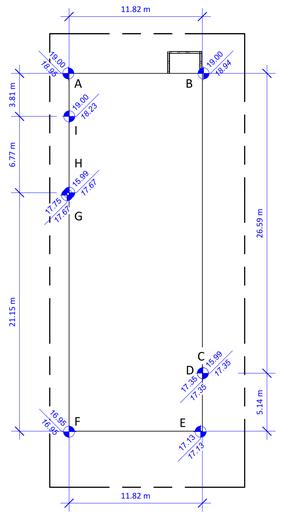
915 McClure St

FOR DEVELOPMENT PERMIT

Revisions
November 2, 2026

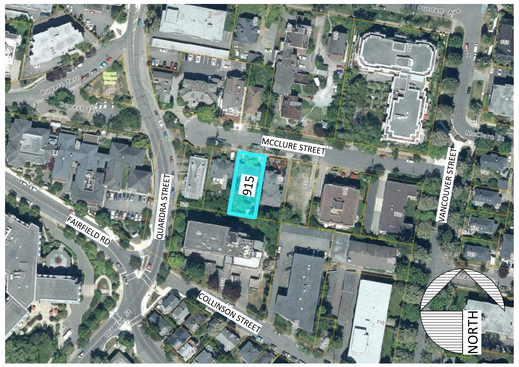


1 Average Grade Plan
1 : 250

SEGMENT	START	END	AVG	DISTANCE	AVG x DIST
A - B	18.950	18.940	18.945	11.820	223.930
B - C	18.940	15.990	17.465	26.590	464.394
C - D	15.990	17.130	16.560	5.140	85.118
E - F	17.130	16.950	17.040	11.820	201.413
F - G	16.950	17.670	17.310	21.150	366.107
H - I	15.990	18.230	17.110	6.770	115.835
I - A	18.230	18.950	18.590	3.810	70.828
TOTAL PERIMETER				87.100	1527.625
AVERAGE GRADE			17.539		

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A PROPOSAL TO DEMOLISH AN EXISTING DETACHED SINGLE FAMILY DWELLING AND CONSTRUCT AND CREATE GENTLE DENSITY WITH A 6 STOREY APARTMENT BUILDING, PROVIDING 22 RENTAL UNITS
CIVIC ADDRESS	915 MCCLURE ST, VICTORIA, BC V8V 3E8
LEGAL DESCRIPTION	LOT 1191, VICTORIA CITY
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	002-466-384
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024 EDITION, INCLUDING ALL AMENDMENTS



AERIAL CONTEXT MAP



Drawing List

ARCHITECTURAL	
A0.00	COVER
A0.01	CODE ANALYSIS (PART 3)
A0.02	CODE ANALYSIS (PART 3)
A0.03	FLOOR AREA PLANS
A1.00	SITE PLAN
A1.01	SURVEY PLAN
A1.02	STREET ELEVATION
A1.03	SHADOW STUDIES
A2.00	FLOOR PLANS - BASEMENT, LEVEL 1, & TYPICAL
A2.01	LEVEL 6 & ROOF PLANS
A3.00	BUILDING ELEVATIONS
A3.10	EXTERIOR MATERIALS
A4.00	BUILDING SECTIONS

OWNER

Harbinger Properties Inc.
1153 Burdett Avenue
Victoria, B.C. V8V 3H3
250-415-6240

Contact: Tim Stemp

ARCHITECTURAL

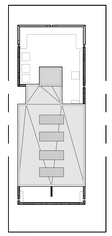
Christine Lintott Architects Inc.
Unit 1 - 864 Queens Avenue
Victoria, B.C. V8T 1M5
250-384-1969

Contact: Christine Lintott

ROOFTOP STRUCTURE
41.7 m²
19.8% of roof area

SOLAR ARRAY
RACKING TBD, RACK
WILL NOT EXCEED THE
MAXIMUM ROOFTOP
STRUCTURE AREA

ROOF AREA
210.40 m²



2 Area - Rooftop Structure
1 : 500

City of Victoria - Project Information Table

PROJECT INFORMATION TABLE		PROPOSED DESIGN
ZONING DISTRICT		-
SITE AREA (m²)		694.7
TOTAL FLOOR AREA (m²)		1911
FLOOR SPACE RATIO		2.75
SITE COVERAGE (%)		56.7
OPEN LOT SPACE (%)		31.5
SOFT LANDSCAPING (%)		69.1
HARD LANDSCAPING (%)		30.9
LANDSCAPE AREA (%)		7
HEIGHT OF BUILDING (m)		20.12
NUMBER OF STOREYS		6
PARKING STALLS ON SITE		6
BICYCLE PARKING ON SITE		36 - SECURE
		6 - VISITOR
BUILDING SETBACKS:	FRONT YARD (m)	3.62
	FRONT STEPS (m)	-
	FRONT PORCH (m)	-
	BAY WINDOWS (m)	-
	REAR YARD (m)	5.01
	SIDE YARD - WEST (m)	1.75
	SIDE YARD - EAST (m)	3.79
	COMBINED SIDE YARDS (m)	5.54
	EAVE PROJECTION IN SETBACKS (m)	-
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	22
	UNIT TYPES	STUDIO, 1 BED
		2 BED, 3 BED
	GROUND-ORIENTED UNITS	2
	MINIMUM UNIT FLOOR AREA (m²)	37
	TOTAL RESIDENTIAL UNIT AREA (m²)	1716



CIVIL

McElhanney
3960 Quadra Street
Victoria, B.C. V8X 4A3
778-506-2251

Contact: Andre Prohoroff

LANDSCAPE

LADR Landscape Architects
Unit 3 - 864 Queens Avenue
Victoria, B.C. V8T 1M5
250-598-0105

Contact: Cameron North

ARBORIST

Capital Tree Service Inc.
7199 Lochside Drive
Victoria, B.C. V8M 1W4
250-415-7244

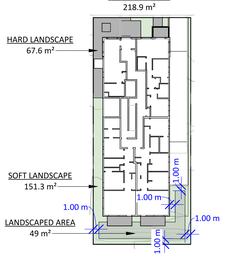
Contact: Keegan Durovich

OPEN LOT SPACE
218.9 m²

HARD LANDSCAPE
67.6 m²

SOFT LANDSCAPE
151.3 m²

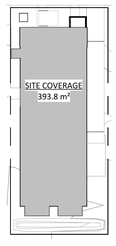
LANDSCAPED AREA
49 m²



4 Area - Open Lot Space
1 : 500

Zoning Floor Area
Area
Basement
0 m²
Level 1
339 m²
Level 2
345 m²
Level 3
345 m²
Level 4
345 m²
Level 5
345 m²
Level 6
192 m²
1911 m²

SITE COVERAGE
393.8 m²



5 Area - Site Coverage
1 : 500

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

Issue	Date
FOR DEVELOPMENT PERMIT	2025-12-17
DEVELOPMENT PERMIT RESUBMISSION 1	2026-05-28
DEVELOPMENT PERMIT RESUBMISSION 2	2026-10-30

Revision

No.	Description	Date
2	Building shift toward north property line 540 mm	2026-05-28
7	Building Height reduced	2026-05-28
8	Average Grade revised	2026-05-28
9	Rooftop Area Coverage Calculation	2026-05-28
10	Site Coverage, Open Lot Space, & Landscape Area revised	2026-05-28
33	Removal of the Loading Zone and Increase of the Landscape Area	2026-10-30
32	Project Information Table Update	2026-10-30
37	Rooftop Area Calculation and Setback	2026-10-30

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

COVER

Date	2026-10-30 10:40:46 AM
Drawn by	CC
Checked by	CL

A0.00

Project # 24-08 Scale As indicated

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECTS INC. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECTS INC AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECTS INC. DO NOT SCALE THE DRAWINGS.

Building Code Analysis - Overview

1 - GENERAL INFORMATION			
NO.	ITEM	DESCRIPTION	REFERENCE(S)
1-1	PROJECT TYPE	■ NEW CONSTRUCTION ☐ RENO. ☐ ADDITION ☐ TENANT IMPROVEMENT	-
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-
1-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 — DIVISION: A ■ ■ ■; B ■ — ■ ■ ■ ■ ■ ■ ☐ ■; C ■ ■	DIV A - 1.1.2.
1-4	MAJOR OCCUPANCY(IES)	A1 ☐ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ B3 ☐ C ■ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.
1-5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ■ NO	3.1.3.
1-6	HEAVY TIMBER CONSTRUCTION ALTERNATE	☐ PERMITTED ☐ PROPOSED ■ N/A	3.1.4.6.
1-7	FIREWALL(S)	☐ YES ■ NO	3.1.10.
1-8	OCCUPANT LOAD	**95** TOTAL	3.1.17.
		ROOM / UNITS / AREA (m²) / AREA PER OCCUPANT / BEDROOMS / OCCUPANTS	
		PARKING - 180 46.0 - 4	
		BIKE STORAGE - 62 46.0 - 2	
		UNIT STORAGE - 29 46.0 - 1	
		BASEMENT SUBTOTAL 7	
		DWELLING 1 - 2/BEDROOM 1 2	
		DWELLING 2 - 2/BEDROOM 2 8	
		DWELLING 1 - 2/BEDROOM 3 6	
		LEVEL 1 SUBTOTAL 16	
		DWELLING 1x 4 - 2/BEDROOM 1 x 4 2 x 4	
		DWELLING 2 x 4 - 2/BEDROOM 2 x 4 8 x 4	
		DWELLING 1 x 4 - 2/BEDROOM 3 x 4 6 x 4	
		LEVEL 2-5 SUBTOTAL 16 x 4 = 64	
		DWELLING 2 - 2/BEDROOM 2 8	
		LEVEL 6 SUBTOTAL 8	
1-9	BUILDING AREA (m²)	**350**	1.4.1.2.
1-10	GRADE ELEVATION (m, GEODETIC)	**17.1**	1.4.1.2.
1-11	BUILDING HEIGHT (STOREYS)	**6** ABOVE GRADE **0** BELOW GRADE **6** TOTAL	3.2.1.1.
1-12	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.
1-13	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.12.
1-14	MEZZANINE(S)	☐ YES ■ NO	3.2.8.
1-15	INTERCONNECTED FLOOR SPACE	☐ YES ■ NO	3.2.8.2.
1-16	NUMBER OF STREETS FACING	**1** STREET FACING	1.4.1.2.
1-17	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.4.-6.
1-18	HIGH BUILDING	☐ YES ■ NO	3.2.6.
1-19	ROOF ACCESS	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.3.
1-20	STANDPIPE SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.8.
1-21	PORTABLE FIRE EXTINGUISHERS	■ REQUIRED ■ PROVIDED	3.2.5.16.
1-22	LIGHTING AND EMERGENCY POWER	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.7.
1-23	EMERGENCY GENERATOR	☐ YES ■ NO	3.2.7.
1-24	ACCESS FOR PERSONS W/ DISABILITIES	■ REQUIRED ■ PROVIDED ☐ N/A	3.8.2.
1-25	ALTERNATE SOLUTIONS REQUIRED	■ YES ☐ NO — WATER CURTAIN PROTECTION TO OPENINGS FACING EXIT PATH & WEST PROPERTY LINE	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
	CONSTRUCTION CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.51.
1-26	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A; *NON-COMBUSTIBLE:* ■ PERMITTED ☐ PROPOSED ☐ N/A	
1-27	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* **1** FLOOR **N/A** MEZZANINE **1** ROOF	
1-28	BUILDING HEIGHT (m)	**18** MAXIMUM **16.0** PROPOSED	
1-29	BUILDING AREA (m²)	**1,500** MAXIMUM **350** PROPOSED	

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES			
NO.	ITEM	DESCRIPTION	REFERENCE(S)
2-1	PLUMBING FIXTURES	*WATER CLOSETS:* - REQUIRED - REQUIRED ■ N/A PROVIDED IN DWELLINGS	3.7.2.2.
	ACCESSIBILITY		***3.8.***
2-2	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	■ APPLICATION (3.8.2.) ■ DESIGN (3.8.3.) ☐ ALTERATIONS (3.8.4.) ■ ADAPTABLE DWELLING UNITS (3.8.5.)	3.8.1.1., 3.8.2.1.
2-3	ENTRANCES & POWER DOOR OPERATORS	*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:* ■ REQUIRED[1] ■ PROPOSED[1] ☐ N/A *POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED:* ■ REQUIRED[2] ■ PROPOSED[2] ☐ N/A *POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC:* ☐ REQUIRED[2] ☐ PROPOSED[2] ■ N/A [1] UNIT STORAGE AND RECYCLING ENTRANCES REQUIRED TO BE ACCESSIBLE [2] POWER DOOR OPERATORS NOT REQUIRED FOR RESIDENTIAL OCCUPANCY	3.8.2.2., 3.8.2.7.
2-4	AREAS REQUIRING ACCESS	*ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCESS **NOT** REQUIRED TO SERVICE, JANITORIAL, ELEVATOR MACHINE, CRAWL, ATTIC & ROOF SPACES OR ROOMS:* ☐ PERMITTED ■ PROPOSED ☐ N/A *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:* ☐ PERMITTED ☐ PROPOSED ■ N/A *ACCESS **NOT** REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR AHJ TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT:* ■ PERMITTED ■ PROPOSED ☐ N/A	3.8.2.3.
2-5	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:* ☐ REQUIRED ☐ PROPOSED ■ N/A	3.8.2.5.
2-6	CONTROLS AND OUTLETS [FOR OCCUPANT USE][1]	*CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3.:* ■ REQUIRED ■ PROPOSED ☐ N/A *LOCATED 400 - 1,200 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A *ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *ONE HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE:* ■ REQUIRED ■ PROPOSED ☐ N/A [1] SEE ELEC. DRAWINGS	3.8.2.6., 3.8.3.8.
2-7	PLUMBING FACILITIES	*AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL:* ☐ REQUIRED ☐ PROPOSED ■ N/A — NOT APPLICABLE; WASHROOMS FOR DWELLING UNITS ONLY	3.8.2.8.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (*CONTINUED*)			
NO.	ITEM	DESCRIPTION	REFERENCE(S)
2-8	SIGNS AND INDICATORS	☐ REQUIRED ☐ EXISTING ☐ PROPOSED ■ N/A NOT REQUIRED GIVEN DWELLING USE & DESIGN; ACCESSIBLE PARKING TO BE PROVIDED WITH INT'L. ACCESS SIGNS PER MUNICIPAL BYLAW REQUIREMENTS	3.8.2.10., 3.8.3.9.
2-9	COUNTERS [*FOR PUBLIC SERVICE*]	☐ REQUIRED ☐ EXISTING ☐ PROPOSED ■ N/A DWELLINGS ONLY	3.8.2.11.
2-10	SLEEPING ROOMS AND BED SPACES	☐ REQUIRED ☐ EXISTING ☐ PROPOSED ■ N/A CONDOMINIUMS & APARTMENTS EXEMPT	3.8.2.13.(1)(B)
2-11	DESIGN STANDARDS	*ACCESSIBLE APPLICATION:* / *BCBC PATH:* / *CSA B651 PATH:* — ■ INT. ACCESSIBLE ROUTES 3.8.3.2. ☐ 4.3 & 5.1; ■ EXT. ACCESSIBLE ROUTES 3.8.3.3. [& 8.2.1] ☐ 8.2.1-8.2.5 & 8.2.7; N/A PASSENGER PICK-UP AREAS - 3.8.3.4. - 9.3; N/A RAMPS - 3.8.3.5. - 5.3 & 5.5; ■ DOORS AND DOORWAYS 3.8.3.6. ☐ 5.2; ■ ELEVATORS & LIFTS 3.8.3.7. - 5.6.2; ■ OPERATING CONTROLS 3.8.3.8. ☐ 4.2; ☐ SIGNAGE 3.8.3.9. ☐ 4.5 & 9.4; N/A DRINKING FOUNTAINS - 3.8.3.10. - 6.1; N/A WASHROOM FACILITIES - 3.8.3.12.-16. - 6.2 & 6.3; N/A BATHING FACILITIES - 3.8.3.17.-18. - 6.5; N/A COMMUNICATION - 3.8.3.19. & -21. - 6.6; N/A COUNTERS - 3.8.3.20.-21. - 6.7.1; N/A SPACES IN SEATING AREAS - 3.8.3.22. - 6.7.3	TABLE. 3.8.3.1.
2-12	ACCESSIBLE PATH OF TRAVEL	*WIDTH OF ACCESSIBLE PATH OF TRAVEL, UP TO 24m (mm):* ≥ 1,500 REQUIRED 1,500 PROPOSED *WIDTH OF ACCESSIBLE PATH OF TRAVEL, < 12m (mm):* ≥ 1,000 REQUIRED 1,000 PROPOSED *REDUCTION TO ≥ 850 mm FOR LENGTH < 600 mm PERMITTED WHERE 1.0 m WIDE x 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END:* ☐ PERMITTED ☐ PROPOSED ■ N/A *STABLE, FIRM, SLIP-RESISTANT SURFACE:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *NO OPENING PERMITTING PASSAGE OF SPHERE > 13 mm DIAMETER:* ■ REQUIRED ■ PROPOSED ☐ N/A *ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:* ☐ REQUIRED ☐ PROPOSED ■ N/A *CROSS SLOPE MAXIMUM 1 IN 50 (2%):* ■ REQUIRED ■ PROPOSED ☐ N/A *REVELED MAX 1 IN 2 AT LEVEL CHANGES 6 - 13 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *RAMPS OR SLOPED FLOORS AT LEVEL CHANGES > 13 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *SLOPING ≤ 1:20 (5%) OR DESIGNED AS RAMP TO 3.8.3.5:* ■ REQUIRED ■ PROPOSED ☐ N/A ALL SLOPES < 5% *PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE PATHS OF TRAVEL < 1.5 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.7 m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C):* ☐ REQUIRED ☐ PROPOSED ■ N/A *ILLUMINATED TO 3.2.7.1.:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.3.2., 3.2.7.1.
2-13	EXTERIOR WALKS [*FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL*]	*SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *WIDTH OF EXTERIOR WALK (mm):* ≥ 1,600 REQUIRED 1,600 PROPOSED *AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C):* ☐ REQUIRED ☐ PROPOSED ■ N/A *DESIGNED IN ACCORDANCE WITH CLAUSE 8.2.1 OF CSA B651 STANDARD:* ☐ REQUIRED ☐ PROPOSED[1] ■ N/A [1] AT PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED	3.8.3.3. & CSA-B651: 8.2.1
2-14	PASSENGER-LOADING ZONES	*WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE x 6 m LONG:* ☐ REQUIRED ☐ PROPOSED ■ N/A *WHERE PROVIDED, CURB RAMP TO 8.3.3 OF CSA B651 STANDARD:* ☐ REQUIRED ☐ PROPOSED ■ N/A *WHERE PROVIDED, VERTICAL CLEARANCE MIN. 2.75m:* ☐ REQUIRED ☐ PROPOSED ■ N/A	3.8.3.4.
2-15	RAMPS	☐ REQUIRED ☐ PROPOSED ■ N/A ALL SLOPES < 5%	3.8.3.5.
2-16	DOORWAYS AND DOORS [*IN ACCESSIBLE PATHS OF TRAVEL*]	*DOOR CLEAR WIDTH (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] [1] 915 mm WIDE DOOR PANELS YIELD ~855 *DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCY:* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A *THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACE(S):* ■ REQUIRED ■ PROPOSED ☐ N/A *PULL SIDE LATCH SIDE CLEAR WIDTH (mm):* ≥ 600 REQUIRED ≥ 600 PROPOSED *PUSH LATCH SIDE CLEAR WIDTH (mm):* ≥ 300 REQUIRED ≥ 300 PROPOSED *VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS:* ■ REQUIRED ■ PROPOSED ☐ N/A *PULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE x 1.5 m DEEP:* ■ REQUIRED ■ PROPOSED ☐ N/A *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:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m:* ■ PERMITTED ☐ PROPOSED ■ N/A	3.8.3.6.
ADAPTABLE DWELLING UNITS			***3.8.5.***
2-17	APPLICATION [*FOR ADAPTABLE DWELLING UNITS*]	*ONE STOREY DWELLING UNITS SERVED BY ACCESSIBLE INTERIOR PUBLIC CORRIDOR AND ACCESSIBLE COMMON BUILDING ENTRANCE PER 3.8.2.:* ■ REQUIRED ■ PROPOSED ☐ N/A *COMMON SPACES & FACILITIES INTENDED FOR RESIDENT USE:* ■ REQUIRED ■ PROPOSED ☐ N/A 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):* ■ REQUIRED ■ PROPOSED ☐ N/A ALL NEW DWELLINGS	3.8.5.1., 3.8.5.2.
2-18	BUILDING ACCESS REQUIREMENTS [*FOR ADAPTABLE DWELLING UNITS*]	*COMMON AREAS, SPACES & FACILITIES AND ALL COMMON PATHS OF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2.:* ■ REQUIRED ■ PROPOSED ☐ N/A BIKE ROOM & REFUSE *COMMON CORRIDORS & PASSAGEWAYS FLOORS ILLUMINATED TO ≥ 50 LUX:* ■ REQUIRED ■ PROPOSED ☐ N/A *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:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.3., 3.2.4.19.(7)
2-19	ADAPTABLE DWELLING UNIT DOORWAYS	*PRINCIPAL ENTRANCE DOOR CLEAR WIDTH (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] [1] 915 mm WIDE DOOR PANELS YIELD ~855 *WITHIN ADAPTABLE DWELLING UNIT, EVERY DOOR CONNECTING ENTRANCE WITH LIVING, ADAPTABLE BEDROOM, ADAPTABLE BATHROOM, AND KITCHEN, DOOR CLEAR WIDTH (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *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.(14)&(15):* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.4.
2-20	ADAPTABLE DWELLING UNIT HALLWAYS AND CORRIDORS	*CLEAR WIDTH OF HALLWAYS AND CORRIDORS PROVIDING PATH OF TRAVEL FOR ADAPTABLE DWELLING UNITS, PER 3.8.3.2.(1), (mm):* ≥ 1,000 REQUIRED ≥ 1,000 PROPOSED	3.8.5.5.
2-21	ADAPTABLE DWELLING UNIT BEDROOMS	*IN ONE BEDROOM OR SLEEPING SPACE, TURNAROUND ADJACENT BED AND IN FRONT OF CLOSET (m):* ≥ 1.7 x 1.5 REQUIRED 1.7 x 1.5 PROPOSED *CLEAR FUNCTIONAL PATH WIDTH IN BEDROOM, UNOBSTRUCTED BY BED (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED *CLEAR OPENING WIDTH, CLOSET (mm):* ≥ 900 REQUIRED ≥ 900 PROPOSED	3.8.5.6.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (*CONTINUED*)			
NO.	ITEM	DESCRIPTION	REFERENCE(S)
2-22	ADAPTABLE DWELLING UNIT BATHROOMS	*IN ONE BATHROOM, CLEAR LATERAL TRANSFER SPACE ADJACENT WATER CLOSET, TO 3.8.3.12.(1)(B), (m):* ≥ 1.5 x 0.9 REQUIRED ≥ 1.5 x 0.9 PROPOSED *IN ONE BATHROOM, 460 - 480 mm WALL TO WATER CLOSET CENTRE CLEARANCE:* ■ REQUIRED ■ PROPOSED ☐ N/A *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:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF SHOWER DESCRIBED BY 3.8.3.17.(1) WITHOUT IMPEDING OTHER ITEMS:* ☐ REQUIRED ☐ PROPOSED ■ N/A *ACCOMMODATE FUTURE INSTALLATION OF BATHTUB DESCRIBED BY 3.8.3.18.(1) WITHOUT IMPEDING OTHER ITEMS:* ■ REQUIRED ■ PROPOSED ☐ N/A *REINFORCE WALLS ADJACENT WATER CLOSET AND SHOWER/BATHTUB FOR FUTURE INSTALLATION OF GRAB BARS TO 3.8.3.12.(1)(F)&(G) AND 3.8.3.17.(1)(F) OR 3.8.3.18.(1)(F):* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.7.
2-23	ADAPTABLE DWELLING UNIT KITCHENS	*COOKTOP AND SINK TO BE ADJACENT OR HAVE CONTINUOUS COUNTER BETWEEN:* ■ REQUIRED ■ PROPOSED ☐ N/A *1.7 x 1.5 m CLEAR FLOOR SPACE IN KITCHEN:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCOMMODATE FUTURE INSTALLATION OF KITCHEN SINK THAT WOULD MEET LAVATORY REQUIREMENTS OF 3.8.3.16.(1)(B)-(F):* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.8.
2-24	CONTROLS, SWITCHES AND OUTLETS [*FOR ADAPTABLE DWELLING UNITS*]	*CONTROLS AND SWITCHES INTENDED FOR FREQUENT OCCUPANT USE TO BE OPERABLE BETWEEN 400 - 1,200 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.5.9.
2-25	ACCESSIBLE WASHROOMS	*UNIVERSAL WASHROOM(S):* - REQUIRED[1] - PROVIDED ■ N/A *ACCESSIBLE WATER CLOSET STALL(S):* - REQUIRED[2] - PROVIDED ■ N/A *ACCESSIBLE WATER CLOSET(S):* - REQUIRED[3] - PROVIDED ■ N/A *ACCESSIBLE URINAL(S):* - REQUIRED[4] - PROVIDED ■ N/A *ACCESSIBLE LAVATORY(IES):* - REQUIRED[5] - PROVIDED ■ N/A *ACCESSIBLE MIRROR(S):* - REQUIRED[6] - PROVIDED ■ N/A *ACCESSIBLE DRINKING FOUNTAIN(S):* - REQUIRED[7] - PROVIDED ■ N/A *WATER BOTTLE FILLING STATION(S):* - REQUIRED[8] - PROVIDED ■ N/A *ACCESSIBLE SHOWER(S):* - REQUIRED[9] - PROVIDED ■ N/A *ACCESSIBLE BATHTUB(S):* - REQUIRED[10] - PROVIDED ■ N/A [1] PER 3.8.2.8.(4) & 3.8.3.13. [2] PER 3.8.2.8.(5) & 3.8.3.12. [3] PER 3.8.2.8.(5) & 3.8.3.14. [4] PER 3.8.2.8.(6) & 3.8.3.15. [5] PER 3.8.2.8.(8) & 3.8.3.16.(1) [6] PER 3.8.2.8.(9) & 3.8.3.16.(2) [7] PER 3.8.2.8.(10) & 3.8.3.10. [8] PER 3.8.2.8.(11) & 3.8.3.11. [9] PER 3.8.3.17. [10] PER 3.8.3.18.	3.8.3.12. - 3.8.3.18.

Building Code Analysis - Fire Ratings and Separations

3 - FIRE RATINGS AND SEPARATIONS				3.1.7., 3.1.8.
NO.	ITEM	MIN. F.R.R. OF FIRE SEPARATIONS (HOURS)		REFERENCE(S)
3-1	BETWEEN MAJOR OCCUPANCIES	- REQUIRED[1] - PROPOSED ■ N/A	[1] 'C' ONLY	3.1.3.1.
3-2	STORAGE GARAGE BASEMENT CONSIDERED AS A SEPARATE BUILDING [FOR PURPOSES OF SUBSECTION 3.2]	*FLOOR/ROOF ATOP BASEMENT, AND EXTERIOR WALLS OF BASEMENT ABOVE ADJOINING GROUND LEVEL:* 2 REQUIRED 2 PROPOSED ☐ N/A		3.2.1.2.
3-3	FIRE BLOCKS IN CONCEALED SPACES	■ REQUIRED ■ PROPOSED ☐ N/A		3.1.11.
3-4	SUITES	1 REQUIRED 1 PROPOSED ☐ N/A		3.3.1.1., 3.4.2.
3-5	PUBLIC CORRIDORS	3/4 REQUIRED 3/4 PROPOSED ☐ N/A		3.3.1.4., 3.3.2.6., 3.3.3.3.
3-6	JANITORS' ROOMS	☐ REQUIRED ☐ PROPOSED ■ N/A	NO JANITORS' ROOMS	3.3.1.22.
3-7	COMMON LAUNDRY ROOMS	☐ REQUIRED ☐ PROPOSED ■ N/A	NO LAUNDRY ROOMS	3.3.1.23.
3-8	RESIDENTIAL STORAGE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A		3.3.4.3.
3-9	STORAGE GARAGE USE SEPARATION	1.5 REQUIRED 2 PROPOSED ☐ N/A	SEE ALSO 3.2.1.2.	3.3.5.6.
3-10	ELEVATOR HOISTWAYS & MACHINE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A		3.5.3.1., 3.5.3.3., 3.2.6.5.
3-11	SERVICE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A		3.6.2.1.
3-12	ELECTRICAL SERVICE ROOMS	1 REQUIRED 1 PROPOSED ☐ N/A		3.6.2.1.(6)
3-13	ELECTRICAL EQUIPMENT VAULTS	☐ REQUIRED ☐ PROPOSED ■ N/A		3.6.2.7.
3-14	VERTICAL SERVICE SPACES	3/4 REQUIRED 3/4 PROPOSED ☐ N/A		3.6.3.1.
3-15	HORIZONTAL SERVICE SPACES	3/4 REQUIRED 3/4 PROPOSED ☐ N/A		3.6.4.2.
3-16	ATTIC OR ROOF SPACE ACCESS	■ REQUIRED ■ PROPOSED ☐ N/A	STAIR OR HATCH ≥550 x 900 mm	3.6.4.4.

Building Code Analysis - Mezzanines and Interconnected Floor Spaces

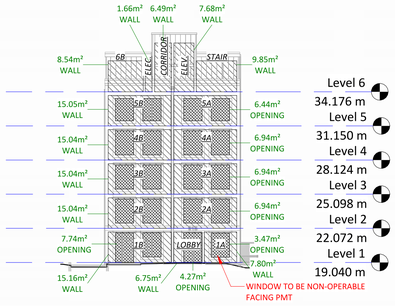
5 - MEZZANINES AND INTERCONNECTED FLOOR SPACES			
NO.	ITEM	DESCRIPTION	REFERENCE(S)
5-1	EXCEPTIONS IN DETERMINING BUILDING HEIGHT	N/A FLOOR AREA (m²) N/A MEZZANINE MAX. AREA, 10% (m²) N/A PROPOSED MEZZANINE (m²)	3.2.1.1.
5-2	MEZZANINE	*VERTICAL FIRE SEPARATION:* ☐ REQUIRED ☐ PROVIDED ■ N/A *FLOOR FIRE SEPARATION F.R.R. (HOURS):* ☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.8.2.
5-3	INTERCONNECTED FLOOR SPACES	☐ PERMITTED ☐ PROPOSED ■ N/A	3.2.8.2., 3.2.8.4.
5-4	MEANS OF EGRESS FROM MEZZANINES	*VERTICAL FIRE SEPARATION REQUIREMENT WAIVED:* ☐ PERMITTED ☐ PROPOSED ■ N/A *MEZZANINE OCCUPANT LOAD:* - REQUIRED - PROPOSED ■ N/A *MEZZANINE AREA (m²), FOR 3.4.2.2.(1) EXEMPTION:* - REQUIRED - PROPOSED ■ N/A *TRAVEL DISTANCE LIMIT TO EGRESS DOOR OR STAIR:* - REQUIRED - PROPOSED ■ N/A	3.4.2.2.

Building Code Analysis - Floor Safety, Exits and Stairs

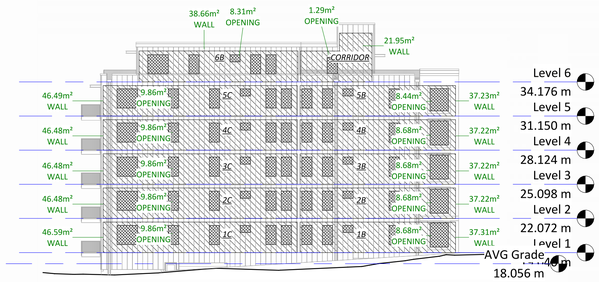
6 - FLOOR SAFETY, EXITS AND STAIRS			
NO.	ITEM	DESCRIPTION	REFERENCE(S)
6-1	FLAME SPREAD RATING (MAX.)	150 MAXIMUM[1] 75 CORRIDOR WALLS[1,2] — [1] PER CAN/ULC-S102 [2] WHERE SUBJECT TO 3.1.13.6.(1), UNLESS CONFORMING TO UPPER/LOWER REQUIREMENTS OF 3.1.13.6.(2).	3.1.12., 3.1.13.
6-2	EXTERIOR BALCONIES	*CONSTRUCTION IN ACCORDANCE WITH 3.2.2. CLASSIFICATION:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.11.
6-3	OCCUPANCY ON ROOF	*CONSTRUCTION IN ACCORDANCE WITH 3.2.2. REQUIREMENTS FOR FLOORS:* ■ REQUIRED ☐ N/A	3.2.2.13.
6-4	ROOF-TOP ENCLOSURES	*F.R.R. FOR ELEVATOR MACHINERY OR SERVICE ROOM, ≤ 1 STOREY HIGH:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.2.2.14.
6-5	STOREYS BELOW GROUND	*BUILDING ENTIRELY BELOW GROUND, 1 STOREY: FIRE PRECAUTIONS SAME AS FOR BASEMENT UNDER 1 STOREY OF SAME OCCUPANCY AND AREA:* ☐ REQUIRED ☐ PROVIDED ■ N/A	3.2.2.15.
6-6	MEANS OF EGRESS	*ALL FLOOR AREAS:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.3.1.3.
6-7	EGRESS DOORWAYS	1 REQUIRED[1,2] 1 PROVIDED [1] SPRINKLERED 'C' OCCUPANCY [2] DOORS MUST BE SEPARATED BY MIN. 1/3 OF MAX. OVERALL DIAGONAL DIMENSION	3.3.1.5., 3.2.10.
6-8	TRAVEL DISTANCE (m)	*ANY PART OF THE FLOOR AREA TO AN EXIT:* ≤ 45 REQUIRED ≤ 23.99 PROPOSED[1] [1] REFER TO BUILDING CODE ANALYSIS PLANS *EACH DWELLING UNIT TO AN EXIT:* ≤ 25 REQUIRED ≤ 6 PROPOSED[1]	3.3.1.4., 3.3.1.5., 3.4.2.5.
6-9	DOORS AND DOOR HARDWARE	*DOOR CLEAR WIDTH (mm):* 850 MINIMUM[1] [1] SEE ALSO 3.8.3.6. FOR DOORS IN ACCESSIBLE PATHS OF TRAVEL *DIFFERENCES IN LEVEL ≤ 13 mm:* ■ REQUIRED ■ PROVIDED	3.3.1.13.
6-10	GUARDS	■ REQUIRED ■ PROVIDED ☐ N/A	3.3.1.18., 3.3.2.9., 3.4.6.6.
6-11	PROTECTION OF OPERABLE WINDOWS	*≤ 100 mm LIMITERS OR GUARD ≥ 1,070 mm HIGH:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.3.4.8.
6-12	STORAGE GARAGES	*ELEVATOR ACCESS THROUGH ≥ 1.8 m LONG, OHF F.R.R. VESTIBULE:* ☐ REQUIRED ☐ PROVIDED ■ N/A *NATURAL/MECHANICAL VENTILATION:* ■ REQUIRED ■ PROVIDED ☐ N/A *SPRINKLERING OF BELOW GRADE STOREYS TO STORAGE GARAGE:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.3.5.4., 3.3.5.7.
6-13	MINIMUM NUMBER OF EXITS	2 REQUIRED 2 PROVIDED	3.3.1.5.
6-14	DISTANCE BETWEEN EXITS	*SEPARATED BY ≥ HALF FLOOR AREA DIAGONAL DISTANCE OR 9M:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.4.2.3., 3.2.10.
6-15	EXIT WIDTH (mm)	*MINIMUM EXIT WIDTH 1100 mm CORRIDORS, STAIRS:* ■ REQUIRED ■ PROVIDED ☐ N/A	3.4.3.2.
6-16	HEADROOM CLEARANCE (mm)	*EXITS:* 2,050 MINIMUM *DOORWAYS:*

Building Code Analysis - Spatial Separations

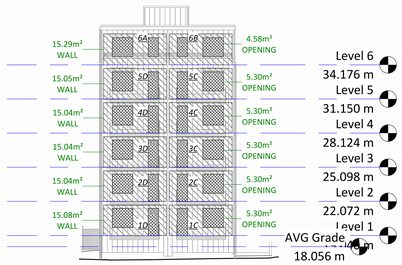
7 - SPATIAL SEPARATIONS											3.2.3.
NO.	ANALYSIS										REFERENCE
7-1	SUITE		OCCUPANCY	WALL AREA (m²)	U.P.O. AREA (m²)	LIMITING DISTANCE (m)	MAX. OPEN (%)	OPEN (%)	F.R.R. (HR.)	N.C. WALL (Y/N)	N.C. CLAD (Y/N)	3.2.3.1.,-D 3.2.3.7.
NORTH	1A		C	7.80	3.47	3.51	100.00	44.5	-	N	Y	REQUIRED FOR PMT EXPOSURE
	LOBBY		C	6.75	4.27	5.50	100.00	63.3	-	N	N	
	1B		C	15.16	7.74	3.51	80.40	51.06	3/4	N	N	
	2A, 2B		C	15.04	6.94	3.51	80.40	46.14	3/4	N	N	
	3A, 3B		C	15.04	6.94	3.51	80.40	46.14	3/4	N	N	
	4A, 4B		C	15.04	6.94	3.51	80.40	46.14	3/4	N	N	
	5A, 5B		C	15.05	6.44	3.51	80.40	42.79	3/4	N	N	
	STAIR		C	9.85	0.00	14.05	100.00	0.00	-	N	N	
	ELEVATOR		C	7.76	0.00	10.99	100.00	0.00	-	N	N	
	CORRIDOR		C	6.49	0.00	10.99	100.00	0.00	-	N	N	
	ELECTRICAL		C	1.66	0.00	15.94	100.00	0.00	-	N	N	
	6B		C	8.54	0.00	15.94	100.00	0.00	-	N	N	
EAST	1B		C	37.31	8.68	3.68	56.32	23.26	3/4	N	Y	
	1C		C	46.59	9.86	3.75	51.00	21.16	3/4	N	Y	
	2B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	
	2C		C	46.48	9.86	3.75	51.00	21.21	3/4	N	N	
	3B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	
	3C		C	46.48	9.86	3.75	51.00	21.21	3/4	N	N	
	4B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	
	4C		C	46.48	9.86	3.75	51.00	21.21	3/4	N	N	
	5B		C	37.22	8.68	3.68	56.37	23.32	3/4	N	N	
	5C		C	46.49	9.86	3.75	51.00	21.21	3/4	N	N	
	CORRIDOR		C	21.95	1.29	7.84	100.00	5.87	-	N	N	
	6B		C	38.66	8.31	3.75	58.00	28.49	3/4	N	N	
SOUTH	1C, 1D		C	15.08	5.30	4.97	100.00	30.15	-	N	N	
	2C, 2D		C	15.04	5.30	4.97	100.00	35.24	-	N	N	
	3C, 3D		C	15.04	5.30	4.97	100.00	35.24	-	N	N	
	4C, 4D		C	15.04	5.30	4.97	100.00	35.24	-	N	N	
	5C, 5D		C	15.05	5.30	4.97	100.00	35.22	-	N	N	
	6A, 6B		C	15.29	4.58	8.13	100.00	29.95	-	N	N	
WEST	1A		C	27.83	0.00	1.63	19.56	0.00	1	N	Y	
	STAIR		C	48.88	0.00	4.68	73.68	0.00	3/4	N	N	
	1D		C	46.66	5.22	1.69	17.52	11.19	1	N	Y	
	2A		C	27.77	2.12	1.63	19.56	7.63	1	N	Y	
	2D		C	46.56	5.22	1.69	17.52	11.21	1	N	Y	
	3A		C	27.77	2.14	1.63	19.56	7.71	1	N	Y	
	3D		C	46.56	5.22	1.69	17.52	11.21	1	N	Y	
	4A		C	27.77	2.12	1.63	19.56	7.63	1	N	Y	
	4D		C	46.56	5.22	1.69	17.52	11.21	1	N	Y	
	5A		C	27.77	2.12	1.63	19.56	7.63	1	N	Y	
	5D		C	46.56	5.22	1.69	17.52	11.21	1	N	Y	
	6A		C	47.98	3.10	1.63	6.46	17.04	1	N	Y	
	ELEVATOR		C	12.32	0.00	5.51	100.00	0.00	-	N	N	



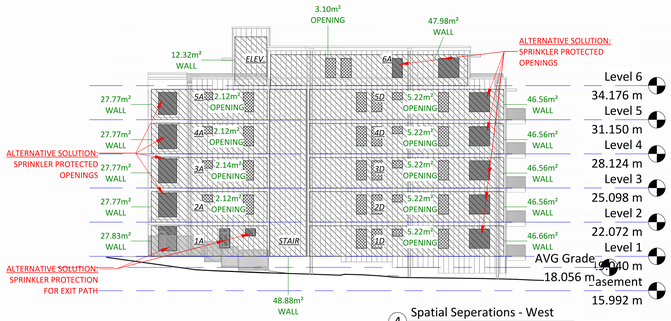
1 Spatial Seperations - North
1 : 250



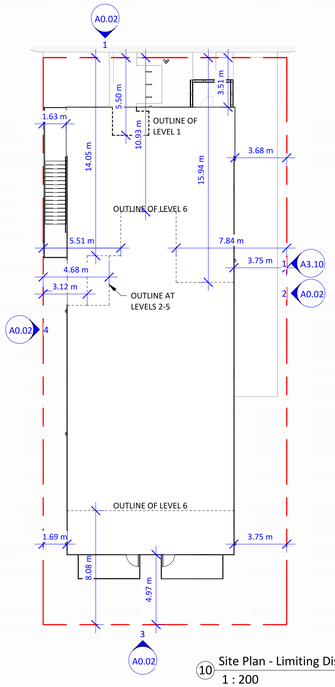
2 Spatial Seperations - East
1 : 250



3 Spatial Seperations - South
1 : 250



4 Spatial Seperations - West
1 : 250



10 Site Plan - Limiting Distance
1 : 200

Separation Elevations - Annotations

WALL OR FIRE COMPARTMENT AREA

UNPROTECTED OPENINGS

ALTERNATE SOLUTION: EXIT EXPOSURE PROTECTION & OPENING PROTECTION BY WATER CURTAIN

CODE COMPLIANCE DRAWING LEGEND

3-10 BCBC ANALYSIS REFERENCE

EXITS

25m TRAVEL DISTANCE

75 OCCUPANT LOAD AT EXIT (3.4.3.)

EXIT SIGN (3.4.5.)

EQUIPMENT

FIRE EXTINGUISHER

FIRE SEPARATION (3.1.8.)

FIRE SEPARATION

FIRE-RESISTANCE RATING (3.1.7.)

0 HOUR

3/4 HOUR

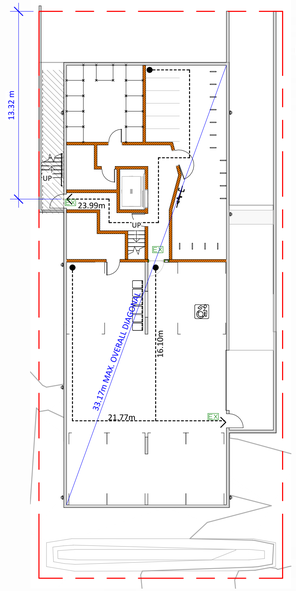
1 HOUR

2 HOURS

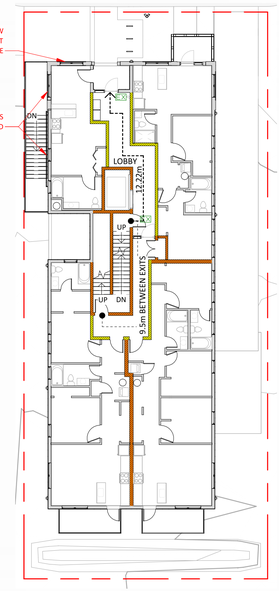
EXTERIOR EXIT PATHS

EXTERIOR EXIT PATH

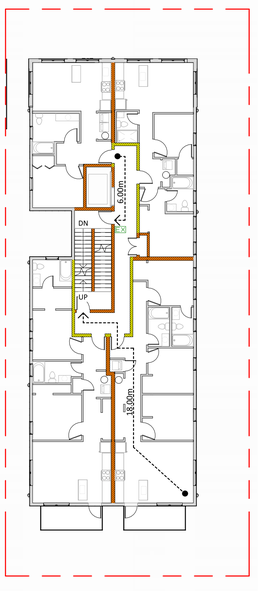
EXTERIOR EXIT PATH (PROTECTED)



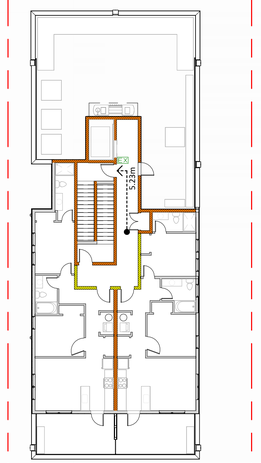
5 Code Compliance Plan - Basement
1 : 200



6 Code Compliance Plan - Level 1
1 : 200



7 Code Compliance Plan - Typical
1 : 200



8 Code Compliance Plan - Level 6/Roof
1 : 200



9 Code Compliance - Section 1
1 : 200

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Issue	Date
FOR DEVELOPMENT PERMIT	2025-12-17
DEVELOPMENT PERMIT RESUBMISSION 1	2026-05-28
DEVELOPMENT PERMIT RESUBMISSION 2	2026-10-30

Revision

No.	Description	Date

Consultant Seal

CHRISTINE LINTOTT ARCHITECT REGISTERED BRITISH COLUMBIA

2026-10-30

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915 McClure Street,
Victoria, BC V8V 3E8

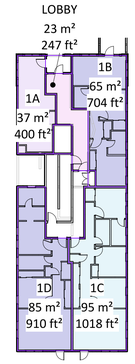
CODE ANALYSIS (PART 3)

Date	2026-10-30 10:40:59 AM
Drawn by	Author
Checked by	CLA

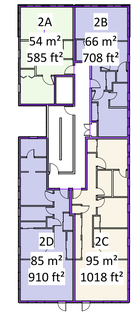
A0.02

Project #	24-08	Scale	As indicated

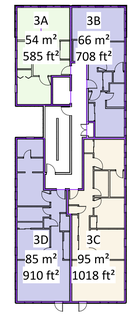
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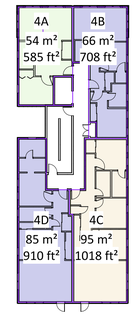
1 Unit Area - Level 1
1 : 300



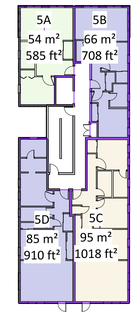
2 Unit Area - Level 2
1 : 300



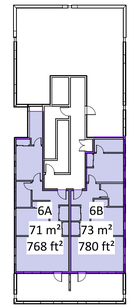
3 Unit Area - Level 3
1 : 300



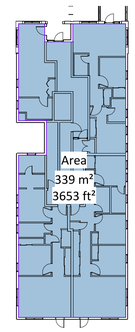
24 Unit Area - Level 4
1 : 300



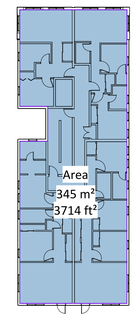
5 Unit Area - Level 5
1 : 300



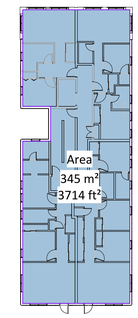
6 Unit Area - Level 6 / Roof
1 : 300



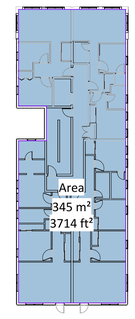
7 Floor Area - Level 1
1 : 300



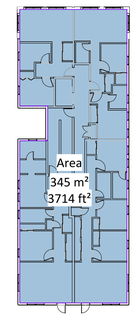
8 Floor Area - Level 2
1 : 300



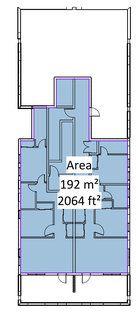
9 Floor Area - Level 3
1 : 300



10 Floor Area - Level 4
1 : 300



11 Floor Area - Level 5
1 : 300



12 Floor Area - Level 6 / Roof
1 : 300

Area Schedule (Unit Area)			
Name	Residential Unit Type	Area	Area (Imperial)
Level 1			
1A	STUDIO - ADAPTABLE - AFFORDABLE	37 m²	400 ft²
1B	2 BED	65 m²	704 ft²
1C	3 BED - AFFORDABLE	95 m²	1018 ft²
1D	2 BED	85 m²	910 ft²
4		282 m²	3031 ft²
Level 2			
2A	1 BED - ADAPTABLE	54 m²	585 ft²
2B	2 BED	66 m²	708 ft²
2C	3 BED	95 m²	1018 ft²
2D	2 BED	85 m²	910 ft²
4		299 m²	3220 ft²
Level 3			
3A	1 BED - ADAPTABLE	54 m²	585 ft²
3B	2 BED	66 m²	708 ft²
3C	3 BED	95 m²	1018 ft²
3D	2 BED	85 m²	910 ft²
4		299 m²	3220 ft²
Level 4			
4A	1 BED - ADAPTABLE	54 m²	585 ft²
4B	2 BED	66 m²	708 ft²
4C	3 BED	95 m²	1018 ft²
4D	2 BED	85 m²	910 ft²
4		299 m²	3220 ft²
Level 5			
5A	1 BED - ADAPTABLE	54 m²	585 ft²
5B	2 BED	66 m²	708 ft²
5C	3 BED	95 m²	1018 ft²
5D	2 BED	85 m²	910 ft²
4		299 m²	3220 ft²
Level 6			
6A	2 BED	71 m²	768 ft²
6B	2 BED	73 m²	780 ft²
2		144 m²	1549 ft²
22		1622 m²	17461 ft²

NOTE:
AREAS MEASURED TO THE CENTRELINE OF EXTERIOR WALLS, CENTERLINE OF PARTITION WALLS, & CENTERLINE OF CORRIDOR WALLS.

Area Schedule (Floor Area)		
Level	Area	Area (Imperial)
Level 1	339 m²	3653 ft²
Level 2	345 m²	3714 ft²
Level 3	345 m²	3714 ft²
Level 4	345 m²	3714 ft²
Level 5	345 m²	3714 ft²
Level 6	192 m²	2064 ft²
	1911 m²	20572 ft²

FLOOR AREA	1911 m²
LOT AREA	694.7 m²
FSR	**2.75**

NOTE:
THE ABOVE AREAS ARE USED FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

BASEMENT AREAS ARE NOT INCLUDED IN THE ABOVE CALCULATIONS.

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

Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date
11	Floor area revised to include elevator shaft	2026-05-28
12	Area revisions due to adjustments for scissor stair	2026-05-28
38	Affordable Units	2026-10-30

Consultant Seal

CHRISTINE LINTOTT ARCHITECT INC. REGISTERED ARCHITECT BRITISH COLUMBIA
2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

FLOOR AREA PLANS

Date	2026-10-30 10:41:02 AM
Drawn by	HJ
Checked by	CLA

A0.03

Project #	24-08	Scale	As indicated

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City of Victoria - Project Information Table

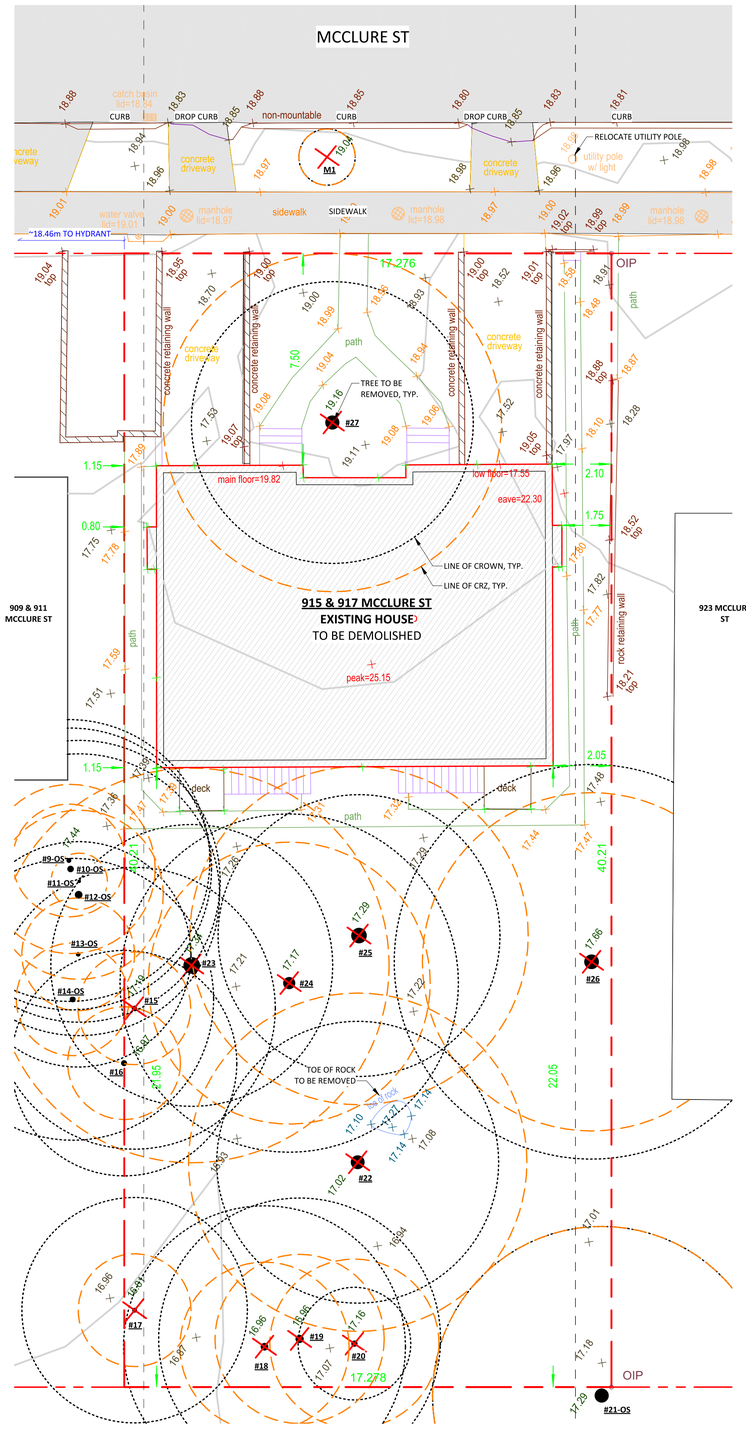
PROJECT INFORMATION TABLE		PROPOSED DESIGN
ZONING DISTRICT		-
SITE AREA (m²)		694.7
TOTAL FLOOR AREA (m²)		1911
FLOOR SPACE RATIO		2.75
SITE COVERAGE (%)		56.7
OPEN LOT SPACE (%)		31.5
SOFT LANDSCAPING (%)		69.1
HARD LANDSCAPING (%)		30.9
LANDSCAPE AREA (%)		7
HEIGHT OF BUILDING (m)		20.12
NUMBER OF STOREYS		6
PARKING STALLS ON SITE		6
BICYCLE PARKING ON SITE		36 - SECURE
		6 - VISITOR
BUILDING SETBACKS:	FRONT YARD (m)	3.62
	FRONT STEPS (m)	-
	FRONT PORCH (m)	-
	BAY WINDOWS (m)	-
	REAR YARD (m)	5.01
	SIDE YARD - WEST (m)	1.75
	SIDE YARD - EAST (m)	3.79
	COMBINED SIDE YARDS (m)	5.54
	EAVE PROJECTION IN SETBACKS (m)	-
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	22
	UNIT TYPES	STUDIO, 1 BED
		2 BED, 3 BED
	GROUND-ORIENTED UNITS	2
	MINIMUM UNIT FLOOR AREA (m²)	37
	TOTAL RESIDENTIAL UNIT AREA (m²)	1716

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

Tree Inventory (all measurements in mm)

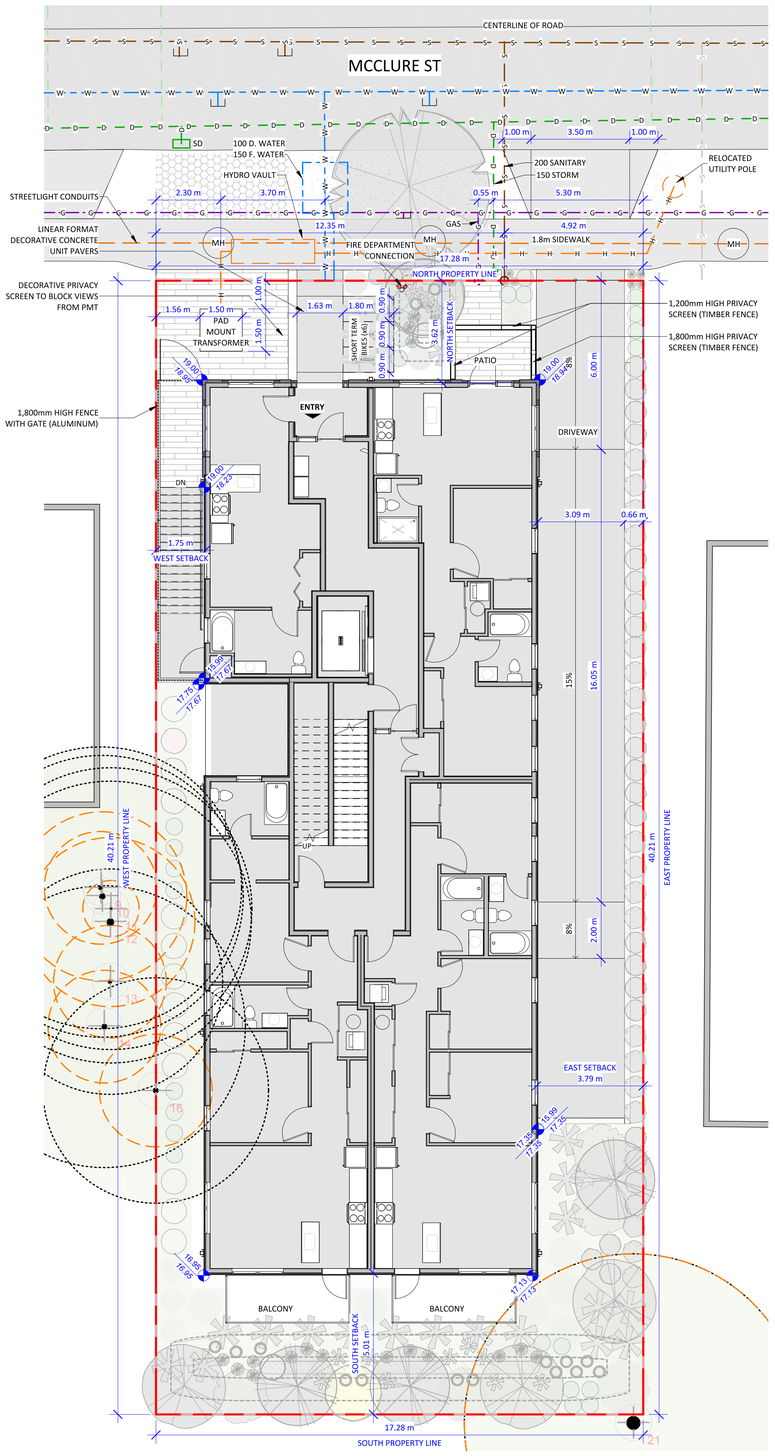
NO.	COMMON NAME	D.B.H.	CANOPY	C.R.Z.	PROTECTED	RETAINED
M1	JAPANESE ZELKOVA	80	2000	1000	YES	No
27	KOBUS MAGNOLIA	490	10000	6000	YES	No
26	EUROPEAN ASH	510	14000	6000	YES	No
25	PURPLE LEAF PLUM	540	10000	6000	YES	No
24	CHERRY	420	12000	5000	YES	No
23	DOUGLAS FIR	580	10000	7000	YES	No
22	APPLE	480	10000	6000	YES	No
21-OS	SYCAMORE MAPLE	490	12000	6000	YES	Yes
20	ENGLISH HOLLY	210	4000	3000	NO	No
19	PLUM	280	10000	3000	NO	No
18	PLUM	260	10000	3000	NO	No
17	PLUM	160	8000	2000	NO	No
16	PLUM	200	8000	2000	NO	Yes
15	CHERRY	170	10000	2000	NO	No
14-OS	CHERRY	200	10000	2000	NO	Yes
13-OS	CHERRY	150	8000	2000	NO	Yes
12-OS	CHERRY	260	10000	3000	NO	Yes
11-OS	CHERRY	110	10000	1000	NO	Yes
10-OS	CHERRY	220	10000	3000	NO	Yes
9-0S	CHERRY	160	10000	2000	NO	Yes



2 Existing Site Plan
1 : 100

0 5 M

NORTH



1 Proposed Site Plan
1 : 100

0 5 M

NORTH

Christine Lintott Architects Inc.

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

Issue	Date
FOR DEVELOPMENT PERMIT	2025-12-17
DEVELOPMENT PERMIT RESUBMISSION 1	2026-05-28
DEVELOPMENT PERMIT RESUBMISSION 2	2026-10-30

Revision

No.	Description	Date
1	PMT size & clearance revised	2026-05-28
2	Building shift toward north property line 540 mm	2026-05-28
3	Unit primary entrance at street front	2026-05-28
4	Stair shift south	2026-05-28
5	Balconies made shorter	2026-05-28
6	Fire Department Connection shift 1000mm east	2026-05-28
13	Sidewalk width expanded to 1.8m	2026-05-28
33	Removal of the Loading Zone and Increase of the Landscape Area	2026-10-30

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

SITE PLAN

Date	2026-10-30 10:41:04 AM
Drawn by	Author
Checked by	CLA

A1.00

Project #	24-08	Scale	As indicated

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BC LAND SURVEYORS SITE PLAN OF:

915/917 McClure Street

Legal: Lot 1191, Victoria City

Parcel Identifier: 002-466-384
in the City of Victoria

SCALE 1 : 150

0 2 5 10 15

All distances are shown in metres.

Plot on 18" x 24" sheet (ARCH C Size).

LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

+ – denotes – existing elevation
– denotes – tree tag number
OIP ● – denotes – Found property corner post

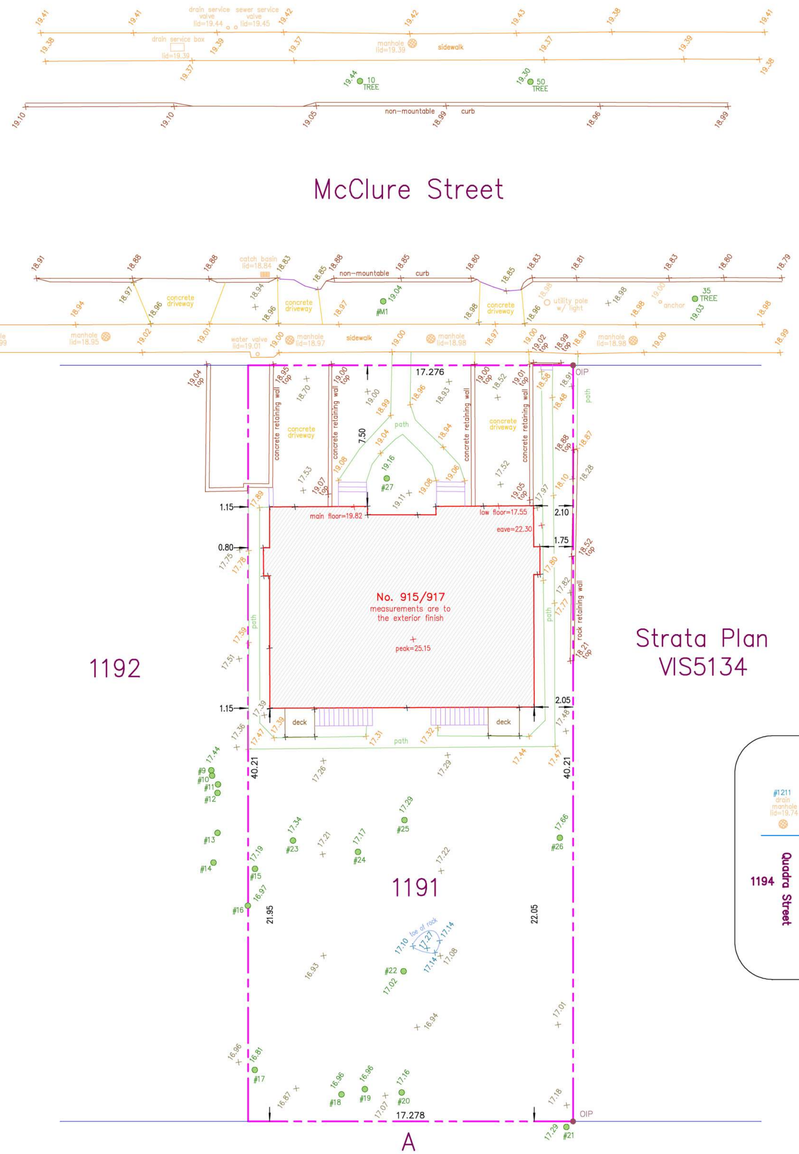
#1014 sanitary manhole lid=19.22

Refer to Capital Tree Service Inc. tree inventory for tree type and size.

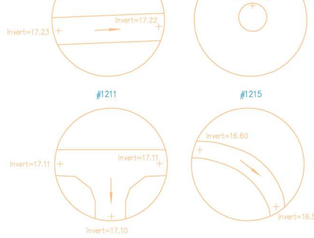
Tree diameters are in centimetres.

hydrant

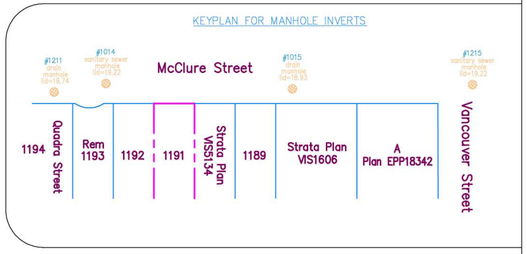
Lot Area = 694.7 m2



INVERTS FOR SEWER MANOLES



KEYPLAN FOR MANHOLE INVERTS



Date	November 21, 2025
File	14657-9

V.I. POWELL & ASSOCIATES
Land Surveying
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Christine Lintott Architects Inc.

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Issue	Date
FOR DEVELOPMENT PERMIT	2025-12-17
DEVELOPMENT PERMIT RESUBMISSION 1	2026-05-28
DEVELOPMENT PERMIT RESUBMISSION 2	2026-10-30

Revision

No.	Description	Date

Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

SURVEY PLAN

Date	2026-10-30 10:41:08 AM
Drawn by	Author
Checked by	CLA

A1.01

Project #	24-08	Scale

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VIEW FROM MCCLURE LOOKING SOUTH-WEST



VIEW FROM MCCLURE LOOKING SOUTH-EAST



AERIAL FROM 918 COLLINSON ST LOOKING NORTH



1 McClure St Context Elevation North
1 : 200



2 McClure St Context Elevation East
1 : 200

Christine Lintott Architects Inc.

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Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date
37	Rooftop Area Calculation and Setback	2026-10-30
34	Landscape Update	2026-10-30

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

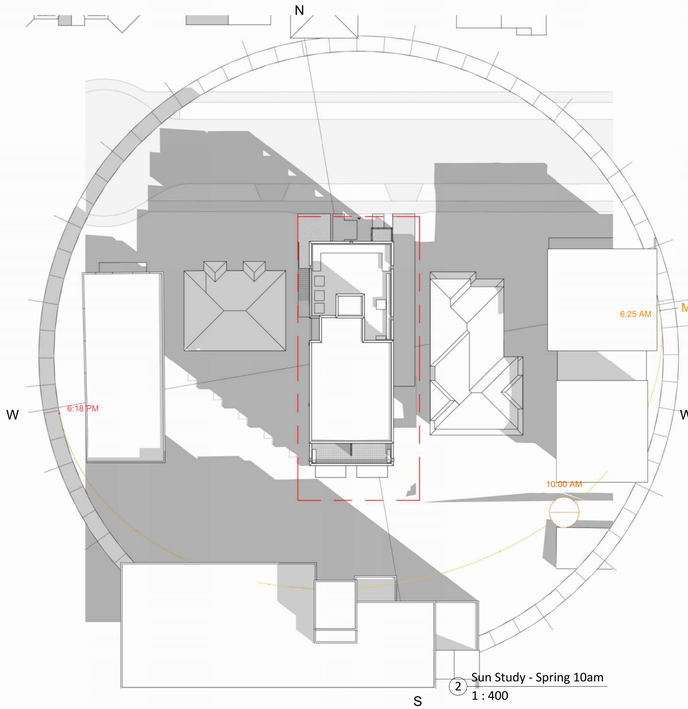
STREET ELEVATION

Date	2026-10-30 10:41:13 AM
Drawn by	Author
Checked by	CLA

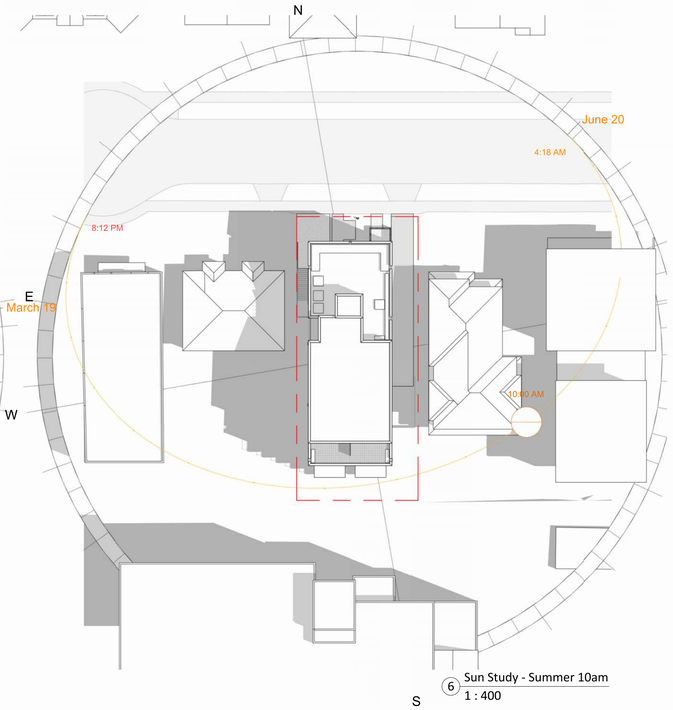
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Project #	24-08	Scale	1 : 200

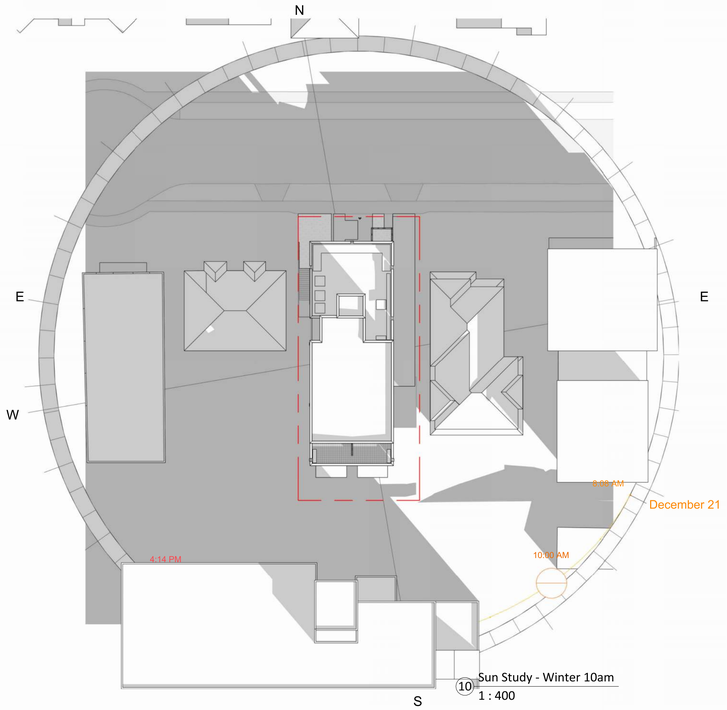
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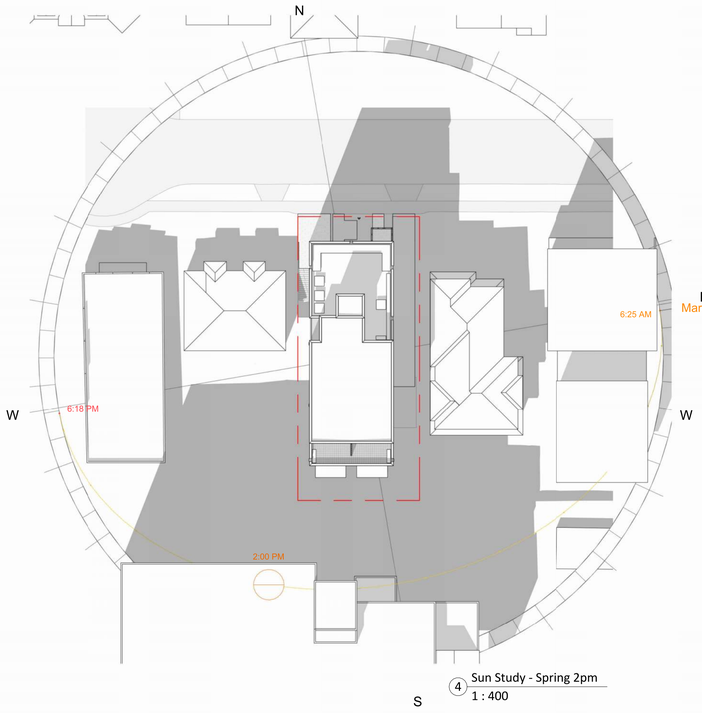
2 Sun Study - Spring 10am
1 : 400



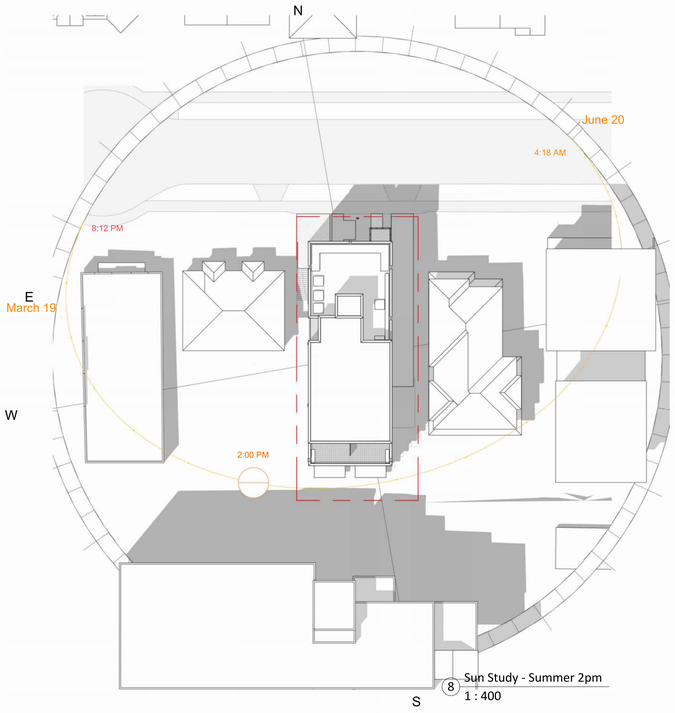
6 Sun Study - Summer 10am
1 : 400



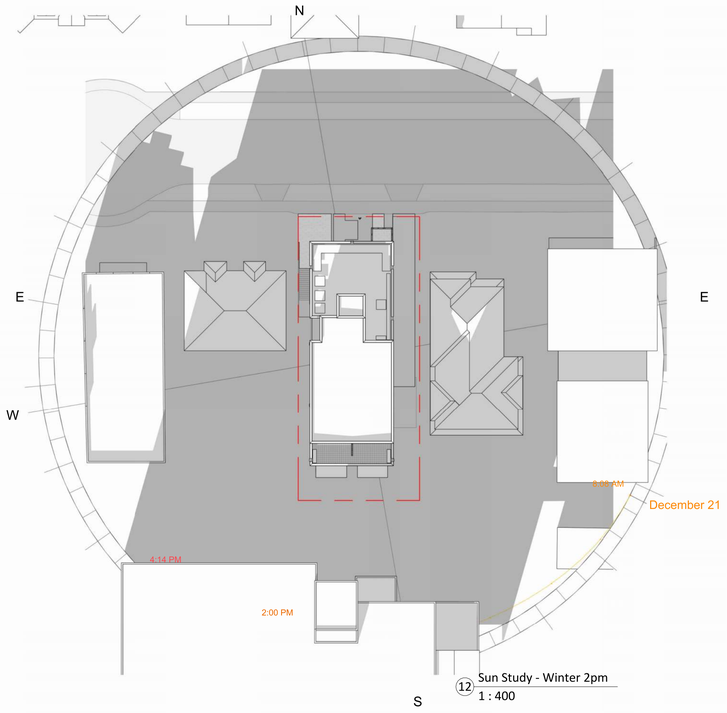
10 Sun Study - Winter 10am
1 : 400



4 Sun Study - Spring 2pm
1 : 400



8 Sun Study - Summer 2pm
1 : 400



12 Sun Study - Winter 2pm
1 : 400

Christine Lintott Architects Inc.

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Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

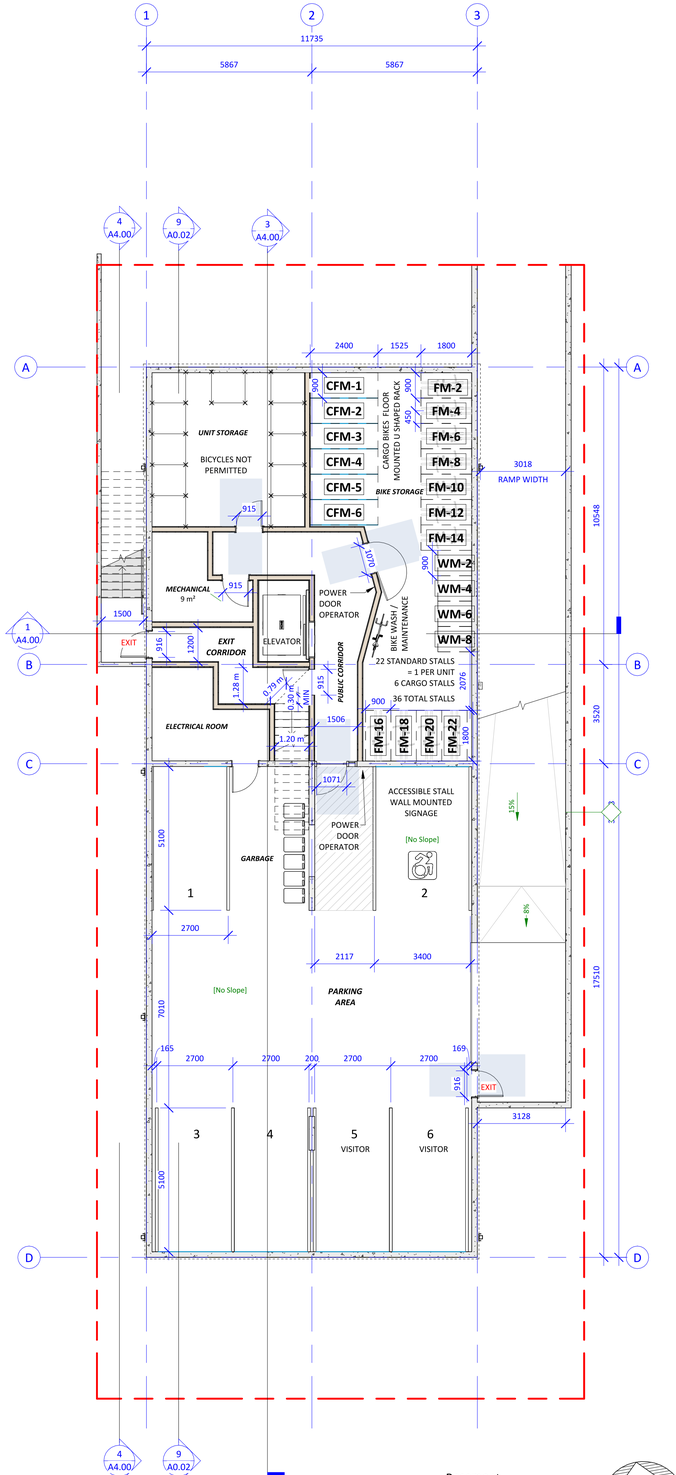
SHADOW STUDIES

Date	2026-10-30 10:41:34 AM
Drawn by	Author
Checked by	CLA

A1.03

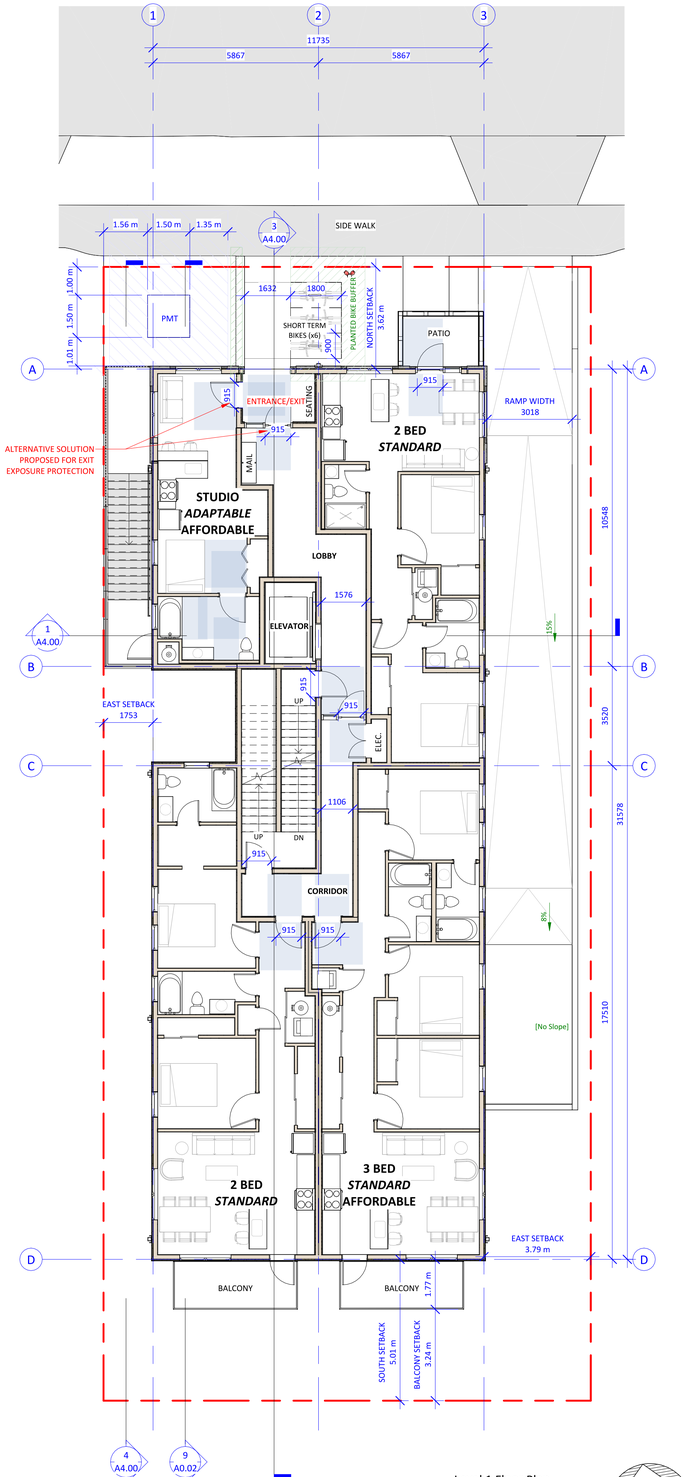
Project #	24-08	Scale	1 : 400

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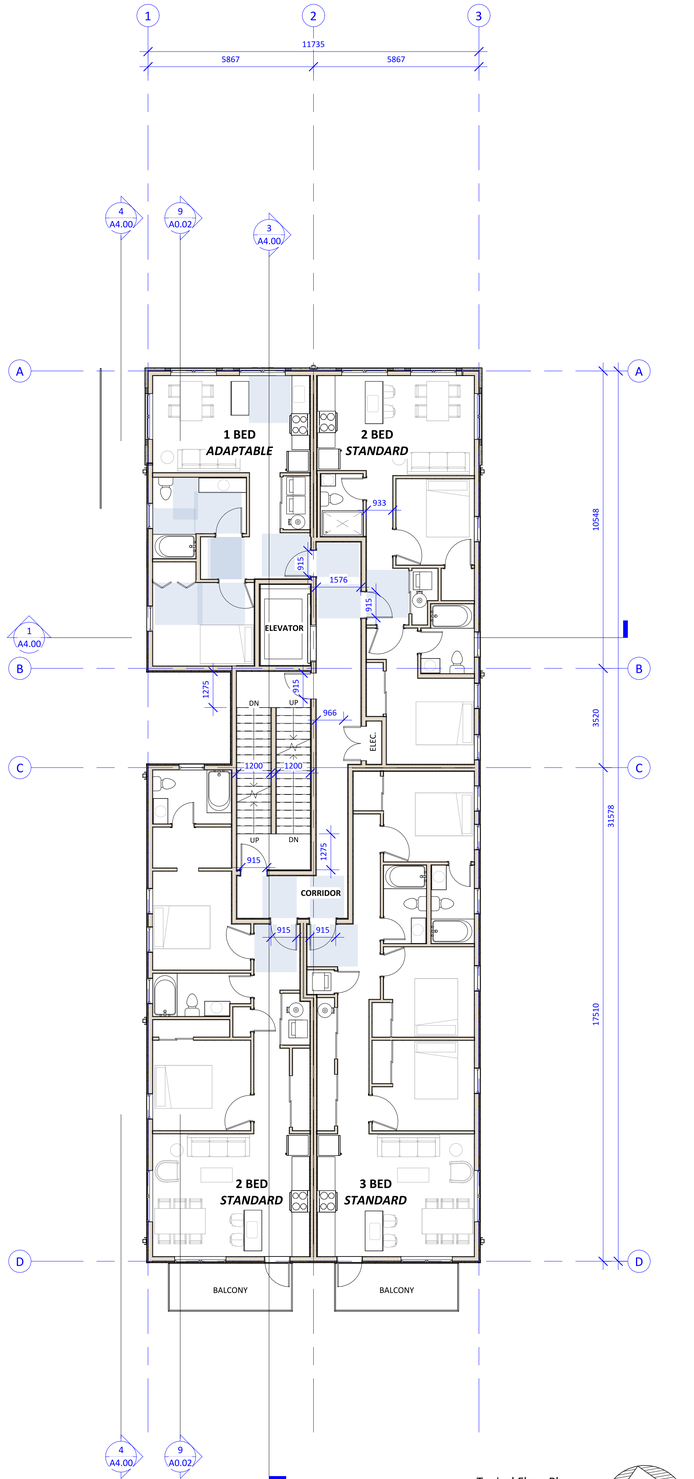
1 Basement
1 : 100
0 5 M

NORTH



3 Level 1 Floor Plan
1 : 100
0 5 M

NORTH



2 Typical Floor Plan
1 : 100
0 5 M

NORTH

Christine Lintott Architects Inc.

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

Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date
1	PMT size & clearance revised	2026-05-28
2	Building shift toward north property line 540 mm	2026-05-28
4	Stair shift south	2026-05-28
14	Revisions to bike storage, additional stalls, improved access, stall & aisle dimensions	2026-05-28
15	Suite entry locations revised for code compliant exiting	2026-05-28
16	Revisions to floor plans to accomodate scissor stair	2026-05-28
26	Wall signage for accessibility	2026-05-28
27	Grade of drive aisle and accessible parking stall	2026-05-28
29	Drive aisle width	2026-05-28
30	Storage room does not permit bicycles	2026-05-28
33	Removal of the Loading Zone and Increase of the Landscape Area	2026-10-30
35	Visitor Parking	2026-10-30
38	Affordable Units	2026-10-30

Consultant Seal

CHRISTINE LINTOTT ARCHITECT REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

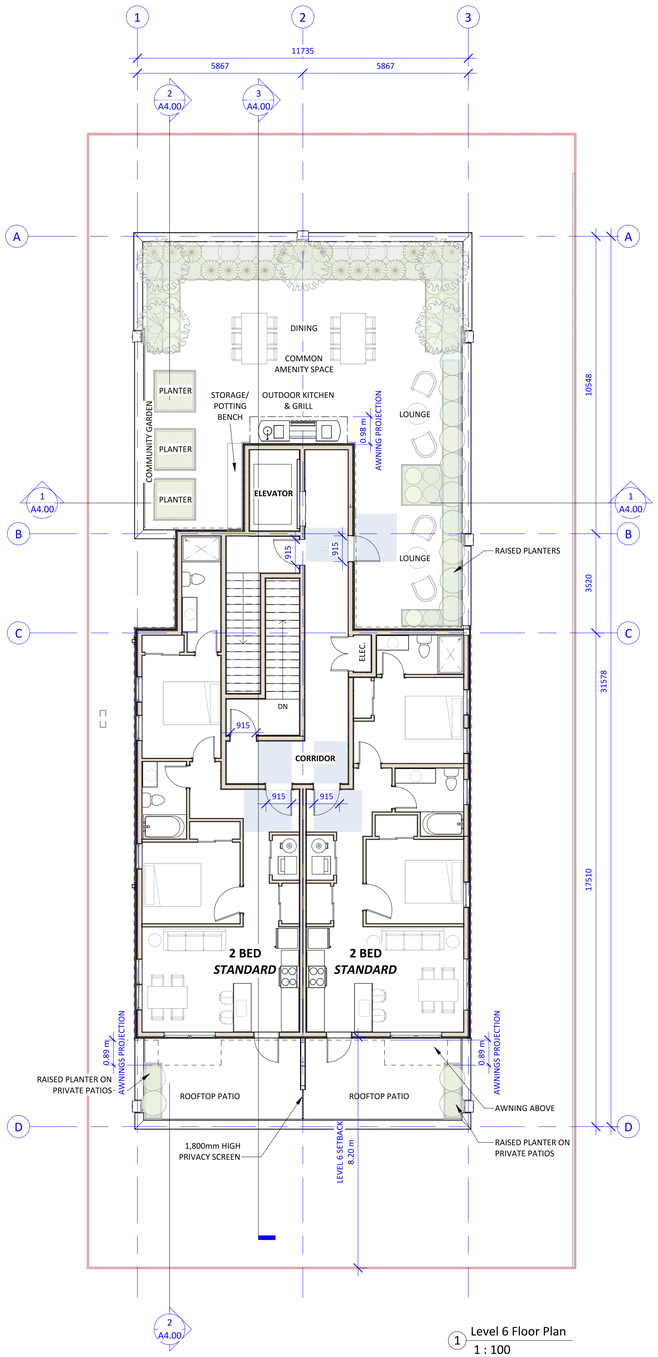
FLOOR PLANS - BASEMENT, LEVEL 1, & TYPICAL

Date	2026-10-30 10:41:36 AM
Drawn by	HJ
Checked by	CLA

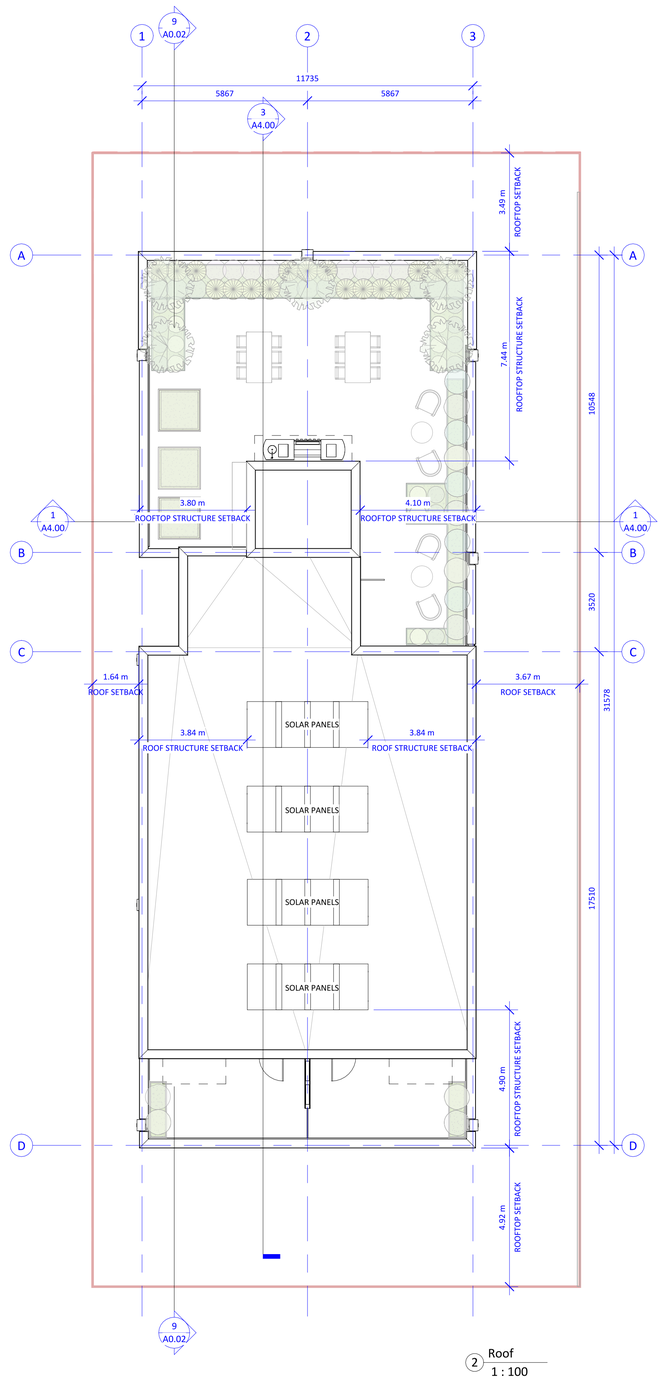
A2.00

Project #	24-08	Scale	1 : 100

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1 Level 6 Floor Plan
1 : 100



2 Roof
1 : 100

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Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date
2	Building shift toward north property line 540 mm	2026-05-28
16	Revisions to floor plans to accomodate scissor stair	2026-05-28
17	Rooftop structure setbacks	2026-05-28
18	Upper roof line revised	2026-05-28
19	Level 6 setback shifted south to accomodate configuration for scissor stair	2026-05-28
36	Awning Projection	2026-10-30
37	Rooftop Area Calculation and Setback	2026-10-30

Consultant Seal

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

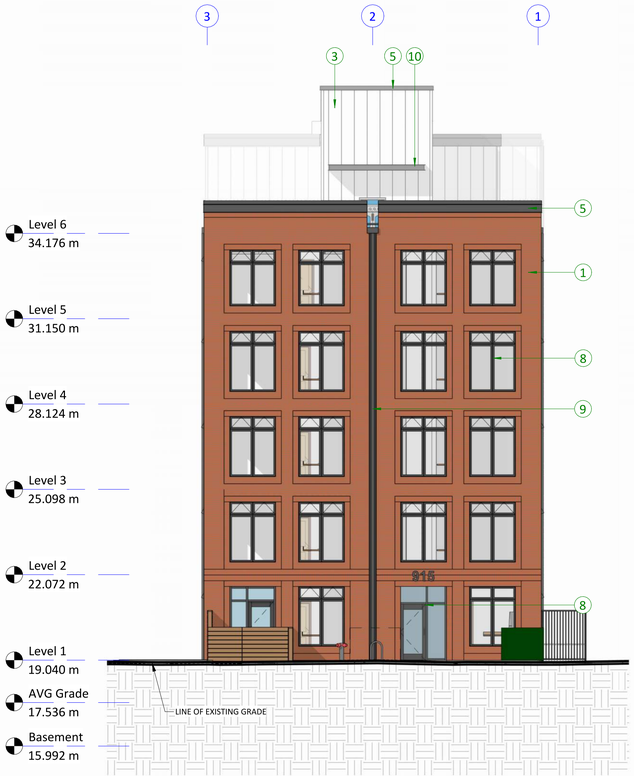
LEVEL 6 & ROOF PLANS

Date	2026-10-30 10:41:37 AM
Drawn by	HJ
Checked by	CLA

A2.01

Project #	24-08	Scale	1 : 100

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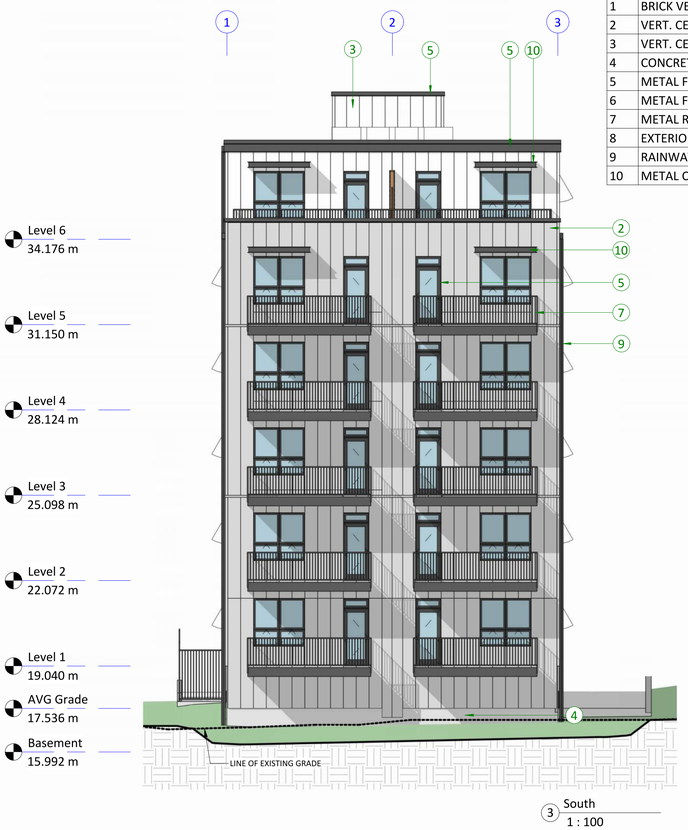


1 North
1 : 100



2 East
1 : 100

EXTERIOR MATERIALS LEGEND	
1	BRICK VENEER
2	VERT. CERACLAD, COLOUR: "ASHLAR SLATE"
3	VERT. CERACLAD, COLOUR: "ARCTICE WHITE"
4	CONCRETE
5	METAL FLASHING, COLOUR: "BLACK"
6	METAL FLASHING, COLOUR: "GREY"
7	METAL RAILING, COLOUR: "BLACK"
8	EXTERIOR DOOR & WINDOW FRAME, COLOUR: "BLACK"
9	RAINWATER LEADERS, COLOUR: "BLACK"
10	METAL CANOPY, COLOUR: "BLACK"



3 South
1 : 100



4 West
1 : 100

Christine Lintott Architects Inc.

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Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date
7	Building Height reduced	2026-05-28
8	Average Grade revised	2026-05-28
18	Upper roof line revised	2026-05-28
20	Fenestrations revised with floor plan adjustments	2026-05-28
21	Void introduced in west facade to meet with FSR requirements	2026-05-28
25	Rooftop structures height	2026-05-28
33	Removal of the Loading Zone and Increase of the Landscape Area	2026-10-30

Consultant Seal

REGISTERED ARCHITECT
CHRISTINE ANNE LINTOTT
BRITISH COLUMBIA
2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

BUILDING ELEVATIONS

Date	2026-10-30 10:41:47 AM
Drawn by	Author
Checked by	CLA

A3.00

Project #	24-08	Scale	1 : 100

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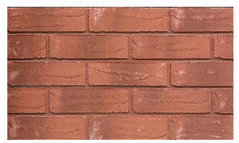
1 Exterior Materials - Partial East Elevation
1 : 50



2 Exterior Materials - 3D Isometric

EXTERIOR MATERIALS LEGEND	
1	BRICK VENEER
2	VERT. CERACLAD, COLOUR: "ASHLAR SLATE"
3	VERT. CERACLAD, COLOUR: "ARCTICE WHITE"
4	CONCRETE
5	METAL FLASHING, COLOUR: "BLACK"
6	METAL FLASHING, COLOUR: "GREY"
7	METAL RAILING, COLOUR: "BLACK"
8	EXTERIOR DOOR & WINDOW FRAME, COLOUR: "BLACK"
9	RAINWATER LEADERS, COLOUR: "BLACK"
10	METAL CANOPY, COLOUR: "BLACK"

PROPOSED EXTERIOR MATERIALS



BRICK VENEER

STOCAST BRICK VENEER, RED 04, TINTED MORTAR



VERTICAL CLADDING

CERACLAD, ARCTIC WHITE



BLACK

PRIMARY FLASHINGS
RAILINGS
DOOR & WINDOW FRAME
SCUPPERS & DOWNSPOUTS



CAST-IN PLACE CONCRETE

CONCRETE FOUNDATION WALLS



VERTICAL CLADDING

CERACLAD, ASHLAR SLATE

GREY

WALL FLASHINGS

Christine Lintott Architects Inc.

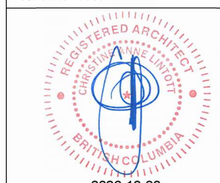
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date
18	Upper roof line revised	2026-05-28
37	Rooftop Area Calculation and Setback	2026-10-30

Consultant Seal



2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

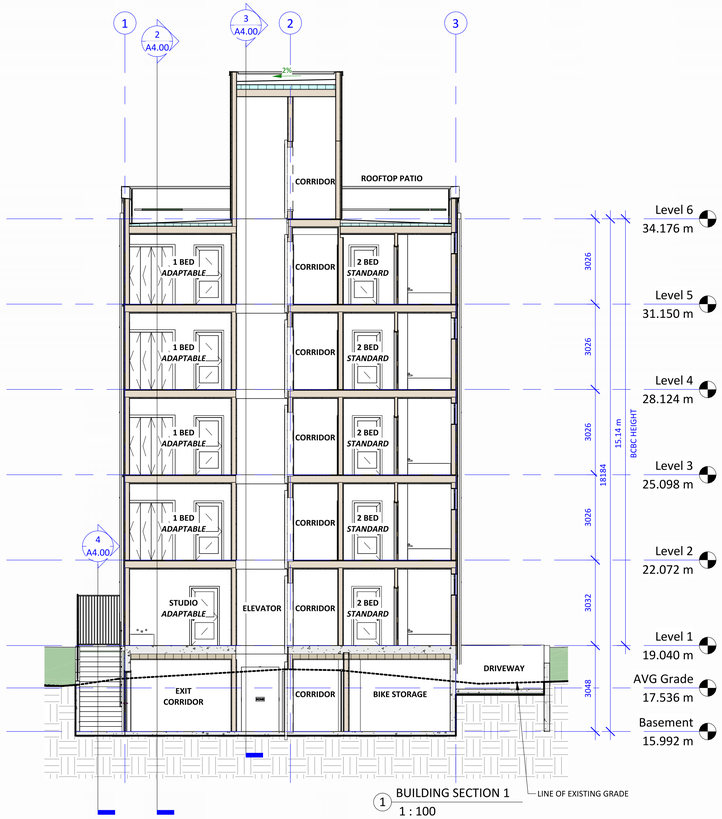
EXTERIOR MATERIALS

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Drawn by	Author
Checked by	Checker

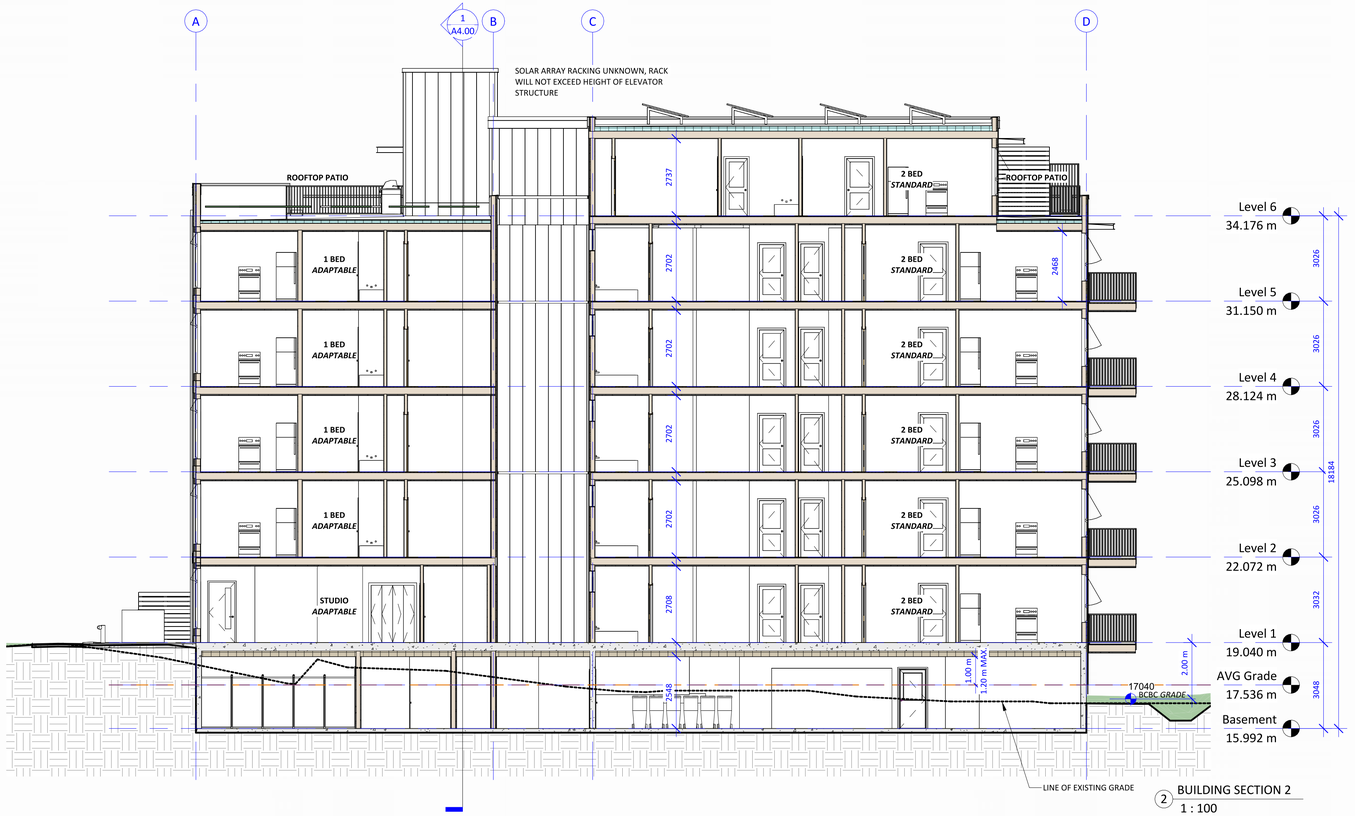
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Project #	24-08	Scale	As indicated

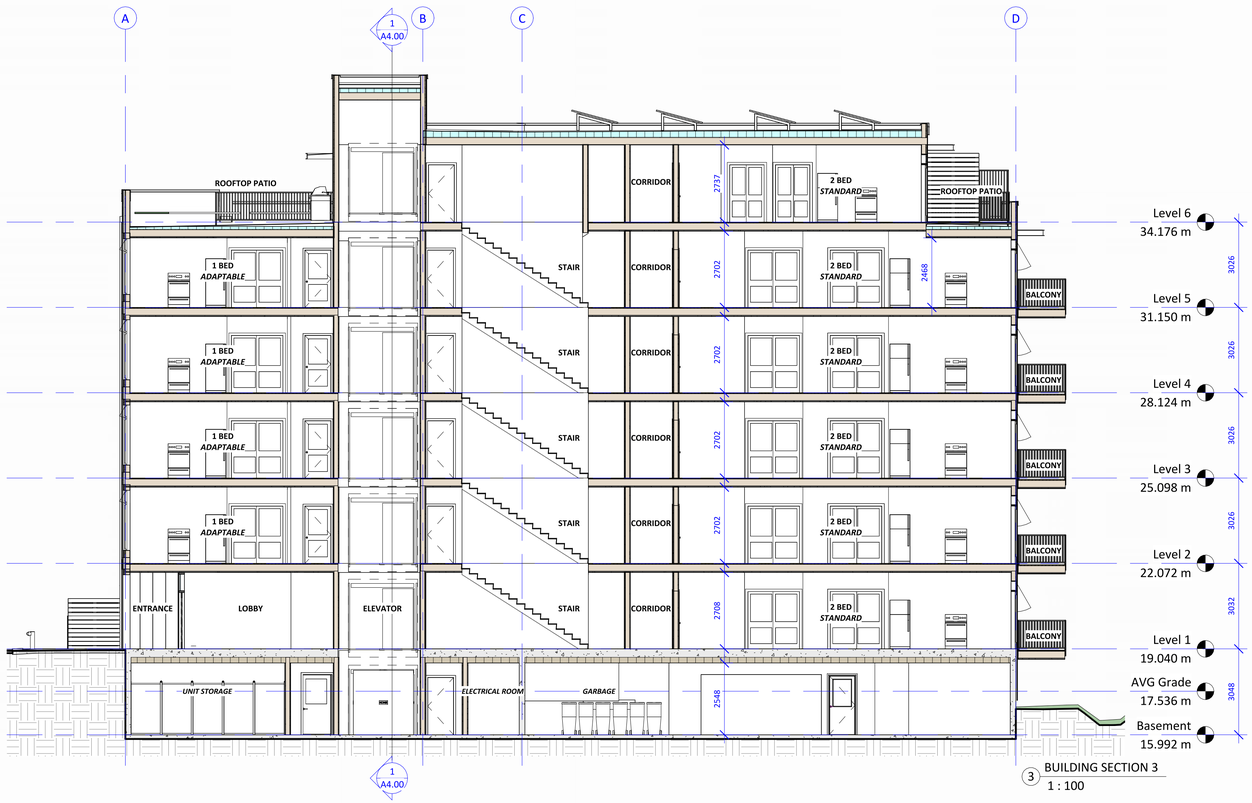
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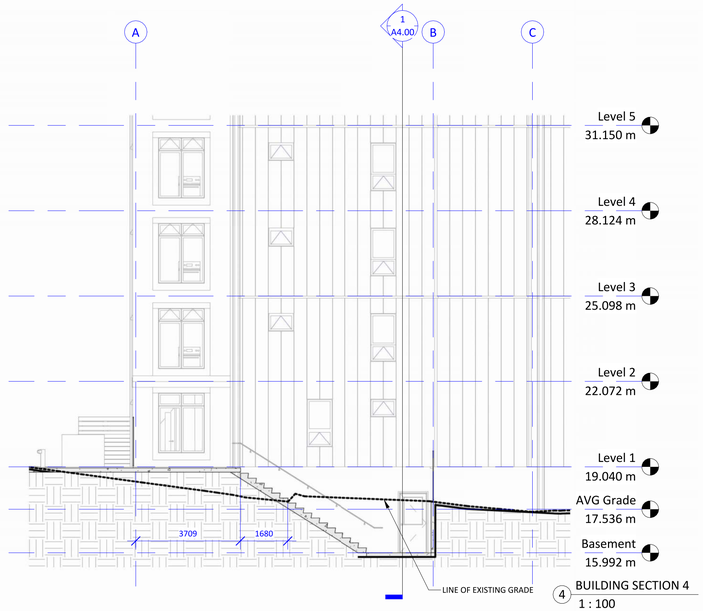
1 BUILDING SECTION 1
1 : 100



2 BUILDING SECTION 2
1 : 100



3 BUILDING SECTION 3
1 : 100



4 BUILDING SECTION 4
1 : 100

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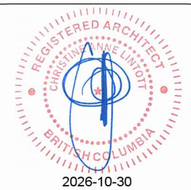
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
FOR DEVELOPMENT PERMIT	**2025-12-17**
DEVELOPMENT PERMIT RESUBMISSION 1	**2026-05-28**
DEVELOPMENT PERMIT RESUBMISSION 2	**2026-10-30**

Revision

No.	Description	Date
8	Average Grade revised	2026-05-28
22	Floor to floor heights reduced	2026-05-28
23	Section of interior scissor stair	2026-05-28
24	Section of exterior stair	2026-05-28
28	Floor to ceiling height	2026-05-28
33	Removal of the Loading Zone and Increase of the Landscape Area	2026-10-30

Consultant Seal



2026-10-30

915 McClure St

915 McClure Street,
Victoria, BC V8V 3E8

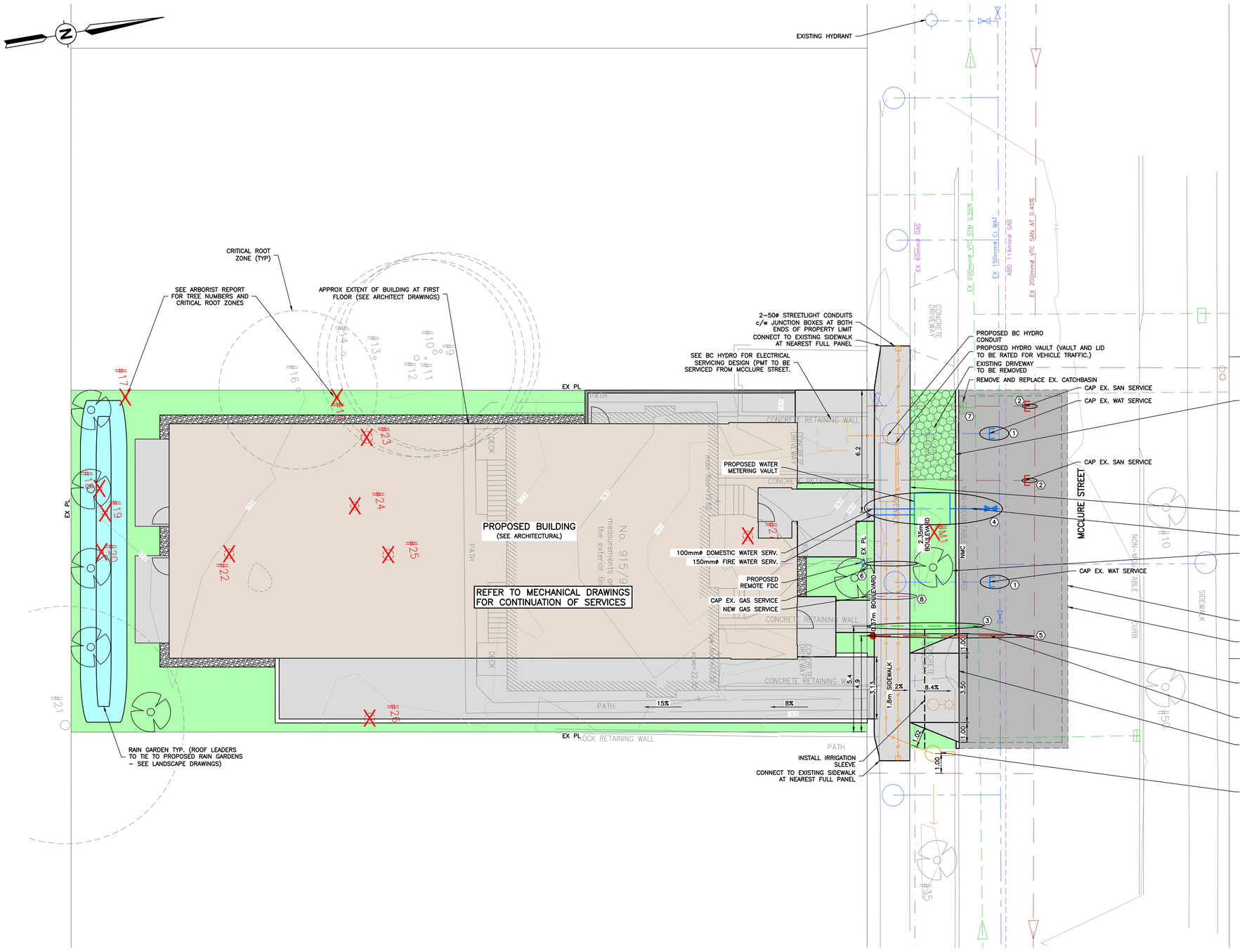
BUILDING SECTIONS

Date	2026-10-30 10:42:00 AM
Drawn by	HJ
Checked by	CLA

A4.00

Project #	24-08	Scale	1 : 100

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PLAN NOTES:
1) FOR BUILDING INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS INC.
2) FOR LANDSCAPING, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
3) UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
4) FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT).
5) ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
6) BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
7) ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

SHEET NOTES

No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE, EXISTING WATER METER TO BE REMOVED.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	EXISTING STORM SERVICE (DIAMETER UNKNOWN) TO BE REMOVED. NEW 150ø STORM SERVICE CONNECTION AND INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
4	REMOVE EXISTING WATER SERVICE AND CONNECT NEW 100ø DOMESTIC WATER AND 150ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE AS PER CoV STD. DWG. SDW2h. VAULT AND LID TO BE RATED FOR VEHICLE TRAFFIC.
5	NEW 200ø SANITARY SERVICE AND INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
7	REMOVE AND REPLACE CATCH BASIN TO SUIT NEW CURB INSTALLATION BY CoV FORCES AT DEVELOPER'S EXPENSE AS PER CoV DWG. SD S11b.
8	NEW GAS SERVICE BY CoV FORCES AT DEVELOPER'S EXPENSE.

○ EXISTING TREE TO REMAIN, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST INVENTORY BY CAPITAL TREE SERVICE INC.)

X EXISTING TREE TO BE REMOVED, SCALED TO TREE TRUNK DIAMETER (SEE ARBORIST INVENTORY BY CAPITAL TREE SERVICE INC.)

DRAWING COORDINATES ARE LOCAL BASED ON UTM NAD 83 REFERENCE MONUMENT
MON No. 9-39 N:5365309.565, E:473752.996, Z:23.661
MON No. 9-40 N:5365324.681, E:473536.122, Z:26.892
MON No. 9-41 N:5365241.359, E:473443.220, Z:18.795
MON No. 9-42 N:5365222.976, E:473550.376, Z:19.176
MON No. 9-46 N:5365128.816, E:473722.520, Z:17.690
MON No. 9-82 N:5365043.229, E:473708.092, Z:18.543
MON No. 9-83 N:5365144.316, E:473536.867, Z:14.625
ALL DISTANCES ARE GROUND LEVEL DISTANCES AND ELEVATIONS ARE GEODETIC ELEVATIONS

PLAN
1:100

LEGAL PLAN & TOPOGRAPHIC SURVEY PROVIDED BY V.I. POWELL & ASSOCIATES

SEE AND ARCHITECTURAL, LANDSCAPE DRAWINGS

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — A. PROHOROFF # 55512
2026-10-28

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

OCTOBER 28, 2026

RE-ISSUED FOR DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

1:100 0 2 6m

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NO.	DATE	BY	ISSUED
3	2026-10-28	AP	DEVELOPMENT PERMIT RE-SUBMISSION
2	2026-06-01	AP	DEVELOPMENT PERMIT RE-SUBMISSION
1	2025-12-12	AP	DEVELOPMENT PERMIT SUBMISSION

NO. DATE BY REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

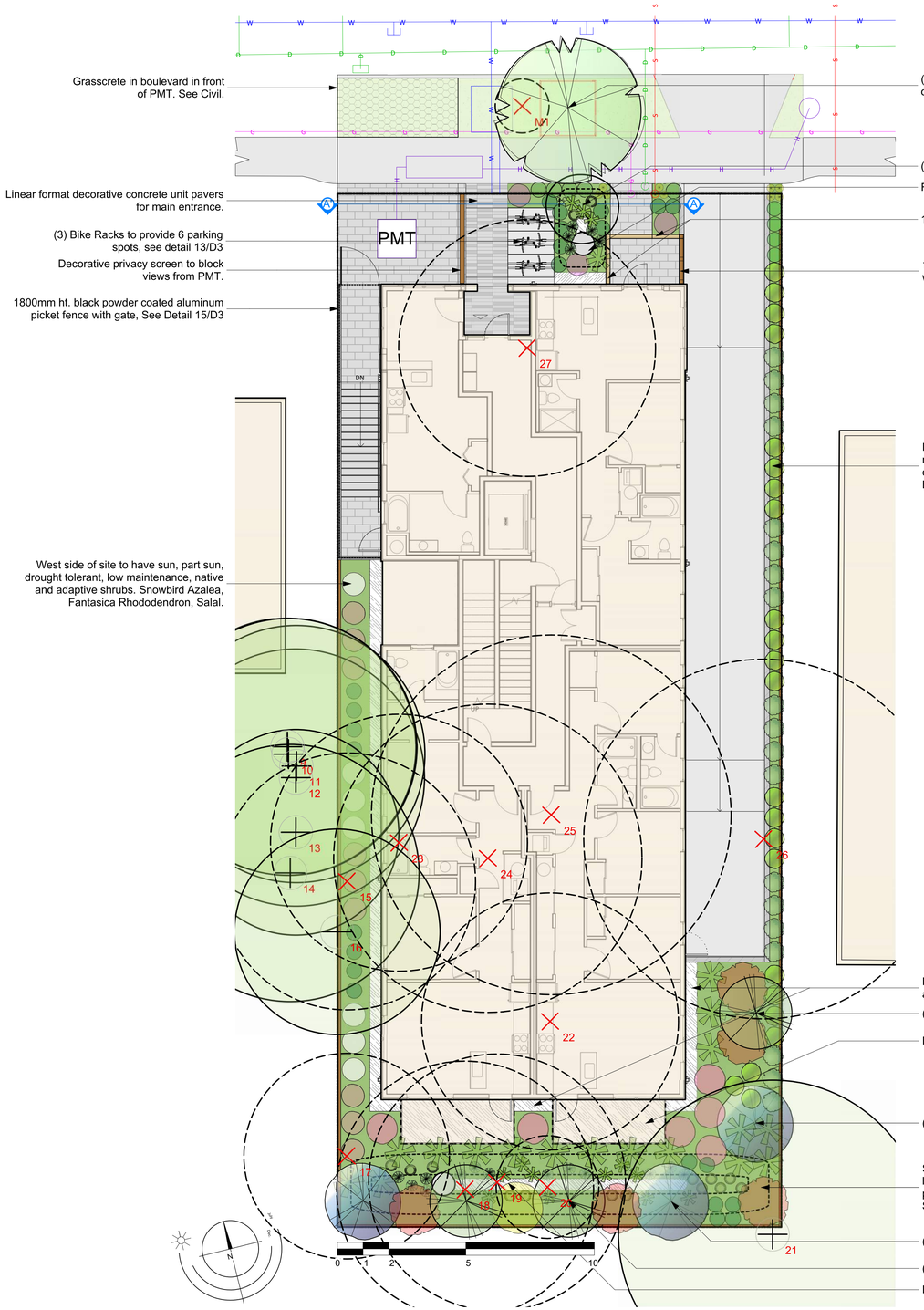
SEAL

PROJECT:
915 McCLURE STREET
VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE HORIZ: AS NOTED VERT: AS NOTED
PROJECT NO. 25-022
ISSUED/REVISION 3
APPROVING AUTHORITY FILE NO.
DRAWING NO. 25-022-C01

\\CORP\VAL-VIC\2141\PROJECTS\2412502200 915 McCLURE STREET\07_DRAWINGS\01_SHEETS\25-022-DP-C01.DWG 10/28/2026 9:35 AM LAYOUT1



1 915-917 McClure Street | Landscape Concept Plan | GF
Scale: 1:100

MATERIALS LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Concrete
- Decorative Concrete Unit Pavers
- Linear Decorative Concrete Unit Pavers
- Hydrapressed Slab
- Planting beds
- Proposed Sod
- Riverstone
- Property Line
- Proposed Retaining Wall - By Others
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Wood Privacy Fence
- 1.8m Ht Aluminum picket fence
- Section Line
- Soil Volume area

TREE MANAGEMENT LEGEND

Retained Tree

- Crown Spread
- # Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

Removed Tree

- Critical Root Zone
- # Tree Tag #. See Tree Inventory for assessment.

Recommended Nursery Stock

Trees

On Site Total: 8

Botanical Name	Common Name	Size
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	6cm Cal.
Fagus sylvatica 'Dawyck Purple'	Dawyck Purple Beech	6cm cal.
Magnolia grandiflora 'Victoria'	Victoria Magnolia	6cm cal.
Pinus contorta	Shore Pine	2m ht.

Off Site Total: 1

Street Trees - Species to be determined	by the City of Victoria Parks Dept.	

Large Shrubs

Total: 50

Botanical Name	Common Name	Size
Cornus stolonifera	Redtwig Dogwood	#5 pot
Cornus stolonifera 'Flaviramea'	Yellowtwig Dogwood	#5 pot
Ilex crenata 'Sky Pencil'	Sky Pencil Holly	2.0m ht.
Prunus laurocerasus 'Schiplaensis'	Skinny Skip Laurel	2.0m ht.

Medium Shrubs

Total: 38

Botanical Name	Common Name	Size
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#3 pot
Azalea 'Snowbird'	Snowbird Azalea	#3 pot
Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	2.0m ht.
Cistus x hybridus	White Rockrose	2.0m ht.
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#3 Pot
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#3 Pot

Small Shrubs

Total: 46

Botanical Name	Common Name	Size
Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Gaultheria shallon	Salal	#1 pot

Perennials, Annuals and Ferns

Total: 113

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Carex 'Ice Dance'	Variegated Sedge	#1 pot
Carex mertensii	Merten's Sedge	#1 pot
Carex obnupta	Slough Sedge	#1 pot
Festuca idahoensis	Idaho Fescue	#1 pot
Polystichum munitum	Sword Fern	#1 pot
Stipa tenuissima	Mexican Feather Grass	2.0m ht.

Groundcovers

Total: 5

Botanical Name	Common Name	Size
Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1 pot

Notes:
1. All work to be completed to current (CLS) Canadian Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

PLANTING IMAGES



MATERIALS



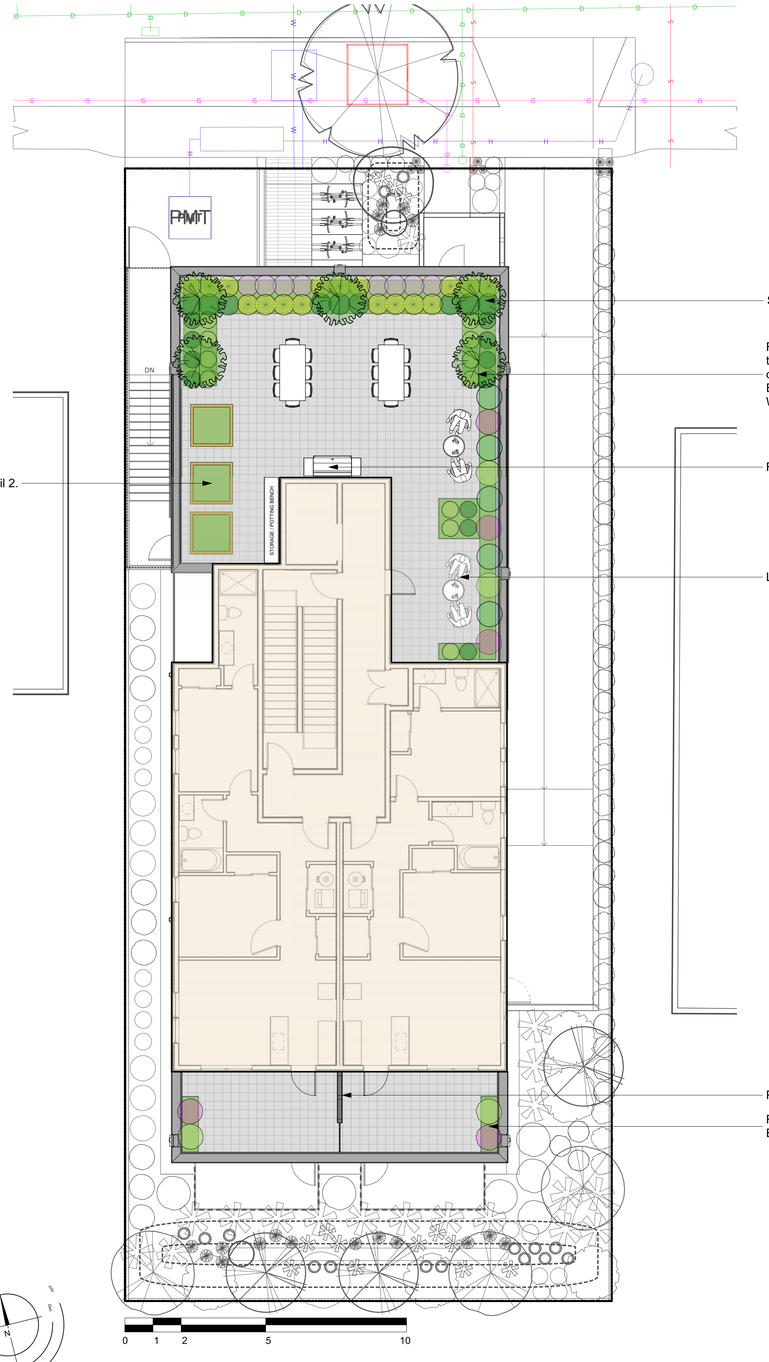
915-917 McClure Street | Landscape Concept Plan | GF

Rev. A: Oct 23 - 26

L1/7

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 2528 11/20/2025



1 915-917 McClure Street | Landscape Concept Plan | GF
Scale: 1:100

MATERIALS LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Concrete
- Decorative Concrete Unit Pavers
- Linear Decorative Concrete Unit Pavers
- Hydrapressed Slab
- Planting beds
- Proposed Sod
- Riverstone
- Property Line
- Proposed Retaining Wall - By Others
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Wood Privacy Fence
- 1.8m Ht Aluminum picket fence
- Section Line
- Soil Volume area

TREE MANAGEMENT LEGEND

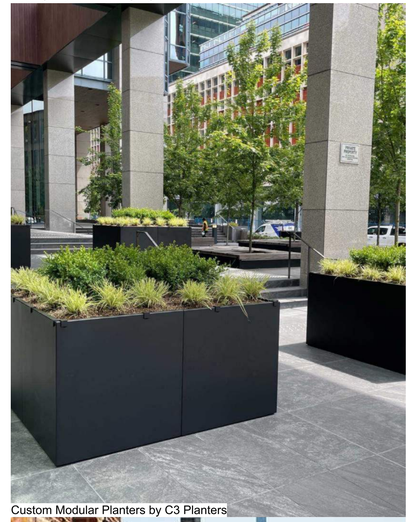
Retained Tree

- Crown Spread
- # Tree Tag #. See Tree Inventory for assessment.
- Critical Root Zone

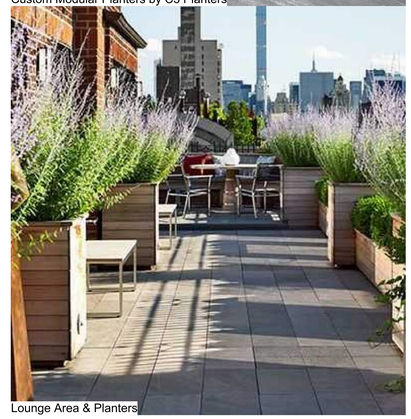
Removed Tree

- Critical Root Zone
- # Tree Tag #. See Tree Inventory for assessment.

PRECEDENT IMAGES



Custom Modular Planters by C3 Planters



Lounge Area & Planters

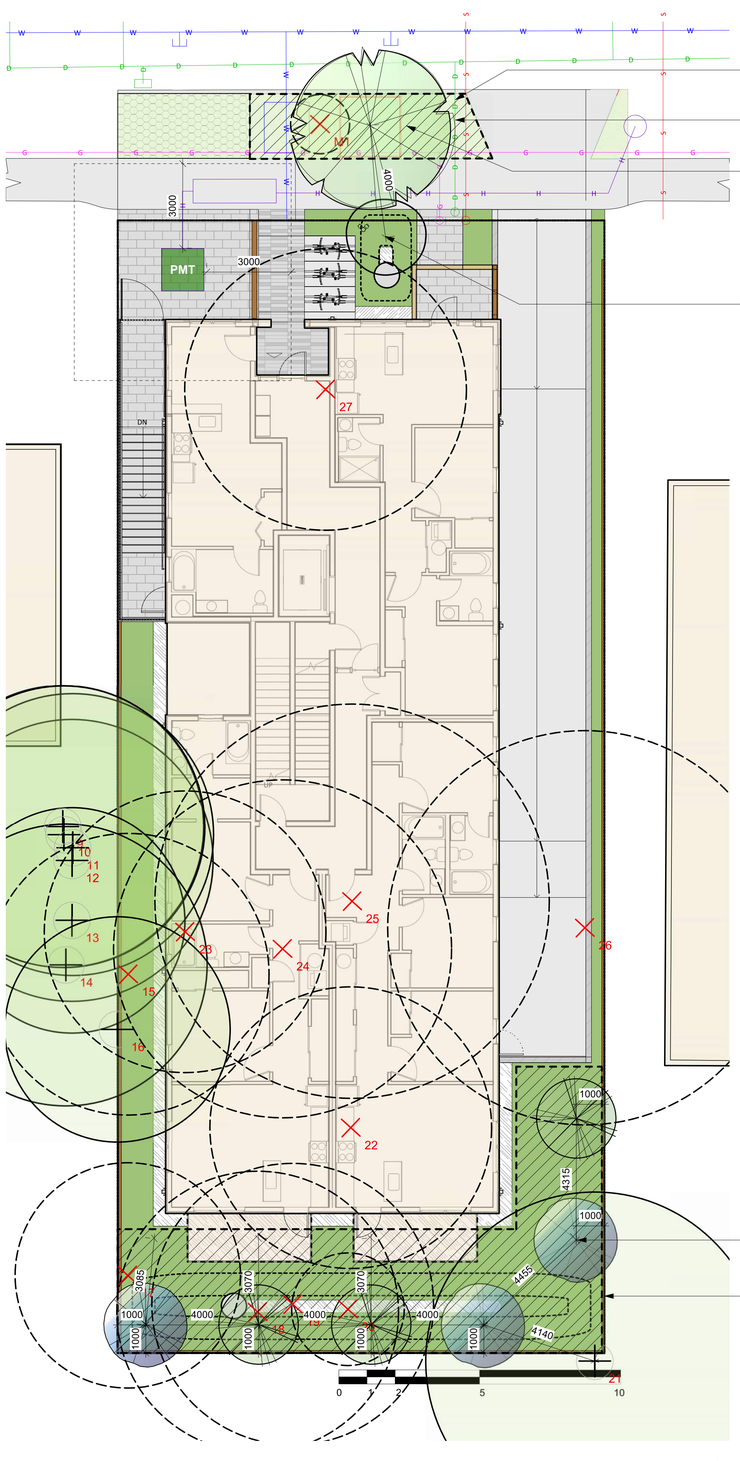
915-917 McClure Street | Landscape Concept Plan | Roof

Rev. A: Oct 23 - 26

L2/7

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#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 2528 11/20/2025



1 915-917 McClure Street | Tree Management Plan | Ground Floor
Scale: 1:100

MATERIALS LEGEND

- Proposed Tree
- Proposed Shrubs
- Proposed Perennials, Ferns & Grasses
- Proposed Structure
- Concrete
- Decorative Concrete Unit Pavers
- Linear Decorative Concrete Unit Pavers
- Hydrapressed Slab
- Planting beds
- Proposed Sod
- Riverstone
- Property Line
- Proposed Retaining Wall - By Others
- 1.8m Ht Wood Privacy Fence
- 1.2m Ht Wood Privacy Fence
- 1.8m Ht Aluminum picket fence
- Section Line
- Soil Volume area

TREE PRESERVATION SUMMARY	Count		Multiplier		Total
ONSITE Minimum replacement tree requirement					
A. Protected Trees Removed	6	x	1	A.	6
B. Replacement Trees Proposed per Schedule "E", Part 1	6	x	1	B.	6
C. Replacement Trees Proposed per Schedule "E", Part 2		x	0.5	C.	0
D. Replacement Trees Proposed per Schedule "E", Part 3		x	1	D.	0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number				E.	6
F. Onsite replacement tree deficit (A-E) Record 0 if negative number				F.	0
ONSITE Minimum trees per lot requirement (onsite trees)					
G. Tree minimum on lot				G.	3
H. Protected trees retained (other than specimen trees)		x	0	H.	0
I. Specimen trees retained	0	x	3	I.	0
J. Trees per lot deficit (G-(B+C+H+I) Record 0 if negative number				J.	0
OFFSITE Minimum replacement tree requirement (offsite trees)					
K. Protected trees Removed	0	x	1	K.	0
L. Replacement trees proposed per Schedule "E" Part 1 or Part 3	0	x	1	L.	0
M. Replacement trees proposed from Schedule "E" Part 2	0	x	0.5	M	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number				N.	0
O. Offsite replacement tree deficit (K-N) Record 0 if negative number				O.	0
Cash-in-lieu requirement					
P. Onsite trees proposed for cash-in-lieu. Enter F. or J. whichever is the greater number				P.	0
Q. Offsite trees proposed for cash-in-lieu. Enter 0				Q.	0
R. Cash-in lieu proposed ((P+Q) x $2000)				R.	0

SOIL VOLUME TABLE

Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated Soil Volume	Replacement Tree Proposed: B #Small	C #Medium	D #Large	Soil Volume Required (M3): E Small	F Medium	G Large	Total
Onsite										
1	93.0	1	93.0		6			90.0		90.0
2	18.7	1	18.7		1			20.0		20.0
Offsite (Excluding City Property)										
Planting Area#OSA X (Excluding City Property)							E	F	G	TOTAL
Calculation							IF B =1,BX8 IF B>1,BX6	IF C =1,CX20 IF C>1,CX15	IF B =1,BX35 IF B>1,BX30	E+F+G

TREE INVENTORY

Capital Tree Service Inc.

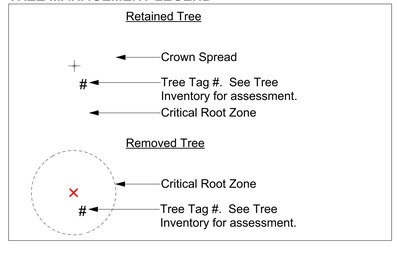
Appendix A - Tree Inventory/Hazard Ratings Summary

Location: 915 McClure Street, Victoria, BC V8V 3E8

Date: October 29, 2025 **Conditions: 14°C, mostly sunny, 17km/hr WSW**

Tag #	Species	DBH (cm)	Canopy (r) (m)	Health/ Structure	Bylaw Protected	Action	Observations	Comments
M1	Japanese zelkova	8	1	G/F	Yes		Young tree. Narrow angle of attachment. Poor aspect ratio in unions.	
27	Kobus magnolia	49	5	G-F/F-P	Yes		2x stem ~1.3m above grade (27+22cm DBHs). Poor aspect ratio in union. Some deadwood. Pruned for building clearance resulting in an uneven canopy.	
26	European ash	51	7	F/F	Yes		2x stem ~1.8m above grade. Epicormics. Some deadwood. Webbing play structure in tree.	
25	Purple leaf plum	54	5	F-P/P	Yes		2x stem ~0.3m above grade (31+23cm DBHs). Narrow angle of attachment. Poor aspect ratio in union. Epicormics. Dieback. Deadwood. Swing in tree. Webbing play structure in tree.	
24	Cherry	42	6	F/P	Yes		3x stem ~1m above grade (20+22cm DBHs). Significant previous pruning cuts. Uneven canopy. Epicormics. Gummosis.	
23	Douglas fir	58	5	F/F	Yes		Surface roots towards house. Uneven root flare. Chlorosis. Over extended branches. Swing in tree.	
22	Apple	48	5	F/F	Yes		3x stem ~1m above grade (18, 20, and 10cm DBHs). Poor aspect ratio in unions. Uneven canopy. Epicormics. Cambial splitting.	
21	Sycamore maple	49	6	G-F/F-P	Yes		2x stem at grade (35+14cm DBHs). Uneven canopy. Lean over fence. Epicormics.	
20	English holly	21	2	G/P	No		Ivy. Lean. Previously topped.	
19	Plum	28	5	F-P/P	No		Failed stem resulting in 4 stems (4, 12, 7, and 9cm DBHs	
18	Plum	26	5	F-P/P	No		3x stem from failed stem (14, 5, and 7cm DBHs). Over grown with vines. Laying over other stems.	
17	Plum	16	4	F-P/P	No		2x stem (9+17cm DBHs). Overgrown with vines. Uneven canopy. Other smaller plums rooted nearby (enter ground as separate stems).	
16	Plum	20	4	F/P	No		2x stem ~0.3m above grade (10+10cm DBHs). Poor aspect ratio in union. Narrow angle of attachment. 1 stem with significant lean and ivy while other stem has been topped.	
15	Cherry	17	5	F/F-P	No		Lean. Uneven canopy. Gummosis.	
14	Cherry	20	5	F/F-P	No		Lean onto neighbours. Uneven canopy. Gummosis.	
13	Cherry	15	4	F/F-P	No		Girdled by rope ~1.2m above grade. Uneven canopy. Canopy over neighbours. Gummosis.	
12	Cherry	26	5	F/P	No		4x stem at grade (8, 6, 12, and 3cm DBHs). Poor previous pruning. Gummosis. Ivy.	
11	Cherry	11	5	F/F-P	No		Lean. Previously reduced. Gummosis.	
10	Cherry	22	5	F/F-P	No		1 stem previously removed. Uneven canopy. Dieback. Deadwood. Poor aspect ratio in unions. Gummosis. Ivy.	
9	Cherry	16	5	F/F-P	No		Sweeping stem. Ivy. Uneven canopy. Gummosis.	

TREE MANAGEMENT LEGEND



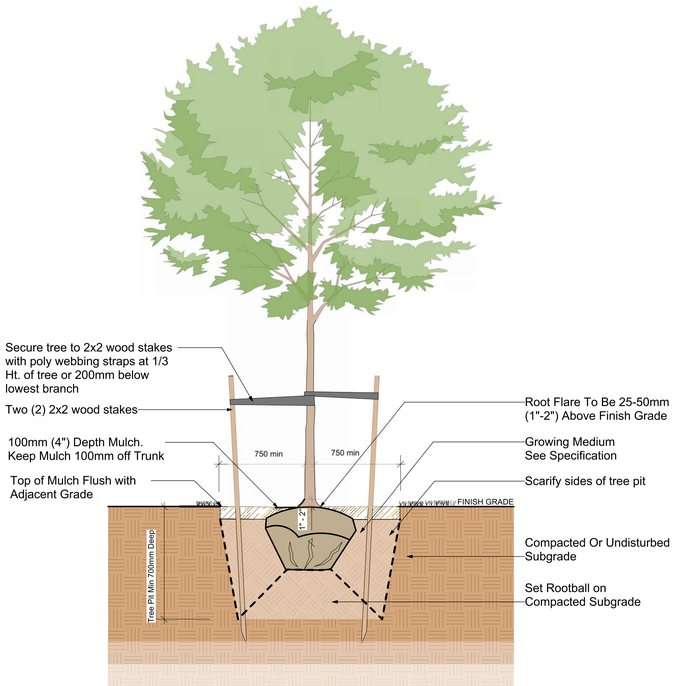
915-917 McClure Street | Tree Management Plan

Rev. A: Oct 23 - 26

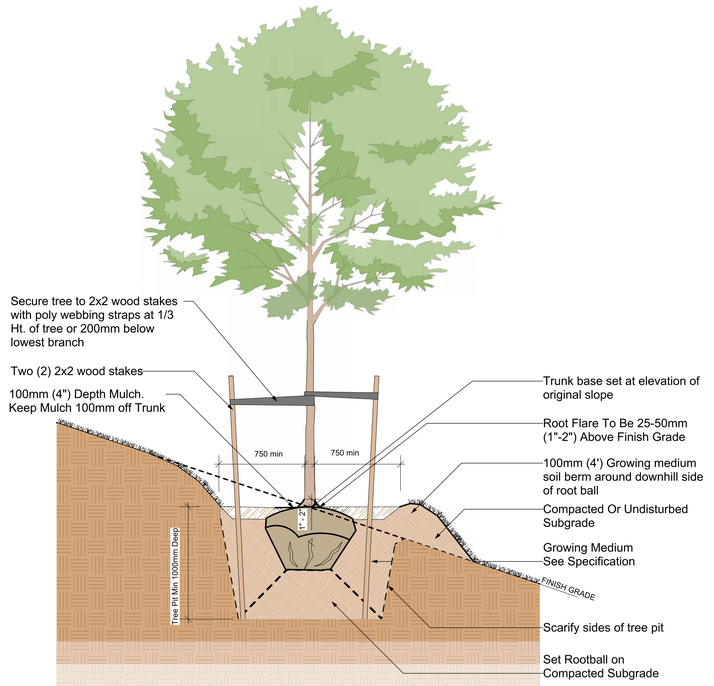
L3/7

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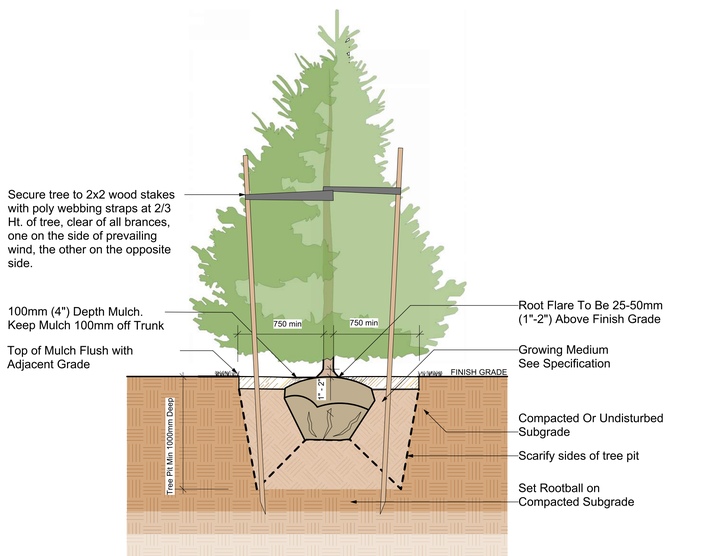
Project No: 2528 11/20/2025



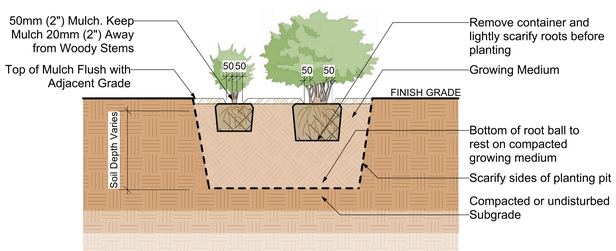
1 D1 Typical Decidious Tree Planting Detail
Scale: 1:25



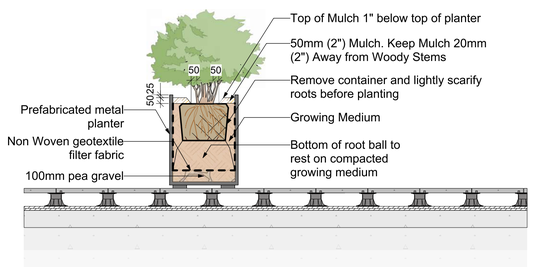
2 D1 Typical Decidious Tree Planting On Slope Detail
Scale: 1:25



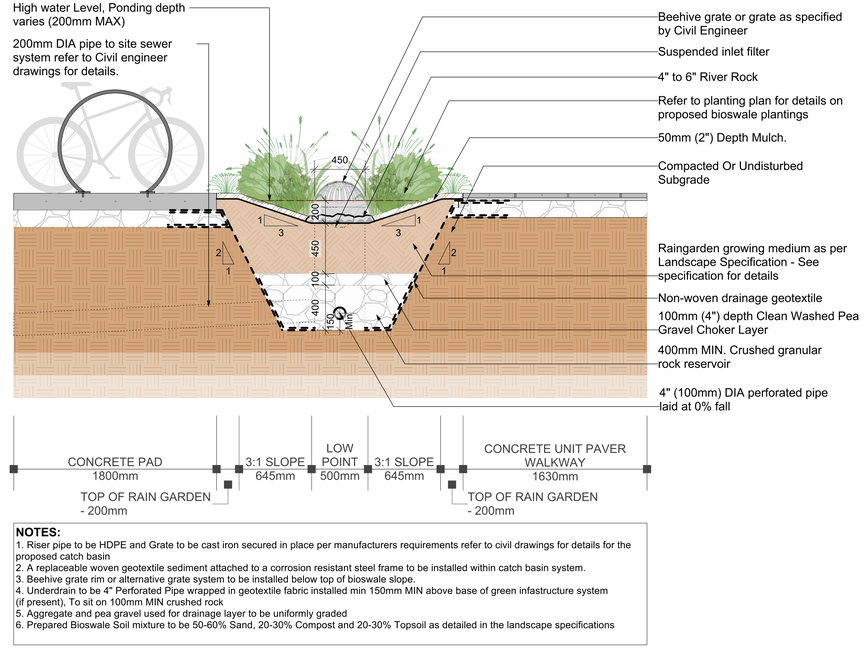
3 D1 Typical Coniferous Tree Planting Detail
Scale: 1:25



4 D1 Typical Shrub Planting Detail
Scale: 1:25



5 D1 Typical Shrub Planting In Planter Detail
Scale: 1:25



NOTES:
1. Riser pipe to be HDPE and Grate to be cast iron secured in place per manufacturers requirements refer to civil drawings for details for the proposed catch basin
2. A replaceable woven geotextile sediment attached to a corrosion resistant steel frame to be installed within catch basin system.
3. Beehive grate rim or alternative grate system to be installed below top of bioswale slope.
4. Underdrain to be 4" Perforated Pipe wrapped in geotextile fabric installed min 150mm MIN above base of green infastructure system (if present), To sit on 100mm MIN crushed rock
5. Aggregate and pea gravel used for drainage layer to be uniformly graded
6. Prepared Bioswale Soil mixture to be 50-60% Sand, 20-30% Compost and 20-30% Topsoil as detailed in the landscape specifications

6 D1 Front Yard Rain Garden With Overflow Grate and Sewer Tie In Detail
Scale: 1:25

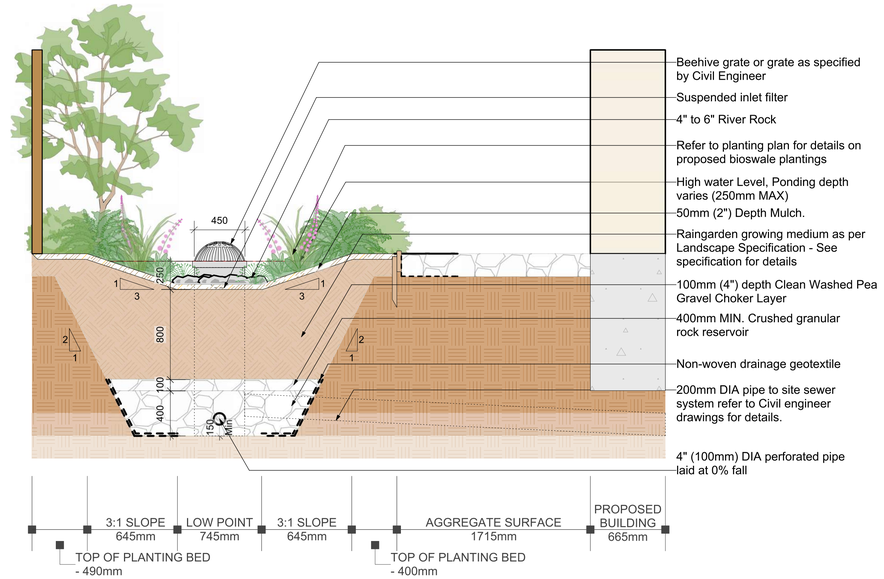
915-917 McClure Street | Landscape Detials 1

Rev. A: Oct 23 - 26

L4/7

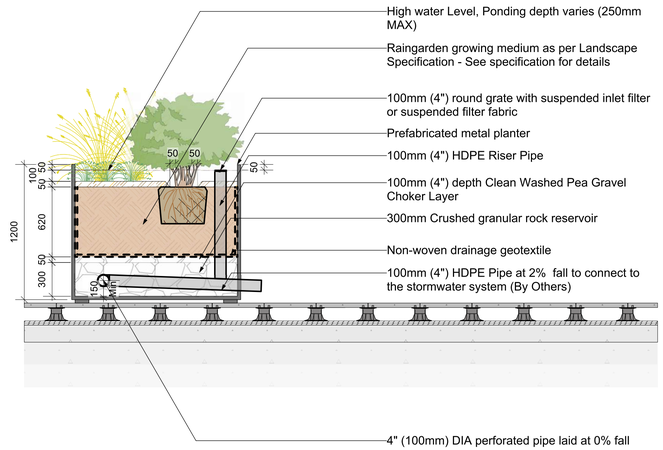
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Project No: 2528 11/20/2025



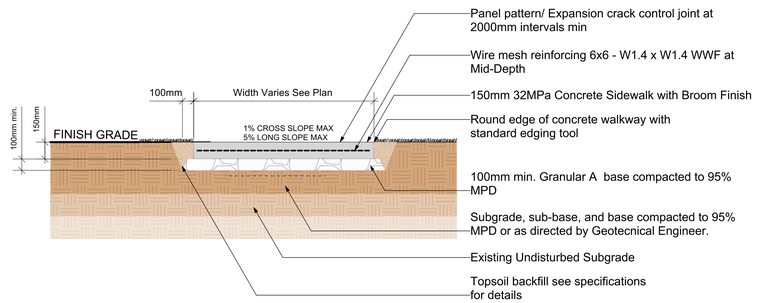
NOTES:
1. Riser pipe to be HDPE and Grate to be cast iron secured in place per manufacturers requirements refer to civil drawings for details for the proposed catch basin
2. A replaceable woven geotextile sediment attached to a corrosion resistant steel frame to be installed within catch basin system.
3. Beehive grate rim or alternative grate system to be installed below top of bioswale slope.
4. Underdrain to be 4" Perforated Pipe wrapped in geotextile fabric installed min 150mm MIN above base of green infastructure system (if present), To sit on 100mm MIN crushed rock
5. Aggregate and pea gravel used for drainage layer to be uniformly graded
6. Prepared Bioswale Soil mixture to be 50-60% Sand, 20-30% Compost and 20-30% Topsoil as detailed in the landscape specifications

7 D2 Rear Yard Rain Garden With Overflow Grate and Sewer Tie In Detail
Scale: 1:25



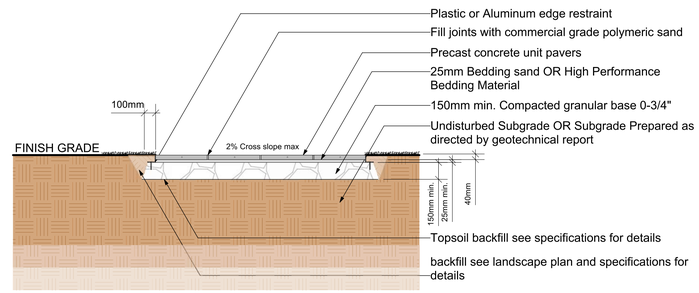
NOTES:
1. Riser pipe to be HDPE and Grate to be cast iron secured in place per manufacturers requirements refer to civil drawings for details for the proposed catch basin
2. A replaceable woven geotextile sediment attached to a corrosion resistant steel frame to be installed within catch basin system.
3. Grate rim or alternative grate system to be installed below top of planter wall.
4. Underdrain to be 4" Perforated Pipe wrapped in geotextile fabric installed min 150mm MIN above base of green infastructure system (if present), To sit on 100mm MIN crushed rock
5. Aggregate and pea gravel used for drainage layer to be uniformly graded
6. Prepared Bioswale Soil mixture to be 50-60% Sand, 20-30% Compost and 20-30% Topsoil as detailed in the landscape specifications

8 D2 Stormwater Rooftop Planter Detail
Scale: 1:25

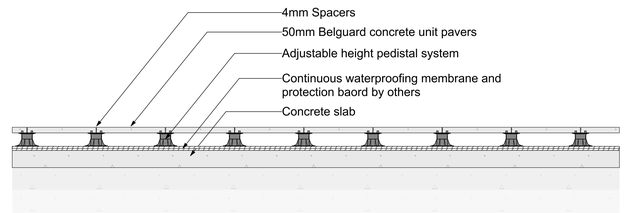


NOTES:
1. Remove all existing vegitation and debris prior to the installation of any subbase materials. Bottom of excavated area to be smooth and uniform.
2. Compact the aggregate base layer in 3" to 4" Lifts start compacting the area at the perimeter and work towards the center.
3. Use only 32 MPa Concrete Mix unless otherwise directed by Geotechnical engineer.
4. Cut joints shall be sawed into the concrete within 24 hours after the pour to reduce chances of cracking.
5.All dimensions in millimeters unless noted otherwise
6. Subbase requirements to be confirmed by Geotechnical Engineer.
7.This detail to be read in conjunction with landscape specification

9 D2 Typical Residential Concrete sidewalk detail
Scale: 1:25



10 D2 Precast concrete unit pavers on compacted subgrade
Scale: 1:25



11 D2 Concrete unit pavers on pedistal standard detail
1:25

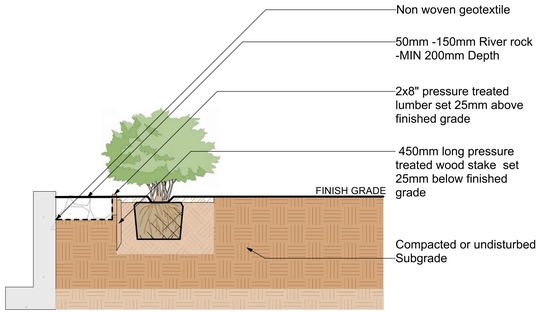
915-917 McClure Street | Landscape Detials 2

Rev. A: Oct 23 - 26

L5/7

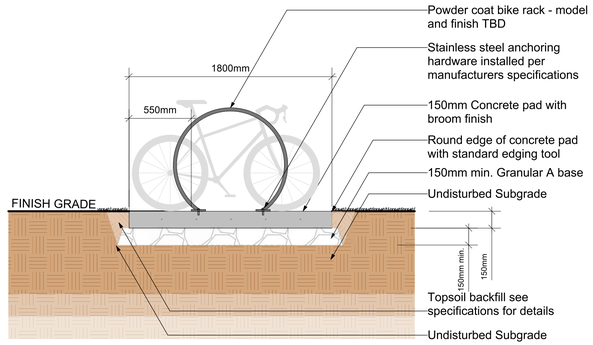
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Project No: 2528 11/20/2025

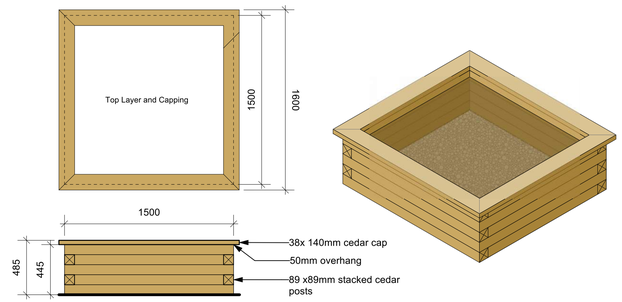


NOTES:
1. Remove all debris and contaminated soils from the planting area prior to installation of proposed river rock.
2. Non woven geotextile to be applied to subsurface and secured in place prior to installing river rock.
3. River rock to be 50mm to 150mm diameter .
4. wood stakes to be installed minimum every 1.2m and at all edges and corners.

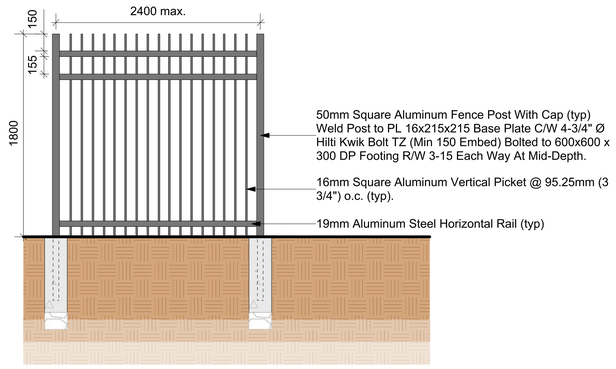
12 D3 River stone maintenance strip with wood edger
Scale: 1:25



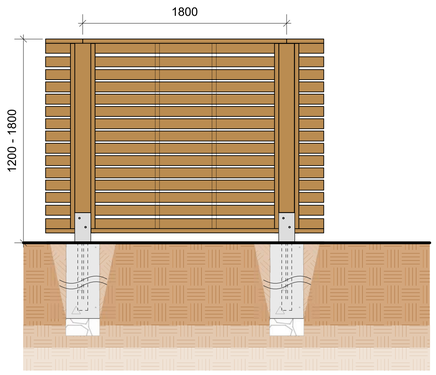
13 D3 Bike Rack On Concrete Pad Detail
Scale: 1:25



14 D3 Wooden Community Planter Box
Scale: 1:25



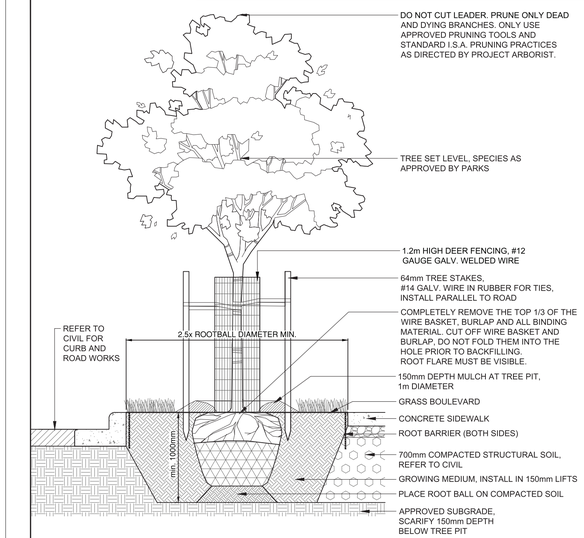
15 D3 1800mm Ht. Black Powdercaot Aluminum Picket Fence
Scale: 1:25



16 D3 1200-1800mm Ht. Timber Fence
Scale: 1:25

SUPPLEMENTARY STANDARD DETAIL DRAWING

CITY OF VICTORIA



NOTES:
1. EXTENT OF STRUCTURAL SOIL (IN PLAN VIEW) IS TO BE SHOWN ON CIVIL DRAWINGS
2. ALL PLANTING TO MEET OR EXCEED THE CURRENT EDITION OF CANADIAN LANDSCAPE STANDARD (CLS)
3. PLANTING PIT MUST BE FREE DRAINING
4. REQUIRED SOIL VOLUME DEPENDENT ON TREE SIZE, REFER TO SPECIFICATIONS
5. SOIL TEST TO BE PROVIDED AND APPROVED BY PARKS PRIOR TO INSTALLATION OF GROWING MEDIUM

STRUCTURAL SOIL - ADJACENT SOFTSCAPE	Revision Date	Drawing Number
	SEPTEMBER 2025	SD PT1

City of Victoria - Engineering Standards and Specifications | 2025 Edition

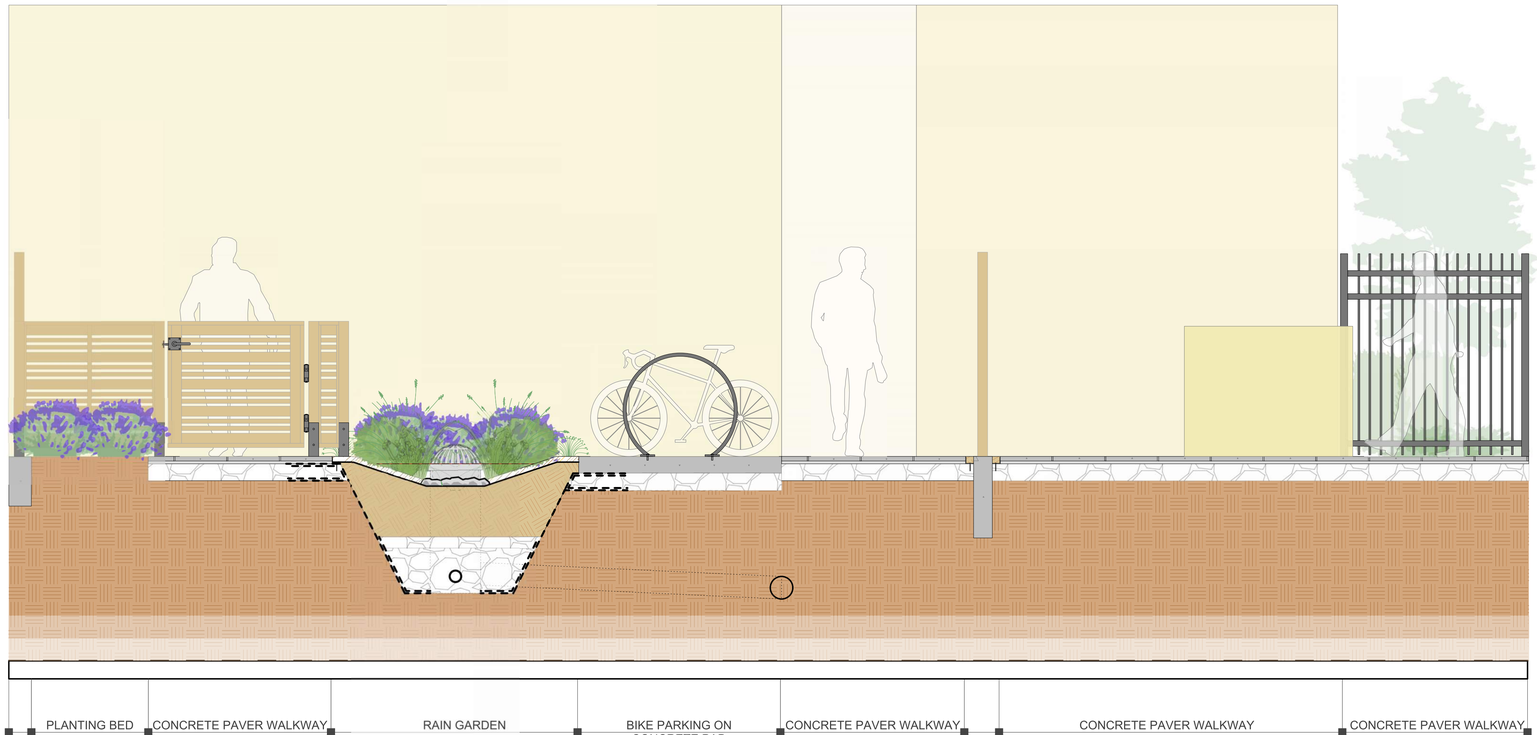
17 D3 Structural Soil Adjacent Softscape - City Of Victoria Standard Detail
Scale: NTS.

915-917 McClure Street | Landscape Detials 3

Rev. A: Oct 23 - 26
L6/7

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SECTION A-A' 1:25

McCLURE STREET FRONTAGE

915-917 McClure Street | Landscape Section

Rev. A: Oct 23 - 26

L7/7

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