



**202-204 ST. LAWRENCE STREET
ZONE CHANGE AND DEVELOPMENT PERMIT
FOUR FAMILY TOWNHOUSES**

JAMES BAY NEIGHBOURHOOD CALUC – JUNE 9, 2021

OCP
2012
and
JBN Plan
1993

PRESENTED BY:
JOSEPH A. CALENDA, MCIP, RPP (RTD), DTM
MOLTO BENE ENTERPRISES



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

RADOS HOLDINGS LTD.
1217 ALAN ROAD
VICTORIA, B.C. V8S 2A5
Cell: 250-218-0712 Fax: 250-414-4394

CLIENT:

DRAWINGS PROVIDED BY:
J. RADOS HOME DESIGN
1217 ALAN ROAD
VICTORIA, B.C. V8S 2A5
Cell: 250-218-0712 Fax: 250-414-4394

DATE:

3/9/2021

SCALE:

1/4"=1'-0"

SHEETS: 8

A-5



FRONT ELEVATION (St. LAWRENCE STREET)



BACK ELEVATION (WEST SIDE)



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
RENDERING

RADOS HOLDINGS LTD.
 1211 ALAN ROAD
 1101 PRA. S.C. 069304
 FREDERICTON, N.B. E7B 4G8
 Cell: 255-218-0712 | FAX: 255-414-4394

CLIENT:
 DRAWINGS PROVIDED BY:
 J. RADOS HOME DESIGN
 1211 ALAN ROAD
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SCALE:
1/4"=1'-0"

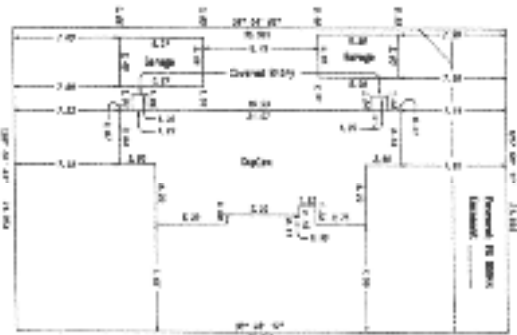
SHEETS: 8

A-8

Project information table		
Zone (Existing)	R-2	
Proposed Zone or Site Specific zone if unsure state reasons	Site Specific	
Site Area (m ²)	707.17 m ²	3,470 ft ²
Total floor area (m ²)	887.90 m ²	7,410.84 ft ²
Commercial floor area (m ²)	0	0
FSR with front	87%	
FSR First & Second floor storey	80%	
Site Coverage (%)	80%	
Open Site Space (%)	30%	
Height of Building (m)	7.60 m	25.26 ft
Number of Stories	2	
Parking Stalls (number) in site	4	
Bicycle Parking Number (Class 1 and Class 2)	3	
Building Setbacks (m)		
Front Yard	2.3 m	9.51 ft
Rear Yard	0.55 m	21.40 ft
Side Yard (Front)	4.1 m	13.45 ft
Side Yard (Rear)	2.5 m	8.20 ft
Combined Side Yards	6.6 m	21.65 ft
Residential Use Details		
Total number of units	4	4
Unit type, e.g. 1 bedroom	1 BR	1 BR
Ground Oriented Units	0	0
Minimum Unit floor area (m ²)	170.20 m ²	1,831.40 ft ²
Total residential floor area (m ²)	887.90 m ²	7,410.84 ft ²

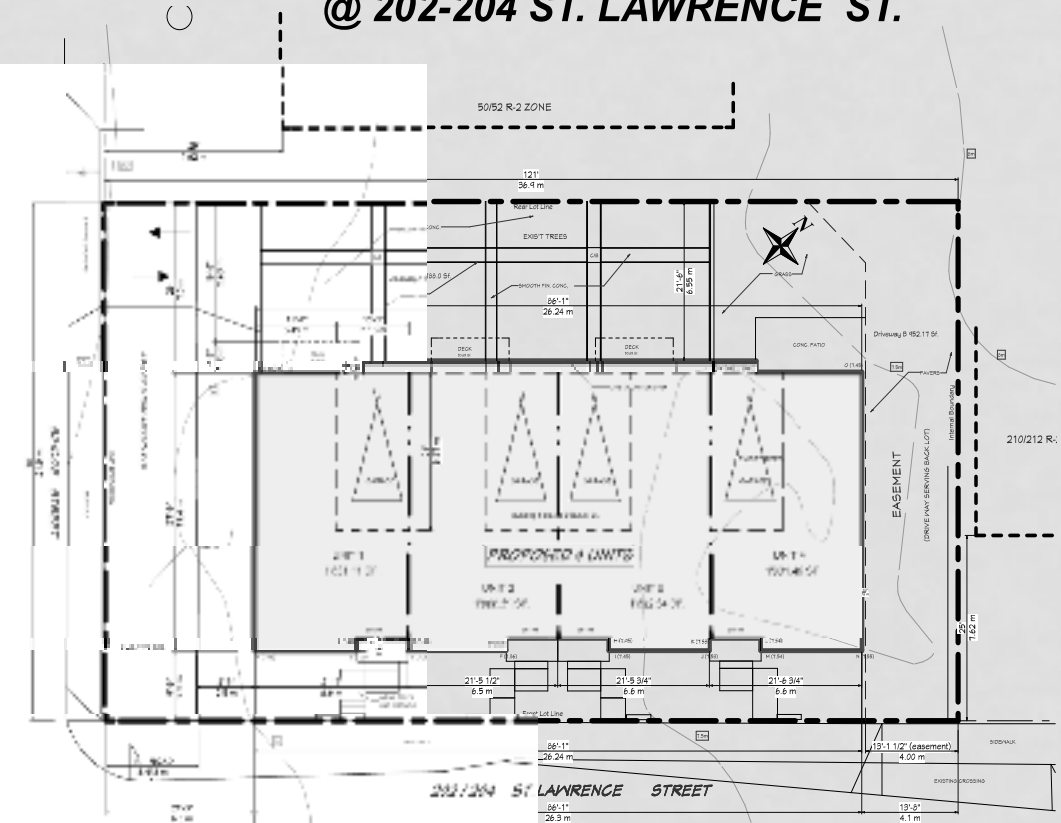
LEGAL DESCRIPTION:

Strata Plan Of Lot 4,
Of Lots 1438 & 1440,
Victoria City, Plan 5368

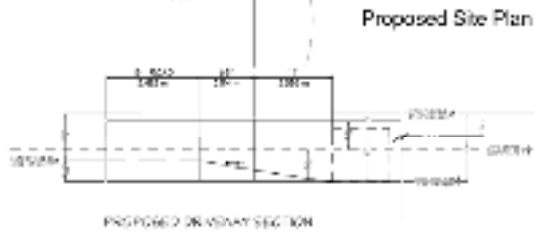


Existing Site Plan

**PROPOSED FOUR UNITS
@ 202-204 ST. LAWRENCE ST.**



Proposed Site Plan Scale: 1/16"=1'-0"



PROPOSED DRIVEWAY SECTION

Item No.	Description	Quantity	Unit	Value
1	Excavation	1.00	m ²	1.00
2	Foundation	1.00	m ²	1.00
3	Structure	1.00	m ²	1.00
4	Roofing	1.00	m ²	1.00
5	Interior Finishes	1.00	m ²	1.00
6	Exterior Finishes	1.00	m ²	1.00
7	Site Work	1.00	m ²	1.00
8	Professional Fees	1.00	m ²	1.00
9	Permit Fees	1.00	m ²	1.00
10	Contingency	1.00	m ²	1.00
11	Subtotal	11.00	m ²	11.00
12	Tax	1.00	m ²	1.00
13	Total	12.00	m ²	12.00



RADOS HOLDINGS LTD.
1211 ALAN ROAD
VICTORIA, B.C. V8M 0A4
Tel: 250-414-4354
Cell: 250-216-0112 FAX: 250-414-4354

NO.	DESCRIPTION	BY	DATE

SITE PLAN

SHEET TITLE:

CLIENT:

DRAWINGS PROVIDED BY:
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1211 ALAN ROAD
VICTORIA, B.C. V8M 0A4
Tel: 250-414-4354
Cell: 250-216-0112 FAX: 250-414-4354

DATE:
3/8/2021

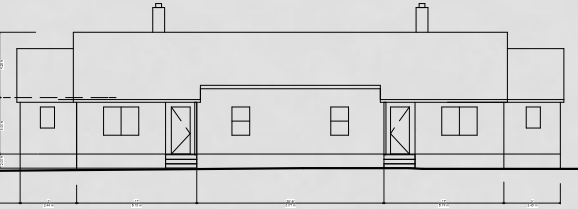
SCALE:
1/4"=1'-0"

SHEETS: 8

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STREETSCAPE 202/204 St. LAWRENCE STREET



210/212 St. LAWRENCE STREET



STREETSCAPE 50/52 SIMCOE STREET



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
STREETSCAPE

RADOS HOLDINGS LTD.
 1211 ALAN ROAD #2343
 UNIT 203, SCARBOROUGH, ONTARIO M1V 4Y4
 Email: Des@rados.com
 Cell: 290-218-0712 FAX: 290-414-4391

CLIENT:
 DRAWINGS PROVIDED BY:
 J. RADOS HOME DESIGN
 1211 ALAN ROAD #2343
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SCALE:
1/4"=1'-0"

SHEETS: 8

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Tree Legend



Landscape Legend



Recommended Nursery Stock

Trees	
Botanical Name Lonicera 'Eddie's White Wonder' Aster 'Green'	Common Name Dogwood 'Eddie's White Wonder' Knautdaisy
Shrubs	
Botanical Name Celastrus 'Sutherland' Hebe 'Sutherland'	Common Name Red Rose 'Chelsea Bonnet' Hebe 'Sutherland'
Perennials	
Botanical Name Mullein 'Walker's Low' Saxifraga 'Walker's Low' Polemonium 'Walker's Low'	Common Name Chinese Silver Grass 'Walker's Low' Catmint 'Walker's Low' Saxifrage

Note:
1. All work to be completed to current BCMA Landscape Standards.



Proposed Boulevard Planting
Dogwood 'Eddie's White
Wonder', Rock Rose 'Chelsea
Bonnet', 'Sutherland' Hebe &
Grasses



Narrow Cedar Pergola
Between Condo Units



Proposed Townhouse Planting
Paperbark Maple, Rock Rose &
Catmint



Cedar Fence 1.2m ht
Between Condo Units &
Streetfront

Landscape Concept
Scale 1:200

St Lawrence Street Townhouse - Landscape Concept

SHADOW STUDY for JUNE , SEPTEMBER & DECEMBER 21ST @ 9:00 am – 3:00 - 5:00 pm





SINGLE FAMILY DETACHED, DUPLEXES AND TOWNHOUSES ON THE STREETS



MORE TOWNHOUSES
NEARBY





**FOURFAMILY TOWNHOUSES ON THE CORNER OF SIMCOE AND ST. LAWRENCE
STREETS**

RADOS HOLDINGS – OWNER

Thank you for your consideration