

475 KINGSTON STREET

Rezoning & Development Permit Application - R2

July 13th, 2026



VIEW FROM MENZIES STREET LOOKING WEST DOWN KINGSTON STREET

PROJECT TEAM

Owner / Developer	Architect	Landscape Architect	Structural Engineer	Civil Engineer	Geotechnical Engineer	Mechanical Engineer	Electrical Engineer	Code Consultant
Alpha Project Developments Ltd.	Merrick Architecture	Small & Rossell	RJC Engineers	JE Anderson & Associates	Ryzuk Geotechnical	Avalon Mechanical	AES Engineering	GHL Consultants
301-2250 Oak Bay Avenue Victoria, BC V8R 1G5 T.(250) 360-1944	510 Yates St #200 Victoria, BC V8W 1K9 T.(250) 480-7811	3012 Manzer Rd Sooke, BC V9Z 0C9 T. (250) 642-6967	645 Tyee Rd #220 Victoria, BC V9A 6X5 T.(250) 386-7794	4212 Glanford Ave Victoria, BC V8Z 4B7 T.(250) 727-2214	40 Cadillac Ave #6 Victoria, BC V8Z 1TC T.(250) 475-3131	300-1245 Esquimalt Road Victoria, BC V9A 3P2 T.(250) 384-2128	500-3795 Carey Road Victoria, BC V8Z 6T8 T.(250) 590-9980	800 - 700 West Pender Street Vancouver, BC V6C 1G8 T.(604) 689-4449
Contact: Bijan Neyestani bneyestani@alphadevelopments.com Fred Rohani alphadevelopments@shaw.ca	Contact: Shaun McIntyre mcintyre@merrickarch.com	Contact: Carole Rossell carole@smallandrossell.com	Contact: Leon Plett lplett@rjc.ca	Contact: Ross Tuck rtuck@jeanderson.com	Contact: Christian J. Flanagan christian@ryzuk.com	Contact: Mirek Demidow mirek@avalonmechanical.com	Contact: Pelle Björner pelle.bjornert@aesengr.com	Contact: Frankie Victor fv@ghl.ca

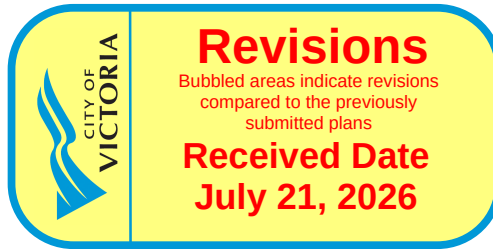


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Key Plan



Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

Project

475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title

Cover Sheet

Drawn By JP	Checked SM
Project Number 202165	Scale AS NOTED
Revision	Sheet Number

A-000

PROJECT INFORMATION TABLE	
Zone (existing)	CD-2 Legislative Precinct Comprehensive District
Zone (proposed)	New Zone
Development Permit Area	DPA-12 (HC) Legislative Precinct
Heritage Status	None
Site Area (m ²)	1974.5 m ²
Total Floor Area (m ²)	6463 m ²
Floor Space Ratio	3.27:1
Site Coverage (%)	95%
Open Site Space (%)	5%
Height of Building (m)	24.42m
Number of Storeys	7
Parking Stalls (number) on site	70 Residential & 3 Visitor
Bicycle Parking number (storage and rack)	80 Storage & 6 Rack
Building Setbacks (m)	
Front Yard	
Building Face	1.5 m
Balcony	0.05 m
Canopy	0.6 m
Rear Yard	
Building Face	7.5 m
Balcony	2.7 m
Above Ground Parkade	0.3 m
Internal Side Yard (west)	
Building Face	6.3 m
Balcony	3.9m
Above Ground Parkade	0.3 m
Side yard (east)	
Building Face	5.3 m
Above Ground Parkade	0.7 m
Residential Use Details	
Total Number of Units	60
Unit Types, e.g., 1 bedroom	1 Bdrm, 1Bdrm+Den, 2 Bdrm, 2 Bdrm+Den, 3 Bdrm
Ground-Oriented Units	9
Minimum Unit Floor Area (m ²)	53 m ²
Total Residential Floor Area (m ²)	5428 m ²

PID: 029-274-443
Legal Description: Lot 1 of Lot 1892, 1893, 1894 and 1895 Victoria, EPP38870
Civic Description: 475 Kingston Street

CODE SUMMARY		
Applicable Code	BC Building Code 2018	
Project Description	Seven Storey residential building of noncombustible construction, over a three level basement storage garage, containing 60 dwelling units. Storage garage contains vehicle parking, bicycle storage, storage lockers, garbage and service rooms.	
Occupancy Classification (Major Classifications)	Group C, Residential & Group F, Division 3, Low Hazard Industrial (storage garage)	
Construction Requirements		
Occupancy	Group C	Group F-3
Building Area (m ²)	1112m ²	1963m ²
Building Height (storeys)	7	2
Streets Faced	2	N/A
Sprinklered	Yes	Yes
Construction Article	3.2.2.47.	3.2.2.80.
Maximum Building Area Permitted (m ²)	Unlimited	Unlimited
Type of Construction Permitted	Noncombustible	Noncombustible
Floor Assembly Fire Rating (h)	2	2
Mezzanine Fire Rating (h)	2	2
Structural Supports for Rated Assemblies	Same as supported assembly	Same as supported assembly
Roof Fire Rating	2 (occupied) N/A (non-occupied)	N/A

DRAWING LIST		DRAWING LIST	
Drawing Number	Drawing Title	Drawing Number	Drawing Title
A-000	Cover Sheet	A-209	Level 6 Plan
A-001	Project Data	A-210	Level 7 Plan
A-002	Site Survey	A-211	Roof Plan
A-004	Aerial Views	A-212	Plan Details
A-005	Aerial Views	A-301	Elevations - Context
A-006	Perspective Renderings	A-302	North Elevation
A-007	Perspective Renderings	A-303	East Elevation
A-008	Shadow Studies - Equinox	A-304	South Elevation
A-009	Shadow Studies - Summer	A-305	West Elevation
A-010	Shadow Studies - Winter	A-401	Sections - Building
A-101	Site Plan	A-402	Sections - Building
A-201	Parking Level 2 Plan	A-403	Sections - Building
A-202	Parking Level 1 Plan	A-501	Materials - Exterior
A-203	Parking Mezzanine Plan	L-1	Landscape Plan
A-204	Level 1 Plan	L-2	Landscape Renderings
A-205	Level 2 Plan	L-3	Landscape Renderings
A-206	Level 3 Plan	L-4	Landscape Details
A-207	Level 4 Plan	L-5	Tree Retention & Replacement Plan
A-208	Level 5 Plan		

Note that the Province of British Columbia Ministerial Order for "In-Stream Protections" applies to this project and has been confirmed by the City of Victoria on September 23rd, 2024. This project will be reviewed and processed under the BCBC 2018.



SITE LOCATION: PROPERTIES



SITE LOCATION: AERIAL

RESIDENTIAL UNIT MIX

Level 1		
101	3BR	140 m ²
102	2BR + D	109 m ²
103	2BR + D	116 m ²
104	1BR + D	67 m ²
105	2BR	89 m ²
106	Amenity	65 m ²
107	1BR + D	56 m ²
108	2BR	88 m ²
109	2BR	91 m ²

Level 2		
201	3BR	140 m ²
202	2BR + D	109 m ²
203	2BR + D	116 m ²
204	1BR + D	67 m ²
205	2BR	89 m ²
206	2BR	85 m ²
207	1BR + D	56 m ²
208	1BR + D	56 m ²
209	1BR + D	58 m ²
210	2BR	69 m ²

Level 3		
301	3BR	140 m ²
302	2BR + D	109 m ²
303	2BR + D	116 m ²
304	1BR + D	67 m ²
305	2BR	89 m ²
306	2BR	87 m ²
307	1BR + D	57 m ²
308	1BR + D	57 m ²
309	1BR + D	59 m ²
310	2BR	70 m ²

Level 4		
401	3BR	140 m ²
402	2BR + D	109 m ²
403	2BR + D	116 m ²
404	1BR + D	67 m ²
405	2BR	89 m ²
406	2BR	87 m ²
407	1BR + D	57 m ²
408	1BR + D	57 m ²
409	1BR + D	59 m ²
410	2BR	70 m ²

Level 5		
501	3BR	140 m ²
502	2BR + D	109 m ²
503	2BR + D	116 m ²
504	1BR + D	67 m ²
505	2BR	89 m ²
506	2BR	87 m ²
507	1BR + D	57 m ²
508	1BR + D	57 m ²
509	1BR + D	59 m ²
510	2BR	70 m ²

Level 6		
601	2BR	105 m ²
602	2BR	159 m ²
603	2BR	125 m ²
604	3BR	147 m ²
605	1BR + D	65 m ²
606	1BR	53 m ²
607	2BR + D	93 m ²

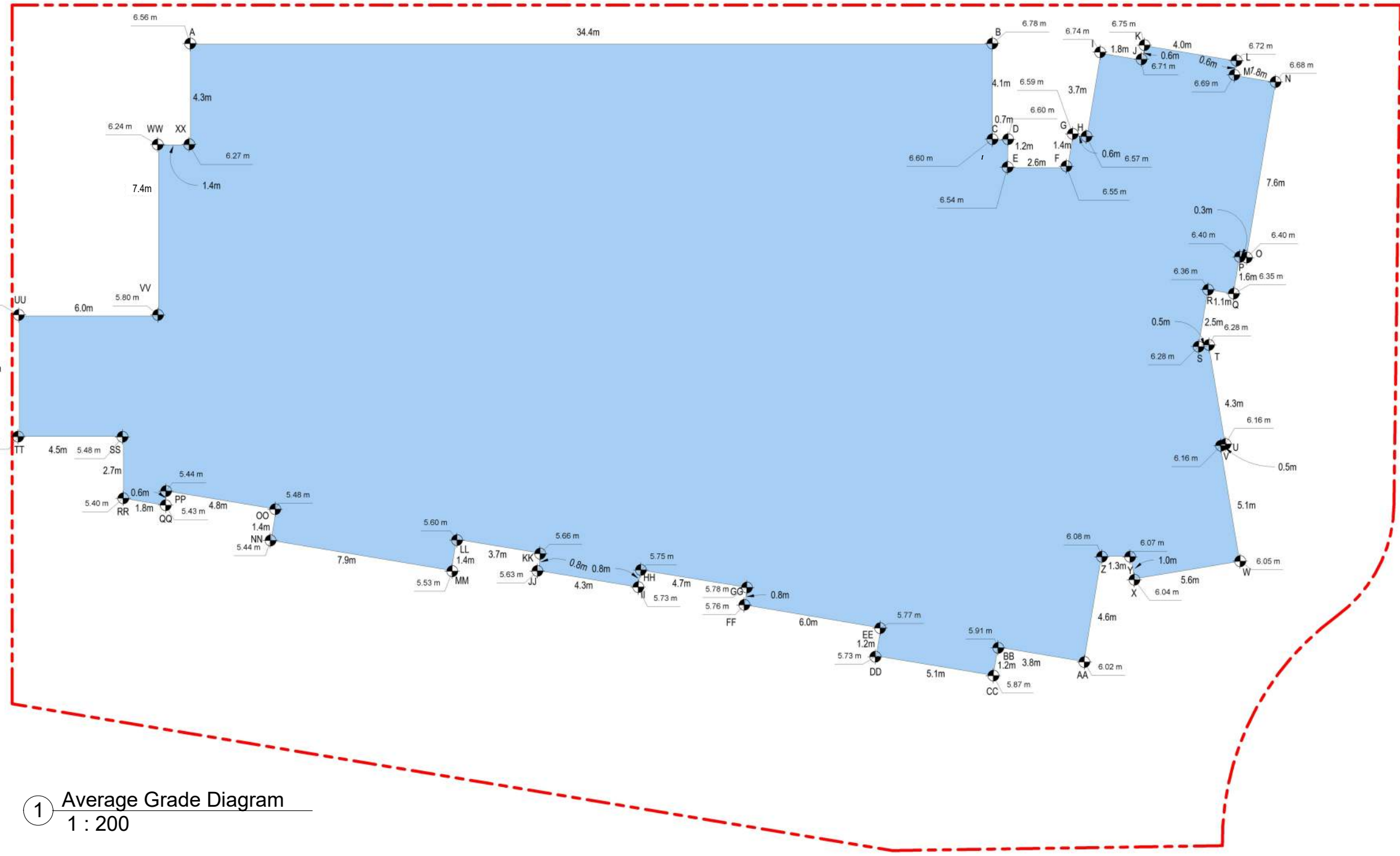
Level 7		
701	1BR	89 m ²
702	2BR + D	179 m ²
703	2BR	134 m ²
704	2BR	69 m ²
705	1BR	56 m ²

GRADE POINTS

A.	6.56	AA.	6.02
B.	6.78	BB.	5.19
C.	6.6	CC.	5.87
D.	6.6	DD.	5.79
E.	6.54	EE.	5.77
F.	6.55	FF.	5.76
G.	6.59	GG.	5.78
H.	6.57	HH.	5.75
I.	6.74	II.	5.73
J.	6.71	JL.	5.63
K.	6.75	KL.	5.66
L.	6.72	LL.	5.6
M.	6.69	MM.	5.53
N.	6.68	NN.	5.44
O.	6.4	OO.	5.48
P.	6.4	PP.	5.44
Q.	6.35	QQ.	5.43
R.	6.36	RR.	5.4
S.	6.28	SS.	5.48
T.	6.28	TT.	5.4
U.	6.16	UU.	5.7
V.	6.16	VV.	5.8
W.	6.05	WW.	6.24
X.	6.04	XX.	6.27
Y.	6.07		
Z.	6.08		

Perimeter = 175.3m

A-B	=	(6.56 + 6.78) / 2 x	34.4	=	229.45
B-C	=	(6.78 + 6.60) / 2 x	4.1	=	27.45
C-D	=	(6.60 + 6.60) / 2 x	0.7	=	4.62
D-E	=	(6.60 + 6.54) / 2 x	1.2	=	7.88
E-F	=	(6.54 + 6.55) / 2 x	2.6	=	17.02
F-G	=	(6.55 + 6.59) / 2 x	1.4	=	9.20
G-H	=	(6.59 + 6.57) / 2 x	0.6	=	3.95
H-I	=	(6.57 + 6.74) / 2 x	3.7	=	24.62
I-J	=	(6.74 + 6.71) / 2 x	1.8	=	12.12
J-K	=	(6.71 + 6.75) / 2 x	0.6	=	4.04
K-L	=	(6.75 + 6.72) / 2 x	4.0	=	26.94
L-M	=	(6.72 + 6.69) / 2 x	0.6	=	4.02
M-N	=	(6.69 + 6.68) / 2 x	1.8	=	12.03
N-O	=	(6.68 + 6.40) / 2 x	7.6	=	49.7
O-P	=	(6.40 + 6.40) / 2 x	0.3	=	1.92
P-Q	=	(6.40 + 6.35) / 2 x	1.6	=	10.20
Q-R	=	(6.35 + 6.36) / 2 x	1.1	=	7.00
R-S	=	(6.36 + 6.28) / 2 x	2.5	=	15.80
S-T	=	(6.28 + 6.28) / 2 x	0.5	=	3.14
T-U	=	(6.28 + 6.16) / 2 x	4.3	=	26.75
U-V	=	(6.16 + 6.16) / 2 x	0.5	=	3.08
V-W	=	(6.16 + 6.05) / 2 x	5.1	=	31.14
W-X	=	(6.05 + 6.04) / 2 x	5.6	=	33.85
X-Y	=	(6.04 + 6.07) / 2 x	1.0	=	6.06
Y-Z	=	(6.07 + 6.08) / 2 x	1.3	=	7.90
Z-AA	=	(6.08 + 6.02) / 2 x	4.6	=	27.83
AA-BB	=	(6.02 + 5.91) / 2 x	3.8	=	22.67
BB-CC	=	(5.91 + 5.87) / 2 x	1.2	=	7.07
CC-DD	=	(5.87 + 5.73) / 2 x	5.1	=	29.58
DD-EE	=	(5.73 + 5.77) / 2 x	1.2	=	6.90
EE-FF	=	(5.77 + 5.76) / 2 x	6.0	=	34.59
FF-GG	=	(5.76 + 5.78) / 2 x	0.8	=	4.62
GG-HH	=	(5.78 + 5.75) / 2 x	4.7	=	27.10
HH-II	=	(5.75 + 5.73) / 2 x	0.8	=	4.59
II-JJ	=	(5.73 + 5.63) / 2 x	4.3	=	24.42
JJ-KK	=	(5.63 + 5.66) / 2 x	0.8	=	4.52
KK-LL	=	(5.66 + 5.60) / 2 x	3.7	=	20.83
LL-MM	=	(5.60 + 5.53) / 2 x	1.4	=	7.80
MM-NN	=	(5.53 + 5.44) / 2 x	7.9	=	43.33
NN-OO	=	(5.44 + 5.48) / 2 x	1.4	=	7.64
OO-PP	=	(5.48 + 5.44) / 2 x	4.8	=	26.21
PP-QQ	=	(5.44 + 5.43) / 2 x	0.6	=	3.26
QQ-RR	=	(5.43 + 5.40) / 2 x	1.8	=	9.75
RR-SS	=	(5.40 + 5.48) / 2 x	2.7	=	14.69
SS-TT	=	(5.48 + 5.40) / 2 x	4.5	=	24.48
TT-UU	=	(5.40 + 5.70) / 2 x	5.2	=	28.86
UU-VV	=	(5.70 + 5.80) / 2 x	6.0	=	34.50
VV-WW	=	(5.80 + 6.24) / 2 x	7.4	=	44.55
WW-XX	=	(6.24 + 6.27) / 2 x	1.4	=	8.76
XX-AA	=	(6.27 + 6.56) / 2 x	4.3	=	27.58



1 Average Grade Diagram
1 : 200

PARKING CALCULATION		BICYCLE PARKING CALCULATION	
45-70 m ² 25 UNITS	X 0.8	20 SPACES	45 m ² + 60 UNITS X 1.25
70+ m ² 35 UNITS	X 1.2	42 SPACES	75 SPACES
TOTAL		62 SPACES	
VISITOR SPACES (PER TOA)		1 SPACE	



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Key Plan

Revision No.	Description	Date
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DP / RZ Resubmission - R2	07/13/2026

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Project

475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title

Project Data

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-001

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Sheet Title

Site Survey

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-002

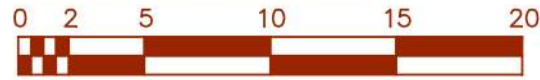
BC LAND SURVEYORS SITE PLAN OF:

Civic: 475 Kingston Street

Legal Lot 1 of Lot 1892, 1893, 1894 and 1895,
Victoria City, Plan EPP38870

Parcel Identifier: 029-274-443 in the City of Victoria

Scale - 1 : 3 0 0 Distances are in metres.



The intended plot size is 609.60mm x 457.20mm (Arch C size).

File : 12,839 - 8

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

July 30, 2018

LEGEND

Elevations are to geodetic datum.

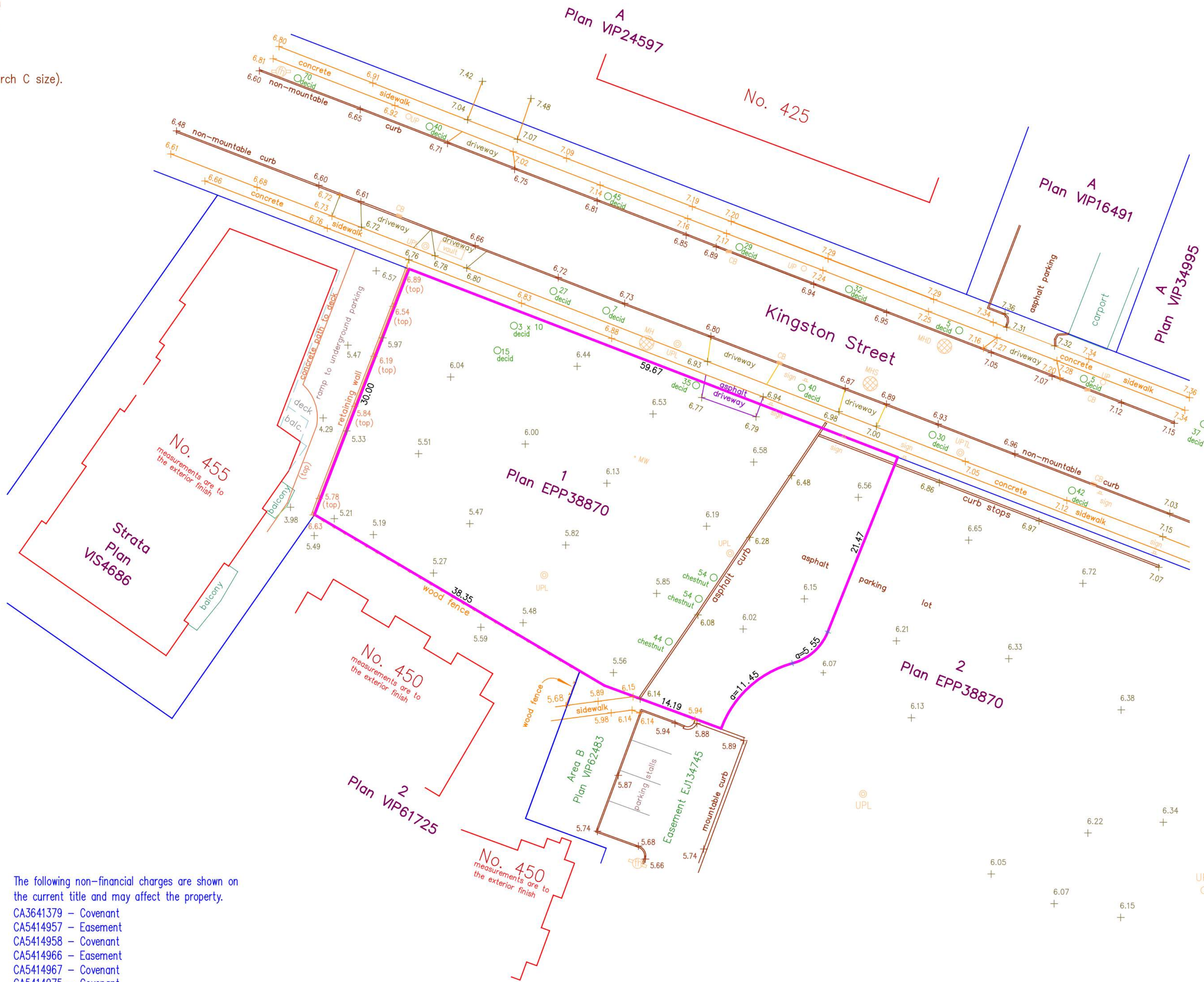
- ### - denotes - existing elevation
- CB - denotes - catch basin
- RH - denotes - fire hydrant
- MH - denotes - manhole (unmarked)
- MHD - denotes - manhole drain
- MW - denotes - monitoring well
- UP - denotes - utility pole
- UPL - denotes - utility pole with light

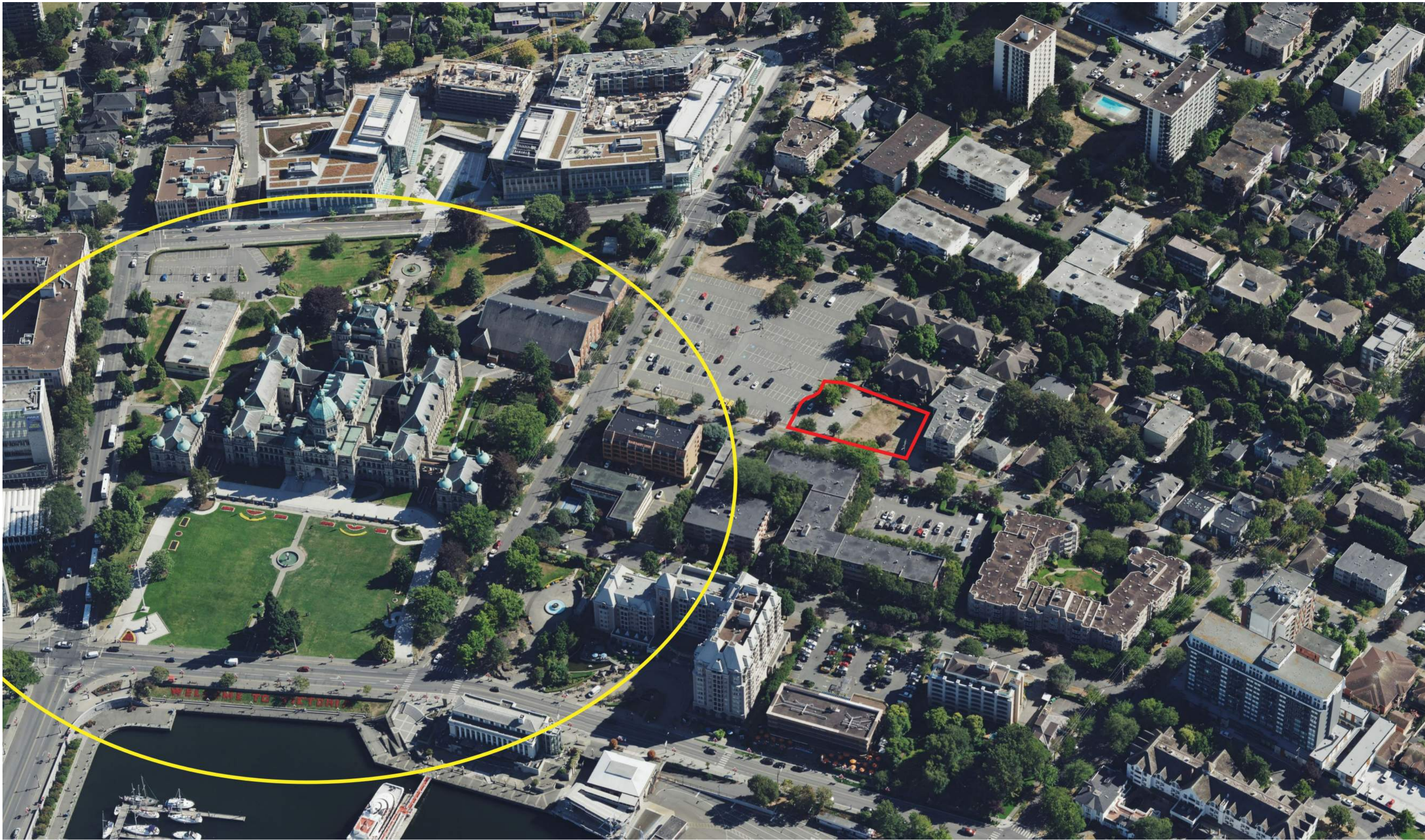
Tree diameters are in centimetres.

Lot Area = 1974.5 m2

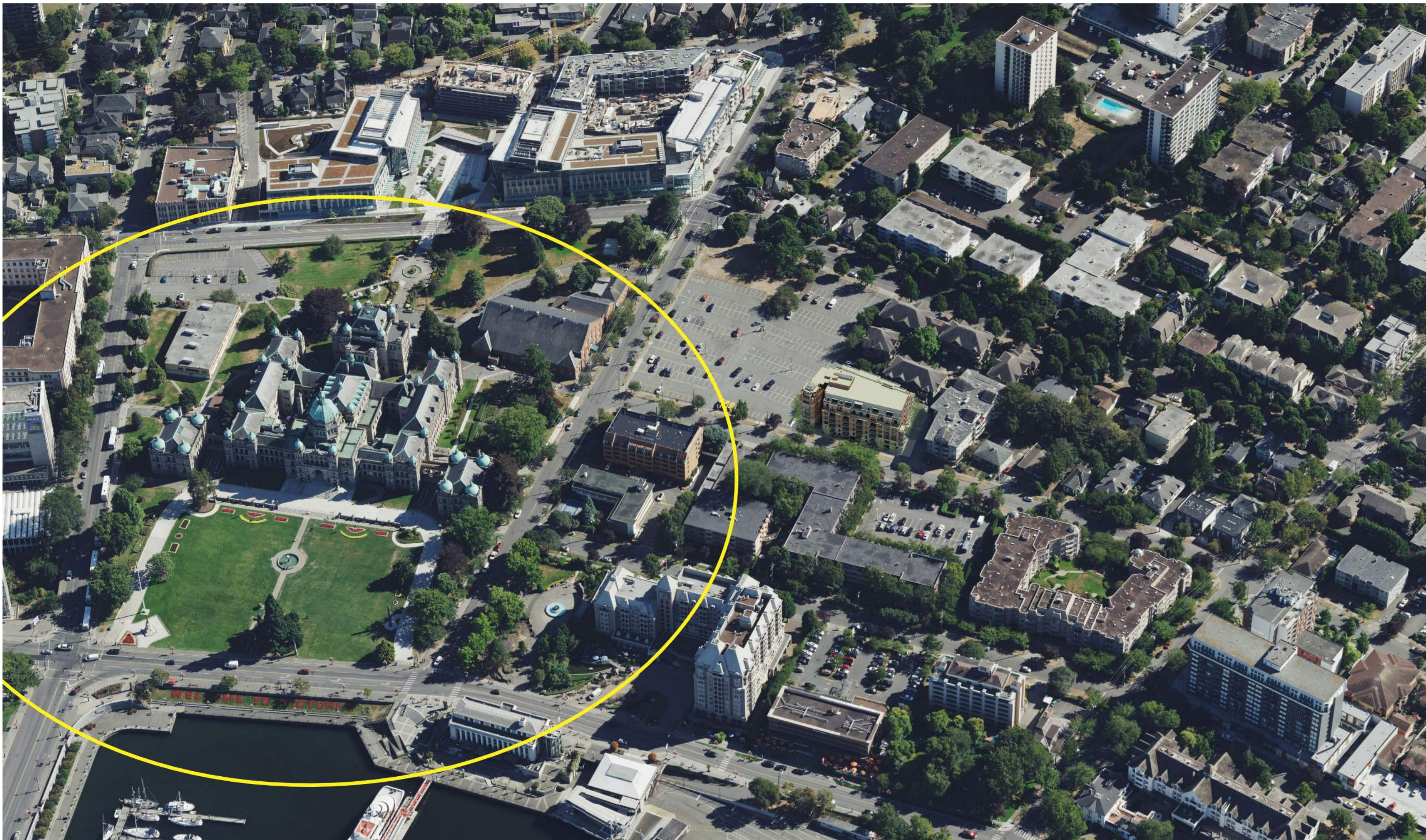
The following non-financial charges are shown on the current title and may affect the property.

- CA3641379 - Covenant
- CA5414957 - Easement
- CA5414958 - Covenant
- CA5414966 - Easement
- CA5414967 - Covenant
- CA5414975 - Covenant
- CA5414976 - Covenant





BIRDSEYE VIEW LOOKING SOUTHEAST: EXISTING SITE LOCATED BEYOND THE 180M LEGISLATIVE DOME RADIUS



BIRDSEYE VIEW LOOKING SOUTHEAST AT PROPOSED PROJECT WITHIN NEIGHBOURHOOD CONTEXT



BIRDSEYE VIEW LOOKING SOUTHEAST AT PROPOSED PROJECT WITHIN IMMEDIATE CONTEXT

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Project

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Sheet Title

Aerial Views

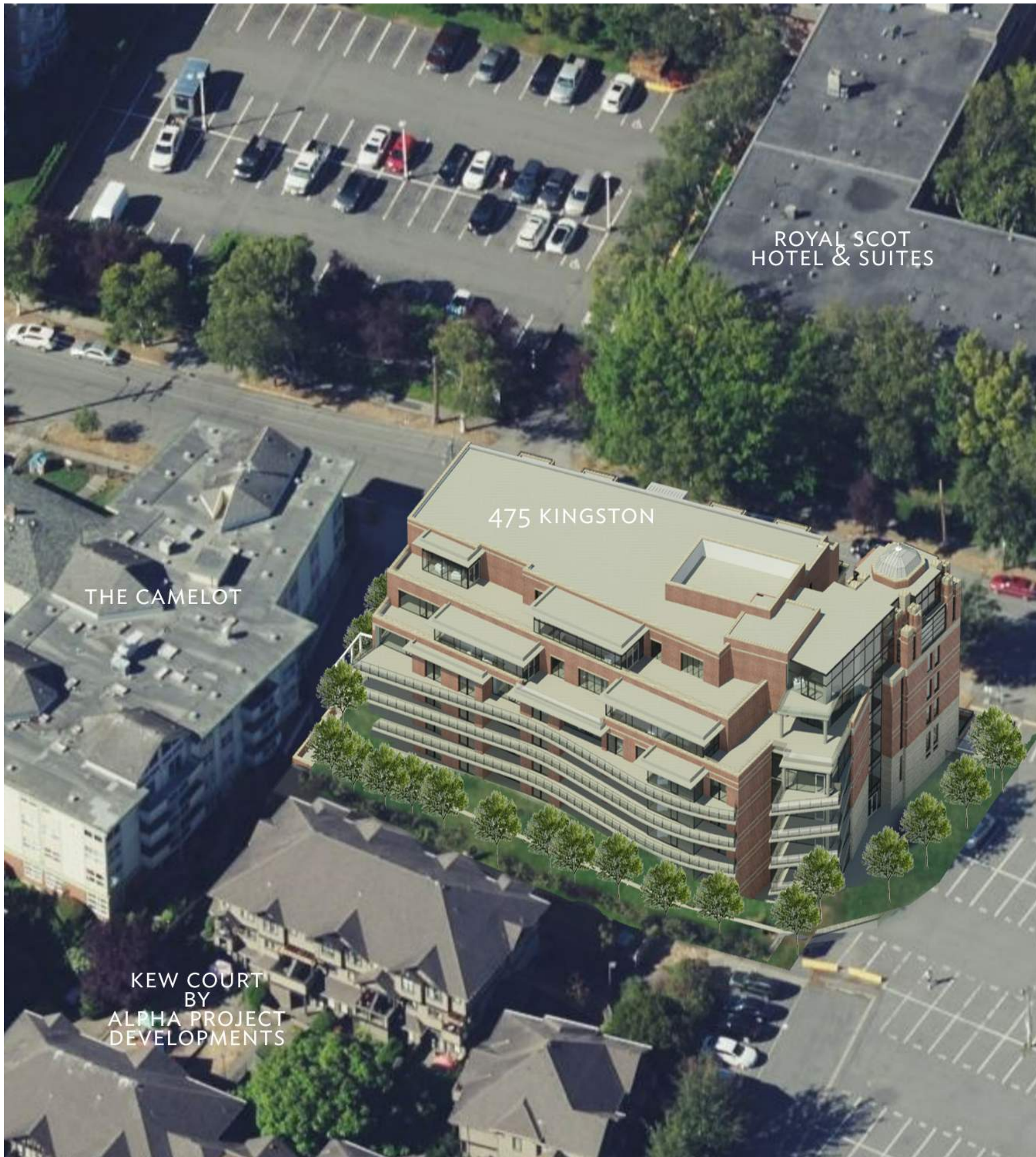
Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
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BIRDSEYE VIEW LOOKING NORTHWEST AT EXISTING SITE



BIRDSEYE VIEW LOOKING NORTHWEST AT PROPOSED PROJECT WITHIN NEIGHBOURHOOD CONTEXT



BIRDSEYE VIEW LOOKING NORTHWEST AT PROPOSED PROJECT WITHIN IMMEDIATE CONTEXT

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Sheet Title

Aerial Views

Drawn By	Checked
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202165	AS NOTED
Revision	Sheet Number

A-005



EXISTING VIEW LOOKING WEST DOWN KINGSTON STREET



PROPOSED VIEW LOOKING WEST DOWN KINGSTON STREET

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475 Kingston
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Sheet Title
Perspective Renderings

Drawn By	Checked
JP	SM
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202165	AS NOTED
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EXISTING VIEW LOOKING EAST DOWN KINGSTON STREET



PROPOSED VIEW LOOKING EAST DOWN KINGSTON STREET

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Sheet Title

Perspective Renderings

Drawn By	Checked
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A-007

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Sheet Title
Shadow Studies - Equinox

Drawn By	Checked
JP	SM
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A-008



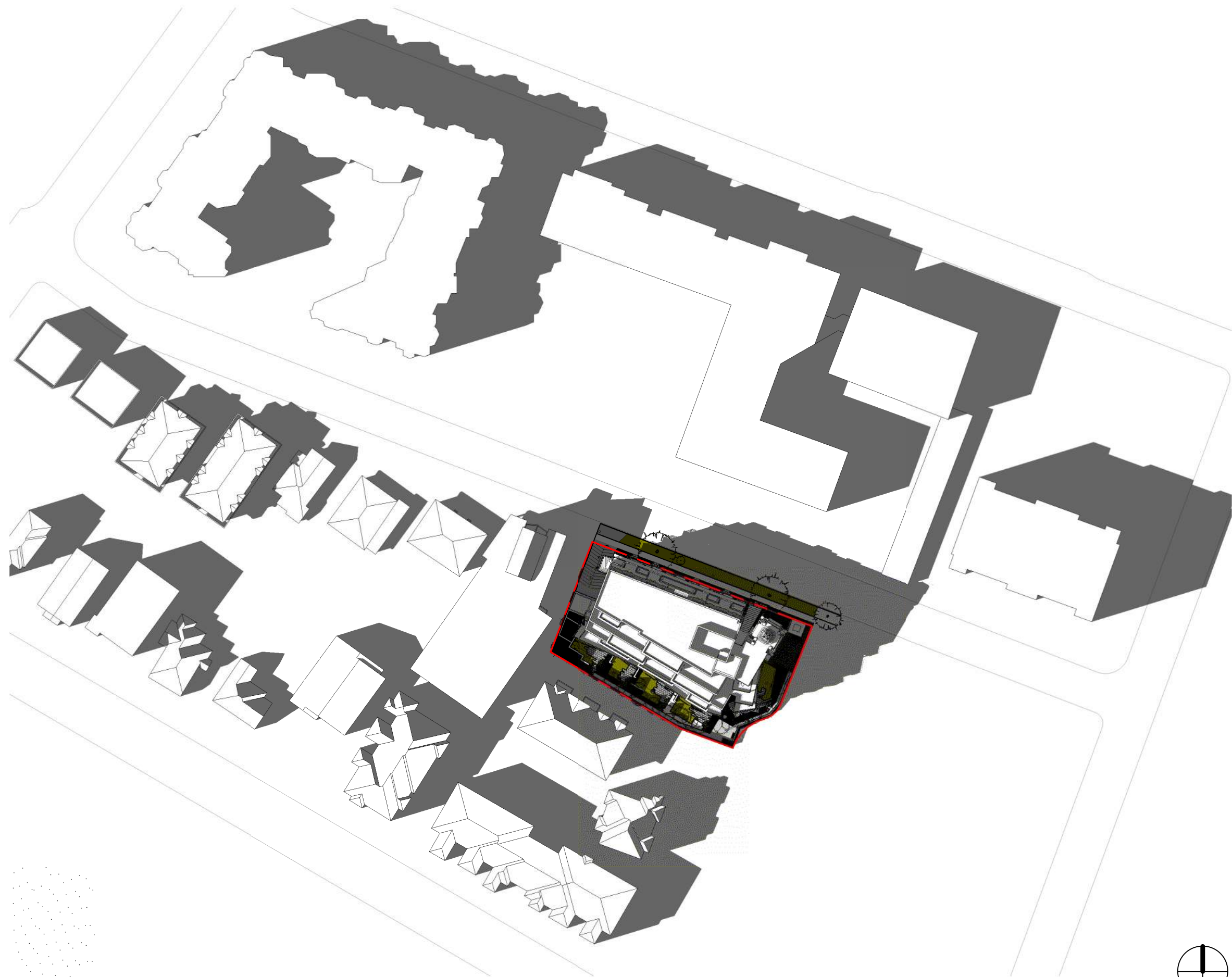
① Shadow - Equinox - 10 AM
1 : 1000



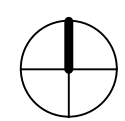
② Shadow - Equinox - 12 PM
1 : 1000



③ Shadow - Equinox - 2 PM
1 : 1000



④ Shadow - Equinox - 4 PM
1 : 1000



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DP / RZ Resubmission - R2	07/13/2026

Consultant

Project
475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title
Shadow Studies - Summer

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-009



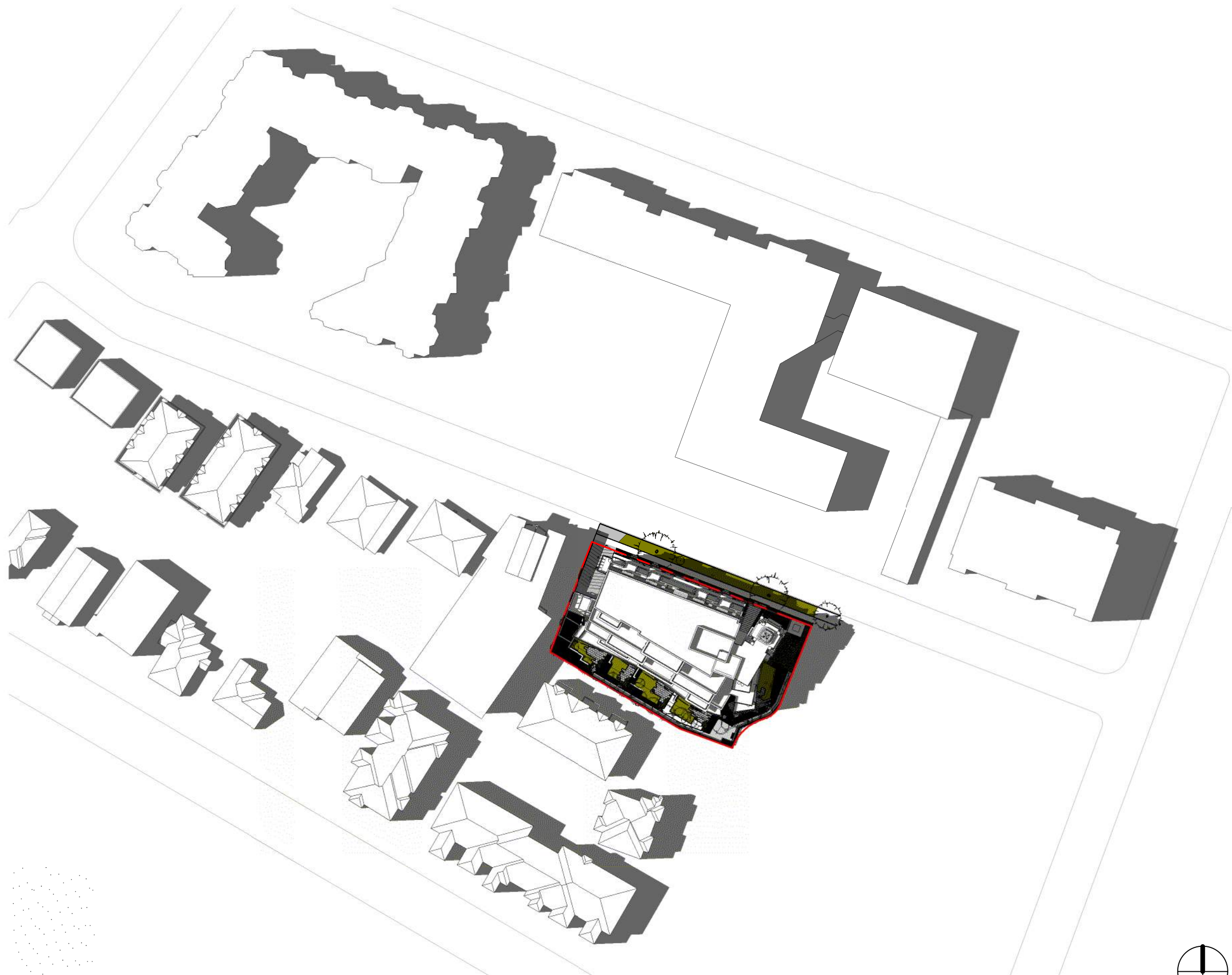
① Shadow - Summer - 10 AM
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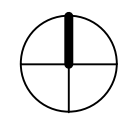
② Shadow - Summer - 12 PM
1 : 1000



③ Shadow - Summer - 2 PM
1 : 1000



④ Shadow - Summer - 4 PM
1 : 1000



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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

Project

475 Kingston
475 Kingston Street

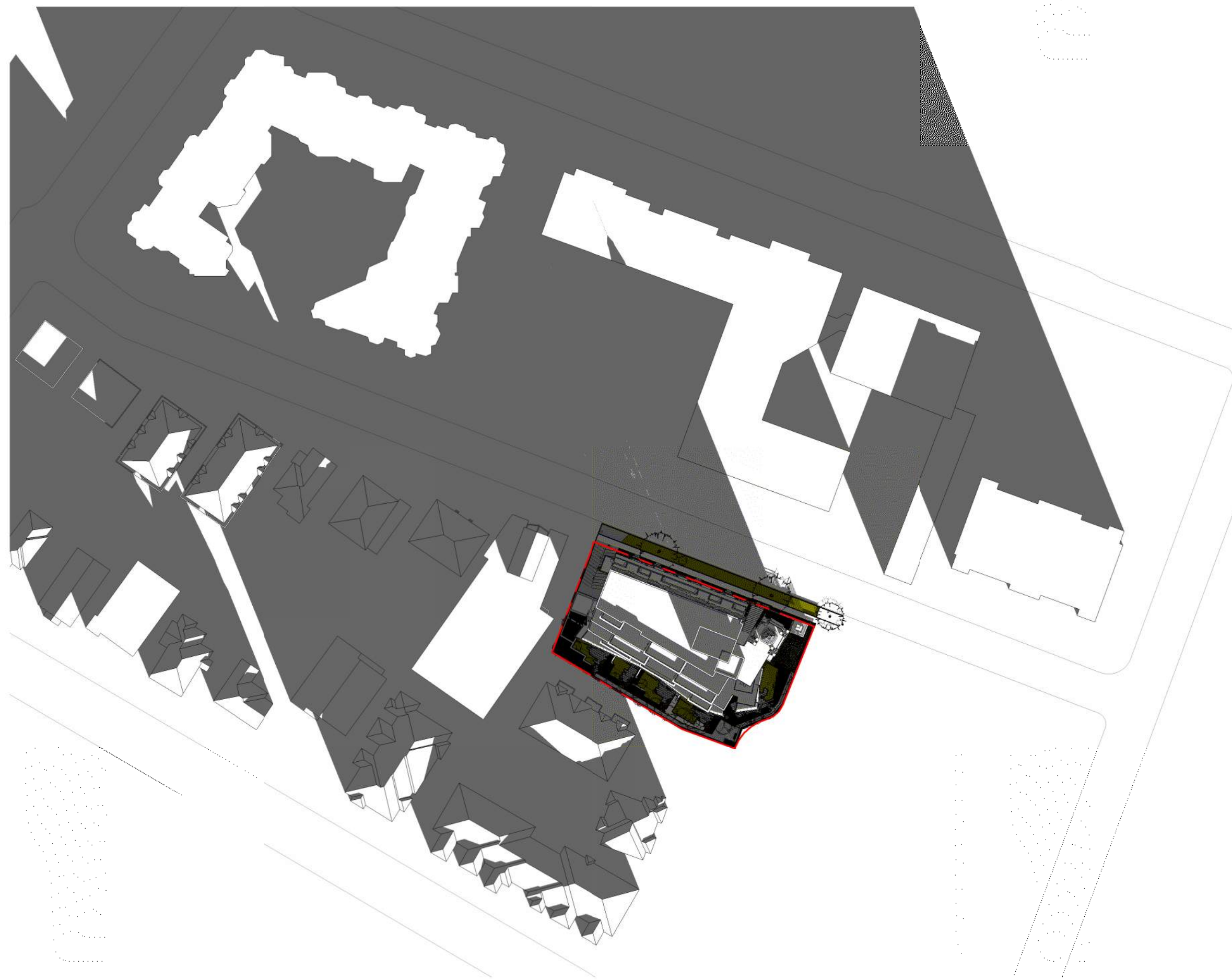
Alpha Project Developments Ltd.

Sheet Title

Shadow Studies - Winter

Drawn By	Checked
Author	Checker
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-010



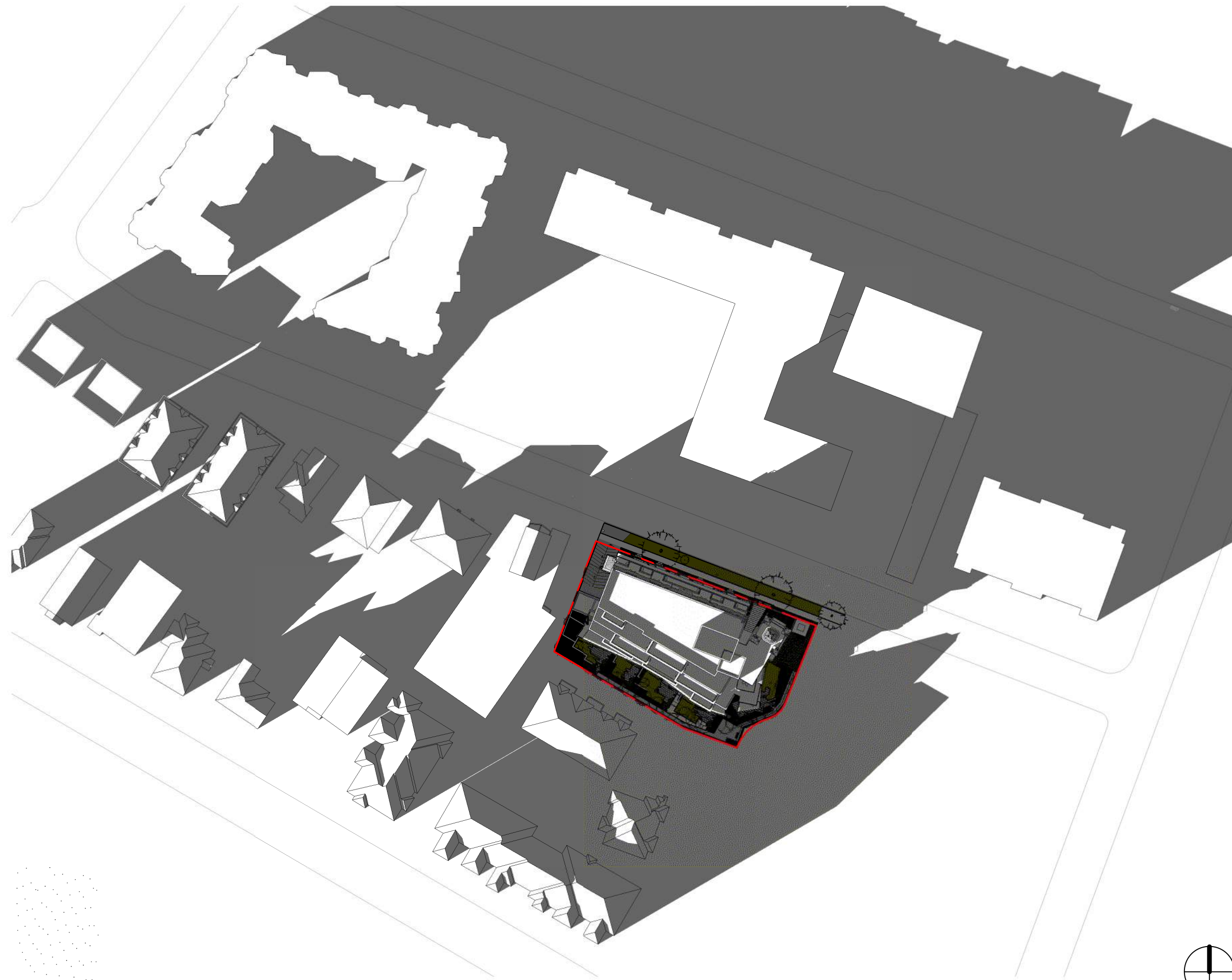
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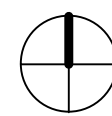
② Shadow - Winter - 12 PM
1 : 1000



③ Shadow - Winter - 2 PM
1 : 1000



④ Shadow - Winter - 4 PM
1 : 1000



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Key Plan

Revision No.	Description	Date
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DP / RZ Resubmission - R2	07/13/2026

Consultant

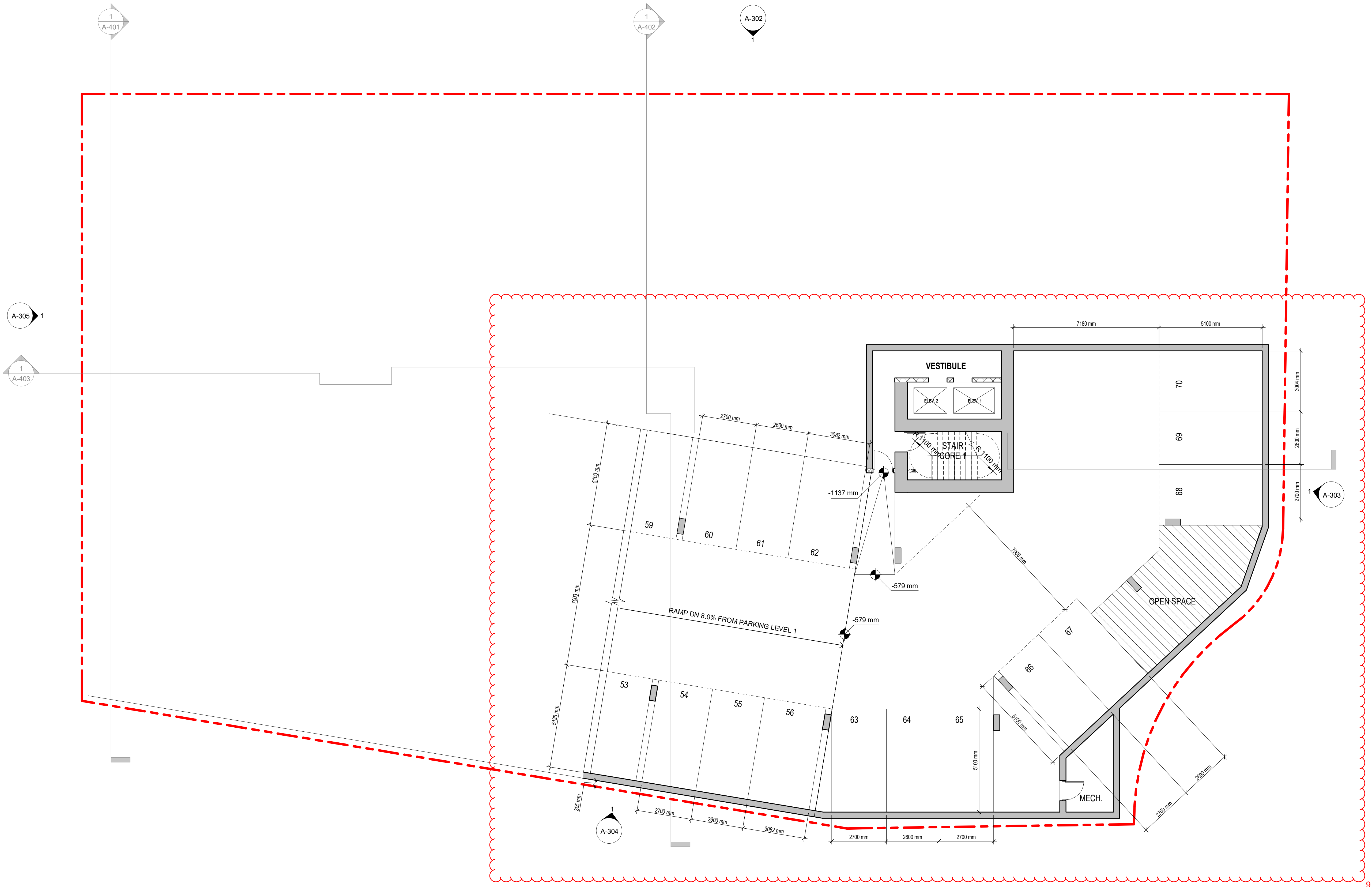
Project
475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title
Parking Level 2 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-201



1 Parking Level 2
1 : 100

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Key Plan

Revision No.	Description	Date
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CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

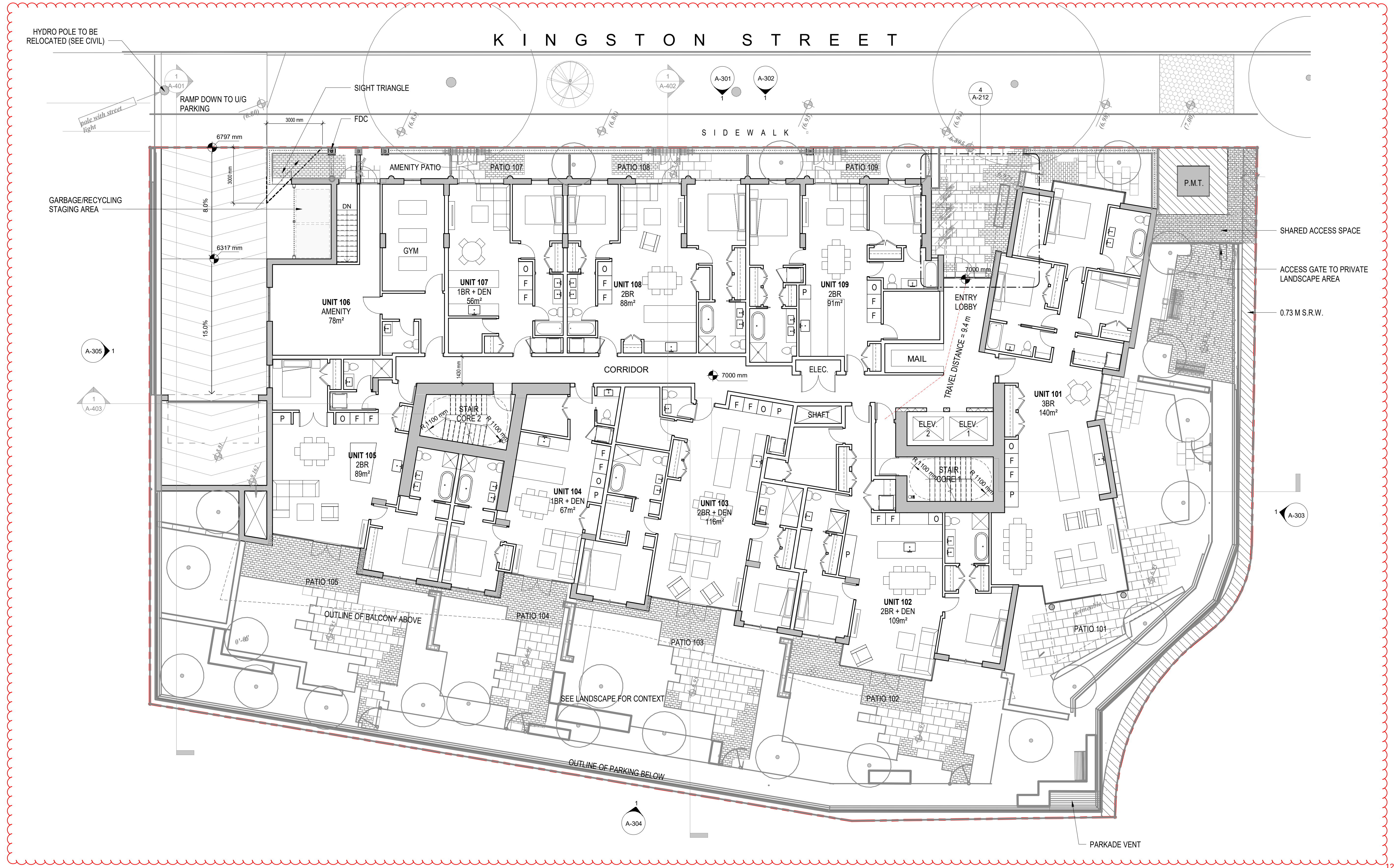
Project
475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title
Level 1 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-204



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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
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DP / RZ Resubmission - R2	07/13/2026

Consultant

Project
475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title
Level 2 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-205



1 Level 2 Plan
1 : 100

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Revision No.	Description	Date
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CALUC Review	12/10/2022
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DP / RZ Resubmission - R2	07/13/2026

Consultant

Project
475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title
Level 3 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-206



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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

Project
475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title
Level 4 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-207



1 Level 4 Plan
1 : 100

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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

Project
475 Kingston
475 Kingston Street

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Sheet Title
Level 5 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-208



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Key Plan

Revision No.	Description	Date
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CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
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DP / RZ Resubmission - R2	07/13/2026

Consultant

Project

475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title

Level 6 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-209



1 Level 6
1 : 100

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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
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DP / RZ Resubmission - R2	07/13/2026

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Project

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Sheet Title

Level 7 Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-210



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Key Plan

Revision No.	Description	Date
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Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

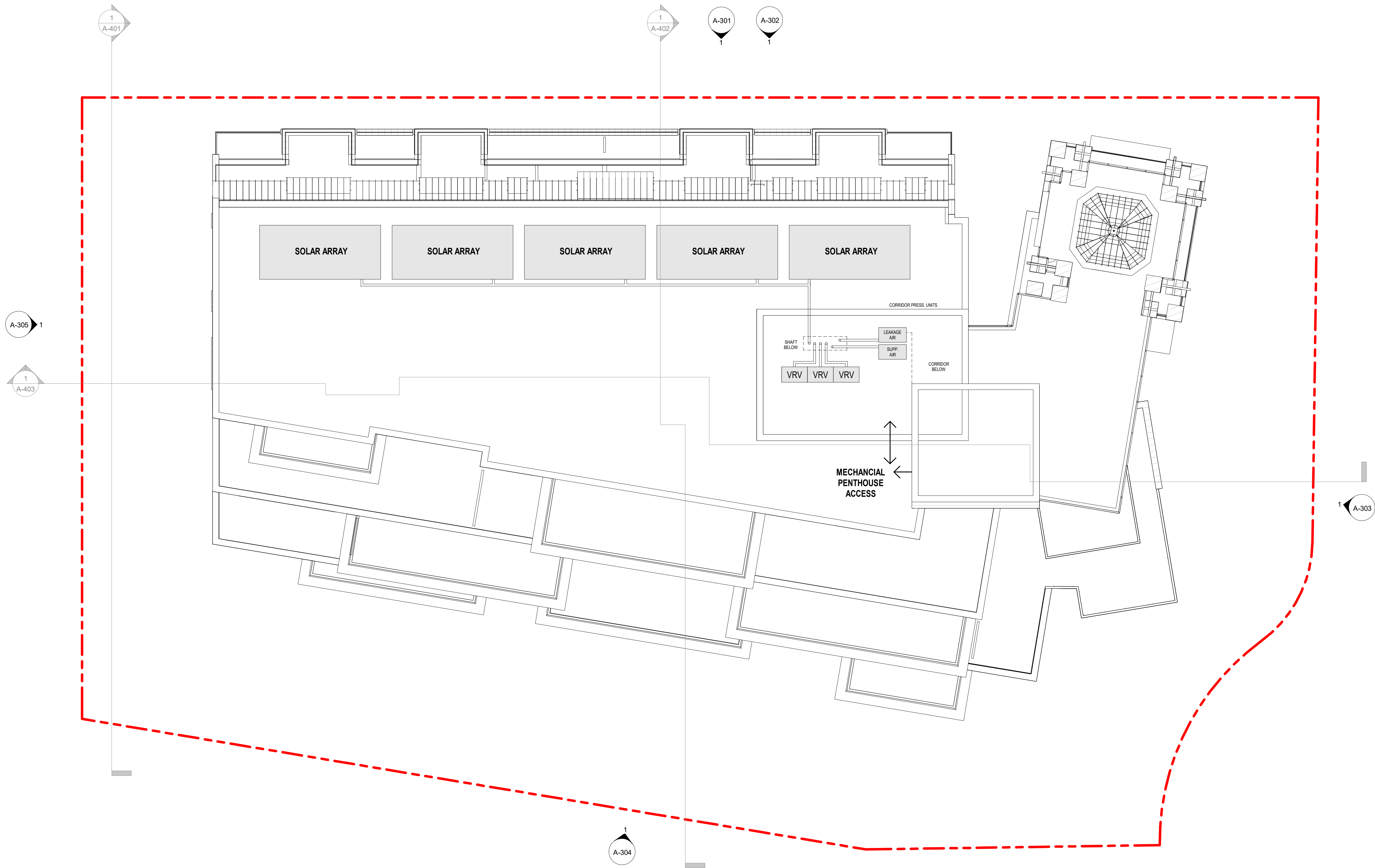
Project
475 Kingston
475 Kingston Street

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Sheet Title
Roof Plan

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-211



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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
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DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

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Project

475 Kingston
475 Kingston Street

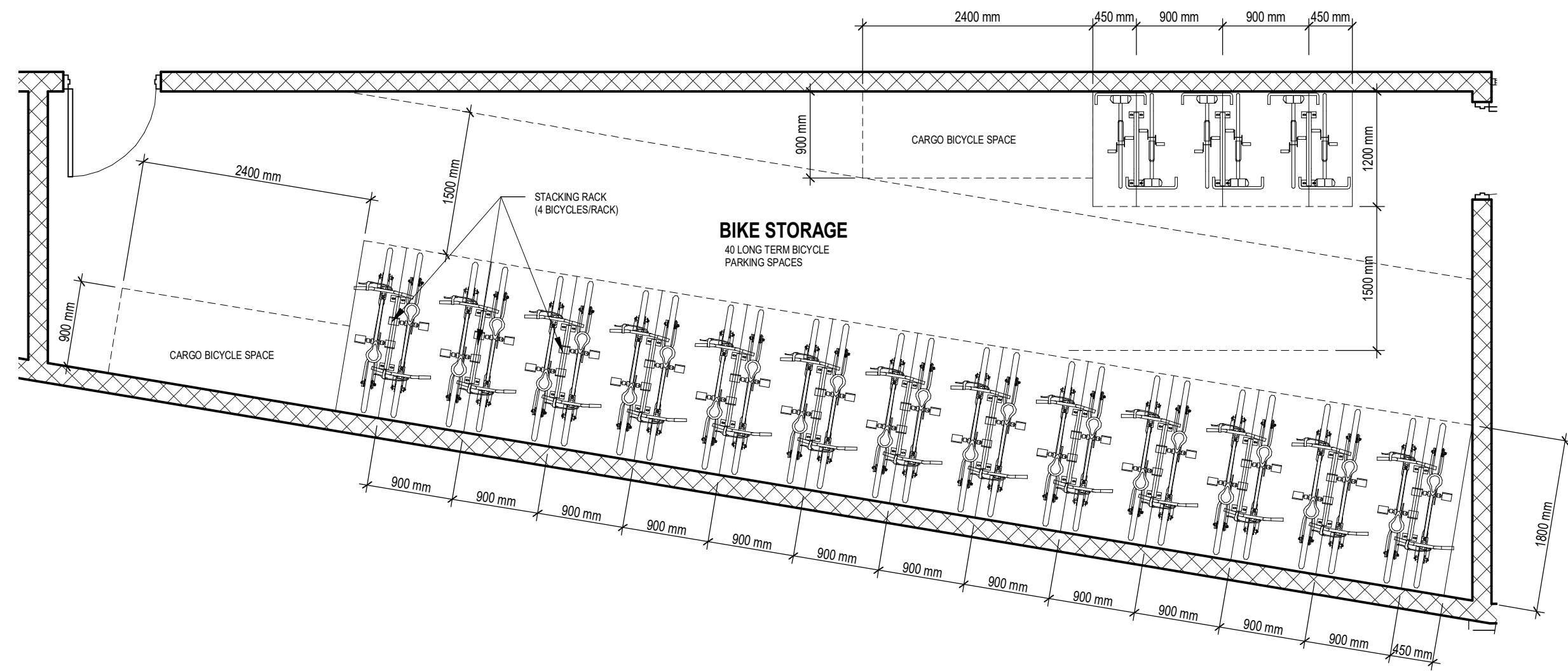
Alpha Project Developments Ltd.

Sheet Title

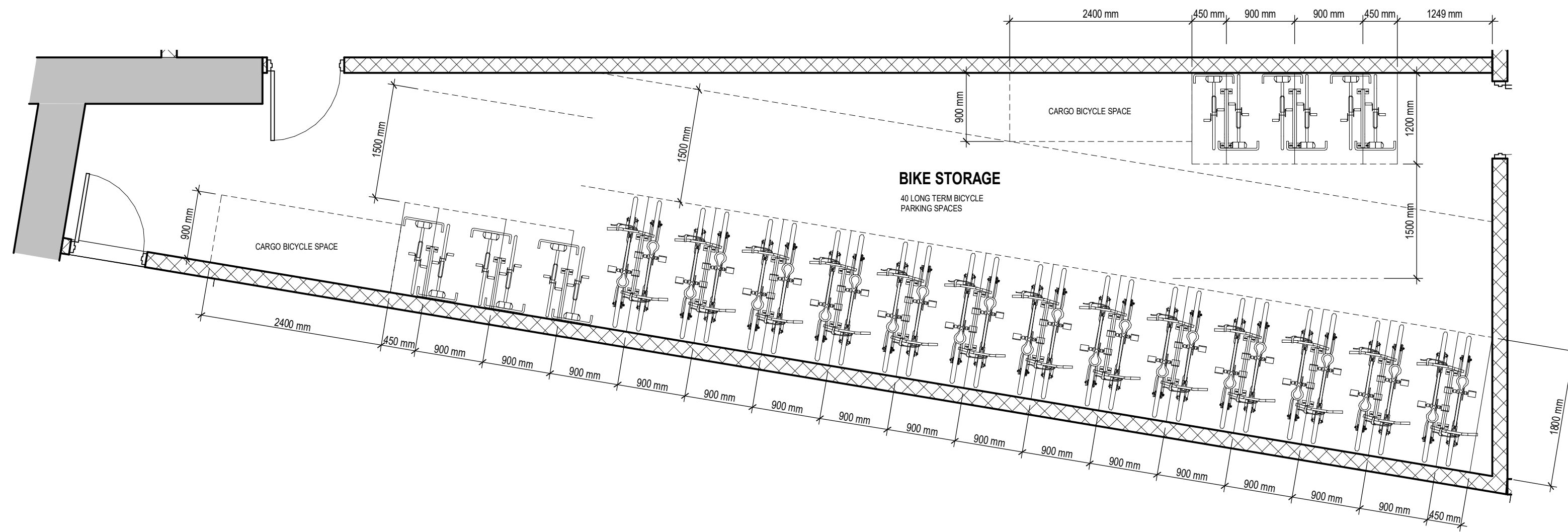
Plan Details

Drawn By	Checked
NR	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

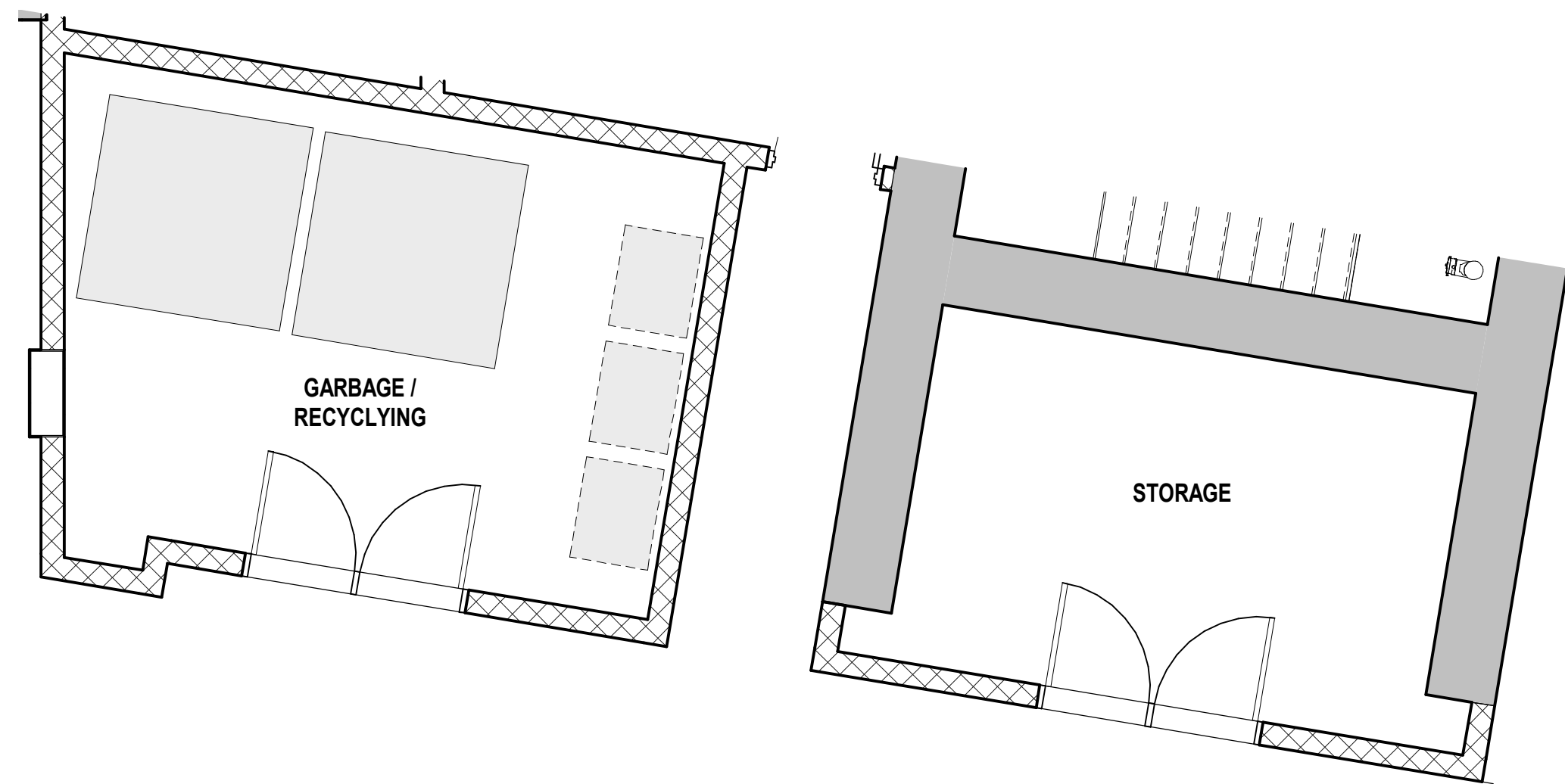
A-212



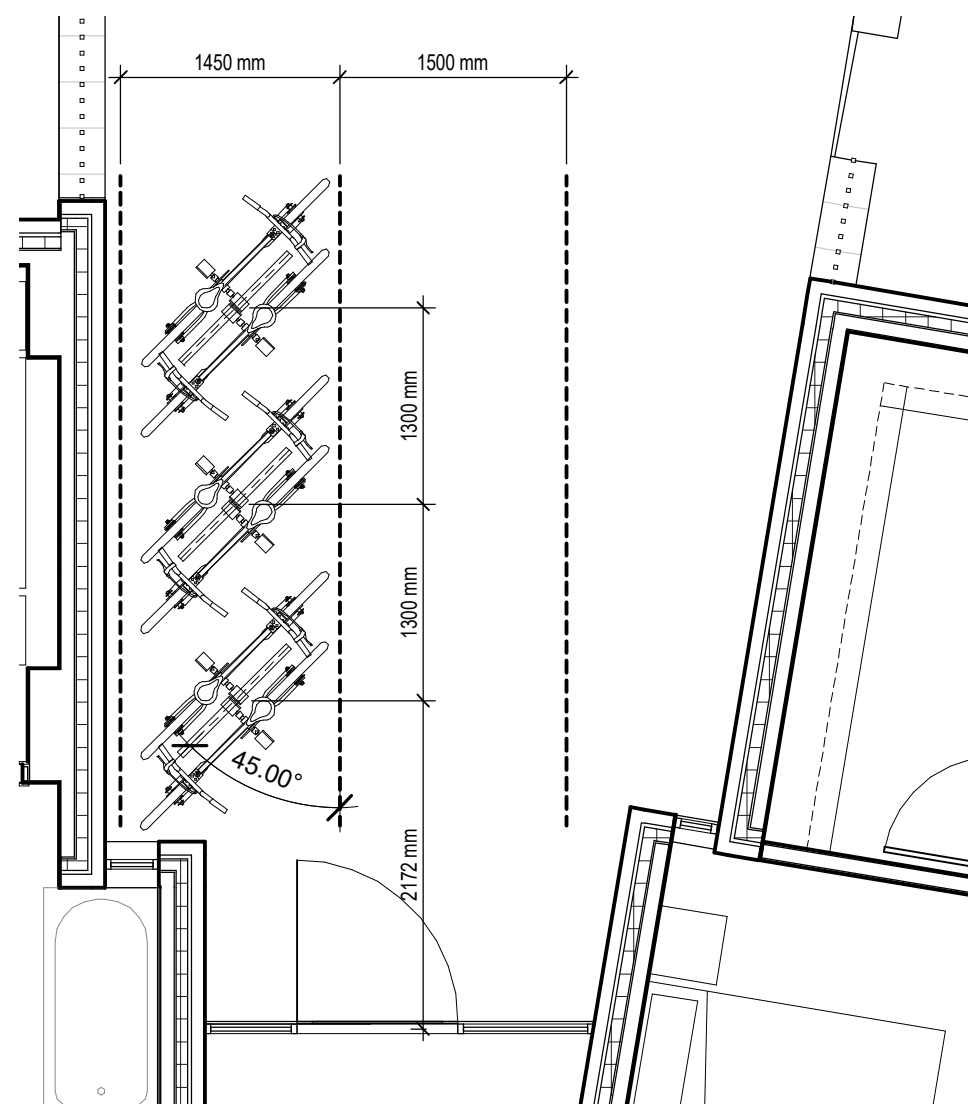
① P1 - Bicycle Storage Enlarged Plan
1 : 50



② Mezzanine - Bicycle Storage Enlarged Plan
1 : 50



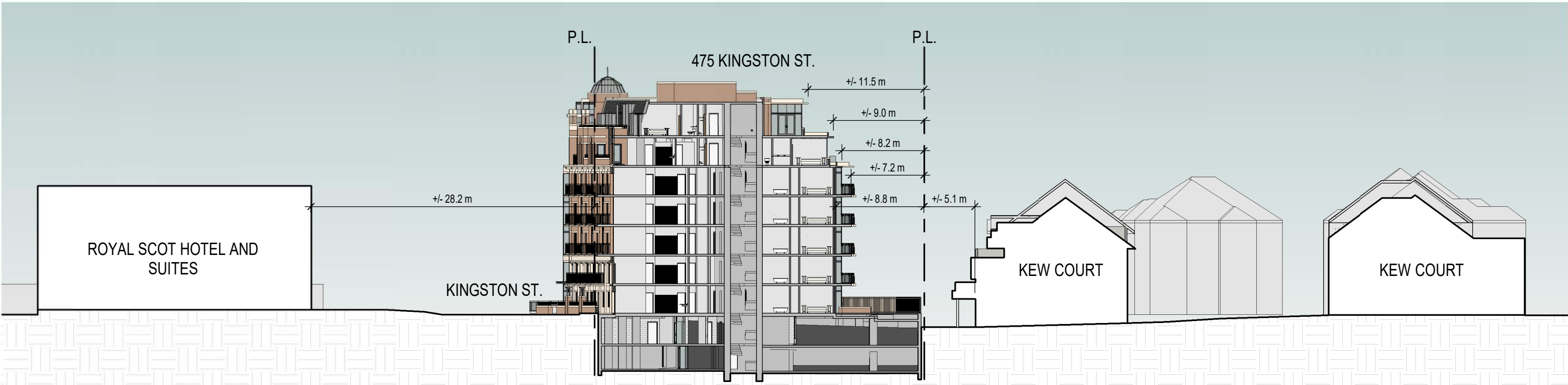
③ Parking Mezzanine - Garbage & Recycling / Storage
1 : 50



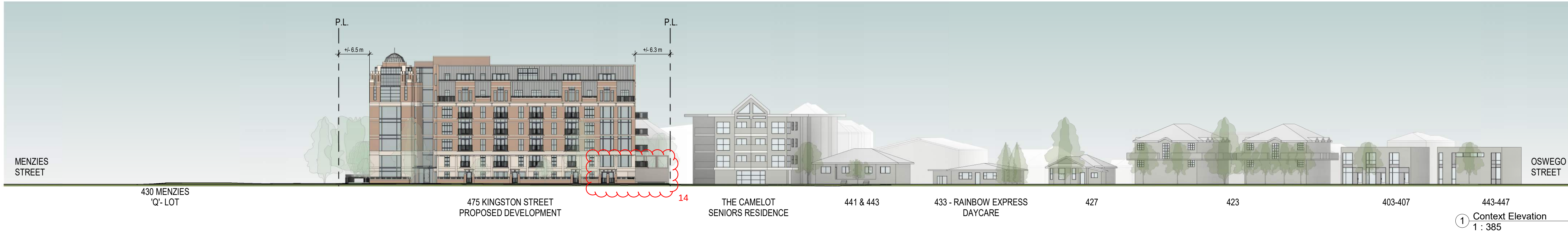
④ Level 1 -Short Term Bicycle Storage
1 : 50



PROPOSED ELEVATIONAL PERSPECTIVE LOOKING SOUTH ON KINGSTON STREET



2 Site Cross Section
1 : 385



1 Context Elevation
1 : 385

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Key Plan

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DP / RZ Resubmission - R2	07/13/2026

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Project

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Sheet Title

Elevations - Context

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



1 North Elevation
1 : 100

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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

Project

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475 Kingston Street

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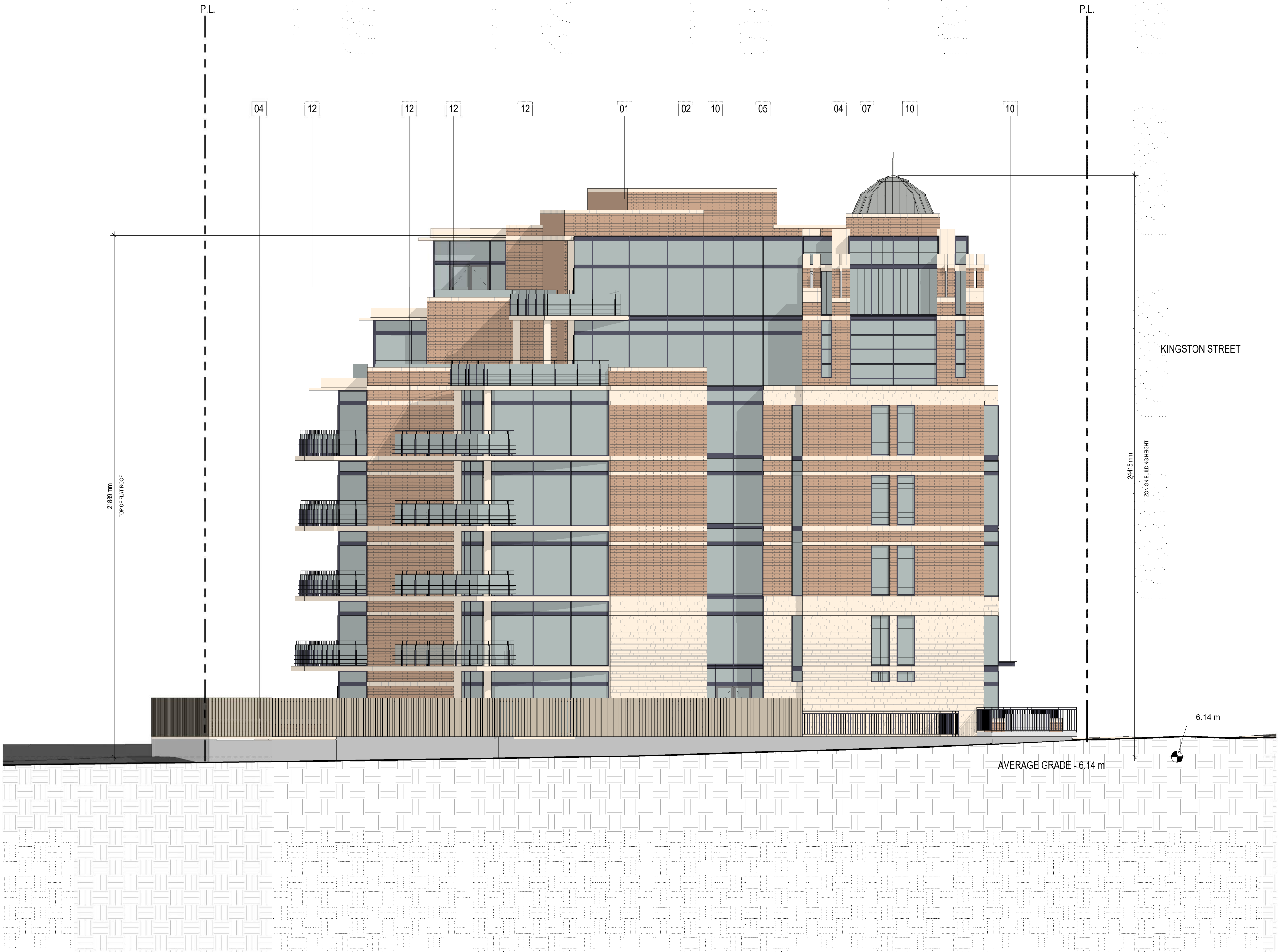
Sheet Title

North Elevation

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-302

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



1 East Elevation
1 : 100

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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Develpment Permit / Rezoning	01/06/2023
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DP / RZ Resubmission - R2	07/13/2026

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Project

475 Kingston
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Sheet Title

East Elevation

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-303

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

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Project

475 Kingston
475 Kingston Street

Alpha Project Developments Ltd.

Sheet Title

South Elevation

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-304

MATERIAL LEGEND	
MTL TAG	MATERIAL
01	BRICK
02	LIMESTONE
03	CAST-IN-PLACE CONCRETE
04	PRECAST CONCRETE
05	ALUMINUM WINDOW FRAME
06	METAL RAILING
07	METAL ROOF
08	METAL FLASHING
09	ALUMINUM FRAMED GL. DOOR
10	GLAZING PANEL
11	SPANDREL PANEL
12	GLAZED GUARD
13	GLAZED CANOPY
14	METAL ARBOR
15	METAL GATE



1 West Elevation
1 : 100

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Key Plan

Revision No.	Description	Date
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Issue	Issue Date
CALUC Review	12/10/2022
Development Permit / Rezoning	01/06/2023
DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

Project
475 Kingston
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Sheet Title
West Elevation

Drawn By JP	Checked SM
Project Number 202165	Scale AS NOTED
Revision	Sheet Number

A-305

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Key Plan

Revision No.	Description	Date
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DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

Consultant

Project

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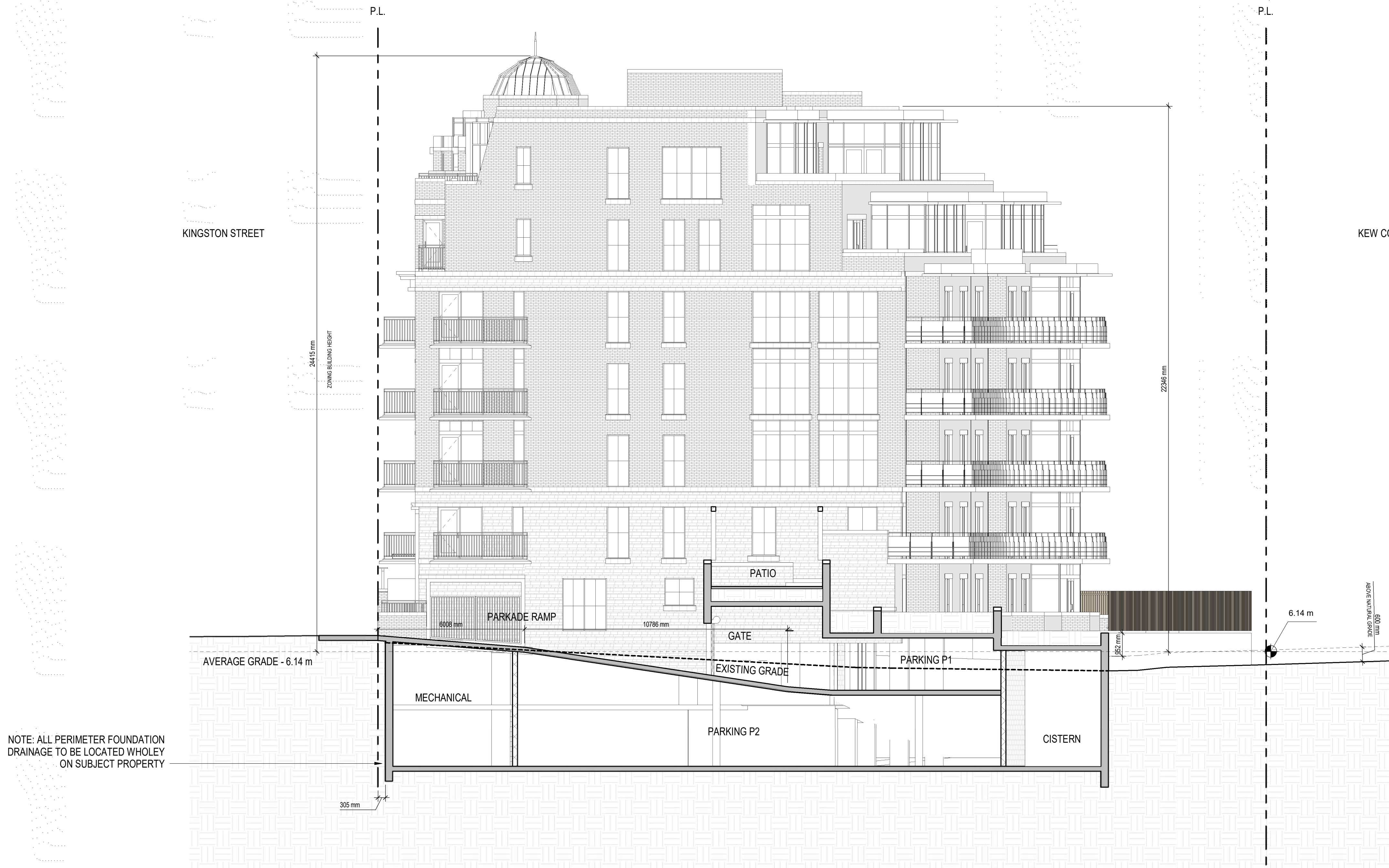
Alpha Project Developments Ltd.

Sheet Title

Sections - Building

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-401



1 Section 1
1 : 100

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Key Plan

Revision No.	Description	Date
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DP / RZ Resubmission - R1	06/30/2025
DP / RZ Resubmission - R2	07/13/2026

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Project

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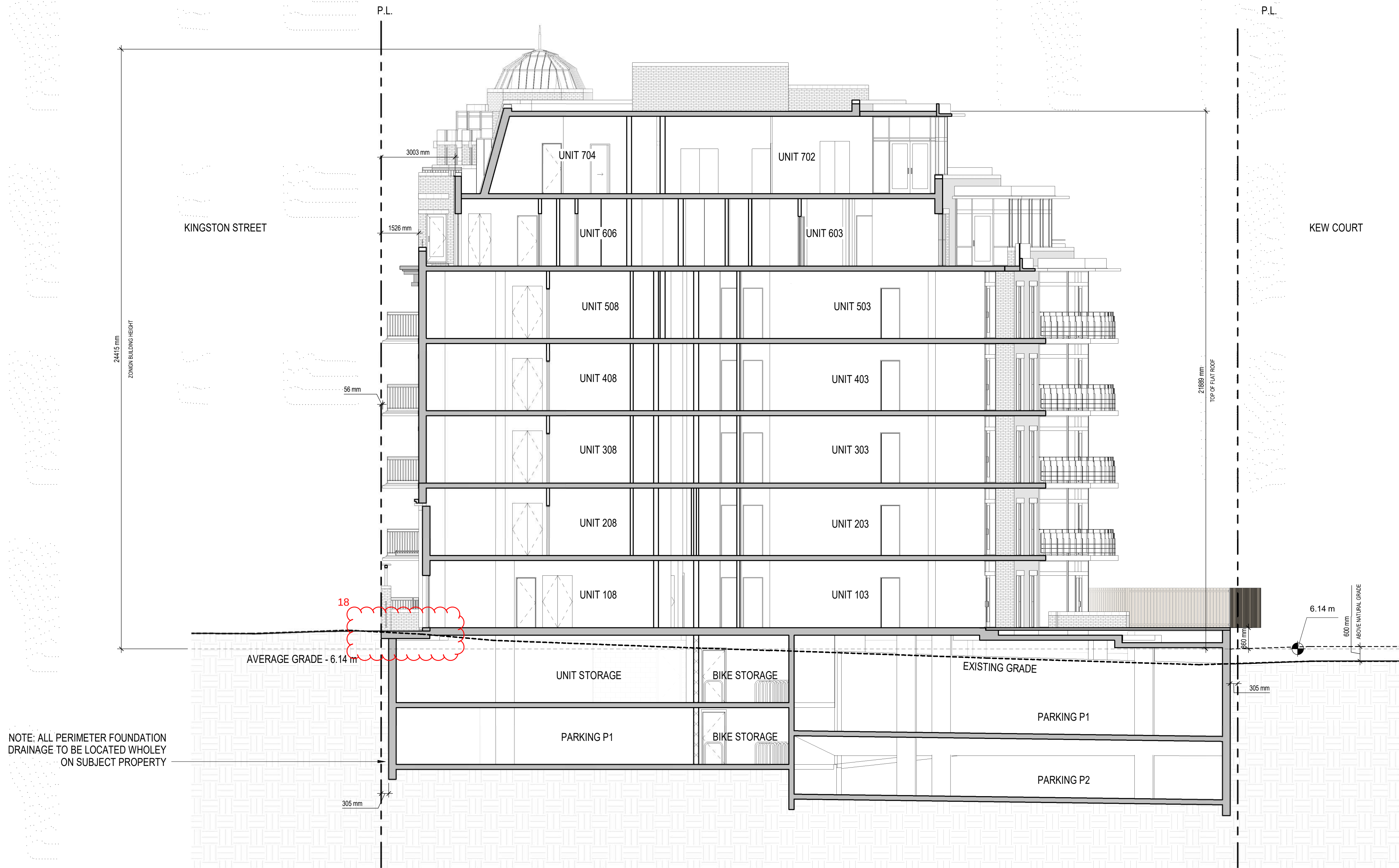
Alpha Project Developments Ltd.

Sheet Title

Sections - Building

Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-402



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DP / RZ Resubmission - R2	07/13/2026

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Project

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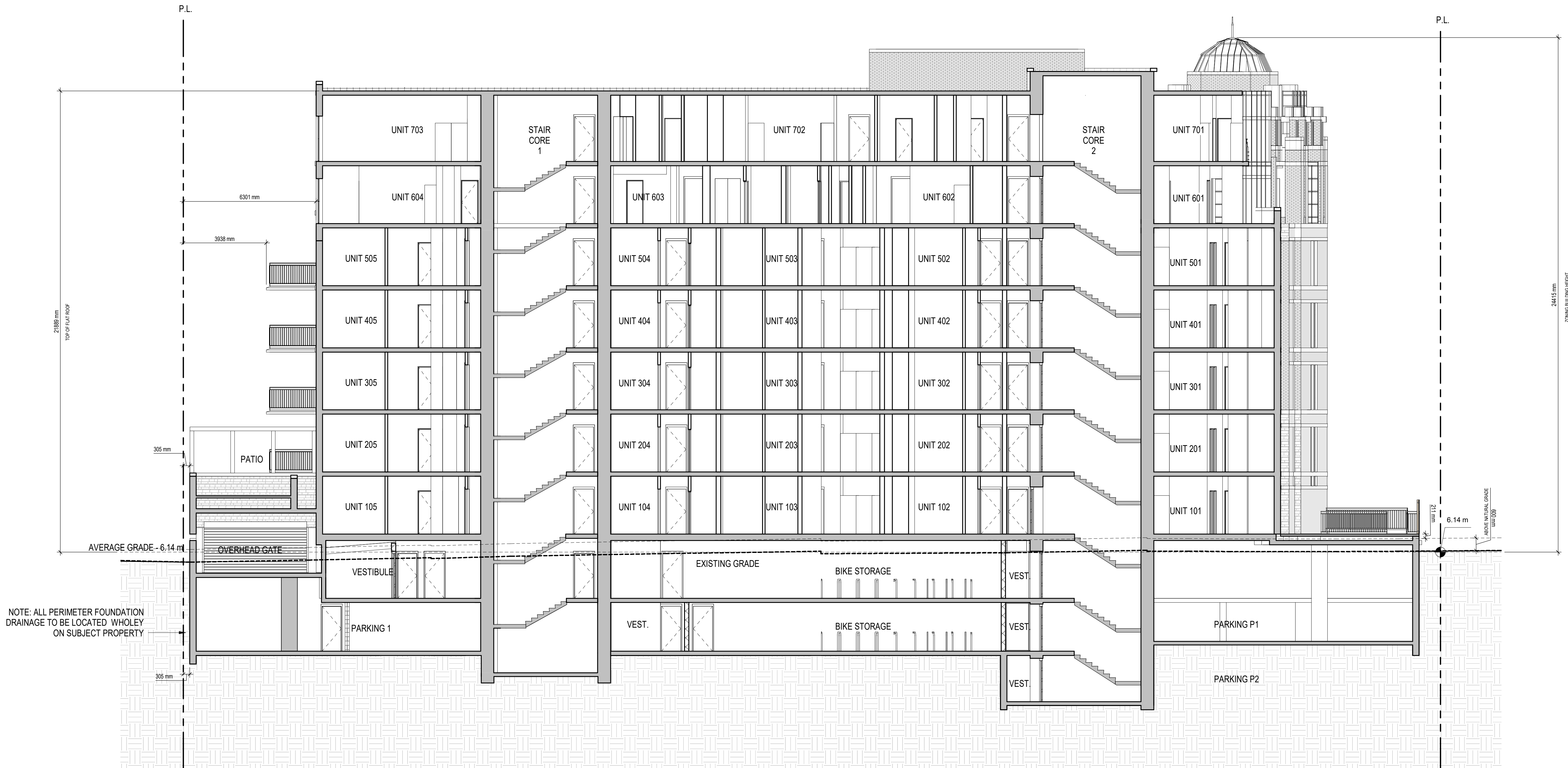
Alpha Project Developments Ltd.

Sheet Title

Sections - Building

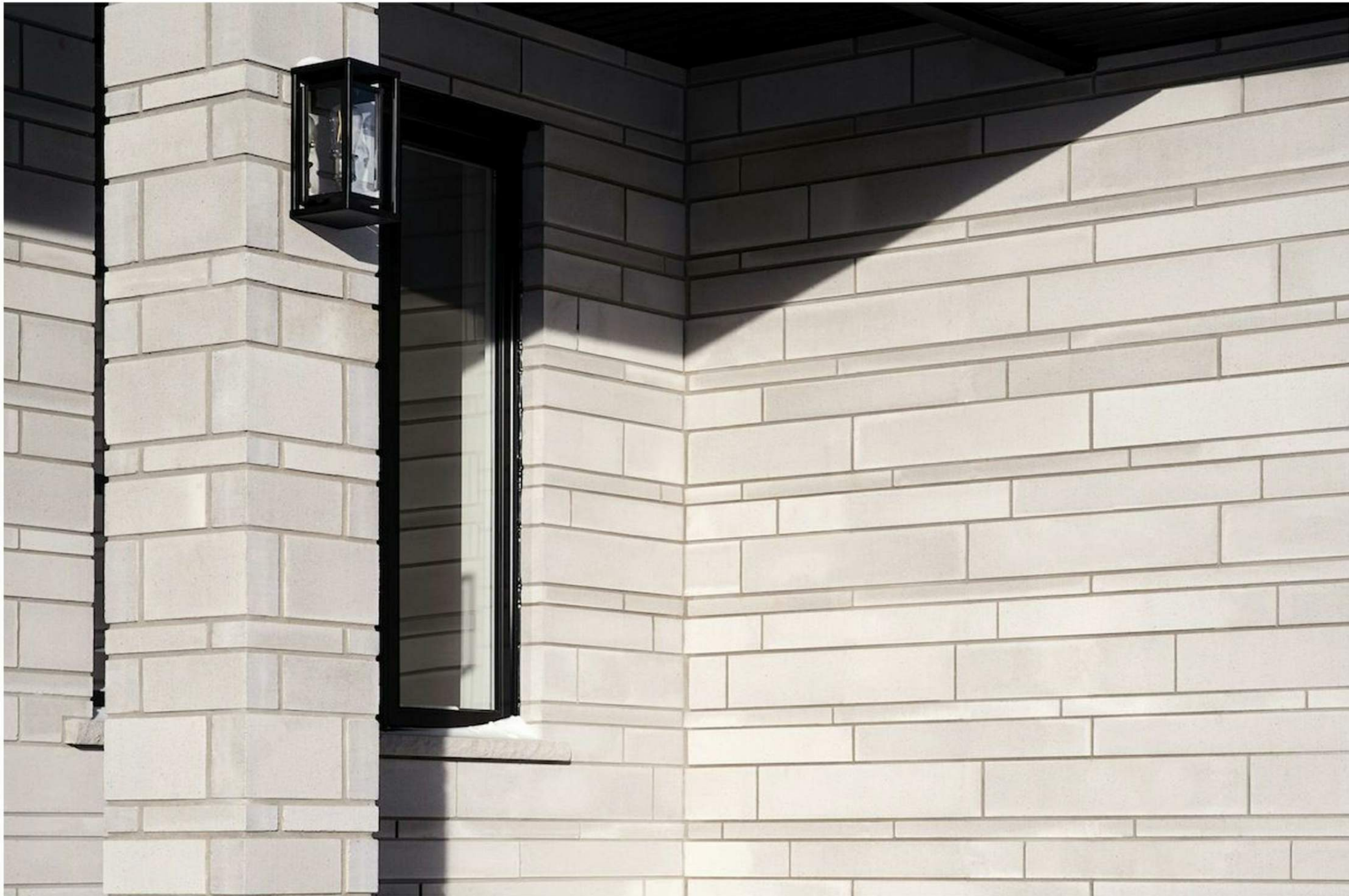
Drawn By	Checked
JP	SM
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-403

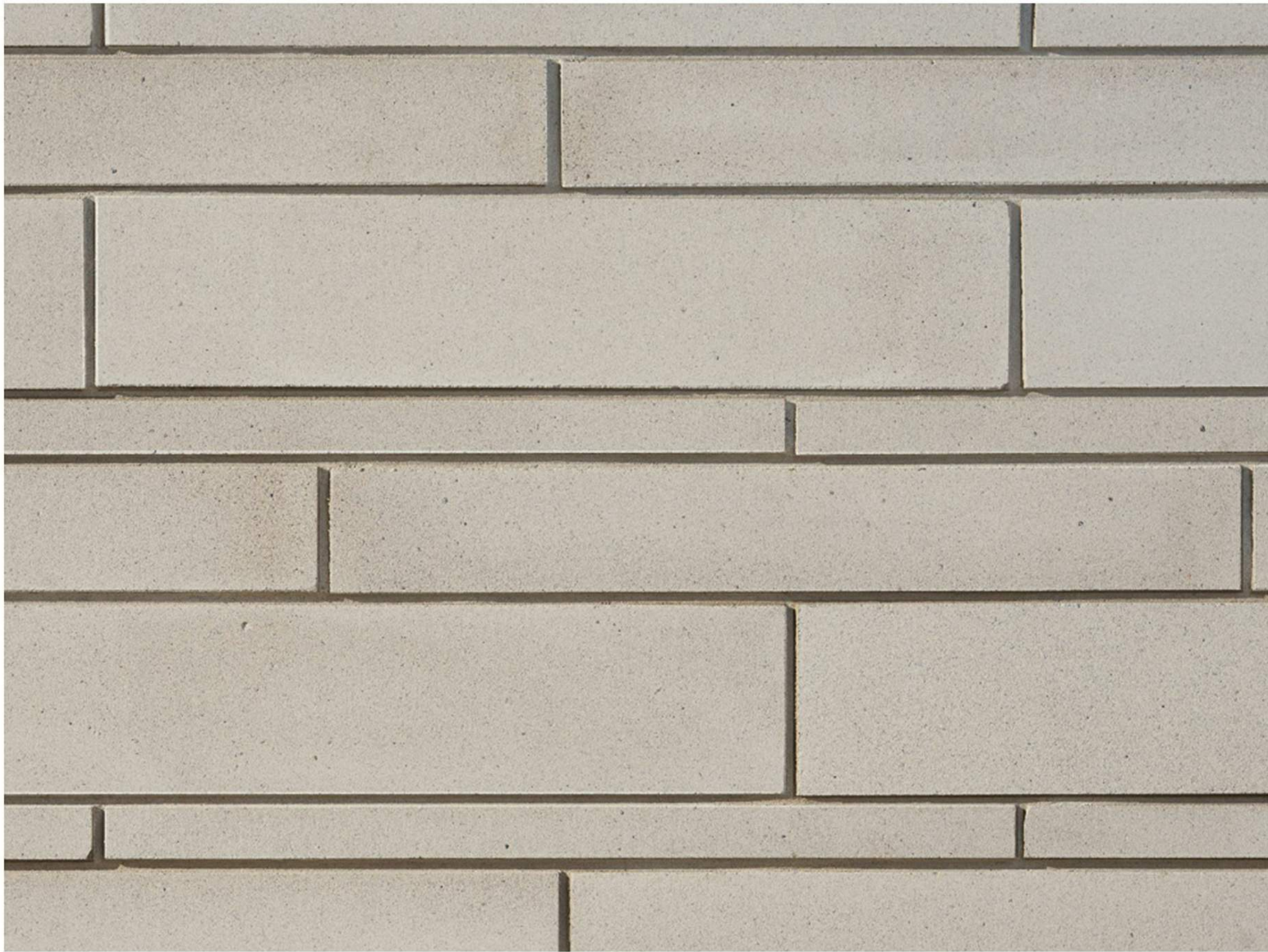




ROOFING: STANDING SEAM METAL ROOF - ZINC COLOUR



EXTERIOR CLADDING PERSPECTIVE AT BASE: NATURAL STONE - METROPOLITAN WHITE



EXTERIOR CLADDING AT BASE: NATURAL STONE - METROPOLITAN WHITE



EXTERIOR BRICK VENEER: MIXED PATTERNED CANYON ROSE

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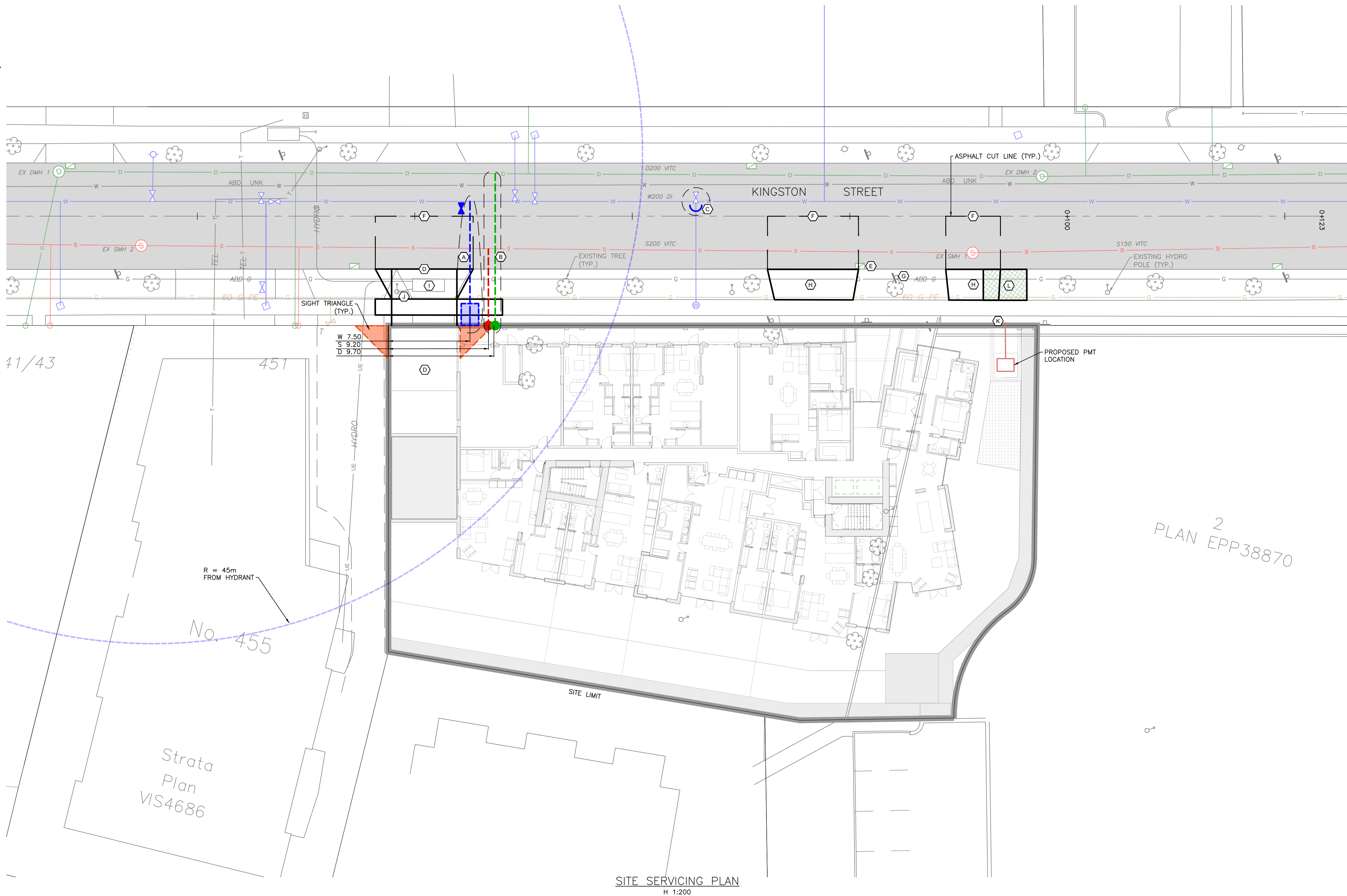
Sheet Title

Materials - Exterior

Drawn By	Checked
Author	Checker
Project Number	Scale
202165	AS NOTED
Revision	Sheet Number

A-501

V:\Projects\34178 - Alpha Developments Ltd. - 475 Kingston Street\07 - Engineering\02 - Drawings & Sketches (Eng)\34178 - Design.dwg Plot Date: December 7, 2022



- SHEET NOTES:**
- (A) CITY OF VICTORIA TO INSTALL DOMESTIC AND FIRE WATER SERVICES COMPLETE WITH VAULT AT DEVELOPERS' EXPENSE.
 - (B) CITY OF VICTORIA TO INSTALL STORM AND SANITARY SERVICES COMPLETE WITH INSPECTION CHAMBERS AT DEVELOPERS' EXPENSE.
 - (C) EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED. NEW 50mm WATER SERVICE TO BE INSTALLED. ALL WORK TO BE DONE BY CITY OF VICTORIA AT DEVELOPERS' EXPENSE.
 - (D) PROPOSED DRIVEWAY AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW SCHEDULE B. PARKADE ACCESS GRADES TO BE AS PER CITY OF VICTORIA HIGHWAY ACCESS BYLAW.
 - (E) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CURRENT STANDARDS.
 - (F) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTERLINE FOR ENTIRE FRONTAGE. CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED. CONTRACTOR TO REPAIR PAVING SURFACE AT ALL SERVICE TRENCH LOCATIONS.
 - (G) EXISTING STREET SIGNAGE TO BE REPLACED AND RELOCATED AS REQUIRED.
 - (H) EXISTING DRIVEWAY TO BE REMOVED AND REPLACED AS BOULEVARD COMPLETE WITH NEW CURB/GUTTER AS REQUIRED.
 - (I) EXISTING HYDRO BOX LID TO BE ADJUSTED AS REQUIRED.
 - (J) EXISTING HYDRO POLE TO BE RELOCATED AS REQUIRED. LOCATION TO BE DETERMINED BY BC HYDRO.
 - (K) OFFSITE HYDRO SERVICE ROUTE PENDING BC HYDRO DIRECTION.
 - (L) CONTRACTOR TO CONSTRUCT H20 RATED REINFORCED BOULEVARD FOR BC HYDRO ACCESS.



KEY PLAN
NTS

LEGAL DESCRIPTION: LOT 1 OF LOT 1892, 1893, 1894 AND 1895 VICTORIA, EPP38870; 029-274-443

BENCHMARK: CCM No. 755454
ELEV. 7.419m

LEGEND			
LAMP STANDARD	LS	LS	CLEANOUT
POLE(Hydro, Tel.)	PP	PP	CATCHBASIN
U/G WIRING	UE	UE	MANHOLE
GAS	G	G	SERVICE RISER
WATER	W	W	MOUNTABLE CURB
SEWER	S	S	NON-MOUNT. CURB
DRAIN	D	D	EDGE ASPHALT
			DITCH
			METER
			FLUSH VALVE
			VALVE
			REDUCER
			HYDRANT
			AIR VALVE

475 KINGSTON STREET
PRELIMINARY CIVIL PLAN

Scale 1:200
horiz. Scale N/A
vert.
Sheet 1 of 1
Eng. Project No. 34178

JEA J E ANDERSON &
ASSOCIATES
SURVEYORS - ENGINEERS

VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR PRELIMINARY DISCUSSION





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Revision No.	Description	Date
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Issue	Issue Date
DP Re-submission Development Permit	?? April 2025 16 Dec 2022

- PROPOSED TREE PLANTING
refer to plant list L4
- TALL EVERGREEN HEDGE
refer to plant list L4
- CLIPPED BOX HEDGE
refer to plant list L4
- GARDEN SHRUBS & PERENNIALS
refer to plant list L4
- PRIVATE GARDEN ENTRY
- COMMON BUILDING ENTRY POINTS
- UNIT PAVING
- LINE OF SLAB STEP EDGING TREE ROOT WELL

- 1 BRICK GARDEN WALLS
- 2 WOOD COLONNADE
- 3 WOOD TREILLAGE
- 4 ALUMINUM RAILINGS - SEE L4
- 5 BRICK SEPARATION WALL & WOOD SCREEN
- 6 WOOD PRIVACY SCREEN
- BOLLARD STYLE LIGHT FIXTURE
- WALL MOUNTED RECESSED LIGHT FIXTURE

GENERAL PROVISIONS:
Landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard.
Boulevard trees shall be irrigated with a dedicated water service with meter and controller.
All on site planted and grass areas shall be provided with fully automated underground irrigation and suitable for tree watering, in accordance with the provisions of the Irrigation Industry Association of BC (IIABC).

Project		ALPHA DEVELOPMENTS LTD	
		475 KINGSTON	
Sheet Title			
LANDSCAPE PLAN			
Drawn By	AJS	Checked	CAR
Project Number		Scale	1:100
Revision		Sheet Number	

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Project

ALPHA DEVELOPMENTS LTD

475 KINGSTON

Sheet Title
LANDSCAPE 3D
RENDERINGS
NORTH & EAST AREAS

Drawn By	Checked
AJS	CAR

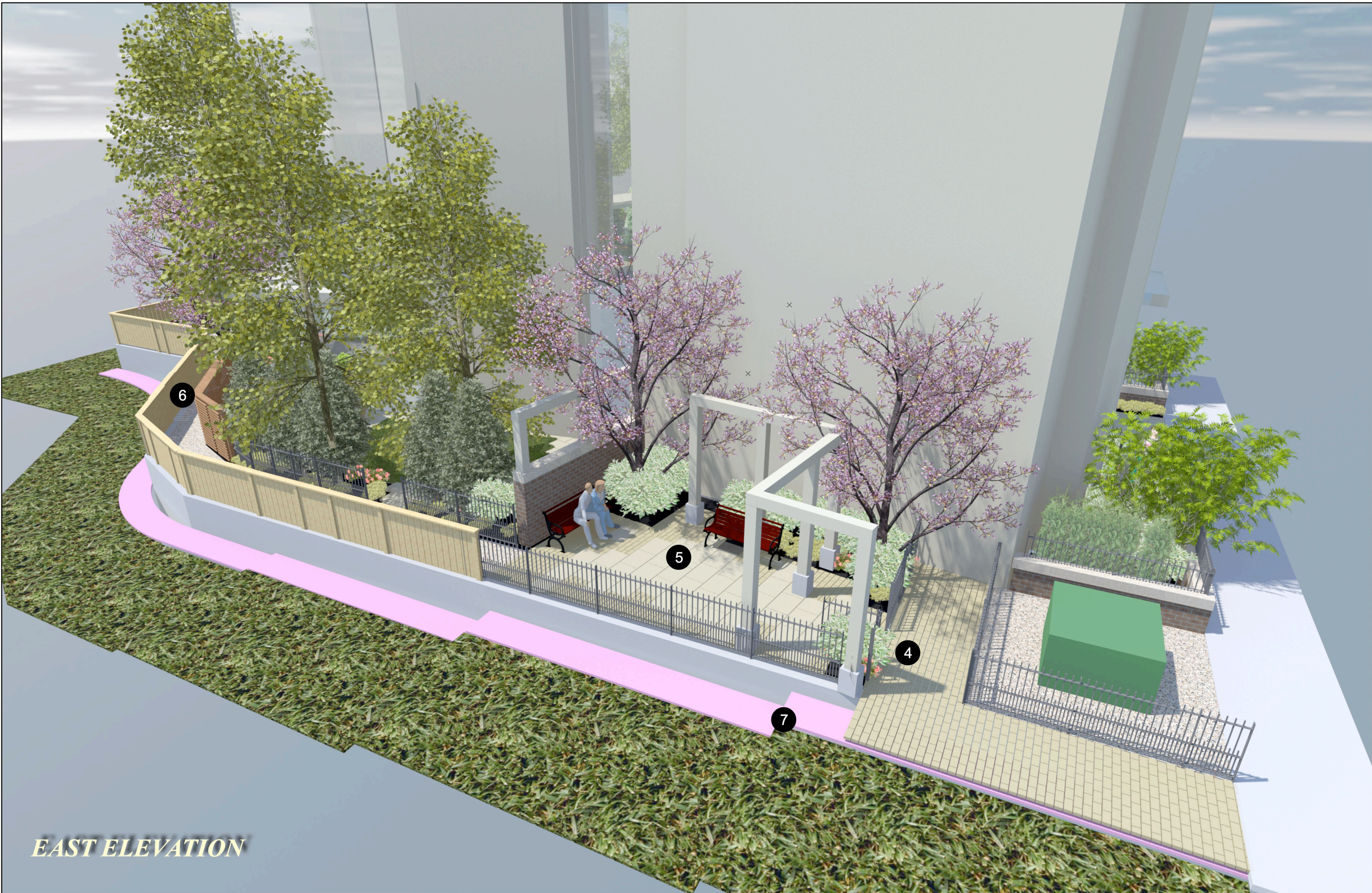
Project Number	Scale
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Revision	Sheet Number
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- 1 STONE BLOCK SEATS
- 2 STONE PAVING
- 3 COURTYARD GARDEN FOR UNIT #101

- 4 GATED ACCESS TO RESIDENT'S SHARED GARDEN & MAINTENANCE ACCESS PATHWAY
- 5 RESIDENT'S SHARED GARDEN
- 6 FENCED DOG RUN - MAINTENANCE ACCESS PATHWAY
- 7 PROPOSED SRW, 0.732m WIDE



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Sheet Title

LANDSCAPE 3D
RENDERINGS
SOUTH & WEST AREAS

Drawn By	Checked
AJS	CAR
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Revision	Sheet Number
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- 6 TREILLAGE
- 7 BRICK FACADE
- 8 SANDBLAST FINISH CONCRETE CAP
- 9 PARKADE EXTERIOR WALL
- 10 PARKADE ACCESS RAMP

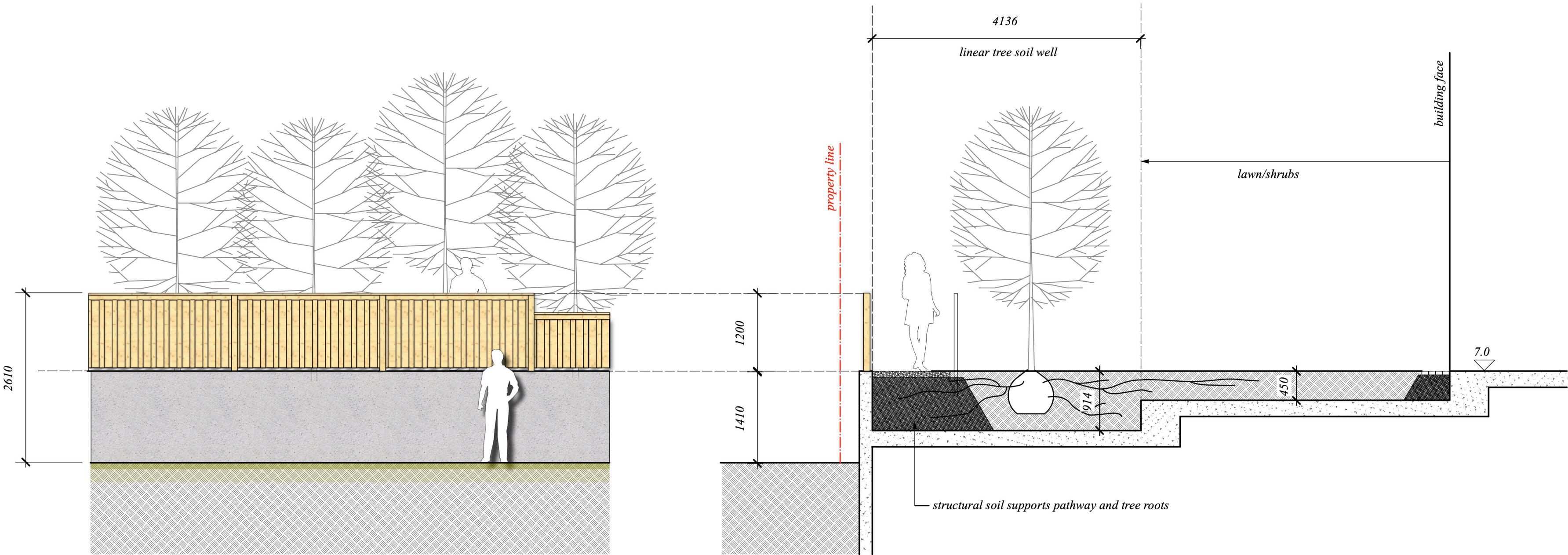
SOUTH & WEST ELEVATIONS
SHOWING SCREEN TREES



- 1 "SECRET GARDEN"
- 2 PRIVATE GROUND LEVEL GARDENS/PATIOS
- 3 WOOD SCREEN FENCE
- 4 NEIGHBOUR'S PARKADE RAMP
- 5 GRADE ON NEIGHBOURING PROPERTY



SCREEN TREES REMOVED FOR CLARITY



SOUTH PROPERTY LINE ELEVATION AT LOCATION OF CROSS SECTION A

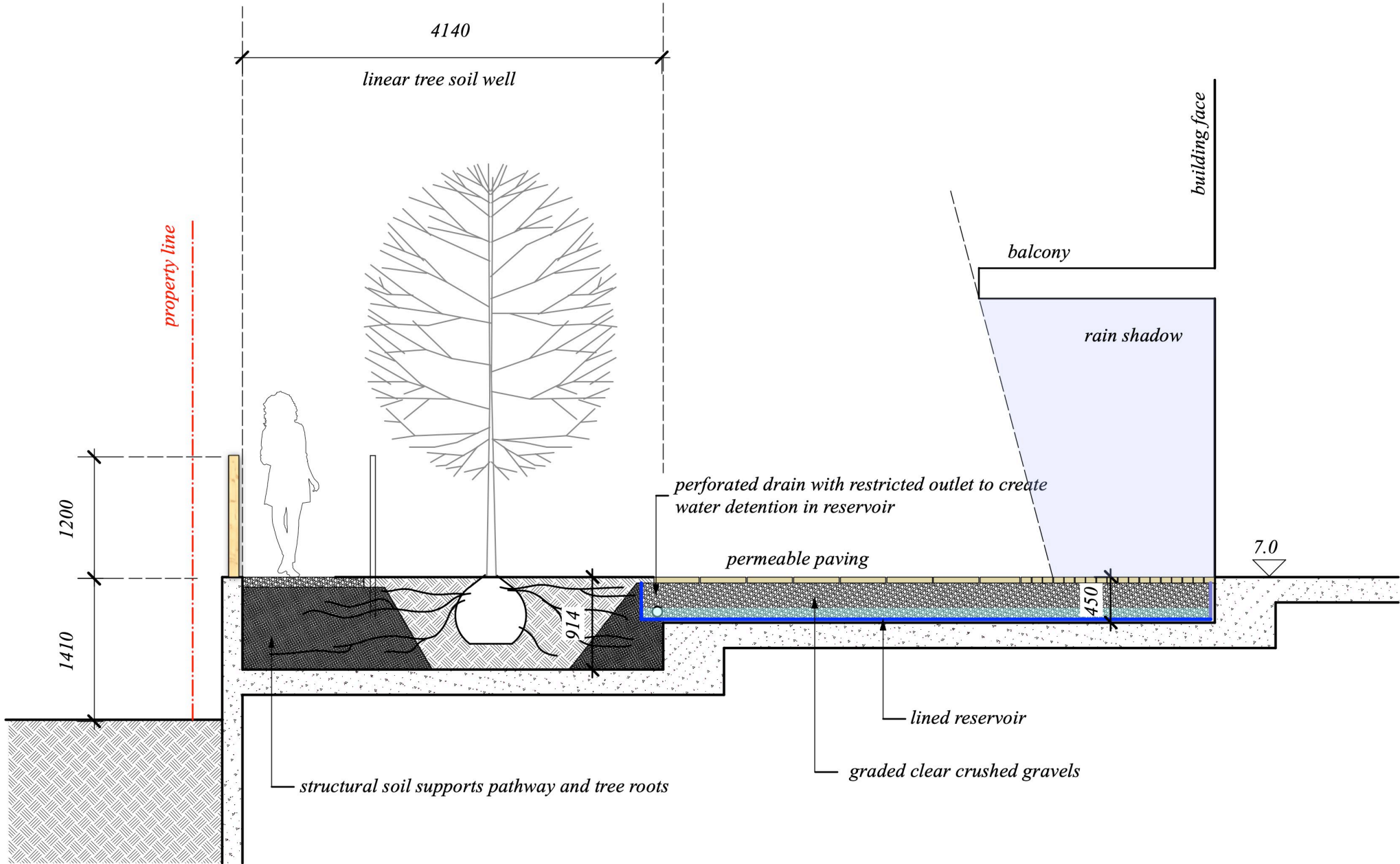
*CROSS SECTION A
Scale 1:50*

DESCRIBES TYPICAL SOIL VOLUME ALLOWANCES ON-SLAB FOR PROPOSED TREES

RAINWATER HARVESTING SCHEMATIC



RAINWATER COLLECTED IN SUB SURFACE RESERVOIRS BENEATH PERMEABLE PATIO SURFACES THEN PIPED TO CISTERN IN PARKADE. FILTERED AND PUMPED TO SUPPLEMENT IRRIGATION SYSTEM. LOCATION OF CISTERN TBD



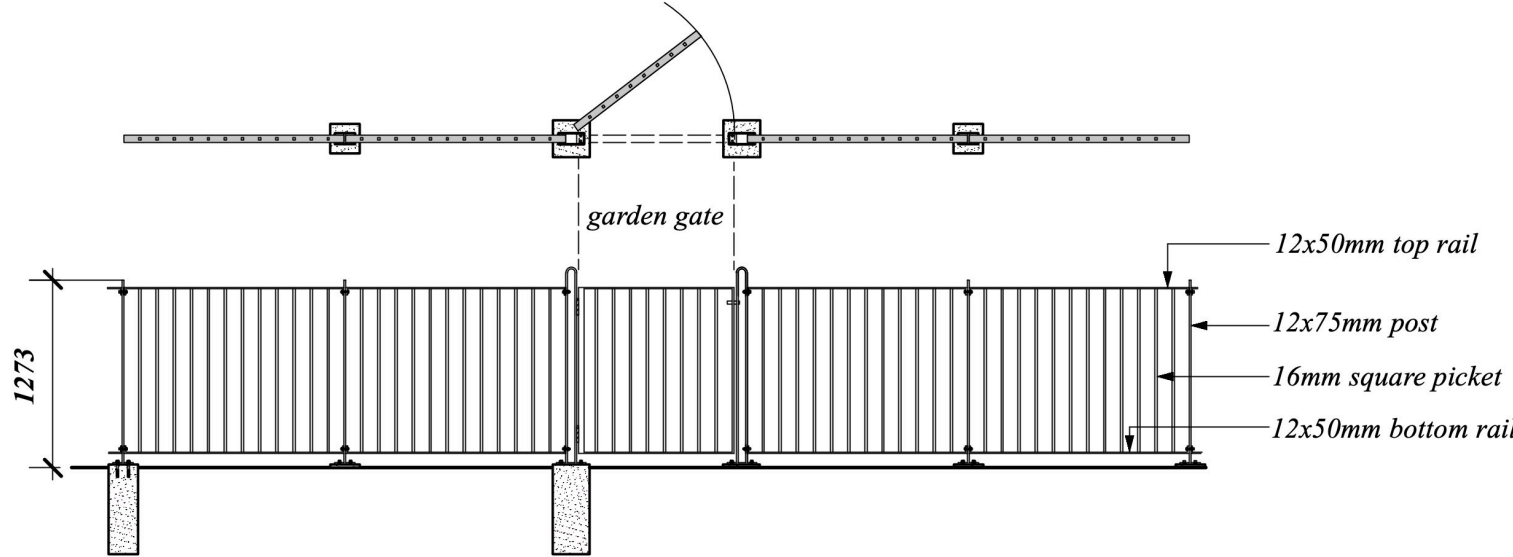
*CROSS SECTION B
Scale 1:50*

DESCRIBES TYPICAL SUBSURFACE RAINWATER RESERVOIR COMPONENTS

KINGSTON STREET PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY
I.D.	ALL PLANT MATERIAL SHALL BE #1 QUALITY				
a	ACER PALMATUM 'OZAKAZUKI'	OZAKAZUKI JAPANESE MAPLE	B+B 2M, 4CM CAL	6	PROVIDES SHADE
b	CERCIDIPHYLLUM 'JAPONICUM'	KATSURA TREE	B+B 3M, 5CM CAL	1	PROVIDES SHADE
c	CORNUS KOUSA 'SATOMI'	PINK FL. DOGWOOD	B+B 2M, 4CM CAL	5	POLLINATOR PLANT
d	CORNUS NUTTALLII (REPLACEMENT TREE)	PACIFIC FLOWERING DOGWOOD	B+B 2M, 5CM CAL	1	PROVIDES SHADE
e	PARROTIA PERSICA 'RUBY VASE', (REPLACEMENT TREES)	RUBY VASE PERSIAN IRONWOOD	6 CM CAL, WIRE BASKET	5	DROUGHT TOLERANT
g	MAGNOLIA ACUMINATA 'YELLOW BIRD', (REPLACEMENT TREES)	MAGNOLIA, YELLOW FLS	6 CM CAL, WIRE BASKET	4	POLLINATOR PLANT
h	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B+B 3M, 5CM CAL	2	POLLINATOR PLANT
	HEDGES & SPECIMEN SHRUBS				
k	BUXUS SEMPERVIRENS	BOX	#3 POT	56	DROUGHT TOLERANT
l	TAXUS x MEDIA 'HICKSII'	COLUMBIAN YEW	#7 POT	44	DROUGHT TOLERANT
m	RIEBS 'KING EDWARD'	FLOWERING RED CURRANT	#5 POT	4	NATIVE POLLINATOR
		APPROX. TOTAL		104	
	SHRUB PLANTINGS, TYP. 148 m2 @ 1 plant per m2				
	CORNUS STOLONIFERA 'KELSEYII'	DWARF RED STEM DOGWOOD	#1 POT		NATIVE WINTER INTEREST
	CORYLUS AVELLANA 'RED MAGESTIC'	CONTORTED RED LEAF HAZEL	#5 POT		YEAR ROUND INTEREST
	FOTHERGILLA x INTERMEDIA 'MOUNT AIRY'	FOTHERGILLA WHITE FLS	#5 POT		POLLINATOR PLANT
	FUCHSIA RICCATIIONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	HYDRANGEA BLUEBIRD	BLUEBIRD LACCAP HYDRANGEA	#2 POT		HUMMINGBIRDS
	PHILADELPHUS 'BELLE ETOILE'	MOCK ORANGE BLOSSOM	#5 POT		FRAGRANT/POLLINATOR
	ROSA 'MUNDI'	SHRUB ROSE, STRIPED PINK FL.	#5 POT		FRAGRANT/POLLINATOR
	ROSA 'GERTRUDE JEKYLL'	CLIMBING ROSE, PINK FLS.	#5 POT		FRAGRANT/POLLINATOR
	VACCINIUM COBYMBOSUM 'DUKE'	HIGH BUSH BLUEBERRY (EDIBLE FRUIT)	#2 POT		FOOD BEARING/POLLINATOR
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE/POLLINATOR PLANT
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
		APPROX. TOTAL		148	
	GROUND COVER PLANTS, TYP. 100m2 @ 3 plants per m2				
	ARCTOSTAPHYLOS UVA-URS	KINKIDINK	#1 POT		NATIVE/POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		POLLINATOR PLANT
	GERANIUM X CANTABRIGIENSIS 'CAMBRIDGE'	HARDY GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBORE	#1 POT		WINTER INTEREST
	HEMEROCALLIS STELLA D'ORO	DAY LILY, YELLOW FLS.	#1 POT		HUMMINGBIRDS
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	ENGLISH LAVENDER	#1 POT		POLLINATOR PLANT
	MAHONIA NERVOSA	LOW OREGON GRAPE	#1 POT		NATIVE/POLLINATOR PLANT
	PAEONY LACTIFLORA	PAEONY	#1 POT		HUMMINGBIRDS
		APPROX. TOTAL		300	
	VINES				
	LONICERA JAPONICA 'HALLIANA'	HALLIANA JAPANESE HONEYSUCKLE	#5 POT	6	HUMMINGBIRDS/POLLINATOR
	POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY			TOTALS	PERCENTAGE
	TREES				40% POLLINATOR / BIRDS
	SHRUBS & VINES				50% POLLINATOR/FOOD/NATIVE
	GROUND COVERS				50% NATIVE/POLLINATOR
	LAWN - ON-SITE			106 sq.m.	

THE PLANT SPECIES, SIZES AND NUMBERS PROVIDED IN THE PLANT SCHEDULE ARE A GUIDE AND ARE SUBJECT TO ADJUSTMENT THROUGH THE DETAIL DESIGN/ BUILDING PERMIT APPLICATION STAGES.



ALUMINUM RAILINGS (DOG WALK BARRIER)

**SMALL & ROSSELL
LANDSCAPE ARCHITECTS**

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t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

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DP Re-submission Development Permit	?? April 2025 16 Dec 2022

Project

ALPHA DEVELOPMENTS LTD
475 KINGSTON

Sheet Title
**LANDSCAPE
DETAILS**

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AJS	CAR
Project Number	Scale
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Project
ALPHA DEVELOPMENTS LTD

475 KINGSTON

Sheet Title
TREE RETENTION
& REPLACEMENT
PLAN

Drawn By	Checked
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Project Number	Scale
	1:100
Revision	Sheet Number

L5

PLANTING AREA I.D.	AREA (M2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	REPLACEMENT PROPOSED TREES			SOIL VOLUME REQUIRED (m3)			TOTAL
				B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	
ONSITE										
PLANTING AREA 1	17.7	0.9	15.9	-	1	-	-	15	-	15
PLANTING AREA 2	28.7	0.9	26	1	1	-	6	15	-	21
PLANTING AREA 3	14.2	0.9	12.8	2	-	-	12	-	-	12
PLANTING AREA 4	23.8	0.9	21.4	1	1	-	6	15	-	21
PLANTING AREA 5	24.4	0.9	22	1	1	-	6	15	-	21
PLANTING AREA 6	22	0.9	19.8	-	1	-	-	15	-	15

REFER TO ARBORIST'S REPORT FOR TREE INVENTORY AND TREE PROTECTION DETAILS

Existing trees to be preserved

Existing trees to be removed

Proposed Replacement Trees, refer to plant schedule and soil volume schedule.

Proposed trees

Tree protection fence to Arborist specifications

PLANTING AREA 1
Soil volume 15.9m3
1 medium size replacement tree

PLANTING AREA 2
Soil volume 26m3
1 medium & 1 small size replacement trees

PLANTING AREA 3
Soil volume 12.8m3
2 small size replacement trees

GROWING MEDIA FOR REPLACEMENT TREES

Tree pits, soil depth 0.9m

Structural soil beneath gravel path 0.9m, is in addition to tree pit soil

Soil vaults under pedestrian hard surface, 0.9m depth.

PLANTING AREA 4
Soil volume 21.42m3
1 medium & 1 small size replacement trees

PLANTING AREA 6
Soil volume 19.8m3
1 medium size replacement tree

BOTANICAL NAME	COMMON NAME	REPLACEMENT TREE Y/N + SIZE	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY
ALL PLANT MATERIAL SHALL BE #1 QUALITY TREES:					
a ACER PALMATUM "OZAKAZUKI"	OZAKAZUKI JAPANESE MAPLE	NO	B+B 2M, 4CM CAL	6	PROVIDES SHADE
b CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	NO	B+B 3M, 5CM CAL	1	PROVIDES SHADE
c CORNUS KOUSA "SATOMI"	PINK FL. DOGWOOD	NO	B+B 2M, 4CM CAL	5	POLLINATOR PLANT
d CORNUS NUTTALLII (REPLACEMENT TREE)	PACIFIC FLOWERING DOGWOOD	YES / MEDIUM	B+B 2M, 6CM CAL	1	PROVIDES SHADE
e PARROTIA PERSICA "RUBY VASE", (REPLACEMENT TREES)	RUBY VASE PERSIAN IRONWOOD	YES / SMALL	6 CM CAL, WIRE BASKET	5	DROUGHT TOLERANT
g MAGNOLIA ACUMINATA "YELLOW BIRD", (REPLACEMENT TREES)	MAGNOLIA YELLOW FLS	YES / MEDIUM	6 CM CAL, WIRE BASKET	4	POLLINATOR PLANT
h STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	NO	B+B 3M, 5CM CAL	2	POLLINATOR PLANT