

PROJECT INFORMATION TABLE	
Zone (existing)	CR-3
Proposed zone or site specific zone If unsure, state "new zone"	NEW ZONE
Site area (m²)	1,963 m²
Total floor area (m²)	3,809 m²
Commercial floor area (m²)	688 m²
Floor space ratio	1.94:1
Site coverage (%)	75.0%
Open site space (%)	31.7%
Height of building (m)	15.58 m
Number of storeys	4
Parking stalls (number) on site	47 RESIDENTIAL , 10 COMMERCIAL
Bicycle parking number (Class 1 and Class 2)	48 CLASS 1, 18 CLASS 2
Building Setbacks (m) *	
Front yard	3.35 m (OAK BAY AVENUE)
Rear yard	7.32 m
Side yard (indicate which side)	0.15 m (WEST P.L.)
Side yard (indicate which side)	0.72 m (EAST P.L.)
Combined side yards	0.87 m
Residential Use Details	
Total number of units	35
Unit type, e.g., 1 bedroom	14 1BR, 15 2BR, 6 2BR+DEN / 3BR
Ground-orientated units	0
Minimum unit floor area (m²)	47 m²
Total residential floor area (m²)	2620 m²

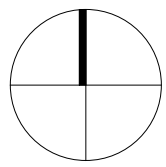
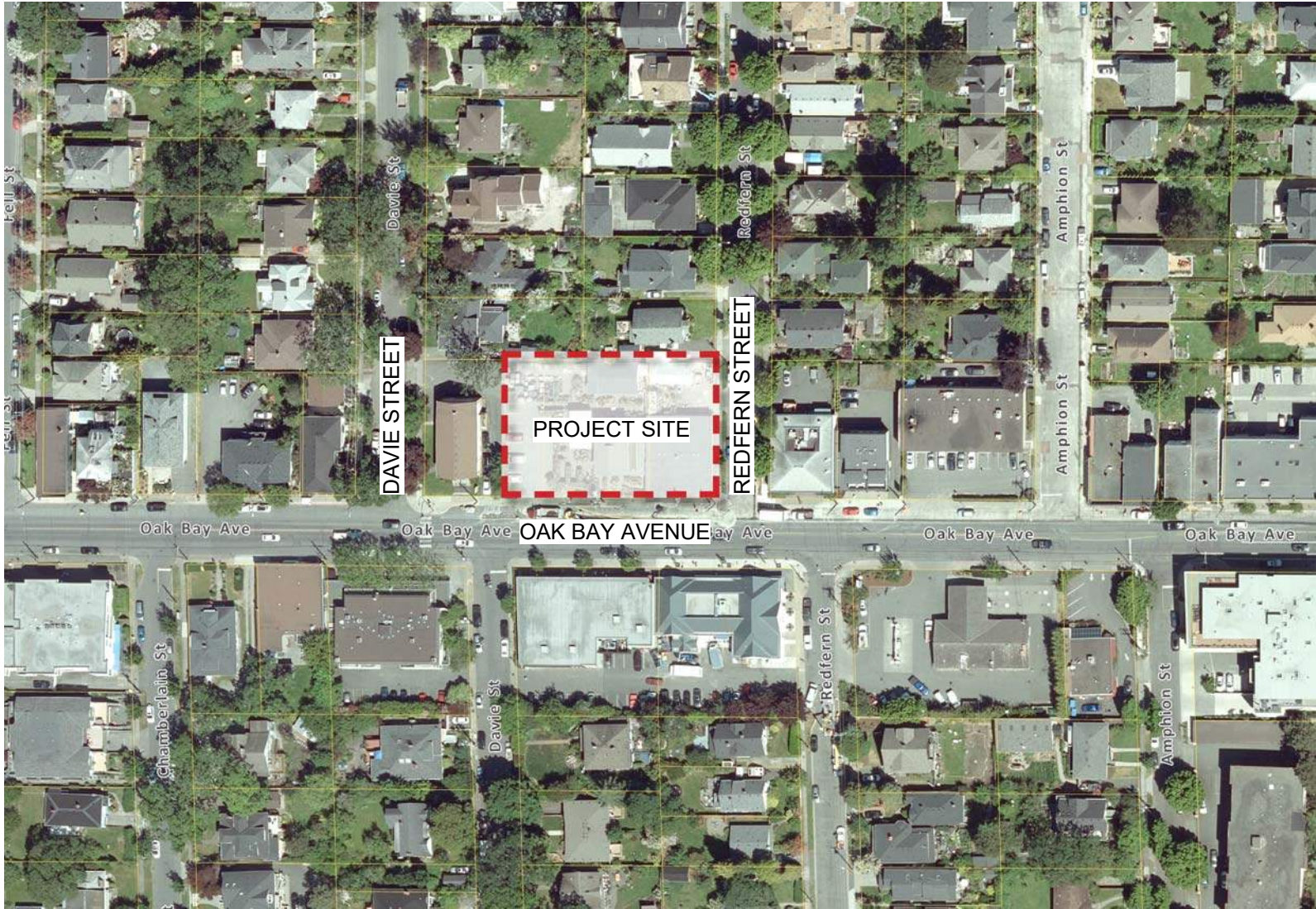
* MEASURED TO BUILDING FACE, EXCLUDES BALCONIES AND ROOF PROJECTIONS



OAK BAY AVENUE & REDFERN STREET CORNER PERSPECTIVE

DRAWING LIST

A0.00	Cover Sheet	A2.02	Second Floor Plan	L1.01	Landscape Materials
A1.00	Survey, Existing Site Plan, Average Grade	A2.03	Third Floor Plan	L1.02	Level 2 Landscape Materials & Planting Plan
A1.01	Code Analysis	A2.04	Fourth Floor Plan	L1.03	Stormwater Management
A1.02	Limiting Distance	A2.05	Roof Plan	L3.01	Planting Plan
A1.03	Overall Site Plan	A3.00	Elevations	T.1	Tree Management Plan
A1.04	Shadow Study - Fall Equinox	A3.01	Elevations	C1.01	Preliminary Servicing
A1.05	Shadow Study - Summer Solstice	A3.02	Context Elevations		
A1.06	Shadow Study - Winter Solstice	A4.00	Building Sections		
A2.00	Parking Level Plan	A4.01	Context Sections		
A2.01	Ground Floor Plan	A9.00	Perspectives		
		A9.01	Materials		



APPLICANT

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PROJECT TEAM

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LANDSCAPE ARCHITECT

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CIVIL ENGINEER

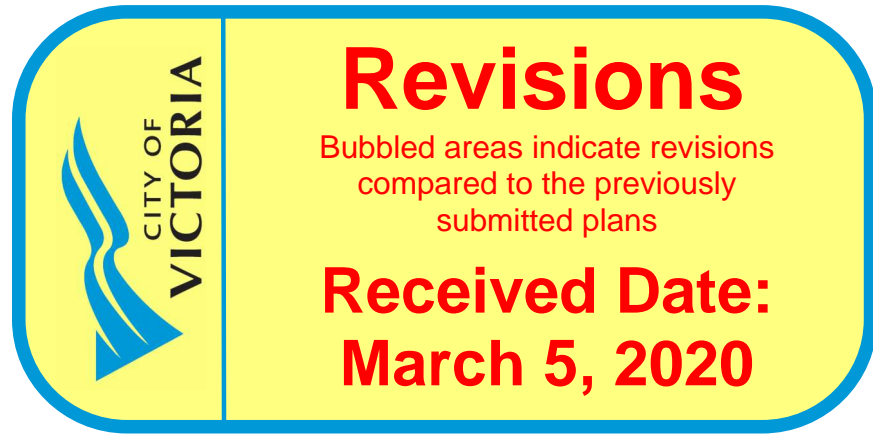
J.E. ANDERSON & ASSOCIATES
4212 GLANFORD AVENUE
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250.727.2214

CONTACT:
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TRAFFIC CONSULTANT

URBAN SYSTEMS
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VICTORIA BC V8W 1G2
250.220.7060

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Jawl Residential

Project #	1801	Date	3/4/2020 3:48:13 PM
Sheet #	A0.00	Revision	March 5, 2020

CASCADIA ARCHITECTS INC

101-804 Broughton Street
Victoria BC V8W 1E4 Canada
250.590.3223
cascadiaarchitects.ca



Development Permit & Re-Zoning Resubmission - 2020/03/05

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1908 - 1920 Oak Bay Avenue

Legals: The Western 1/2 of Lot 13, Block 3, Section 76,
Victoria District, Plan 273

Parcel Identifier: 001-045-033 is the City of Victoria

Lot A, Section 76, Victoria District, Plan 38854

Parcel Identifier: 000-067-719 is the City of Victoria

Lot 11, Block 3, Section 76, Victoria District, Plan 273

Parcel Identifier: 008-105-040 is the City of Victoria

LEGEND

Elevations are to geoidetic datum

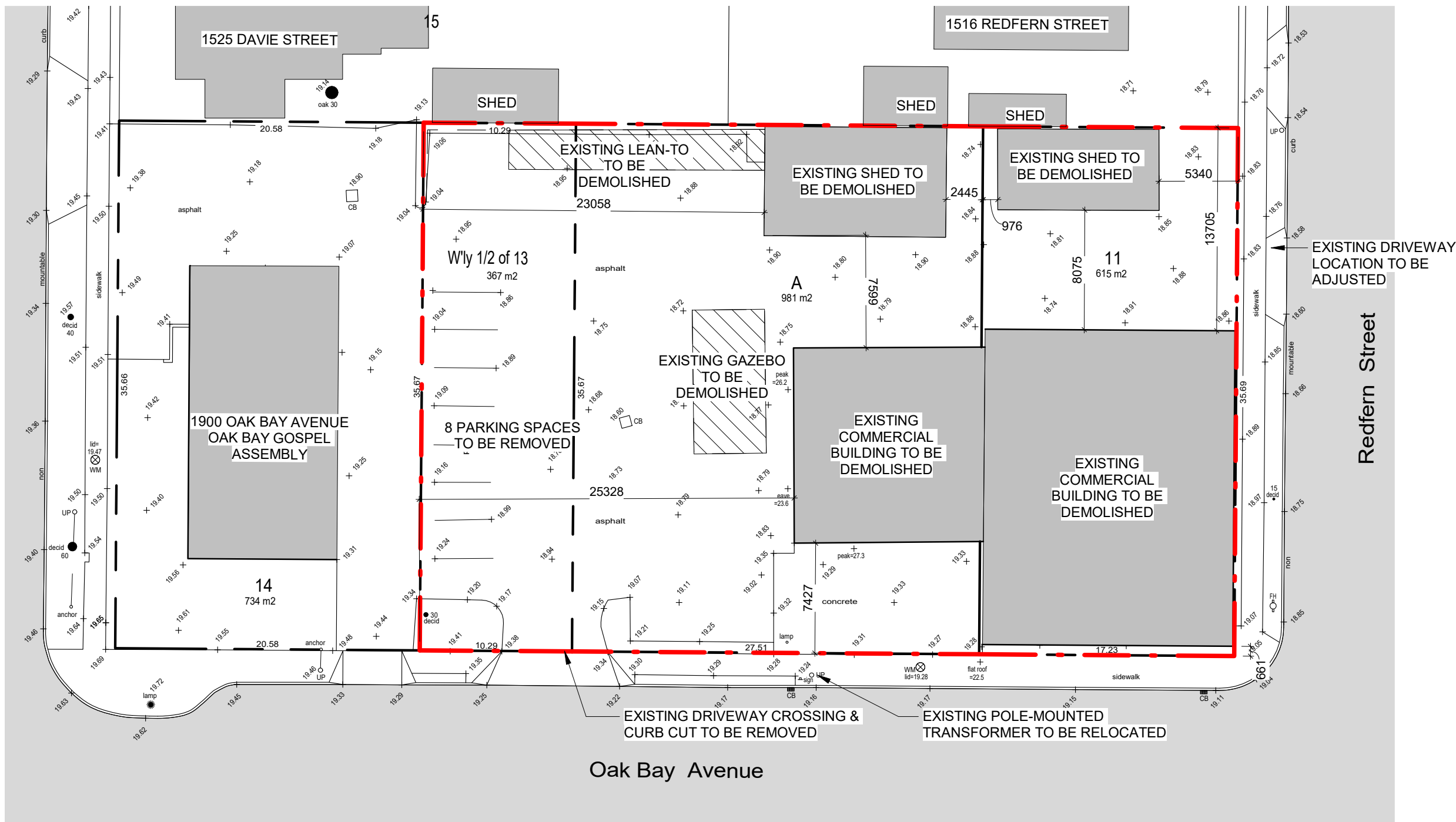
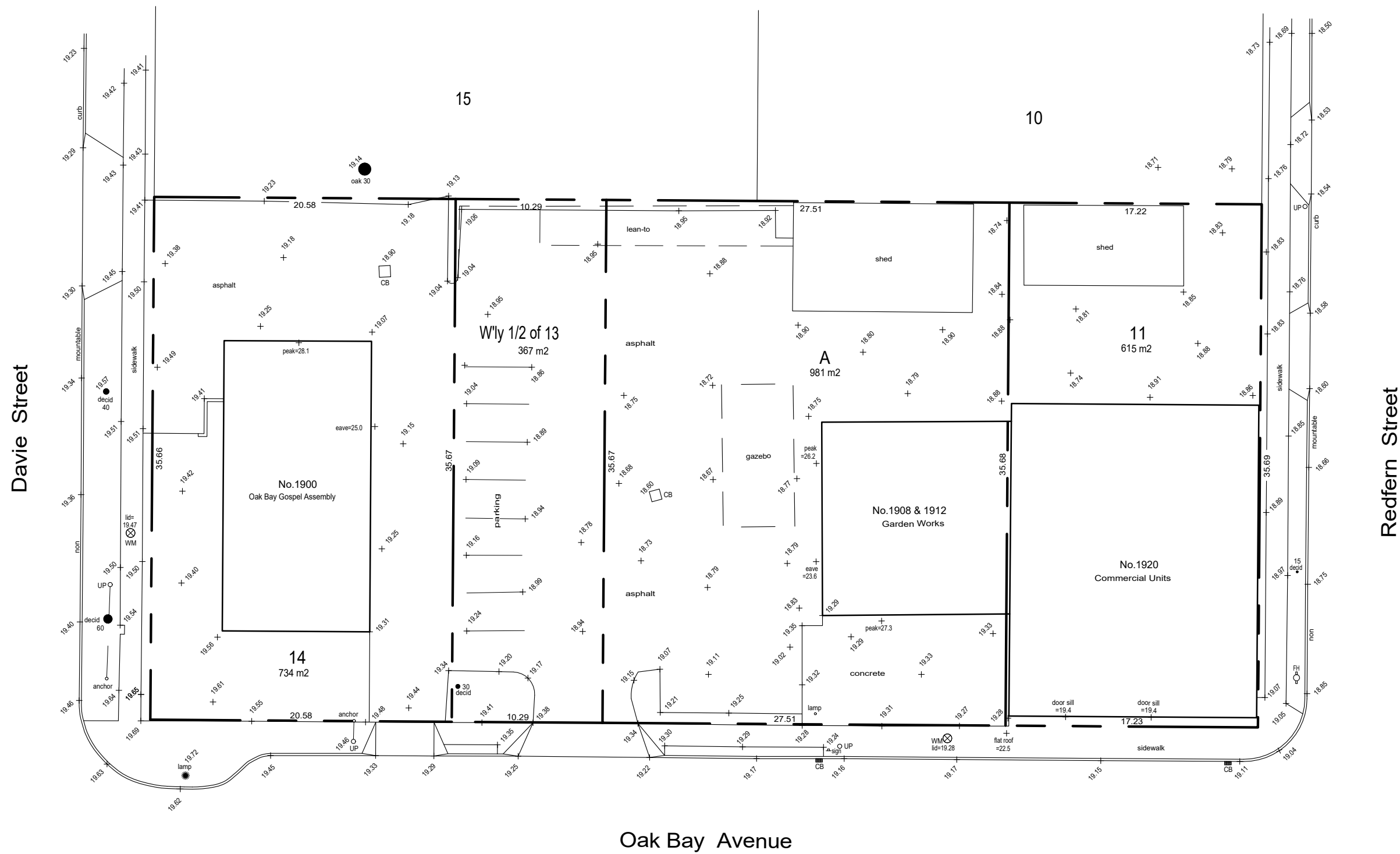
• - denotes - existing elevation

UP - denotes - Utility Pole

□ - denotes - Catch Basin

• - denotes - Catch Basin

Tree diameters are in centimetres.



February 2, 2018

File: 12.709-15
POWELL & ASSOCIATES
B.C. Land Surveyors
256-2950 Douglas Street
Victoria, BC V8T 4M4
phone (250) 362-8855

Scale 1:200 Distances are in metres.

0 2 10 20

The intended print size is 24" by 18".

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

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

1 Survey Plan
1 : 300

2 Existing Site Plan
1 : 300

AVERAGE GRADE CALCULATIONS

GRADE POINTS:
(PROPOSED)

A: 19.012
B: 19.012
C: 19.012
D: 19.012
E: 19.012
F: 18.859
G: 18.855
H: 18.857
I: 18.856
J: 18.905
K: 19.100
L: 19.089
M: 19.100
N: 19.100
O: 19.417
P: 19.400
Q: 19.400
R: 19.417
S: 19.401

GRADE POINTS:
(NATURAL)

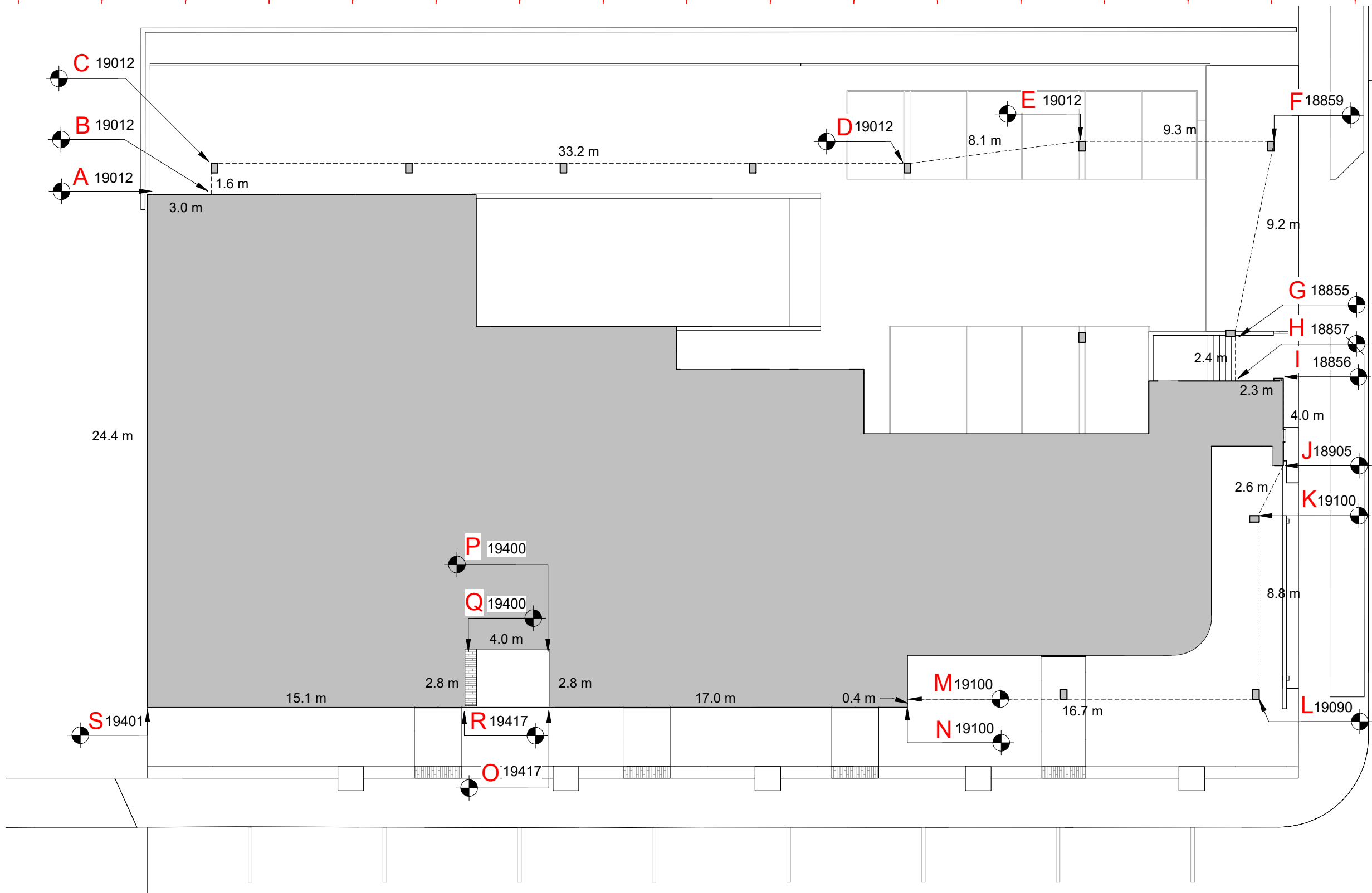
18.986
18.939
18.970
18.844
18.801
18.835
18.883
18.894
18.878
18.907
18.978
19.159
19.307
19.303
19.116
18.969
18.952
19.096
19.322

GRADE POINTS:

A-B: ((18.986+18.939)+2) x 03.0 =295.04
B-C: ((18.939+18.970)+2) x 01.6 =161.28
C-D: ((18.970+18.844)+2) x 33.2 =112.26
D-E: ((18.844+18.801)+2) x 08.1 =20.60
E-F: ((18.801+18.835)+2) x 09.3 =256.07
F-G: ((18.835+18.855)+2) x 09.2 =68.34
G-H: ((18.855+18.857)+2) x 02.4 =233.91
H-I: ((18.857+18.856)+2) x 02.3 =47.45
I-J: ((18.856+18.905)+2) x 04.0 =121.02
J-K: ((18.905+18.978)+2) x 02.6 =58.51
K-L: ((18.978+19.089)+2) x 08.8 =64.35
L-M: ((19.089+19.100)+2) x 16.7 =152.21
M-N: ((19.100+19.100)+2) x 00.4 =24.83
N-O: ((19.100+19.116)+2) x 17.0 =24.83
O-P: ((19.116+18.969)+2) x 02.8 =240.66
P-Q: ((18.969+18.952)+2) x 04.0 =53.48
Q-R: ((18.952+19.096)+2) x 02.8 =325.19
R-S: ((19.096+19.322)+2) x 15.1 =59.13
S-A: ((19.322+18.986)+2) x 24.4 =460.27

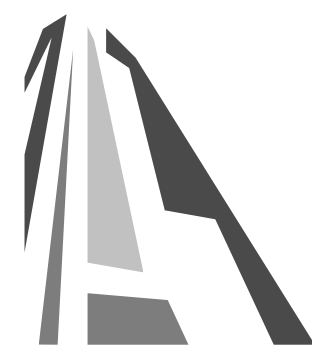
167.5 3184.03

AVERAGE GRADE = 3184.03+167.5 = 19.0



3 Average Grade Plan
1 : 200

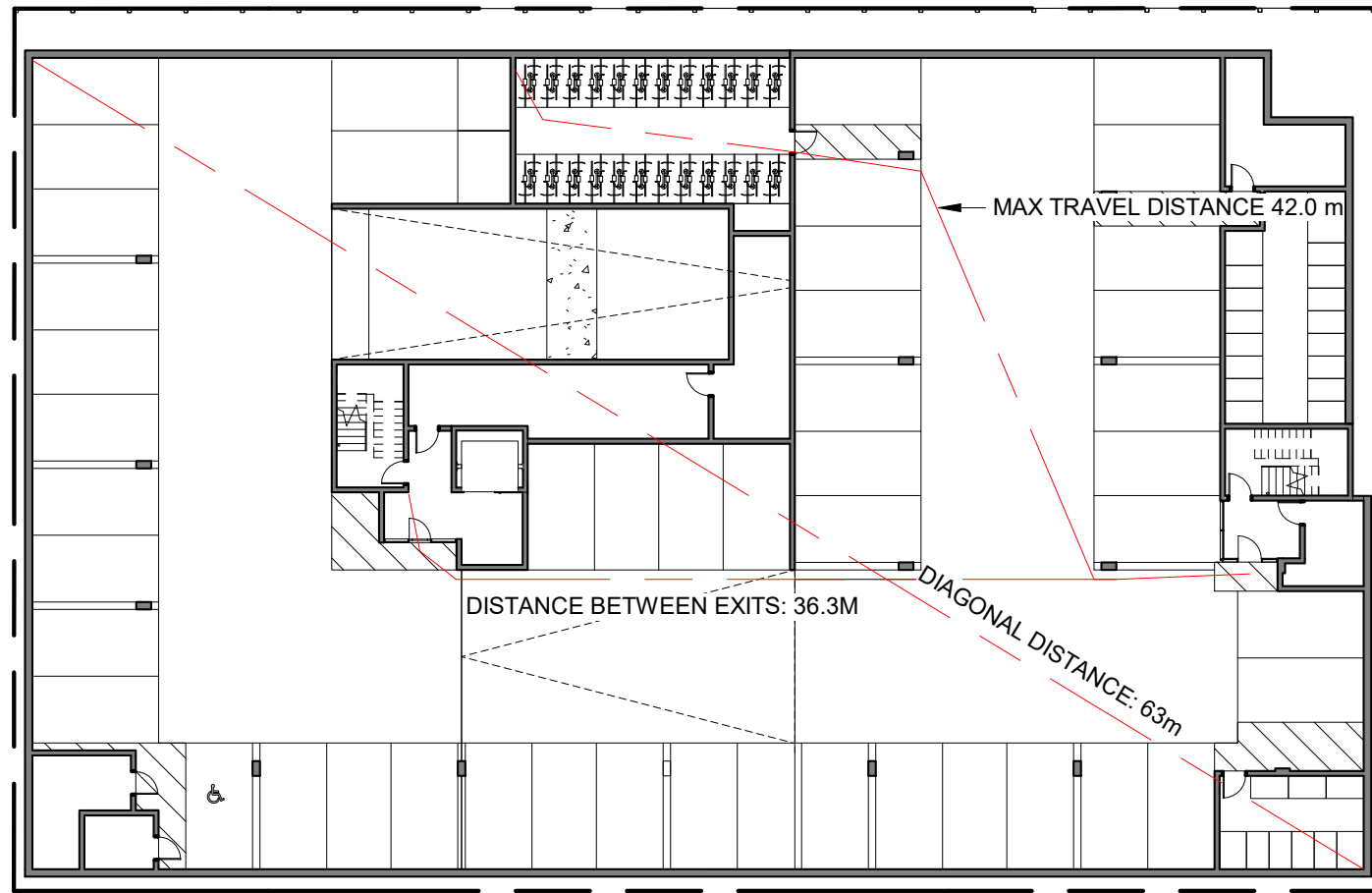
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



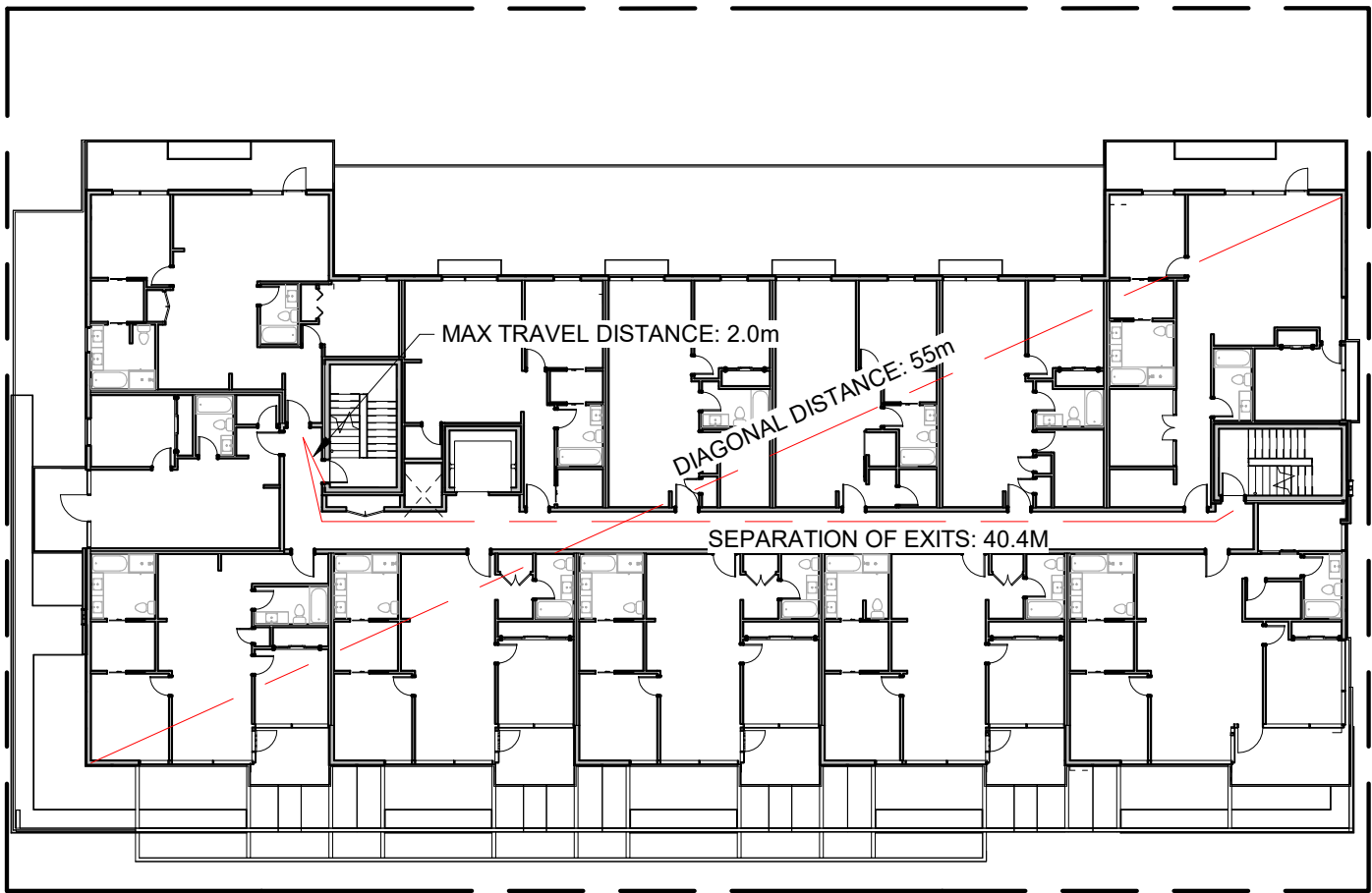
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Project	Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC
Sheet Name	Survey, Existing Site Plan, Average Grade
Date	2020/03/05
Scale	As indicated
Project #	1801
Revision	March 5, 2020
Sheet #	2
A1.00	



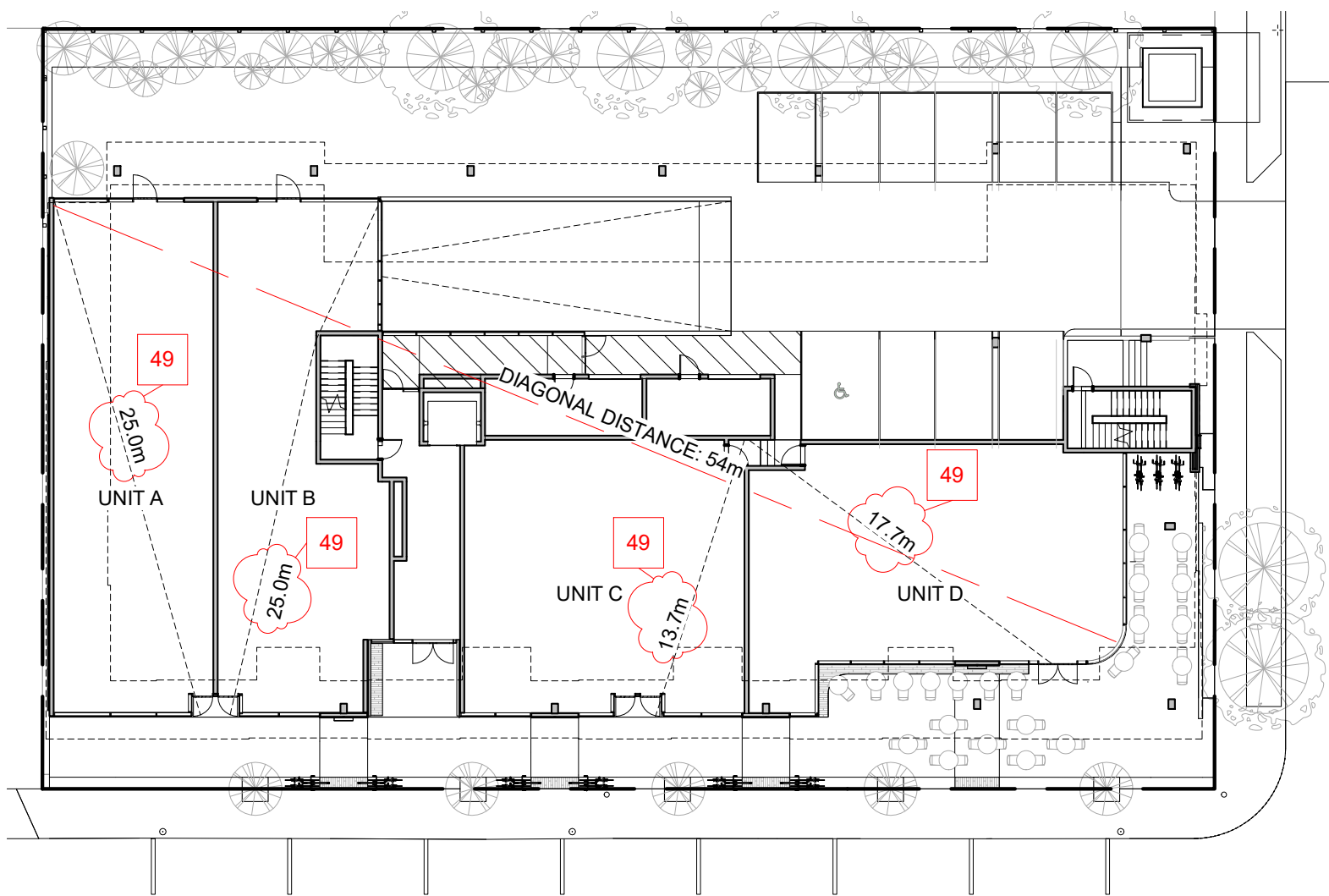
MIN. SEPARATION BETWEEN EXITS: 31.5 m
OCCUPANCY: GROUP F, DIVISION 3
OCCUPANT LOAD: 1799 m² / 46 m² PER PERSON = 40 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 59 = 244mm
STAIRS : 8mm/PERSON X 40 = 320mm



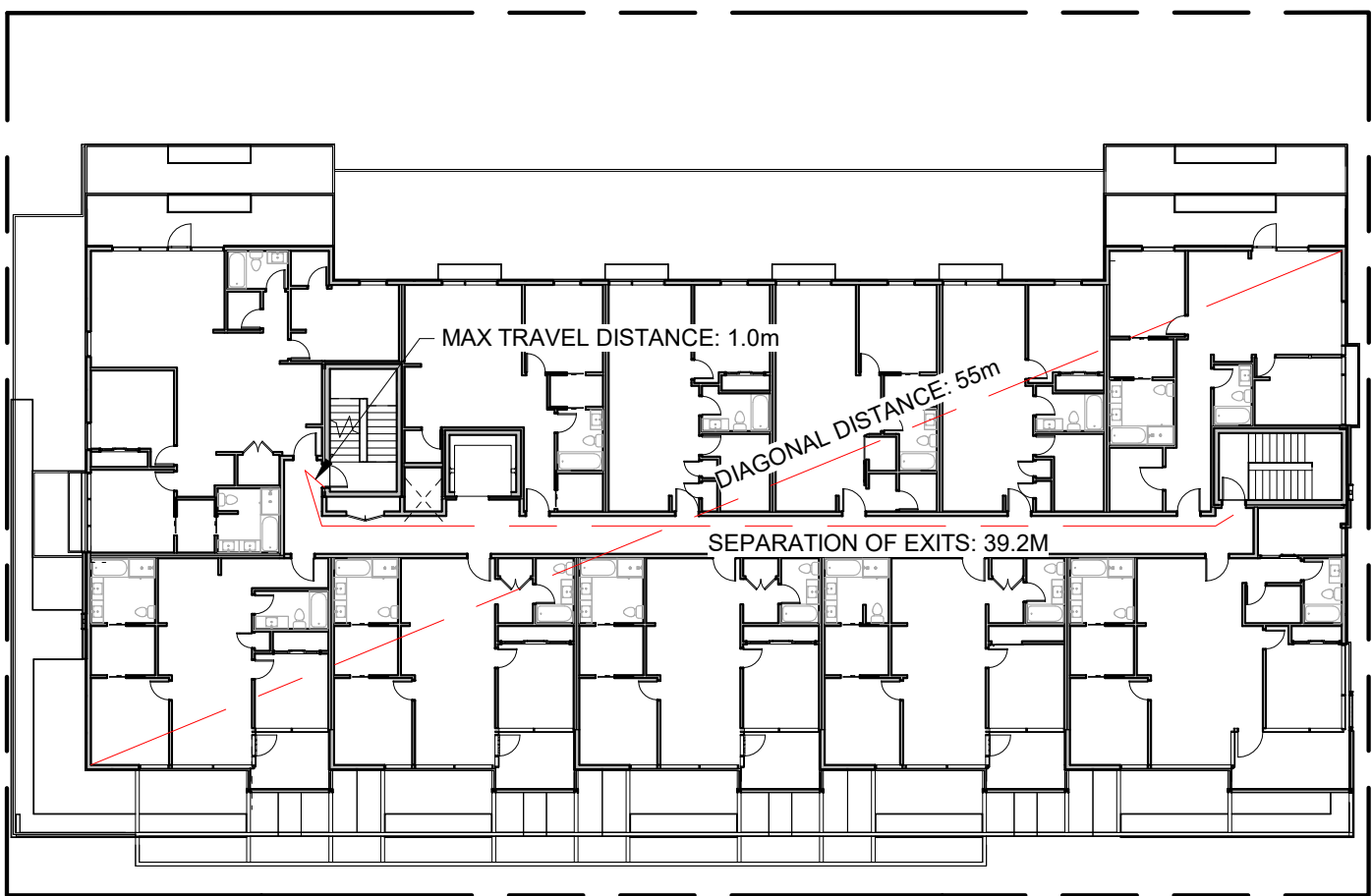
MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm
STAIRS : 8mm/PERSON X 38 = 304mm

1 Parking Level - Code Plan
SCALE = 1 : 300

4 Level 3 - Code Plan
SCALE = 1 : 300



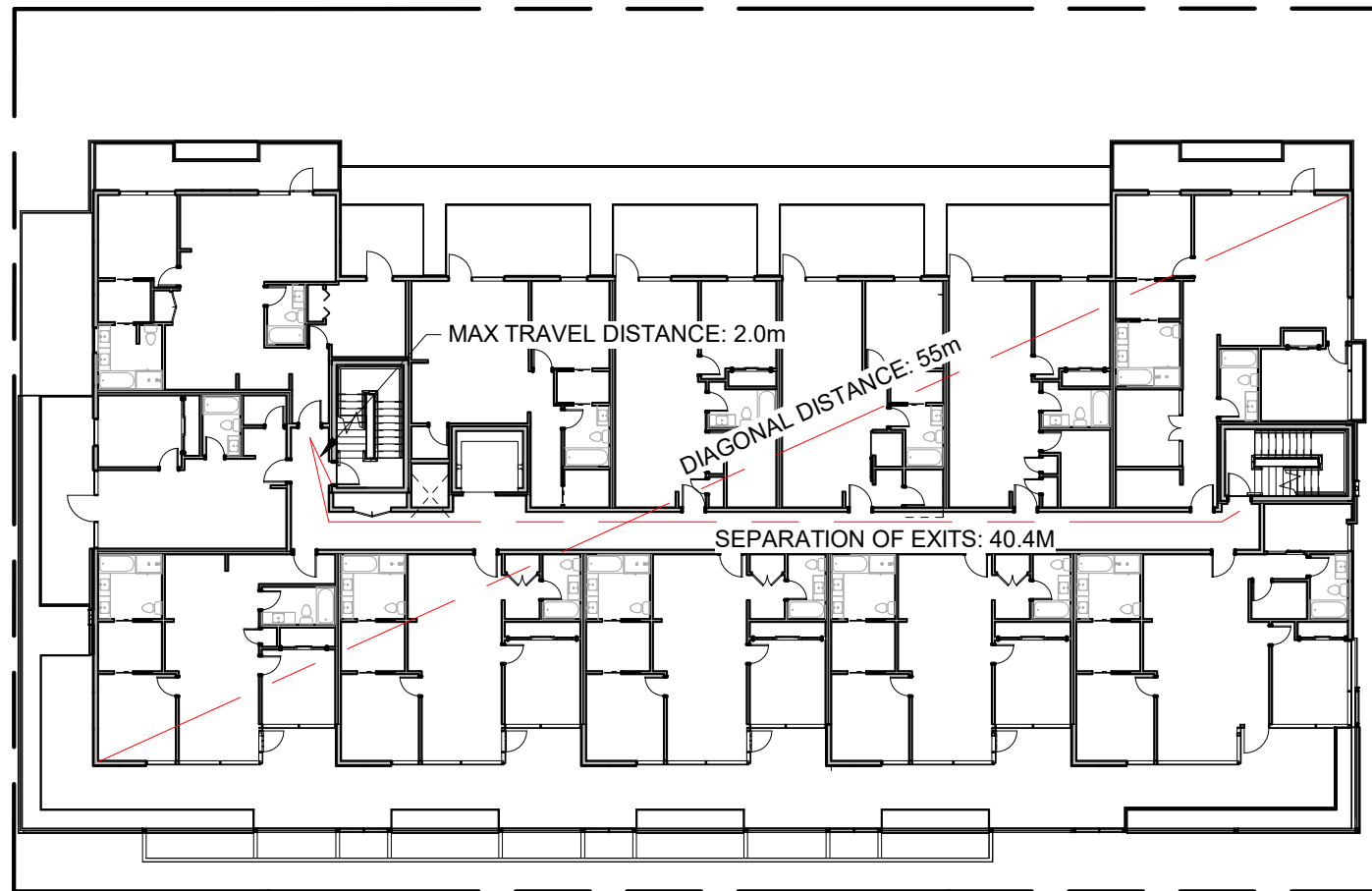
COMMERCIAL AREA
UNIT A
OCCUPANCY: GROUP E
OCCUPANT LOAD: 186 m² / 3.7 m² PER PERSON = 51 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 51 = 311mm
STAIRS : 8mm/PERSON X 51 = 408mm
UNIT B
OCCUPANCY: GROUP E
OCCUPANT LOAD: 159 m² / 3.7 m² PER PERSON = 43 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 43 = 262mm
STAIRS : 8mm/PERSON X 43 = 344mm
UNIT C
OCCUPANCY: GROUP E
OCCUPANT LOAD: 177 m² / 3.7 m² PER PERSON = 48 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 48 = 293mm
STAIRS : 8mm/PERSON X 48 = 384mm
UNIT D
OCCUPANCY: GROUP E
OCCUPANT LOAD: 194 m² / 3.7 m² PER PERSON = 53 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 53 = 323mm
STAIRS : 8mm/PERSON X 53 = 424mm



MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm
STAIRS : 8mm/PERSON X 38 = 304mm

2 Ground Floor - Code Plan
SCALE = 1 : 300

5 Level 4 - Code Plan
SCALE = 1 : 300



MIN. SEPARATION BETWEEN EXITS: 9 m
OCCUPANCY: GROUP C, RESIDENTIAL
OCCUPANT LOAD: 19 SLEEPING ROOMS X 2 PERSONS PER ROOM = 38 PERSONS
MIN. EXIT WIDTH
RAMPS, CORRIDORS & PASSAGEWAYS : 6.1mm/PERSON x 38 = 231mm
STAIRS : 8mm/PERSON X 38 = 304mm

3 Level 2 - Code Plan
SCALE = 1 : 300

BC BUILDING CODE 2018

3.1 GENERAL

3.1.2.1 OCCUPANCY CLASSIFICATION:

GROUP E: GROUND FLOOR LEVEL
GROUP C RESIDENTIAL OCCUPANCY: LEVEL 2-4
GROUP F, DIVISION 3: PARKING LEVEL

3.1.3 SEPARATION OF USES

F-C(STORAGE GARAGE) TO E REQUIRES 1.5HR F.R.R.
F-C TO C REQUIRES 1HR F.R.R.
C TO E REQUIRES A 2 HR F.R.R.

3.1.17 OCCUPANT LOAD

SEE A1.01

3.2 FIRE SAFETY

BUILDING AREA:
1196 m²

3.2.2 BUILDING SIZE AND CONSTRUCTION

3.2.2.50 GROUP C, UP TO 6 STORIES, SPRINKLERED

SPRINKLERED: YES

3.4 EXITS

3.4.2.1 MINIMUM NUMBER OF EXITS: 2 PER FLOOR

3.4.2.5 DISTANCE BETWEEN EXITS: SEE A1.01

3.4.2.5 LOCATION OF EXITS

MAX TRAVEL PERMITTED (RESIDENTIAL) : 30m

MAX TRAVEL PERMITTED (F3 USE) : 45m

3.7 HEALTH REQUIREMENTS

NUMBER OF REQUIRED WASHROOMS : T.B.D.

3.8 REQUIREMENTS FOR PERSONS WITH DISABILITIES

T.B.D.

2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Code Analysis		
Date		
2020/03/05		
Scale	Project #	
1 : 300	1801	
		Revision
		March 5, 2020
		2
		Sheet #
		A1.01

GROUP E OCCUPANCY

LIMITING DISTANCE: 11.5 m
EXPOSING BUILDING FACE: 67 m²
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

SEE TABLE



1 East Elevation - Limiting Distance
SCALE = 1 : 300

GROUP E OCCUPANCY

LIMITING DISTANCE: 8.7 m
EXPOSING BUILDING FACE: 55 m²
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%

GROUP C OCCUPANCY

SEE TABLE



2 North Elevation - Limiting Distance
SCALE = 1 : 300

GROUP E OCCUPANCY

SEE TABLE

GROUP C OCCUPANCY

LIMITING DISTANCE: 13.8 m
EXPOSING BUILDING FACE: 150+ m²
MAXIMUM AREA OF UNPROTECTED OPENINGS: 100%



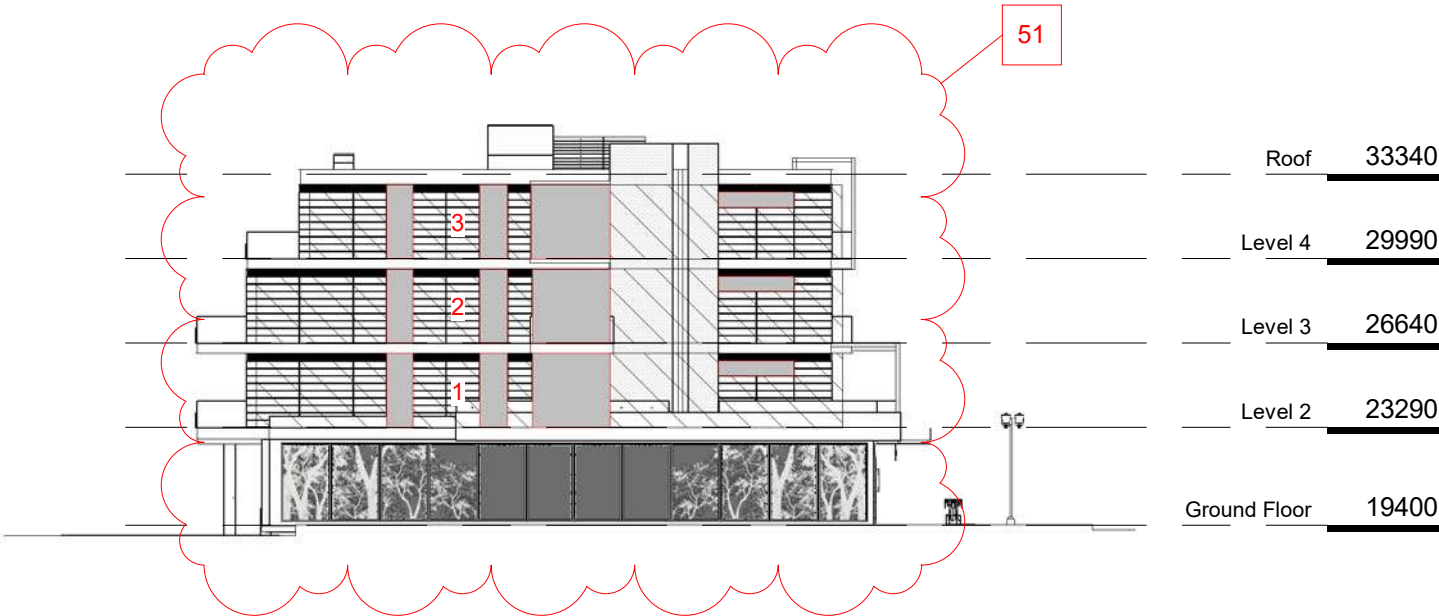
3 South Elevation - Limiting Distance
SCALE = 1 : 300

GROUP E OCCUPANCY

N/A

GROUP C OCCUPANCY

SEE TABLE



4 West Elevation - Limiting Distance
SCALE = 1 : 300

EAST ELEVATION - GROUP C OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	8.2 m	69 m²	100%
2	8.2 m	69m²	100%
3	8.2 m	63m²	100%

NORTH ELEVATION - GROUP C OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	16.2 m	134 m²	100%
2	7.7 m	29 m²	100%
3	11.3 m	92 m²	100%
4	7.7 m	30 m²	100%
5	7.7 m	29 m²	100%
6	11.3 m	92 m²	100%
7	7.7 m	30 m²	100%
8	9.8 m	29 m²	100%
9	11.3 m	92 m²	100%
10	9.8 m	30 m²	100%

SOUTH ELEVATION - GROUP E OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING
1	12.1 m	52 m²	100%
2	11.8 m	47m²	100%
3	11.8 m	67m²	100%

WEST ELEVATION - GROUP C OCCUPANCY

BUILDING COMPARTMENT	LIMITING DISTANCE	AREA OF EXPOSING FACE	MAXIMUM % OPENING	PROPOSED AREA OF OPENING	PROPOSED % OPENING
1	3.2 m	69 m²	33%	17.5 m²	25%
2	3.2 m	69 m²	33%	17.5 m²	25%
3	3.2 m	63 m²	34%	17.5 m²	28%

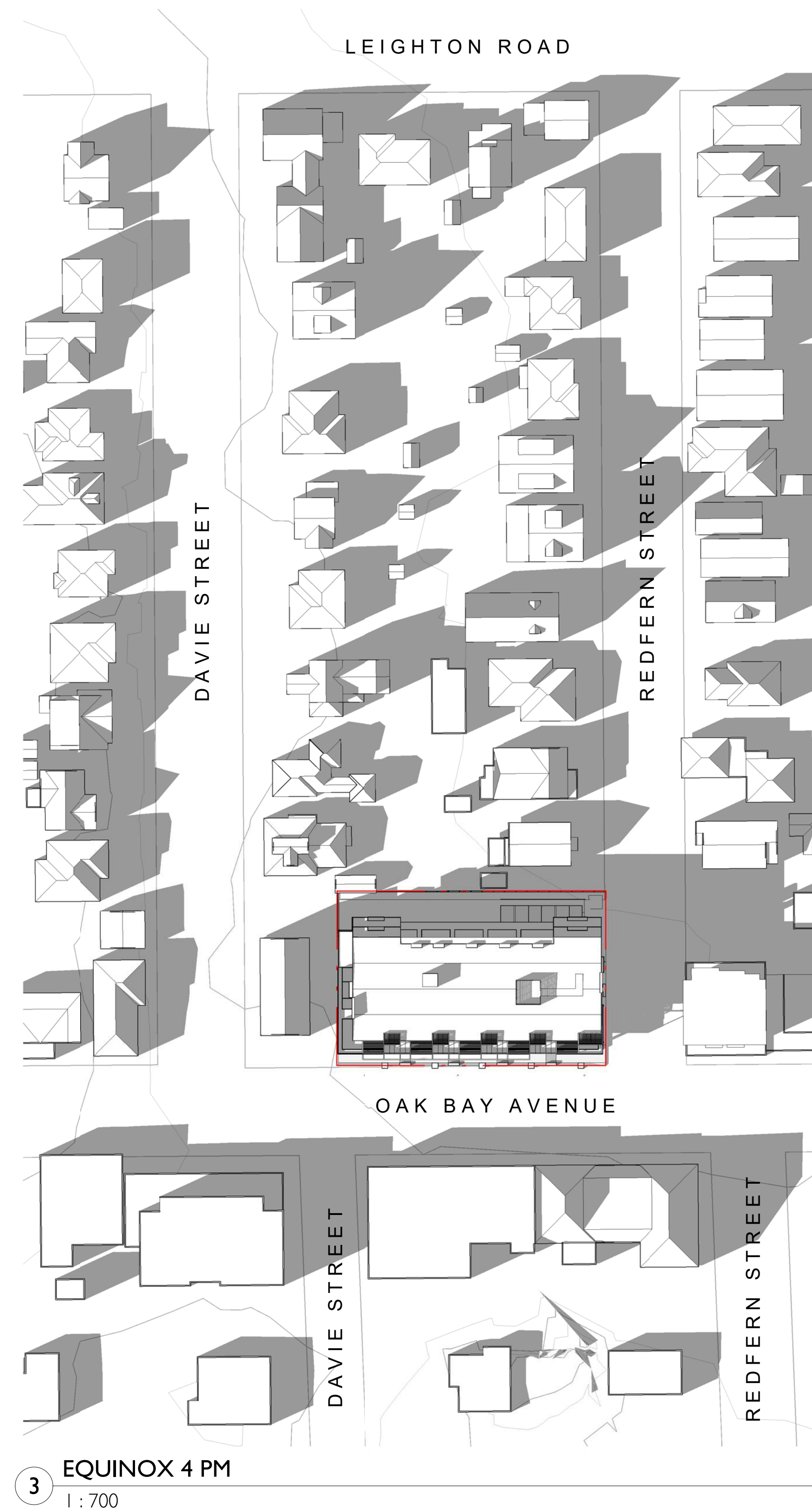
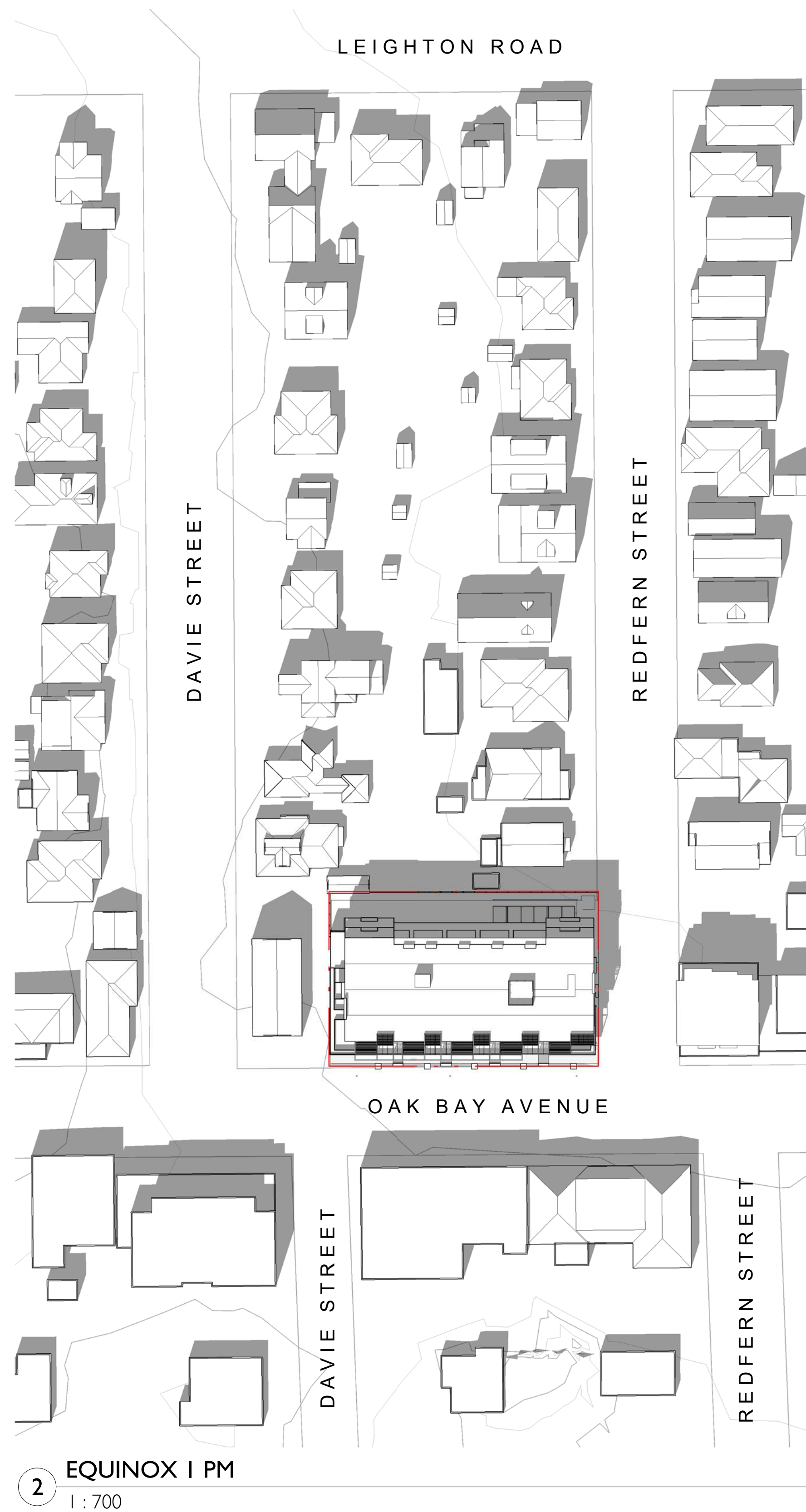
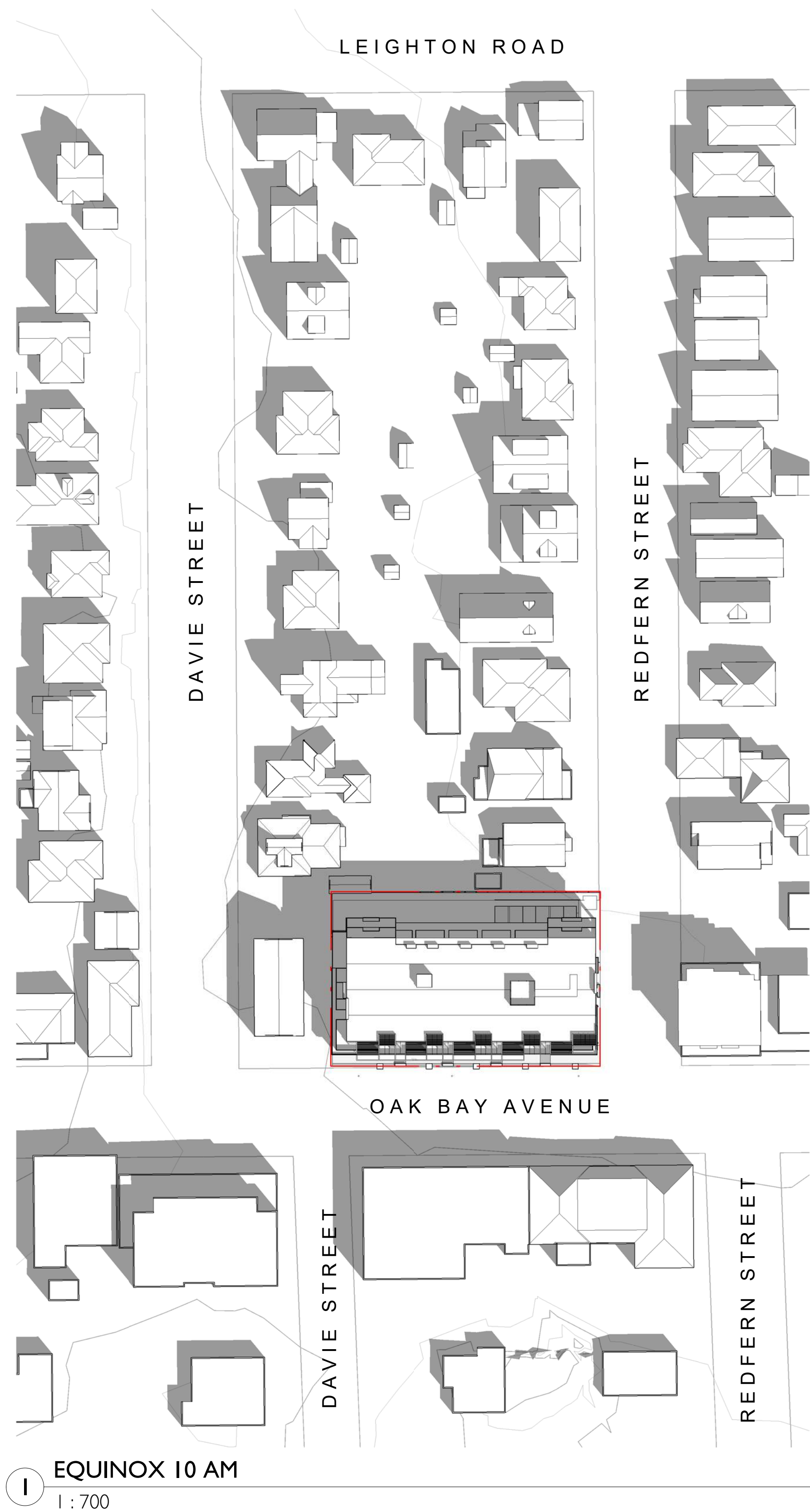
2	Re-Zoning & DP Rev I	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Limiting Distance	
Date	
2020/03/05	
Scale	Project #
1 : 300	1801
	Revision
	March 5, 2020 2
Sheet #	
A1.02	



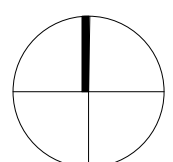
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1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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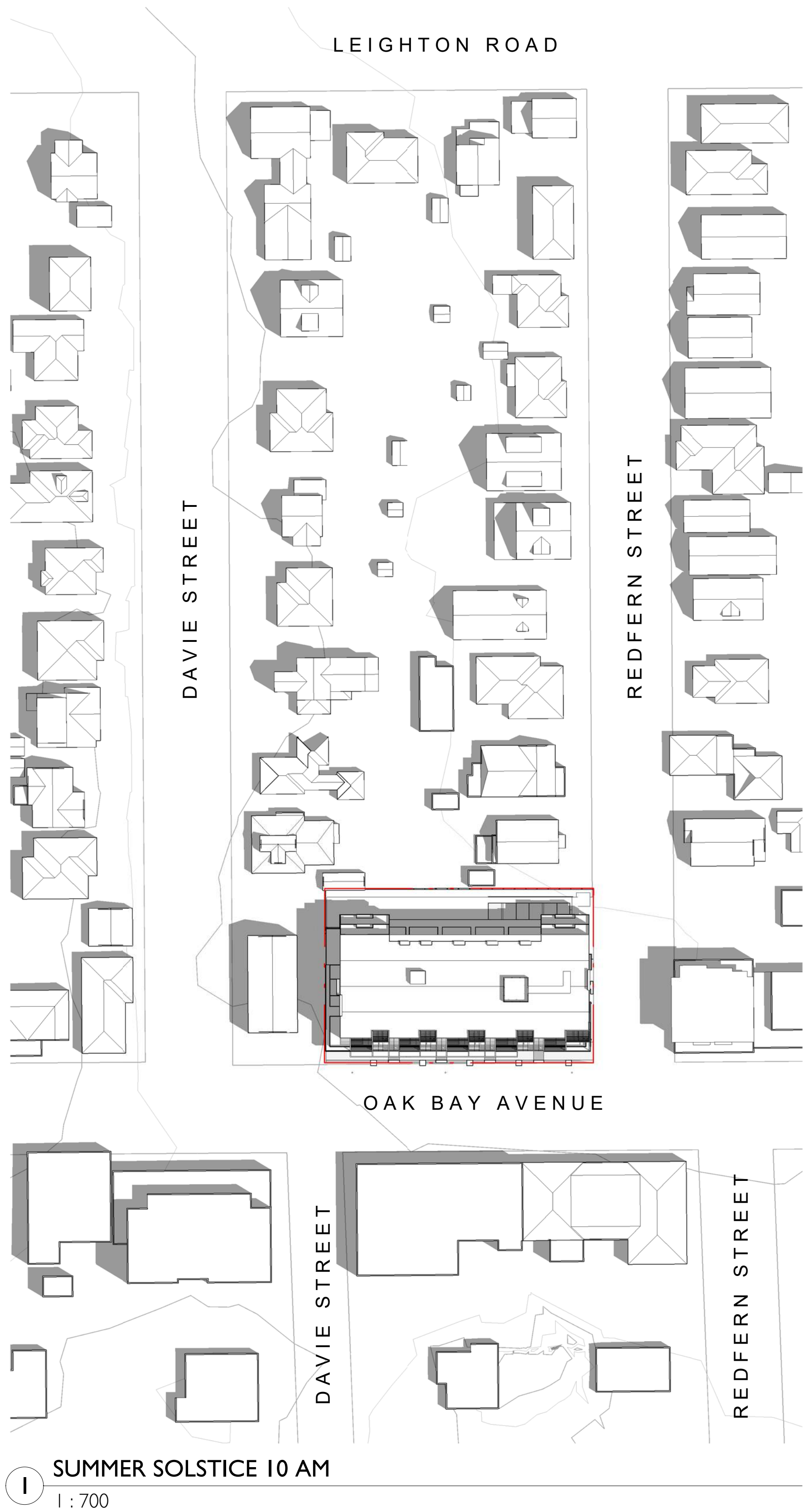
Project

 Jawl Residential
1920 Oak Bay Ave.
Oak Bay, BC

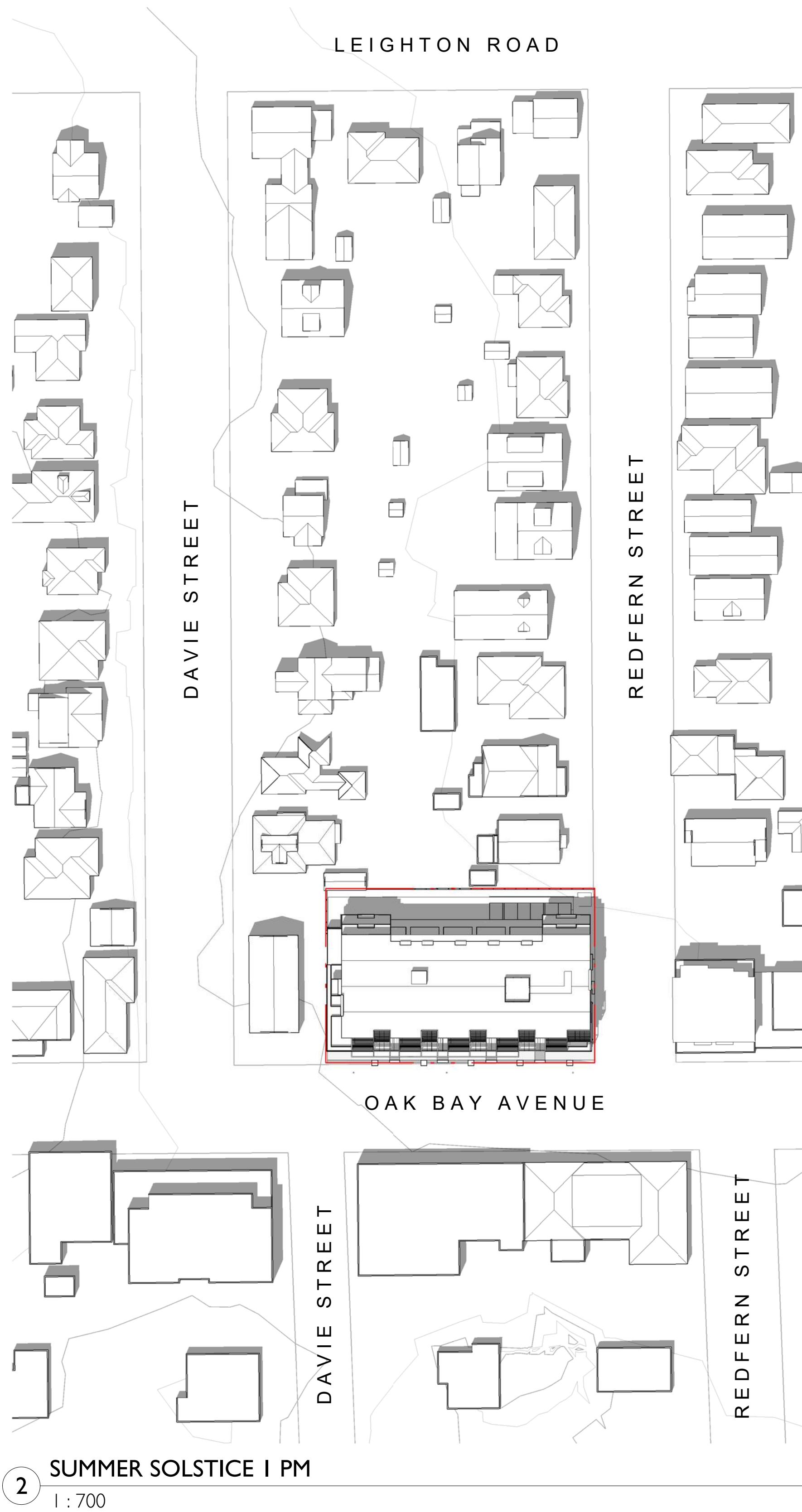
Sheet Name
Shadow Study - Fall Equinox

Date	2020/03/05
Scale	1 : 700
Project #	1801

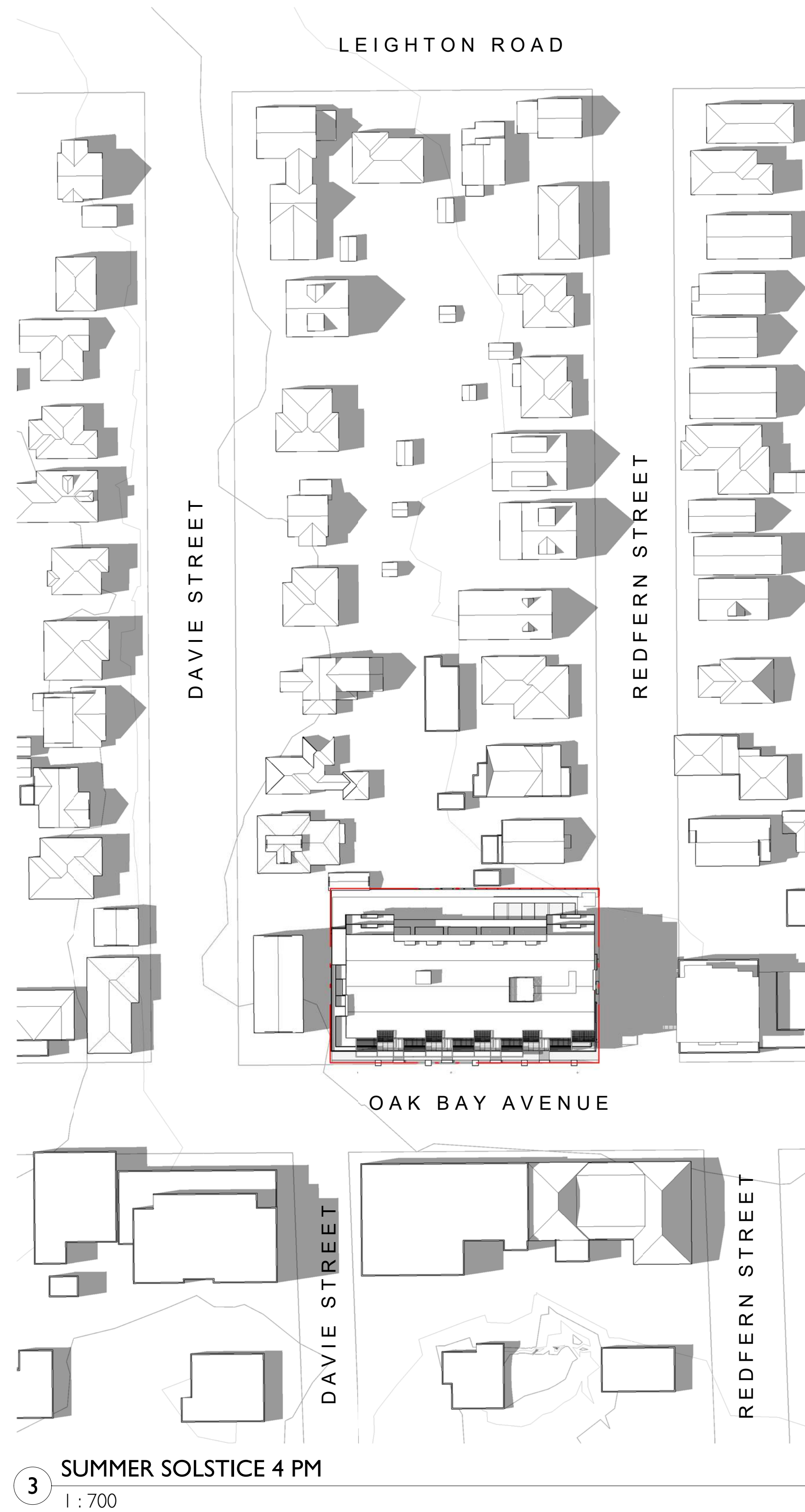
Revision	2
March 5, 2020	
Sheet #	A1.04



1 SUMMER SOLSTICE 10 AM
1 : 700



2 SUMMER SOLSTICE 1 PM
1 : 700



3 SUMMER SOLSTICE 4 PM
1 : 700

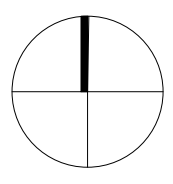
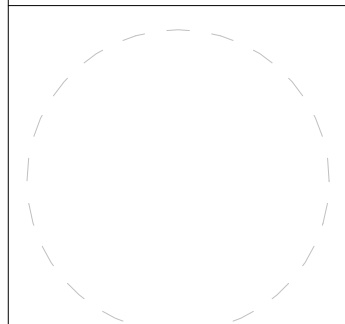
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2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Shadow Study - Summer Solstice	
Date	
2020/03/05	
Scale	Project #
1 : 700	1801
	Revision
	March 5, 2020 2
Sheet #	
A1.05	



1 WINTER SOLSTICE 10 AM
1 : 700



2 WINTER SOLSTICE 1 PM
1 : 700



3 WINTER SOLSTICE 3 PM
1 : 700

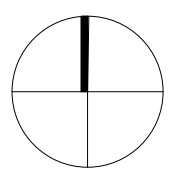
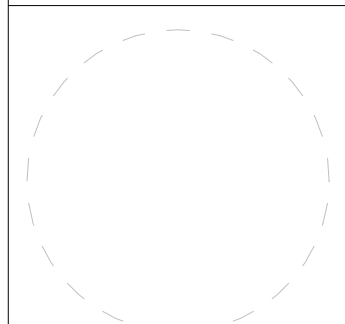
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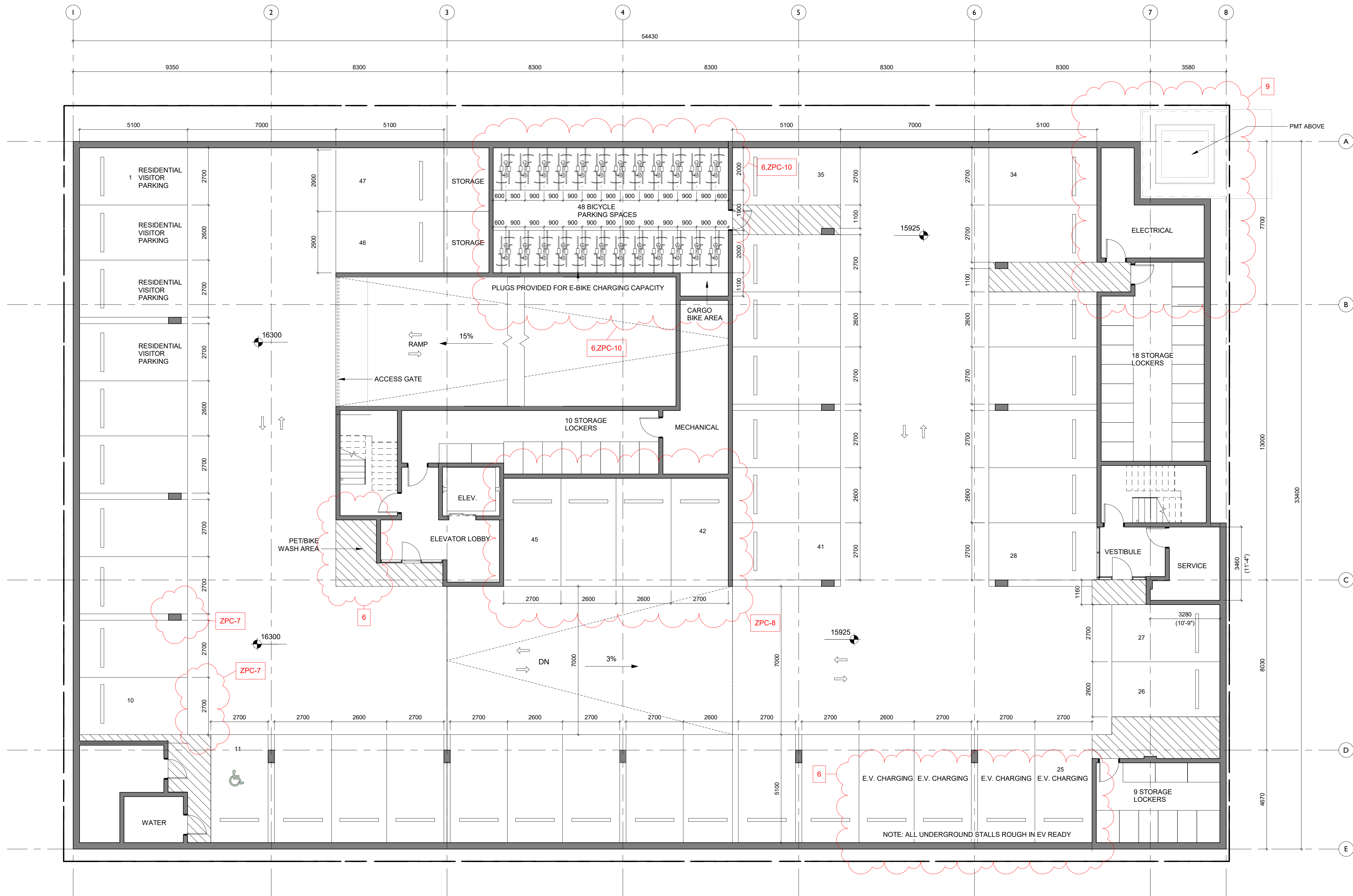
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Shadow Study - Winter Solstice	
Date	
2020/03/05	
Scale	Project #
1 : 700	1801
	Revision
	March 5, 2020 2
Sheet #	
A1.06	



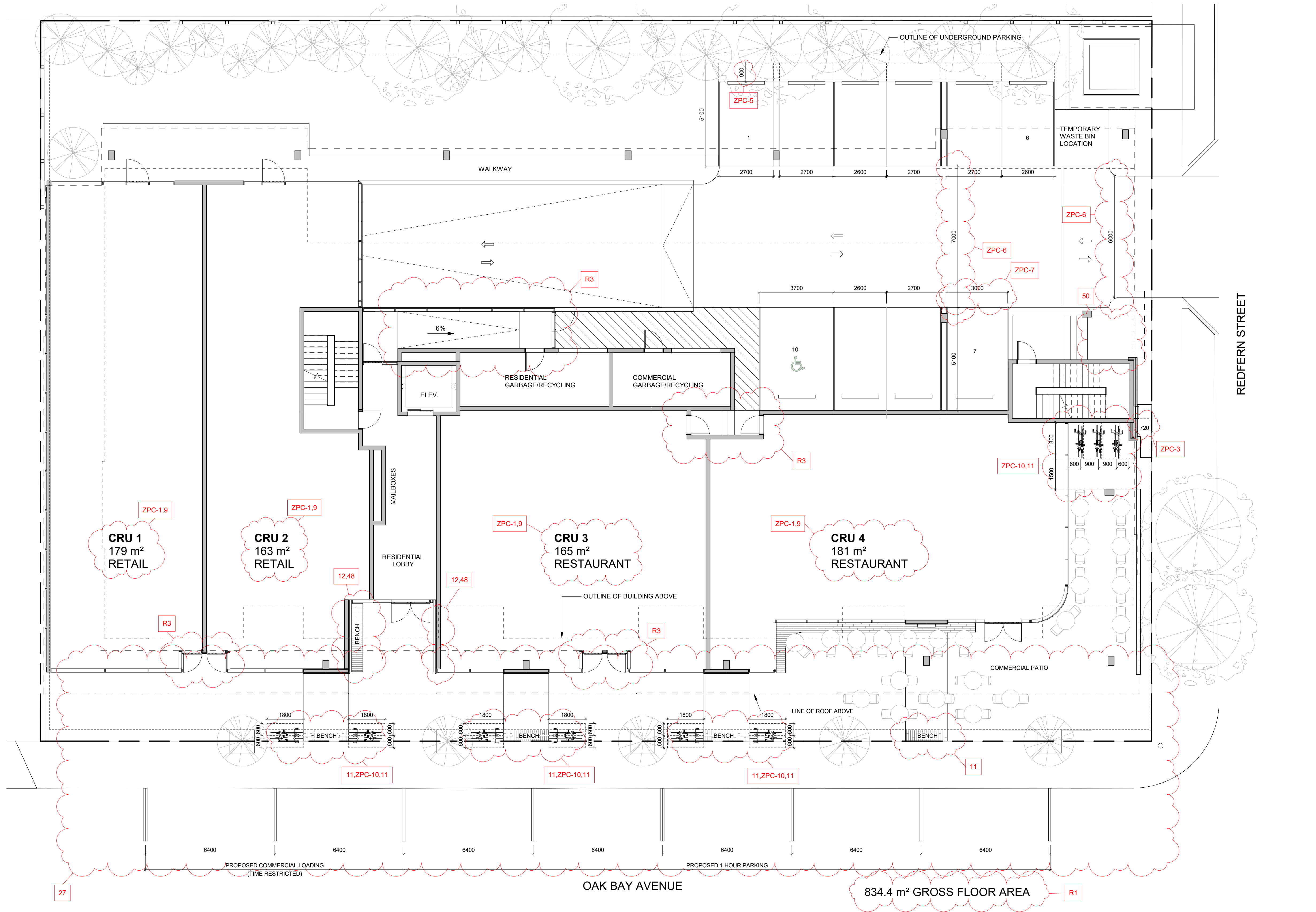
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name Parking Level Plan	
Date 2020/03/05	
Scale 1 : 100	Project # 1801
	Revision March 5, 2020 2
	Sheet # A2.00



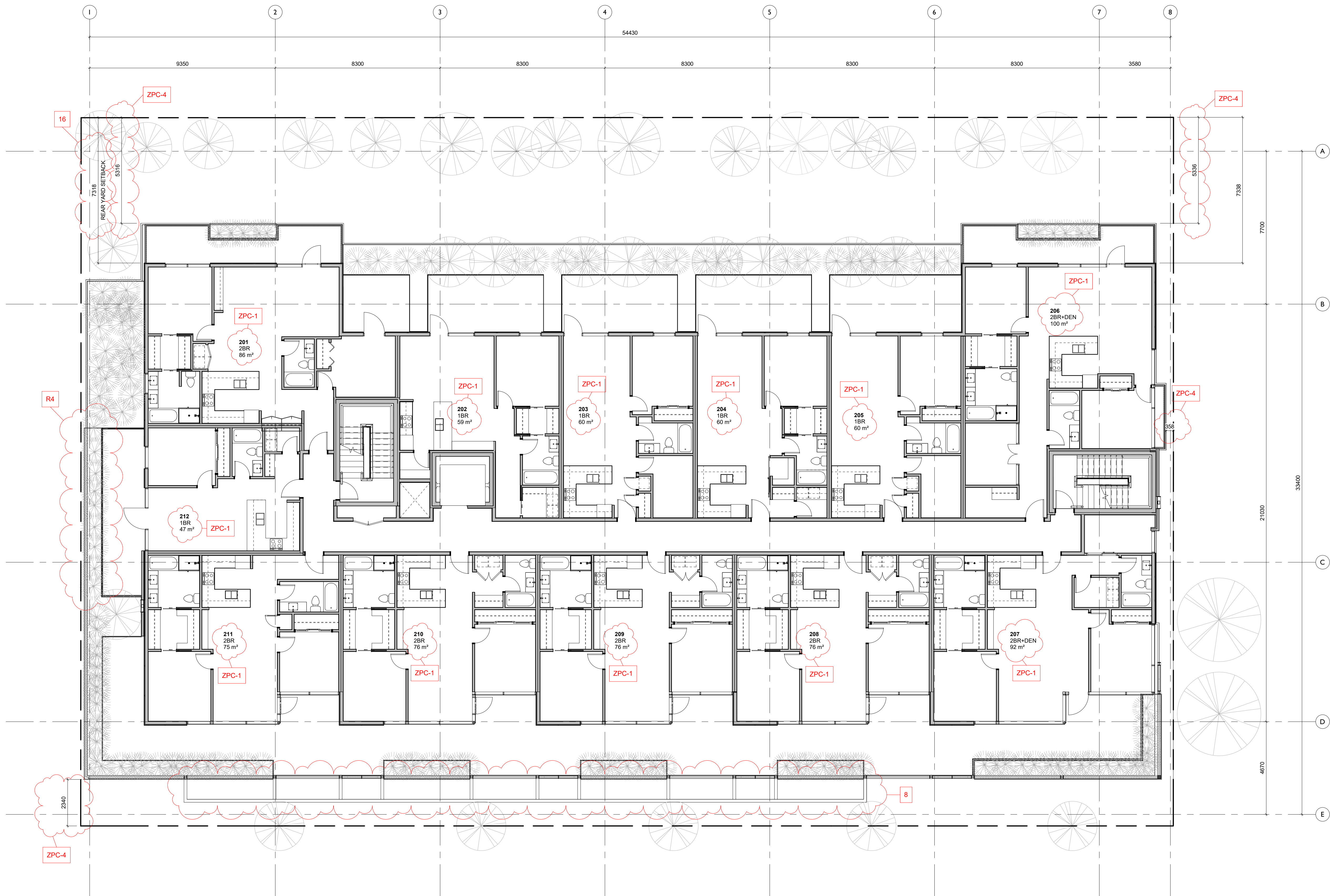
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project		
		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Ground Floor Plan		
Date		
2020/03/05		
Scale	Project #	
1 : 100	1801	
	Revision	
	March 5, 2020	
	Sheet #	
A2.01		



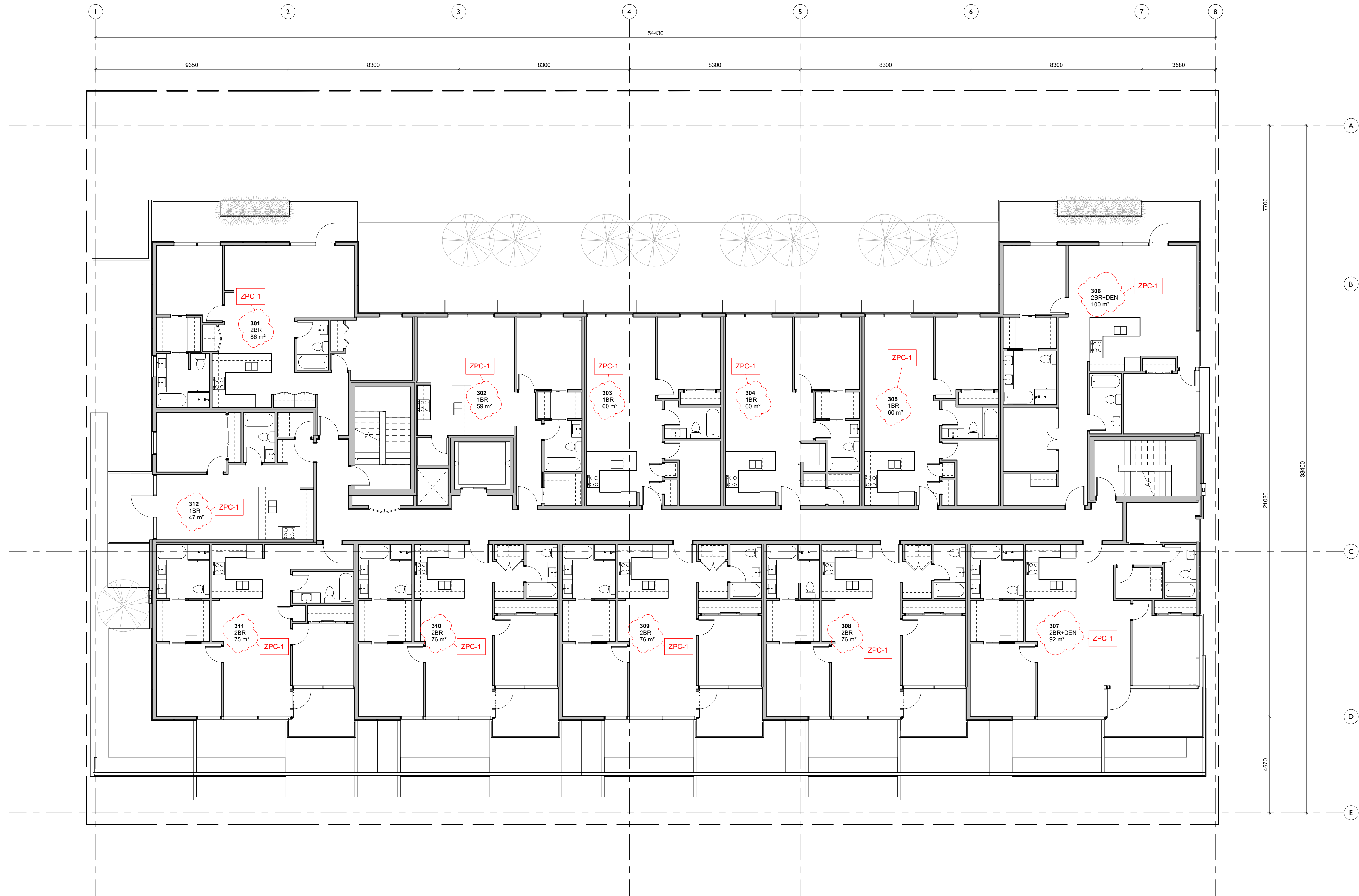
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name Second Floor Plan	
Date 2020/03/05	
Scale 1 : 100	Project # 1801
	Revision March 5, 2020
	Sheet # A2.02



2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Third Floor Plan		
Date		
2020/03/05		
Scale	Project #	
1 : 100	1801	
	Revision	
	March 5, 2020	2
Sheet #		A2.03



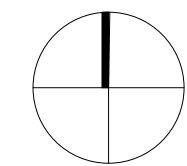
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project



Jawl Residential
1920 Oak Bay Ave.
Oak Bay, BC

Sheet Name
Fourth Floor Plan

Date
2020/03/05

Scale
1 : 100

Project #
1801

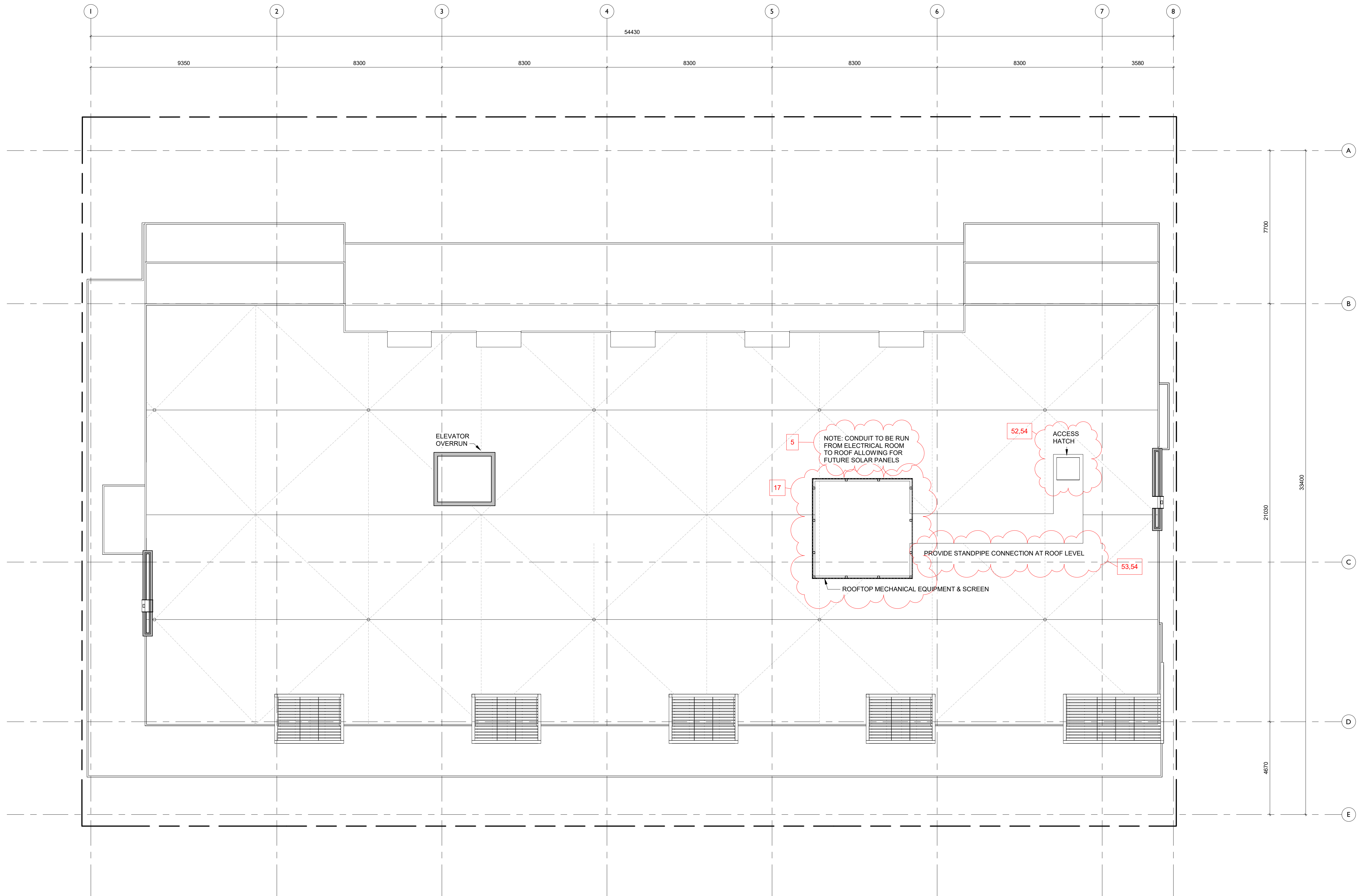
Revision
March 5, 2020

2

Sheet #

A2.04

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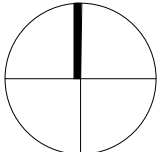
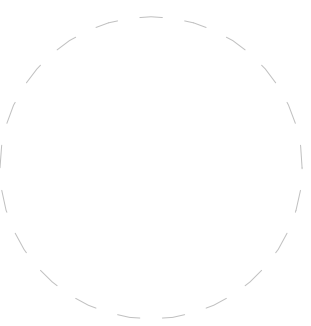
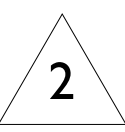


2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project		
		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Roof Plan		
Date		
2020/03/05		
Scale	Project #	
1 : 100	1801	
	Revision	
	March 5, 2020	2
Sheet #		A2.05




1 South Elevation
1 : 100



2 East Elevation
1 : 100

MATERIALS LEGEND	
1 CEMENTITIOUS PANEL CLADDING	7 CLEAR SEALED WOOD
2 TRANSPARENT GLAZING R5	8 CONCRETE
3 PRE-FINISHED METAL	9 METAL LOUVRE
4 PAINTED STEEL OR ALUMINUM R5	10 CONCRETE BLOCK
5 WOOD-TEXTURED SHADE SCREEN	11 WOOD FENCING R5
6 T&G CEDAR SOFFIT	12 BRICK

2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



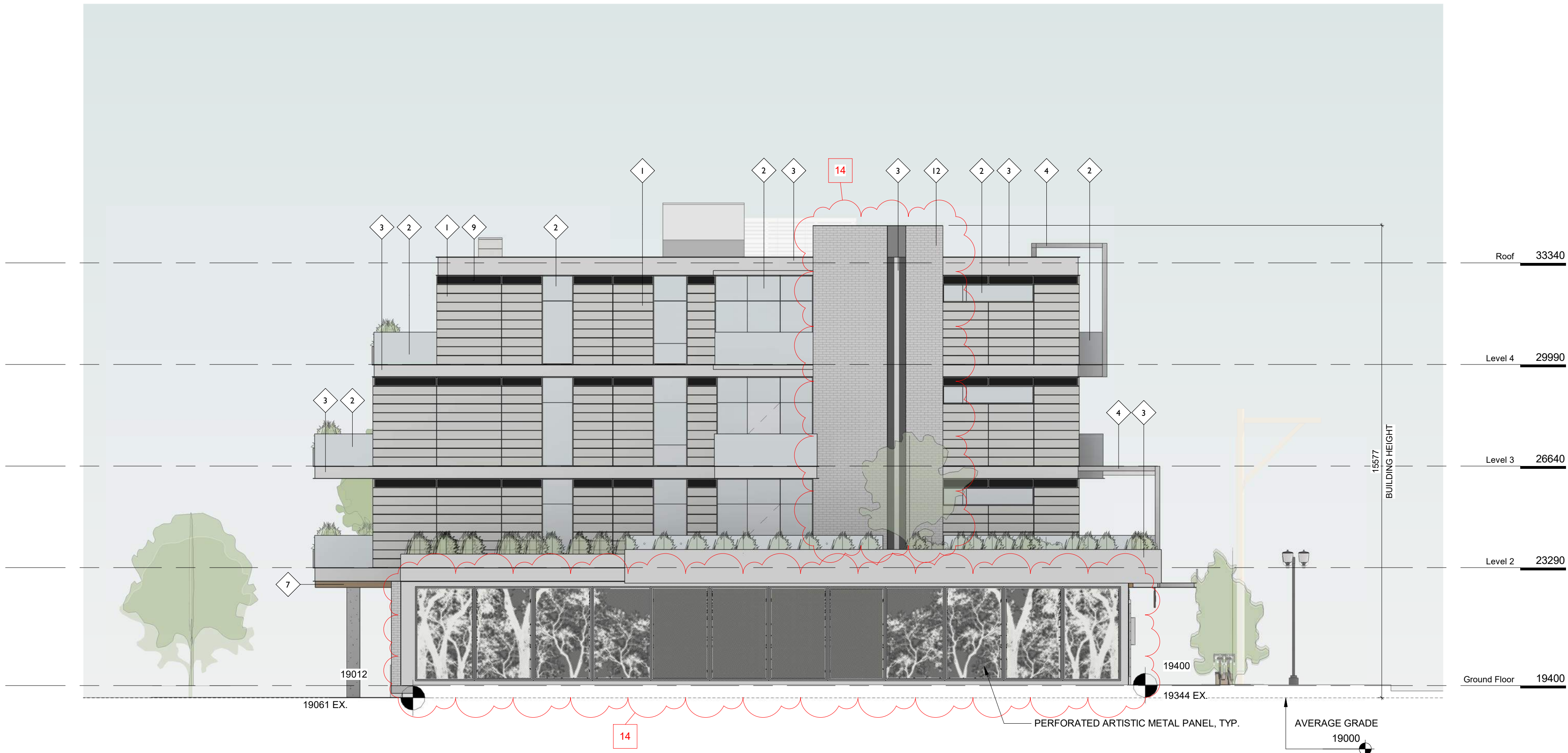
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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Elevations	
Date 2020/03/05	
Scale 1 : 100	Project # 1801
Revision March 5, 2020	2
Sheet # A3.00	



1 North Elevation
1 : 100



2 West Elevation
1 : 100

MATERIALS LEGEND

- | | |
|--------------------------------|---------------------|
| 1 CEMENTITIOUS PANEL CLADDING | 7 CLEAR SEALED WOOD |
| 2 TRANSPARENT GLAZING R5 | 8 CONCRETE |
| 3 PRE-FINISHED METAL | 9 METAL LOUVRE |
| 4 PAINTED STEEL OR ALUMINUM R5 | 10 CONCRETE BLOCK |
| 5 WOOD-TEXTURED SHADE SCREEN | 11 WOOD FENCING R5 |
| 6 T&G CEDAR SOFFIT | 12 BRICK |

2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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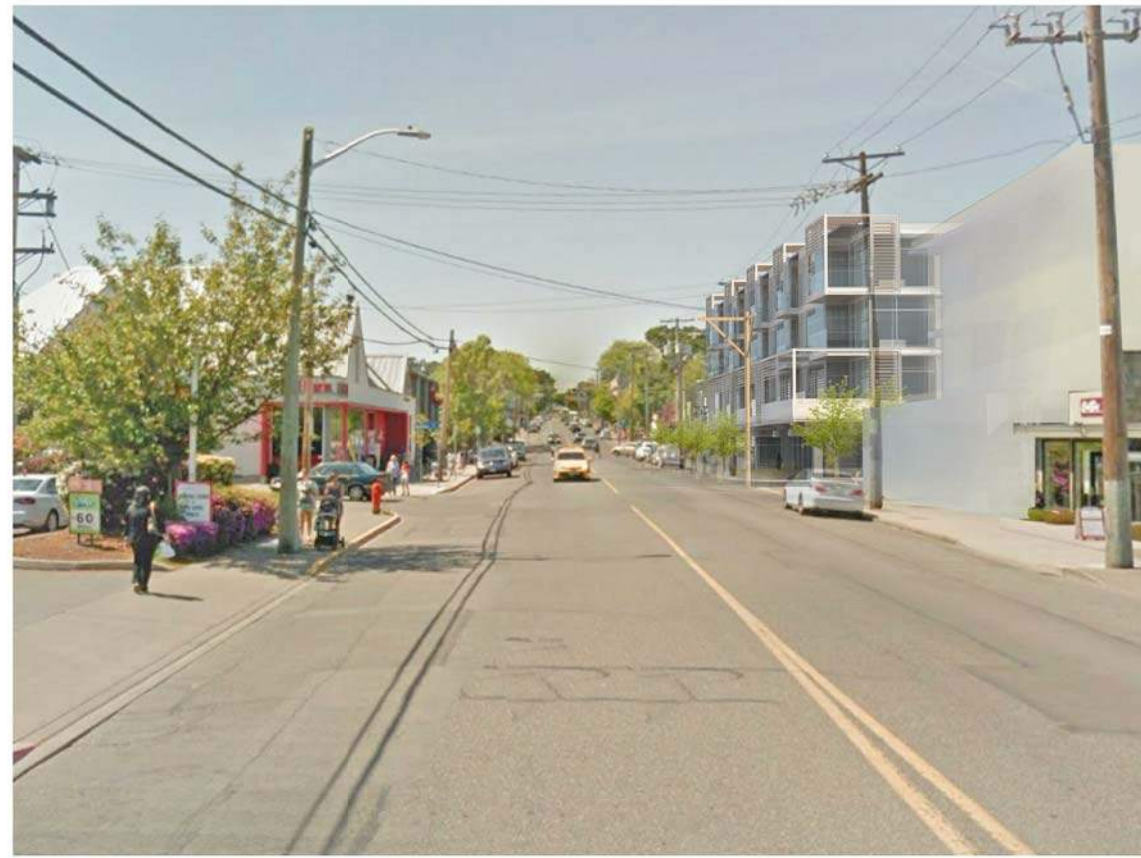
Project	Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	Elevations	
Date	2020/03/05	
Scale	1 : 100	Project # 1801
Revision	March 5, 2020	2
Sheet #	A3.01	



VIEW FROM OAK BAY AVENUE & DAVIE STREET



VIEW FROM OAK BAY AVENUE LOOKING EAST



VIEW FROM OAK BAY AVENUE LOOKING WEST



1 Oak Bay Ave Context Elevation
1 : 200



2 Redfern St Context Elevation
1 : 200

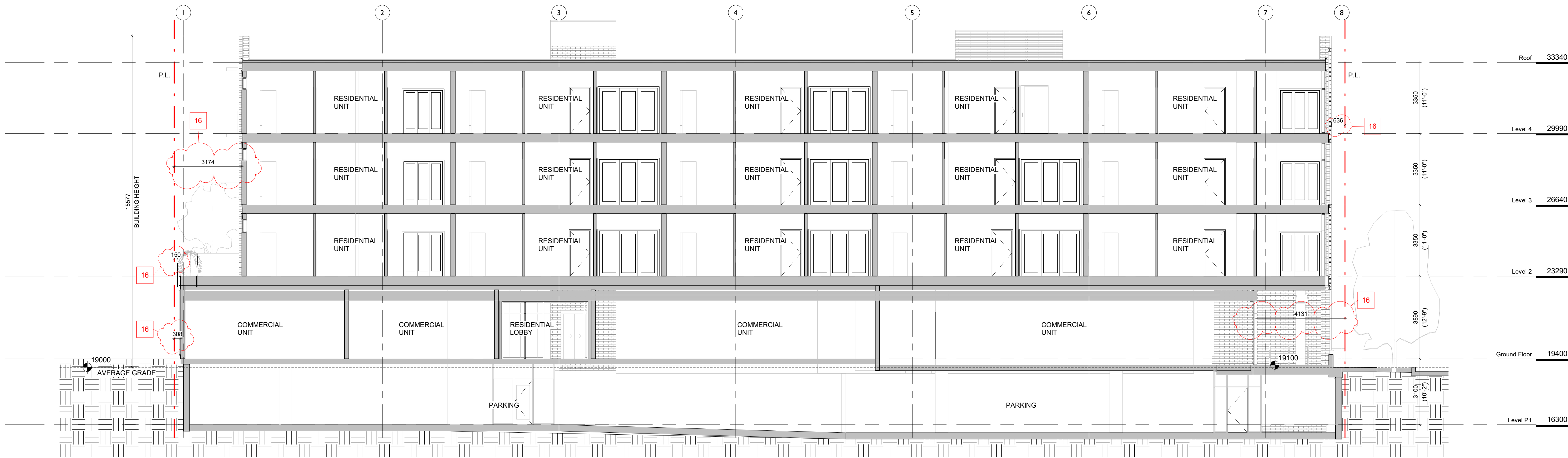
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



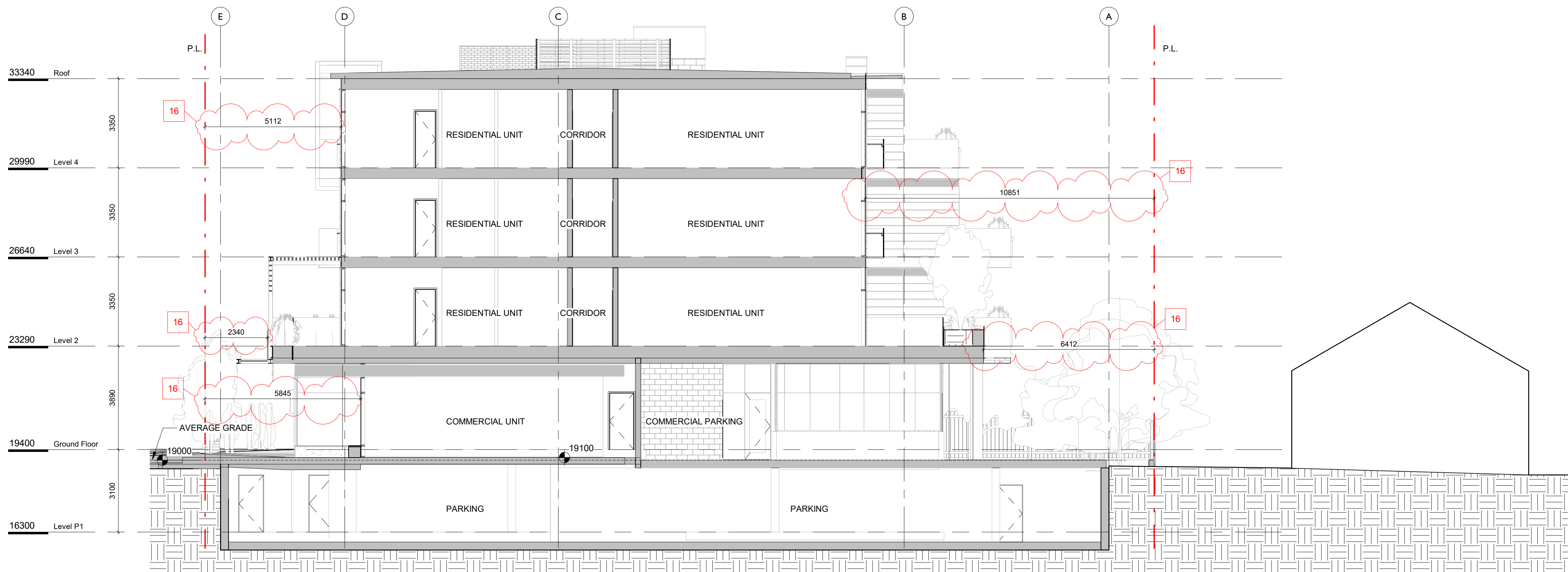
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Project		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Context Elevations		
Date		
2020/03/05		
Scale	Project #	
1 : 200	1801	
Revision	March 5, 2020	2
	Sheet #	A3.02

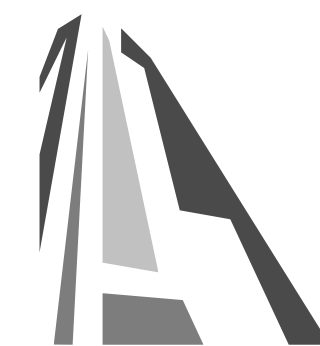


1 Long Section
1 : 100



2 Cross Section
1 : 100

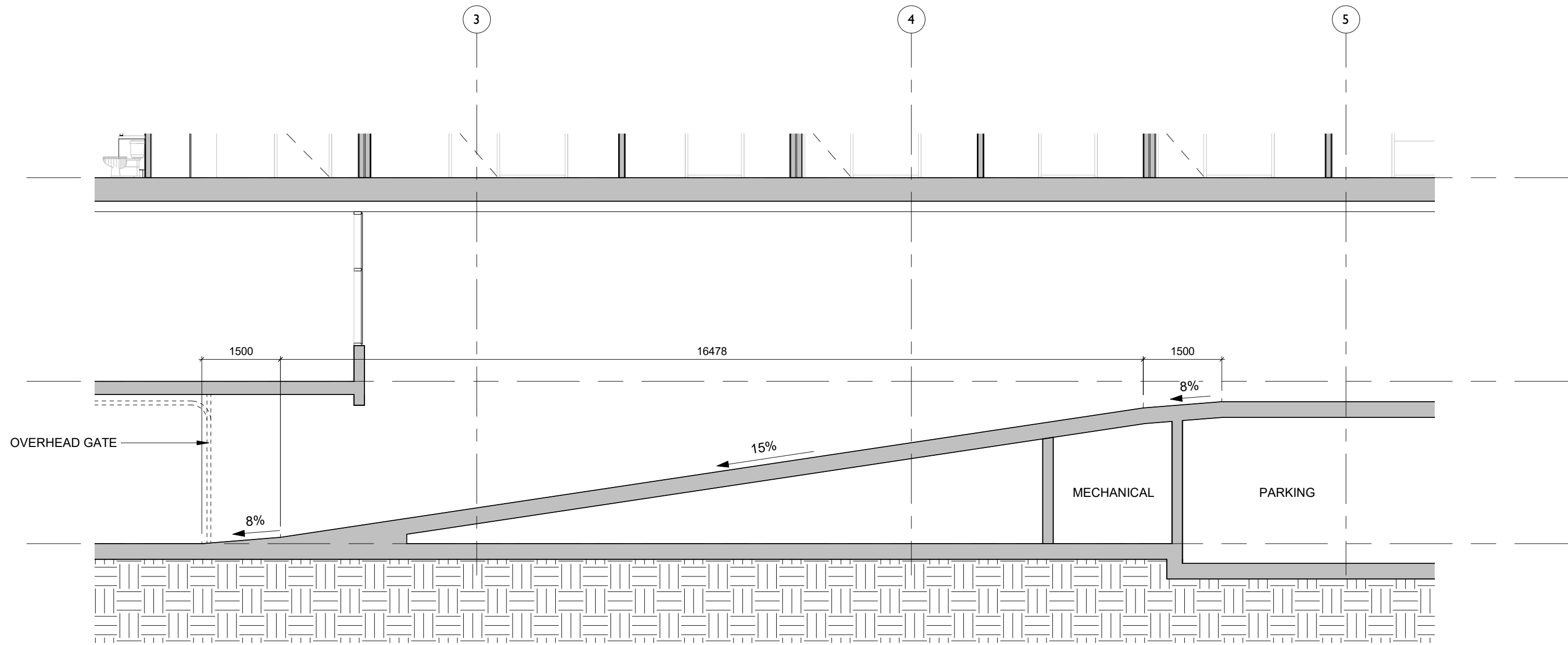
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1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



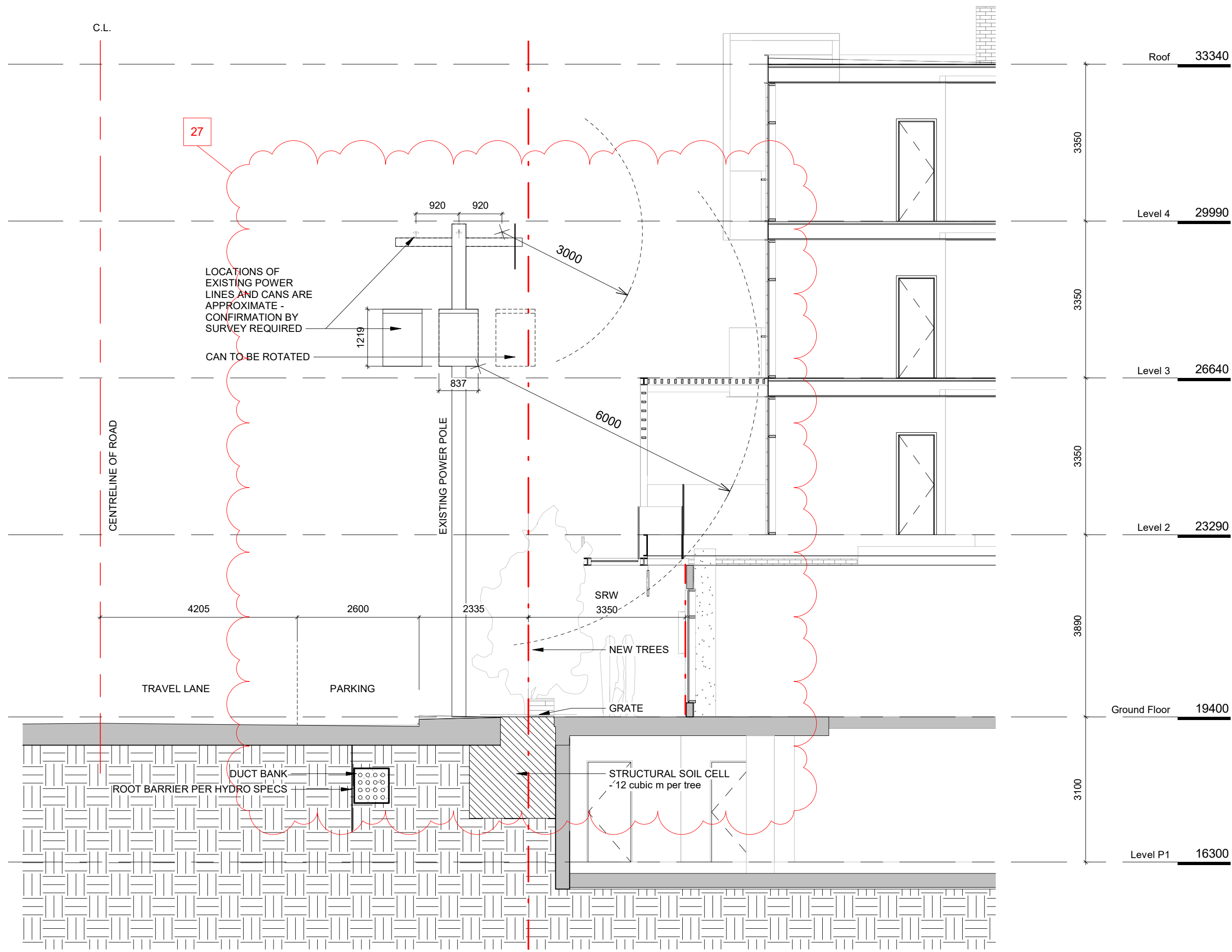
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Project		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Building Sections		
Date		
2020/03/05		
Scale	Project #	
1 : 100	1801	
	Revision	2
	March 5, 2020	
Sheet #		A4.00

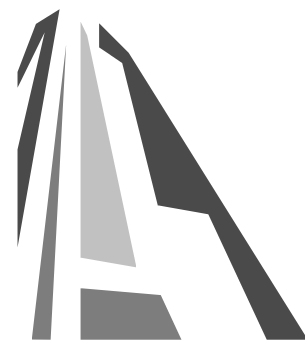


2 Parking Ramp Section
1 : 75



1 Street Section
1 : 75

2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



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Project	
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC	
Sheet Name	
Context Sections	
Date	
2020/03/05	
Scale	Project #
1 : 75	1801
	Revision
	March 5, 2020 2
Sheet #	
A4.01	



VIEW FROM CORNER OF OAK BAY AVENUE & REDFERN STREET



VIEW REDFERN STREET LOOKING TOWARDS OAK BAY AVENUE

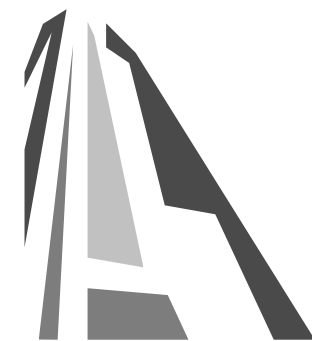


RESIDENTIAL LOBBY



COMMERCIAL CORNER PATIO

2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE

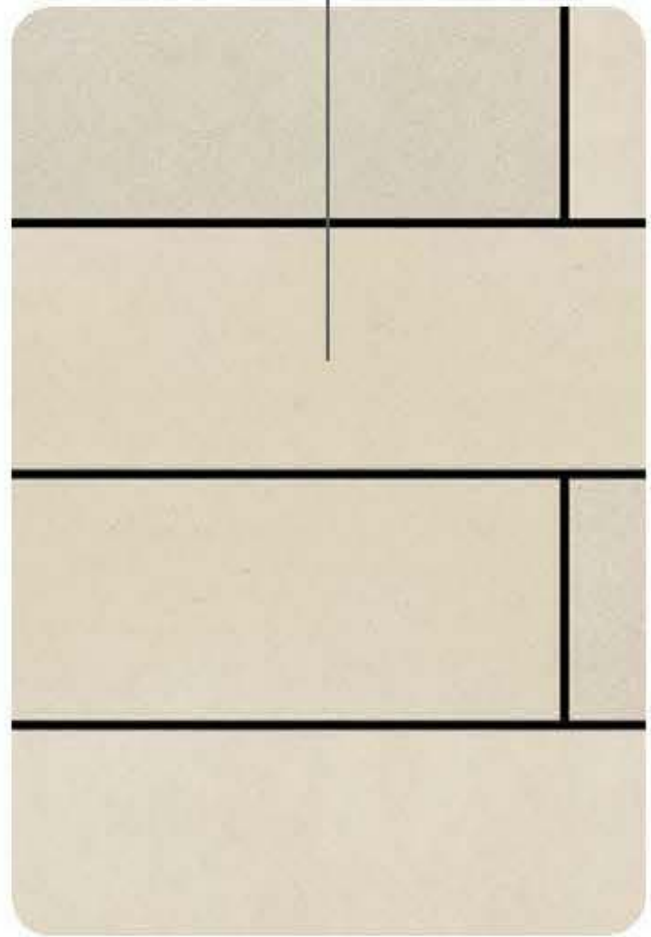


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Project		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Perspectives		
Date		
2020/03/05		
Scale	Project #	
1 : 20	1801	
Revision		
March 5, 2020		2
Sheet #		
A9.00		

PROJECT MATERIALS



PANEL



BRICK



PAVING



GLASS



CONCRETE



PLANTING

ACCENT



WOOD



METAL

CLADDING

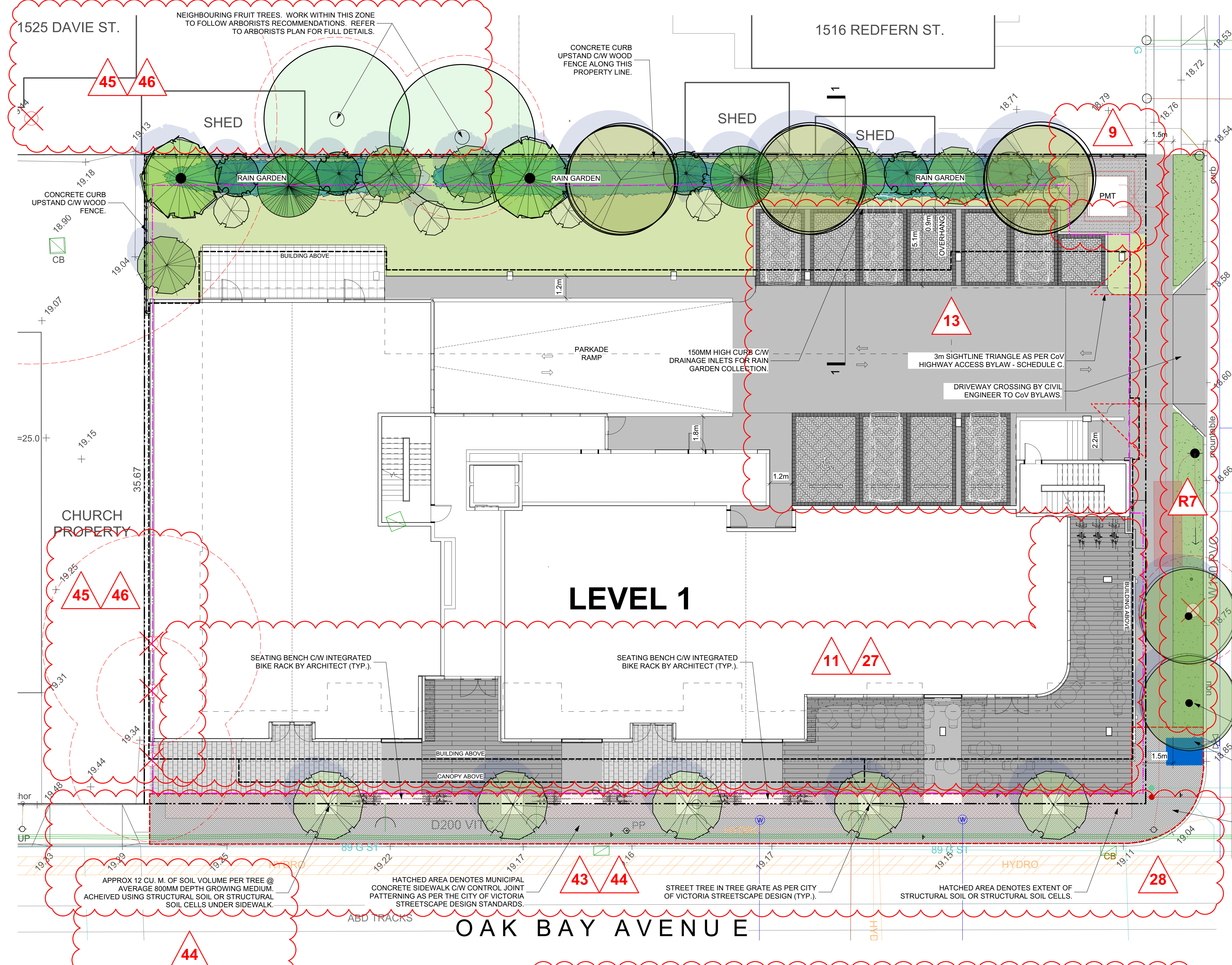
2	Re-Zoning & DP Rev 1	March 5, 2020
1	Re-Zoning & DP	April 24, 2019
NO.	DESCRIPTION	DATE



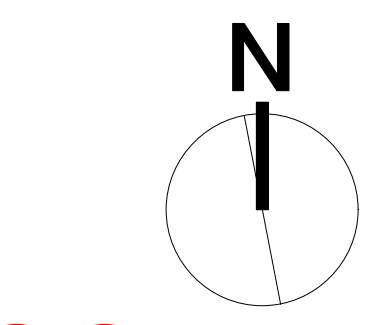
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Project		
Jawl Residential 1920 Oak Bay Ave. Oak Bay, BC		
Sheet Name		
Materials		
Date		
2020/03/05		
Scale	Project #	1801
	Revision	March 5, 2020
	2	
	Sheet #	A9.01



- LEGEND**
- PROPERTY LINE
 - EXTENT OF PARKADE, BELOW
 - BUILDING LINE ABOVE
 - RAIN GARDEN - TOP OF POOL
 - RAIN GARDEN - BOTTOM OF POOL
 - CAST IN PLACE CONCRETE C/W BROOM FINISH & TOOLED CONTROL JOINTS.
 - UNIT PAVING TYPE 1: STANDARD SERIES, 225x112x60MM, RUNNING BOND PERPENDICULAR TO BUILDING, COLOUR: 50% NATURAL, 50% SHADOW.
 - UNIT PAVING TYPE 2: PIAZZA SERIES, 600x400x100x100MM, OFFSET RUNNING BOND PARALLEL TO BUILDING, COLOUR: CHARCOAL.
 - UNIT PAVING TYPE 3 (VEHICULAR): STANDARD SERIES, 225x112x80MM, 90° HERRINGBONE C/W SOLIDER COURSE BORDER, COLOUR: SHADOW C/W CHARCOAL BORDER.
 - UNIT PAVING TYPE 4 (PATIO): HYDRA-PRESSED SLAB PAVERS, TEXADA, 610x610x50MM, COLOUR: NATURAL.
 - LAWN AREA
 - SHRUB PLANTING AREA
ORNAMENTAL AND AMENITY PLANTINGS. SPECIES TO INCLUDE NATIVE AND APPROPRIATE NON-NATIVE SPECIES THAT ARE ADAPTED TO SITE CONDITIONS, CLIMATE AND DESIGN INTENT.
 - RAIN GARDEN AREA
 - LANDSCAPE BUFFER. SEE PLANTING PLAN.
 - SOLID FENCE, 1.8M HEIGHT MAX., WOOD CONSTRUCTION TO CoV BYLAW, TOP MOUNTED TO CURB.
 - BIKE RACK (SEE ARCH PLANS FOR NUMBERS)



R6

ZPC-11

R7

44

28

11 27

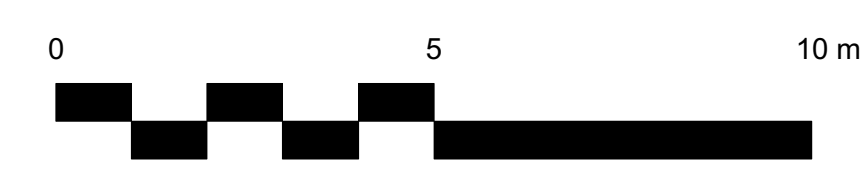
13




45 46

45 46

43 44

44



TREE SUMMARY			TOTAL NEW TREES PROPOSED:		REPLACEMENT TREE RATIO = 2:1 AS PER CITY OF VICTORIA BYLAWS. REFER L3.01 PLANTING PLANS FOR ADDITIONAL INFORMATION.
	EXISTING TREE RETAINED		AT GRADE:	31	
	CRITICAL ROOT ZONE		L2 - L4 BALCONY PLANTERS:	11	
		EXISTING TREE REMOVED			TREES WILL BE OF THE APPROPRIATE SCALE, SPECIES AND LOCATION TO MEET THE CITY OF VICTORIA REQUIREMENTS. FINAL SPECIES TO BE DETERMINED IN CONSULTATION WITH CITY OF VICTORIA PARKS STAFF.
REFER TO ARBORIST'S TREE MANAGMENT PLAN BY GYE & ASSOCIATES DATED MARCH 3rd, 2020 FOR FULL DETAILS.					

- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IABAC Standards and Contract Specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

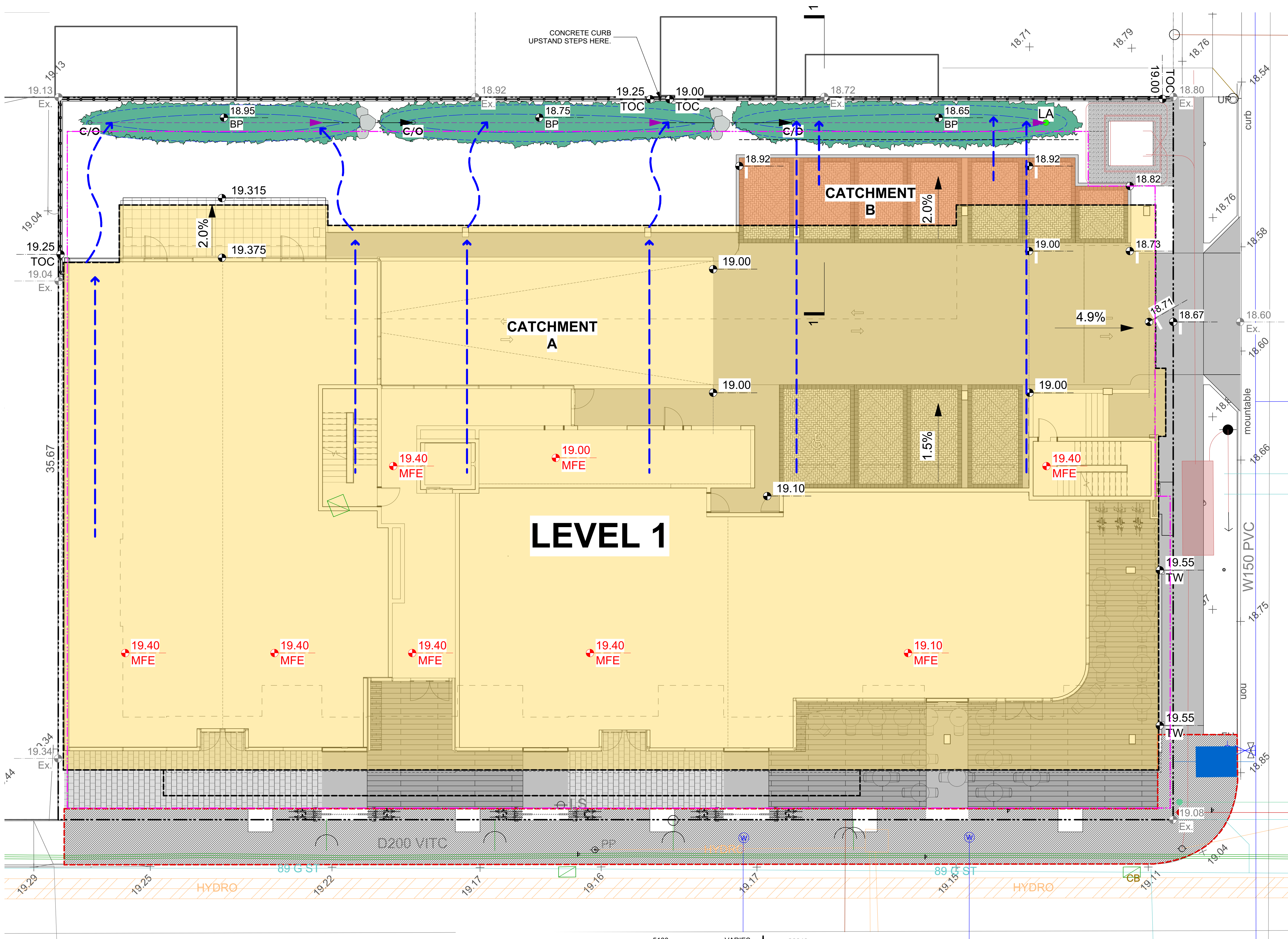
NOT FOR CONSTRUCTION

rev no	description	date
2	DP/REZ. REV.1	MAR.05.2020
1	DP/REZONING	APR.24.2019

Murdoch de Greeff INC
Landscape Planning & Design
200 - 554 Cultural Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

March 5, 2020
client
JAWL RESIDENTIAL
project
1920 OAK BAY AVE
1920 OAK BAY AVE
VICTORIA, BC

sheet title		Landscape Materials	
project no.	118.30	scale	1: 100 @ 24"x36"
drawn by	JK/JD	checked by	SM
revision no.	2	sheet no.	L1.01



- LEGEND**
- PROPERTY LINE
 - EXTENT OF UNDERGROUND PARKING (INDICATIVE)
 - EXTENT OF ROOF / CANOPY LINE (INDICATIVE)
 - RAIN GARDEN - TOP OF POOL
 - RAIN GARDEN - BOTTOM OF POOL
 - EXISTING LANDSCAPE GRADE
 - ARCHITECTURAL GRADE, PROVIDED FOR REFERENCE ONLY
 - PROPOSED LANDSCAPE GRADE
 - TW TOP OF WALL TP TOP OF POOL
 - BW BOTTOM OF WALL BP BOTTOM OF POOL
 - TOC TOP OF CURB TS TOP OF STAIRS
 - BC BOTTOM OF CURB BS BOTTOM OF STAIRS
 - RAIN GARDEN AREA
 - DRAINAGE FLOW DIRECTION
 - VEGETATED SWALE FLOW DIRECTION
 - RAIN GARDEN OVERFLOW DRAIN
 - CLEAN-OUT DRAIN
 - PERFORATED UNDERDRAIN PIPE
 - SOLID PVC PIPE
 - CATCHMENT A
ROOF RUNOFF SCUPPERED TO SWALES AND CONVEYED TO RAIN GARDENS.
 - CATCHMENT B
PAVEMENT RUNOFF SURFACE FLOWS TO CURB INLETS AND INTO RAIN GARDEN.

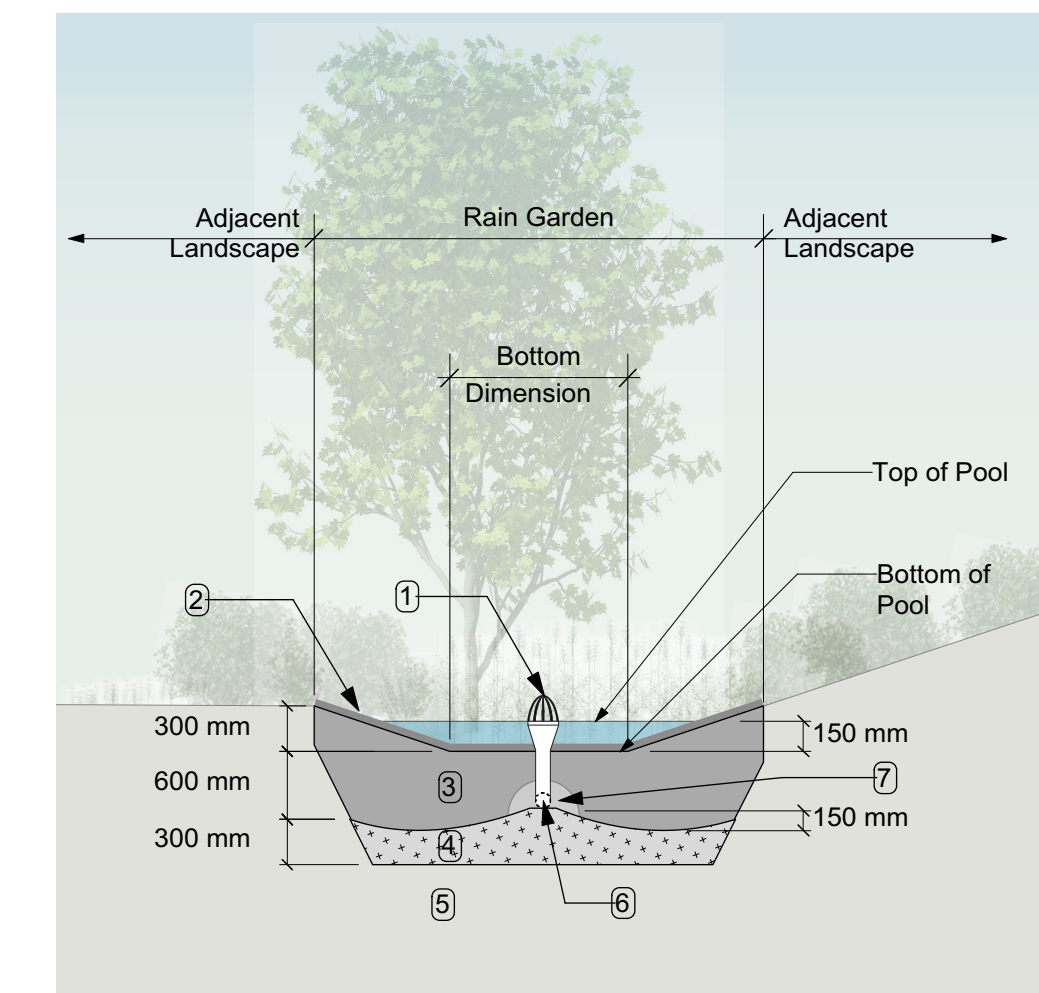
RAIN WATER MANAGEMENT NOTES

WATER COLLECTED FROM THE BUILDING ROOF AND REAR PARKING AREA FLOW TO RAIN GARDENS LOCATED AT THE NORTH OF THE SITE.

THE RAIN GARDENS ARE SIZED SUCH THAT THE BOTTOM OF THE RAIN GARDEN IS A MINIMUM OF 5% OF THE IMPERVIOUS AREA (AS PER CITY OF VICTORIA STORMWATER GUIDELINES).

RAIN GARDENS WILL BE DESIGNED WITH UNDERDRAINS AND A HIGH CAPACITY OVERFLOW DRAIN THAT WILL BE CONNECTED TO THE ONSITE PIPED DRAINAGE SYSTEM.

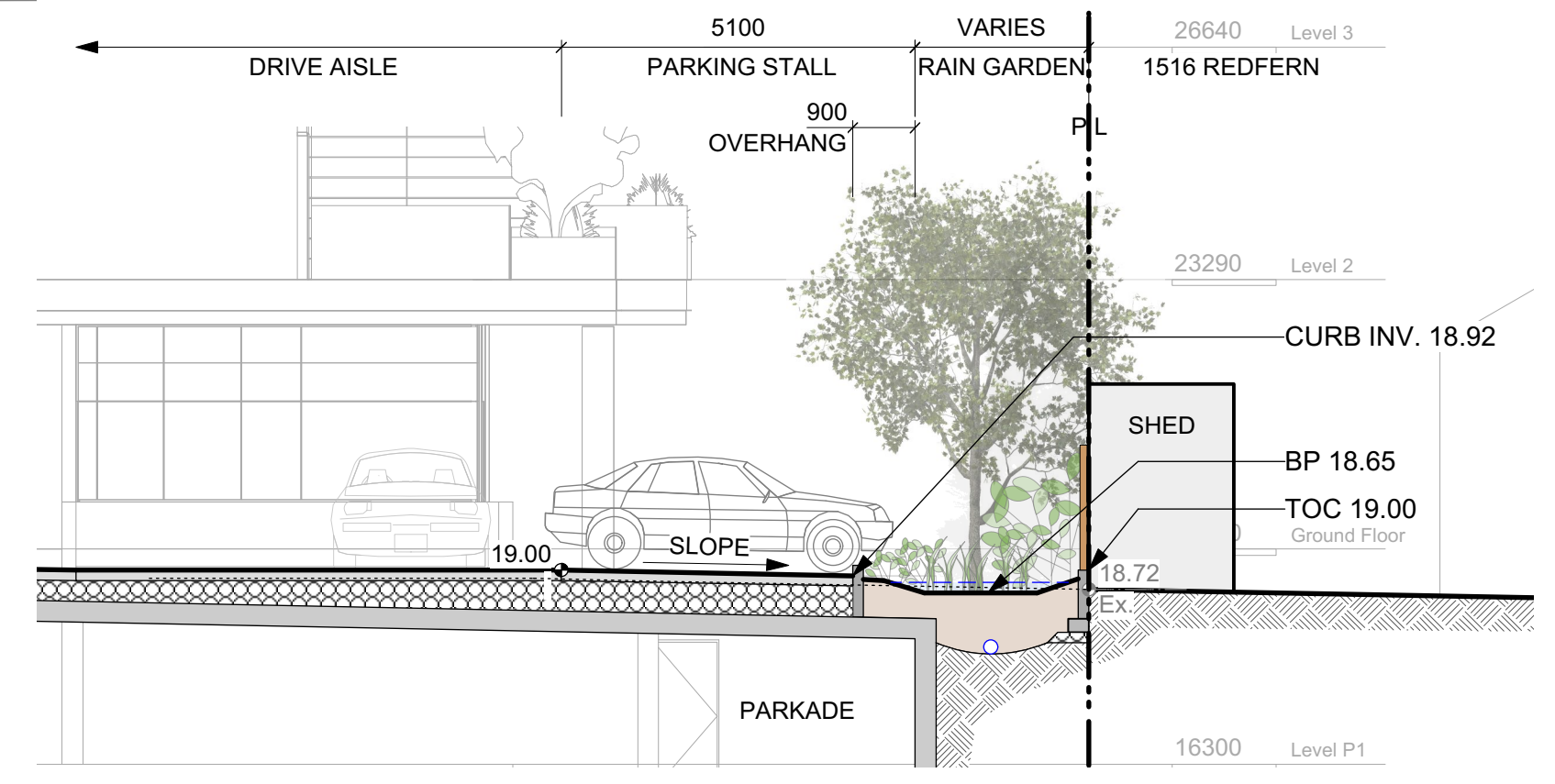
RAIN GARDENS ARE INTEGRATED BUILDING LANDSCAPES AND ARE DESIGNED TO CAPTURE, SLOW FLOWS, AND TREAT (CLEAN) RUNOFF.



- RAIN GARDEN MATERIALS**
1. Overflow drain, 200 mm domed grate + adapter
 2. Composted mulch, 50-70 mm depth
 3. Bio-retention growing medium, 600 mm depth
 4. Scarified/tilled subgrade, 300 mm depth
 5. Existing subgrade/native material
 6. 100 mm diameter (min) perforated pipe
 7. 25 mm diameter drain rock, 100 mm depth

TYPICAL RAIN GARDEN DETAIL
Scale: 1:50

- GRADING NOTES**
1. All elevations are in meters.
 2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
 3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
 4. Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
 5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
 6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
 7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.



SECTION THROUGH NORTH RAIN GARDEN
Scale: 1:100

OAK BAY AVENUE



NOT FOR CONSTRUCTION

2	DP/REV. REV.1	MAR.05.2020
1	DP/REZONING	APR.24.2019
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200 - 554 Cuthbert Road
Victoria, BC V6Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

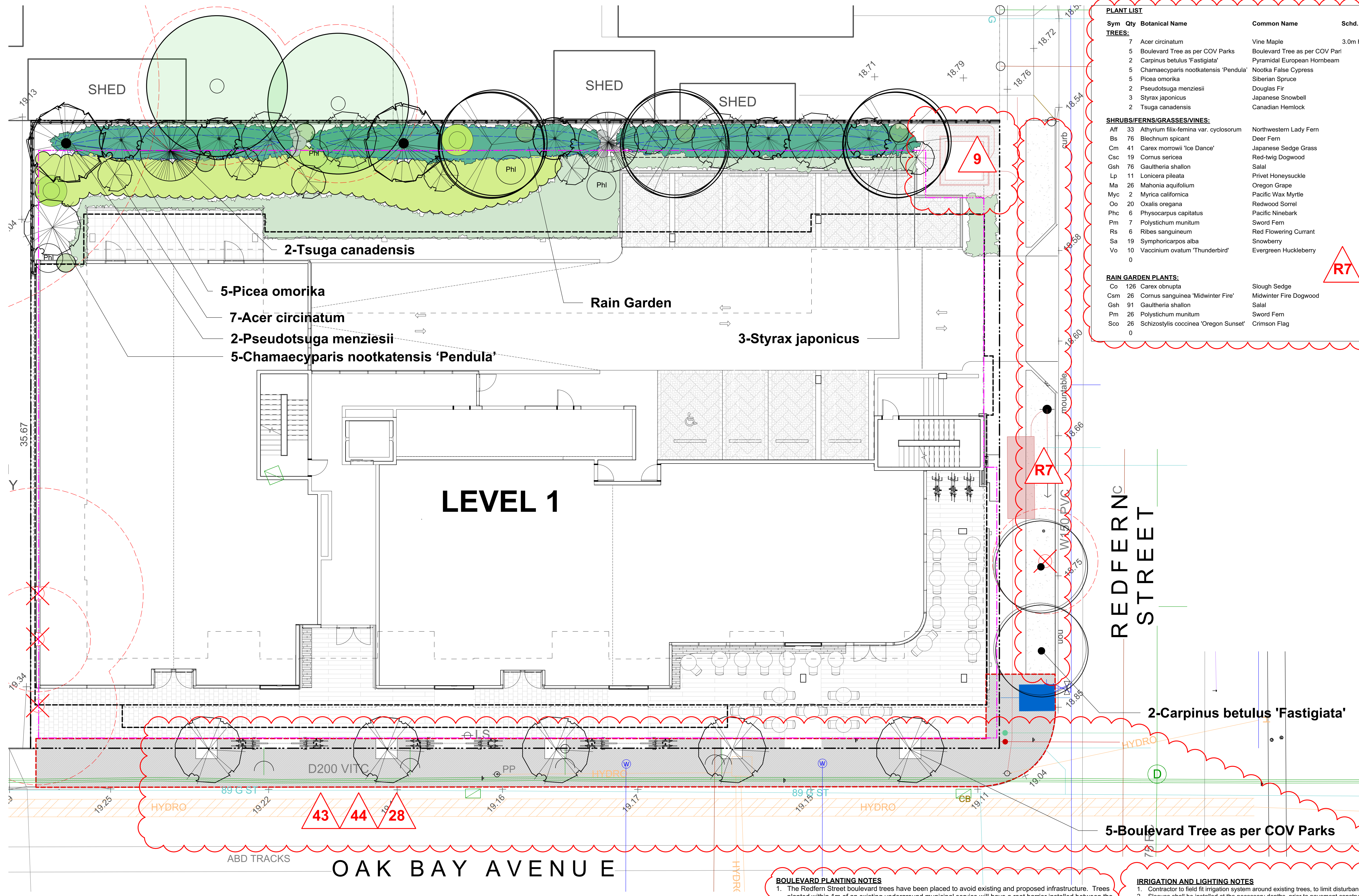
March 5, 2020


client
JAWL RESIDENTIAL

project
1920 OAK BAY AVE
1920 OAK BAY AVE
VICTORIA, BC

sheet title
Stormwater Management

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revision no.	sheet no.
2	L1.03



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
7		Acer circinatum	Vine Maple	3.0m ht, multi-stem (3 trunk)
5		Boulevard Tree as per COV Parks	Boulevard Tree as per COV Parl	5.0cm cal, b&b
2		Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	6.0cm cal, b&b
5		Chamaecyparis nootkatensis 'Pendula'	Nootka False Cypress	3.0m ht
5		Picea omorika	Siberian Spruce	3.5m ht
2		Pseudotsuga menziesii	Douglas Fir	2.0m ht
3		Styrax japonicus	Japanese Snowbell	5.0cm cal, b&b
2		Tsuga canadensis	Canadian Hemlock	5.0m ht
SHRUBS/FERNS/GRASSES/VINES:				
Aff	33	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Bs	76	Blechnum spicant	Deer Fern	#1 pot
Cm	41	Carex morrowii 'Ice Dance'	Japanese Sedge Grass	Sp3
Csc	19	Cornus sericea	Red-twig Dogwood	#1 pot
Gsh	76	Gaultheria shallon	Salal	#1 pot
Lp	11	Lonicera pileata	Privet Honeysuckle	#2 pot
Ma	26	Mahonia aquifolium	Oregon Grape	#3 pot
Myc	2	Myrica californica	Pacific Wax Myrtle	#3 pot
Oo	20	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
Phc	6	Physocarpus capitatus	Pacific Ninebark	#5 pot
Pm	7	Polystichum munitum	Sword Fern	#1 pot
Rs	6	Ribes sanguineum	Red Flowering Currant	#3 pot
Sa	19	Symphoricarpos alba	Snowberry	#1 pot
Vo	10	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#1 pot
<div></div>				
RAIN GARDEN PLANTS:				
Co	126	Carex obnupta	Slough Sedge	#1 pot
Csm	26	Cornus sanguinea 'Midwinter Fire'	Midwinter Fire Dogwood	#1 pot
Gsh	91	Gaultheria shallon	Salal	#1 pot
Pm	26	Polystichum munitum	Sword Fern	#1 pot
Sco	26	Schizostylis coccinea 'Oregon Sunset'	Crimson Flag	#1 pot

- BOULEVARD PLANTING NOTES**
- The Redfern Street boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
 - The Redfern Street boulevard trees will be placed a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
 - The Oak Bay Avenue boulevard trees are shown as per the City of Victoria streetscape design.
 - Final selection of boulevard trees to be determined through consultation with municipal parks staff.
 - Landscape within boulevard areas to be irrigated (unless otherwise indicated).
 - Boulevard irrigation point of connection to be 19 mm service, refer to Civil drawings for location. Water meter and timer/controller, that is separate from building, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
 - Design and installation of boulevard irrigation system to meet current IABC and Municipal Specifications.
 - Design/build drawings for boulevard irrigation to be submitted to Landscape Architect in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
 - Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
 - All trees within boulevard to be irrigated with double ring drip irrigation system c/w double check valve.

- IRRIGATION AND LIGHTING NOTES**
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
 - Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown on plan.
 - Arborist to review (prior to installation) sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
 - Placement of electrical conduit through site to be coordinated with arborist.
 - Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

- PLANTING NOTES**
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
 - Final selection of boulevard trees to be determined through consultation with municipal staff.
 - Separate offsite irrigation system to be installed as per Municipal Specifications for Street Trees and Irrigation, SCHEDULE C (Current Edition).

NOT FOR CONSTRUCTION

2	DP/REV. REV.1	MAR.05.2020
1	DP/REZONING	APR.24.2019
rev no	description	date



March 5, 2020

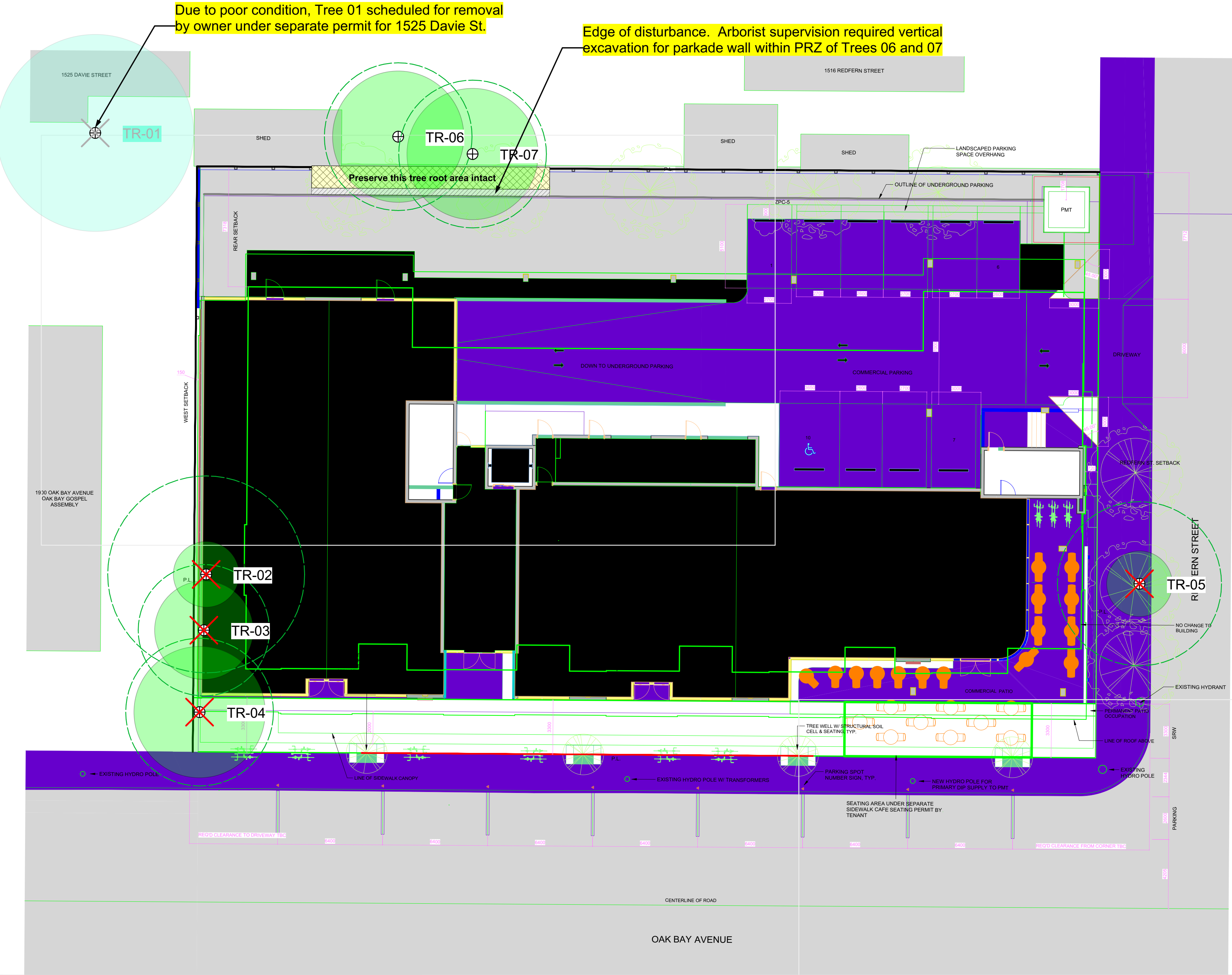
client
JAWL RESIDENTIAL

project
1920 OAK BAY AVE
1920 OAK BAY AVE
VICTORIA, BC

sheet title
Planting Plan

project no.	118.30
scale	1: 100 @ 24"x36"
drawn by	JK/JD
checked by	SM
revision no.	sheet no.

2
L3.01



GENERAL NOTE

All on-site trees and two off-site tree are proposed for removal, due to the built out scope of the site plan (boundary-to-boundary). As such, typical protection measures, such as fencing and signage, are not required. **It is assumed that site hoarding will be erected around the entire perimeter of the site.** Arborist supervision will be required in order to minimize root impacts to two off-site fruit trees (Trees 06 and 07).

Given the limited extent of tree retention and arborist involvement on this project, no written report has been prepared, apart from the notes on this plan.

TREE PRESERVATION MEASURES

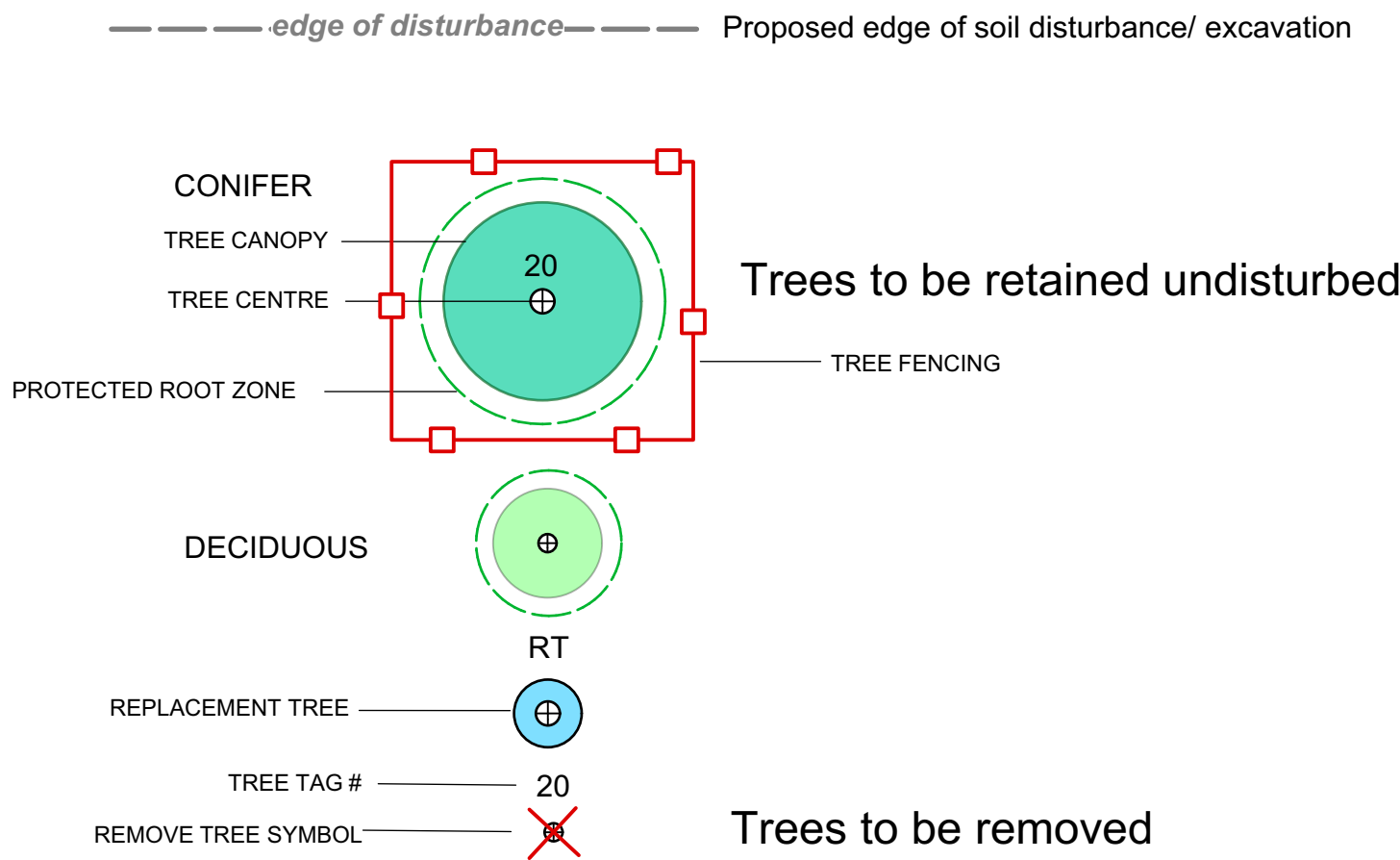
- 1. Start-up meeting:** Before demolition, site servicing or other site work commences, the owner and contractor shall meet with the arborist to review the Tree Protection Plan.
- 3. Tree protection fencing:** No protective tree fencing is required on this project.
- 8. Arborist supervision of site works:** The arborist shall be present to oversee stump removal, excavation, sub-grading, lane or pathway base preparation, service trenching, blasting or any other form of disturbance within, or adjacent to, the off-site tree protection area (TPA) for Tree 01. Any tree roots or branches damaged shall be pruned back to undamaged tissue by the arborist.
- 9. Covering excavated cuts:** Any excavated cut within or adjacent to the TPA shall be securely covered with heavy-gauge plastic to prevent soil desiccation and erosion.
- 10. Site monitoring:** The Project Arborist shall monitor the site on a regular basis during the site preparation, construction and landscaping phases to ensure ongoing and effective compliance with the tree protection measures specified in this tree plan and in on-site meetings with the General Contractor and relevant consultants and sub-contractors.
- 11. Pre-blasting meeting:** If rock blasting is required, the General Contractor and blasting sub-contractor shall meet with the arborist to review the blasting plan prior to drilling. Modified blasting practices or rock removal techniques shall be utilized where considered necessary by the arborist to minimize blasting impacts to protected trees.
- 15. Replacement tree requirements:** Four (4) replacement trees shall be planted on the subject property as indicated on the Tree Plan. All replacement trees shall meet or exceed the minimum size requirements set forth in Section 44 of the City's tree bylaw (1.5m in height or 4cm caliper). See Landscape Planting Plans for details. If there are an insufficient number of plantable spaces available to accommodate all replacement trees, the applicant may discuss a cash-in-lieu payment to the City for trees surplus to requirements.
- 16. Plan posting:** A full-size all-weather copy of the Tree Plan shall be posted in the site office in plain site.
- 17. Post-construction inspection and sign-off:** A post-construction inspection and assessment of the site and protected trees shall be conducted by the Project Arborist in the company of the General Contractor. Any deficiencies will be identified. Once all deficiencies have been addressed to the satisfaction of the Project Arborist and the City of Victoria, a post-construction letter of completion will be prepared by the arborist and submitted to the City.

TREE TABLE									
G&A Tree ID	Common Name	DBH (cm)	PRZr (m)	Crown Radius (m)	Health	Structural Condition	Bylaw Protected Tree?	Comments	Recommendations
01	Garry oak	90	13.5	6	Poor	Fair	Yes	Off-site tree (no tag)	Remove
02	Sycamore maple	10+10+10+5+5+5	6	2	Fair	Poor	Yes	On-site tree (no tag)	Remove
03	Silver birch	15+15	4	3	Good	Good	No	On-site tree (no tag)	Remove
04	Sweetgum	30	4.5	4	Good	Fair	Yes	On-site tree (no tag)	Remove
05	Flowering cherry	17	3	2	Good	Good	No	Boulevard tree (no tag)	Remove
06	Flowering apple	30	4.5	4	Fair	Good	Yes	Off-site tree (no tag)	Protect
07	Fruiting plum	30	4.5	4	Good	Good	Yes	Off-site tree (no tag)	Protect

SUMMARY TREE STATISTICS

CATEGORY	# OF TREES
Total number of trees inventoried	7
On site trees	3
(Bylaw protected trees)	(2)
Off-site trees	3
Boulevard (municipal) trees	1
Total number of trees to be retained	2
On-site bylaw-protected trees to be retained	0
Off-site trees to be retained	2
Boulevard trees to be retained	0
Total number of trees to be removed	4
On-site bylaw-protected trees to be removed	2
On-site non-bylaw protected trees to be removed	1
Off-site bylaw-protected trees to be removed (by owner)	1
Boulevard (municipal) trees to be removed	1
Total number of replacement trees required	4

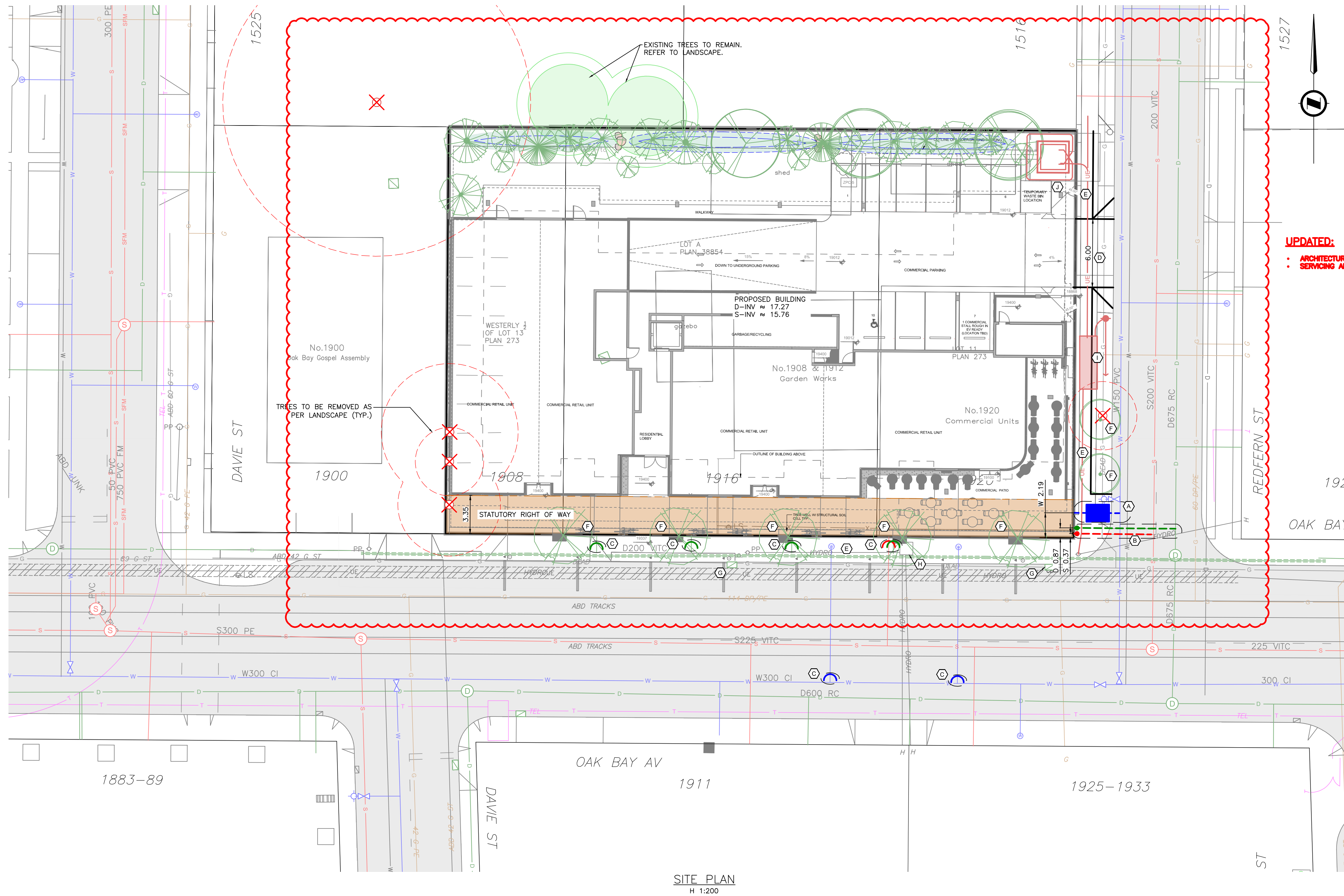
LEGEND



PROJECT
1920 Oak Bay Avenue,
Victoria, BC

SHEET TITLE
Tree Management Plan

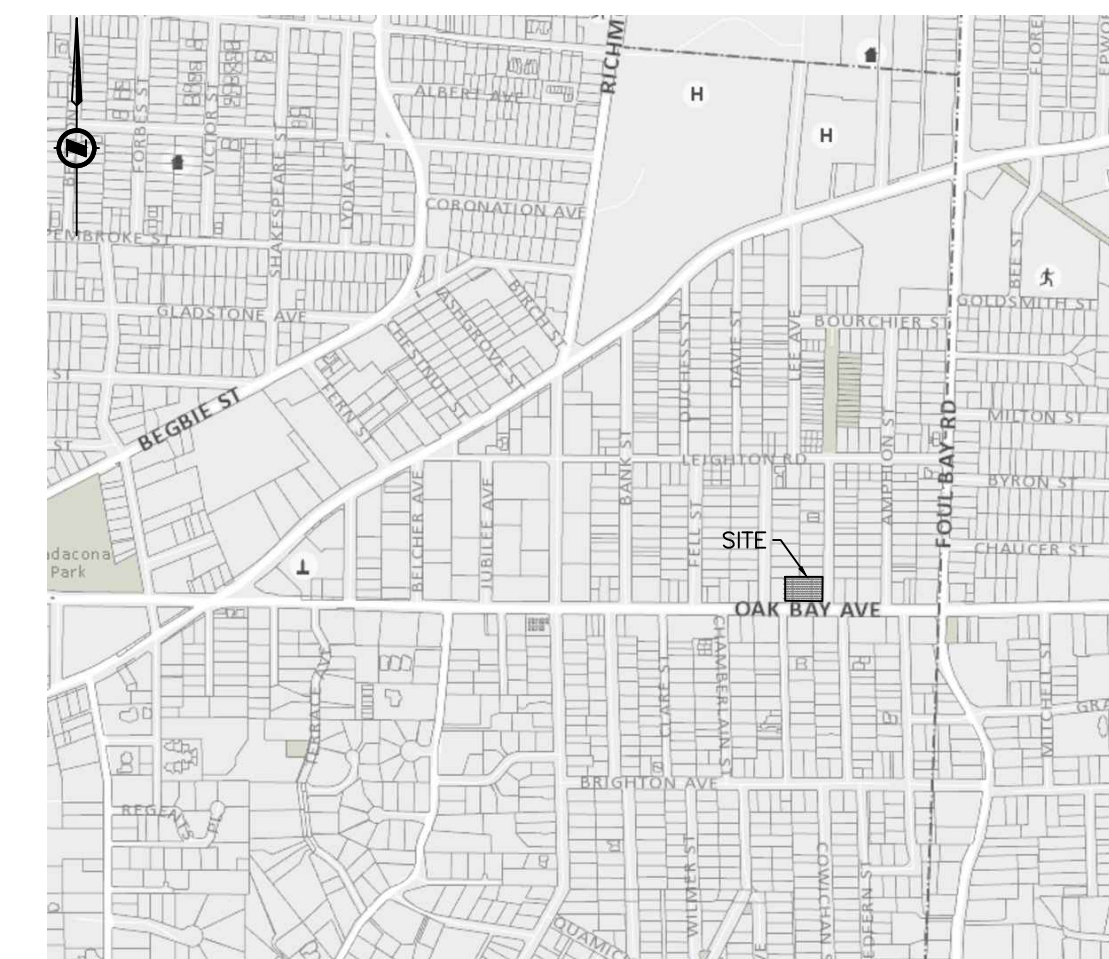
0	FOR REVIEW	
REV NO	DESCRIPTION	DATE
PROJECT NO. 20-002		
DATE March 3, 2020		
SCALE 1:150		
DRAWN BY JG		
SHEET NO.		



- SHEET NOTES:**
- (A) CITY OF VICTORIA TO INSTALL 150mm FIRE AND 100mm DOMESTIC WATER SERVICE AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO INSTALL 150mm SANITARY AND DRAIN SERVICE COMPLETE WITH INSPECTION CHAMBERS AT DEVELOPERS EXPENSE.
 - (C) CITY OF VICTORIA TO CAP EXISTING SERVICES AT DEVELOPERS EXPENSE.
 - (D) CONTRACTOR TO INSTALL 6.0m DRIVEWAY TO CITY OF VICTORIA STANDARDS.
 - (E) CONTRACTOR TO REMOVE EXISTING SIDEWALK AS NEEDED AND INSTALL NEW SIDEWALK TO CITY OF VICTORIA STANDARDS.
 - (F) CONTRACTOR TO INSTALL NEW BOULEVARD TREES. SEE LANDSCAPE DESIGN.
 - (G) CONTRACTOR TO REINSTATE CATCHBASINS AS NEEDED.
 - (H) BC HYDRO TO ADJUST LID AT DEVELOPERS EXPENSE.
 - (I) BC HYDRO TO INSTALL HYDRO POLE, VAULT AND UNDERGROUND SERVICING AT DEVELOPERS EXPENSE.
 - (J) CONTRACTOR TO COORDINATE WITH UTILITY AS REQUIRED.

UPDATED:

- ARCHITECTURAL AND LANDSCAPE BASE
- SERVICING AND FRONTAGE



KEY PLAN
NTS

**OAK BAY AVE & REDFERN
PRELIMINARY SERVICING**

Scale
horiz. 1:250
Sheet 1 of 1
Eng. Project No. 31757

JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT

