



1 SITE - AERIAL PHOTO  
1 : 500

**ZONING & PROJECT INFORMATION (EXISTING / PROPOSED):**

**MUNICIPAL ADDRESS:** 819 - 821 - 823 ESQUIMALT ROAD, VICTORIA B.C.  
**LEGAL DESCRIPTION:** LOTS 18-20, SECTION 11, ESQUIMALT DISTRICT, PLAN 285  
**TOTAL SITE AREA:** 2,031 m<sup>2</sup> ( 21,862 ft<sup>2</sup> ) ( 0.50 Acres ) ( 0.203 ha )  
**ZONING LAND USE BYLAW:** TOWNSHIP OF ESQUIMALT ZONING BYLAW, 1992, NO. 2050  
TOWNSHIP OF ESQUIMALT PARKING BYLAW, 1992, NO. 2011  
**EXISTING ZONING:** 819 ESQUIMALT ROAD = C-1 CONVENIENCE COMMERCIAL  
821 ESQUIMALT ROAD = RM-4 MULTIPLE FAMILY RESIDENTIAL  
823 ESQUIMALT ROAD = RM-4 MULTIPLE FAMILY RESIDENTIAL  
**PROPOSED ZONING:** SITE SPECIFIC ZONING  
**EXISTING MAXIMUM BUILDING HEIGHT:** C-1 = 7.5m  
RM-4 = 11.0m  
**PROPOSED MAXIMUM BUILDING HEIGHT:** 30.0m  
**EXISTING MAXIMUM F.A.R.:** C-1 = 275m<sup>2</sup> MAX. FLOOR AREA  
RM-4 = 1.0 MAX. F.A.R.  
**PROPOSED MAX No OF STOREYS** 8  
**PROPOSED MAX. F.A.R.:** 2.95  
**PROPOSED MAX No OF RESIDENTIAL UNITS** 92  
**PROPOSED No OF COMMERCIAL UNITS** 1  
**PROPOSED MAX. SITE COVERAGE:** 50%  
**EXISTING MAX. LOT COVERAGE:** C-1 = 30% (609.3 m<sup>2</sup>)  
RM-4 = 30% (609.3 m<sup>2</sup>)

**PROJECT DATA AS PER CURRENT DESIGN**

	RESIDENTIAL - NO OF UNITS	RESIDENTIAL - AREA	COMMERCIAL - AREA	INDOOR AMENITY - AREA	COMMUNICATION SERVICE AREA - AREA	BUILDING FLOOR AREA	OUTDOOR AMENITY - AREA
		m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
LEVEL 1	2	123.30	80.00	545.00	250.55	998.75	300.00
LEVEL 2	14	893.60			105.80	999.40	
LEVEL 3	14	893.60			105.80	999.40	
LEVEL 4	14	893.60			105.80	999.40	
LEVEL 5	12	770.00			84.17	854.17	
LEVEL 6	12	770.00			84.17	854.17	
LEVEL 7	12	770.00			84.17	854.17	
LEVEL 8	12	770.00			84.17	854.17	
<b>SUBTOTAL</b>	<b>92</b>	<b>5,884.00</b>		<b>545.00</b>	<b>504.63</b>	<b>7,413.63</b>	<b>111.60</b>
ROOF							306.00
<b>TOTAL</b>	<b>92</b>	<b>5,884.00</b>		<b>545.00</b>	<b>1,019.31</b>	<b>7,526.31</b>	
<b>SITE AREA</b>						<b>2,031.00</b>	
<b>FLOOR AREA RATIO (BASED ON RESIDENTIAL AREA)</b>						<b>2.90</b>	
<b>SITE COVERAGE</b>						<b>49.18%</b>	

**PARKING:**

**REQUIRED OFF-STREET PARKING SPACES:** 0.5 STALLS / DWELLING UNIT (SENIOR CITIZENS APARTMENTS) = 0.5 x 92 DWELLING UNITS = 46 PARKING SPACES REQUIRED  
**COMMERCIAL SPACE** = 100m<sup>2</sup> / 14m<sup>2</sup> = 7.2 SPACES  
**= TOTAL 54 PARKING SPACES REQUIRED**  
**= 62 PARKING POSSIBLE TO PROVIDE IN UNDERGROUND PARKING**

**UNDERGROUND PARKING AREA** 1,675m<sup>2</sup> / 82.5 % OF SITE AREA

**EXISTING BUILDING SETBACKS:** C-1: FRONT: 7.5m  
SIDE: 1.5m- 3.0m  
REAR: 7.5m

RM-4: FRONT: 7.5m  
SIDE: 6.0m  
REAR: 7.5m

**PROPOSED BUILDING SETBACKS:** FRONT: 6.0m  
SIDE: 5.0m (TO FACE OF BUILDING)  
SIDE: 3.0m (TO FACE OF BALCONIES @ FLOORS 2-4)  
REAR: 7.0m

**EXISTING USABLE OPEN SPACE:** MINIMUM 7.5% OF SITE AREA = 152.3 m<sup>2</sup>

**PROPOSED USABLE OPEN SPACE:** = 15% OF SITE AREA = 300 m<sup>2</sup> (NOT INCLUDING ROOFTOP PATIO)



**ZEIDLER ARCHITECTURE**  
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consultants

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Issue No.	Date	Description
1	Feb 16, 2021	OCF RESUBMISSION
2	Feb 27, 2012	REZONING RESUBMISSION

client

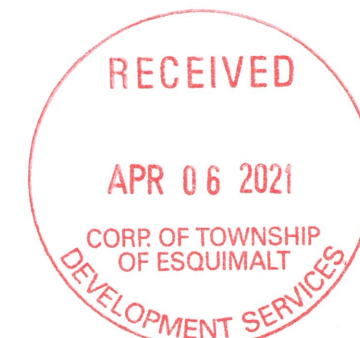
project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
819-821-823 ESQUIMALT ROAD

drawing title

**PROJECT DATA**

scale: 1 : 500  
drawn by: MP  
checked by: JB  
project no: 219-141  
date issued: Feb 27, 2012

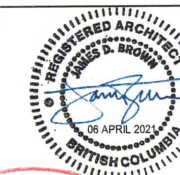
re-issue no: 2 sheet no: A0.1



**ARCHITECTURAL**

- A0.1 PROJECT DATA
- A0.2 SURVEY PLAN - JE ANDERSON
- A0.3 SURVEY PLAN
- A0.4 FLOOR PLANS
- A0.5 FLOOR PLANS
- A0.6 ELEVATIONS
- A0.7 SECTIONS AND 3D VIEWS
- A0.8 SHADOW STUDIES
- A0.9 SHADOW STUDIES

seal



consultants  
**RECEIVED**  
**APR 06 2021**  
 CORP. OF TOWNSHIP OF ESQUIMALT DEVELOPMENT  
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Issue No.	Date	Description
1	Feb 16, 2021	OCF RESUBMISSION
2	Feb 27, 2012	REZONING RESUBMISSION
4	April 6, 2021	DESIGN REVISIONS

client

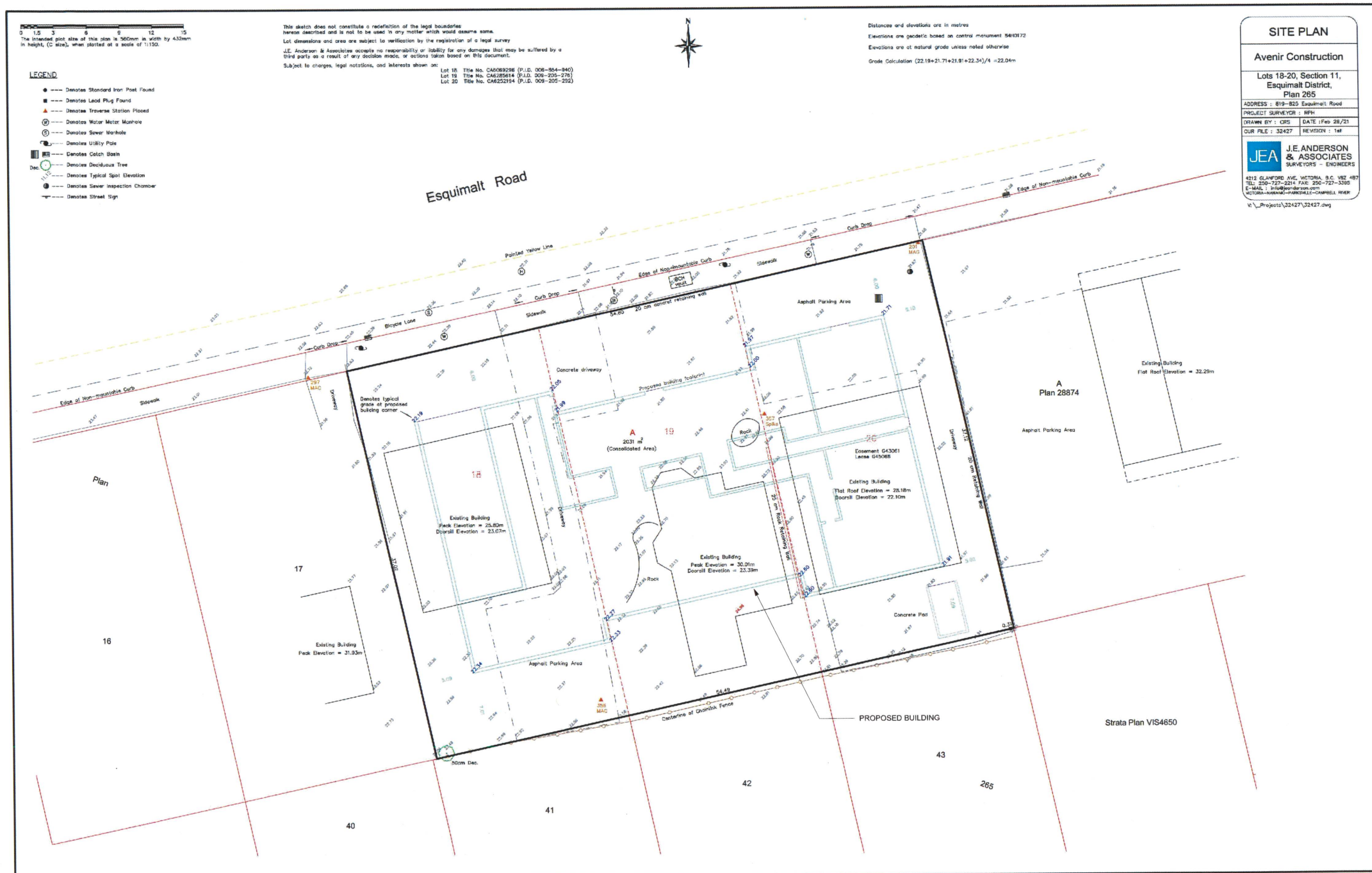
project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

drawing title  
**SURVEY PLAN - J.E. ANDERSON**

scale: 1 : 200  
 drawn by: MP  
 checked by: JB  
 project no: 219-141  
 date issued: April 6, 2021

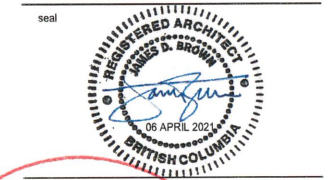
re-issue no: **4** sheet no: **A0.2**

C:\Revel\Projects\219-141\_Esquamalt Road\_2021\_Miscellaneous\p01.dwg



1 SURVEY PLAN - PROPOSED  
 1 : 200

**NOTE:**  
 GREEN LINE DENOTES PROPOSED BUILDING  
 ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY J.E. ANDERSON & ASSOCIATES SURVEYORS - ENGINEERS, IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT. SURVEY COMPLETED 12th FEBRUARY 2020. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. ZEIDLER ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THE SURVEY INFORMATION DEPICTED HEREIN



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Issue No.	Date	Description
2	Feb 27, 2012	REZONING RESUBMISSION
4	April 6, 2021	DESIGN REVISIONS

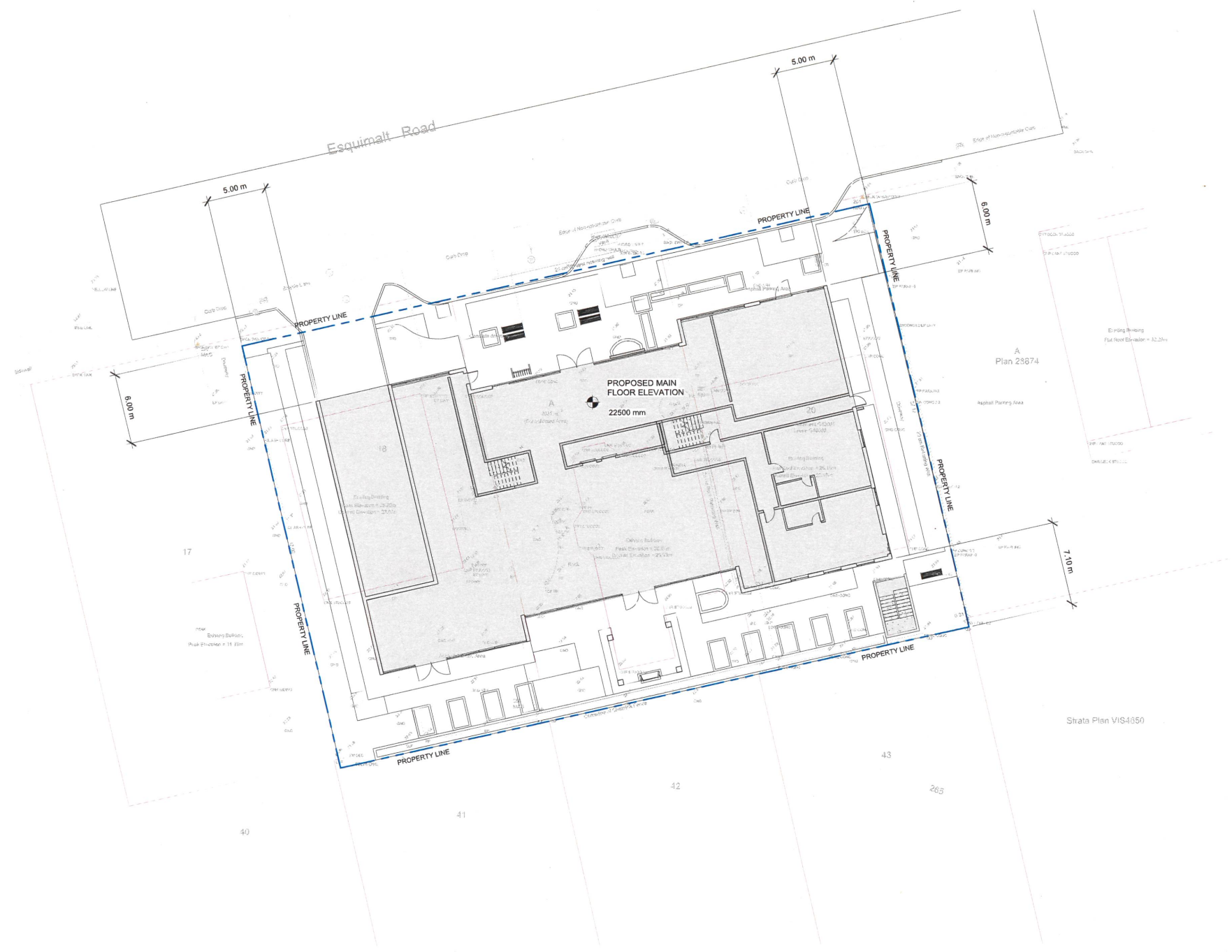
client

project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

drawing title  
**SURVEY PLAN**

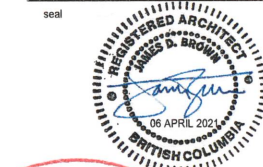
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 drawn by: Author  
 checked by: Checker  
 project no: 219-141  
 date issued: April 6, 2021

re-issue no: **4** sheet no: **A0.3**



1 SURVEY PLAN W/ PROPOSED BUILDING  
 1 : 200

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Issue No.	Date	Description
1	Feb 16, 2021	DCP RESUBMISSION
2	Feb 27, 2021	REZONING RESUBMISSION
4	April 6, 2021	DESIGN REVISIONS

client \_\_\_\_\_

project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

drawing title  
**FLOOR PLANS**

scale: 1 : 200  
 drawn by: MP  
 checked by: JB  
 project no: 219-141  
 date issued: April 6, 2021

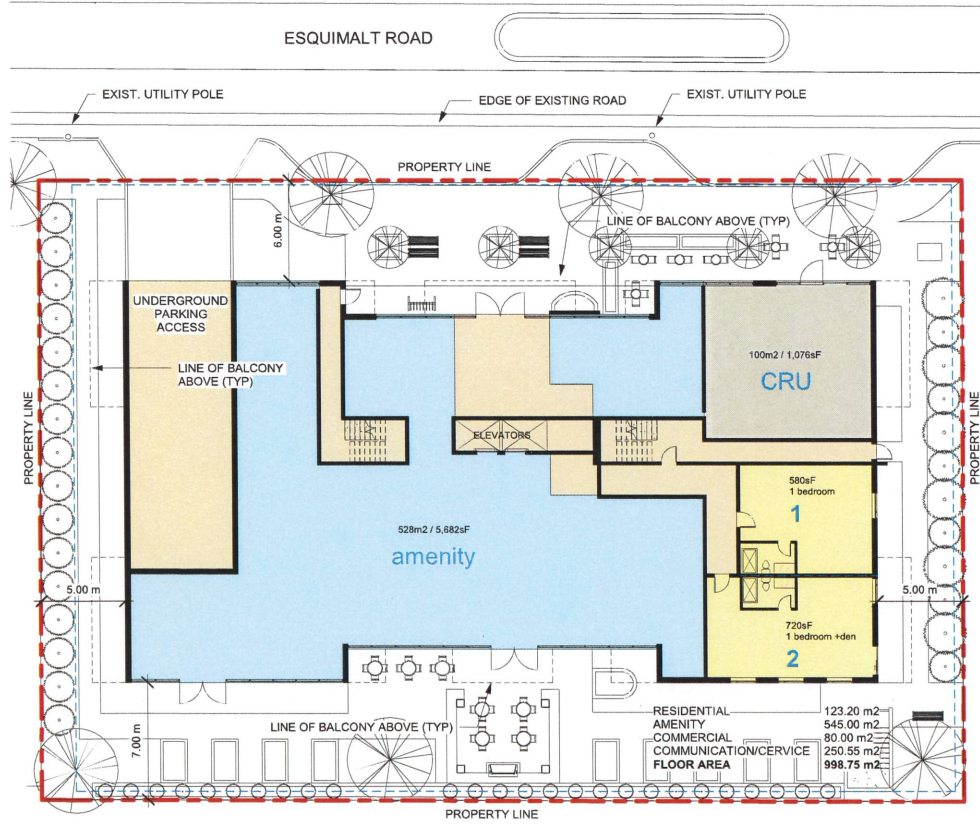
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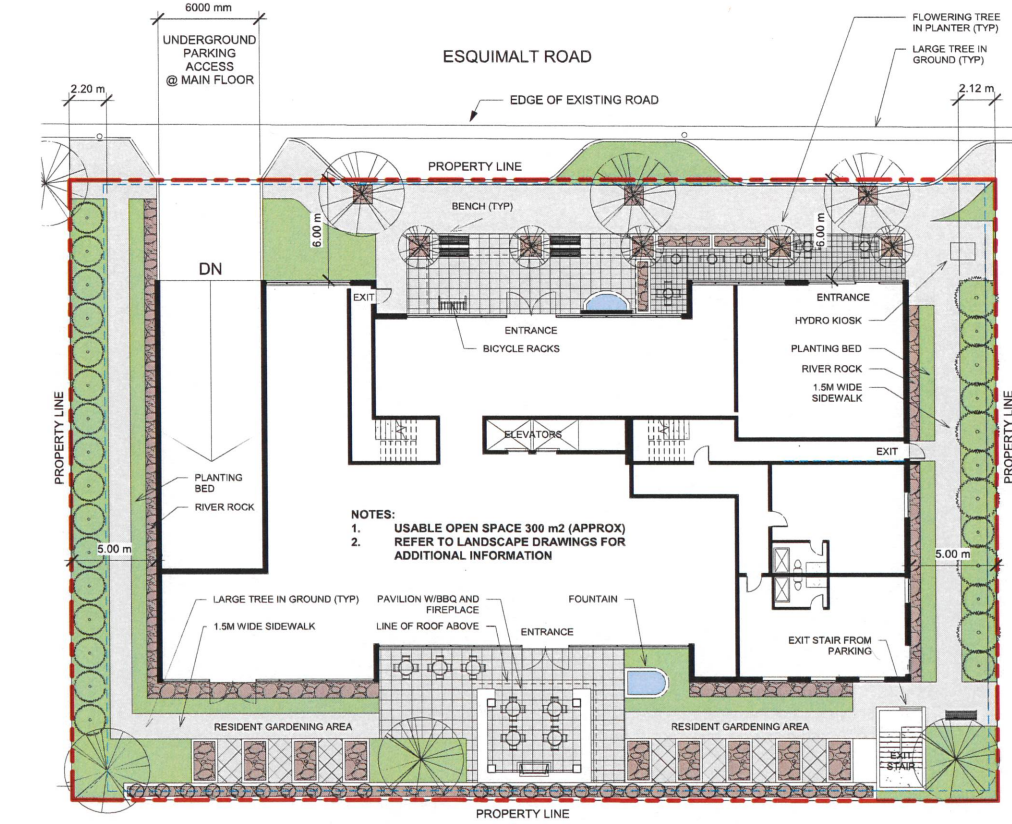
④ Level 5 - 8  
 1 : 200



③ Level 2-4  
 1 : 200



② Level 1  
 1 : 200



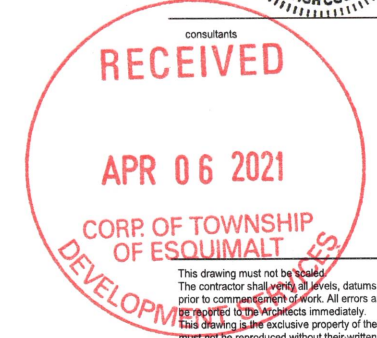
① Level 1 / Site  
 1 : 200

**LEGEND**

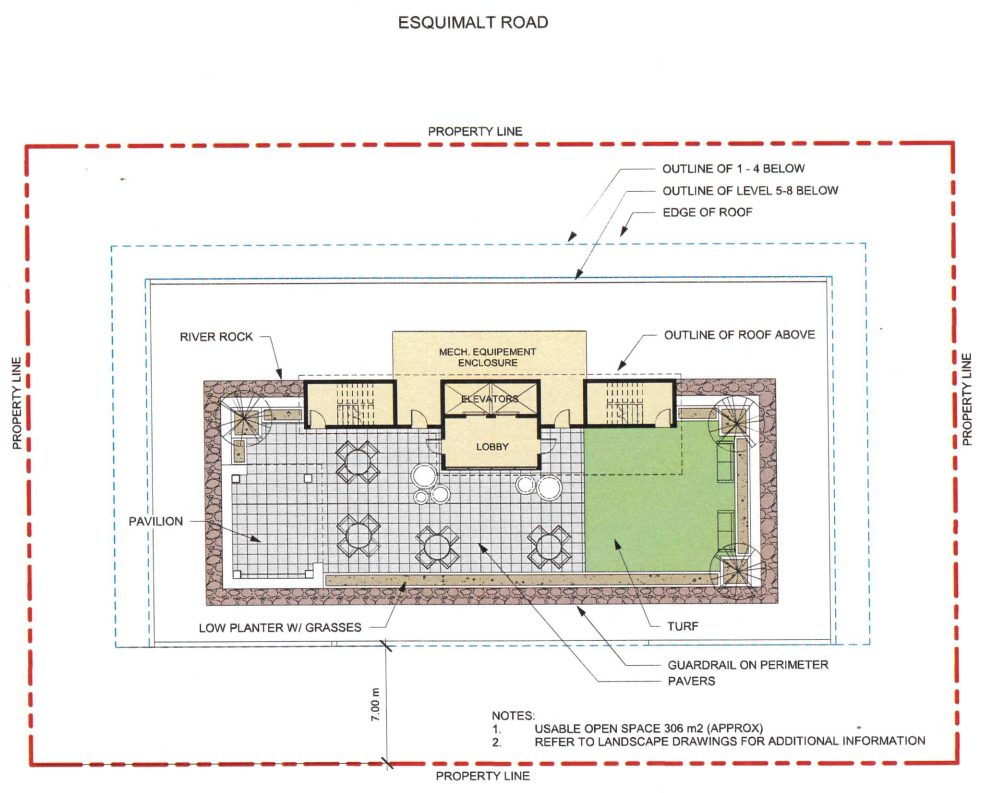
BALCONIES ARE TO BE RESOLVED - SHOWN TO DETERMINE PROPOSED SETBACKS ONLY

- RESIDENTIAL
- COMMUNICATION
- AMENITY
- COMMERCIAL (APROX 1000sf)
- EXTERIOR USABLE / BALCONIES
- 1** RESIDENTIAL UNIT NO.

① LEGEND  
 1 : 200



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② Level 9 (ROOF)  
 1 : 200

PARKING SCHEDULE	
Type	Count
ESQM 2.4m x 4.5m - 90° SMALL	24
ESQM 2.6m x 5.5m - 90° STANDARD	38
<b>Grand total:</b>	<b>62</b>

THE ABOVE CALCULATION INCLUDES:  
 VISITORS PARKING 12  
 COMMERCIAL SPACE 8  
 PARKING SPACES FOR PEOPLE WITH DISABILITIES 8

SITE AREA 2,032m<sup>2</sup>  
 PARKING AREA 1,675m<sup>2</sup>  
 PERVIOUS AREA 356m<sup>2</sup> / 17.5%

- LEGEND**
- BALCONIES ARE TO BE RESOLVED - SHOWN TO DETERMINE PROPOSED SETBACKS ONLY
- RESIDENTIAL
  - COMMUNICATION
  - AMENITY
  - COMMERCIAL (APROX 1000sf)
  - EXTERIOR USABLE / BALCONIES
  - 1 RESIDENTIAL UNIT NO.

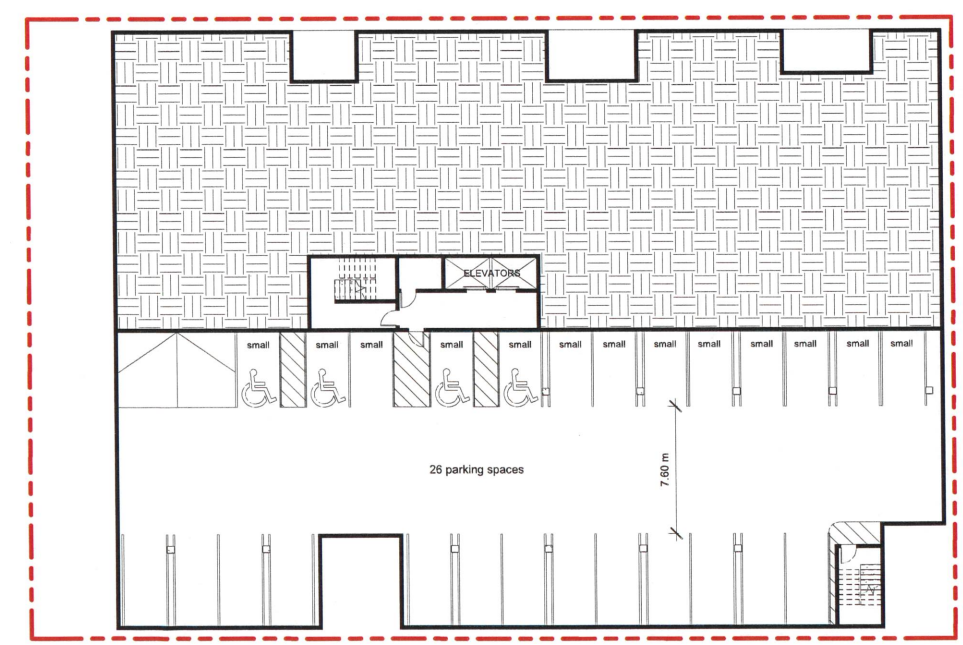
Issue No.	Date	Description
1	Feb 16, 2021	OCF RESUBMISSION
2	Feb 27, 2021	REZONING RESUBMISSION
3	Mar 31, 2021	PARKING REVISION
4	April 6, 2021	DESIGN REVISIONS

project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

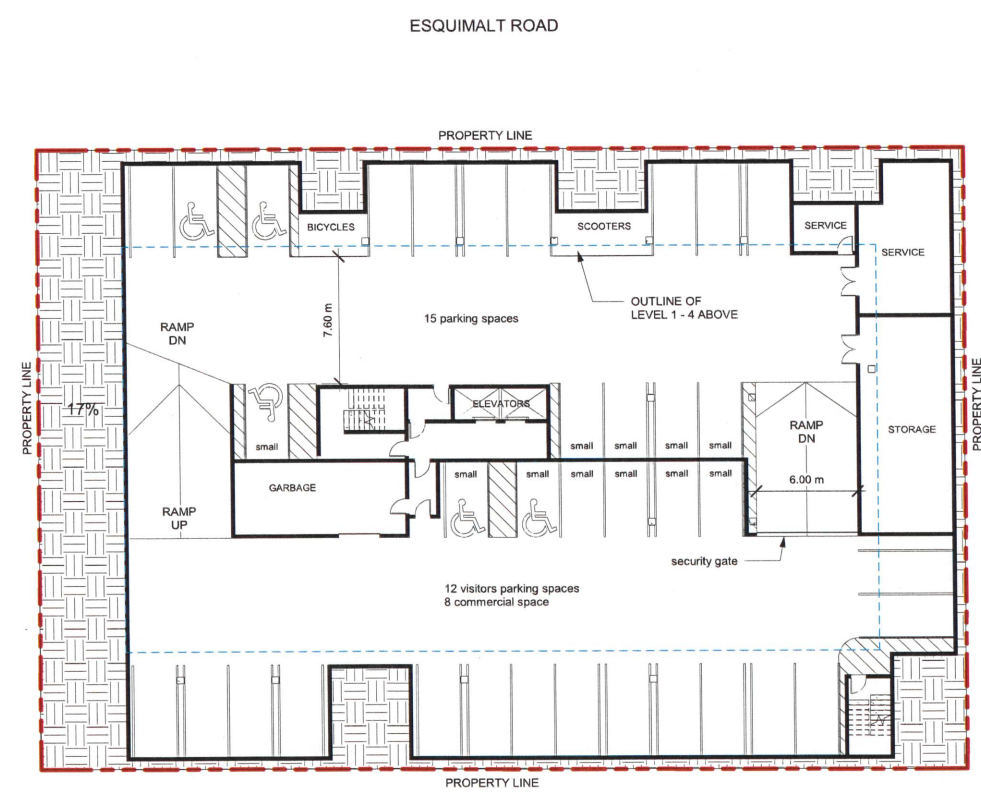
drawing title  
**FLOOR PLANS**

scale: 1 : 200  
 drawn by: MP  
 checked by: JB  
 project no: 219-141  
 date issued: April 6, 2021

re-issue no: 4 sheet no: **A0.5**



③ PARKING 2  
 1 : 200

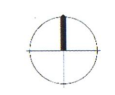


④ PARKING 1  
 1 : 200



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 CORP. OF TOWNSHIP OF ESQUIMALT

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1	Feb 16, 2021	OCP RESUBMISSION
2	Feb 27, 2021	REZONING RESUBMISSION
4	April 6, 2021	DESIGN REVISIONS

client

project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

drawing title  
**ELEVATIONS**

scale: 1 : 200  
 drawn by: MP  
 checked by: JB  
 project no: 219-141  
 date issued: April 6, 2021

re-issue no: **4** sheet no: **A0.6**



④ West  
 1 : 200 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



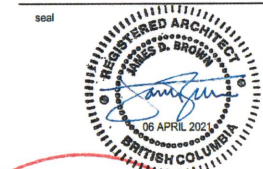
③ East  
 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



② South  
 1 : 200 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



① North  
 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



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1	Feb 16, 2021	OCF RESUBMISSION
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4	April 6, 2021	DESIGN REVISIONS

project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

drawing title  
**SECTIONS AND 3D VIEWS**

scale: 1 : 200  
 drawn by: MP  
 checked by: JB  
 project no: 219-141  
 date issued: April 6, 2021

re-issue no: **4** sheet no: **A0.7**



② 3D View 1  
 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



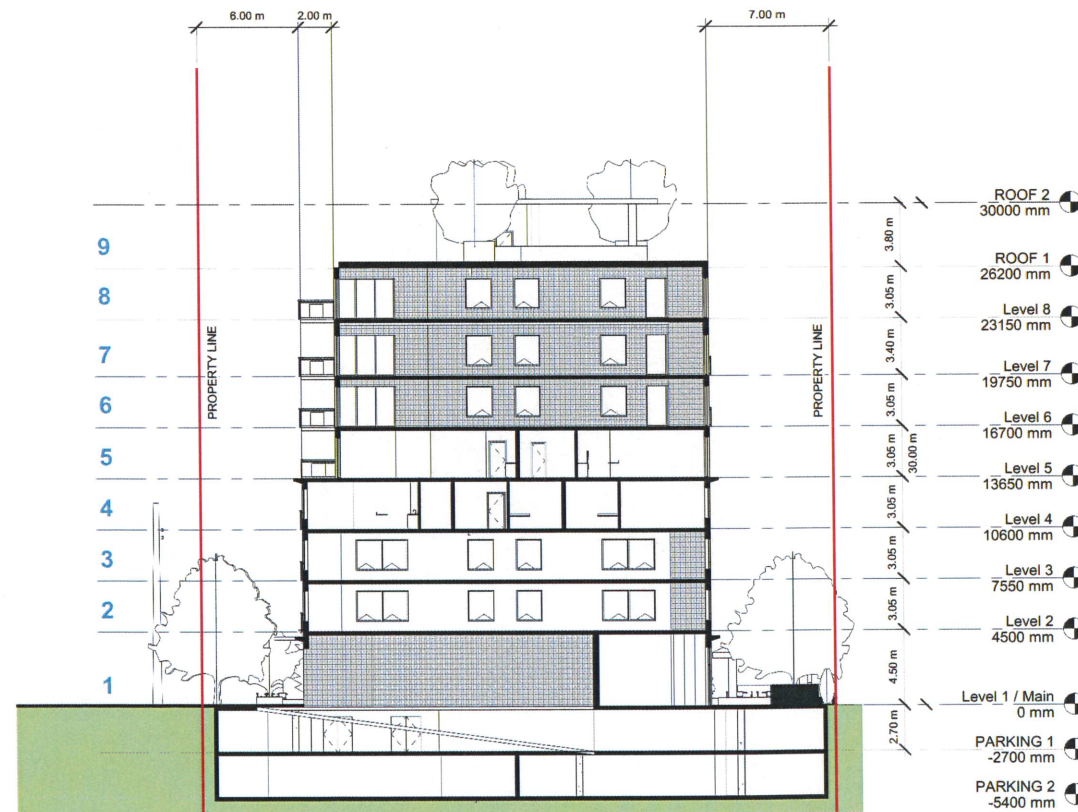
⑤ 3D View 2  
 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



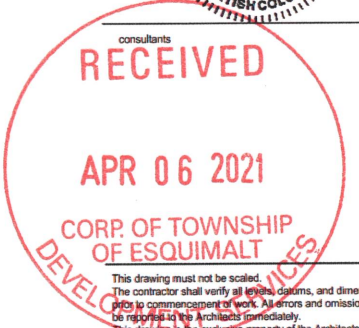
③ 3D View 7  
 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



④ 3D View 3  
 BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



① Section 1  
 1 : 200



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Issue No.	Date	Description
1	Feb 16, 2021	OOP RESUBMISSION
2	Feb 27, 2012	REZONING RESUBMISSION

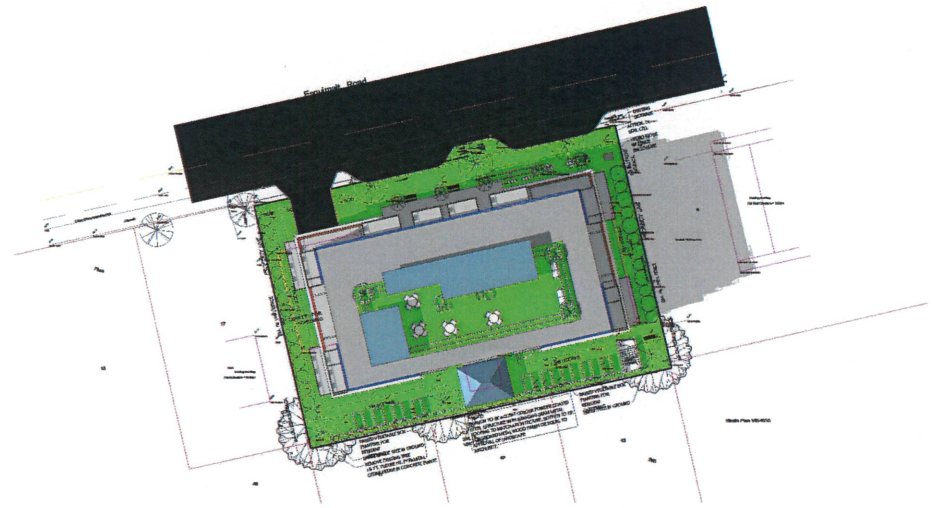
client

project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

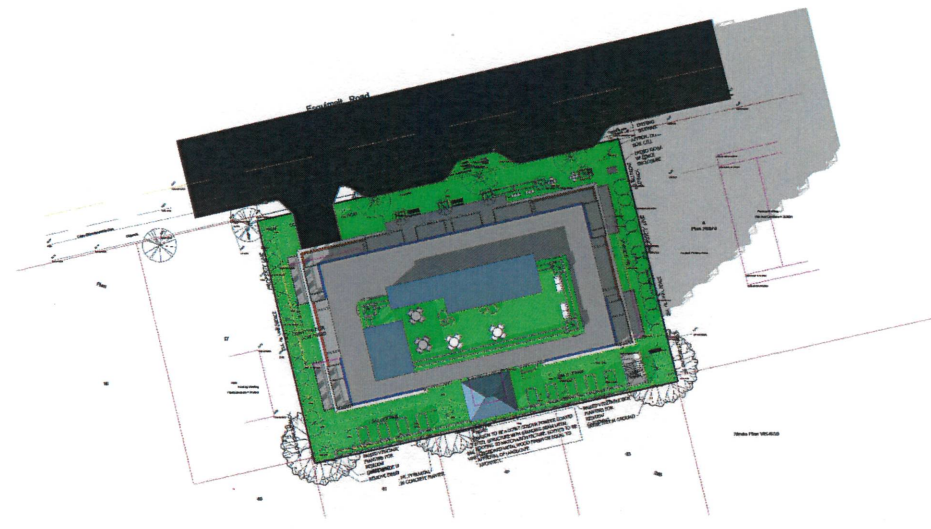
drawing title  
**SHADOW STUDIES**

scale: 1 : 500  
 drawn by: MP  
 checked by: JB  
 project no: 219-141  
 date issued: Feb 27, 2012

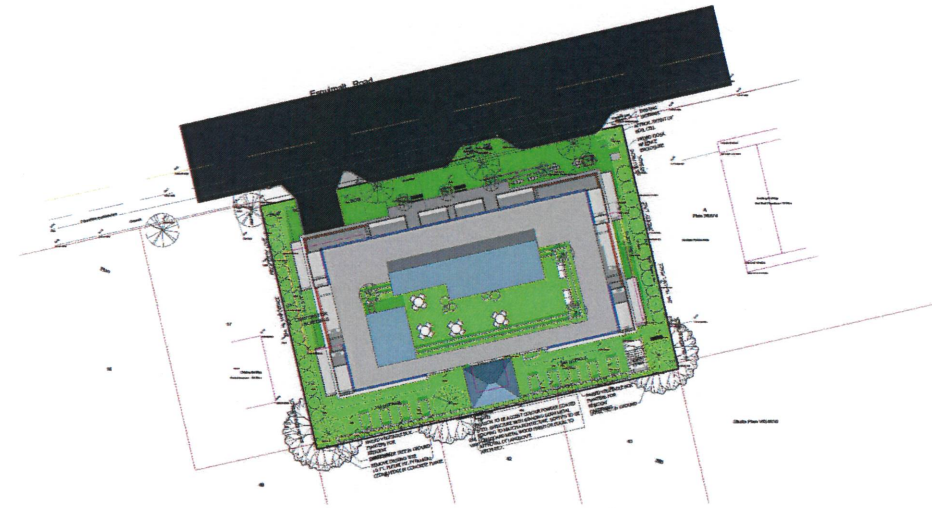
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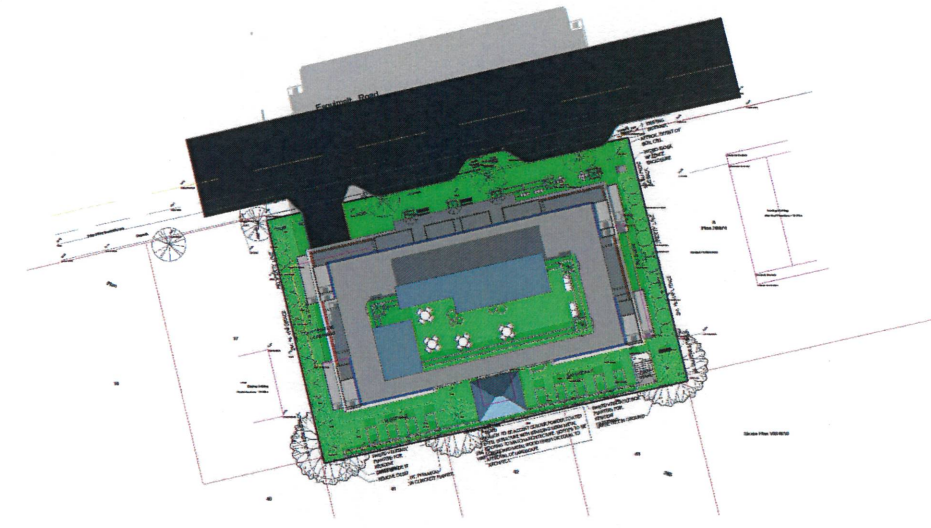
6 Shadow Studies June 21 03PM  
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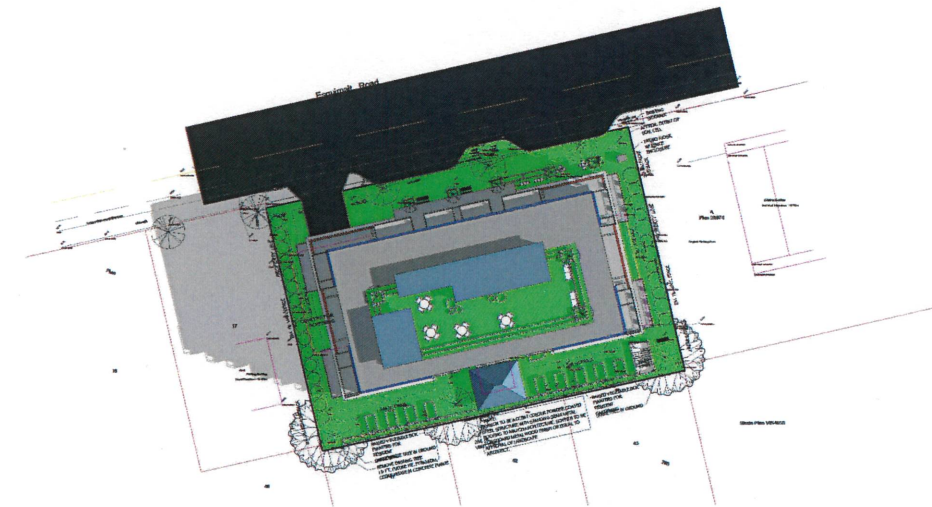
5 Shadow Studies March 21 03PM  
 1 : 500



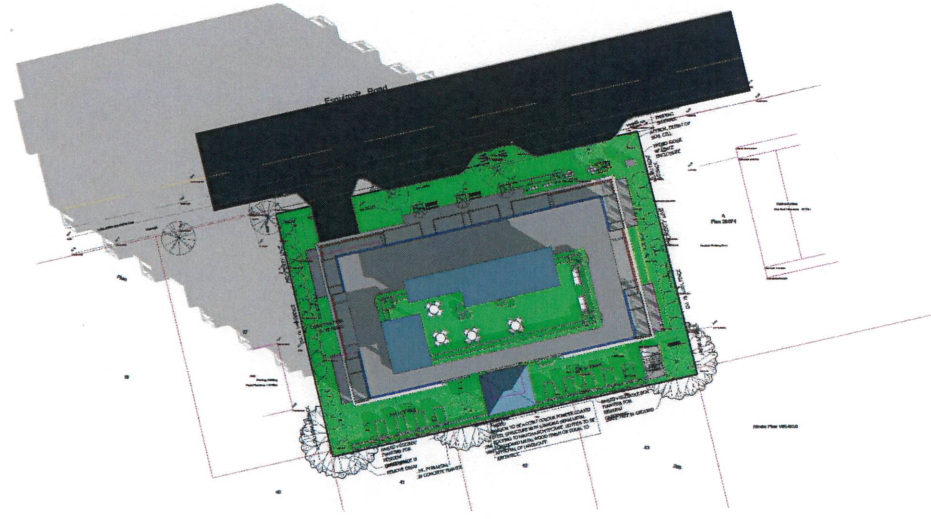
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 1 : 500



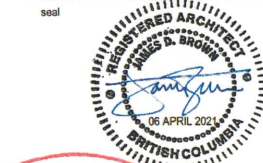
3 Shadow Studies March 21 12PM  
 1 : 500



2 Shadow Studies June 21 09AM  
 1 : 500



1 Shadow Studies March 21 09AM  
 1 : 500



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Issue No.	Date	Description
1	Feb 16, 2021	OCF RESUBMISSION
2	Feb 27, 2021	REZONING RESUBMISSION
4	April 6, 2021	DESIGN REVISIONS

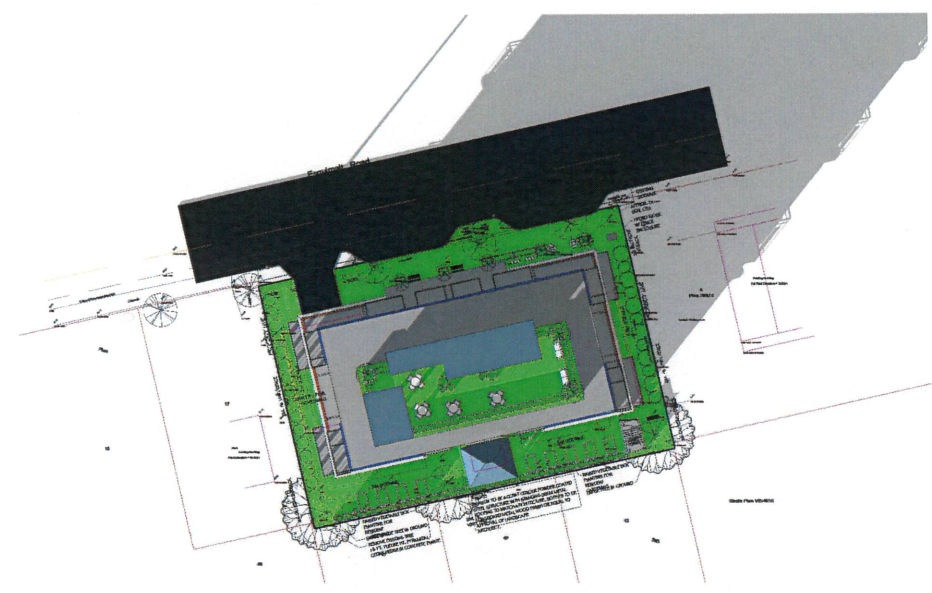
client

project title  
**NEW MULTIFAMILY RESIDENTIAL BUILDING**  
 819-821-823 ESQUIMALT ROAD

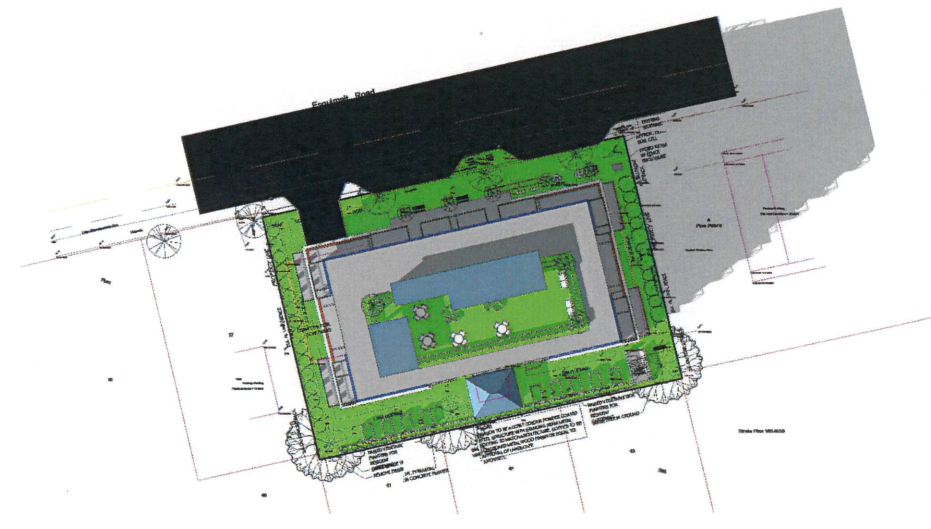
drawing title  
**SHADOW STUDIES**

scale: 1 : 500  
 drawn by: MP  
 checked by: JB  
 project no: 219-141  
 date issued: April 6, 2021

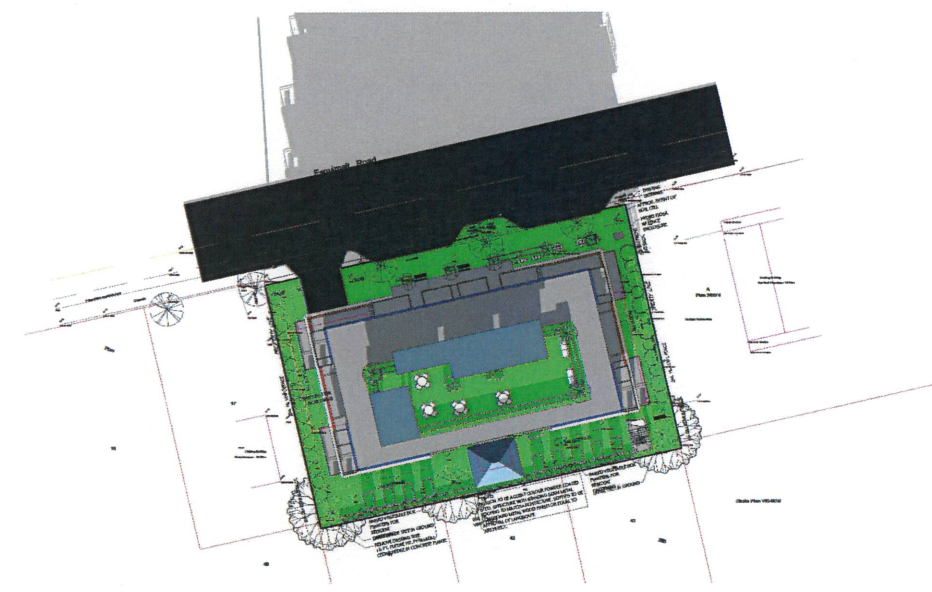
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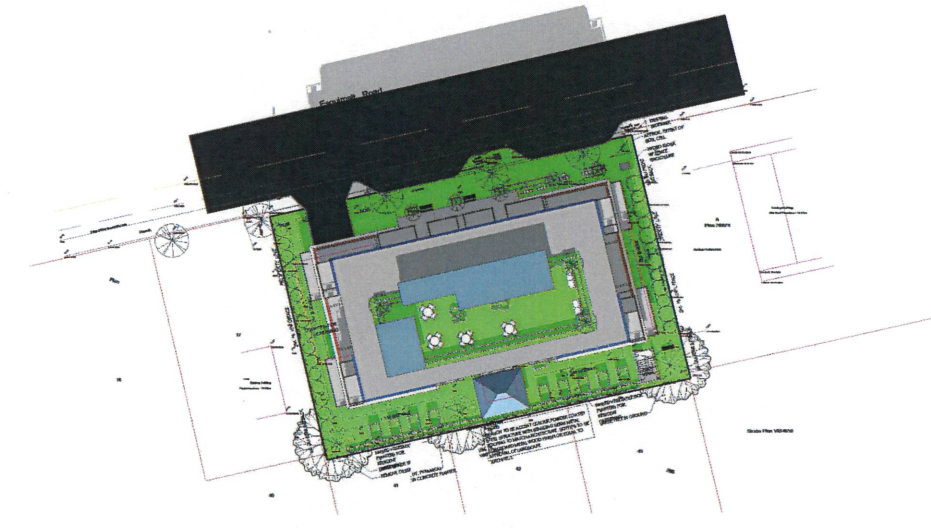
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 1 : 500



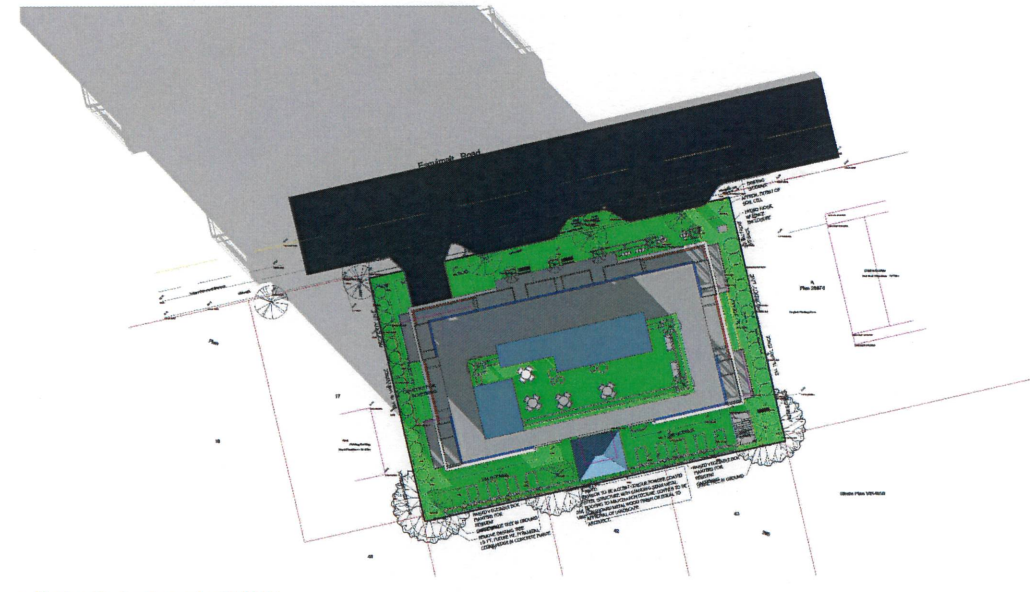
3 Shadow Studies September 21 03PM  
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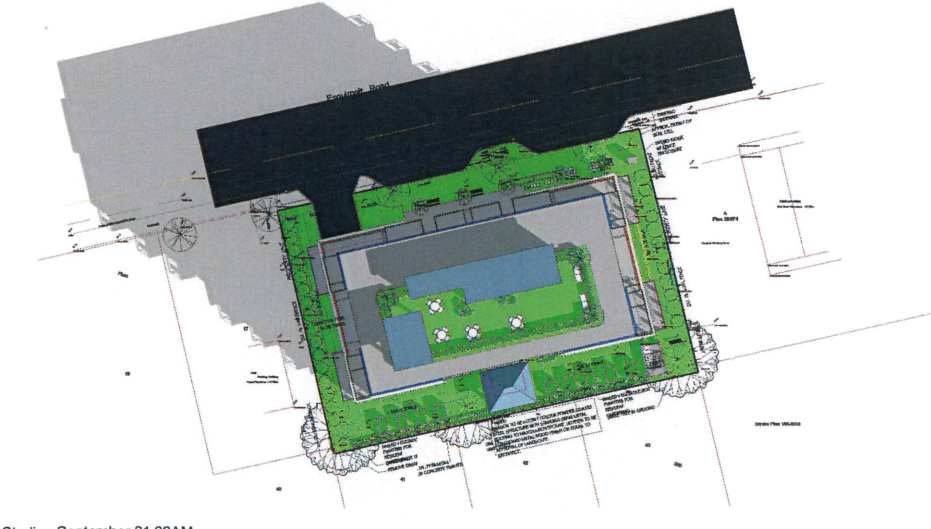
5 Shadow Studies December 21 12PM  
 1 : 500



2 Shadow Studies September 21 12PM  
 1 : 500

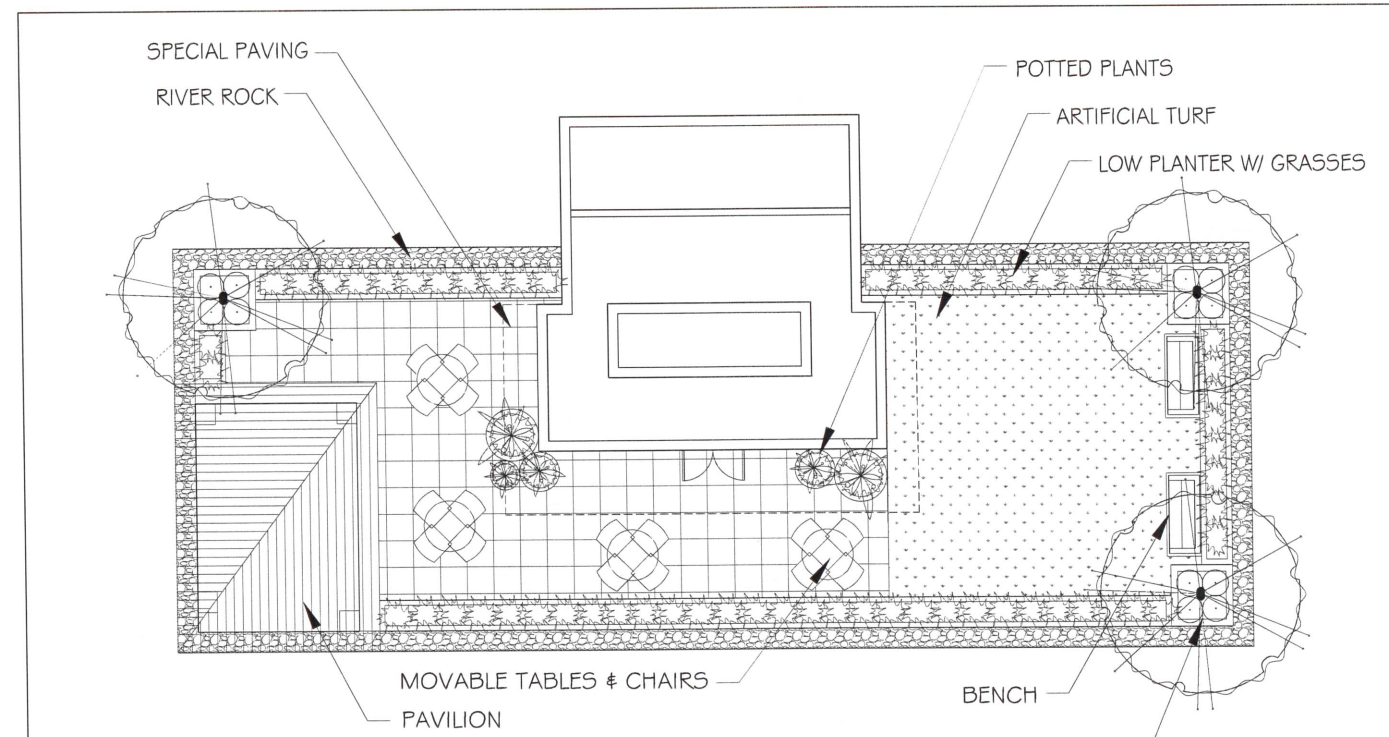


4 Shadow Studies December 21 09AM  
 1 : 500



1 Shadow Studies September 21 09AM  
 1 : 500





\* NOTE:  
PAVILION TO BE ACCENT COLOUR POWDER COATED STEEL STRUCTURE WITH STANDING SEAM METAL ROOFING TO MATCH ARCHITECTURE. SOFFITS TO BE 'LONGBOARD METAL WOOD FINISH OR EQUAL TO APPROVAL OF LANDSCAPE ARCHITECT.

RAISED PLANTER C/W GRASSES & FLOWERING TREE

L2

819-825 ESQUIMALT ROAD  
Roof Landscape Concept Plan

Scale: 1:100  
Date: FEB 25, 2021  
(REVISED)

4★SITE  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.508.7885

0 1.5 3 6 9 12 15  
 The intended plot size of this plan is 560mm in width by 432mm in height, (C size), when plotted at a scale of 1:150.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same. Lot dimensions and area are subject to verification by the registration of a legal survey. J.E. Anderson & Associates accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document. Subject to charges, legal notations, and interests shown on:

Lot 18 Title No. CA6069296 (P.I.D. 006-854-940)  
 Lot 19 Title No. CA6285614 (P.I.D. 009-205-276)  
 Lot 20 Title No. CA6252194 (P.I.D. 009-205-292)

Distances and elevations are in metres  
 Elevations are geodetic based on control monument 84H0172  
 Elevations are at natural grade unless noted otherwise  
 Grade Calculation  $(22.19+21.71+21.91+22.34)/4 = 22.04m$

- LEGEND**
- --- Denotes Standard Iron Post Found
  - --- Denotes Lead Plug Found
  - ▲ --- Denotes Traverse Station Placed
  - ⊙ --- Denotes Water Meter Manhole
  - ⊙ --- Denotes Sewer Manhole
  - ⊙ --- Denotes Utility Pole
  - ▣ --- Denotes Catch Basin
  - Dec. --- Denotes Deciduous Tree
  - --- Denotes Typical Spot Elevation
  - ⊙ --- Denotes Sewer Inspection Chamber
  - Denotes Street Sign



**SITE PLAN**

Avenir Construction

Lots 18-20, Section 11,  
Esquimalt District,  
Plan 265

ADDRESS : 819-825 Esquimalt Road

PROJECT SURVEYOR : RPH

DRAWN BY : CRS      DATE : Feb 26/21

OUR FILE : 32427      REVISION : 1st

**JEA** J.E. ANDERSON & ASSOCIATES  
SURVEYORS - ENGINEERS

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 VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER

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