

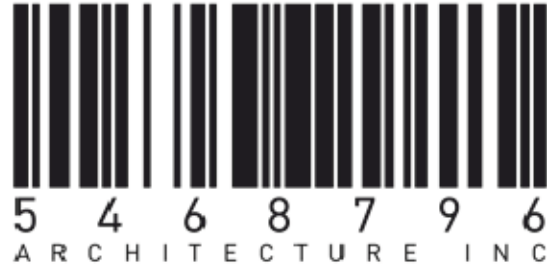


822 CATHERINE STREET + 304 LANGFORD STREET
VICTORIA, BC

01.09.2023 ISSUED FOR DEVELOPMENT PERMIT

ARYZE

ARYZE DEVELOPMENT
1839 Fairfield Road
Victoria, BC, V8S 1G9
P: 250.940.3568



5468796 ARCHITECTURE INC.
266 McDermot Avenue
Winnipeg, MB, R3B 0S8
P: 204.480.8421
E: info@5468796.ca



CITY OF
VICTORIA

Revisions
Bubbled areas indicate revisions
compared to the previously
submitted plans

Received Date
September 7, 2023

ARCHITECTURAL



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C COVER SHEET
AG.1 GENERAL NOTES
AG.2 SHADOW STUDIES
AG.3 SITE SURVEY
AG.4 SITE PLAN - CONTEXT
AG.5 BUILDING ELEVATION - CONTEXT
AG.6 WINDOW SCHEDULE
AG.7 MATERIAL BOARD
AG.8 AVERAGE GRADE CALCULATION
AG.9 LIMITING DISTANCE CALCULATIONS

A0.1 SITE PLAN - EXISTING + DEMOLITION

A1.0 SITE PLAN - PROPOSED
A1.1 LEVEL 00 PLAN
A1.2 LEVEL 01 PLAN
A1.3 LEVEL 02 PLAN
A1.4 ROOF TOP PLAN

A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS

A3.1 BUILDING SECTIONS
A3.2 BUILDING SECTIONS

DEVELOPER

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21-014-CSP PRELIMINARY CIVIL PLAN

LANDSCAPE



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L0 TREE REMOVAL AND PROTECTION PLAN
L1 LANDSCAPE PLAN
L2 TREE PLANTING PLAN
L3 SHRUB PLANTING PLAN

SYMBOL LEGEND:

WALL TYPE
WINDOW TYPE
DOOR NUMBERS

EXISTING DOOR

NEW DOOR

FINISH TYPE

FLOOR TYPE

ROOF TYPE

NOTES

GRIDLINE MARKER

BUILDING SECTIONS:

SECTIONS:

DETAILS:

ROOM LABELS:

INTERIOR ELEVATIONS:

FLOOR CONSTRUCTION ELEVATIONS:

TITLES:

ABBREVIATIONS:

&
ABV
AFF
ALUM
ANOD
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AVB

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WSC

DIAMETER
DIMENSION
DOWN
DRAWING
DETAIL

ELEVATION
EACH WAY
EACH
ELECTRICAL
EQUAL
EXISTING
EXPANSION JOINT
EXTERIOR

FOUNDATION
FIRE EXTINGUISHER
FLOOR EXPANSION JOINT
FINISHED
FLOOR DRAIN
FUNNEL DRAIN
FINISHED FACE
FLEXIBLE
FACE OF
FRIDGE
FIRE RESISTANCE RATING

GRILL
GAUGE
GYPSUM WALL BOARD
GYPSUM CEILING BOARD
GENERAL CONTRACTOR
GLASS

HOLLOW METAL
HOLLOW METAL INSULATED
HORIZONTAL
HOUR
HERMETICALLY SEALED DOUBLE GLAZING
HOLLOW STEEL SECTION
HERMETICALLY SEALED TRIPLE GLAZING
HEIGHT
HEATING, VENTILATING, AIR CONDITIONING

INSIDE DIAMETER
INSIDE FACE
INSULATION
INTERIOR

METRE
MILLIMETRE
MO UNIT
MATERIAL
MAXIMUM
MEDIUM DENSITY FIBREBOARD
MECHANICAL
METAL
MINIMUM
MISCELLANEOUS
MINUTE
MASONRY OPENING

NOT IN CONTRACT
NUMBER
NOMINAL
NOT TO SCALE

ON CENTRE
OUTSIDE DIAMETER
OPENING
OVERHEAD
OPPOSITE
OPEN TO ABOVE
OPEN TO BELOW
OVEN

PLASTIC LAMINATE
PLUMBING
PAIR
PREFINISHED
PRESSED STEEL
PRESSURE TREATED
PAINTED FINISH
PROPERTY LINE

RADIUS
ROOF DRAIN
REINFORCED
REQUIRED
REVISION, REVISED, REVERSED
ROUGH OPENING

SHEET FLOORING
SIMILAR
SPECIFIED
SQUARE
STEEL
STANDARD
STAIN FINISH
STRUCTURAL
SUSPENDED

TEMPERED
TEMPERED GLASS
TOP OF
TYPICAL

UNLESS OTHERWISE NOTED
UNDERSIDE

VARNISHED FINISH
VERTICAL

WIDE, WIDTH
WITH
WASHER/DRYER
WOOD
WOOD HOLLOW CORE
WOOD SOLID CORE

PROJECT STATS

REVISION NO.2		SEPTEMBER 01, 2023
SITE INFORMATION		
LEGAL DESCRIPTION	LOT C, [DD 338(541)], BLOCK N, SECTION 31, ESQUIMALT DISTRICT, PLAN 549	
CIVIC ADDRESS	822 CATHERINE STREET, VICTORIA BC	

ZONING	CURRENT [R-2, TWO FAMILY DWELLING]	PROPOSED [CR-3C, COMMERCIAL RESIDENTIAL [CATHERINE ST]]	822 CATHERINE 304 LANGFORD PROJECT STATS
SITE AREA [m ²]			1,002.9
GROSS FLOOR AREA [m ²]			1,810.23
FLOOR SPACE RATIO	0.5	1.00	1.80
SITE COVERAGE (%)			72.8%
OPEN SITE SPACE (%)			27.2%
AVERAGE GRADE			28.51
BUILDING HEIGHT	TWO-FAMILY DWELLING: 7.6m; 2 STOREYS IF DWELLING DOES NOT HAVE BASEMENT. 1.5 IF IT DOES PUBLIC BUILDING: [non-commercial]: 11m OR THE WIDTH OF THE LOT [WHICHEVER IS LESSER] AND 2.5 STOREYS	10.7m or 3 STOREYS	4 STOREYS [±12.17m]
SETBACKS			
FRONT	7.5m	3.0m [FIRST STOREY]; 6.0m [UPPER STOREYS]	2.77 m AT GROUND FLOOR 0.0m AT 2ND AND 3RD FLOOR
SIDE	1.5m OR 10% OF LOT DEPTH [WHICHEVER IS GREATER]	ADJACENT TO RESIDENTIAL: 1/4 BUILDING HEIGHT OR 2.5m [WHICHEVER IS GREATER]. ADJACENT TO NON-RESIDENTIAL: 2.4m OR GREATER, OR ZERO.	N/A
COMBINED SIDE YARD	4.5m	N/A	N/A
SIDE YARD, CORNER LOT [PLANNING ST]	3.5m OR 10% OF LOT WIDTH [WHICHEVER IS GREATER]	N/A	3.1m [AT LANGFORD ST], 3.9m [AT BELLA ST]
REAR	10.7m OR 35% OF LOT DEPTH [WHICHEVER IS GREATER]	6.0m	2.4m AT GROUND

BUILDING DATA			
UNIT TYPES	AREA [M ²]	UNIT COUNT	TOTAL AREA [M ²]
COMMERCIAL UNIT	85	1	85
BACHELOR			
	37	1	37
	38	1	38
1 BEDROOM UNIT			
	42	5	210
	45	4	180
	53	6	318
2 BEDROOM UNIT			
	70	1	70
	74	4	296
3 BEDROOM UNIT			
	82	5	410
TOTAL		28	
TOTAL RENTABLE AREA			1,644

RESIDENTIAL UNIT MIX	UNIT COUNT	%
BACHELOR	2	7%
1 BEDROOM UNIT	15	56%
2 BEDROOM UNIT	5	19%
3 BEDROOM UNIT	5	19%
TOTAL	27	100%

SITE DATA		
	AREA [m ²]	AREA [sq ft]
LEVEL 00	0	0
LEVEL 01	550.05	5,921
LEVEL 02	624.3	6,720
LEVEL 03	624.3	6,720
LEVEL 04	11.58	125
TOTAL GROSS FLOOR AREA	1,810.23	19,485
BUILDING FOOTPRINT	729.75	7,855

REQUIRED VEHICULAR PARKING			
	UNIT COUNT	RATE	REQUIRED STALLS
RESIDENTIAL			
UNIT < 45 M ²	7	0.2 STALLS / UNIT	1
UNIT 45-70 M ²	11	0.5 STALLS / UNIT	5.5
UNIT > 70 M ²	9	0.75 STALLS / UNIT	7
VISITOR	27	0.1 STALLS / UNIT	3
COMMERCIAL			
RESTAURANT	85 m ²	1.0 STALLS / 20m ²	4
TOTAL REQUIRED			21

TOTAL PROPOSED	12
----------------	----

REQUIRED BIKE PARKING			
	UNIT COUNT	RATE	REQUIRED STALLS
LONG TERM			
UNIT < 45 M ²	7	1.0 STALLS / UNIT	7
UNIT > 45 M ²	20	1.25 STALLS / UNIT	25
RESTAURANT	85 m ²	1.0 STALLS / 400m ²	1
TOTAL REQUIRED			33
TOTAL PROPOSED			40 [*includes 3 cargo bike]
SHORT TERM			
RESIDENTIAL	27	0.1 STALLS / UNIT	2.7
RESTAURANT	85 m ²	1.0 STALLS / 100m ²	1
TOTAL REQUIRED			4
TOTAL PROPOSED			12

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1 ISSUED FOR DP 14.07.2023

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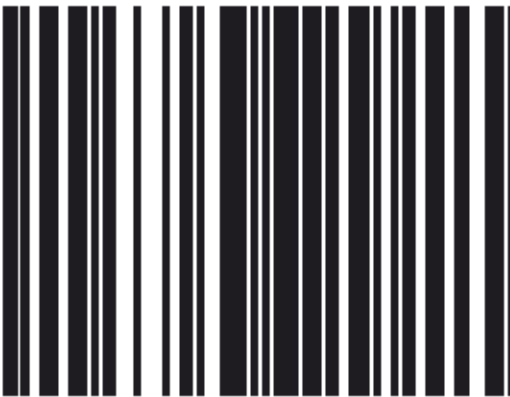
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822 CATHERINE STREET
+ 304 LANGFORD STREET

VICTORIA, BC

GENERAL NOTES Project
0646
Sheet

AG.0



VIEW OF CRU FROM CATHERINE STREET SIDEWALK

2



VIEW FROM BELLA STREET



VIEW FROM LANGFORD STREET @ MARY STREET



VIEW FROM CATHERINE STREET

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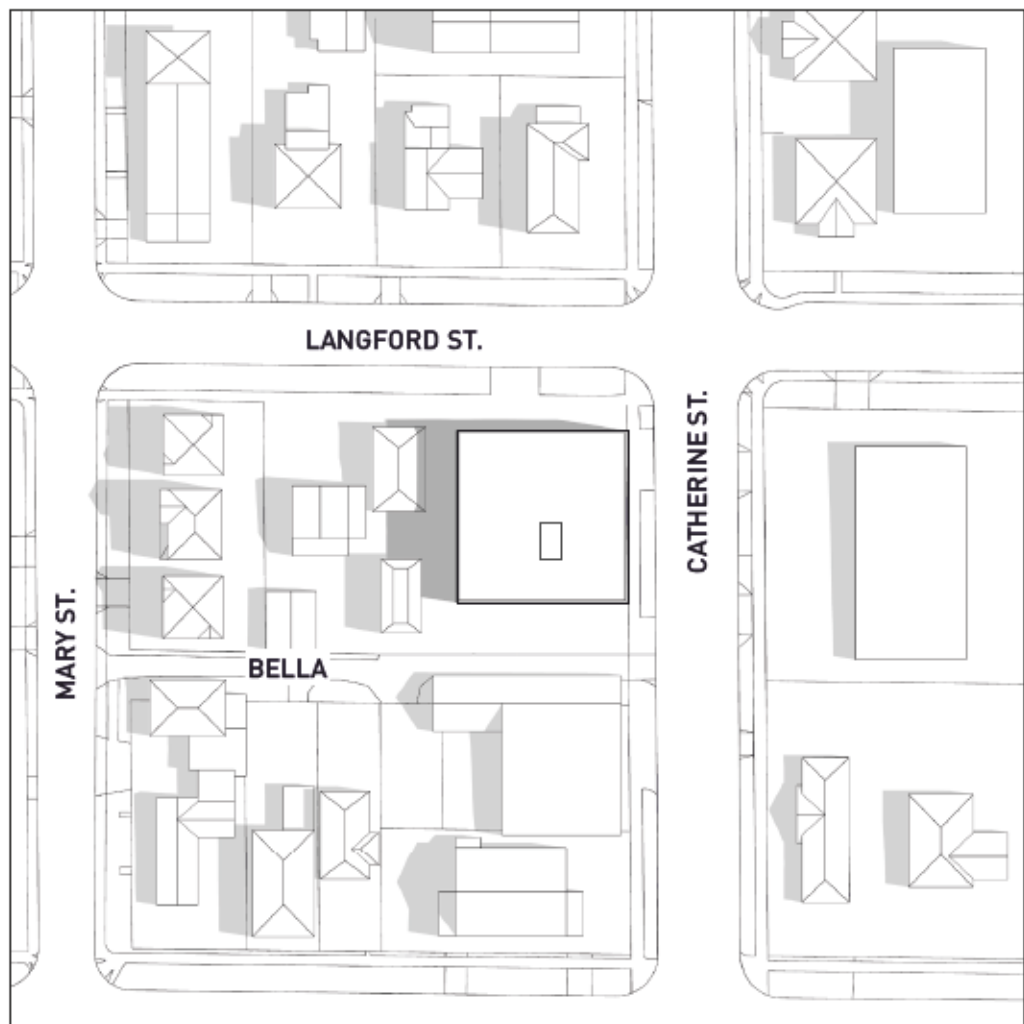
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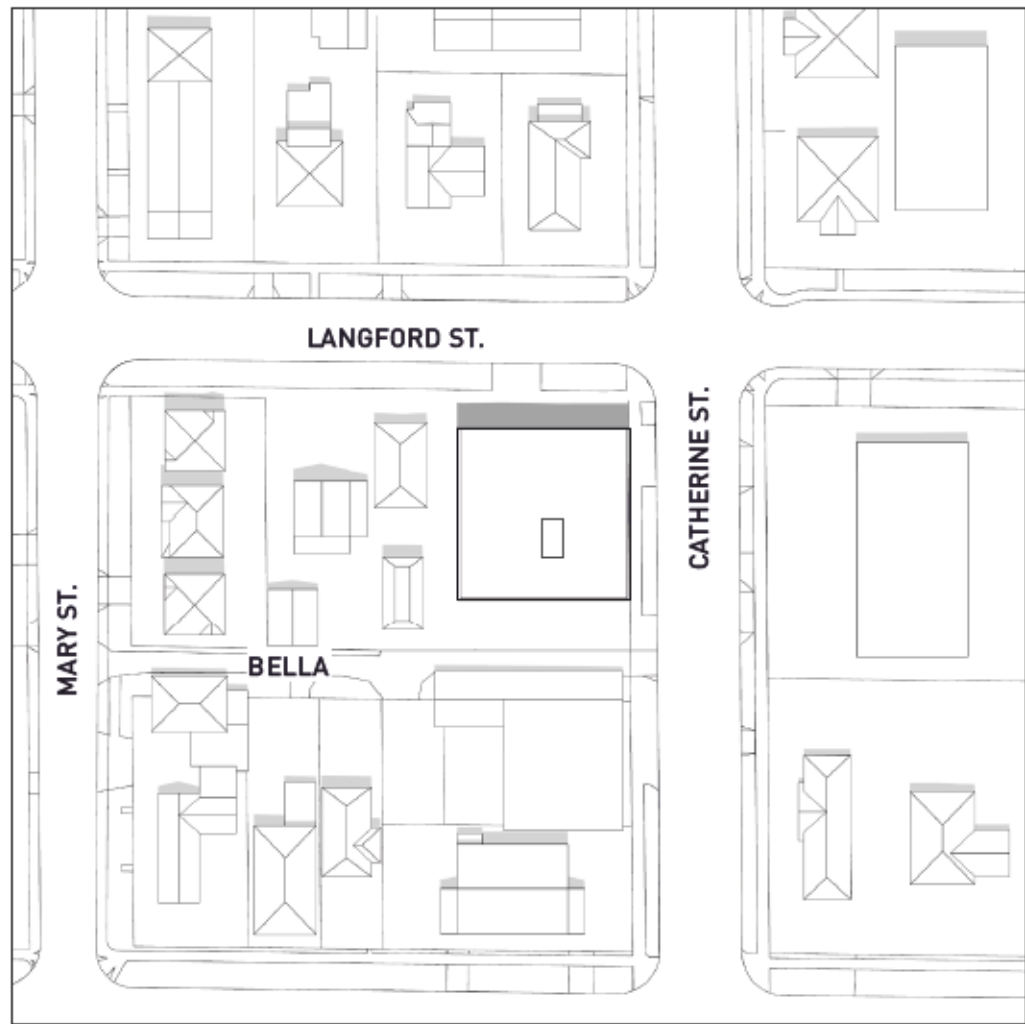
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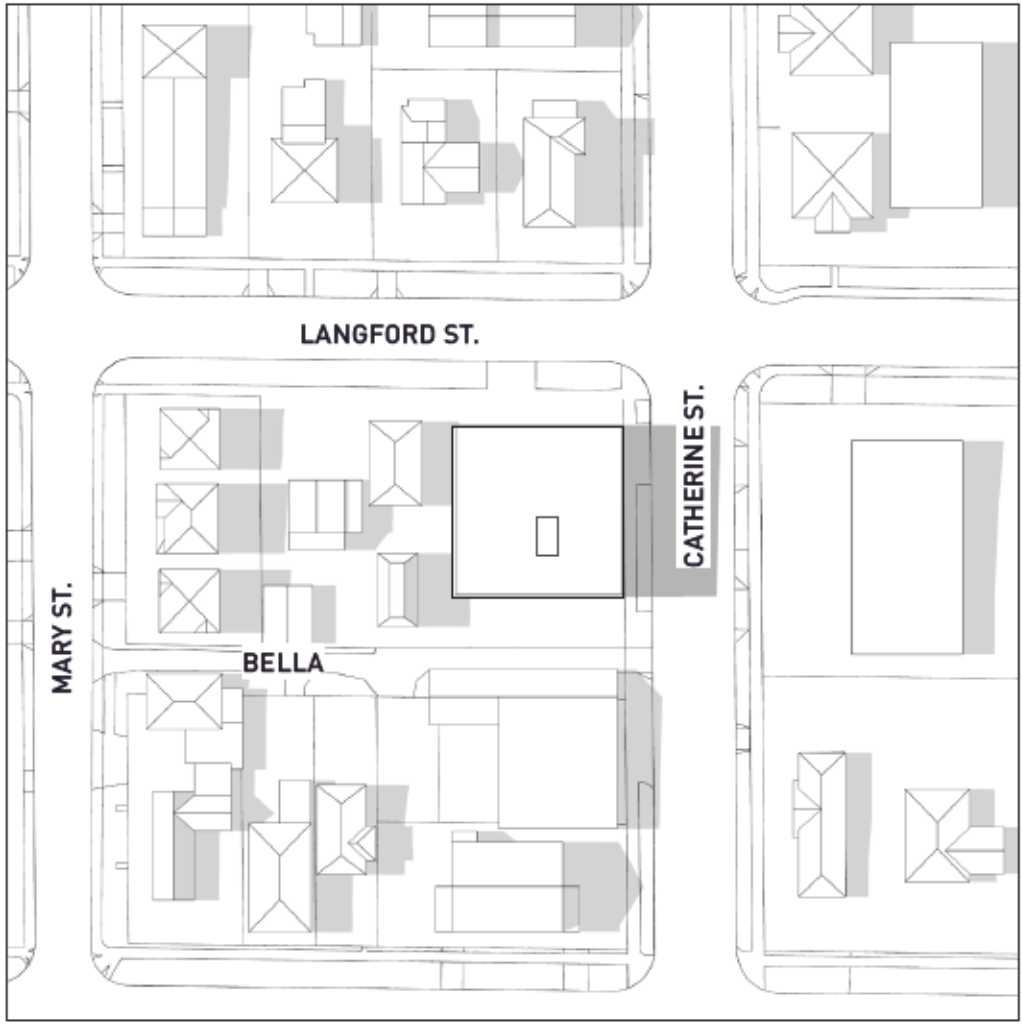
VICTORIA, BC
Project 0646
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AG.1



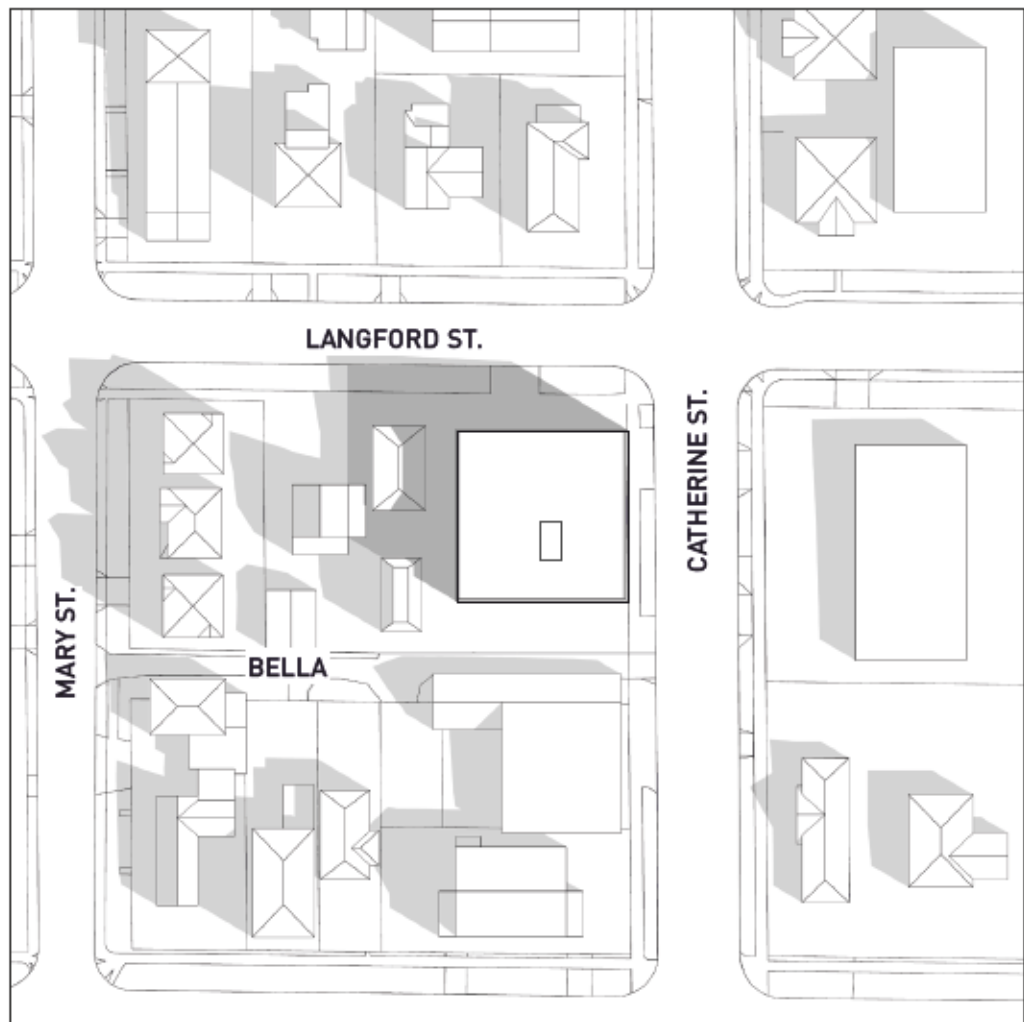
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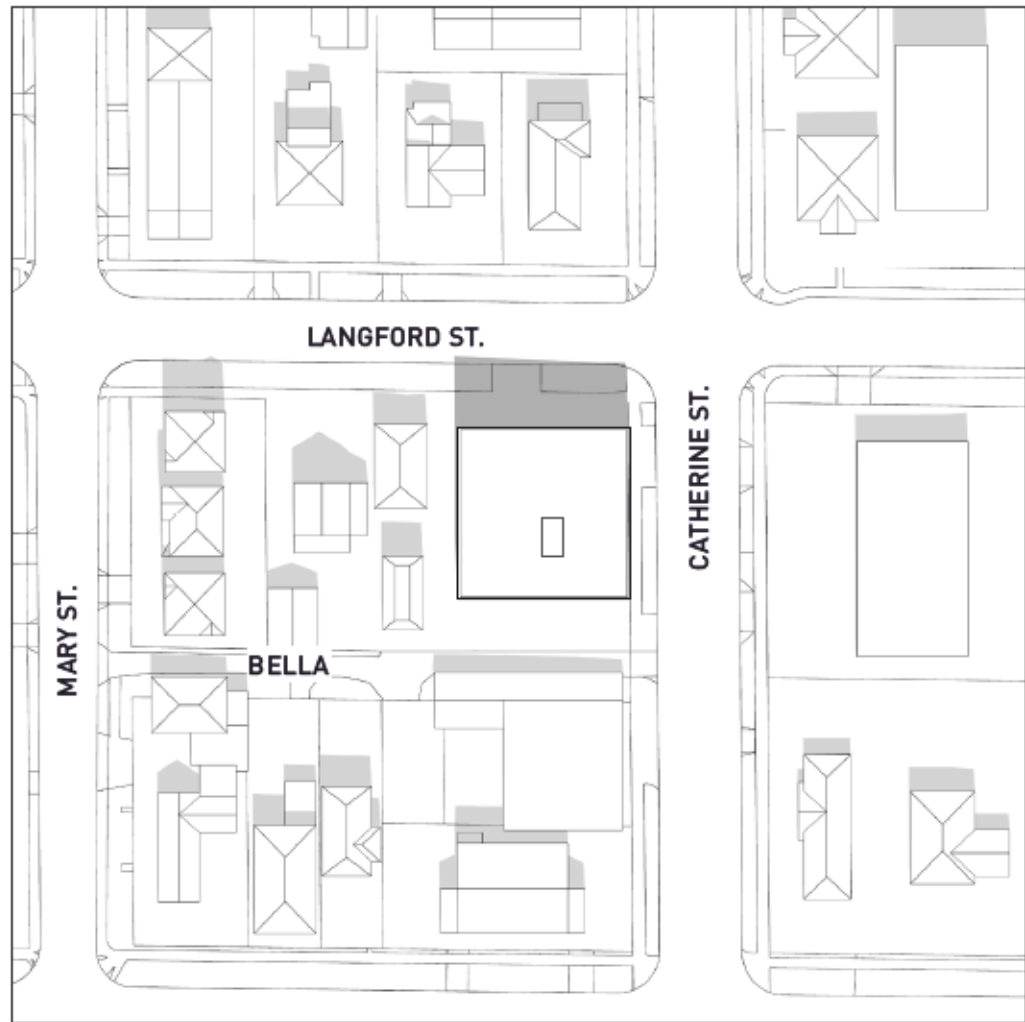
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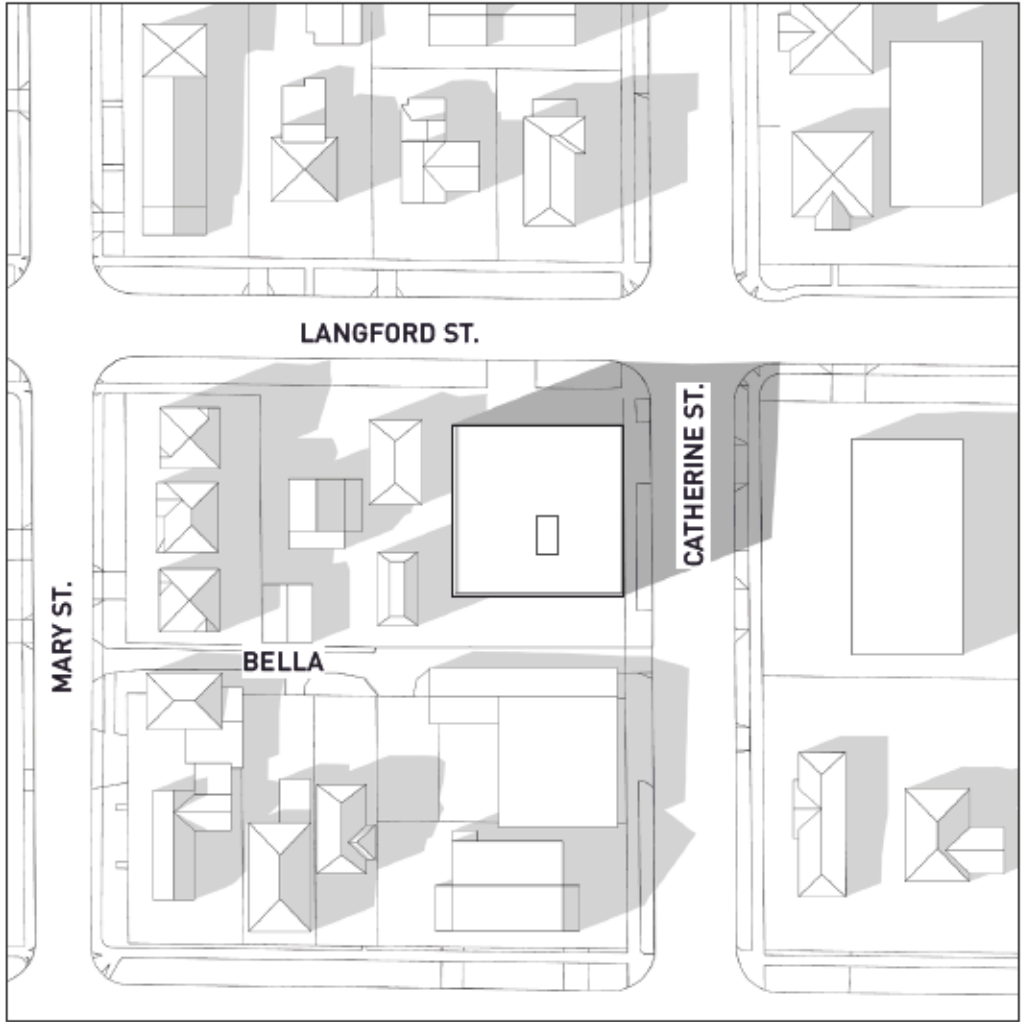
JUNE 21 4:00 PM



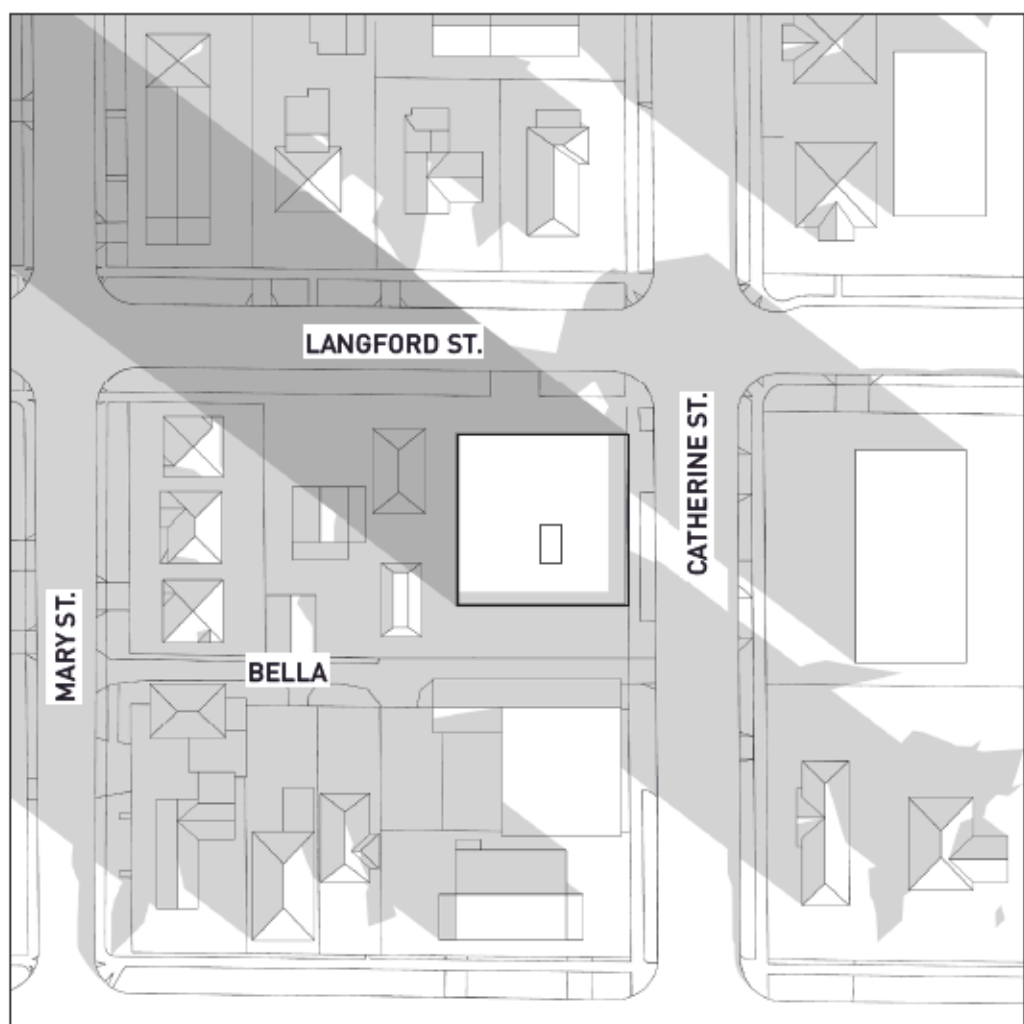
MARCH 20/SEPTEMBER 22 9:00 AM



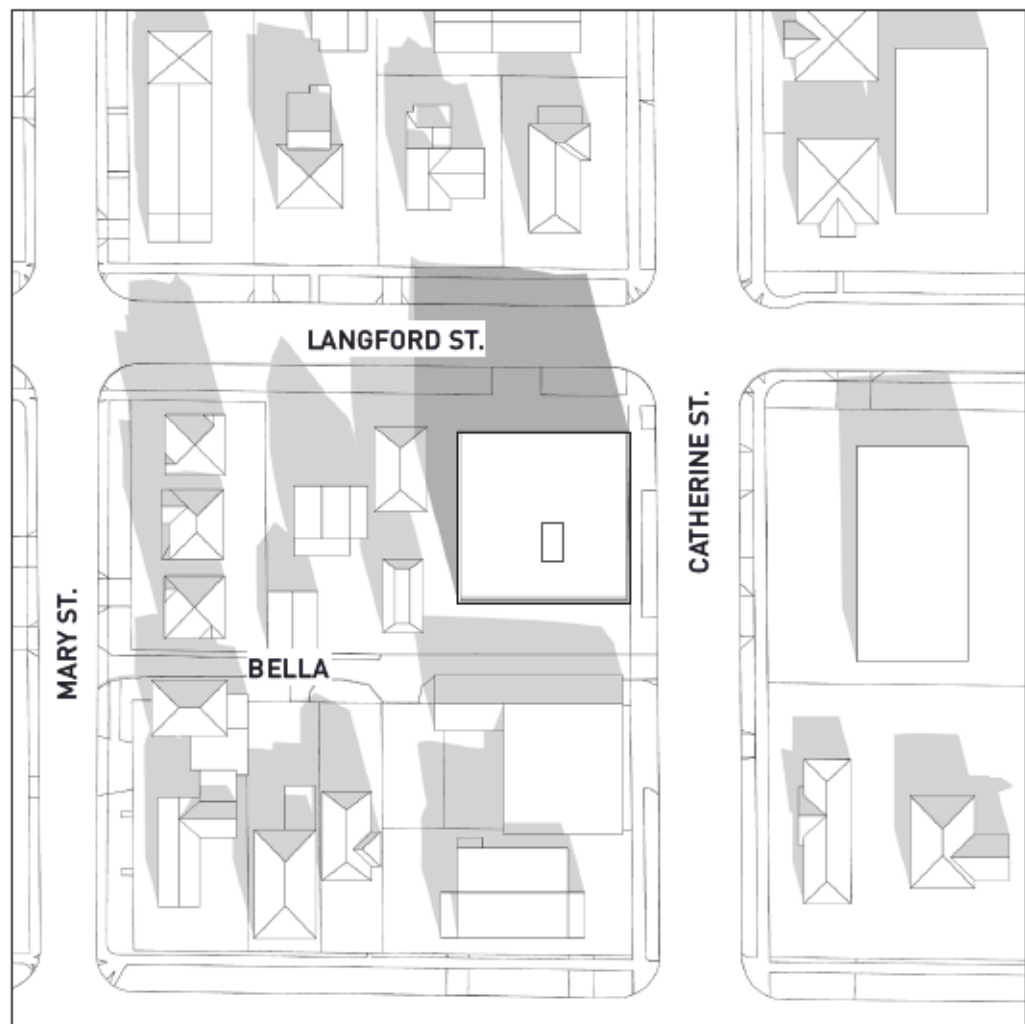
MARCH 20/SEPTEMBER 22 12:00 PM



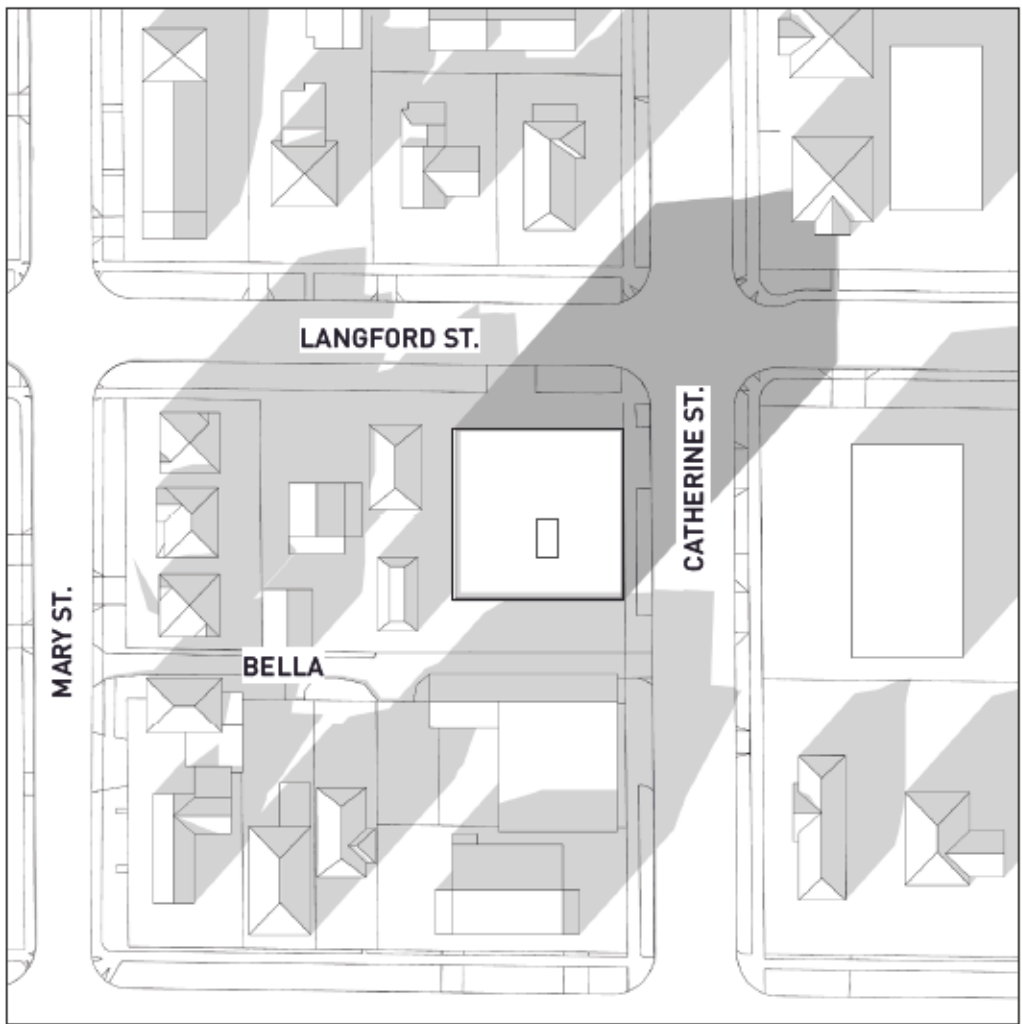
MARCH 20/SEPTEMBER 22 4:00 PM



DECEMBER 21 8:00 AM [DST]



DECEMBER 21 11:00 AM [DST]



DECEMBER 21 3:00 PM [DST]

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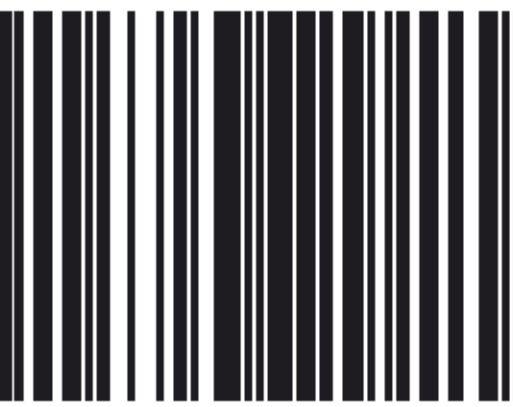
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J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.
Subject to charges, legal notations, and interests shown on: Title No. E127581 (P.I.D. 000-500-879)
Underground servicing shown schematically and aquired from VCMAP GIS.
Invert elevations from VCMAP GIS.

LEGEND

- Denotes Control Monument Found
- Denotes Traverse Station Placed
- Denotes Cleanout
- Denotes Coniferous Tree
- Dec. Denotes Deciduous Tree
- Denotes Hydrant
- Denotes Lamp Standard
- Denotes Sewer Manhole
- Denotes Street Sign
- Denotes Typical Spot Elevation
- Denotes Utility Pole
- Denotes Water Service
- Denotes Water Valve Box

The intended plot size of this plan is 432mm in width by 560mm in height, (C size), when plotted at a scale of 1:150.

Distances and elevations are in metres
Elevations are geodetic based on control monument 24-82
Elevations are at grade unless noted otherwise
Dimensions to property line are from siding

SITE PLAN

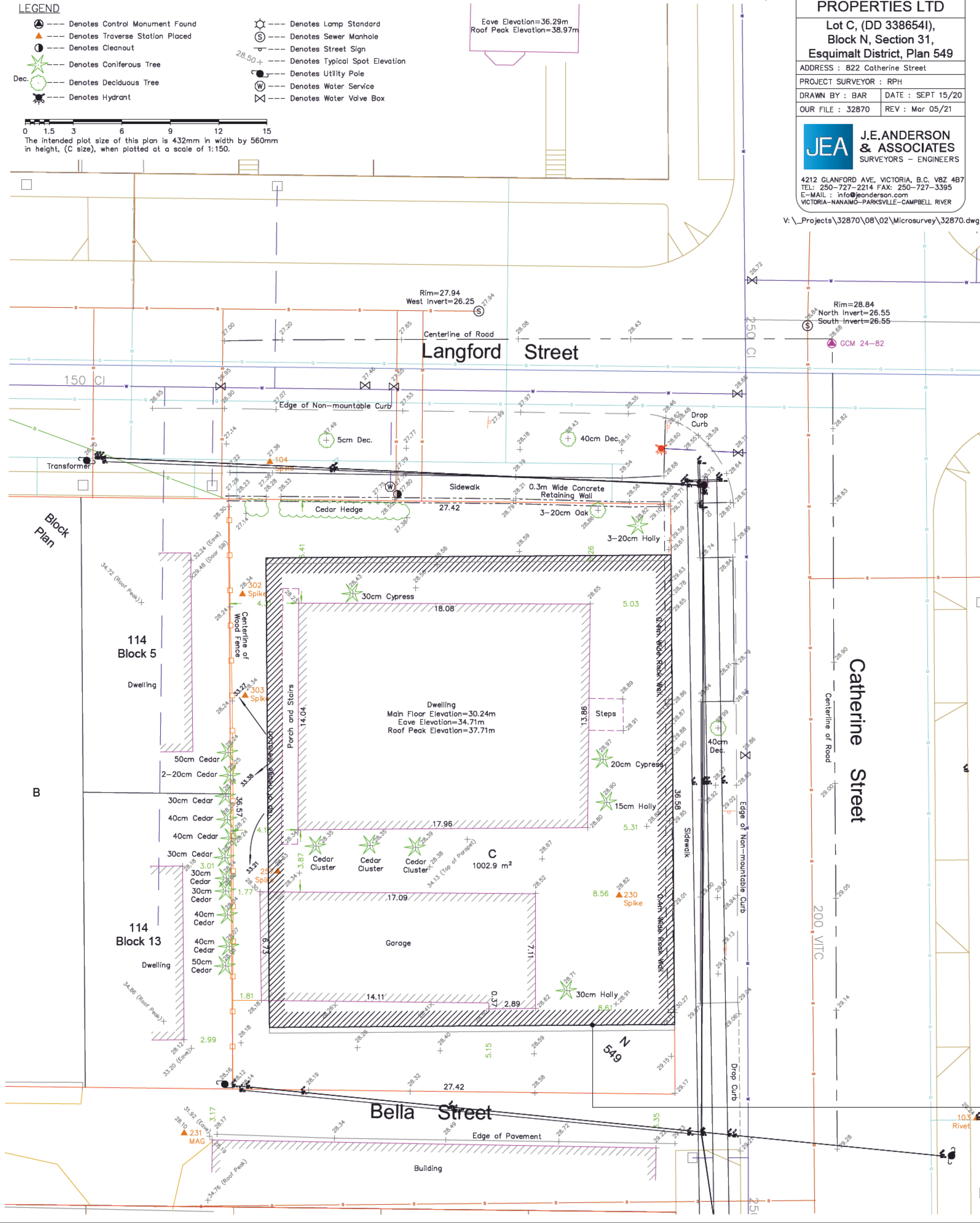
DIMMA PACIFIC
PROPERTIES LTD

Lot C, (DD 3386541),
Block N, Section 31,
Esquimalt District, Plan 549

ADDRESS : 822 Catherine Street
PROJECT SURVEYOR : RPH
DRAWN BY : BAR DATE : SEPT 15/20
OUR FILE : 32870 REV : Mar 05/21

JEA J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS
4212 GLANFORD AVE, VICTORIA, B.C. V8Z 4B7
TEL: 250-727-2214 FAX: 250-727-3395
E-MAIL : info@janderson.com
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

V:\Projects\32870\08\02\Microsurvey\32870.dwg



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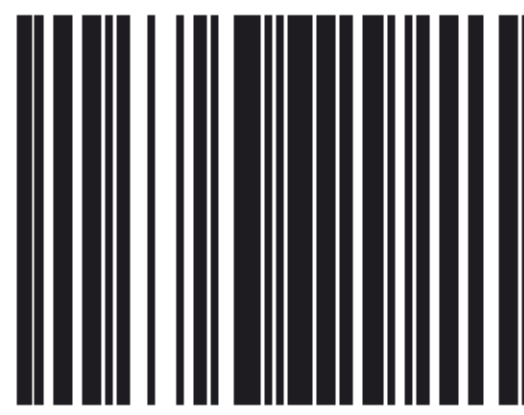
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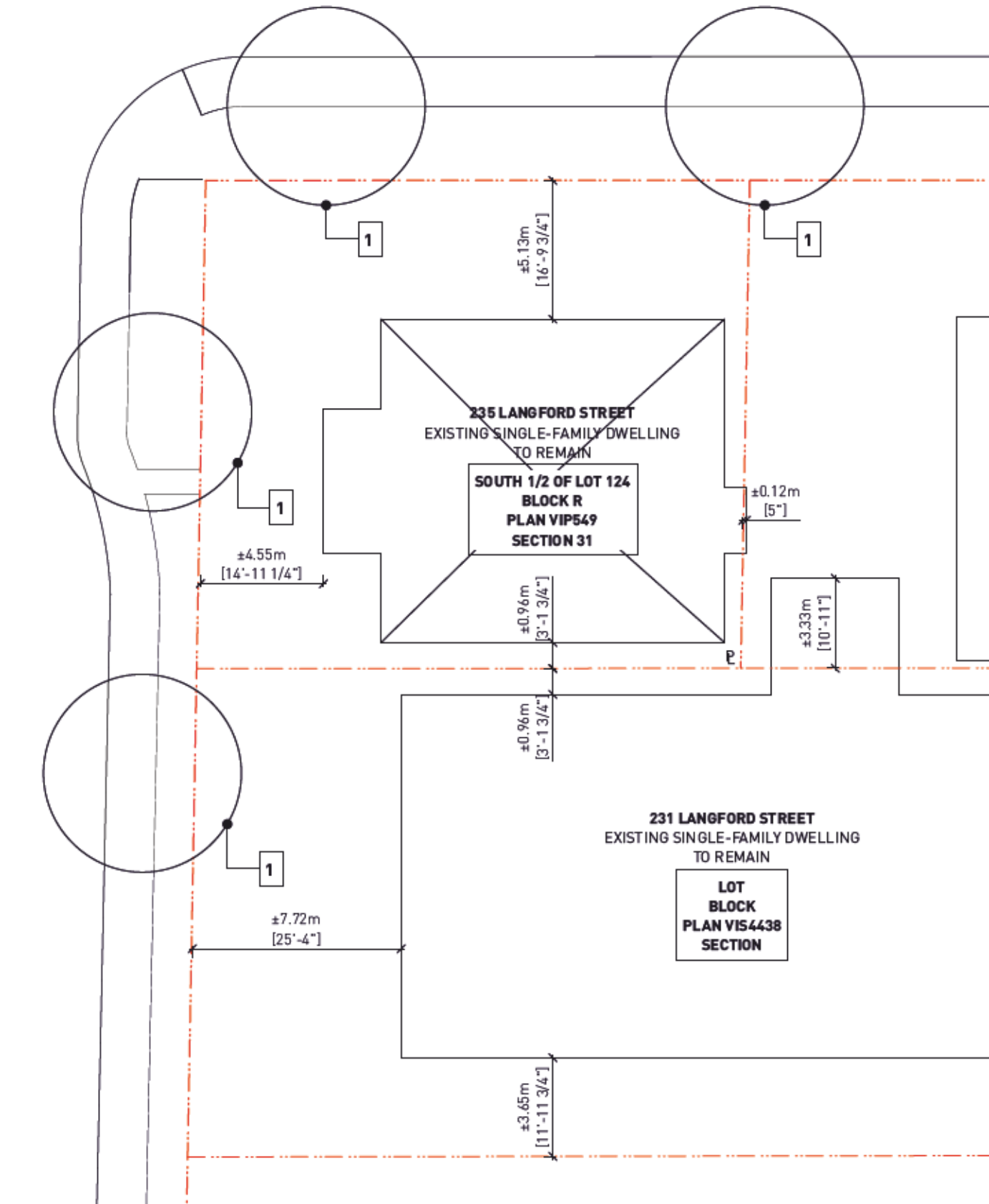
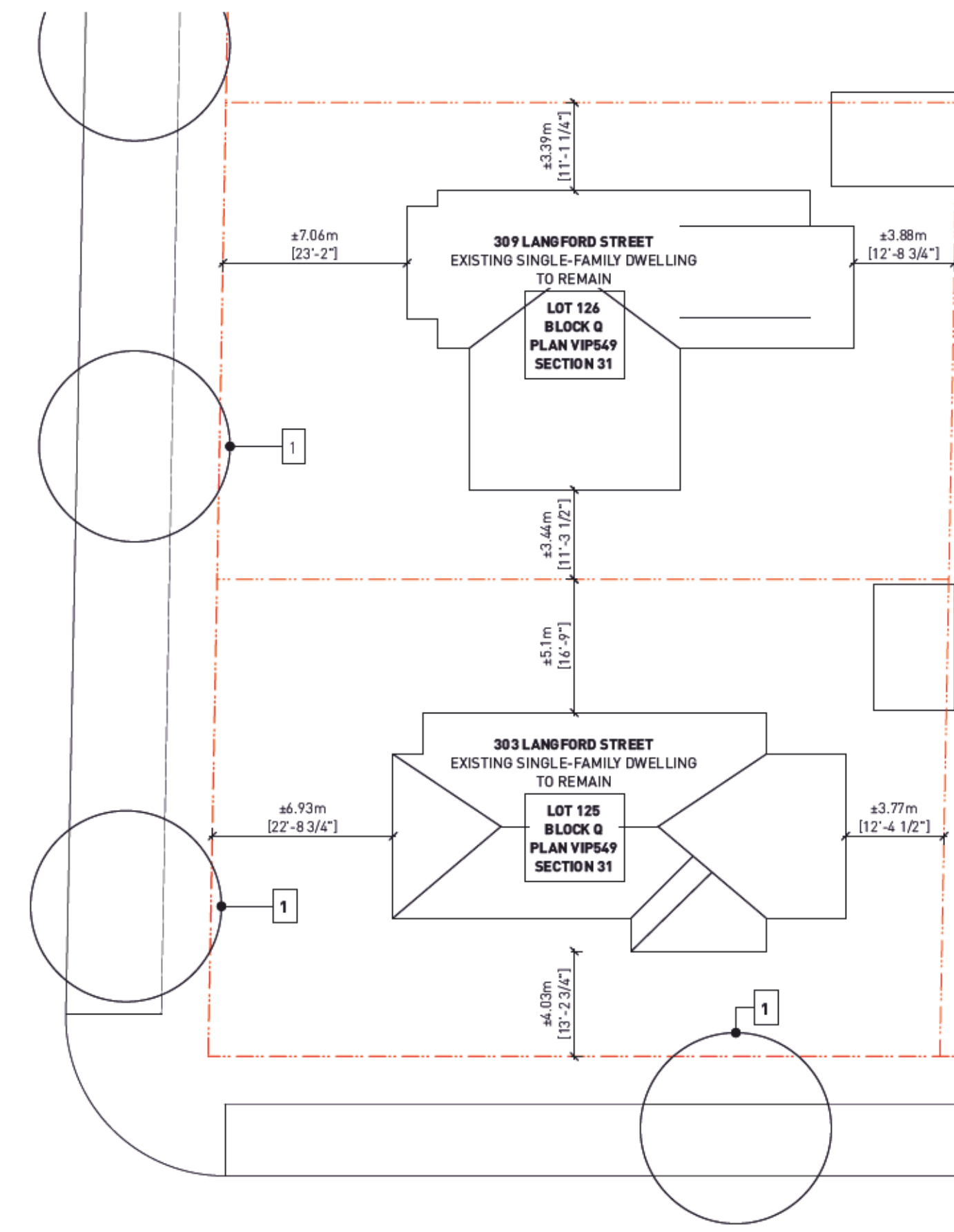
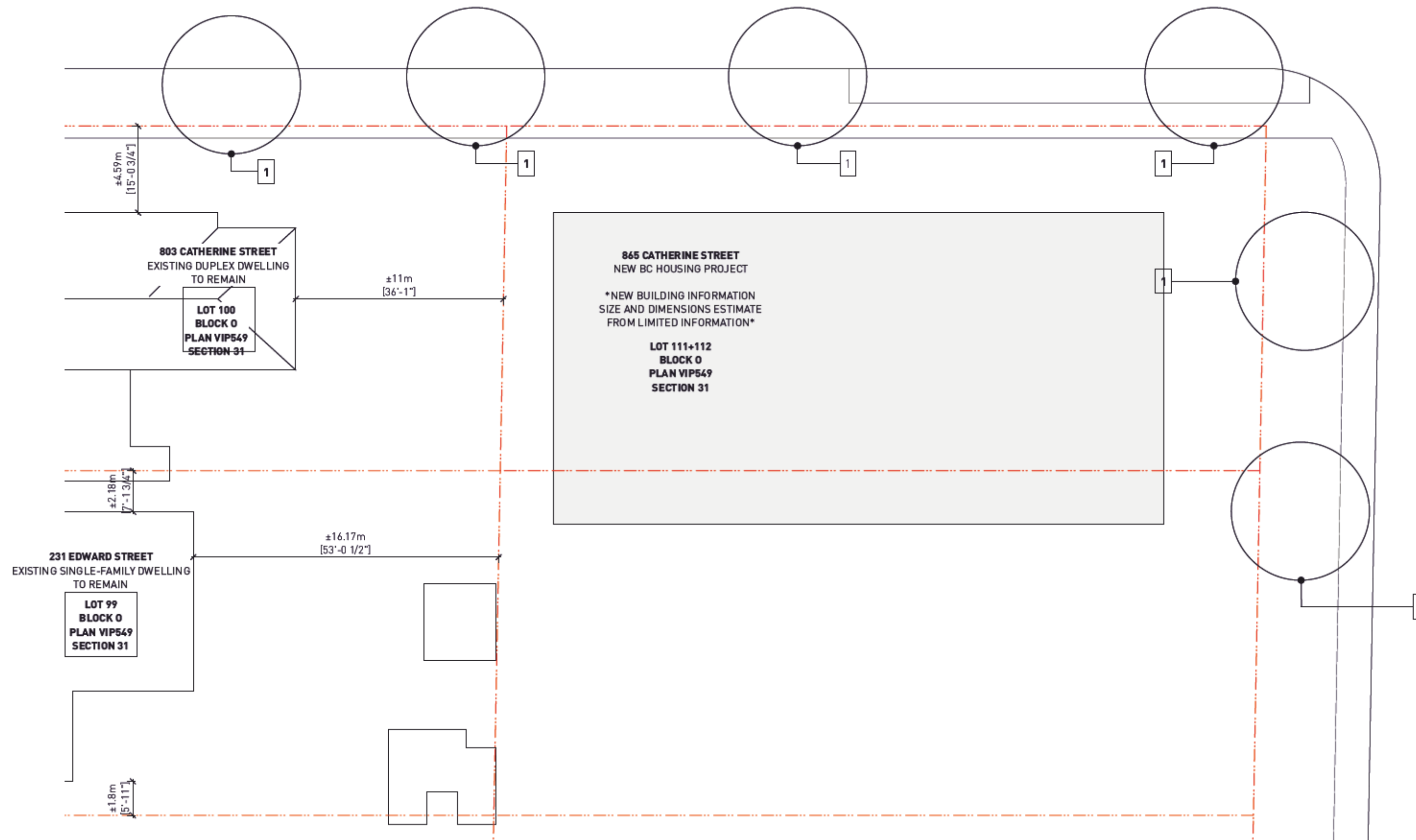
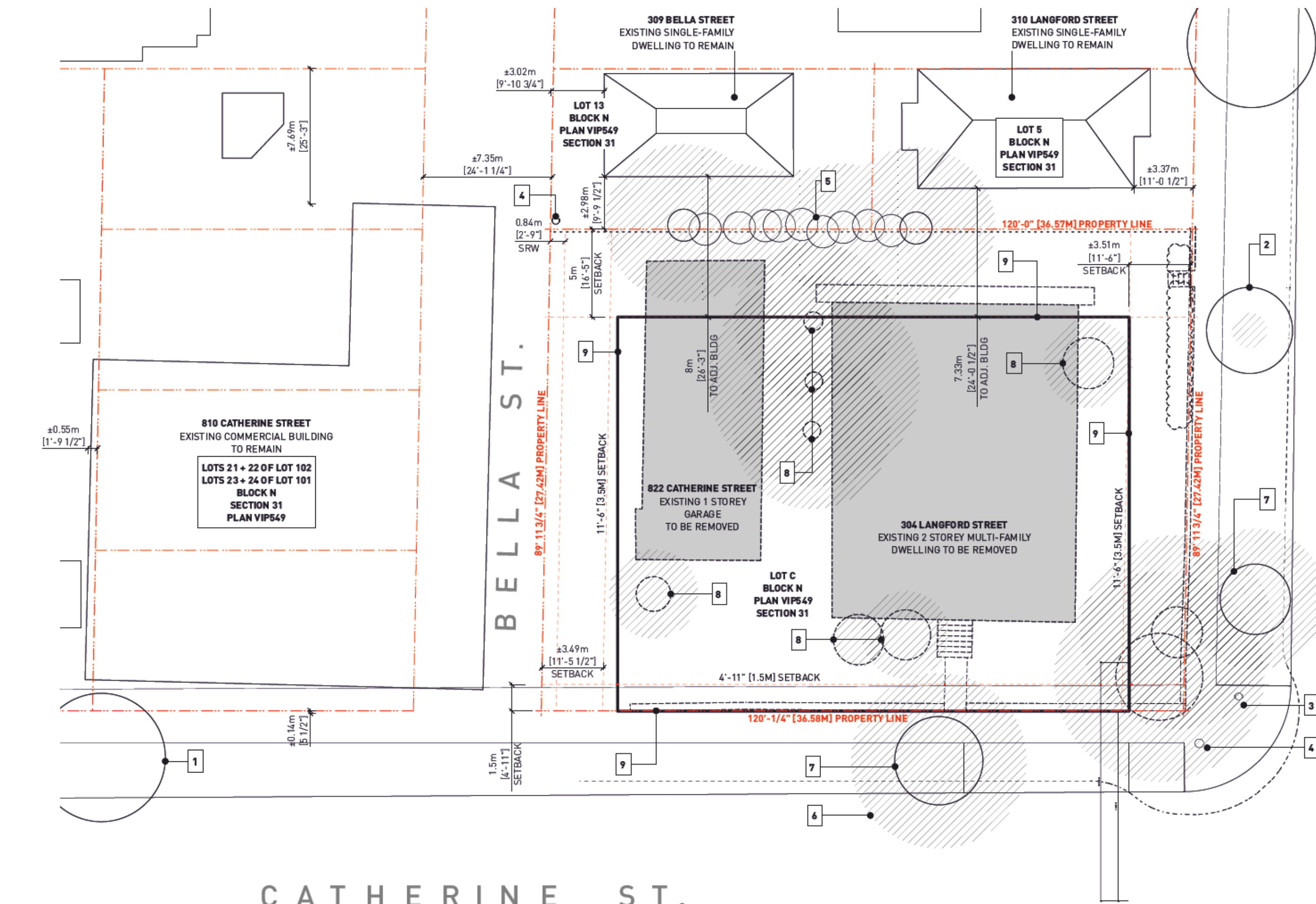
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SITE SURVEY Project
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AG.3



LEGEND:

BELOW
PROPERTY LINE
BUILDING - EXISTING
BUILDING - DEMO
TREE PROTECTION

EXISTING TREE
DEMO TREE

KEYNOTES - SITE CONTEXT

- EXISTING MUNICIPAL TREE TO REMAIN
- EXISTING DECIDUOUS TREE (SCM) TO REMAIN
- EXISTING FIRE HYDRANT
- EXISTING HYDRO POLE
- EXISTING HEDGE (CEDAR) TO REMAIN
- EXISTING PROTECTED TREE ROOT AREA
- EXISTING DECIDUOUS TREE (AOCM) TO REMAIN
- TREE TO BE REMOVED
- PROPOSED BUILDING FOOTPRINT

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1 SITE CONTEXT ELEVATION - SOUTH (BELLA)
AG.5 SCALE: 1:200



2 SITE CONTEXT ELEVATION - NORTH (LANGFORD)
AG.5 SCALE: 1:200



4 SITE CONTEXT ELEVATION - WEST
AG.5 SCALE: 1:200

3

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AG.5

CURTAIN WALL
DESCRIPTION: ALUMICOR, THERMALLY BROKEN ALUMINUM STOREFRONT
TEMPERED, DUAL PANE, LOW E COATING, ARGON FILL, LOW REFLECTIVITY COATING TO REDUCE INTERNAL GLARE
PRE-FINISHED ALUMINUM FLASHING AT HEADS AND SILLS



CW2 [CATHERINE]

CW3 [LOBBY ENTRY @ CATHERINE]

CW4 [SPANDREL @ CATHERINE]

PICTURE / AWNING WINDOW
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

CASEMENT WINDOW
DESCRIPTION: PLYGEM, DESIGN ARCHITECTURAL SERIES, ALUMINUM CLAD VINYL

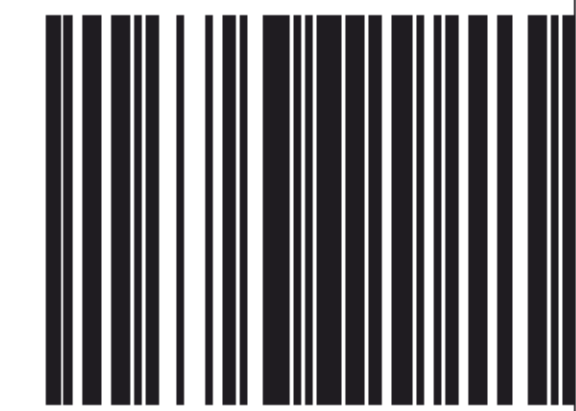
EXTERIOR DOOR
DESCRIPTION: SMOKE SEAL, WALL STOP, HINGE, PEEP HOLE, DEAD BOLT, LEVERED SET, CLOSER, DOOR SWEEP, UNIT#



PARKADE EXIT DOOR

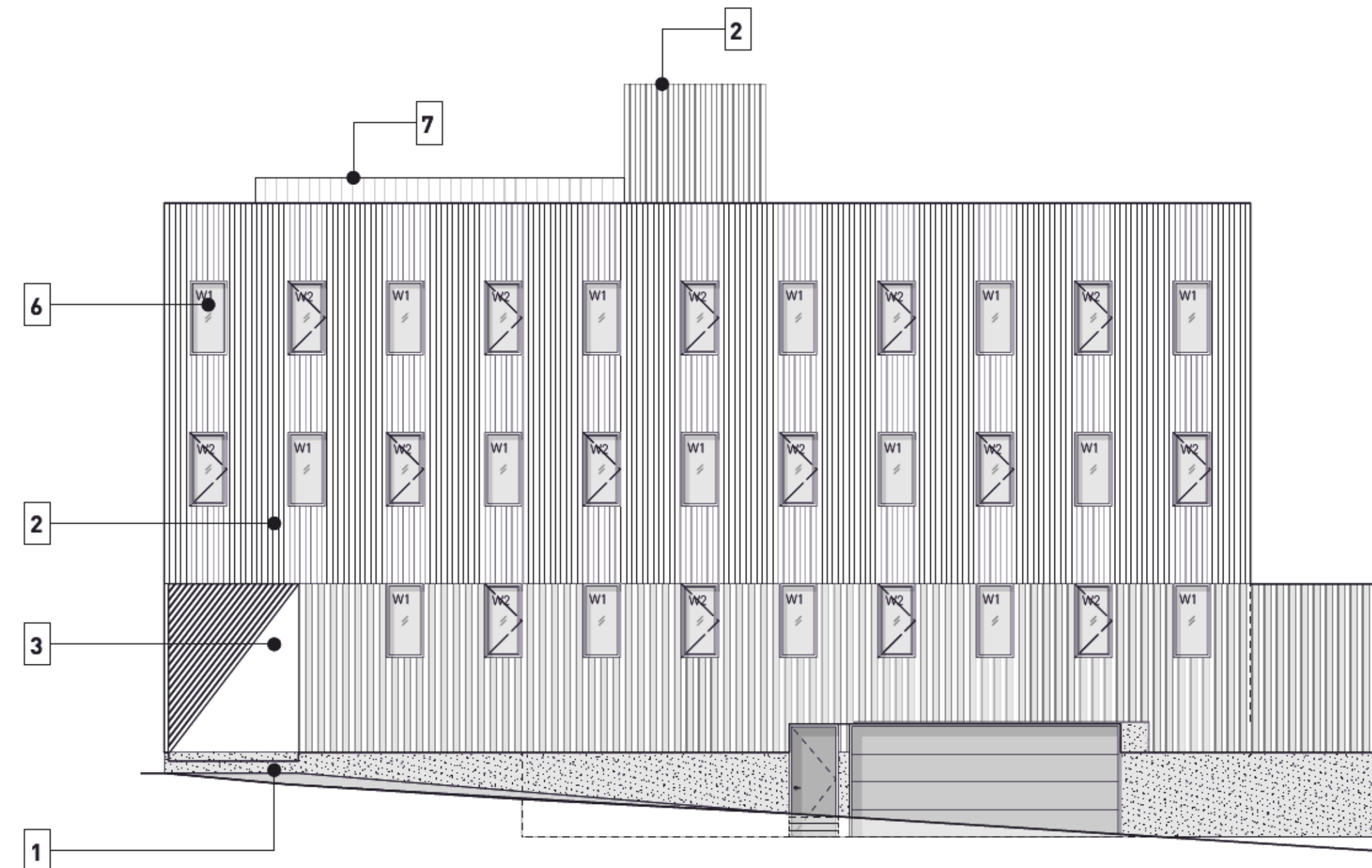
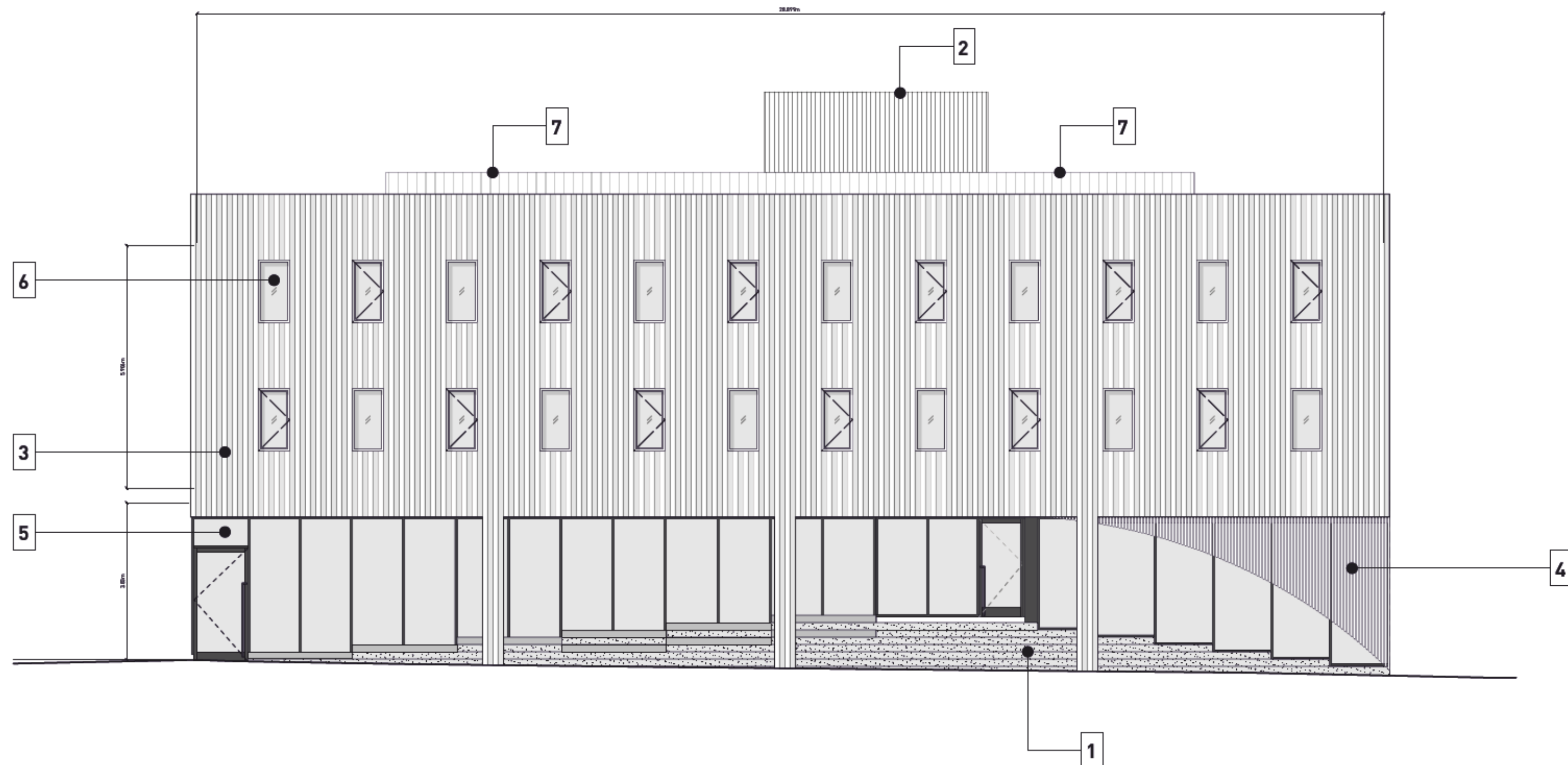
STAIR / UTILITY DOOR

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AG.6



1. CONCRETE



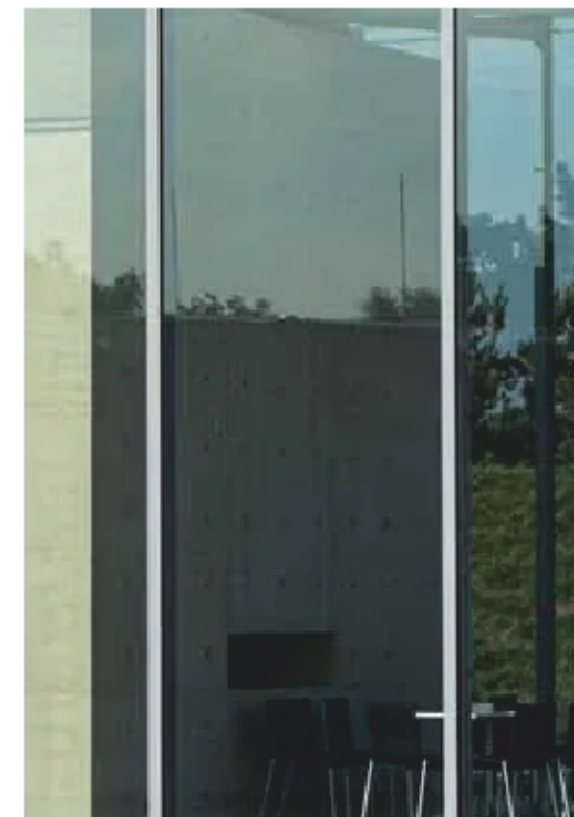
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[WHITE]



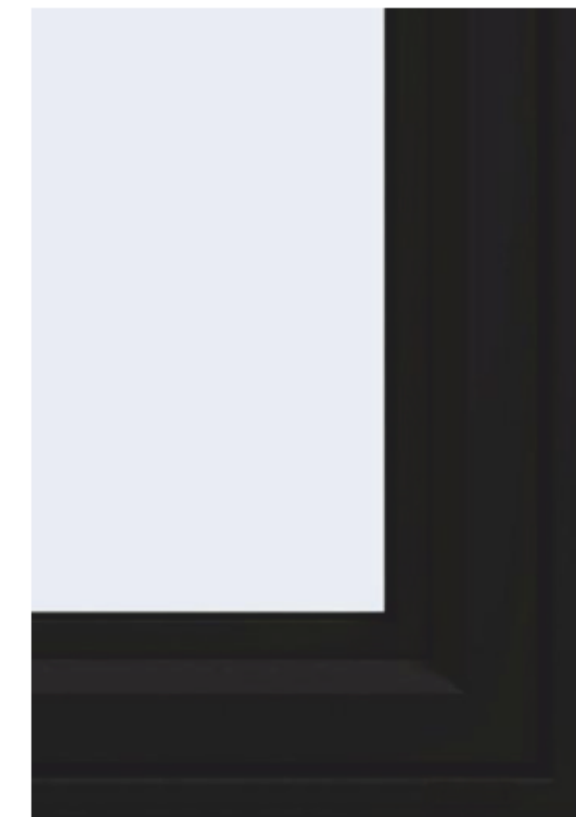
3. CUSTOM CURVED METAL
CLADDING [WHITE]



4. WOOD ENTRY SOFFIT /
FEATURE WALL



5. STOREFRONT GLASS



6. BLACK PVC WINDOW



7. METAL PICKET GUARDRAIL [WHITE]

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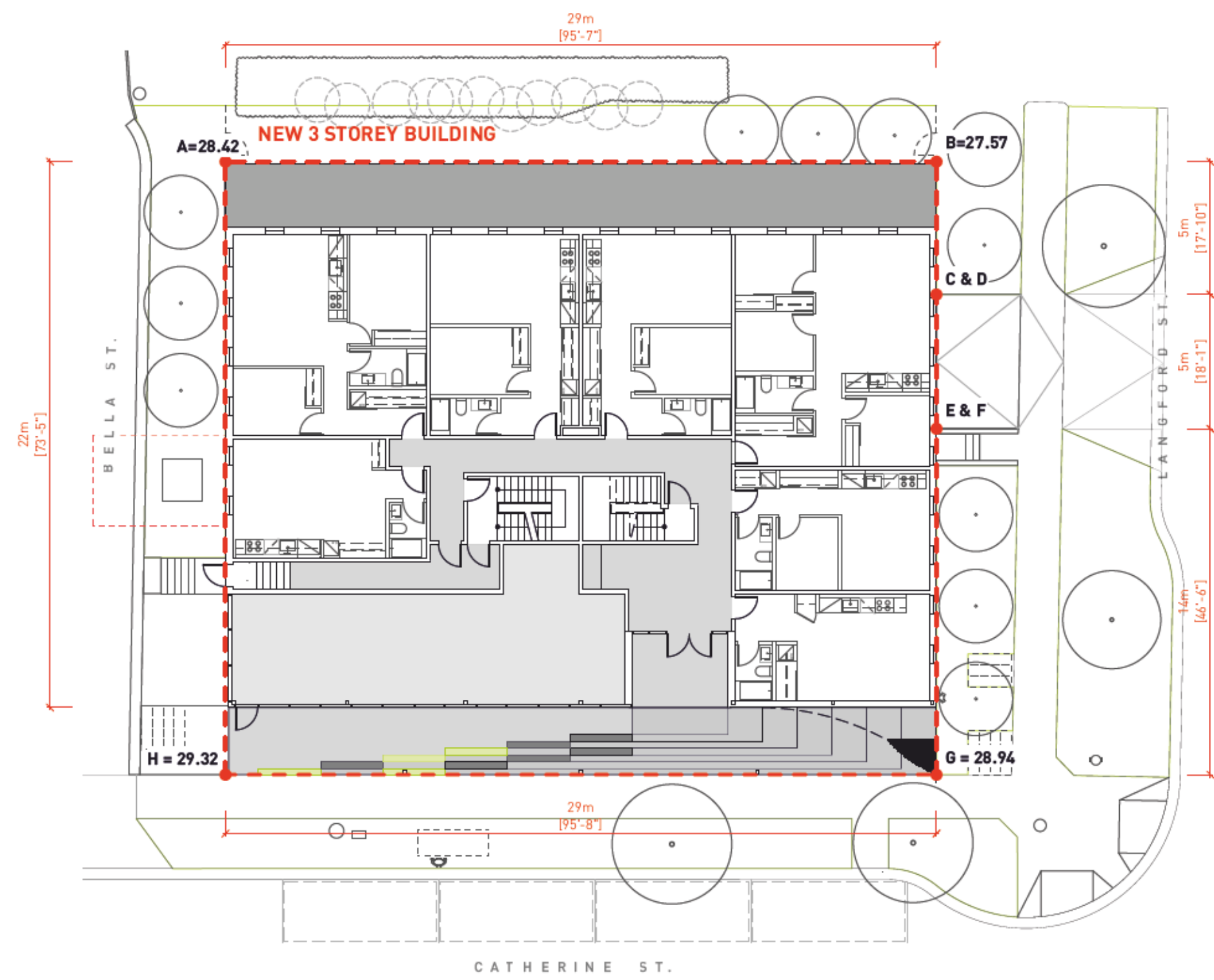
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822 CATHERINE STREET
+ 304 LANGFORD STREET

VICTORIA, BC

MATERIAL BOARD Project
0646 Sheet

AG.7

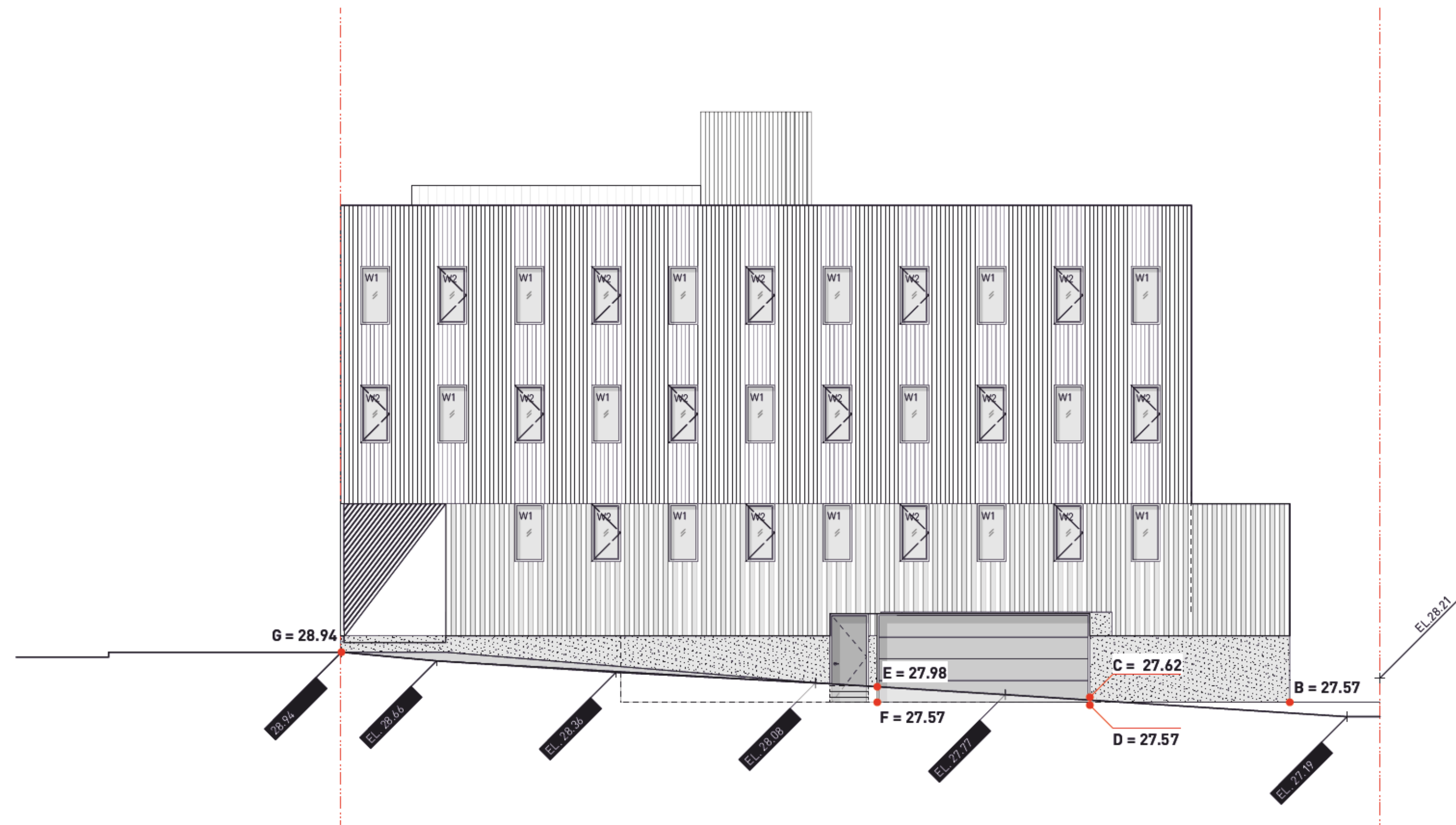


1 AVERAGE GRADE
AG.8
SCALE: 1:200

GRADE POINTS		BUILDING PERIMETER
A	28.42	105.74
B	27.57	
C	27.62	
D	27.52	
E	27.98	
F	27.52	
G	28.94	
H	29.32	

CALCULATION:	AVERAGES	DISTANCE	TOTALS
A & B	28.00	29.15	816.05
B & C	27.60	5.40	149.01
D & F	27.52	5.50	151.36
E & G	28.46	14.18	403.56
G & H	29.13	29.15	849.05
H & I	28.87	22.37	645.71

	105.74	3014.75
AVERAGE GRADE		
28.51		



2 AVERAGE GRADE
AG.8
SCALE: 1:100

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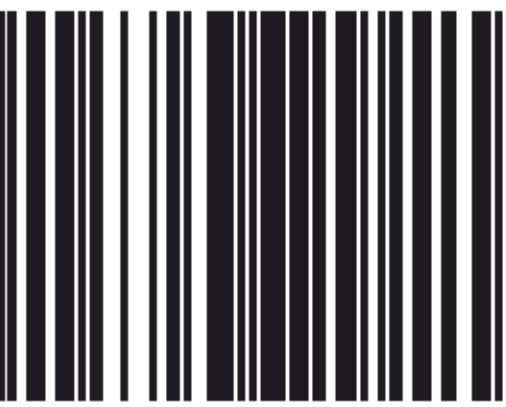
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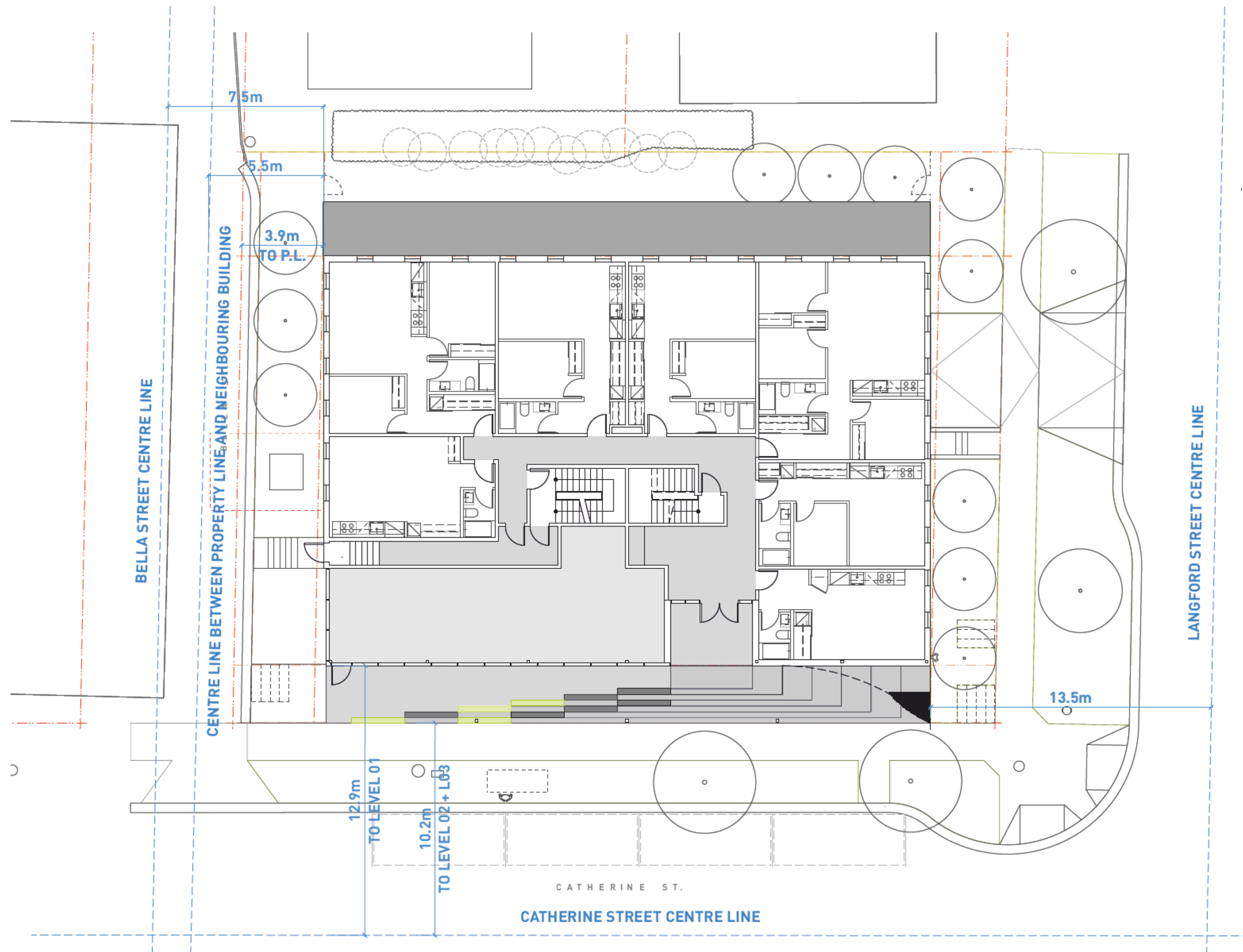


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AVERAGE GRADE Project
CALCULATION 0646
Sheet



3
A0.9
AVERAGE GRADE
SCALE: 1:150

EXPOSED BUILDING FACE	LIMITING DISTANCE [m]			UNPROTECTED OPENING AREA [m2]	
	AREA [m2]	UNPROTECTED OPENING RATIO			
		ALLOWED		PROPOSED	

SOUTH	GROUP A + C [L1-L3]	3.0m	3.9m	4.0m		
		199	22%	29.20%	30%	58.1 > 49.19
		* LIMITING DISTANCE MEASURED TO SOUTH PROPERTY LINE				
	199	5.0m	5.5m	6.0m		
		40%	46.00%	52%	91.5 > 49.19	
EAST	GROUP A + C [L1-L3]	7.0m	7.5m	8.0m		
		199	66%	74.00%	82%	147.3 > 49.19
		* LIMITING DISTANCE CALCULATED TO MIDDLE OF BELLA STREET				
	GROUP C [L2-L3]	12.9m				
		98	100.00%		98.0 > 59.67	
NORTH	GROUP C [L1-L3]	10.2m				
		170	100.0%		170.0 > 27.87	
		13.8m				
	GROUP C [L1-L3]	192	100.0%		192.0 > 38	
		5.0m				
WEST	GROUP C [L1-L3]	268	40.0%		107.2 > 41.8	

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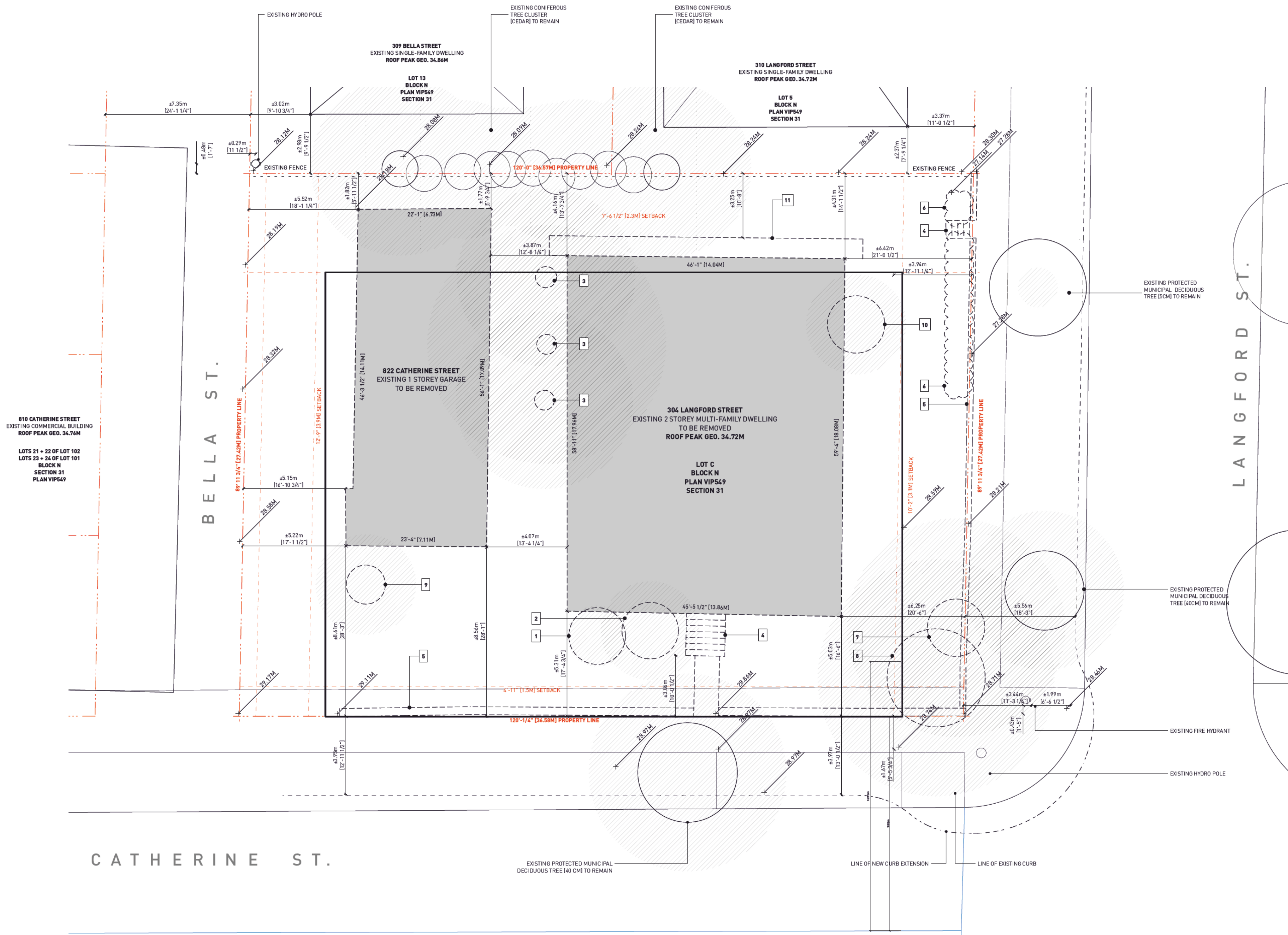


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Project 0646
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LIMITING DISTANCE
CALCULATIONS



1
A0.1
EXISTING / DEMO PLAN
SCALE: 1:100

KEYNOTES - SITE EXISTING + DEMO

- EXISTING CONIFEROUS TREE (15CM HOLLY) TO BE REMOVED
- EXISTING CONIFEROUS TREE (20CM CYPRESS) TO BE REMOVED
- EXISTING CONIFEROUS TREE (CEDAR) TO BE REMOVED
- EXISTING STEPS TO BE REMOVED
- EXISTING RETAINING WALL TO BE REMOVED
- EXISTING HEDGE (CEDAR) TO BE REMOVED
- EXISTING PROTECTED DECIDUOUS TREE (3-20CM OAK) TO BE REMOVED
- EXISTING PROTECTED CONIFEROUS TREE (3-20CM HOLLY) TO BE REMOVED
- EXISTING CONIFEROUS TREE (30CM HOLLY) TO BE REMOVED
- EXISTING PORCH + STEPS TO BE REMOVED

LEGEND:

- EXISTING BUILDING (TO BE REMOVED)
- EXISTING BUILDING (TO REMAIN)
- PROPERTY LINE
- SETBACK LINE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING SANITARY LINE
- EXISTING FENCE
- EXISTING TREE (TO BE REMOVED)
- EXISTING TREE ROOT AREA
- EXISTING HYDRO POLE
- EXISTING FIRE HYDRANT

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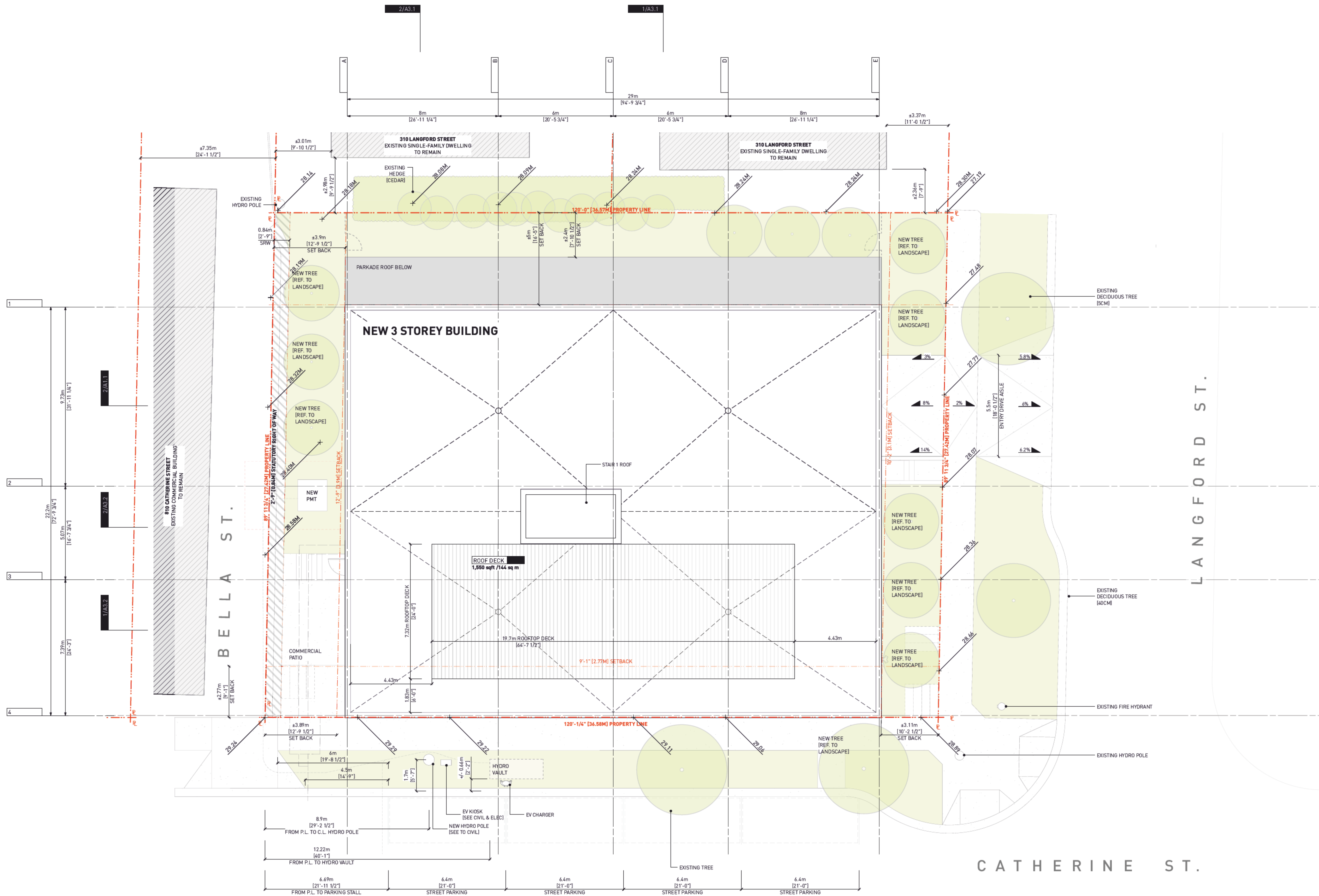
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SITE PLAN - EXISTING +
DEMOLITION

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0646
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A0.1



LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXISTING BUILDING

NON-RATED, GWB BULKHEAD ABOVE

TREE

EXISTING HYDRO POLE

EXISTING FIRE HYDRANT

PROPOSED BENCH

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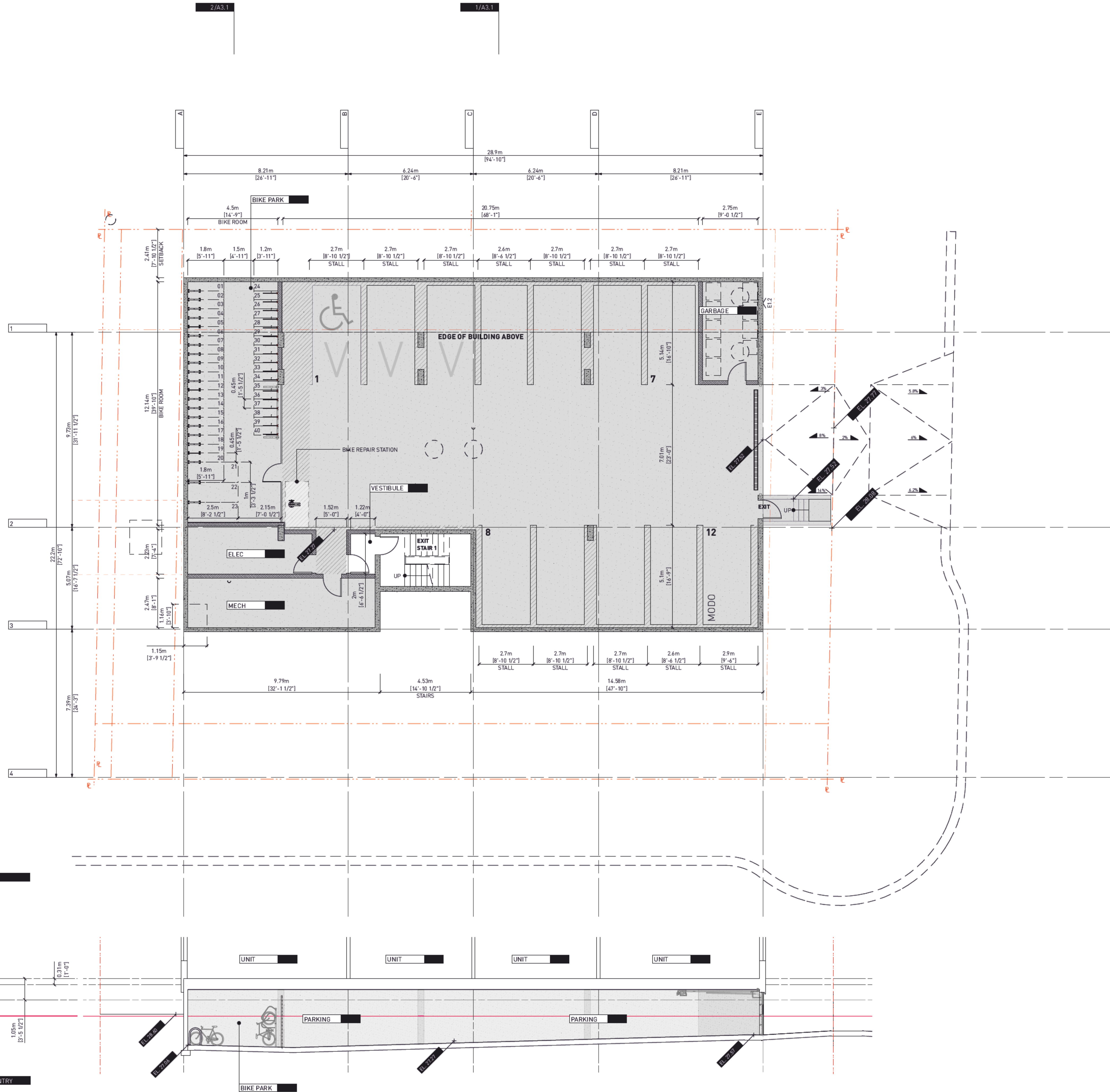
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SITE PLAN - PROPOSED Project 0646
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A1.0



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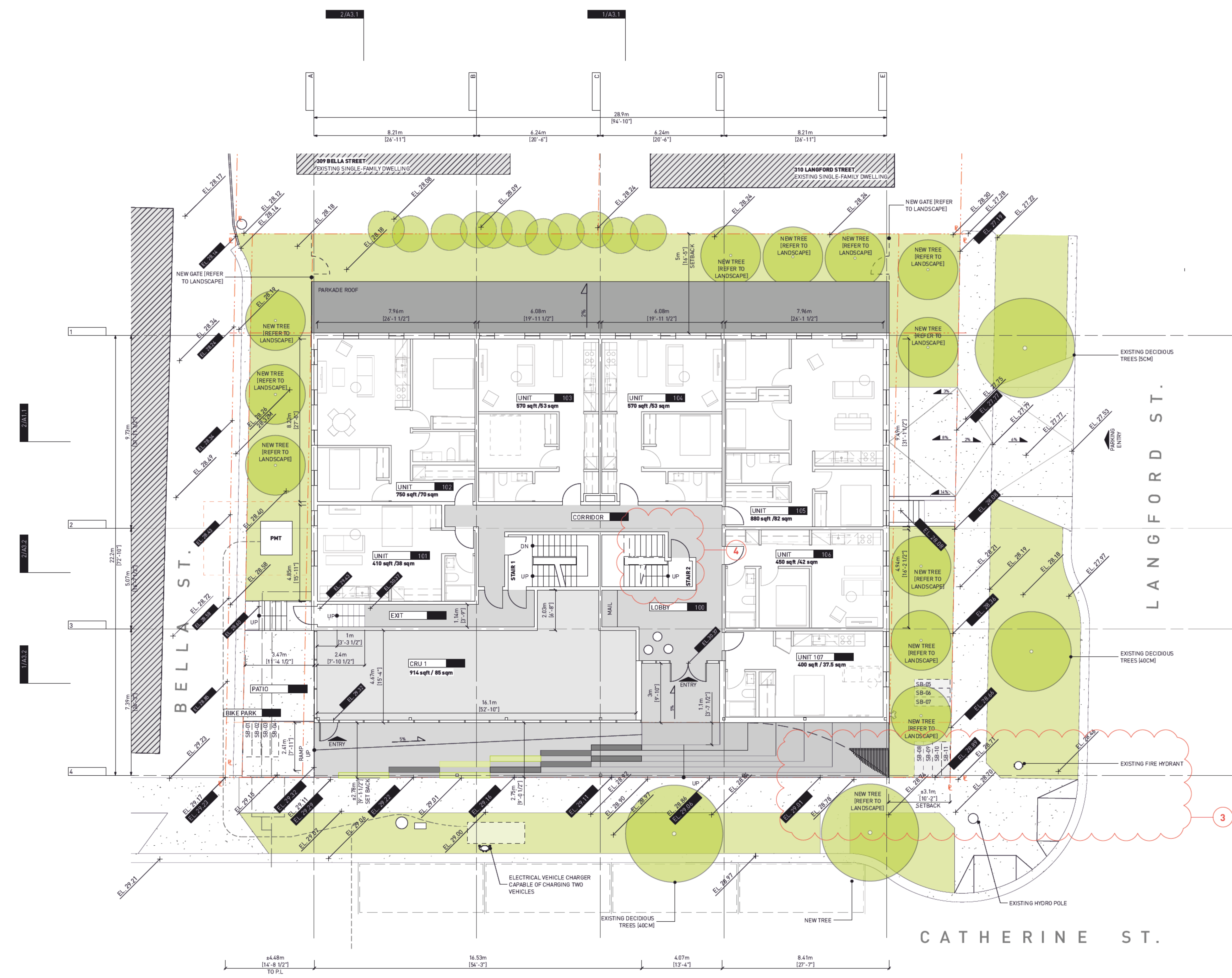
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LEVEL 00 PLAN Project
0646
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A1.1



1 LEVEL 01 PLAN
A1.2 SCALE: 1:100

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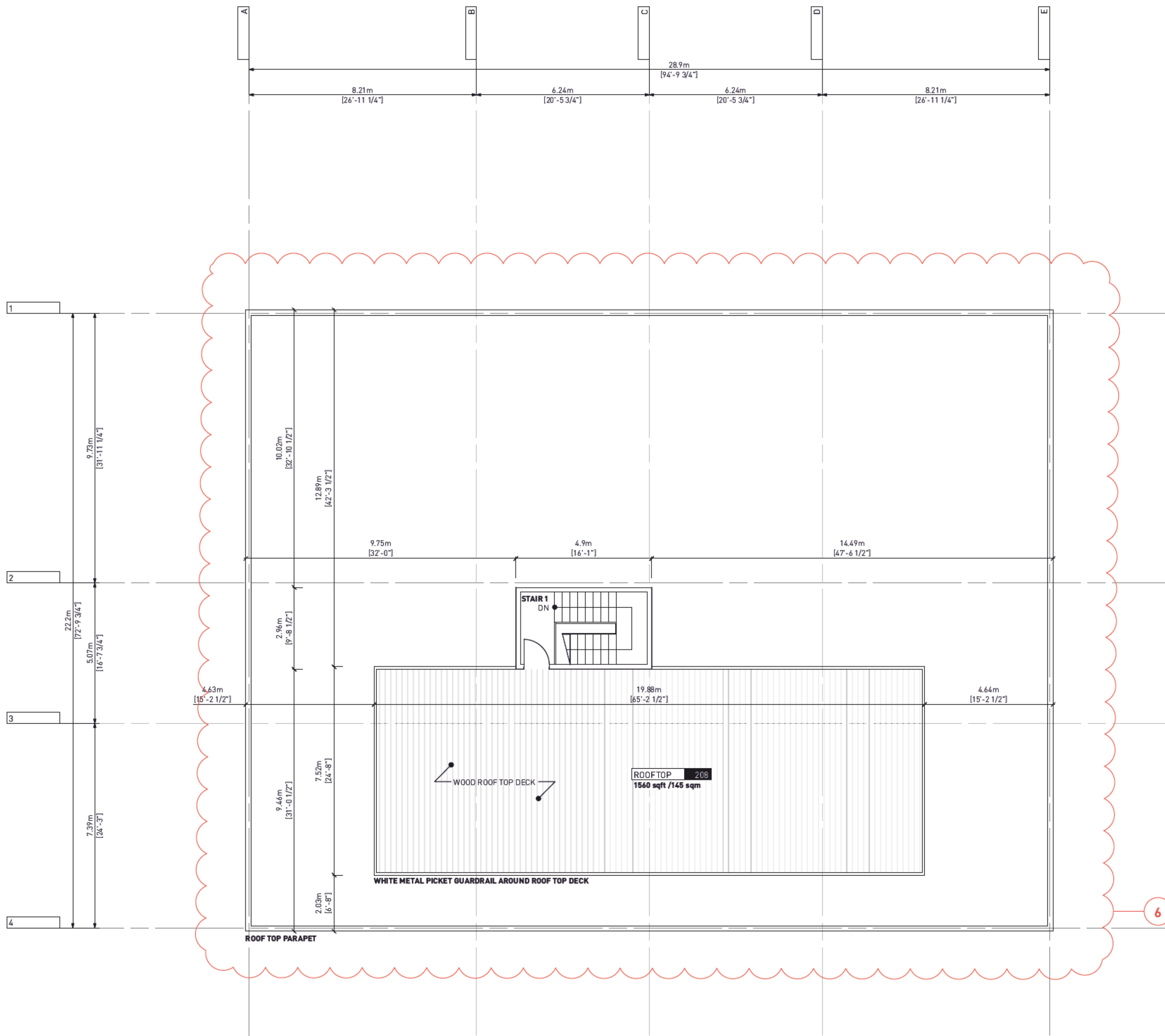
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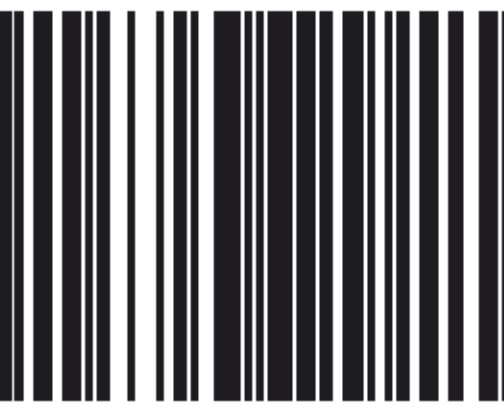
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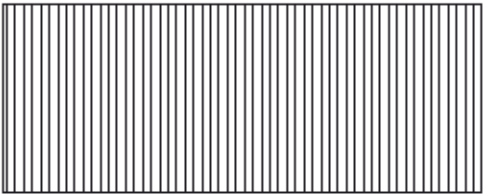
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ROOF TOP PLAN Project
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A1.4

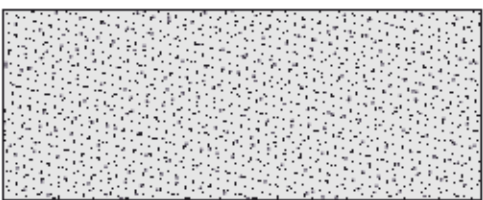
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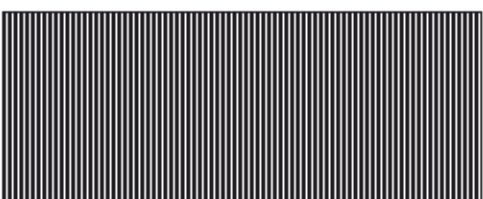
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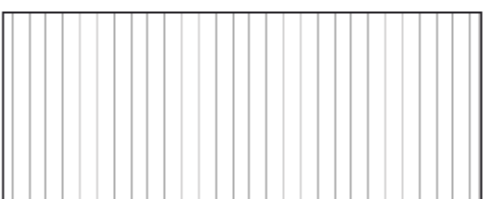
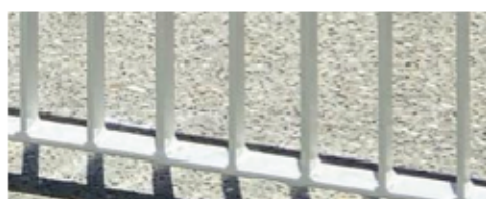
2 CUSTOM CURVED METAL CLADDING



3 CONCRETE



4 WOOD SOFFIT / WALL FEATURE



5 METAL PICKET GUARDRAIL

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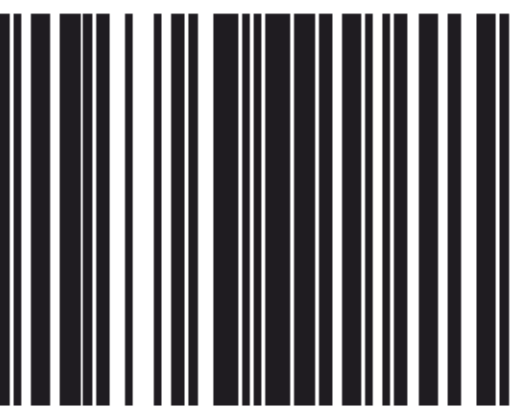
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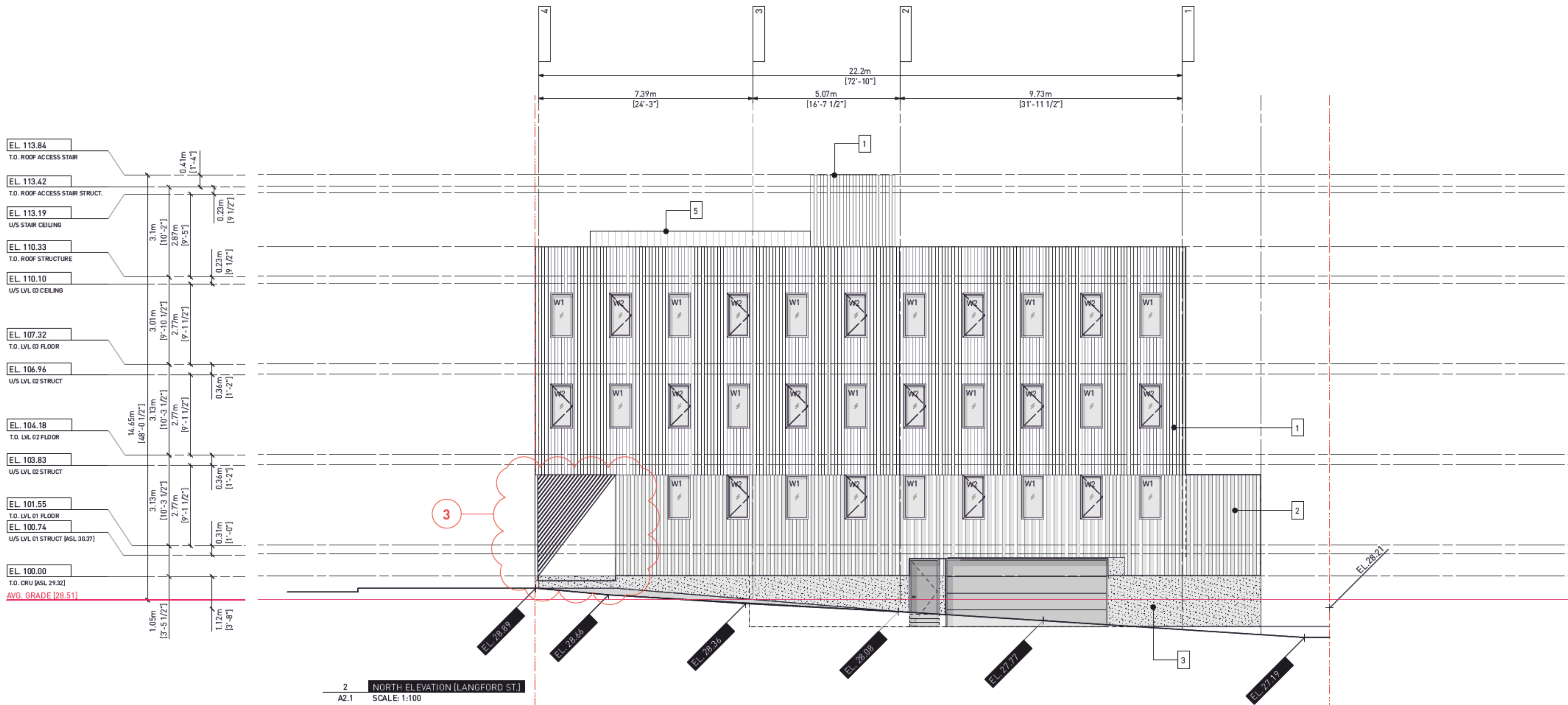
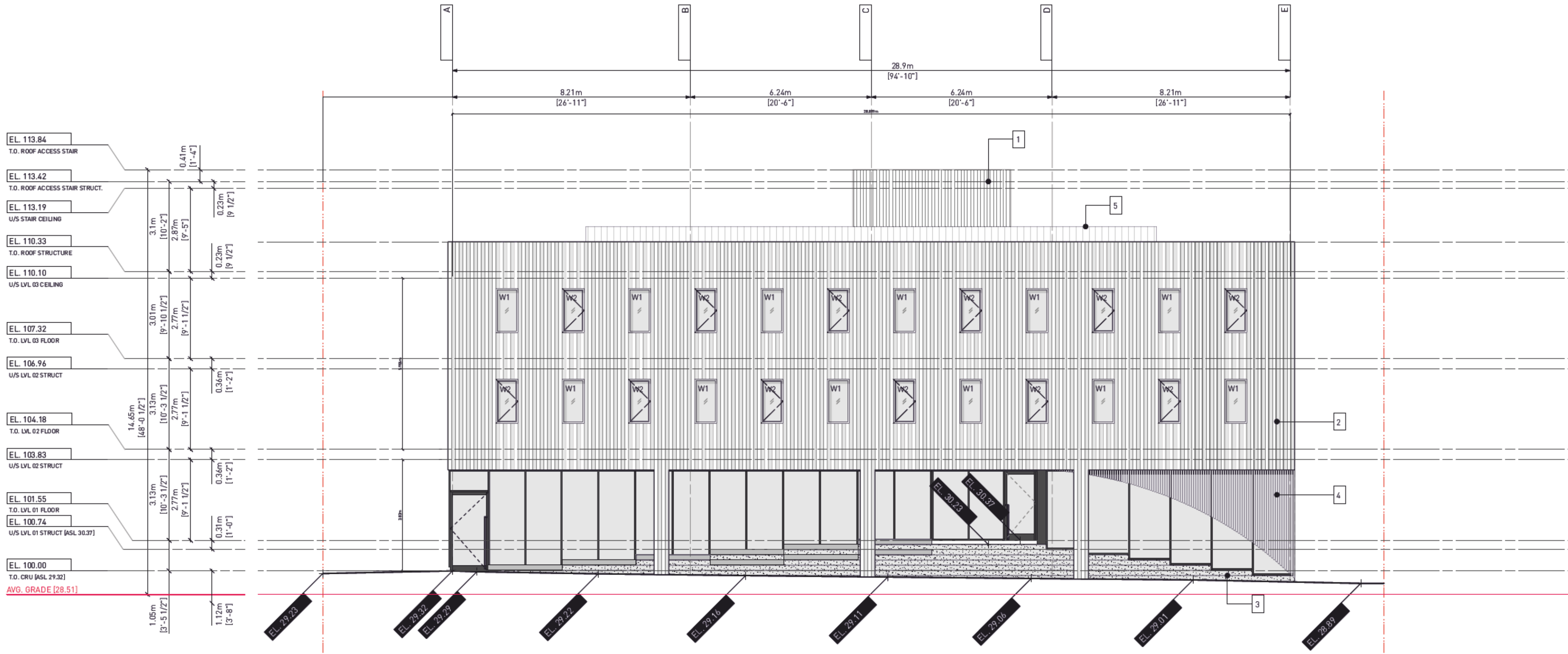
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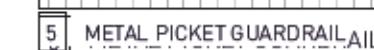
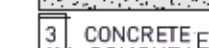
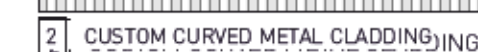
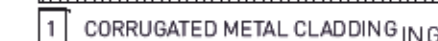
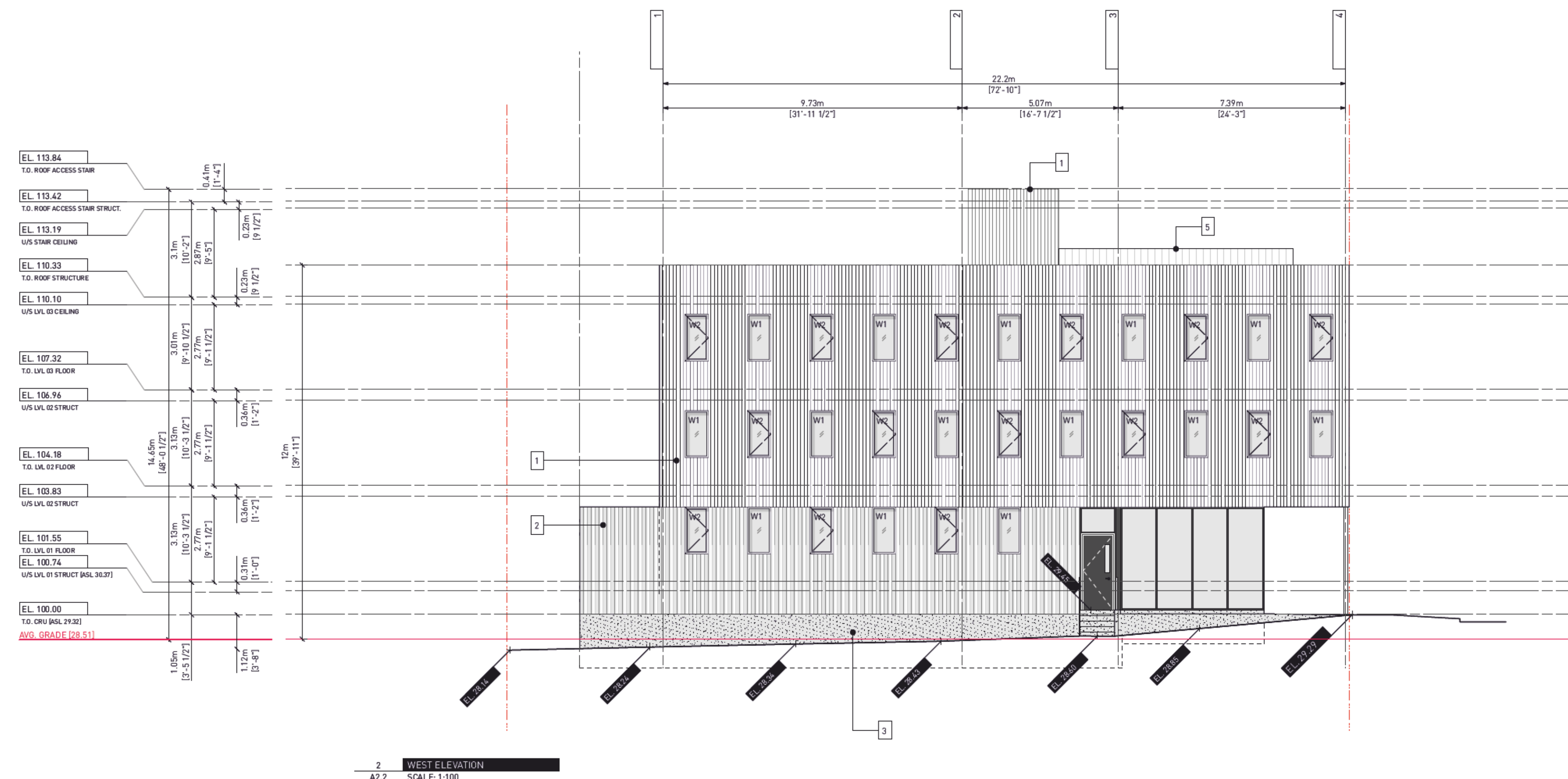
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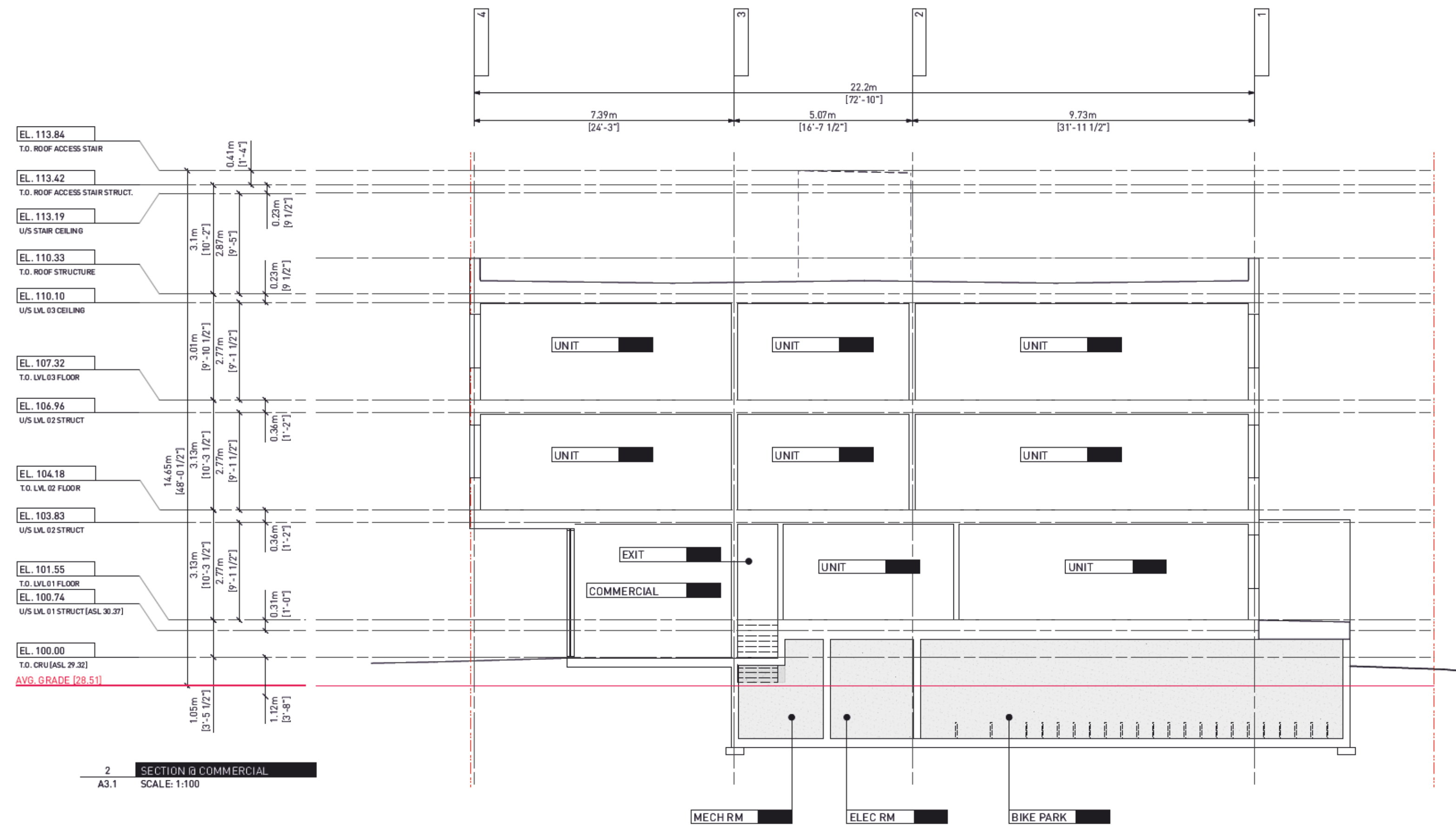
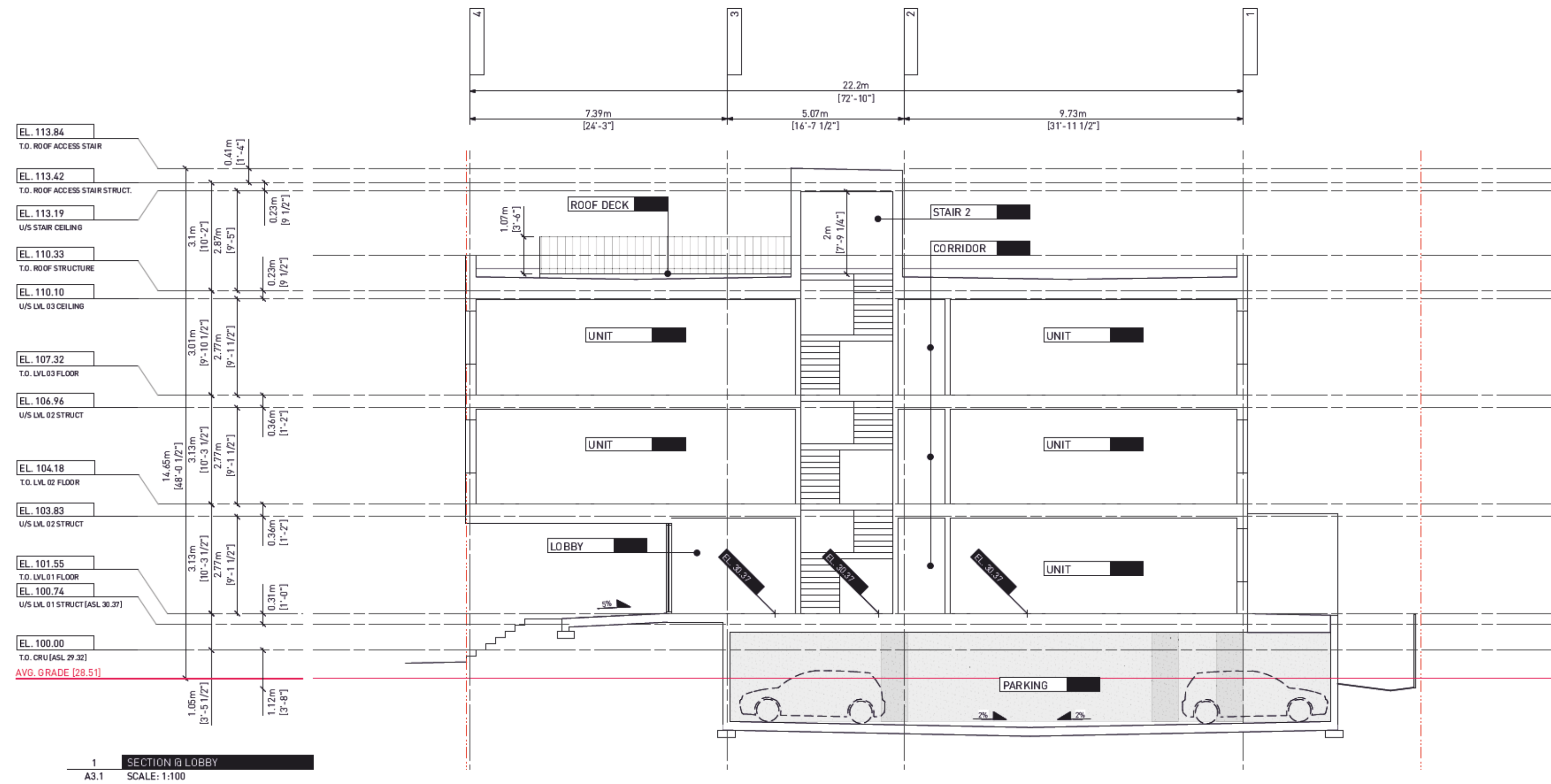
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A2.2



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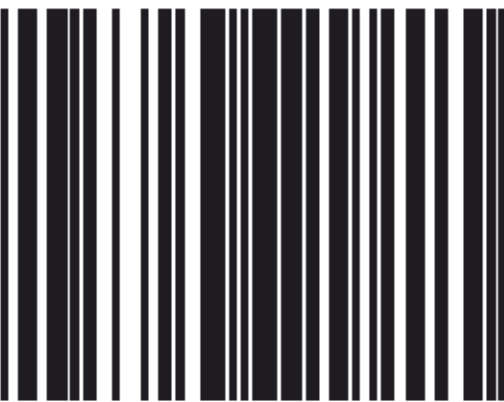
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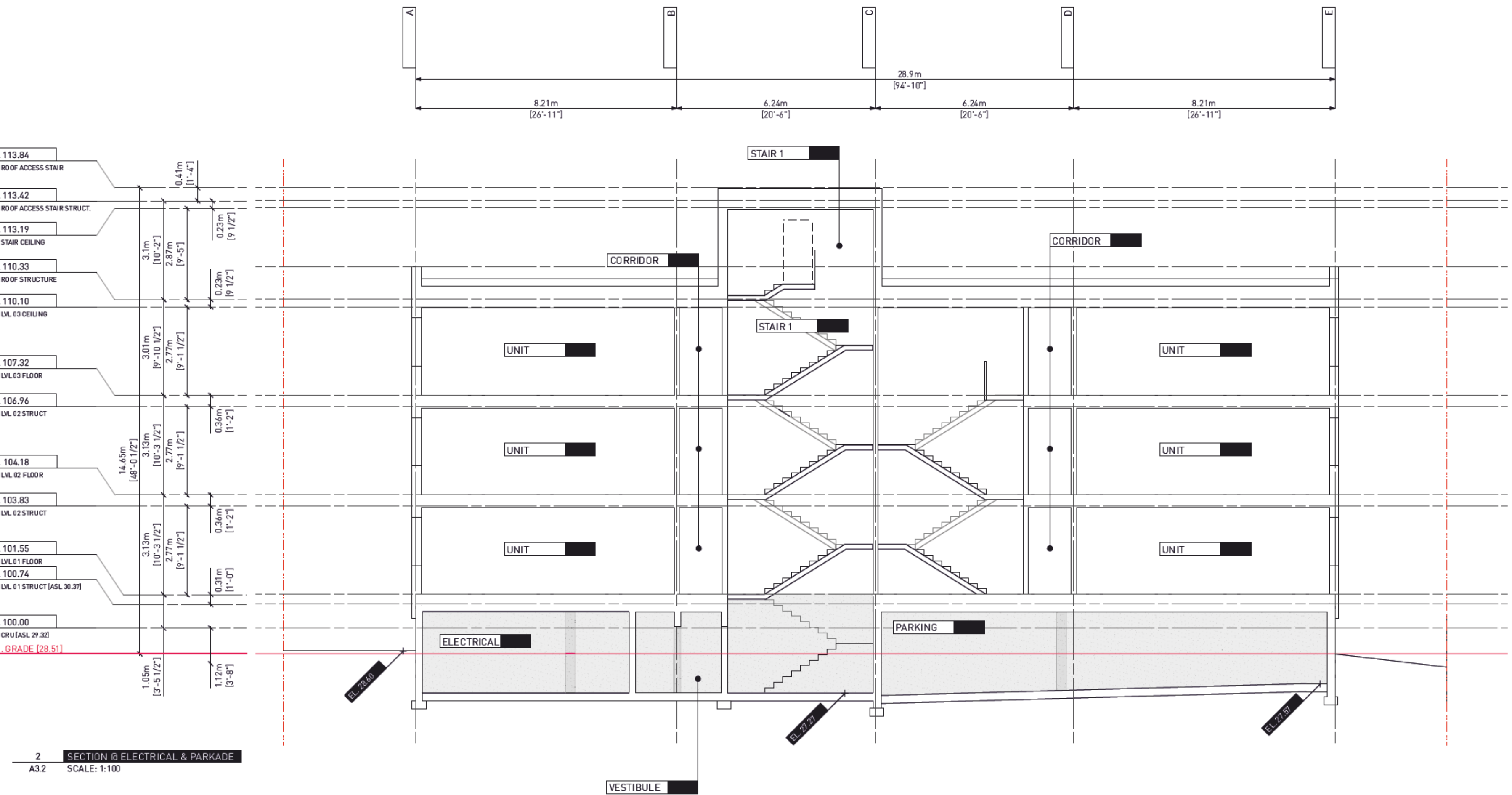
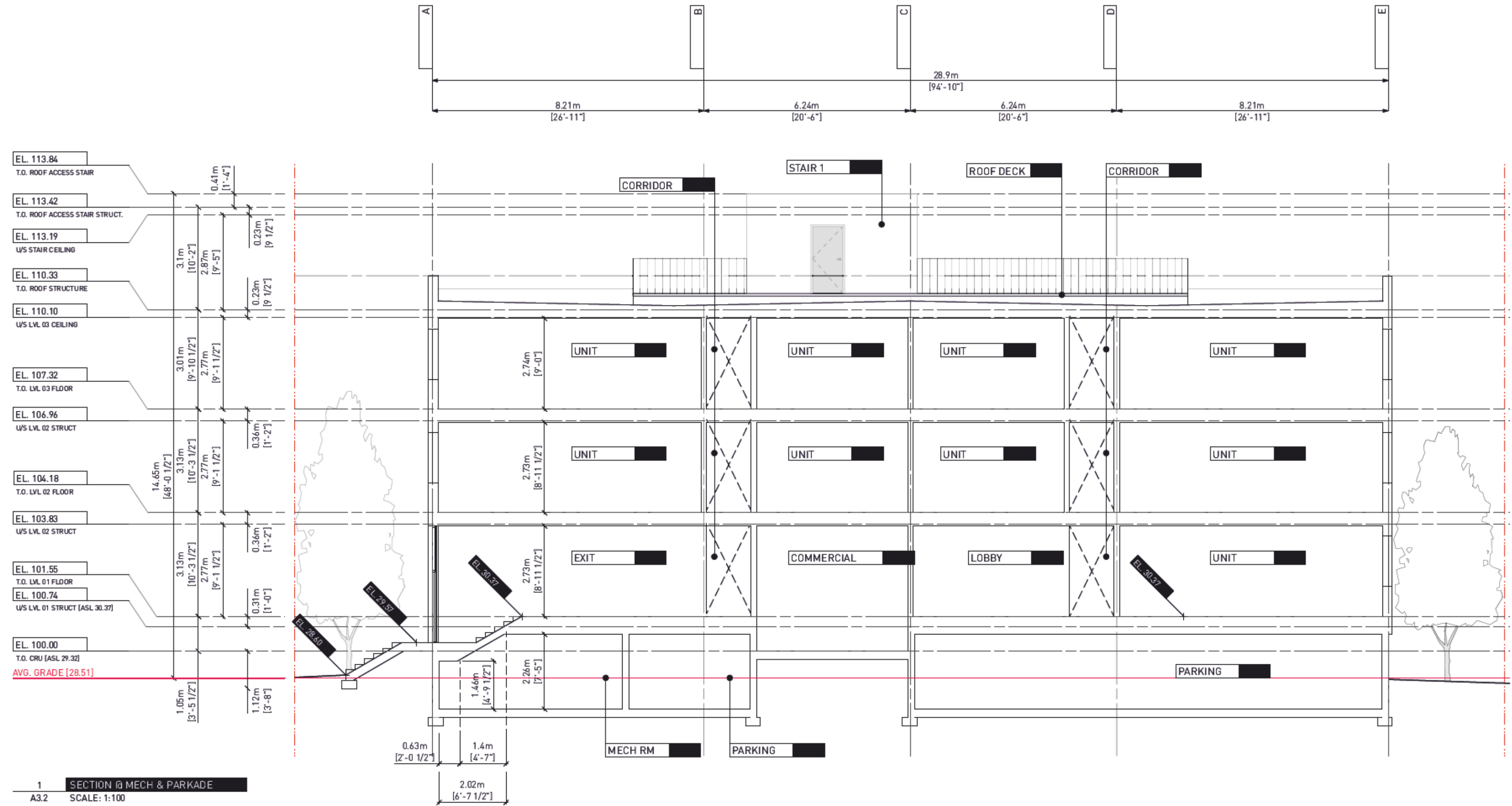
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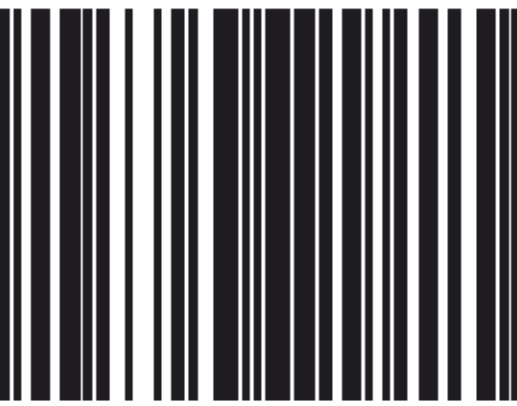
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