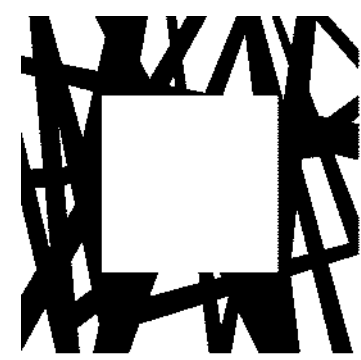




DRAWING LIST

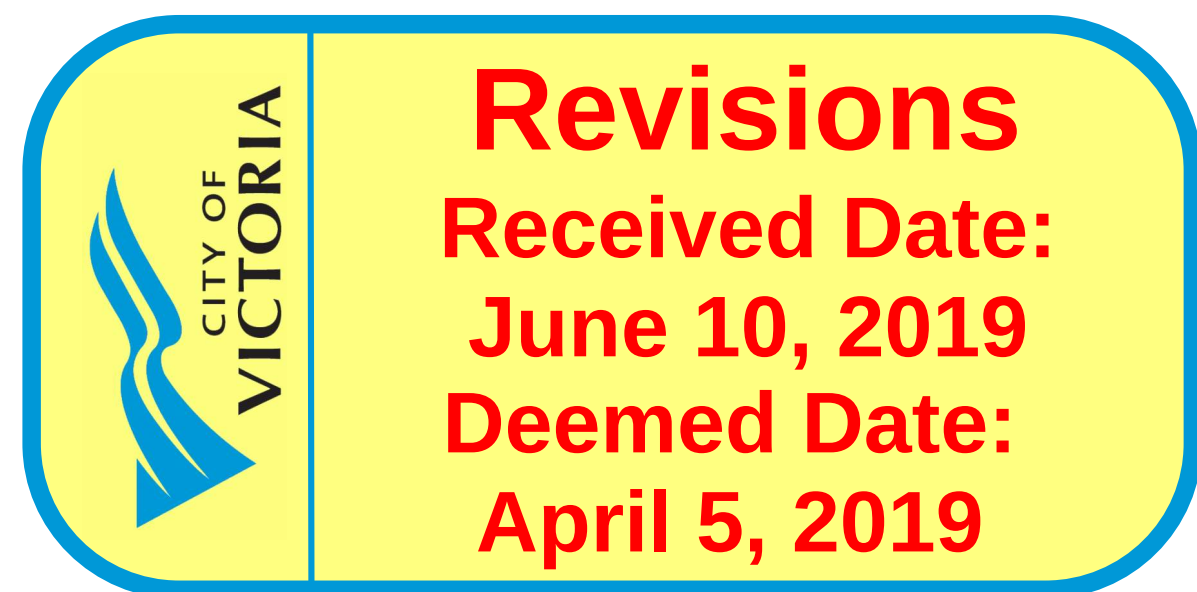
D01	LOCATION MAP & CONTEXT PHOTOS
D02	SITE SURVEY
D05.1	SITE PLAN
D05.2	SITE IN CONTEXT
D06	PARKADE & L1 FLOOR PLAN
D07	L2 & L3 FLOOR PLAN
D08	L4 & L5 FLOOR PLAN
D09	ROOF FLOOR PLAN
D10	BUILDING ELEVATIONS
D11	BUILDING ELEVATIONS
D12	BUILDING SECTIONS
D13	SUN STUDIES
D14	STREET ELEVATIONS
L01	LANDSCAPE PLAN

1811 OAK BAY AVENUE SUBMISSION FOR DEVELOPMENT PERMIT WITH VARIANCES 28 NOV 2018



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ROWE
ARCHITECTS

300 - 1590 CEDAR HILL X ROAD VICTORIA, BC. V8P 2P5 | 250.472.8013





① EXISTING STRUCTURE ON 1811 OAK BAY AVE



② EXISTING STRUCTURE FROM BANK STREET



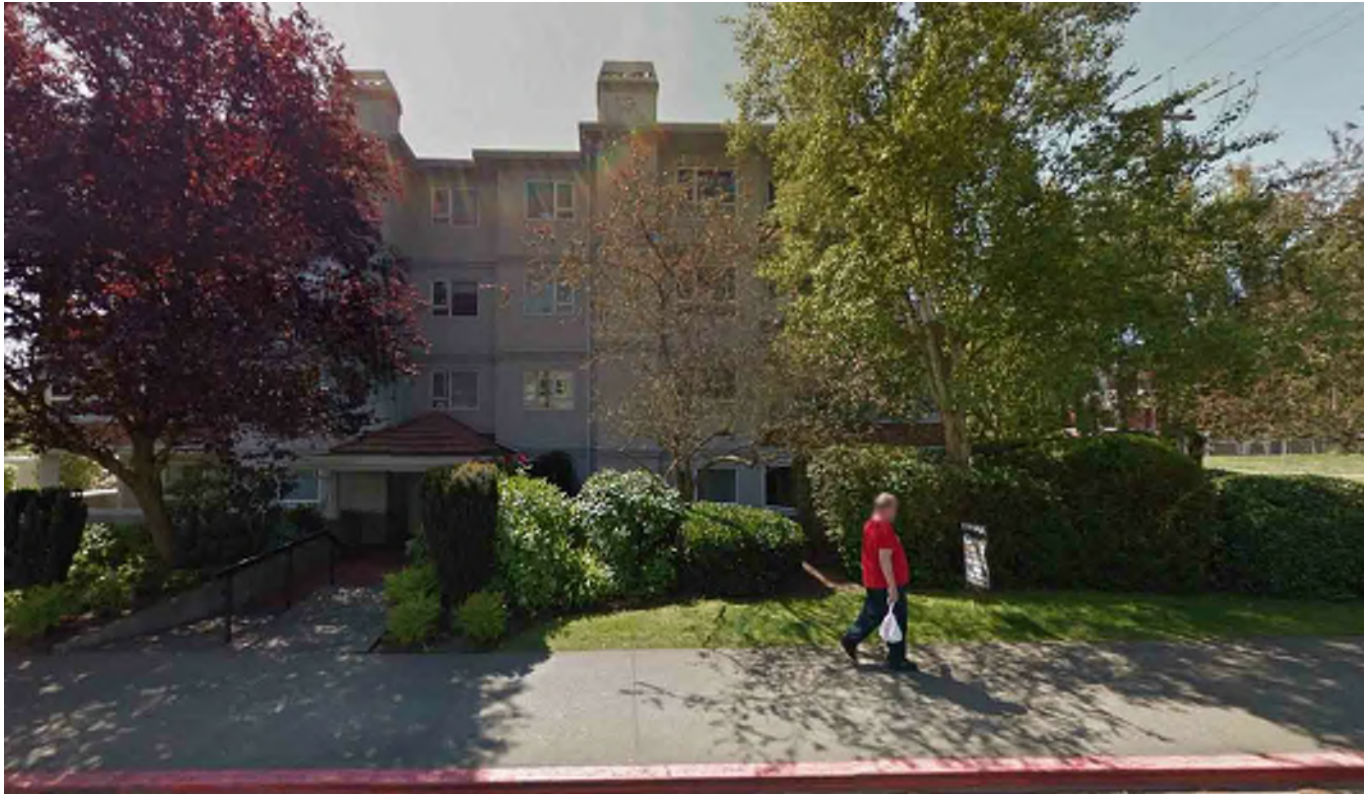
③ BORDER CONDITION ON BANK STREET



④ BORDERING STRUCTURE FROM BANK STREET



⑤ OPPOSITE STRUCTURES ON CORNER OAK BAY / BANK ST



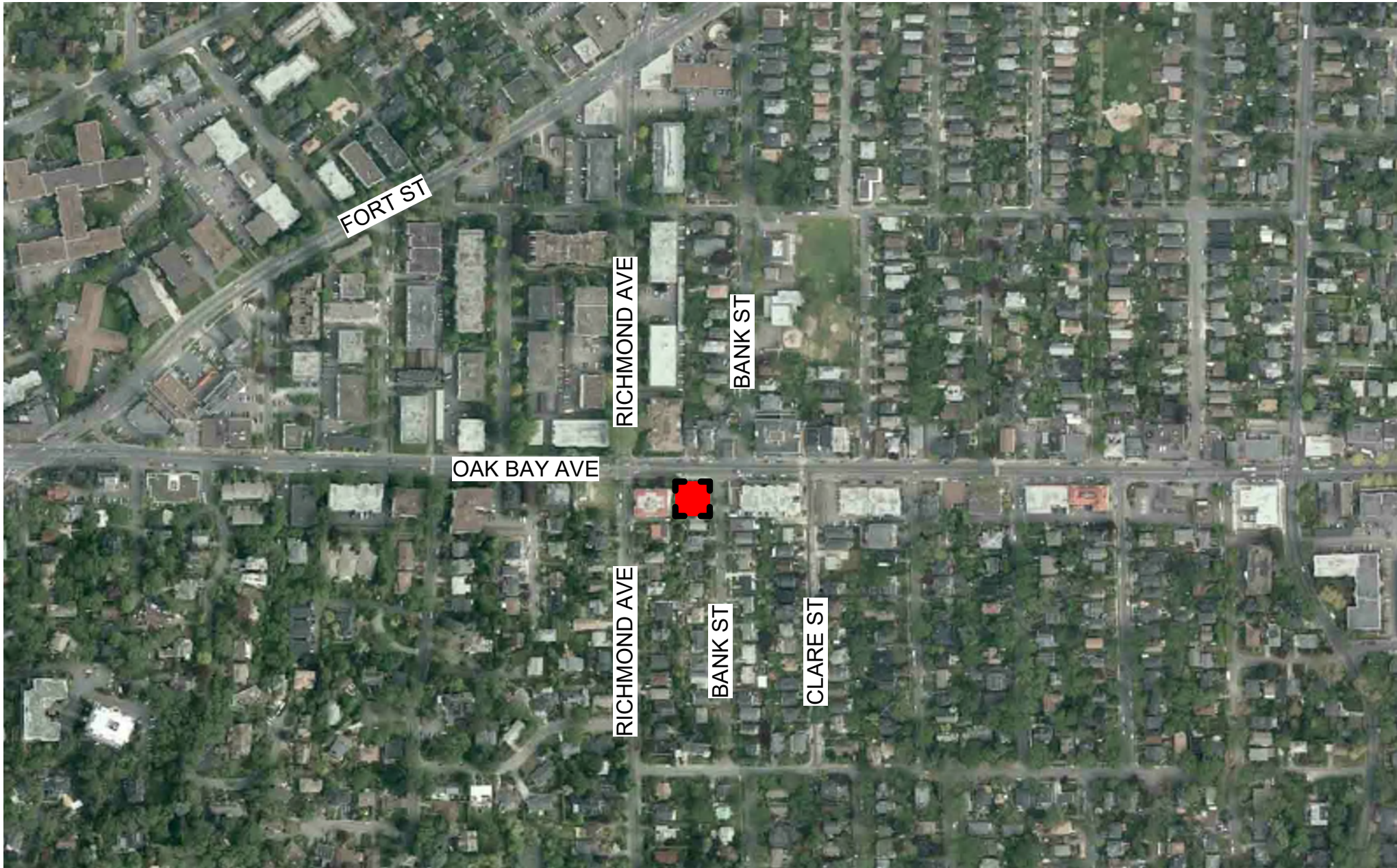
⑥ BORDERING STRUCTURE ON OAK BAY AVE



⑦ OPPOSITE STRUCTURES ON OAK BAY AVE



⑧ OPPOSITE STRUCTURES ON OAK BAY AVE



PROJECT SITE
CONTEXT MAP
1: 3200



PROJECT SITE
CONTEXT MAP
1: 1000



⑨ OPPOSITE STRUCTURE ON CORNER OAK BAY / BANK ST

seal

consultants

project no.

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☐ construction
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☐ building permit YEAR_MO_DA

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project no. 16.37 drawn JV

scale 1 : 1 checked CR

file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

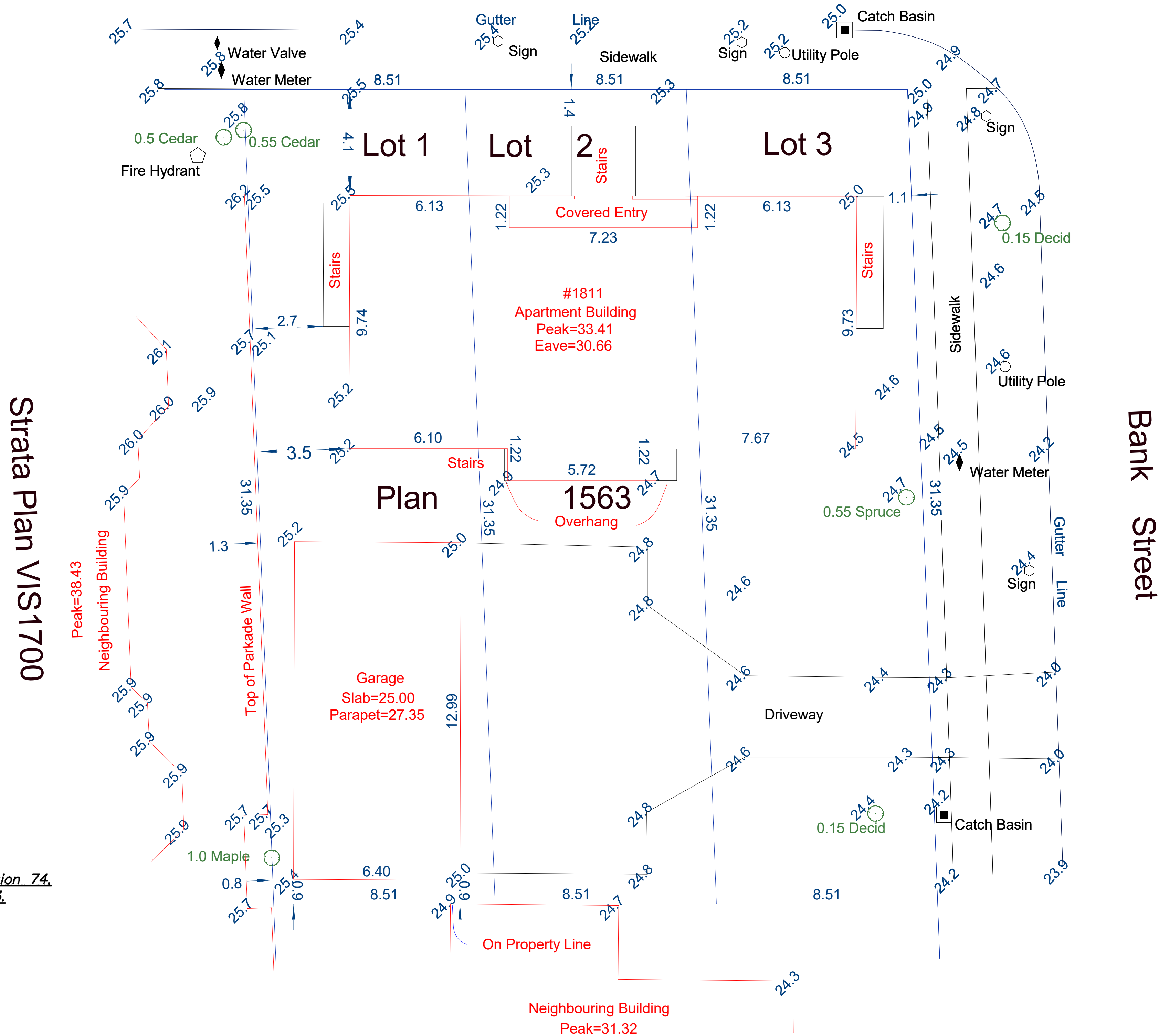
LOCATION MAP & CONTEXT PHOTOS

sheet no.

D01

revision no.

Oak Bay Avenue



Site Plan Of:
Lots 1 to 3, Block 1, Section 74,
Victoria District, Plan 1563.

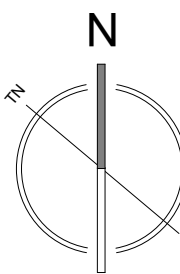
Dated this 17th day of September, 2016.
Distances and elevations shown are in metres.
Elevations are geodetic and referenced to OCM 15-106.

Wey Mayenburg Land Surveying Inc.
www.weysurveys.com
#4-2227 James White Boulevard
Sidney, BC V8L 1Z5
Telephone (250) 656-5155
File: 100488\517\GH

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project no.	16.37	drawn	JV
scale	1 : 100	checked	CR
file name	1637_OAK BAY AVE_CENTRAL.RVT		
date	18/07/30		
project			

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC
title

SITE SURVEY

sheet no.

D02

revision no.

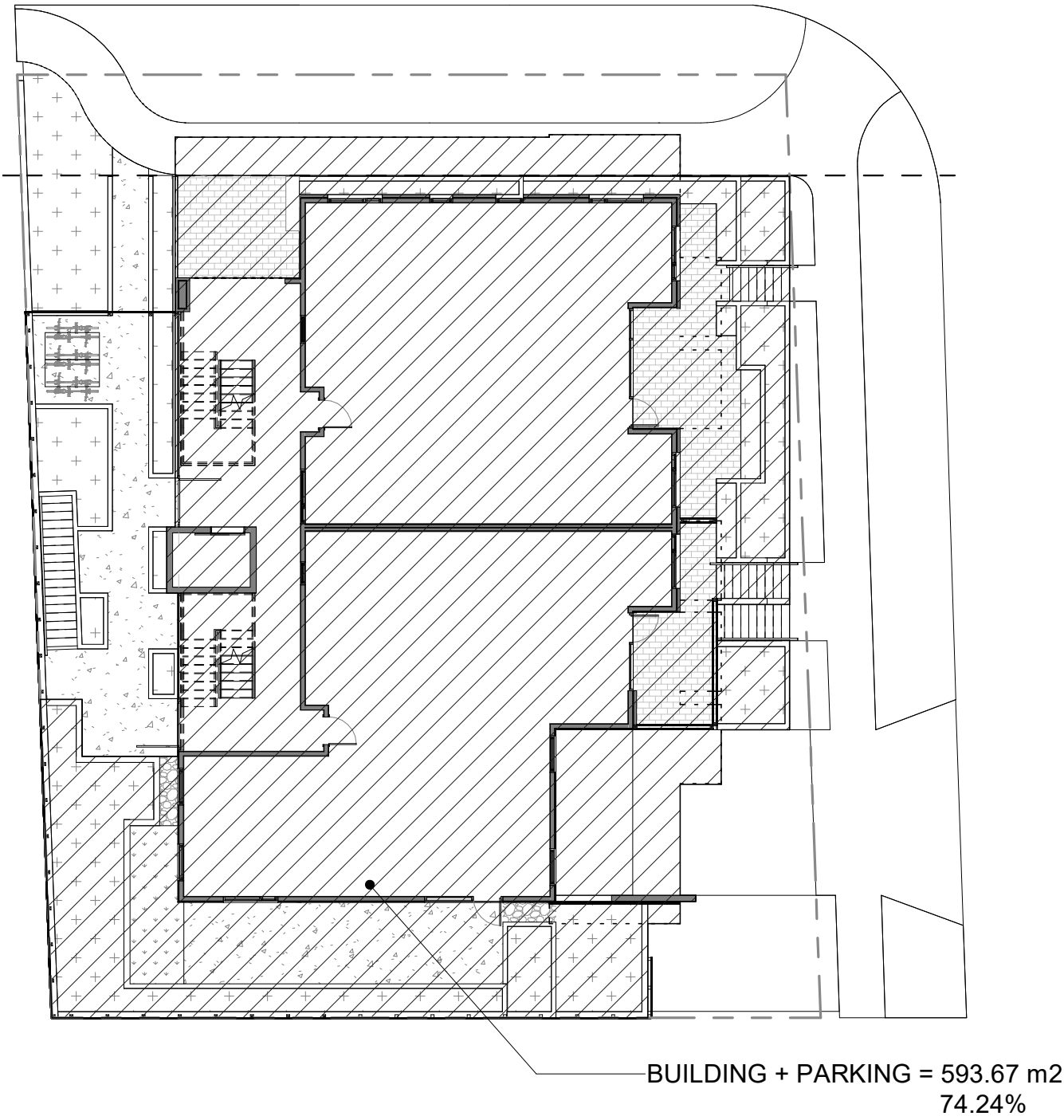
Project description	14-unit Strata apartment building with underground parking garage
Municipal Address	1811 Oak Bay Avenue
Legal Description	Lot 1-3, Block 1, Section 74, Victoria, Plan 1563
Zoning	R3-2 Multiple Dwelling District
DPA	DPA 7A Corridors

	R3-2 Zone Standard	Proposed	
Storeys	6	5	
Density	1.6 : 1	1.6 : 1	
Site Area	920.00 m2	799.62 m2	variance requested
Total Floor Area	1279.68 m2	1,279.6 m2	
		Level 1: 260.3 m2	
		Level 2: 308.5 m2	
		Level 3: 306.8 m2	
		Level 4: 240.5 m2	
		Level 5: 163.5 m2	
Site Coverage	32.00%	74.24%	variance requested
	255.90 m2	593.67 m2	
Open Site Space	60.02%	21.95%	variance requested
	479.90 m2	175.51 m2	
Building Setbacks			
Front (Bank St)	min 7.5 m, max 12.0 m	3.58 m minimum	variance requested
Side (Oak Bay Ave)	min 7.5 m, max 12.0 m	1.99 m minimum	variance requested
Rear (south)	7.5 m	0.00 m minimum	variance requested
Side (west)	7.5 m	0.00 m minimum	variance requested
Building Height	18.5 m	16.9 m	
Residential Units	N/A	14 units	
Car Parking	>70m2: 9 units x 1.45 space/unit = 13 45-70m2: 5 units x 1.0 space/unit = 5		
	Visitor: 14 units x 0.1 space/unit = 1	19 spaces	
Bicycle Parking	Long Term: 14 units x 1.25/unit = 18 Short Term: 14 units x 0.10/unit = 1	21 spaces 6 spaces	

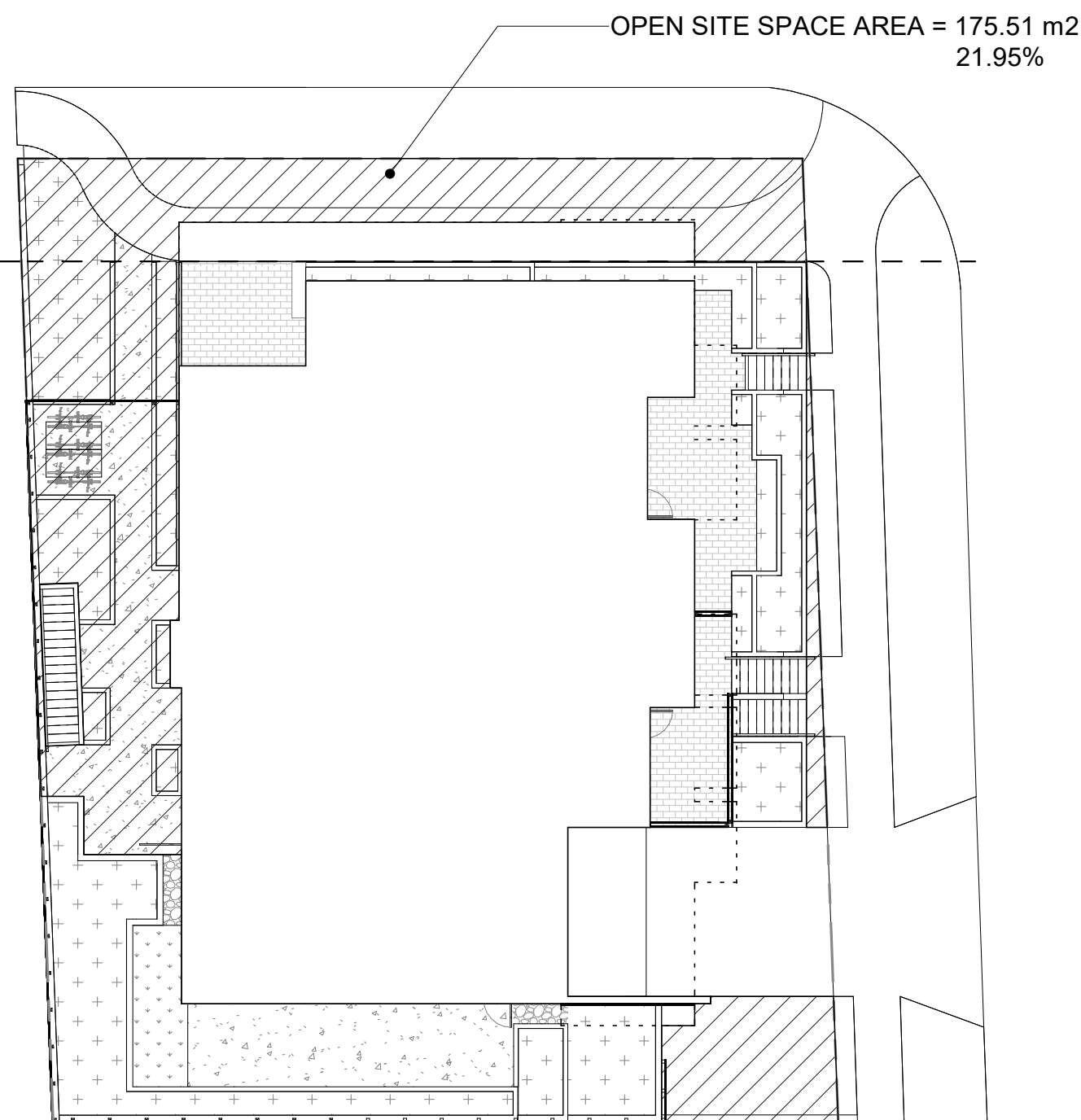
Average Grade Calculation

Points	Existing GEO	Proposed GEO	Lowest GEO	Distance to Next Point	Totals
A	25.00	25.95	25.00	0.15	3.75
B	25.00	25.95	25.00	13.88	343.88
C	24.55	25.95	24.55	1.56	38.30
D	24.55	25.95	24.55	3.72	91.33
E	24.55	25.95	24.55	0.18	4.36
F	24.55	23.84	23.84	5.50	131.12
G	24.50	23.84	23.84	2.75	65.78
H	24.45	24.00	24.00	1.59	38.41
I	24.50	24.32	24.32	0.20	4.88
J	24.50	25.60	24.50	15.42	383.06
K	25.20	25.95	25.20	10.27	258.29
L	25.10	25.95	25.10	2.20	55.22
M	25.10	25.95	25.10	8.80	222.20
N	25.40	25.95	25.40	4.04	102.52
O	25.35	25.95	25.35	2.24	56.78
P	25.35	25.95	25.35	12.65	318.46
A	25.00	25.95	25.00		
Subtotal				2118.34	
Building Perimeter				85.15	
Average Grade				24.88	

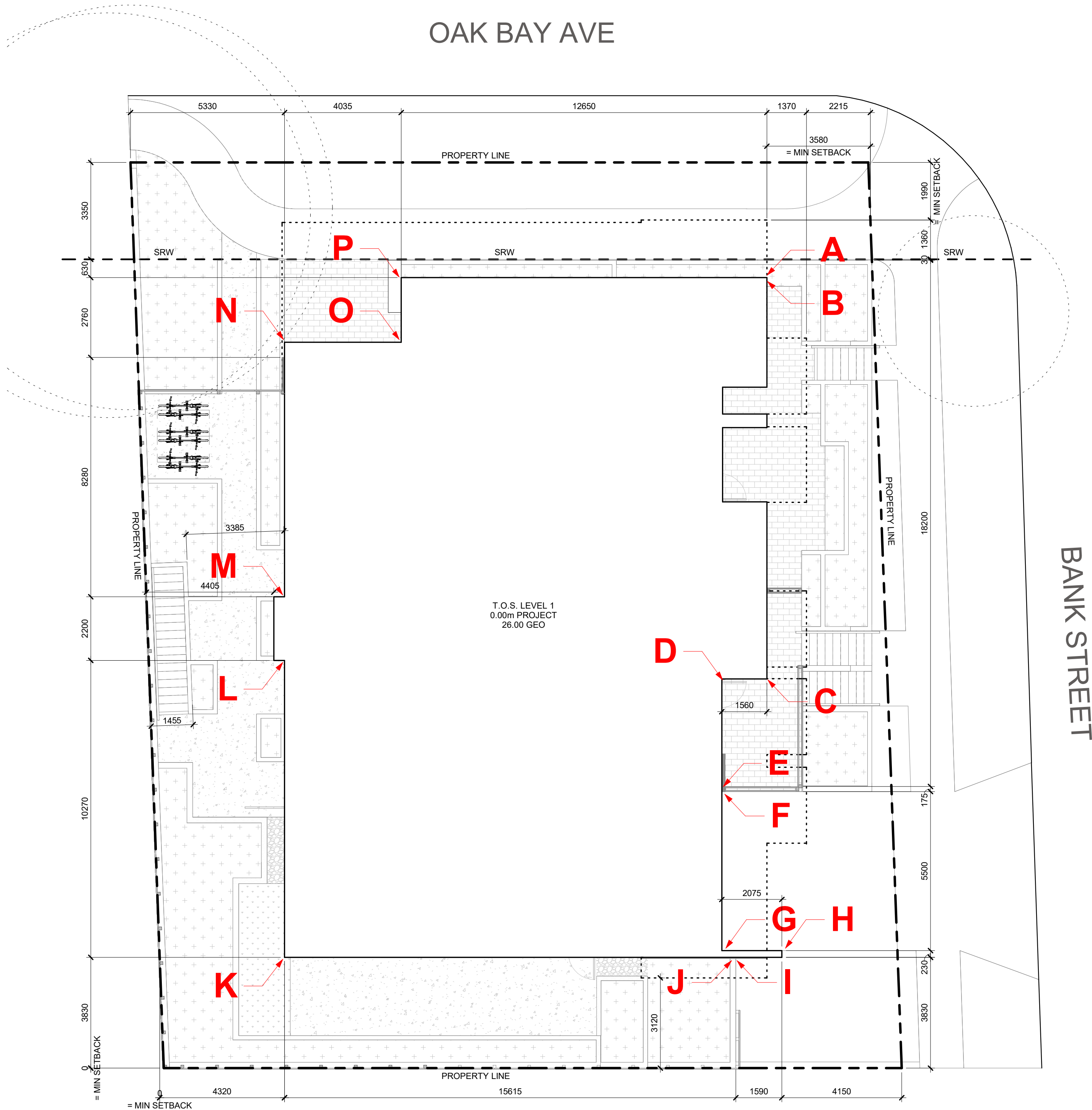
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PLOT DATE: 2016-11-16 4:35:13 PM



3 D10 D05.1 SITE PLAN - SITE COVERAGE 1 : 200



2 D10 D05.1 SITE PLAN - OPEN SITE SPACE 1 : 200

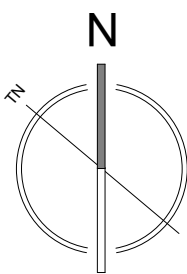


1 D10 D05.1 SITE PLAN - AVERAGE GRADE, BUILDING DIMENSIONS & SETBACKS 1 : 100

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project no.



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project no. 1637 drawn JV
scale As indicated checked CR
file name 1637_OAK BAY AVE_CENTRAL.RVT
date 18/07/30
project

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC
title

SITE PLAN

sheet no.

D05.1

revision no. 8

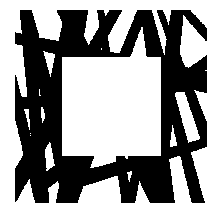
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1 D10
D05.2 **SITE IN CONTEXT**
1 : 200

RICHMOND AVE

OAK BAY AVE

BANK STREET

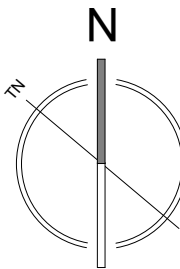


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scale 1 : 200 checked CR

file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

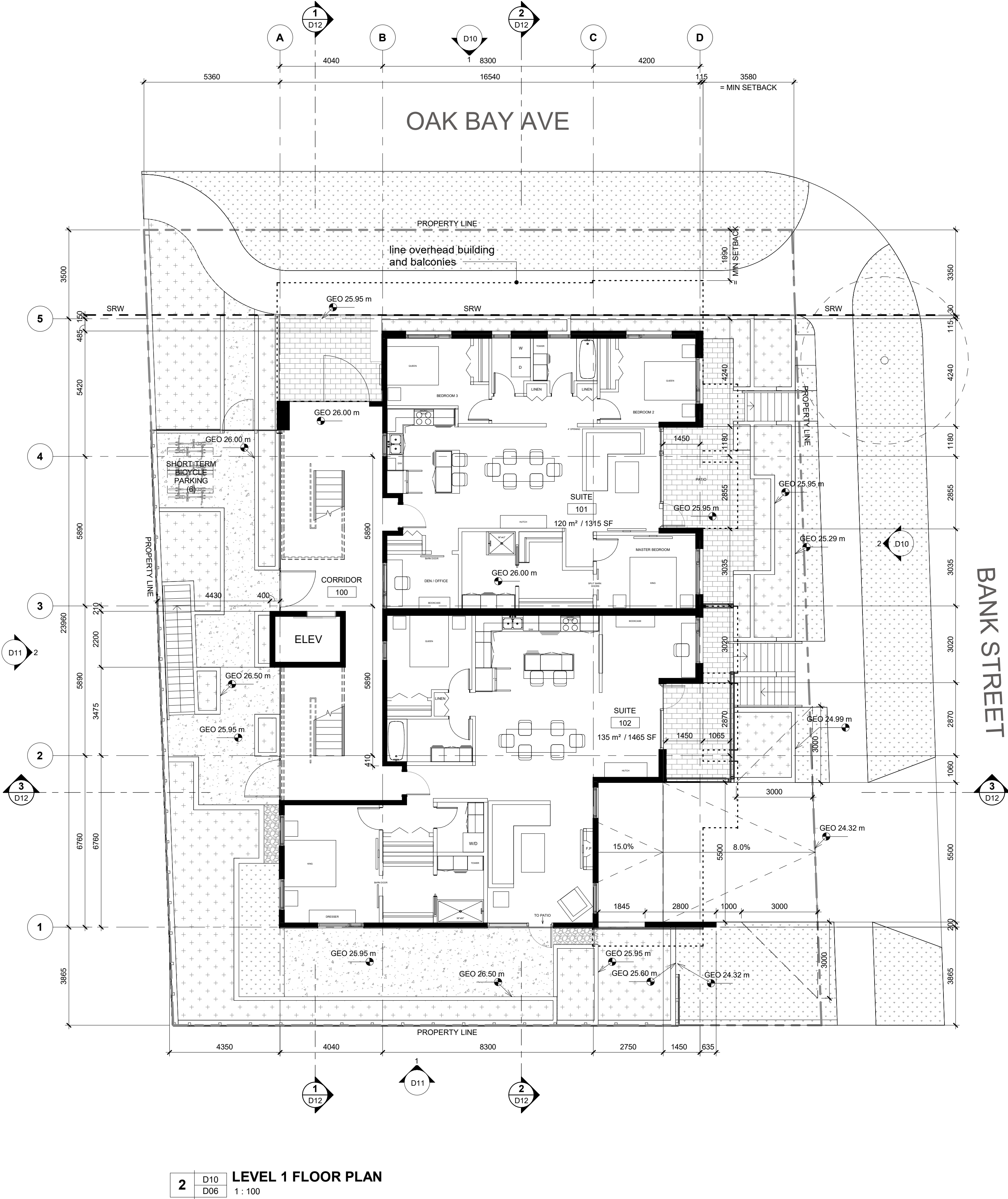
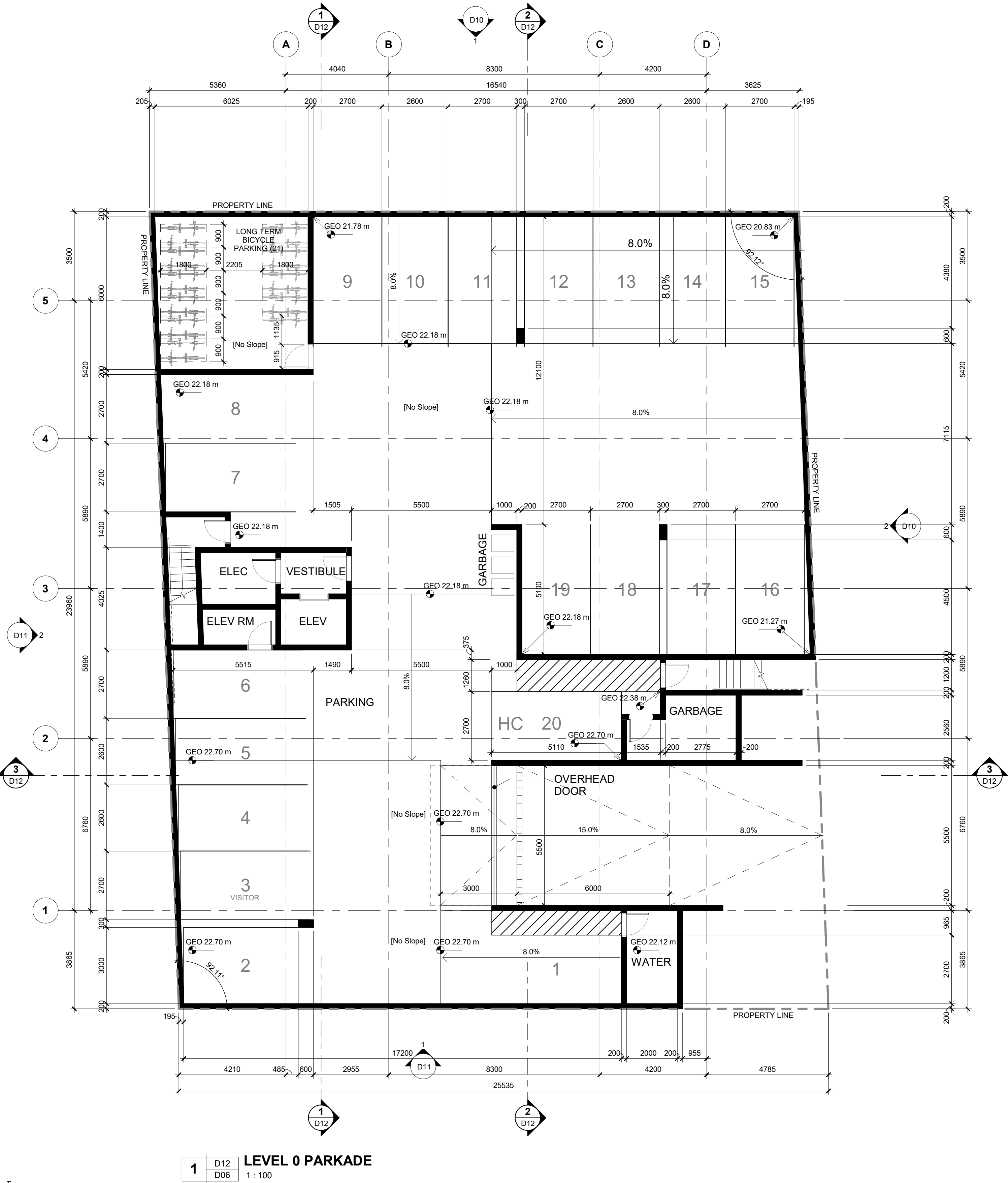
**SITE IN
CONTEXT**

sheet no.

D05.2

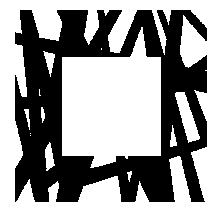
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SITE HATCH LEGEND

- | | | | |
|--|--------------------------|--|--------------------------|
| | POURED CONCRETE, PLAIN | | RAISED PLANTING BEDS |
| | POURED CONCRETE, TINTED | | GRASS |
| | PRE CAST CONCRETE PAVERS | | RIVER ROCK / GRAVEL EDGE |

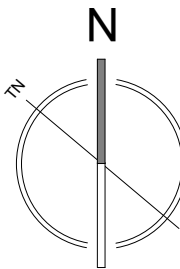


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6
3
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project no. 16.37 drawn JV

scale As indicated checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC
title

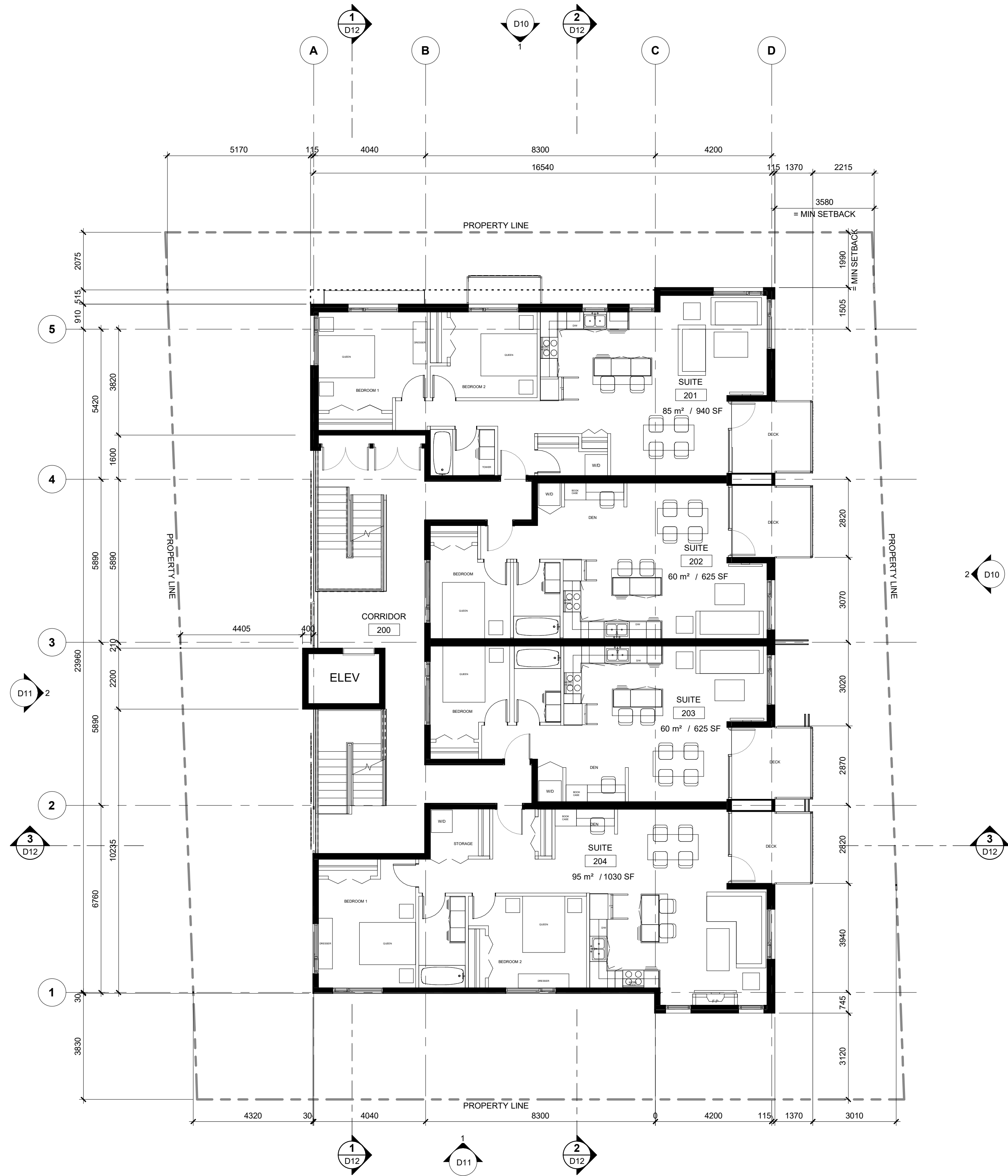
PARKADE &
L1 FLOOR
PLAN

sheet no.

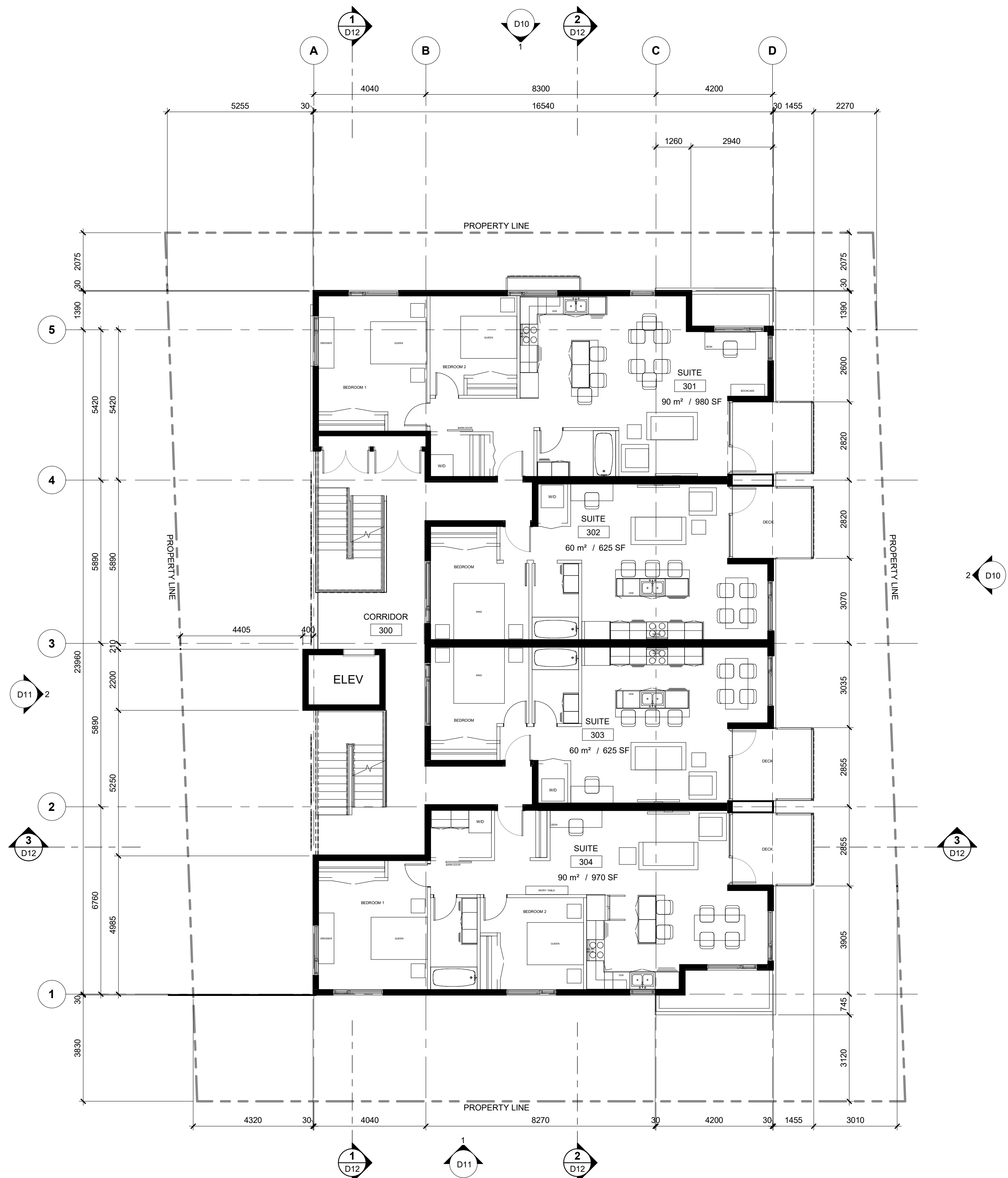
D06

revision no.

11



1 D10 D07 LEVEL 2 FLOOR PLAN
1 : 100



2 D10 D07 LEVEL 3 FLOOR PLAN
1 : 100

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scale 1 : 100 checked CR

file name 1837_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC
title

L2 & L3
FLOOR PLAN

sheet no.

D07

revision no.



Revision no.



roject no.

YEAR_MO_DA

Subject

811 OAK BAY AVENUE
VICTORIA, BC

Sheet no. _____

Revision no.



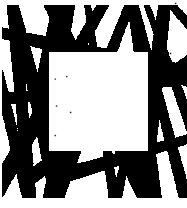
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PLOT DATE: 2016-11-16 4:35:28 PM



MATERIALS LEGEND

- | | |
|--|---|
| | 1 STUCCO FINISH
COLOUR: WHITE |
| | 2 STUCCO FINISH
COLOUR: LIGHT GRAY |
| | 3 STUCCO FINISH
COLOUR: DARK GRAY |
| | 4 ARCHITECTURAL CONCRETE
COLOUR: SILVER |
| | 5 WOOD SIDING
CEDAR - STAINED |
| | 6 BRICK
SEATTLE CREAM, WHITE JOINT |
| | 7 METAL & GLASS RAILING
COLOUR: CHARCOAL |
| | 8 STAINLESS STEEL CABLE NET |
| | 9 PREFINISHED METAL GUARD PANELS
COLOUR: GREEN |
| | 10 PERFORATED HPL PANEL
COLOUR: COPPER |
| | 11 VINYL FRAMED WINDOWS
COLOUR: CHARCOAL AND GREEN |
| | 12 PREFINISHED METAL GUARDRAILS
COLOUR: CHARCOAL |
| | 13 WOOD FENCE SLATE BOARD
COLOUR: CHARCOAL |



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scale As indicated checked CR

file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

BUILDING
ELEVATIONS

sheet no.

D10

revision no.

1



- revision no.



1	A0.10	BUILDING 1 : 100
	D12	



2	D06	BUILDING 1 : 100
	D12	



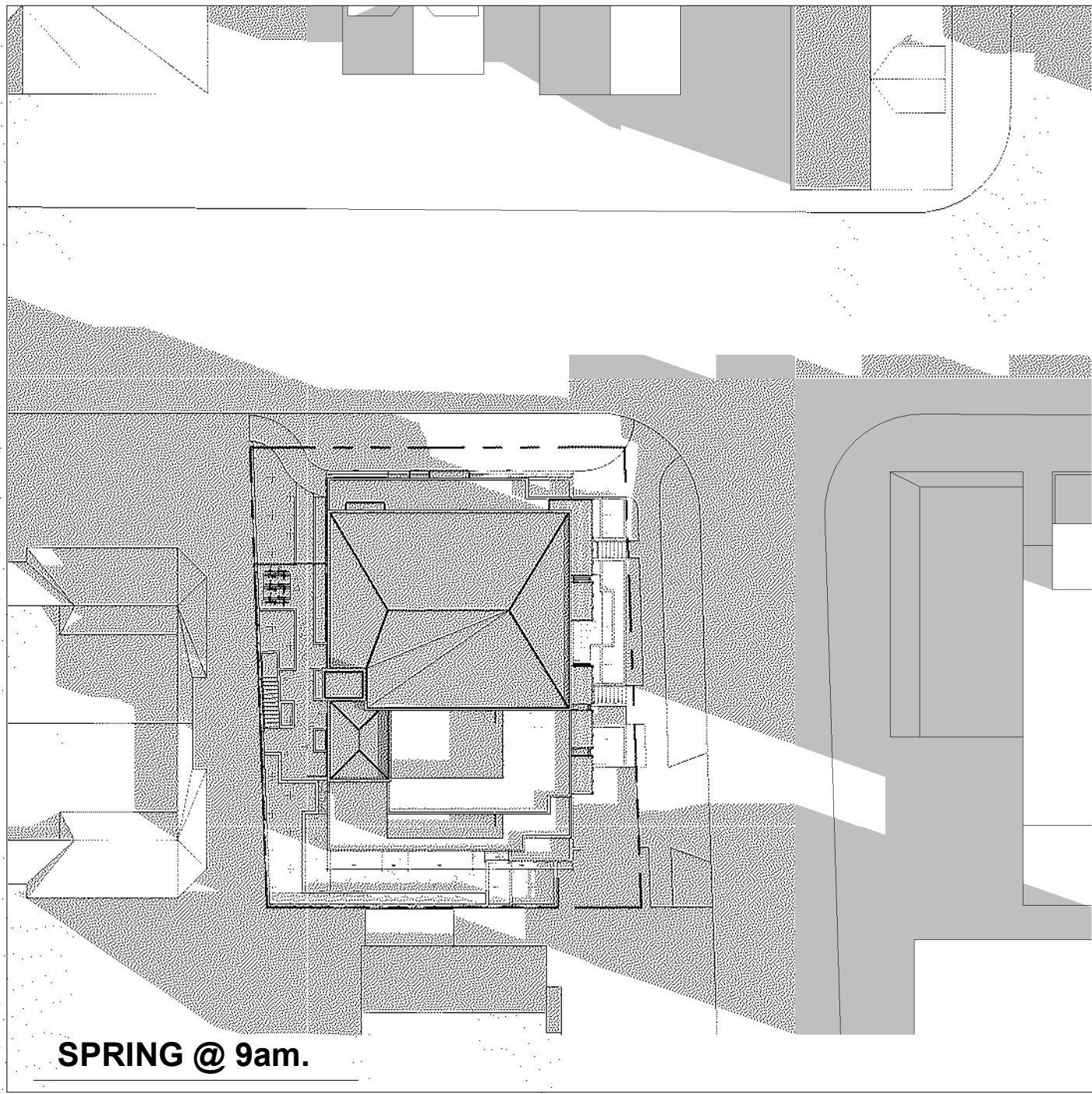
3	A0.10	BUILDING 1 : 100
	D12	

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☐ building permit				YEAR_MO_DA
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project no.	16.37	drawn	JV	
scale	1 : 100	checked	CR	
file name	1637_OAK BAY AVE_CENTRAL.RVT			
date				18/07/30
project				

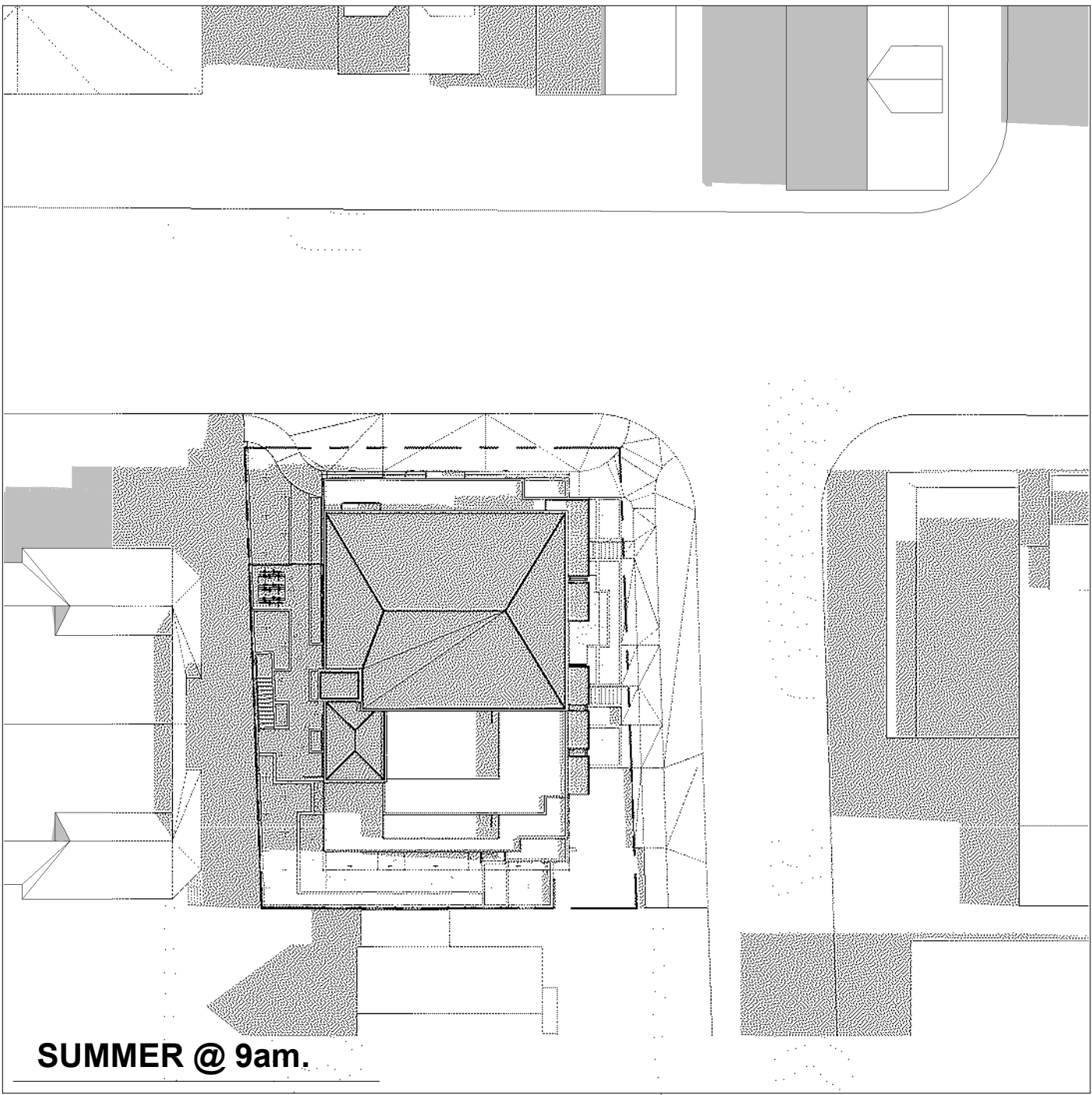
1811 OAK BAY AVENUE
VICTORIA, BC

sheet no.

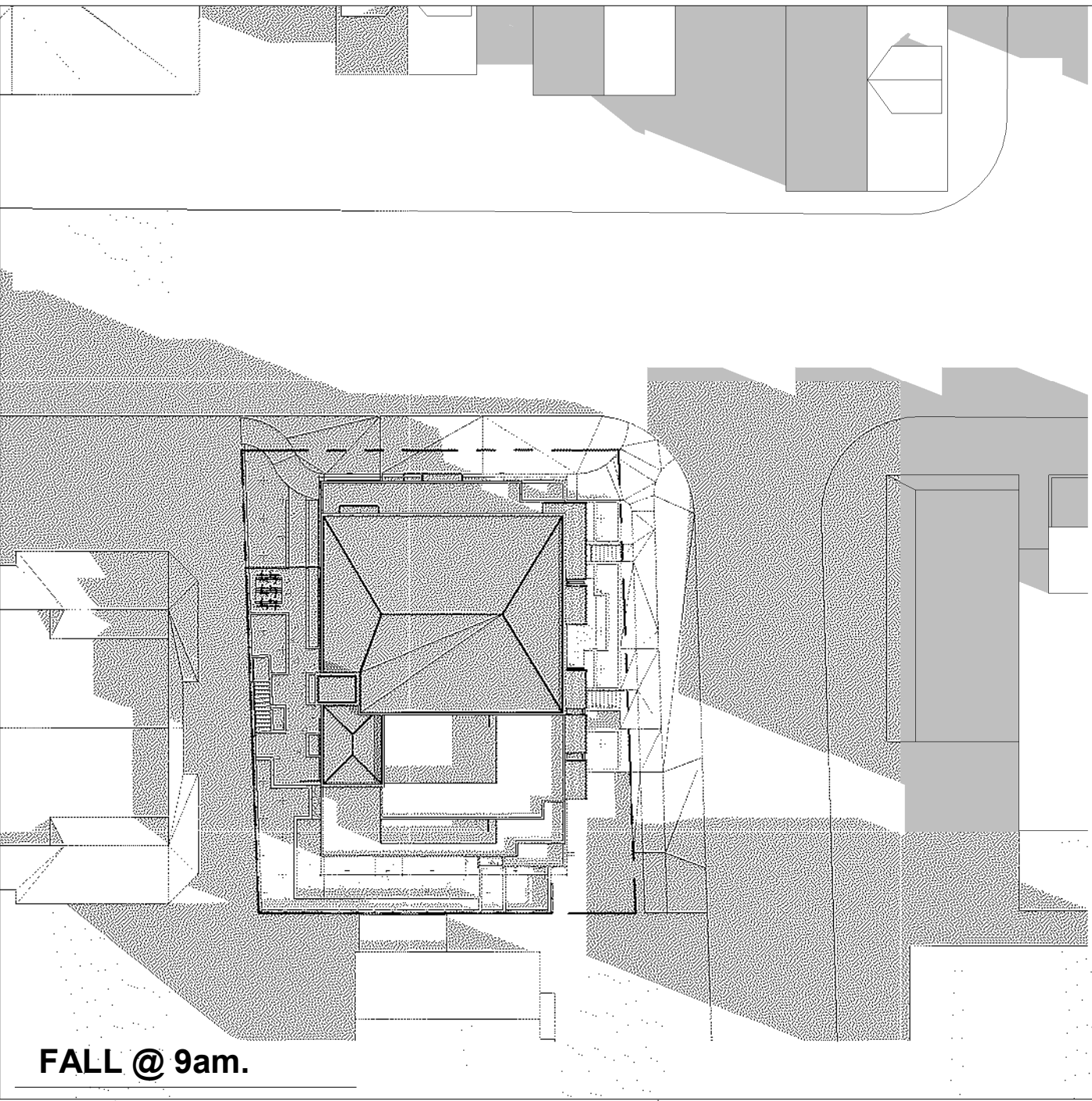
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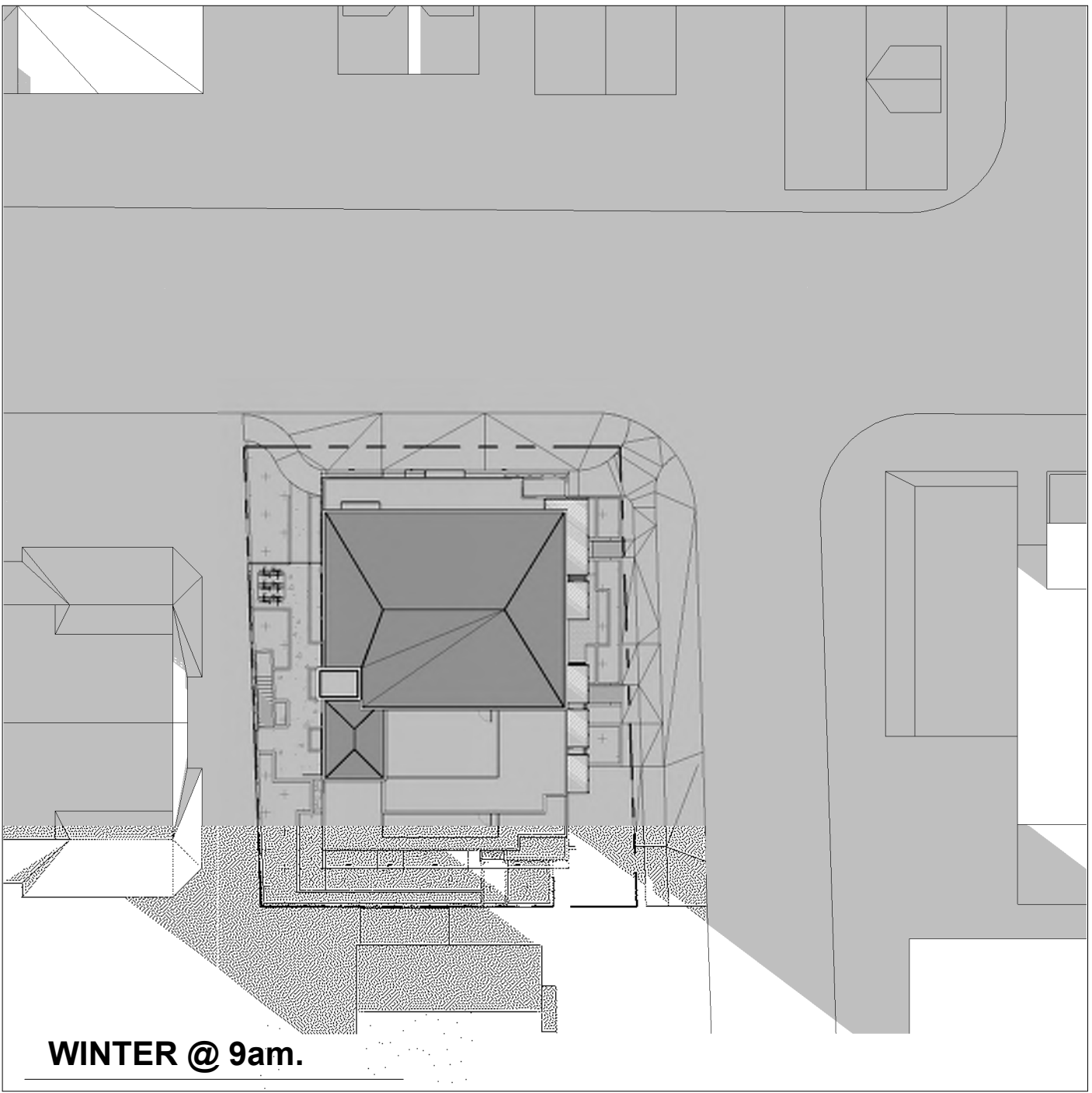
SPRING @ 9am.



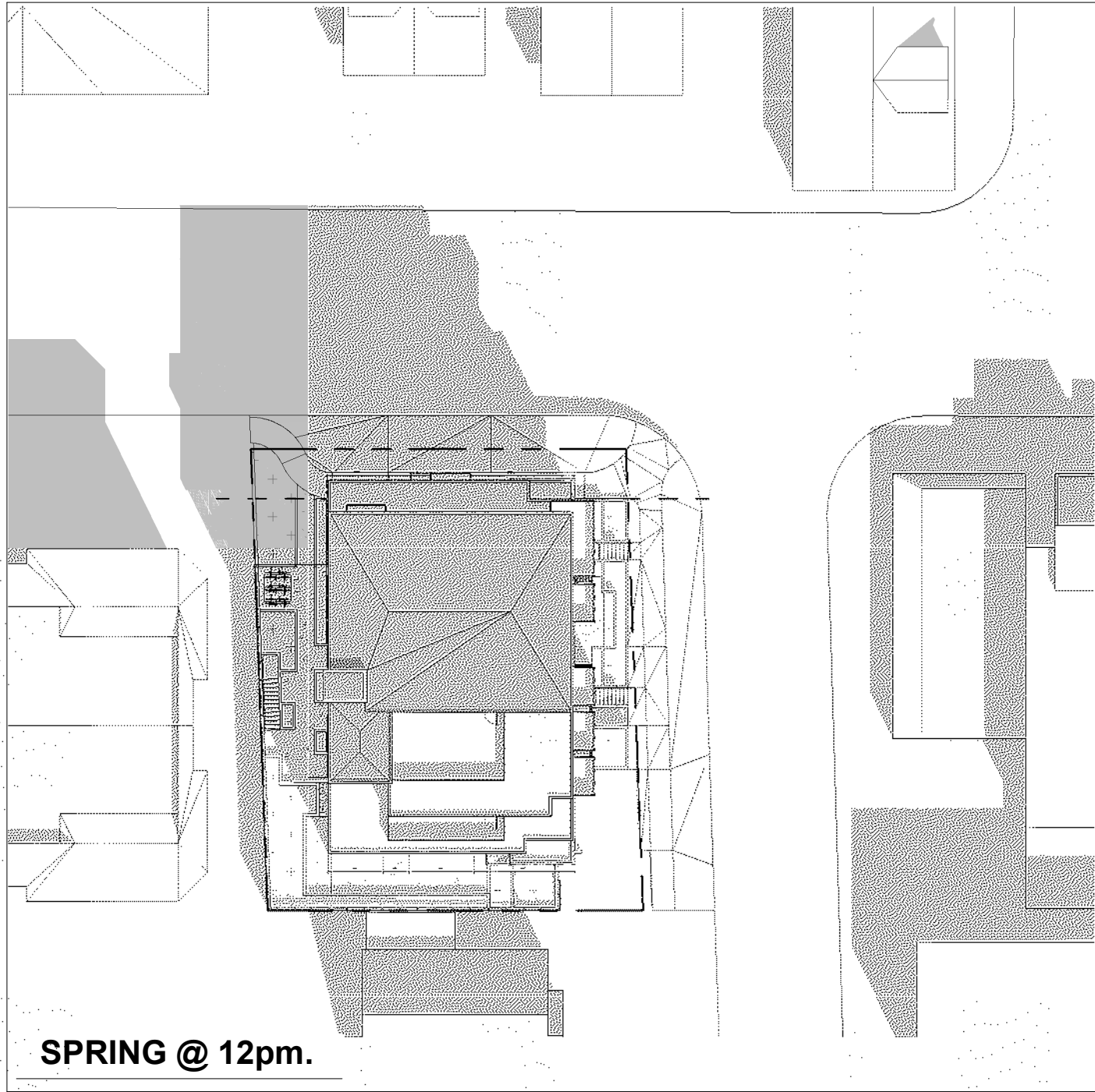
SUMMER @ 9am.



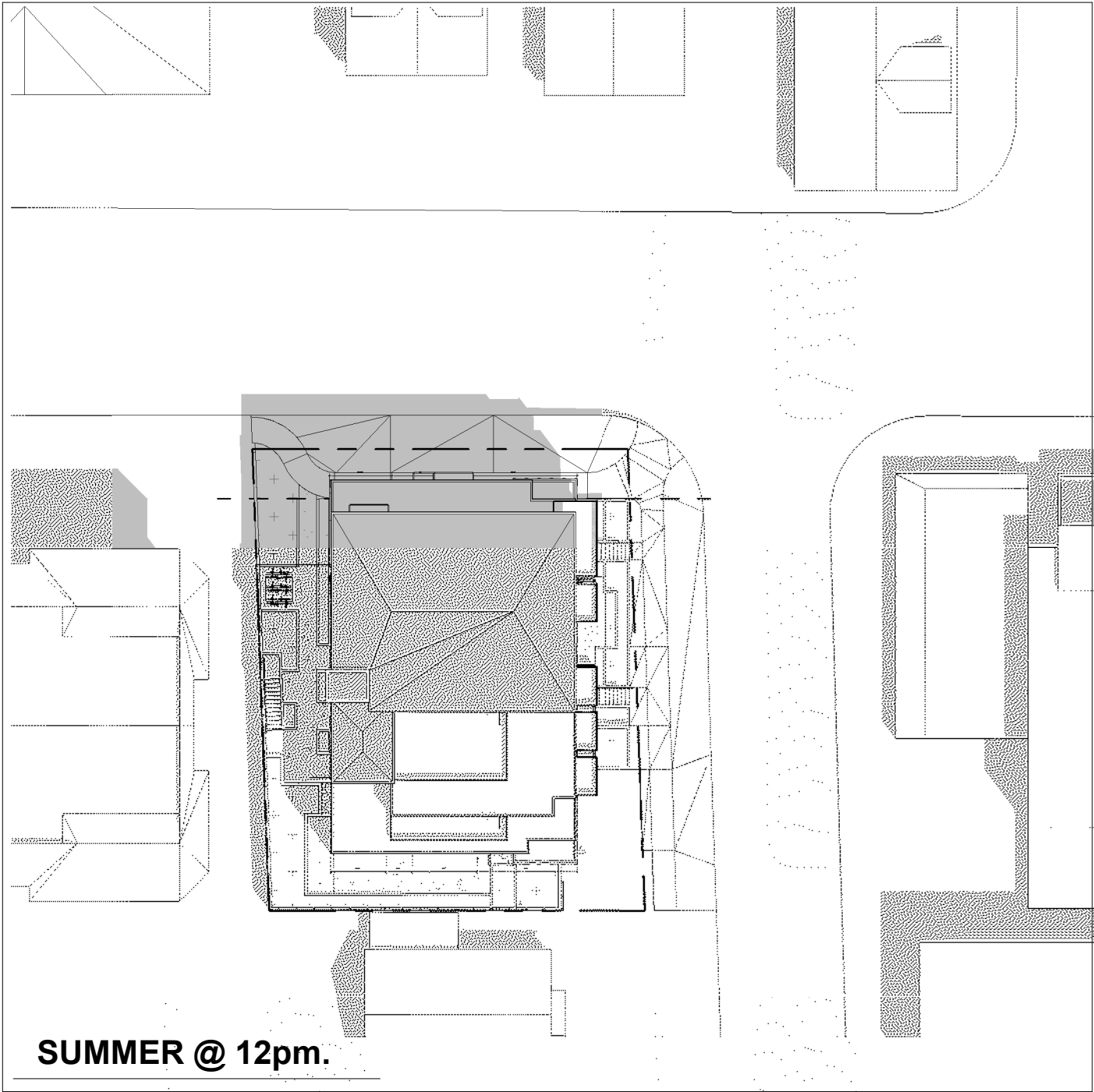
FALL @ 9am.



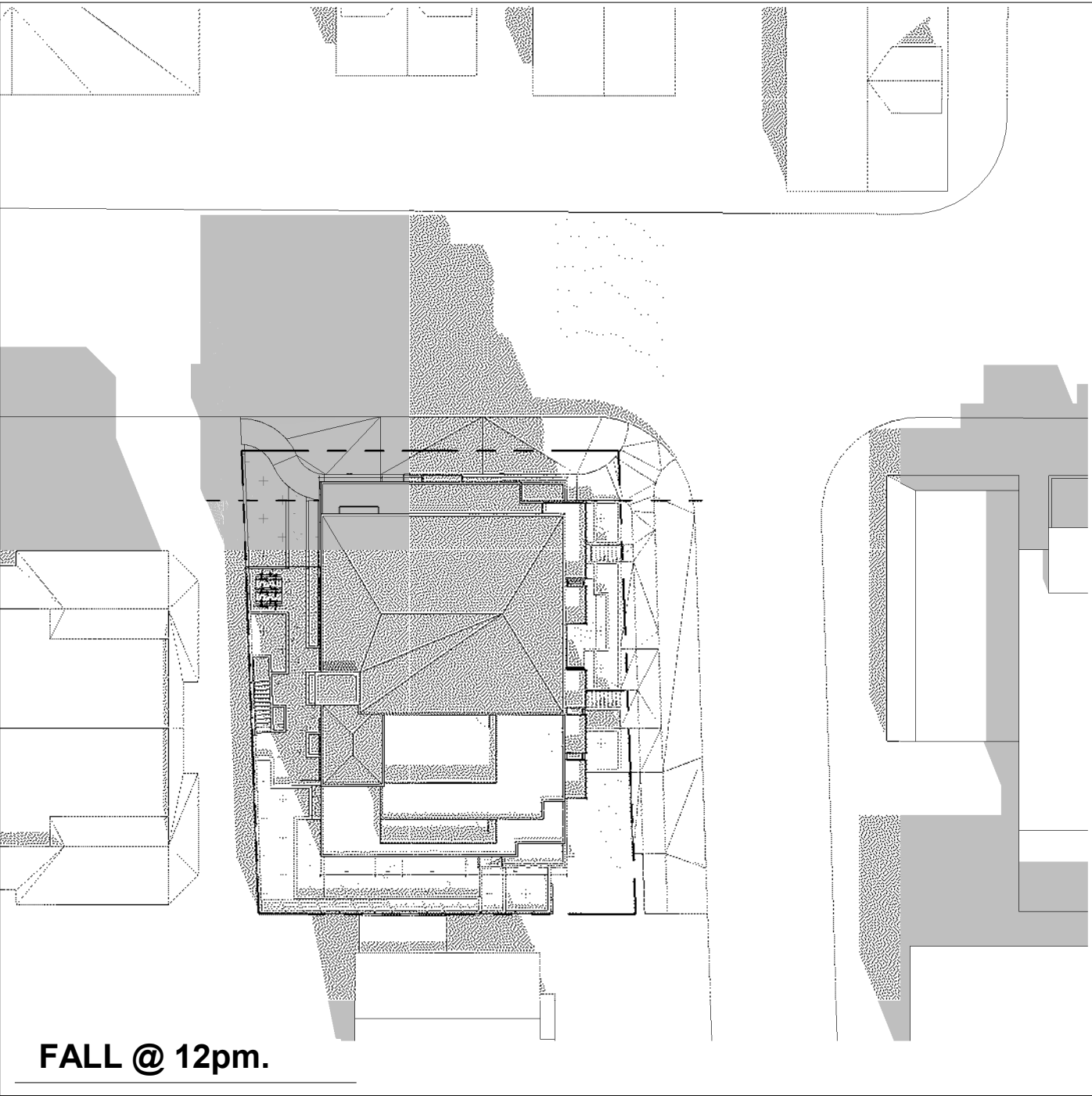
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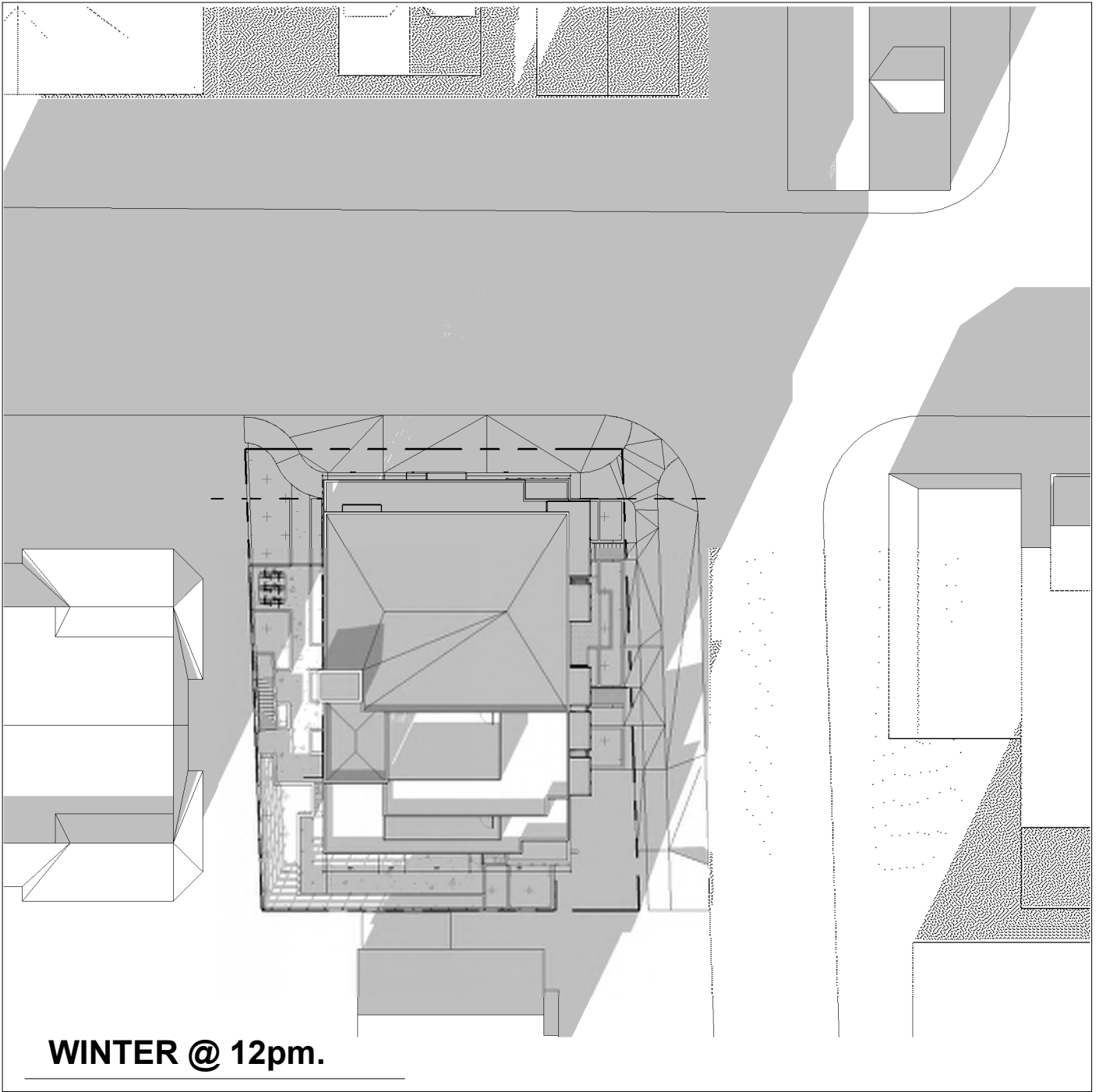
SPRING @ 12pm.



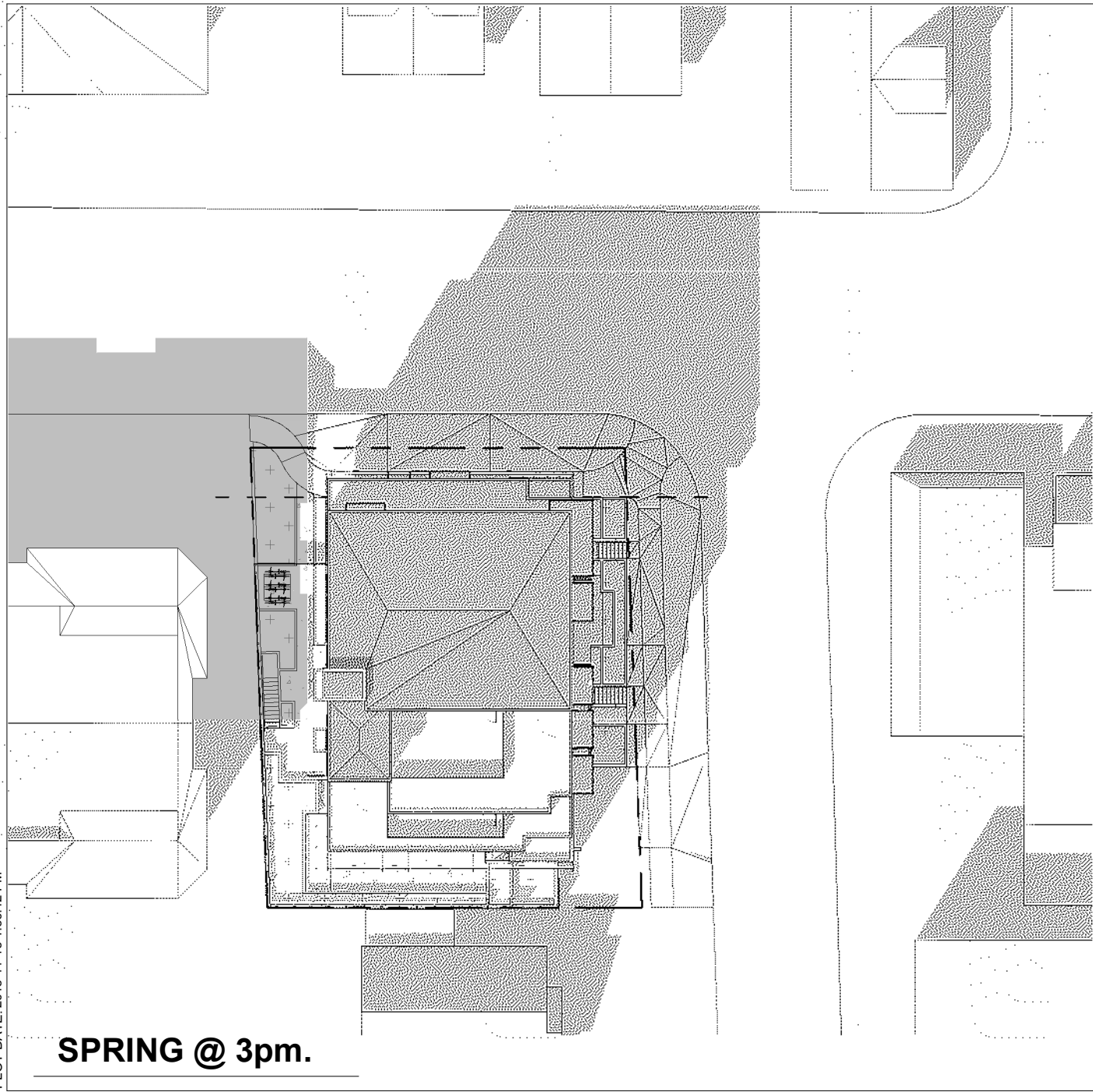
SUMMER @ 12pm.



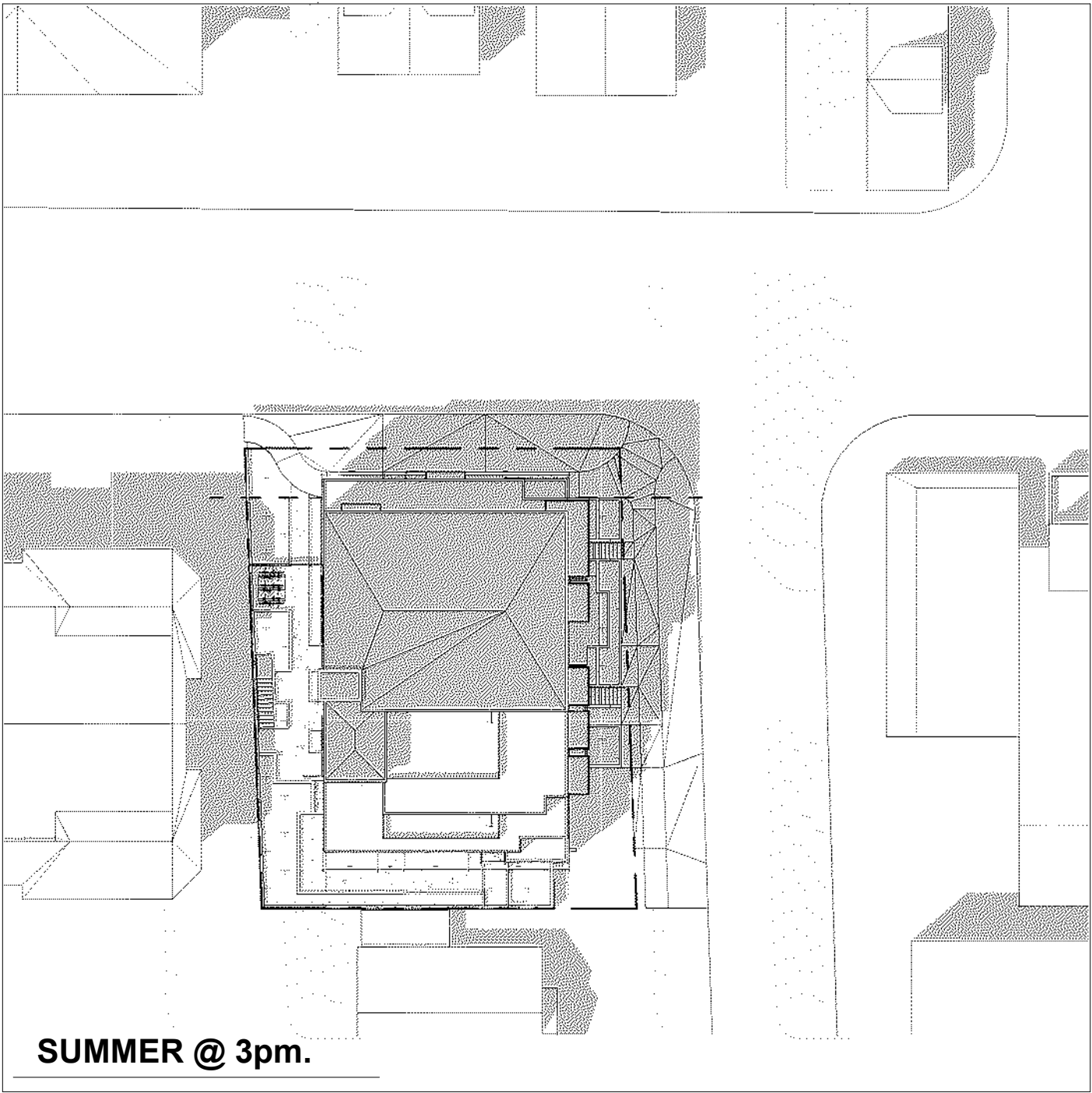
FALL @ 12pm.



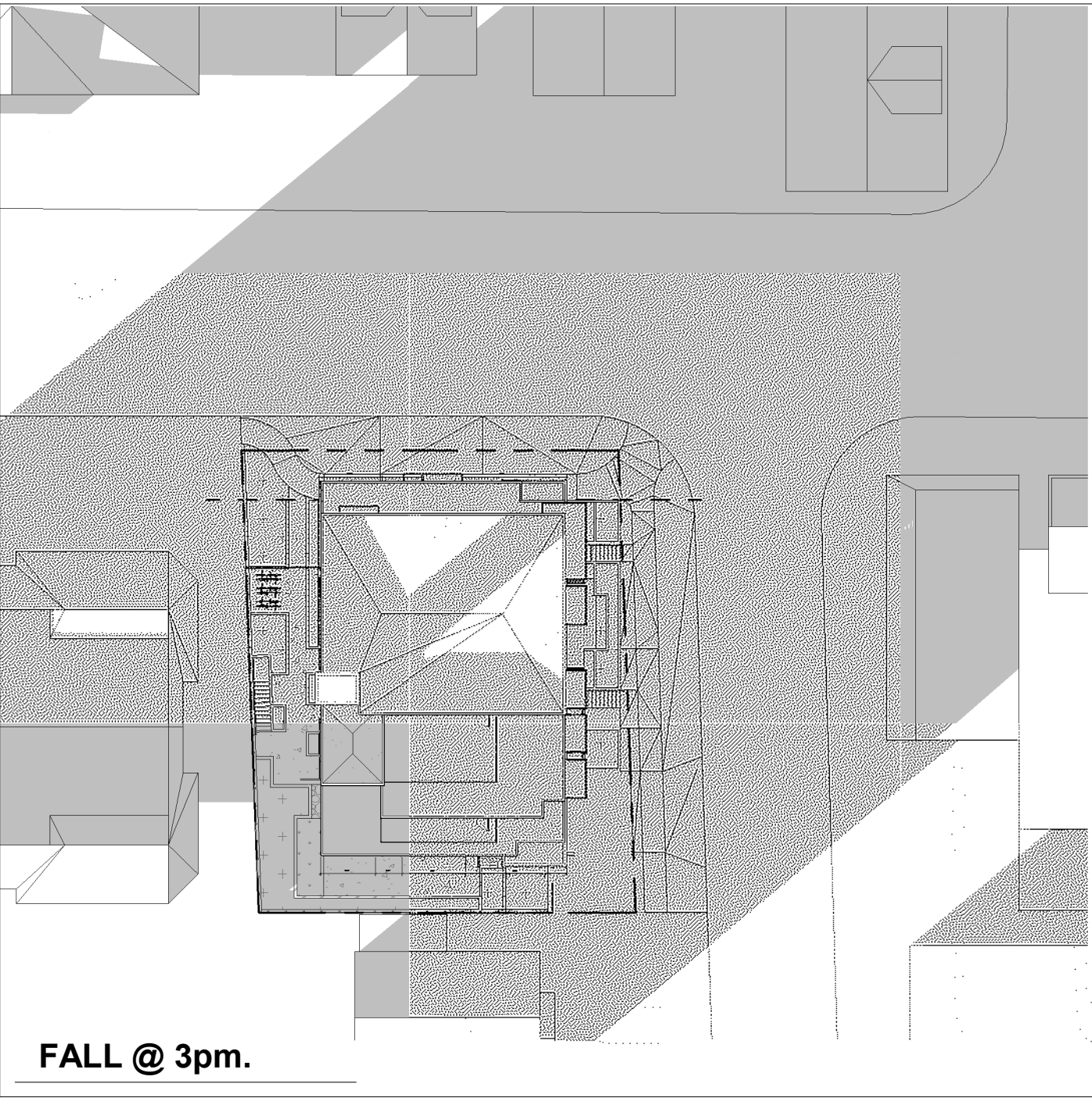
WINTER @ 12pm.



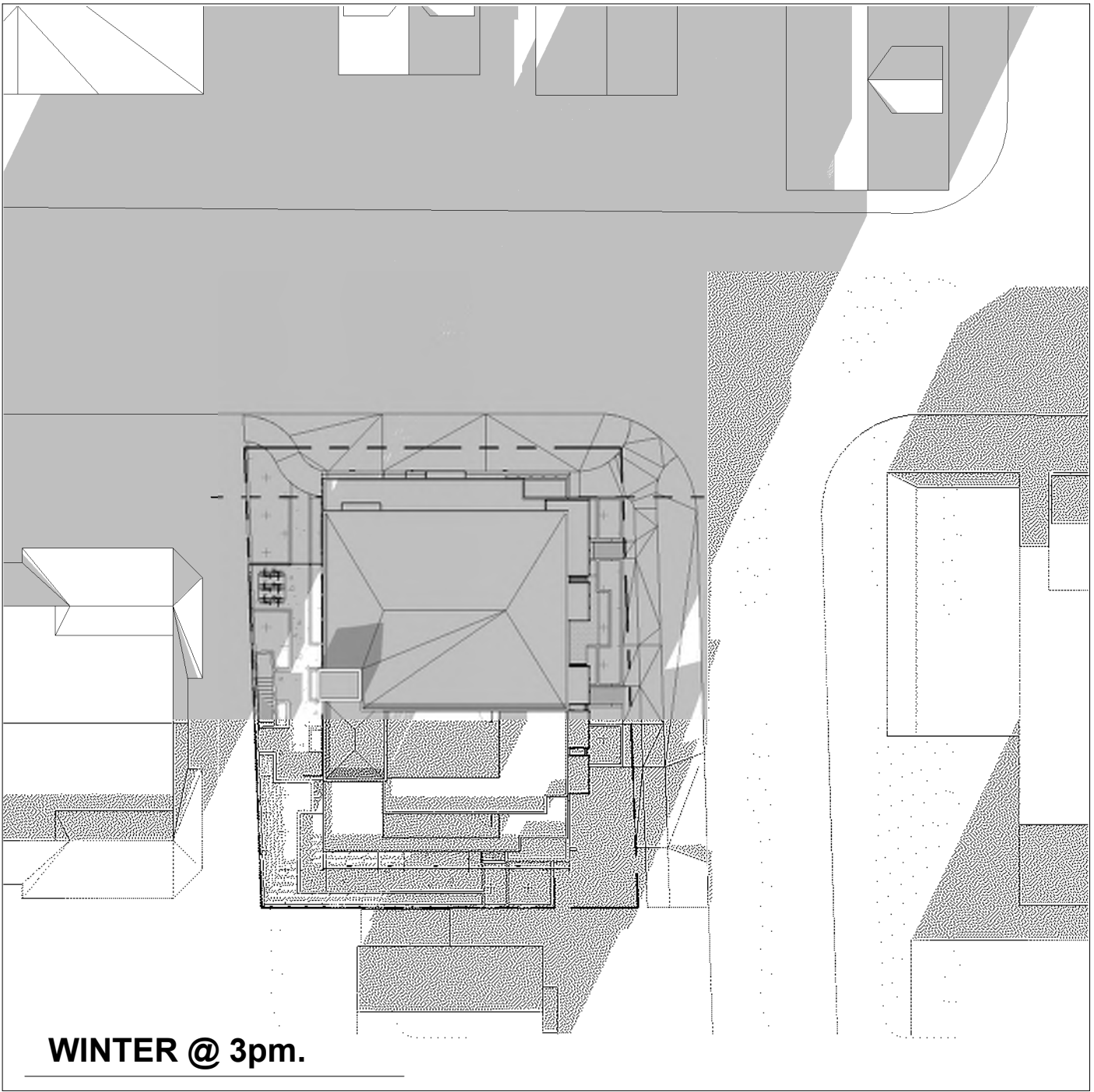
SPRING @ 3pm.



SUMMER @ 3pm.

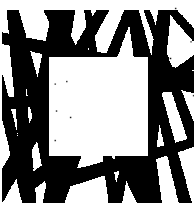


FALL @ 3pm.



WINTER @ 3pm.

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PLOT DATE: 2016-11-16 4:36:12 PM



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issued for

date

☐ construction

☐ tender

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project no. 16.37 drawn JV

scale 1 : 400 checked CR

file name 1637_OAK BAY AVE_CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC
title

SUN STUDIES

sheet no.

D13

revision no.



STREET VIEW FROM BANK STREET



STREET VIEW FROM OAK BAY AVENUE

seal

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project no.

16.37

drawn

JV

scale

checked

CR

file name

1637_OAK BAY AVE_CENTRAL.RVT

date

18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

STREET
ELEVATIONS

sheet no.

D14

revision no.



STREET VIEW FROM OAK BAY AVENUE

seal

consultants

project no.

issued for

date

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project no. 16.37 drawn JV

scale checked CR

file name 1637_OAK BAY AVE CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

RENDERING

sheet no.

D15

revision no.



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project no. 16.37 drawn JV

scale checked CR

file name 1637_OAK BAY AVE CENTRAL.RVT

date 18/07/30

project

1811 OAK BAY
AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

RENDERING

sheet no.

D16

revision no.

VIEW FROM SOUTH WEST CORNER
PLANTING AND NEIGHBORING BUILDING NOT SHOWN FOR CLARITY



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consultants

project no.

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date

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scale checked CR

file name 1637_OAK BAY AVE CENTRAL.RVT

date 18/07/30

project

STREET VIEW FROM BANK STREET

1811 OAK BAY AVE

1811 OAK BAY AVENUE
VICTORIA, BC

title

RENDERING

sheet no.

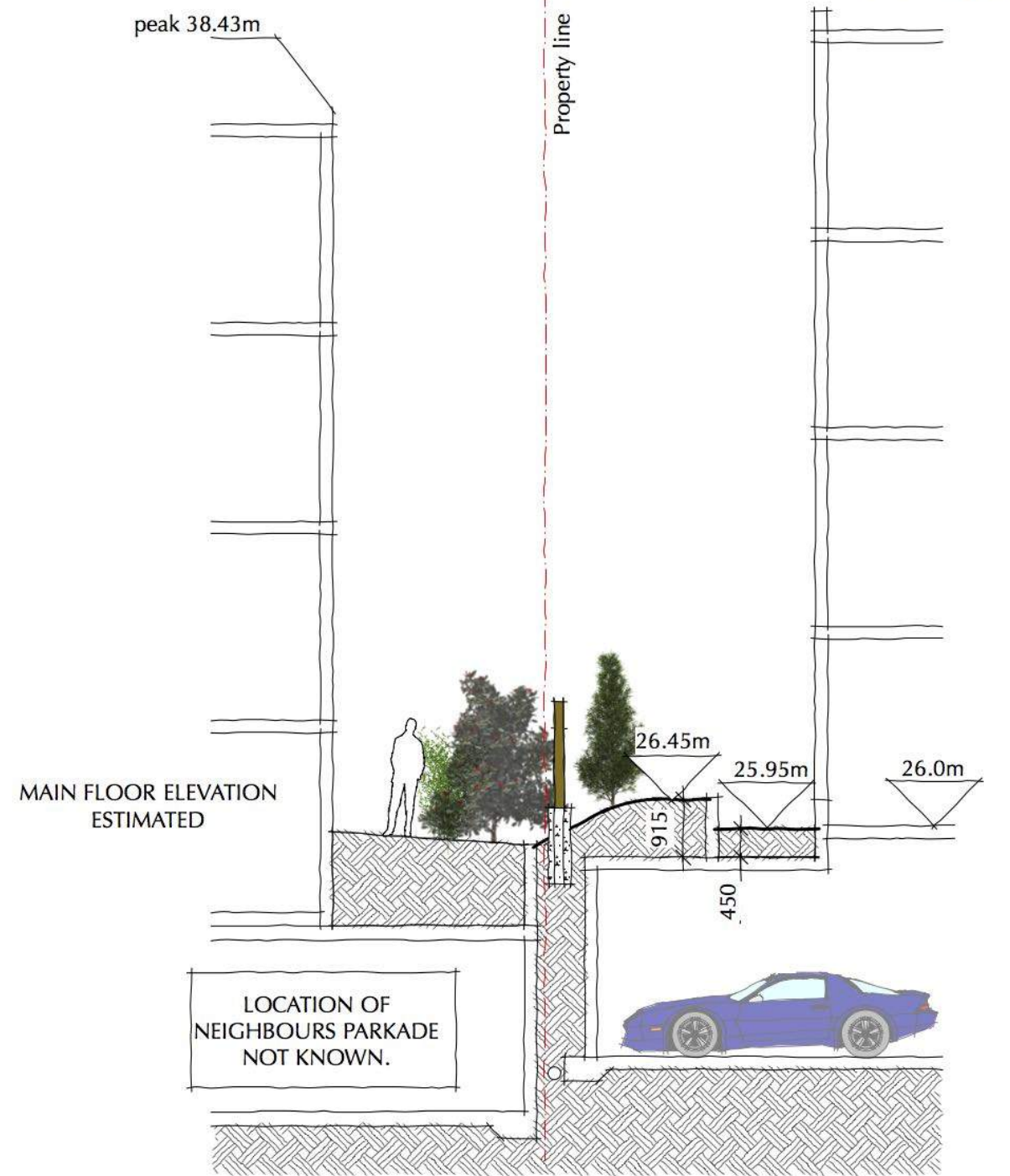
D17

revision no.

SECTION 1

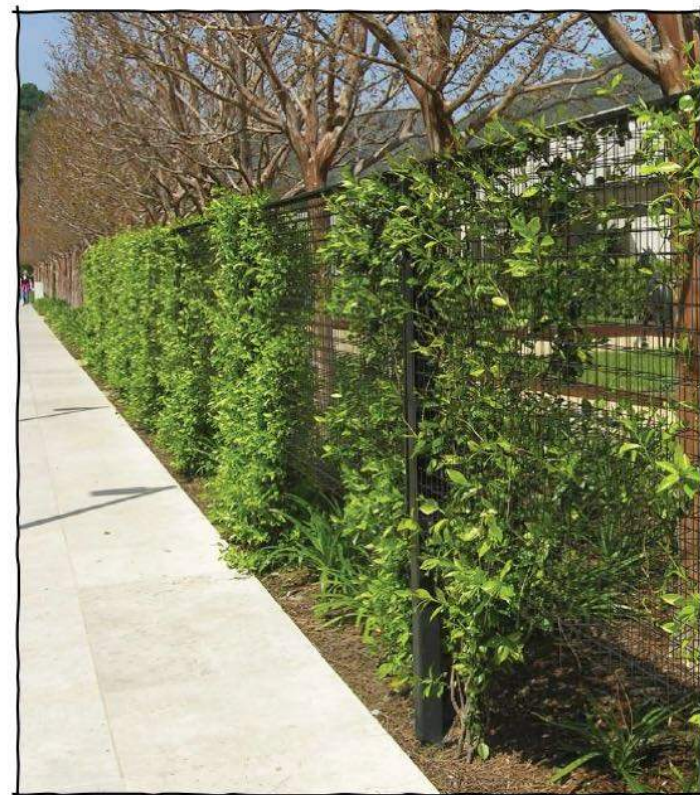
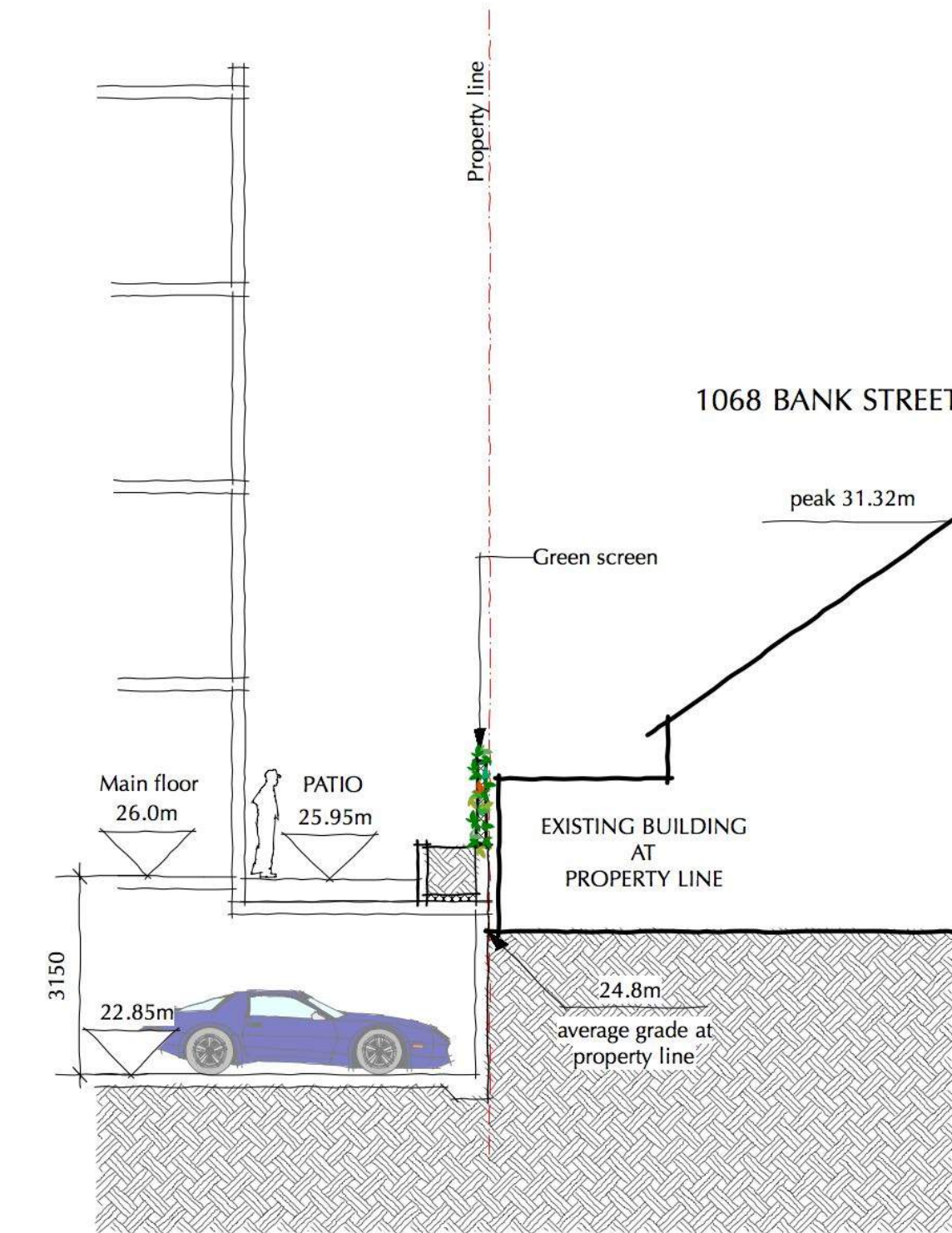
EXISTING
FOUR STOREY
RESIDENTIAL BUILDING

1811 OAK BAY AVENUE
PROPOSED FOUR STOREY
RESIDENTIAL BUILDING



SECTION 2

1811 OAK BAY AVENUE
PROPOSED FOUR STOREY
RESIDENTIAL BUILDING



GREEN SCREEN AT SOUTH PROPERTY LINE

Replacement Acer rubrum "Red Sunset" tree, "b" to be planted on neighbour's property. Size subject to availability and access for planting, minimum 9cm caliper.

Existing maple tree, #99, 87cm DBH Protected tree status due to size. To be removed.

Existing Ginkgo trees to be surveyed & preserved, locations approximate.

1807 OAK BAY AVENUE

Existing Western red cedar tree, #100, 47cm DBH, to be removed.

STAIR WELL UP FROM PARKADE

ex. F. Hydrant

ex. W. Valve

ex. W. Valve

ex. W. Valve

ex. W. Valve

ex. W. Valve

ex. W. Valve

ex. W. Valve

ex. F. Hydrant

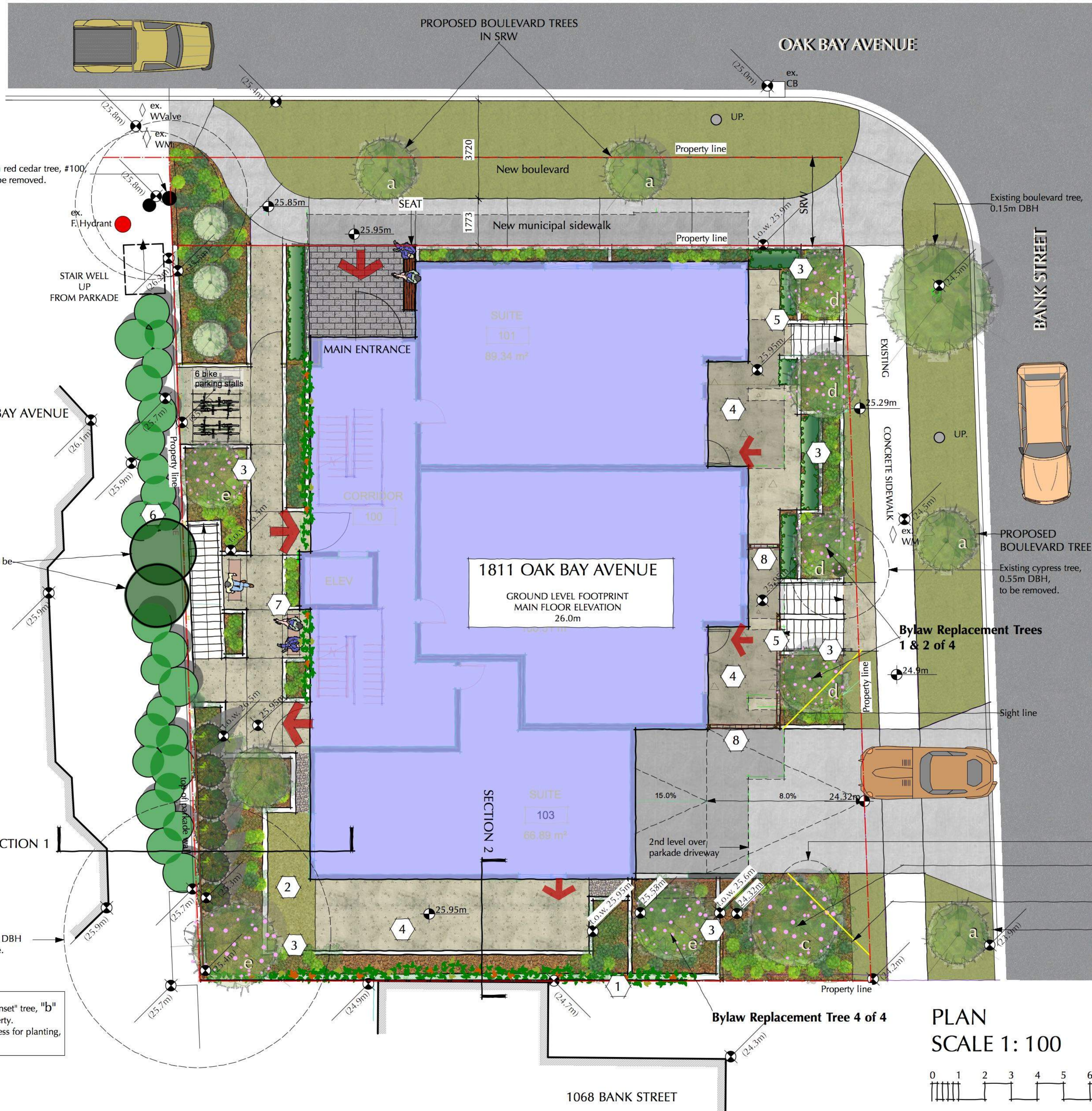
STAIR WELL UP FROM PARKADE

1807 OAK BAY AVENUE

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Replacement Acer rubrum "Red Sunset" tree, "b" to be planted on neighbour's property. Size subject to availability and access for planting, minimum 9cm caliper.



LEGEND

- 1 GREEN SCREEN
- 2 GREEN ROOF TYPE PLANTING / SHALLOW SOIL
- 3 RAISED PLANTING BEDS, CONCRETE PLANTER WALLS
- 4 PATIO
- 5 PATIO & STEPS TO BANK STREET
- 6 NEIGHBOURS TREES & SHRUBS
- 7 RESIDENT'S OUTDOOR SEATING SPACE
- 8 WOOD SCREENS

PEDESTRIAN ENTRANCE / EXIT

GRADES

proposed (existing)

- POURED CONCRETE, TINTED
- POURED CONCRETE, PLAIN
- PRE-CAST CONCRETE PAVERS
- RIVER ROCK / GRAVEL EDGE
- GRASS
- PROPOSED LOW EVERGREEN HEDGE

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN / CONIFEROUS HEDGE
- PROPOSED SMALL TREE / SPECIMEN SHRUB
- PROPOSED SHRUBS / GROUND COVERS / PERENNIALS / GRASSES
- CLIMBING VINES ON GREEN SCREEN & STEEL CABLES

SMALL & ROSSELL
LANDSCAPE ARCHITECTS INC

3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

PLANT SCHEDULE			
ALL PLANT MATERIAL TO BE No. 1 CNLA QUALITY			
SPECIES	COMMON NAME	NURSERY SIZE	QUANTITY
BOULEVARD TREES			
SPECIES TO BE CONFIRMED BY CITY OF VICTORIA PARKS DEPT.			
a	ACER RUBRUM "RED SUNSET"	5cm CALIPER	4
REPLACEMENT TREE ON NEIGHBOURS PROPERTY			
b	RED MAPLE	9cm CALIPER	1
ONSITE TREES			
c	BETULA NIGRA "DURA HEAT"	5cm CALIPER	1
d	CORNUS KOUSA "SATOMI"	#20 POT / 1.75m	4
e	MAGNOLIA "VULCAN"	5cm CALIPER	3
SPECIMEN SHRUB			
f	AZALEA LUTEUM	#5 POT	8
g	HAMEMALIS X INTERMEDIA "ARNOLDS PROMISE"	#5 POT	1
h	VIBURNUM BODNANTENSE "DAWN"	#5 POT	3
HEDGING			
i	BUXUS SEMPERVIRENS "SUFRUTICOSA"	#1 POT	56
j	TAXUS MEDIA "HICKSII"	#5 POT	6
k	SHRUBS & GROUND COVERS, 125 SQ. M., 2.5 PLANTS / SQ. M.	APPROX. #	320
l	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT
m	BUXUS SEMPERVIRENS "SUFRUTICOSA"	BOX WOOD	#1 POT
n	DESCHAMPSIA CESPITOSA "GOLDTAN"	GOLD DREW TUFTED HAIR GRASS	#1 POT
o	EUONYMUS FORTUNEI "EMERALD GAITY"	WINTER CREEPER	#1 POT
p	GAULTHERIA SHALLOM	SALAL	#2 POT
q	GERANIUM MACRORRHIZUM	CRANESBILL	#1 POT
r	HOSTA "HALCYON"	PLANTAIN LILY	#1 POT
s	HEMEROCALLIS "STELLA D'ORO"	DWARF DAYLILY	#1 POT
t	NANDINA DOMESTICA	HEAVENLY BAMBOO	#2 POT
u	POLYSTICHUM MUNITUM	SWORD FERN	#1 POT
v	RUBUS CALCYNODES "EMERALD CARPET"	CREEPING RASPBERRY	#1 POT
w	SEDUM SPECTABILE "AUTUMN JOY"	STONECROP	#2 POT
CLIMBING VINES			
x	PARTHENOCISSUS QUINQUEFOLIA	VIRGINA CREEPER	#3 POT
y	GREEN ROOF PLANTS, 10 SQ. M.	SEEDLINGS IN VARIETY	10 SQ. M.
z	SEDUM MAT		

LANDSCAPE STANDARDS
THE LANDSCAPE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROVISIONS OF THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

PLANTING DETAILS
THE PLANT SPECIES AND NUMBERS ARE APPROXIMATE, A DETAILED PLANTING PLAN WILL BE PREPARED FOR THE BUILDING PERMIT APPLICATION.

IRRIGATION
PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATED LOW VOLUME UNDERGROUND SYSTEM CONFORMING TO MUNICIPAL PLUMBING CODES AND INSTALLED TO IABC STANDARDS. IRRIGATION SLEEVES VEHICULAR SURFACES TO HAVE 450mm COVER MINIMUM.

OAK BAY AVENUE BOULEVARD SHALL HAVE 2 NEW STREET TREES AND SOD, TO BE IRRIGATED FROM THE ONSITE IRRIGATION SYSTEM.
BANK STREET BOULEVARD SHALL HAVE 2 NEW STREET TREES AND SOD, TO BE IRRIGATED FROM THE ONSITE IRRIGATION SYSTEM.

THE TREE SPECIES HAVE BEEN SELECTED TO BE APPROPRIATE FOR THEIR GROWING CONDITIONS.
TREES "a" ON OAK BAY AVENUE WILL BE PLANTED PARTIALLY ON / OFF SLAB AND SPECIES SELECTION BY THE CITY OF VICTORIA MUST TAKE THIS IN TO ACCOUNT.
TREES "b" (PLANTED OFF SITE) AND "c" WILL BE PLANTED INTO THE GROUND - MEDIUM SIZE TREES.
TREES "d" AND "e" WILL BE PLANTED ON THE PARKADE ROOF SLAB IN RAISED PLANTERS AND WILL HAVE LIMITED SOIL VOLUME, THESE ARE TREES UNDER 30 FEET / 10m.

ISSUED FOR DATE

- ☐ CONSTRUCTION
- ☐ TENDER
- ☐ BUILDING PERMIT
- ☒ DEVELOPMENT VARIANCE PERMIT, 28 November 2018

R3, REVISED 07 JUNE 2018
TREE NOTATION UPDATED
REVISED 09 APRIL 2019
TREE NOTATION / PLANT LIST UPDATED
REVISED 15 NOVEMBER 2018
TO CO-ORDINATE WITH ARCHITECTURAL

Sheet Information

Date 9 Nov. 2017
Drawn car
Checked
Scale 1:100

Title
Residential Development
1811 Oak Bay Avenue
Victoria BC

LANDSCAPE
CONCEPT PLAN

Sheet
R3

L1

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