

**1693 Fort Street  
Victoria, B.C.**



2960 Jutland Road  
Victoria BC Canada V8T 5K2

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

**Issued for Re-Zoning and  
Development Permit Applications  
April 29, 2021**

**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  
3960 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

- A1.0 Survey

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

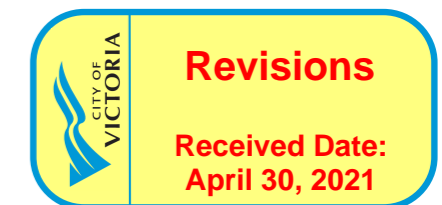
- A4.1 North & West Elevations & Materials
- A4.2 South & East Elevations & Materials
- A4.3 Building Sections

**Landscape**

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

**Civil**

- C1 Conceptual Servicing Drawing



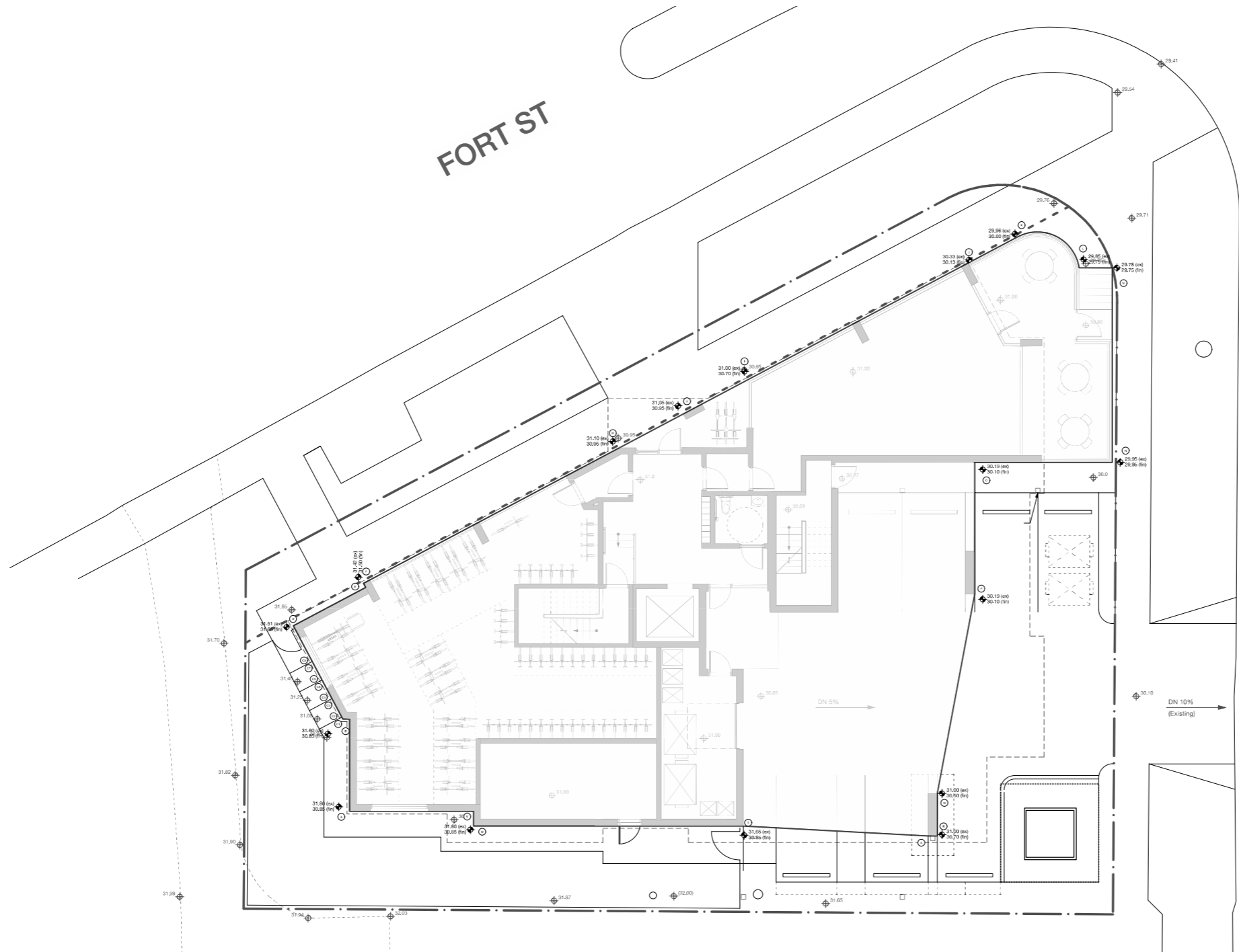




THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

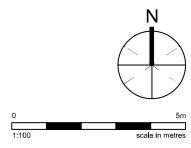
Project Data 2020-01-22 Average Grade = 30.620

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



1 Average Grade Calculation  
Scale 1:100

BELCHER AVE



rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

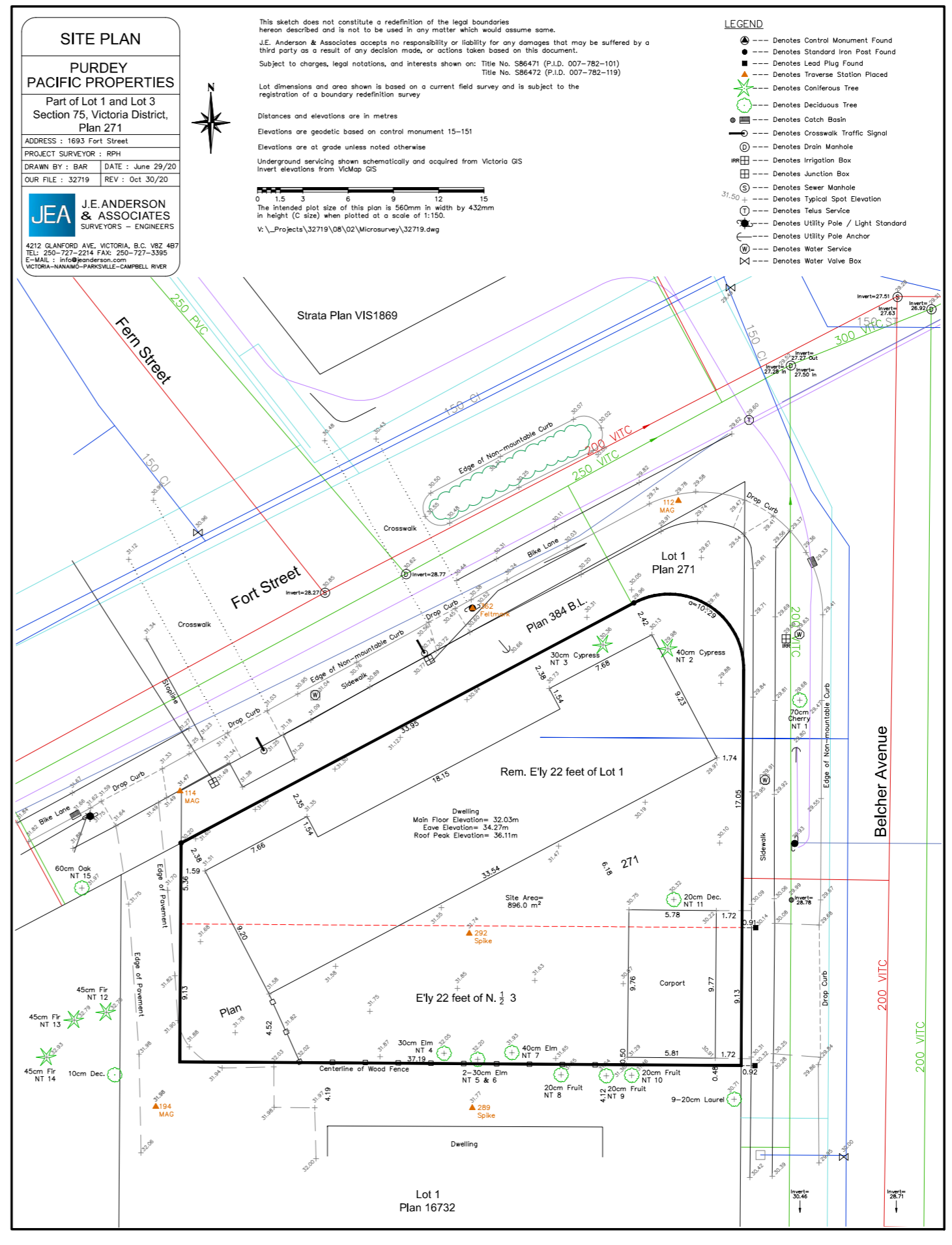
copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name	Student Rental Housing
1693 Fort Street	
sheet title	Average Grade
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.
1	A0.2









THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE A.P.C. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE HELD UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

0 5m  
1:100 scale in metres

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name  
**Student Rental Housing**  
 1693 Fort Street

sheet title  
**Survey**

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.
1	A1.0



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

- 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.



Scale in metres  
1:1000

Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m <sup>2</sup> )	896
Total floor area (m <sup>2</sup> )	2455.26
Commercial floor area (m <sup>2</sup> )	N/A
Floor space ratio	2.74
Site Coverage (%)	60.39%
Open site space (%)	32.45%
Height of building (m)	19.4
Number of storeys	6
Parking stalls (number) on site	7
Bicycle parking number (Class 1 & 2)	Class 1 = 85   Class 2 = 3
Building Setbacks (m)	
Front yard	0.745
Rear yard	2.9
Side yard (Flanking Street)	3.023
Side yard (Interior)	1.815
Combined side yards	4.838
Residential Use Details	
Total number of units	23
Unit type, e.g., 1 bedroom	2, 3 and 4-Bdrm
Ground-oriented units	None
Minimum unit floor area (m <sup>2</sup> )	52.3
Total residential floor area (m <sup>2</sup> )	2455.26



rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

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	April 29, 2021
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.
1	A1.1



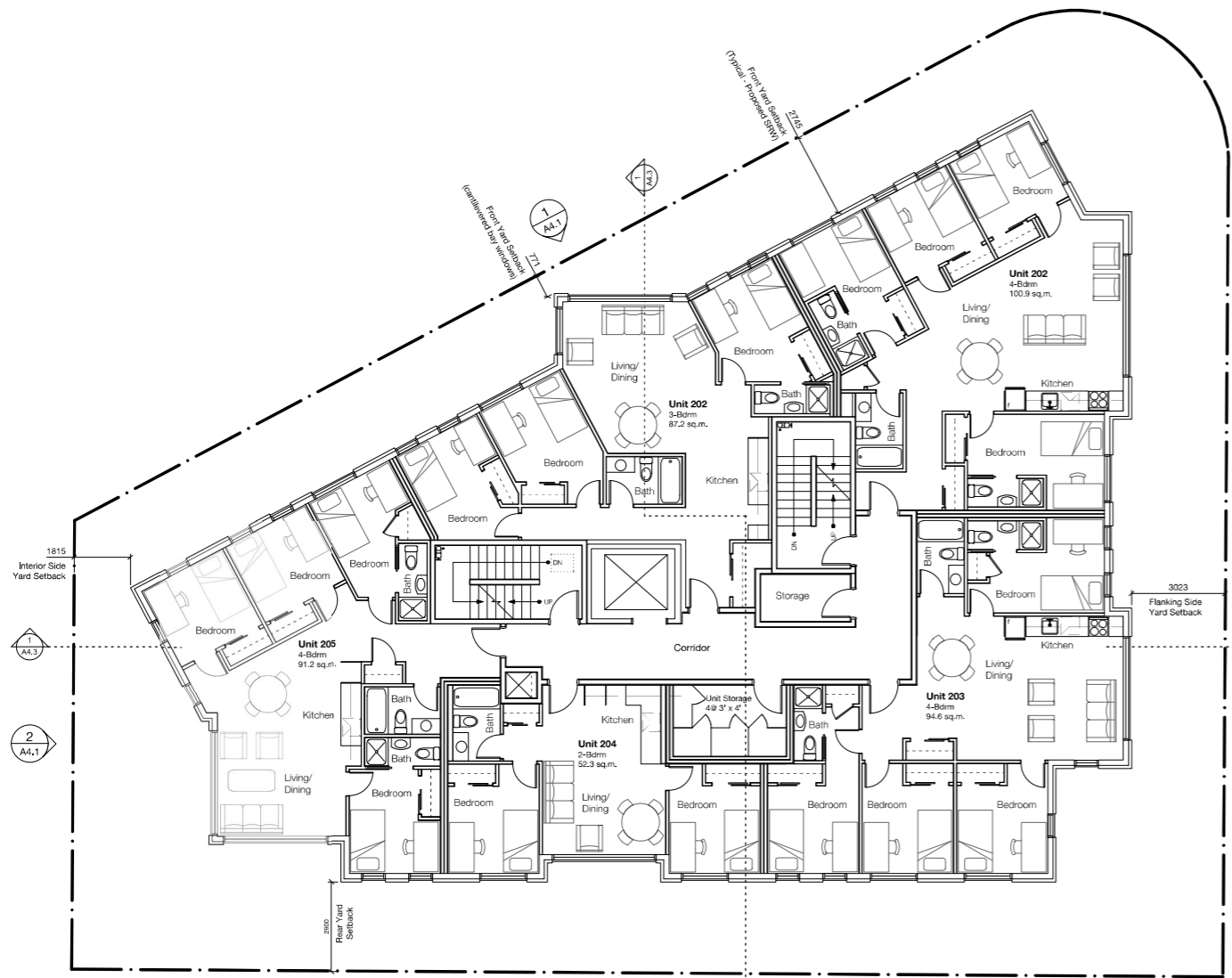


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

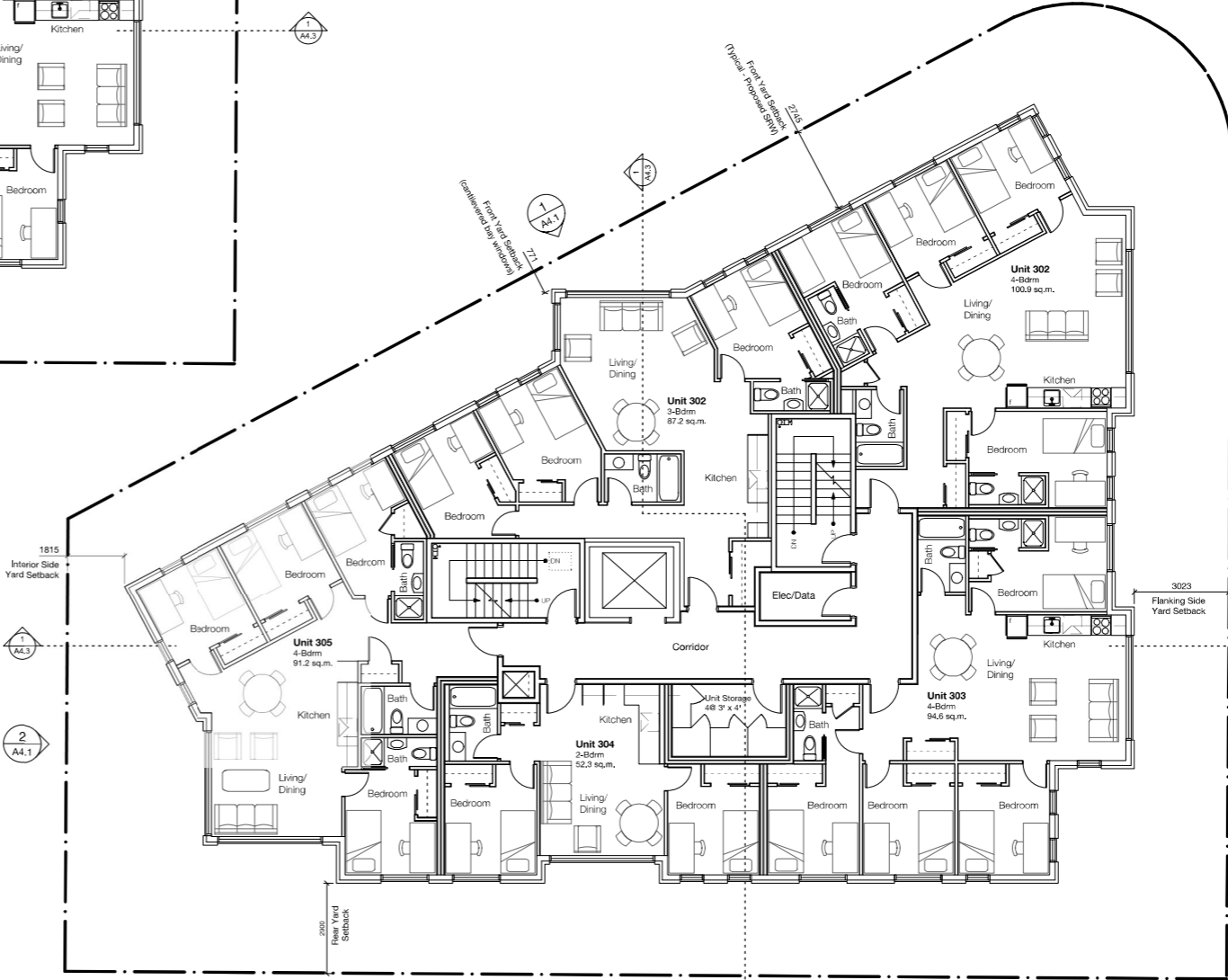
NOTES:  
1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



0 5m  
1:100 scale in metres



1 L2 Floorplan  
Scale 1:100



2 L3 Floorplan  
Scale 1:100

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

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	April 29, 2021
scale	As Noted
drawn by	MZ
checked by	ES

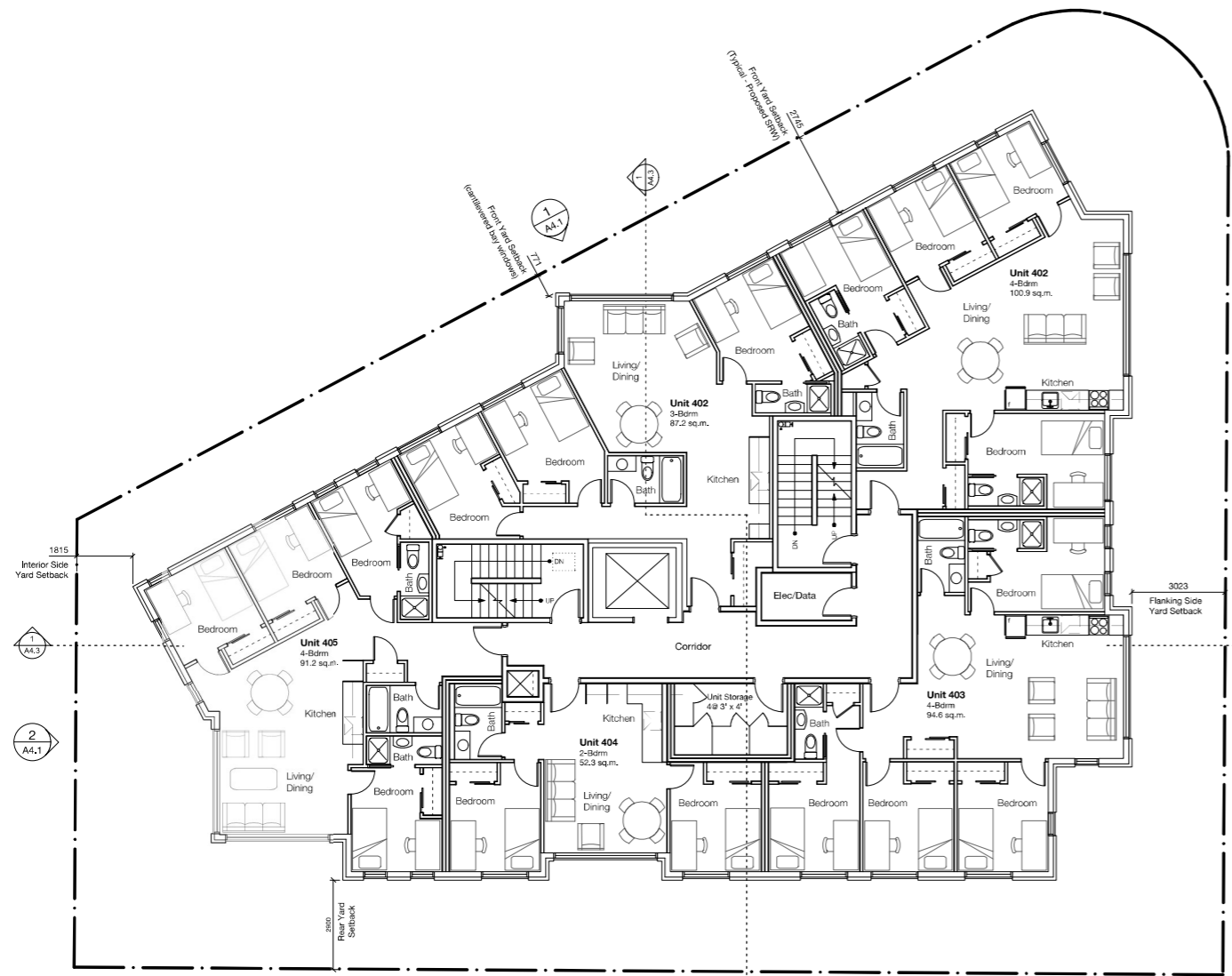
revision no. sheet no.  
1 A2.1



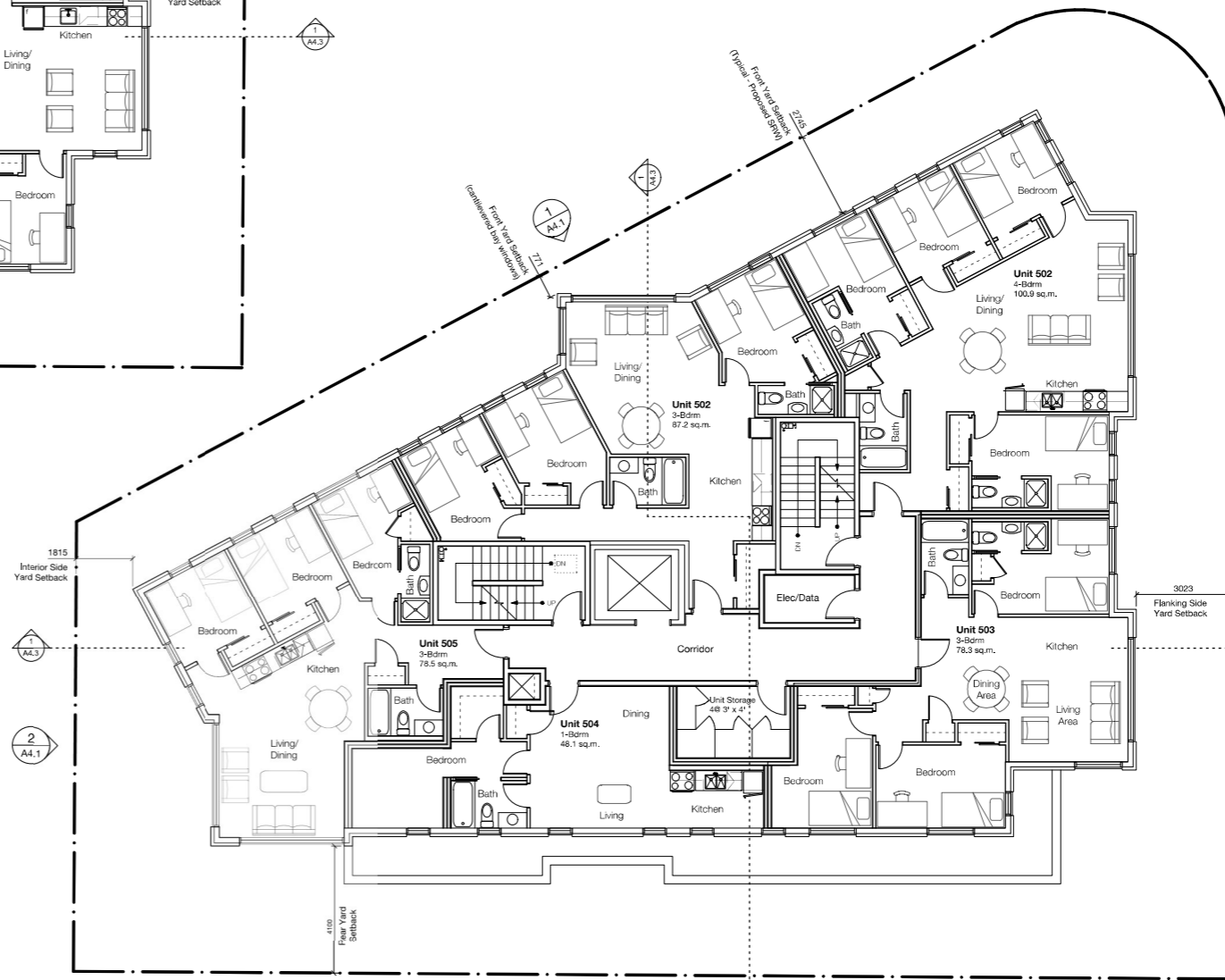
THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

NOTES:

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



1 L4 Floorplan  
Scale 1:100



2 L5 Floorplan  
Scale 1:100



0 5m  
1:100 scale in metres

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

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	April 29, 2021
scale	As Noted
drawn by	MZ
checked by	ES

revision no.	sheet no.
1	A2.2

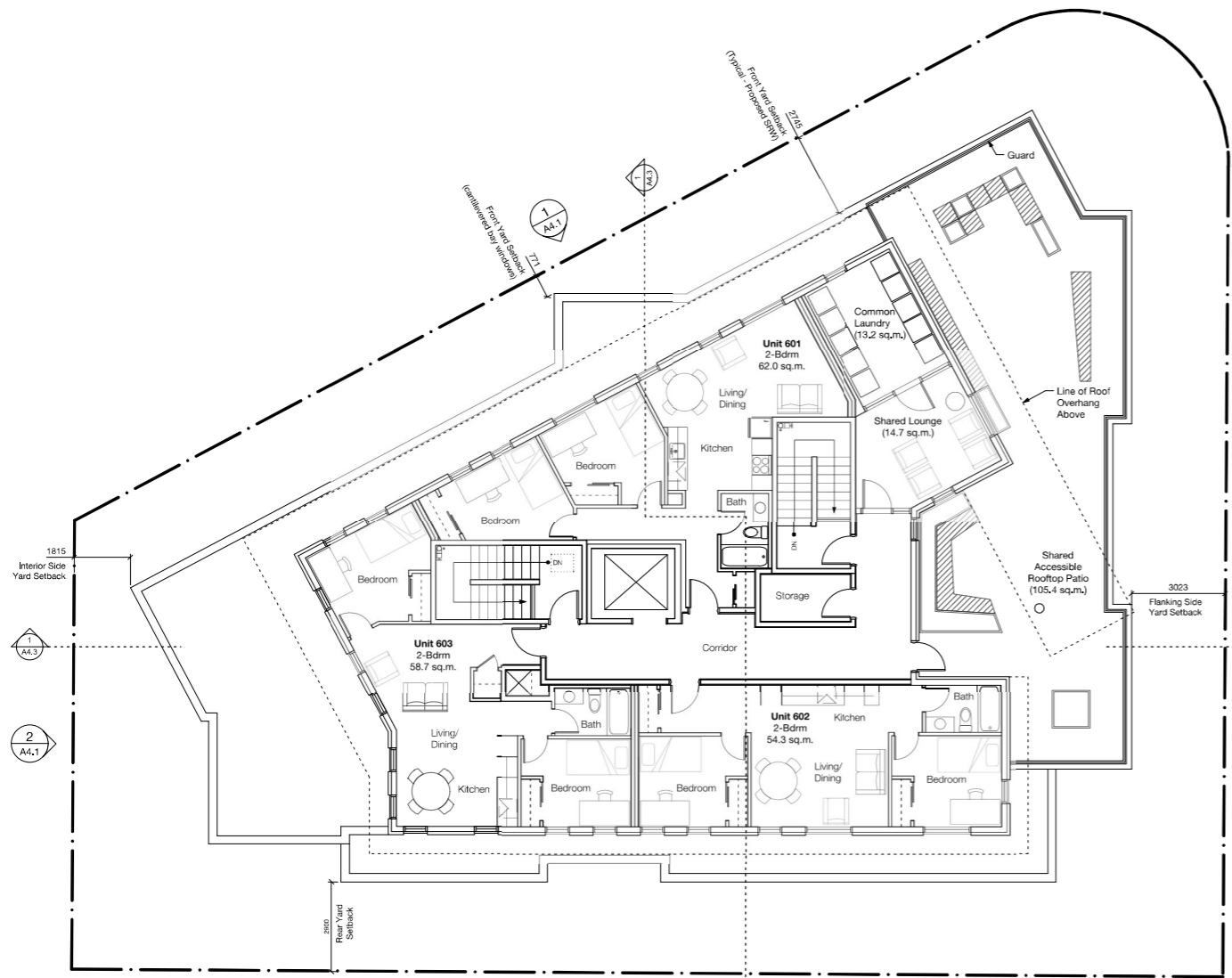


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

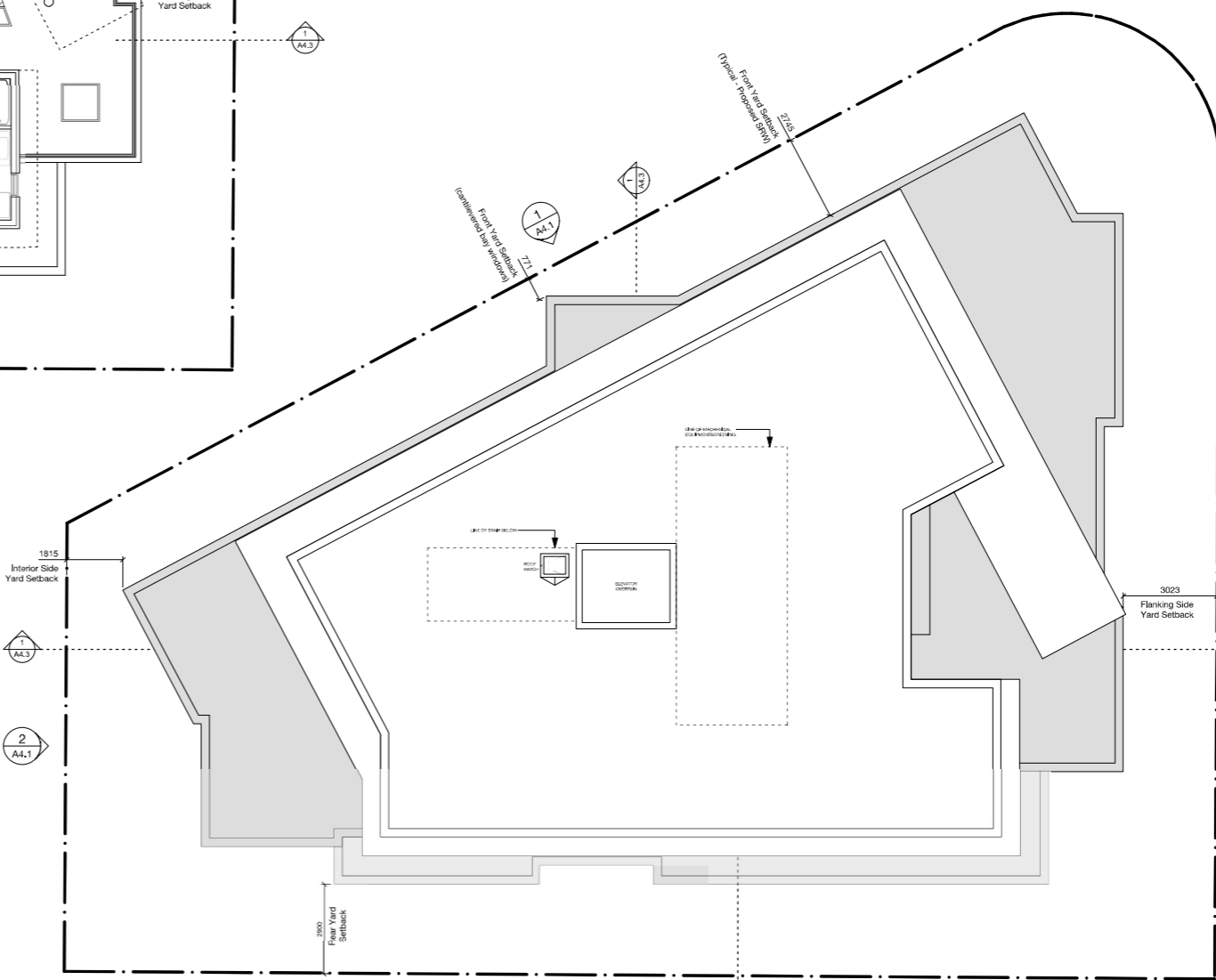
- NOTES:
1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.
  2. Refer to landscape architectural drawings for paving and plant materials information.



0 5m  
1:100 scale in metres



1 **L6 Floorplan**  
Scale 1:100



2 **Roof Plan**  
Scale 1:100

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name  
**Student Rental Housing**  
1693 Fort Street  
sheet title  
**L6 & Roof Floorplans**

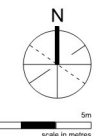
project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	April 29, 2021
scale	As Noted
drawn by	MZ
checked by	ES

revision no. sheet no.  
1 A2.3



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

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



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

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

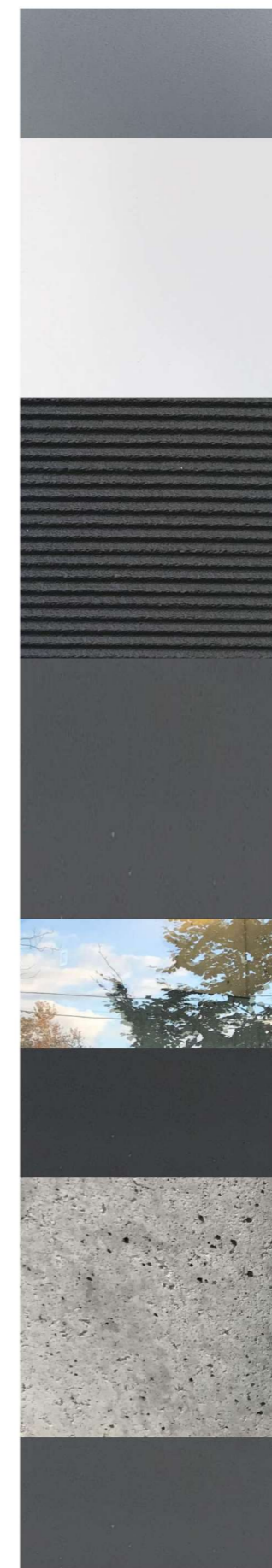
copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.	
project name <b>Student Rental Housing</b>	
1693 Fort Street	
sheet title <b>Elevations - North and West</b>	
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.
1	A4.1



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

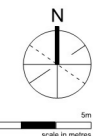
NOTES:  
1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.

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



0 5m  
1:100 scale in metres

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

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.

1 A4.2



1 South Elevation  
Scale 1:100

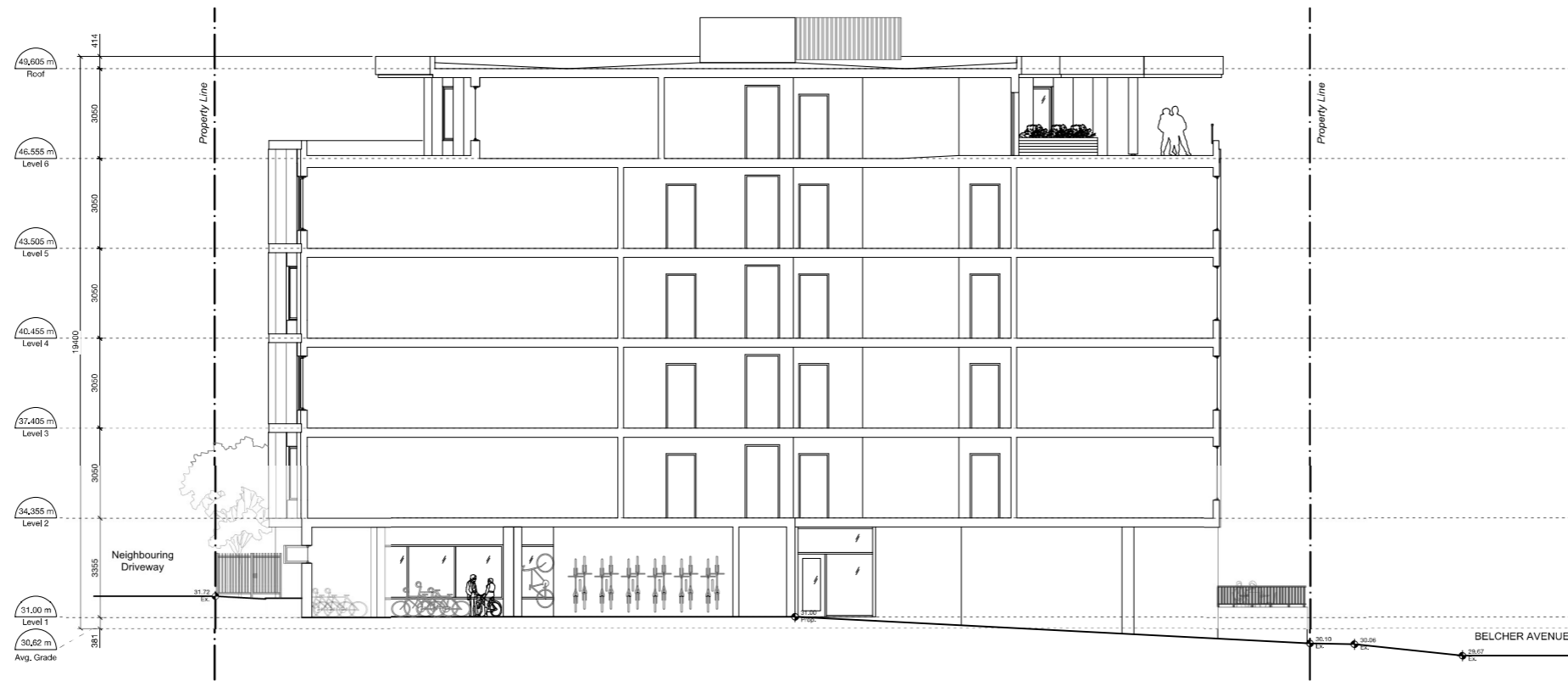


2 East Elevation  
Scale 1:100

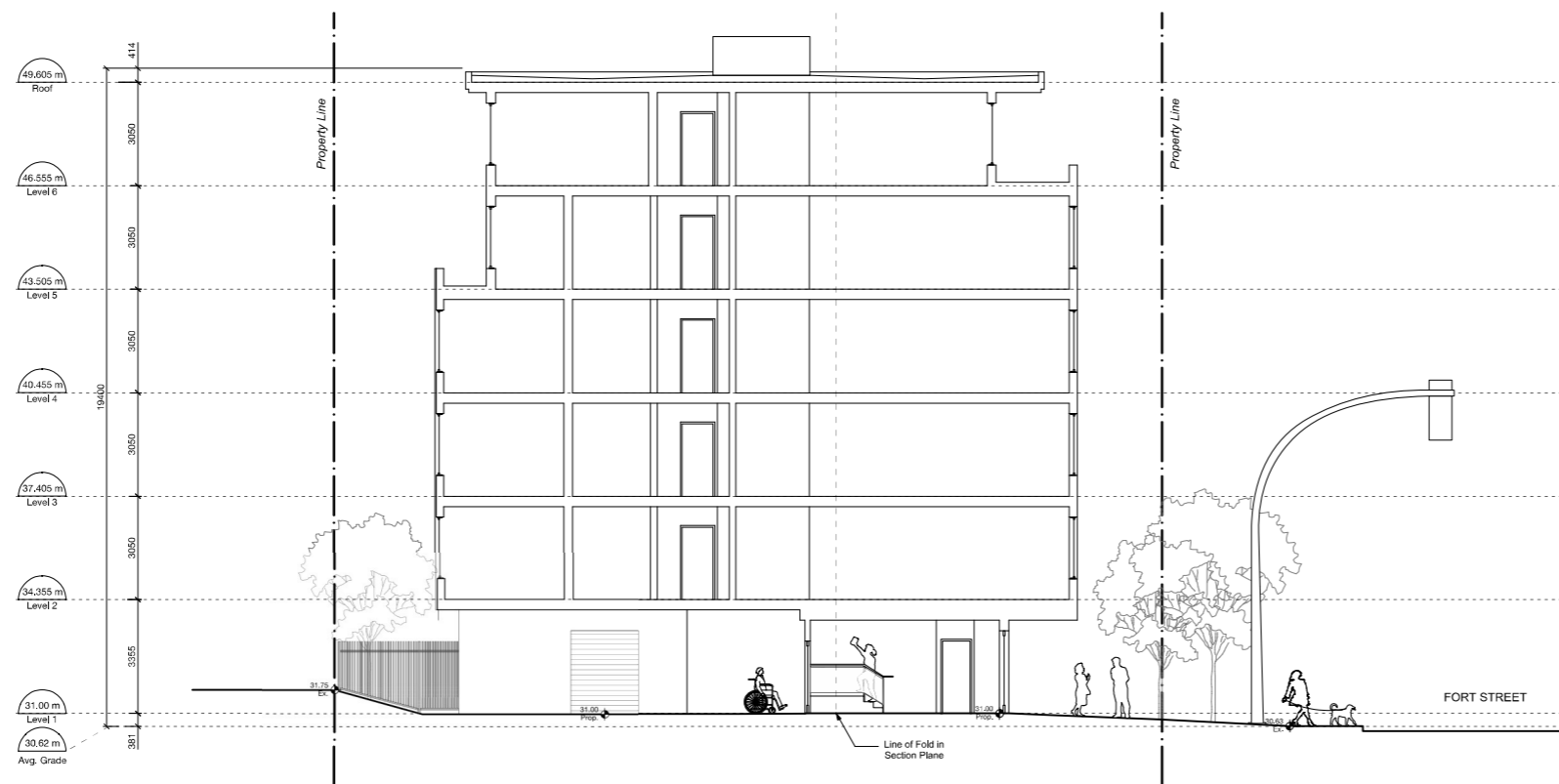


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

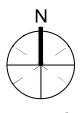
NOTES:  
1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



1 Section 1  
Scale 1:100



2 Section 2  
Scale 1:100



0 5m  
1:100 scale in metres

rev no	description	date
2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

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. 1  
sheet no. A4.2