D00	SITE SURVEY
D01	EXISTING SITE PLAN W/ PROPOSED BUILDING
D02	AVERAGE GRADE CALCULATION
D03	OVERALL SITE PLAN
D04	LEVEL PARKADE FLOOR PLAN
D05	LEVEL 1 FLOOR PLAN
D06	LEVEL 2 FLOOR PLAN
D07	LEVEL 3 to 5 FLOOR PLAN
D08	LEVEL 6 FLOOR PLAN
D08b	ROOF PLAN
D09	BUILDING ELEVATIONS
D10	BUILDING ELEVATIONS
D11	SUITE PLANS
D12	SUITE PLANS
D13	AREA SUMMARIES
D14	RENDERINGS
D15	EAST WEST SECTIONS
D16	EAST WEST SECTIONS
D17	EAST WEST SECTIONS
D18	NORTH SOUTH SECTIONS
D19	NORTH SOUTH SECTIONS
L01	LANDSCAPE CONCEPT PLAN

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ESQUIMALT RENTAL HOUSING

874 FLEMING STREET, ESQUIMALT, BC

ISSUED FOR REZONING RESUBMISSION
2020.02.11

GREATER VICTORIA HOUSING SOCIETY
Since 1956

BC LAND SURVEYORS SITE PLAN OF:

Civic: 874 Fleming Street

Legal: Lot B, Section 10,
Esquimalt District, Plan 25267

Parcel Identifier: 002-900-246 in the Township of Esquimalt

SCALE 1 : 3 0 0

0 2 5 10 15 20

All distances are shown in metres.

Plot on C size sheet.

LEGEND

Elevations are to geodetic datum.

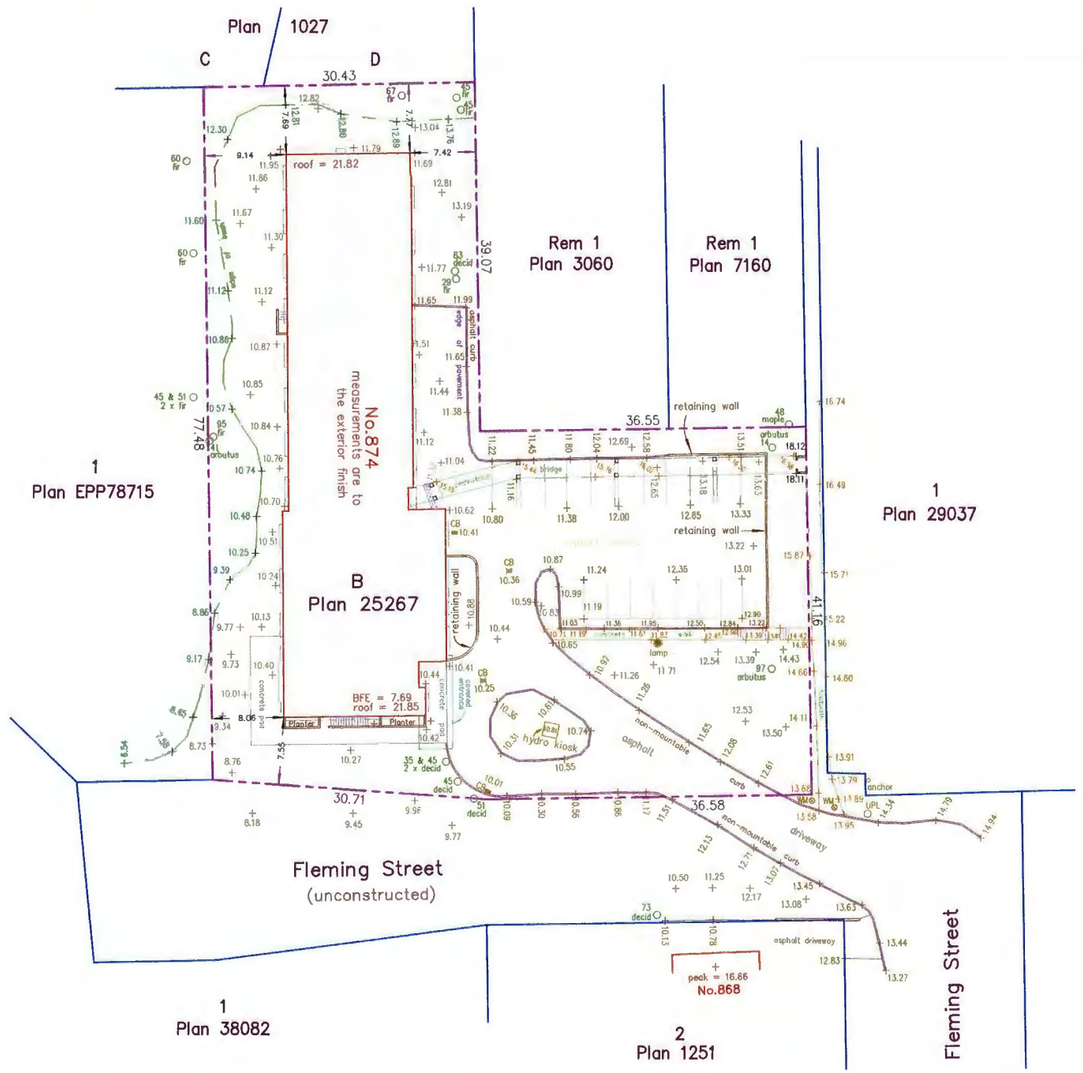
+ – denotes – existing elevation

Tree diameters are in centimetres.

Contour Interval = 1.0 metres

Contours have been derived by digital terrain modelling and any critical elevations must be verified by field survey.

Lot Area = 3909 m2



August 7, 2018

File : 12,826 – 23

POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

The following non-financial charges are shown on the current title and may affect the property.

M76301 – Undersurface Rights
106260G – Undersurface Rights
A64775 – Restrictive Covenant

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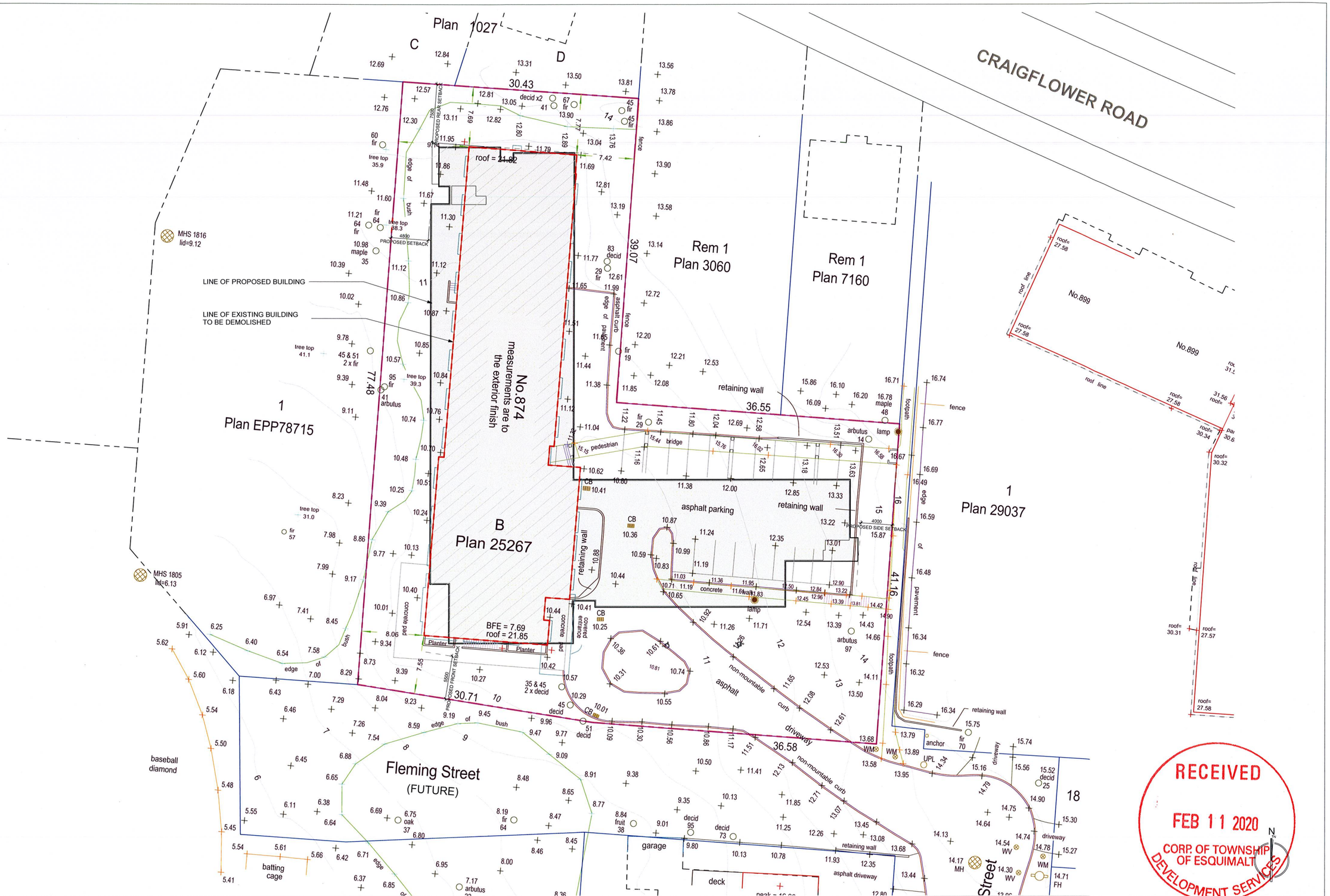
874 FLEMING STREET, ESQUIMALT, BC

scale

SITE SURVEY
date 2020.02.11

D00



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EXISTING SITE PLAN W/ PROPOSED BUILDING

scale 1 : 200 date 2020.02.11

D01

AVERAGE GRADE CALCULATION W/ BASEMENT PROTRUSION:
ALL DATUMS IN GEOGETIC IN METRES

A: NORTHEAST CORNER
EXISTING **11.70m**
NEW 11.40m

B: NORTHEAST OUTSIDE CORNER
EXISTING **13.43m**
NEW 11.40m

C: EAST INSIDE CORNER
EXISTING **13.80m**
NEW 11.40m

D: EAST OUTSIDE CORNER
EXISTING **13.80m**
NEW 11.40m

E: SOUTHEAST CORNER
EXISTING **12.54m**
NEW 11.40m

F: SOUTH CORNER
EXISTING **10.42m**
NEW 11.40m

G: SOUTH INSIDE CORNER
EXISTING **10.36m**
NEW 11.40m

H: SOUTHWEST CORNER
EXISTING **10.00m**
NEW 11.40m

I: WEST INSIDE CORNER
EXISTING **9.50m**
NEW 11.40m

J: NORTHWEST OUTSIDE CORNER
EXISTING **11.93m**
NEW 11.40m

AVERAGE GRADE CALCULATION
11.70 + 13.43 + 13.80 + 13.80 + 12.54 + 10.42
+ 10.35 + 10.00 + 9.50 + 11.93 =
117.47
117.47 / 10 = **11.75m GEO**

AVERAGE GRADE:
11.75m GEO

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AVERAGE GRADE CALCULATION
scale 1 : 200 date 2020.02.11

D02

RESIDENTIAL UNITS

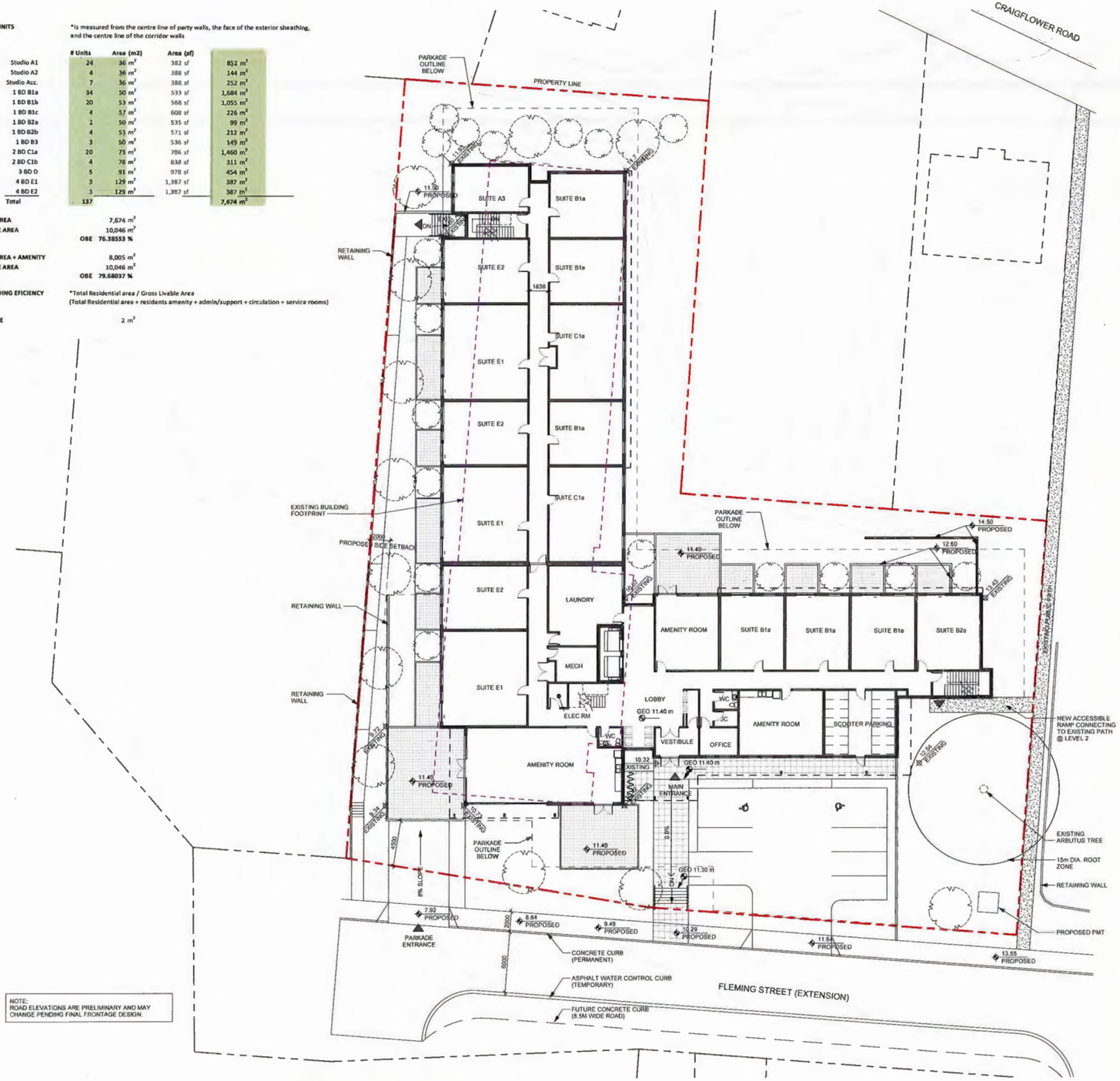
*Is measured from the centre line of party walls, the face of the exterior sheathing, and the centre line of the corridor walls

	# Units	Area (m2)	Area (sf)	
Studio A1	24	36 m²	382 sf	852 m²
Studio A2	4	36 m²	388 sf	144 m²
Studio Acc.	7	36 m²	388 sf	252 m²
1 BD B1a	34	50 m²	533 sf	1,684 m²
1 BD B1b	20	53 m²	568 sf	1,055 m²
1 BD B1c	4	57 m²	608 sf	226 m²
1 BD B2a	2	50 m²	535 sf	99 m²
1 BD B2b	4	53 m²	571 sf	212 m²
1 BD B3	3	50 m²	536 sf	149 m²
2 BD C1a	20	73 m²	786 sf	1,460 m²
2 BD C1b	4	78 m²	838 sf	311 m²
3 BD D	5	91 m²	978 sf	454 m²
4 BD E1	3	129 m²	1,387 sf	387 m²
4 BD E2	3	129 m²	1,387 sf	387 m²
Total	137			7,674 m²

RESIDENTIAL AREA	7,674 m²	
GROSS LIVABLE AREA	10,046 m²	
	OBE	76.38553 %
RESIDENTIAL AREA + AMENITY	8,005 m²	
GROSS LIVABLE AREA	10,046 m²	
	OBE	79.68037 %

OVERALL BUILDING EFICIENCY *Total Residential area / Gross Livable Area
(Total Residential area + residents amenity + admin/support + circulation + service rooms)

UNITS PER ACRE 2 m²



NOTE:
ROAD ELEVATIONS ARE PRELIMINARY AND MAY CHANGE PENDING FINAL FRONTAGE DESIGN.

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT DATA - 874 Fleming St
Esquimalt, BC

ZONING: RM-4
LEGAL: Lot B Plan VIP25267 Section 10 Land District 21Lot B Plan VIP25267 Section 10 Land District 21 PID: 002-900-246

	Existing RM-4	OCP	Proposed	Notes
SITE AREA:	na		3922 m²	42076 sf
LOT COVERAGE:	30.0 %		50 %	
DENSITY (FAR)*:	1.0	2.0	2.10	
SETBACKS:				
(Building Front) South	7.5 m		5.5 m	
(Parkade) South			0.0 m	
East	6.0 m		4.0 m	
(Inner) East			5.1 m	
(Building) West	6.0 m		4.8 m	
(Parkade) West			2.0 m	
(Rear) North	7.5 m		7.5 m	
HEIGHT:	11 m		20.6 m	Average Grade: 11.75
	4 storeys	6 Storeys	6 storeys	T. O. Roof Surface: 32.35
USABLE OPEN SPACE:	7.5 %		7.5 %	

GROSS* FLOOR AREA: *Area calculated to exterior face of exterior sheathing - for construction budget purposes

LEVEL 1	1,643 m²	17,685 sf	
LEVEL 2	1,691 m²	18,199 sf	
LEVEL 3	1,691 m²	18,199 sf	
LEVEL 4	1,691 m²	18,199 sf	
LEVEL 5	1,691 m²	18,199 sf	
LEVEL 6	1,599 m²	17,212 sf	
Total	10,005 m²	107,692 sf	
PARKADE	2,488 m²	26,780 sf	
GLA* + Parkade	12,493 m²	134,471 sf	*Gross Livable Area

AUXILARY SPACES	Area (m2)	Area (sq ft)	
Care Taker Office	11.60 m²	125 sf	
Mop Closet	3.44 m²	37 sf	
Tele/Security*	5.00 m²	54 sf	*1.68 m x 6 floors
Staff WC	4.90 m²	53 sf	
Laundry Rm	55.80 m²	601 sf	
Common Room	222.00 m²	2,390 sf	
Storage Room*	201.61 m²	2,170 sf	
Total	504 m²	5,429 sf	

LOT COVERAGE AREA:	Area (m2)	Area (sq ft)
Typical Floor Plate Area + Canopy + Parkade Protrusion + Roof	1,960 m²	21,097 sf

NET* TOTAL FLOOR AREA: *Area calculated to interior face of exterior walls - per zoning definition (FAR calculation) and excludes stairs, elev, corridors, and laundry, amenity rooms, wc's

LEVEL 1	1,150 m²	12,379 sf
LEVEL 2	1,430 m²	15,393 sf
LEVEL 3	1,430 m²	15,393 sf
LEVEL 4	1,430 m²	15,393 sf
LEVEL 5	1,430 m²	15,393 sf
LEVEL 6	1,350 m²	14,531 sf
Total	8,220 m²	88,480 sf

SUITE BREAKDOWN:
unit areas calculated to centre line of party wall and outside face of exterior sheathing

Unit Type	Unit Area		Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Units	%
Studio Type A1	36 m²	382 sf		6	6	6	6		24	18
Studio Type A2	36 m²	388 sf			1	1	1	1	4	3
Studio Type A3	36 m²	388 sf	1	2	1	1	1	1	7	5
1 BD Type B1a	50 m²	533 sf	6	2	5	5	5	11	34	25
1 BD Type B1b	53 m²	568 sf		5	5	5	5		20	15
1 BD Type B1c	57 m²	608 sf		1	1	1	1		4	3
1 BD Type B2a	50 m²	535 sf	1					1	2	1
1 BD Type B2b	53 m²	571 sf		1	1	1	1		4	3
1 BD Type B3	50 m²	536 sf						3	3	2
2 BD Type C1a	73 m²	786 sf	2	1	4	4	4	5	20	15
2 BD Type C1b	78 m²	838 sf		1	1	1	1		4	3
3 BD Type D	91 m²	978 sf		1	1	1	1	1	5	4
4 BD Type E1	129 m²	1387 sf	3						3	2
4 BD Type E2	129 m²	1387 sf	3						3	2
		Sub Total	16	20	26	26	26	23	137	100

PARKING BREAKDOWN:

		Required	Proposed	Stalls /unit
RM-4 & RM-5	1.3	178 stalls		
Senior's Housing	0.5	69 stalls	67 stalls	0.49 /unit

BICYCLE PARKING: 137 stalls — 137 stalls — 1.00 /unit

SCOOTER PARKING: 14 stalls

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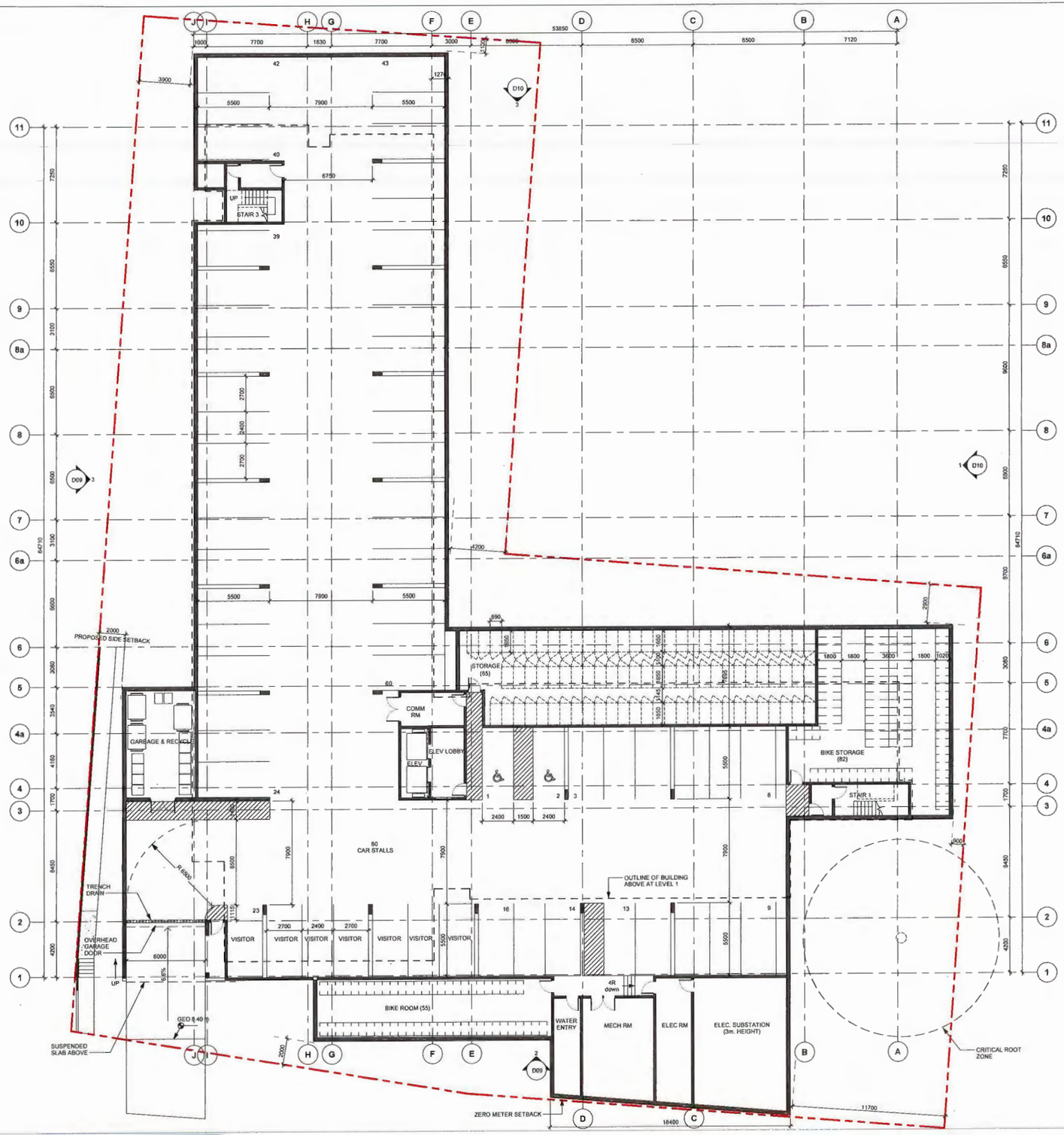
OVERALL SITE PLAN **D03**
scale 1 : 200 date 2020.02.11



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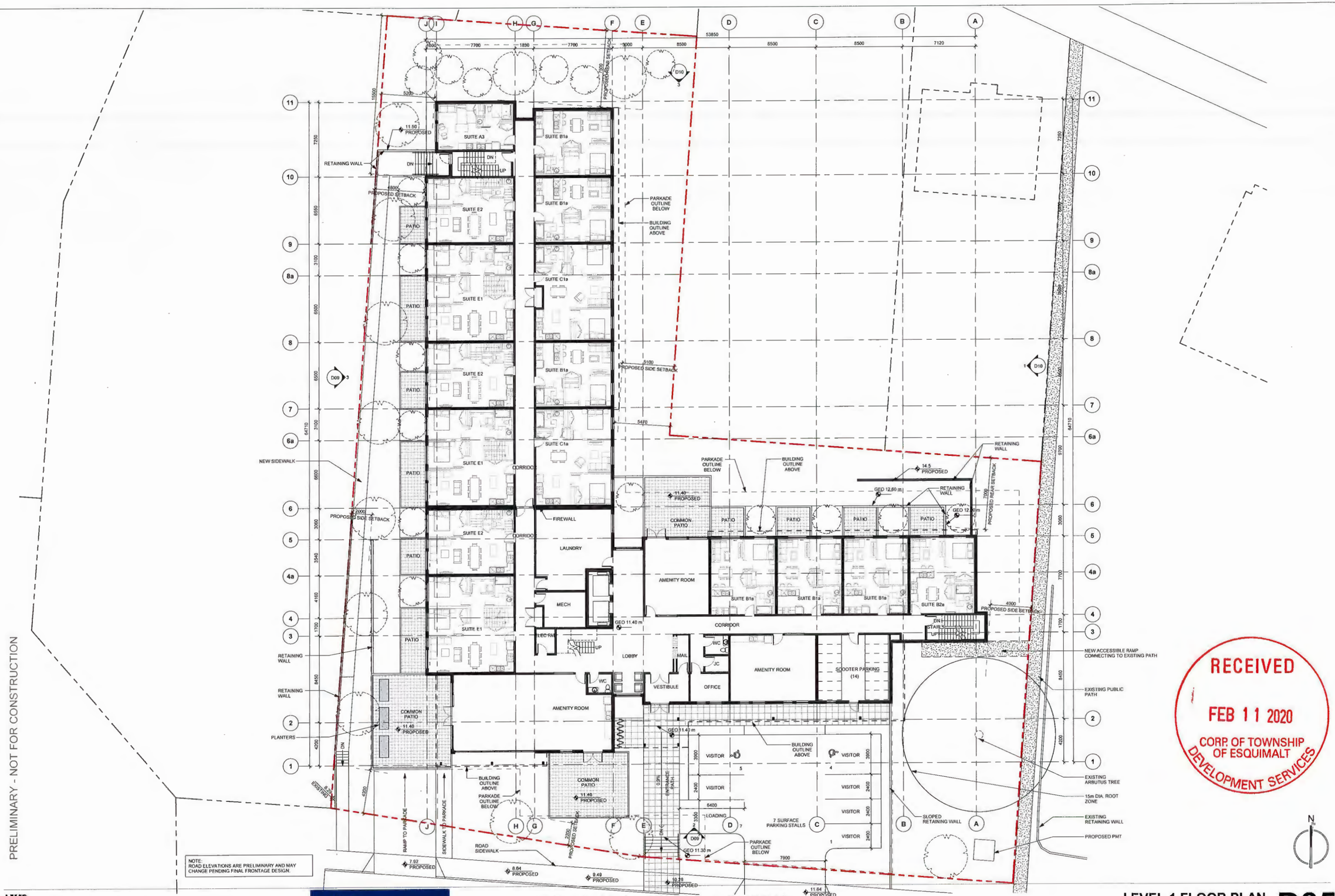
LEVEL PARKADE FLOOR PLAN

scale 1 : 150 date 2020.02.11

Revised: 2020.01.27

D04



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LEVEL 1 FLOOR PLAN

scale 1 : 150 date 2020.02.11

D05

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LEVEL 2 FLOOR PLAN **D06**

scale 1 : 150 date 2020.02.11

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LEVEL 3 to 5 FLOOR PLAN **D07**

scale 1 : 150 date 2020.02.11

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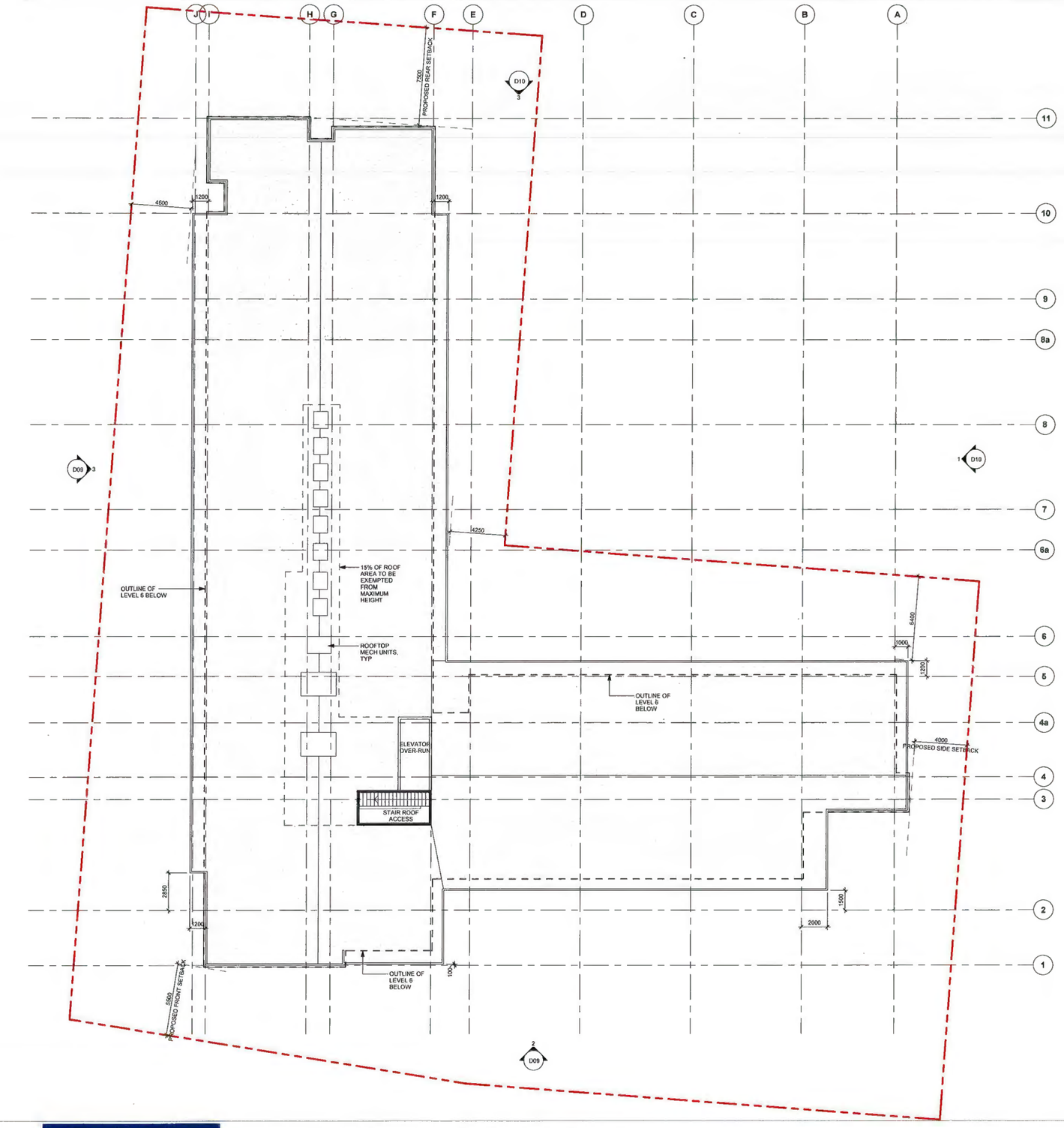
LEVEL 6 FLOOR PLAN **D08**
scale 1 : 150 date 2020.02.11



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Since 1956

ESQUIMALT RENTAL HOUSING

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scale 1 : 150

ROOF PLAN **D08b**

date 2020.02.11

SOUTH ELEVATION.

WEST ELEVATION.

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GREATER VICTORIA HOUSING SOCIETY
Since 1959

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BUILDING ELEVATIONS
scale 1 : 100 date 2020.02.11

D09

NORTH ELEVATION.

EAST ELEVATION.

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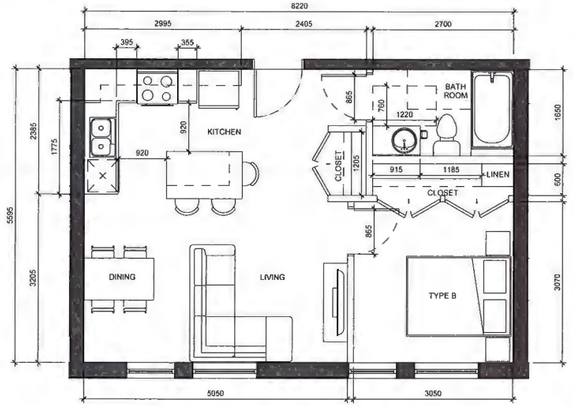
BUILDING ELEVATIONS
scale 1 : 100 date 2020.02.11

D10



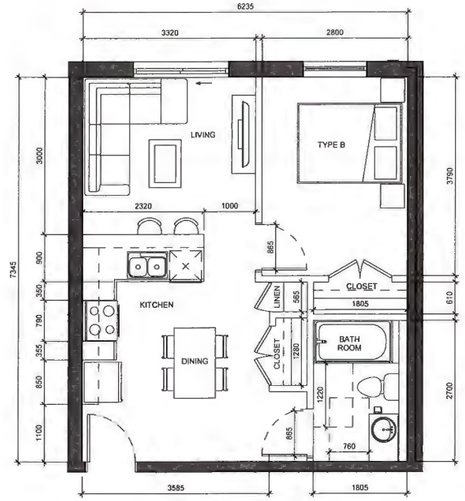
SUITE TYPE B3 **49.8 m² (535.8 sf)**

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m2	YES	49.8 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1205 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	BR
6.1.3	Counter Frontage Recomd.	2440 mm	YES	2525 mm
6.2.2.2	Lav. Countertop Min. Windth	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm)	YES	NO	815 x 1525 mm tub
	Water Closet		YES	1
	Lav Basin with Vanity		YES	1

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 B	YES	YES	
	Type B: Min Area	9.30 m2	YES	9.30 m2
	Type B: Min Dimension	2800 mm	YES	3050 mm
	Type B: Closet width	1500 mm	YES	2100 mm



SUITE TYPE B2 **49.7 m² (535.4 sf)& 53 m² (570.6 sf)**

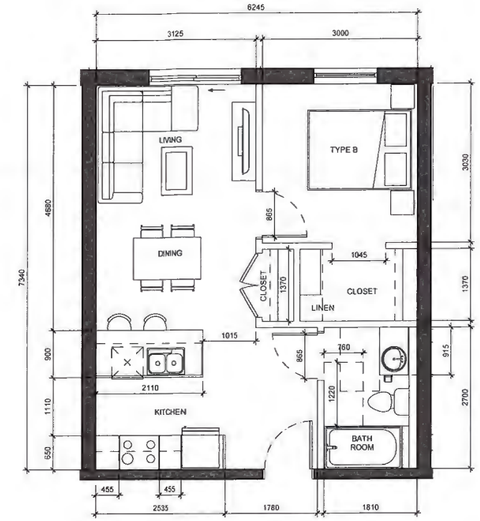
1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m2	YES	53 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1280 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4/5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.4.2	Bedroom type	1 Type B	YES	
	Type B: Min Area	9.30 m2	YES	10.81 m2
	Type B: Min Dimension	2800 mm	YES	2800 mm
	Type B: Closet width	1500	YES	1805
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Bedroom Closet
6.1.3	Counter Frontage Recomd.	2440 mm	YES	3020 mm
6.2.2.2	Lav. Countertop Min. Windth	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)		NO	815 x 1525 mm tub
	Water Closet		YES	1
	Lav Basin with Vanity		YES	1

NOTE:

UNIT AREA CALCULATED FROM THE CENTRE LINE OF DEMIBING WALLS, CENTRE LINE OF CORRIDOR WALLS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS.

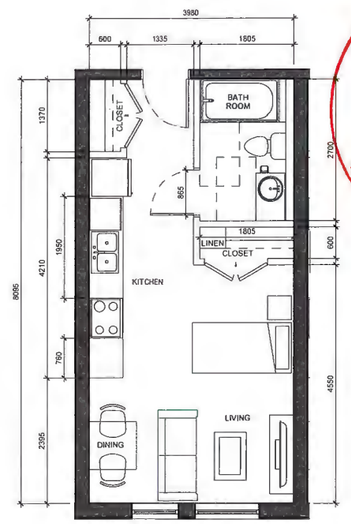


SUITE TYPE B1 **50 m² (533 sf) & 52.8 m² (568 sf) & 66.6 m² (608 sf)**

1 : 50

BCH DESIGN GUIDELINES - 1 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	49 m2	YES	50 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1370 mm
5.3.2.1	Living Room seating capacity	4 seats	YES	4/5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.4.2	Bedroom type	1 Type B	YES	
	Type B: Min Area	9.30 m2	YES	9.30m2
	Type B: Min Dimension	2800 mm	YES	3000 mm
	Type B: Closet width	1500	YES	1370 mm + 868 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Bedroom Closet
6.1.3	Counter Frontage Recomd.	2440 mm	YES	3020 mm
6.2.2.2	Lav. Countertop Min. Windth	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914 x 1220mm)		NO	815 x 1525 mm tub
	Water Closet		YES	1
	Lav Basin with Vanity		YES	1

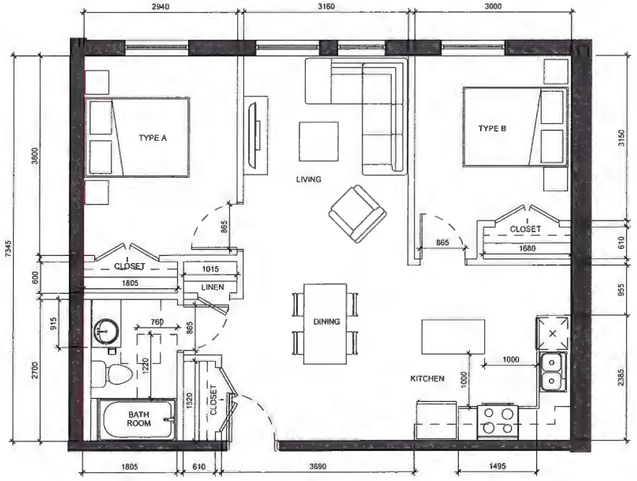


SUITE TYPE A1 (STUDIO 01) **35.5 m² (382.3 sf)**

1 : 50

BCH DESIGN GUIDELINES - STUDIO

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m2	YES	35.5 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1370 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	3 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.4.2	Bedroom type	N/A	N/A	
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	
6.1.3	Counter Frontage Recomd	1860 mm	YES	2710 mm
6.2.2.2	Lav. Countertop Min. Windth	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom			
	Shower (914 x 1220mm)	NO		815 x 1525 Bathtub
	Water Closet	YES		1
	Lav Basin with Vanity	YES		1

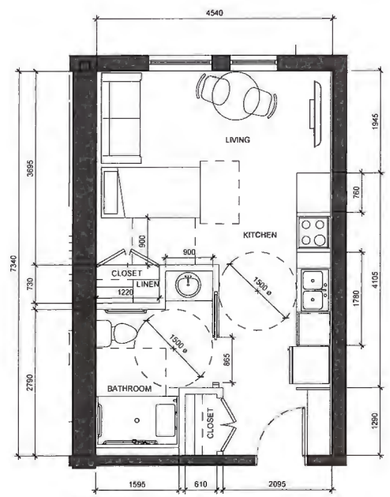


SUITE TYPE C **73 m² (786 sf) & 77.8 m² (837.6 sf)**

1 : 50

BCH DESIGN GUIDELINES - 2 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	67 m2	YES	72 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1570 mm
5.3.2.1	Living Room seating capacity	5 seats	YES	5 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	4 seats	YES	4 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.4.2	Bedroom type 1 A / 1 B	YES		
	Type A: Min Area	11.15 m2	YES	11.17m2
	Type A: Min Dimension	2800 mm	YES	2940 mm
	Type A: Closet width	1500 mm	YES	1805 mm
	Type B: Min Area	9.30 m2	YES	9.45 m2
	Type B: Min Dimension	2800 mm	YES	3000 mm
	Type B: Closet width	1500 mm	YES	1680 mm
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	
6.1.3	Counter Frontage Recomd.	2440 mm	YES	3020 mm
6.2.2.2	Lav. Countertop Min. Windth	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914x1220mm) or ST tub		YES	815 x 1525 mm tub
	Water Closet		YES	1
	Lav Basin with Vanity		YES	1

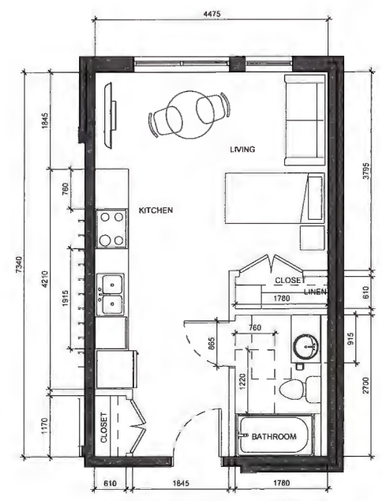


SUITE TYPE A3 (ACCESSIBLE) **36 m² (387.9 sf)**

1 : 50

BCH DESIGN GUIDELINES - STUDIO ACCESSIBLE

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	37 m2	YES	36 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1170 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	915 mm	YES	
5.3.2.3	Interior Corridor Recomd. Width	1067 mm	YES	
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.4.2	Bedroom type	N/A	N/A	
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	Entrance next to Fridge
6.1.3	Counter Frontage Recomd.	1860 mm	YES	2540 mm
6.2.2.2	Lav. Countertop Min. Windth	600 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom			
	Shower (914 x 1220mm)	YES	1	
	Water Closet	YES	1	
	Lav Basin with Vanity	YES	1	
8.2.2.1	1500 mm turning radius			
	Both sides of Entry Door	YES		
	Inside Bedroom	YES		
	Inside Bathroom	YES		
	Inside Kitchen	YES		



SUITE TYPE A2 (STUDIO 02) **36 m² (387.9 sf)**

1 : 50

BCH DESIGN GUIDELINES - STUDIO

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	33 m2	YES	36 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1170 mm
5.3.2.1	Living Room seating capacity	2 seats	YES	2 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	
5.3.3.1	Dining Room seating capacity	2 seats	YES	2 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.4.2	Bedroom type	N/A	N/A	
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	
6.1.3	Counter Frontage Recomd	1860 mm	YES	2675 mm
6.2.2.2	Lav. Countertop Min. Windth	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom			
	Shower (914 x 1220mm)	NO		815 x 1525 Bathtub
	Water Closet	YES		1
	Lav Basin with Vanity	YES		1

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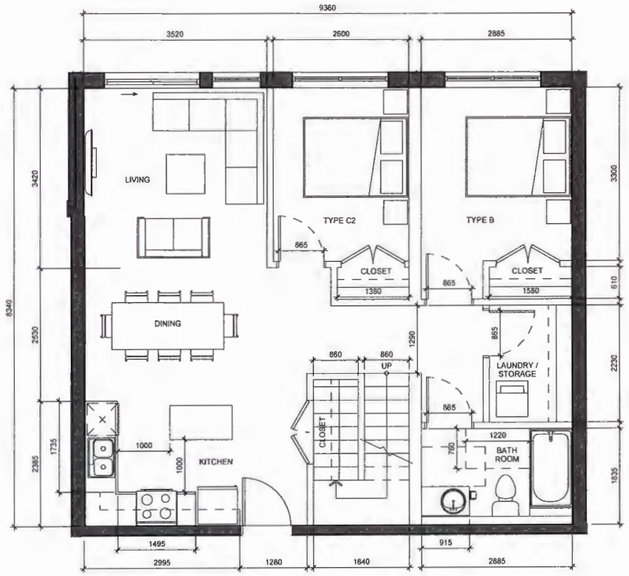
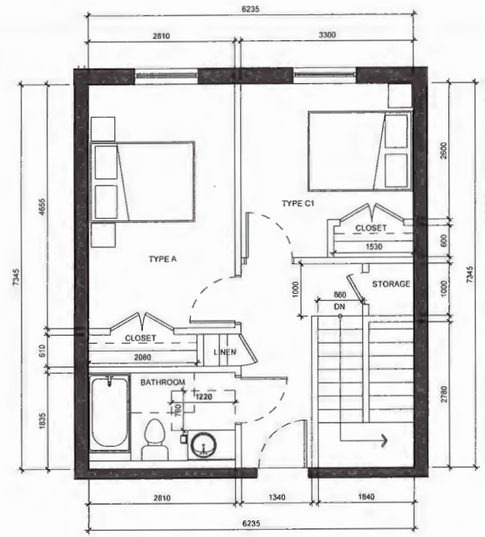
SUITE PLANS date 2020.02.11 **D11**



SUITE TYPE E1 @ L1 **128.9 m² (1387sf)**

1 : 50



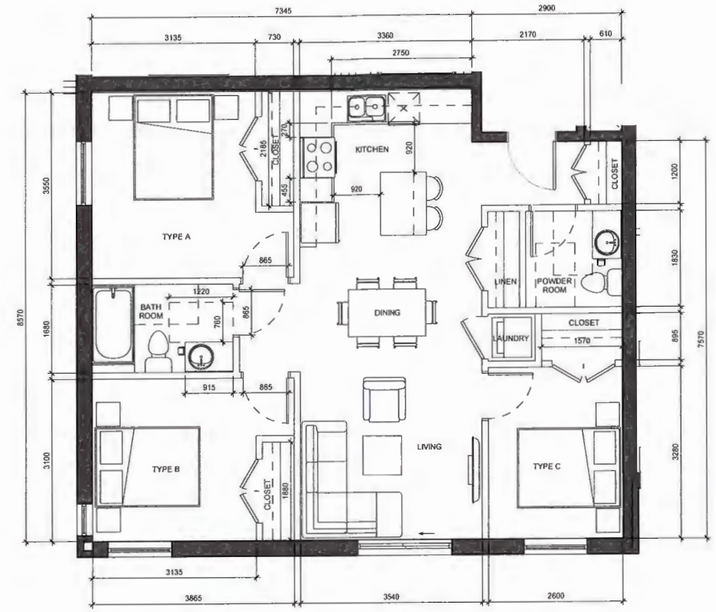
SUITE TYPE E1 @ L2

1 : 50

BCH DESIGN GUIDELINES - 4 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m2	YES	125.8 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1600 mm
5.3.2.1	Living Room seating capacity	7 seats	YES	7 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	8 seats	YES	8 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.5.1.1	Provide 2.3 sm of storage	YES	YES	2.3 m2
5.5.1	Provide Linen Closet	YES	YES	
6.1.3	Counter Frontage Recomd.	2890 mm	YES	4665 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm) or ST tub		YES	815 x 1525 mm tub
	Water Closet		YES	1
	Lav Basin with Vanity		YES	1
6.2.5	Powder Room	1	YES	1
	Water Closet	1	YES	1
	Lav Basin with Vanity	1	YES	1

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 A / 1 B / 2 C	YES	YES	
	Type A: Min Area	11.15 m2	YES	13.08 m2
	Type A: Min Dimension	2800 mm	YES	2810mm
	Type A: Closet width	1500 mm	YES	2080 mm
	Type B: Min Area	9.30 m2	YES	9.52 m2
	Type B: Min Dimension	2800 mm	YES	2885 mm
	Type B: Closet width	1500 mm	YES	1580 mm
	Type C1: Min Area	8.50 m2	YES	8.58 m2
	Type C1: Min Dimension	2600 mm	YES	2600 mm
	Type C1: Closet width	915 mm	YES	1530 mm
	Type C2: Min Area	8.50 m2	YES	8.58 m2
	Type C2: Min Dimension	2600 mm	YES	2600 mm
	Type C2: Closet width	915 mm	YES	1380 mm



SUITE TYPE D **90.8 m2 (977.6 sf)**

1 : 50

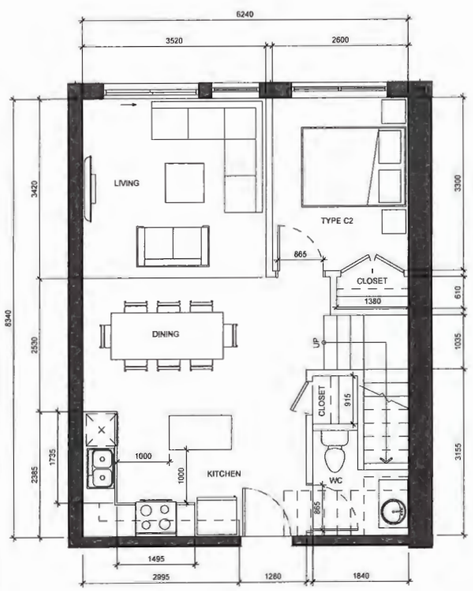
BCH DESIGN GUIDELINES - 3 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	86 m2	YES	90.8 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	1000 mm
5.3.2.1	Living Room seating capacity	6 seats	YES	6 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	6 seats	YES	8 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.5.1.1	Provide 2.3 sm of storage	YES	NO	1.5 m2 in Parkade TBD
5.5.1	Provide Linen Closet	YES	YES	
6.1.3	Counter Frontage Recomd	2890 mm	YES	3475 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom	1	YES	YES
	Shower (914x1220mm) or ST tub		YES	815 x 1525 mm tub
	Water Closet		YES	1
	Lav Basin with Vanity		YES	1
6.2.5	Powder Room	1	YES	
	Water Closet	1	YES	1
	Lav Basin with Vanity	1	YES	1

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 A / 1 B / 1 C	YES		
	Type A: Min Area	11.15 m2	YES	11.13 m2
	Type A: Min Dimension	2800 mm	YES	3135 mm
	Type A: Closet width	1500 mm	YES	2185 mm
	Type B: Min Area	9.30 m2	YES	9.72 m2
	Type B: Min Dimension	2800 mm	YES	3100 mm
	Type B: Closet width	1500 mm	YES	1880 mm
	Type C: Min Area	8.50 m2	YES	8.53 m2
	Type C: Min Dimension	2800 mm	YES	2690 mm
	Type C: Closet width	915 mm	YES	1570 mm

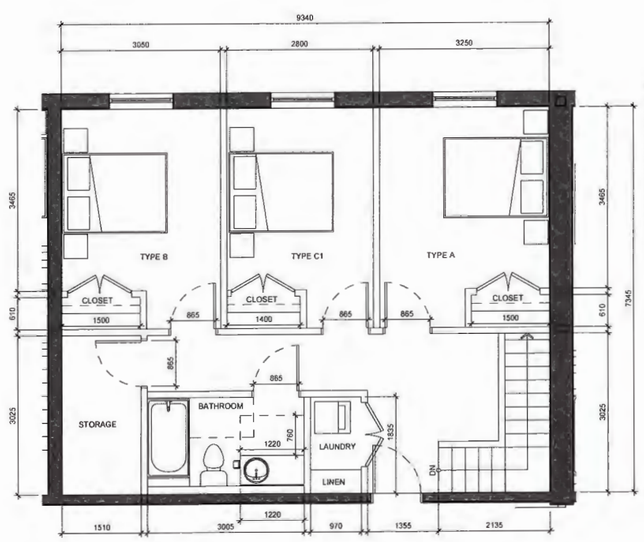
NOTE:

UNIT AREA CALCULATED FROM THE CENTRE LINE OF DEMISING WALLS, CENTRE LINE OF CORRIDOR WALLS AND OUTSIDE FACE OF SHEATHING ON EXTERIOR WALLS. TOWNHOUSE INTERIOR STAIR AREAS ARE ONLY CALCULATED AT GROUND LEVEL.



SUITE TYPE E2 @ L1 **128.9 m² (1387sf)**

1 : 50



SUITE TYPE E2 @ L2

1 : 50

BCH DESIGN GUIDELINES - 4 BEDROOM

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.2	Unit Area	112 m2	YES	122.8 m2
5.3.1.1	Suite Entry-Closet Min. Width	915 mm	YES	915 mm
5.3.2.1	Living Room seating capacity	7 seats	YES	7 seats
5.3.2.2	Circulation spaces Min. Width	920 mm	YES	-
5.3.2.3	Interior Corridor Recomd. Width	1015 mm	YES	-
5.3.3.1	Dining Room seating capacity	8 seats	YES	8 seats
5.4.1.3	Door open full	110 degrees	NO	
5.4.1.4	Access bed - foot and 2 sides	YES	YES	
5.5.1.1	Provide 2.3 sm of storage	YES	YES	2.3 m2
5.5.1	Provide Linen Closet	YES	YES	
6.1.3	Counter Frontage Recomd.	2890 mm	YES	4665 mm
6.2.2.2	Lav. Countertop Min. Width	900 mm	YES	915 mm
6.2.2.3	Towel Bar Min. Width	600 mm	YES	
6.2.3.1	3 Piece Bathroom	1	YES	1
	Shower (914x1220mm) or ST tub		YES	815 x 1525 mm tub
	Water Closet		YES	1
	Lav Basin with Vanity		YES	1
6.2.5	Powder Room	1	YES	
	Water Closet	1	YES	1
	Lav Basin with Vanity	1	YES	1

SECTION	DESCRIPTION	BCH	PROVIDED	VALUE/ COMMENTS
5.4.2	Bedroom type 1 A / 1 B / 2C	YES		
	Type A: Min Area	11.15 m2	YES	11.26 m2
	Type A: Min Dimension	2800 mm	YES	3250 mm
	Type A: Closet width	1500 mm	YES	1500 mm
	Type B: Min Area	9.30 m2	YES	10.57 m2
	Type B: Min Dimension	2800 mm	YES	3050 mm
	Type B: Closet width	1500 mm	YES	1500 mm
	Type C1: Min Area	8.50 m2	YES	9.70 m2
	Type C1: Min Dimension	2600 mm	YES	2800 mm
	Type C1: Closet width	915 mm	YES	1400 mm
	Type C2: Min Area	8.50 m2	YES	8.58 m2
	Type C2: Min Dimension	2600 mm	YES	2600 mm
	Type C2: Closet width	915 mm	YES	1380 mm

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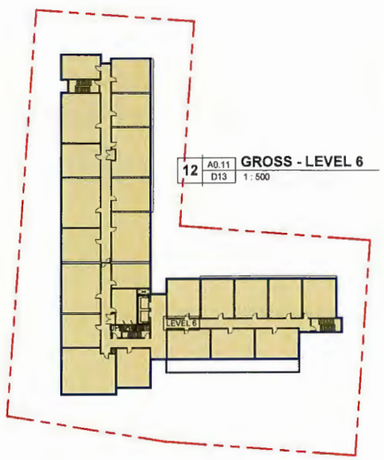
date 2020.02.11

SUITE PLANS **D12**

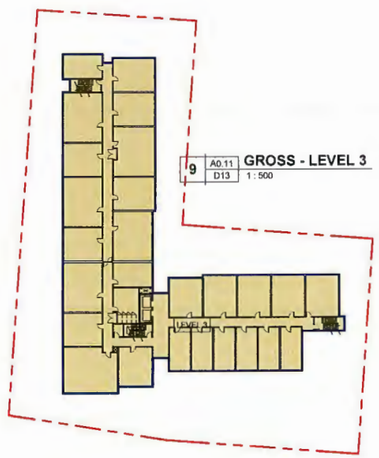
AREA SCHEDULE - GROSS BUILDING		
Name	Area (sqm)	AREA (sqft)
LEVEL 1	1642.8 m²	17683 ft²
LEVEL 2	1690.7 m²	18199 ft²
LEVEL 3	1690.7 m²	18199 ft²
LEVEL 4	1690.7 m²	18199 ft²
LEVEL 5	1690.7 m²	18199 ft²
LEVEL 6	1599.3 m²	17215 ft²
Grand total	10005 m²	107693 ft²

TOTAL AREA:

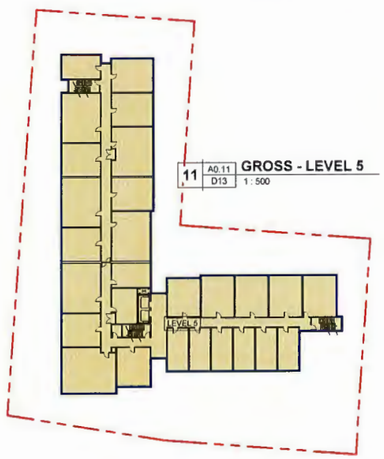
8220 m2



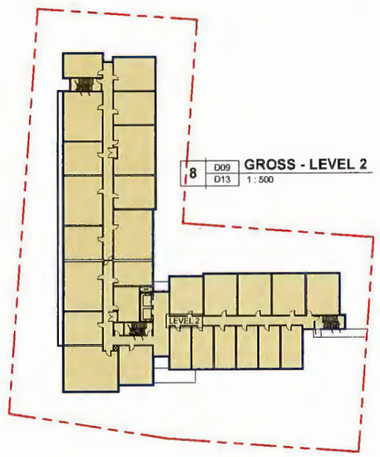
12 A0.11 D13 **GROSS - LEVEL 6** 1 : 500



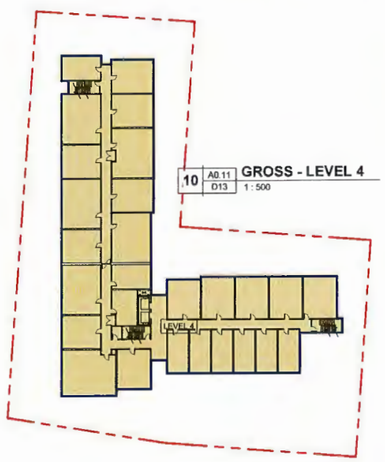
9 A0.11 D13 **GROSS - LEVEL 3** 1 : 500



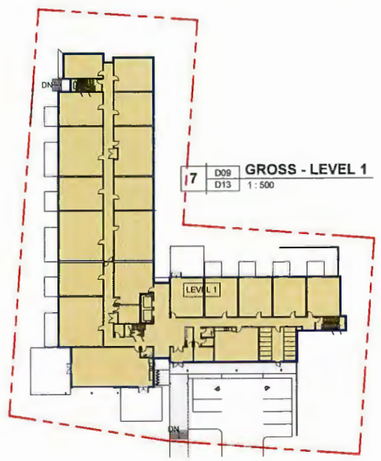
11 A0.11 D13 **GROSS - LEVEL 5** 1 : 500



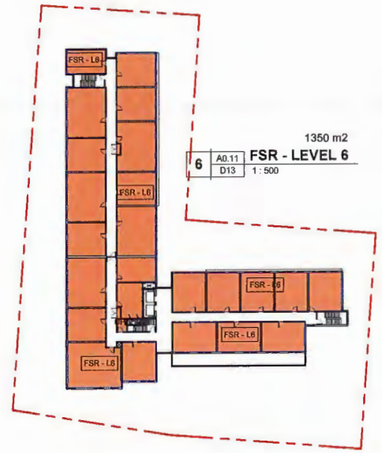
8 D09 D13 **GROSS - LEVEL 2** 1 : 500



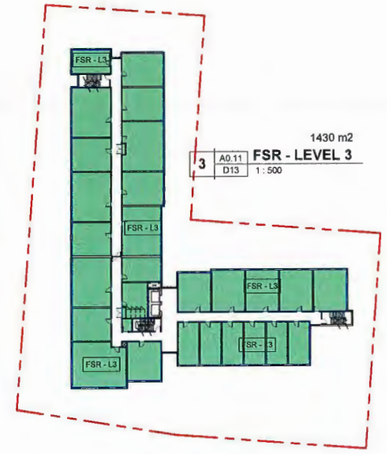
10 A0.11 D13 **GROSS - LEVEL 4** 1 : 500



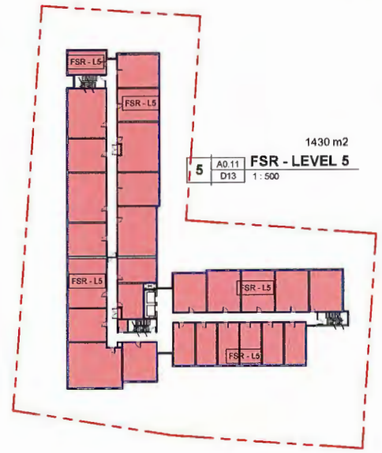
7 D09 D13 **GROSS - LEVEL 1** 1 : 500



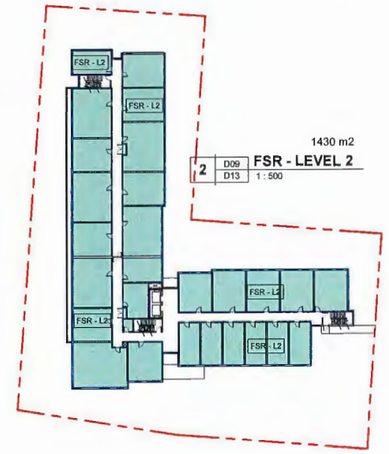
6 A0.11 D13 **FSR - LEVEL 6** 1350 m2 1 : 500



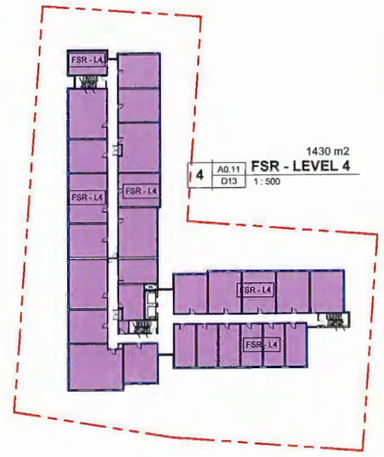
3 A0.11 D13 **FSR - LEVEL 3** 1430 m2 1 : 500



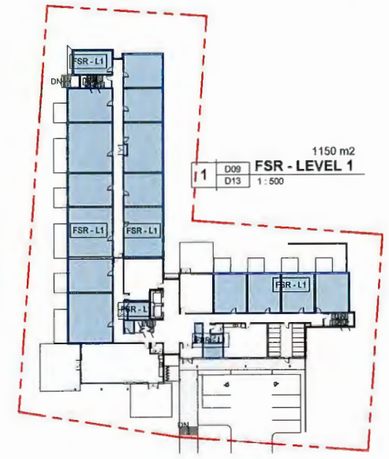
5 A0.11 D13 **FSR - LEVEL 5** 1430 m2 1 : 500



2 D09 D13 **FSR - LEVEL 2** 1430 m2 1 : 500



4 A0.11 D13 **FSR - LEVEL 4** 1430 m2 1 : 500



1 D09 D13 **FSR - LEVEL 1** 1150 m2 1 : 500

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FAR IS CALCULATED FROM THE CENTRE LINE OF PARTY WALLS, CORRIDOR WALLS AND THE INSIDE FACE OF EXTERIOR WALL AND INCLUDE ALL INTERIOR STORAGE; AND EXCLUDE STAIRS, ELEVATOR SHAFT, CORRIDORS, LAUNDRY, AMENITY ROOMS AND WATER CLOSETS.

GROSS AREA IS CALCULATED FROM FACE OF EXTERIOR SHEATHING.

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GREATER VICTORIA HOUSING SOCIETY Since 1958

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AREA SUMMARIES **D13**
scale 1 : 500 date 2020.02.11

AERIAL VIEW

VIEW FROM FLEMING STREET

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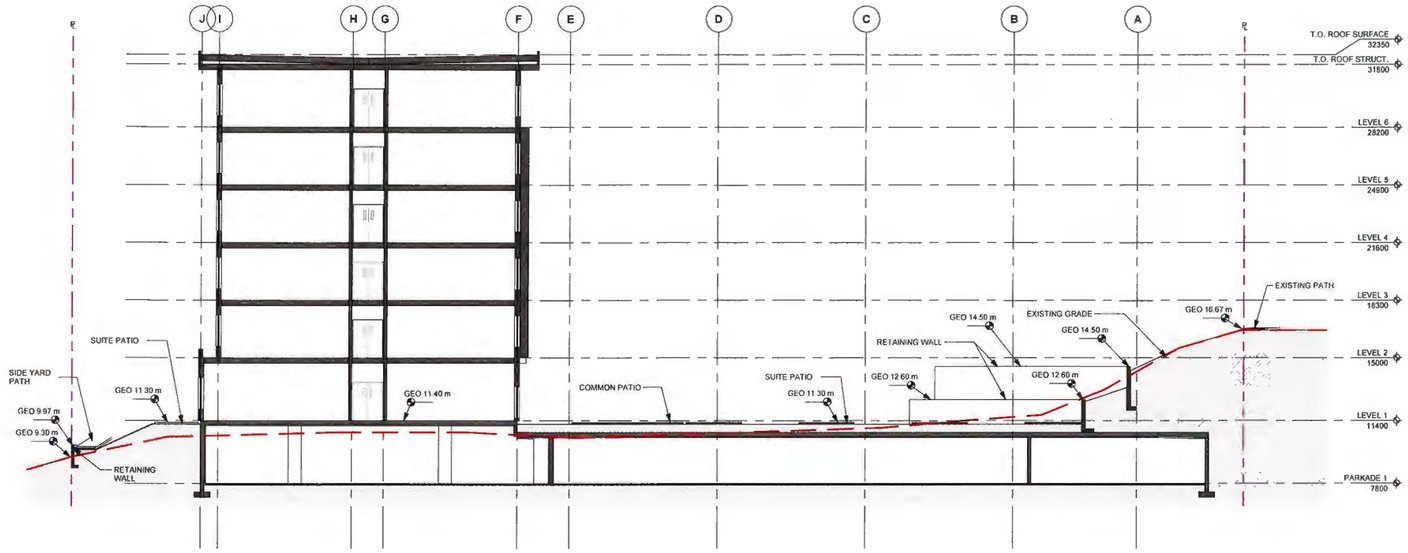
ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

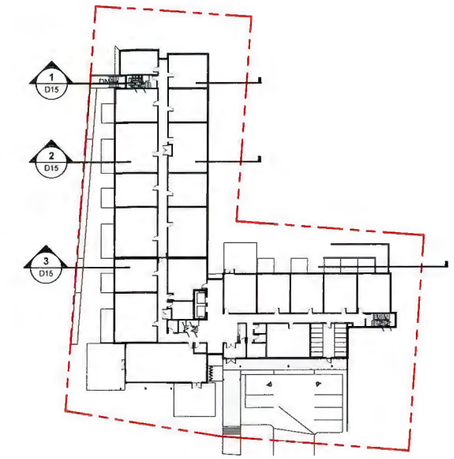
scale

RENDERINGS
date 2020.02.11

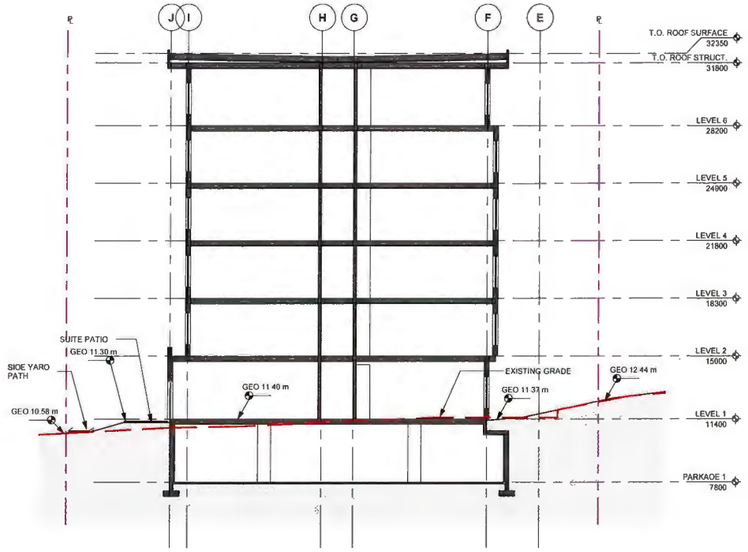
D14



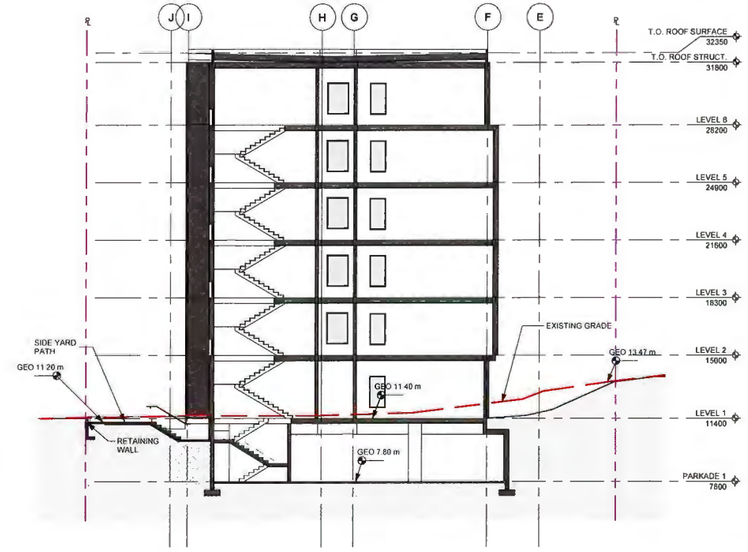
3 D15 / D15 **EAST WEST SECTION 03**
1 : 150



SECTION KEY PLAN



2 D15 / D15 **EAST WEST SECTION 02**
1 : 150



1 D15 / D15 **EAST WEST SECTION 01**
1 : 150

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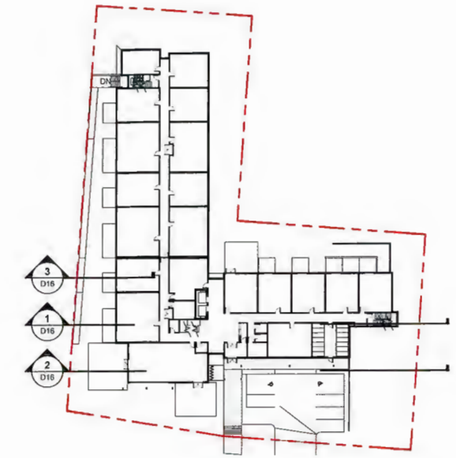
LOW HAMMOND ROWE ARCHITECTS

GREATER VICTORIA HOUSING SOCIETY Since 1935

ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

EAST WEST SECTIONS
scale AS indicated date 2020.02.11 **D15**

2 D16 D16 **EAST WEST SECTION 05**
1 : 150



SECTION KEY PLAN

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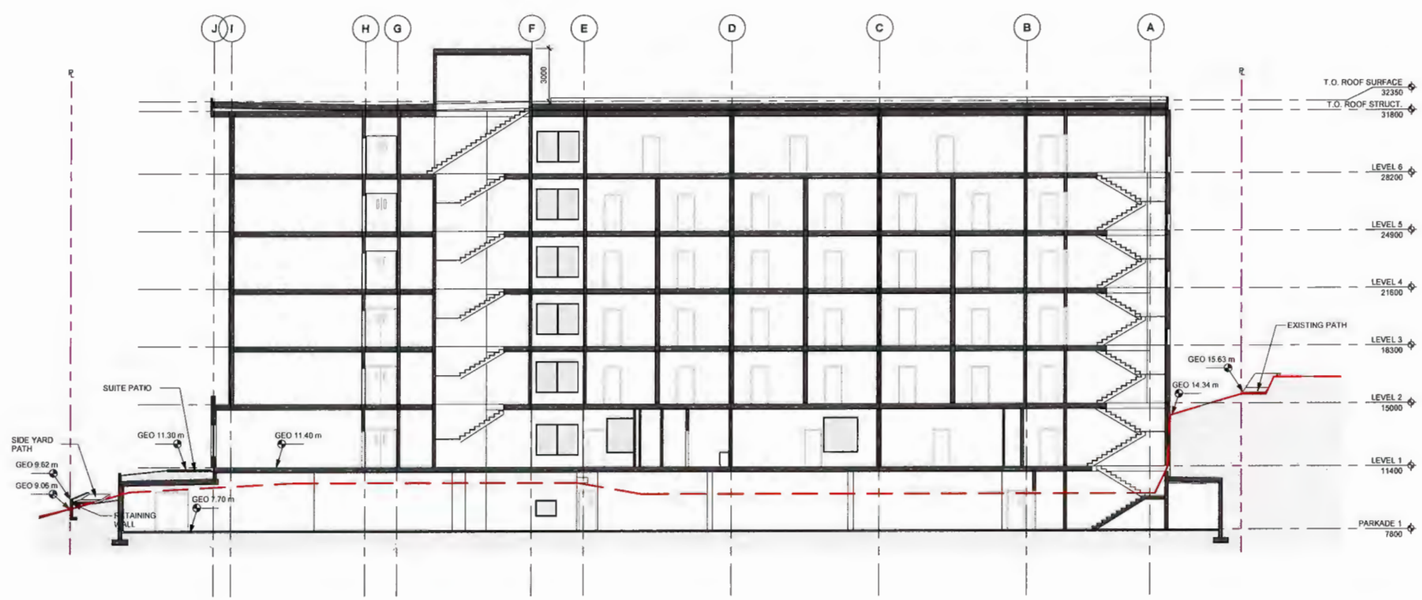

1 D16 D16 **EAST WEST SECTION 04**
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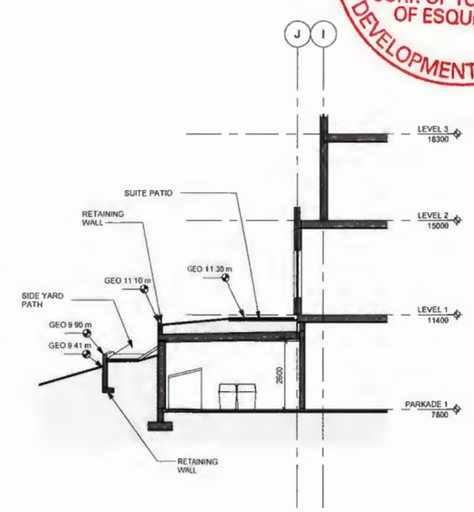

3 D15. D16 **EAST WEST SECTION 07**
1 : 100

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GREATER VICTORIA HOUSING SOCIETY Since 1956

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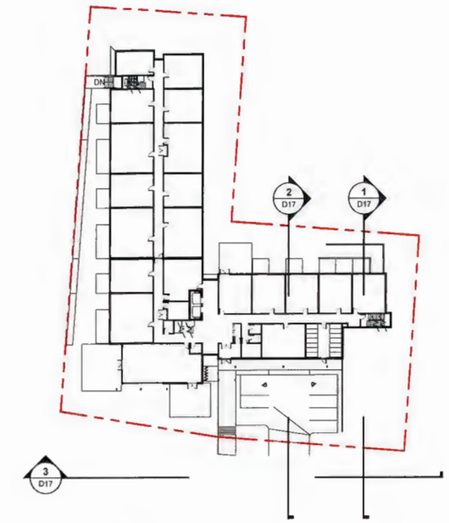
874 FLEMING STREET, ESQUIMALT, BC

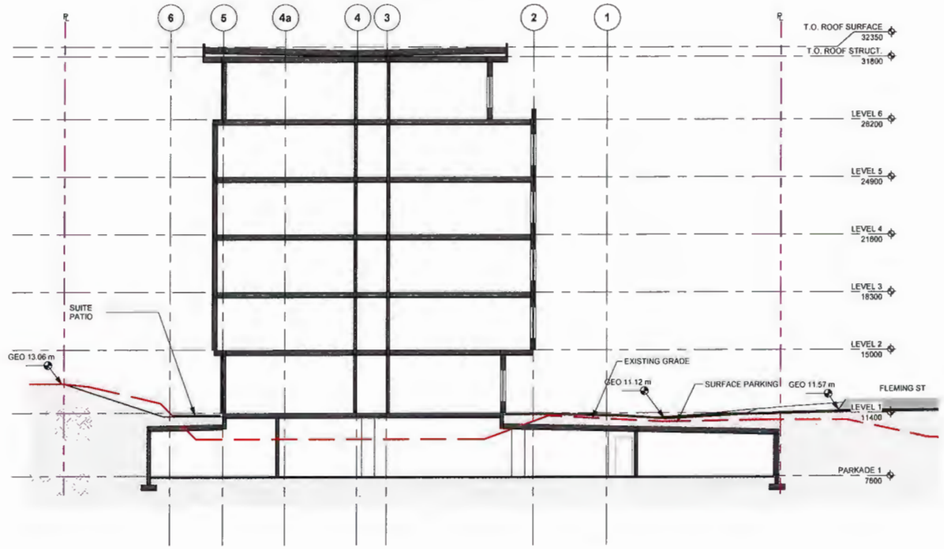
EAST WEST SECTIONS
scale AS indicated date 2020.02.11

D16

3 D17 / D17 **EAST WEST SECTION 06**
1 : 150



SECTION KEY PLAN



2 D17 / D17 **NORTH SOUTH SECTION 02**
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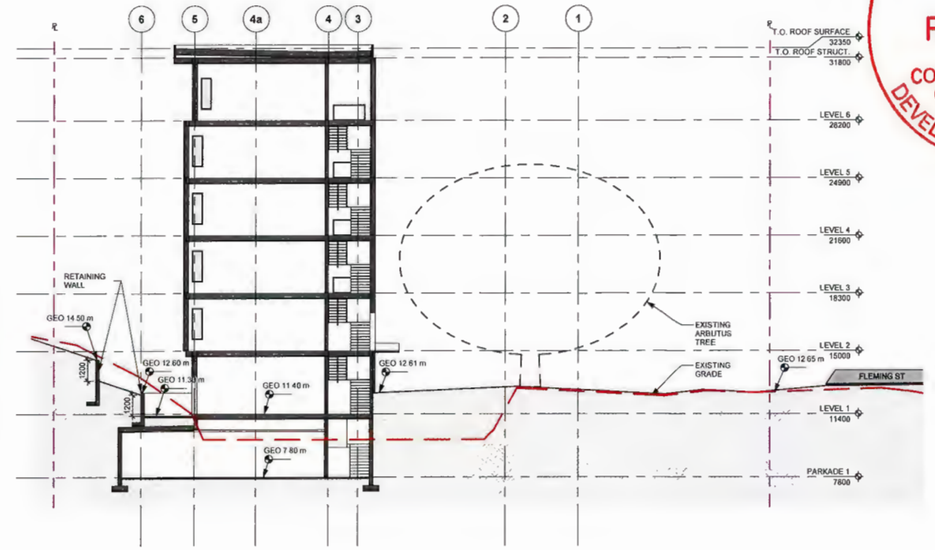

1 D17 / D17 **NORTH SOUTH SECTION 01**
1 : 150

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ESQUIMALT RENTAL HOUSING
874 FLEMING STREET, ESQUIMALT, BC

EAST WEST SECTIONS
scale As indicated date 2020.02.11

D17

2 D18 / D18 **NORTH SOUTH SECTION 04**
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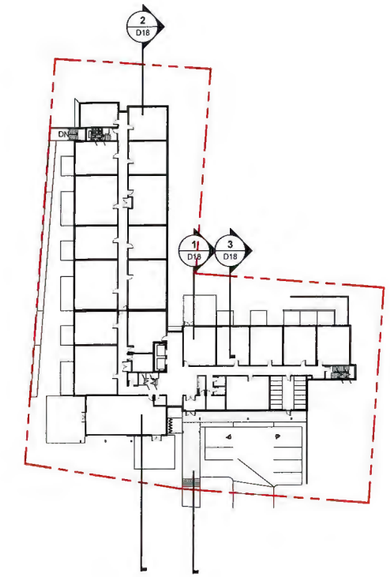

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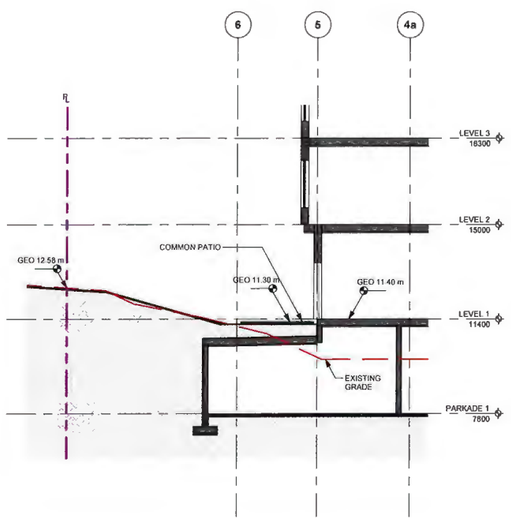

3 D15 / D18 **NORTH SOUTH SECTION 07**
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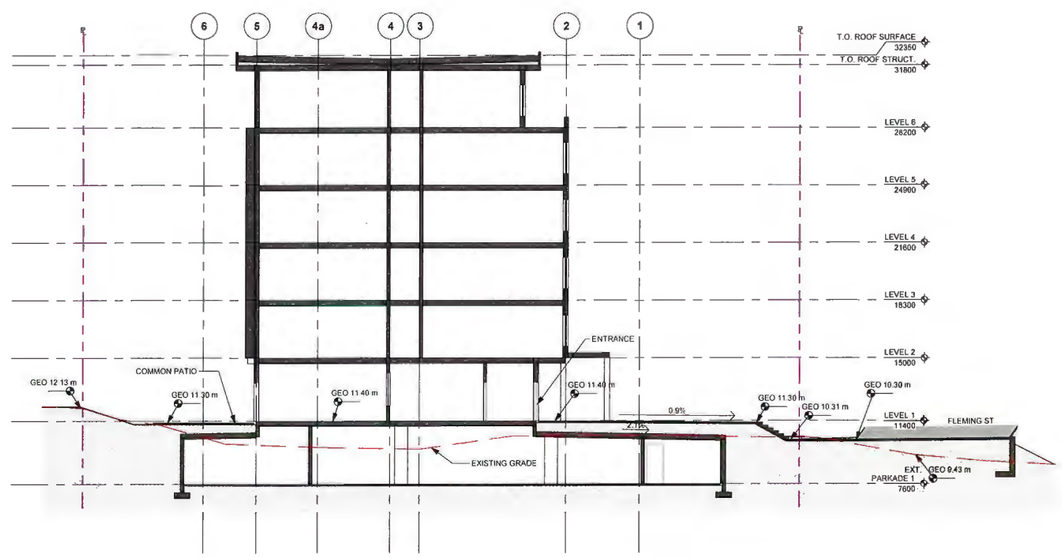

1 D18 / D18 **NORTH SOUTH SECTION 03**
1 : 150

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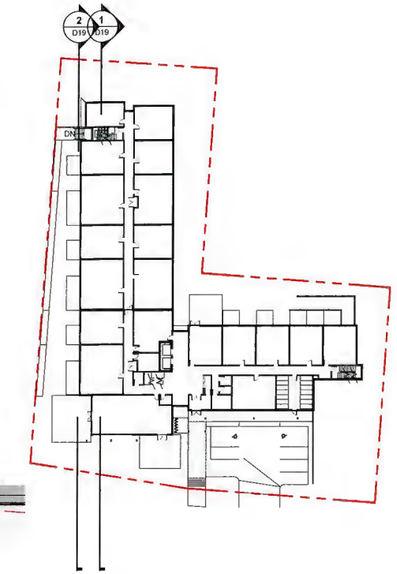
NORTH SOUTH SECTIONS **D18**
scale AS indicated date 2020.02.11

2 D19 / D19 **NORTH SOUTH SECTION 06**
1 : 150



SECTION KEY PLAN

1 D19 / D19 **NORTH SOUTH SECTION 05**
1 : 150

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NORTH SOUTH SECTIONS **D19**
scale AS indicated date 2020.02.11

BC LAND SURVEYORS SITE PLAN OF:

Civic: 874 Fleming Street

Legal: Lot B, Section 10, Esquimalt District, Plan 25267

Scale – 1 : 400 Distances are in metres.

0 5 10 20 30

The intended print size is 11" by 17".

LEGEND

Elevations are to geodetic datum.

+ – denotes – existing elevation

#000 ● – denotes tree & tag number

For full tree details refer to Construction Impact Assessment & Tree Preservation Plan provided by Talbot Mackenzie & Associates dated June 26, 2019

Lot Area = 3909m2

Drawing	2826 BCLS Site02
File	12,826 – 23

POWELL & ASSOCIATES
B C Land Surveyors
250–2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382–8855

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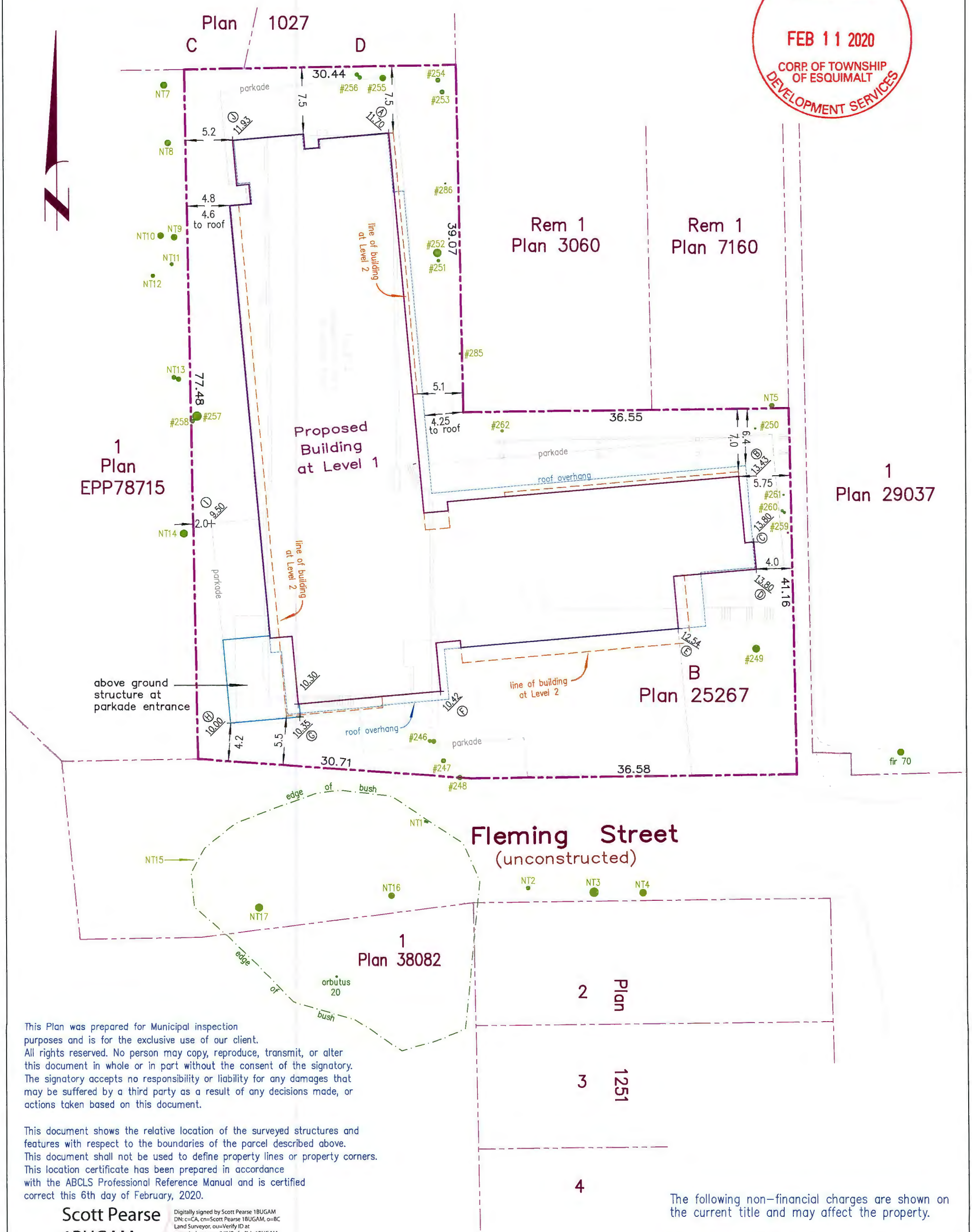

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above.
This document shall not be used to define property lines or property corners.
This location certificate has been prepared in accordance with the ABCLS Professional Reference Manual and is certified correct this 6th day of February, 2020.

Scott Pearse 1BUGAM

Digitally signed by Scott Pearse 1BUGAM
DN: c=CA, cn=Scott Pearse 1BUGAM, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=1BUGAM
Date: 2020.02.06 13:05:56 -08'00'

Scott T. Pearse, B.C.L.S. ©

This document is not valid unless digitally signed and sealed.

The following non–financial charges are shown on the current title and may affect the property.

M76301 – Undersurface Rights
106260G – Undersurface Rights
A64775 – Restrictive Covenant

1 Landscape Concept Plan
Scale: 1:150

Image 1. Katsura Tree

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
CeJa	3	Cercidiphyllum japonicum	Katsura Tree	6 cm cal.
MaGa	7	Magnolia Galaxy	Galaxy Magnolia	6 cm cal.
PiNi	2	Pinus nigra	Black pine	6 cm cal.
PsMe	7	Pseudotsuga menziesii	Douglas Fir	3 m ht.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ChTe	11	Choisya ternata	Mexican Orange Blossom	# 5 pot
CoCo	6	Cotinus coggygria	Smoke Bush	# 7 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoSt	20	Cornus stolonifera	Redtwig Dogwood	# 5 pot
RiSa	33	Ribes sanguineum	Red Flowering Currant	# 5 pot
RoNu	31	Rosa nutkana	Nootka Rose	# 2 pot
RuSp	29	Rubus spectabilis	Salmonberry	# 2 pot
SaRu	121	Sarococca ruscifolia	Sweet Box	# 1 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GaSh	264	Gaultheria shallon	Salal	# 1 pot
SkJa	31	Skimmia japonica	Skimmia	# 1 pot
SpDo	73	Spirea douglasii	Hardhack	# 1 pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AcMi	85	Achillea millefolium	Common White Yarrow	# 1 pot
AsYo	68	Astilbe younique white	Dwarf Astilbe	# 1 pot
EcPu	241	Echinacea purpurea	Purple Coneflower	SP4
MiSi	69	Miscanthus sinensis	Japanese Silver Grass	# 5 pot
PeAl	71	Pennisetum alopecuroides	Fountain Grass	# 1 pot
PoMu	113	Polystichum munitum	Sword Fern	SP4
RuFu	201	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	SP4

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

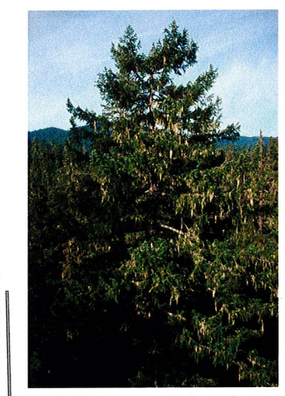

Image 2. Evergreen screen with Douglas fir

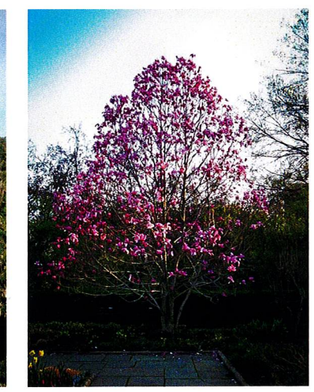

Image 3. Galaxy Magnolia Tree

Image 4. Vine Maple Tree

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DEVELOPMENT SERVICES

C.	Feb 10, '20	Rezoning Submission Revisions
B.	Oct 22, '19	Revised Rezoning Submission
A.	Aug 19, '19	Rezoning Submission

REVISIONS

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696

PROJECT
874 Fleming St.
Esquimalt, B.C.

TITLE
Landscape Concept Plan

SCALE As shown
DRAWN O.L.
CHECKED B.W.

PROJECT No. 1907

DATE Oct 22, 2019

SHEET 1 of 1