



LIGHTHOUSE MULTI-RESIDENTIAL

DEVELOPMENT PERMIT SET

MARCH 29, 2021

DRAWING LIST:

DP.000	COVER
DP.001	BC LAND SURVEYOR CERTIFICATE
DP.100	SITE PLAN
DP.101	PARKADE 2 PLAN
DP.102	PARKADE 1 PLAN
DP.103	MAIN FLOOR PLAN
DP.104	SECOND FLOOR PLAN
DP.105	THIRDFLOOR PLAN
DP.106	FOURTH FLOOR PLAN
DP.107	FIFTH FLOOR PLAN
DP.108	SIXTH - EIGHTH FLOOR PLAN
DP.109	NINTH FLOOR PLAN
DP.110	TENTH FLOOR PLAN
DP.111	ROOF PLAN
DP.200	ELEVATIONS
DP.201	ELEVATIONS
DP.202	ELEVATIONS
DP.203	ELEVATIONS
DP.300	BUILDING SECTION
DP.301	BUILDING SECTION
DP.302	BUILDING SECTION
DPL1.0	LANDSCAPE PLAN

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL: L: 3 & 4 P: 3135, L: 64 & 65 P: 2854,
L: 65 & 66 P: 2854

MUNICIPAL: 616 & 620 CONSTANCE AVE,
619 & 623 NELSON STREET,
1324 & 1326 MILES STREET

VICTORIA, BC

COMMUNITY: ESQUIMALT

ZONING:
CURRENT: RM-1
PROPOSED: CD NO.121

PARCEL COVERAGE:

SITE AREA: 2627 m² (2627 sqft / 0.263 ha)
BUILDING FOOTPRINT: 1487 m² (16025 sqft)
PROPOSED COVERAGE: 56.6%

SETBACKS:

UNDERGROUND

	PERMITTED	PROPOSED
FRONT	3.7 m	3.7 m
SIDE	3.0 m	3.0 m
SIDE	3.0 m	3.0 m
REAR	0.6 m	0.6 m

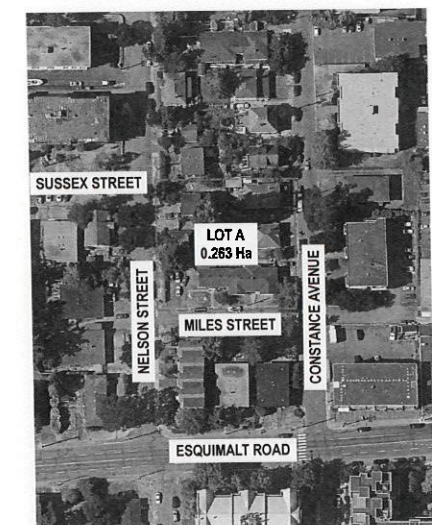
ABOVE GROUND

	PERMITTED	PROPOSED
FRONT (EAST; CONSTANCE AVE)	6.0 m	6.0 m
SIDE	6.0 m	6.0 m
SIDE (SOUTH; MILES STREET)	6.0 m	6.0 m
REAR (WEST; NELSON STREET)	3.0 m	3.0 m

AMENITY SPACE:

SHARED: 557 m²

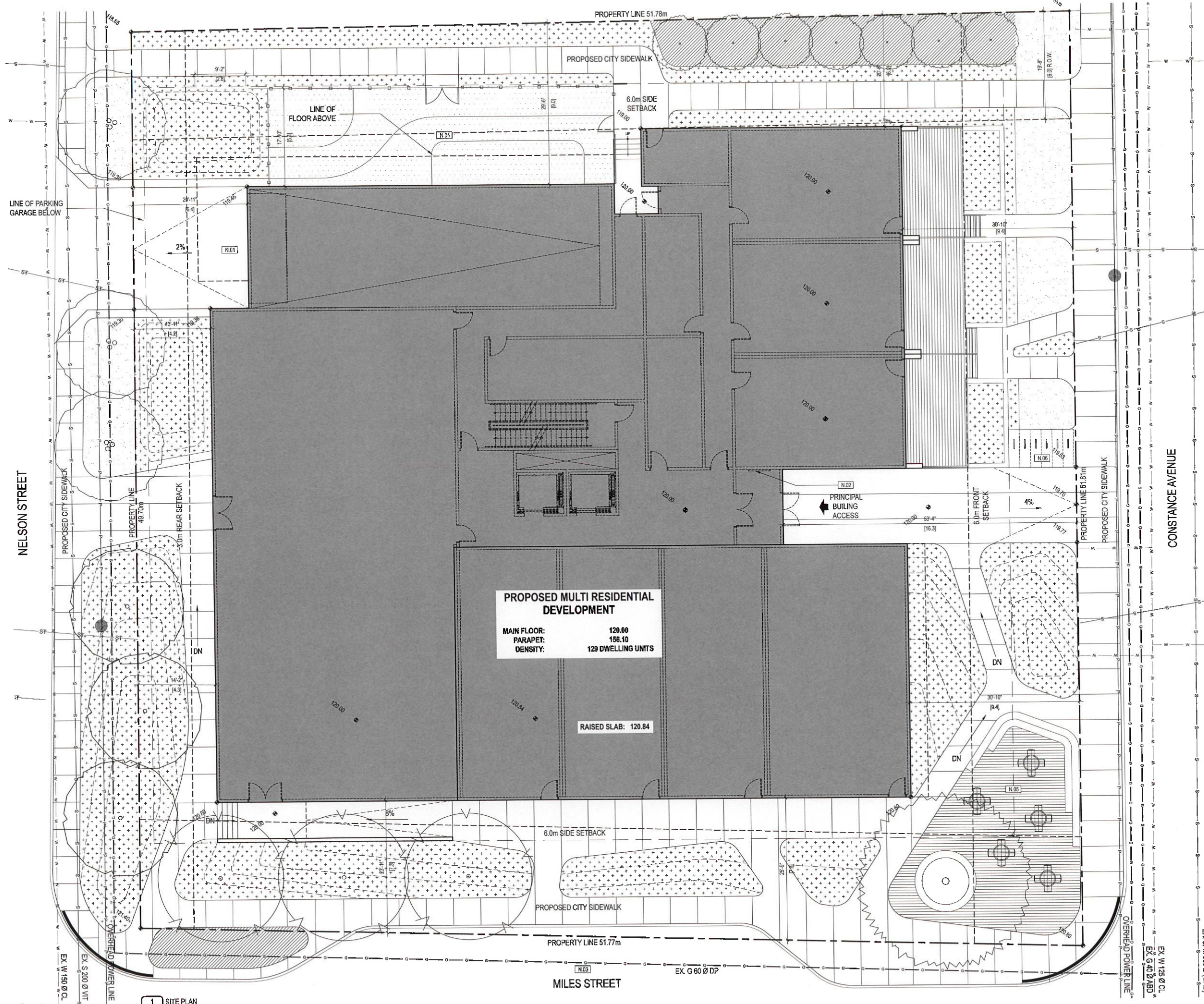
MINIMUM REQUIRED AREA > 300m²



1 CONTEXT PLAN
DP.000 N.T.S.

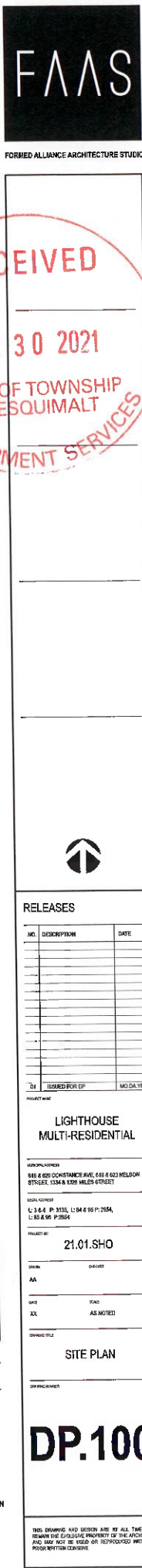


FORMED ALLIANCE ARCHITECTURE STUDIO



Lighthouse Residential Development			
Storeys	FSR Area (sqm)	Gross Area	Common Area
1	834	1157	
2	990	1296	99
3	1003	1313	47
4	646	1098	206
5	839	1104	20
6	839	1104	20
7	839	1104	20
8	839	1104	20
9	830	1098	20
10	830	1098	20
Total	8489	11475	824
PARKING AREA		(sqm)	
P1		1987	
P2		1987	
Total		3974	
SITE AREA		2627	
BUILDING COVERAGE		1292	
LOT COVERAGE		49.2%	
FSR		3.23	
PARKING SPACES			
RESIDENTIAL		94	
RESIDENTIAL H/C		2	
RES. TOTAL		102	
RES. VISITOR		15	
RES. VISITOR H/C		2	
RES. VISITOR TOTAL		17	
RESIDENTIAL TOTAL		119	
DAYCARE		5	
COMMERCIAL CRU		7	
COMMERCIAL TOTAL		12	
TOTAL		131	
SETBACKS		(m)	
NORTH		6	
EAST		6.5	
SOUTH		6	
WEST		2.9	
BUILDING HEIGHT		36.1m	
UNIT TYPES			
STUDIO		5	
1 BEDROOM		22	
1 BEDROOM + DEN		68	
2 BEDROOM		28	
3 BEDROOM		3	
TOWNHOUSE		3	
TOTAL		129	

SHEET NOTES	
N.01	PARADE ENTRY
N.02	INDICATES PRIMARY ENTRANCE, FIRE ALARM PANEL LOCATED AT ENTRY, FDC LOCATED TO RIGHT, NECESSARY CLEARANCE REQUIREMENTS FOR OPERATION
N.03	DROP OFF AREA
N.04	DAYCARE OUTDOOR PLAY AREA (1103 sq ft.)
N.05	PRIVATELY OWNED PUBLICLY ACCESSIBLE OPEN SPACE (p109 sq ft.)
N.06	AT GRADE BICYCLE STORAGE (CAPACITY:12)





A - WOOD

- E - GLASS

☐ EA	☒ GLA
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- SPA

RELEASER

[illegible]Lighthouse
Multi-Residential

816 & 822 CONSTANCE AVE. #19 & 823 NEILSON
WYOMING 13344 & 13206 ARI 875 STROFF

L: 3 & 4 P: 3125, L: 64 & 95 P: 2054,
L: 95 & 98 P: 2054

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XX	AS NOTED
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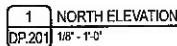
Summary:

ELEVATIONS

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DP.200

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A - WOOD

- AI** ARCHITECTURAL GRADE WOOD
COLOUR : CLEAR STAIN

B - MASONRY

- BRICK
COLOUR - GREY

C - METAL CLADDING

-  01 PRE-FINISHED METAL PANEL
COLOUR : WHITE
-  02 PRE-FINISHED METAL PANEL
COLOUR : BLACK
-  03 PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL
-  04 PRE-FINISHED METAL CAP FLASHING
-  05 CURTAIN WALL MULLION
COLOUR : BLACK
-  06 WINDOW FRAME
COLOUR : BLACK
-  07 METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

- D1** CONCRETE FIN
COLOUR : GREY

E-GLASS

- ☐ E1 GLASS GUARDRAIL
- ☐ E2 SPANDREL PANEL
COLOUR : BLACK
- ☐ E3 SPANDREL PANEL
COLOUR : GREY

[illegible]

LIGHTHOUSE
MULTI-RESIDENTIAL

810 & 820 CONSTANCE AVE, 819 & 823 NELSON STREET, 1234 & 1246 LINDS STREET

LEGAL SERVICES
L: 9 & 4 P: 3135, L: 8 & 9 P: 2854,
L: 1 & 2 P: 2853

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DATE	FILE
XY	AS NOTED

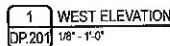
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ELEVATIONS

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DP.20

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A - WOOD

- A1** ARCHITECTURAL GRADE WOOD
COLOUR : CLEAR STAIN

B - MASONRY

- 01** BRICK
COLOUR - GREY

C - METAL CLADDING

- C1** PRE-FINISHED METAL PANEL
COLOUR : WHITE
- C2** PRE-FINISHED METAL PANEL
COLOUR : BLACK
- C3** PRE-FINISHED METAL PANEL
COLOUR : CHARCOAL
- C4** PRE-FINISHED METAL CAP FLASHING
- C5** CURTAIN WALL MULLION
COLOUR : BLACK
- C6** WINDOW FRAME
COLOUR : BLACK
- C7** METAL GUARDRAIL
COLOUR : BLACK

D - CONCRETE

- DI CONCRETE FIN
COLOUR: GREY**

E-GLASS

- ☐ EY GLASS GUARDRAIL
- ☐ SPANDREL PANEL
COLOUR : BLACK
- ☐ SPANDREL PANEL
COLOUR : GREY

[illegible]Lighthouse
Multi-Residential

010 & 020 CONSTANCE AVE, 019 & 023 NEILSON STREET, 1334 & 1326 MILES STREET

TEL: 384 P. 2135, L: 84 & 85 P: 2854,
L: 85 & 86 P: 2854

21.01.SHO

NAME	DEGREE
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DATE	NAME
XIX	AS NOTED

Chen et al.

ELEVATIONS

TABLE 1

— 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678,

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10. *Journal of the American Medical Association*, 277:1225-1226, 1997