

1693 Fort Street
Victoria, B.C.



2960 Jutland Road
Victoria BC Canada V8T 5K2

tel 250.384.2400
tel 250.384.2400
eml mail@daustudio.ca
web www.daustudio.ca

Issued for Re-Zoning and
Development Permit Applications
May 11, 2021

Aryze Developments Inc.

Contacts

Developer

Aryze Developments
1839 Fairfield Road
Victoria, BC
V8S 1G9
T: (250) 940-3568

Architect

D'Ambrosio architecture + urbanism
2960 Jutland Road
Victoria, BC
V8T 5K2
T: (250) 384-2400

Landscape Architect

Biophilia Design Collective
1608 Camosun Street
Victoria, BC
V8T 3E6
T: (250) 590-1156

Civil

McElhanney
Suite 500
3960 Quadra Street
Victoria, BC
V8X 4A3
T: (250) 370-9221

Surveyor

J.E. Anderson & Associates
4212 Glenford Ave
Victoria, BC
V8Z 4B7
T: (250) 727-2214

List of Drawings

Architectural

- A0.0 Cover Sheet
- A0.1 Code Summary
- A0.2 Average Grade
- A0.3 Shadow Studies
- A0.4 Perspective Views
- A0.5 Perspective Views

- A1.0 Survey

- A2.0 Site Plan / L1 Floorplan
- A2.1 L2 & L3 Floorplan
- A2.2 L4 & L5 Floorplan
- A2.3 L6 Floorplan & Roof Plan

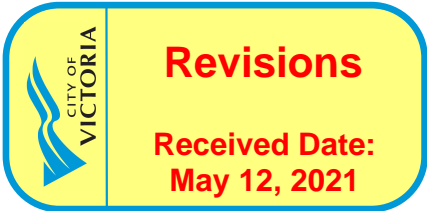
- A4.1 North & West Elevations & Materials
- A4.2 South & East Elevations & Materials
- A4.3 Building Sections

Landscape

- L1 Landscape Site Plan
- L2 Tree Removal and Protection Plan
- L3 Tree Planting Areas

Civil

- C1 Conceptual Servicing Drawing



NOTE: PROJECT DATA IS GOVERNED BY BCBC 2018

THE PROPOSED BUILDING WILL BE A 6-STOREY RESIDENTIAL DEVELOPMENT WITH ANCILLARY AT-GRADE PARKING & AMENITY USES IN VICTORIA, B.C. THE BUILDING WILL CONTAIN SIX (6) STOREYS OF WOOD FRAME CONSTRUCTION WITH RESIDENTIAL (GROUP C) USE.

BCBC 2018 (unless otherwise indicated)

Division B Part 3

Group C (Residential / Combustible)

540.788 m²

6 Storeys

23 Dwelling Units

3.2.2.50 - Group C, up to 6 Storeys, Sprinklered

To Be Provided (NFPA 13R for Residential)

To Be Provided

Roof: 1h

Floor / O

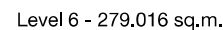
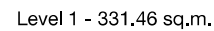
Load-bearing Walls/Column

To Be Provided

To Be Provided per 3.2.4.7 (4)

To Be Provided

None Required



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced

project name

Student Rental Housing

1693 Fort Street

sheet title

Code Summary

project no.	20-17
-------------	-------

drawing file 20-17 Student Housing CURRENT.vwx

date issued	May 11, 2021
-------------	--------------

scale	As Noted
-------	----------

drawn by	MZ
checked by	ES

revision no.	sheet no.
--------------	-----------

	A0.1
---	------



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY THE
AIBC. THE AUTHENTIC ORIGINAL IS IN
ELECTRONIC FORM. ANY PRINTED VERSION CAN
BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY D'AMBROSIO
architecture + urbanism. BEARING IMAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
OR WHEN PRINTED FROM THE DIGITALLY
CERTIFIED ELECTRONIC FILE.

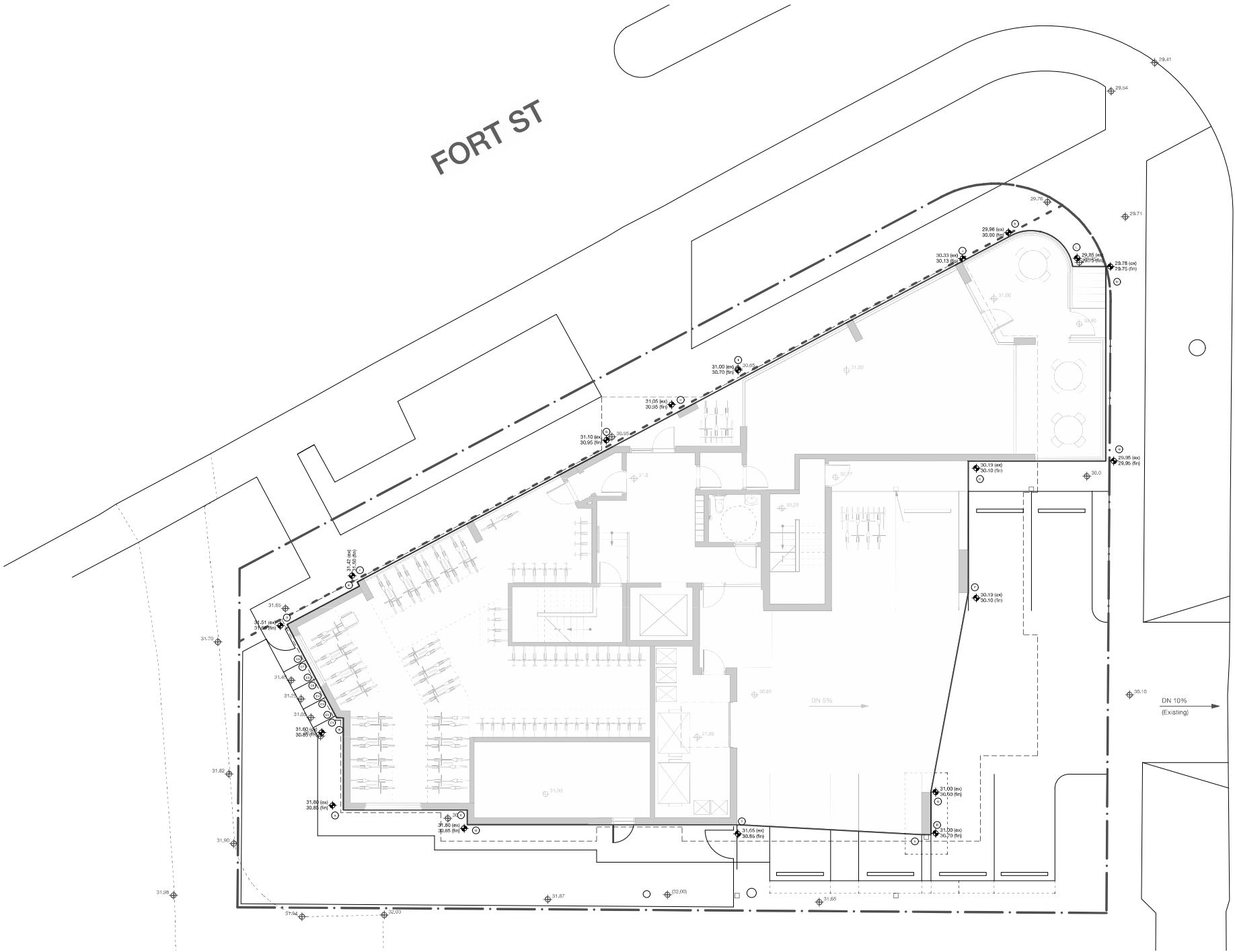


0 5m
1:100 scale in metres

Project Data 2020-01-22 Average Grade = 30.620

ID	Grade (m)	Interval	Average Grade	Distance (m)
A	30.85	A-B	30.85	3.965
B	30.85	B-C1	30.85	0.388
C1	30.85	C1-C2	30.95	0
C2	31.05	C2-C3	31.05	0.9
C3	31.05	C3-C4	31.15	0
C4	31.25	C4-C5	31.25	0.9
C5	31.25	C5-C6	31.35	0
C6	31.45	C6-C7	31.45	0.9
C7	31.45	C7-C8	31.55	0
C8	31.65	C8-D	31.65	1.724
D	31.65	D-E	31.575	3.504
E	31.5	E-F	31.5	0.2
F	31.5	F-G	31.225	12.4
G	30.95	G-H	30.95	3.081
H	30.95	H-I	30.825	3.076
I	30.7	I-J	30.415	10.715
J	30.13	J-K	30.065	2.41
K	30	K-L	29.875	3.441
L	29.75	L-M	29.75	1.418
M	29.75	M-N	29.85	8.334
N	29.95	N-O	30.025	5.884
O	30.1	O-P	30.1	5.632
P	30.1	P-Q	30.35	8.684
Q	30.6	Q-R	30.65	1.83
R	30.7	R-S	30.7	0.4
S	30.7	S-T	30.775	7.914
T	30.85	T-U	30.85	11.552
U	30.85	U-V	30.85	0.628
V	30.85	V-A	30.85	5.3

BELCHER AVE

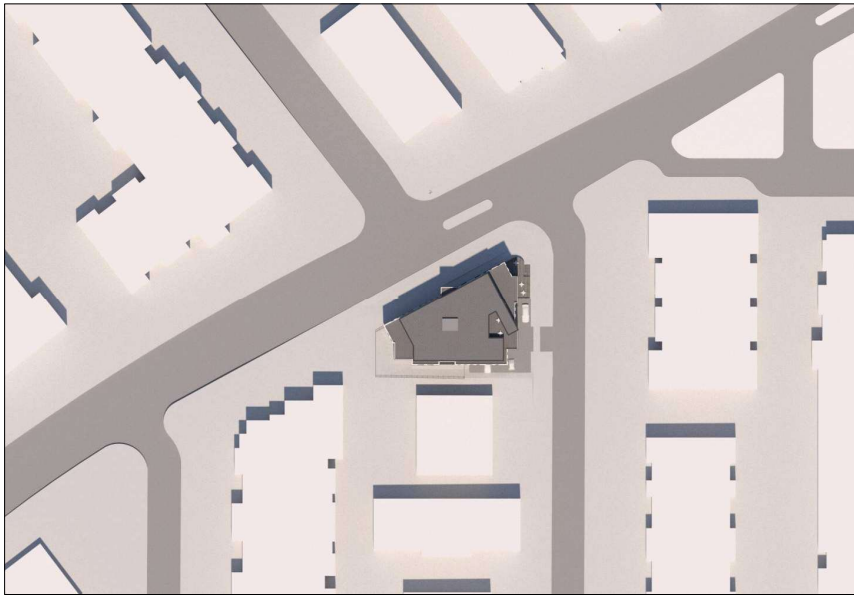


1 Average Grade Calculation
Scale 1:100

3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date
copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.		
project name		
Student Rental Housing		
1693 Fort Street		
sheet title		
Average Grade		
project no.		
20-17		
drawing file		
20-17 Student Housing CURRENT.vwx		
date issued		
May 11, 2021		
scale		
As Noted		
drawn by		
MZ		
checked by		
ES		
revision no.		sheet no.
1		A0.2



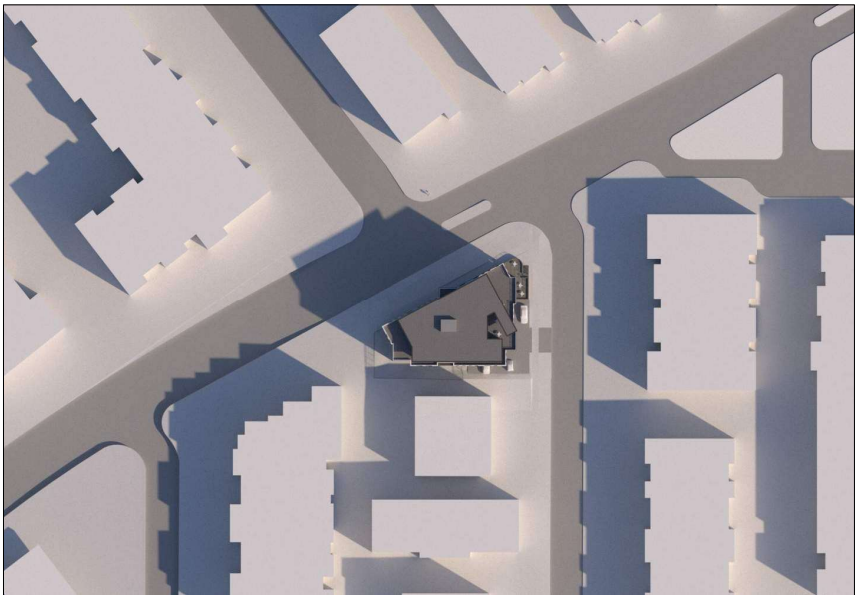
1 **June 21 - 9:00am**
Scale: NTS



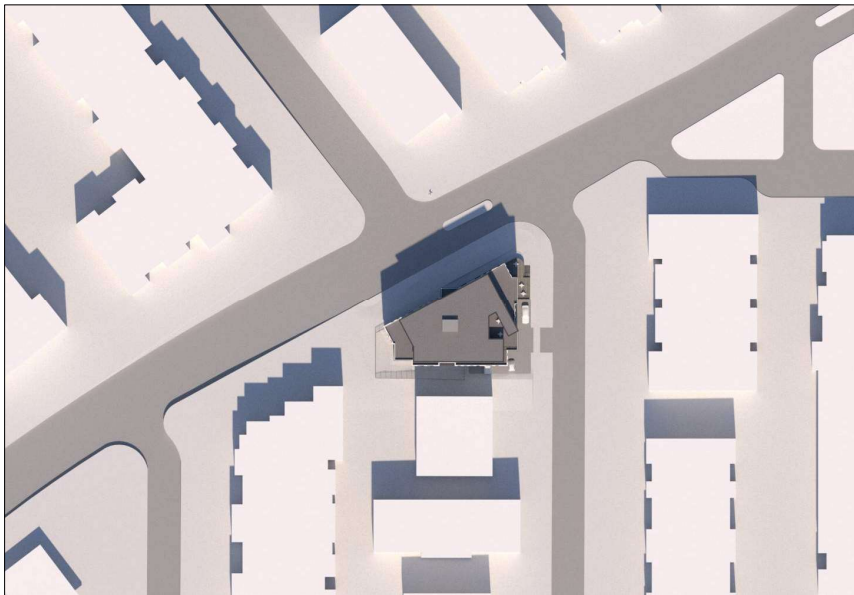
2 **June 21 - 12:00pm**
Scale: NTS



3 **June 21 - 5:00pm**
Scale: NTS



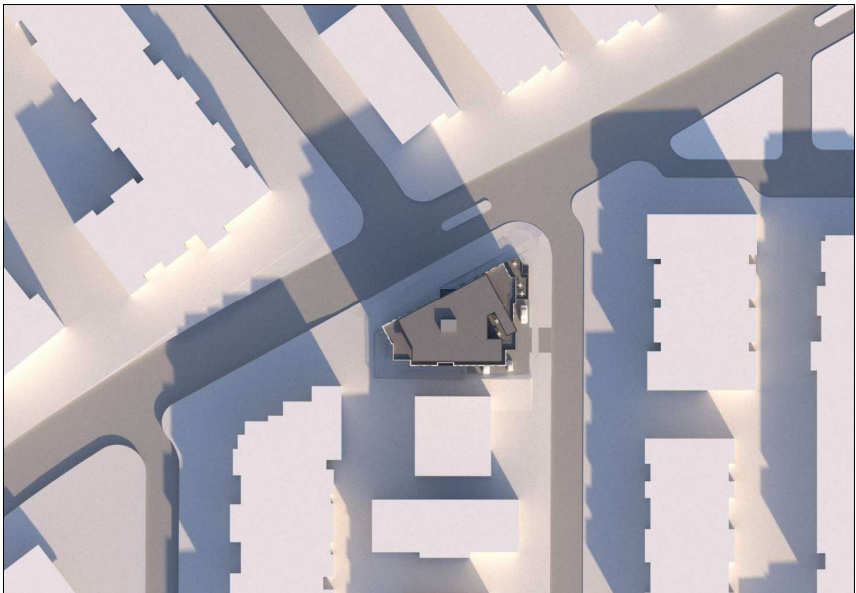
4 **March/Sept 21 - 9:00am**
Scale: NTS



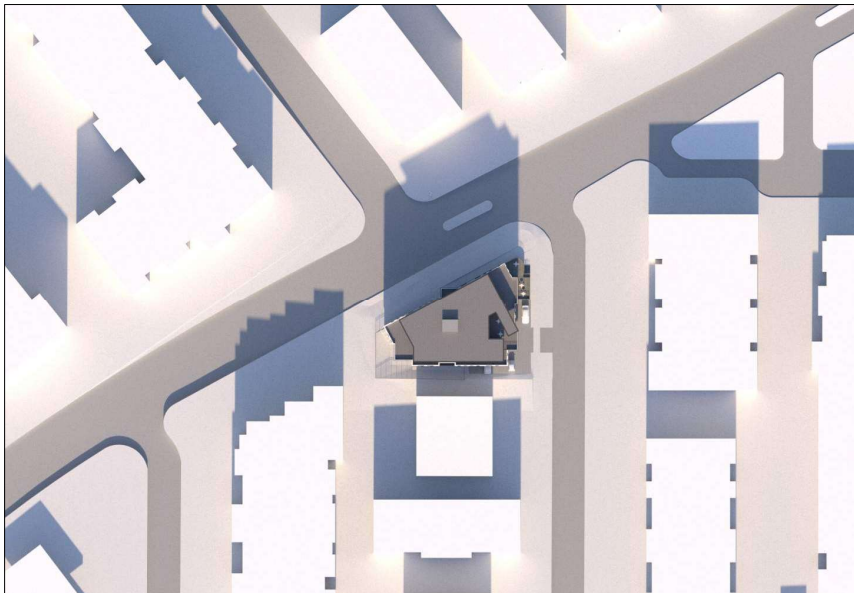
5 **March/Sept 21 - 12:00pm**
Scale: NTS



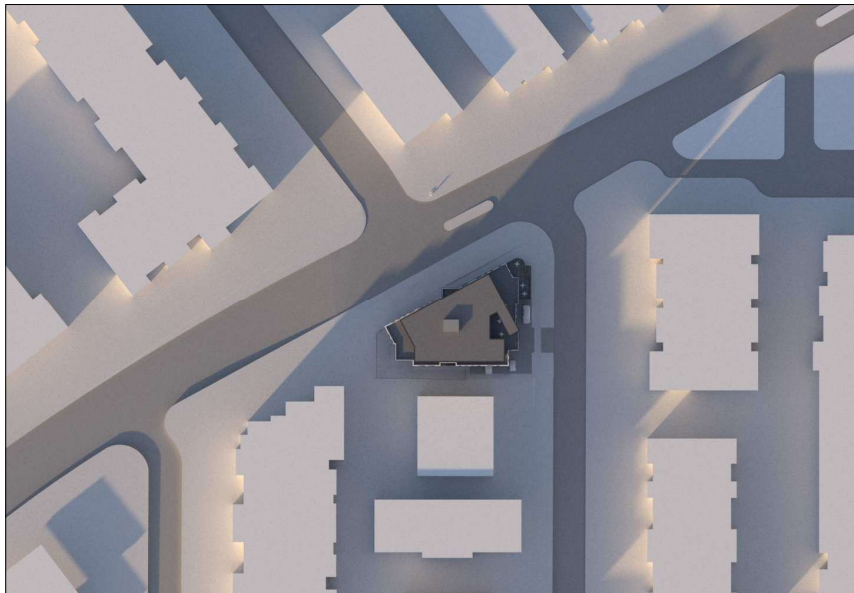
6 **March/Sept 21 - 5:00pm**
Scale: NTS



7 **December 21 - 9:00am**
Scale: NTS



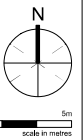
8 **December 21 - 12:00pm**
Scale: NTS



9 **December 21 - 3:00pm**
Scale: NTS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date
copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.		
project name		
Student Rental Housing		
1693 Fort Street		
sheet title		
Shadow Studies		
project no.		20-17
drawing file		20-17 Student Housing CURRENT.vwx
date issued		May 11, 2021
scale		As Noted
drawn by		MZ
checked by		ES
revision no.	sheet no.	
1	A0.3	



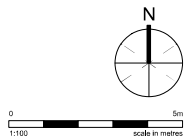
1 View from Northeast
Scale: NTS



2 View from Northwest
Scale: NTS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.



3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name	
Student Rental Housing	
1693 Fort Street	
sheet title	
Elevations - South and East	
project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	May 11, 2021
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.
1	A0.3



1 View from East
Scale: NTS



2 View from Southeast
Scale: NTS



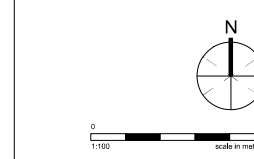
3 View from Northwest
Scale: NTS



4 View from North
Scale: NTS

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ARBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

2	Rezoning and DPA	21/04/29
1	Rezoning and DPA	21/01/22
0	Rezoning and DPA	20/11/18
rev no	description	date
copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.		
project name		
Student Rental Housing		
1693 Fort Street		
sheet title		
Elevations - South and East		
project no.		20-17
drawing file		20-17 Student Housing CURRENT.vwx
date issued		April 29, 2021
scale		As Noted
drawn by		MZ
checked by		ES
revision no.		sheet no.
1		A0.3



3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/11
1	Rezoning and DP	21/01/11
0	Rezoning and DP	20/11/10

copyright reserved. these drawings and designs are and at times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name
Student Rental Housing

1693 Fort Street

sheet title

Survey

project no.	20-1
drawing file	20-17 Student Housing CURRENT.w
date issued	May 11, 202
scale	As Note
drawn by	M
checked by	E

revision no.	sheet no.
1	A1.0



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

NOTES:

- General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.
- Refer to landscape architectural drawings for paving and plant materials information.



0 5m
1:100 scale in metres

3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

rev no	description	date
--------	-------------	------

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name

Student Rental Housing

1693 Fort Street

sheet title

Site Plan / L1 Floorplan

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

date issued May 11, 2021

scale As Noted

drawn by MZ

checked by ES

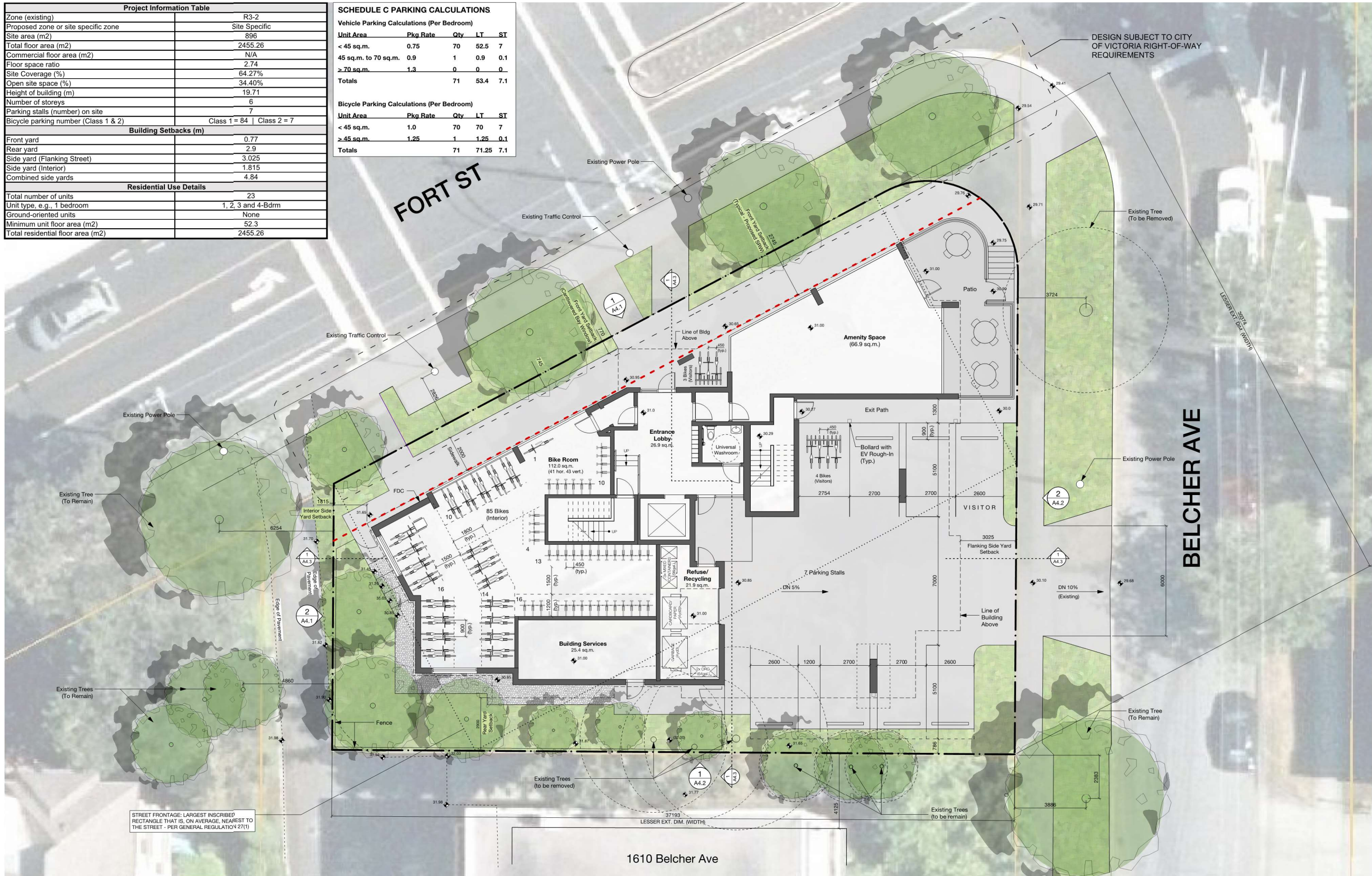
revision no. sheet no.

1

A2.0

Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m ²)	896
Total floor area (m ²)	2455.26
Commercial floor area (m ²)	N/A
Floor space ratio	2.74
Site Coverage (%)	64.27%
Open site space (%)	34.40%
Height of building (m)	19.71
Number of storeys	6
Parking stalls (number) on site	7
Bicycle parking number (Class 1 & 2)	Class 1 = 84 Class 2 = 7
Building Setbacks (m)	
Front yard	0.77
Rear yard	2.9
Side yard (Flanking Street)	3.025
Side yard (Interior)	1.815
Combined side yards	4.84
Residential Use Details	
Total number of units	23
Unit type, e.g., 1 bedroom	1, 2, 3 and 4-Bdrm
Ground-oriented units	None
Minimum unit floor area (m ²)	52.3
Total residential floor area (m ²)	2455.26

SCHEDULE C PARKING CALCULATIONS					
Vehicle Parking Calculations (Per Bedroom)					
Unit Area	Pkg Rate	Qty	LT	ST	
< 45 sq.m.	0.75	70	52.5	7	
45 sq.m. to 70 sq.m.	0.9	1	0.9	0.1	
> 70 sq.m.	1.3	0	0	0	
Totals		71	53.4	7.1	
Bicycle Parking Calculations (Per Bedroom)					
Unit Area	Pkg Rate	Qty	LT	ST	
< 45 sq.m.	1.0	70	70	7	
> 45 sq.m.	1.25	1	1.25	0.1	
Totals		71	71.25	7.1	





THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

NOTES:

1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



0 5m
1:100 scale in metres

rev no	description	date
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name
Student Rental Housing

1693 Fort Street

sheet title
L2 & L3 Floorplans

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

date issued May 11, 2021

scale As Noted

drawn by MZ

checked by ES

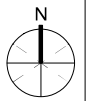
revision no. 1 sheet no. A2.1





THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

NOTES:
1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



0 5m
1:100 scale in metres

rev no	description	date
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name
Student Rental Housing

1693 Fort Street

sheet title
L4 & L5 Floorplans

project no. 20-17

drawing file 20-17 Student Housing CURRENT.vwx

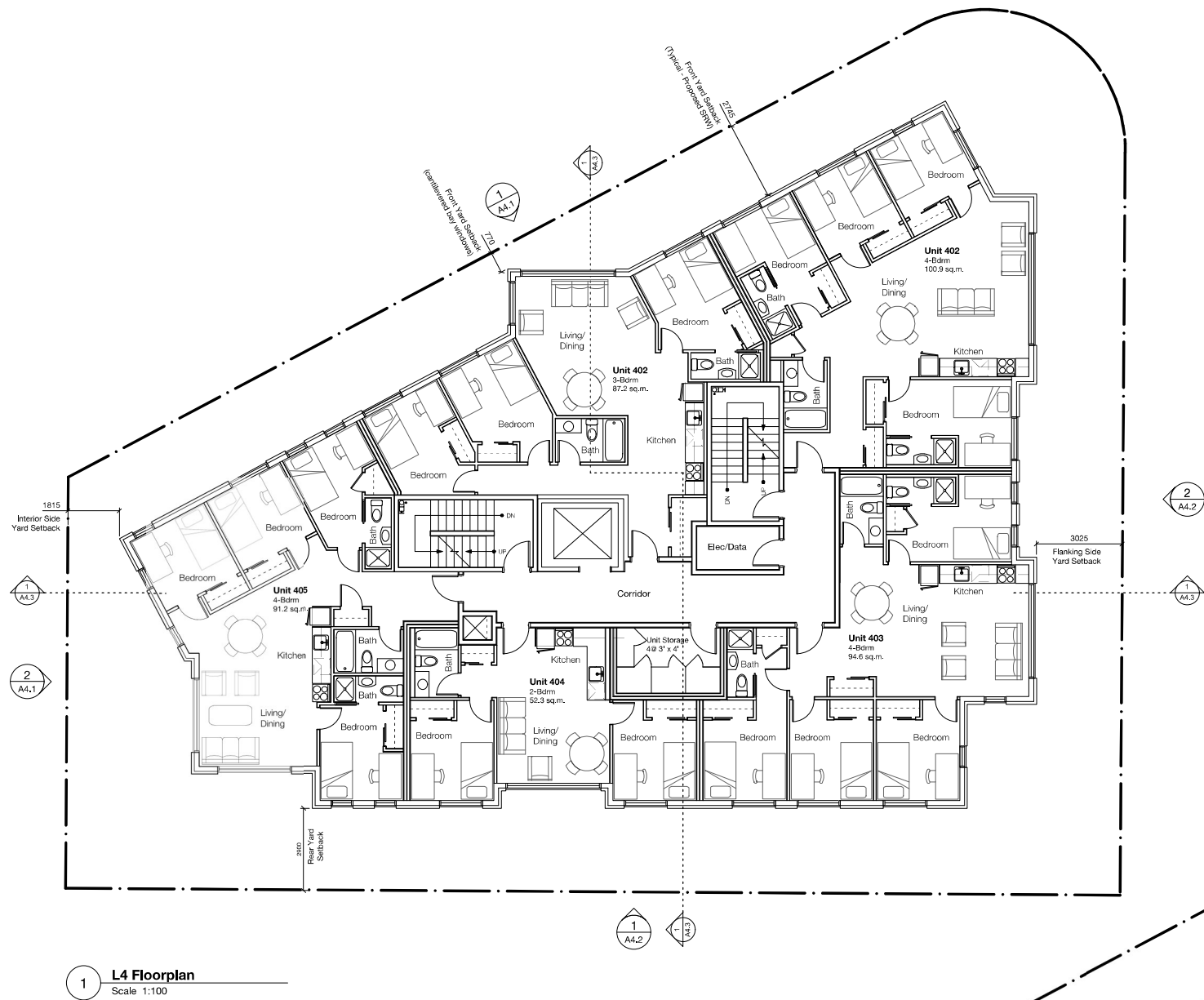
date issued May 11, 2021

scale As Noted

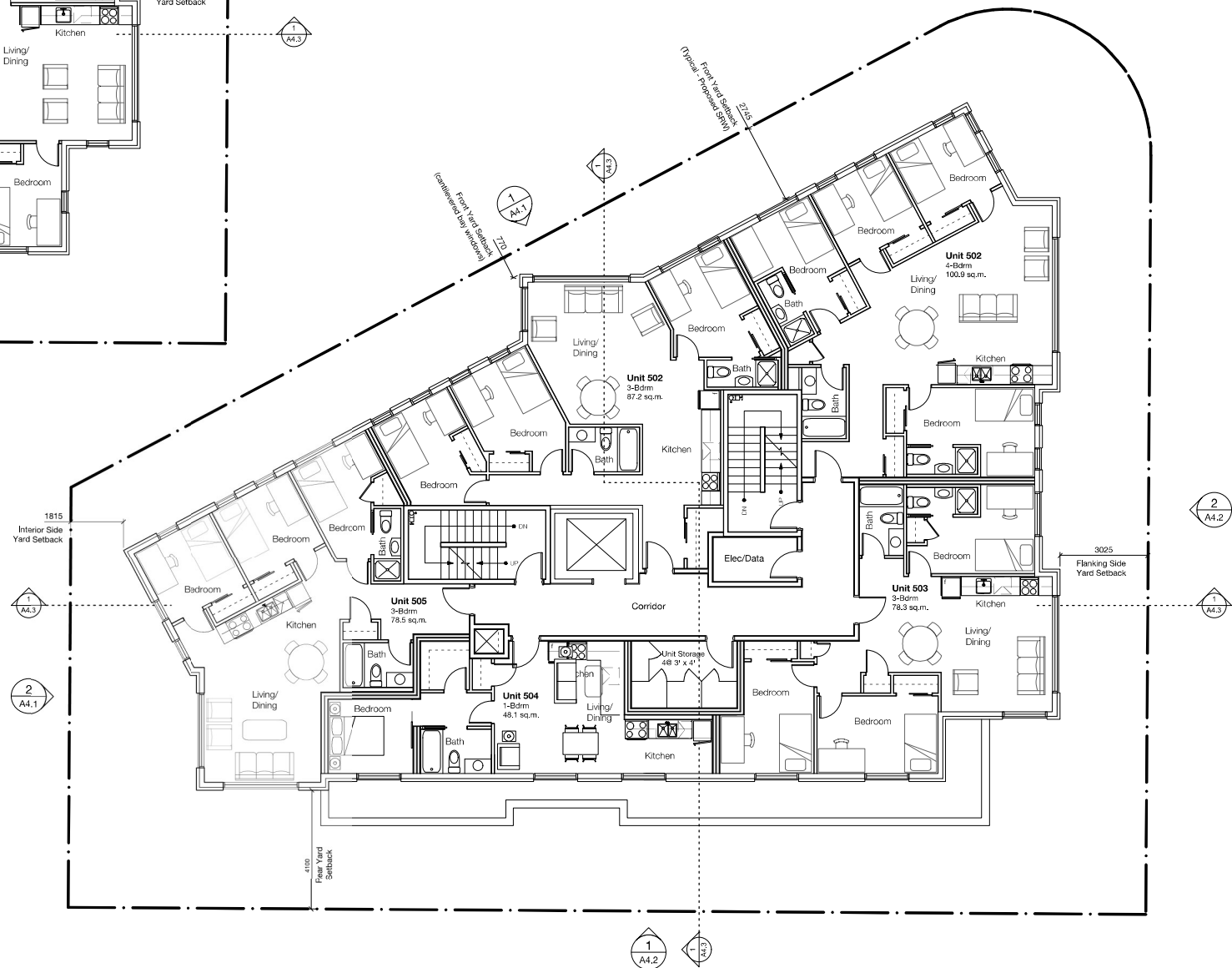
drawn by MZ

checked by ES

revision no. sheet no.
1 A2.2



1 **L4 Floorplan**
Scale 1:100



2 **L5 Floorplan**
Scale 1:100

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL. WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.

2. Refer to landscape architectural drawings for paving and plant materials information.



3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced

Student Rental Housing

L6 & Roof Floorplans

project no.	20-17
-------------	-------

drawing file 20-17 Student Housing CURRENT.vwx

date issued May 11, 2021

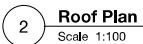
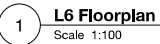
scale	As Noted
-------	----------

drawn by MZ

checked by	ES

revision no. 1.00 sheet no. 1.00

1 | A2.3





THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

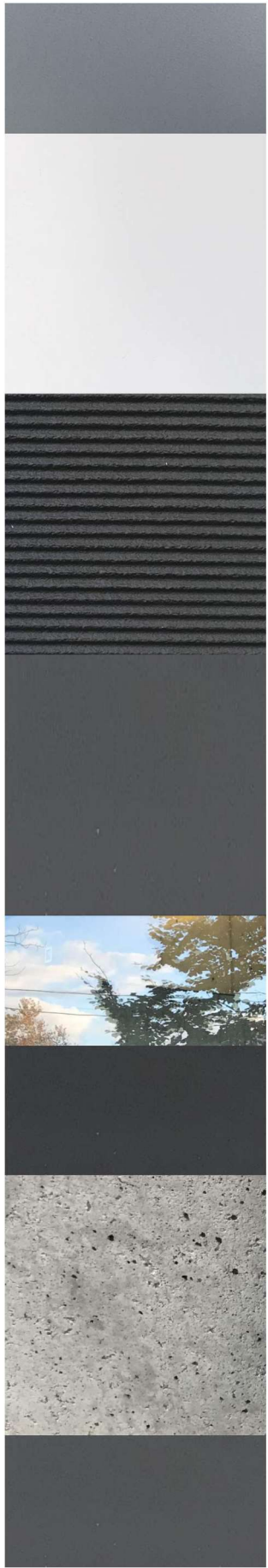
NOTES:

1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



0 5m
1:100 scale in metres

Material Examples



Finish Legend

- ① Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- ② Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- ③a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- ③b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- ④ Glazing
- ⑤ Black Vinyl Window Frames (L1 to L6)
- ⑥ Exposed Concrete (Ground Level Only)
- ⑦ Painted Metal Picket Guard



1 North Elevation
Scale 1:100



2 West Elevation
Scale 1:100

3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

copyright reserved. these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

project name
Student Rental Housing
1693 Fort Street
sheet title
Elevations - North and West

project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	May 11, 2021
scale	As Noted
drawn by	MZ
checked by	ES

revision no.	sheet no.
1	A4.1



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

NOTES:
1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



rev no	description	date
3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18

copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.

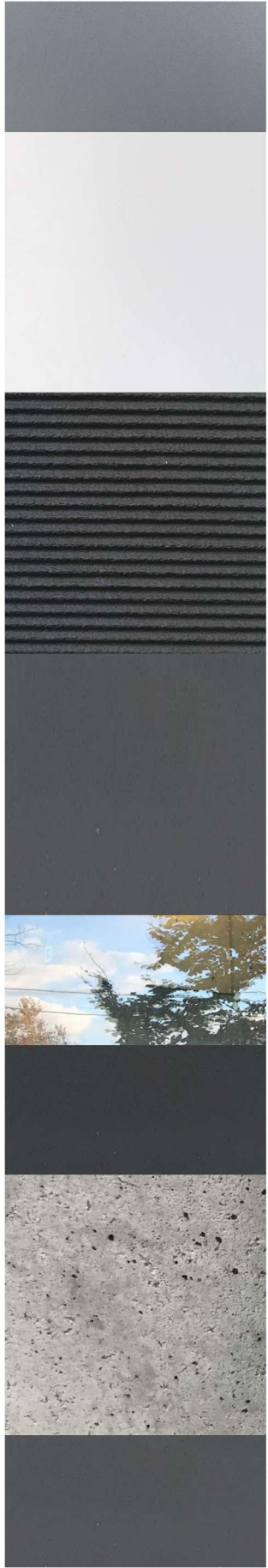
project name
Student Rental Housing
1693 Fort Street
sheet title
Elevations - South and East

project no.	20-17
drawing file	20-17 Student Housing CURRENT.vwx
date issued	May 11, 2021
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

1

A4.2

Material Examples



Finish Legend

- 1 Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)
- 2 Corrugated Metal Cladding 'Surf White' (L2-L5 only)
- 3a Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)
- 3b Charcoal Ceraclad 'Smooth' (L5-L6 Only)
- 4 Glazing
- 5 Black Vinyl Window Frames (L1 to L6)
- 6 Exposed Concrete (Ground Level Only)
- 7 Painted Metal Picket Guard



1 South Elevation
Scale 1:100

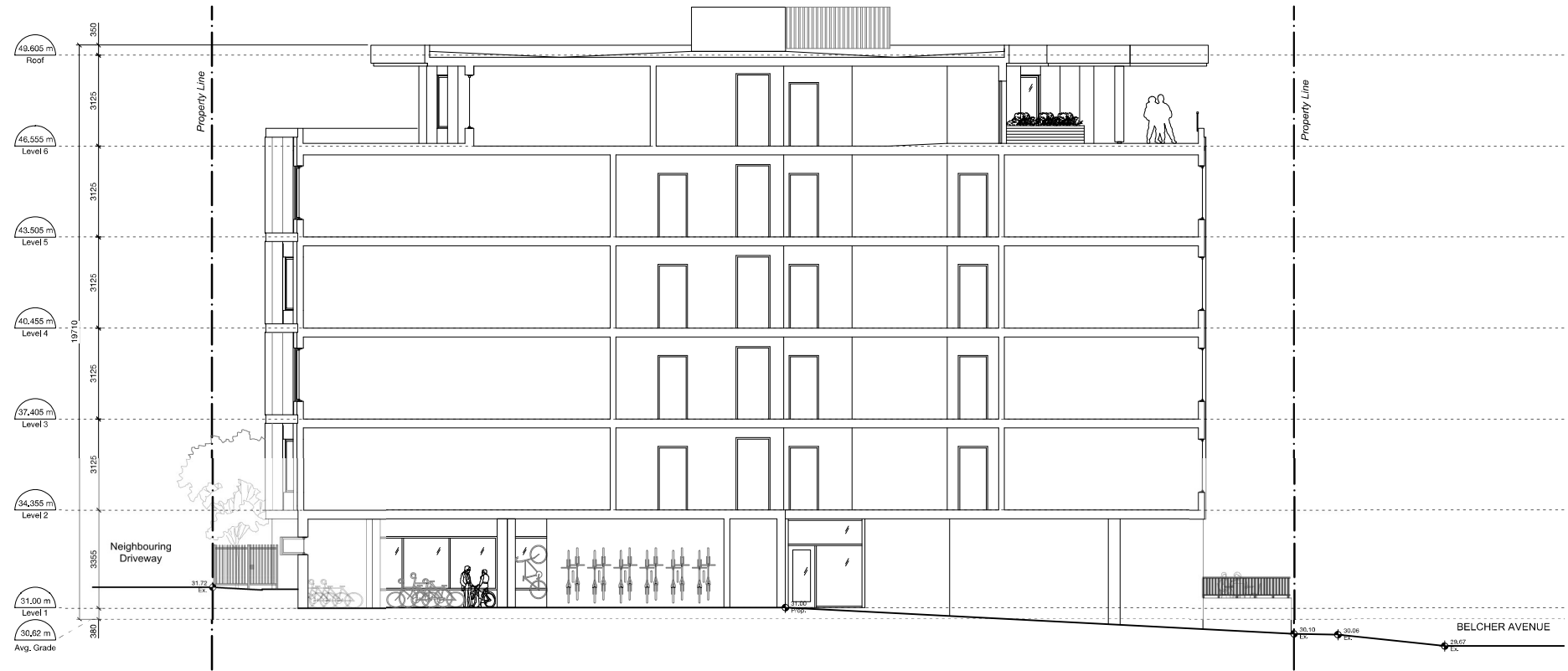
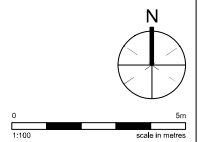


2 East Elevation
Scale 1:100

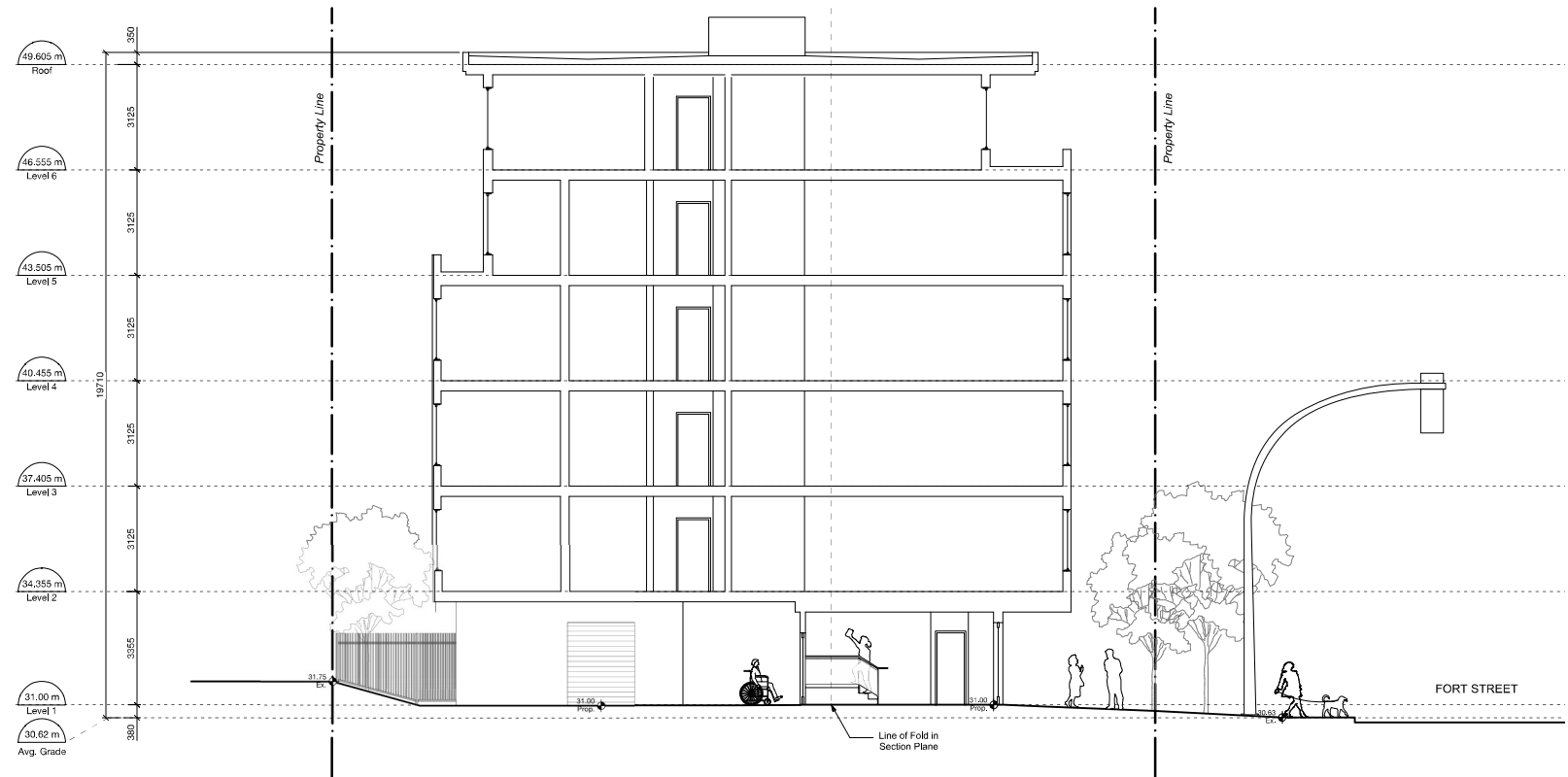


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY D'AMBROSIO architecture + urbanism, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE.

NOTES:
1. General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.



1 Section 1
Scale 1:100



2 Section 2
Scale 1:100

3	Rezoning and DP	21/05/11
2	Rezoning and DP	21/04/29
1	Rezoning and DP	21/01/22
0	Rezoning and DP	20/11/18
rev no	description	date
copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.		
project name		
Student Rental Housing		
1693 Fort Street		
sheet title		
Elevations - South and East		
project no.	20-17	
drawing file	20-17 Student Housing CURRENT.vwx	
date issued	May 11, 2021	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	1	sheet no.
		A4.2



PROJECT
Student Housing

DESIGNED BY

Bianca Bodley

DRAWN BY

KH

REVISIONS:

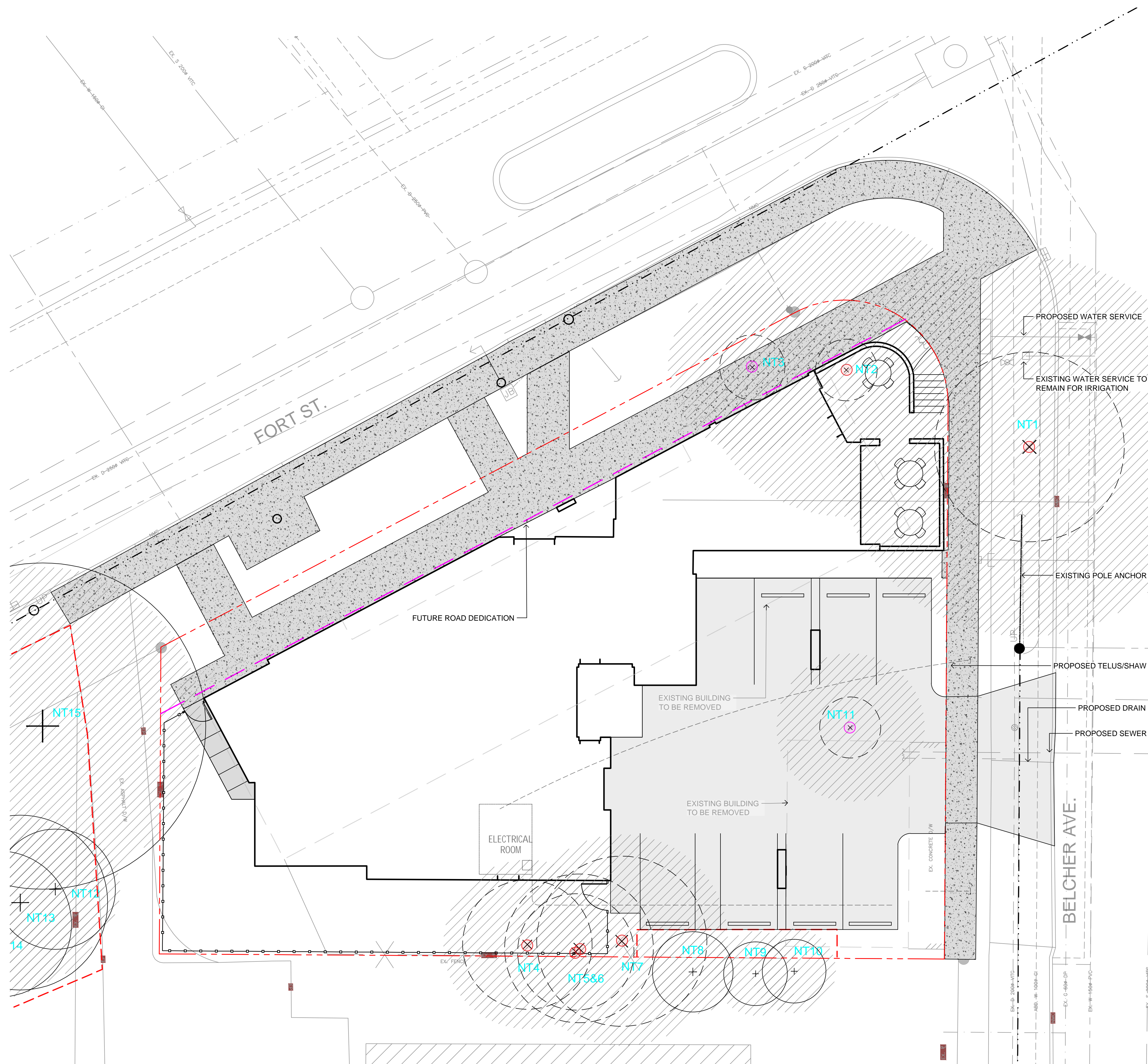
ISSUED FOR
RE-ZONING AND
DEVELOPMENT PERMIT
MAY 11, 2021

Scale: 1:100



LO Tree Removal & Protection Plan

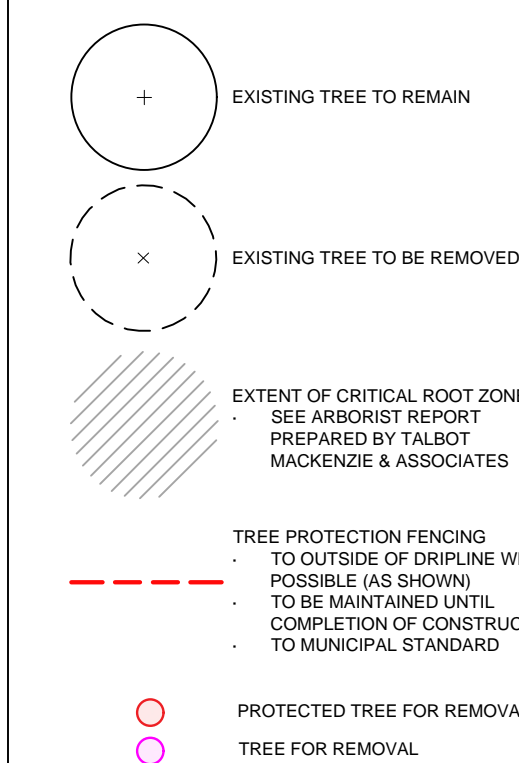
DATE: May, 2021



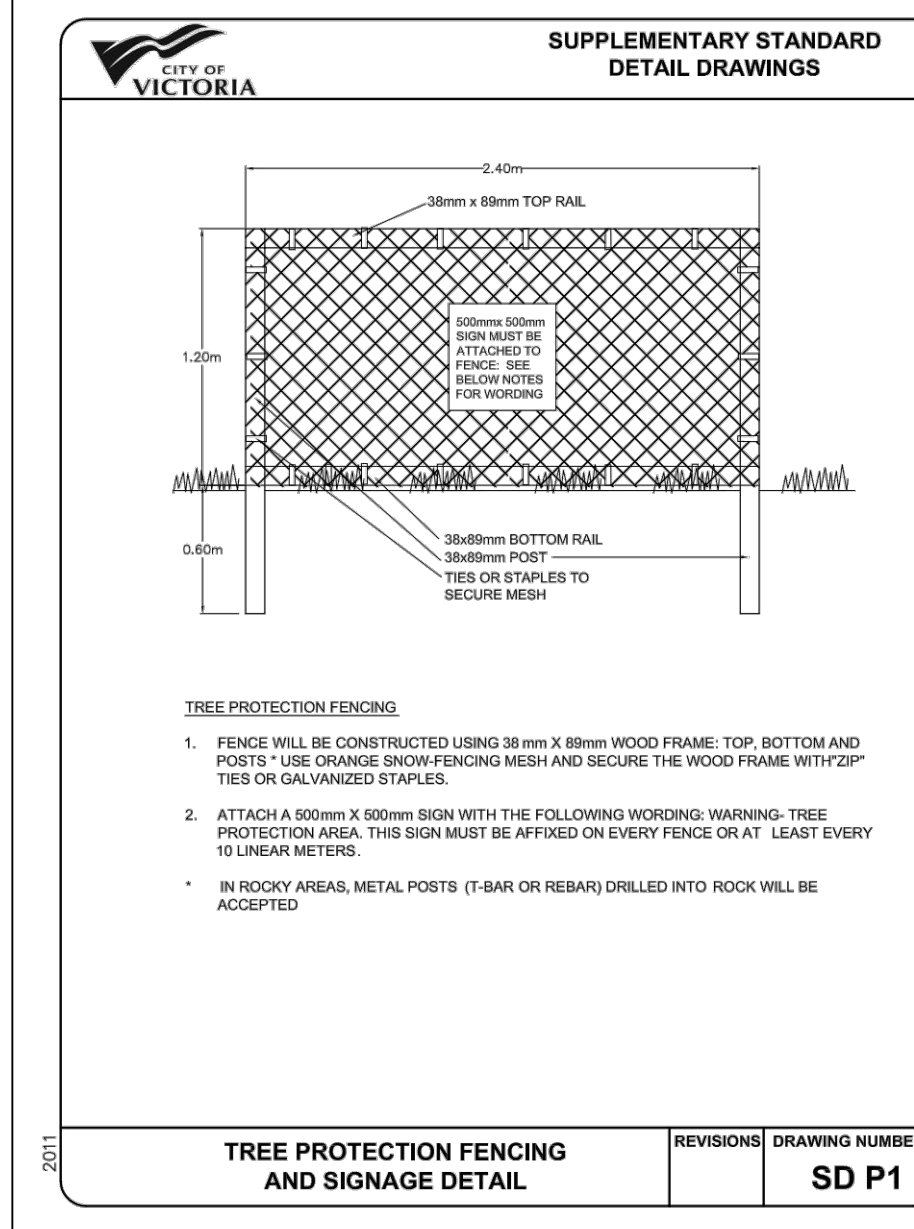
TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	10
ON-SITE TREES, NOT BYLAW PROTECTED	2		2	0	
MUNICIPAL TREES	1		1	2	2
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	7	8	12	12

REPLACEMENT TREES REQUIRED	12
REPLACEMENT TREES PROPOSED	12
REPLACEMENT TREE SHORTFALL	0

LEGEND



**SUPPLEMENTARY STANDARD
DETAIL DRAWINGS**



Inventory date: September 9, 2020

Tree Resource Spreadsheet - 1643 Fort Street

Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm) — approximate	Crown Spread (approx. or stated)	CRZ (m) (to be assessed)	Relative Frequency (good, medium, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
N71	Cherry	<i>Prunus</i> spp.	73 below union	10.0	9.0	Moderate	Fair	Fair-poor	Municipal tree. Decay in most pruning wounds.	Yes (municipal)		
N72	Lawson Cypress	<i>Chamaecyparis lasiocoma</i>	47 (25 + 60% of 20, 16)	3.0	7.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	Yes (by multi-alt calculation)		
N73	Lawson Cypress	<i>Chamaecyparis lasiocoma</i>	27.0	3.0	4.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	No		
N74	Elm	<i>Ulmus</i> spp.	33.0	6.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to be 3 more in the row that were removed to the west.	Yes		
N75	Elm	<i>Ulmus</i> spp.	34.0	7.0	4.0	Moderate	Fair	Fair	Topped previously. Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes		
N76	Elm	<i>Ulmus</i> spp.	33.0	5.0	4.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes		
N77	Elm	<i>Ulmus</i> spp.	43.0	8.0	5.0	Moderate	Fair	Fair	Leaf miner cosmetic damage. Surface roots. Appears to have been 3 more in the row that were removed (to the west).	Yes		
N78	Crabapple	<i>Malus</i> spp.	~20	4.0	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees, by covered.	No		
N79	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees, by covered.	No		
N80	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees, by covered.	No		
N111	Beech (purple)	<i>Fagus sylvatica</i>	23	4	3.5	Poor	Good	Good	Close proximity to carport foundation. Some clearance pruning previously.	No		
N112	Australian Pine	<i>Pinus nigra</i>	~30	7.0	3.0	Good	Fair	Good	Asymmetric crown. Elevated from subject property 45cm, protected by retaining wall. Barrier fencing due to development on neighbouring property.	Yes		
N113	Australian Pine	<i>Pinus nigra</i>	~40	8	4.0	Good	Fair	Fair-poor	Colonianist leaders with included bark, swelling from reaction wood. Asymmetric crown.	Yes		
N114	Australian Pine	<i>Pinus nigra</i>	~35	9	3.5	Good	Fair	Good	Asymmetric crown.	Yes		
N115	Garry Oak	<i>Quercus garryana</i>	~75	15	7.5	Good	Good	Fair	Colonianist leaders with included bark. Barrier fencing due to development on neighbouring property.	Yes		

Prepared by:
Talbot Mackenzie & Associates
ISA Certified and Consulting Arborist
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com

Biophilia Design Collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
ARYZE Developments

PROJECT
Student Housing

ADDRESS
1693 Fort St.
Victoria BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH

REVISIONS:

ISSUED FOR
RE-ZONING AND
DEVELOPMENT PERMIT
MAY 11, 2021

Scale: 1:100



L1 Landscape Site Plan

DATE: May, 2021






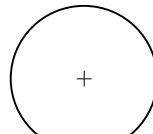
PROJECT
Student Housing

Bianca Bodley

KH

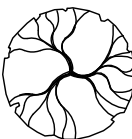
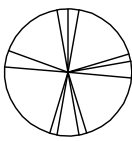
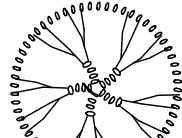
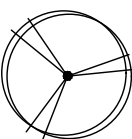
REVISIONS:

LEGEND

— · — · —	OVERHEAD POWER LINE
	POTENTIAL REPLACEMENT TREE LOCATION
	EXISTING TREE TO REMAIN

TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	10
ON-SITE TREES, NOT BYLAW PROTECTED	2	2	0		
MUNICIPAL TREES	1	1	2	2	2
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	7	8	12	12

REPLACEMENT TREES REQUIRED	12
REPLACEMENT TREES PROPOSED	12
REPLACEMENT TREE SHORTFALL	0

TREE SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Native
2		Acer circinatum	Vine maple	B&B	4cm	yes
4		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Flowering Dogwood	B&B	4cm	yes
3		Quercus garryana	Garry oak	B&B	4 cm	yes
MUNICIPAL						
4		BOULEVARD TREE TO BE DETERMINED BY PARKS AT BP		B&B	4cm	

ISSUED FOR
RE-ZONING AND
DEVELOPMENT PERMIT
MAY 11, 2021

Scale: 1:100



L2 Tree Planting Plan

DATE: May, 2021

