



1964 OAK BAY AVENUE

1964 Oak Bay Ave, Victoria, BC
ISSUED FOR DEVELOPMENT PERMIT / REZONING

PROJECT TEAM

CLIENT	ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	BUILDING CODE
Aryze Developments	office of mcfarlane biggar architects + designers	Read Jones Chrisoffersen Ltd	Avalon Mechanical	AES Engineering Ltd	GHL Consultants Ltd
1839 Fairfield Rd Victoria, BC V8S 1G9 250 940 3568	102 - 31 Bastion Square Victoria, BC V8W 1J1 604 558 6344	645 Tyee Road Victoria, BC V9A 6X5 778 736 1136	200-1245 Esquimalt Rd Victoria, BC V9A 3P2 250 384 4128	500 - 3795 Carey Rd Victoria, BC V8Z 6T8 250 381 6121	800 - 700 West Pender St Vancouver, BC V6C 1G8 604 689 4449
Kieran Lynch - Development Manager kieran@aryze.ca	Steve McFarlane - Principal smcfarlane@officeomb.ca	Leon Plett - Managing Principal lplett@rjc.ca	Kevin Jackson - Principal kjackson@avalonmechanical.com	Jordan Klear - Project Manager jordan.klear@aesengr.com	Frankie Victor - Principal fv@ghl.ca
LANDSCAPE	CIVIL	GEOTECHNICAL	ENERGY & ENVELOPE	TRANSPORTATION	UTILITY COORDINATION
LADR Landscape Architects Inc	McElhanney	Ryzuk Geotechnical	EVOKE	Bunt & Associates Engineering Ltd	Primary
3 - 864 Queens Ave Victoria, BC V8T 1M5 250 598 0105	500 - 3960 Quadra St Victoria, BC V8X 4A3 250 370 9221	6 - 40 Cadillac Ave Victoria, BC V8Z 1T2 250 475 3131	102 - 814 Broughton St Victoria, BC V8W 1E4 250 800 5655	530 - 645 Fort St Victoria, BC V8W 1G2 778 746 6958	200 - 4240 Glenford Ave Victoria, BC V8Z 4B8 250 385 0401
Chris Windjack cwindjack@ladra.ca	Nathan Dunlop ndunlop@mcElhanney.com	Scott Currie mail@ryzuk.com	Chris Raudoy craudoy@evokebuildings.com	Jason Potter jpotter@bunteng.com	Pual Cumminger paul.cumminger@primaryeng.com

DRAWING LIST

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25.02.20	A	ISSUED FOR PRE-APPLICATION
25.04.01	B	ISSUED FOR DPMRZ

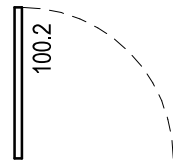
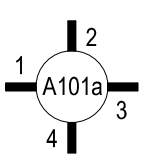


1964 OAK BAY AVE
1964 Oak Bay Ave, Victoria, BC
2024-044



A000
COVER SHEET
1 : 10

SYMBOLS

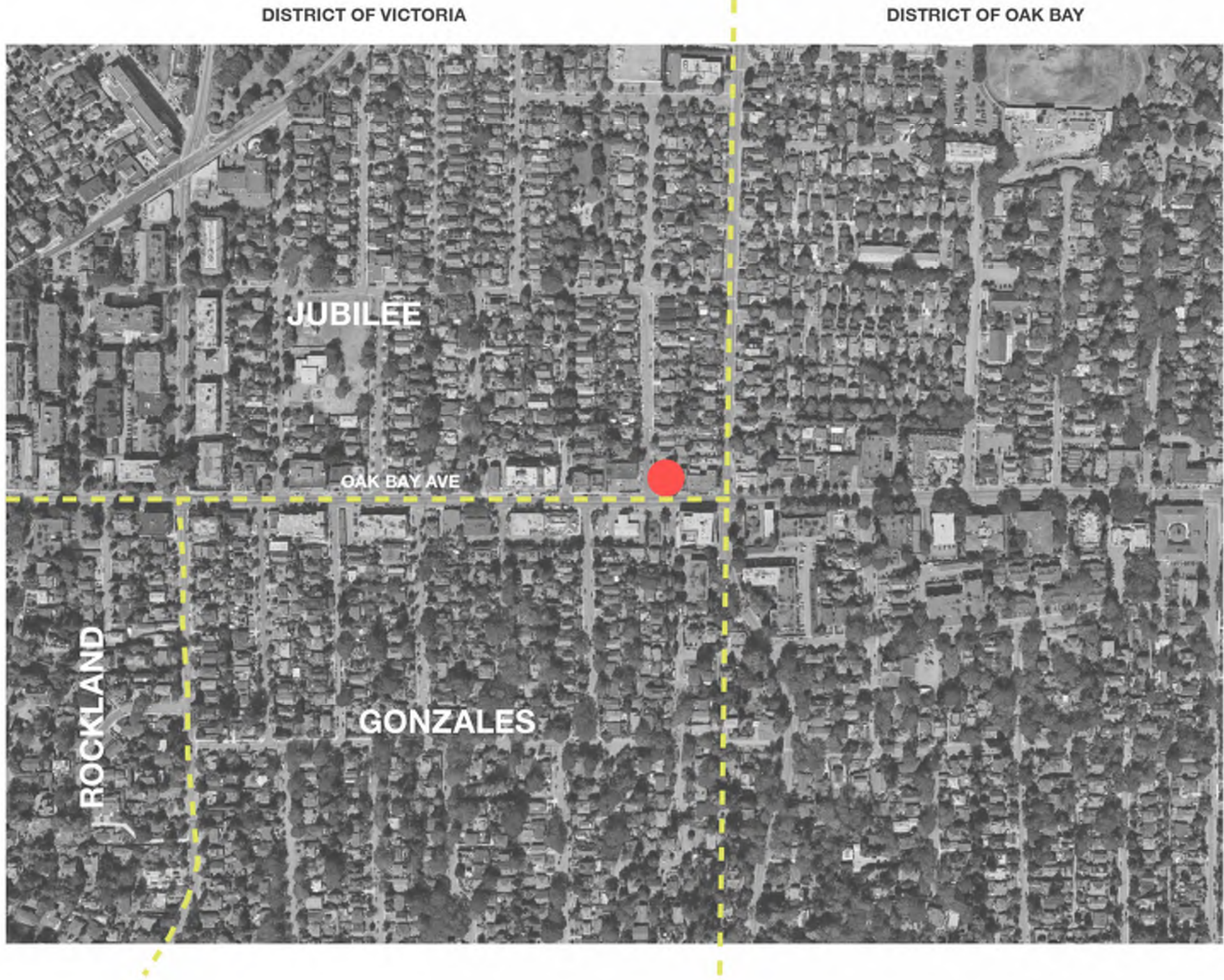
PLAN NORTH  TRUE NORTH	NORTH SYMBOL
	ROOM TAG
	DOOR TAG
VERY LONG ROOM NAME 101 100m²	ROOM TAG
1View Name R1011/8" = 1'-0"	DRAWING TITLE
Name Elevation	ELEVATION MARKER
Elevation Name	ELEVATION/GRADE SYMBOL
1/ A101 1/ A101 1/ A101	SECTION SYMBOL
	ELEVATION SYMBOL
27  27	GRID HEAD
EW3	WALL TAG
1T	ROOF TAG
PT1	MATERIAL TAG
A1	FIXTURES / EQUIPMENT TAG
M.12	MILLWORK TAG
1T	WINDOW TAG
1T	CW DOOR TAG
01 Description	REVISION TAG

ABBREVIATIONS

& / + AND @ AT # NUMBER ± PLUS/MINUS	MAT MATERIAL MAX MAXIMUM MECH MECHANICAL MET METAL MFR MANUFACTURER MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS MTD MOUNTED MUL MULLION MW MICROWAVE
AFF ABOVE FINISHED FLOOR AL/ALUM ALUMINIUM APPROX APPROXIMATE(LY) ARCH ARCHITECTURAL	N/ANOT APPLICABLE NBC NATIONAL BUILDING CODE NIC NOT IN CONTRACT NOM NOMINAL NTS NOT TO SCALE
BCBC BRITISH COLUMBIA BUILDING CODE BLDG BUILDING BO BOTTOM OF BOH BACK OF HOUSE	OC ON CENTRE OD OUTSIDE DIMENSION OH OVER HEAD OP OPERABLE PARTITION OPP OPPOSITE OV OVEN
C/W COMPLETE WITH CB CATCH BASIN CIPCAST IN PLACE CJ CONTROL JOINT CL CENTRE LINE CO CLEAN OUT COMM COMMUNICATION CON CONCRETE CONT CONTINUOUS CPT CARPET CTR CENTRE	PA PUBLIC ADDRESS SPEAKER PLY PLYWOOD PL PROPERTY LINE PT PAINT PTD PAINTED PTN PARTITION
DBL DOUBLE DET DETAIL DF DRINKING FOUNTAIN DIADIAMETER DIM DIMENSION DN DOWN DWG DRAWING DR DOOR DRW DRAWER DWDISHWASHER	RD ROOF DRAIN REQ'D REQUIRED REV REVISION OR REVERSE RM ROOM RO ROUGH OPENING RVL REVEAL RWL RAIN WATER LEADER
EA EACH EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRIC(AL) EMER EMERGENCY ELEV ELEVATOR ENCL ENCLOSURE EQ EQUAL EQUIP EQUIPMENT EXIST EXISTING EXP EXPOSED EXT EXTERIOR	SC SIAMESE CONNECTION SCHD SCHEDULE SCWD SOLID CORE WOOD DOOR SECT SECTION SH SHELF SP SPRINKLER SPEC SPECIFICATION SQ SQUARE SQ FT SQUARE FEET SQ M SQUARE METRES SS STAINLESS STEEL SSG STRUCTURALSILICONE GLASS ST STAIR STD STANDARD STL STEEL STOR STORAGE STRU STRUCTURAL SUSP SUSPENDED
FA FIRE ALARM FD FLOOR DRAIN FF FINISHED FLOOR FHC FIRE HOSE CABINET FINFINISH(ED) FLR FLOOR FND FOUNDATION FO FACE OF FP FALL PROTECTION FR FRIDGE FRR FIRE RESISTANCE RATING FT FOOT or FEET	TBC TO BE CONFIRMED TBD TO BE DETERMINED TD TRENCH DRAIN T&G TONGUE AND GROOVE TL TILE TO TOP OF TOC TOP OF CURB/CONCRETE TOF TOP OF FINISH TOFF TOP OF FINISHED FLOOR TOS TOP OF STRUCTURE TOW TOP OF WALL TYP TYPICAL
G/L GRIDLINE G1S GOOD ONE SIDE G2S GOOD TWO SIDES GA GAUGE GALV GALVANIZED GL GLASS or GLAZED GR GRADE GRND GROUND GB GYPSUM BOARD	UNO UNLESS NOTED OTHERWISE U/S UNDERSIDE UH UTILLITY HOLE
HB HOSE BIB HCWD HOLLOW CORE WOOD DOOR HDWR HARDWARE HPDL HIGH PRESSURE DECORATIVE LAMINATE HORIZ HORIZONTAL HT HEIGHT	VBBL VANCOUVER BUILDING BYLAW VERT VERTICAL VEST VESTIBULE VIF VERIFY IN FIELD
INSUL INSULATION INT INTERIOR	WC WATER CLOSET WD WOOD WRHS WAREHOUSE WH WAREHOUSE VV WOOD VENEER W/ WITH W/O WITHOUT
JC JANITOR CLOSET JT JOINT	
LAM LAMINATE / LAMINATED LS LAMP STANDARD LT LIGHT	

MATERIALS LEGEND

CON1	ARCHITECTURAL CONCRETE
FRC1	FIBRE REINFORCED CONCRETE PANEL, (CHARCOAL, STRIPES)
FRC2	FIBRE REINFORCED CONCRETE PANEL, (CREAM, STRIPES)
FRC3	FIBRE REINFORCED CONCRETE PANEL, (LIGHT GRAY, TEXTURIZED)
GL1	CLEAR GLAZING WINDOWS
GL2	DOUBLE GLAZED CURTAIN WALL
GL3	GLAZED BALUSTRADE
MC1	METAL CLADDING (COLOUR TO MATCH FRC3)
MET1	PREFINISHED METAL (COLOUR TO MATCH FRC1)
MET2	PREFINISHED METAL (COLOUR TO MATCH FRC2)
MET3	PREFINISHED METAL (COLOUR TO MATCH FRC3)
PT1	PAINTED METAL TO MATCH FRC1 (CHARCOAL)
WD1	WOOD FENCE CHARCOAL FINISH



CONTEXT LARGE



CONTEXT MEDIUM

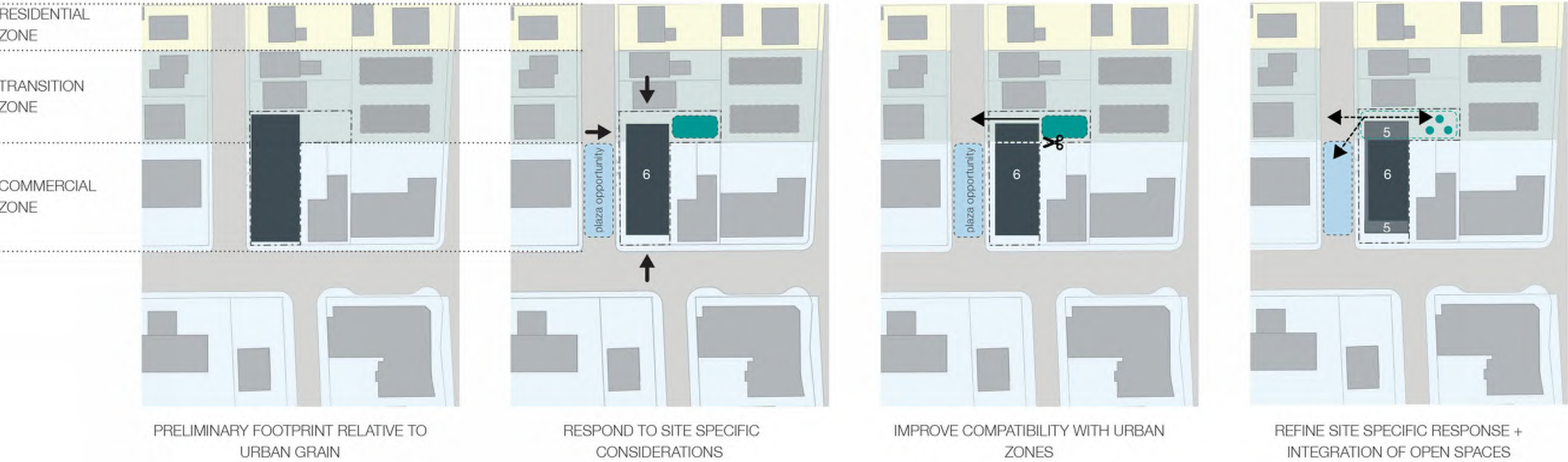
OAK BAY AVE.



AMPHION ST.



STREET PHOTO ELEVATIONS



DESIGN APPROACH DIAGRAM



AERIAL VIEW AT OAK BAY AVENUE AND AMPHION STREET



VIEW ALONG AMPHION STREET LOOKING TOWARDS OAK BAY AVENUE



VIEW ALONG OAK BAY AVENUE LOOKING NORTH WEST

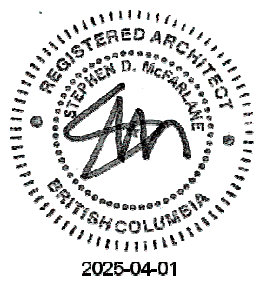
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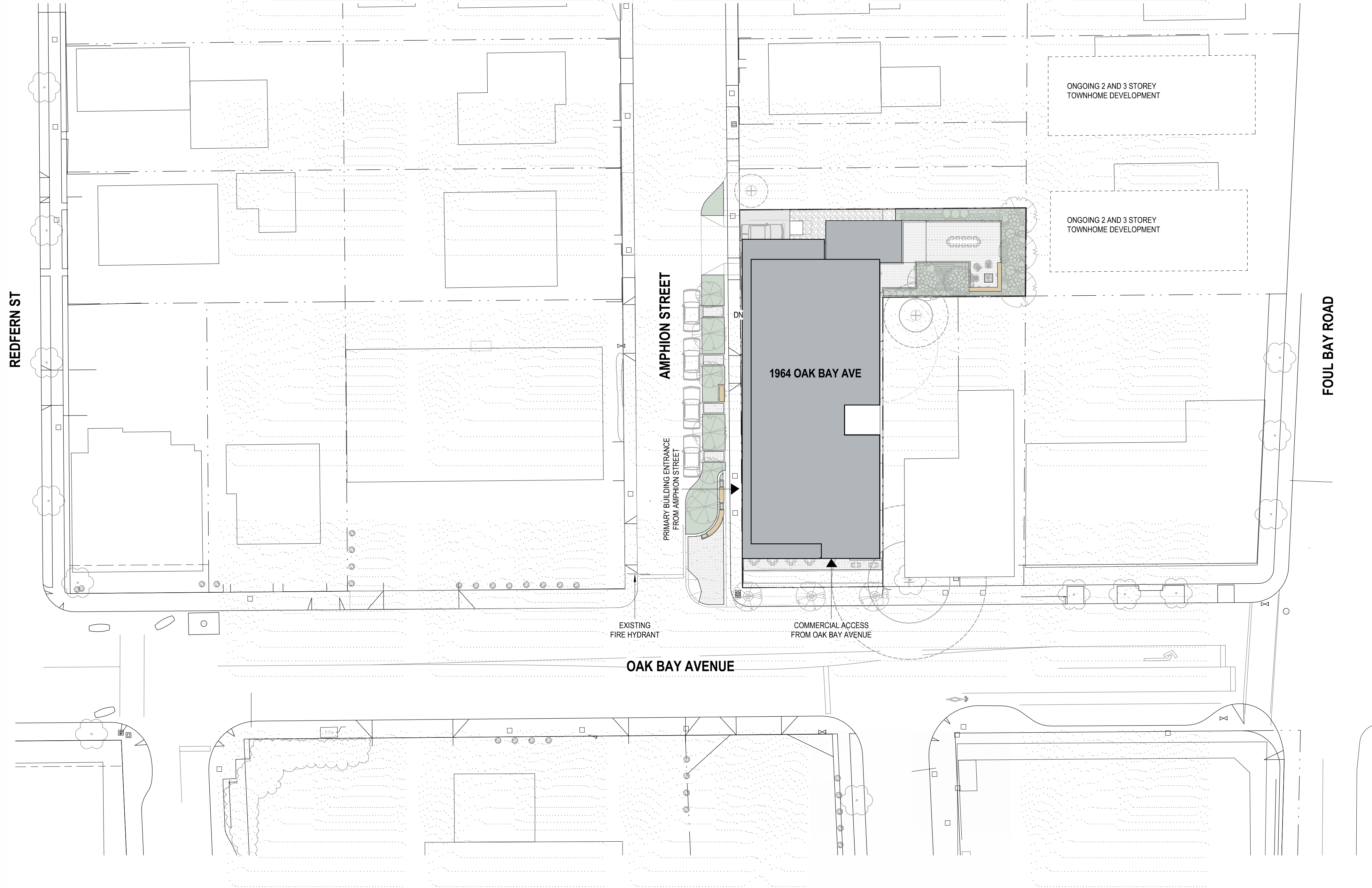
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25.02.20	A	ISSUED FOR PRE-APPLICATION
25.04.01	B	ISSUED FOR D/P/RZ



1964 OAK BAY AVE
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2024-044

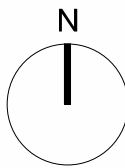


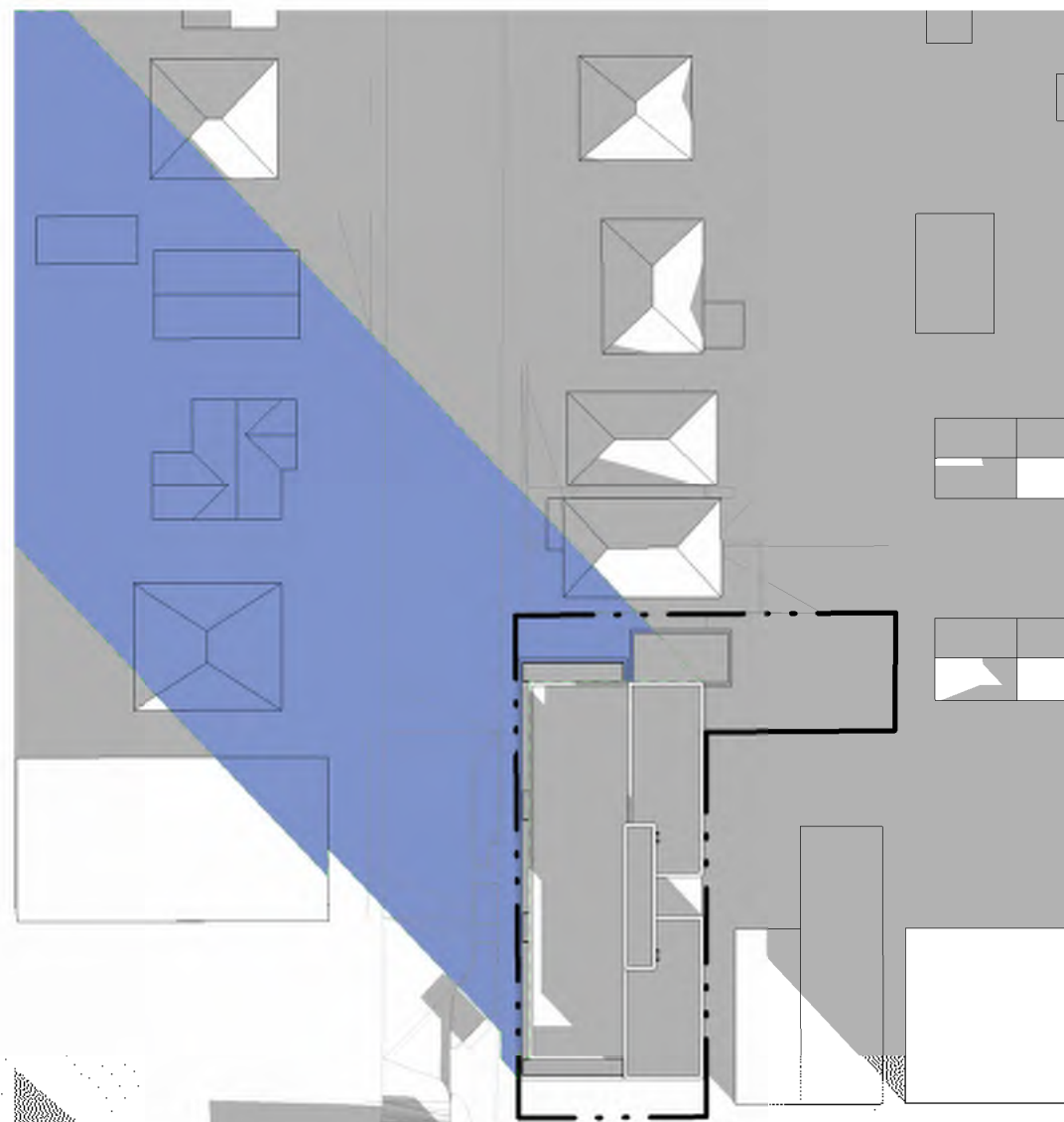
1 CONTEXT PLAN
A005 1 : 300



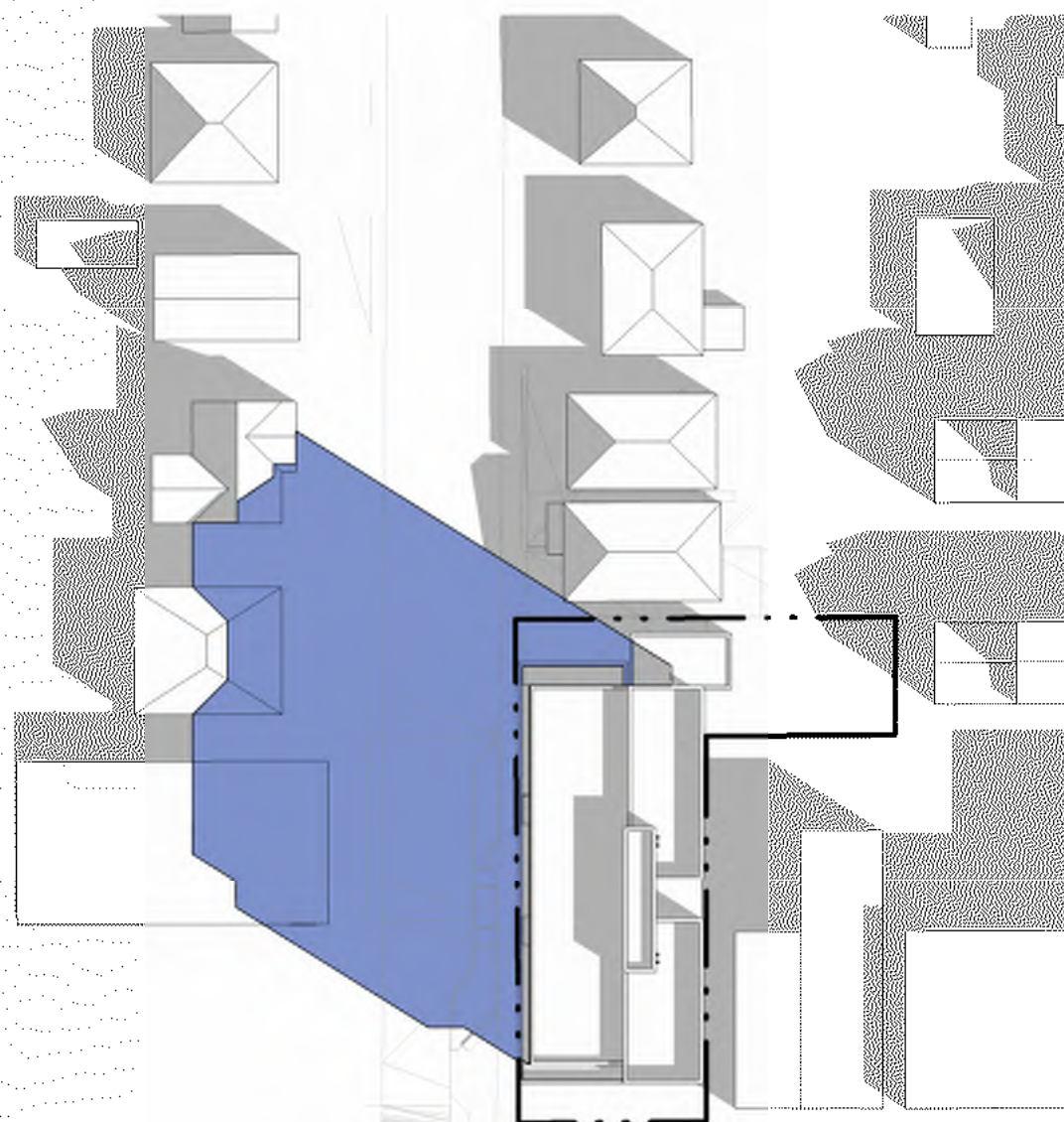
2 ELEVATION - STREETSCAPE OAK BAY AVE.
A005 1 : 300

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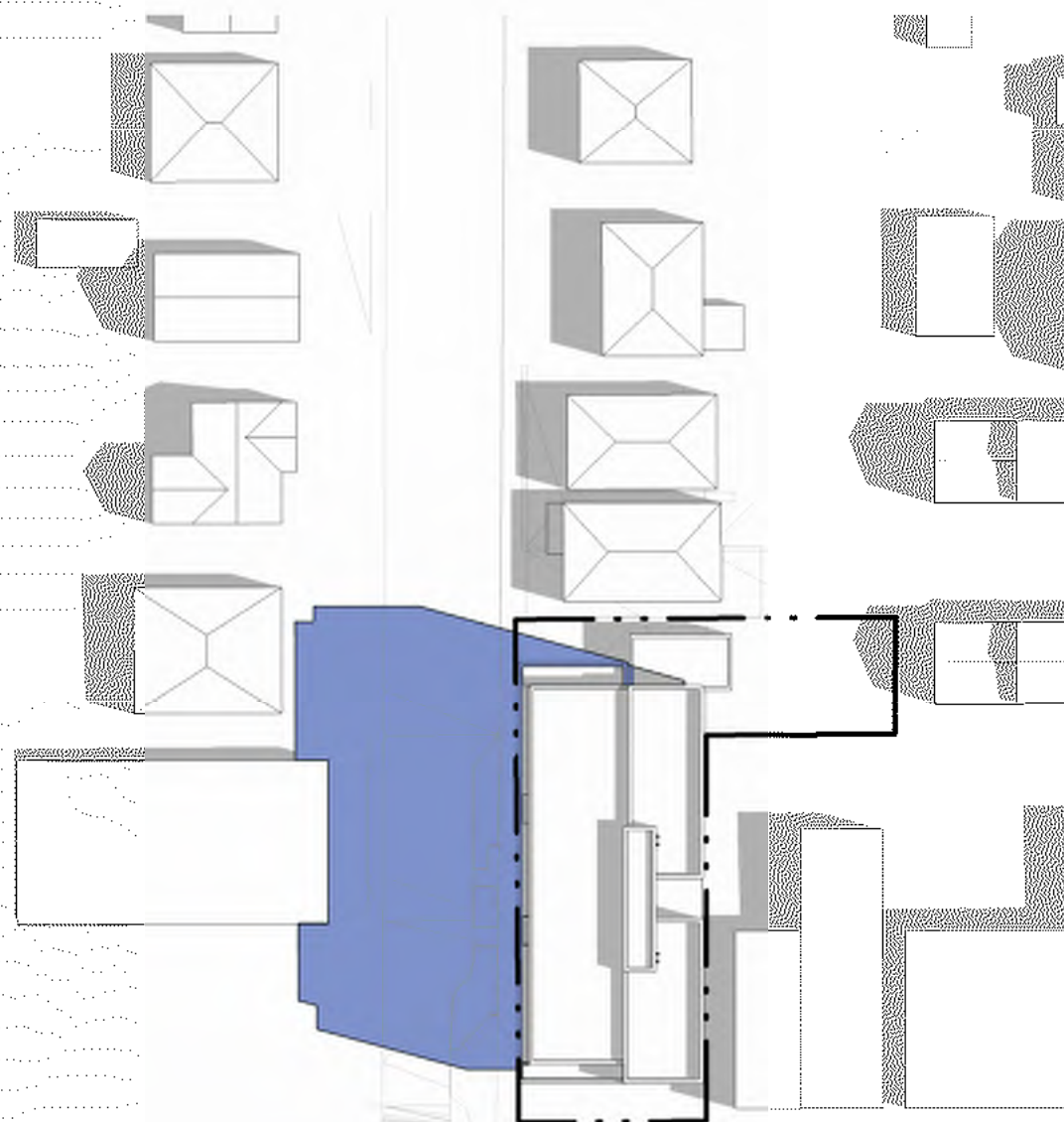




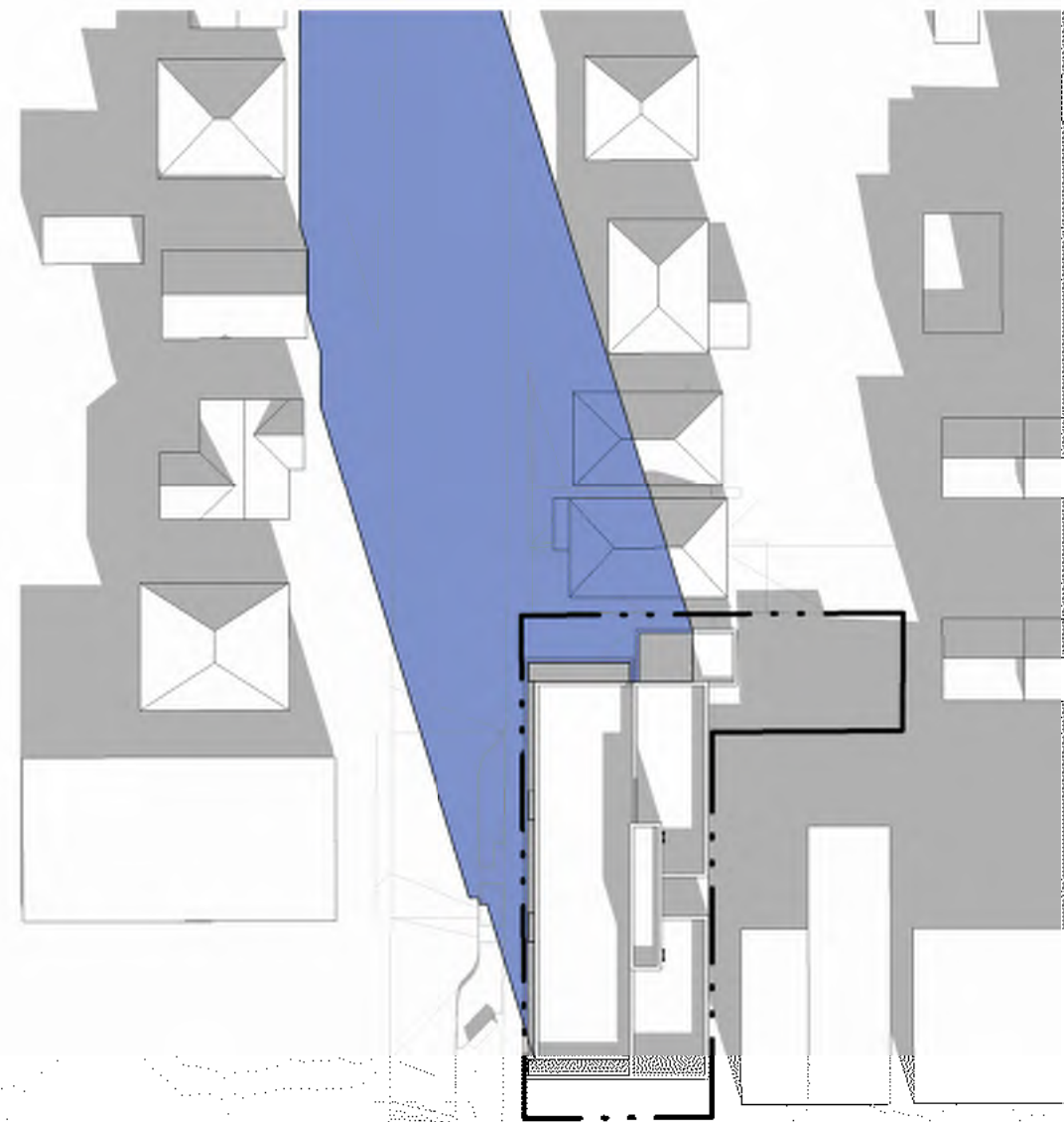
SOLSTICE WINTER - DECEMBER 10am



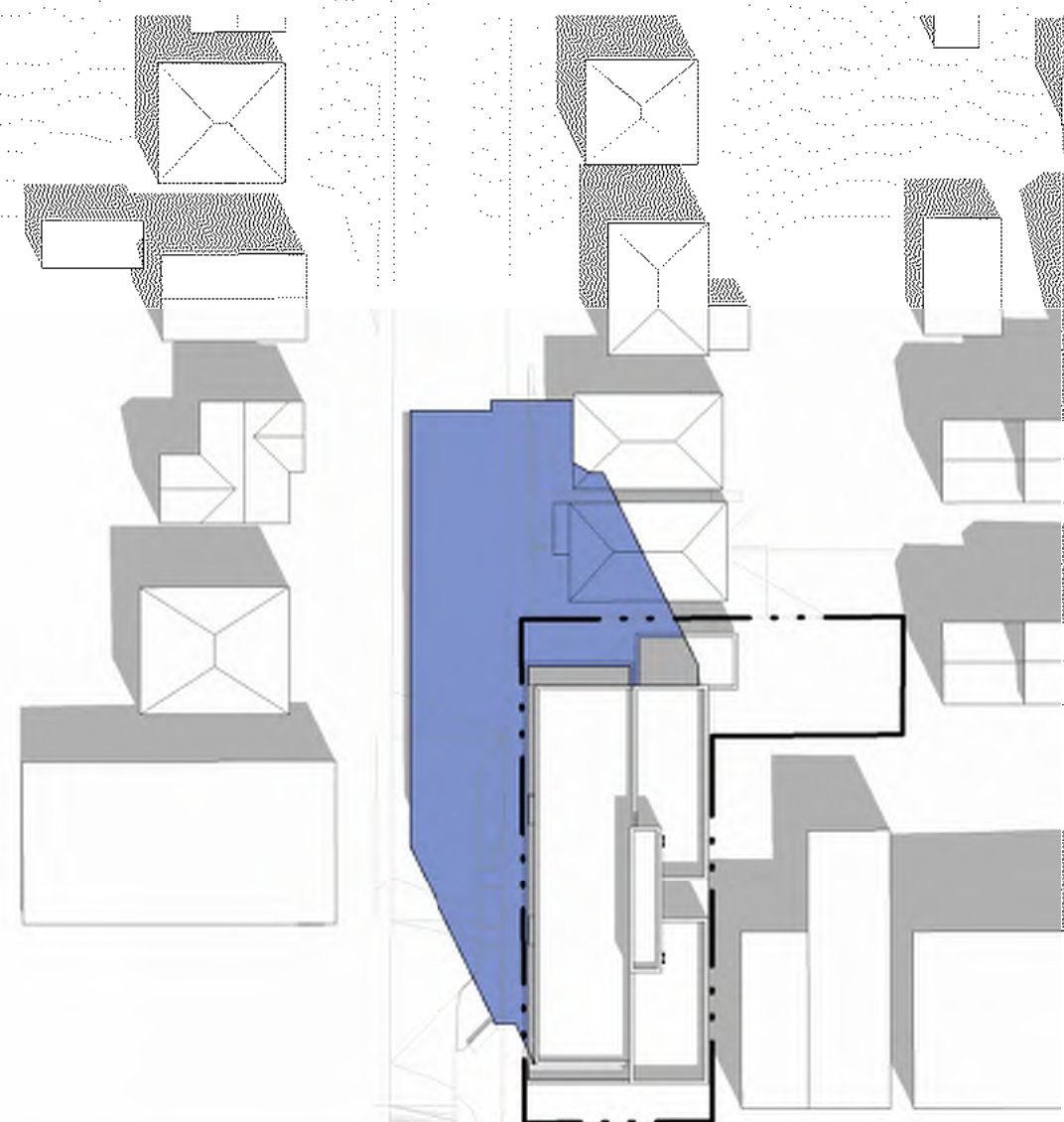
EQUINOX SPRING/FALL - MAR/SEPT 10am



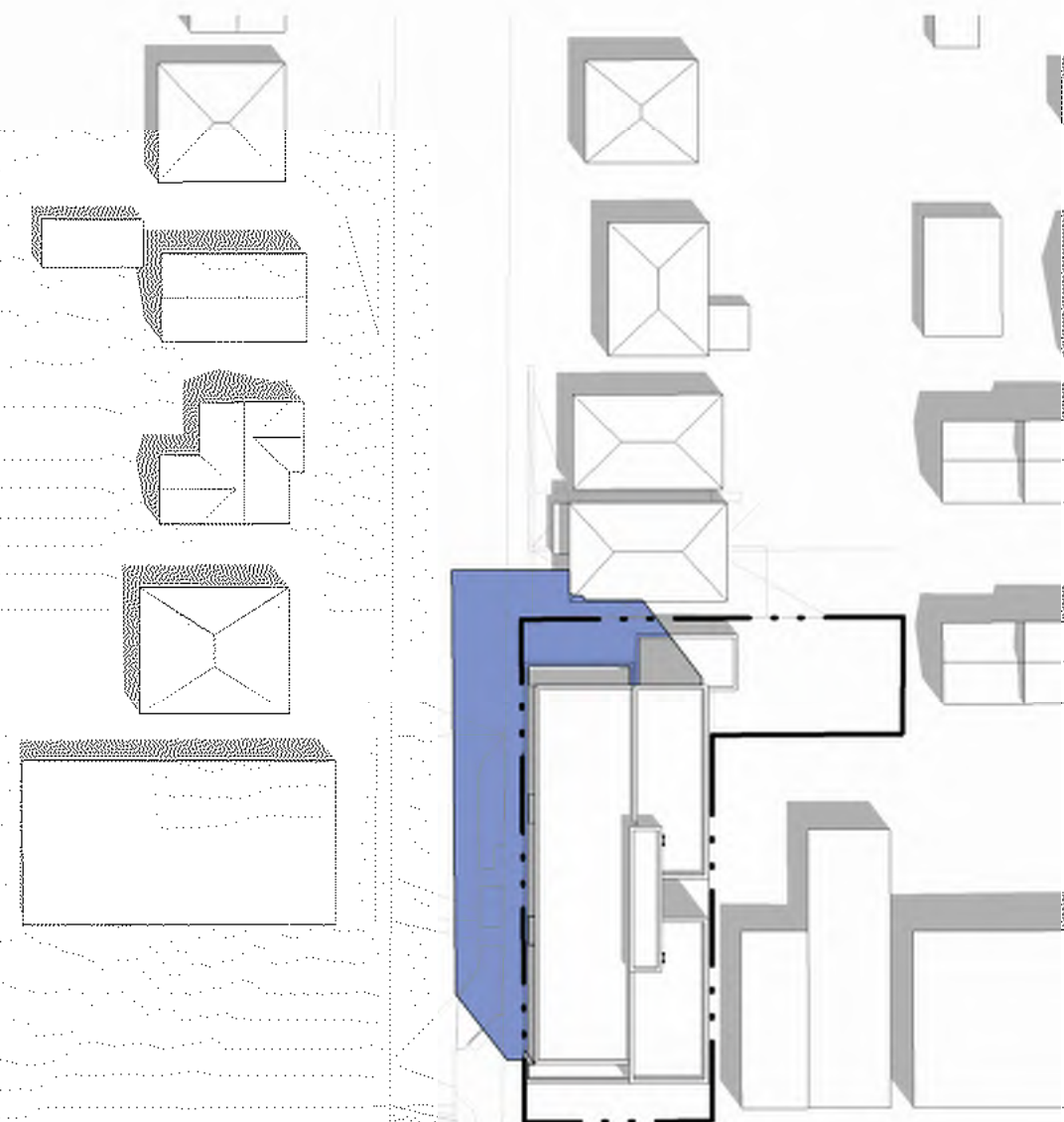
SOLTICE SUMMER - JUN 10am



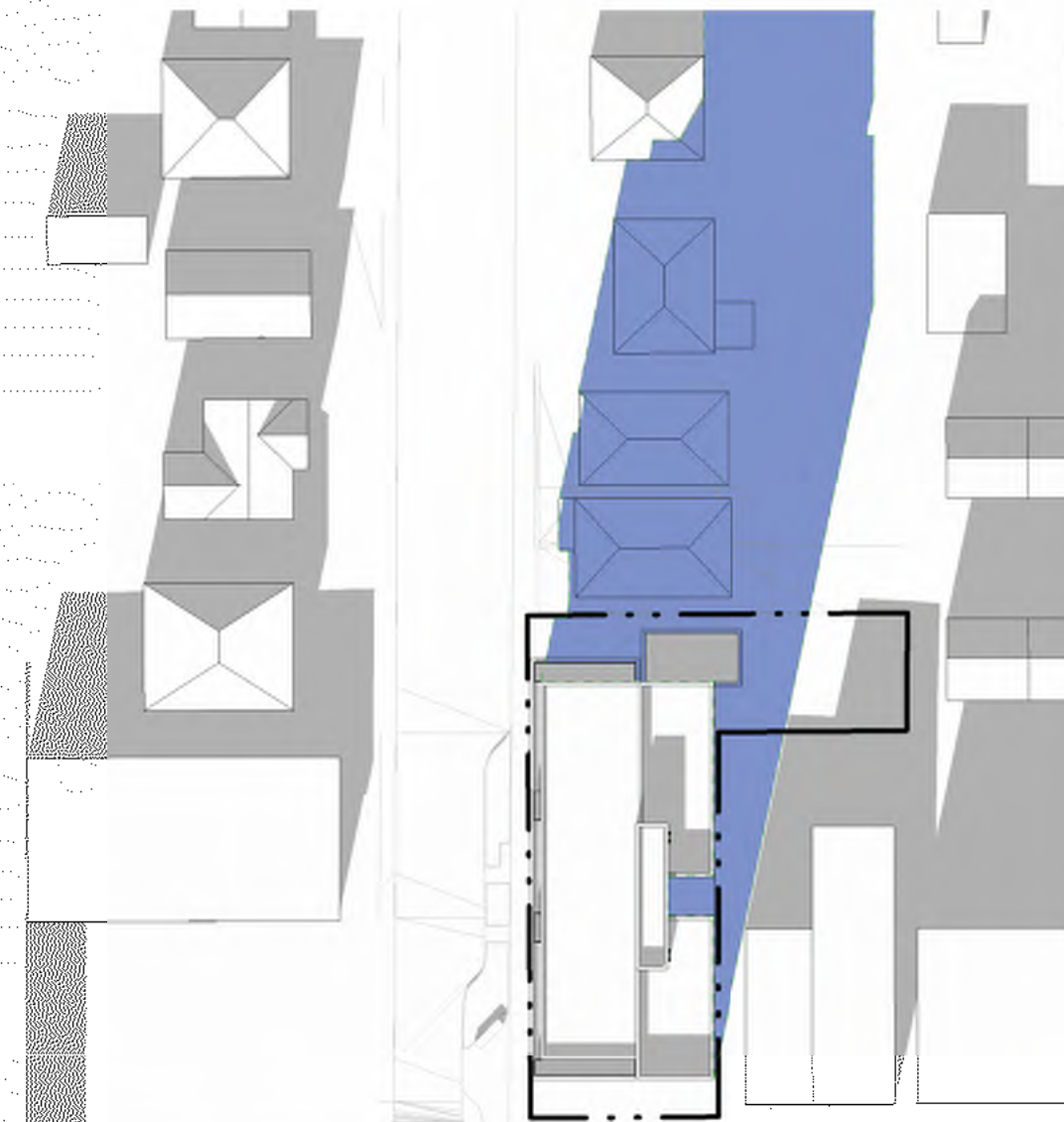
SOLSTICE WINTER - DECEMBER 12pm



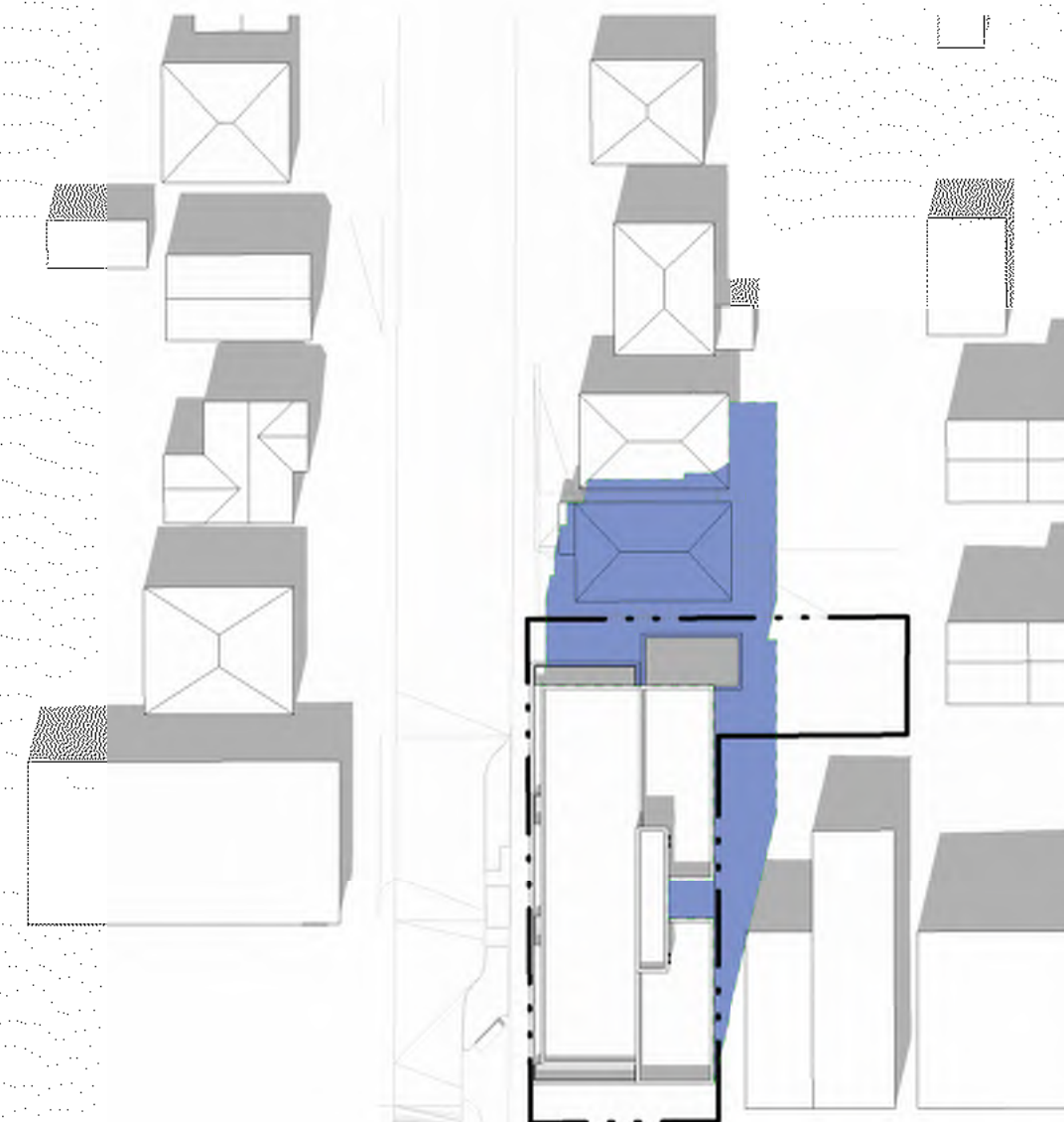
EQUINOX SPRING/FALL - MAR/SEPT 12pm



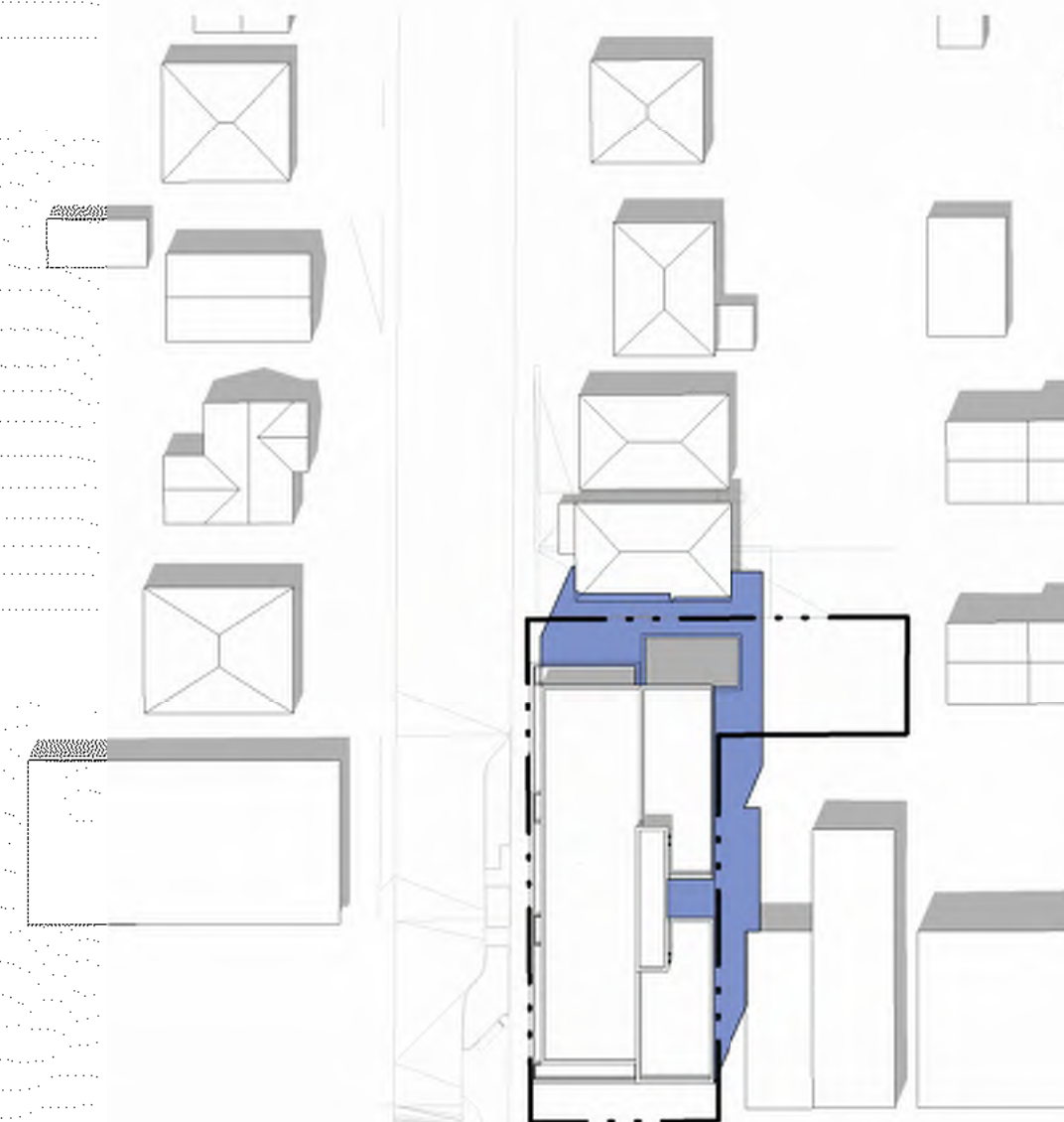
SOLTICE SUMMER - JUN 12pm



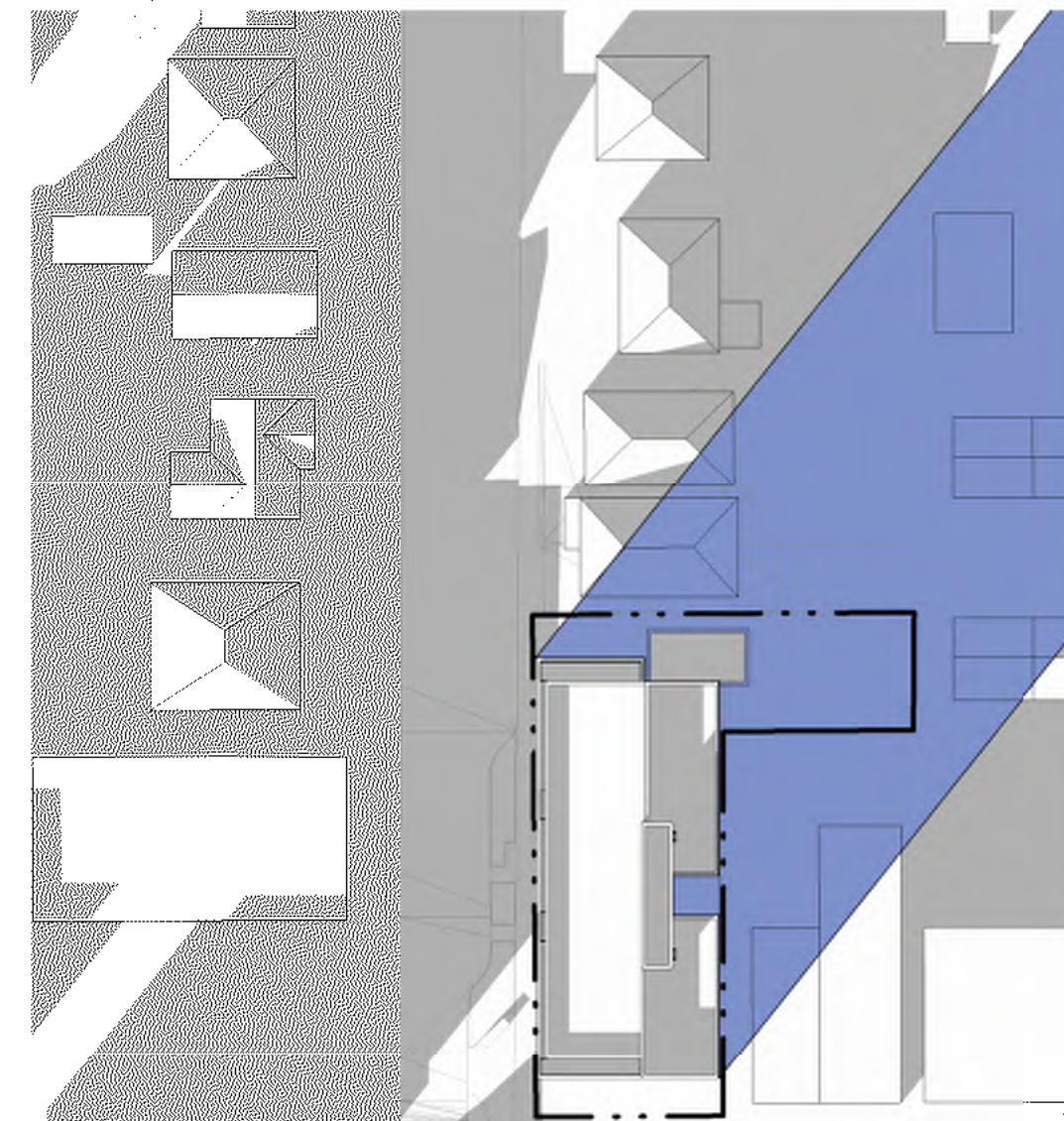
SOLSTICE WINTER - DECEMBER 2pm



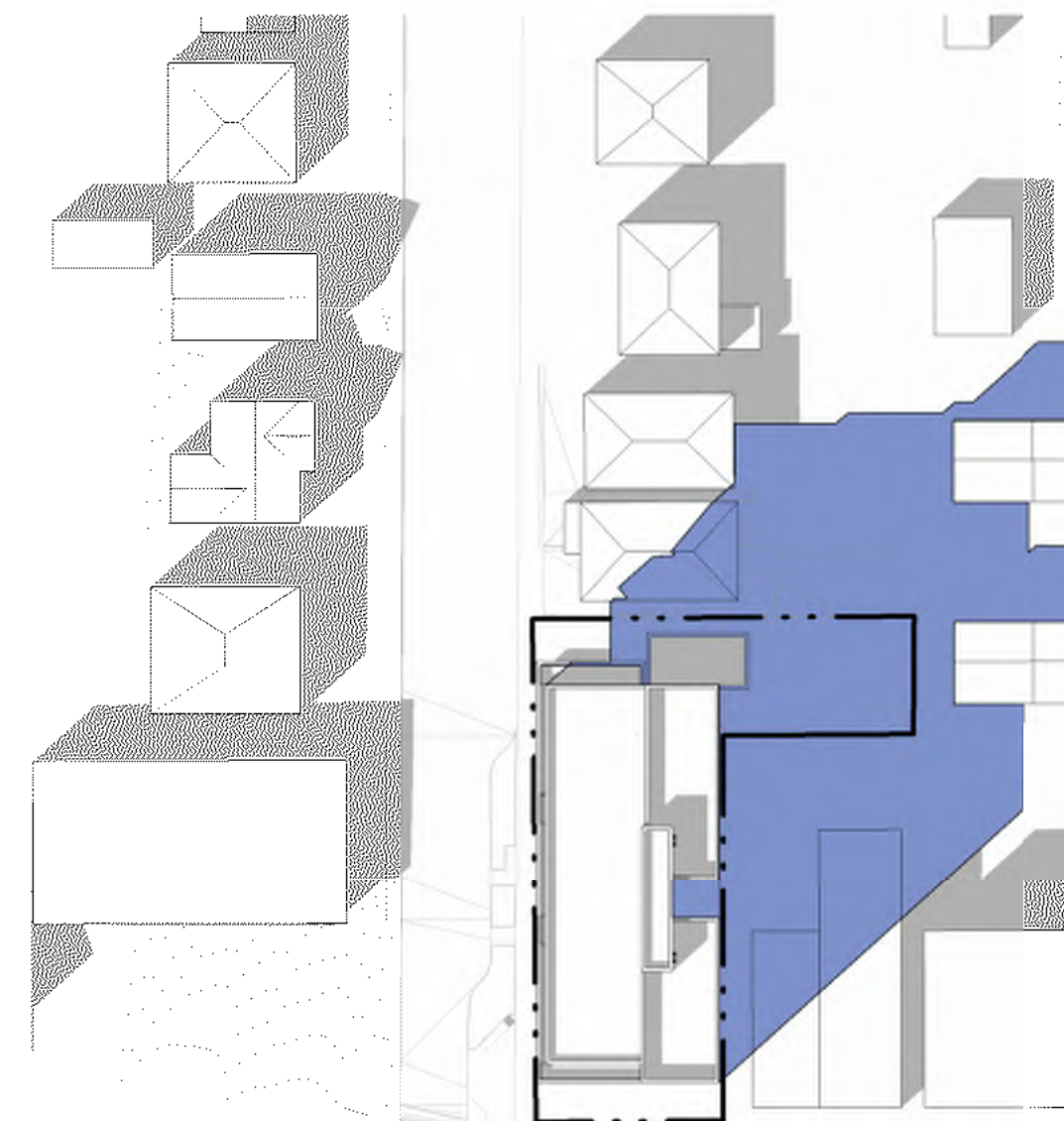
EQUINOX SPRING/FALL - MAR/SEPT 2pm



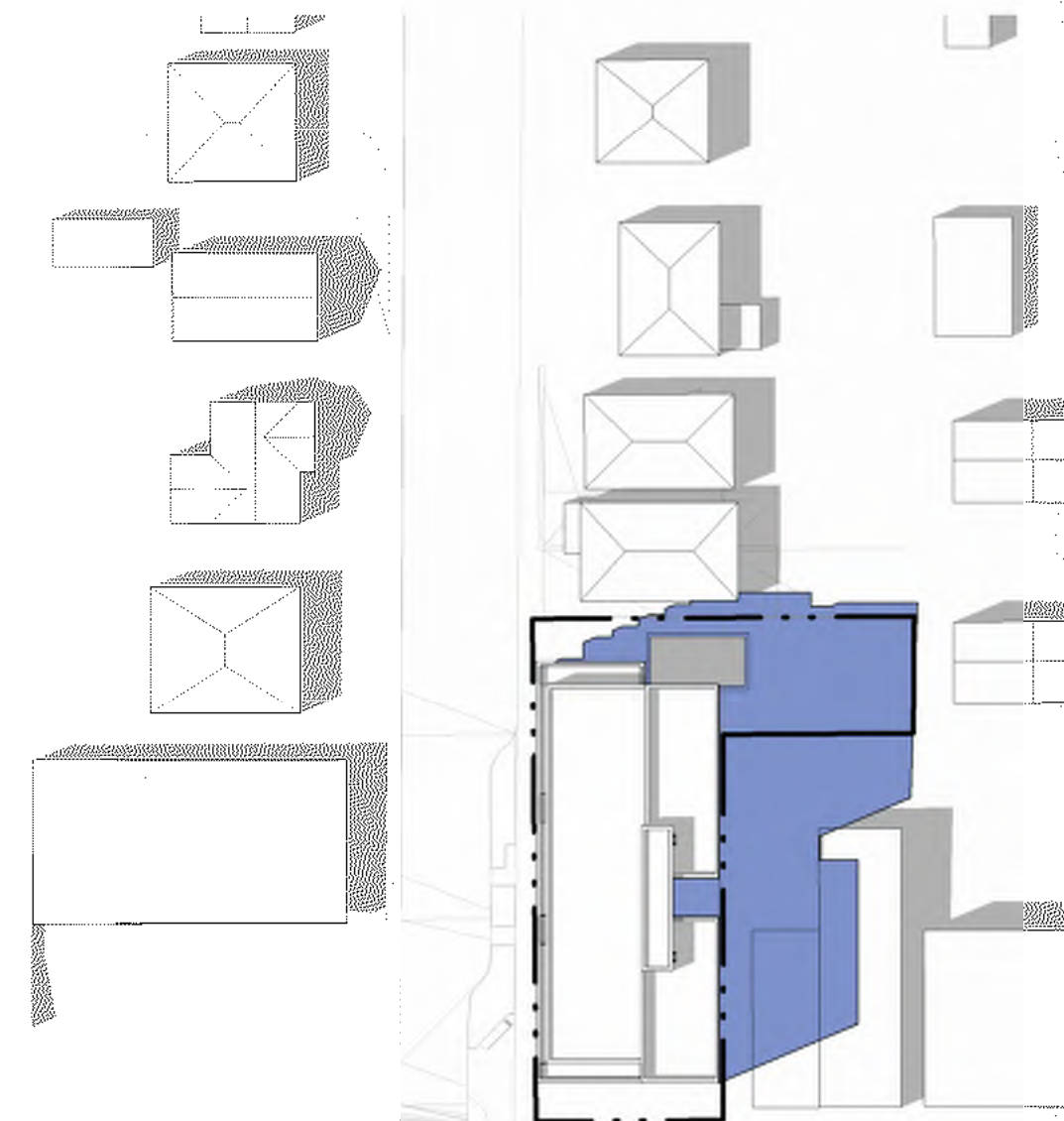
SOLTICE SUMMER - JUN 2pm



SOLSTICE WINTER - DECEMBER 4pm



EQUINOX SPRING/FALL - 4pm



SOLSTICE SUMMER - JUN 4pm

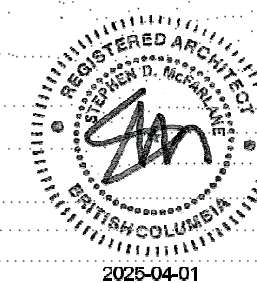
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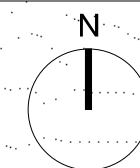
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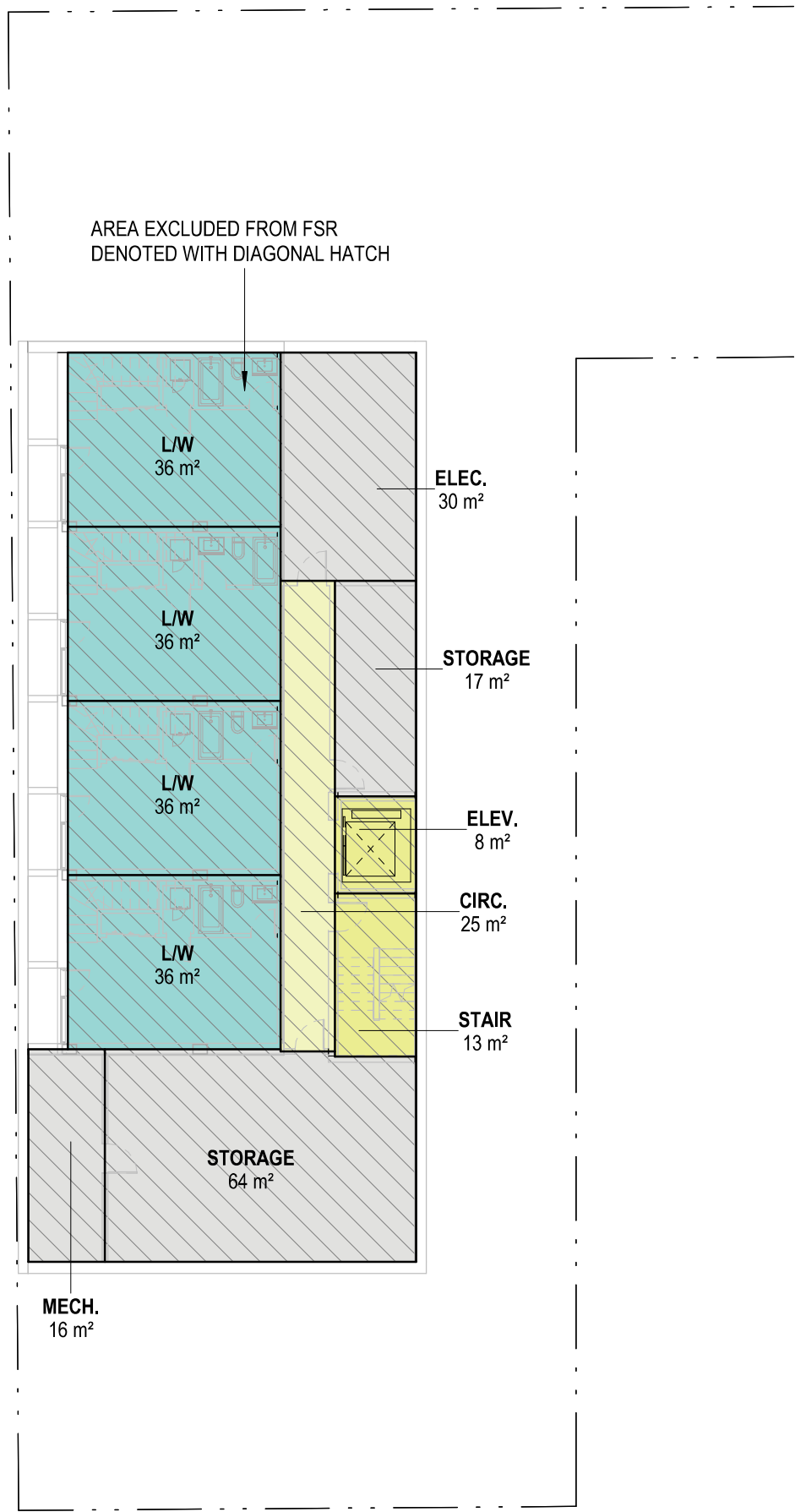
DATE	REV	DESCRIPTION
25.04.01	B	ISSUED FOR D/PIRZ



1964 OAK BAY AVE
1964 Oak Bay Ave, Victoria, BC
2024-044

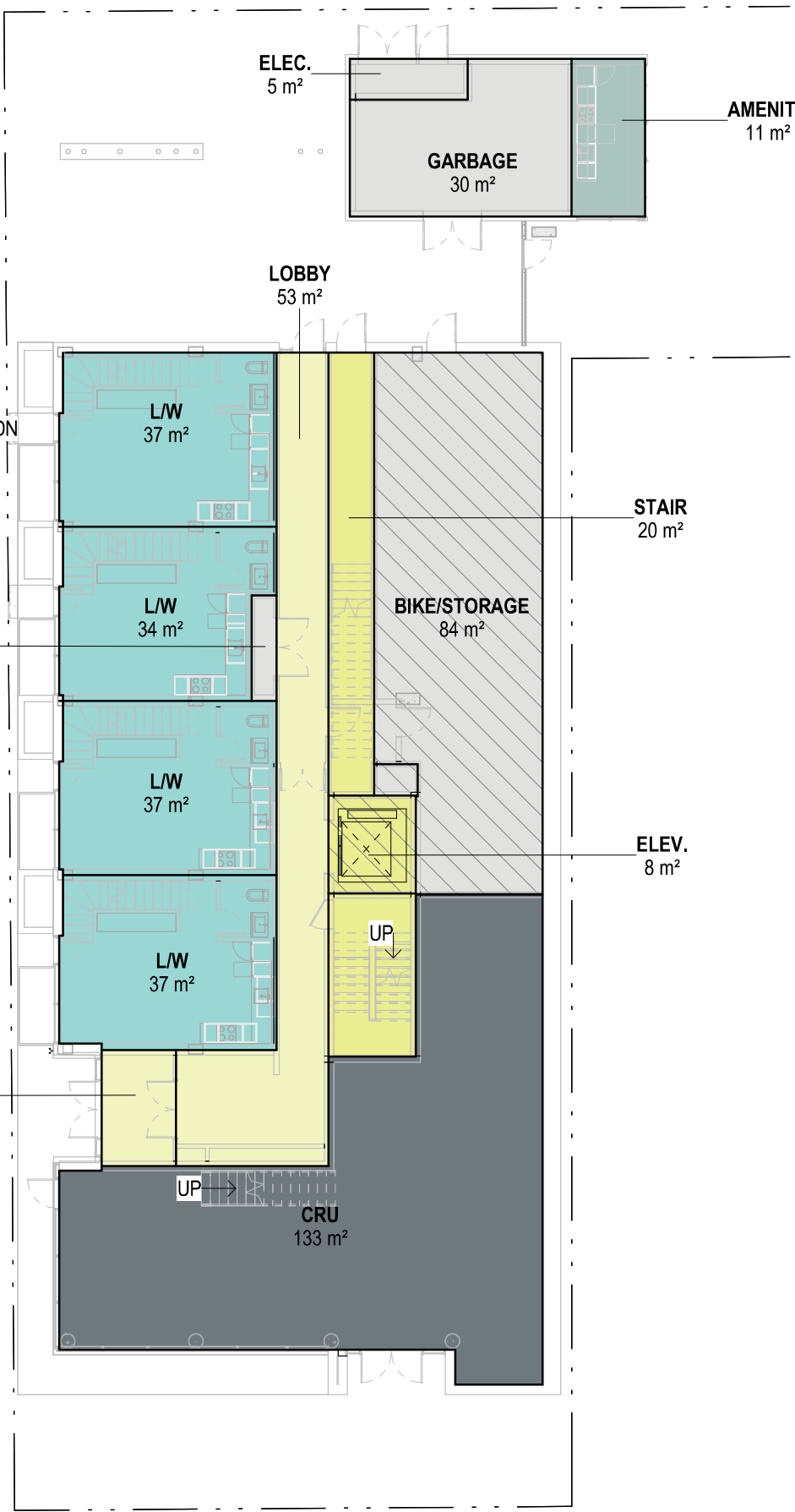


A006
SHADOW ANALYSIS
1 : 700



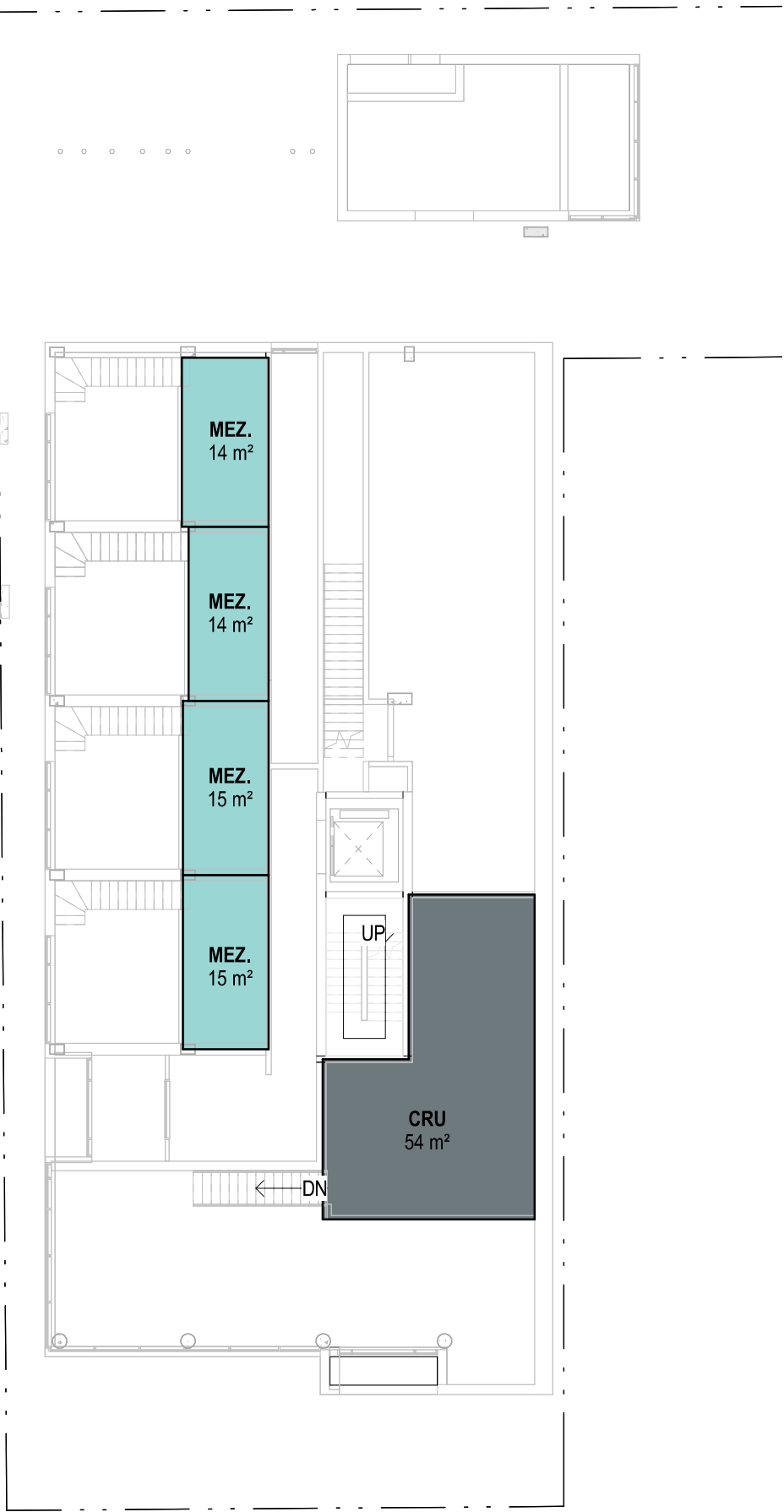
1 BASEMENT

A007 1 : 200



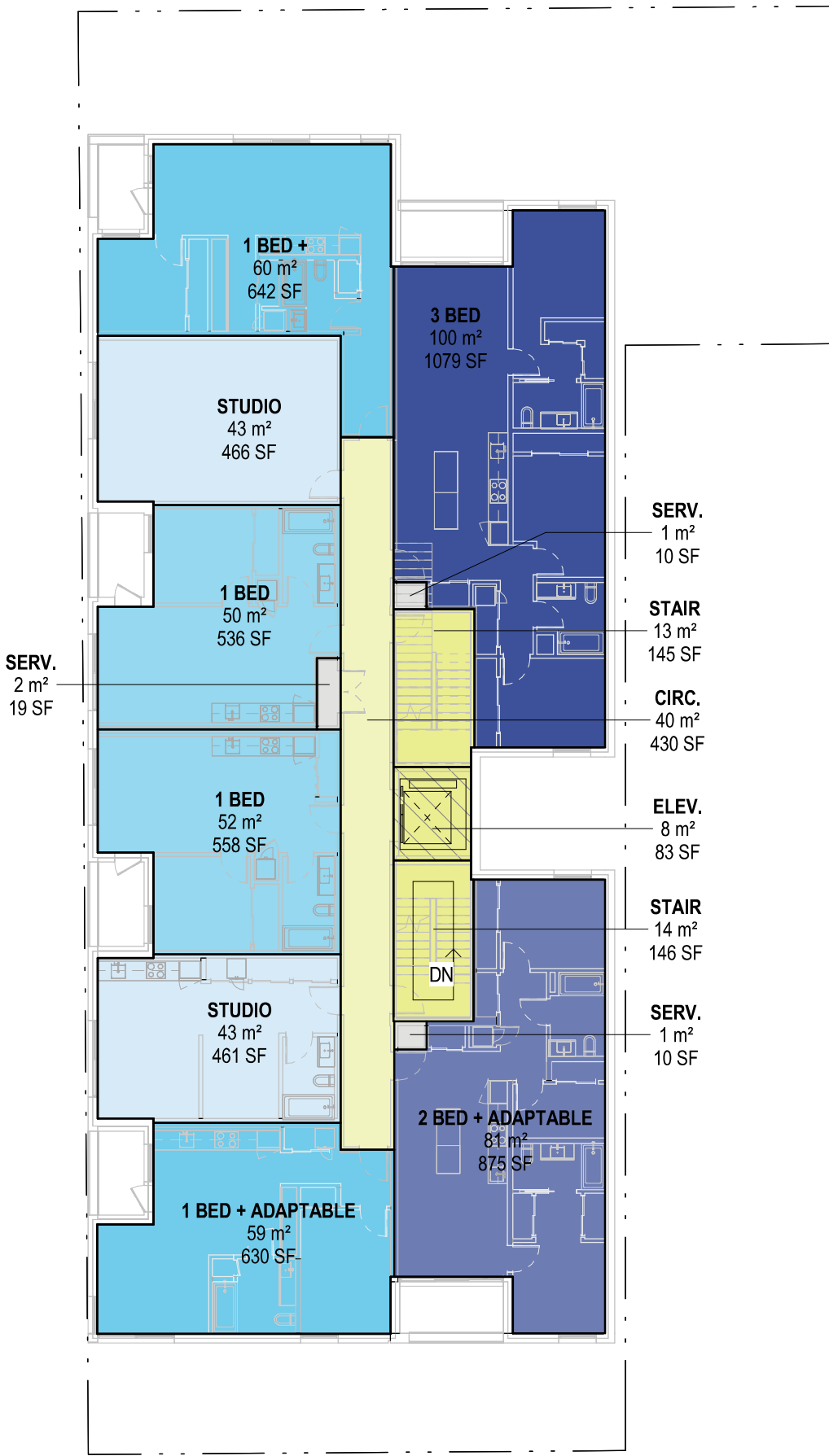
2 LEVEL 1

A007 1 : 200



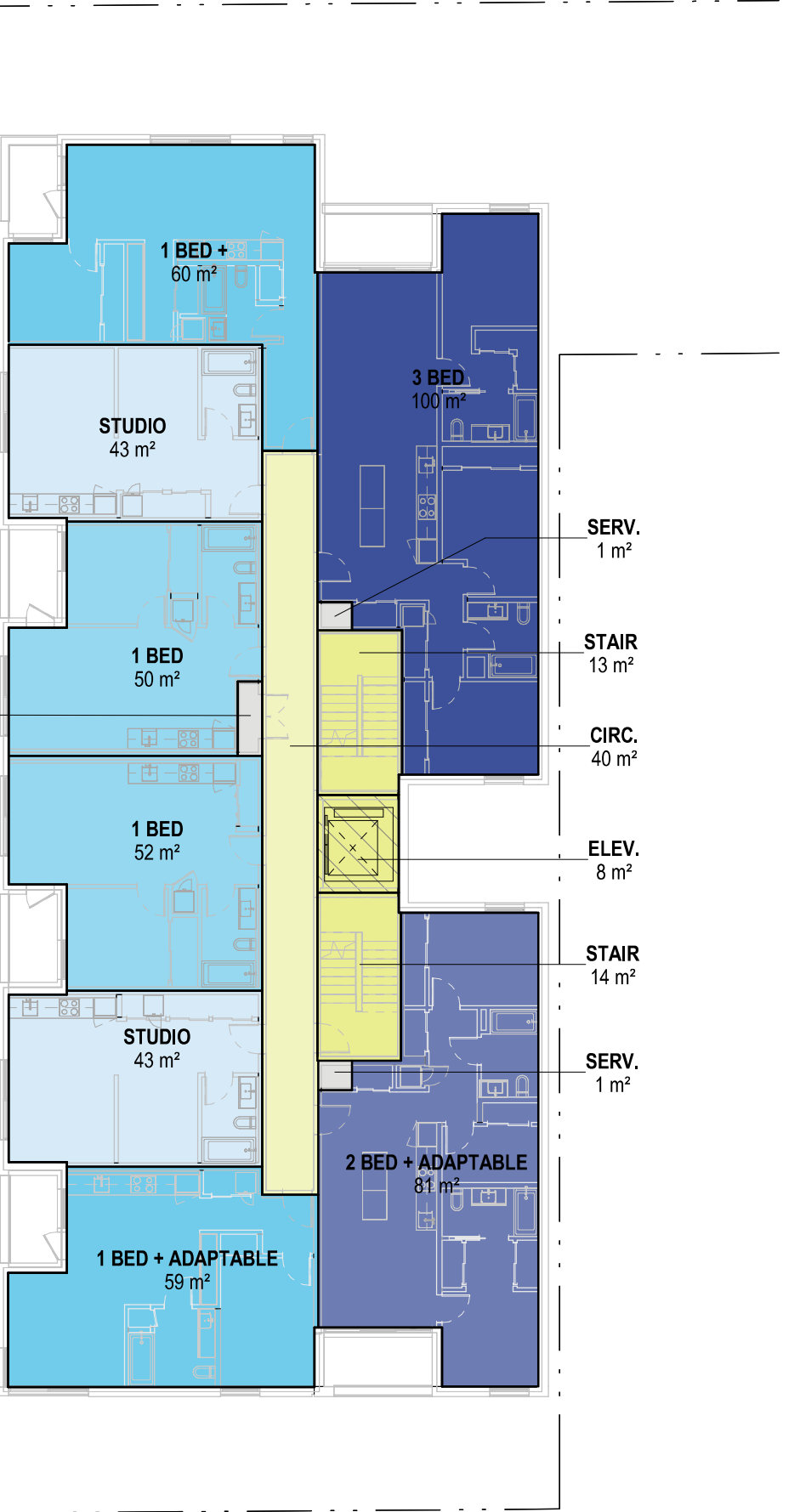
8 MEZZANINE

A007 1 : 200



3 LEVEL 2

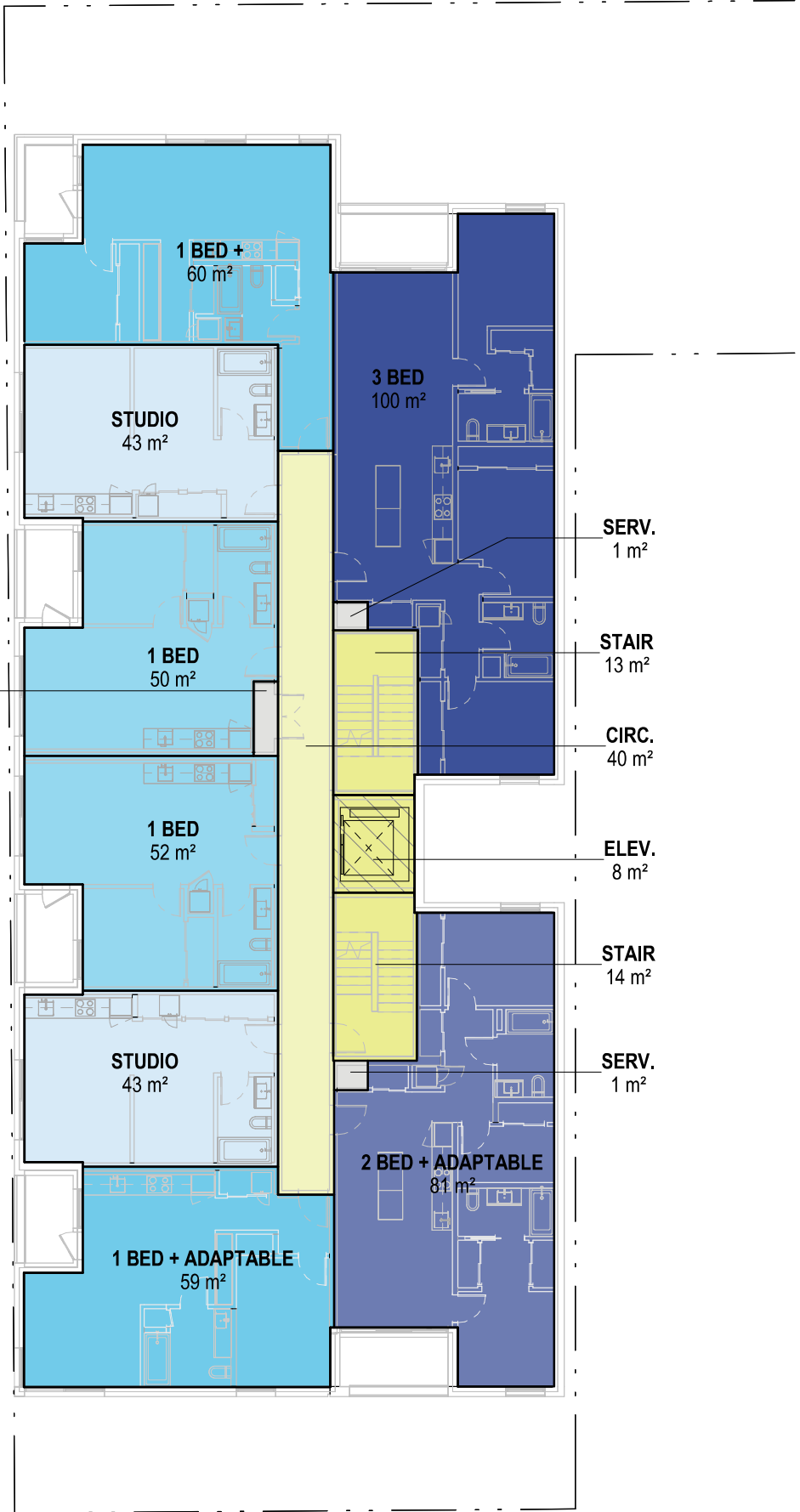
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4 LEVEL 3

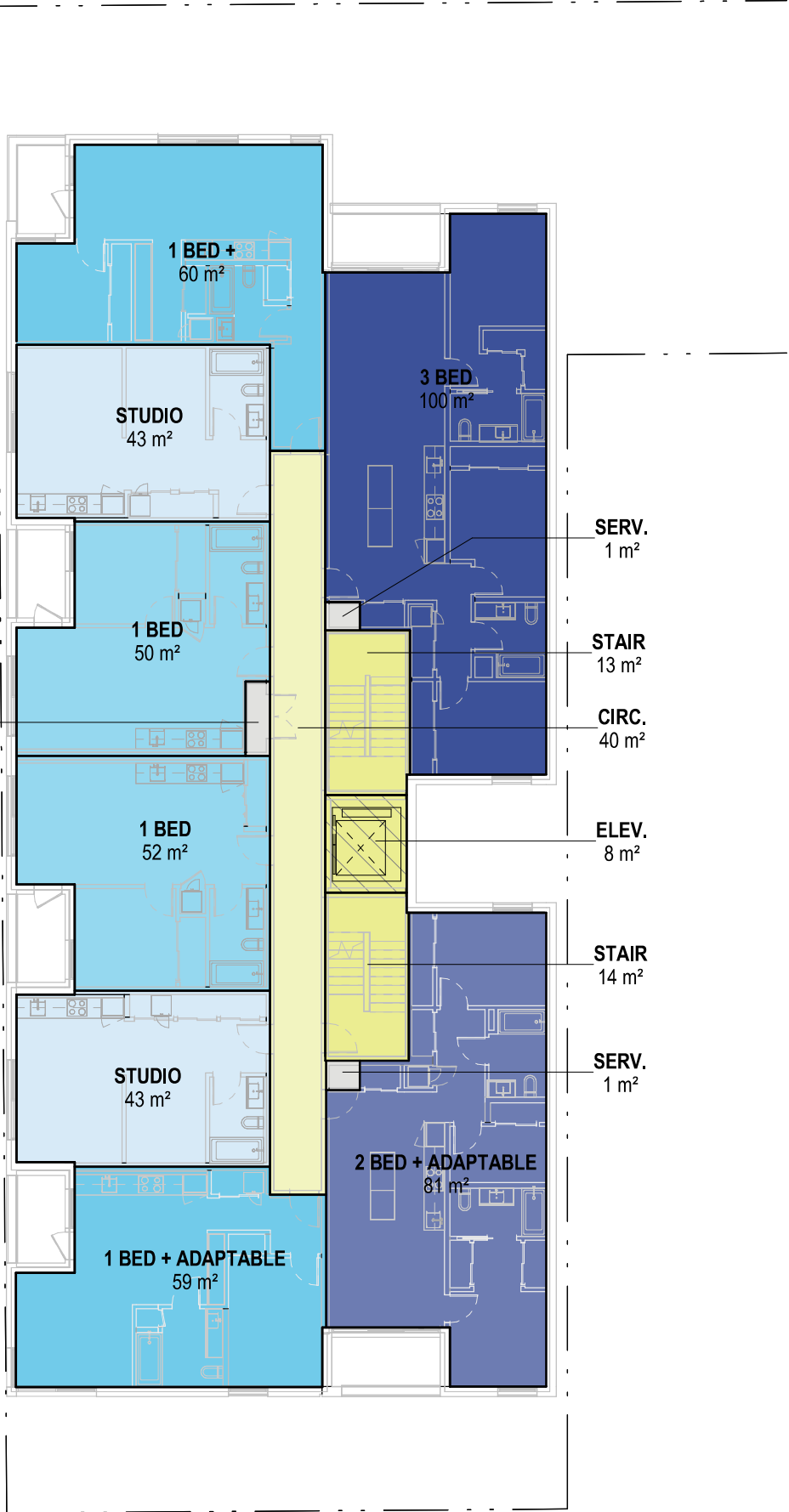
A007 1 : 200

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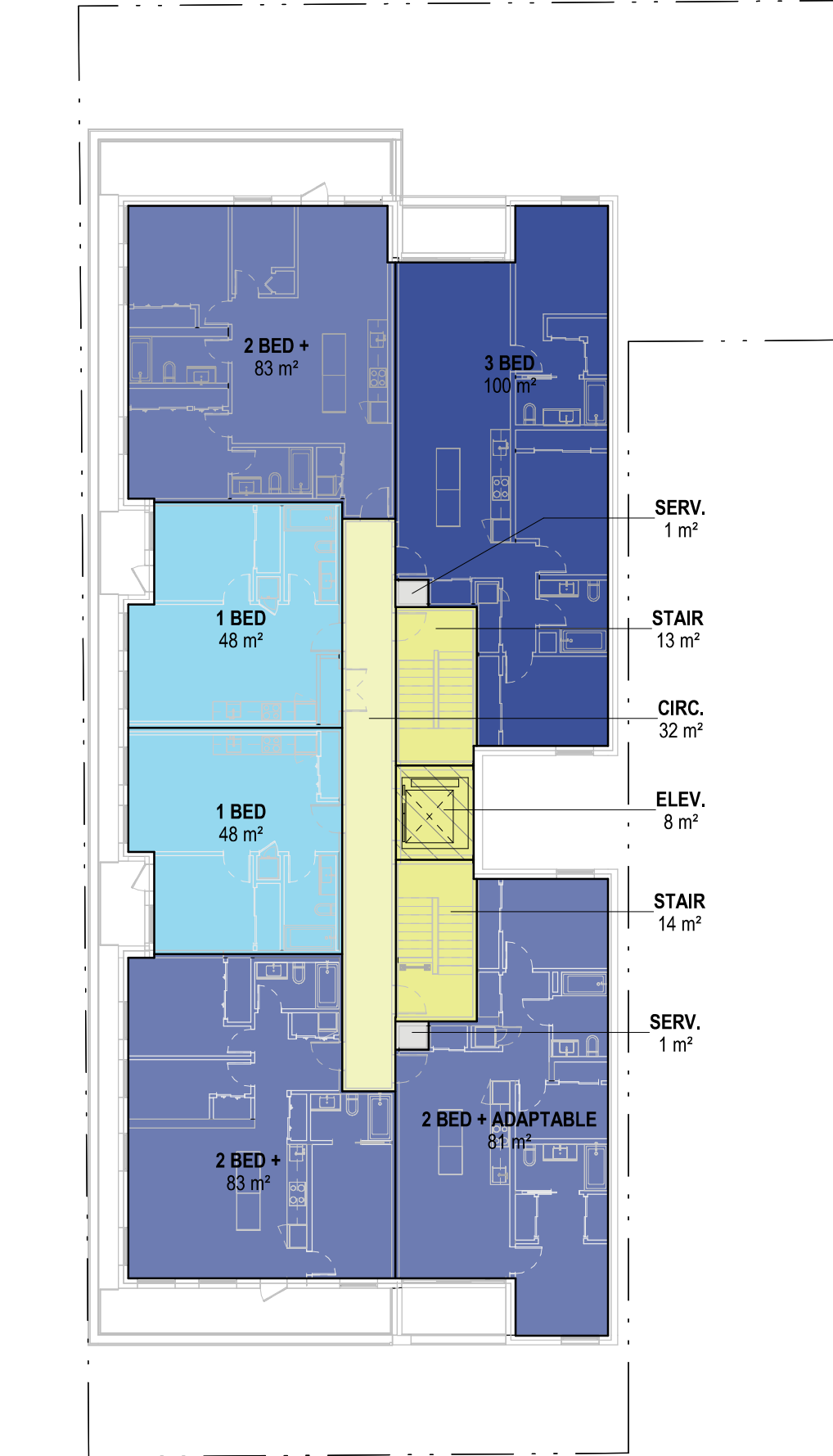
5 LEVEL 4

A007 1 : 200



6 LEVEL 5

A007 1 : 200



7 LEVEL 6

A007 1 : 200

FLOOR AREA EXCLUSIONS

Name	Area SM	Area SF
BASEMENT		
CIRC.	25 m²	270 ft²
ELEC.	30 m²	326 ft²
ELEV.	8 m²	83 ft²
L/W	146 m²	1567 ft²
MECH.	16 m²	172 ft²
STAIR	13 m²	140 ft²
STORAGE	81 m²	876 ft²
	319 m²	3435 ft²

LEVEL 1		
BIKE/STORAGE	84 m²	907 ft²
ELEV.	8 m²	90 ft²
	93 m²	997 ft²

LEVEL 2		
ELEV.	8 m²	83 ft²
	8 m²	83 ft²

LEVEL 3		
ELEV.	8 m²	83 ft²
	8 m²	83 ft²

LEVEL 4		
ELEV.	8 m²	83 ft²
	8 m²	83 ft²

LEVEL 5		
ELEV.	8 m²	83 ft²
	8 m²	83 ft²

LEVEL 6		
ELEV.	8 m²	82 ft²
	8 m²	82 ft²
	450 m²	4845 ft²

FLOOR SPACE RATIO

Level	Area	Area SF
LEVEL 1	423 m²	4551 ft²
MEZZANINE	111 m²	1196 ft²
LEVEL 2	558 m²	6007 ft²
LEVEL 3	558 m²	6007 ft²
LEVEL 4	558 m²	6007 ft²
LEVEL 5	558 m²	6007 ft²
LEVEL 6	504 m²	5427 ft²
	3270 m²	35202 ft²

GENERAL BUILDING SUMMARY

*TOTAL FLOOR AREA:	3,270.0 m²
LOT AREA:	1,022.5 m²
FSR:	3.20

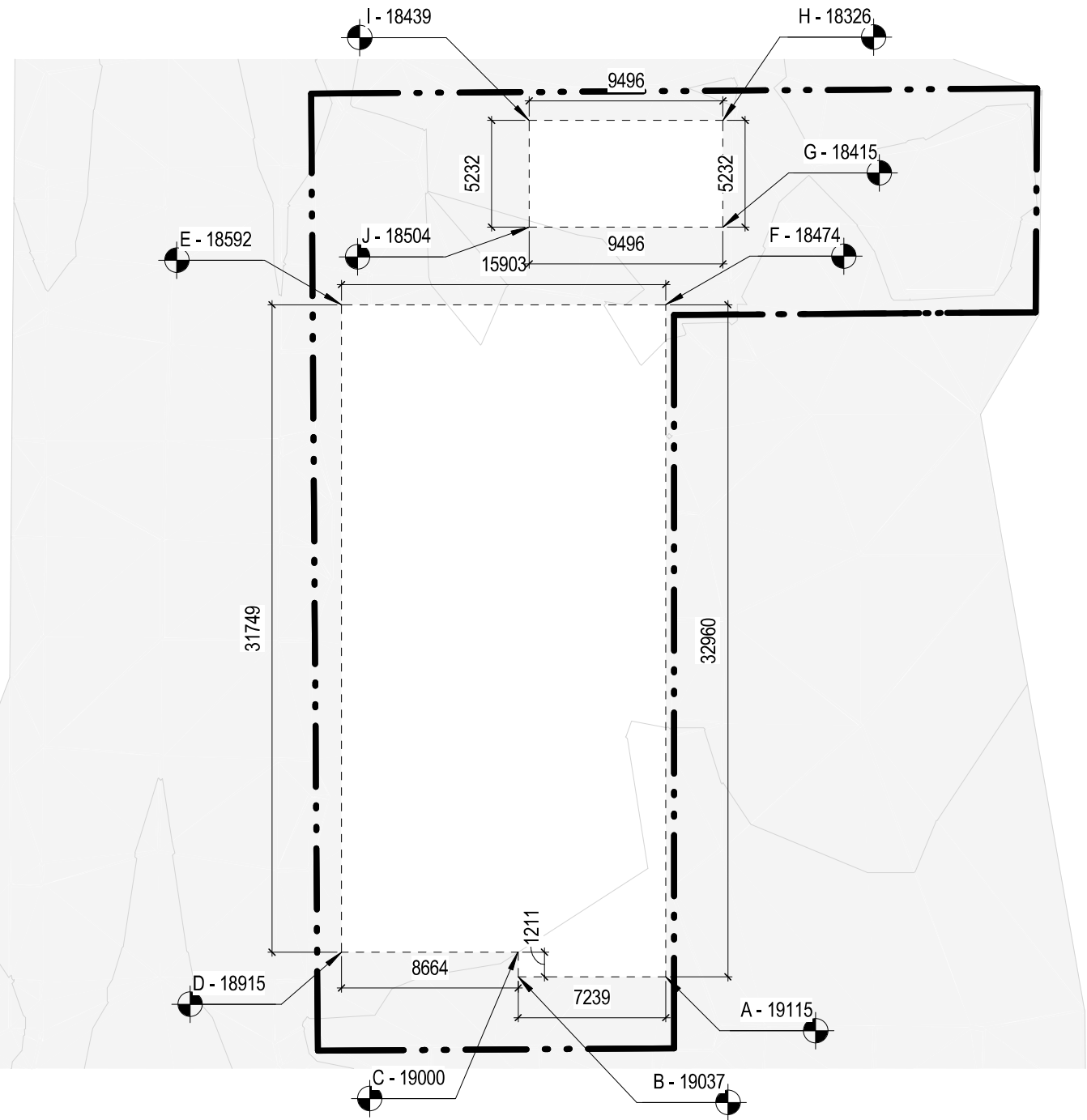
ADAPTABLE UNITS: >20%
FAMILY HOUSING: 28% 2 OR MORE BEDROOM SUITES
12% 3 BEDROOM SUITES

NOTES:

1. *TOTAL FLOOR AREA DOCUMENTED PER CITY OF VICTORIA DEFINITION, TO INSIDE FACES OF EXTERIOR WALLS.

LEGEND

- STUDIO
- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- LIVE/WORK
- CIRCULATION
- ELEVATORS/EXIT STAIR
- AMENITY
- CRU
- SERVICES
- EXCLUDED FROM FSR

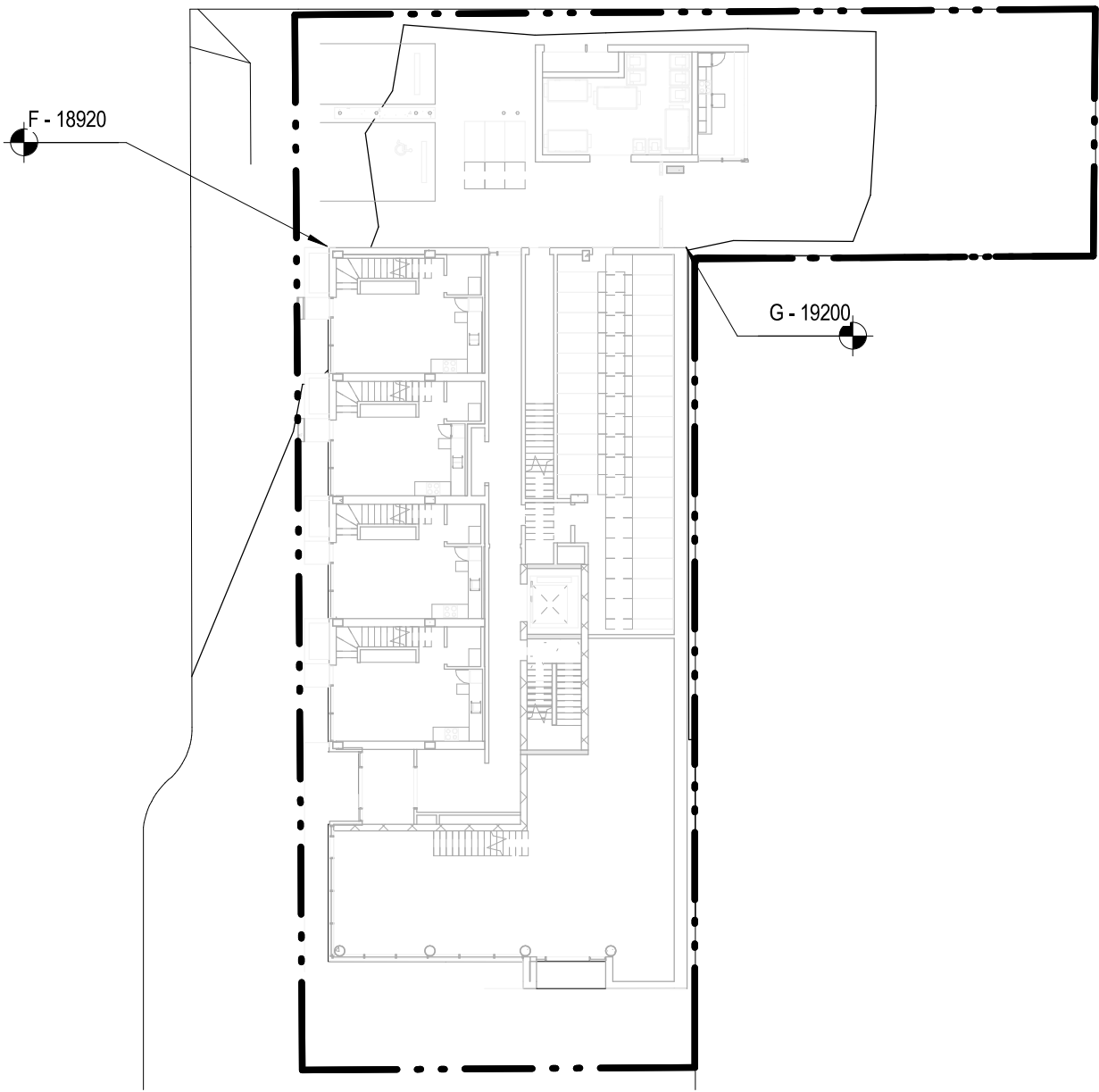


4 AVERAGE NATURAL GRADE PLAN
A008 1 : 300

MAIN BUILDING:		
A+B	$(19.11+19.03)/2 \times 7.24\text{m}$	138 m ²
B+C	$(19.03+19.00)/2 \times 1.21\text{m}$	23 m ²
C+D	$(19.00+18.92)/2 \times 8.66\text{m}$	164 m ²
D+E	$(18.92+18.59)/2 \times 31.75\text{m}$	595 m ²
E+F	$(18.59+18.47)/2 \times 15.90\text{m}$	295 m ²
F+A	$(18.47+19.12)/2 \times 32.96\text{m}$	619 m ²

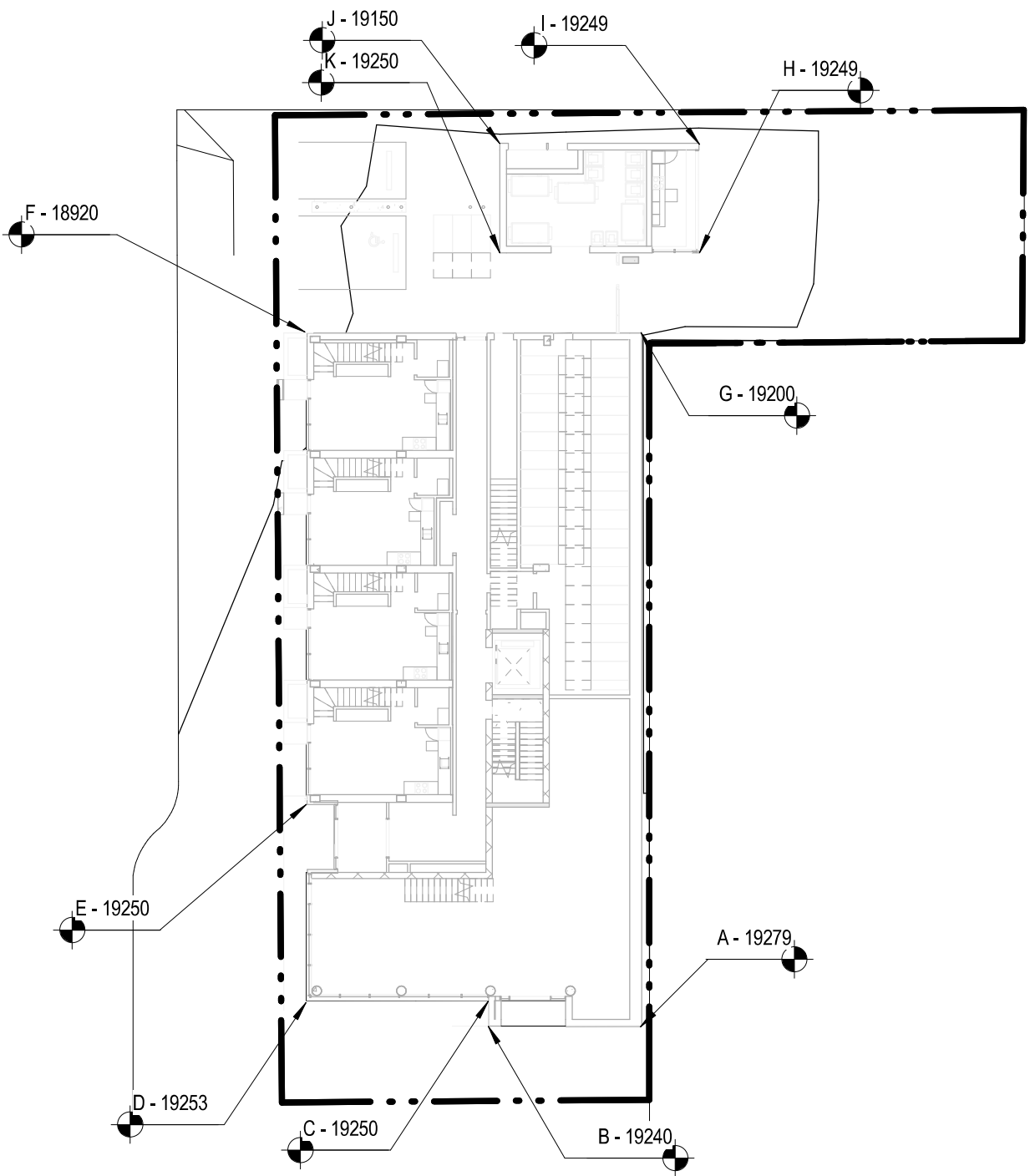
AMENITY BUILDING:		
G+H	$(18.42+18.33)/2 \times 5.21\text{m}$	96 m ²
H+I	$(18.33+18.44)/2 \times 9.47\text{m}$	174 m ²
I+J	$(18.44+18.50)/2 \times 5.21\text{m}$	96 m ²
J+G	$(18.50+18.42)/2 \times 9.47\text{m}$	175 m ²

TOTAL = 2375.69
PERIMETER = 127.08m
AVERAGE NATURAL GRADE = **18.69m**



3 CODE GRADE PLAN
A008 1 : 300

CODE GRADE:
F+G $(18.92+19.20)/2=$ **19.06 m**

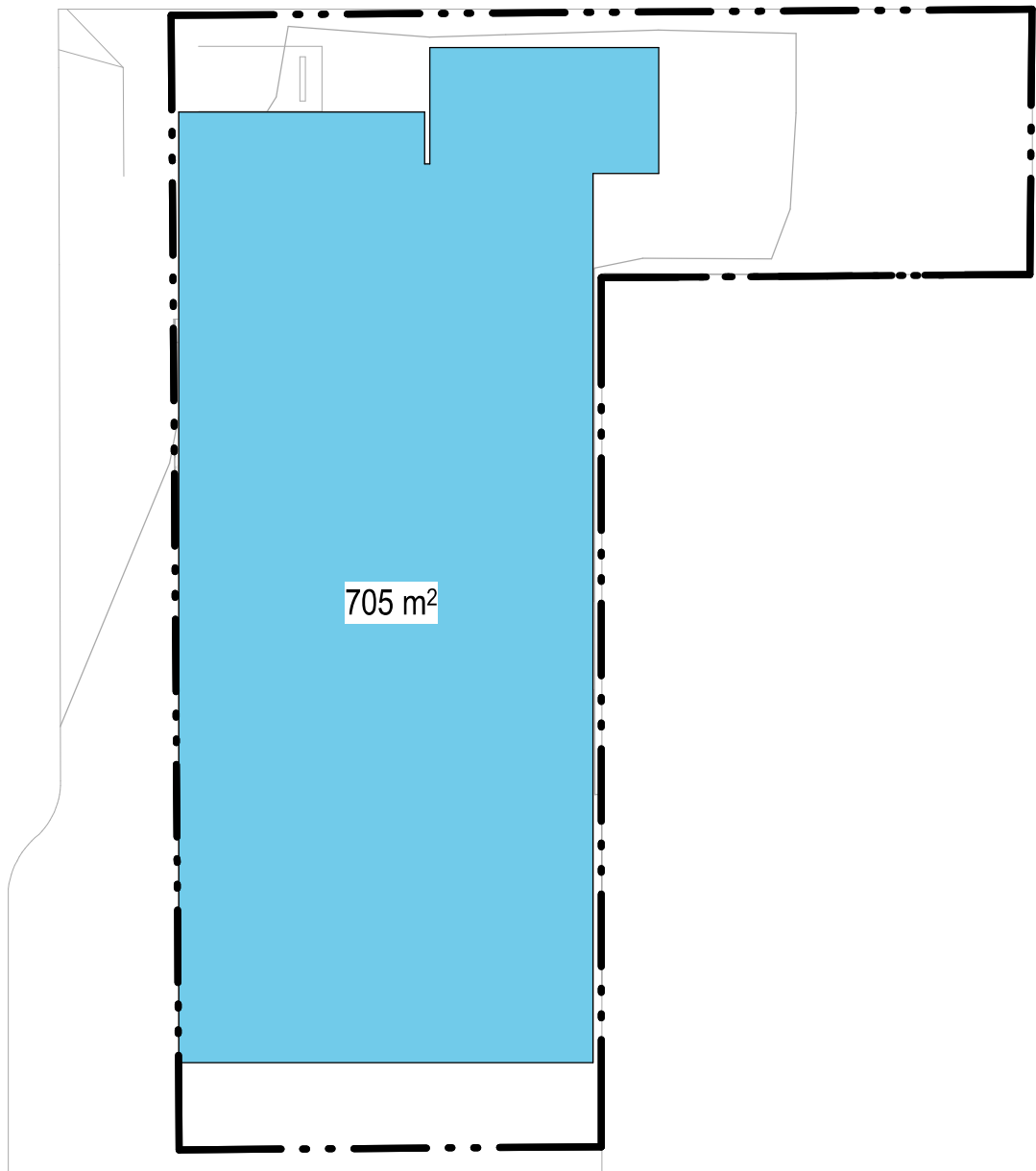


2 AVERAGE PROPOSED GRADE PLAN
A008 1 : 300

MAIN BUILDING:		
A+B	$(19.28+19.24)/2 \times 7.23\text{m}$	139 m ²
B+C	$(19.24+19.20)/2 \times 1.21\text{m}$	23 m ²
C+D	$(19.20+19.20)/2 \times 8.66\text{m}$	166 m ²
D+E	$(19.20+19.20)/2 \times 9.33\text{m}$	179 m ²
E+F	$(19.20+18.92)/2 \times 21.50\text{m}$	410 m ²
F+G	$(18.92+19.15)/2 \times 16.96\text{m}$	323 m ²
G+A	$(19.15+19.20)/2 \times 32.96\text{m}$	632 m ²

AMENITY BUILDING:		
H+I	$(19.20+19.20)/2 \times 5.21\text{m}$	100 m ²
I+J	$(19.20+19.10)/2 \times 9.47\text{m}$	181 m ²
J+K	$(19.10+19.20)/2 \times 5.21\text{m}$	100 m ²
K+H	$(19.20+19.20)/2 \times 9.47\text{m}$	182 m ²

TOTAL = 2435.52
PERIMETER = 127.21m
AVERAGE PROPOSED GRADE = **19.15m**



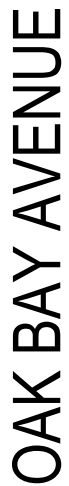
1 SITE COVERAGE
A008 1 : 300

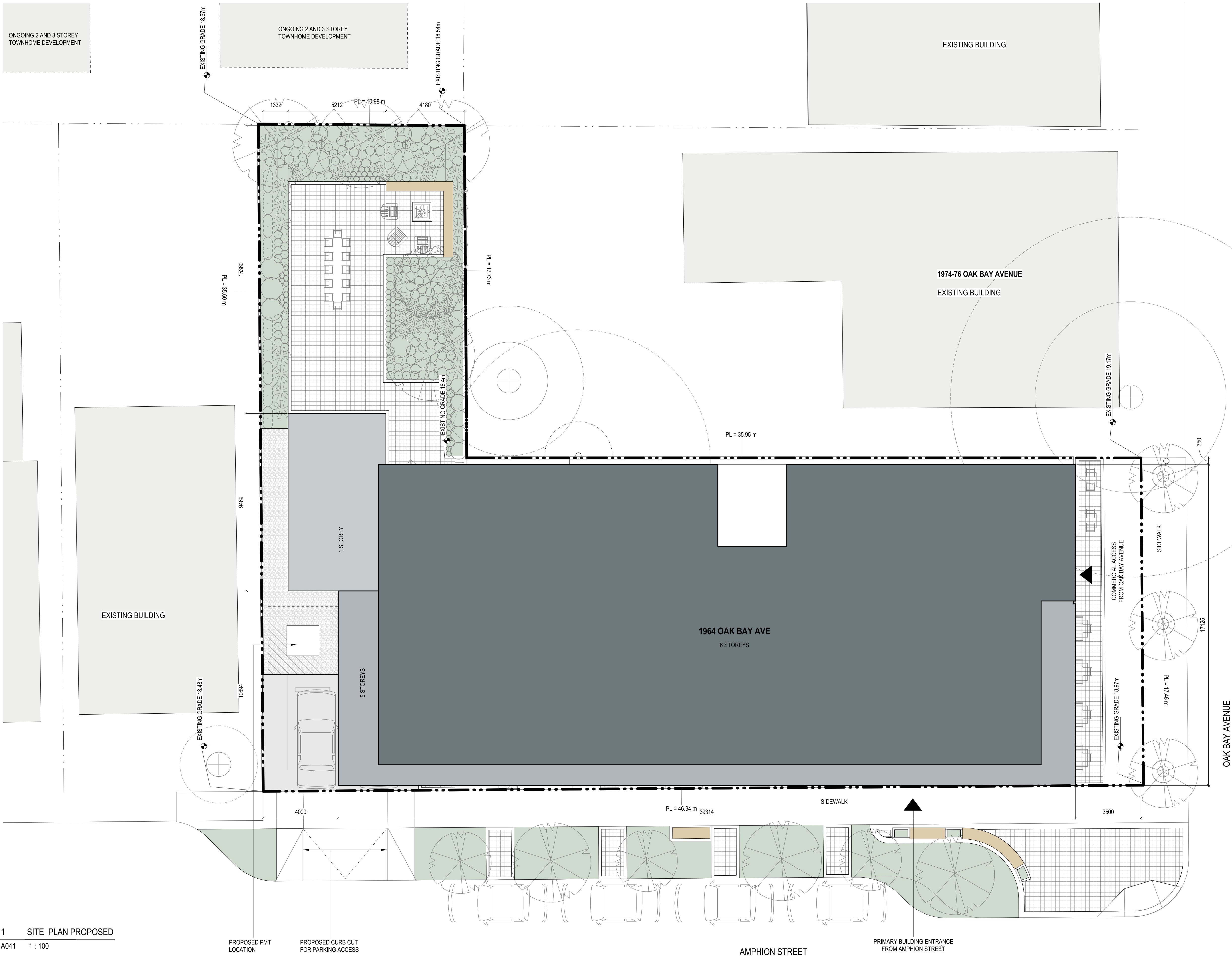
SITE COVERAGE:

TOTAL (STRUCTURES) = 705 m²
LOT AREA = 1,022 m²

LOT COVERAGE = 69%

LOT COVERAGE DIAGRAM INCLUSIVE OF
OVERHANGS AND COVERED EXTERIOR
SPACES TO DEMONSTRATE MOST
CONSERVATIVE APPROACH.





DEVELOPMENT SUMMARY					
DEV MANAGER	ARYZE Developments				
ARCHITECTS	Office McFarlane Biggar Architects + Designers				
CIVIC ADDRESS	1964 Oak Bay Avenue & 1513 Amphion Street				
LEGAL ADDRESS	Lot 14, Except the Northerly 18 Feet Thereof and Parcel A (DD 1163451) of Lots 14 and 15, All of Block 1, Section 76, Victoria District, Plan 273				
DESCRIPTION	NEW 6 STOREY RENTAL APARTMENT BUILDING WITH 1 LEVEL UNDERGROUND.				
ZONING (EXISTING)	R1-B/C1-NM				
ZONING PROPOSED	NEW ZONE				
SITE AREA	1,022.5m ²				
TOTAL FLOOR AREA	3,270m ²				
COMMERCIAL FLOOR AREA	187m ²				
FSR	3.20 *Note: Refer to A007 for Floor Area Summary*				
SITE COVERAGE	69%				
OPEN SITE SPACE	38%				
BUILDING HEIGHT	22.86 m				
NUMBER OF STORIES	6				
PARKING STALLS	2 (1 ACCESSIBLE & 1 EV CARSHARE)				
BICYCLE STALLS CLASS 1	59				
BICYCLE STALLS CLASS 2	6				
BUILDING SETBACKS:					
FRONT YARD (AMPHION)	0 m				
FRONT YARD (OAK BAY)	3.5 m				
REAR YARD (AMENITY BLDG.)	1.3 m				
REAR YARD (MAIN BLDG.)	4 m				
SIDE YARD (PARTY WALL)	0.35 m				
RESIDENTIAL USE DETAILS:					
TOTAL NUMBER OF UNITS	42				
UNIT MIX	STUDIO	1 BED	2BED	3BED	LIVE/WORK
UNITS	8	18	7	5	-
GROUND ORIENTED UNITS	-	-	-	-	4
MIN. UNIT FLOOR AREA	40m ²	48m ²	79m ²	98m ²	83m ²
TOTAL RESI. FLOOR AREA	2,742 m ²				

1 SITE PLAN PROPOSED
A041 1 : 100

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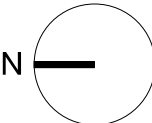
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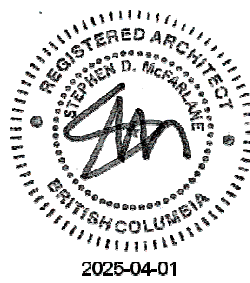


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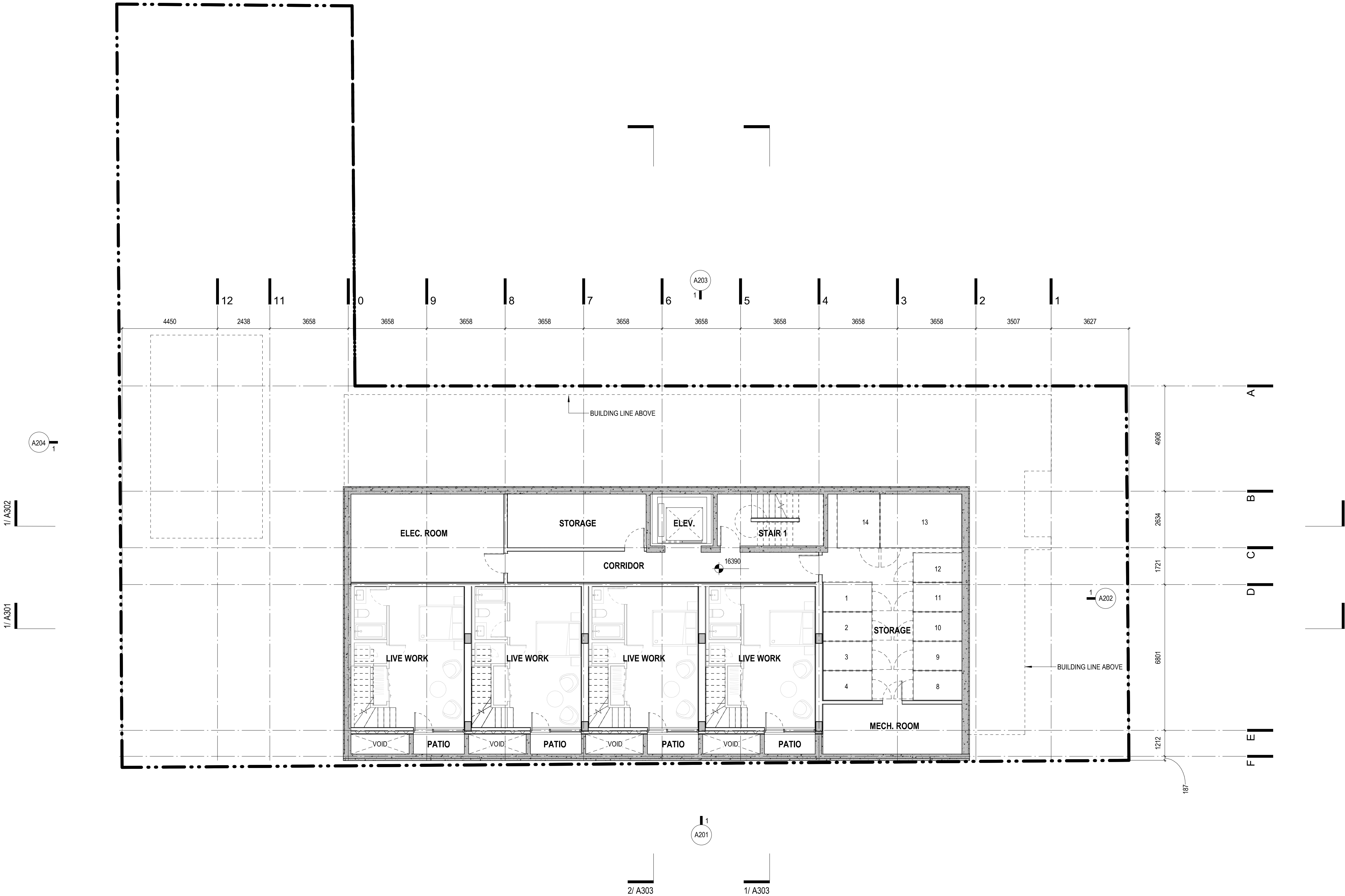
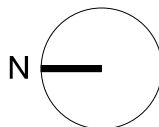


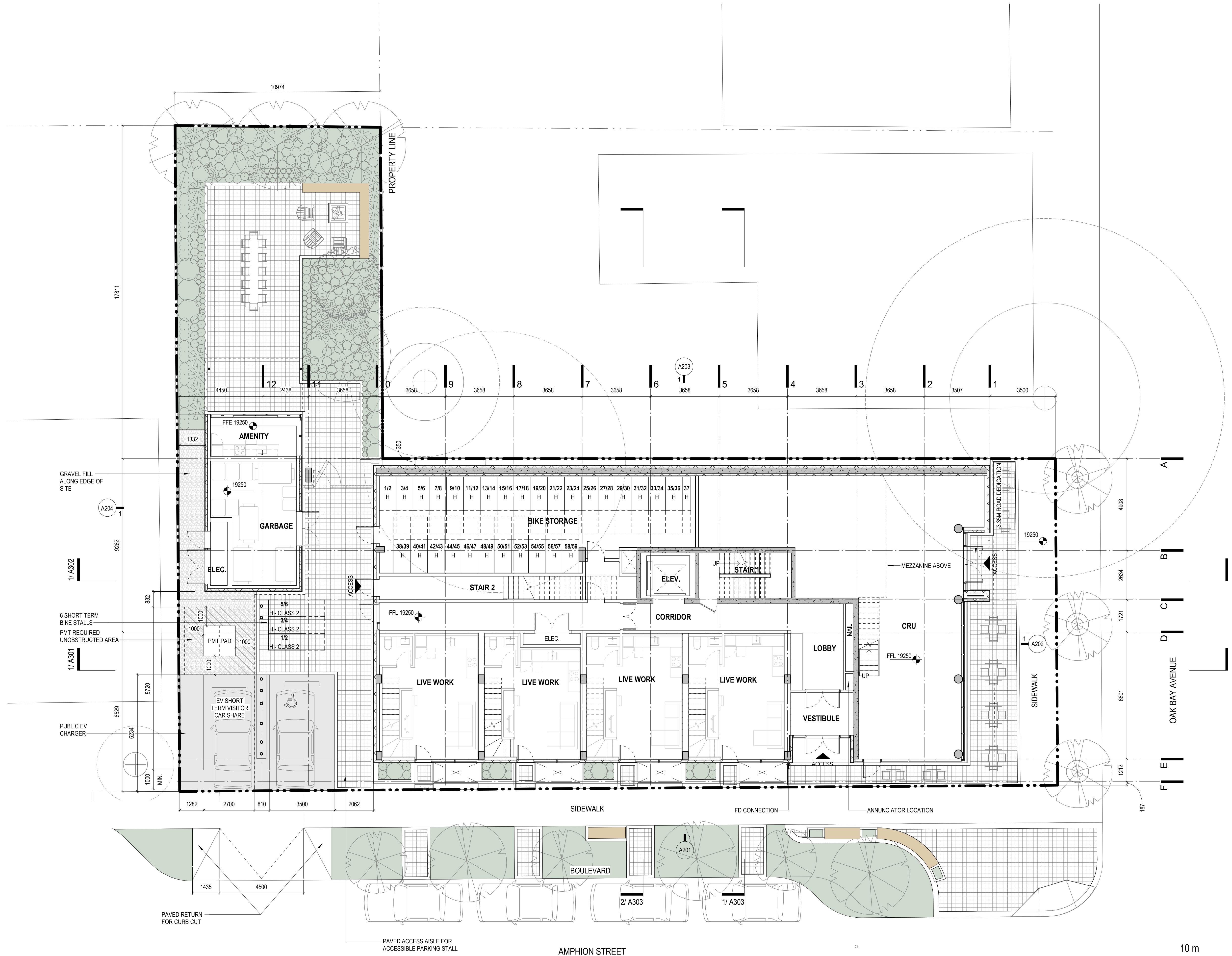
A041
SITE PLAN PROPOSED
As indicated

DATE	REV	DESCRIPTION
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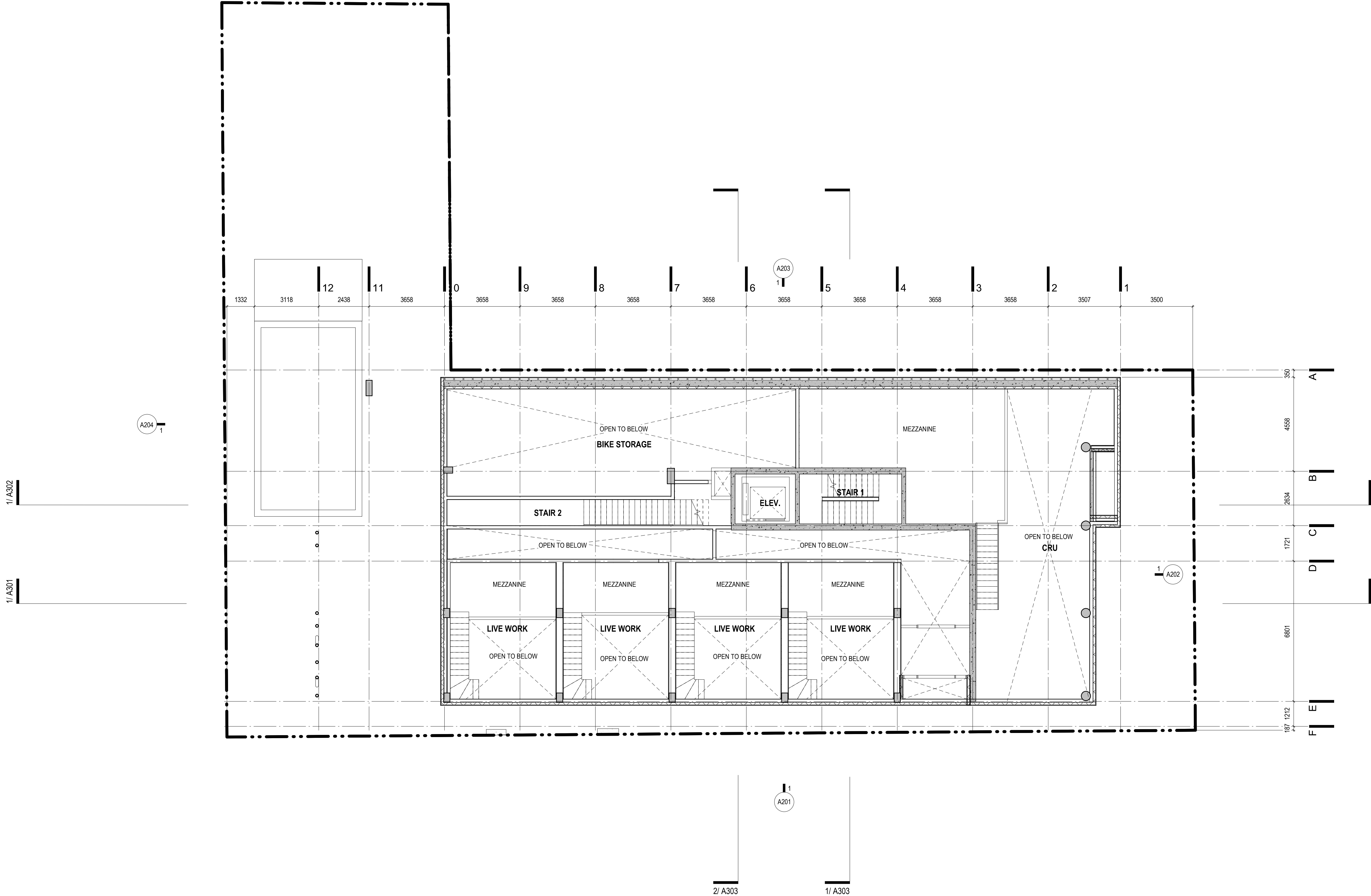


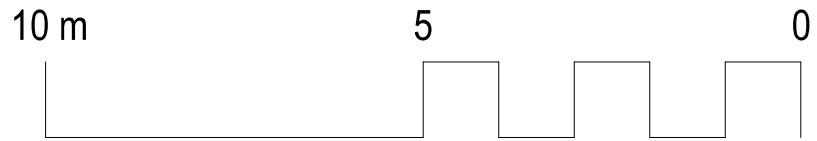
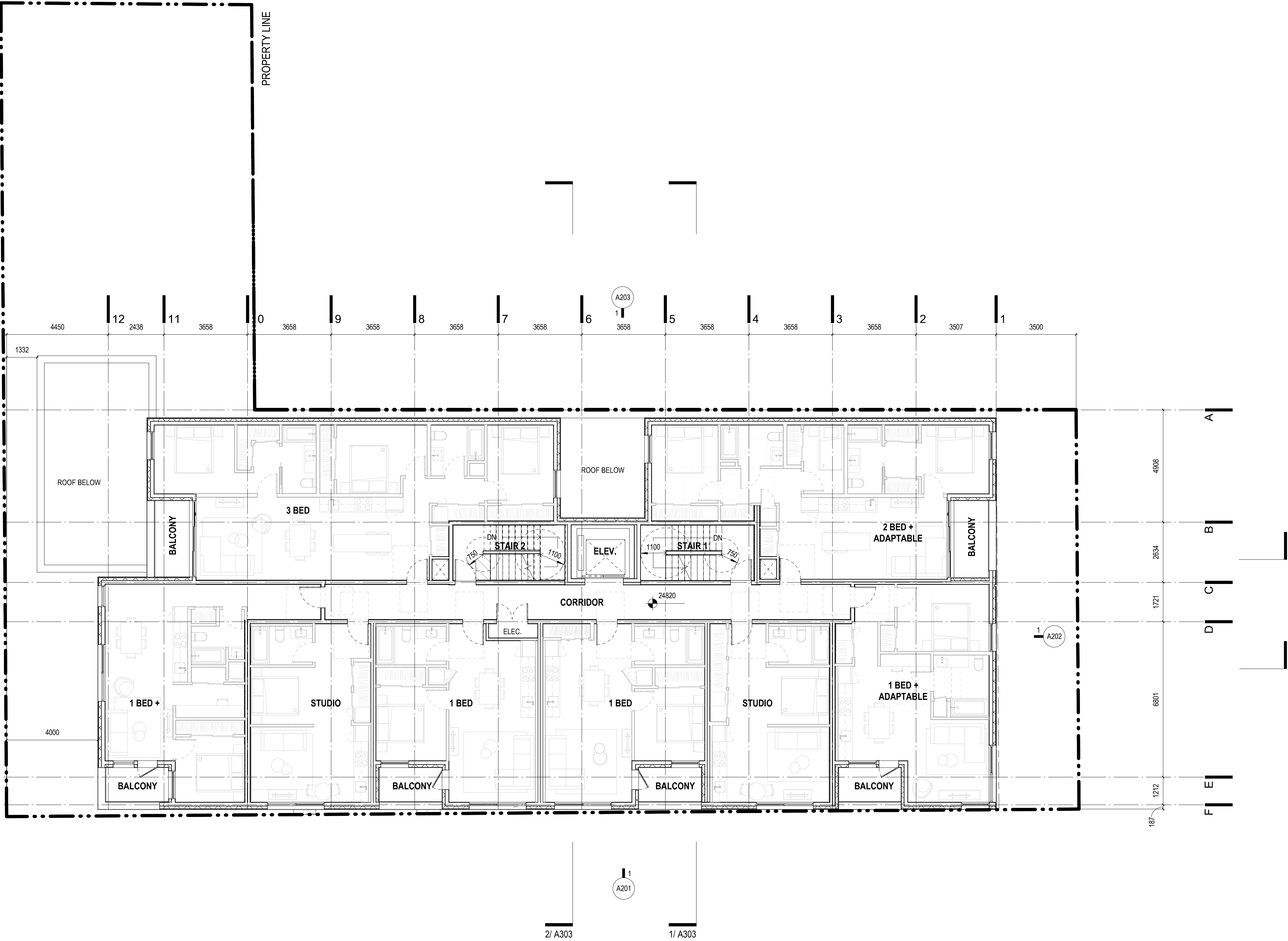
1964 OAK BAY AVE
1964 Oak Bay Ave, Victoria, BC
2024-044





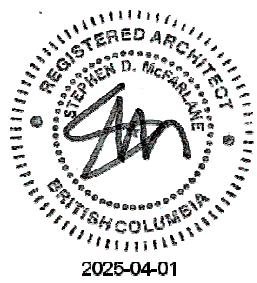
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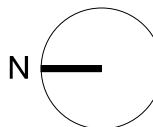


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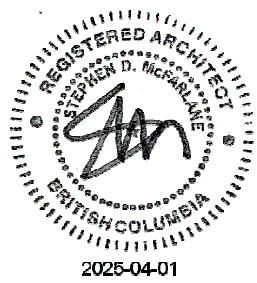
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25.02.20	A	ISSUED FOR PRE-APPLICATION
25.04.01	B	ISSUED FOR D/PRZ



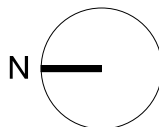
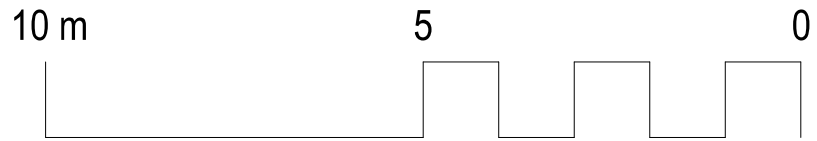
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2024-044



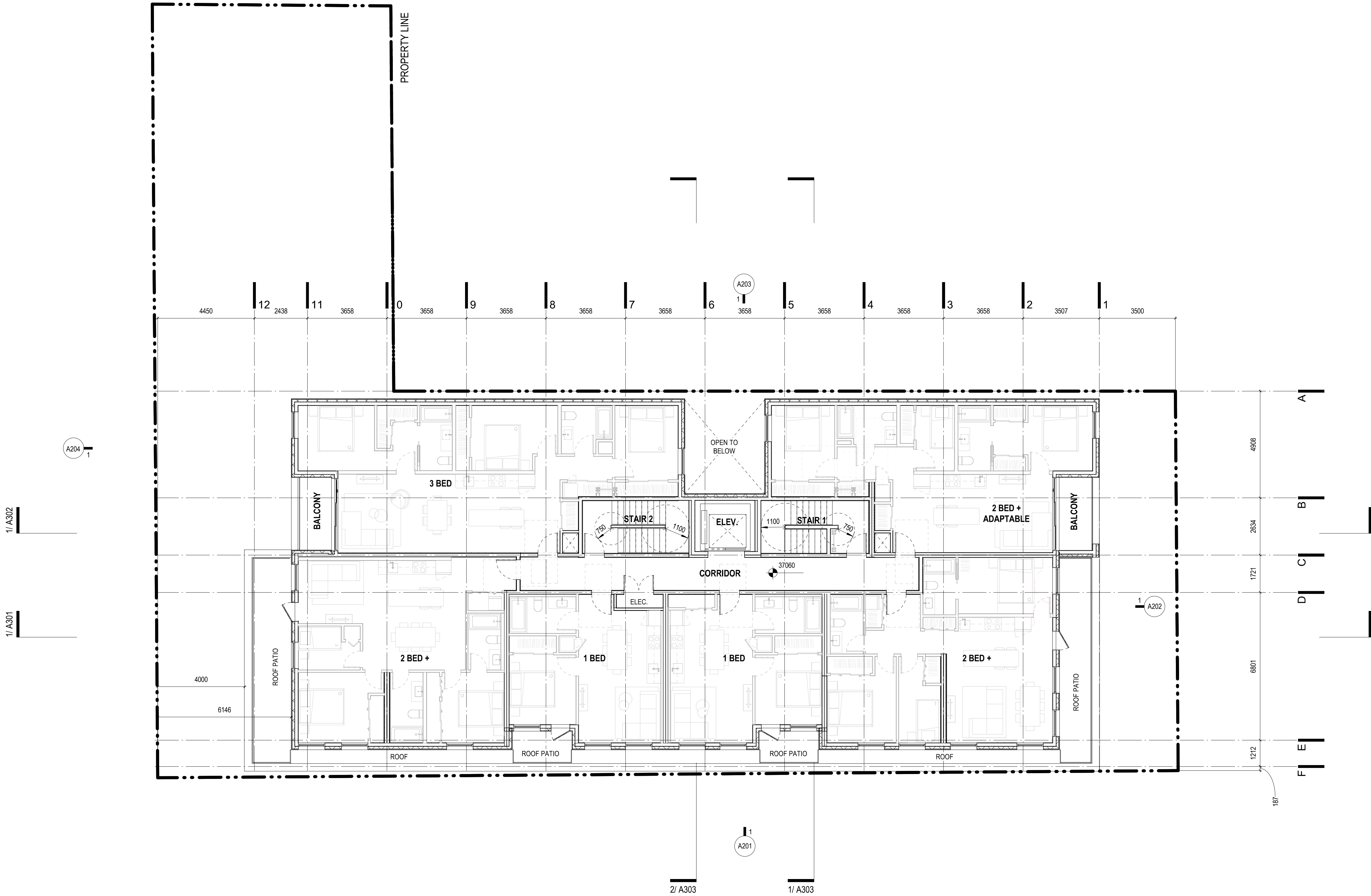
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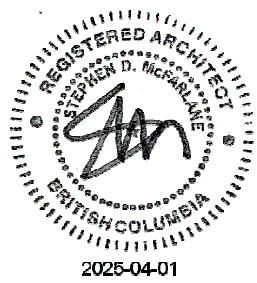
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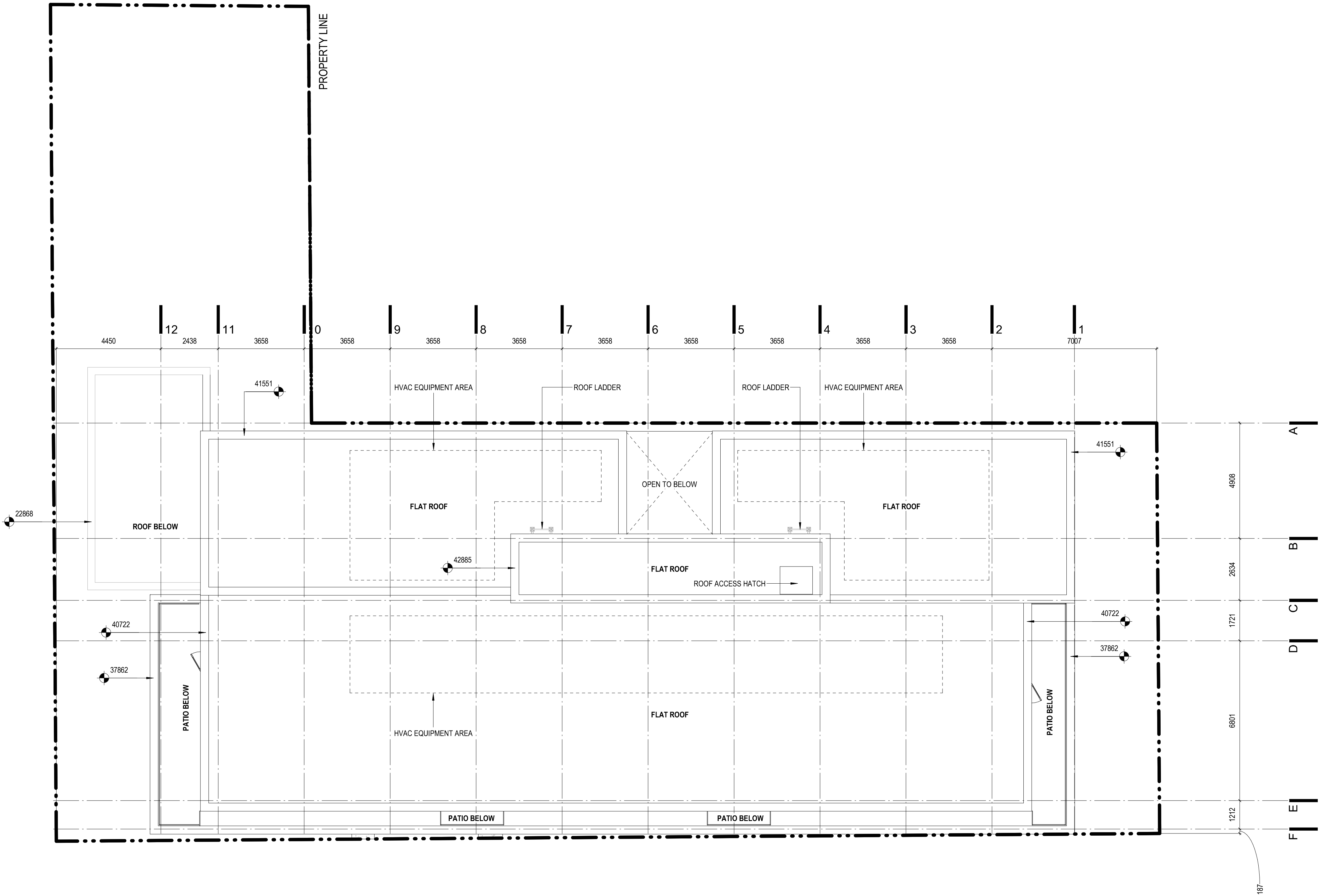
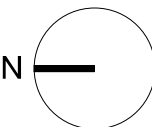
A106
FLOOR PLAN - LEVEL 6
1 : 100



DATE	REV	DESCRIPTION
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25.04.01	B	ISSUED FOR D/PIRZ



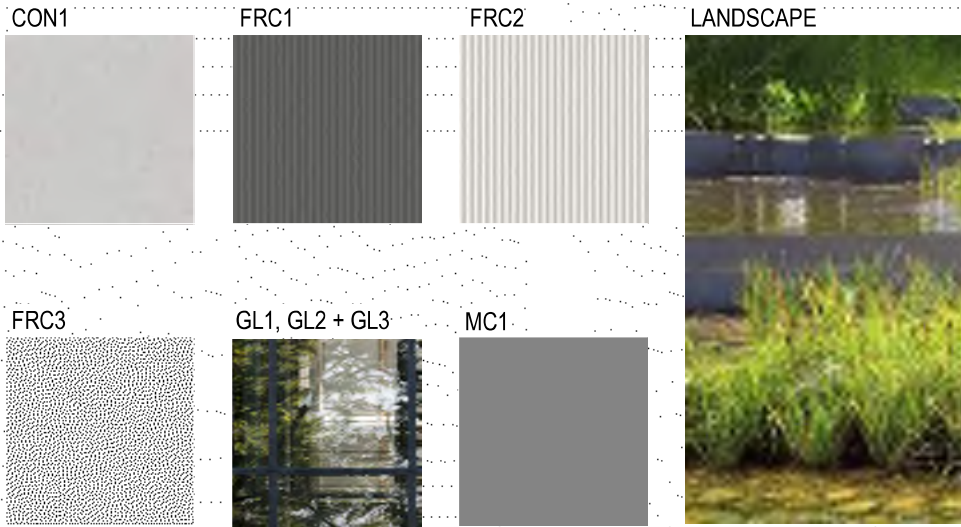
1964 OAK BAY AVE
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2024-044





MATERIALS LEGEND

- CON1 ARCHITECTURAL CONCRETE
- FRC1 FIBRE REINFORCED CONCRETE PANEL, (CHARCOAL, STRIPES)
- FRC2 FIBRE REINFORCED CONCRETE PANEL, (CREAM, STRIPES)
- FRC3 FIBRE REINFORCED CONCRETE PANEL, (LIGHT GRAY, TEXTURIZED)
- GL1 CLEAR GLAZING WINDOWS
- GL2 DOUBLE GLAZED CURTAIN WALL
- GL3 GLAZED BALUSTRADE
- MC1 METAL CLADDING (COLOUR TO MATCH FRC3)
- MET1 PREFINISHED METAL (COLOUR TO MATCH FRC1)
- MET2 PREFINISHED METAL (COLOUR TO MATCH FRC2)
- MET3 PREFINISHED METAL (COLOUR TO MATCH FRC3)
- PT1 PAINTED METAL TO MATCH FRC1 (CHARCOAL)
- WD1 WOOD FENCE CHARCOAL FINISH



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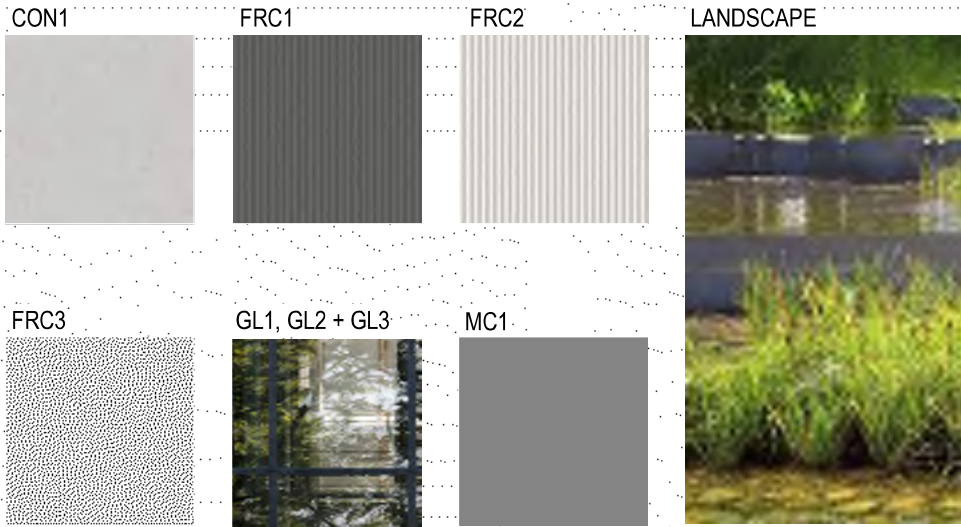


1964 OAK BAY AVE
1964 Oak Bay Ave, Victoria, BC
2024-044

A201
ELEVATION - WEST
As indicated

MATERIALS LEGEND

- CON1 ARCHITECTURAL CONCRETE
- FRC1 FIBRE REINFORCED CONCRETE PANEL, (CHARCOAL STRIPES)
- FRC2 FIBRE REINFORCED CONCRETE PANEL, (CREAM STRIPES)
- FRC3 FIBRE REINFORCED CONCRETE PANEL, (LIGHT GRAY, TEXTURIZED)
- GL1 CLEAR GLAZING WINDOWS
- GL2 DOUBLE GLAZED CURTAIN WALL
- GL3 GLAZED BALUSTRADE
- MC1 METAL CLADDING (COLOUR TO MATCH FRC3)
- MET1 PREFINISHED METAL (COLOUR TO MATCH FRC1)
- MET2 PREFINISHED METAL (COLOUR TO MATCH FRC2)
- MET3 PREFINISHED METAL (COLOUR TO MATCH FRC3)
- PT1 PAINTED METAL TO MATCH FRC1 (CHARCOAL)
- WD1 WOOD FENCE CHARCOAL FINISH



1 ELEVATION - SOUTH
A202 1:100

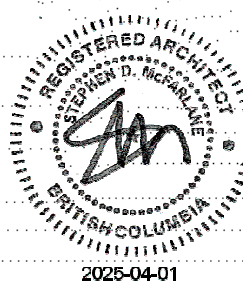
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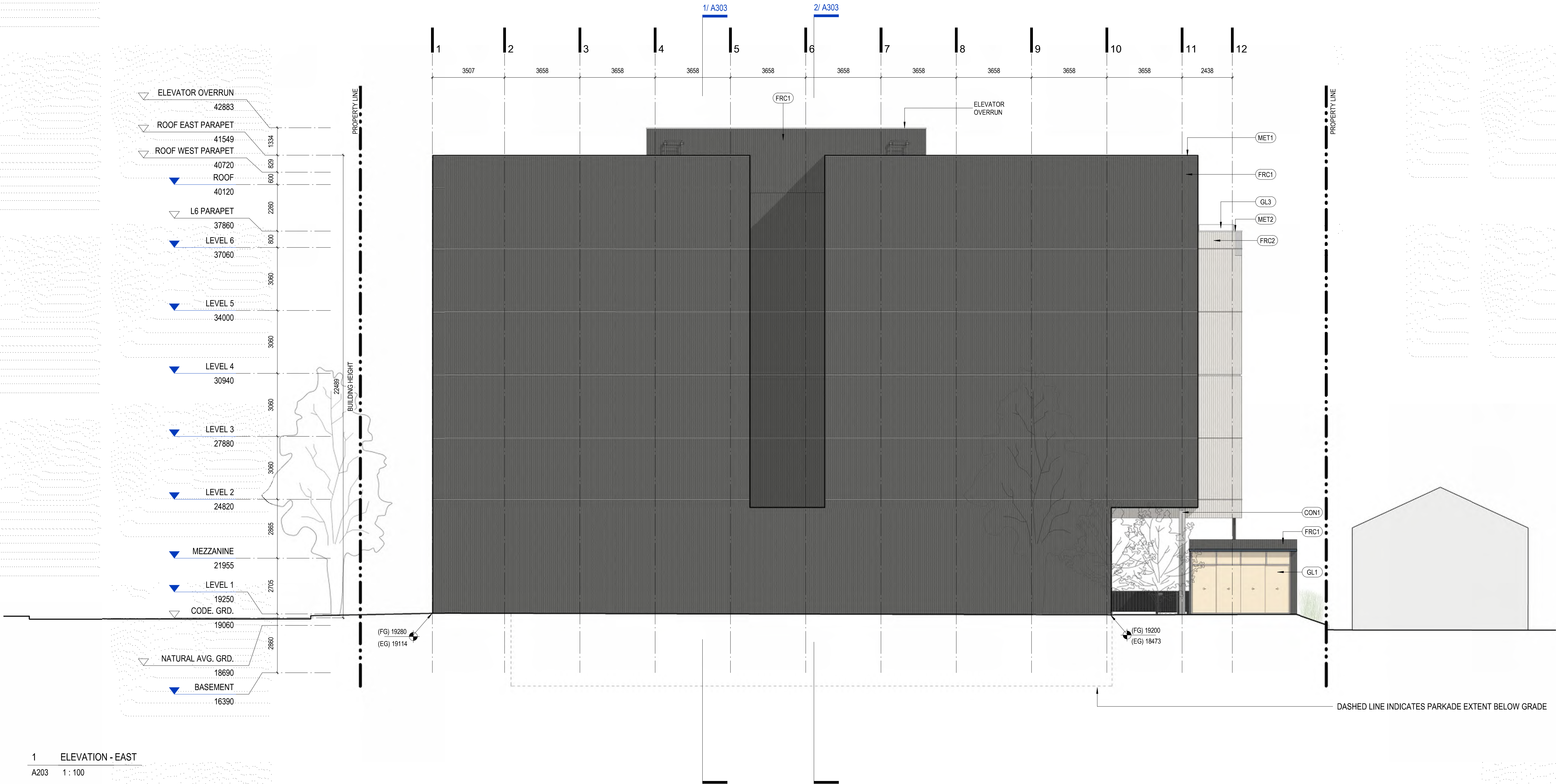
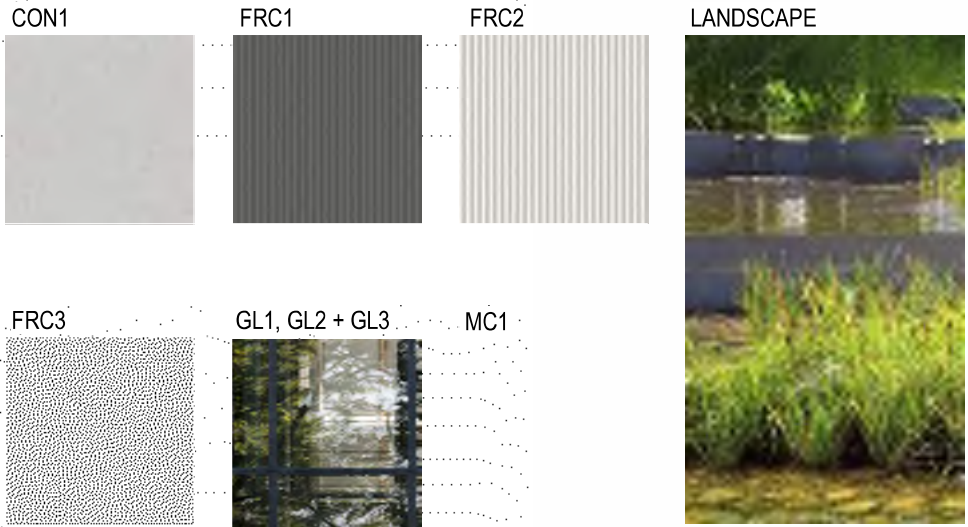


1964 OAK BAY AVE
1964 Oak Bay Ave, Victoria, BC
2024-044

A202
ELEVATION - SOUTH
As indicated

MATERIALS LEGEND

- CON1 ARCHITECTURAL CONCRETE
- FRC1 FIBRE REINFORCED CONCRETE PANEL, (CHARCOAL STRIPES)
- FRC2 FIBRE REINFORCED CONCRETE PANEL, (CREAM STRIPES)
- FRC3 FIBRE REINFORCED CONCRETE PANEL, (LIGHT GRAY, TEXTURIZED)
- GL1 CLEAR GLAZING WINDOWS
- GL2 DOUBLE GLAZED CURTAIN WALL
- GL3 GLAZED BALUSTRADE
- MC1 METAL CLADDING (COLOUR TO MATCH FRC3)
- MET1 PREFINISHED METAL (COLOUR TO MATCH FRC1)
- MET2 PREFINISHED METAL (COLOUR TO MATCH FRC2)
- MET3 PREFINISHED METAL (COLOUR TO MATCH FRC3)
- PT1 PAINTED METAL TO MATCH FRC1 (CHARCOAL)
- WD1 WOOD FENCE CHARCOAL FINISH



1 ELEVATION - EAST
A203 1:100

2025-04-01 12:04:40 PM

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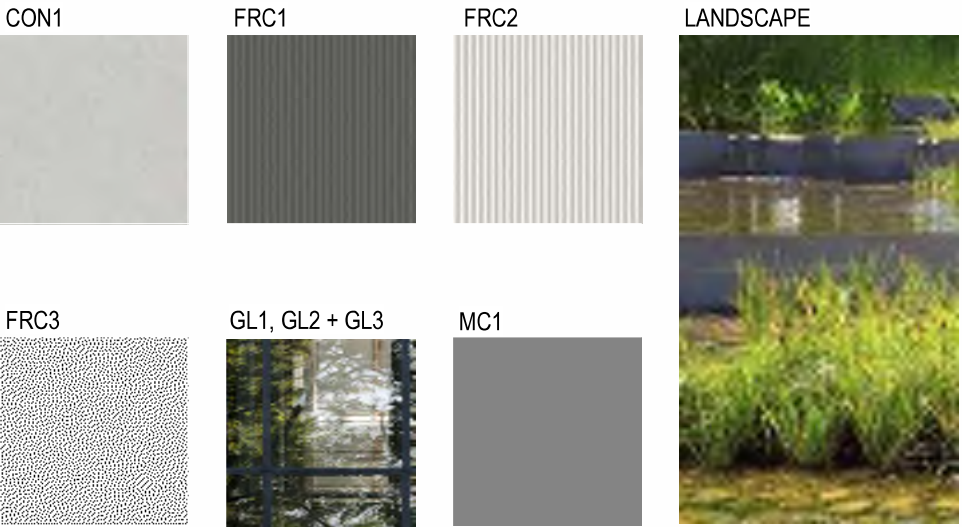


1964 OAK BAY AVE
1964 Oak Bay Ave, Victoria, BC
2024-044

A203
ELEVATION - EAST
As indicated

MATERIALS LEGEND

- CON1 ARCHITECTURAL CONCRETE
- FRC1 FIBRE REINFORCED CONCRETE PANEL, (CHARCOAL, STRIPES)
- FRC2 FIBRE REINFORCED CONCRETE PANEL, (CREAM, STRIPES)
- FRC3 FIBRE REINFORCED CONCRETE PANEL, (LIGHT GRAY, TEXTURIZED)
- GL1 CLEAR GLAZING WINDOWS
- GL2 DOUBLE GLAZED CURTAIN WALL
- GL3 GLAZED BALUSTRADE
- MC1 METAL CLADDING (COLOUR TO MATCH FRC3)
- MET1 PREFINISHED METAL (COLOUR TO MATCH FRC1)
- MET2 PREFINISHED METAL (COLOUR TO MATCH FRC2)
- MET3 PREFINISHED METAL (COLOUR TO MATCH FRC3)
- PT1 PAINTED METAL TO MATCH FRC1 (CHARCOAL)
- WD1 WOOD FENCE CHARCOAL FINISH



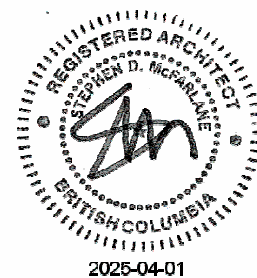
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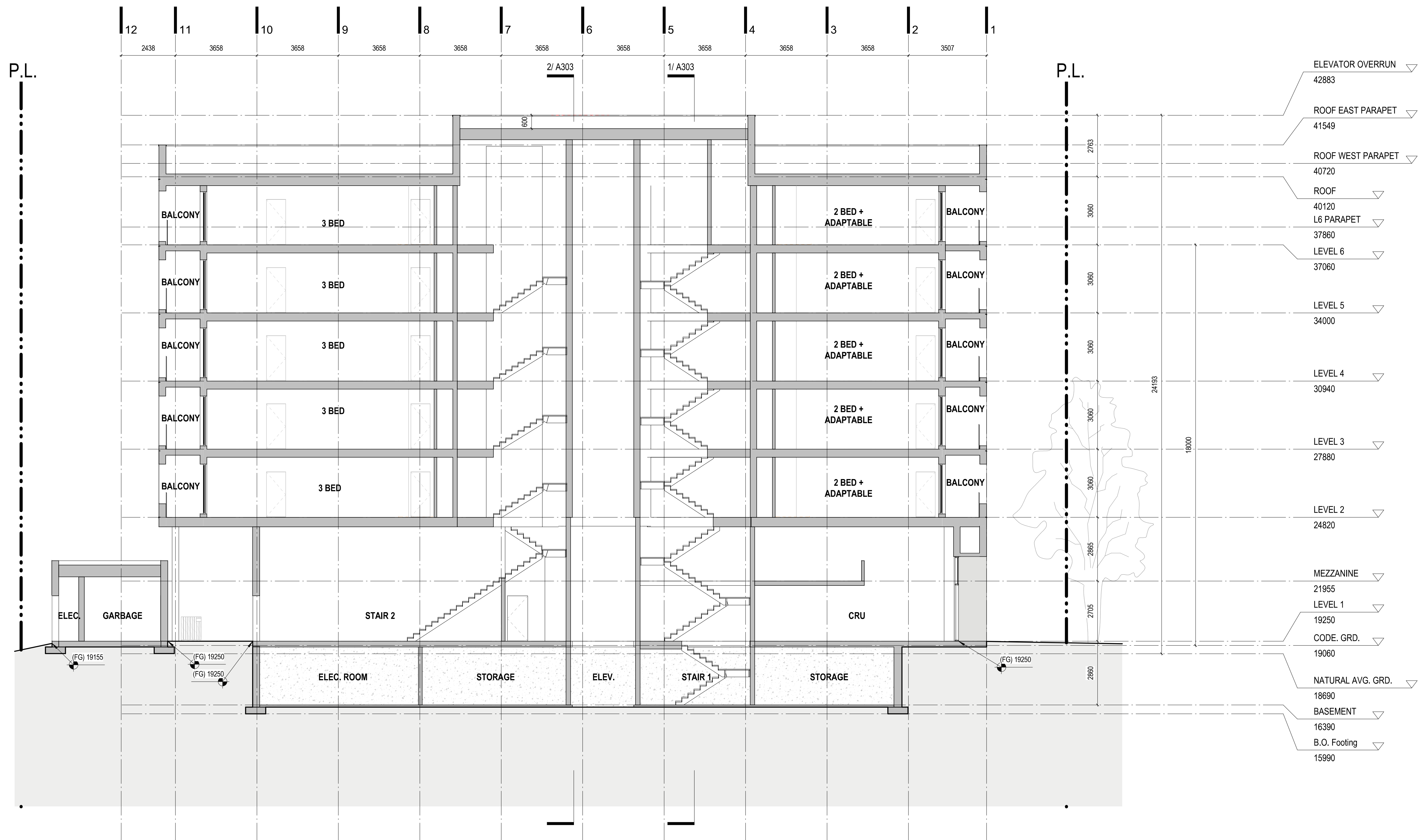
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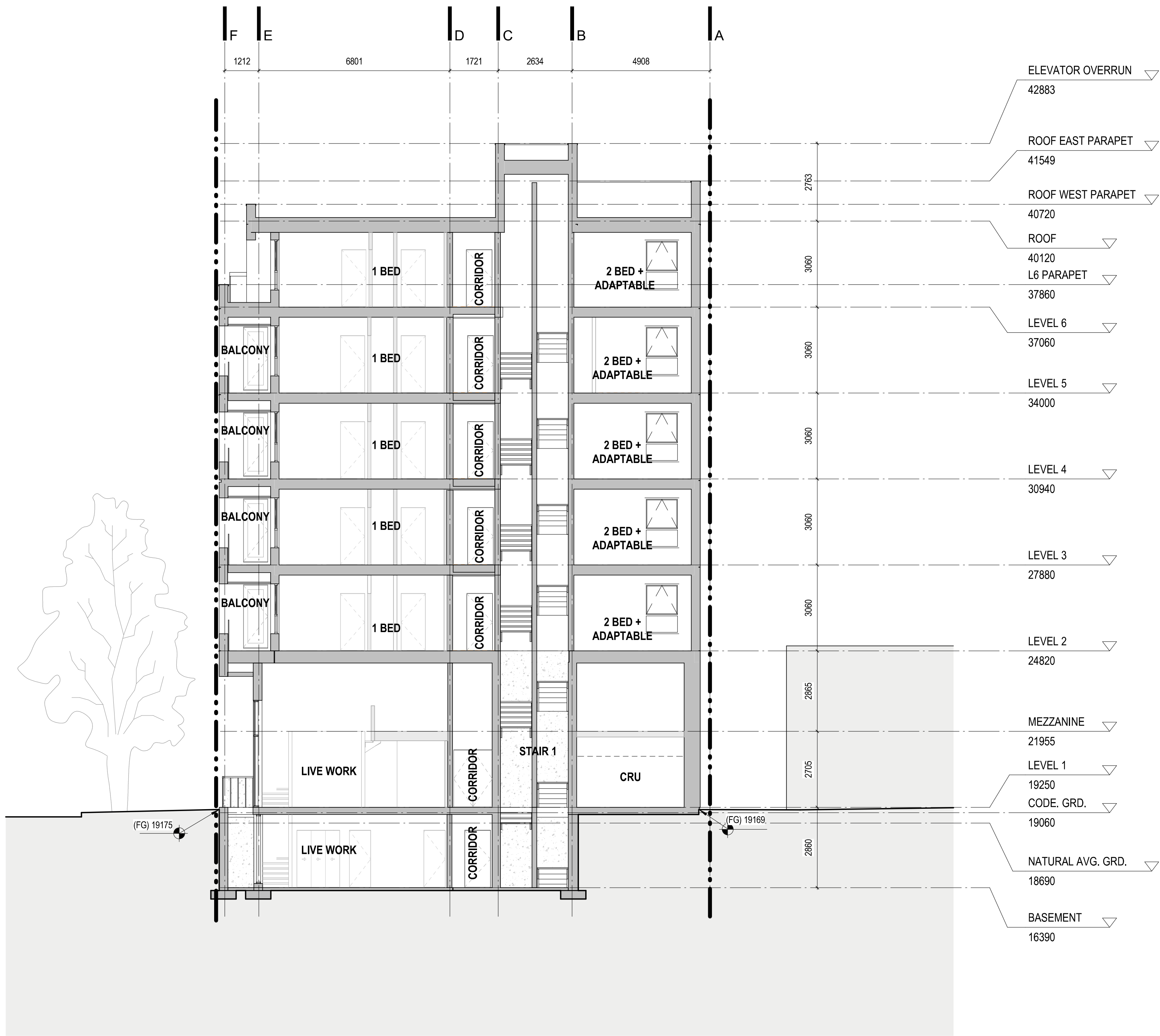
1964 OAK BAY AVE
1964 Oak Bay Ave, Victoria, BC
2024-044

A204
ELEVATION - NORTH
As indicated

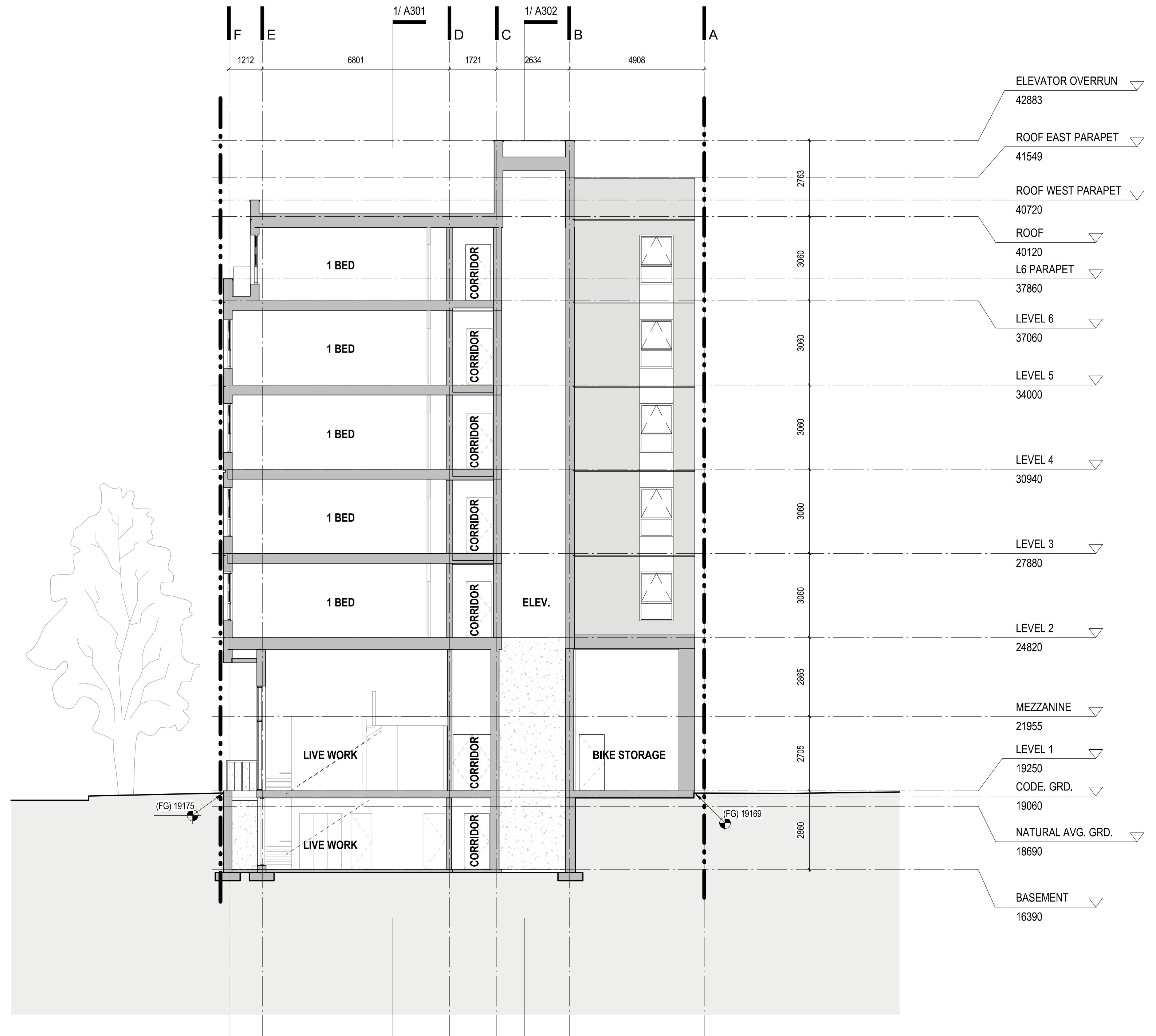


1 N-S SECTION 02
A302 1 : 100

2025-04-01 11:47:49 AM



1 W-E SECTION 01
A303 1 : 100



2 W-E SECTION 02
A303 1 : 100

2025-04-01 11:31:48 AM

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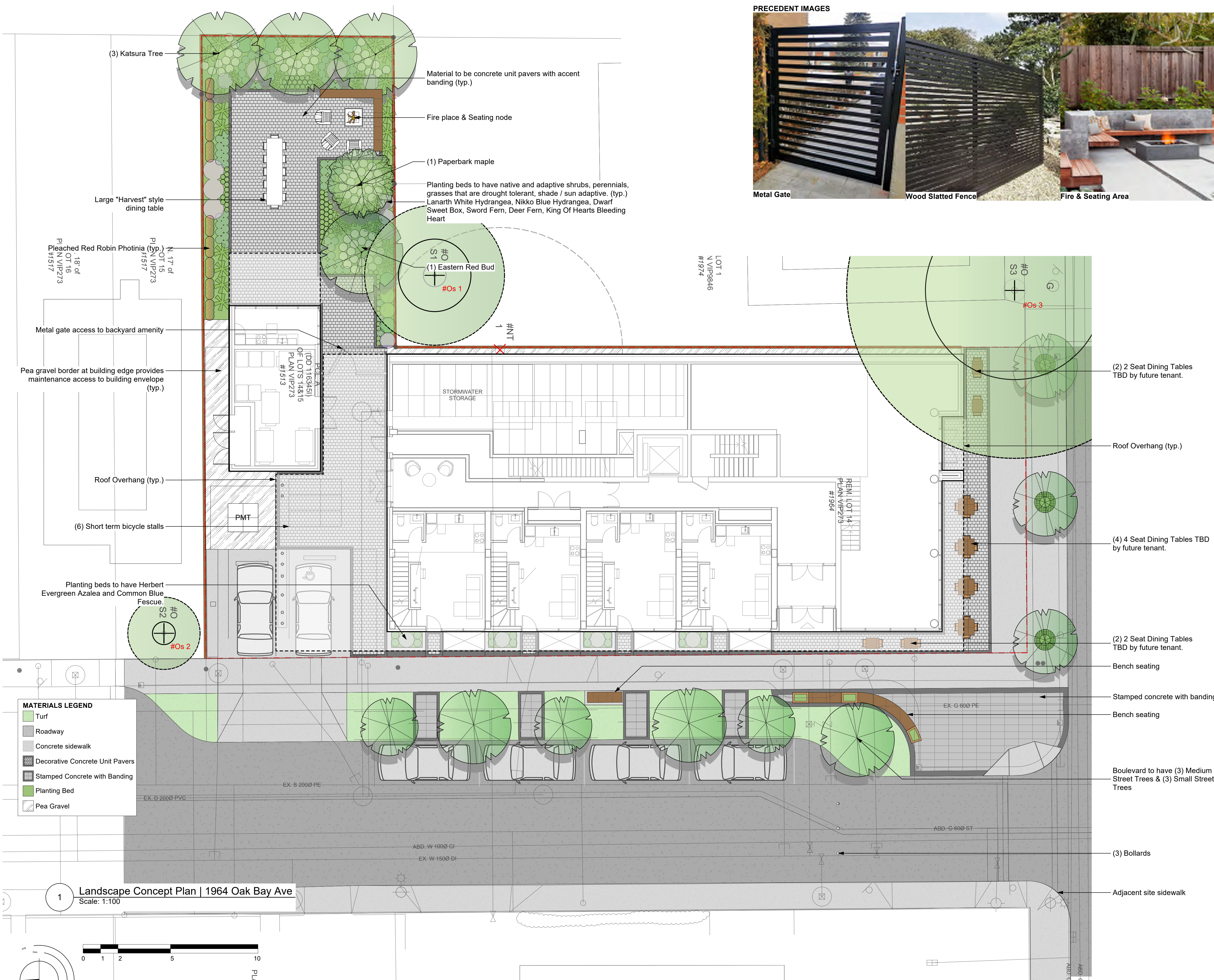
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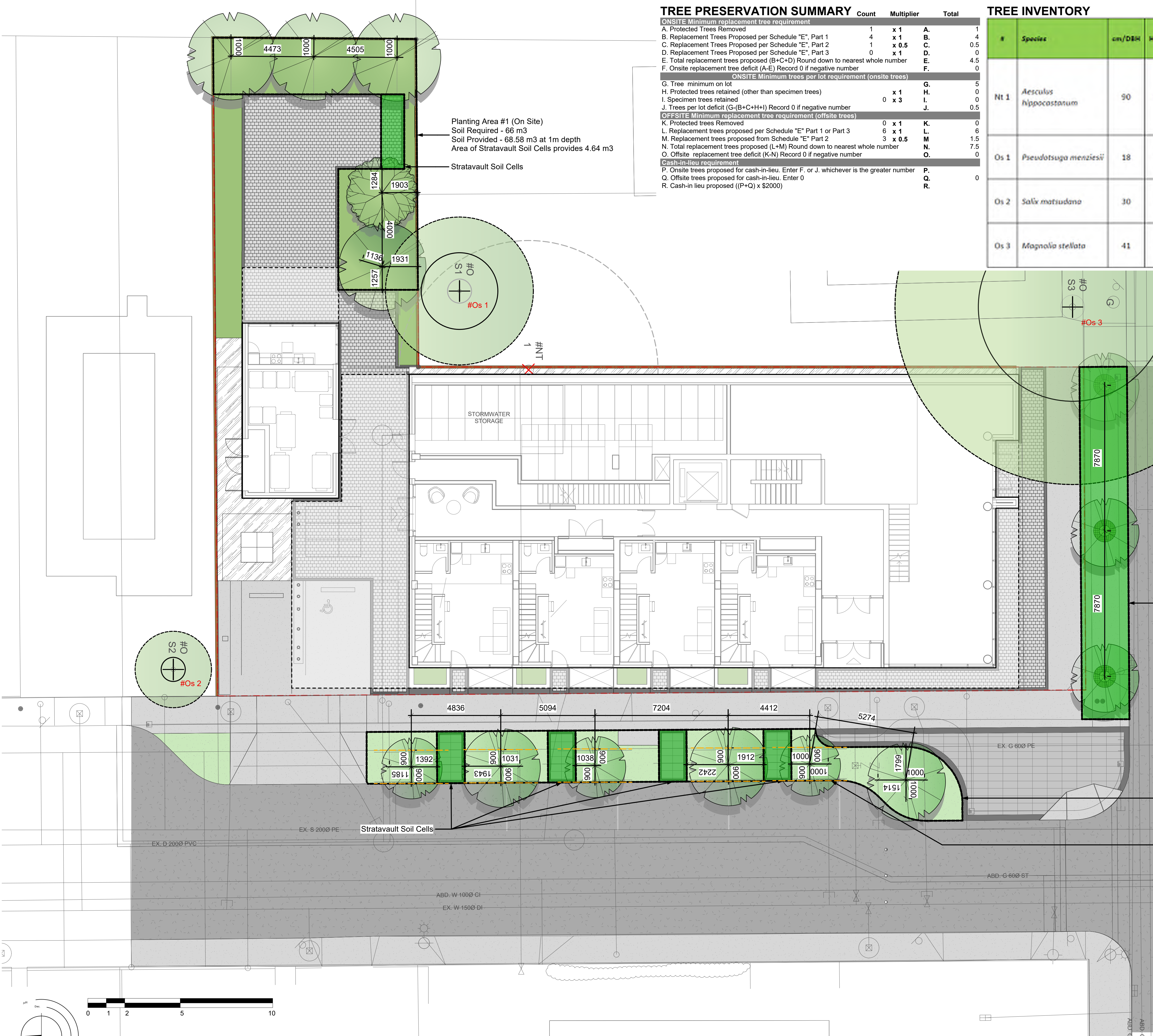


1964 OAK BAY AVE
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2024-044

A303
BUILDING SECTIONS
1 : 100



Landscape Concept | 1964 Oak Bay Ave

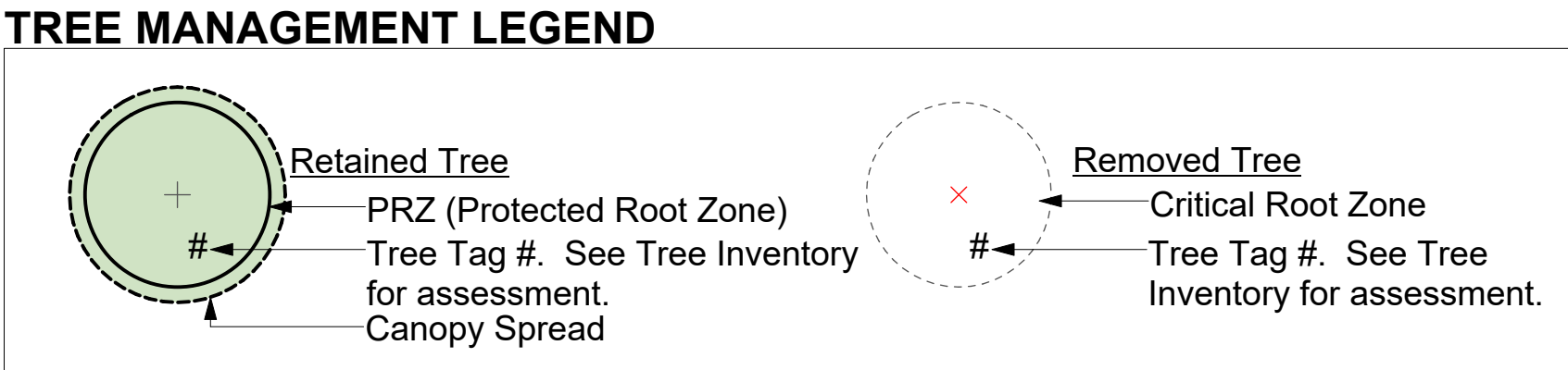


TREE PRESERVATION SUMMARY				Count	Multiplier	Total
ONSITE Minimum replacement tree requirement						
A. Protected Trees Removed				1	x 1	A. 1
B. Replacement Trees Proposed per Schedule "E", Part 1				4	x 1	B. 4
C. Replacement Trees Proposed per Schedule "E", Part 2				1	x 0.5	C. 0.5
D. Replacement Trees Proposed per Schedule "E", Part 3				0	x 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number						E. 4.5
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. 5
H. Protected trees retained (other than specimen trees)				x 1		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. 0.5
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				6	x 1	L. 6
M. Replacement trees proposed from Schedule "E" Part 2				3	x 0.5	M. 1.5
N. Total replacement trees proposed (L+M) Round down to nearest whole number						N. 7.5
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

#	Species	cm/DBH	Height	Canopy Spread	Species Tolerance to Construction Impacts	CTP2 multiplication Factor	CTPR2/m	Structure	Health	Tree Comments	Bylaw Protected	Retain/Remove	Reason For Removal
Nt 1	Aesculus hippocastanum	90	14	8	High	x 8	7	Fair	Good		Yes	Remove	Significant impacts to critical root zone, available soil volumes and canopy due to the close proximity of proposed building footprint.
Os 1	Pseudotsuga menziesii	18	9	4	High	x 6	1	Good	Fair	located at 1974/1976 Oak Bay Avenue.	No	Retain	N/A
Os 2	Salix matsudana	30	4	4	High	x 6	2	Poor	Good	located at 1517 Amphion Street.	Yes	Retain	N/A
Os 3	Magnolia stellata	41	9	8	Medium	x 12	5	Fair	Good	located at 1974/1976 Oak Bay Avenue.	Yes	Retain	N/A

SOIL VOLUME REQUIRED									
				Replacement Trees Proposed			Soil Volume Required (m3)		
Planting Area ID	Area (M2)	Soil Volume multiplier*	A Estimated soil Volume	B # Small	C # Medium	D # Large	E Small	F Medium	G Large
1	68.58	1.00	68.58	1.0	4.0		6.00	60.00	
Onsite									
Offsite (Excluding City Property)									
Planting Area OSA x									
Calculation Instructions							E	F	G
Calculation							TOTAL		E + F + G
							If B = 1, B x 8 If B > 1, B x 6		
							If C = 1, C x 20 If C > 1, C x 15		
							If D = 1, D x 35 If D > 1, D x 30		

* On ground (excluding exposed bedrock); use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.



Planting Area #2 (Offsite)
Soil Required - 45 m3
Soil Provided - 45 m3 at 1m depth
Area of Stratavault Soil Cells provides 45 m3

Planting Area #3 (Offsite)
Soil Required - 63 m3
Soil Provided - 88.61 m3 at 1m depth
Area of Stratavault Soil Cells provides 15.44 m3

Root barrier (typ.)
(4.0 m length centered on tree trunk typ.)

Tree Management Plan | 1964 Oak Bay Ave

