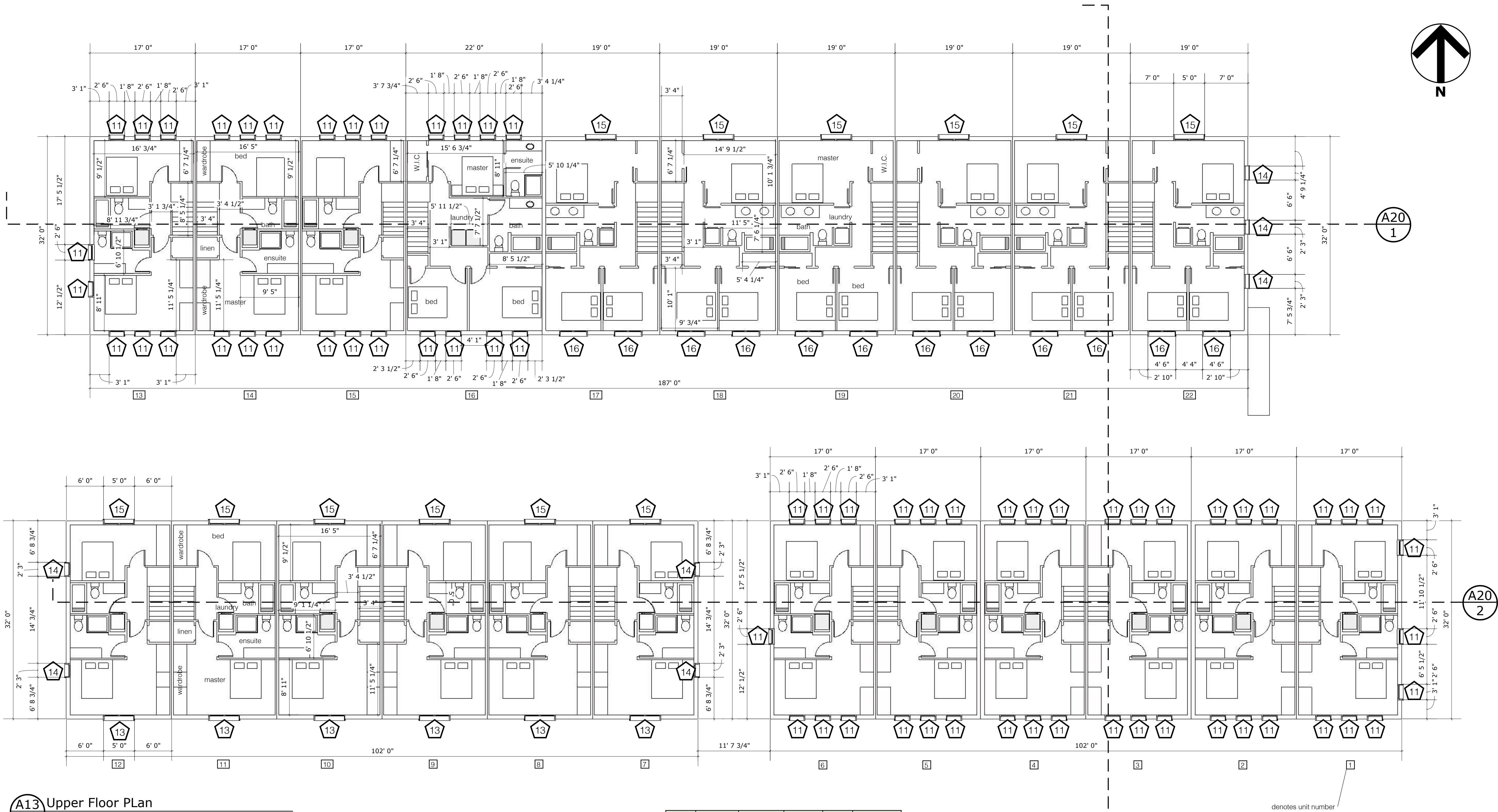
Upper Floor Plan

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A13



A13 Upper Floor Plan
1 scale: 1/8" = 1'-0"

Plan #	RO width (inches)	RO height (inches)	type	colour	detail
1	86.5	60	window	white	detail
2	34.5	87	window	white	
3	90	30	window	white	
4	82	82	window	white	
5	38.5	107	door	TBD	c/w transom
6	68	30	window	white	
7	27	82	window	white	
8	91	72	window	white	
9	27	72	window	white	
10	105	72	window	white	
11	30	60	window	white	
12	80	60	window	white	
13	60	100	window	white	
14	27	45	Window	White	
15	60	76	Window	White	
16	54	60	Window	White	

A13 Exterior Window & Door Legend
2



1230 Burnside rd. West
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

- THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
- THESE DRAWINGS ARE NOT TO BE SCALED
- CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR ITS SUBS
- CONTRACTORS, CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

Wilson Walk
208/210, 220, 230,
240 Wilson Street

Roof Plan

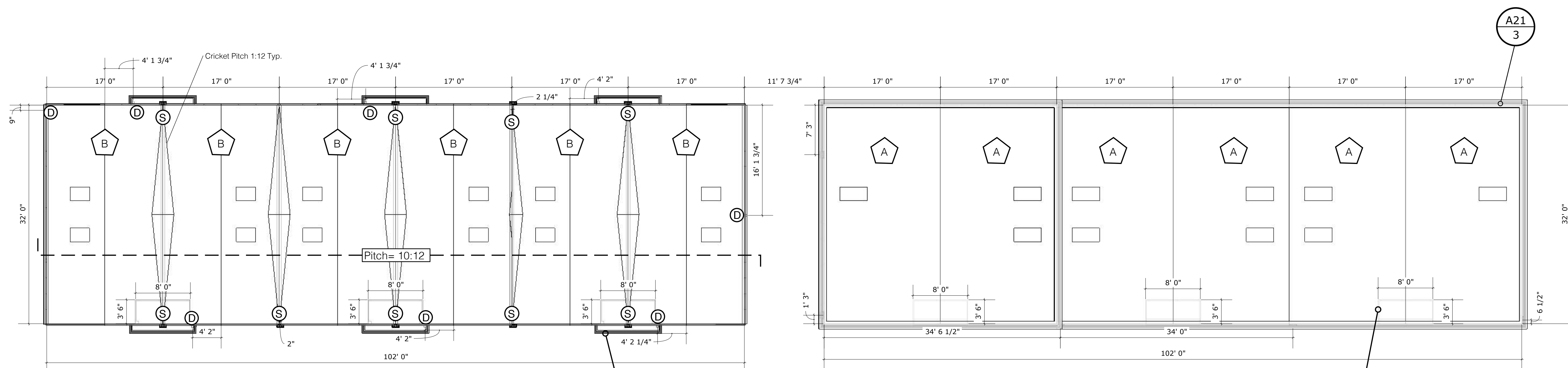
CURRENT ISSUE
February 5, 2019

PLAN HISTORY

- issued for re-zoning Feb 04/19
- issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A14



A14 Roof Plan- see legend below
1 scale: 1/8" = 1'-0"

- A**

 - Flat Roof
 - 2 Ply SBS Roofing Membrane
 - EPS slope package at 2% to all roof drain locations
 - Scupper/Water Leader locations- see plan

B

 - Pitched roof- see plan
 - Fiberglass re-enforced Asphalt Shingle
 - Synthetic Roof Underlayment
 - Cricket locations treated with 2 Play SBS Roofing Membrane, framing by other.
 - Gutter & Downspout locations- see plan

C

 - Concrete Suspended Slab over Parkade
 - Suspended Slab sloped at 2% away from Building
 - 2 Ply SBS Roofing Membrane adhered directly to Concrete Substrate

A14 Stoop Roof Plan
2 scale: 1" = 1'-0"

A14 Concrete topper Patio at Entry Stoop
scale: 1" = 1'-0"

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Elevations

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A15



A15 SOUTH ELEVATION (FROM WILSON ST)
1 scale: 1/8" = 1'-0"



A15 NORTH ELEVATION
2 scale: 1/8" = 1'-0"



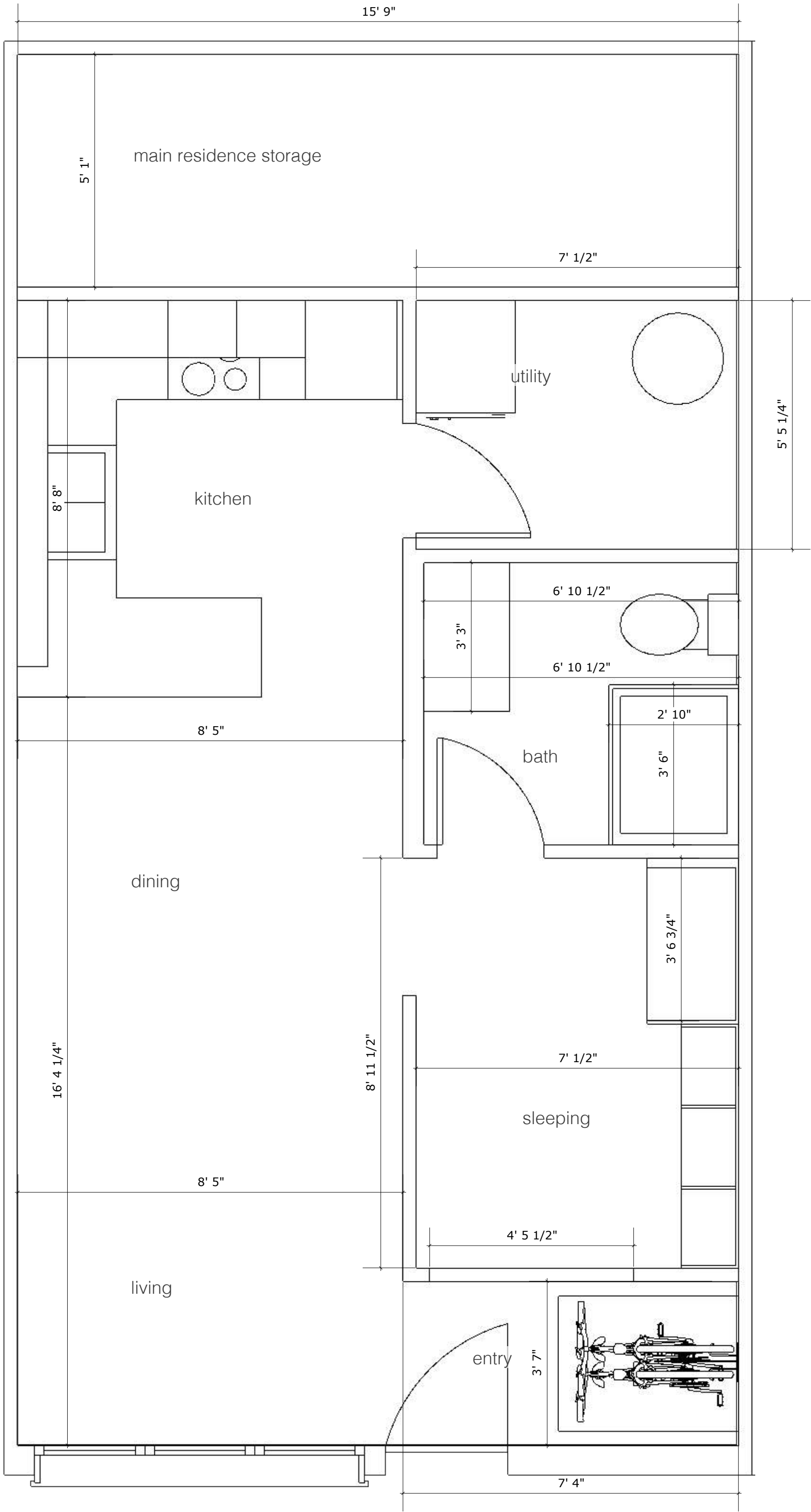
A15 EAST ELEVATION (FROM ALSTON)
3 scale: 1/8" = 1'-0"



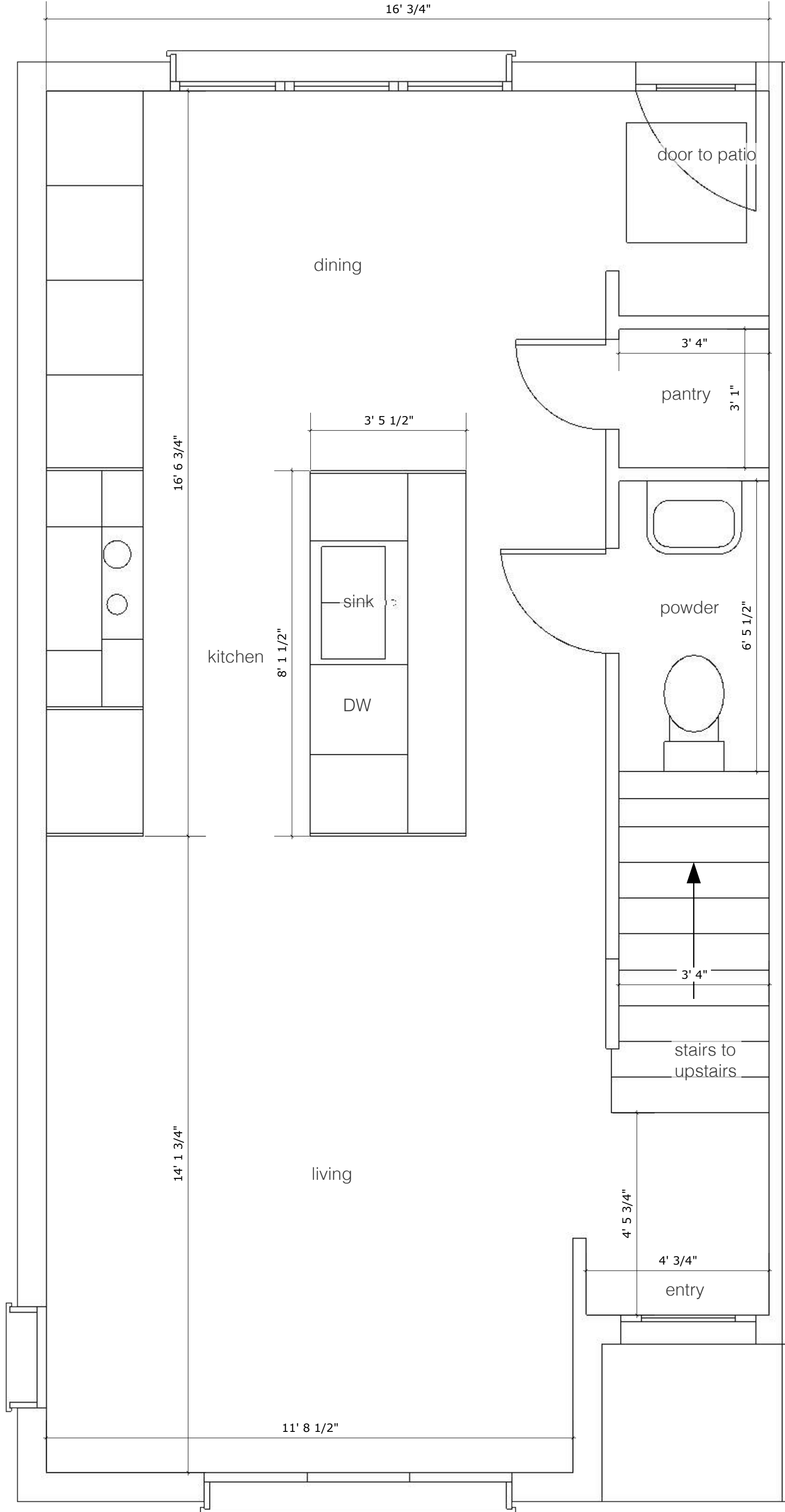
A15 WEST ELEVATION
4 scale: 1/8" = 1'-0"

Location	Finish detail	Colour
1	Slop Dash Stucco	Kendall Charcoal HC-166
2	Slop Dash Stucco	Kendall Charcoal HC-166
3	Brick	Mutual Materials- Classic Used Tumbled
4	Brick	Mutual Materials- Classic Used Tumbled
5	Slop Dash Stucco	Cushing Green HC-125
6	Slop Dash Stucco	Cushing Green HC-125
7	Shingles	Kendall Charcoal HC-166
8	Clap Board siding	Pale Oak OC-20
9	Brick	Mutual Materials- Classic Used Tumbled
10	Slop Dash Stucco	Narragansett Green HC-157
11	Shingles	Pale Oak OC-20
12	Clap Board siding	Cushing Green HC-125
13	Slop Dash Stucco	Kendall Charcoal HC-166
14	Slop Dash Stucco	Kendall Charcoal HC-166
15	Slop Dash Stucco	Pale Oak OC-20
16	Slop Dash Stucco	Pale Oak OC-20
17	Shingles	Narragansett Green HC-157
18	Brick	Mutual Materials- Classic Used Tumbled
19	Clap Board siding	Cushing Green HC-125
20	Slop Dash Stucco	Kendall Charcoal HC-166
21	Shingles	Pale Oak OC-20
22	Brick	Mutual Materials- Classic Used Tumbled
23	Flashing	Vic West Cambridge White QC 16161

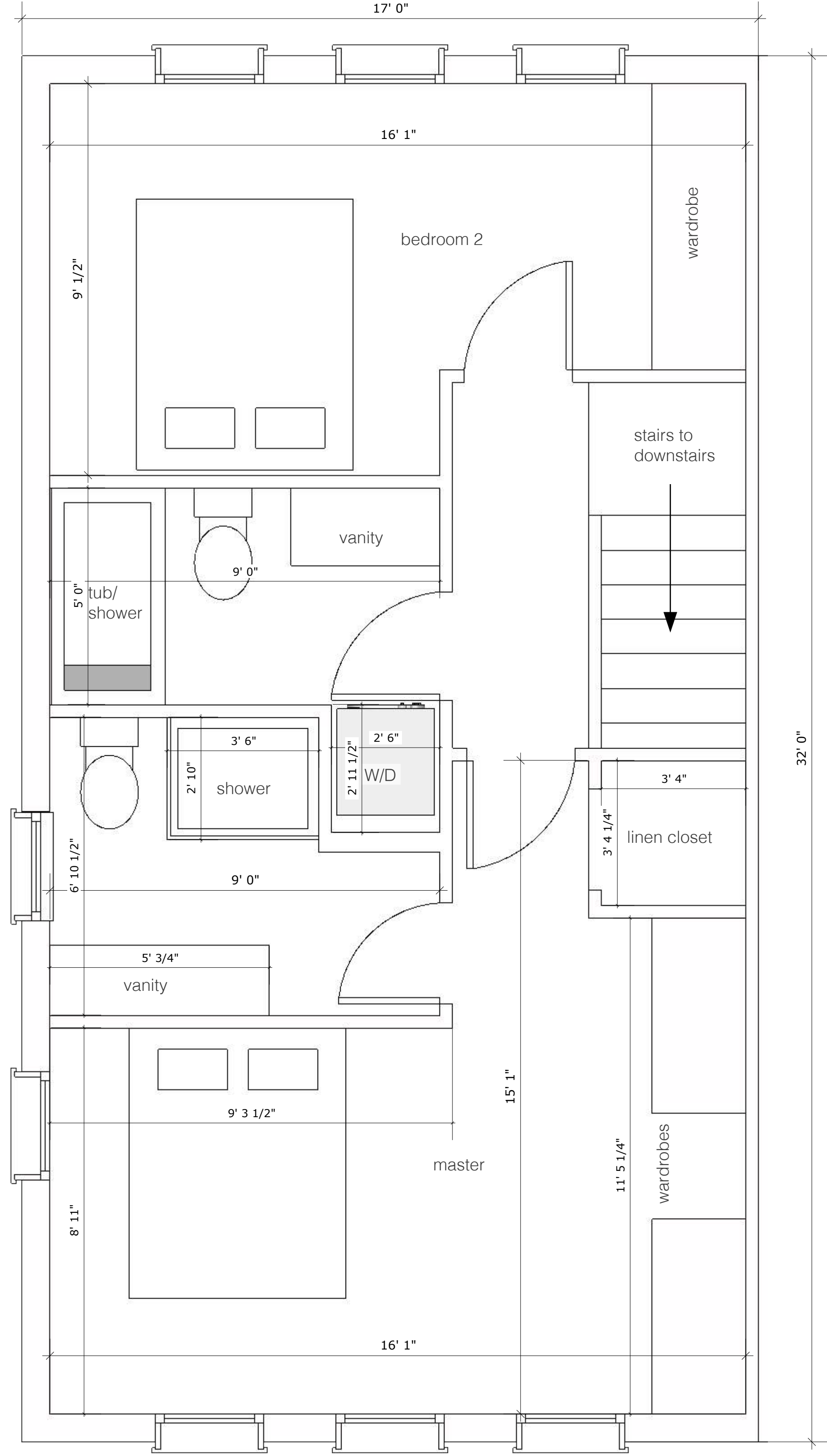
A15 Exterior Finishes Legend
5



A16
1 Lower Floor Plan (south buildings only)
scale: 1/2" = 1'-0"



A16
2 Main Floor Plan
scale: 1/2" = 1'-0"



A16
3 Upper Floor Plan
scale: 1/2" = 1'-0"

CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

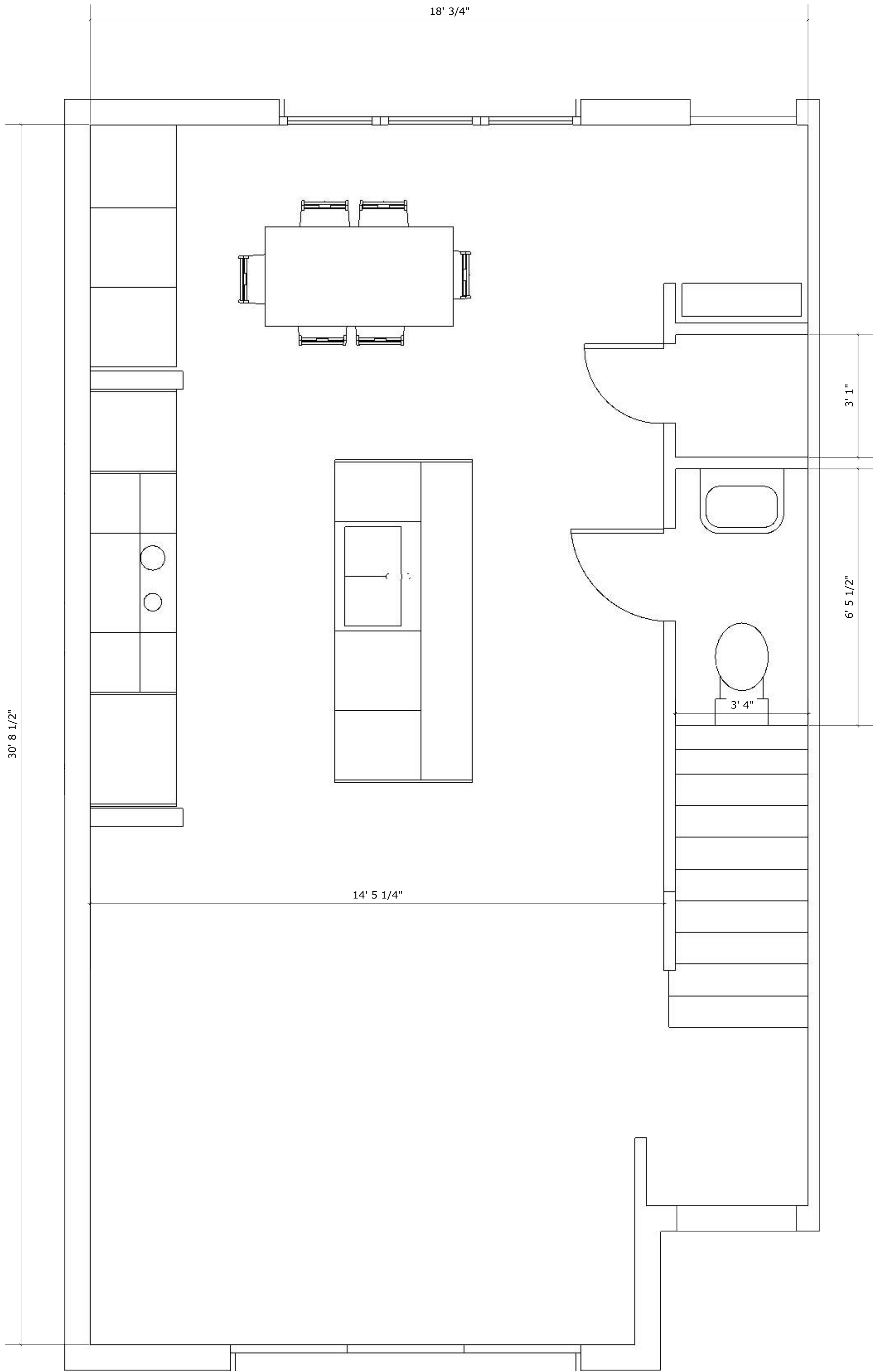
2 Bedroom floor plan
example

CURRENT ISSUE
February 5, 2019

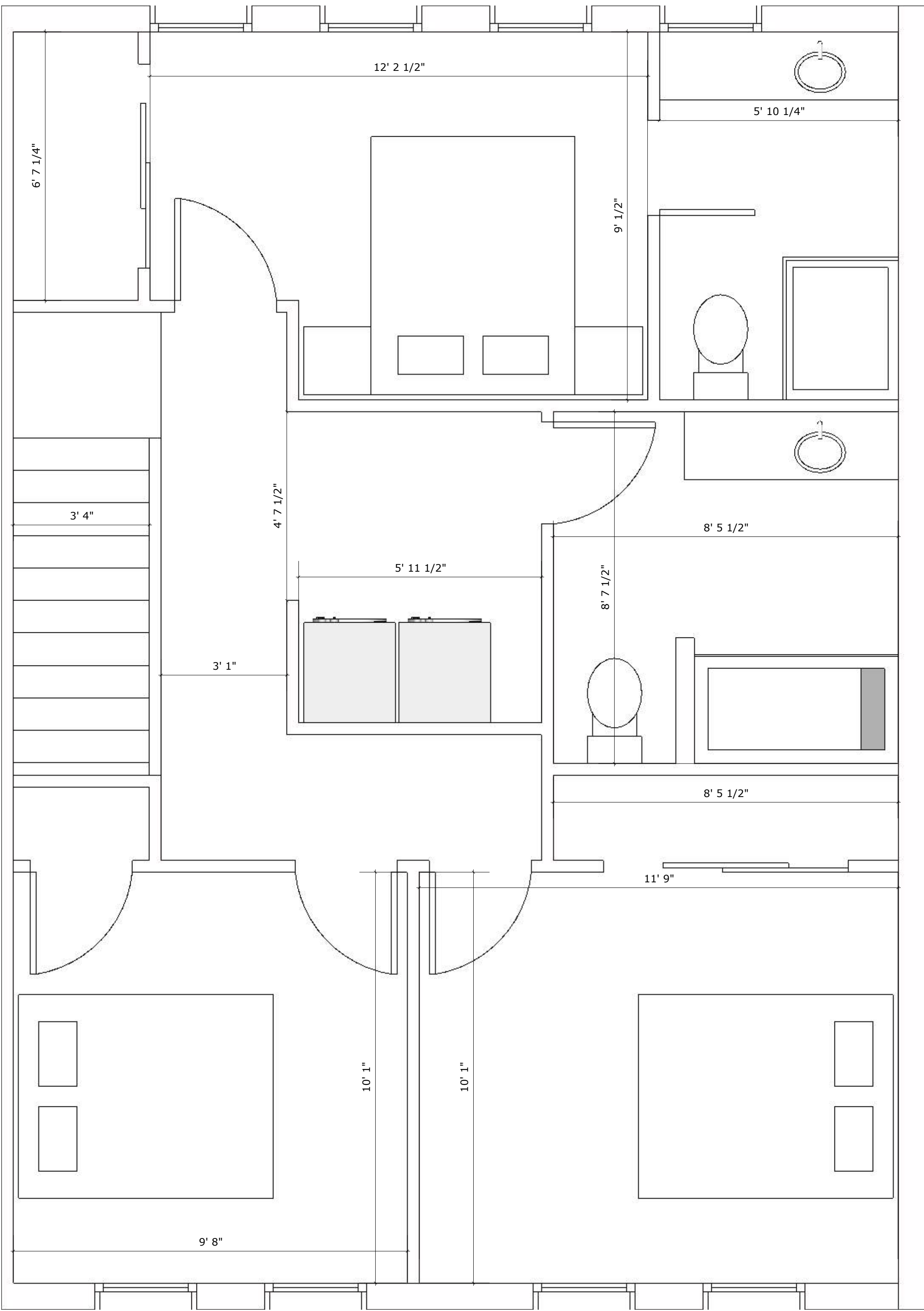
PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A16



A17
2 Main Floor Plan
scale: 1/2" = 1'-0"



A17
3 Upper Floor Plan
scale: 1/2" = 1'-0"

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

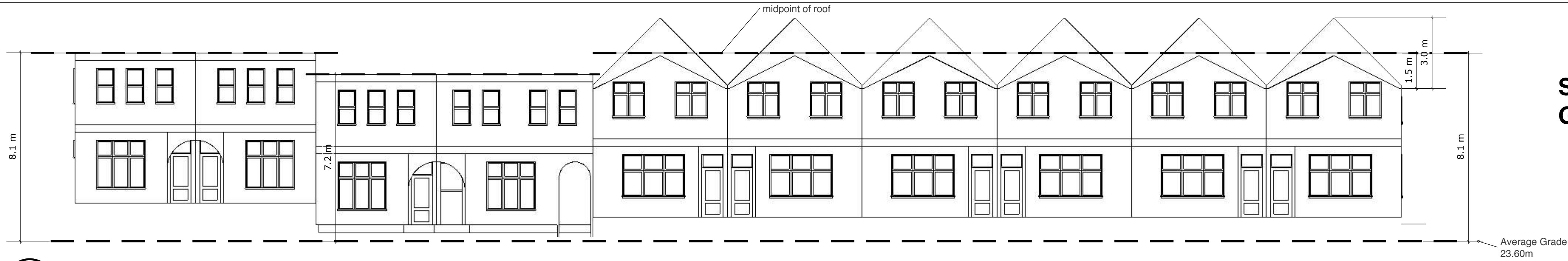
DESCRIPTION

3 Bed room floorplan
example

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM



SEE DETAIL 3 ON A23 FOR BCLS NATURAL GRADE CALCULATIONS/WORKSHEET

A18 North Building
1 scale: 1:120

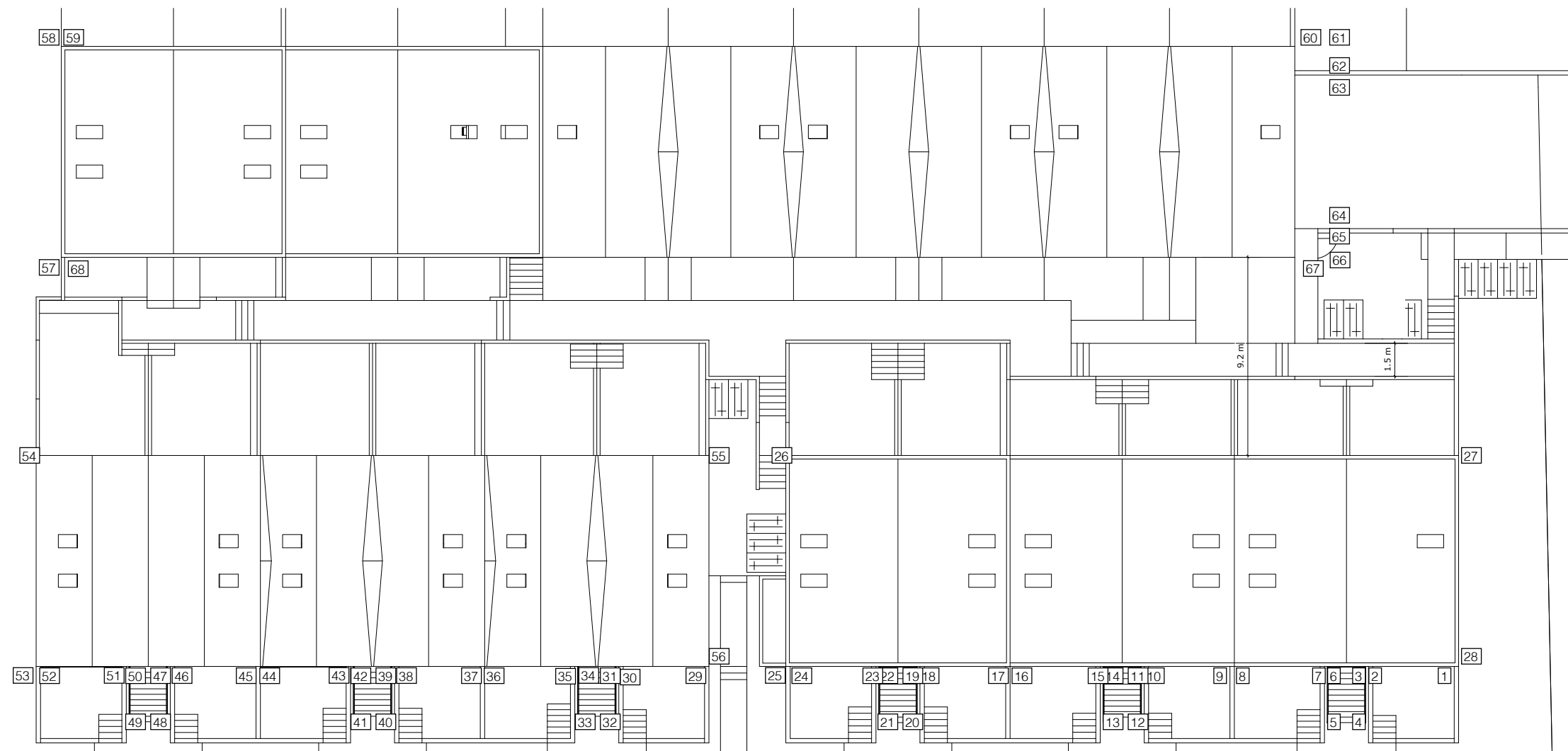


A18 South Building
2 scale: 1:120

Building Location	elevation location	elevation (M)	AVGs	details	Natural/Finished	length (M)	avg * length
South East Building	1	19.78		east side of patio	finished		
	2	19.7		west side of patio	finished		
			19.74	pt 1 to pt 2		3.96	78.17
	3	21.31		east side of stair at building	natural		
	4	21.07		east side of stair at sidewalk	natural		
			21.19	pt 3 to pt 4		2.34	49.58
	5	21.14		west side of stair at sidewalk	natural		
			21.105	pt 4 to pt 5		2.44	51.49
	6	21.36		west side of stair at building	natural		
			21.25	pt 5 to pt 6		2.34	49.72
	7	19.7			finished		
	8	19.78			finished		
			19.74	pt 7 to pt 8		3.96	78.17
	9	20.1					
	10	20.02					
			20.06	pt 9 to pt 10	finished	3.96	79.43
	11	22.12			natural		
	12	21.85			natural		
			21.985	11 to 12		2.6	57.16
	13	22.27			natural		
			22.06	12 to 13		2.44	53.82
	14	22.71			natural		
			22.49	13 to 14		2.6	58.47
	15	20.02					
	16	20.1					
			20.06	15 to 16		3.96	79.43
	17	20.42			finished		
	18	20.34			finished		
			20.38	17 to 18		3.96	80.70
	19	22.53			natural		
	20	22.31			natural		
			22.42	19 to 20		2.85	63.89
	21	22.2			natural		
			22.255	20 to 21		2.44	54.30
	22	22.42			natural		
			22.31	21 to 22		2.85	63.58
	23	20.34			finished		
	24	20.42			finished		
			20.38	23 to 24		3.96	80.70
	25	22.42			natural		
	26	22.77			natural		
			22.595	25 to 26		9.75	220.30
	27	22.14			natural		
			22.455	26 to 27	natural	31.09	698.12
	28	21.23			natural		
			21.685	27 to 28	natural	9.75	211.42
Totals						97.25	2108.53
average grade							21.68

Building Location	elevation location	elevation (M)	AVGs	details	Natural/Finished	length (M)	avg * length
South West Building	29	20.84			finished		
	30	20.76			finished		
			20.80	29 to 30		3.96	82.36
	31	22.13			natural		
	32	21.98			natural		
			22.055	31 to 32		2.31	50.94
	33	22.08			natural		
			22.03	32 to 33		2.44	53.75
	34	22.22			natural		
			22.15	33 to 34		2.31	51.16
	35	20.76			finished		
	36	20.84			finished		
			20.8	35 to 36		3.96	82.36
	37	21.16			finished		
	38	21.08			finished		
			21.12	37 to 38		3.96	83.63
	39	22.39			natural		
	40	22.19			natural		
			22.29	39 to 40		2.31	51.48
	41	22.35			natural		
			22.27	40 to 41		2.44	54.33
	42	22.54			natural		
			22.445	41 to 42		2.31	51.84
	43	21.08			finished		
	44	21.16			finished		
			21.12	43 to 44		3.96	83.63
	45	21.48			finished		
	46	21.4			finished		
			21.44	45 to 46		3.96	84.90
	47	22.56			natural		
	48	22.41			natural		
			22.485	47 to 48		2.56	57.56
	49	22.88			natural		
			22.645	48 to 49		2.44	55.25
	50	23			natural		
			22.94	49 to 50		2.56	58.72
	51	21.4			finished		
	52	21.48			finished		
			21.44	51 to 52		3.96	84.90
	53	24.16			natural		
	54	24.3			natural		
			24.23	53 to 54		9.75	236.24
	55	22.79			natural		
			23.545	54 to 55		31.09	732.01
	56	22.52			natural		
			22.655	55 to 56		9.75	220.88
Totals						96.03	2176.03
Average Grade							22.65

Building Location	elevation location	elevation (M)	AVGs	details	Natural/Finished	length (M)	avg * length
North Building	57	25.7			natural		
	58	26.24			natural		
			25.97	57 to 58		9.75	253.20
	59	23.96			finished		
	60	22.86			natural		
			23.41	59 to 60		57	1334.37
	61	22.88			natural		
	62	22.79			natural		
			22.835	61 to 62		1.33	30.37
	63	21.76			finished		
	64	21.76			finished		
			21.76	63 to 64		7.1	154.49
	65	21.76			finished		
	66	21.76			finished		
			21.76	65 to 66		1.33	28.94
	67	22.27			natural		
	68	25.1			finished		
			23.685	67 to 68		57	1350.04
Totals						133.51	3151.42
Average Grade							23.60



A18 Average Grade Calculation Points
3

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

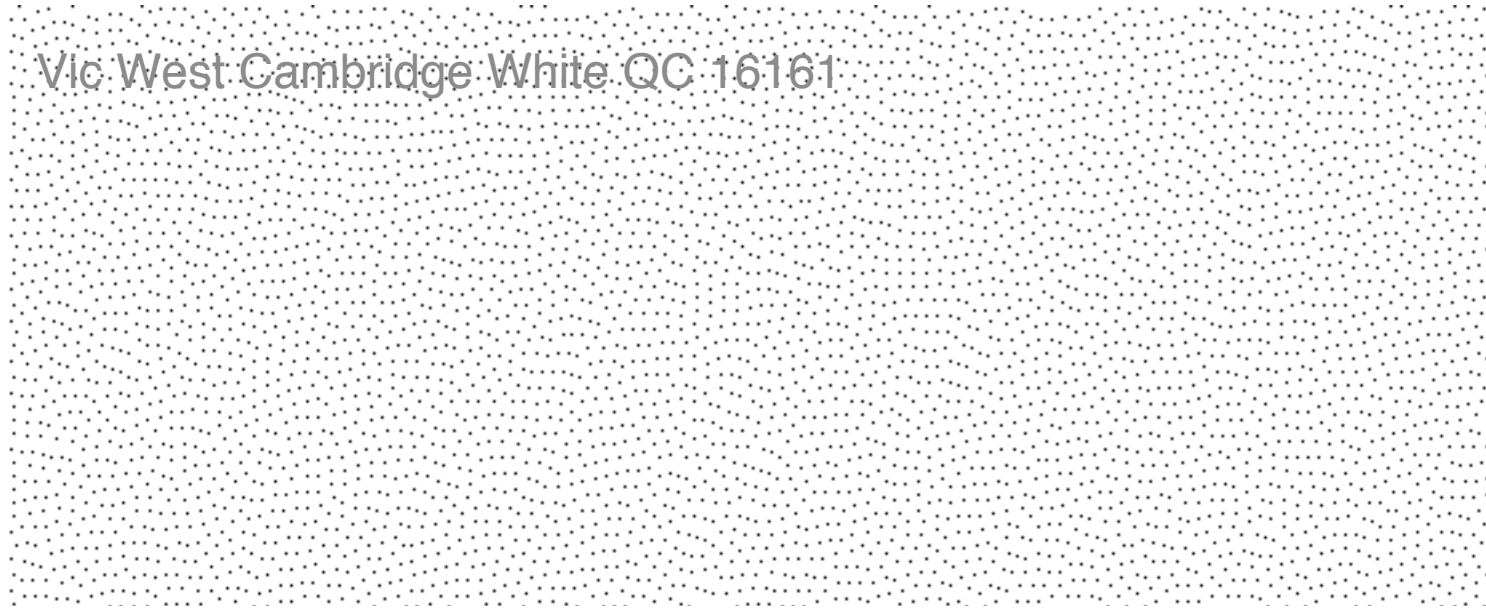
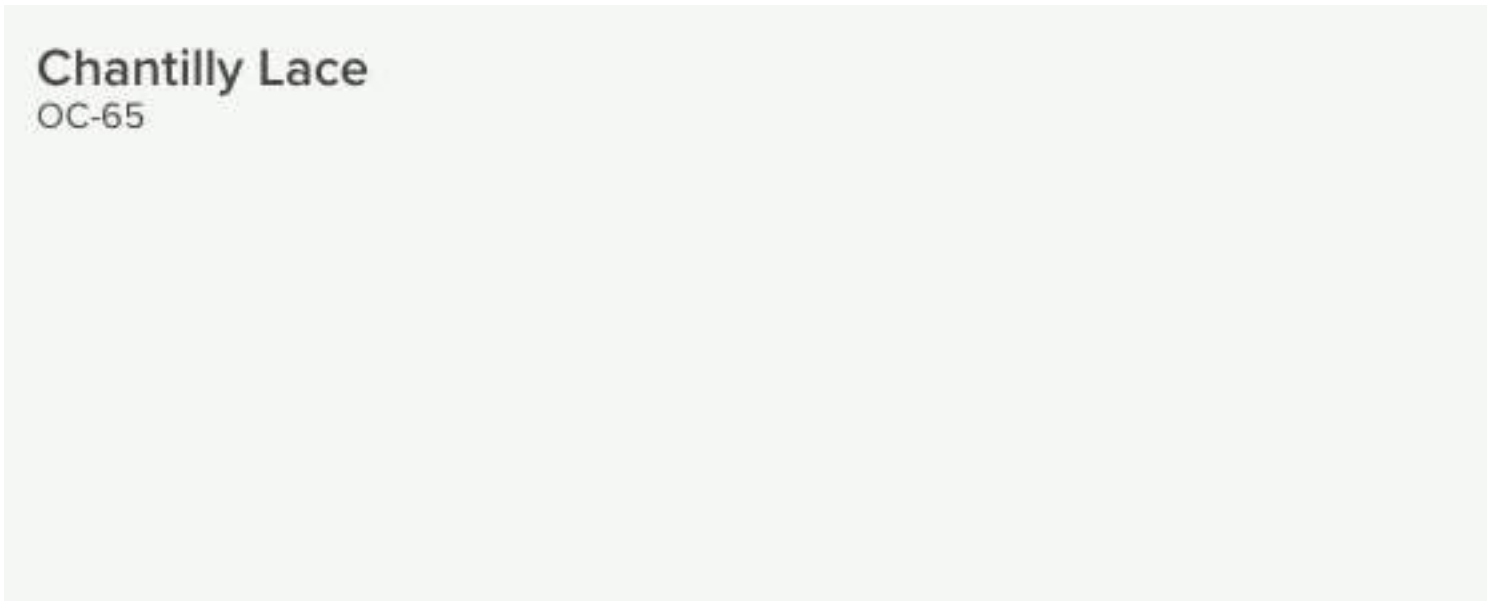
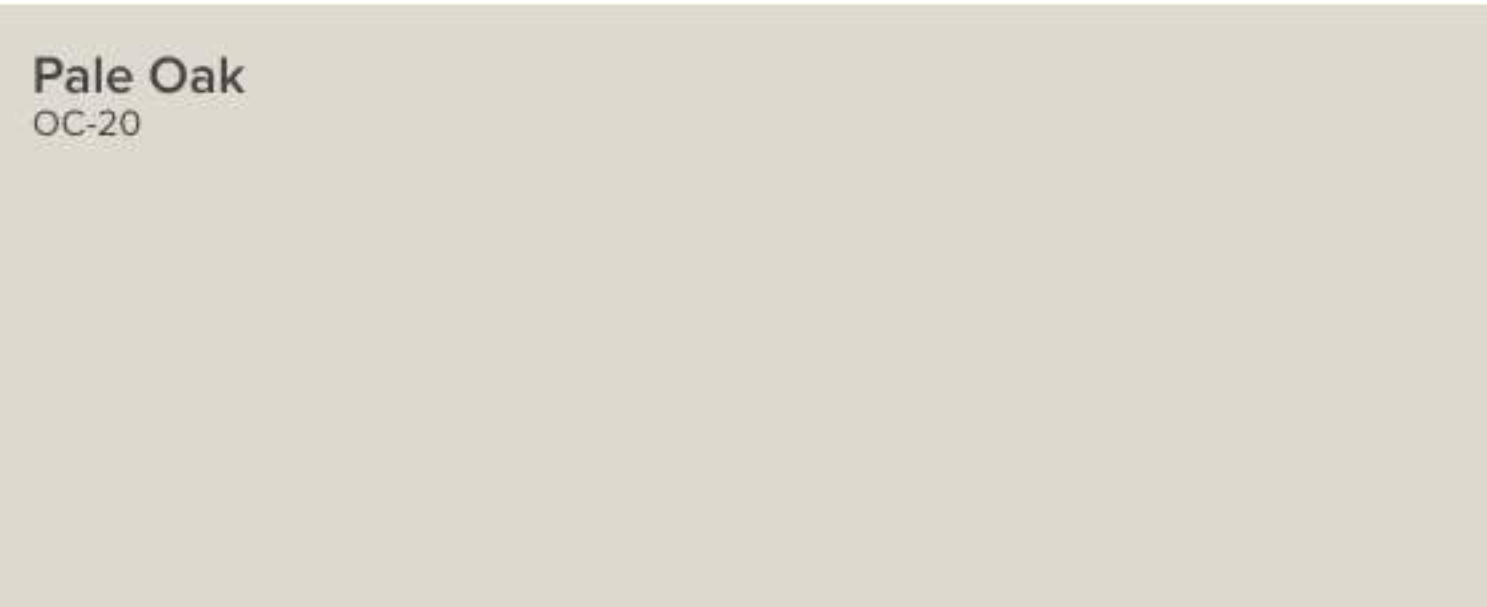
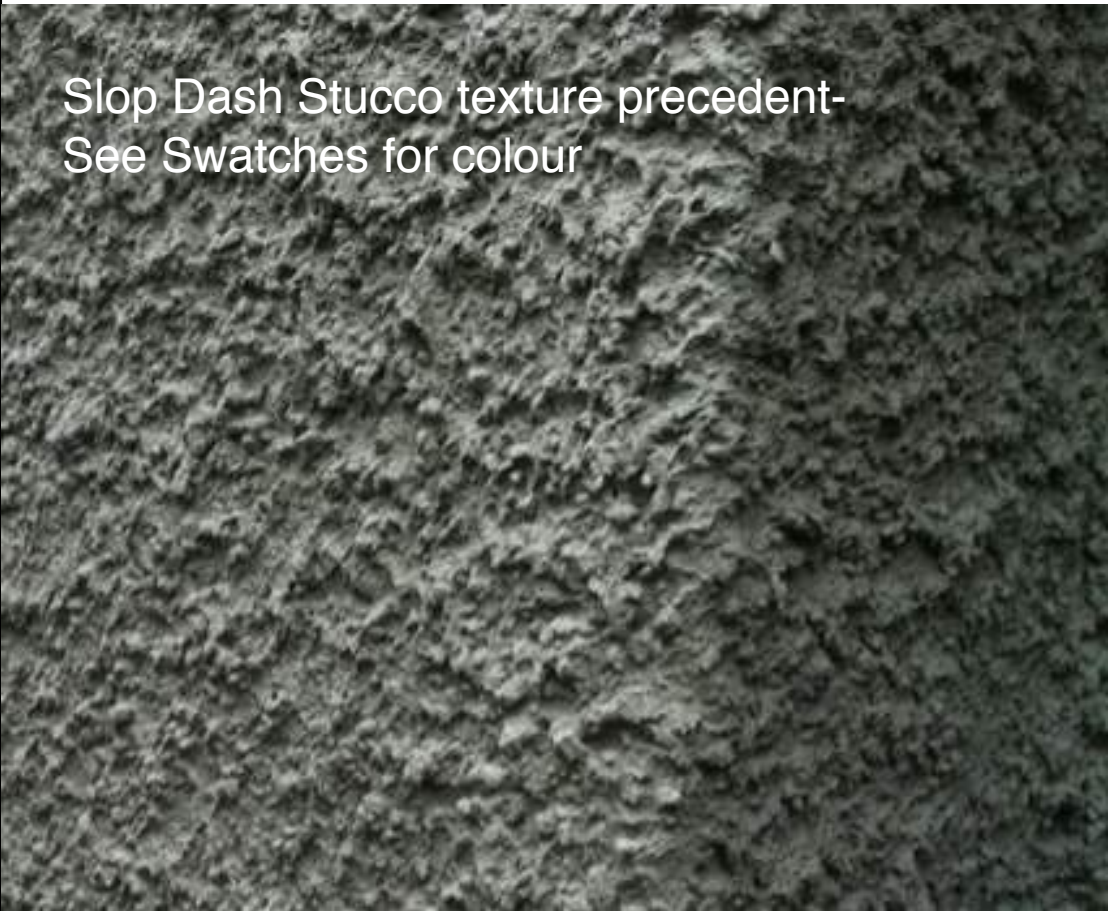
Average Grade &
Height Calculations

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A18



CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

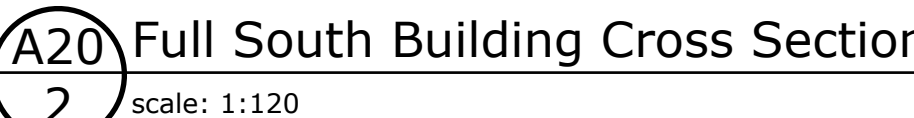
Finishes

CURRENT ISSUE
February 5, 2019

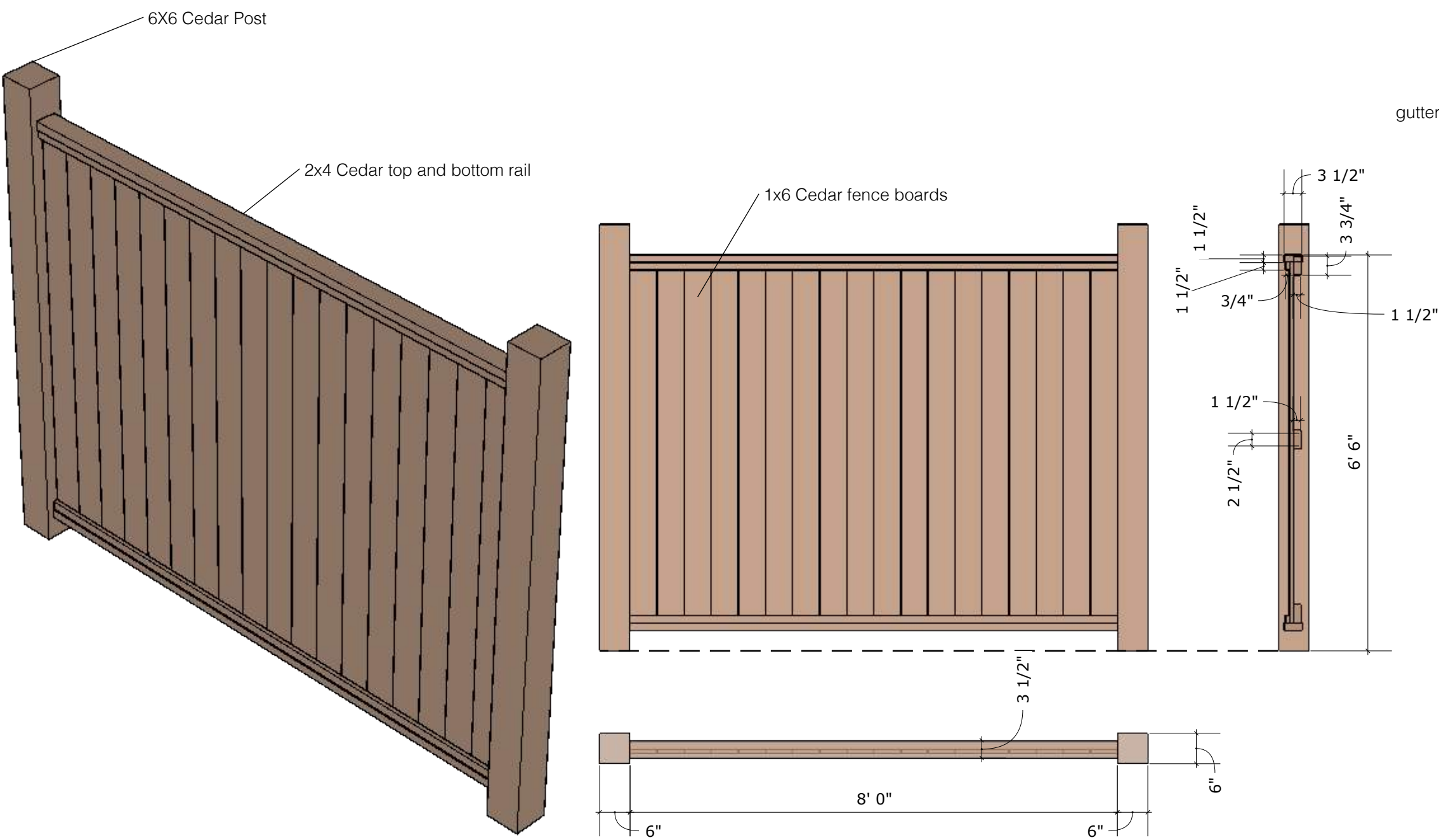
PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

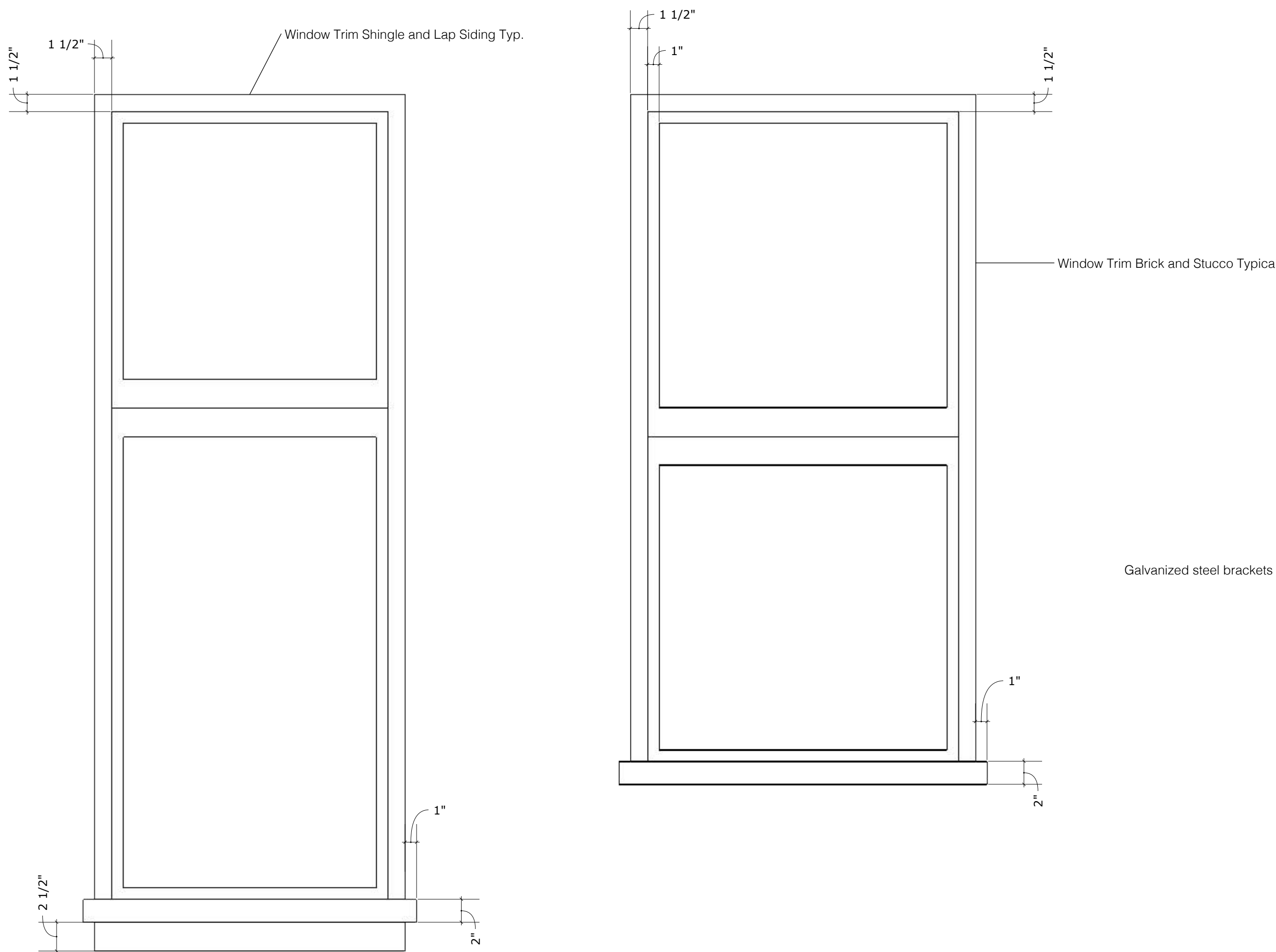
A19



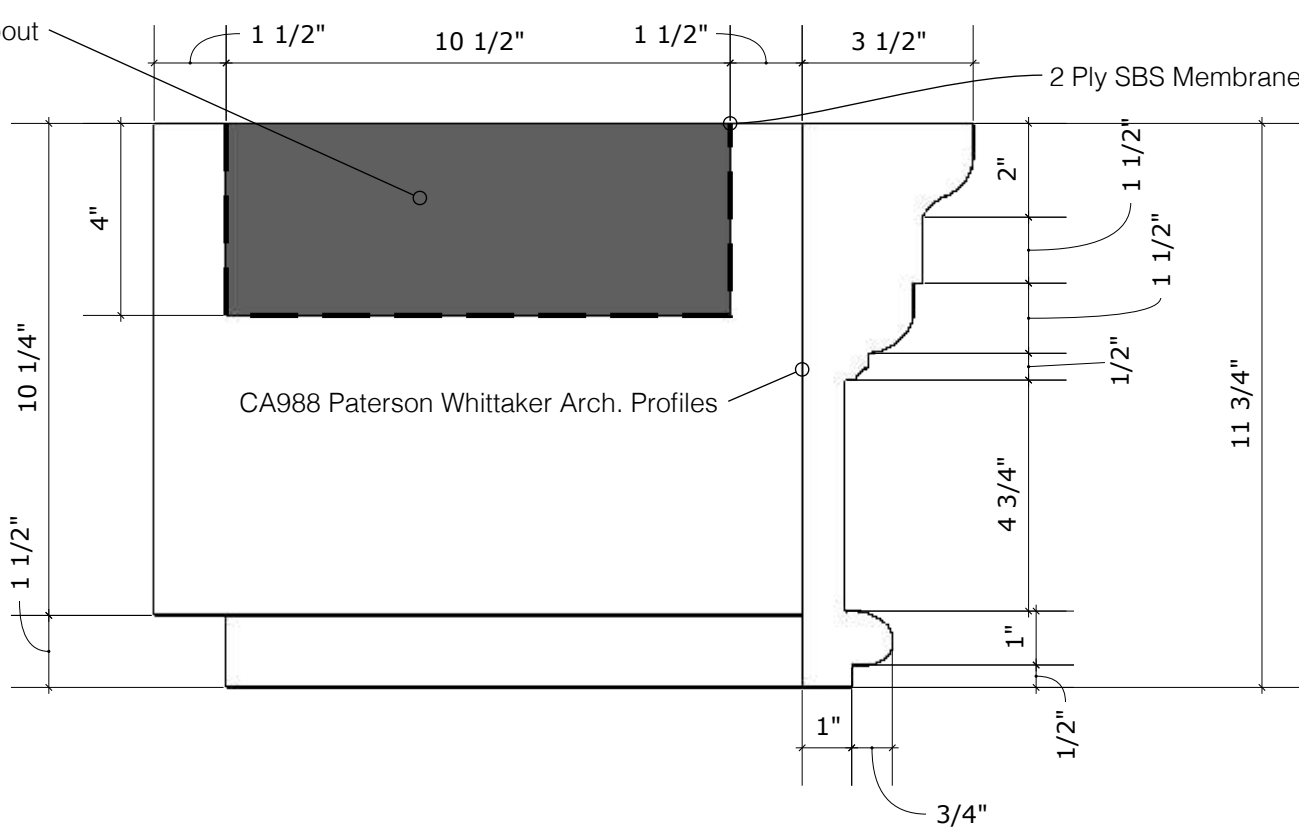
Date Modified-February 5, 2019



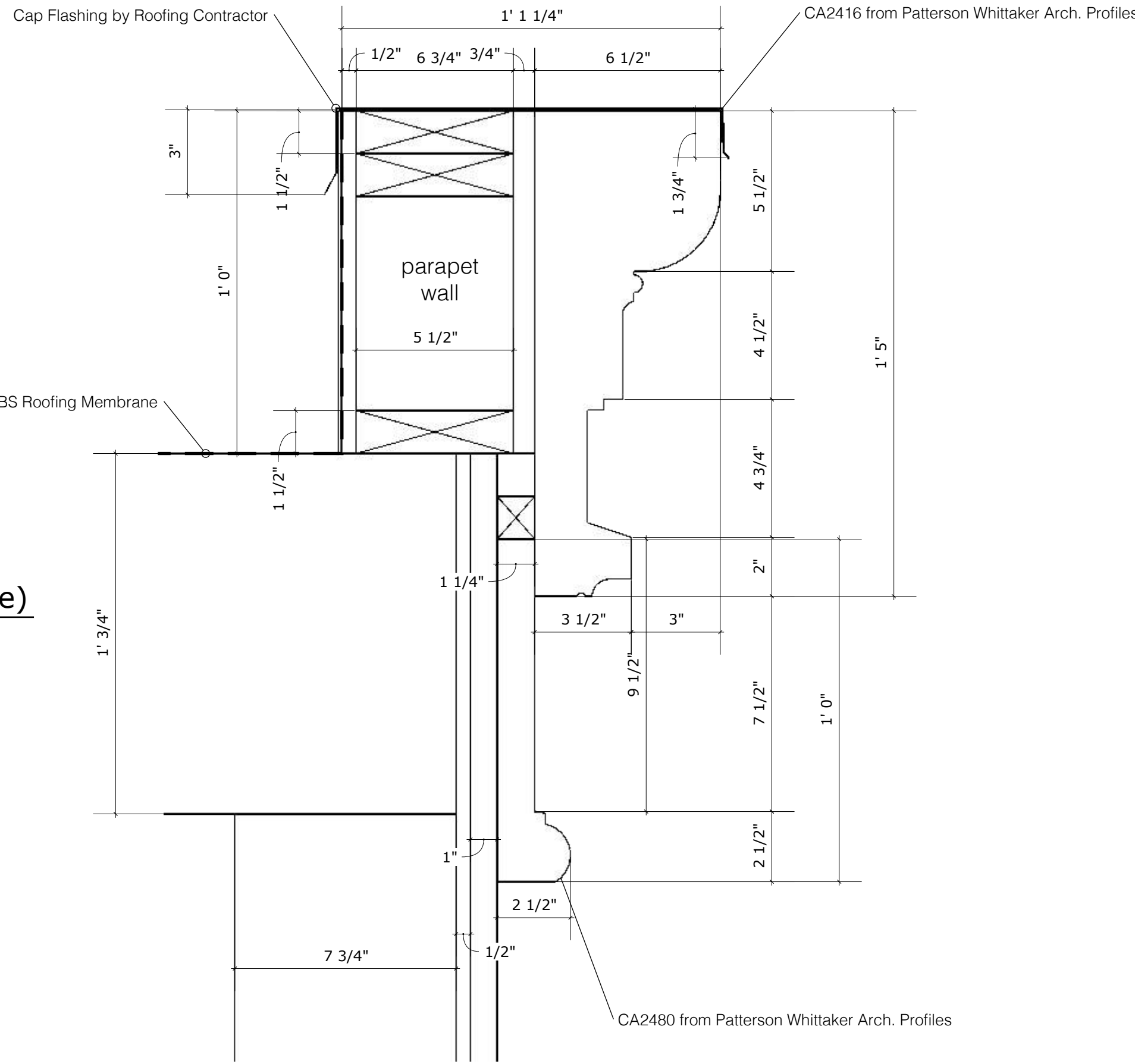
A21
1 Fencing Design & Detail
scale: 1/2" = 1'-0"



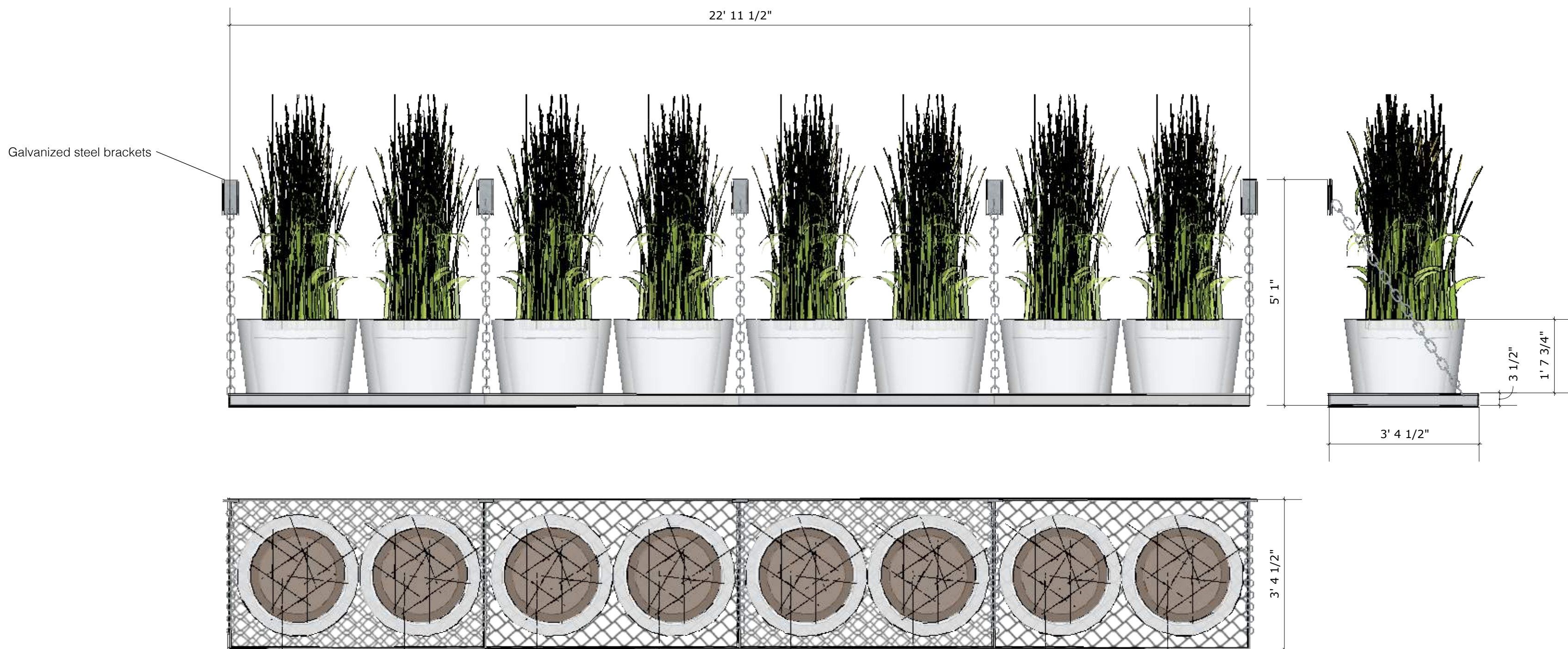
A21
4 Window Trim Details (Chantilly Lace White for all)
scale: 1 1/2" = 1'-0"



A21
2 Gable Front Stoop Overhang (Chantilly Lace White)
scale: 3" = 1'-0"



A21
3 Flat Roof Cornice Moulding Detail
scale: 3" = 1'-0"



A21
5 Parkade Entrance Planting Trellis
scale: 1/2" = 1'-0"

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

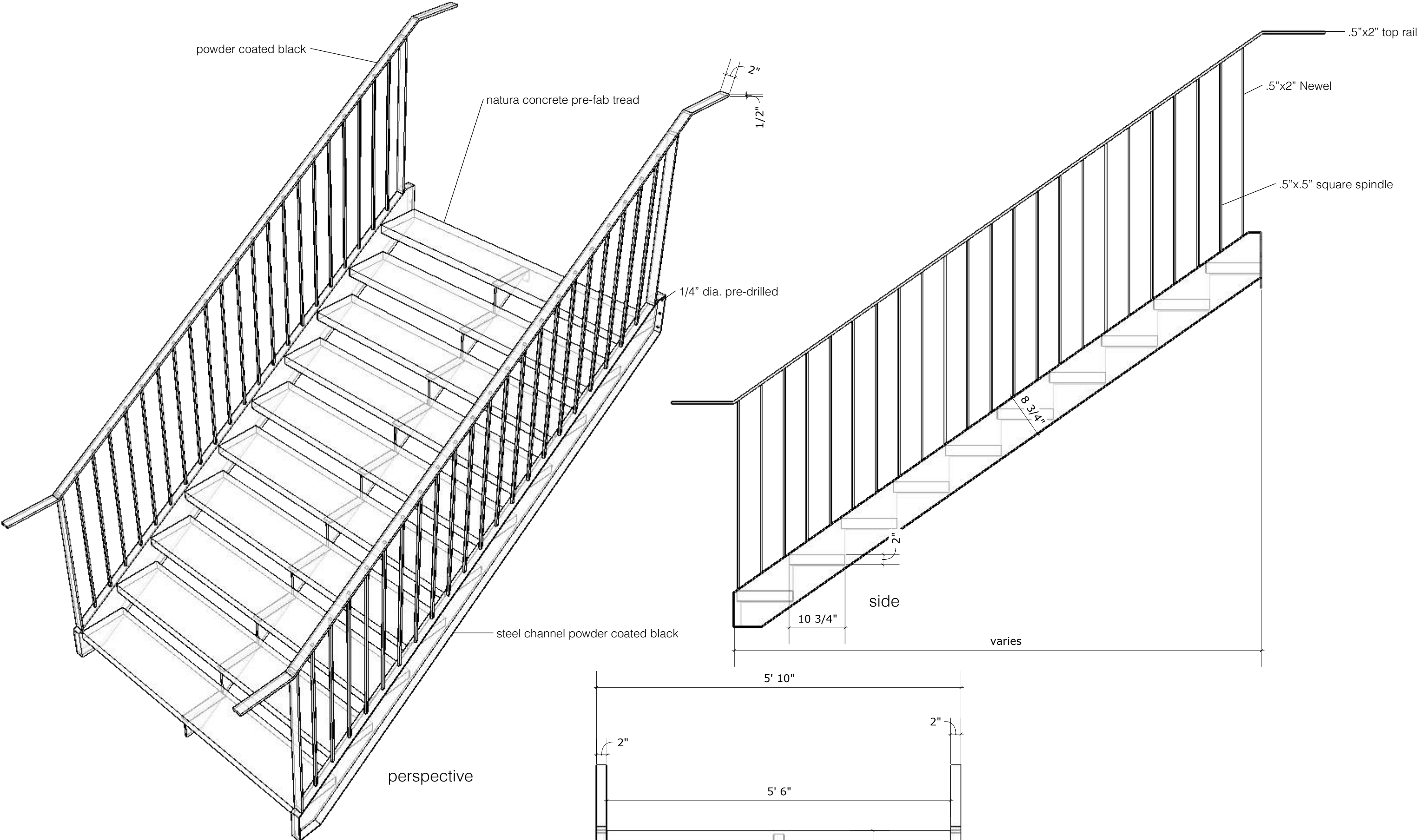
Details

CURRENT ISSUE
February 5, 2019

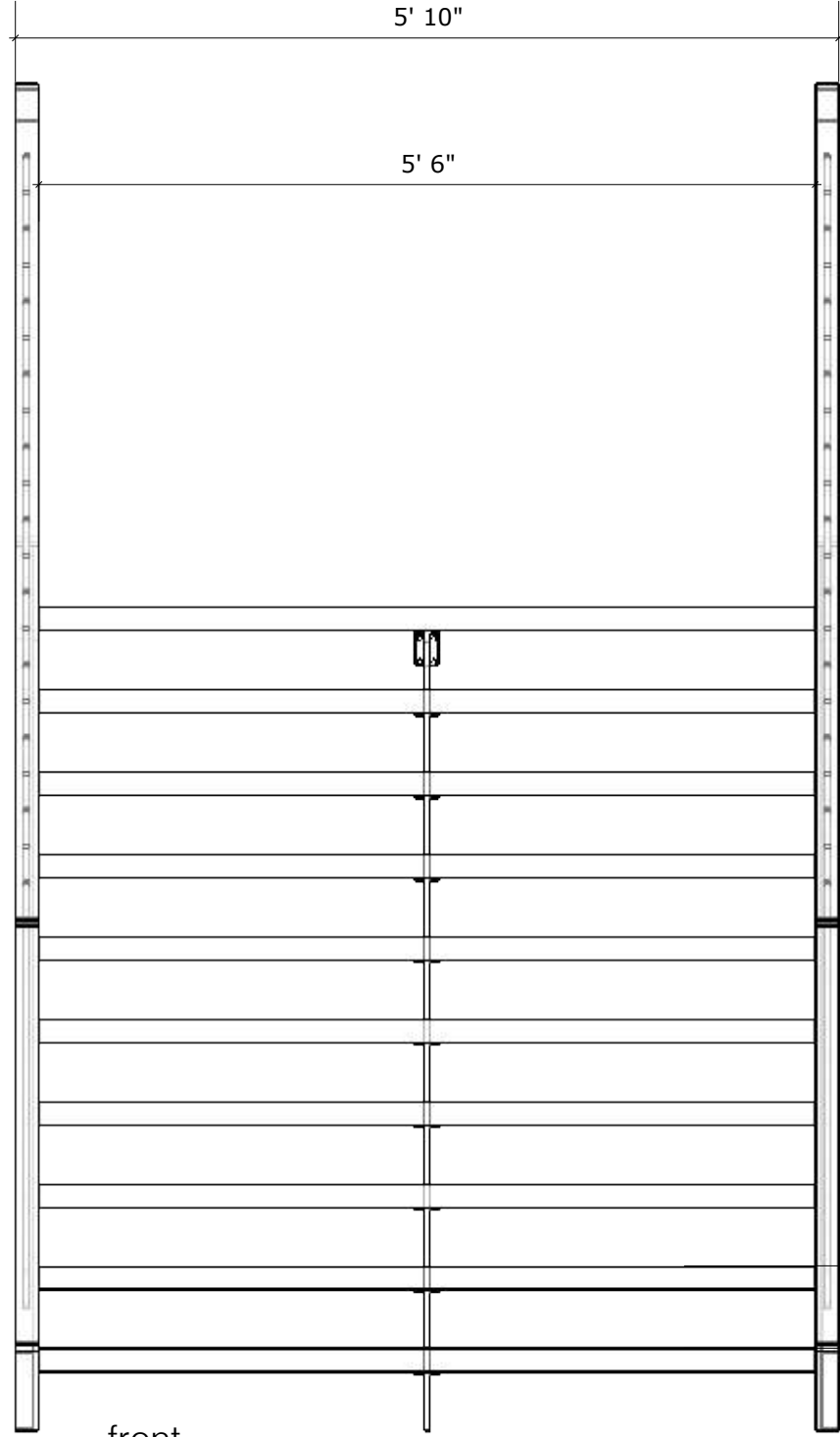
PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

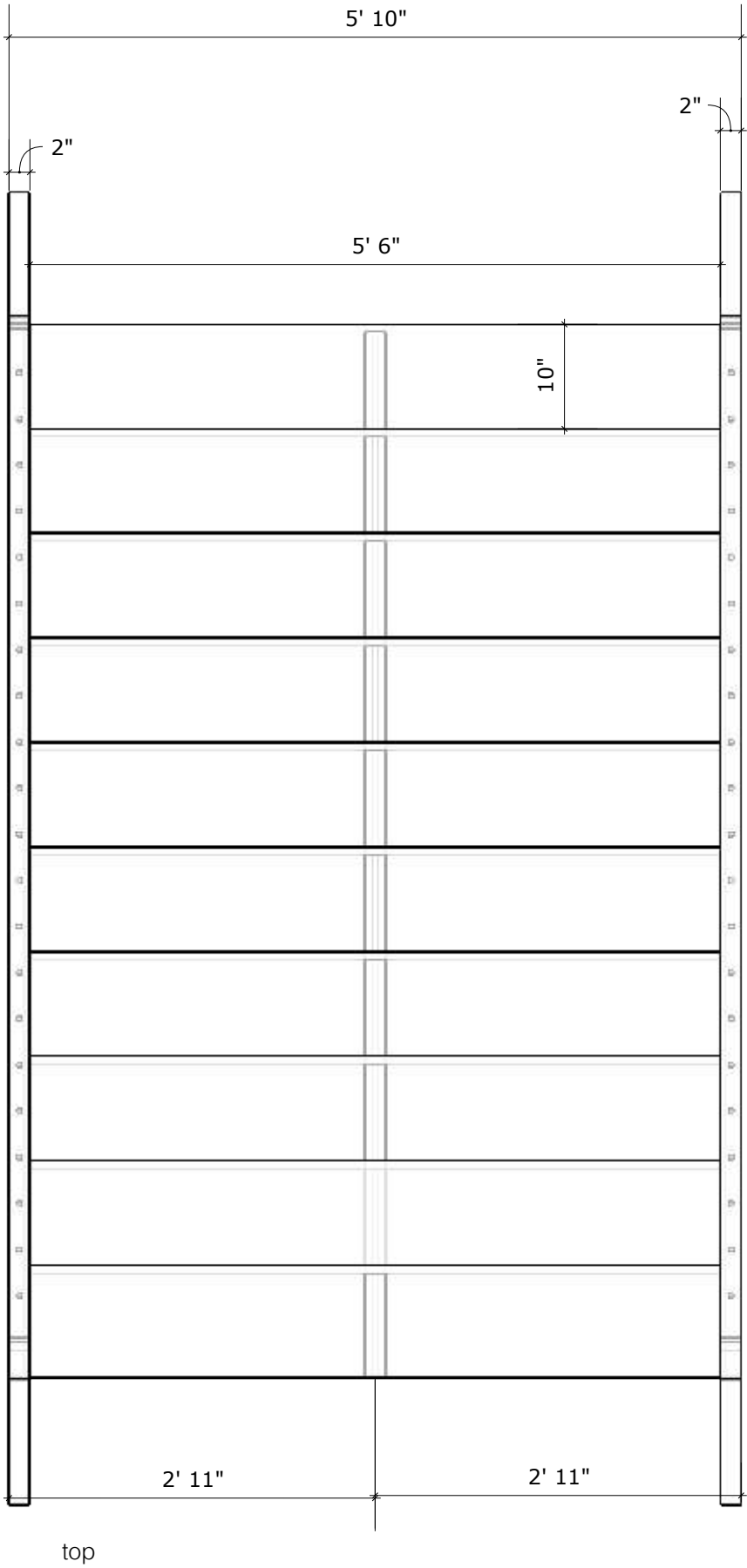
A21



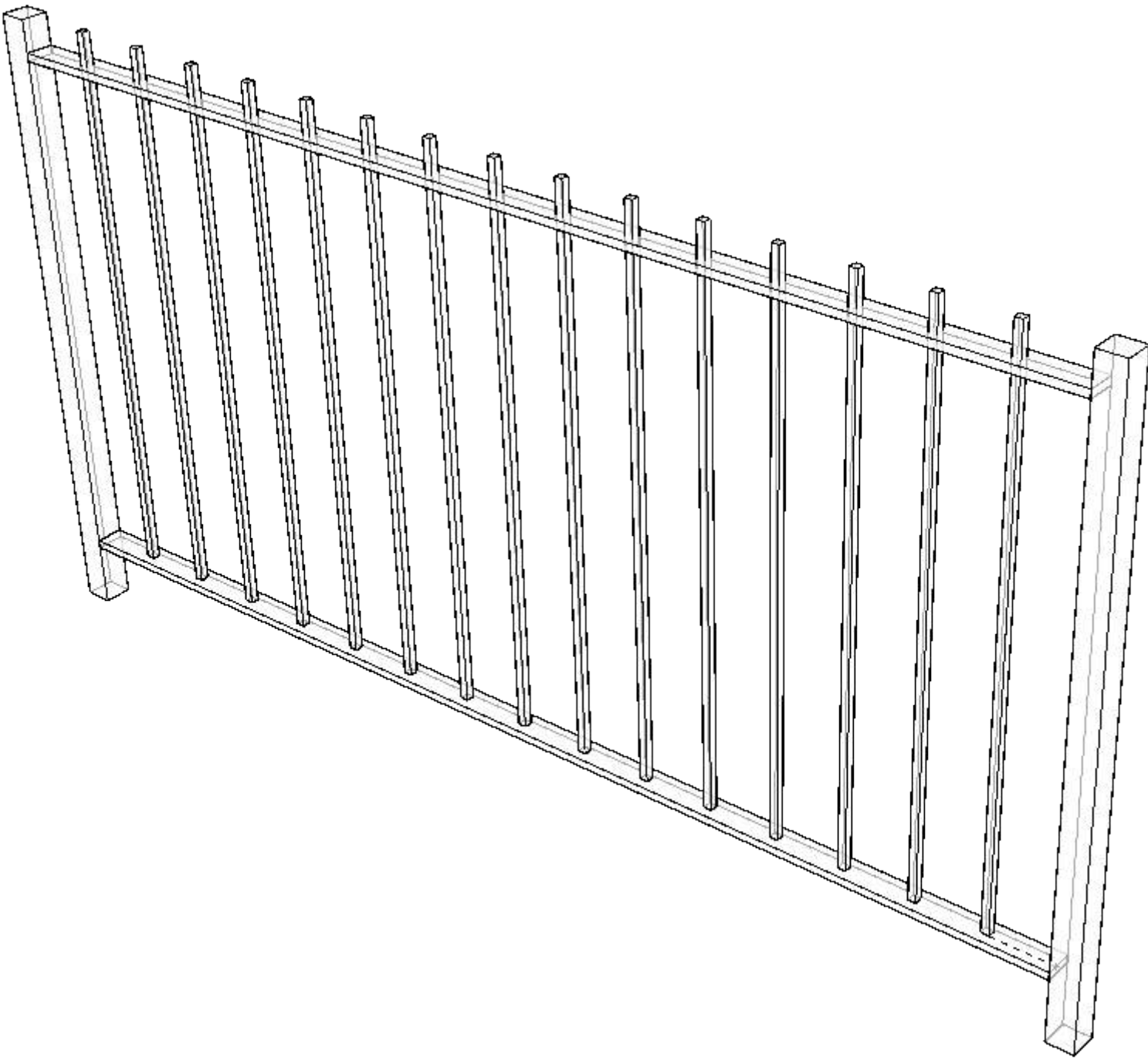
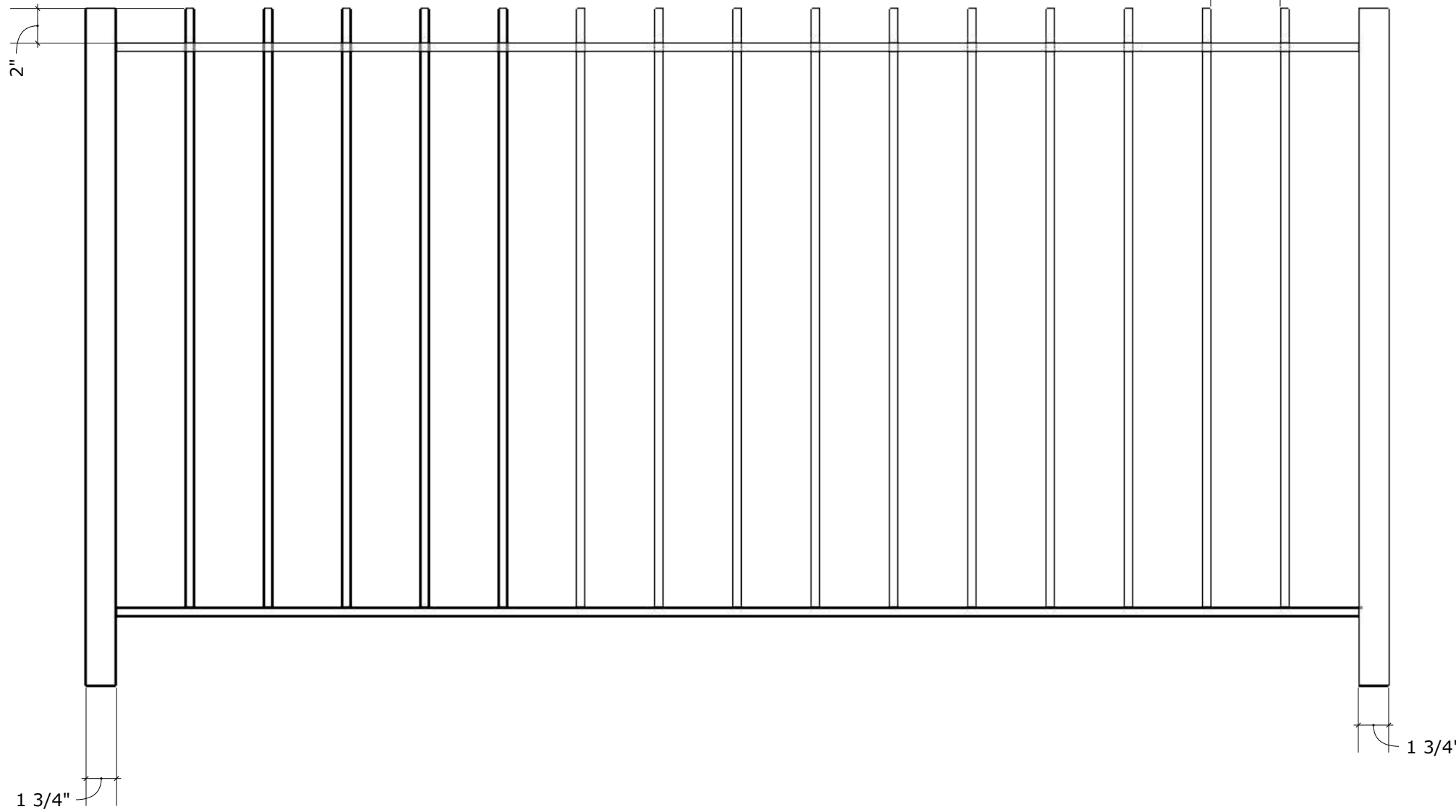
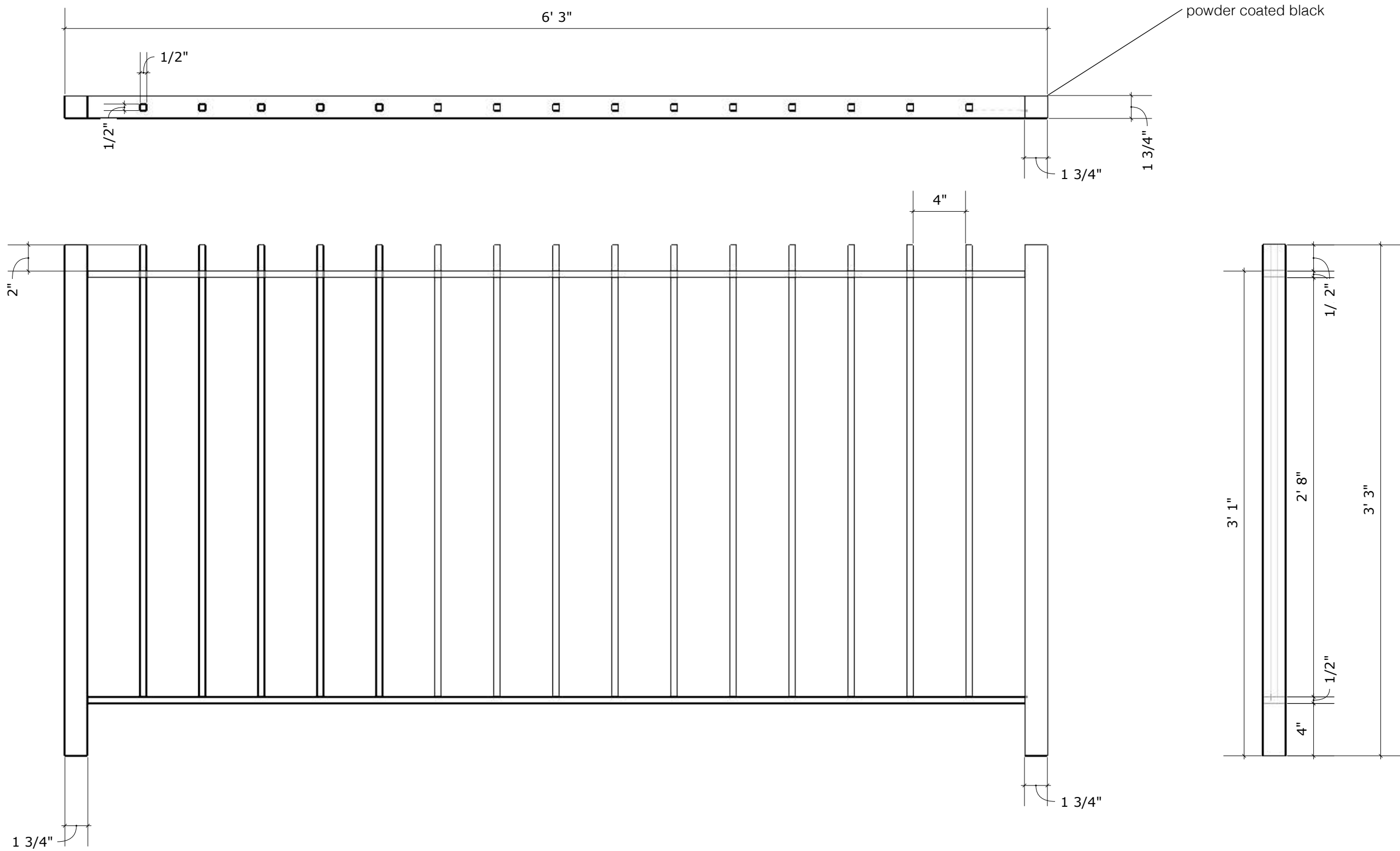
perspective



front



top



A22 South Entry Stairs and Railing
1 scale: 3/4" = 1'-0"

A22 Typical Patio Railing
2 scale: 3/4" = 1'-0"

CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION


Stair & Railing Details


CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A22

DATE	REVISION	DESCRIPTION	APPROD
CORPORATION OF THE CITY OF VICTORIA			
TITLE			
TYPICAL DRIVEWAY SIGHT LINE CLEARANCE			
ENGINEERING DEPARTMENT			
	SCALE	AS NOTED	SHT. NO. 1 OF 1
	DATE	91/06/03	DRAWING NUMBER
	APPROD BY	EJ	TA-70

DATE	REVISION	DESCRIPTION	APPROD
CORPORATION OF THE CITY OF VICTORIA			
TITLE	TYPICAL DRIVEWAY CROSSINGS		
ENGINEERING DEPARTMENT			
	SCALE	AS NOTED	SHT. NO. 1 OF 1
	DATE	01/03/19	
	APPROD BY	E.I.	
		DRAWING NUMBER	TA-64

A23 Proposed Driveway Crossing
1 scale: 1:100

DRAWING NUMBER:
SD C7b

Courtesy: City of Richmond

Courtesy: City of Edmonton

A23 existing natural grade points from (JE Anderson)BCLS
2



1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

unit number legend

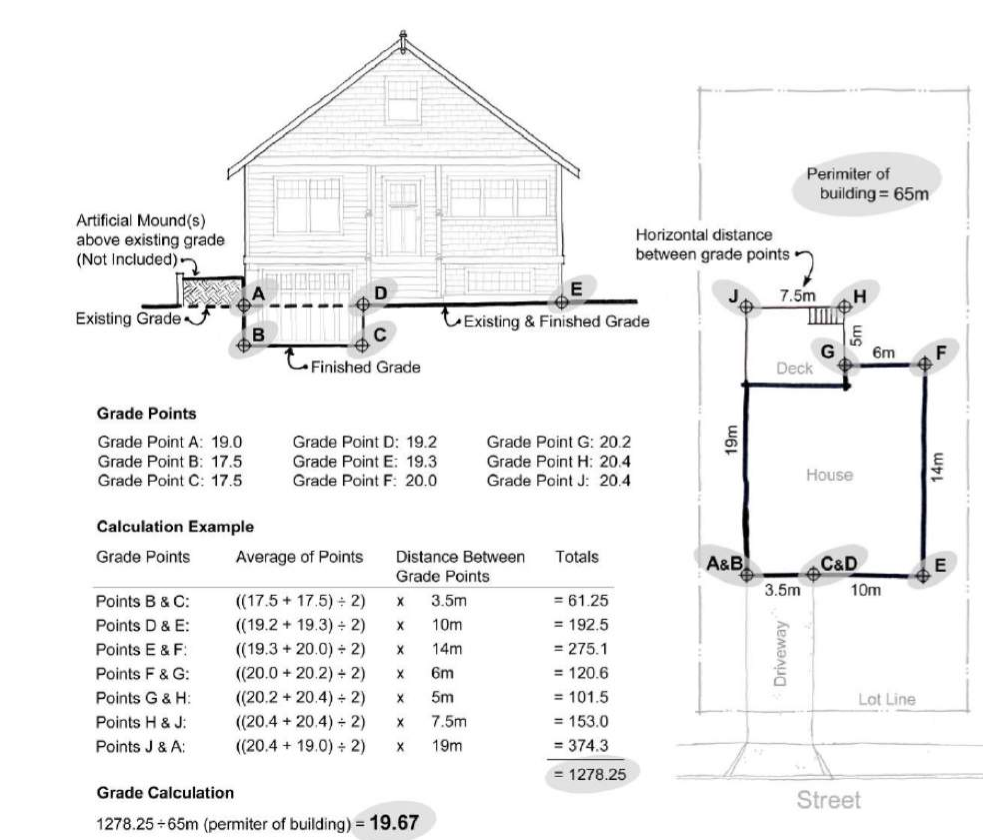
CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

Schedule A – DEFINITIONS

"Grade" means the elevation calculated by averaging the elevation of natural grade or finished grade, whichever is lower at any point at which any part of a building comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the wall of a building, and excluding the minimum window well width and depth required by the *British Columbia Building Code*.



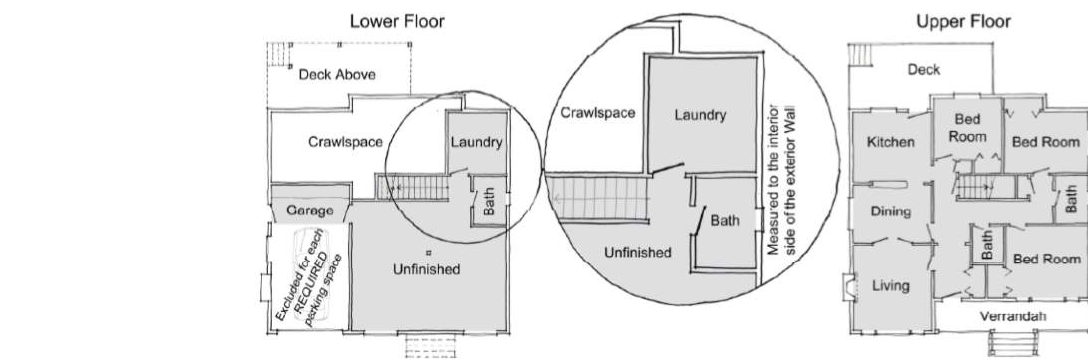
"Half Storey" means that part of any building wholly or partly within the framing of the roof, where the habitable floor area is not more than 70% of the ground floor area of the building.



"Area" of a lot means its surface area in plan, but does not include any portion of land below a natural high water mark.

"Area" when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include of the following areas:

- the area used or intended to be used for required parking or movement of motor vehicles, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- the area used or intended to be used for required Bicycle Parking, Long-Term, as set out in this bylaw, which is calculated starting from the lowest level of the building;
- the area or areas of balconies, exposed decks, patios or roofs; and
- the area of elevator shafts.



"Total Floor Area" means the sum of the areas of all floors of a building or buildings, excluding floor space under a ceiling which is less than 1.8m above grade.

Schedule A – DEFINITIONS

"Height" when used in reference to a building, means the distance measured in a vertical straight line between the highest point of the building and any point that is at grade directly below that highest point; and is determined as follows:

- for buildings with flat or dome roofs, the highest point is the highest part of the building;
- for buildings with pitched roofs, the highest point is the mid-point between the highest ridge of the building and the highest eave and
- for buildings with gambrel roofs, the highest point is deemed to be the mid-point between the ridge and the point immediately below the ridge where the pitch changes.

The highest point excludes a mast, antenna, vent, chimney, elevator shaft, solar heating panel or similar structure that projects above the roof.

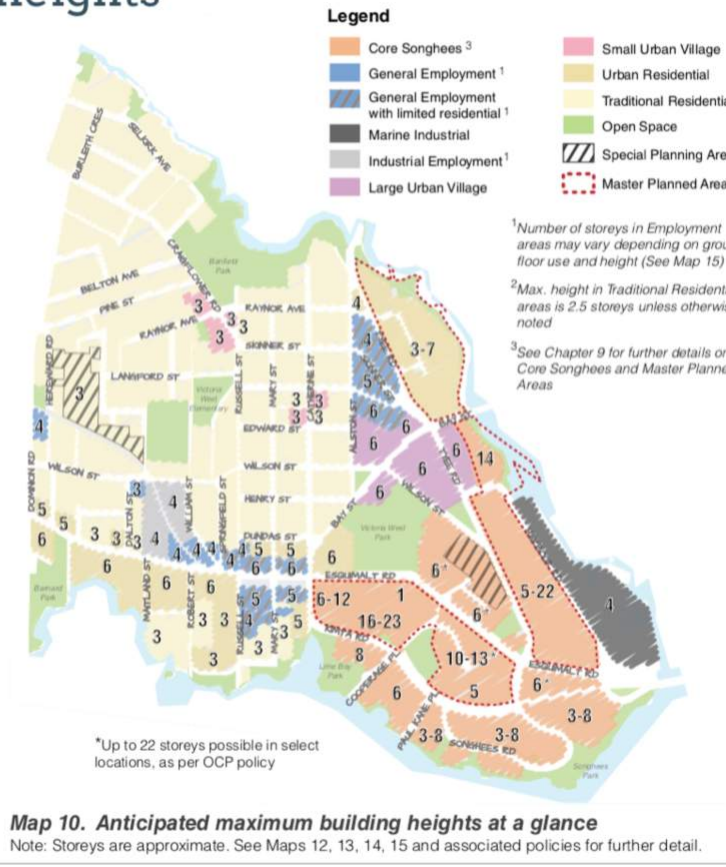
The highest point also excludes a rooftop cistern and other stormwater retention and water quality facilities together with their supporting structures.

Future Land Use

Anticipated building heights

This plan contains general policies regarding anticipated maximum building heights for areas outside of the Core Songhees area. While Map 10 summarizes these policies, further detail on these and other policies regarding urban form can be found in Chapters 6-8.

Policies regarding building height are only one type of policy that guides future development. Setbacks and design guidelines provide further guidance, and encourage sensitive transitions to adjacent development. While building heights are envisioned for different areas, the maximum building height may not be achievable on all lots.



Residential Sub-Areas

Siting

and open site space which (character of landscaped front garden with V&W).

1 front setbacks consistent with widest front setbacks found in sufficient space for landscape existing patterns along the y.3.5 - 6 metres)

1 side setbacks consistent with ones facing the street (generally 1 units that do not front onto a .g. a second row of townhouses setbacks are desired, de-height of the side elevation. For if townhouses, where permitted, a setback of 4 metres is desired.

1 rear setbacks for all housing attain a pattern of landscaped follow.

exes, townhouses in one row seprexes, a rear setback equal if the lot depth is desired.

houses in more than one row, rback of at least 7.5 metres is

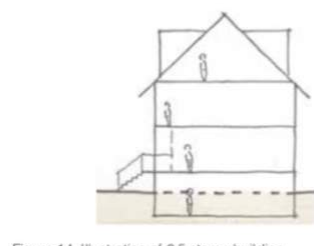


Figure 14. Illustration of 2.5 story building above a basement. (See policy 6.6.1 b).

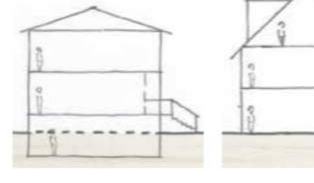


Figure 15. Different ways to achieve a 2.5 story building (See policy 6.6.1 c-d).

CITIZEN

THINK. DESIGN. BUILD.

1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

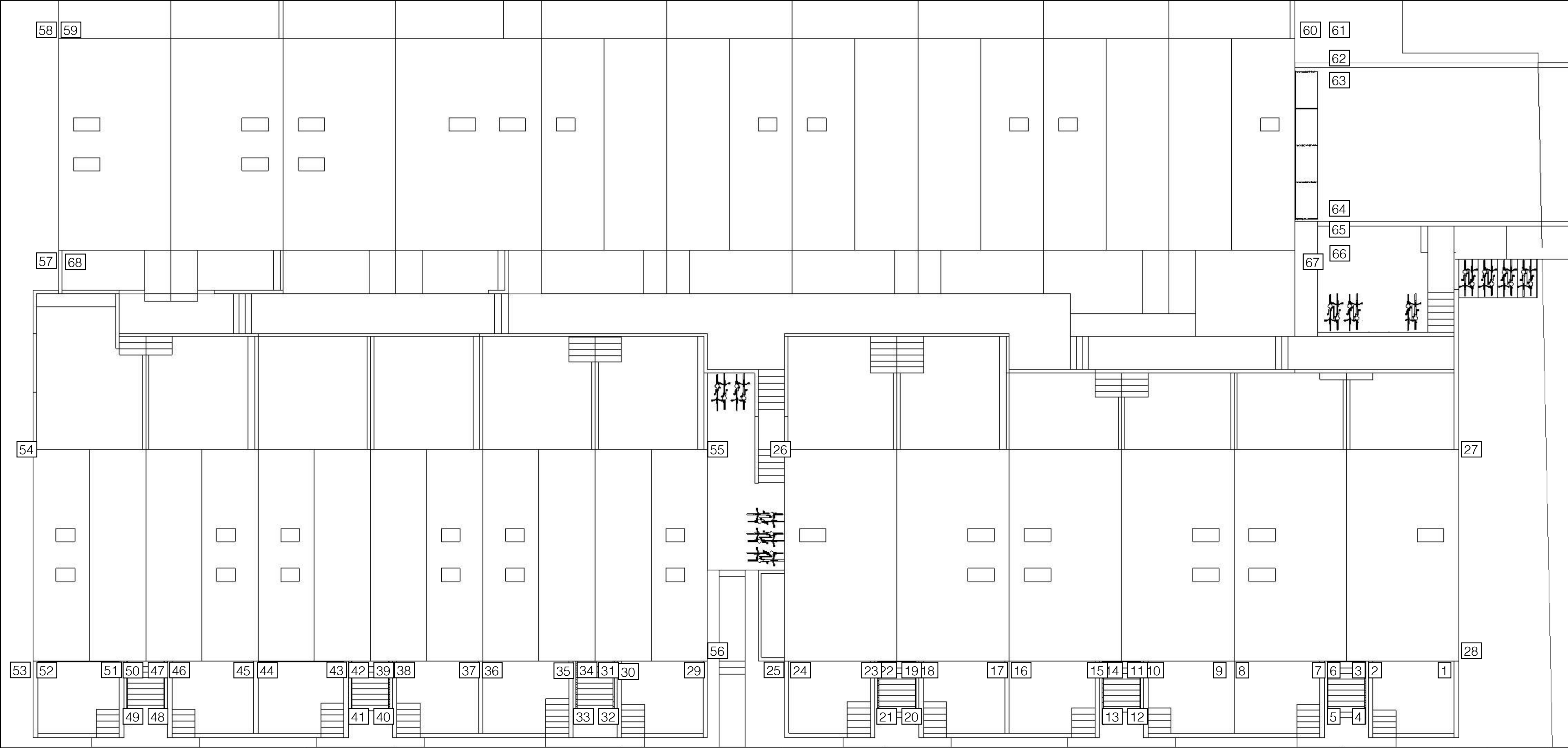
Municipal notes

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM

A25



1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

Height calculation
points

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM



1230 Burnside rd. West.
Victoria, BC V8Z 1N8
250.213.1513
www.citizenbuilding.ca
Citizen Design Build Inc.

-THIS IS A COPYRIGHT DRAWING AND DESIGN AND SHALL NOT BE USED, REPRODUCED, OR REUSED WITHOUT PERMISSION.
-THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING THE WORK.
-THESE DRAWINGS ARE NOT TO BE SCALED.
-CITIZEN DESIGN BUILD INC. IS UNDER NO OBLIGATION TO SUPPLY CAD FILES FOR THIS PROJECT TO THE CONTRACTOR OR SUB-CONTRACTORS. CITIZEN DESIGN BUILD INC. AND ITS EMPLOYEES ARE NOT LIABLE TO ANY OTHER PARTIES RELATING TO THE USE OF THESE DRAWINGS

PROJECT

Wilson Walk
208/210, 220, 230,
240 Wilson Street

DESCRIPTION

street images

CURRENT ISSUE
February 5, 2019

PLAN HISTORY
-issued for re-zoning Feb 04/19
-issued for re-zoning digital submission Feb 05/19

DRAWN BY
RM