

# 169-183 VICTORIA STREET S

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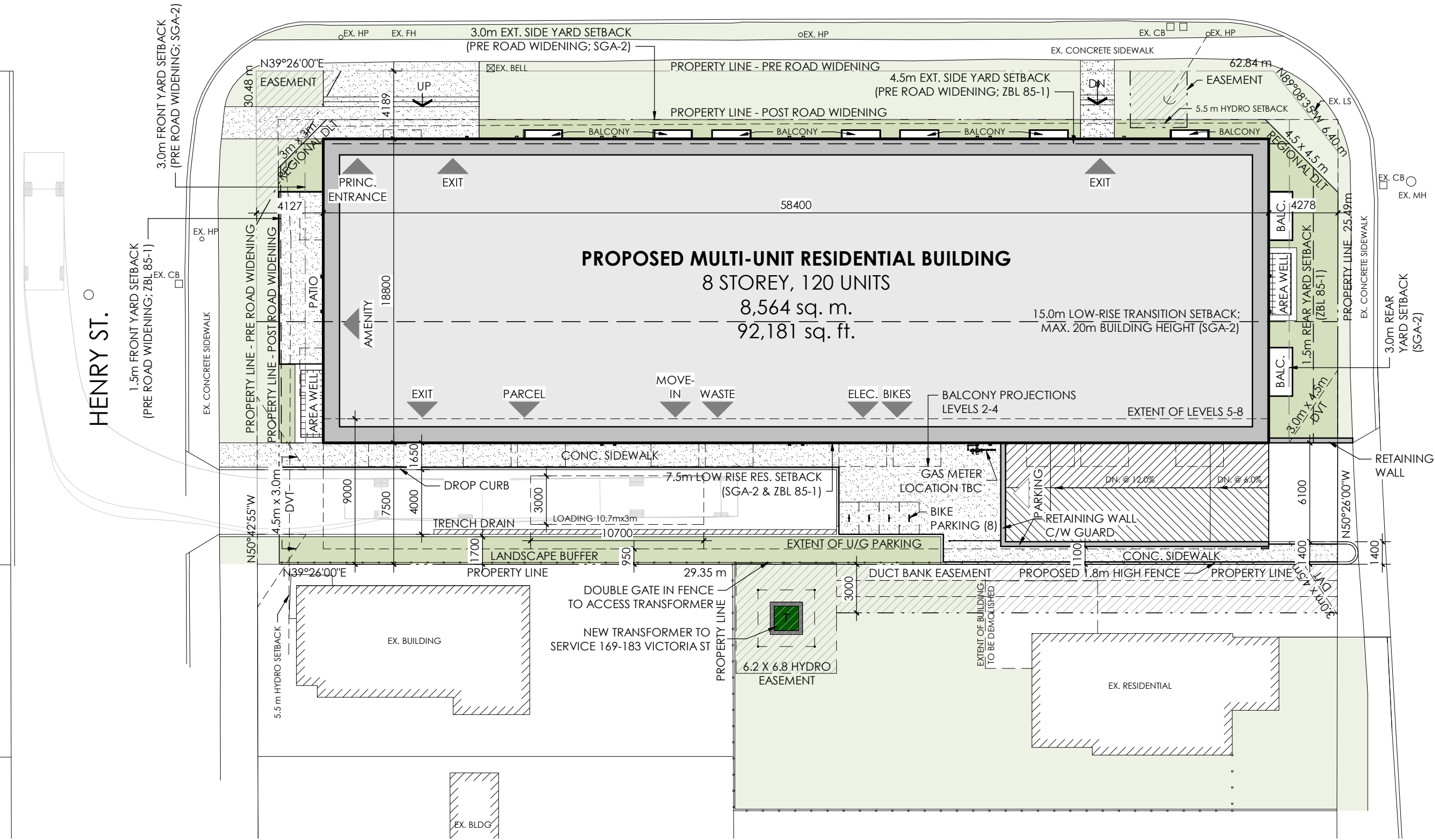
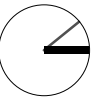
## RESIDENTIAL DEVELOPMENT

ISSUED FOR ZBA ON 2024.06.06

- 1.4 SITE PLAN
- 1.5 SITE STATISTICS
  
- 2.1-2.7 FLOOR PLANS
- 3.1-3.4 ELEVATIONS
- 3.5-3.7 ANGULAR PLANE DIAGRAMS
- 3.8-3.11 FACADE OPENING DIAGRAMS
  
- 5.1-5.2 CONTEXT/ INSPIRATION IMAGES
- 5.3-5.10 RENDERINGS
- 7.1-7.4 SHADOW ANALYSIS



VICTORIA ST. S



PARK ST.

HENRY ST.

0m 2 4 10 20

SITE PLAN

1:250

2024.06.06

**SITE DATA - 169-183 Victoria St. S**

DENSITY	Minimum SGA-2	Minimum ZBL 85-1	Maximum ZBL 85-1	Zone: Mixed-Use 1 (MU-1)/ SGA-2	Provided
Total Floor Space Ratio (FSR)	1	0.6	2.0		4.2

AREAS	Metric	Imperial	%
Gross Site Area (SGA-2 Min 1500 sq. m)	2,025.9 sq m	21,806.2 sq ft	
Road widenings & Daylight Triangles	242.3 sq m	2,608.5 sq ft	-
<b>Net Site Area</b>	<b>0.18 ha</b>	<b>0.4 acre</b>	<b>-</b>
	<b>1,783.5 sq m</b>	<b>19,197.7 sq ft</b>	<b>100%</b>
Building Footprint at grade	1,097.9 sq m	11,817.9 sq ft	62%
Asphalt Area	137.3 sq m	1,477.5 sq ft	8%
Concrete Curbs, retaining walls etc	183.9 sq m	1,979.6 sq ft	10%
Concrete Sidewalks	178.7 sq m	1,924.0 sq ft	10%
<b>Total Impervious Area</b>	<b>1,597.8 sq m</b>	<b>17,199.0 sq ft</b>	<b>90%</b>
Landscaped/Sodded Area	185.7 sq m	1,998.8 sq ft	10%
<b>Total Permeable Area</b>	<b>185.7 sq m</b>	<b>1,998.8 sq ft</b>	<b>10%</b>

SETBACKS	U/G Building		Building Face		
	Req'd ZBL 85-1	Provided	Req'd- SGA-2	Req'd ZBL 85-1	Provided
Front Yard Setback (Henry St. - pre road widening)	0m	4.13m	3.0m	1.5m	4.13m
Rear Yard Setback - Dual Frontage (Park St.)	0m	4.27m	3.0m	1.5m	4.27m
Exterior Side Yard Setback (Victoria St. S - pre road widening)	0m	4.18m	3.0m	4.5m	4.18m
Internal Side Yard Setback (Abutting a Residential R5 Zone, RES - 4)	0m	0.95m	7.5m	7.5m	7.50m

BUILDING SETBACKS (SGA-2)	Req'd- SGA-2	Provided
Interior Yard Setback for storeys 1-6 (Abutting a Residential R5 Zone, RES (for Priority St.))	0.0m	7.50m
Front Yard Setback for storeys 2-6 (Henry St. - post road widening)	0.0m	2.78m
Rear Yard Setback for storeys 2-6 - Dual Frontage (Park St.)	0.0m	4.27m
Exterior Side Yard Setback for storeys 2-6 (Victoria St. S - post road widening)	0.0m	1.18m
For storeys 7 and above		
Front Yard Setback (Henry St. - post road widening)	6.0m	2.78m
Rear Yard Setback - Dual Frontage (Park St.)	6.0m	4.27m
Exterior Side Yard Setback (Victoria St. S - post road widening)	6.0m	1.18m

FRONTAGE	Req'd- SGA-2	Min Req'd ZBL 85-1	Provided ZBL-85-1	Provided ZBL-85-1
Lot Width	30.0m	15.0 m	27.5m	61.0m

LANDSCAPING	Req'd- SGA-2	Min Req'd ZBL 85-1	Provided
Landscaped Area (ZBL 85-1:10% of Site Area, SGA-2: 0%)	0	178.4 sq m	364.4 sq m 20%
Landscaped Buffer		3.0 m	1.70 m

**Parking Data**
**VEHICLES**

REQUIRED (ZBL 85-1)	Spaces
Residential Parking Required (1.0 space / unit)	120
<b>Total Parking Required</b>	<b>120</b>
Barrier Free Parking Required (1+3% applies for 101-200 spaces req'd)	5
Type A Required	3
Type B Required	3

REQUIRED (SGA-2)	Min	Max
Residential Parking Required (Min: 0, Max 1.3space / unit)	0	156

PROVIDED	# of Floors	Type A	Type B	Standard	Total:
P2 (Underground)	1	1	1	25	27
P1 (Underground)	1	1	1	24	26
<b>Total Parking Provided</b>		<b>2</b>	<b>2</b>	<b>49</b>	<b>53</b>

**BICYCLES**

REQUIRED	Class A	Class B	Total
Bicycle Parking Required (SGA-2 :Class A-1/DU, Class B -6 when DU>20)	120	6	126
Bicycle Parking Required (ZBL 85-1: 10% of Vehicle Parking)			12

PROVIDED	Class A	Class B	Total
P2 (Underground)	58		58
Level 1 (Ground Floor)	62	8	70
<b>Bike Parking Total</b>	<b>120</b>	<b>8</b>	<b>128</b>

**BUILDING DATA**
**BUILDING AREAS**

Below Grade	Area (sq.m.)	# of Floors	Metric	Imperial
P2 (Underground)	1502.3	1	1,502.3 sq m	16,171.2 sq ft
P1 (Underground)	1502.3	1	1,502.3 sq m	16,171.4 sq ft
<b>Gross Floor Area (Below Grade)</b>	<b>3,004.6</b>	<b>2</b>	<b>3,004.6 sq m</b>	<b>32,342.5 sq ft</b>

Above Grade	Area (sq.m.)	# of Floors	Metric	Imperial
Level 1 (Ground Floor)	1097.9	1	1,097.9 sq m	11,817.9 sq ft
Levels 2-4	1097.9	3	3,293.8 sq m	35,453.8 sq ft
Levels 5-8	1010.3	4	4,041.3 sq m	43,500.0 sq ft
Mechanical Penthouse	131.0		131.0 sq m	1,410.2 sq ft
<b>Gross Floor Area (Above Grade)</b>	<b>8,564.0</b>	<b>8</b>	<b>8,564.0 sq m</b>	<b>92,181.9 sq ft</b>
<b>Total Gross Floor Area</b>	<b>11,568.6</b>		<b>11,568.6 sq m</b>	<b>124,523.4 sq ft</b>

**BUILDING HEIGHT (Max. 13.5m / 4 storeys) as per Zoning**

(Max. 8 storeys, within 15m of Low rise Res. Zone - 20m) as per SGA-2	Height (m)	# of Floors	Metric	Imperial
Level 1 (Ground Floor) (Min required as per SGA-2 - 4.5m)	4.5	1	4.5 m	14.0 ft
Levels 2-3	3.2	2	6.4 m	20.0 ft
Levels 4	3.6	1	3.6 m	11.0 ft
Levels 5-7	3.2	3	9.6 m	31.0 ft
Levels 8	3.6	1	3.6 m	11.0 ft
Parapet	1.1		1.1 m	3.0 ft
<b>Total Building Height</b>		<b>8</b>	<b>28.8 m</b>	<b>94.0 ft</b>
Mechanical Penthouse (not included in Building Height Calculation)	4.5		4.5 m	14.0 ft

**RESIDENTIAL**

UNITS	# of Floors	1 Bed	2 Bed	Units	Beds
Level 1 (Ground Floor)	1	7	2	9	11
Levels 2-4	3	15	2	17	19
Levels 5-8	4	10	5	15	20
<b>Total</b>	<b>8</b>	<b>92</b>	<b>28</b>	<b>120</b>	<b>148</b>
Unit Mix		77%	23%	100%	

**AMENITY**

REQUIRED - ZBL 85-1	Metric	Imperial
Common Outdoor Amenity 2 sm / dwelling unit	240.0 sq m	2,583.3 sq ft
Outdoor Play Area for Children 2.5sm x (#beds - #units)	70.0 sq m	753.5 sq ft
<b>Total Amenity Area Required</b>	<b>310.0 sq m</b>	<b>3,336.8 sq ft</b>

**PROVIDED - ZBL 85-1**

Rooftop Outdoor Terrace	152.2 sq m	1,638.3 sq ft
Landscaped Open Space (landscaped area + conc. walkways)	364.4 sq m	3,922.8 sq ft
<b>Total</b>	<b>516.6 sq m</b>	<b>5,561.0 sq ft</b>

**REQUIRED - ZBL SGA-2**

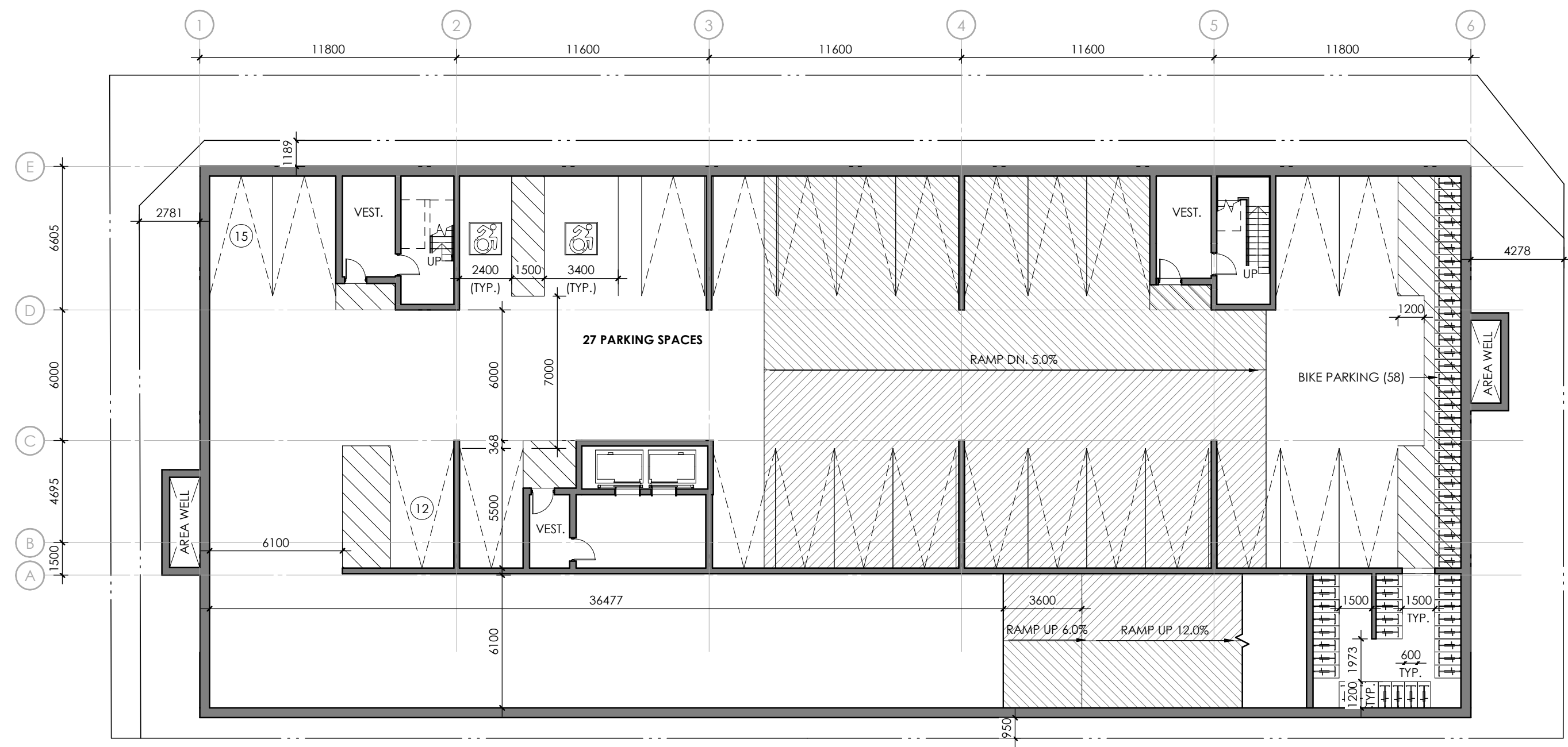
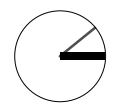
Private Amenity Space 4 sm / dwelling unit	480.0 sq m	5,166.7 sq ft
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**PROVIDED - ZBL SGA-2**

Ground Floor Amenity Room	50.6 sq m	544.7 sq ft
Private balconies and terraces	593.3 sq m	6,386.3 sq ft
Rooftop Outdoor Terrace	152.2 sq m	1,638.3 sq ft
<b>Total</b>	<b>796.1 sq m</b>	<b>8,569.2 sq ft</b>

**FACADE OPENING (REQUIRED - SGA-2)**

	Total façade area	Min. Req'd	Provided	%
Min. façade openings( 10%)	4806.1	480.6 sq m	1,479.2 sq m	31%
Minimum Street Line façade opening - Victoria St. (Priority street) (40%)	235.2	94.1 sq m	69.2 sq m	29%

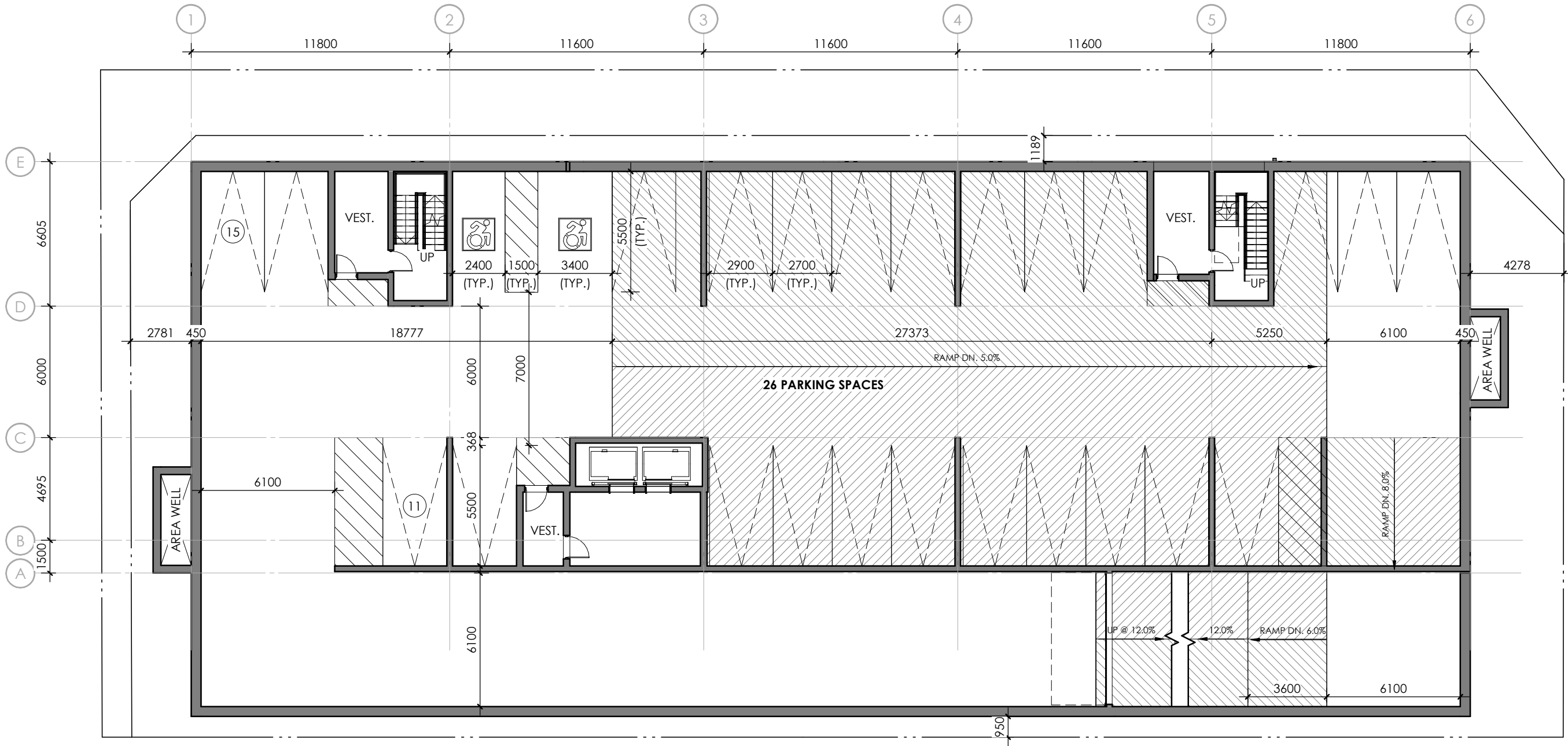
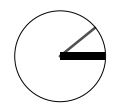


- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

FLOOR PLANS  
LEVEL P2

1 : 200  
2024.06.06

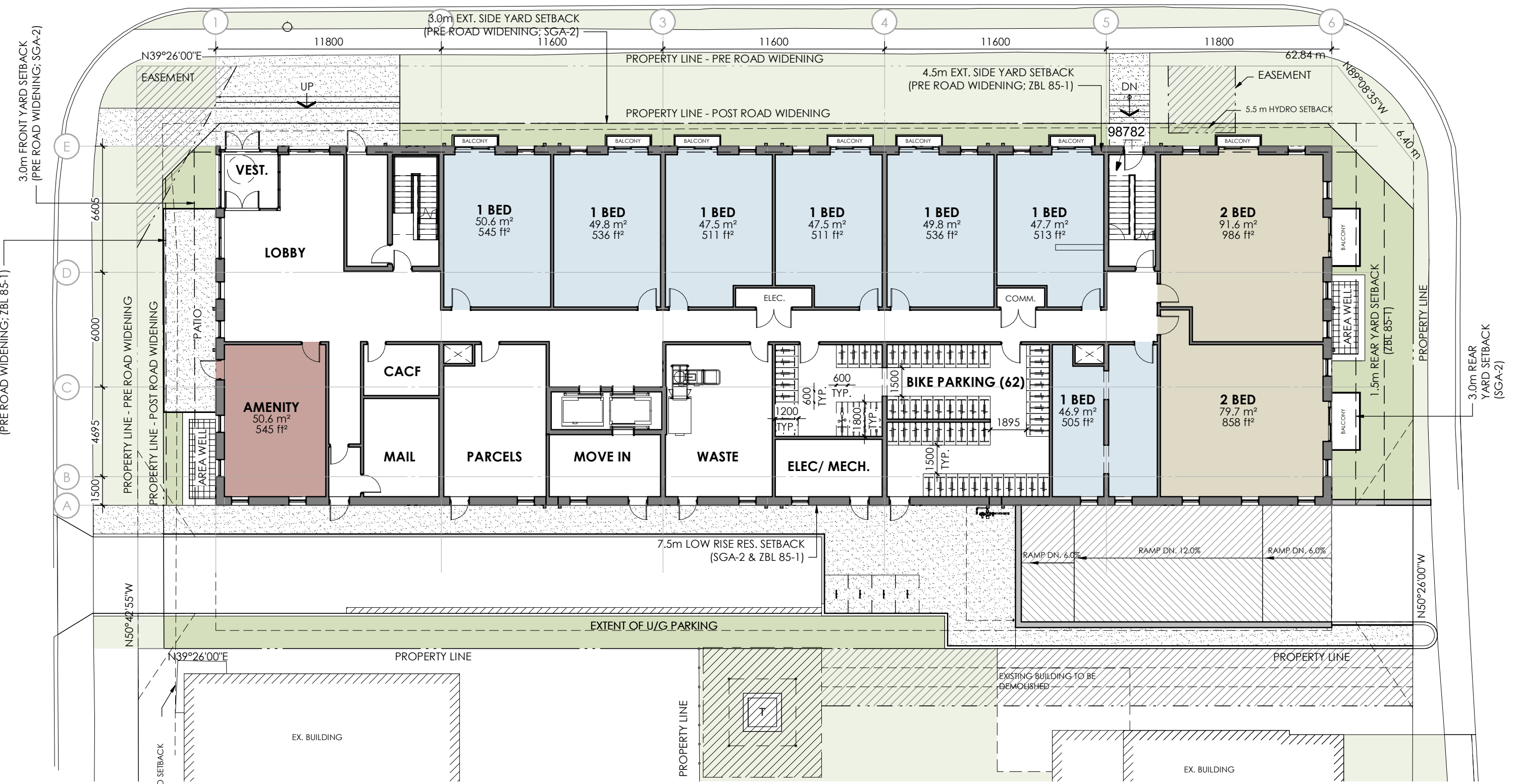
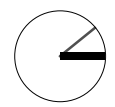




- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

FLOOR PLANS  
LEVEL P1

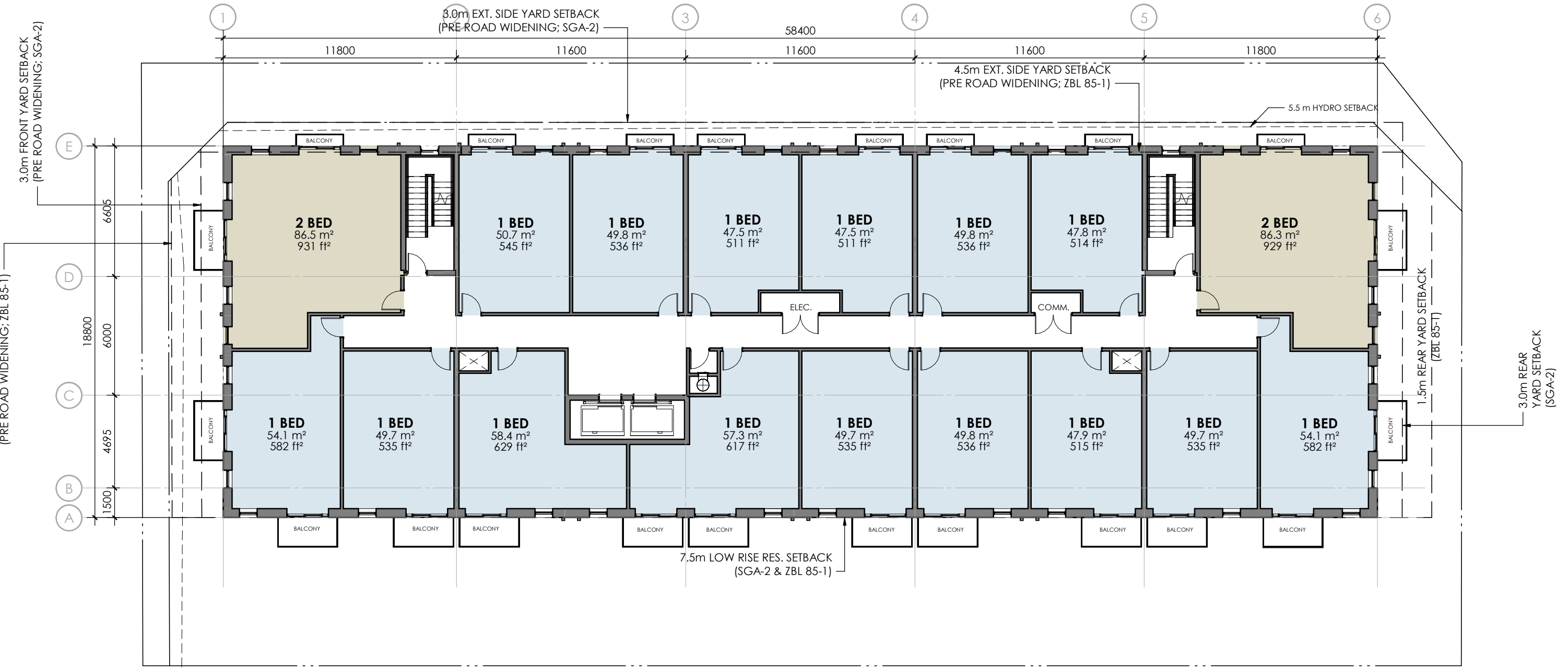
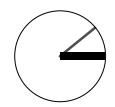
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2024.06.06



- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

FLOOR PLANS  
LEVEL 1

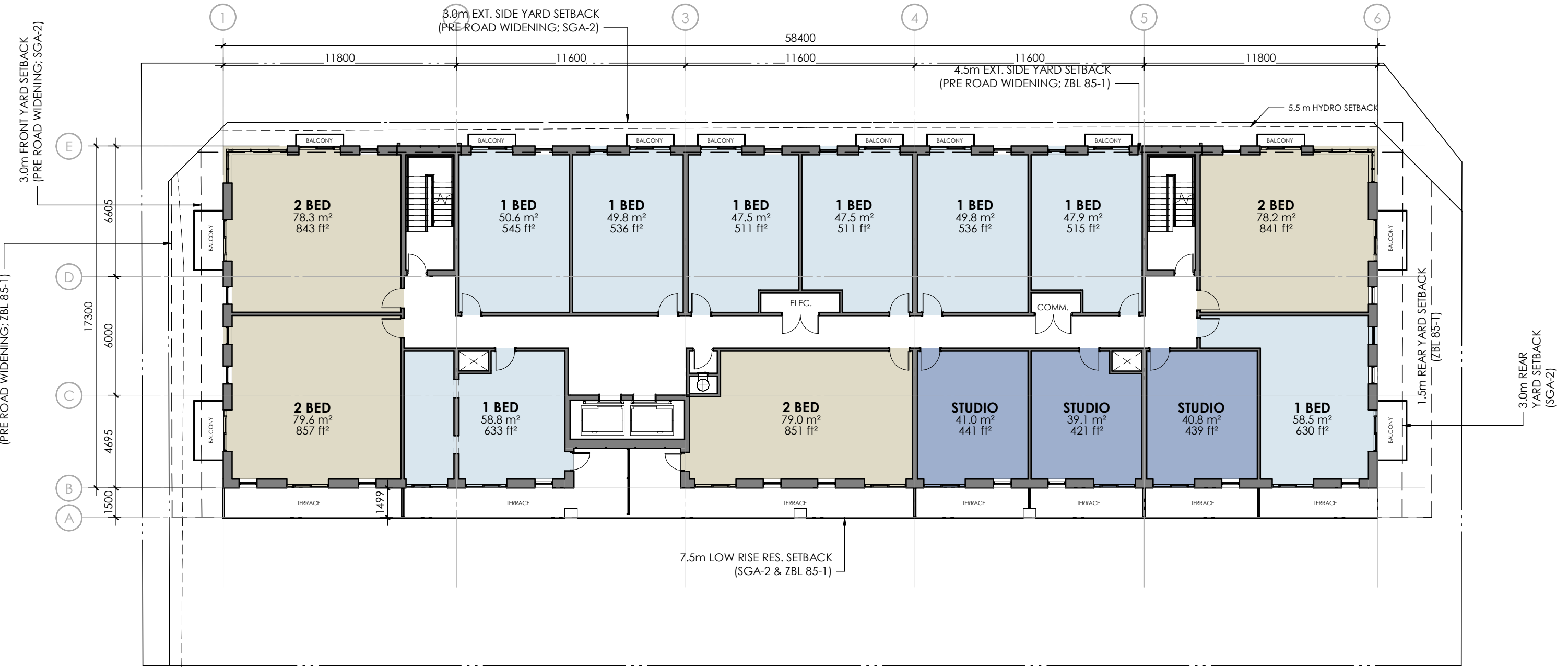
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- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

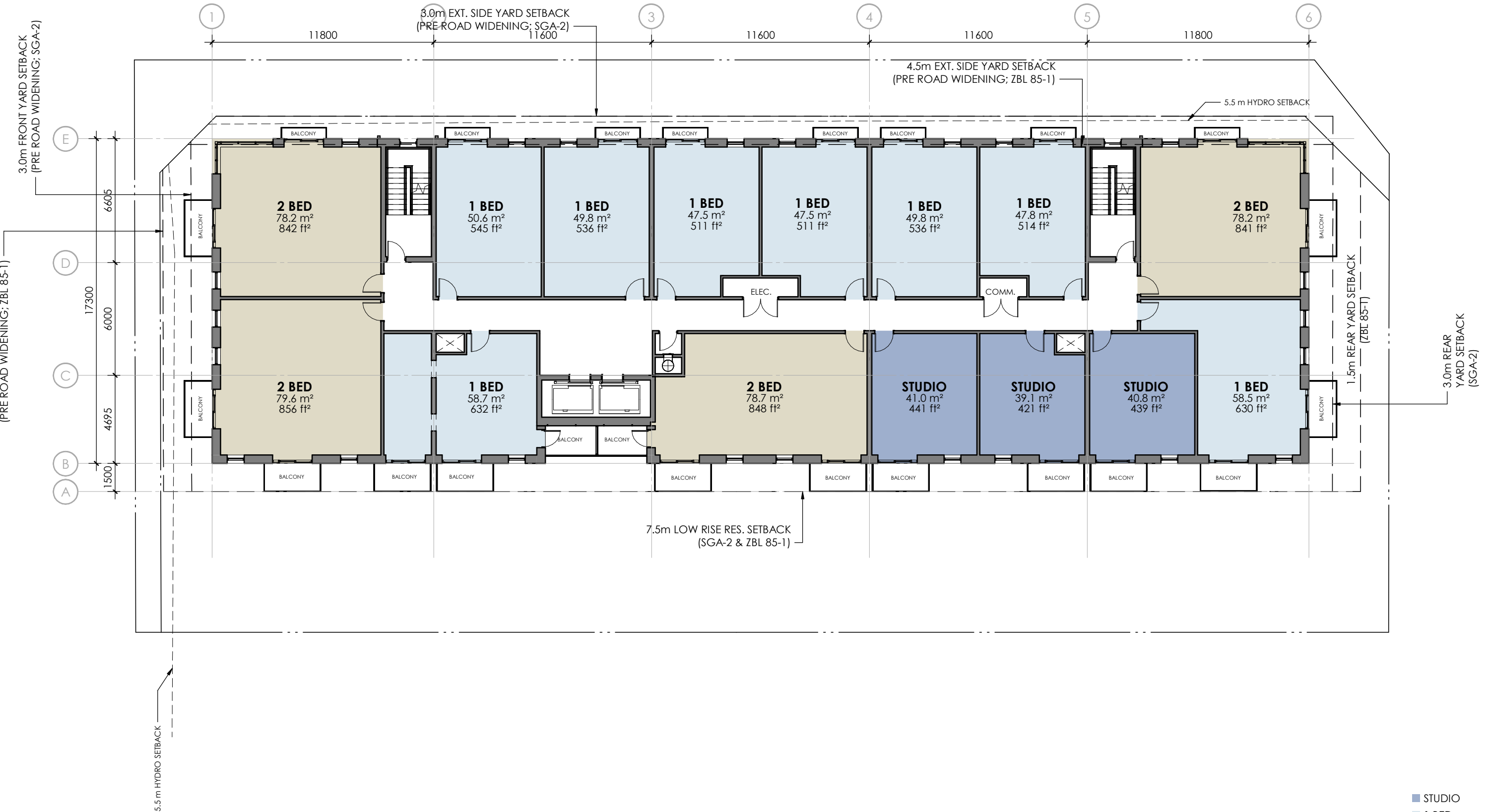
FLOOR PLANS  
LEVEL 2-4

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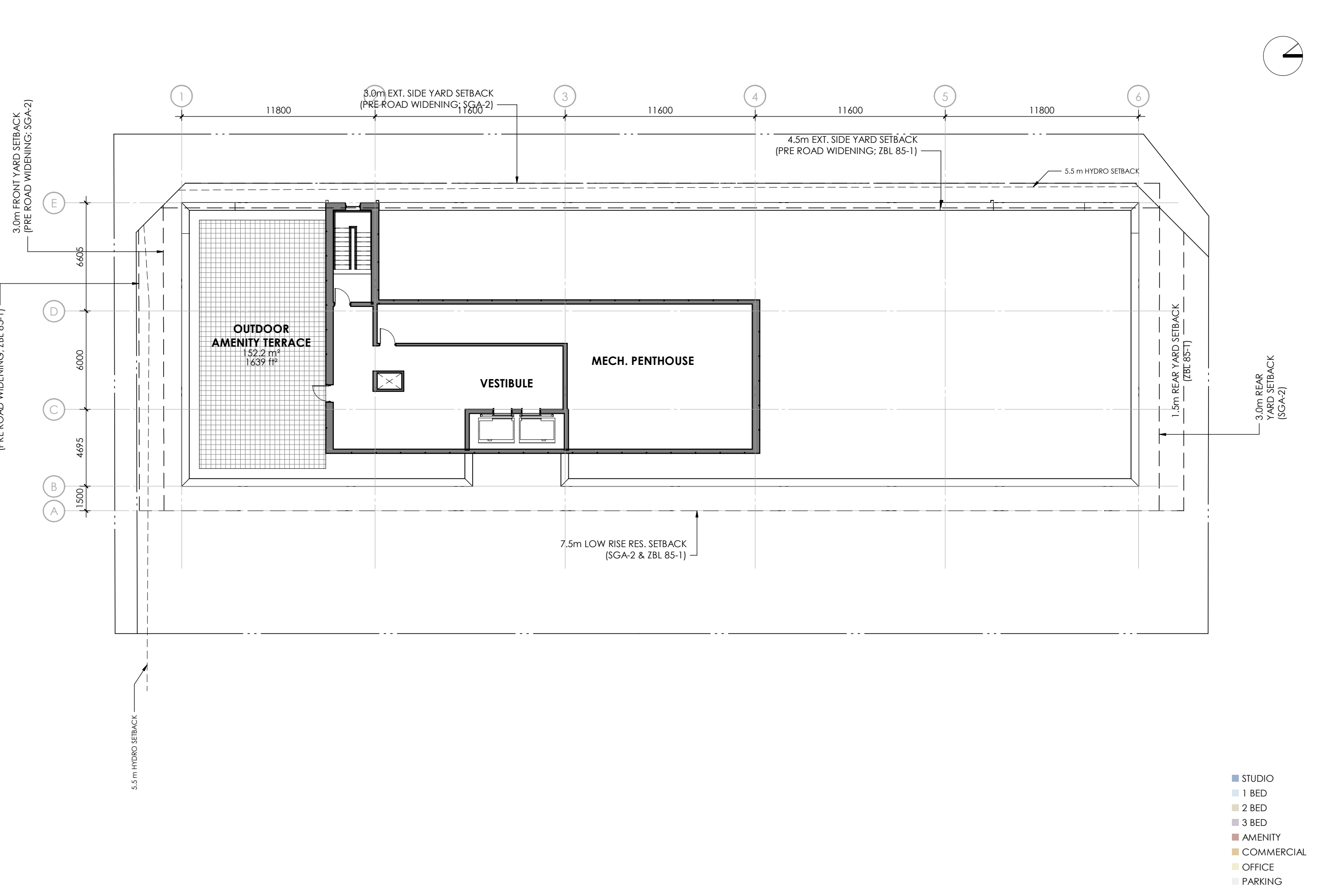


- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING





- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING



**OUTDOOR AMENITY TERRACE**  
152.2 m<sup>2</sup>  
1639 ft<sup>2</sup>

**VESTIBULE**

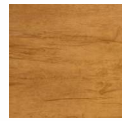
**MECH. PENTHOUSE**

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- COMMERCIAL
- OFFICE
- PARKING

# MATERIAL LEGEND



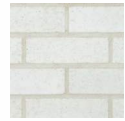
① PRECAST CONCRETE WALL PANEL  
FINISH: BRICK FORMLINER  
COLOUR: MOCHA



③ PRECAST CONCRETE WALL PANEL  
FINISH: WOOD SIDING FORMLINER  
COLOUR: DESERT OAK



⑤ GLAZED BALCONY RAILING  
COLOUR: BLACK



② PRECAST CONCRETE WALL PANEL  
FINISH: BRICK FORMLINER  
COLOUR: WHITE VELOUR



④ VISION GLAZING  
GLAZING: CLEAR  
FRAME COLOUR: BLACK

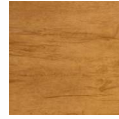


- PARAPET 132.80
- ROOF 132.20
- MECH. PARAPET 128.80
- MECH. PENTHOUSE 127.70
- LEVEL 8 124.10
- LEVEL 7 120.90
- LEVEL 6 117.70
- LEVEL 5 114.50
- LEVEL 4 110.90
- LEVEL 3 107.70
- LEVEL 2 104.50
- LEVEL 1 100.00

# MATERIAL LEGEND



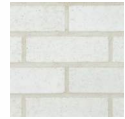
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COLOUR: MOCHA



3 PRECAST CONCRETE WALL PANEL  
FINISH: WOOD SIDING FORMLINER  
COLOUR: DESERT OAK



5 GLAZED BALCONY RAILING  
COLOUR: BLACK



2 PRECAST CONCRETE WALL PANEL  
FINISH: BRICK FORMLINER  
COLOUR: WHITE VELOUR



4 VISION GLAZING  
GLAZING: CLEAR  
FRAME COLOUR: BLACK

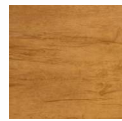




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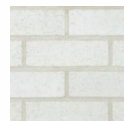
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FINISH: WOOD SIDING FORMLINER  
COLOUR: DESERT OAK



5 GLAZED BALCONY RAILING  
COLOUR: BLACK



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COLOUR: WHITE VELOUR



4 VISION GLAZING  
GLAZING: CLEAR  
FRAME COLOUR: BLACK



PROJECT NO. 2023-053

169-183 VICTORIA STREETS

ELEVATIONS  
SOUTH ELEVATION

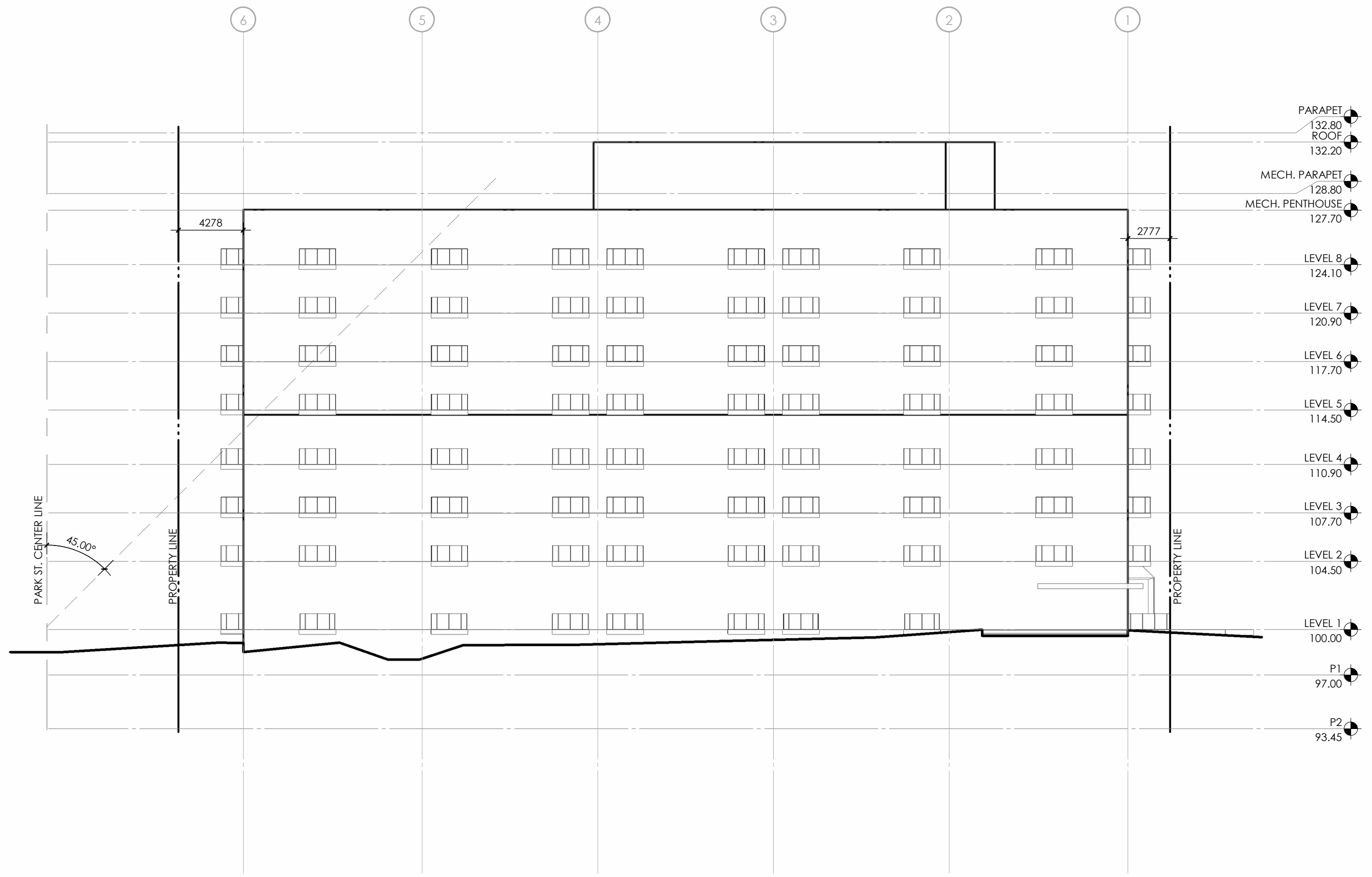
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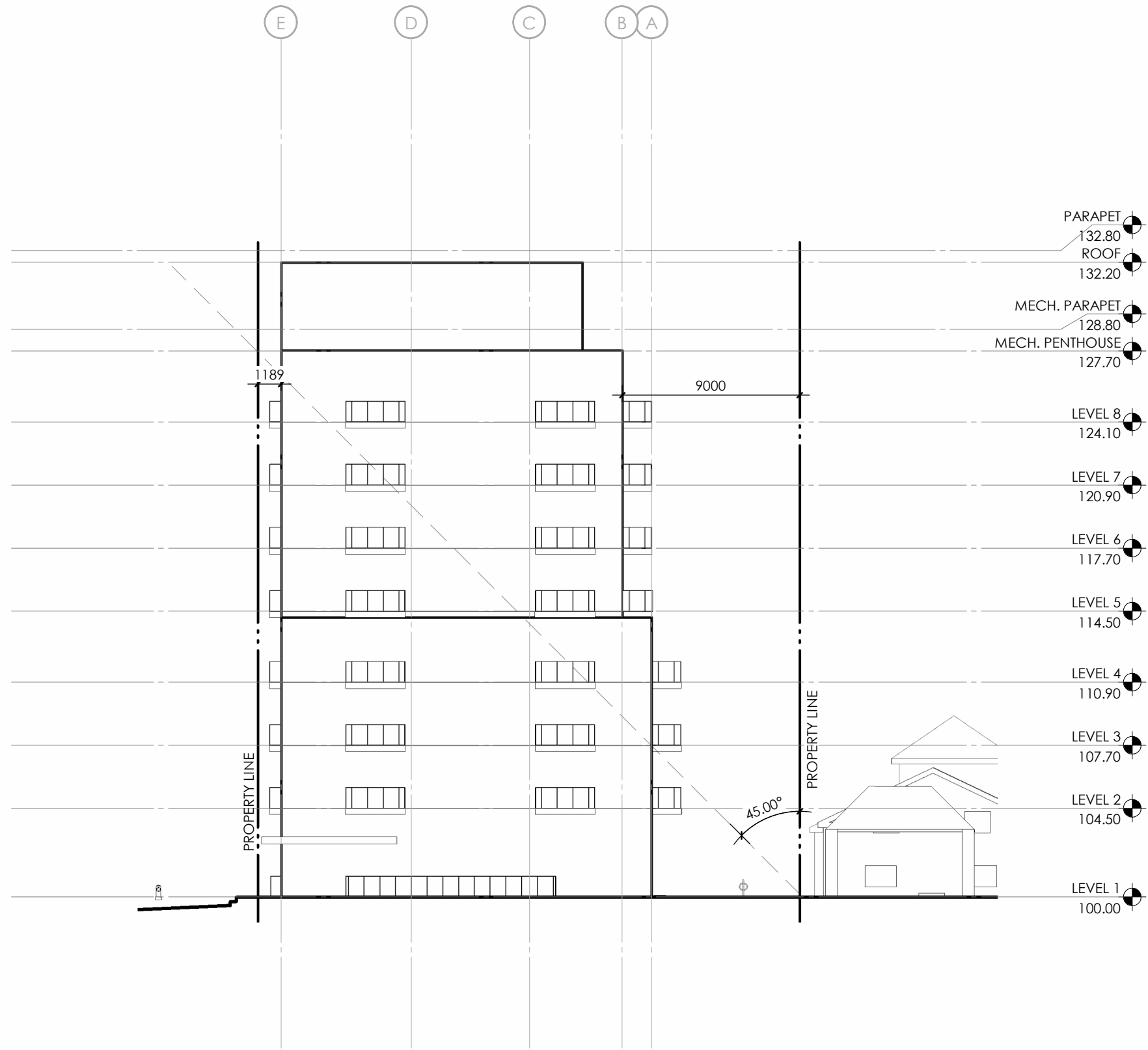
PROJECT NO. 2023-053

169-183 VICTORIA STREETS

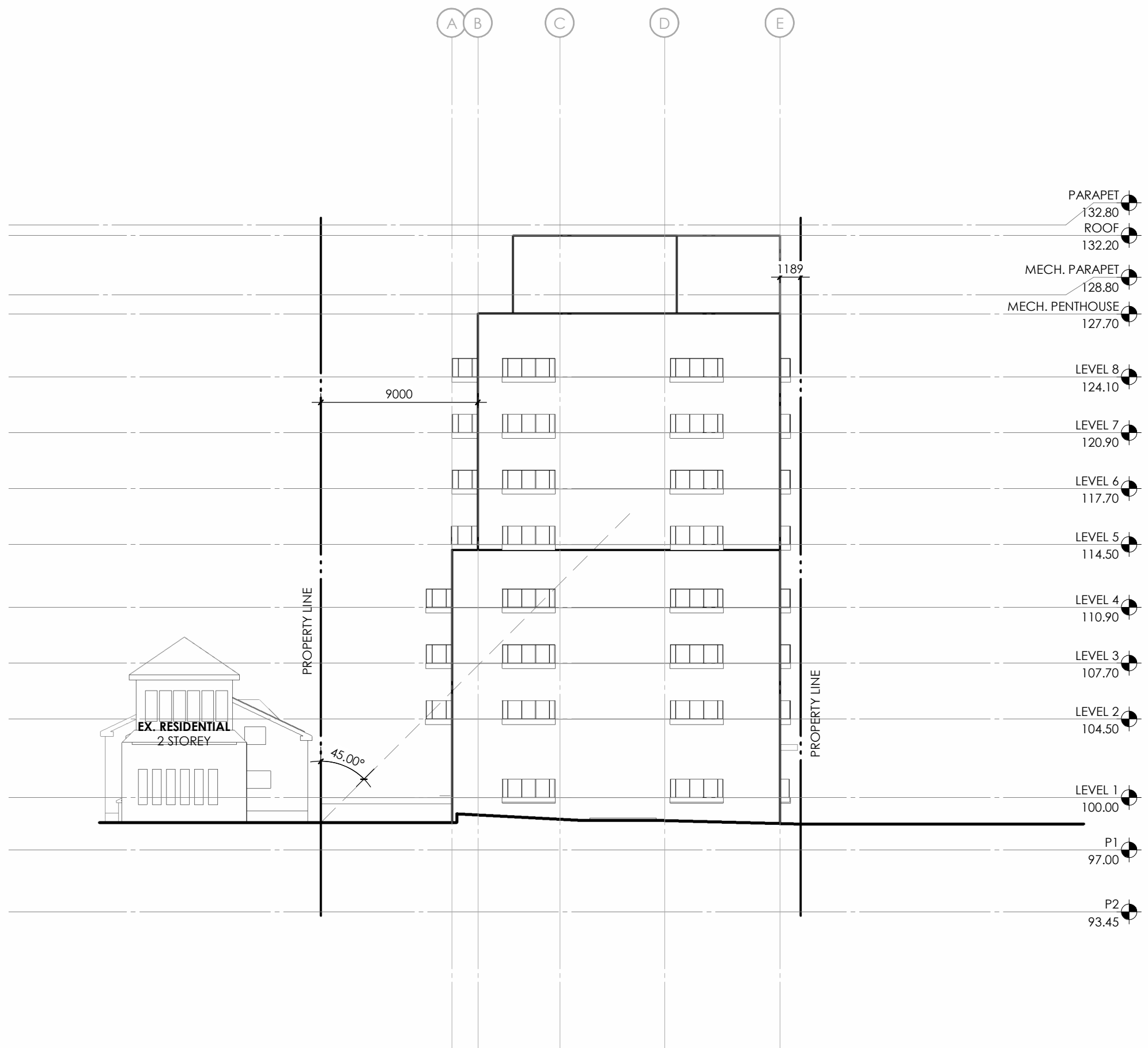


NORTH ANGULAR PLANE DIAGRAM  
WEST ELEVATION

1:250  
2024.06.06







PROJECT NO. 2023-053

169-183 VICTORIA STREETS

EAST ANGULAR PLANE DIAGRAM  
WEST ELEVATION

1 : 250  
2024.06.06



FACADE OPENING DIAGRAM  
NORTH ELEVATION

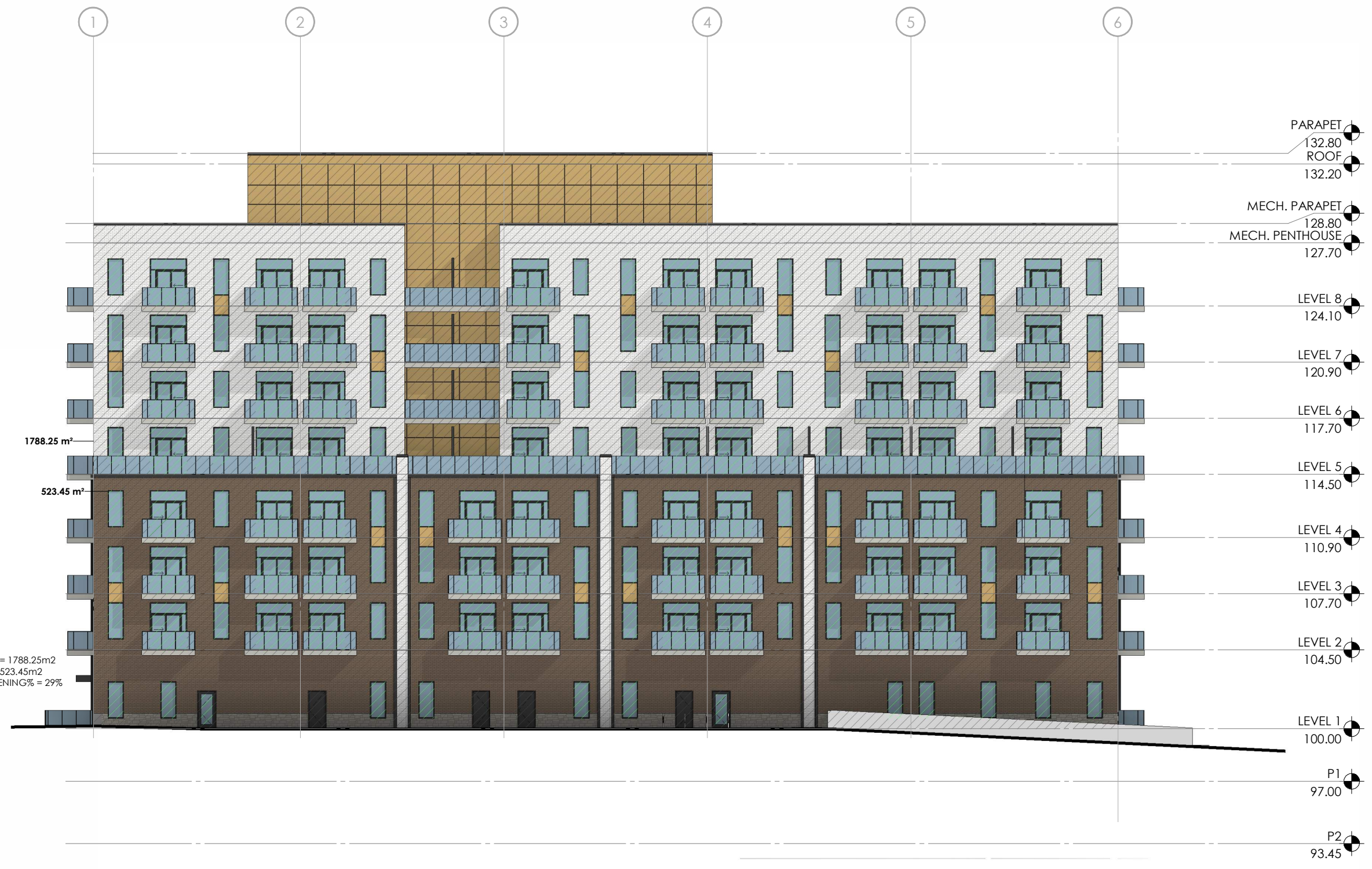
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FACADE OPENING DIAGRAM  
EAST ELEVATION

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2024.06.06

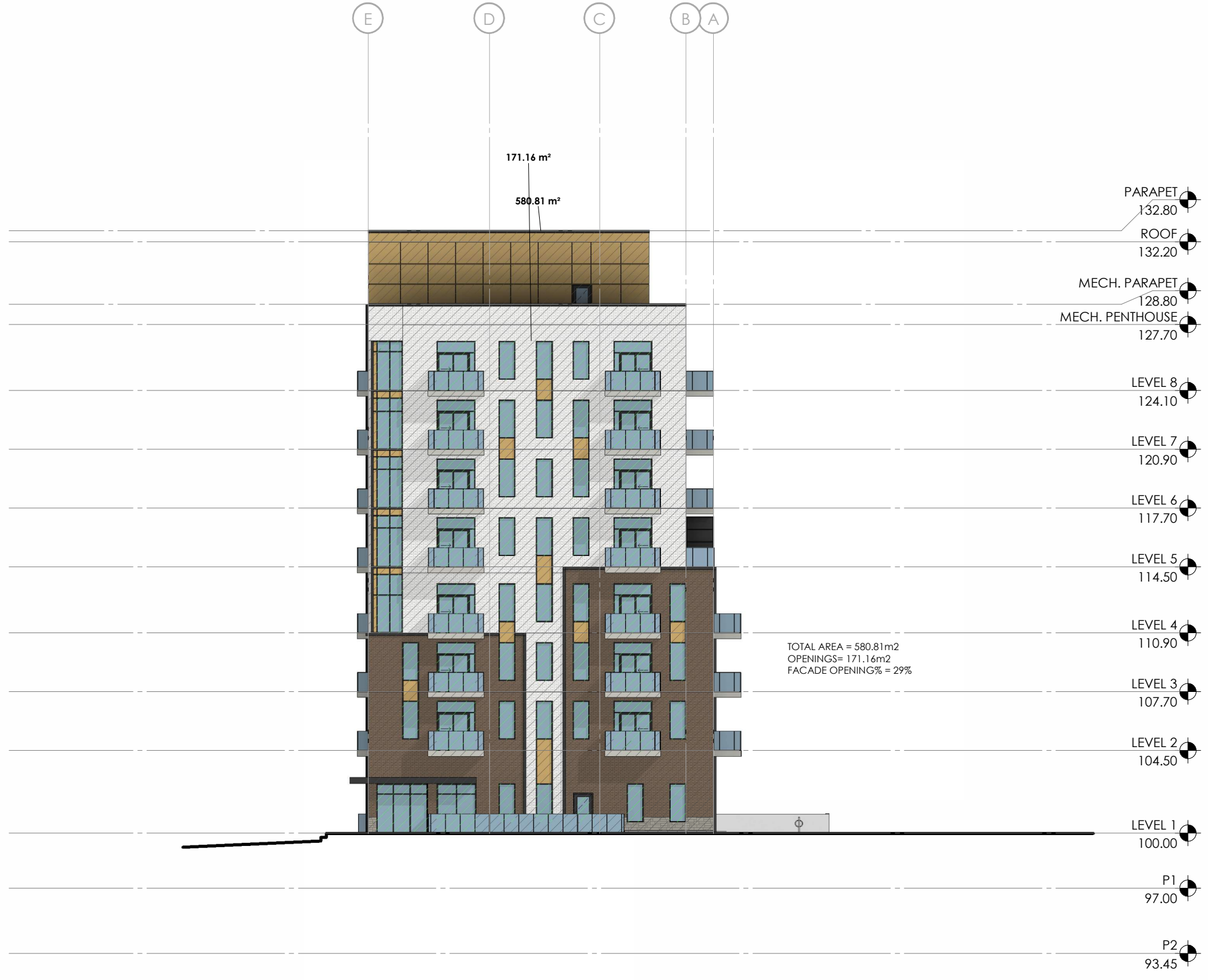




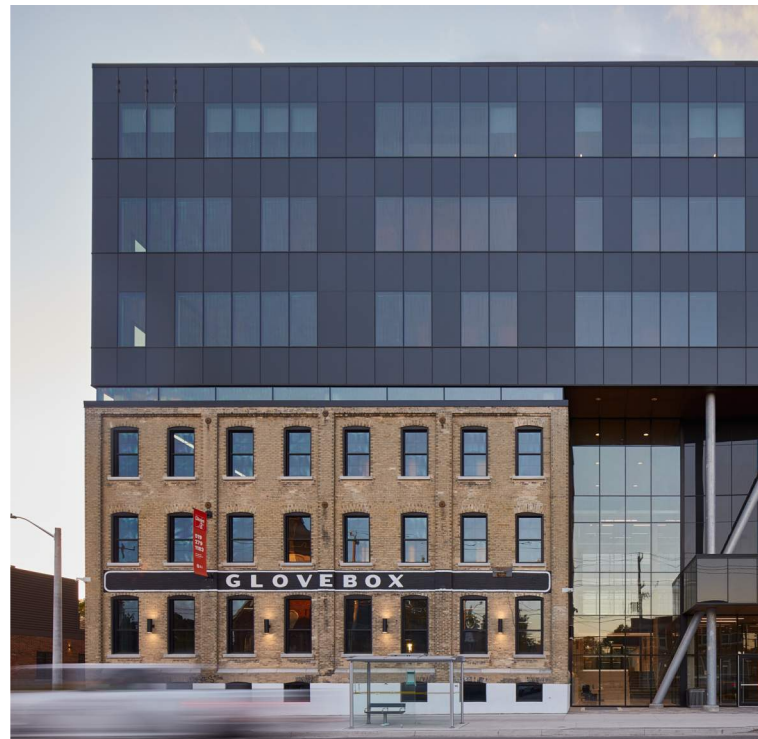
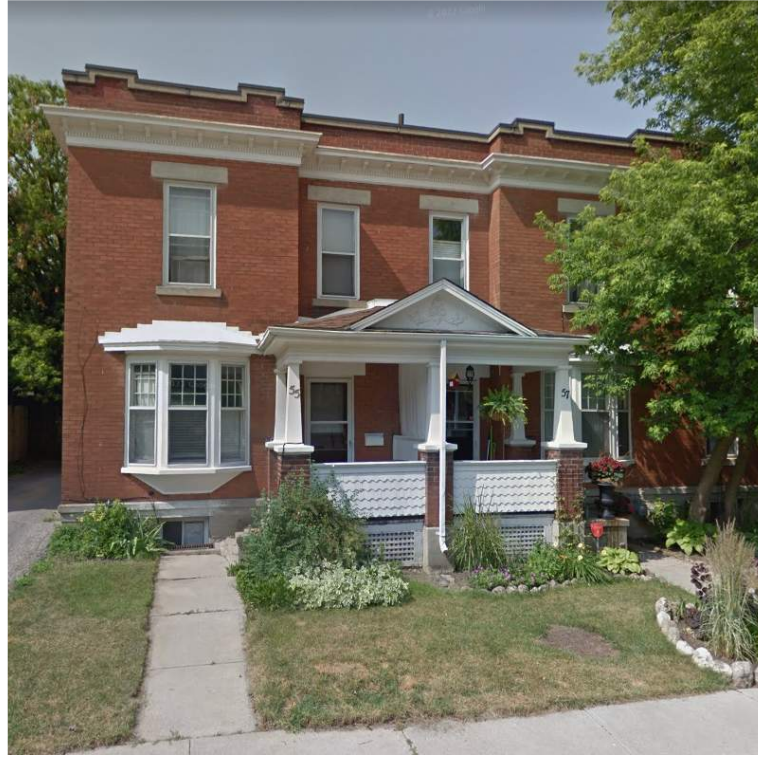
FACADE OPENING DIAGRAM  
SOUTH ELEVATION

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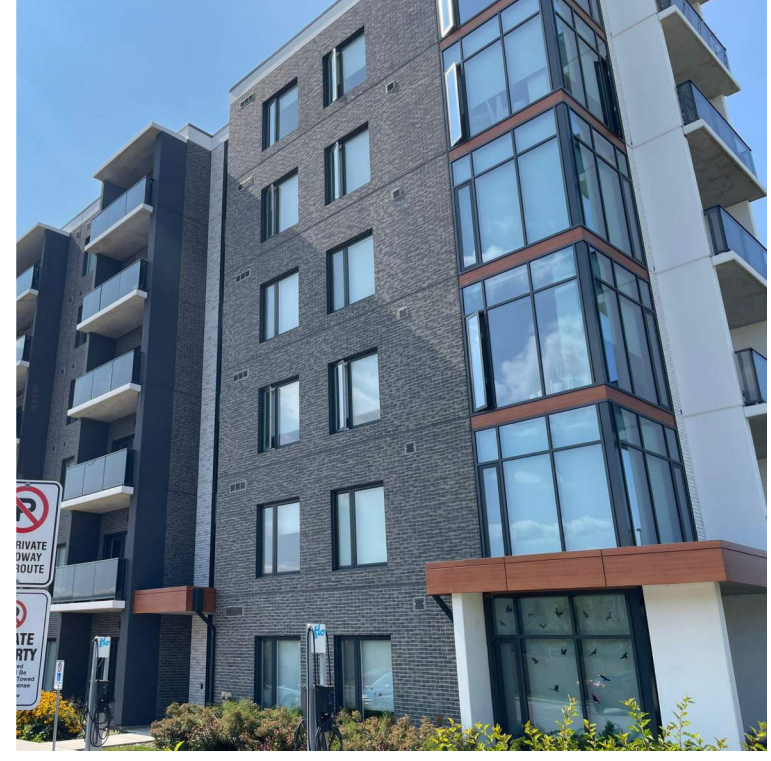














PROPOSED 42 STOREY TOWER

3 PROPOSED TOWERS MAX 38 STOREY



PROJECT NO. 2023-053

169-183 VICTORIA STREETS

AERIAL RENDERING

N.T.S  
2024.06.06





PRECAST CONCRETE WALL PANEL  
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COLOUR: MOCHA



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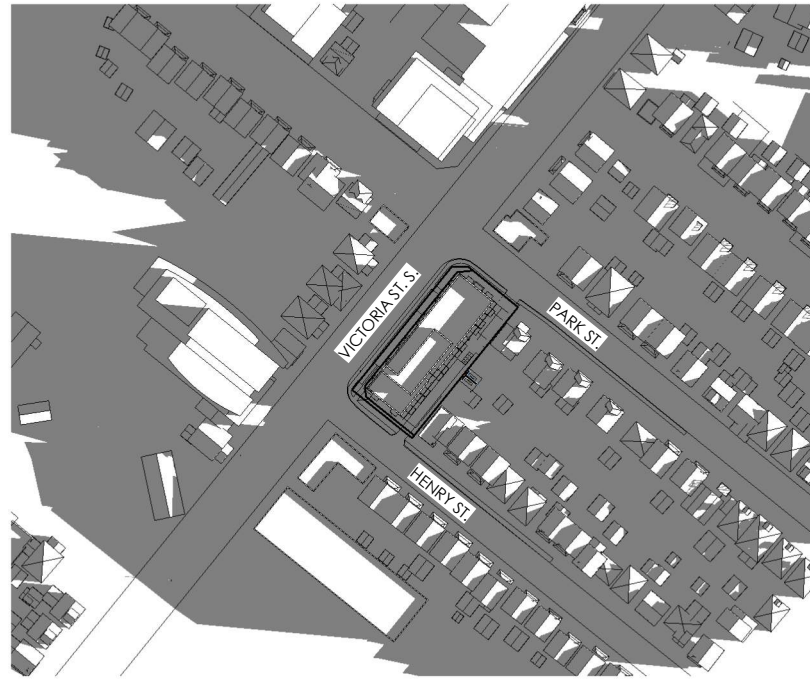
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MARCH 21ST - 8AM



MARCH 21ST - 10AM



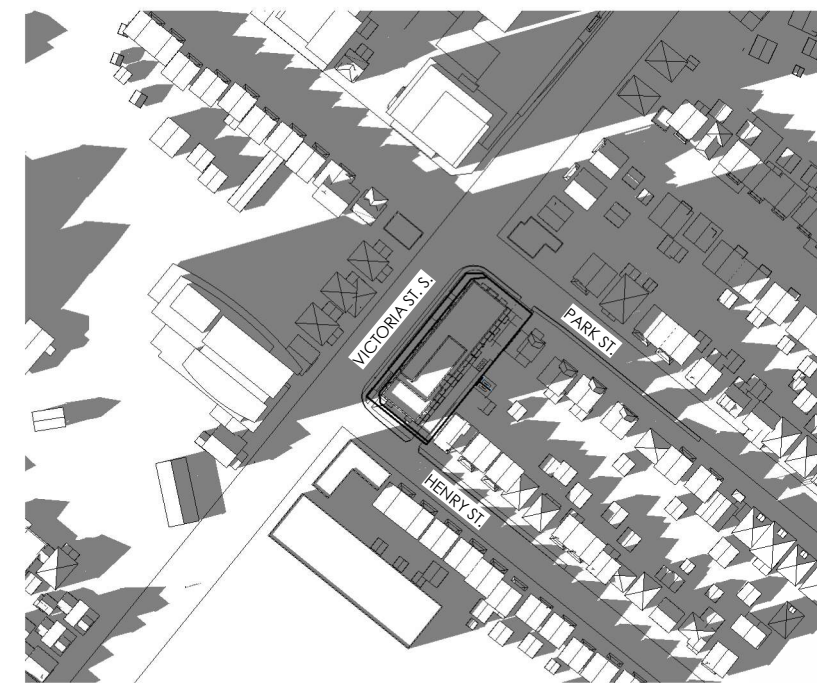
MARCH 21ST - 12PM



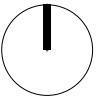
MARCH 21ST - 2PM



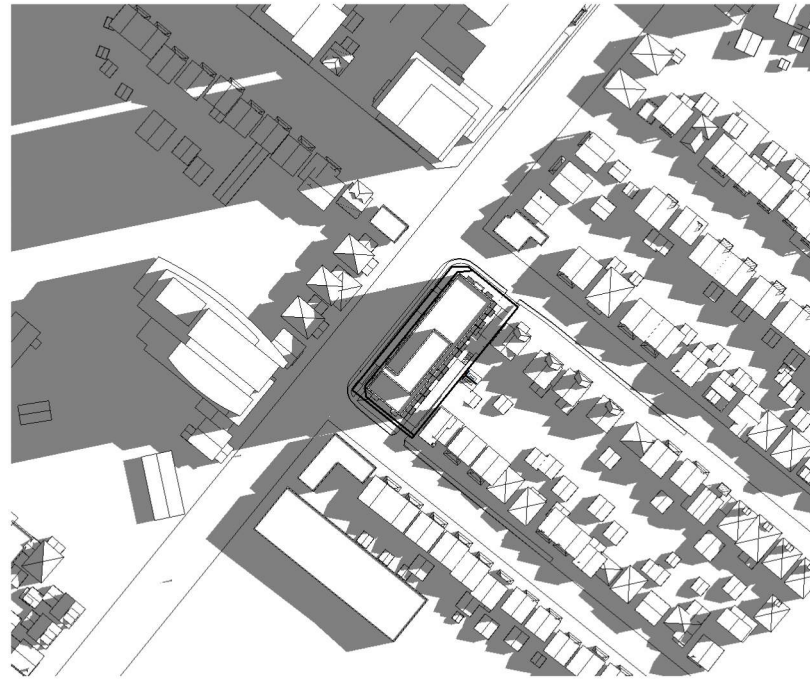
MARCH 21ST - 4PM



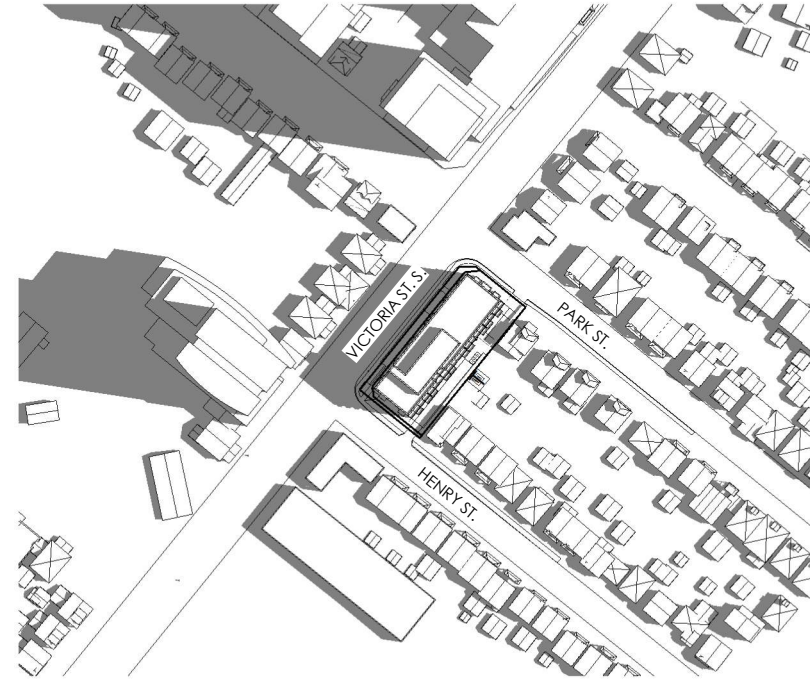
MARCH 21ST - 6PM







JUNE 21ST - 8AM



JUNE 21ST - 10AM



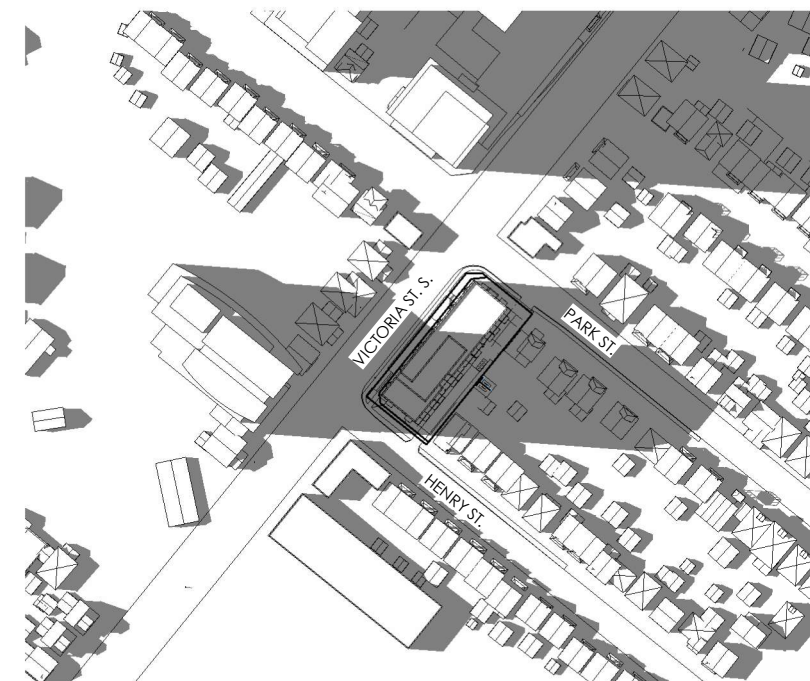
JUNE 21ST - 12PM



JUNE 21ST - 2PM



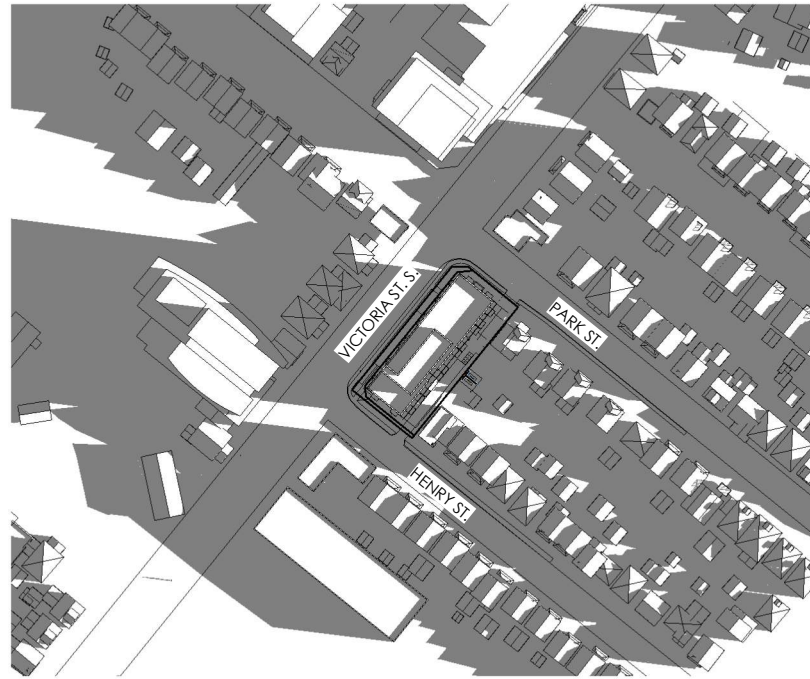
JUNE 21ST - 4PM



JUNE 21ST - 6PM







SEPTEMBER 21ST - 8AM



SEPTEMBER 21ST - 10AM



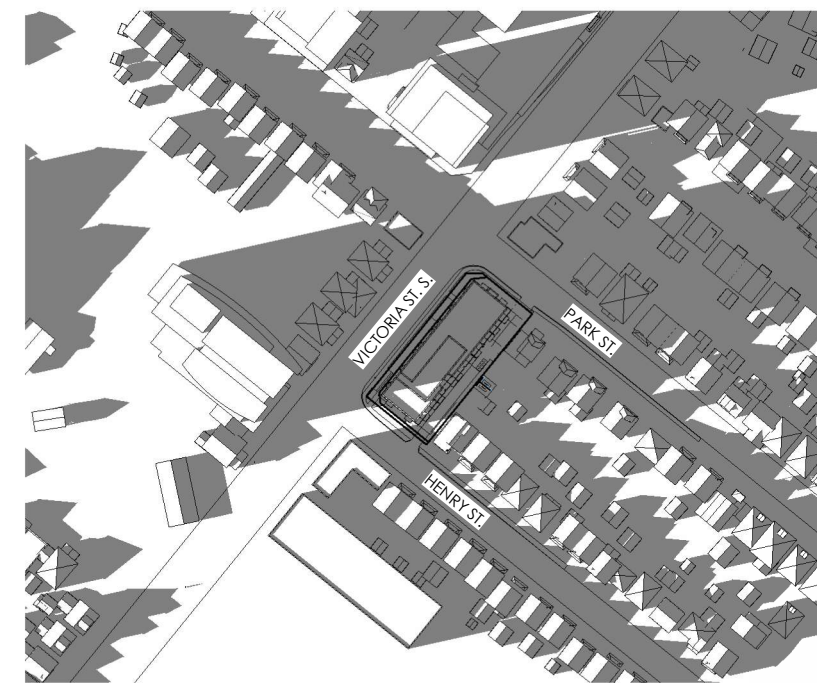
SEPTEMBER 21ST - 12PM



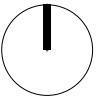
SEPTEMBER 21ST - 2PM



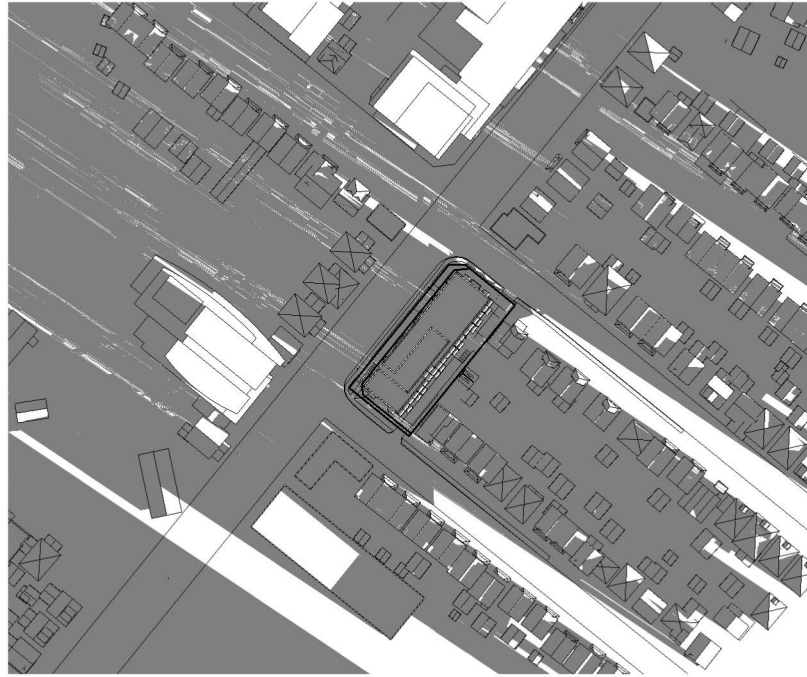
SEPTEMBER 21ST - 4PM



SEPTEMBER 21ST - 6PM



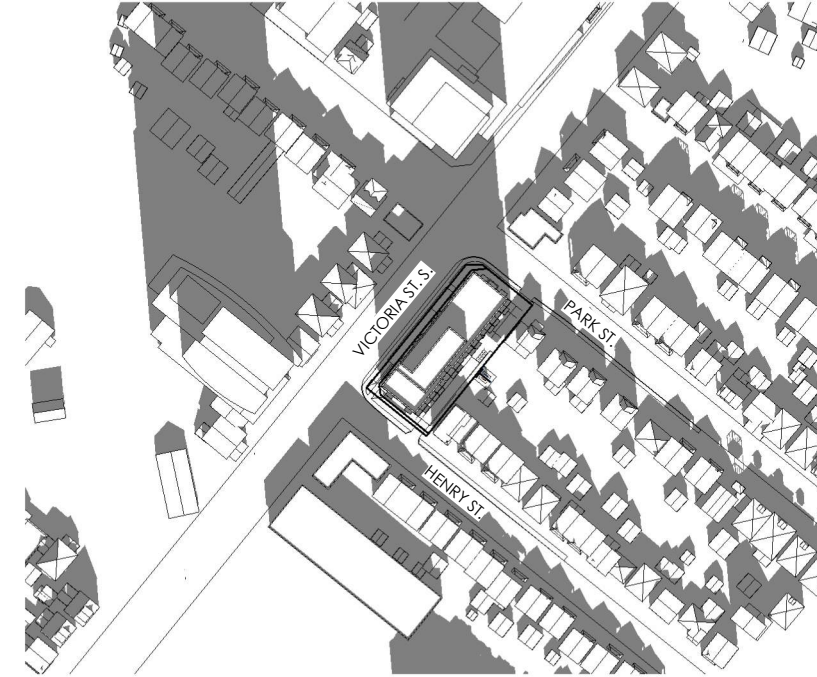




DECEMBER 21ST - 8AM



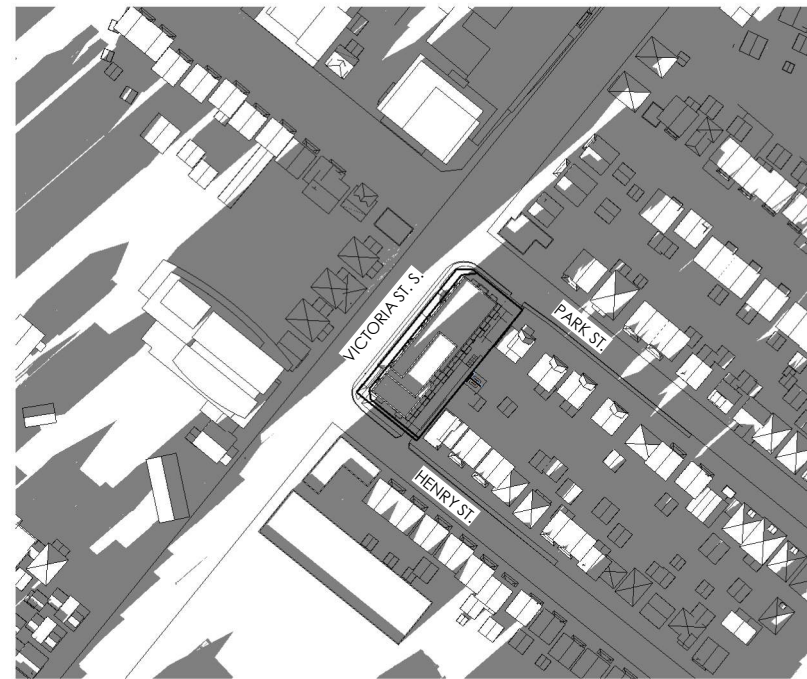
DECEMBER 21ST - 10AM



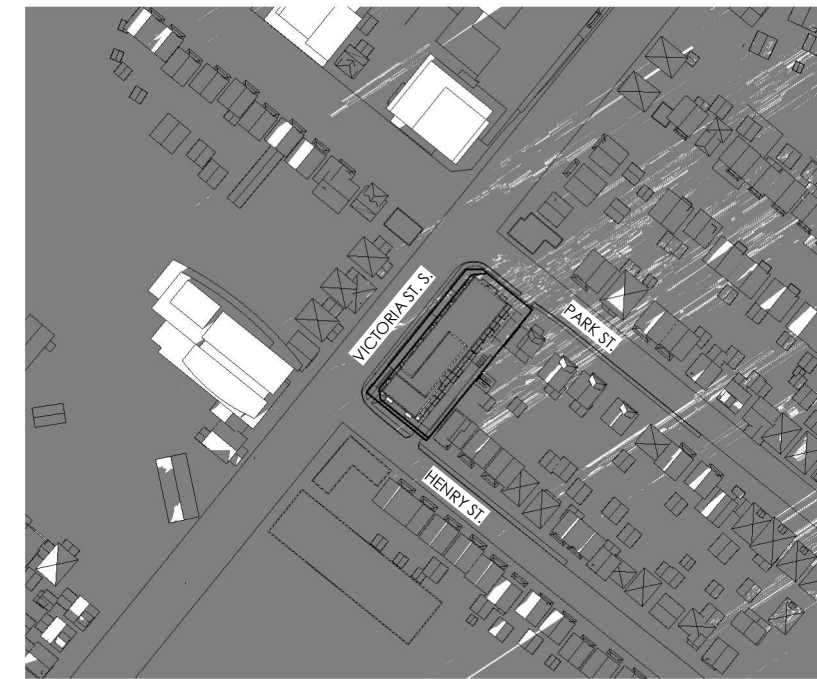
DECEMBER 21ST - 12PM



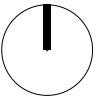
DECEMBER 21ST - 2PM



DECEMBER 21ST - 4PM



DECEMBER 21ST - 6PM



PROJECT NO. 2023-053

169-183 VICTORIA STREETS

SHADOW ANALYSIS  
WINTER SOLSTICE  
1:3000

2024.06.06