



1693 Fort Street
Victoria, B.C.



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Victoria BC Canada V8T 5K2

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Re-Zoning and Development
Permit Resubmission
March 14, 2021

Aryze Developments Inc.

Contacts

Developer

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V8T 3E6
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Civil

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V8X 4A3
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Surveyor

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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
- A4.4 Context Elevations

Landscape

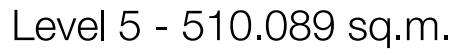
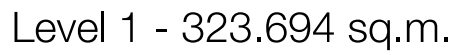
- L0 Tree Removal and Protection Plan
- L1 Landscape Site Plan
- L2 Tree Planting Plan
- L3 Planting Plan


Civil

- C1 Conceptual Servicing Drawing

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

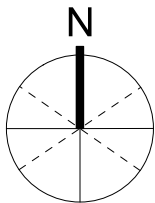
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March 18, 2022



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0 5m
1:100 scale in metres

5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
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0	Rezoning and DP	20/11/18

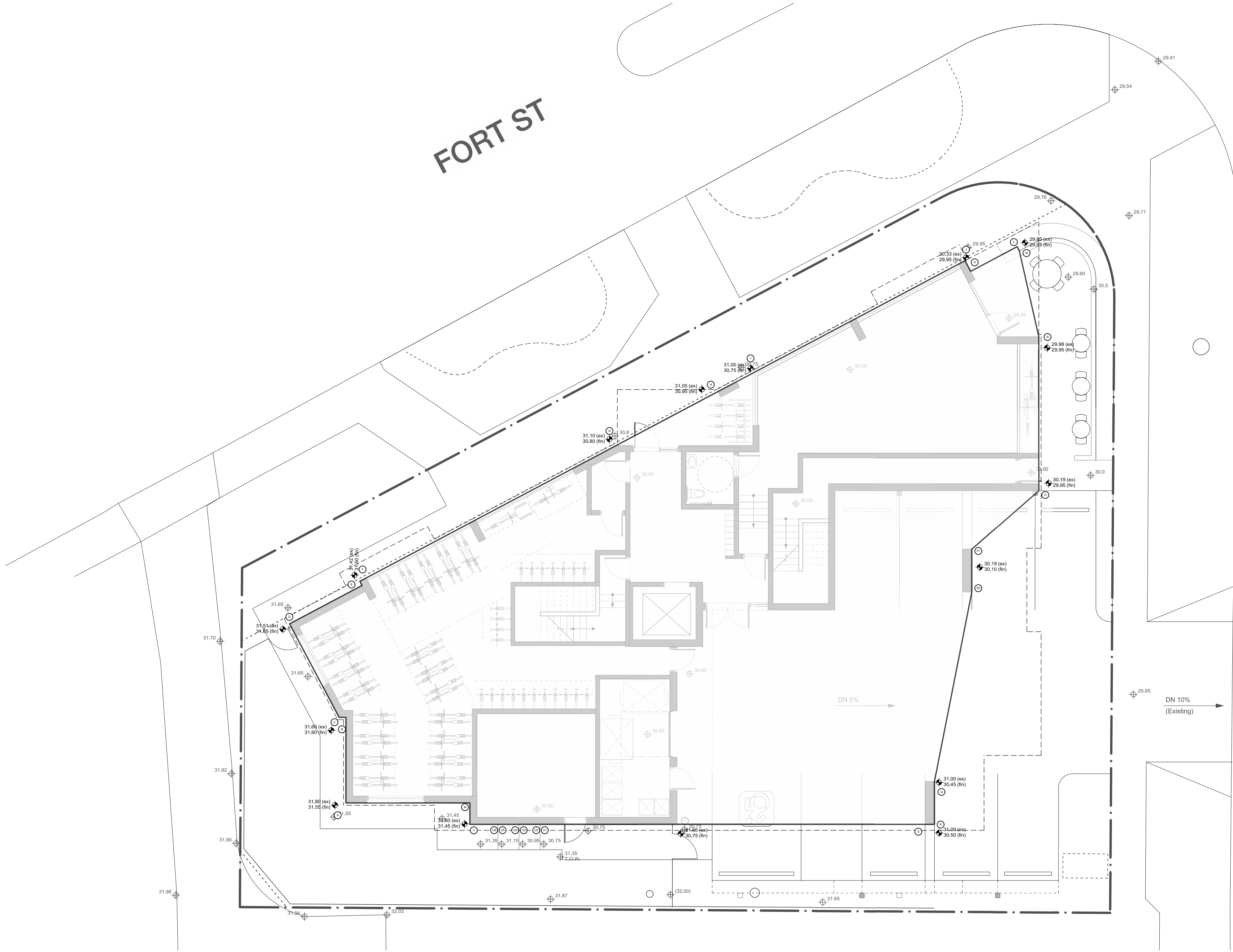
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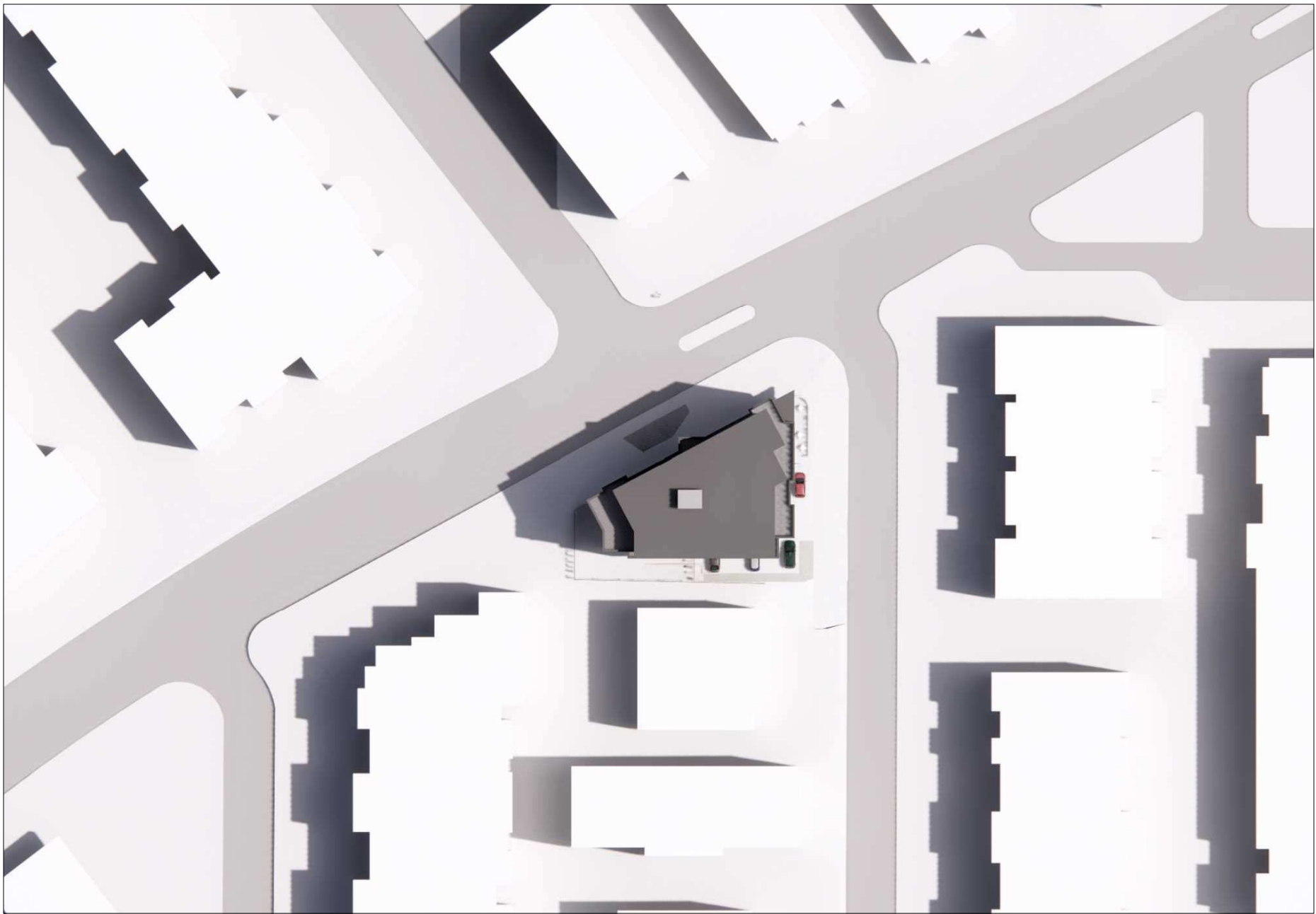
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project name	
Rental Housing	
1693 Fort Street	
sheet title	
Average Grade	
project no. 20-17	
drawing file 20-17 1693 Fort Street CURRENT.vwx	
date issued March 14, 2022	
scale As Noted	
drawn by MZ	
checked by ES	
revision no.	sheet no.
5	A0.2

1693 Fort Street - Student Housing				
Project Data		2020-10-24		
Average Grade =				30.607
ID	Grade (m)	Interval	Average Grade	Distance (m)
A	30.55	A-B	30.575	3.661
B	30.6	B-C1	30.625	0.288
C	30.65	C-D	31.08	4.524
D	31.51	D-E	31.465	3.504
E	31.42	E-F	31.42	0.2
F	31.42	F-G	31.11	12.4
G	30.8	G-H	30.775	4.911
H	30.75	H-I	30.725	1.699
I	30.7	I-J	30.325	10.262
J	29.95	J-K	29.95	0.515
K	29.95	K-L	29.9	2.249
L	29.85	L-M	29.85	0.2
M	29.85	M-N	29.9	3.766
N	29.95	M-N	29.95	6.579
O	29.95	N-O	30.025	3.8
P1	30.1	P1-P2	30.1	1.83
P2	30.1	P2-Q	30.275	8.26
Q	30.45	Q-R	30.475	1.83
R	30.5	R-S	30.5	0.4
S	30.5	S-T	30.625	10.602
T	30.75	T-U	30.75	5.852
U1	30.75	U1-U2	30.85	0
U2	30.95	U2-U3	30.95	0.9
U3	30.95	U3-U4	31.05	0
U4	31.15	U4-U5	31.15	0.9
U5	31.15	U5-U6	31.25	0
U6	31.35	U6-V	31.4	1.2
V	31.45	V-W	31.45	0.915
W	31.45	V-A	31	5.3
Subtotal			96.547	2954.9799

1 Average Grade Calculation
Scale 1:100





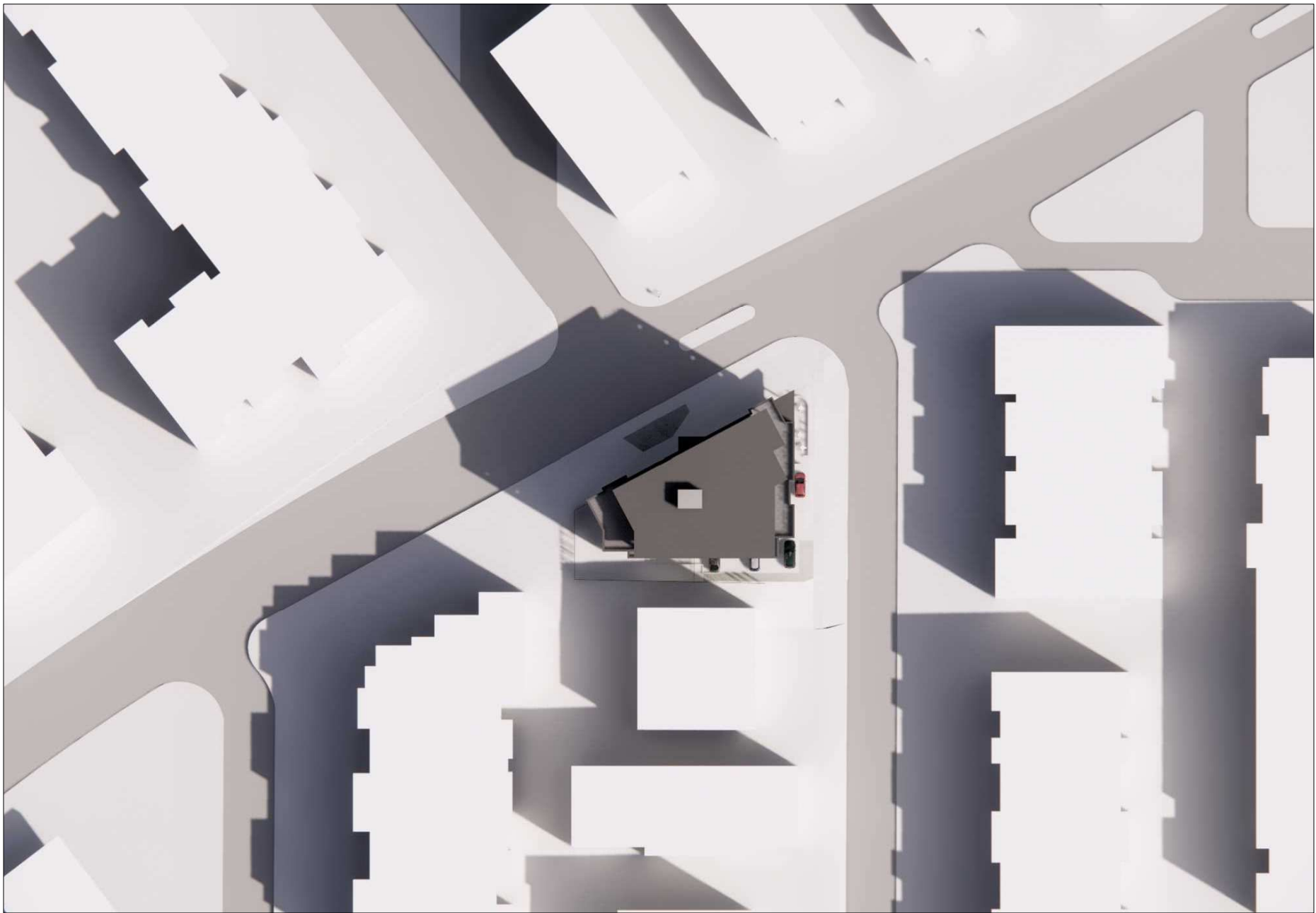
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Scale: NTS



2 June 21 - 12:00pm
Scale: NTS



3 June 21 - 5:00pm
Scale: NTS



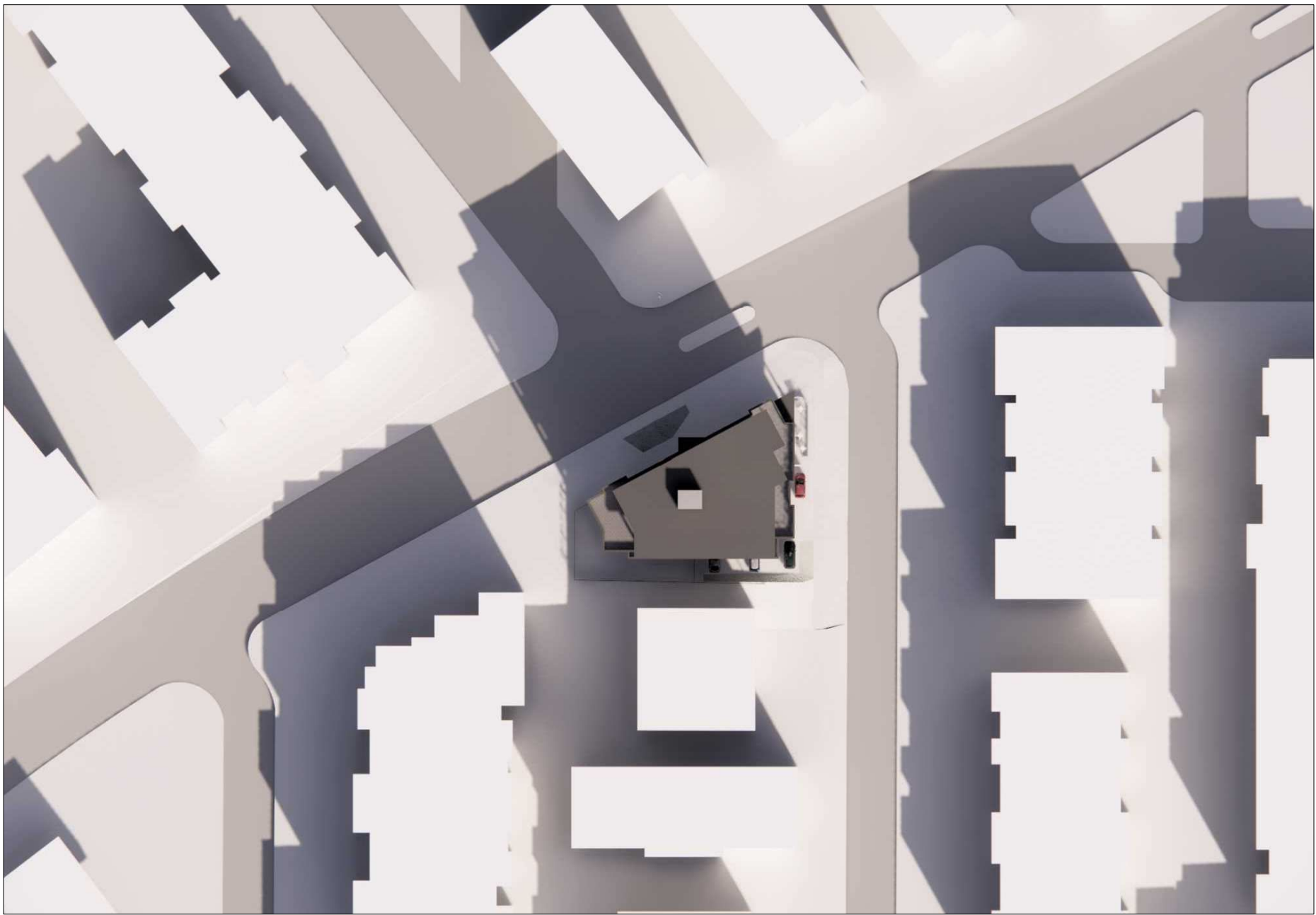
4 March/Sept 21 - 9:00am
Scale: NTS



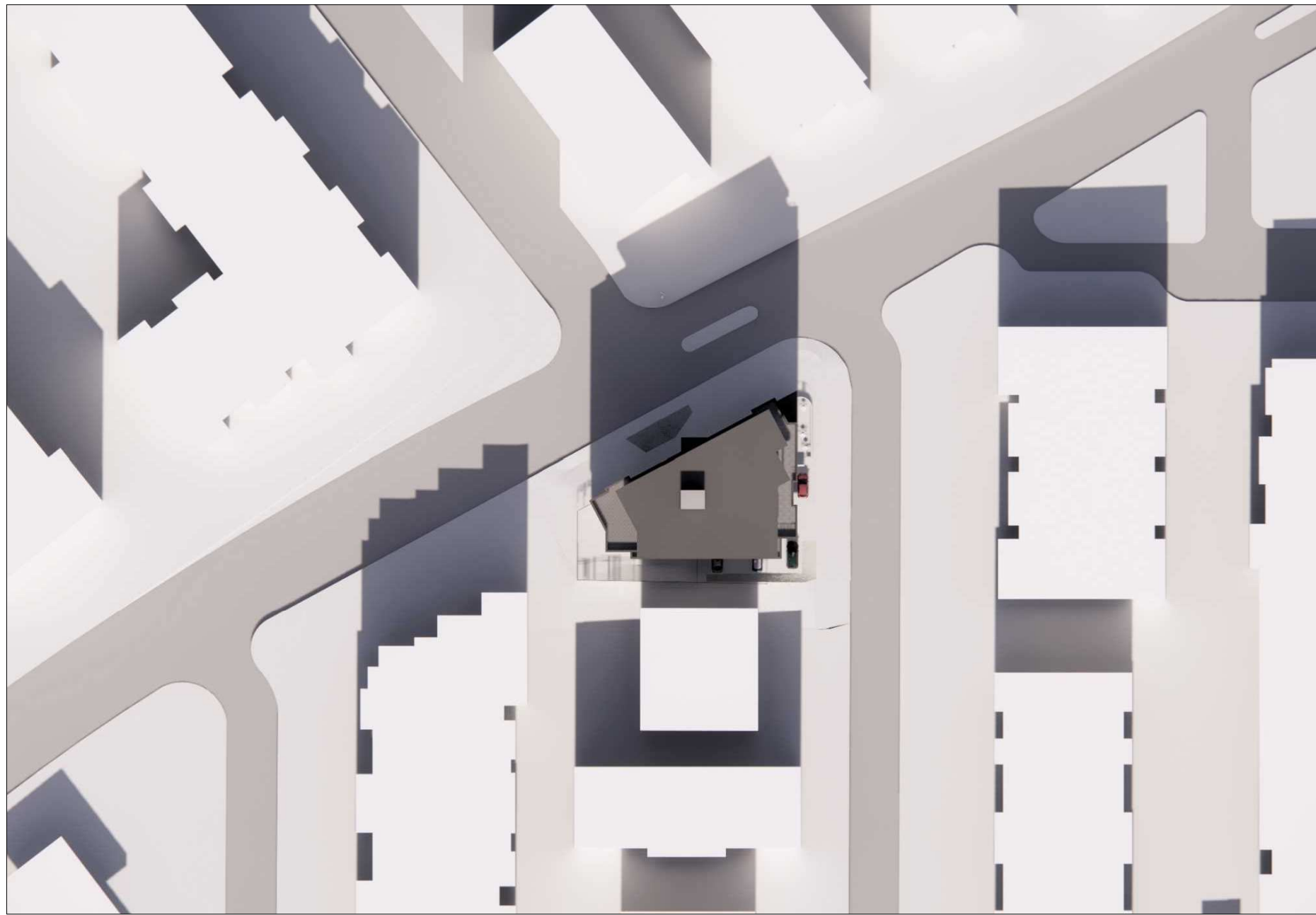
5 March/Sept 21 - 12:00pm
Scale: NTS



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



7 December 21 - 9:00am
Scale: NTS



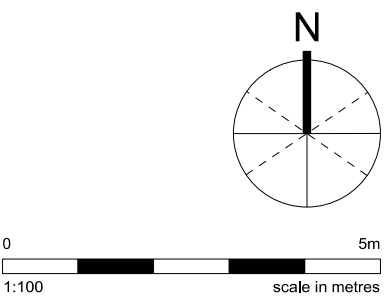
8 December 21 - 12:00pm
Scale: NTS



9 December 21 - 3:00pm
Scale: NTS



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0	Rezoning and DP	20/11/18
rev no	description	date

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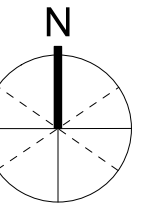
project name
Rental Housing
1693 Fort Street

sheet title
Shadow Studies

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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0	Rezoning and DP	20/11/18

rev no	description	date
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project name

Rental Housing

1693 Fort Street

sheet title

Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES

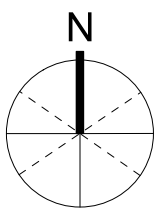
revision no.

sheet no.

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100 scale in metres

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0	Rezoning and DP	20/11/18

rev no	description	date
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project name

Rental Housing

1693 Fort Street

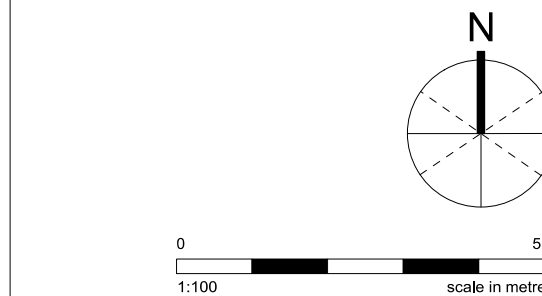
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Perspective Views

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.



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5	Rezoning and DP	22/03/1
4	Rezoning and DP	21/11/0
3	Rezoning and DP	21/05/1
2	Rezoning and DP	21/04/2
1	Rezoning and DP	21/01/2
0	Rezoning and DP	20/11/1

rev no	description	date
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project name

Rental Housing

1693 Fort Street

sheet title

Survey

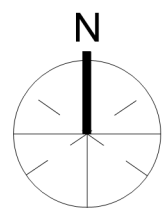
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drawing file	20-17 1693 Fort Street CURRENT, wv
date issued	March 14, 2022
scale	As Noted
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NOTES:

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



0 1:100 5m
scale in metres

rev no	description	date
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project name

Rental Housing

1693 Fort Street

sheet title

Site Plan / L1 Floorplan

project no. 20-17

drawing file 20-17 1693 Fort Street CURRENT.vwx

date issued March 14, 2022

scale As Noted

drawn by MZ

checked by ES

revision no. sheet no.

5 A2.0

Rev. 1-K, 6-C, 6-D

Project Information Table	
Zone (existing)	R3-2
Proposed zone or site specific zone	Site Specific
Site area (m2)	896
Total floor area (m2)	2456.70
Commercial floor area (m2)	77.26
Floor space ratio	2.74
Site Coverage (%)	61.15%
Open site space (%)	30.54%
Height of building (m)	19.72
Number of storeys	6
Parking stalls (number) on site	9
Bicycle parking number (Class 1 & 2)	Class 1 = 63 Class 2 = 6
Building Setbacks (m)	
Front yard	0.771
Rear yard	3.36
Side yard (Flanking Street)	3.025
Side yard (Interior)	1.615
Combined side yards	4.84
Residential Use Details	
Total number of units	34
Unit type, e.g., 1 bedroom	Studio, 1-Bdrm and 2-Bdrm
Ground-oriented units	None
Minimum unit floor area (m2)	35.44
Total residential floor area (m2)	2379.44

SCHEDULE C PARKING CALCULATIONS

Vehicle Parking Calculations (Per Unit)

Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m.	0.2	12	2.4	1.2
45 sq.m. to 70 sq.m.	0.5	17	8.5	1.7
> 70 sq.m.	0.75	5	3.75	0.5
Totals		14.65	3.4	

Vehicle Parking Calculations (Commercial)

Use	Pkg Rate	Area	ST
Restaurant	1 per 40 sq.m.	77.3 sq.m.	1.9
Totals			1.9

Bicycle Parking Calculations (Residential)

Unit Area	Pkg Rate	Qty	LT	ST
< 45 sq.m.	1.0	12	12	1.2
> 45 sq.m.	1.25	22	27.5	2.2
Totals		39.5	3.4	

Bicycle Parking Calculations (Commercial)

Stall Type	Pkg Rate	Qty	LT	ST
Long Term	1 per 400 sq.m.	77.4	0.19	
Short Term	1 per 100 sq.m.	77.4	0.8	
Totals			0.19	0.8

34 Affordable Rentals + CRU - Urban Village



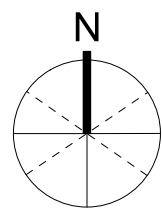
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rev no	description	date

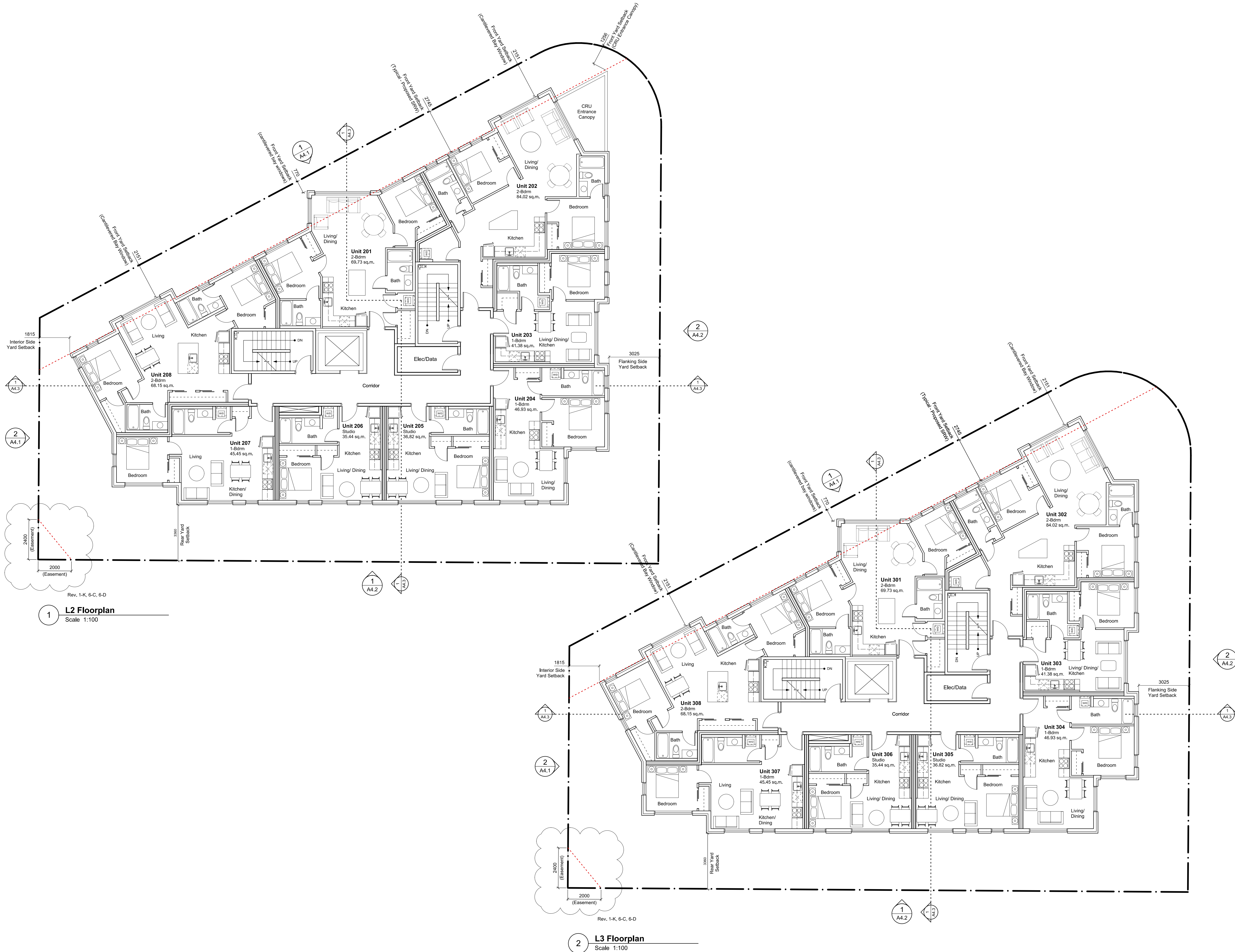
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project name
Rental Housing
1693 Fort Street

sheet title
L2 & L3 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

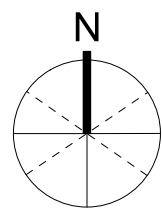
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- NOTES:
- General information, dimensions & specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.
 - Units 403 and 506 conform to BCBC 2018 adaptable design requirements.



0 5m
1:100 scale in metres

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0	Rezoning and DP	20/11/18

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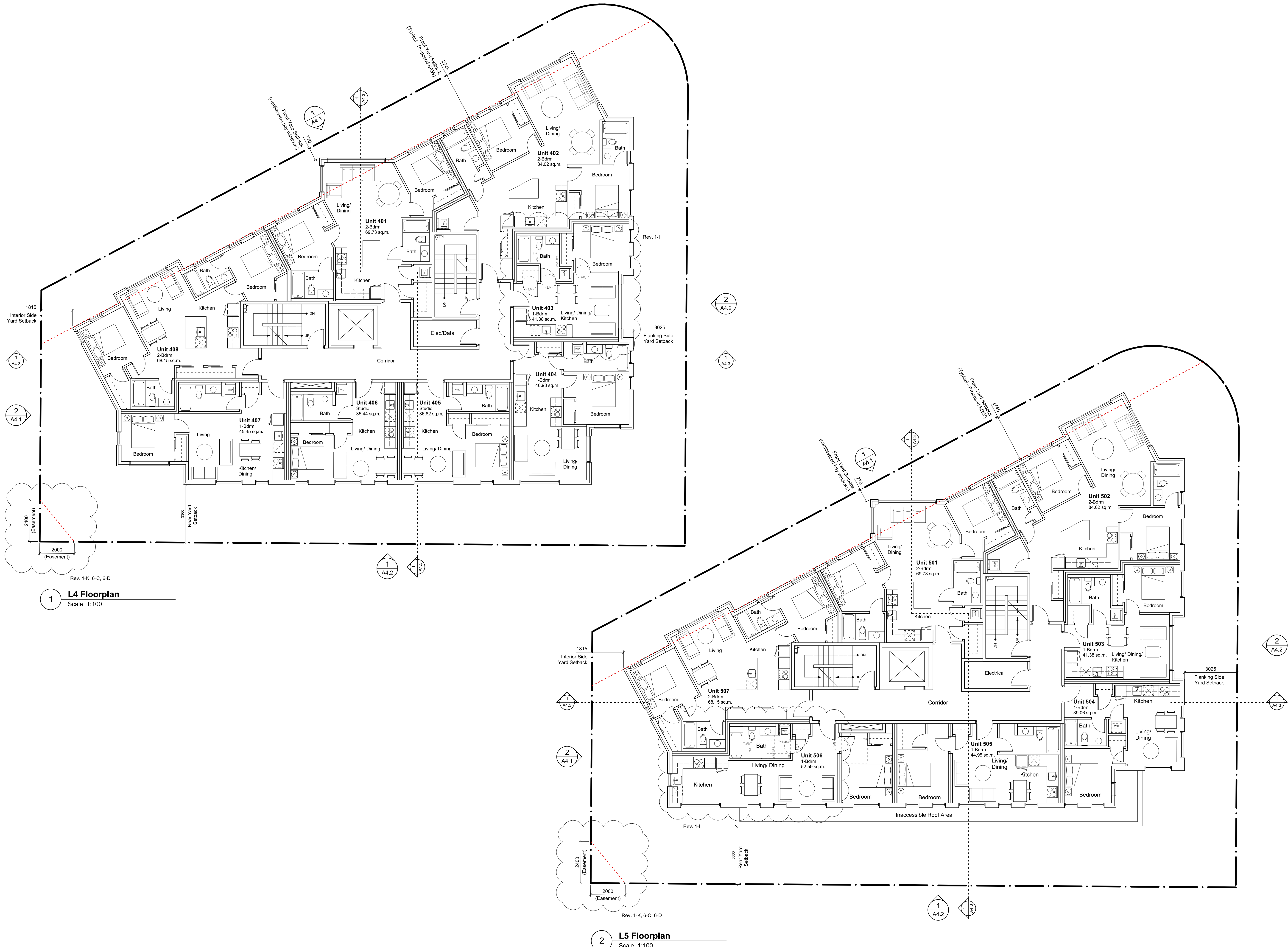
project name
Rental Housing

1693 Fort Street

sheet title
L4 & L5 Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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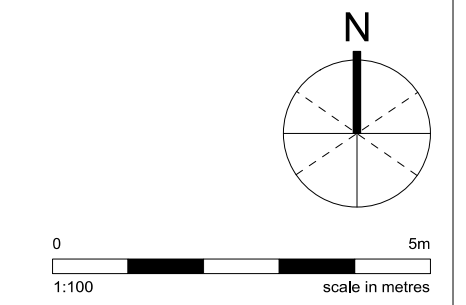
L4 Floorplan
Scale 1:100

L5 Floorplan
Scale 1:100



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 2. Refer to landscape architectural drawings for paving and plant materials information.
 3. Soffit-mounted exterior artwork subject to approval by the Director of Planning.
 4. Unit 601 conforms to BCBC 2018 accessible design requirements.



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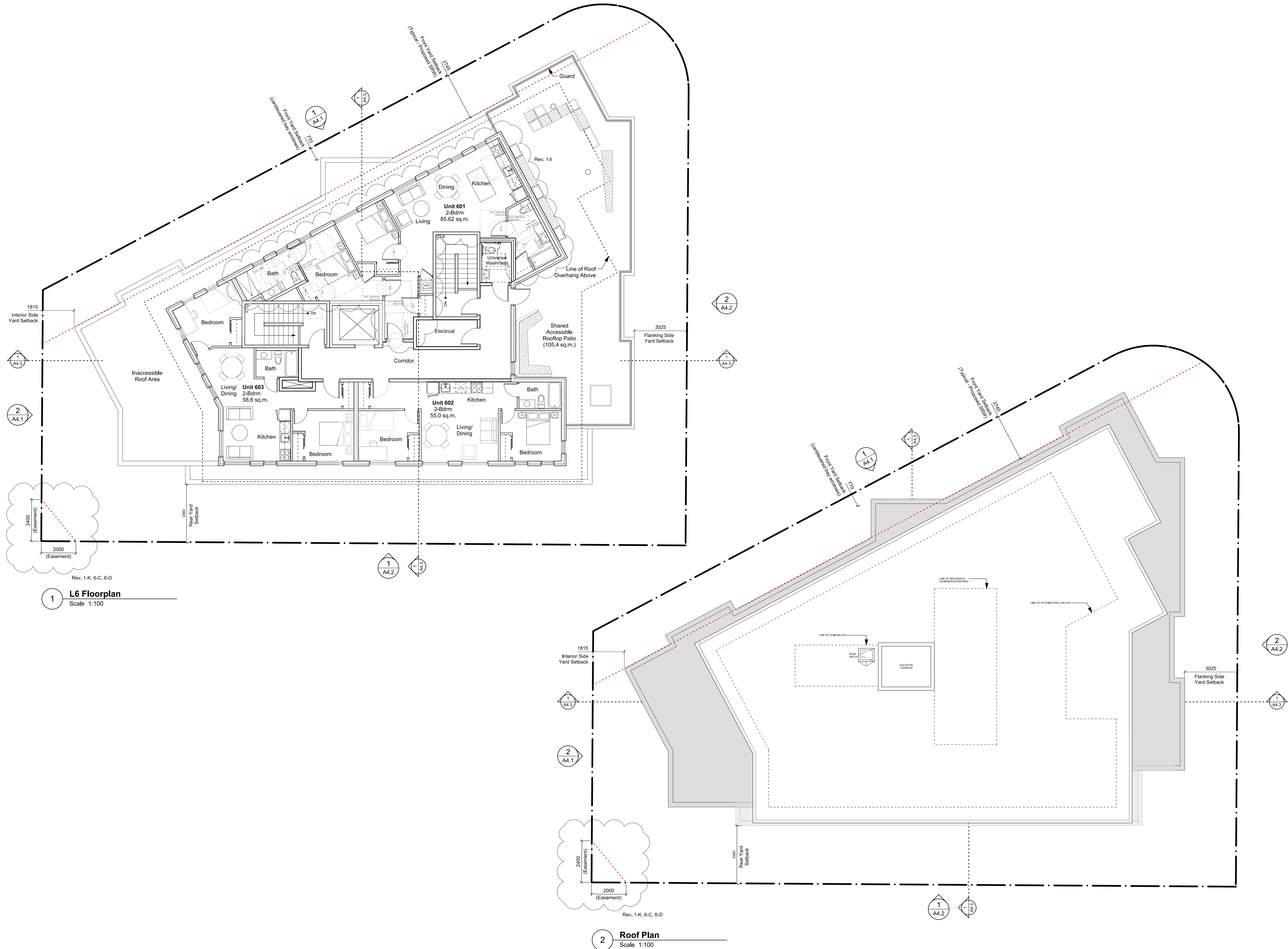
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project name
Rental Housing
1693 Fort Street

sheet title
L6 & Roof Floorplans

project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.

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A2.3

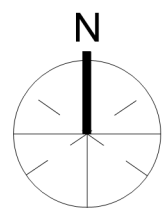




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rev no	description	date
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project name

Rental Housing

1693 Fort Street

sheet title

Elevations - South
and East

project no. 20-17

drawing file 20-17 1693 Fort Street CURRENT.vwx

date issued March 14, 2022

scale As Noted

drawn by MZ

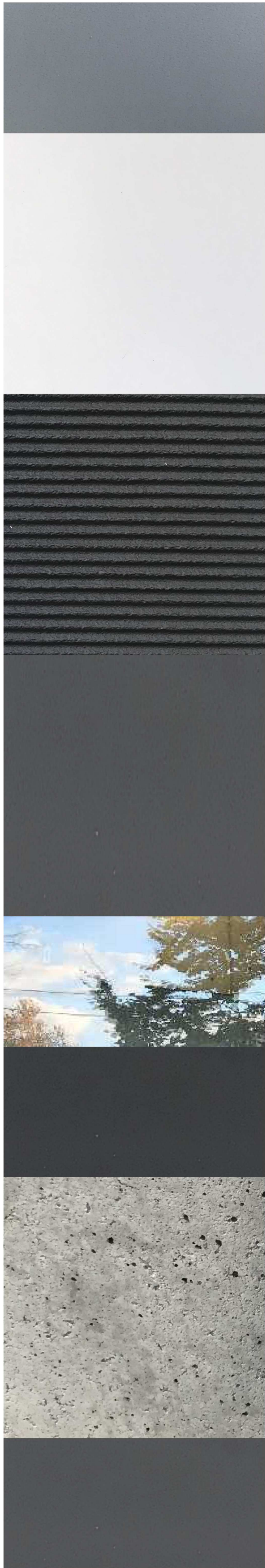
checked by ES

revision no. sheet no.

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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



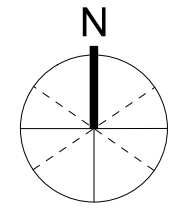
2 East Elevation
Scale 1:100



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NOTES:

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5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
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
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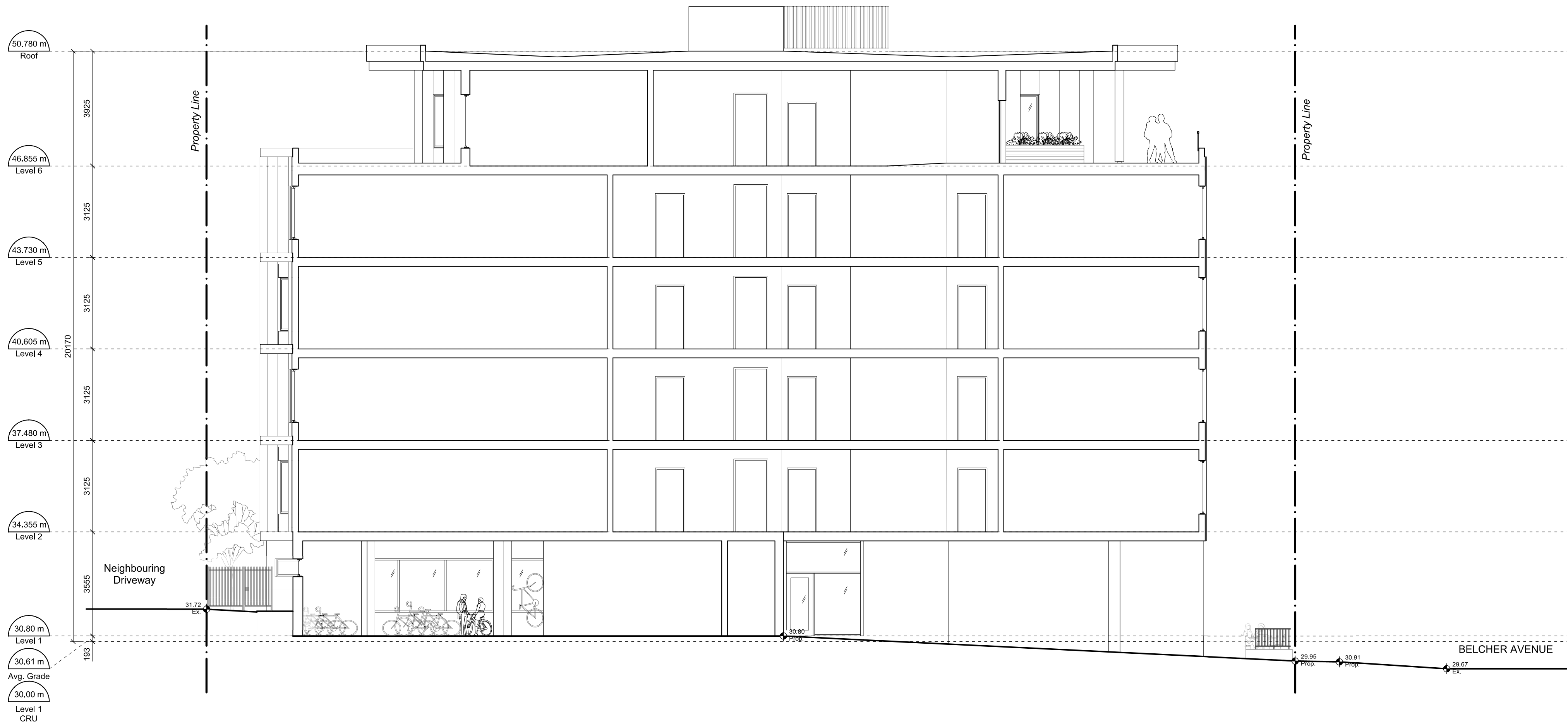
project name
Rental Housing
1693 Fort Street

sheet title
Building Sections

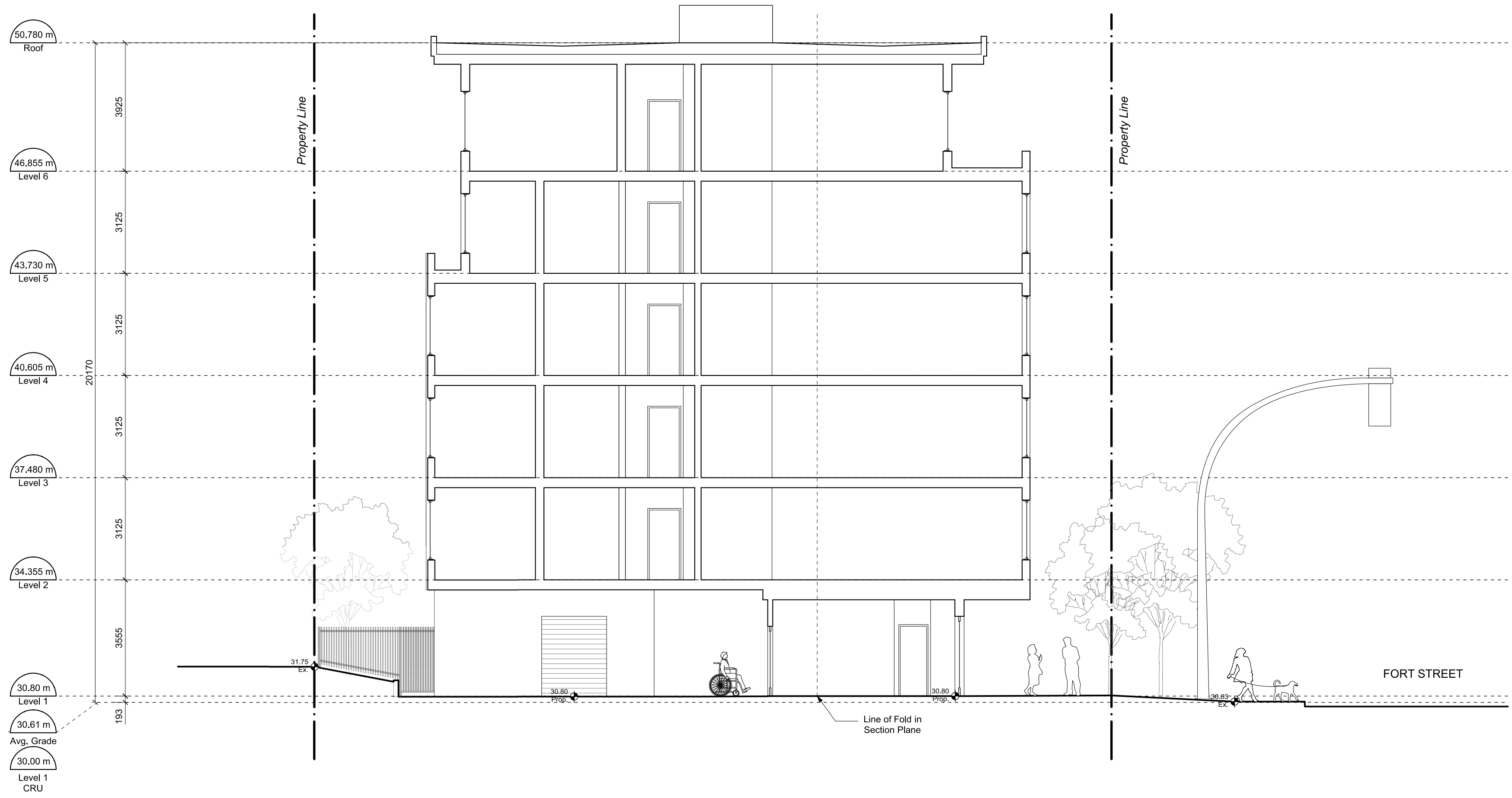
project no.	20-17
drawing file	20-17 1693 Fort Street CURRENT.vwx
date issued	March 14, 2022
scale	As Noted
drawn by	MZ
checked by	ES

revision no.	sheet no.
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5
A4.3



1 **Section 1**
Scale 1:100



2 **Section 2**
Scale 1:100



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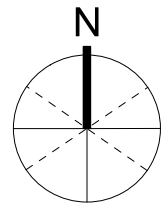
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1 **Fort Street Context Elev.**
Scale 1:100

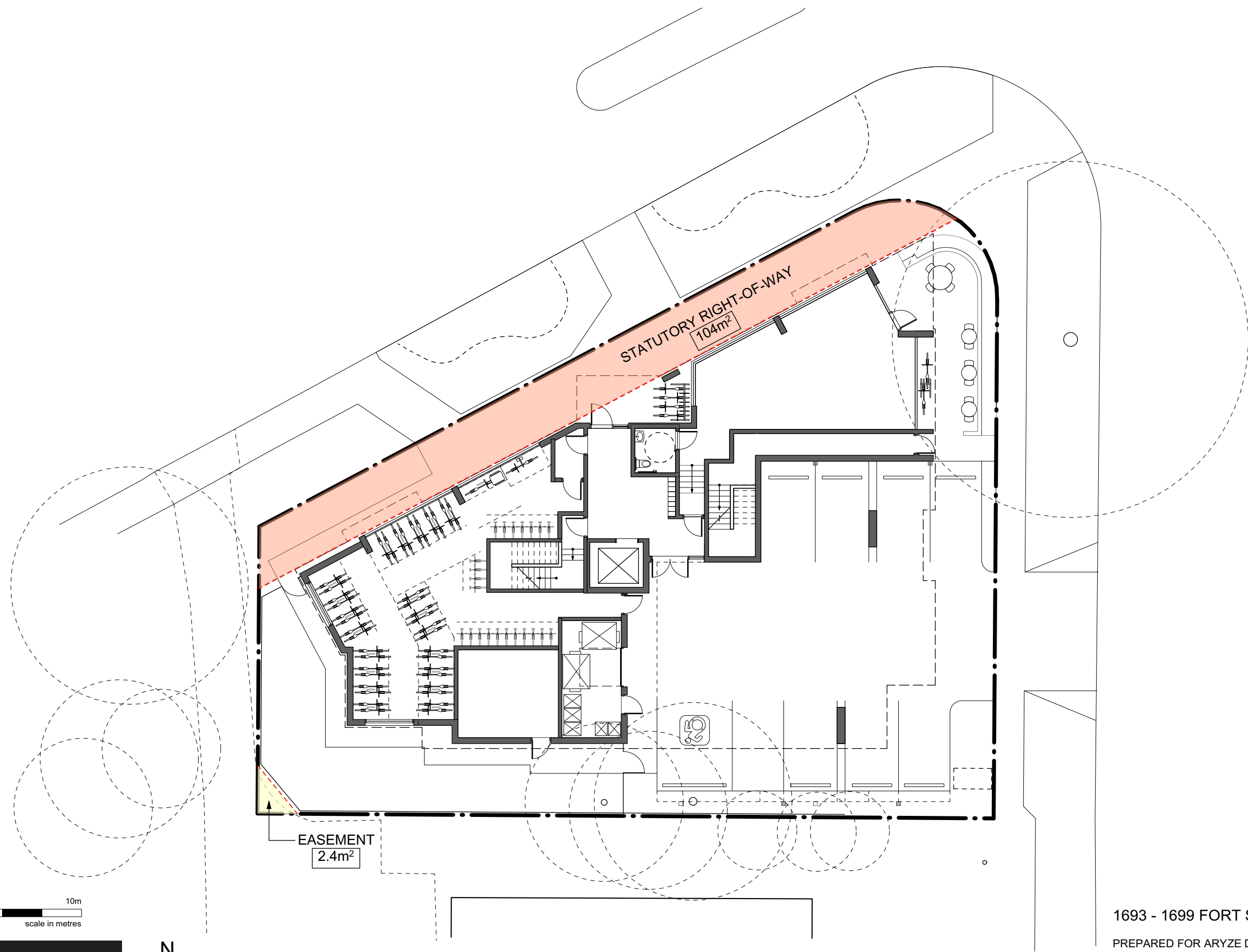


2 **Belcher Ave Context Elev.**
Scale 1:100



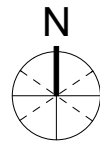
0 5m
1:100 scale in metres

5	Rezoning and DP	22/03/14
4	Rezoning and DP	21/11/03
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
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project name		
Rental Housing		
1693 Fort Street		
sheet title		
Context Elevations		
project no.	20-17	
drawing file	20-17 1693 Fort Street CURRENT.vwx	
date issued	March 14, 2022	
scale	As Noted	
drawn by	MZ	
checked by	ES	
revision no.	sheet no.	
5	A4.4	



0 10m
scale in metres

D'AMBROSIO
architecture + urbanism



1693 - 1699 FORT STREET SITE DIAGRAM

PREPARED FOR ARYZE DEVELOPMENTS

GENERAL INFORMATION, DIMENSIONS AND SPECIFICATIONS ON THIS DRAWING ARE SUBJECT TO CONFIRMATION AND ARE NOT TO BE USED AS A PART OF CONSTRUCTION CONTRACT DOCUMENTATION

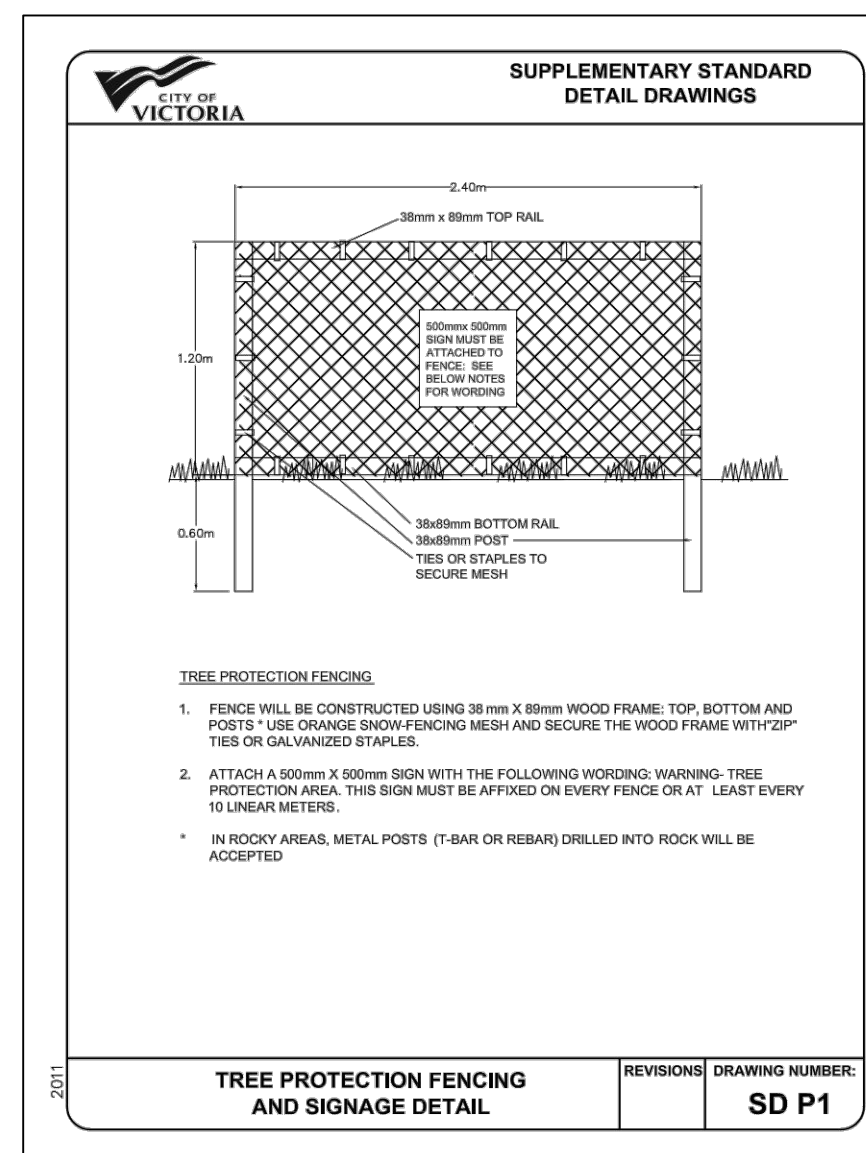


TREE IMPACT SUMMARY TABLE					
TREE STATUS	TOTAL	To be RETAINED	To be REMOVED	REPLACEMENTS REQUIRED	To be PLANTED
ON-SITE TREES BYLAW PROTECTED	5		5	10	8
ON-SITE TREES, NOT BYLAW PROTECTED	2				
MUNICIPAL TREES	1	1	2	0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED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

REPLACEMENT TREES REQUIRED	10
REPLACEMENT TREES PROPOSED	8
REPLACEMENT TREE SHORTFALL	2

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
SEE ARBORIST REPORT
PREPARED BY TALBOT
MACKENZIE & ASSOCIATES
- TREE PROTECTION FENCING
TO OUTSIDE OF DRIPLINE WHERE
POSSIBLE (AS SHOWN)
TO BE MAINTAINED UNTIL
COMPLETION OF CONSTRUCTION
TO MUNICIPAL STANDARD
- MUNICIPAL TREE TO BE RETAINED
(ARBORIST TO BE PRESENT DURING
EXCAVATION)
- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL



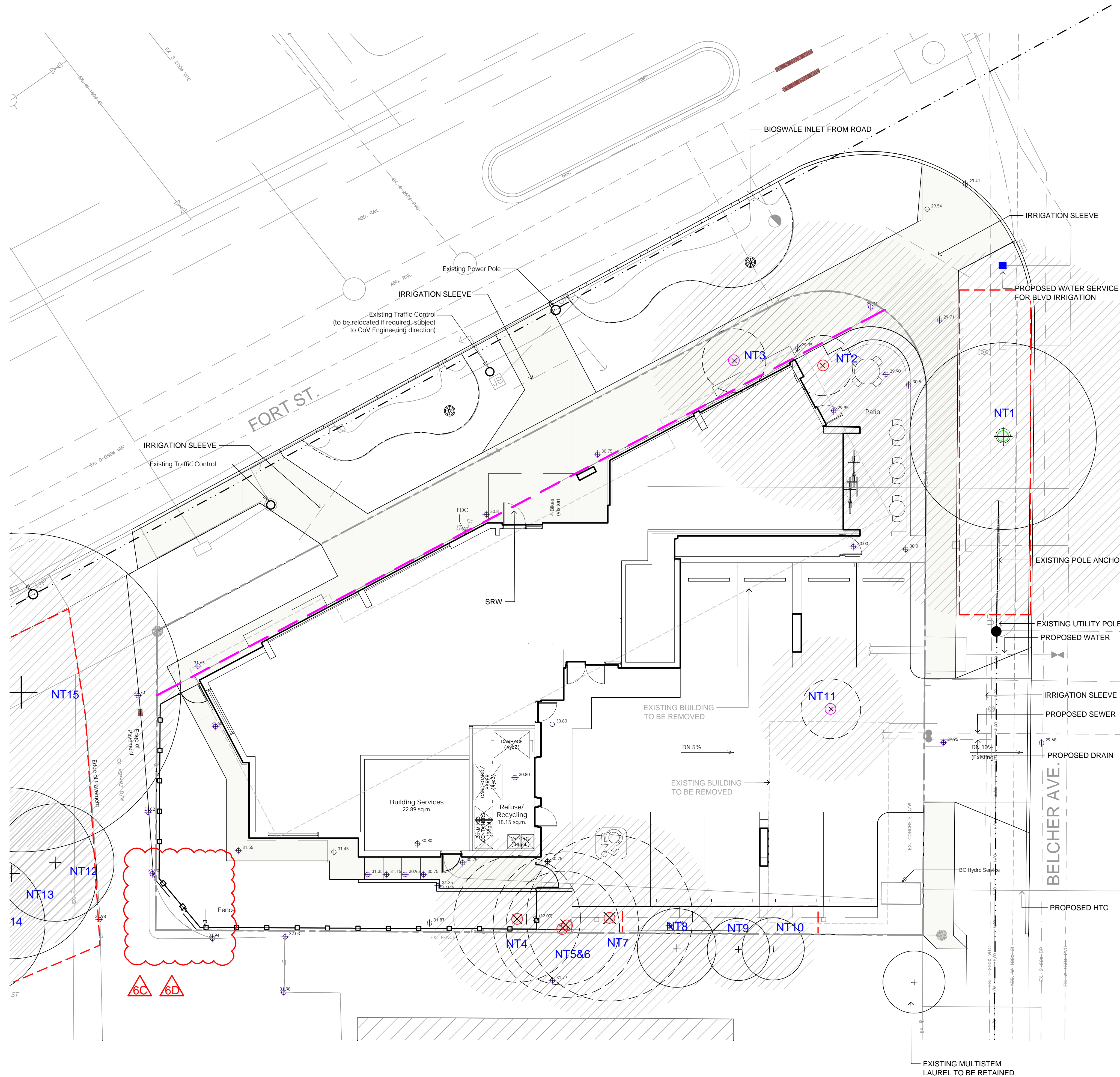
Inventory date: September 9, 2020

Tree Resource Spreadsheet - 1693 Fort Street

Page 1 of 2

Tree ID	Common Name	Latin Name	DBH (cm) -- approximate	Crown Spread (meters in round)	CRZ (meters in round)	Relative Endurance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status	Impacts
NT1	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)	Retain*	Water services, sidewalk
NT2	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	47.125 - 60% of 20, 16)	3.0	7.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	Yes (by multi-scan calculation)	X	Within building footprint
NT3	Lawson Cypress	<i>Chamaecyparis lawsonia</i>	27.0	3.0	4.0	Poor	Good	Fair	Close proximity to building foundation. Sheared and topped.	No	X	Within sidewalk footprint
NT4	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	X	Conflict with foundation, sidewalk
NT5	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	X	Conflict with foundation, sidewalk
NT6	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	X	Conflict with foundation, sidewalk
NT7	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	X	Conflict with foundation, sidewalk, and parking lot
NT8	Crabapple	<i>Malus</i> spp.	~20	4.0	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT9	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT10	Crabapple	<i>Malus</i> spp.	~20	3	2.0	Good	Fair	Fair	Clearance pruned. Neighbour's trees. Ivy covered.	No	Retain	Parking lot
NT11	Beech (purple)	<i>Fagus sylvatica</i>	23	4	3.5	Poor	Good	Good	Close proximity to carport foundation. Some clearance pruning previously.	No	X	Within parking lot footprint
NT12	Austrian 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 (if estimate is correct)	Retain	Driveway widening/resurfacing
NT13	Austrian Pine	<i>Pinus nigra</i>	~40	8	4.0	Good	Fair	Fair-poor	Codominant leaders with included bark, swelling from reaction wood. Asymmetric crown	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT14	Austrian Pine	<i>Pinus nigra</i>	~35	9	3.5	Good	Fair	Good	Asymmetric crown.	Yes (if estimate is correct)	Retain	Driveway widening/resurfacing
NT15	Barry Oak	<i>Quercus garryana</i>	~60	15	6.0	Good	Good	Fair	May be municipal or co-owned. Codominant leaders with included bark. Barrier fencing due to development on neighbouring property.	Yes	Retain	Driveway widening/resurfacing

ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com



CLIENT NAME
ARYZE Developments

PROJECT
Rental Housing

ADDRESS
1693 Fort St.
Victoria BC

DESIGNED BY

Bianca Bodley

DRAWN BY

KH

REVISIONS:

1 ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT 2021-01-25
2 ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT 2021-11-03

RESUBMISSION REVISIONS:
Refer to document "1693 – 1699
Fort St TRG Responses"

RE-ISSUED FOR
REZONING AND
DEVELOPMENT PERMIT
MARCH 10, 2021

Scale: 1:100



L1 Landscape Site
Plan



REVISIONS:

- 1 ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT 2021-01-25
- 2 ISSUED FOR RE-ZONING AND DEVELOPMENT PERMIT 2021-11-03

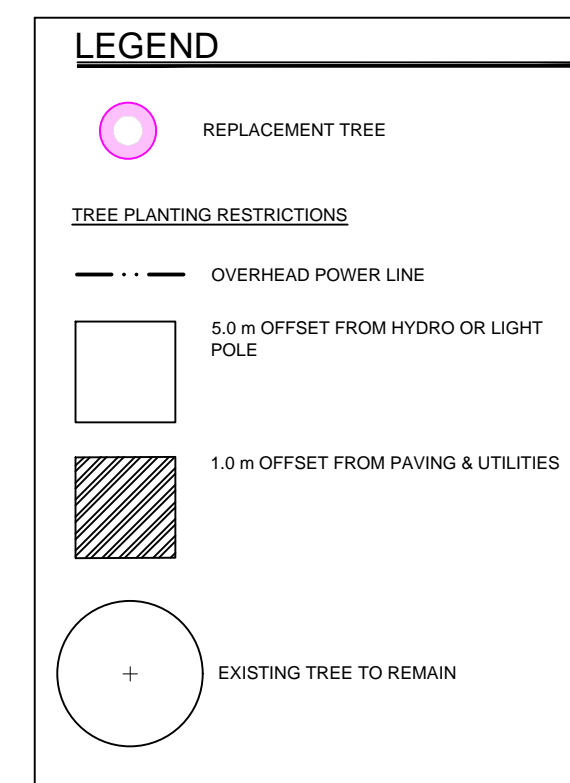
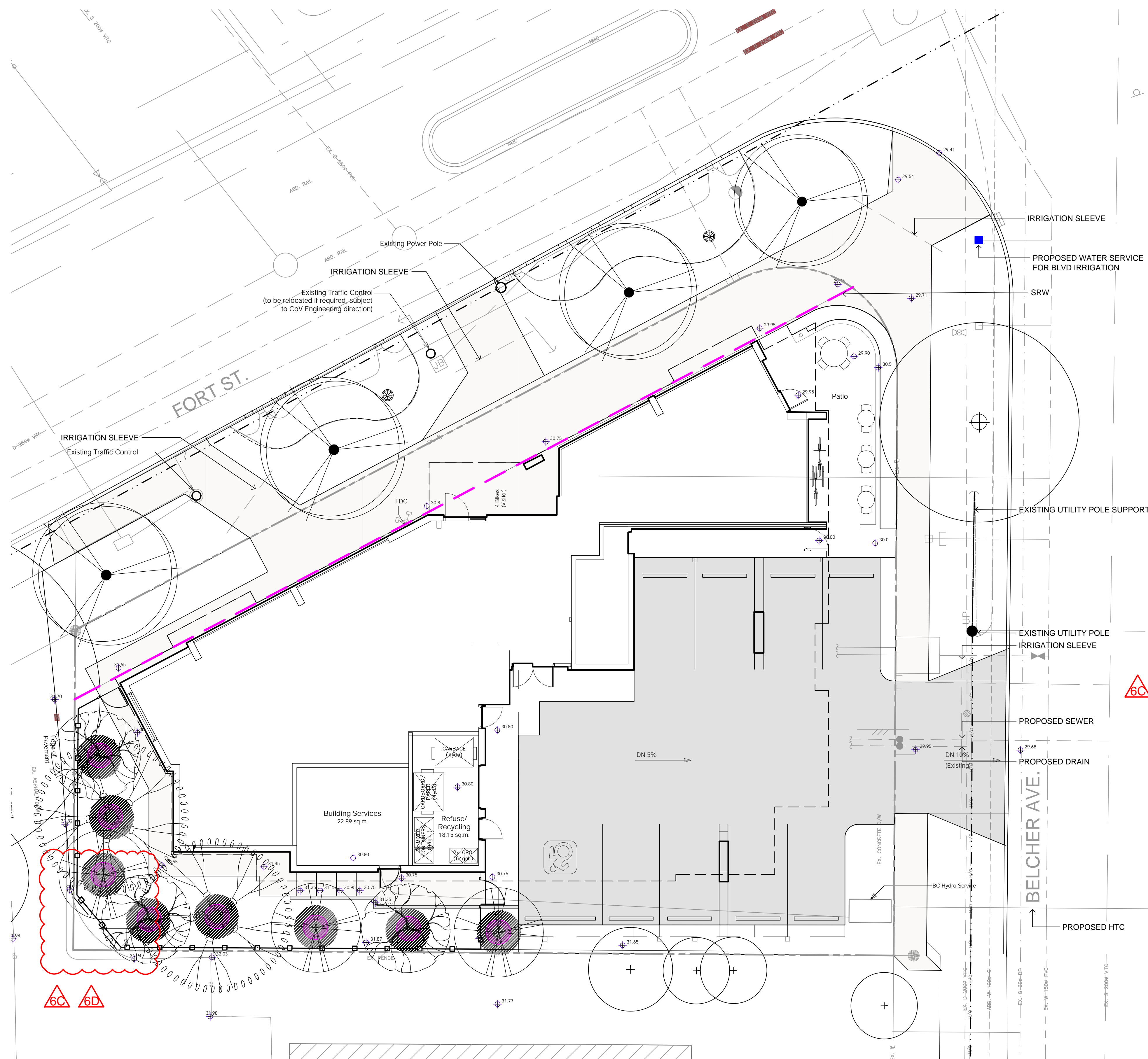
RESUBMISSION REVISIONS:
*Refer to document "1693 – 1699
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RE-ISSUED FOR
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DEVELOPMENT PERMIT
MARCH 10, 2021

Scale: 1:100

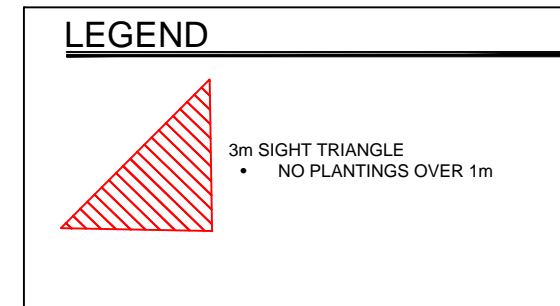
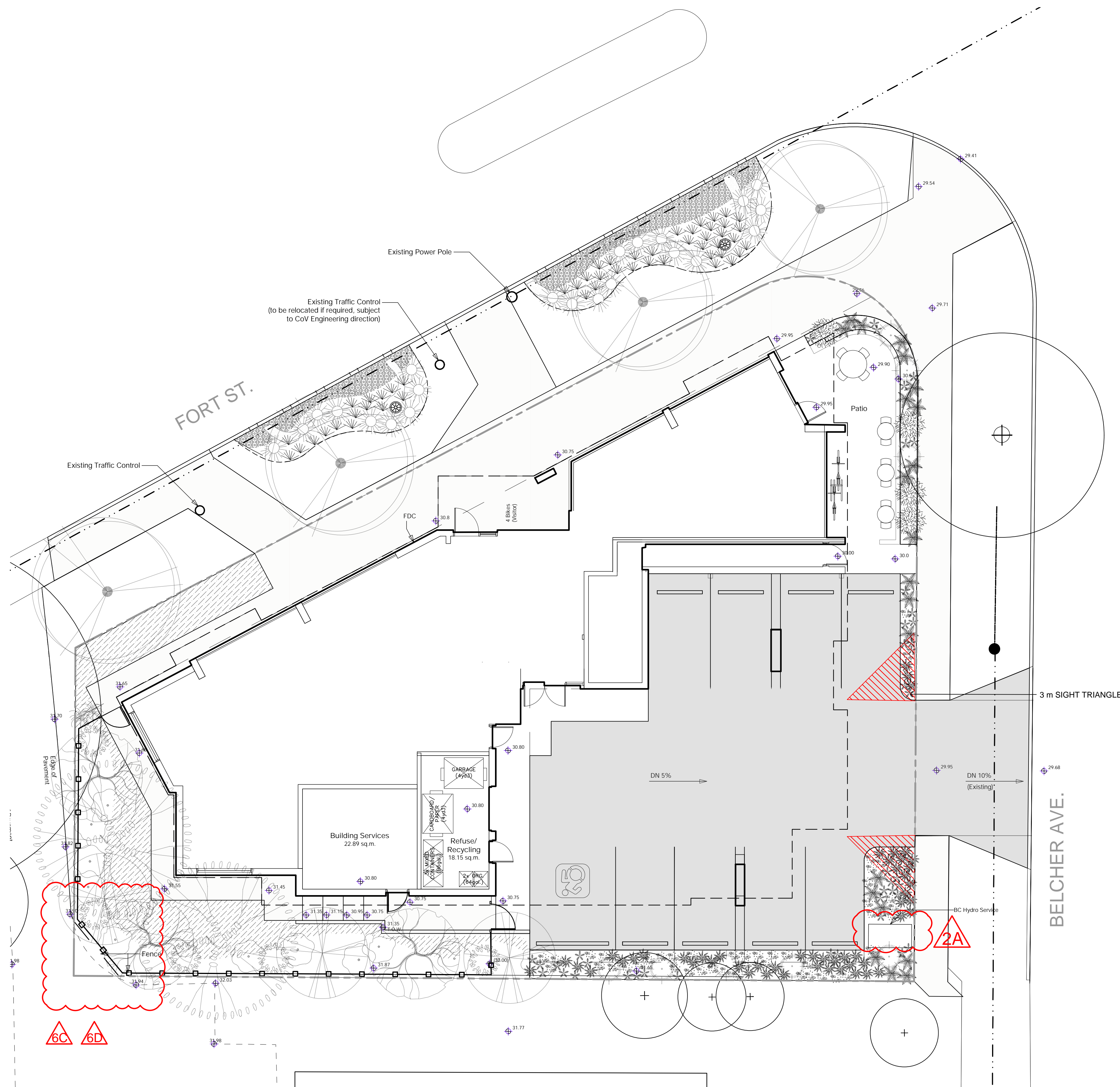


L2 Tree Planting
Plan



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	8
ON-SITE TREES, NOT BYLAW PROTECTED	2				
MUNICIPAL TREES	1	1		0	4
NEIGHBORING TREES, BYLAW PROTECTED	4	4			
NEIGHBORING TREES, NOT BYLAW PROTECTED	3	3			
TOTAL	15	8	7	10	12
REPLACEMENT TREES REQUIRED	10				
REPLACEMENT TREES PROPOSED	8				
REPLACEMENT TREE SHORTFALL	2				

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

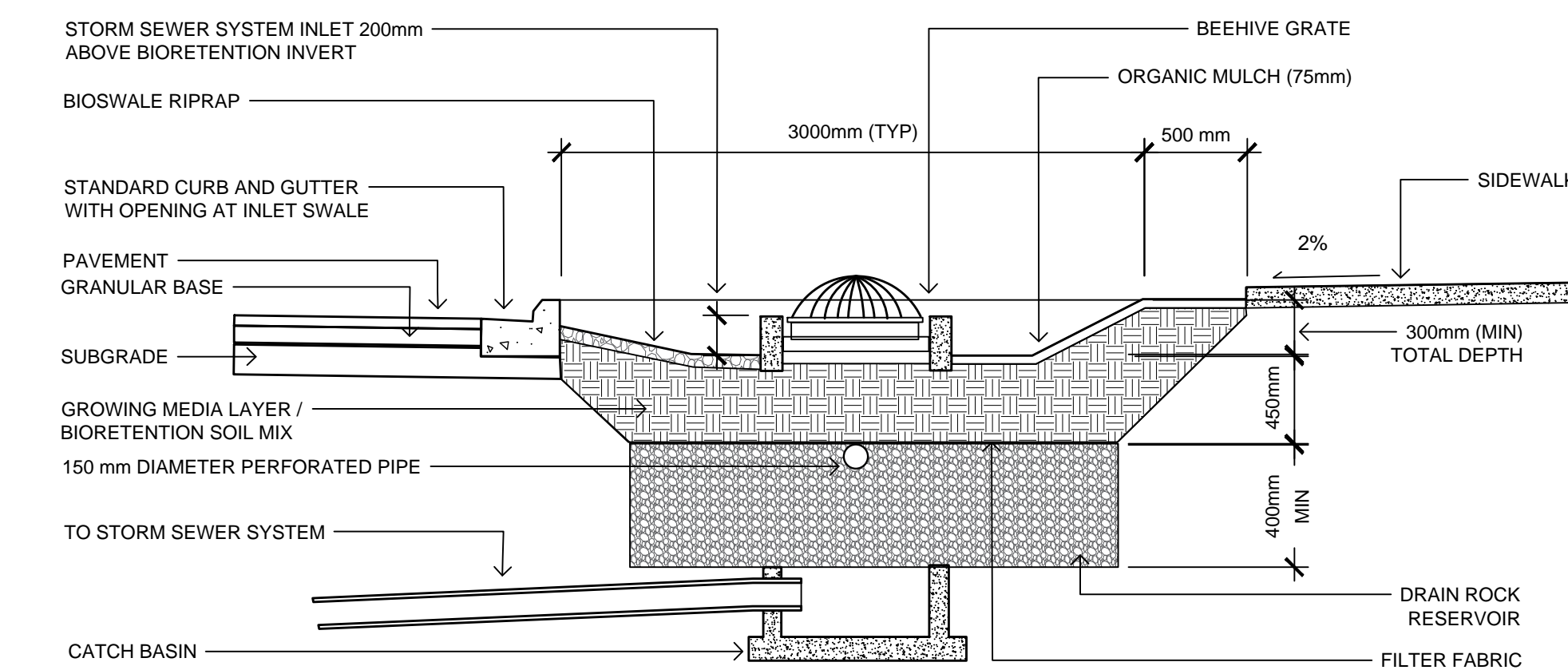


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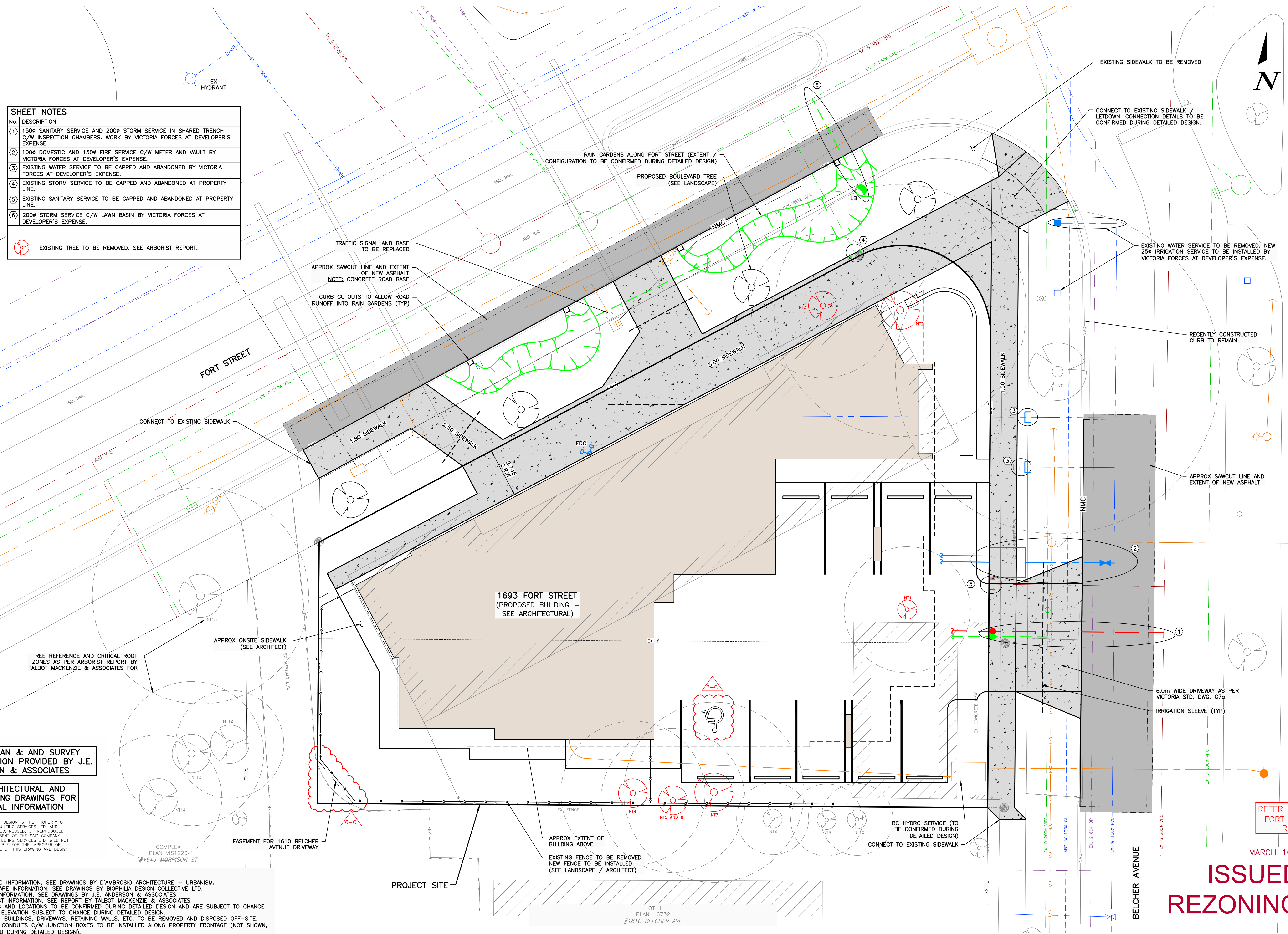
2A

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator
44	✱	Blechnum spicant	Deer Fern	#1	y	
2	✱	Cornus canadensis	Creeping dogwood	tray	y	y
22	☀	Cornus sericea 'Kelseyi'	Kelseyi dogwood	#2		
7	☀	Gaultheria shallon	Salal	#2	Y	
58	✱	Juncus effusus	Common rush	#1	y	
51	✱	Mahonia nervosa	Oregon Grape	#1	y	
4	✱	Pinus Mugo	Dwarf Mugo pine	#2		
26	✱	Polystichum munitum	Western sword fern	#1	y	
6	☀	Ribes sanguineum	Red-flowering currant	#2		y
14	✱	Symphoricarpos albus	Snowberry	#2	y	y
	✱	Native Meadow Seed Mix		hydro-seed	y	y

NOTES:
1: PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.

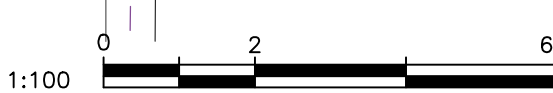


1 BIOSWALE DETAIL
SCALE NTS



MARCH 10, 2022

ISSUED FOR
REZONING AND DP



SCALE	
HORIZ: 1:100	VERT: N/A
PROJECT NO. 20-118	ISSUED/REVISION
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 20-118-C1	

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY D'AMBROSIO ARCHITECTURE + URBANISM.
2. FOR LANDSCAPE INFORMATION, SEE DRAWINGS BY BIOPHILIA DESIGN COLLECTIVE LTD.
3. FOR LEGAL INFORMATION, SEE DRAWINGS BY J.E. ANDERSON & ASSOCIATES.
4. PREPARED INFORMATION, SEE REPORT BY TALEX, HACHENGE & ASSOCIATES.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN AND ARE SUBJECT TO CHANGE.
6. MAIN FLOOR ELEVATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
7. ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
8. STREETLIGHT CONDUITS W/ JUNCTION BOXES TO BE INSTALLED ALONG PROPERTY FRONTAGE (NOT SHOWN, IF REQUESTED DURING DETAILED DESIGN).

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