

Property Data	
GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	REZONING PERMIT APPLICATION WITH VARIANCES FOR LOT CONSOLIDATION AND STRATA PLAN SUBDIVISION: <ul style="list-style-type: none"> RETENTION OF AN EXISTING CHARACTER CONVERSION (1028; BPO58143) WITH MARKET APARTMENTS, AND REMOVAL OF GARAGE OUT BUILDING (1028) RETENTION OF AN EXISTING HOUSE/PLEX (1030), AND REMOVAL OF NON-CONFORMING REAR ADDITION CONSTRUCTION OF A NEW EIGHT (8) UNIT ATTACHED DWELLING BUILDING (STRATA TOWNHOUSES) WITH TUCK-UNDER AND SURFACE PARKING AT LOT INTERIOR CONSOLIDATION AND SUBDIVISION OF TWO (2) LOTS INTO THREE (3)
CIVIC ADDRESS	1026/1028 AND 1030 EMPRESS AVENUE, VICTORIA BC
LEGAL DESCRIPTION	LOTS 6 & 7, BLOCK 8, SECTION 3, VICTORIA DISTRICT, PLAN 957
PROPERTY IDENTIFICATION NUMBERS (P.I.D.)	000-213-527 (1026/1028 EMPRESS) AND 000-848-492 (1030 EMPRESS)
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS

Municipal Zoning Compliance Summary

0 - ZONING SUMMARY			
NO.	ITEM	DESCRIPTION	BYLAW REFERENCES
0-1	ZONING DISTRICT [REZONING]	R-2 (TWO-FAMILY) EXISTING NEW (REZONING) PROPOSED	80-159
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-16A (GENERAL) EXISTING	OCF
0-3	HERITAGE STATUS	DESIGNATED (1028) N/A	87-121-245
0-4	PRINCIPAL USE [REZONING]	TWO-FAMILY REQUIRED 'G' TRIPLEX 4-PLEX TOWN-HOUSES	80-159-2.1.1
0-5	SITE AREA & LOT WIDTH [REZONING]	SITE AREA (m ²): ≥ 555 REQUIRED 599.8 600.9 1,200.7 SITE AREA FOR EACH DWELLING UNIT (m ²): ≥ 277.5 REQUIRED 199.9 (3) 150.2 (2A) 85.8 LOT WIDTH, MINIMUM AVERAGE (m): ≥ 15 REQUIRED 15.205 15.205 30.41	80-159-2.1.2
0-6	FLOOR AREA OF PRINCIPAL BUILDING [REZONING]	FLOOR SPACE RATIO: ≤ 0.5 REQUIRED 0.274 0.304 0.902 FLOOR AREA PER DWELLING UNIT (m ²): ≥ 46 REQUIRED 85.5 68.3 90.4 FLOOR AREA, FIRST AND SECOND STOREYS COMBINED (m ²): ≤ 280 REQUIRED 164.3 182.9 735.7 TOTAL FLOOR AREA (m ²): ≤ 380 REQUIRED 256.5 273.2 1,082.9	80-159-2.1.3
0-7	HEIGHT, STOREYS, ROOF DECKS [REZONING]	BUILDING HEIGHT (STOREYS): ≤ 5.5 + BSMT REQUIRED 2 + BSMT 2 + BSMT 3 BUILDING HEIGHT, WHERE NO BASEMENT (m): ≤ 7.6 REQUIRED 7.03 8.64 10.34 NORTH BLDG.	80-159-2.1.4
0-8	SETBACKS & PROJECTIONS [REZONING]	FRONT YARD SETBACK (m): ≥ 7.5 OR ADJ. AVG. (4.26) 3.84 3.80 3.88 (0.345) DEDICATION BEFORE & AFTER * 4.26 m; AVG. OF 4.34 m (1024 EMPRESS) & 4.18 m (1040 EMPRESS) * AFTER DEDICATION, 0.345 m MIN. SETBACK; 0.50 m TYPICAL. PROJECTIONS INTO FRONT YARD SETBACK, STEPS & PORCH (m): ≤ 3.5 PERMITTED 2.63 (EMP) 1.63 (EMP) PROJECTIONS INTO FRONT YARD SETBACK - BAY WINDOWS (m): ≤ 0.6 PERMITTED 0.51 REAR YARD SETBACK (m): ≥ 10.7 OR 35ND (13.99) 22.65 19.30 24.84 SIDE YARD SETBACK - WEST (m): ≥ 1.5 OR 10%W (3.04) 5.09 3.70 2.17 PROPOSED SIDE YARD SETBACK - EAST (m): ≥ 1.5 OR 10%W (3.04) 1.80 3.40 2.17 PROPOSED COMBINED SIDE YARD SETBACKS (m): ≥ 4.5 6.89 7.10 4.34 PROPOSED EAVE PROJECTIONS INTO SETBACKS (m): ≤ 0.75 PERMITTED EXISTING EXISTING ≤ 0.75	80-159-2.1.5
0-9	SITE COVERAGE & OPEN SITE SPACE [REZONING]	SITE COVERAGE (%): ≥ 40 REQUIRED 21.7 19.1 43.9 PROPOSED * 526.89 m ² COVERAGE OPEN SITE SPACE (%): ≥ 30 LOT; ≥ 33 REAR 78.3 80.9 39.7 PROPOSED	80-159-2.1.6
0-10	OUTDOOR FEATURES	SETBACKS APPLY TO OUTDOOR FEATURES AS THOUGH BUILDINGS: REQUIRED PROPOSED N/A OUTDOOR FEATURES ≥ 3.5 m FROM GRADE: REQUIRED PROPOSED N/A	80-159-2.1.7
0-11	OFF-STREET VEHICULAR PARKING [VARIANCE]	GEOGRAPHIC AREA: <input checked="" type="checkbox"/> CORE <input type="checkbox"/> VILLAGE/CENTRE <input type="checkbox"/> OTHER ZONING BYLAW 2017 BLDG. USE: STALLS 1026 EX. SCHEDULE 'G' UNITS: 3 0 0 0 1030 EX. HOUSE CONVERSION 4 0 EX. 0 0 NEW CONDO >70m ² 7 1.45 10.2-10 7 NEW VISITORS 7 0.1 0.7-1 0 [VARIANCE: 4 SPACE REDUCTION] TOTAL: 11 7 ACCESSIBLE SPACES: 0 2 VAN ACCESSIBLE SPACES: 1 0 PARKING AREAS OF ≥ 5 SPACES TO BE GROUND-ORIENTED ILLUMINATED: REQUIRED PROPOSED N/A A TOTAL OF SEVEN (7) PARKING SPACES PROPOSED, EACH WITH EV OUTLET, TO PROVIDE OFF-STREET PARKING AT A RATIO OF ONE PER PROPOSED NEW DWELLING UNIT. GIVEN SPACE CONSTRAINTS ON SITE AND TRANSIT/BIKE PROXIMITY, NO VISITOR PARKING PROPOSED, FOR A PARKING VARIANCE OF FOUR (4) SPACES. IN ORDER TO PROVIDE ONE (1) ACCESSIBLE PARKING SPACE FOR EACH ADAPTABLE DWELLING UNIT, A TOTAL OF TWO (2) ACCESSIBLE PARKING SPACES ARE PROPOSED, IN VARIANCE TO REQUIREMENT FOR JUST ONE (1) VAN ACCESSIBLE PARKING SPACE, WHOSE LARGER DIMENSIONS WOULD RESULT IN THE LOSS OF A PARKING SPACE. TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES: * TARGET PARKING SPACE REDUCTION (VARIANCE FROM SCHEDULE C) TDM MEASURE ADAPTED FROM ROW (II) - STRATA SHARED VEHICLE: TOWNHOUSE STRATA TO BE REQUIRED TO MAINTAIN (THROUGH OWNERSHIP + MAINTENANCE OR LEASE) A VEHICLE FOR SHARED USE, STORED ON-SITE, AND AVAILABLE TO ALL DWELLING UNITS. RESIDENTS ARE THIS OFFERED READY ACCESS TO AN ON-SITE SHARED VEHICLE, SO AS TO DRAMATICALLY REDUCE DEMAND FOR PRIVATE VEHICLES AND ASSOCIATED PARKING. SCHED. P (II) TDM MEASURE REQUIRED OFF-STREET PARKING SPACE REDUCTION: SCHED. C STRATA VEHICLE 1.55 / UNIT 7 X 0.57 = 3.99 PROPOSED STRATA VEHICLE 1.55 / UNIT 7 X 0.57 = 3.99 TABLE 1 FROM ZONING BYLAW SCHEDULE "P" REFERENCED FOR BASIS OF PROPOSED TDM MEASURES. SCHEDULE "P" ROW (II) TDM (0.57/0.77) ENABLES 74.0% REDUCTION; A REDUCTION PROPORTIONATE TO SCHEDULE "C" 1.55 SPACE/UNIT REQUIREMENT WOULD TRANSLATE TO (0.74 x 1.55) = 1.15 SPACE PER UNIT REDUCTION, MORE THAN TWICE THE PROPOSED REDUCTION IN REQUIRED VEHICLE PARKING SPACES. REQUESTED FOUR (4) SPACE REDUCTION EQUIVALENCY CAN BE ACHIEVED ON BASIS OF PROPOSED 0.57 SPACE PER UNIT REDUCTION.	80-159-2.1.8
0-12	OFF-STREET BICYCLE PARKING	LONG TERM BICYCLE PARKING SPACES: BLDG. USE: STALLS 1026/8 SCHEDULE 'G' UNITS: 3 1 3 3 1030 SIM. SCHEDULE 'G' 4 1 4 0 (EX.) NEW MULTI-DWELL. (45m ²) 7 1.25 8.75-9 13 TOTAL: 16 13 + 3 IN ADDITION TO LONG TERM SPACES NOTED ABOVE, TWO (2) AT-GRADE UNITS ALSO PROVIDED WITH DESIGNATED INDOOR CLOSET SPACE AND 120V PLUG FOR MOBILITY DEVICE/SCOOTER STORAGE AND CHARGING < 5 m FROM ENTRY DOORS. SHORT TERM BICYCLE PARKING SPACES: BLDG. USE: STALLS NEW MULTI-DWELL. (45m ²) 7 0.1 8 8	80-159-2.1.9



Zoning Floor Area - Existing Buildings			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
1028 - BASEMENT	No	92.18 m ²	992.23 ft ²
1028 - LEVEL 1	Yes	92.93 m ²	1,000.25 ft ²
1028 - LEVEL 2	Yes	71.34 m ²	767.85 ft ²
1030 - BASEMENT	No	90.31 m ²	972.11 ft ²
1030 - LEVEL 1	Yes	92.57 m ²	996.38 ft ²
1030 - LEVEL 2	Yes	90.31 m ²	972.13 ft ²
		529.64 m ²	5,700.96 ft ²

Zoning Floor Area - New Townhouses			
NAME	F.S.R.	AREA	AREA (IMPERIAL)
TOWNHOUSES - LEVEL 1	Yes	204.89 m ²	2,205.47 ft ²
TOWNHOUSES - LEVEL 2	Yes	265.45 m ²	2,857.24 ft ²
TOWNHOUSES - LEVEL 3	Yes	265.45 m ²	2,857.24 ft ²
		735.79 m ²	7,919.95 ft ²

Drawing List			
NO.	TITLE		
A0.00	COVER		
A0.01	BUILDING CODE ANALYSIS		
A0.02	BUILDING CODE ANALYSIS		
A1.00	SITE SURVEY		
A1.01	SITE PLAN - EXISTING & STRATA PHASING		
A1.02	SITE PLAN - PROPOSED		
A1.03	SITE PLAN - LANDSCAPE PLAN		
A1.11	CONTEXT & 3D PERSPECTIVES		
A2.01	FLOOR PLANS - LEVELS 1 & 2		
A2.02	FLOOR PLANS - LEVELS 3 & ROOF		
A3.01	BUILDING ELEVATIONS - NORTH (BAY) & WEST		
A3.02	BUILDING ELEVATIONS - EAST & SOUTH		
A4.01	BUILDING SECTIONS		
A9.01	DOOR & WINDOW SCHEDULES		
CIVIL			
1	SERVICES PLAN		

OFFICIAL COMMUNITY PLAN DESIGNATION: NORTH PARK - URBAN RESIDENTIAL

"URBAN RESIDENTIAL CONSISTS PRIMARILY OF MULTI-UNIT RESIDENTIAL IN A WIDE RANGE OF DETACHED AND ATTACHED BUILDING FORMS, INCLUDING TOWNHOUSES AND ROW-HOUSES, LOW AND MID-RISE APARTMENTS, WITH A RESIDENTIAL CHARACTER PUBLIC REALM FEATURING LANDSCAPING AND STREET TREE PLANTING, AND MIXED-USES LOCATED ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS."

BUILT FORM:
 • ATTACHED AND DETACHED BUILDINGS UP TO THREE STOREYS
 • LOW-RISE AND MID-RISE MULTI-UNIT BUILDINGS UP TO APPROXIMATELY SIX STOREYS

PLACE CHARACTER FEATURES:
 • VARIABLE FRONT YARD LANDSCAPING, BOULEVARD AND STREET TREE PLANTING
 • ON-STREET PARKING AND COLLECTIVE DRIVEWAY ACCESS TO REAR YARD OR UNDERGROUND PARKING

USES:
 • GROUND-ORIENTED MULTI-UNIT RESIDENTIAL
 • HOUSE CONVERSIONS
 • LOW TO MID-RISE MULTI-UNIT RESIDENTIAL
 • LOW TO MID-RISE MIXED-USE ALONG ARTERIAL AND SECONDARY ARTERIAL ROADS
 • HOME OCCUPATIONS

DENSITY:
 • TOTAL FLOOR SPACE RATIOS GENERALLY UP TO 1.2:1
 • INCREASED DENSITY UP TO A TOTAL OF APPROXIMATELY 2:1 MAY BE CONSIDERED IN STRATEGIC LOCATIONS FOR THE ADVANCEMENT OF PLAN OBJECTIVES (SEE POLICY 6.22)

Rezoning - Project Information Table

ZONING DISTRICT	CURRENT ZONING	1026/28 EXISTING	1030 EXISTING	PROPOSED TOWNHOUSES (TH) + REZONING	PROPOSED TH LOT	1026/28 REVISED	1030 REVISED
	R-2 TWO-FAMILY	R-2	R-2	NEW (REZONING)	NEW	NEW	NEW
SITE AREA (m ²)	≥ 555	599.8	600.9	1,200.7	633.5	253.7	210.8
TOTAL FLOOR AREA (m ²) INCL. EXEMPT	≤ 380	256.4	273.2	1,265.42	735.79	256.45	273.19
FLOOR AREA (EXCLUDING BSMT) (m ²)	≤ 280	185.1	182.9	1,082.94	735.79	185.11	182.88
FLOOR SPACE RATIO	≤ 0.5	0.43	0.304	0.902	1.16	0.73	0.87
SITE COVERAGE (%)	≤ 40	26.28	18.87	43.9	44.5	51.4	54.3
OPEN SITE SPACE (%)	≥ 30	64.3	80.9	39.7	40.4	49.0	46.0
REAR YARD OPEN SITE SPACE (%)	≥ 33	81.0	N/A	N/A	N/A	N/A	N/A
HEIGHT OF BUILDING (m)	≤ 7.6	8.2(EX)	8.85(EX)	≥ 10.33	10.33	8.2(EX)	≤ 7.6
NUMBER OF STOREYS *INCL. BASEMENT	2	2*	2*	≥ 3	3	2*	2*
PARKING STALLS ON SITE	≥ 2	2	0	≥ 7	7	2	0
BUILDING SETBACKS (m)	≥ 7.5 OR AVG ABUTTING	3.84	4.29	≥ 7.5 OR AVG ABUTTING	0.345 APT.DED.	3.84	4.29
FRONT STEP PROJECTION	≥ 3.5	2.63	1.63	≥ 3.5	0	2.63	1.63
FRONT PORCH PROJECTION	≥ 3.5	0.51	1.63	≥ 3.5	0	0.51	1.63
BAY WINDOW PROJECTION	≥ 0.6	N/A	0.51	≥ 0.6	0	-	0.51
REAR YARD	10.7 OR 35% (12.01)	22.65	19.31	N/A	N/A	N/A	19.31
SIDE YARD - WEST	1.5 OR 10% 1 SIDE ≥ 3.0	3.50	3.74	1.5 OR 10% 1 SIDE ≥ 3.0	2.17	3.50	3.74
SIDE YARD - EAST	1.5 OR 10% 1 SIDE ≥ 3.0	1.79	3.39	1.5 OR 10% 1 SIDE ≥ 3.0	2.17	1.79	3.39
COMBINED SIDE YARDS	≥ 4.5	5.29	7.13	≥ 4.5	4.34	5.29	7.13
EAVE PROJECTION	≤ 0.75	≤ 0.92	≤ 0.92	≤ 0.75	≤ 0.6	≤ 0.92	≤ 0.92
RESIDENTIAL UNIT TYPE	≤ 2	3	4	≥ 14	7	3	4
MINIMUM UNIT AREA (m ²)	≥ 46	85.5	68.3	≥ 46	105.03	85.5	68.3
TOTAL RESIDENTIAL AREA (m ²)	≤ 380	256.5	273.2	≤ 380	735.2	256.5	273.2

ARBORIST
D CLARK ARBORICULTURE
 2741 THE RISE
 VICTORIA, BC V8T 3T4
 250-208-1568
 CONTACT: MICHE HACEY

CIVIL
KYLE ENGINEERING
 SUITE 1 - 40 CADILLAC AVE
 VICTORIA, BC V8Z 1T2
 250-475-6906
 CONTACT: EDWARD KYLE

OWNER
BOWCEY CONSTRUCTION LTD.
 INFO@BOWCEY.CA
 250-588-0094
 CONTACT: CHRIS LACEY

ARCHITECTURAL
CHRISTINE LINTOTT ARCHITECTS INC.
 UNIT 1 - 864 QUEENS AVE
 VICTORIA, BC V8T 1M5
 250-384-1969
 CONTACT: TIM KINDRAT

SURVEY
POWELL & ASSOCIATES
 #250 - 2590 DOUGLAS ST
 VICTORIA, BC V8T 4N4

1026/1028 & 1030 Empress Avenue

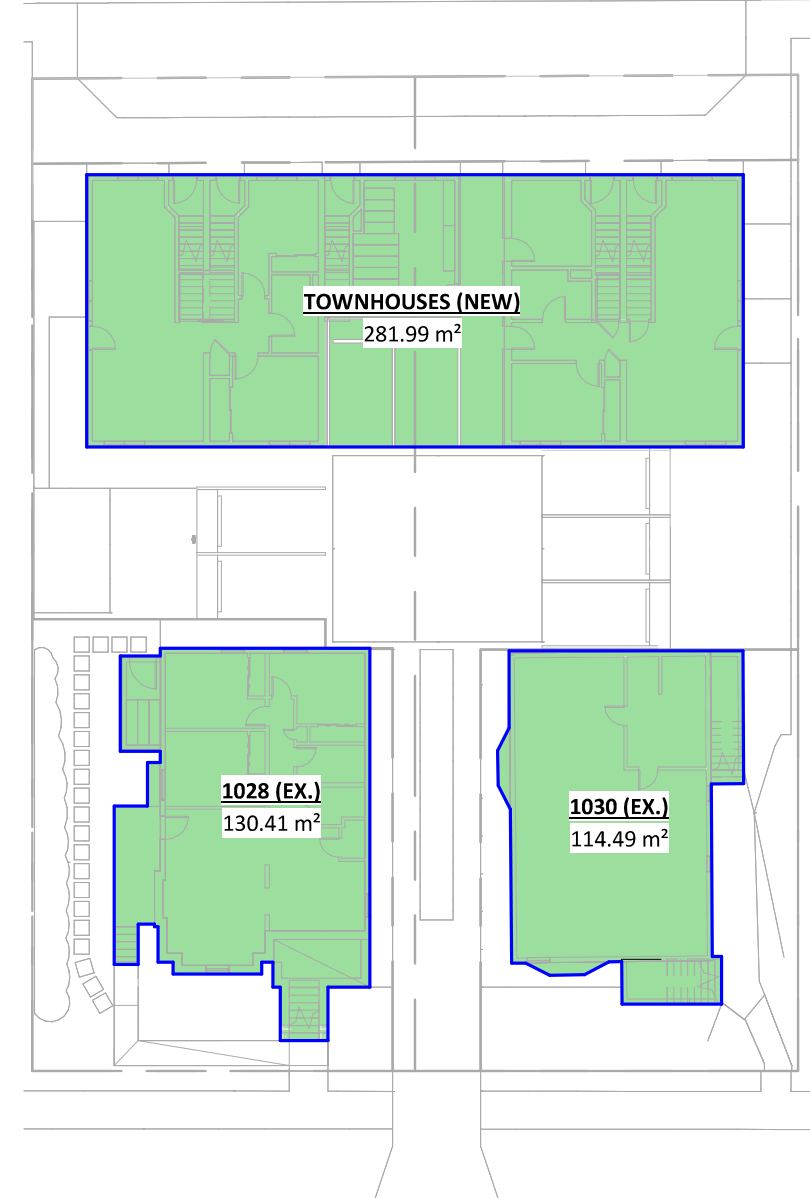
Rezoning & Development Permit w/Variance Revision - 26 July 2024



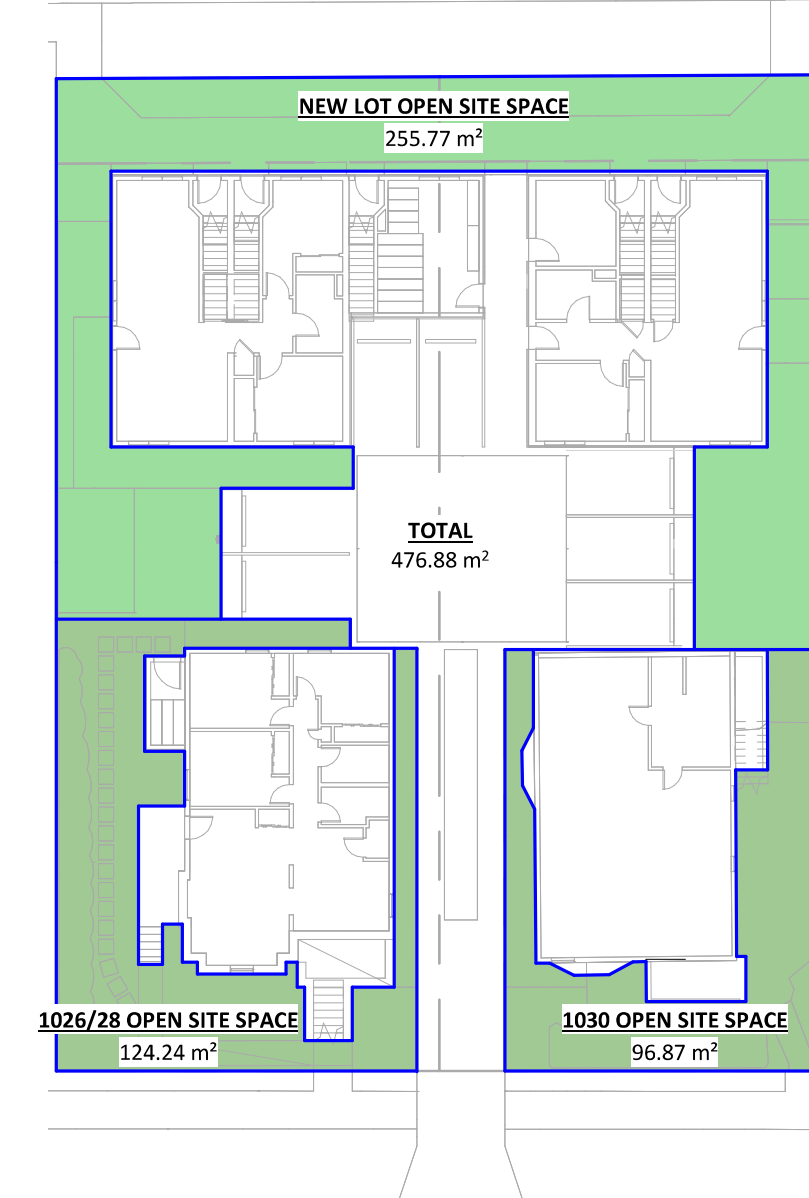
7 3D ISOMETRIC - FROM NORTHWEST



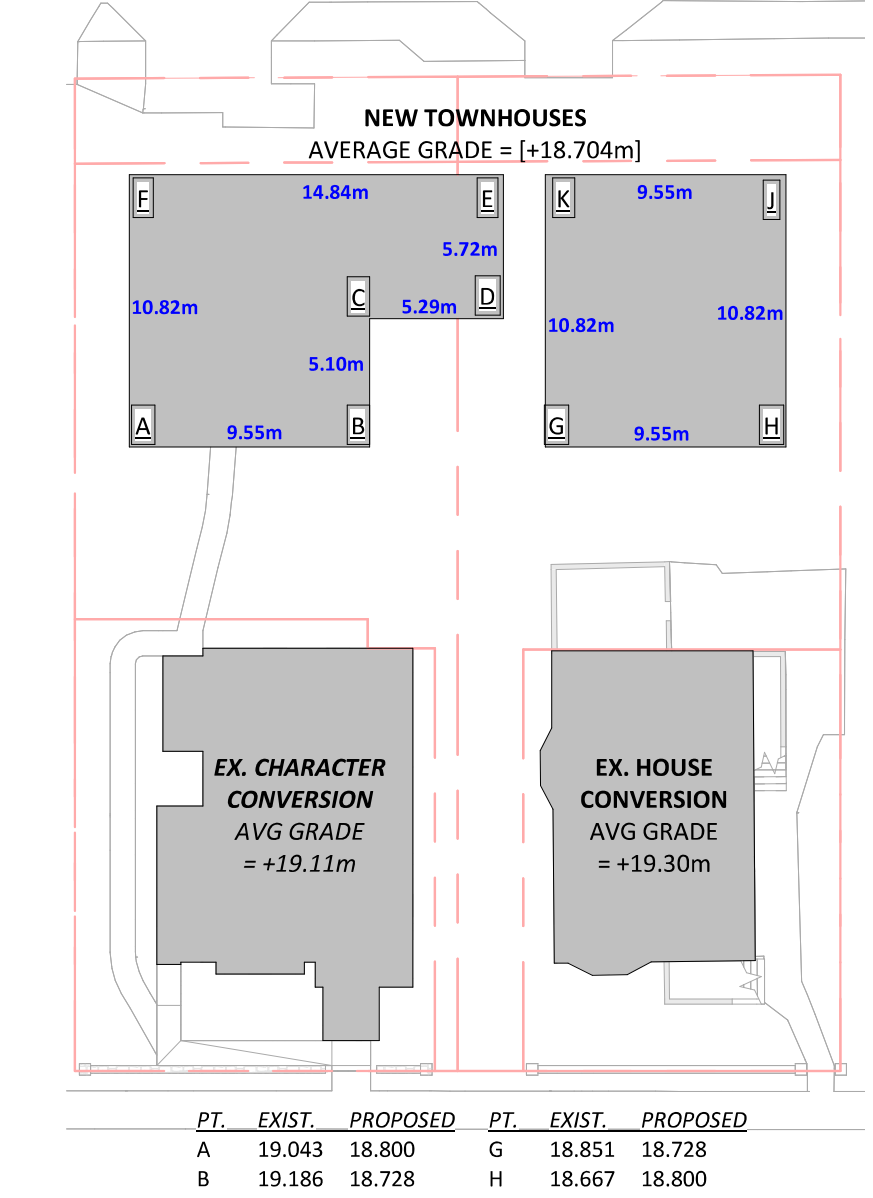
8 3D ISOMETRIC - FROM SOUTHEAST



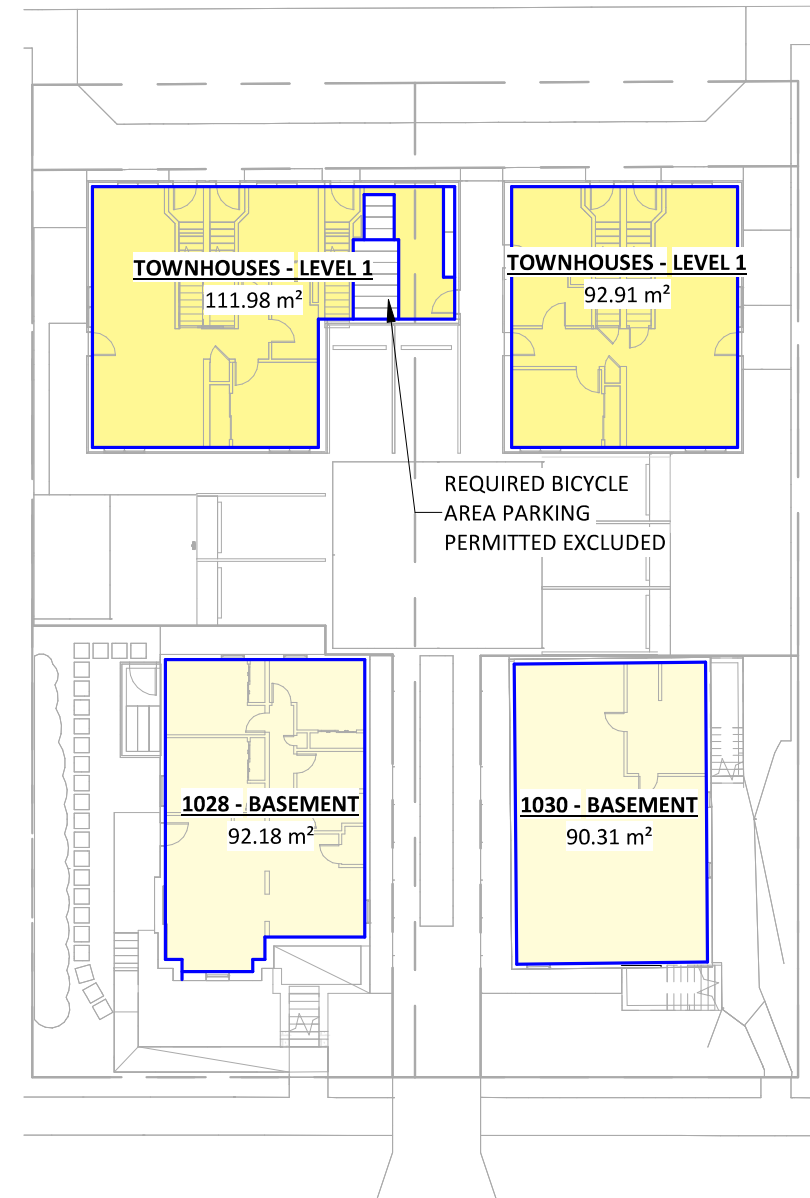
4 AREA - SITE COVERAGE
A0.02 1:300



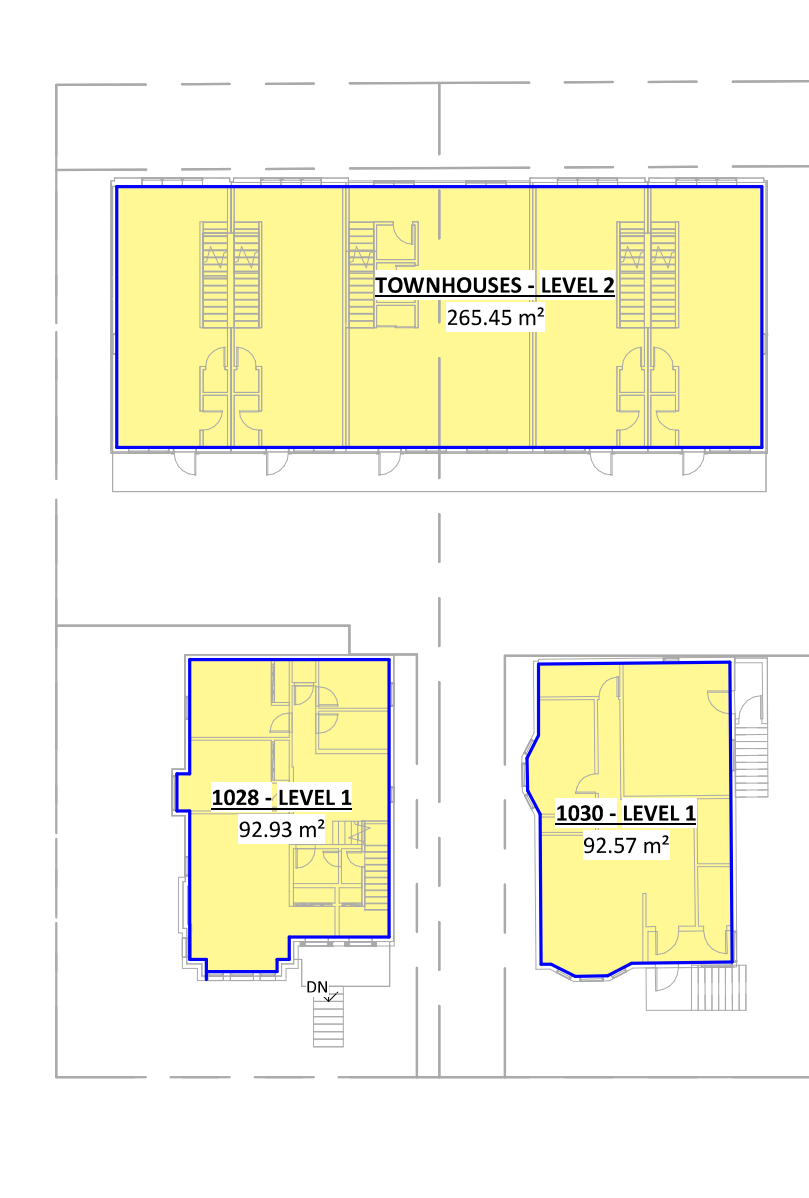
5 AREA - OPEN SITE SPACE
A0.02 1:300



6 GRADE CALCULATION PLAN (BYLAW #80-159)
A0.02 1:300



1 ZONING FLOOR AREA - LEVEL 1
A0.02 1:300



2 ZONING FLOOR AREA - LEVEL 2
A0.02 1:300



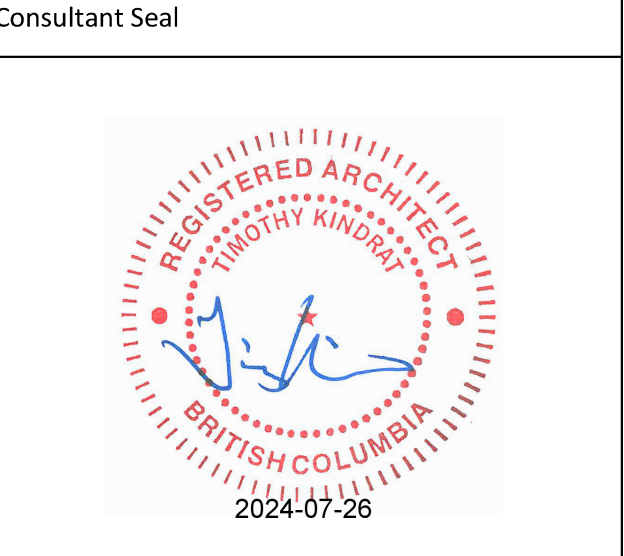
3 ZONING FLOOR AREA - LEVEL 3
A0.02 1:300

Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1969
 www.lintottarchitect.ca

Issue	Date
CALCULUM PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revisions
 Received Date: July 31, 2024

Revision No.	Description	Date
1	CHANGES SINCE CALCULUM	2024-03-19
2	REZ/DPV REVISION	2024-07-26



Empress Townhouses
 1026/1028 & 1030
 Empress Avenue
 Victoria, BC V8T 1P2

COVER
 Date: 2024-07-26 6:38:52 PM
 Drawn by: TK
 Checked by: CLA
A0.00
 Project # 23-24 Scale As indicated

Building Code Analysis - General Information

1 - GENERAL INFORMATION		BCBC																																																									
NO.	ITEM	DESCRIPTION	REFERENCES																																																								
1-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> RENO. <input type="checkbox"/> TENANT IMPROVEMENT	3.8.2.3.																																																								
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-																																																								
1-3	BUILDING CODE PARTS APPLICABLE	<table border="1"> <tr> <td>PART:</td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td></td> </tr> <tr> <td>A</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>DIV. A - 1.3.2., 1.3.3., 1.3.4.</td> </tr> <tr> <td>B</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td>C</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> </tr> </table>	PART:	1	2	3	4	5	6	7	8	9	10		A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	DIV. A - 1.3.2., 1.3.3., 1.3.4.	B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>										
PART:	1	2	3	4	5	6	7	8	9	10																																																	
A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	DIV. A - 1.3.2., 1.3.3., 1.3.4.																																																
B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																	
C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																	
1-4	OCCUPANCY CLASSIFICATION	<input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F2 <input type="checkbox"/> F3	9.10.2.1.																																																								
1-5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.2.5.																																																								
1-6	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.11.																																																								
1-7	OCCUPANT LOAD	<table border="1"> <tr> <th rowspan="2">BUILDING (NBC) BAY ST (NEW) PROPOSED</th> <th colspan="2">OCCUPANCY</th> <th colspan="2">OCCUPANTS PER UNIT</th> <th rowspan="2">OCCUPANTS</th> </tr> <tr> <th>UNITS</th> <th>PER UNIT</th> <th>UNITS</th> <th>OCCUPANTS</th> </tr> <tr> <td>DWELLING, ADU (1BR)</td> <td>1</td> <td>2</td> <td>1</td> <td>2</td> <td>4</td> </tr> <tr> <td>DWELLING, ADU (2BR)</td> <td>1</td> <td>4</td> <td>1</td> <td>4</td> <td>4</td> </tr> <tr> <td>TOWNHOUSE (2BR)</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> <td>16</td> </tr> <tr> <td>TOWNHOUSE (3BR)</td> <td>1</td> <td>6</td> <td>1</td> <td>6</td> <td>6</td> </tr> <tr> <td></td> <td>7</td> <td></td> <td>7</td> <td></td> <td>28</td> </tr> </table> <table border="1"> <tr> <td>1030 EMPRESS (EXISTING) DWELLING (0-1BR)</td> <td>4</td> <td>2</td> <td>8</td> </tr> <tr> <td>1028 EMPRESS (EXISTING) DWELLING (3BR) DWELLING (2BR)</td> <td>1</td> <td>6</td> <td>6</td> </tr> <tr> <td></td> <td>2</td> <td>4</td> <td>8</td> </tr> <tr> <td></td> <td>3</td> <td></td> <td>14</td> </tr> </table>	BUILDING (NBC) BAY ST (NEW) PROPOSED	OCCUPANCY		OCCUPANTS PER UNIT		OCCUPANTS	UNITS	PER UNIT	UNITS	OCCUPANTS	DWELLING, ADU (1BR)	1	2	1	2	4	DWELLING, ADU (2BR)	1	4	1	4	4	TOWNHOUSE (2BR)	4	4	4	4	16	TOWNHOUSE (3BR)	1	6	1	6	6		7		7		28	1030 EMPRESS (EXISTING) DWELLING (0-1BR)	4	2	8	1028 EMPRESS (EXISTING) DWELLING (3BR) DWELLING (2BR)	1	6	6		2	4	8		3		14	9.9.1.3.
BUILDING (NBC) BAY ST (NEW) PROPOSED	OCCUPANCY			OCCUPANTS PER UNIT		OCCUPANTS																																																					
	UNITS	PER UNIT	UNITS	OCCUPANTS																																																							
DWELLING, ADU (1BR)	1	2	1	2	4																																																						
DWELLING, ADU (2BR)	1	4	1	4	4																																																						
TOWNHOUSE (2BR)	4	4	4	4	16																																																						
TOWNHOUSE (3BR)	1	6	1	6	6																																																						
	7		7		28																																																						
1030 EMPRESS (EXISTING) DWELLING (0-1BR)	4	2	8																																																								
1028 EMPRESS (EXISTING) DWELLING (3BR) DWELLING (2BR)	1	6	6																																																								
	2	4	8																																																								
	3		14																																																								
1-8	BUILDING AREA (m ²)	≤ 600 REQUIRED 108.68 (1028 EX.) 100.58 (1030 EX.) 281.99 NEW	DIV. A-1.3.3.3, 1.4.1.2.																																																								
1-9	GRADE ELEVATION (m, GEODETIC)	+19.11 (1028 EX.) +19.04 (1030 EX.) +19.10 NEW	1.4.1.2.																																																								
1-10	BUILDING HEIGHT (STOREYS)	≤ 3 REQUIRED 2 (1028 EX.) 2 (1030 EX.) 3 NEW	9.10.4.																																																								
1-11	FIRE ALARM & DETECTION SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.18.2.																																																								
1-12	AUTOMATIC SPRINKLER SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.1.3. & 3.2.5.																																																								
1-13	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.4.1.																																																								
1-14	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.9.5.																																																								
1-15	NUMBER OF STREETS FACING	1 BAY STREET	1.4.1.2.																																																								
1-16	FIRE DEPARTMENT ACCESS ROUTES	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.20.3.																																																								
1-17	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.4.1.																																																								
1-18	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.1.3.(9), 3.2.5.																																																								
1-19	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.10.6.																																																								
1-20	ASSEMBLY FIRE-RESISTANCE RATINGS (F.R.R., IN HOURS)	MINIMUM RATING (LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY): <input type="checkbox"/> EXCEPT FLOORS OVER 3/4 FLOORS' <input type="checkbox"/> MEZZANINE <input type="checkbox"/> ROOF <input type="checkbox"/> CRAWLSPACES	9.10.8.																																																								
1-21	ALTERNATE SOLUTIONS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DIV. A - 1.2.1.1.(1)(B), & DIV. C - 2.3.																																																								

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-1	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	<p>APPLICATION (3.8.2.) FIRST STOREY COMMON BIKE ROOM TO BE ACCESSIBLE; TOWNHOUSE UNITS EXEMPT; TWO (2) FIRST STOREY AT GRADE UNITS PROPOSED TO BE ADAPTABLE, BUT NOT REQUIRED BY CODE OR BYLAW</p> <p>DESIGN (3.8.3.)</p> <p>ALTERATIONS (3.8.4.)</p>	9.5.2.1.-3., 3.8.1.1., 3.8.1.2.(1)(A)
2-2	ENTRANCES & POWER DOOR OPERATORS	<p>ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1.(1) TO BE ACCESSIBLE TO 3.8.3. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL:</p> <p>POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED;</p> <p>POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC;</p>	3.8.2.2. & 3.8.2.7.
2-3	AREAS REQUIRING ACCESS	<p>ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS:</p> <p>ACCESS NOT REQUIRED TO SERVICE JANITORIAL, ELEVATOR MACHINES, CRAWL, ATTIC & ROOF SPACES OR ROOMS;</p> <p>ACCESS NOT REQUIRED TO FLOOR LEVELS ABOVE/BELOW ENTRANCE LEVEL, IN SUITES WITH MORE THAN ONE LEVEL, PROVIDED NO ELEVATOR SERVING LEVEL AND CONTAINS FACILITIES ALSO ON ENTRANCE LEVEL;</p> <p>ACCESS NOT REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR BYLAW TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT;</p>	3.8.2.3.
2-4	PATHS OF TRAVEL TO BUILDING ENTRANCES AND EXTERIOR PASSENGER-LOADING ZONES	DIRECT EXTERIOR ACCESSIBLE PATH OF TRAVEL BETWEEN 3.8.2.2. ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING, PASSENGER-LOADING ZONES, COMMON ANCILLARY BUILDINGS AND A PUBLIC THOROUGHFARE;	3.8.2.5.
2-5	CONTROLS AND OUTLETS	<p>CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.:</p> <p>LOCATED 400 - 1,200 mm ABOVE FLOOR;</p> <p>ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm;</p> <p>ONE-HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE;</p>	3.8.2.6., 3.8.1.3., 3.8.3.8.
2-6	PLUMBING FACILITIES	<p>AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL;</p>	3.8.2.8.(3)
2-7	SIGNS AND INDICATORS	<p>NOT REQUIRED GIVEN DWELLING USE & DESIGN; ACCESSIBLE PARKING TO BE PROVIDED WITH INT'L. ACCESS SIGNS PER MUNICIPAL BYLAW REQUIREMENTS</p>	3.8.2.10., 3.8.3.9.
2-8	COUNTERS (FOR PUBLIC SERVICE)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A DWELLINGS ONLY	3.8.2.11.
2-9	TELEPHONES (FOR PUBLIC USE)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A DWELLINGS ONLY	3.8.2.12.
2-10	SLEEPING ROOMS AND BED SPACES	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A CONDOMINIUMS & APARTMENTS EXEMPT	3.8.2.13.(1)(B)
2-11	DESIGN STANDARDS	<p>ACCESSIBLE APPLICATION: INT. ACCESSIBLE ROUTES 3.8.3.2. EXT. ACCESSIBLE ROUTES 3.8.3.3. (6.8.2.1) PASSENGER PICK-UP AREAS 3.8.3.4. N/A RAMP(S) 3.8.3.5. DOORS AND DOORWAYS 3.8.3.6. N/A ELEVATORS & LIFTS 3.8.3.7. OPERATING CONTROLS 3.8.3.8. SIGNAGE 3.8.3.9. N/A DRINKING FOUNTAINS 3.8.3.10. N/A WASHROOM FACILITIES 3.8.3.12-16. BATHING FACILITIES 3.8.3.19-21. COMMUNICATION 3.8.3.20-21. N/A COUNTERS 3.8.3.22. N/A SPACES IN SEATING AREAS 3.8.3.22.</p> <p>BCRC PATH: 3.8.3.2. 8.2.1-8.2.5 & 8.2.7. 9.3. 5.3 & 5.5. 5.2. 5.6.2. 4.2. 4.5 & 9.4. 6.1. 6.2 & 6.3. 6.6. 6.7. 6.8. 6.6. 6.7. 6.7. 6.7. 6.7.</p> <p>CSA B651 PATH: 4.3 & 5.1. 8.2.1-8.2.5 & 8.2.7. 9.3. 5.3 & 5.5. 5.2. 5.6.2. 4.2. 4.5 & 9.4. 6.1. 6.2 & 6.3. 6.6. 6.7. 6.8. 6.6. 6.7. 6.7. 6.7.</p>	TABLE. 3.8.3.1.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-12	ACCESSIBLE PATH OF TRAVEL	<p>WIDTH OF ACCESSIBLE PATH OF TRAVEL, EXCEPT AS REQUIRED ELSEWHERE (mm):</p> <p>≥ 1,000 REQUIRED 1,600 PROPOSED</p> <p>REDUCTION TO ≥ 850 MM FOR LENGTHS ≤ 600 mm PERMITTED WHERE 1.0 m WIDE X 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END:</p> <p>PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>IF FLOOR SLIP-RESISTANT SURFACE: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>NO OPENING PERMITTING PASSAGE OF SPHERE ≥ 13 mm DIAMETER;</p> <p>ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:</p> <p>WIDTH, NON-ADAPTABLE ENTRY (NON-ADAPTABLE) BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS:</p> <p>≥ 810 REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WIDTH, EXTERIOR BALCONIES:</p> <p>≥ 760 REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WIDTH, NON-ADAPTABLE BATHROOM / CLOSET / HALLWAY:</p> <p>≥ 610 REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.3.2., 3.2.7.1.
2-13	EXTERIOR WALKS (FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL)	<p>SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>BROOMED CONCRETE</p> <p>WIDTH OF EXTERIOR WALK (mm):</p> <p>≥ 1,600 REQUIRED 1,600 PROPOSED</p> <p>AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C):</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>DESIGNED IN ACCORDANCE WITH CLAUSE 8.2. OF CSA B651 STANDARD;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>AT PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED</p>	3.8.3.3. & CSA B651: 8.2.1
2-14	PASSENGER LOADING ZONES	<p>WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WHERE PROVIDED, CURB RAMP TO 8.3 OF CSA B651 STANDARD;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>LEVEL AREA W/PAIN</p> <p>WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>COINCIDES WITH EXT. PASSAGEWAY</p>	3.8.3.4.
2-15	RAMP(S)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A ALL SLOPES ≤ 5%	3.8.3.5.
2-16	DOORWAYS AND DOORS (IN ACCESSIBLE PATHS OF TRAVEL)	<p>DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCE:</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACES:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>PULL SIDE LATCH SIDE CLEAR WIDTH (mm):</p> <p>≥ 600 REQUIRED 600 PROPOSED</p> <p>PUSH LATCH SIDE CLEAR WIDTH (mm):</p> <p>≥ 300 REQUIRED 300 PROPOSED</p> <p>VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>FULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE X 1.5 m DEEP;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>EXCEPT FOR LEVEL AREAS AT RAMPS OR WHERE AUTO OPERATOR PROVIDED, PUSH SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.5 m WIDE X 1.2 m DEEP;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.3.6.
2-17	APPLICATION (FOR ADAPTABLE DWELLING UNITS)	<p>ONE STOREY DWELLING UNITS SERVED BY ACCESSIBLE INTERIOR PUBLIC CORRIDOR AND ACCESSIBLE COMMON BUILDING ENTRANCE PER 3.8.2.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>BIKE ROOM & REFUSE BUILDINGS DESCRIBED BY 3.8.2.1.(1)(A) TO PROVIDE AT LEAST ONE BATHROOM WITH WALL REINFORCING TO 3.8.5.7.(1)(E);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ALL NEW DWELLINGS</p>	3.8.5.1., 3.8.5.2.
2-18	BUILDING ACCESS REQUIREMENTS (FOR ADAPTABLE DWELLING UNITS)	<p>COMMON AREAS, SPACES & FACILITIES AND ALL COMMON PATH SOF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>BIKE ROOM & REFUSE COMMON CORRIDORS, PASSAGEWAYS (DOORS ILLUMINATED TO ≥ 50 LUX);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ADAPTABLE DWELLING UNITS TO BE PROVIDED WITH SPECIAL OUTLET BOXES AND COVER PLATES PER 3.2.4.19.(7), WITH MIN. 20% OF OUTLETS OF STROBE TYPE TO SERVE AS VISUAL SIGNALS FOR SMOKE ALARMS OR DETECTORS;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.3., 3.2.4.19.(7)
2-19	ADAPTABLE DWELLING UNIT DOORWAYS	<p>PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>UNLESS EQUIPPED WITH OR DESIGNED FOR INSTALLATION OF POWER OPERATOR, CLEAR FLOOR SPACE EITHER SIDE OF PRINCIPAL ENTRANCE AND DOORS FOR ADAPTABLE ACCESS TO HAVE CLEAR FLOOR AREAS MEETING 3.8.3.6.(1)(A)(1);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.4.
2-20	ADAPTABLE DWELLING UNIT HALLWAYS AND CORRIDORS	<p>CLEAR WIDTH OF HALLWAYS AND CORRIDORS PROVIDING PATH OF TRAVEL FOR ADAPTABLE DWELLING UNITS, PER 3.8.3.2.(1)(a) (mm):</p> <p>≥ 1,000 REQUIRED 1,000 PROPOSED</p>	3.8.5.5.
2-21	ADAPTABLE DWELLING UNIT BEDROOMS	<p>IN ONE BEDROOM OR SLEEPING SPACE, TURNAROUND ADJACENT BED AND IN FRONT OF CLOSET (m):</p> <p>≥ 1.7 x 1.5 REQUIRED 1.7 x 1.5 PROPOSED</p> <p>CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm):</p> <p>≥ 850 REQUIRED 850 PROPOSED</p> <p>CLEAR OPENING WIDTH, CLOSET (mm):</p> <p>≥ 900 REQUIRED 850 PROPOSED</p>	3.8.5.6.
2-22	ADAPTABLE DWELLING UNIT BATHROOMS	<p>IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B), (m):</p> <p>≥ 1.5 x 0.9 REQUIRED 1.5 x 0.9 PROPOSED</p> <p>IN ONE BATHROOM, 400-480 mm WALL TO WATER CLOSET CENTRE CLEARANCE:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF LAVATORY WITH 0.8 m WIDE X 1.35 m DEEP CLEAR SPACE TO 3.8.3.16.(1)(A)(F) WITHOUT IMPEDING OTHER ITEMS;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF BATHUB DESCRIBED BY 3.8.3.18.(1) WITHOUT IMPEDING OTHER ITEMS;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>REINFORCE WALLS ADJACENT WATER CLOSET AND SHOWER/BATHUB FOR FUTURE INSTALLATION OF GRAB BARS TO 3.8.3.17.(1)(B)(G) OR 3.8.3.17.(1)(E) OR 3.8.3.18.(1)(F);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.7.
2-23	ADAPTABLE DWELLING UNIT KITCHENS	<p>COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(B)(F);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.8.
2-24	CONTROLS, SWITCHES AND OUTLETS (FOR ADAPTABLE DWELLING UNITS)	<p>CONTROLS AND SWITCHES INTENDED FOR FREQUENT OCCUPANT USE TO BE OPERABLE BETWEEN 400 - 1,200 mm ABOVE FLOOR:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	3.8.5.9.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (CONTINUED)		9.5.	
NO.	ITEM	DESCRIPTION	REFERENCES
2-25	CEILING HEIGHTS (mm)	<p>TYPICAL:</p> <p>≥ 2,100 REQUIRED 2,100 PROPOSED</p> <p>STORAGE GARAGES:</p> <p>≥ 2,000 REQUIRED 2,100 PROPOSED</p>	9.5.3.
2-26	HALLWAY WIDTHS (mm)	<p>≥ 860 REQUIRED 860 PROPOSED</p>	9.5.4.1.
2-27	DOORWAY SIZES (mm)	<p>HEIGHT:</p> <p>≥ 1,980 REQUIRED, TYPICAL</p> <p>WIDTH, NON-ADAPTABLE ENTRY (NON-ADAPTABLE) BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS:</p> <p>≥ 810 REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WIDTH, EXTERIOR BALCONIES:</p> <p>≥ 760 REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>WIDTH, NON-ADAPTABLE BATHROOM / CLOSET / HALLWAY:</p> <p>≥ 610 REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.5.5.

Building Code Analysis - Windows, Doors & Skylights

3 - WINDOWS, DOORS AND SKYLIGHTS		9.7.	
NO.	ITEM	DESCRIPTION	REFERENCES
3-1	DWELLING UNIT ENTRANCE DOORS	<p>DOOR VIEWER OR TRANSPARENT GLAZING:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.2.1.
3-2	PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS	<p>COMPLIANCE WITH EITHER PART 5 OR 9.7.3.3.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>THERMALLY BROKEN METAL FRAMES AND SASHES, UNLESS F.R.R. REQUIRED:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.3.
3-3	DESIGN AND CONSTRUCTION (OF WINDOWS, DOORS AND SKYLIGHTS)	<p>CONFORM TO "AAMA/WDMA/CSA-101/5.2/A440-11" (NACS STANDARD) AND "A44051-2017" (CANADIAN SUPPLEMENT);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.4.
3-4	RESISTANCE TO FORCED ENTRY FOR SWINGING (DWELLING UNIT) DOORS	<p>WHERE WOOD, ≥ 45mm THICK, SOLID OR 19mm STILE-AND-RAIL TYPE;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>5-PIN DEADBOLT LOCK AND BOLT THROW ≥ 25mm, WITH STRIKE PLATES CONFORMING TO 9.7.5.2.2.;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HINGE FASTENING CONFORMING TO 9.7.5.2.(G);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.5.2.
3-5	RESISTANCE TO FORCED ENTRY FOR (RESIDENTIAL) WINDOWS	<p>WITHIN 2m OF ADJACENT GROUND, FORCED ENTRY WINDOW PROTECTION PER CLAUSE 5.3.5. OF "AAMA/WDMA/CSA-101/5.2/A440-11" (NACS STANDARD);</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.7.5.3.

Building Code Analysis - Stairs, Ramps, Handrails and Guards

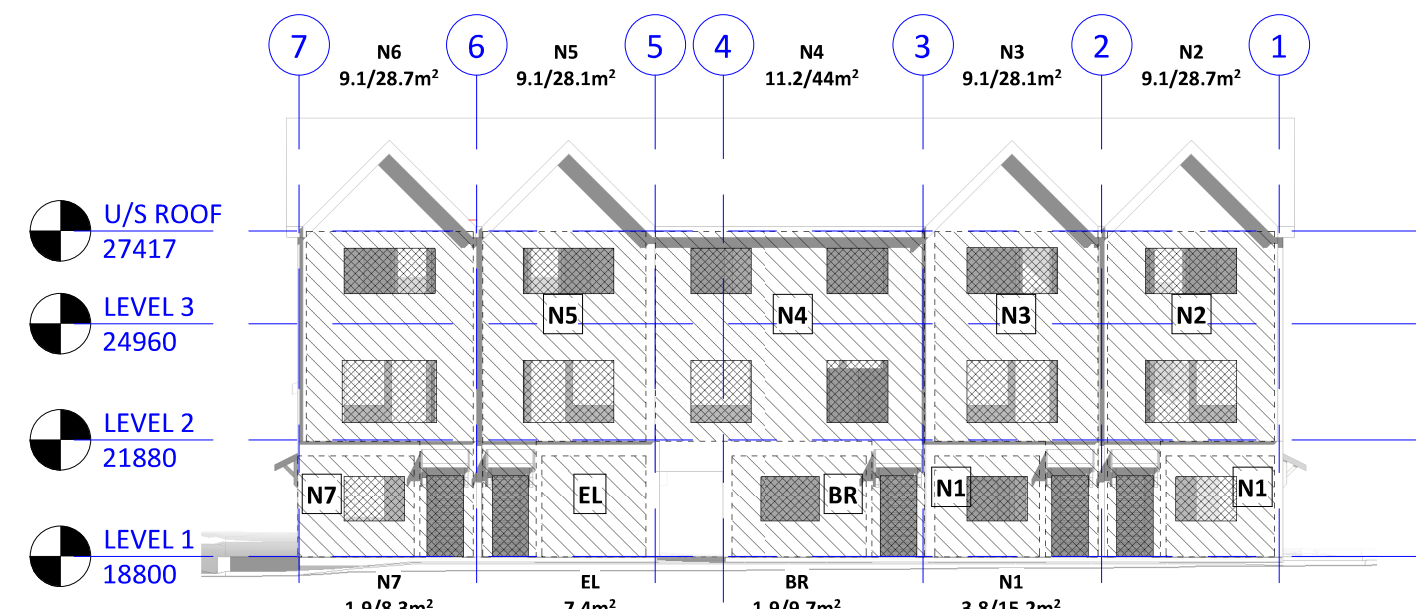
4 - STAIRS, RAMPS, HANDRAILS AND GUARDS		9.8.	
NO.	ITEM	DESCRIPTION	REFERENCES
4-1	STAIR WIDTH (mm)	<p>EXIT STAIRS SERVING A SINGLE DWELLING UNIT:</p> <p>≥ 860 REQUIRED</p>	9.8.2.1.
4-2	HEIGHT OVER STAIRS AND LANDINGS (mm)	<p>TYPICAL:</p> <p>≥ 2050 REQUIRED</p>	9.8.2.2., 9.8.6.4.
4-3	STEP DIMENSIONS (mm)	<p>RISE, PRIVATE STAIR: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>RUN, PRIVATE STAIR: 255 - 355 REQUIRED</p>	9.8.4.1., 9.8.4.2.
4-4	TREAD NOSINGS (mm)	<p>TYPICAL RADIUS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>RESILIENT TREAD RADIUS: 6 - 14 REQUIRED 3 PERMITTED</p>	9.8.4.8.
4-5	TACTILE WARNING STRIPS	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A PRIVATE DWELLING STAIRS EXEMPT	9.8.6.5., 3.8.3.9.(3)
4-6	RAMP(S)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	9.8.5.
4-7	LANDINGS (mm)	<p>WIDTH, PRIVATE STAIR: LENGTH, PRIVATE STAIR:</p> <p>≥ 860 REQUIRED 860 REQUIRED</p>	9.8.6.3., 9.8.2.1.
4-8	HANDRAILS	<p>NO SIDES, INT. STAIRS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>NO SIDES, EXT. STAIRS: <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>CONTINUITY ON ONE SIDE, THROUGH LANDINGS:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HORIZONTAL EXTENSIONS ≥ 300mm, TOP AND BOTTOM, EXCEPT WHERE SERVING ONLY ONE DWELLING UNIT;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HEIGHT (mm):</p> <p>865 - 1,070 REQUIRED 865 - 1,070 PROPOSED</p> <p>CLEARANCE TO WALL BEHIND (mm):</p> <p>≥ 50 TYPICAL 60 ROUGH SURFACE</p> <p>PROTECTION INTO REQUIRED WIDTH (mm):</p> <p>≥ 100 REQUIRED</p>	9.8.7.
4-9	GUARDS	<p>AT ELEVATION CHANGES ≥ 600 mm, OR ADJACENT SURFACE WITHIN 1.2m, SLOPES ≥ 1 IN 2:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>RESISTANCE TO LOADING PER TABLE 9.8.8.2.:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p> <p>HEIGHT, WITHIN OR SERVING ONLY ONE DWELLING UNIT (mm):</p> <p>≥ 900 REQUIRED</p> <p>MAXIMUM OPENING (mm):</p> <p>≤ 100 <input type="checkbox"/> REQUIRED</p> <p>NON-CUMULABLE FROM 140-900mm, WHERE FALL ≥ 4.2 m:</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.8.8.

Building Code Analysis - Means of Egress

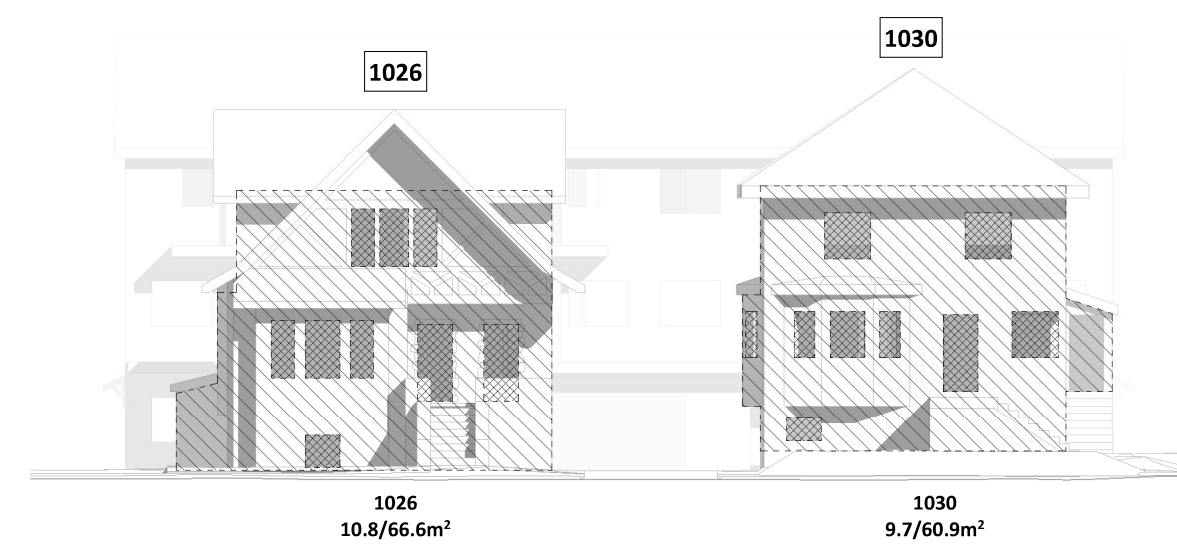
5 - MEANS OF EGRESS		9.9.	
NO.	ITEM	DESCRIPTION	REFERENCES
5-1	EXIT WIDTH (mm)	<p>≥ 900 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p> <p>EXCEPT DOORS & CORRIDORS</p>	9.9.3.2.
5-2	WIDTH OF CORRIDORS (mm)	<p>≥ 1100 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.9.3.3.
5-3	CLEAR HEIGHT IN EXITS AND ACCESS TO EXITS (mm)	<p>≥ 2,100 REQUIRED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</p>	9.9.3.4.
5-4	FIRE SEPARATIONS FOR EXITS (F.R.R., IN HOURS)	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A DIRECT EXITS SERVING ONLY 1 DWELLING UNIT	9.9.4.1.
5-5	OPENINGS NEAR UNLOCKED EXTERIOR EXIT STAIRS AND RAMPS	<p>PROTECT WITH WIRED GLASS IN STEEL FRAMES OR GLASS BLOCK;</p> <p>REQUIRED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A</p>	9.9.4.4.

Building Code Analysis - Spatial Separations

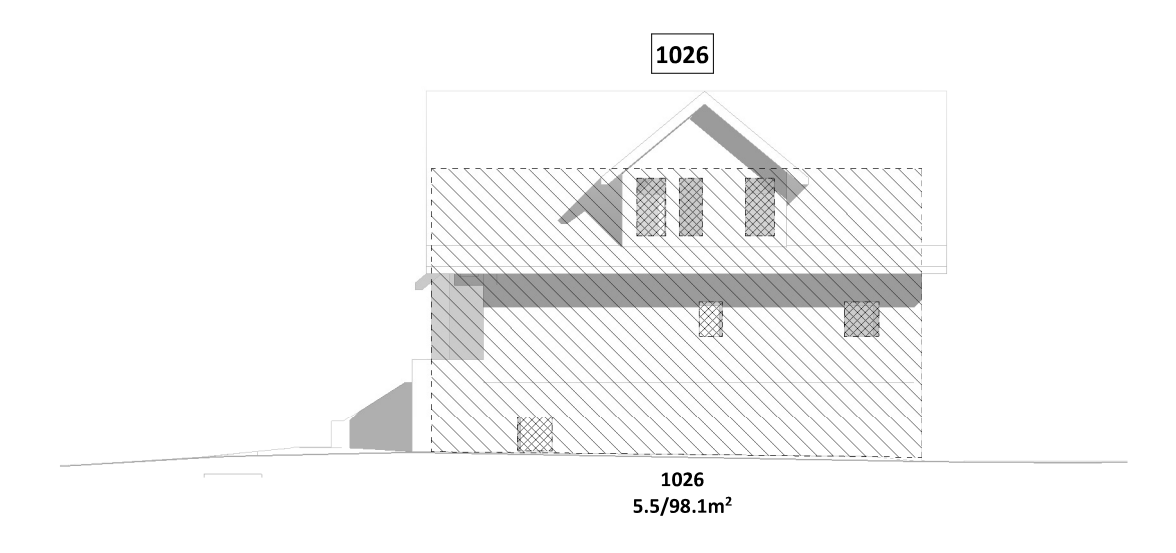
6 - SPATIAL SEPARATIONS										9.10.14.4.
NQ	ANALYSIS BY FIRE COMPARTMENT	WALL AREA (m ²)	LIMITING DIST. (m)	MAX. OPEN (%)	PROPOSED OPEN (%)	F.R. (HR.)	WALL NON-COMBUST.	CLADDING NON-COMB.	REFERENCE	
PROPOSED TOWNHOUSE (2 DWELLING UNITS)										
9.10.14.4.										
6-1	NORTH - BAY STREET (A/A0.04)									
N1	15.2	12.92	100	25	-	N	N			
N2	28.7	12.94	100	31.7	-	N	N			
N3	28.1	12.95	100	32.4	-	N	N			
N4	44.0	12.97	100	25.5	-	N	N			
N5	28.1	13.02	100	32.4	-	N	N			
N6	28.7	13.03	100	31.7	-	N	N			
N7	8.3	13.04	100	22.9	-	N	N			
BIKE ROOM	9.7	12.98	100	19.6	-	N	N			
ELECTRICAL	7.4	13.01	100	0	-	N	N			
WEST - 1025 BAY STREET (G/A0.04)										
N1	27.9	2.17	14.3	14.3	1	N	Y			
N2	57.4	2.17	9.8	3.3	1	Y	Y			
SOUTH - TO LOT INTERIOR (R/A0.04)										
N1	24.2	5.61	78.5	15.7	3/4	N	N			
N2	24.4	5.61	78.5	27.0	3/4	N	N			
N3	23.8	5.61	78.5	27.7	3/4	N	N			
N4	39.7	5.61	61.8	26.2	3/4	N	N			
N5	23.8	5.61	78.5	27.7	3/4	N	N			
N6	24.1	5.61	78.5	27.0	3/4	N	N			
N7	24.2	5.61	78.5	15.7	3/4	N	N			
BIKE ROOM	13.7	10.71	100	0	-	N	N			
EAST - TO TO 1039 BAY STREET (Z/A0.04)										
N6	57.4	2.17	9.8	3.3	1	Y	Y			
N7	27.9	2.17	14.3	14.3	1	Y	Y			
1030 EMPRESS - EXISTING HOUSE CONVERSION (4 DWELLING UNITS)										
*NORTH & WEST U.P.O.S. m ² - (LD)										
9.10.14.4.(1)(C)										
6-2	SOUTH - TO EMPRESS (S/A0.04)	60.9	14.29	100	15.9	EX	(EXISTING)	(EXISTING)		
	WEST - TO LOT LINE (L/A0.04)	96.7	2.317*	10.4%*	4.2	EX	(EXISTING)	(EXISTING)		
	NORTH - TO N. BLDG. (B/A0.04)	69.2	2.251*	10.3%*	4.6	EX	(EXISTING)	(EXISTING)		
	EAST - TO E. BLDG. (Z/A0.04)	91.6	3.39	15.3	5.9	EX	(EXISTING)	(EXISTING)		
1026 EMPRESS - EXISTING CHARACTER CONVERSION (3 DWELLING UNITS)										
*NORTH & WEST U.P.O.S. m ² - (LD)										
9.10.14.4.(1)(C)										
6-3	SOUTH - TO EMPRESS (S/A0.04)	66.6	12.8	100	16.2	EX	(HERITAGE)	(HERITAGE)		
	WEST - TO LOT LINE (L/A0.04)	96.8	3.59	15.8	11.6	EX	(HERITAGE)	(HERITAGE)		
	NORTH - TO N. BLDG. (B/A0.04)	67.2	2.238*	8.4%*	6.8	EX	(HERITAGE)	(HERITAGE)		
	EAST - TO E. BLDG. (Z/A0.04)	98.1	2.236*	5.7%*	5.6	EX	(HERITAGE)	(HERITAGE)		



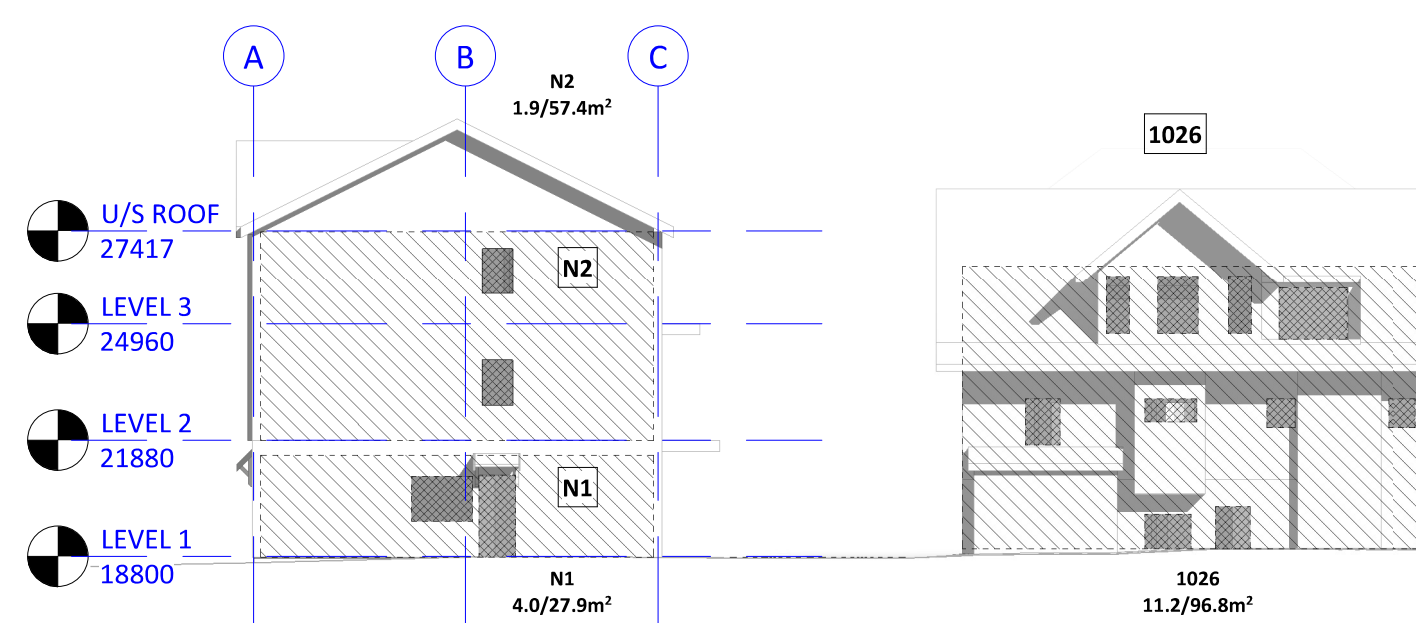
4 SPATIAL SEPARATIONS - NORTH ELEVATION (BAY STREET)
A0.02 1 : 200



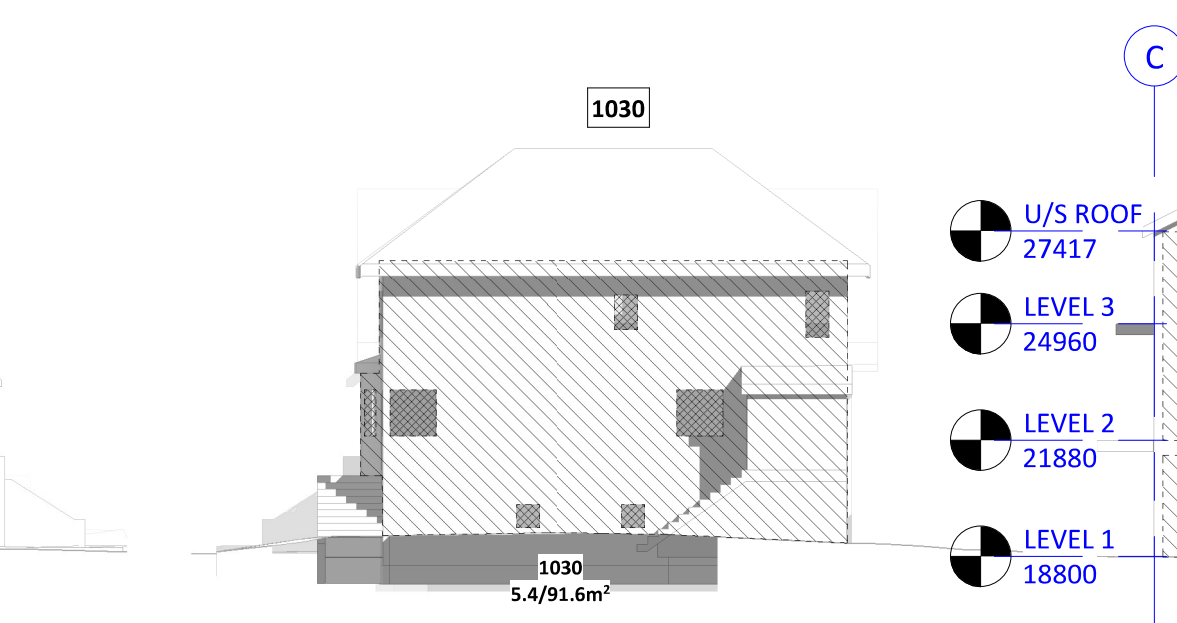
5 SPATIAL SEPARATIONS - SOUTH ELEVATION (EMPRESS AVE)
A0.02 1 : 200



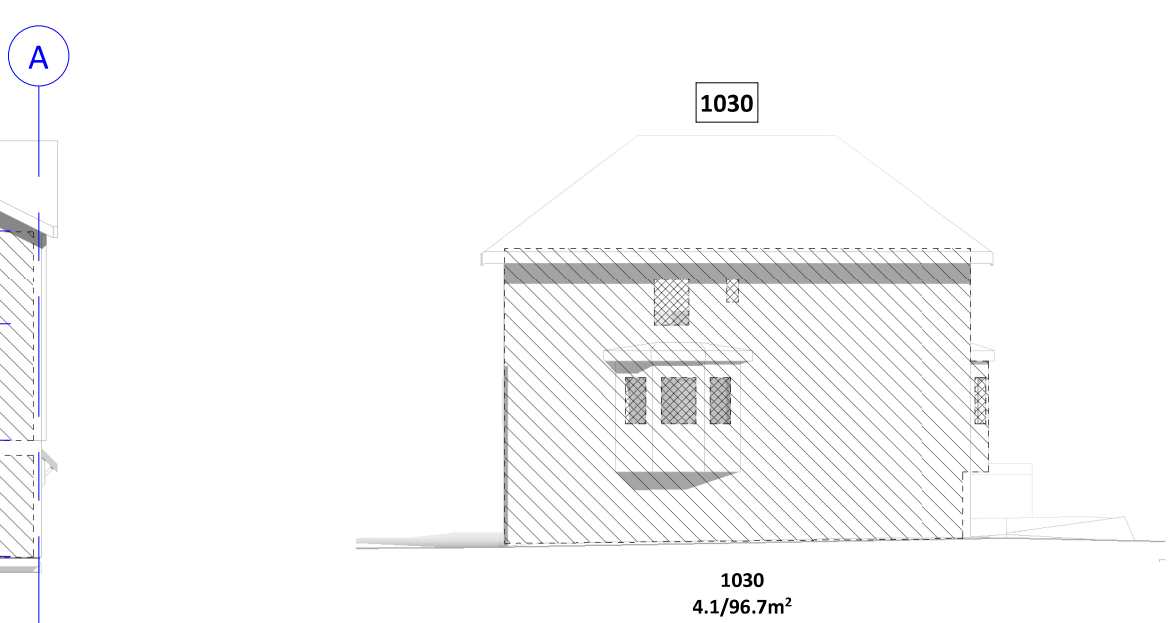
10 SPATIAL SEPARATIONS - EAST ELEVATION OF EX. HERITAGE BLDG. (1026)
A0.02 1 : 200



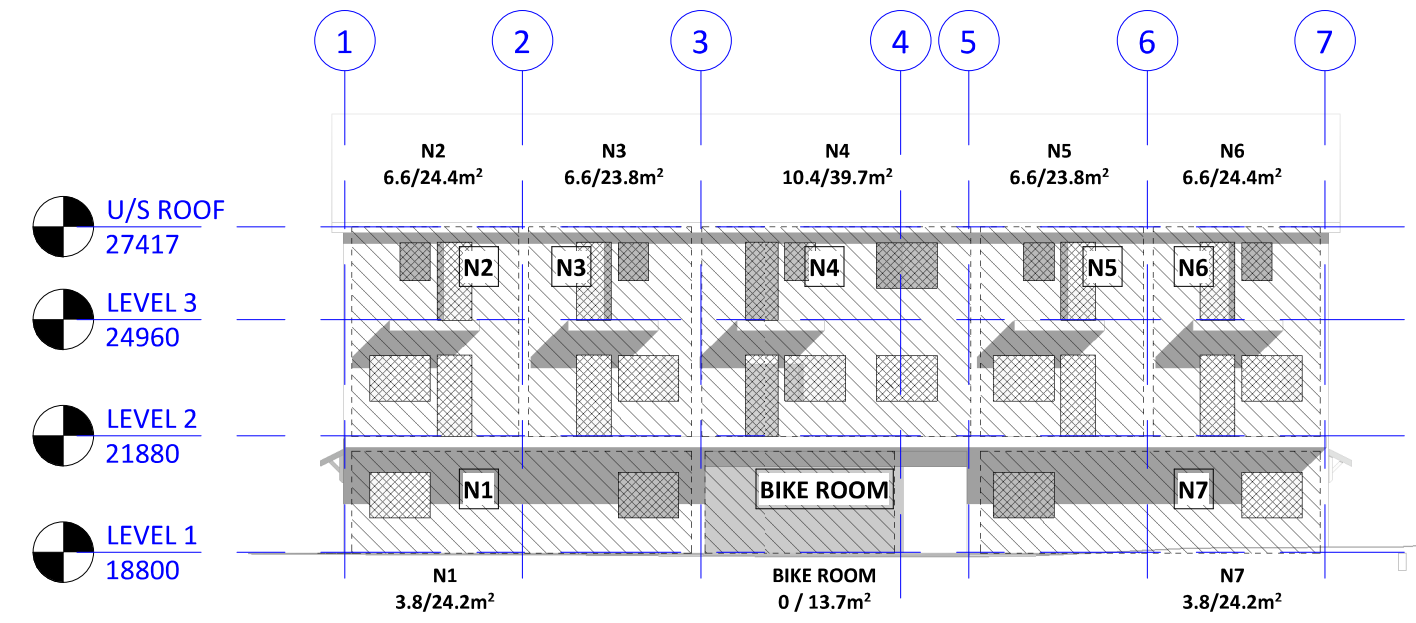
6 SPATIAL SEPARATIONS - WEST ELEVATION
A0.02 1 : 200



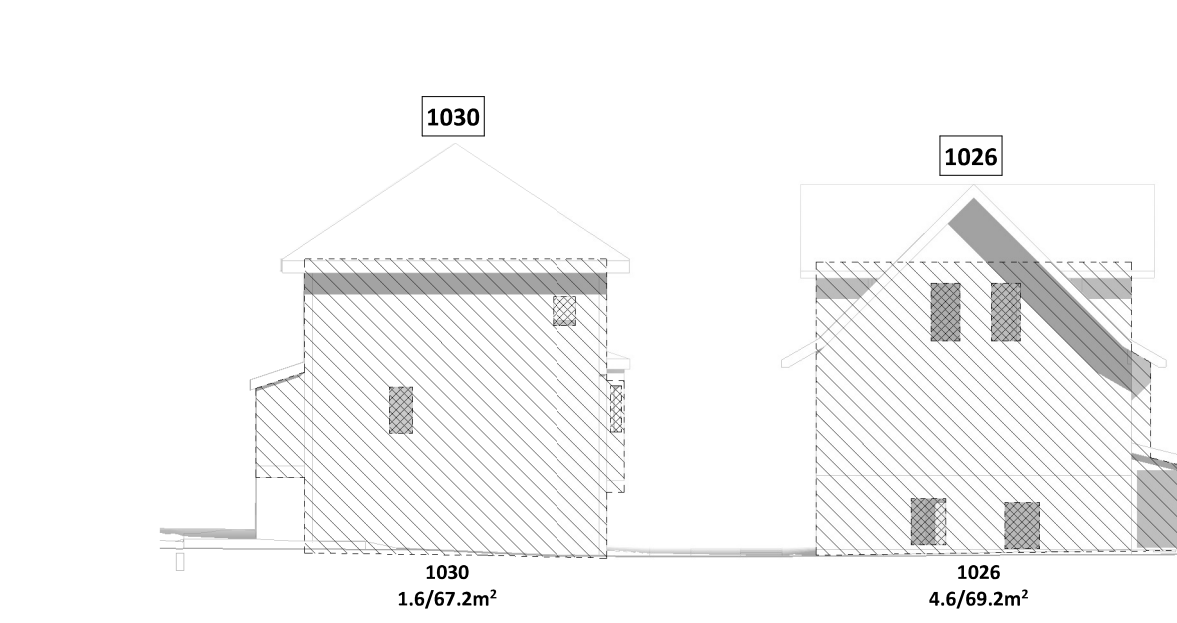
7 SPATIAL SEPARATIONS - EAST ELEVATION
A0.02 1 : 200



11 SPATIAL SEPARATIONS - WEST ELEVATION OF EX. HC BLDG. (1030)
A0.02 1 : 200



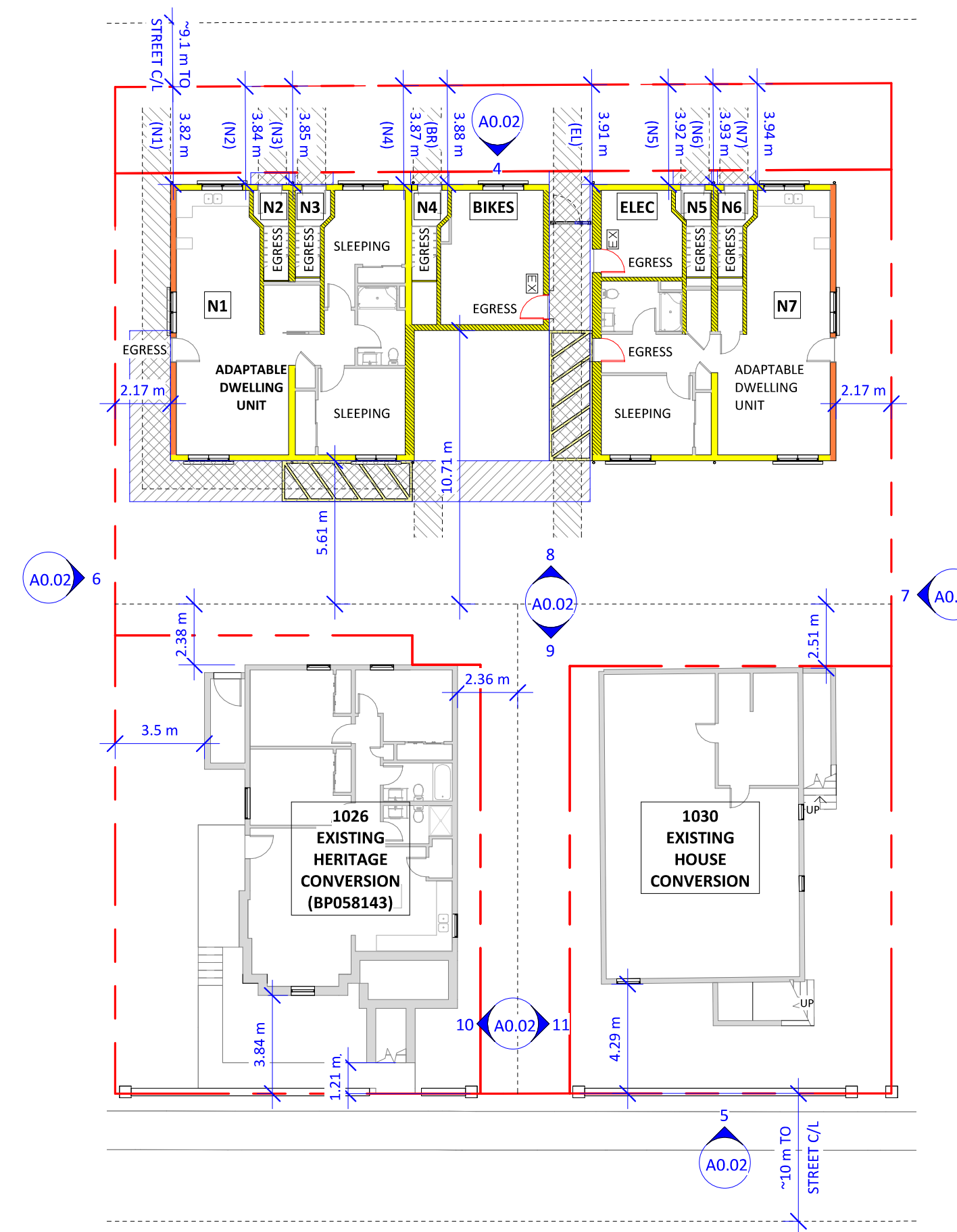
8 SPATIAL SEPARATIONS - SOUTH ELEVATION OF NORTH BLDG.
A0.02 1 : 200



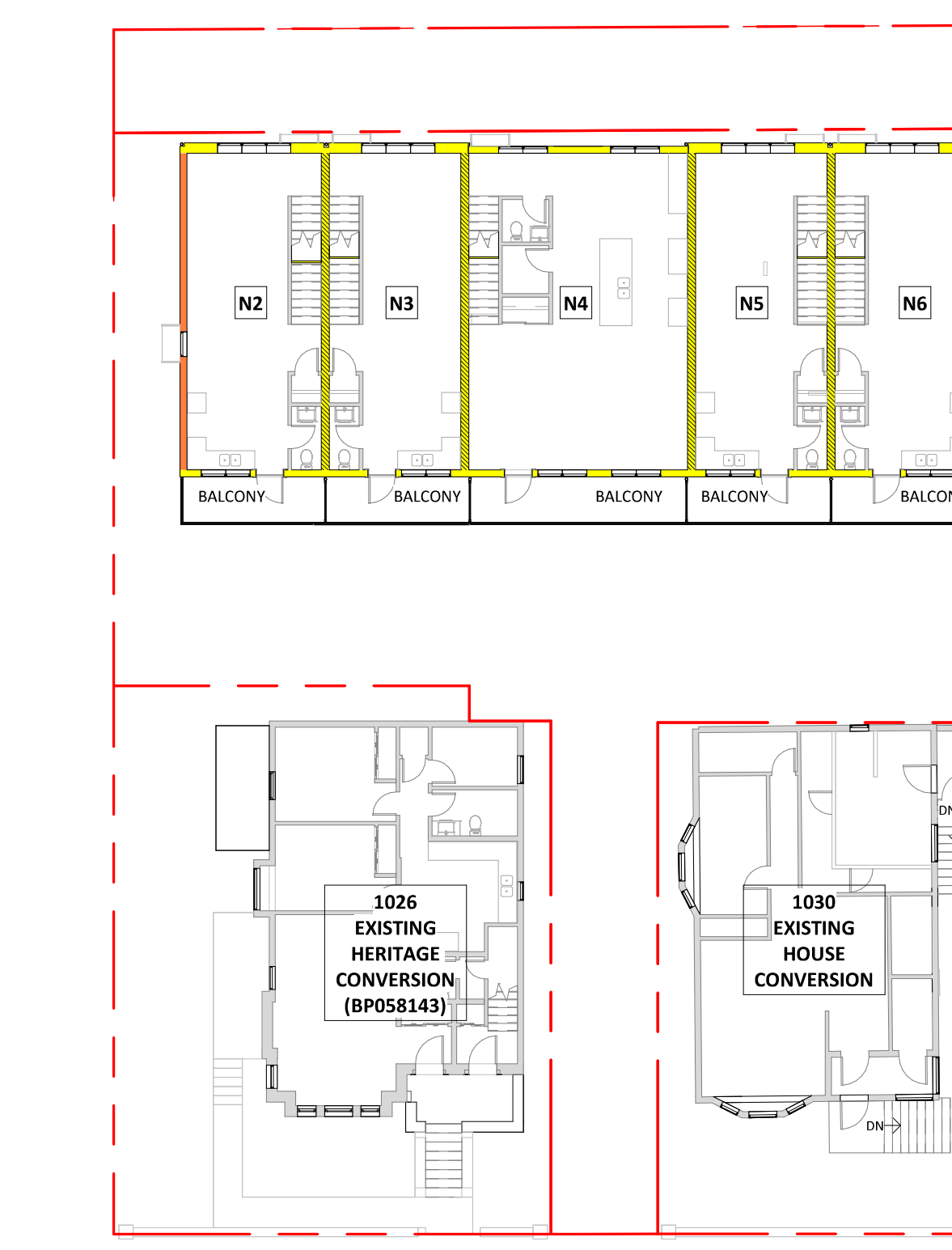
9 SPATIAL SEPARATIONS - NORTH ELEVATIONS OF EX. BLDGS. (1026 & 1030)
A0.02 1 : 200

Code Compliance Drawing Legend

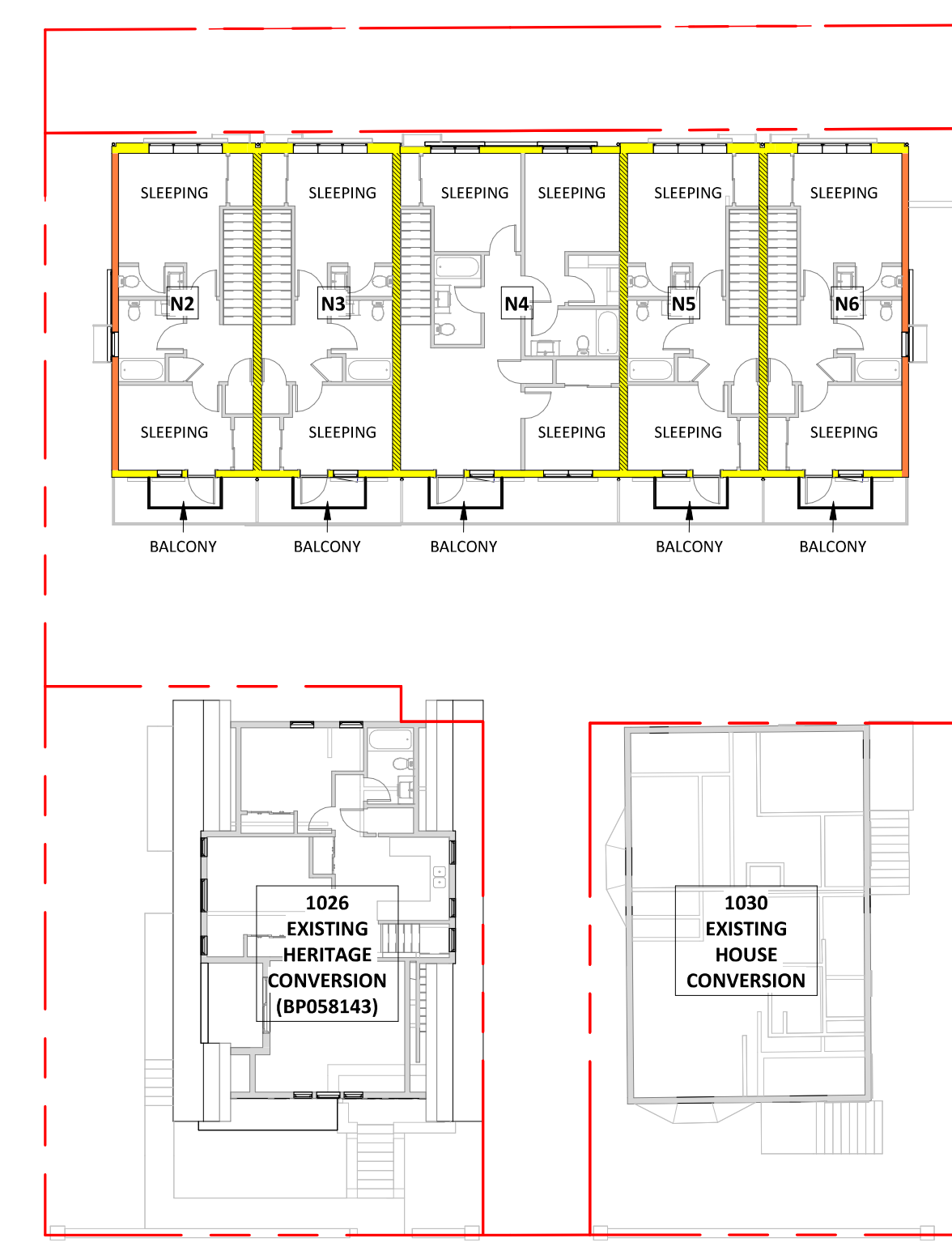
	EXIT SIGN		FIRE-RESISTANCE RATING		SPATIAL SEPARATIONS
	FIRE SEPARATION		0 HOUR		WALL OR FIRE COMPARTMENT AREA
	EXTERIOR EXIT PATH		3/4 HOUR		UNPROTECTED OPENINGS
	EXTERIOR ACCESSIBLE PATH OF TRAVEL		1 HOUR		DOOR (WITH FIRE PROTECTION RATING)
					DOOR (UNRATED)



1 BUILDING CODE COMPLIANCE PLAN - LEVEL 1
A0.02 1 : 200



2 BUILDING CODE COMPLIANCE PLAN - LEVEL 2
A0.02 1 : 200



3 BUILDING CODE COMPLIANCE PLAN - LEVEL 3
A0.02 1 : 200

Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision	No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19	
2	REZ/DPV REVISION	2024-07-26	

Consultant Seal
REGISTERED ARCHITECT
TIMOTHY KINDRAT
BRITISH COLUMBIA
2024-07-26

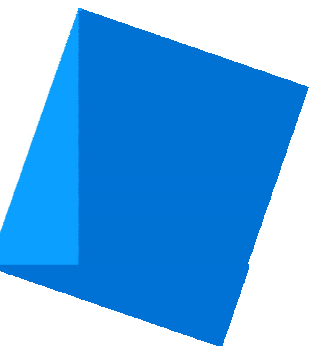
Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING CODE ANALYSIS

Date	2024-07-26 6:39:00 PM
Drawn by	TK
Checked by	CLA

A0.02

Project # 23-24 Scale As indicated



BC Land Surveyors Site Plan of
1026 and 1030 Empress Avenue

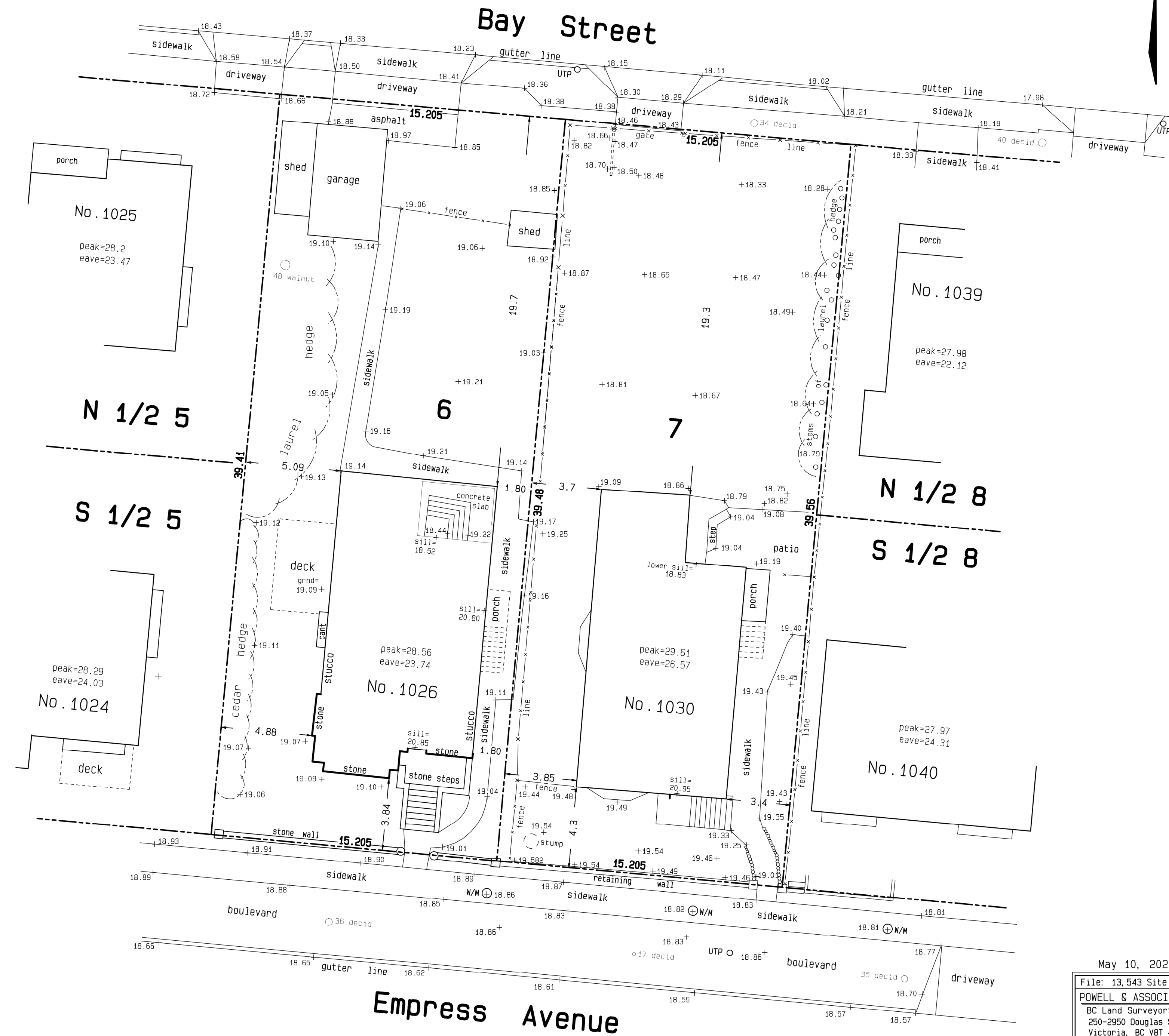
Legal - Lots 6 & 7, Block B, Section 3, Victoria District, Plan 957
Parcel Identifiers: 000-213-527 and 000-848-492

The following non-financial charges are shown on the current titles which may affect the properties - RC 2054186 and RC 563786

Scale - 1 : 150
Distances are in metres

Geodetic elevations shown + (in METRES)

Site Areas = 599.8 m² and 600.9 m²
UTP denotes utility pole
W/M denotes water meter



May 10, 2022
File: 13_543 Site (26)
POWELL & ASSOCIATES
BC Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Issue Date

CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT	19-MAR-2024
PERMIT W/VARIANCE	
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision

No.	Description	Date
-----	-------------	------

Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE SURVEY

Date 2024-07-26 6:39:01 PM

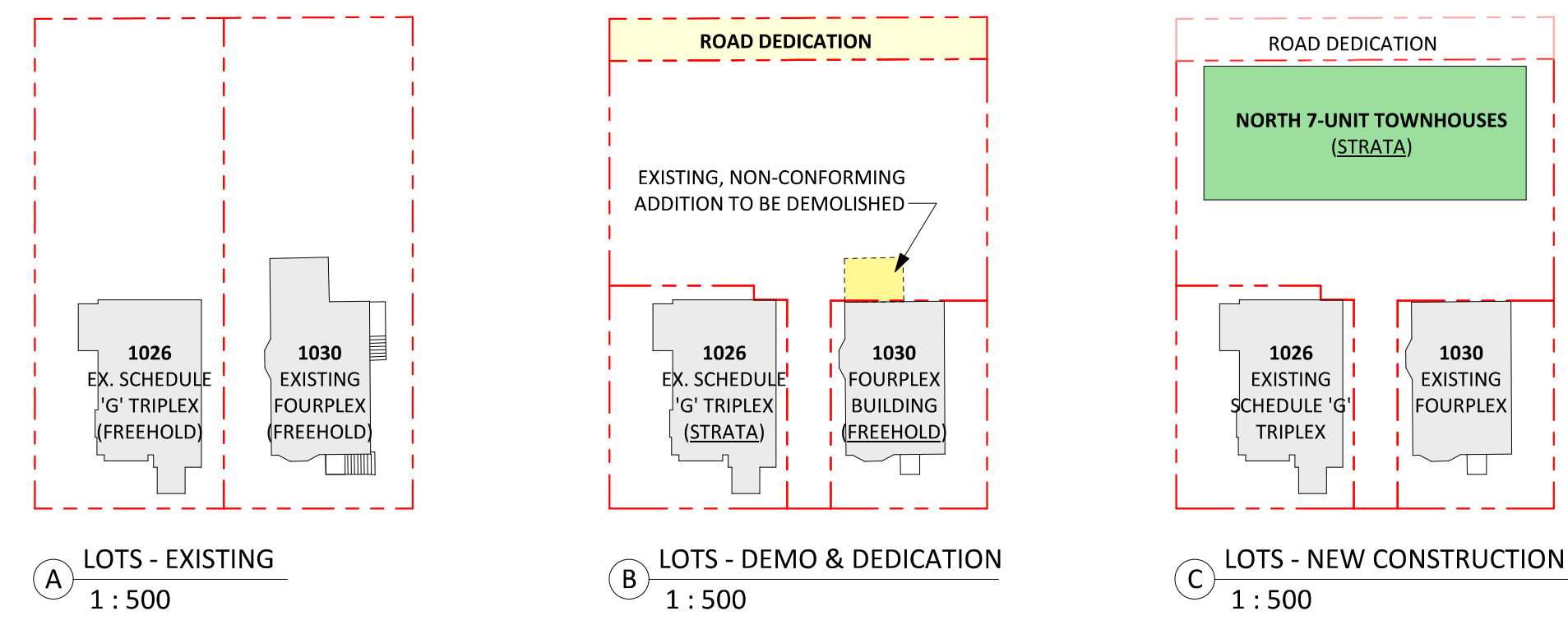
Drawn by SURVEYOR

Checked by -

A1.00

Project # 23-24 Scale

Strata Phasing Development Plan

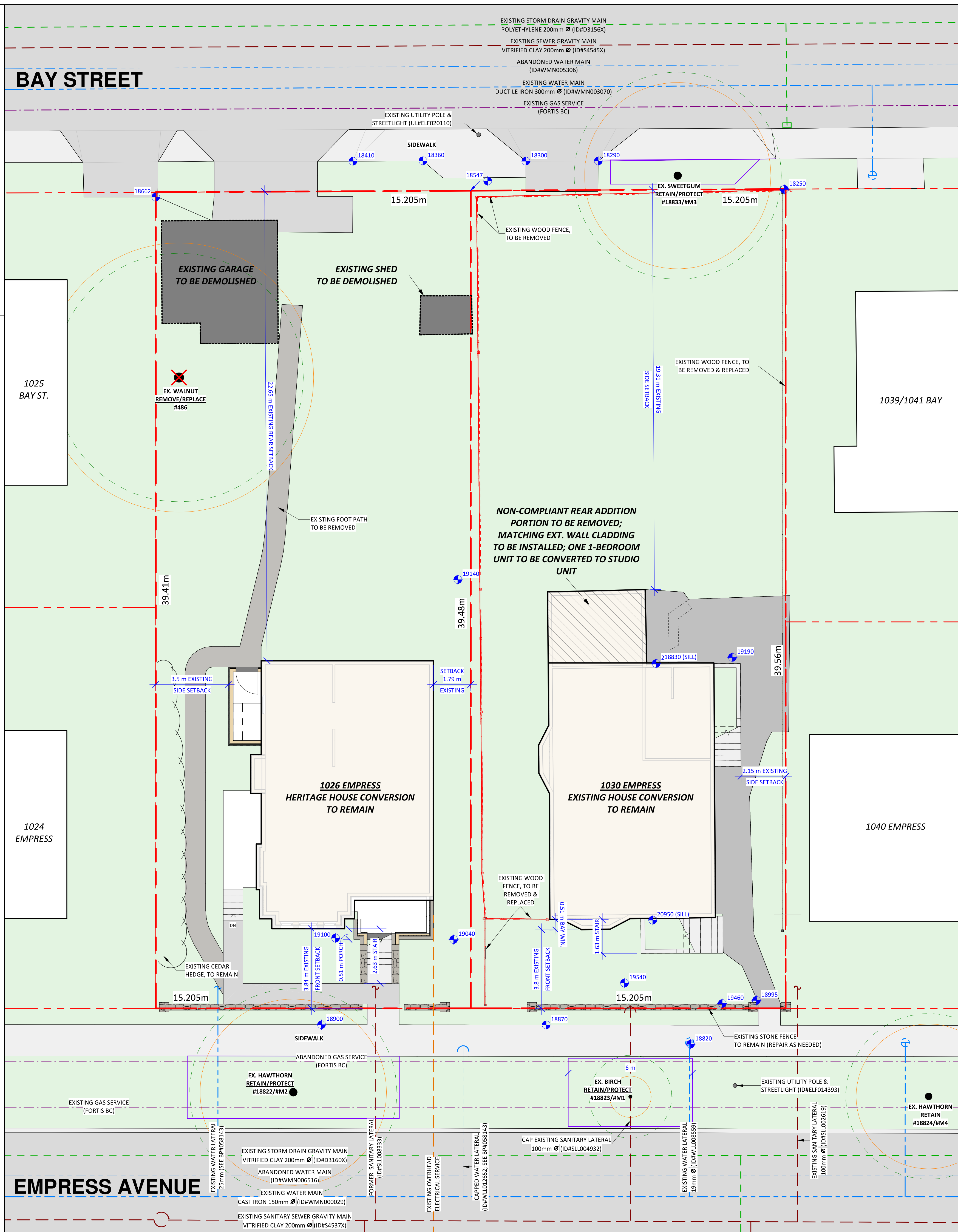


1030 Empress - Existing & Proposed Floor Plan Layouts



1 SITE PLAN - EXISTING
A0.02 1:100

BAY STREET

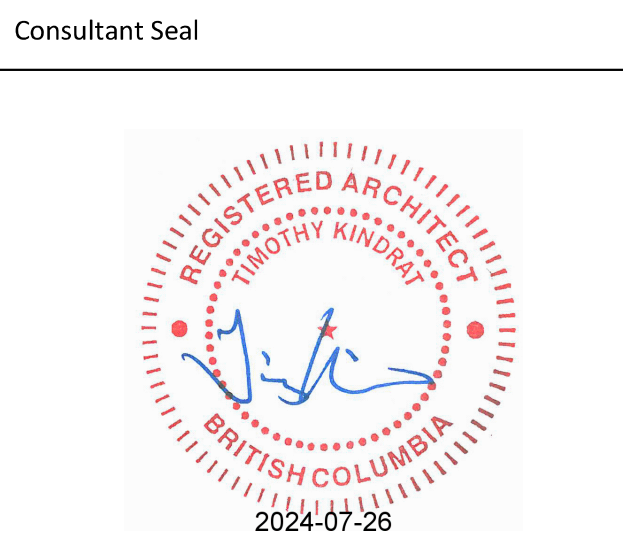


EMPRESS AVENUE

Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26



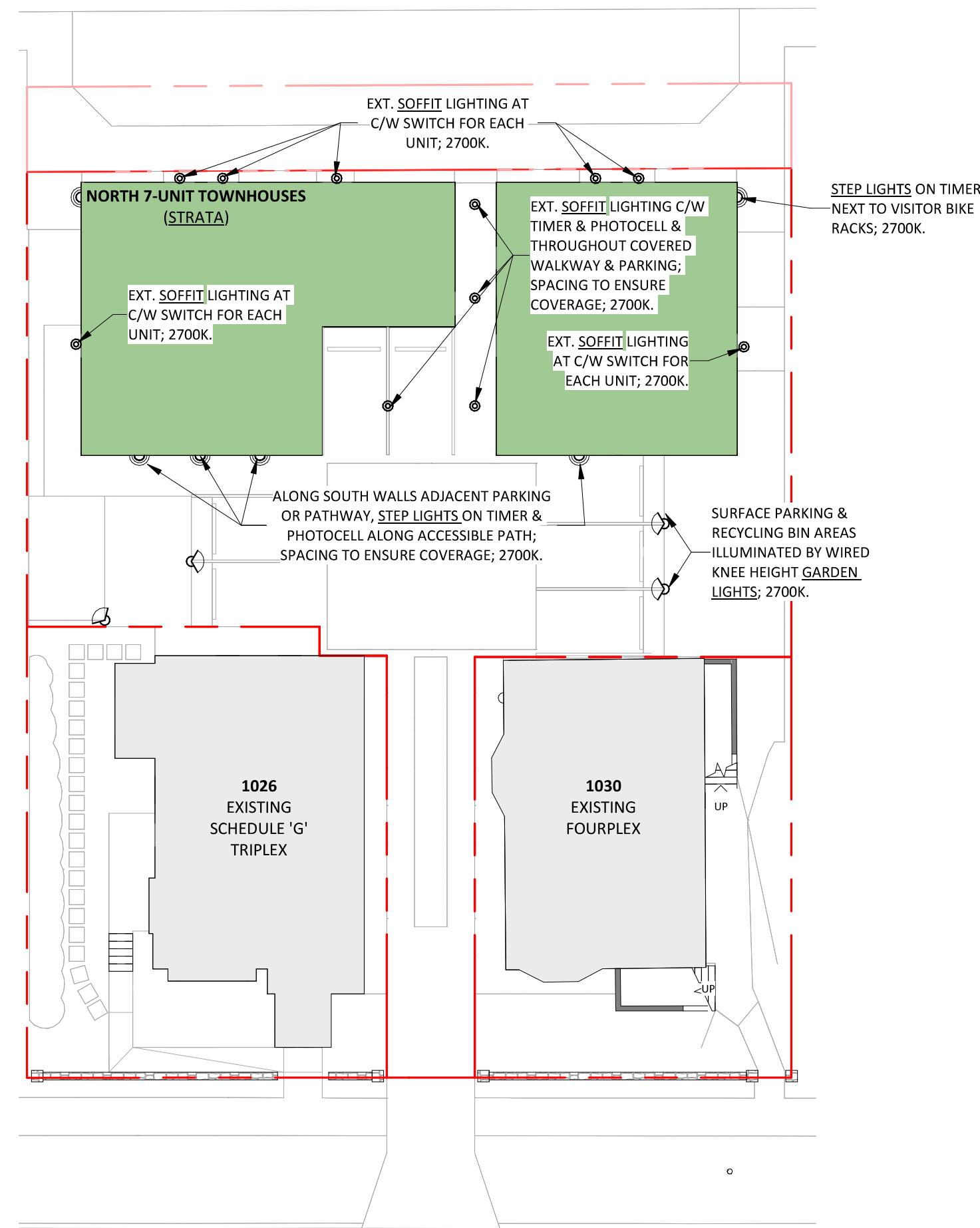
Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - EXISTING & STRATA PHASING

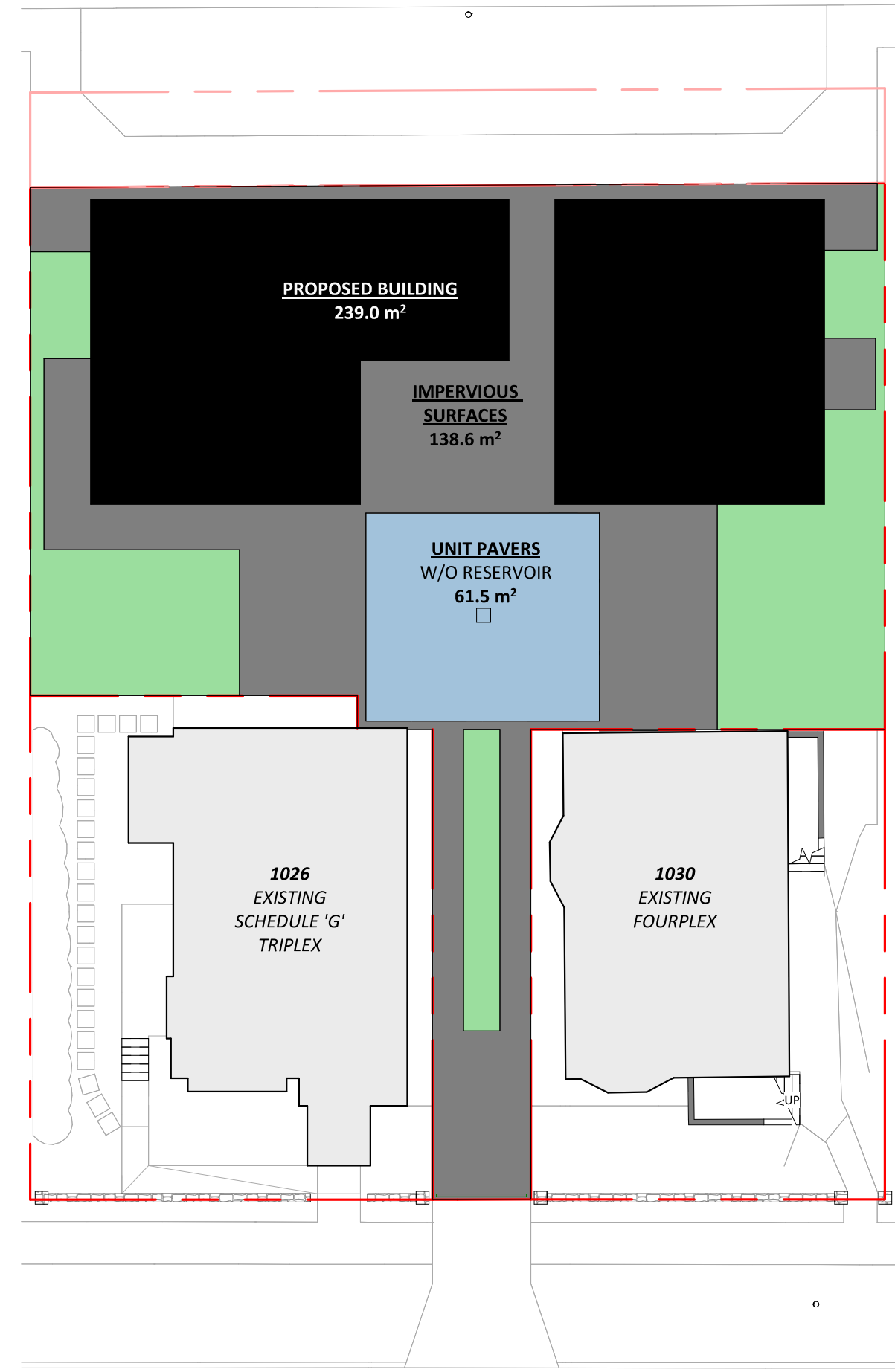
Date	2024-07-26 6:39:02 PM
Drawn by	KKD, TK
Checked by	CLA

A1.01

Project # 23-24 Scale As indicated

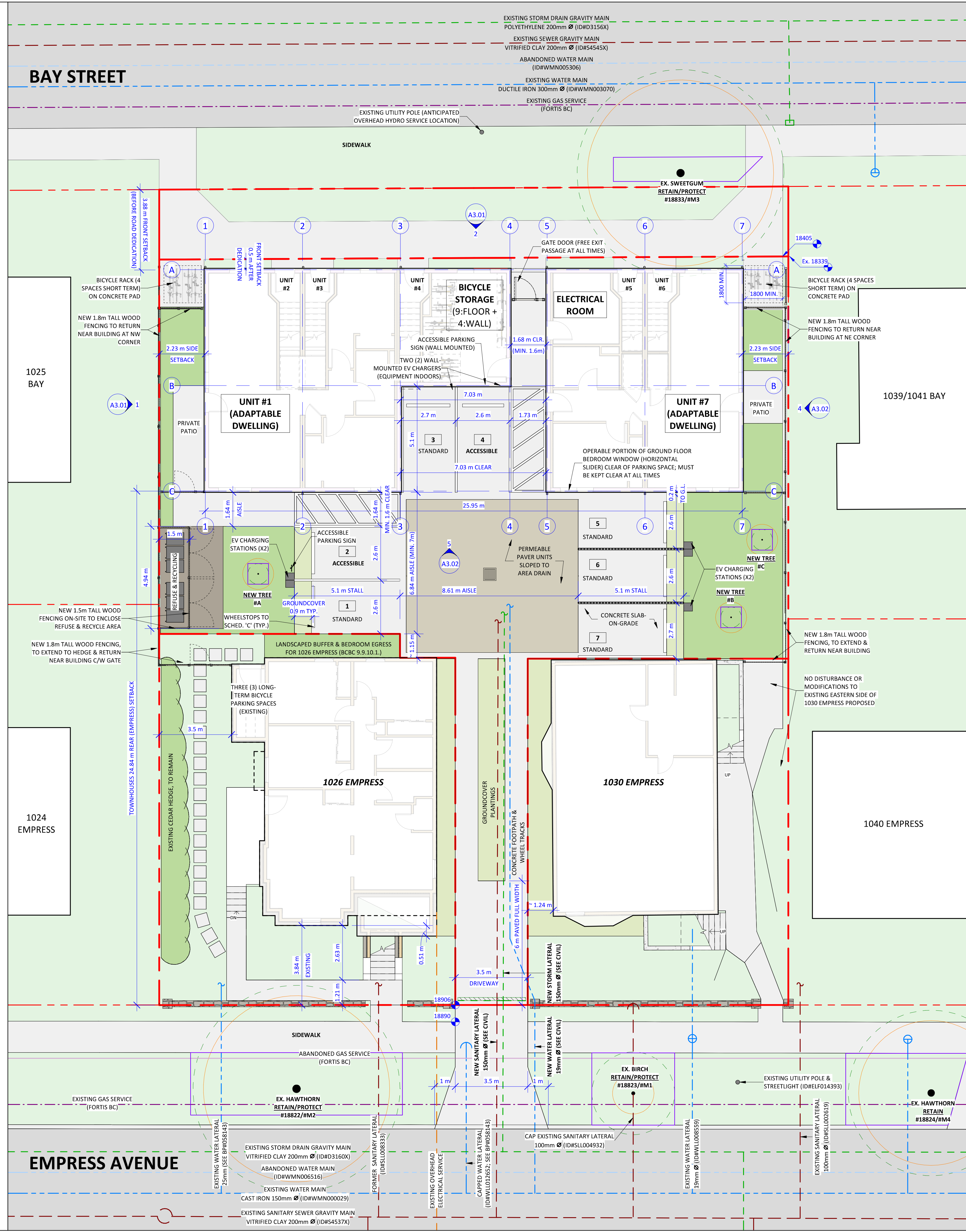
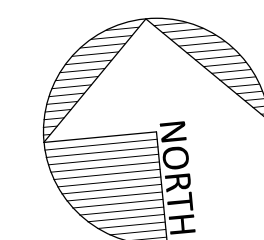


3 LIGHTING PLAN - PROPOSED
A0.02 1:200



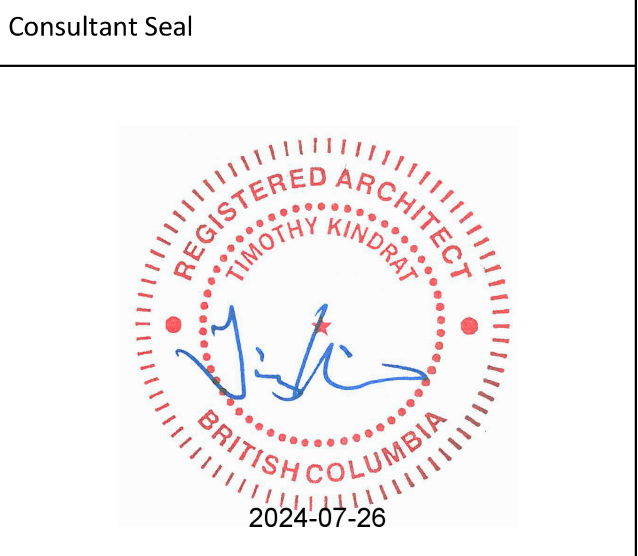
2 STORMWATER MANAGEMENT CONCEPT PLAN
A0.02 1:200

1 SITE PLAN - PROPOSED
A0.02 1:100



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision	No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19	
2	REZ/DPV REVISION	2024-07-26	



Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - PROPOSED

Date 2024-07-26 6:39:07 PM
Drawn by KKD, TK
Checked by CLA

A1.02

Project # 23-24 Scale As indicated

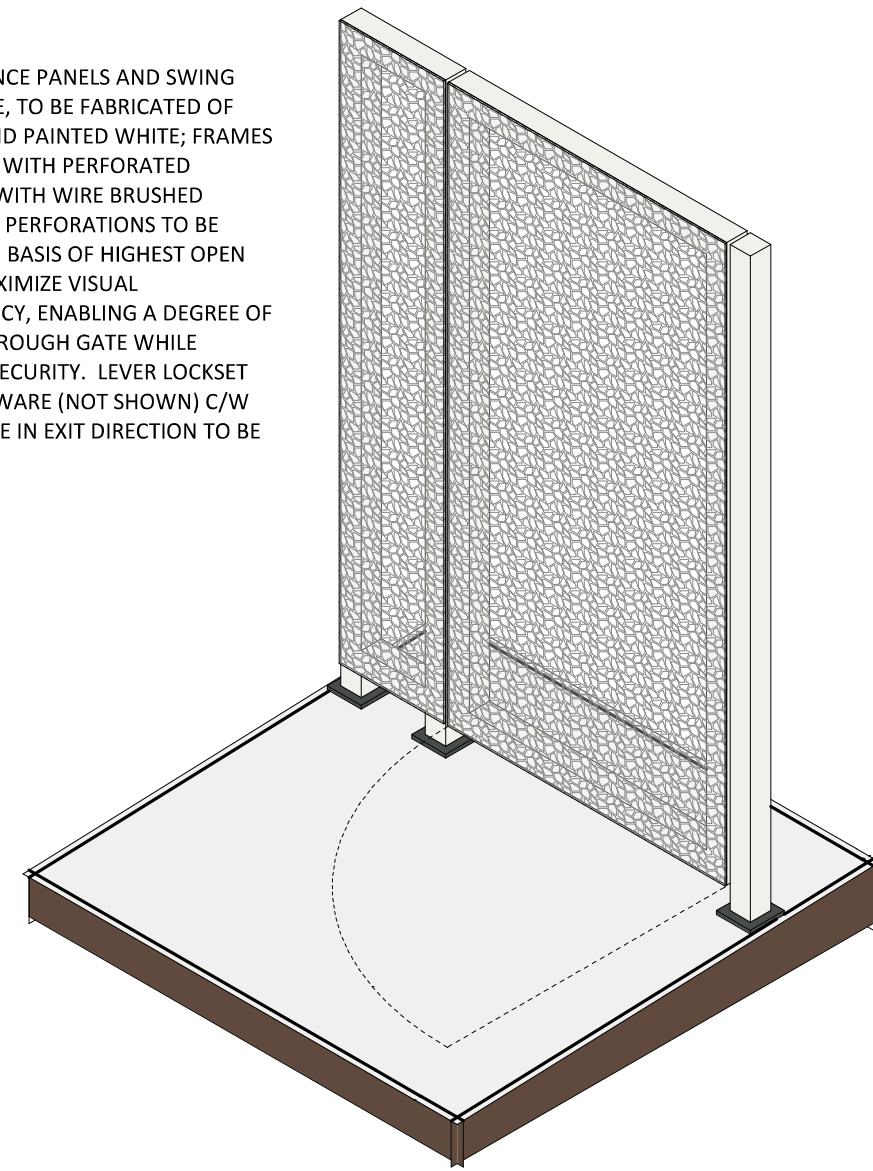
Tree Inventory (All measurements in mm)									
NO.	COMMON NAME	LATIN NAME	D.B.H.	CANOPY SPREAD	C.R.Z.	PROTECT ED	RETAINED	COMMENTS	
486	ENGLISH WALNUT	JUNGLINS REGIA	470	13000	6000	Yes	No	TO BE REMOVED	
18822/M2	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	390	9000	5000	Yes	Yes	BOULEVARD AT 1026 EMPRESS	
18823/M1	PAPER BIRCH	BETULA PAPIRIFERA	170	2000	2000	Yes	Yes	BOULEVARD AT 1030 EMPRESS	
18824/M4	COCKSPUR HAWTHORN	CRATAGUS CRUS-GALLI	340	7000	4000	Yes	Yes	BOULEVARD AT 1040 EMPRESS	
18833/M3	AMERICAN SWEETGUM	LIQUIDAMBAR STRACIFLUA	380	9000	5000	Yes	Yes	BOULEVARD AT 1030 BAY	
A (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	Yes	NEW MEDIUM REPLACEMENT	
B (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	Yes	NEW MEDIUM REPLACEMENT	
C (NEW)	GARRY OAK	QUERCUS GARRYANA	60	1500	500	Yes	Yes	NEW MEDIUM REPLACEMENT	

SITE LEGEND	
	SITE - Easement
	SITE - Gas Services
	SITE - Hydro/Tel/Cable
	SITE - Property Line
	SITE - Sanitary Sewer
	SITE - Storm Service
	SITE - Travel Distance
	SITE - Water Service
LANDSCAPE LEGEND	
	8 GRASS LAWN
	9 GRAVEL (NON-DUSTY EPOXY TREATMENT WHEN <3M FROM PROPERTY LINE)
	10 CONCRETE SLABS ON GRADE
	11 PERMEABLE UNIT PAVERS
	12 PLANTING - SHRUBS
	13 PLANTING - HERBACEOUS AND GROUNDCOVER

Exterior Finishes Legend	
1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
5	PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
6	RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
7	WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
8	SITE - GREEN LAWN
9	SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
10	SITE - CONCRETE SLABS ON GRADE
11	SITE - PERMEABLE UNIT PAVERS
12	SITE - PLANTING - SHRUBS
13	SITE - PLANTING - HERBACEOUS AND GROUNDCOVER

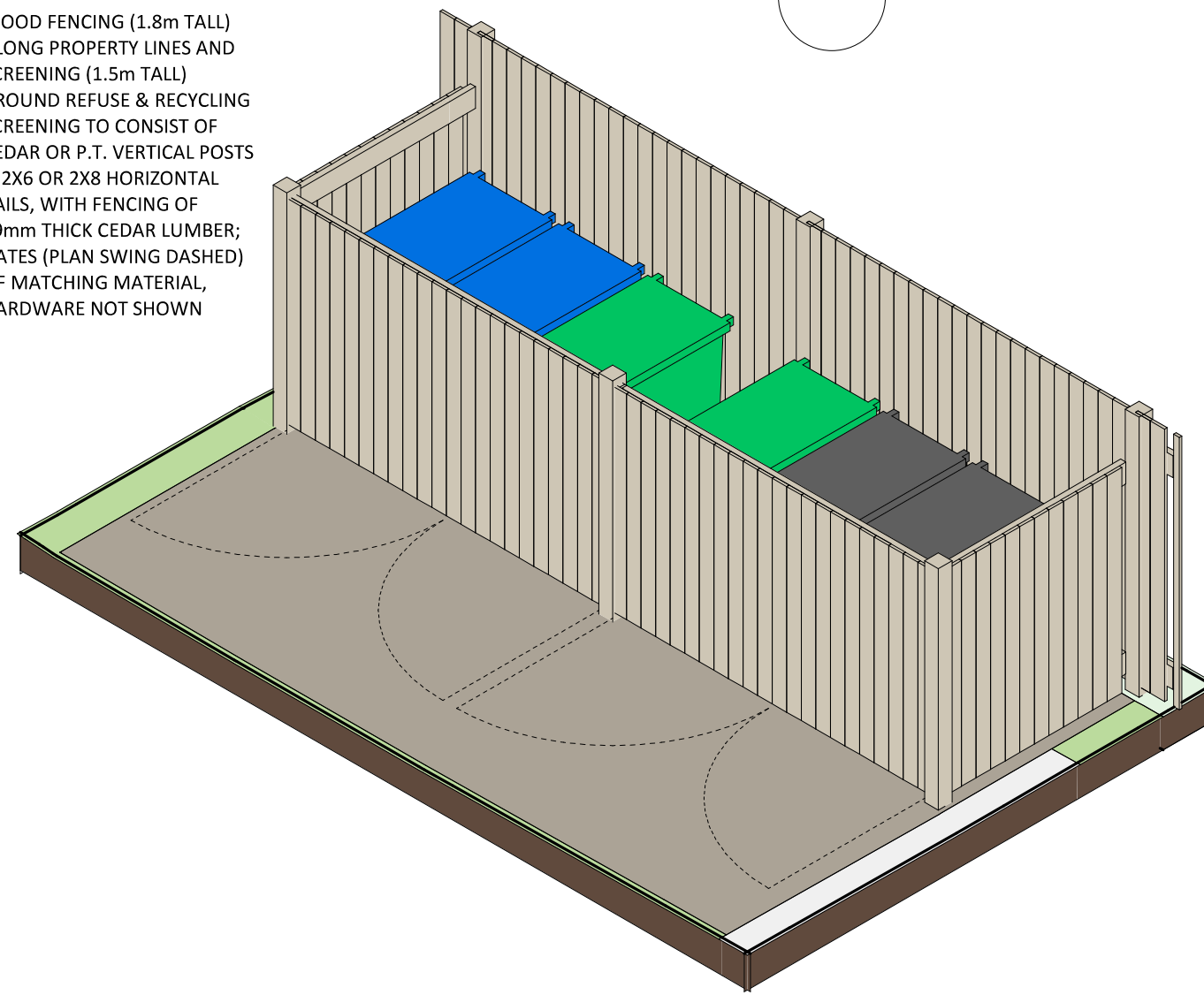
Plant List				
Botanical Name	Common Name	Size	Count	
Trees				
Quercus garryana	Garry Oak	6cm cal.	3	
Shrubs - Average spacing 1 plant / sq.m.				
Symphoricarpos albus	Snowberry	#2 pot		
Cornus sericea 'Arctic Fire'	'Arctic Fire' Red-osier dogwood...	#2 pot		
Polystichum munitum	Sword Fern	#1 pot		
Dryopteris erythrosora	Autumn Fern	#1 pot		
Vaccinium ovatum	Evergren huckleberry	#2 pot		
Herbaceous and Groundcover - Average spacing 3 plants / sq.m.				
Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	#1 pot		
Koeleria macantha	Junegrass	#1 pot		
Plectritis congesta	Sea Blush	Seed		
Sedum ssp.	Stonecrop	Cutting		
Camassia leichtlinii ssp. Suksdorfii	Great Camas	Bulb		
Thymus serpyllum	Creeping Thyme	#1 pot		
Cerastium arvense	Fiel Chickweed	#1 pot		
Achillea millefolium	Yarrow	#1 pot		
Eriophyllum lanatum	Woolly Sunflower	#1 pot		
Arctostaphylos uva-ursi	Kinnikinnick	#1 pot		

SECURITY FENCE PANELS AND SWING DOOR FRAME, TO BE FABRICATED OF STEEL HSS AND PAINTED WHITE; FRAMES TO BE FACED WITH PERFORATED ALUMINUM WITH WIRE BRUSHED FINISH, WITH PERFORATIONS TO BE SELECTED ON BASIS OF HIGHEST OPEN AREA TO MAXIMIZE VISUAL TRANSPARENCY, ENABLING A DEGREE OF VISIBILITY THROUGH GATE WHILE PROVIDING SECURITY. LEVER LOCKSET DOOR HARDWARE (NOT SHOWN) C/W FREE PASSAGE IN EXIT DIRECTION TO BE PROVIDED



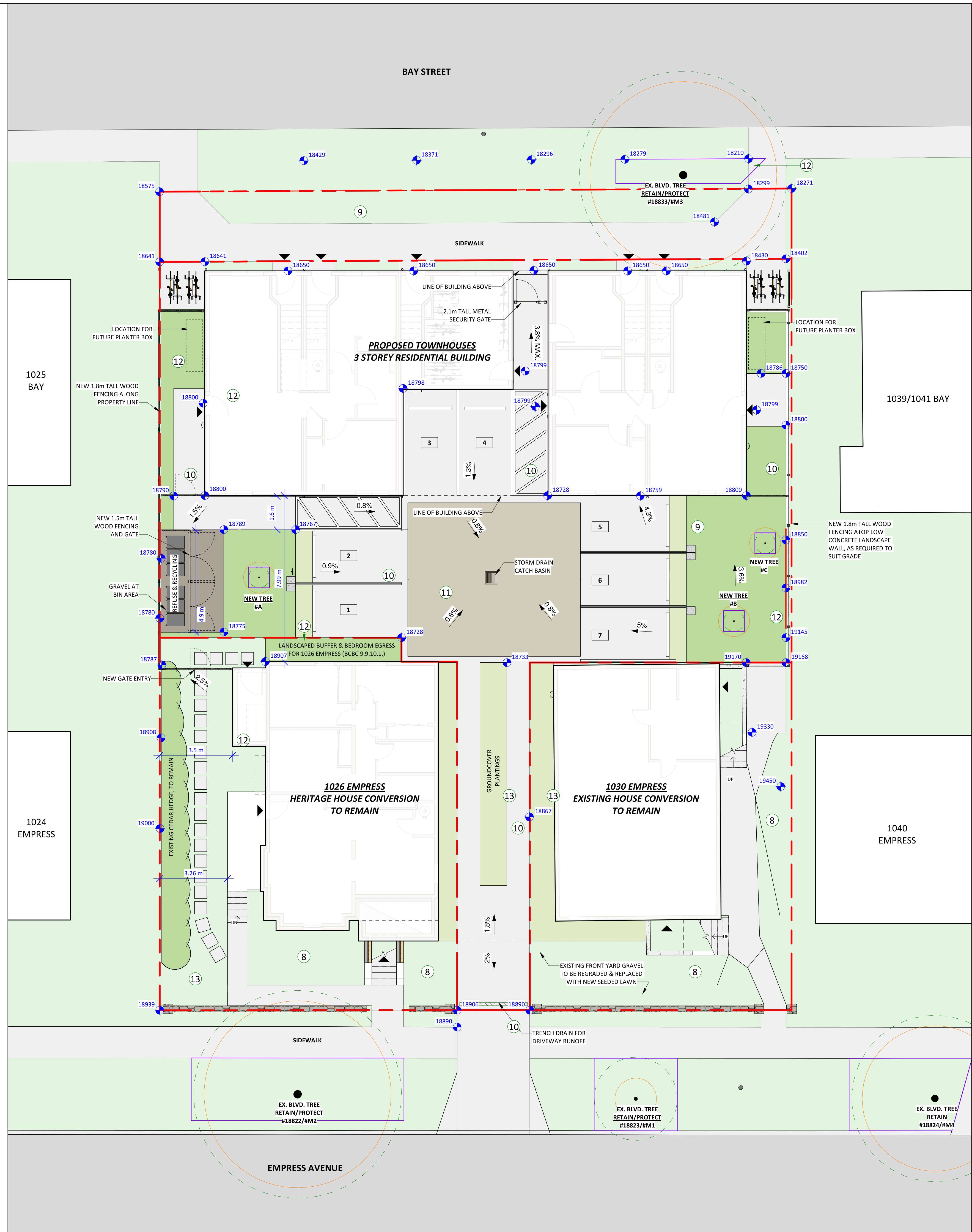
2 3D - Security Gate Axo

WOOD FENCING (1.8m TALL) ALONG PROPERTY LINES AND SCREENING (1.5m TALL) AROUND REFUSE & RECYCLING SCREENING TO CONSIST OF CEDAR OR P.T. VERTICAL POSTS & 2X6 OR 2X8 HORIZONTAL RAILS, WITH FENCING OF 19mm THICK CEDAR LUMBER; GATES (PLAN SWING DASHED) OF MATCHING MATERIAL, HARDWARE NOT SHOWN

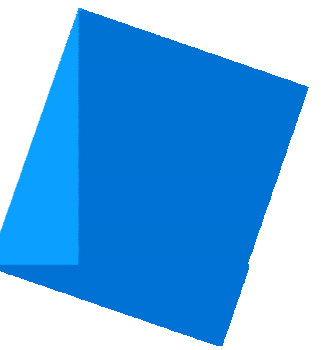


3 3D - Garbage Enclosure Axo

1 SITE PLAN - LANDSCAPE PLAN
A0.02 1 : 100



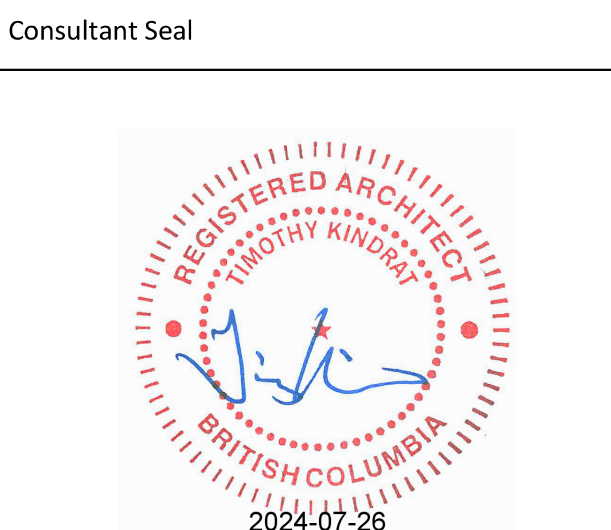
Christine Lintott Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

SITE PLAN - LANDSCAPE PLAN

Date	2024-07-26 6:39:12 PM
Drawn by	KKD, TK
Checked by	CLA

A1.03

Project # 23-24 Scale As indicated



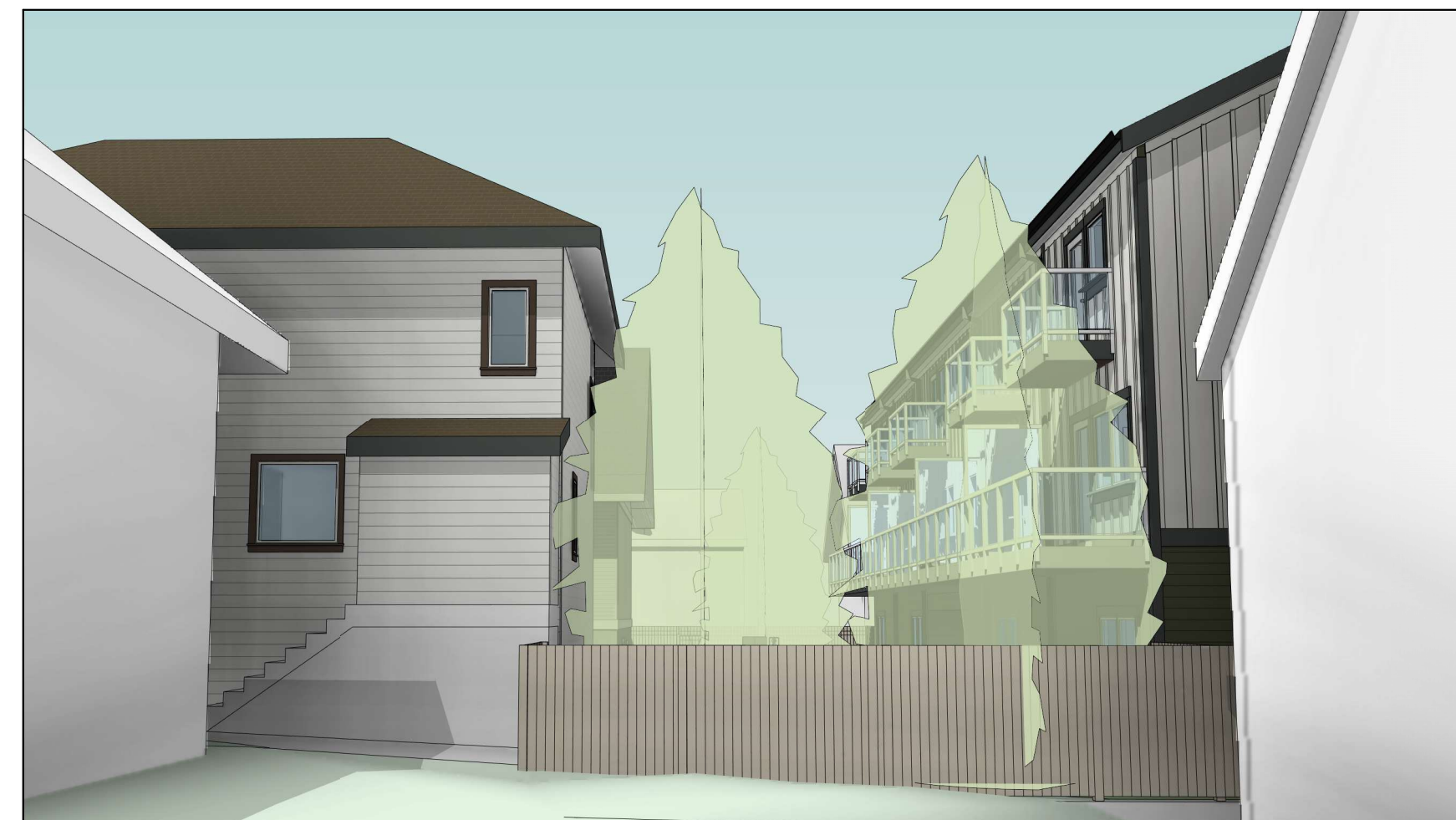
2 STREET ELEVATION - NORTH
1 : 200



1 STREET ELEVATION - SOUTH
1 : 200



VIEW FROM REAR YARD OF 1024 EMPRESS/1025 BAY



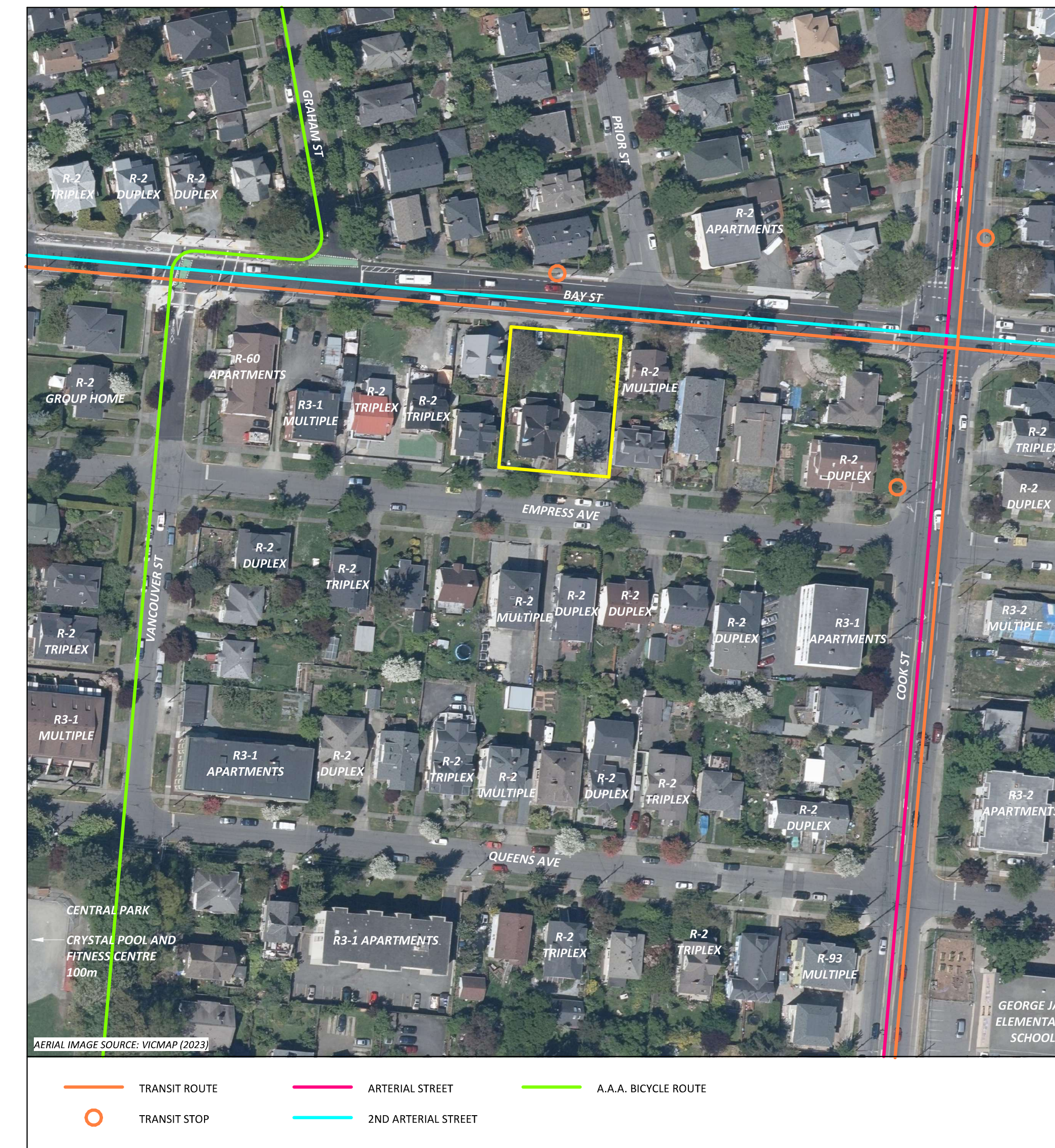
VIEW FROM REAR YARD OF 1039/1041 BAY AND 1040 EMPRESS



PERSPECTIVE VIEW FROM BAY STREET

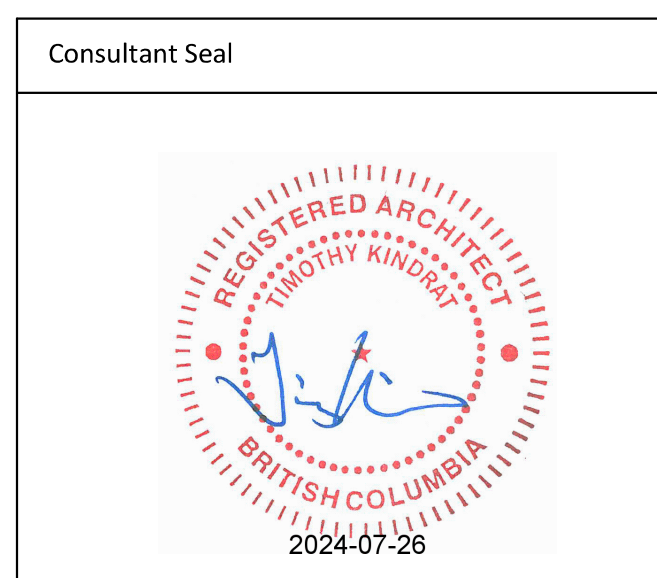


PERSPECTIVE VIEW FROM EMPRESS AVE



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

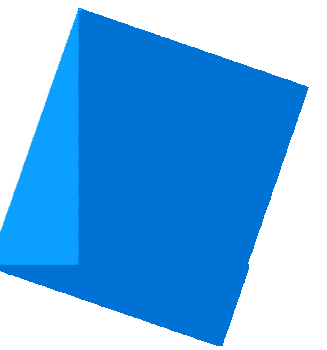


Empress Townhouses
1026/1028 & 1030 Empress Avenue
Victoria, BC V8T 1P2

CONTEXT & 3D PERSPECTIVES

Date	2024-07-26 6:39:20 PM
Drawn by	-
Checked by	CLA

A1.11
Project # 23-24 Scale As indicated

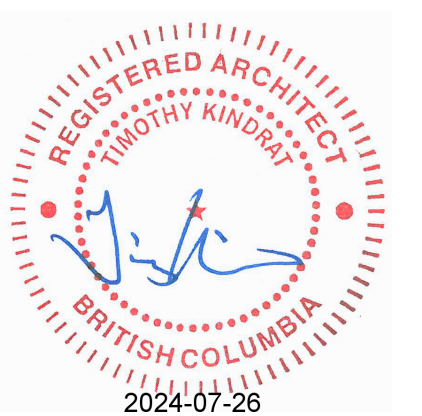


Issue	Date
CALC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT	19-MAR-2024
PERMIT W/VARIANCE	
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

2 TOWNHOUSE FLOOR PLAN - LEVEL 2
A0.02 1:50

Consultant Seal



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

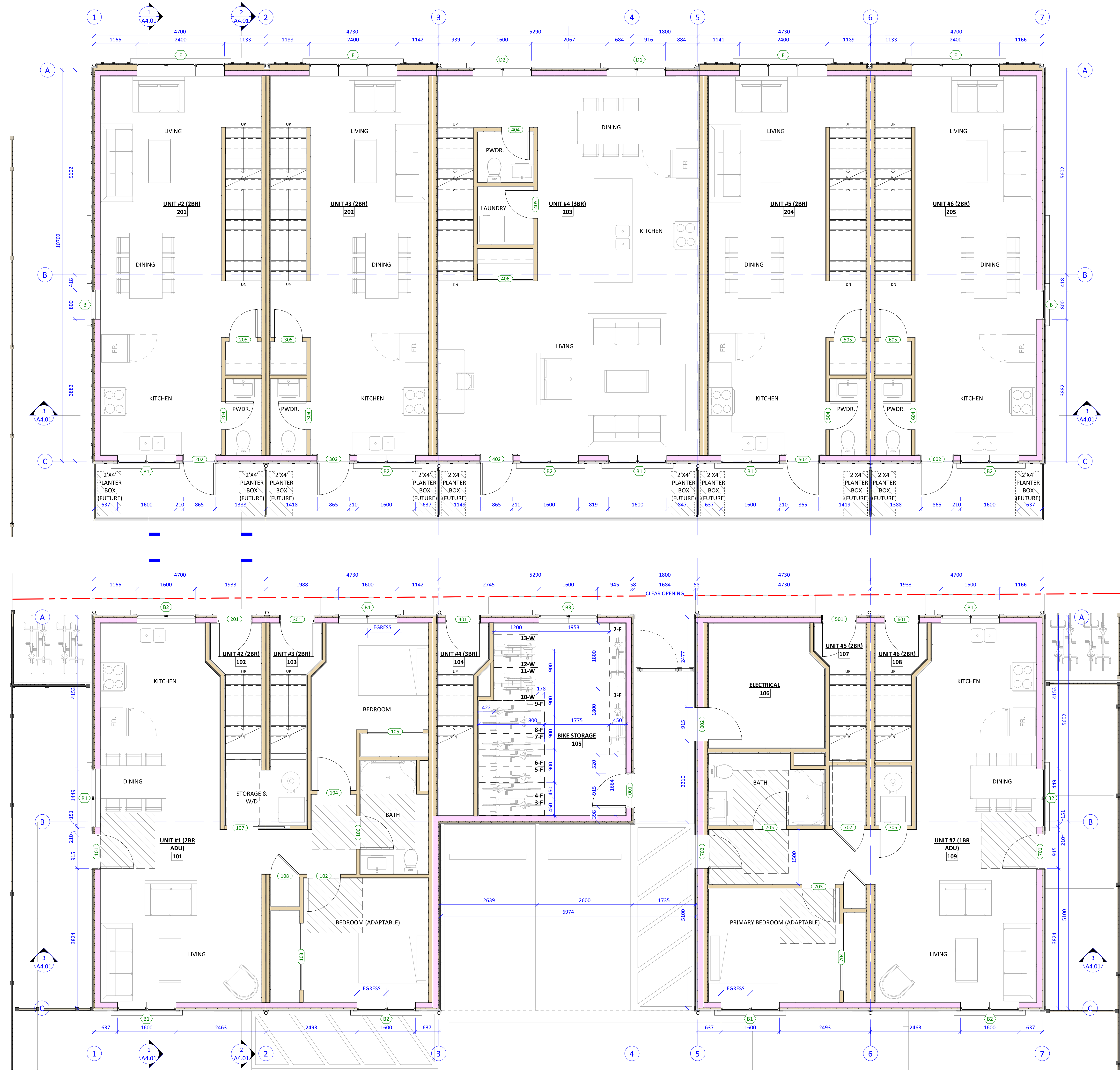
FLOOR PLANS - LEVELS 1 & 2

Date	2024-07-26 6:39:26 PM
Drawn by	KKD
Checked by	CLA

A2.01

Project # 23-24 Scale 1:50

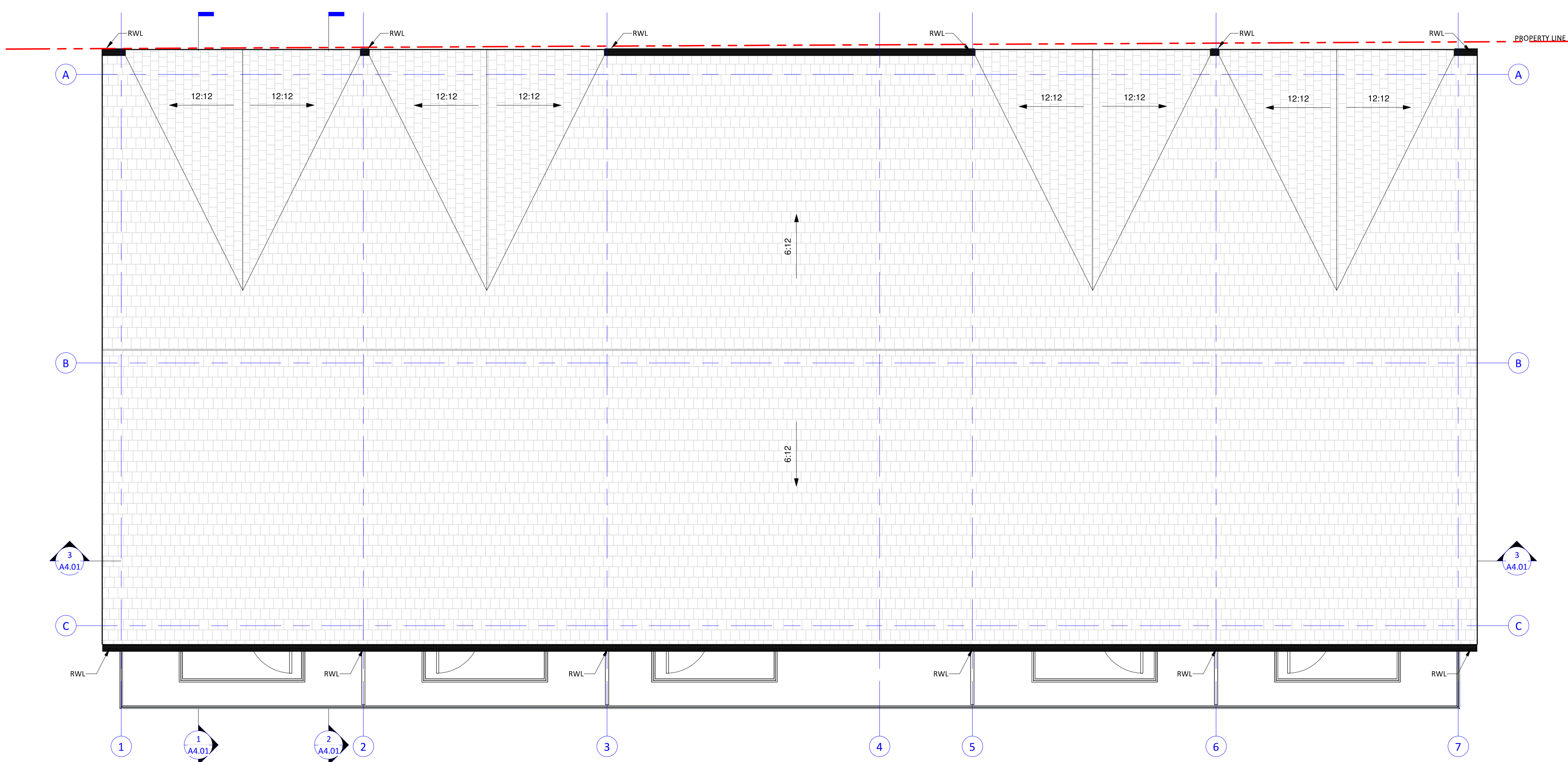
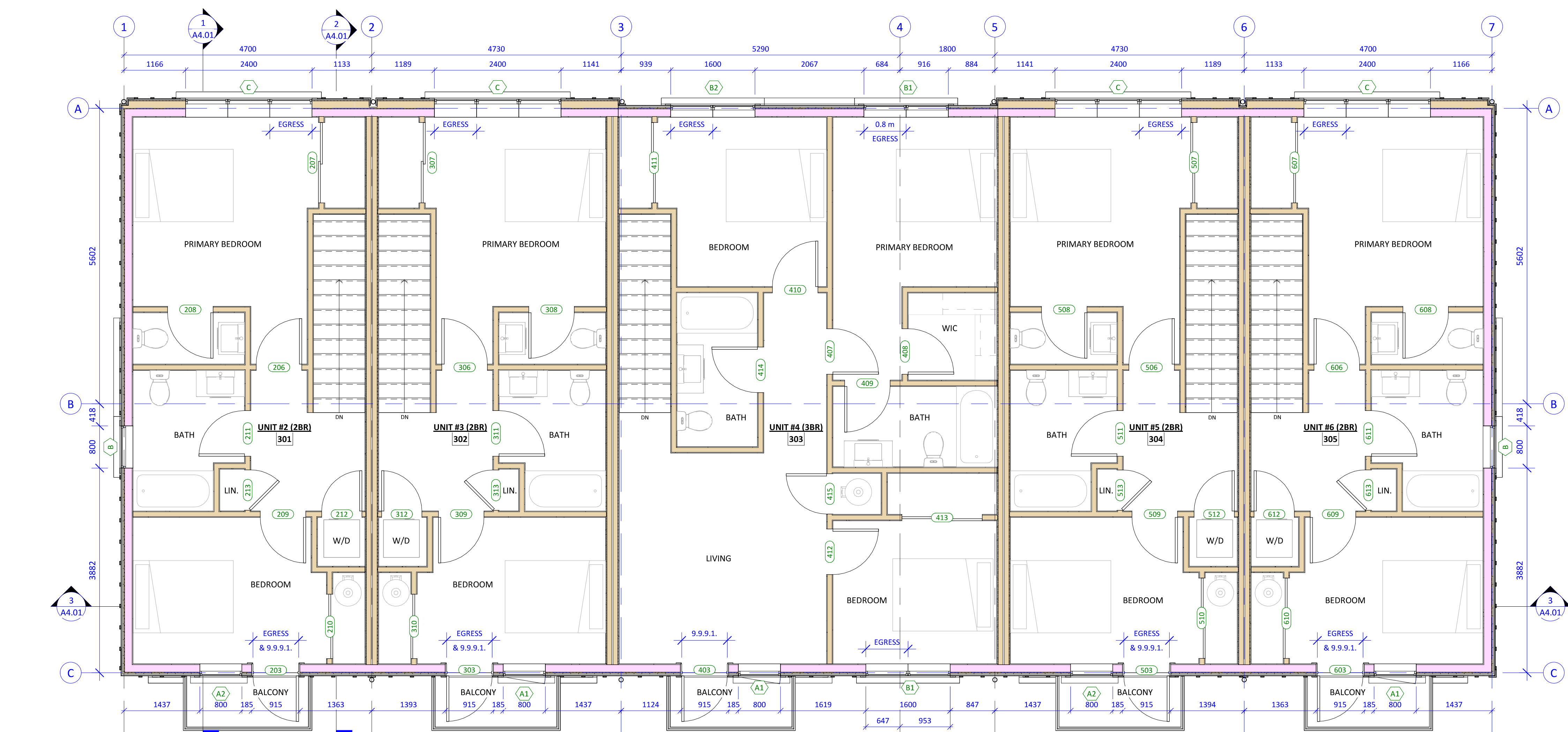
1 TOWNHOUSE FLOOR PLAN - LEVEL 1
A0.02 1:50



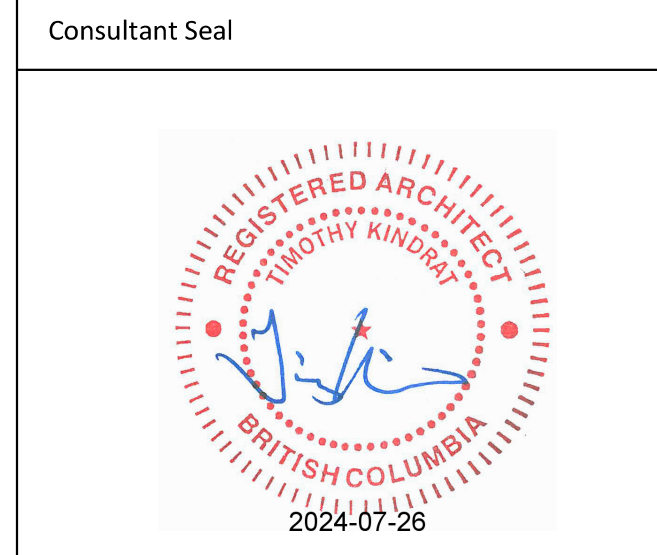
Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

3 TOWNHOUSE FLOOR PLAN - LEVEL 3
 A0.02 1 : 50



4 TOWNHOUSE ROOF PLAN
 A0.02 1 : 50



Empress Townhouses
 1026/1028 & 1030
 Empress Avenue
 Victoria, BC V8T 1P2

FLOOR PLANS - LEVELS 3 & ROOF

Date	2024-07-26 6:39:28 PM
Drawn by	KKD
Checked by	CLA

A2.02



2 NORTH ELEVATION - BAY STREET
A1.02 1 : 50

"MOUNTAIN SAGE"
(HARDIEPLANK)
• CEMENTITIOUS LAP SIDING

"CHANTILLY LACE"
(BENJAMIN MOORE #OC-65)
• CEMENTITIOUS PANEL BOARD & BATTEN SIDING
• CEMENTITIOUS SHINGLE SIDING
• JULIET WOOD GUARD PICKETS

"IRON GREY"
(MATCH TO JAMES HARDIE)
• HORIZONTAL & CORNER TRIMS
• WINDOW TRIMS
• ROOF FASCIAS

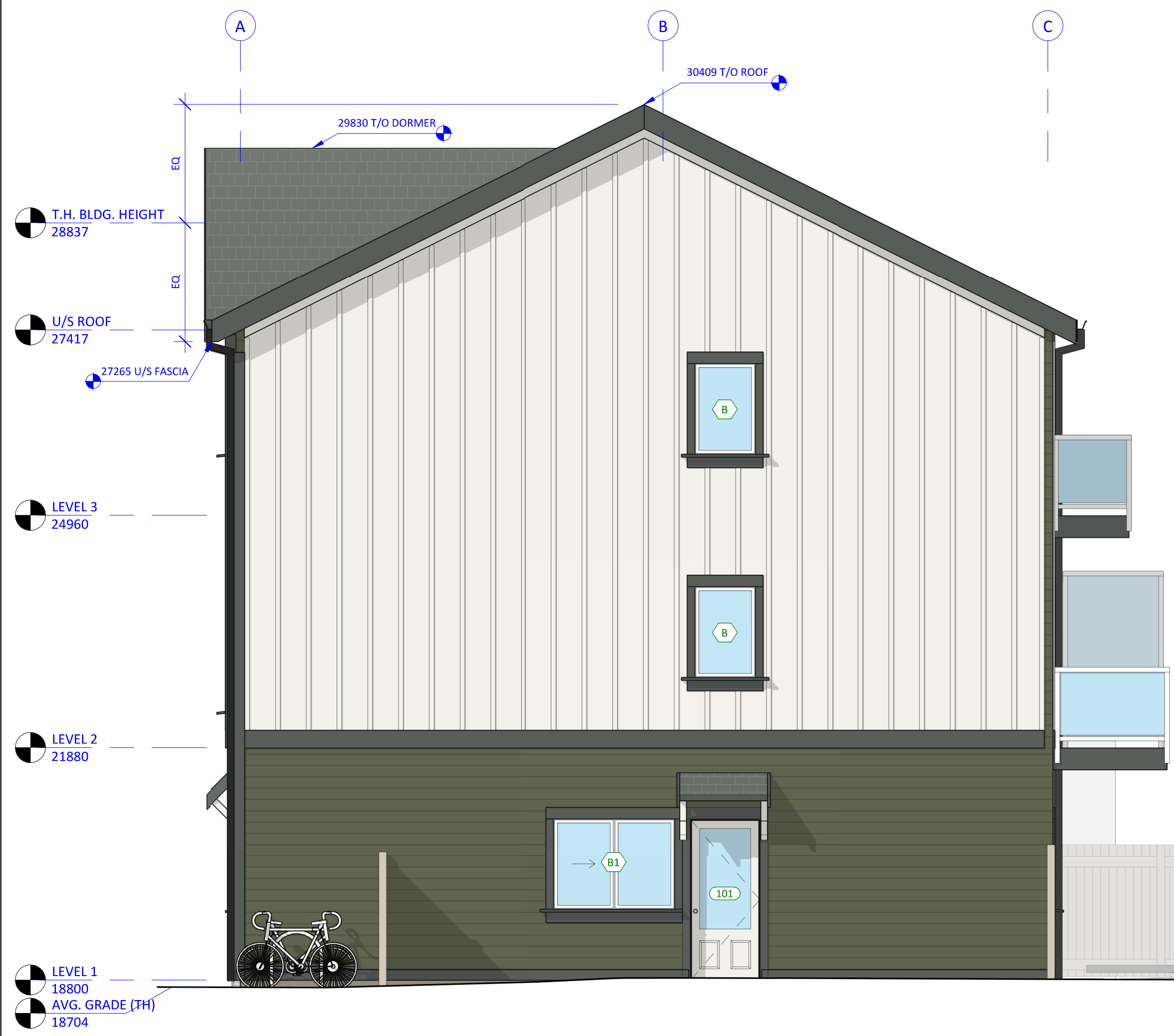
BLACK
(PREFINISHED; COLOUR APPROXIMATE)
• RAIN WATER LEADERS
• GUTTERS

DARK GRAY
(COLOUR APPROXIMATE)
• ASPHALT ROOFING SHINGLES

WHITE
(PREFINISHED; COLOUR APPROXIMATE)
• WINDOWS & DOORS
• METAL BALCONY RAILINGS & SCREENS

Exterior Finishes Legend

1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
5	PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
6	RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
7	WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
8	SITE - GREEN LAWN
9	SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
10	SITE - CONCRETE SLABS ON GRADE
11	SITE - PERMEABLE UNIT PAVERS
12	SITE - PLANTING - SHRUBS
13	SITE - PLANTING - HERBACEOUS AND GROUNDCOVER



1 ELEVATION - WEST
A1.02 1 : 50

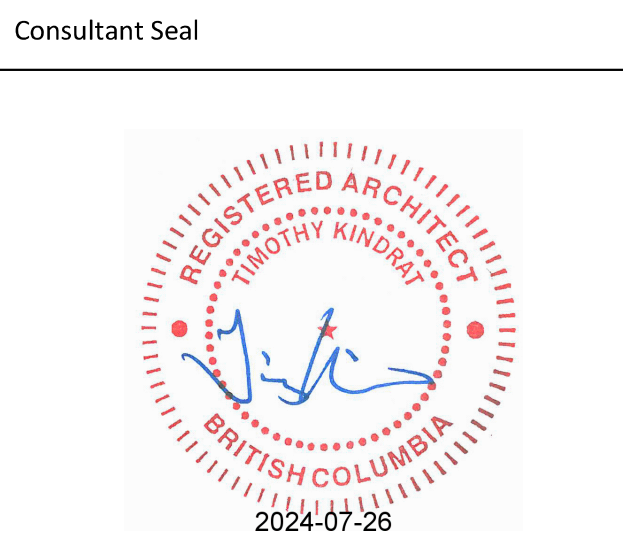


1 ELEVATION - WEST
A1.02 1 : 50

Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision	No.	Description	Date
	1	CHANGES SINCE CALUC	2024-03-19
	2	REZ/DPV REVISION	2024-07-26



Empress Townhouses
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING ELEVATIONS - NORTH (BAY) & WEST

Date	2024-07-26 6:39:33 PM
Drawn by	KKD
Checked by	CLA

A3.01

Project # 23-24 Scale As indicated



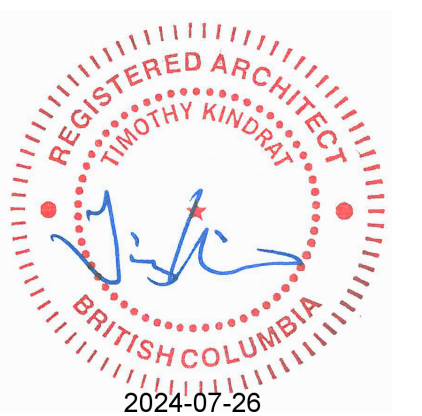
Issue Date

CALUC PRELIM. COMMENT 15-SEP-2023
REZONING & DEVELOPMENT 19-MAR-2024
PERMIT W/VARIANCE
REVISED REZ & DPV APPLICATION 26-JUL-2024

Revision

No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

Consultant Seal



Empress Townhouses

1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING ELEVATIONS - EAST & SOUTH

Date 2024-07-26 6:39:37 PM
Drawn by KKD
Checked by CLA

A3.02

Project # 23-24 Scale 1 : 50

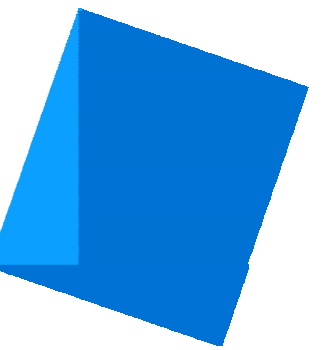


4 EAST ELEVATION
A1.02 1 : 50



5 ELEVATION - SOUTH - NORTH BUILDING (LOT INTERIOR)
A1.02 1 : 50

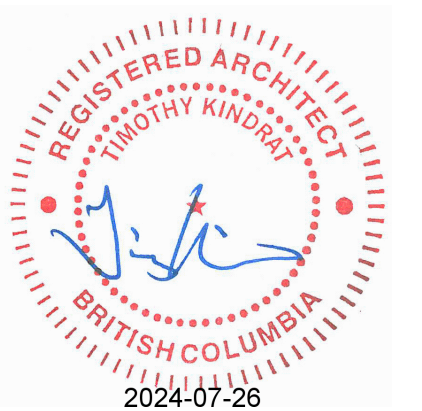
Exterior Finishes Legend	
1	ASPHALT ROOF SHINGLES - COLOUR: DARK GRAY (APPROXIMATE)
2	HORIZONTAL CEMENTITIOUS LAP SIDING - COLOUR: "MOUNTAIN SAGE"
3	CEMENTITIOUS SHINGLE SIDING - COLOUR: "CHANTILLY LACE"
4	VERTICAL CEMENTITIOUS BOARD & BATTEN SIDING - COLOUR: "CHANTILLY LACE"
5	PAINTED TRIM, TYPICAL - COLOUR: "IRON GREY"
6	RAINWATER LEADERS & GUTTERS - COLOUR: BLACK (APPROXIMATE)
7	WINDOWS, DOORS & METAL - COLOUR: WHITE (APPROXIMATE)
8	SITE - GREEN LAWN
9	SITE - GRAVEL PATHWAY (NON-DUST EPOXY TREATMENT WHERE <3m FROM PROPERTY LINE)
10	SITE - CONCRETE SLABS ON GRADE
11	SITE - PERMEABLE UNIT PAVERS
12	SITE - PLANTING - SHRUBS
13	SITE - PLANTING - HERBACEOUS AND GROUNDCOVER



Issue	Date
CALUC PRELIM. COMMENT	15-SEP-2023
REZONING & DEVELOPMENT PERMIT W/VARIANCE	19-MAR-2024
REVISED REZ & DPV APPLICATION	26-JUL-2024

Revision		
No.	Description	Date
1	CHANGES SINCE CALUC	2024-03-19
2	REZ/DPV REVISION	2024-07-26

Consultant Seal



Empress Townhouses

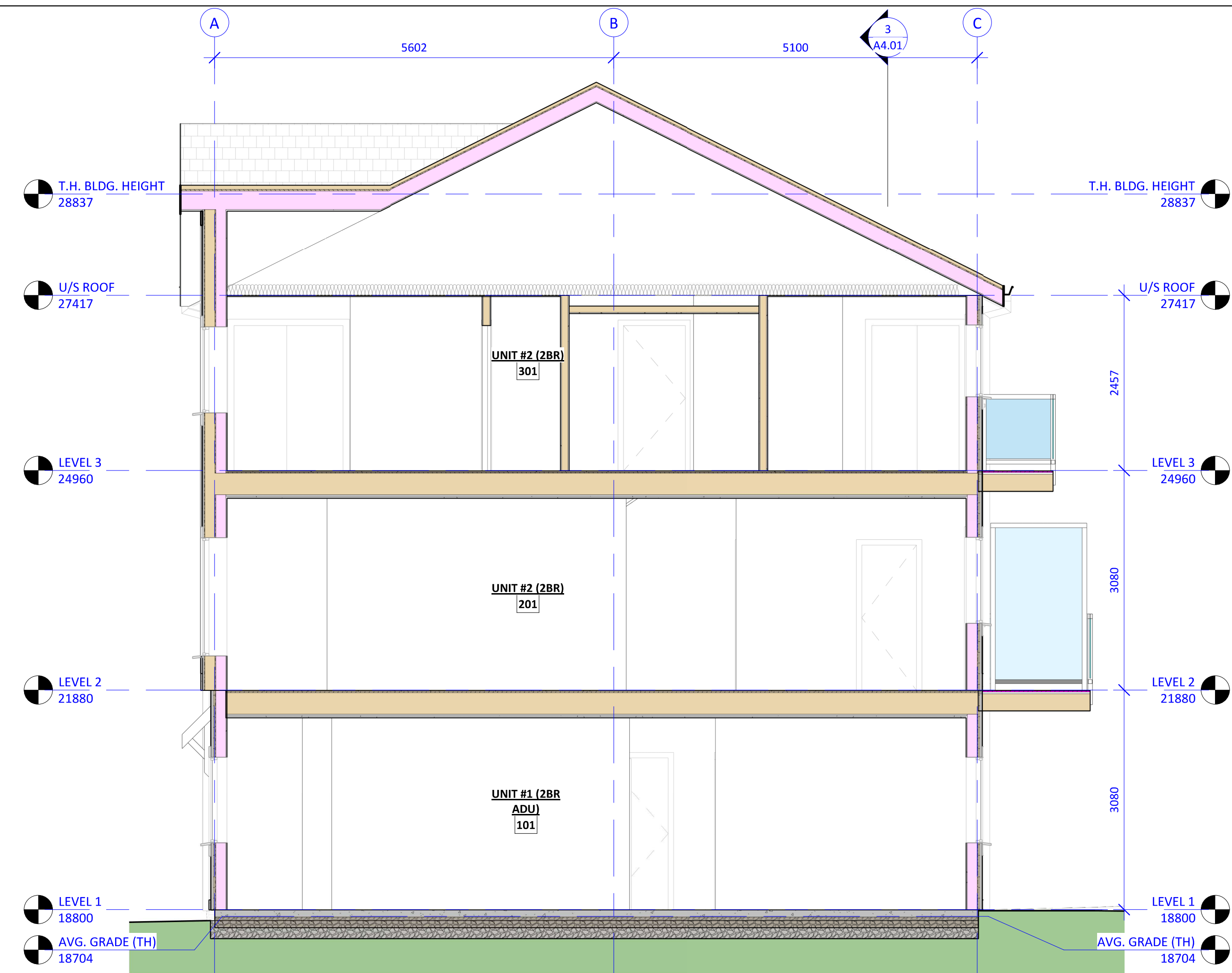
1026/1028 & 1030
Empress Avenue
Victoria, BC V8T 1P2

BUILDING SECTIONS

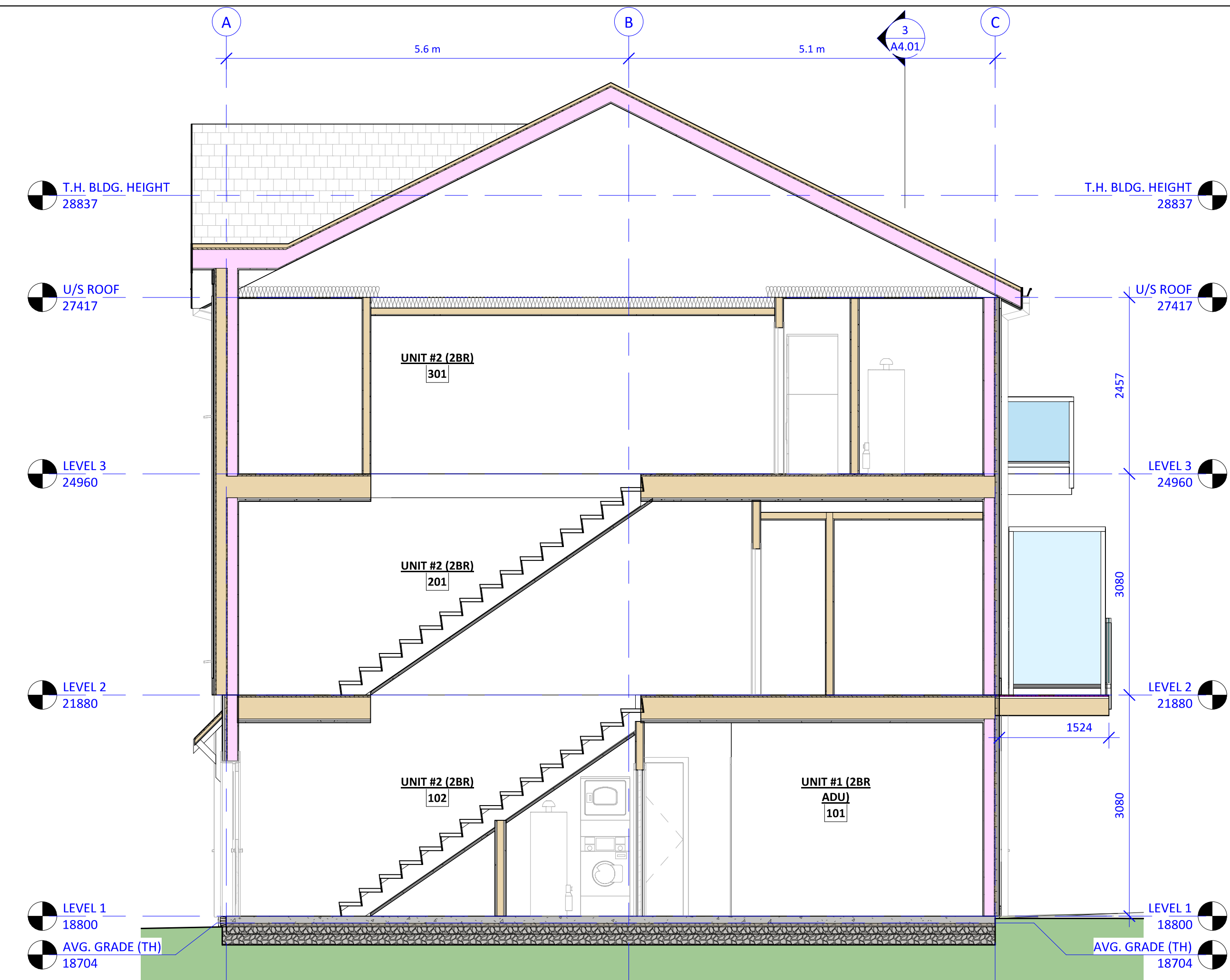
Date	2024-07-26 6:39:39 PM
Drawn by	KKD
Checked by	CLA

A4.01

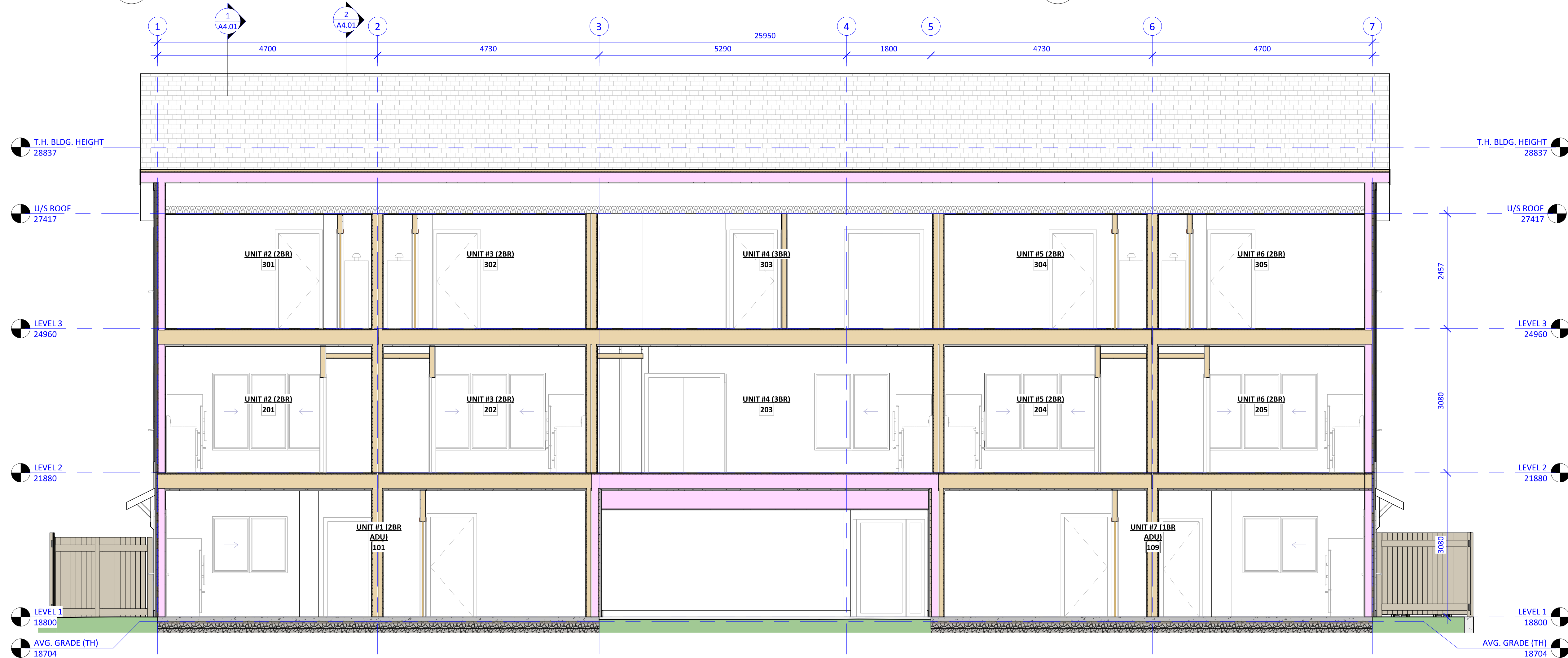
Project # 23-24 Scale 1 : 50



1 BUILDING SECTION - LIVING
A2.01 1 : 50



2 BUILDING SECTION - STAIRS
A2.01 1 : 50



3 BUILDING SECTION - LONGITUDINAL
A2.01 1 : 50

Door Schedule

NO.	TYPE	WIDTH (mm)	WIDTH (in.)	HEIGHT (mm)	HEIGHT (in.)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRESHOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARATION	F.P.R.	F.R.R.	
614	D7	610	24	2035	80	WOOD	WOOD	SOLID/HOLLOW	-										
BICYCLE ROOM																			
001	D3	915	36	2135	84	METAL	METAL	INSULATED	CERAMIC	CARD READER	THERMALLY BROKEN	Yes	Yes	Yes	Yes	Yes	20 MIN	0.75hr	
ELECTRICAL																			
002	D5	915	36	2135	84	METAL	METAL	INSULATED	-	STOREROOM	THERMALLY BROKEN	No	No	Yes	Yes	Yes	20 MIN	0.75hr	
UNIT #1																			
101	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No			
102	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
103	D8	1830	72	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
104	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
105	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
106	D7	915	36	2135	84	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
107	F	864	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
108	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #2																			
201	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
202	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
203	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
204	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
205	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
206	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
207	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
208	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
209	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
210	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
211	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
212	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
213	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #3																			
301	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
302	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
303	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
304	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
305	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
306	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
307	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
308	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
309	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
310	D8	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
311	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
312	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
313	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #4																			
401	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
402	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
403	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
404	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
405	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
406	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
407	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
408	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
409	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
410	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
411	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
412	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
413	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
414	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
415	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #5																			
501	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
502	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
503	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
504	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
505	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
506	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
507	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
508	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
509	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
510	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
511	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
512	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
513	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #6																			
601	D2	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No			
602	D6	865	34	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
603	D6	865	34	2035	80	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No			
604	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
605	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
606	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
607	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
608	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
609	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
610	D8	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT		No	No	No	No	No			
611	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY		No	No	No	No	No			
612	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
613	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE		No	No	No	No	No			
UNIT #7																			
701	D1	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	SAFETY	ENTRANCE	ACCESSIBLE	No	No	No	Yes	No			
702	D4	915	36	2135	84	FIBREGLOSS	FIBREGLOSS	INSULATED	-	ENTRANCE	ACCESSIBLE	No	No	No	Yes	Yes	20 MIN	0.75hr	

ENVIRONMENTAL NOTES:

- USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ADJUST WORK ACTIVITIES DURING PERIODS OF HEAVY RAIN TO MINIMIZE SEDIMENTS ENTERING THE STORM DRAINAGE SYSTEM.
- SOME BMP'S TO CONSIDER:
 - CHECK ALL EQUIPMENT FOR FLUID LEAKS PRIOR TO ENTERING THE WORK AREA.
 - NO EQUIPMENT RE-FUELING TO OCCUR IN THE WORK AREA UNLESS SPILL PROTECTION MEASURES ARE IN PLACE.
 - A SPILL KIT IS TO BE MAINTAINED ON SITE THROUGHOUT THE CONSTRUCTION PERIOD.
 - SURFACE WATER IS TO BE MANAGED WITHIN THE WORK AREA AND TREATED BEFORE DISCHARGED. THIS MAY INCLUDE ONSITE DETENTION AND/OR CULVERT FILTRATION.
 - COVER EXPOSED SOILS IN INCLEMENT WEATHER ie TARP, HYDRO SEED OR ORGANIC LEAF MULCH.
 - STOCKPILE SOILS AWAY FROM CULVERT INLETS AND ENSURE THEY ARE COVERED IF LEFT FOR MORE THAN 48 HOURS.
 - PLACE DRAIN ROCK AND FILET FABRIC AT THE INLET OF CULVERT.
 - SURROUND PROTECTED TREES WITH SNOW FENCING AT DRIP LINE OR CRITICAL ROOT ZONE OF TREE DURING CONSTRUCTION. CONTACT CITY ARBORIST PRIOR TO BEGINNING CONSTRUCTION.
 - INSTALL SILT FENCING AS REQUIRED.

GENERAL CONSTRUCTION NOTES:

1. CONTACT & NOTIFY ALL HOMEOWNERS AFFECTED BY WORKS 4 WEEKS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED ON THIS DRAWING.
3. REPAIR AND/OR REPLACE ALL INFRASTRUCTURE/PRIVATE PROPERTY DAMAGED OR REMOVED DURING CONSTRUCTION, TO BETTER THAN, OR EQUAL TO PRE-CONSTRUCTION CONDITION.
4. REINSTATE ALL PRIVATE PROPERTY TO PRE-CONSTRUCTION CONDITIONS.
5. CONTACT CITY PARKS DEPARTMENT PRIOR TO WORKING IN AND AROUND TREES.
6. ENSURE THE CURRENT MUNICIPAL O.H.&S. GROUND DISTURBANCE PRACTICE AND PROCEDURES ARE FOLLOWED. CONTACT BC1 AT 1-800-474-6886 FOR EXTERNAL UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NOTIFY THOSE HOMEOWNERS WHO WILL BE AFFECTED BY CONSTRUCTION 48HRS BEFORE BEGINNING WORKS.
8. CONFIRM LOCATION AND ELEVATION OF EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS PRIOR TO CONSTRUCTION.
9. ENSURE ALL EXISTING SERVICES STAY IN OPERATIONAL CONDITION DURING CONSTRUCTION.
10. SIGNS ARE TO BE CONSTRUCTED AS PER COV STANDARD DRAWINGS
11. ALL BOULEVARDS TO BE RESTORED WITH 200mm TOPSOIL AND GRASS.
12. MAINTAIN VEHICLE AND PEDESTRIAN ACCESS AT ALL TIMES.
13. ALL EXISTING AND PROPOSED APPURTENANCES TO MEET FINAL GRADES.
14. ALL TRENCHING EXCAVATIONS AND BEDDING TO BE PER MMCD G4

GENERAL NOTES:

DRAWING INFORMATION
DIMENSIONS ARE METRIC; MILLIMETERS ON DETAIL DRAWINGS; METERS ON 1:250 PLAN AND PROFILE, UNLESS OTHERWISE NOTED.

INFORMATION THAT IS PROVIDED IN OUR PLANS, DESIGNS, OR SPECIFICATIONS IS INTENDED TO INDICATE THE GENERAL ARRANGEMENT OF WORK TO BE CARRIED OUT. AS THE PROJECT PROGRESSES, THE DEGREE OF DETAIL THAT IS PROVIDED MAY REQUIRE ADDITIONS OR DELETIONS.

EXISTING SERVICE INFORMATION WITHIN AREAS OF CONSTRUCTION MAY HAVE BEEN SUPPLIED BY OTHERS AND ARE APPROXIMATE ONLY. ADDITIONAL SERVICES MAY BE PRESENT BUT NOT INDICATED ON THESE DRAWINGS.

EXISTING SERVICES TO BE VERIFIED OR EXPOSED IN FIELD. CONTACT ENGINEER IF THERE ARE ANY CONFLICTS. ALL ALTERNATE DESIGNS ARE TO BE SUBMITTED THROUGH CONSULTING ENGINEER.

GENERAL REQUIREMENTS
REFER TO KYLE ENGINEERING'S "STATEMENT OF CONDITIONS" FOR ADDITIONAL INFORMATION AS TO THE USE OF THESE DOCUMENTS AND CONSTRUCTION OF THE WORKS.

REFER TO CITY STANDARD DRAWINGS AND SPECIFICATIONS AND PERMITS, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS, LATEST EDITION, BC HYDRO, TELUS, SHAW AND FORTIS GAS DRAWINGS AND SPECIFICATIONS, AND OTHER AGENCIES/ SUB-CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR INFORMATION NOT COVERED ON THESE DRAWINGS.

ALL OTHER CONSTRUCTION, MATERIAL AND INSTALLATION OF SERVICES NOT COVERED SPECIFICALLY BY THE BC BUILDING CODE, BC ELECTRICAL CODE, OR BY OTHER BYLAWS OR SPECIFICATIONS SHALL BE IN GENERAL CONFORMANCE WITH THE MASTER MMCD SPECIFICATIONS/STANDARD DETAIL DRAWINGS, AND ADDENDUMS.

UNLESS OTHERWISE SPECIFIED HEREIN, ALL WORK WITHIN PRIVATE PROPERTY AND EASEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE BC BUILDING CODE AND INSPECTED BY THE MUNICIPAL WORKS INSPECTOR.

USE OF INFORMATION
THIS DOCUMENT MAY NOT BE USED, COPIED OR SHARED WITHOUT THE EXPRESS WRITTEN AUTHORITY OF KYLE ENGINEERING AND AT NO TIME MAY IT BE USED OR REFERENCED IN ANY FORM FOR ANY LEGAL INSTRUMENT.

COORDINATION REQUIREMENTS
COMMUNICATION AND REPORTING
CONTACT BC ONE-CALL PRIOR TO CONSTRUCTION FOR SERVICES LOCATE. 1-800-474-6886

THE CONTRACTOR IS TO COORDINATE AND COMMUNICATE WITH THE ENGINEER, ALL UTILITIES, AND AUTHORITIES HAVING JURISDICTION, WELL IN ADVANCE (2-WORKING DAYS MINIMUM) OF THE START OF ANY EXCAVATION AND COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL SUB-CONSULTANTS, CONTRACTORS AND TRADES REQUIRED FOR THE COMPLETION OF THE WORKS.

THE CONTRACTOR SHALL PROVIDE THE REQUIRED QUALITY CONTROL AND CONFORMANCE TESTING REPORTS TO THE ENGINEER AT THE COMPLETION OF EACH PHASE OF THE WORK. ENGINEER WILL THEN SEND RELATED DOCUMENTATION TO CITY WITH REGARDS TO ITS INFRASTRUCTURE.

PERMITS
A TREE BYLAW PERMIT IS TO BE OBTAINED PRIOR TO ANY SITE ACTIVITIES.
A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL ROAD ALLOWANCE MUST BE OBTAINED BEFORE WORKS COMMENCE.
A PERMIT TO CROSS OR WORK NEAR FORTIS GAS PIPELINE IS REQUIRED. CONTACT 1-877-599-0986

NOTIFICATION
WHEN GIVING ADVANCE NOTIFICATION, THE CONTRACTOR SHALL TAKE INTO CONSIDERATION THE SCHEDULING DEMAND AND PRIOR COMMITMENTS OF ALL PARTIES.

FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN DELAYS, REJECTION OF THE WORK, OR EXPENSIVE TESTING TO PROVE COMPLIANCE.

IN THE EVENT THAT THE CONTRACTOR IS NOT PROVIDING HIS OWN CONSTRUCTION LAYOUT, THE ENGINEER IS TO BE NOTIFIED BY EMAIL OR OTHERWISE IN WRITING AT LEAST 5 DAYS BEFORE ANY CONSTRUCTION LAYOUT IS REQUIRED.

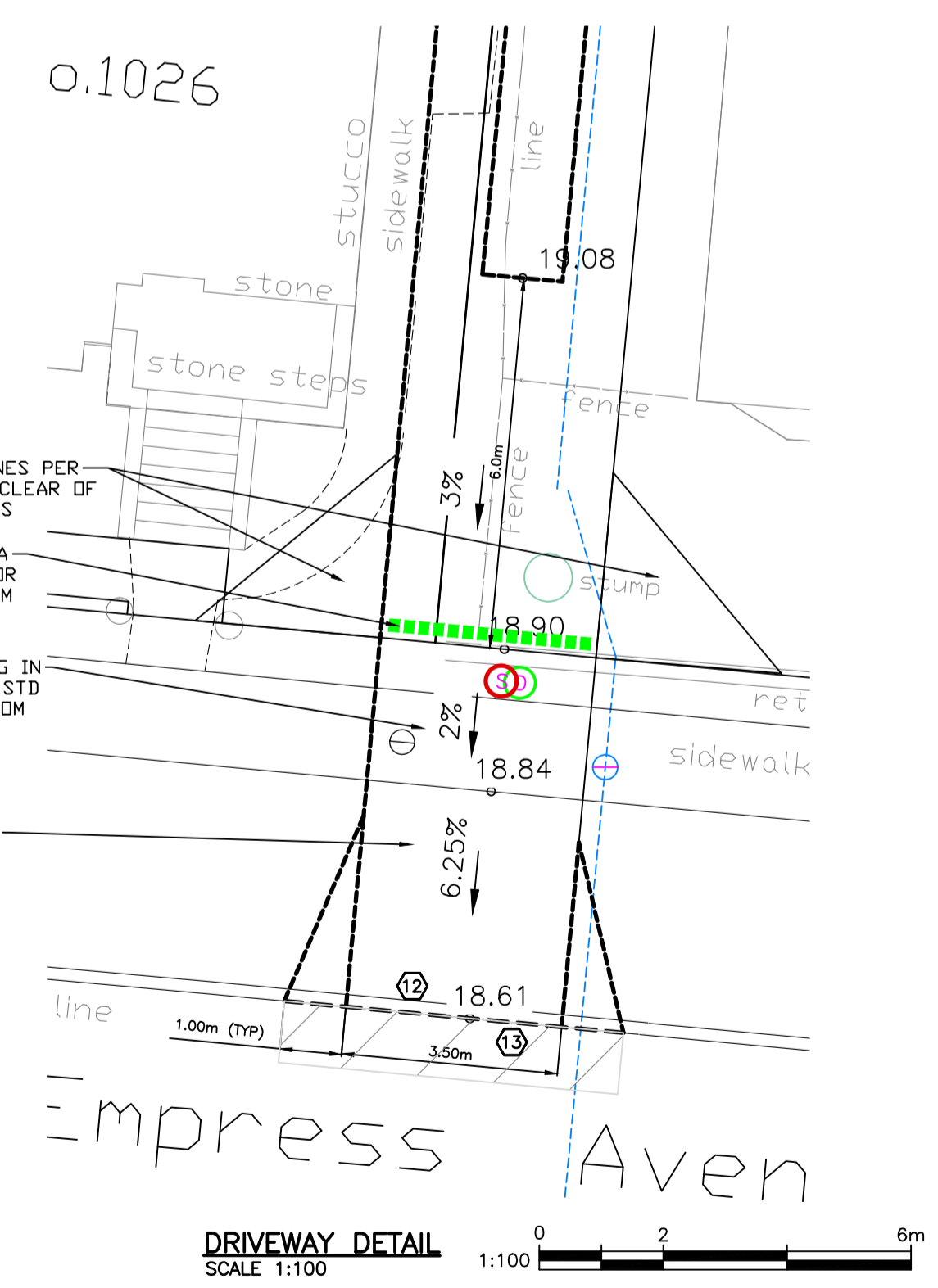
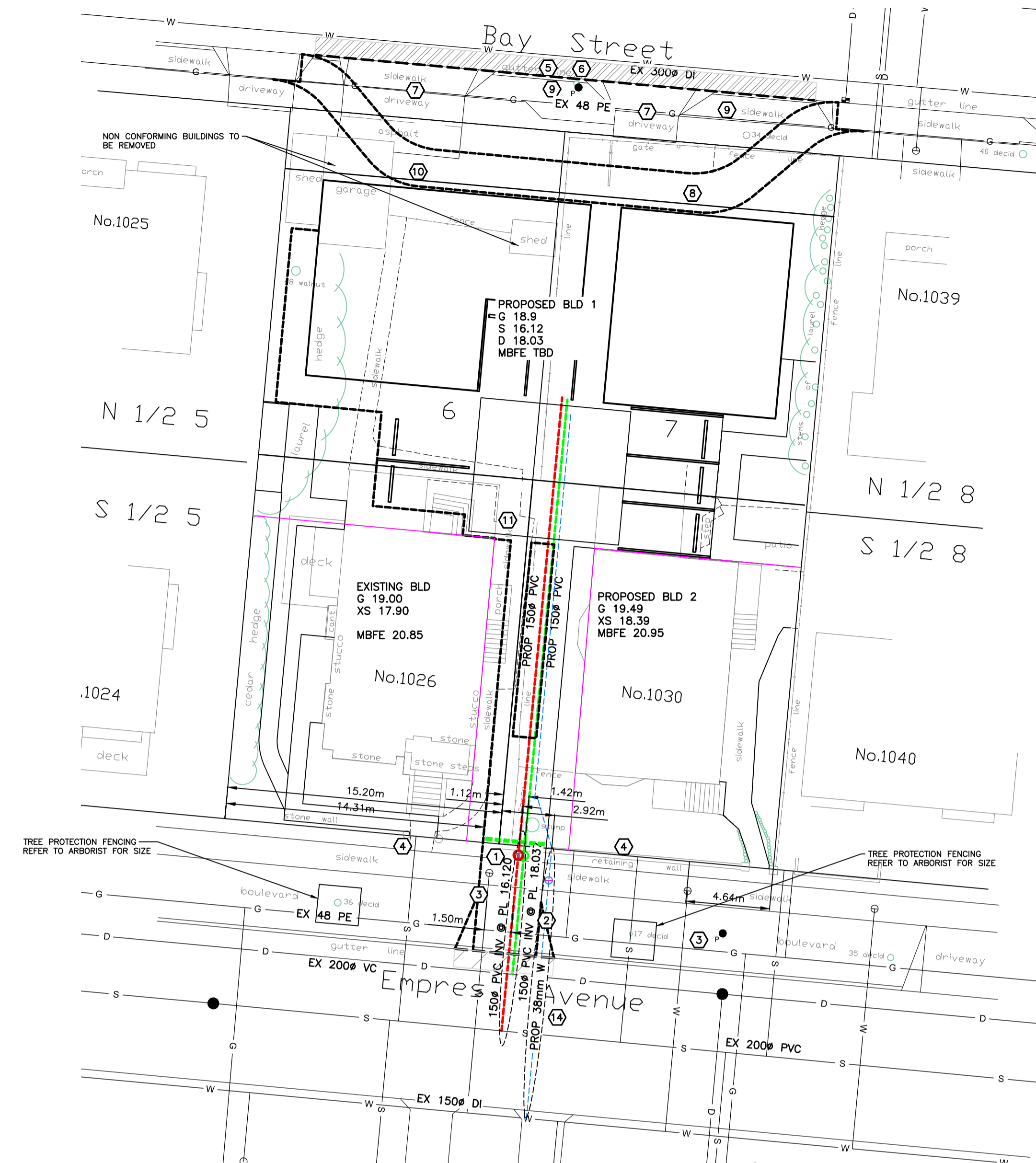
THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS ARE NOT FAVORABLE TO THE ACHIEVEMENT OF THE DESIGN INTENT.

CHANGE REQUESTS
CONTRACTOR REQUESTED CONSTRUCTION CHANGES MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. CITY TO BE ENGAGED FOR CHANGES RELATED TO CITY OWNED INFRASTRUCTURE.

TESTING REQUIREMENTS
CONFORMANCE TESTING IS TO BE PROVIDED BY THE CONTRACTORS TESTING ENGINEER FOR ALL ROAD CROSSINGS, ROAD BASE, CONCRETE, AND PAVING CONSTRUCTION MATERIALS AND AS OTHERWISE REQUIRED BY CITY OR THE ENGINEER.

ALL TESTING IS TO BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

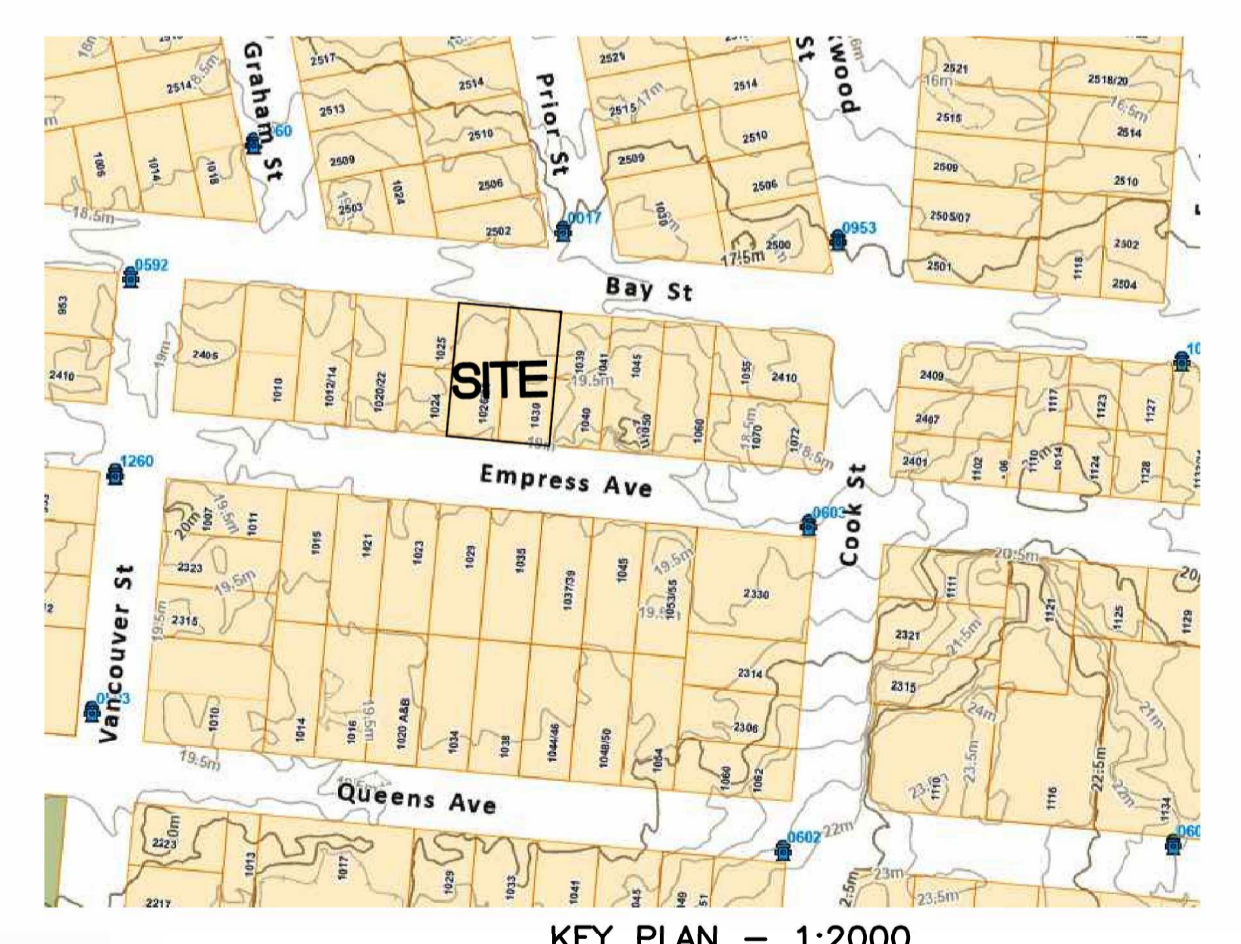
MISCELLANEOUS
ALL PUBLIC ROADS ARE TO BE MAINTAINED MUD AND DUST FREE DURING CONSTRUCTION.
ALL LANDSCAPING AND STRUCTURES TO BE REINSTATED TO ORIGINAL CONDITION OR BETTER.
PAVEMENT RESTORATION FOR RESIDENTIAL ROADS TO BE PER COV STD DWGS



DETAILED CONSTRUCTION NOTES:

1. NEW 150mm PVC SEWER CONNECTION AT 2% AND IC BY CITY AT APPLICANTS EXPENSE.
2. NEW 150mm PVC STORM CONNECTION AT 2% AND IC BY CITY AT APPLICANTS EXPENSE.
3. RETAIN EXISTING WATER SERVICE.
4. EXISTING SEWER CONNECTIONS TO BE RETAINED.
5. CURB AND GUTTER TO BE REPLACED WITH NMC AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
6. SAW CUT AND REMOVE MIN 1.0m STRIP OF ASPHALT AND REPLACE WITH NEW 50MM ASPHALT SURFACE, LAP JOINT TO EXISTING.
7. EXISTING DRIVEWAY TO BE REMOVED BY CONTRACTOR
8. NEW 2.1m PROPOSED SIDEWALK IN ACCORDANCE WITH STD DRG/ SD C7c. BRDDM FINISHED
9. EXISTING SIDEWALK TO BE REMOVED BY CONTRACTOR.
10. PROPOSED 3.36m WIDE ROAD DEDICATION TO BE ACQUIRED.
11. PROPOSED ACCESS, STORM, SEWER AND WATER EASEMENT AS SHOWN.
12. CURB AND GUTTER TO BE REPLACED WITH NMC AND DROPS. REMOVE AND REPLACE TO NEAREST JOINT.
13. SAW CUT AND REMOVE 1.0m STRIP OF ASPHALT AND REPLACE WITH NEW 50MM ASPHALT SURFACE, LAP JOINT TO EXISTING.
14. NEW 38mm WATER SERVICE AND METER BY CITY AT APPLICANTS EXPENSE.

PERMIT TO PRACTICE NUM: 1000348



KEY PLAN - 1:2000

FOR PROPOSED SERVICES OF
LOTS 6 & 7, BLOCK B, SECTION 3, VICTORIA DISTRICT, PLAN 957
PID 000-213-527 & 000-848-492
1026 & 1030 EMPRESS AVE
KYLE ENGINEERING LTD DBA
E.S. KYLE #44451
SUITE 1, 40 CADILLAC AVE, VICTORIA, BC, V8Z 1T2
250 475 6906

THE CITY OF VICTORIA July 23, 2024 / U:\CS1400 Customer Files\2023\CV Civil\2023-17 240229 Civil Services Plan.dwg - Bowley\03 EN-CN\040 Internal Drawings\00 Current\2023-17 240229 Civil Services Plan.dwg

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES		LEGEND		REVISIONS		REVISIONS APPROVED			DESIGN APPROVED			CITY OF VICTORIA		FILE No.	
Existing Municipal Infrastructure	Proposed Municipal Infrastructure	Drain	Curb	Concrete Box	Valve	REVISION # 1	REVISION # 2	REVISION # 3	Approved By	Date	Signed	1026 & 1030 EMPRESS AVE		-	
Existing External U/G Utilities	Proposed External U/G Utilities	Ditch	Sidewalk	Wood Box	Flush Valve	Approved	Approved	Approved	Design Engineer			SERVICES PLAN		-	
Street Lighting	Street Lighting	Sewer	Manhole	Catch Basin	Hydrant	Date	Date	Date	Manager of Development			B.M. : 92B.044	Elev: 18.386m	DRAWING No. 1 OF 1	
Post Top	Pedestrian Signal	Water	Cleanout	Culvert	Reducer	Development Coordinator	Development Coordinator	Development Coordinator	Manager of Development			Design: ESK	Drawn: ESK		Checked: ESK
	Traffic Signal	Traffic Sign	Silt Trap	Cap / Plug	Air Valve				Development Coordinator			Scale: Hor: 1:200 Vertical: 1:40	Date: JULY 2023		