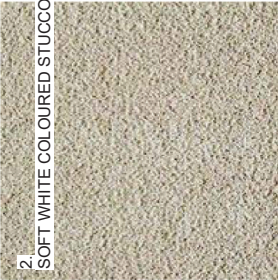




1. VERTICAL WOOD PATTERNED CLADDING



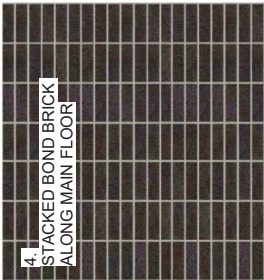
2. SOFT WHITE COLOURED STUCCO



3. VERTICAL METAL PANELS



4. STACKED BOND BRICK ALONG MAIN FLOOR



5. ARCHITECTURAL CONCRETE



VIEW ALONG OAK BAY AVENUE - FROM SOUTHWEST CORNER

NO.	DESCRIPTION	DATE
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Project
2326 Oak Bay Ave.
2326 OAK BAY AVENUE
OAK BAY, BC



Sheet Name
MATERIALS

Date
December 5, 2025

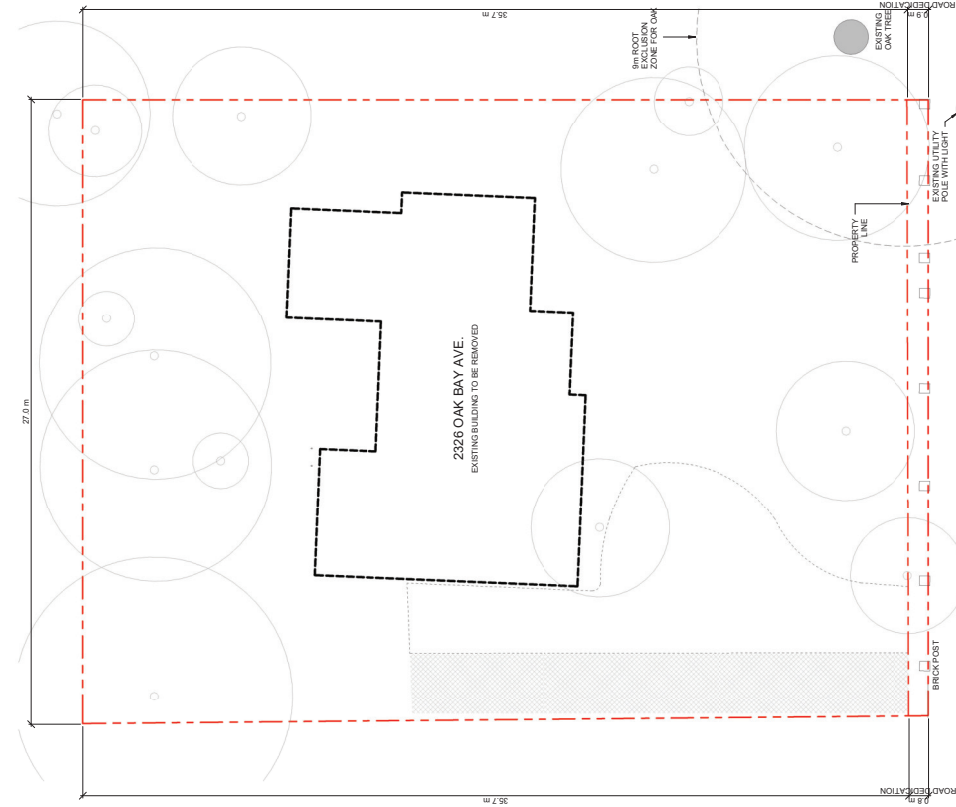
Scale
1:300

Revision
1

Sheet #
A003



12/5/2025 2:27:28 PM



PROJECT INFORMATION TABLE

ZONE: MID RISE MULTIPLE DWELLING DISTRICT			
ZONE	ALLOWANCE	PROPOSED	VARIANCE
SITE AREA	963.2m ²	963.2m ²	N
MAXIMUM LOT COVERAGE (MAX)	81%	81%	N
FAIR INCLUDING BALCONIES	2.741	1.881	N
AVERAGE NATURAL GRADE (SHOW ON SHEET A200)	N/A	18.73m	N
NUMBER OF STORIES	4	4	N
ALLOWABLE HEIGHT	13.2m	13.2m	N
SETBACK - FRONT YARD (TO BALCONY)	4.97m	5.13m	N
SETBACK - FRONT YARD (TO BUILDING)	N/A	6.28m	N
SETBACK - REAR YARD (TO BALCONY)	4.32m	4.41m	N
SETBACK - REAR YARD (TO BUILDING)	N/A	5.56m	N
SETBACK - SIDE YARD EAST	3.07m	3.07m	N
SETBACK - SIDE YARD WEST	6.14m	6.45m	N
SETBACK - SIDE YARD COMBINED	15	15	N
NUMBER OF UNITS	N/A	14 (0.93)	N
NUMBER OF PARKING STALLS (RATIO)	N/A	14	N
NUMBER OF LONG TERM BIKES STALLS	N/A	2	N

1 DEMOLITION PLAN

SCALE = 1:100

2 SITE PLAN

SCALE = 1:100

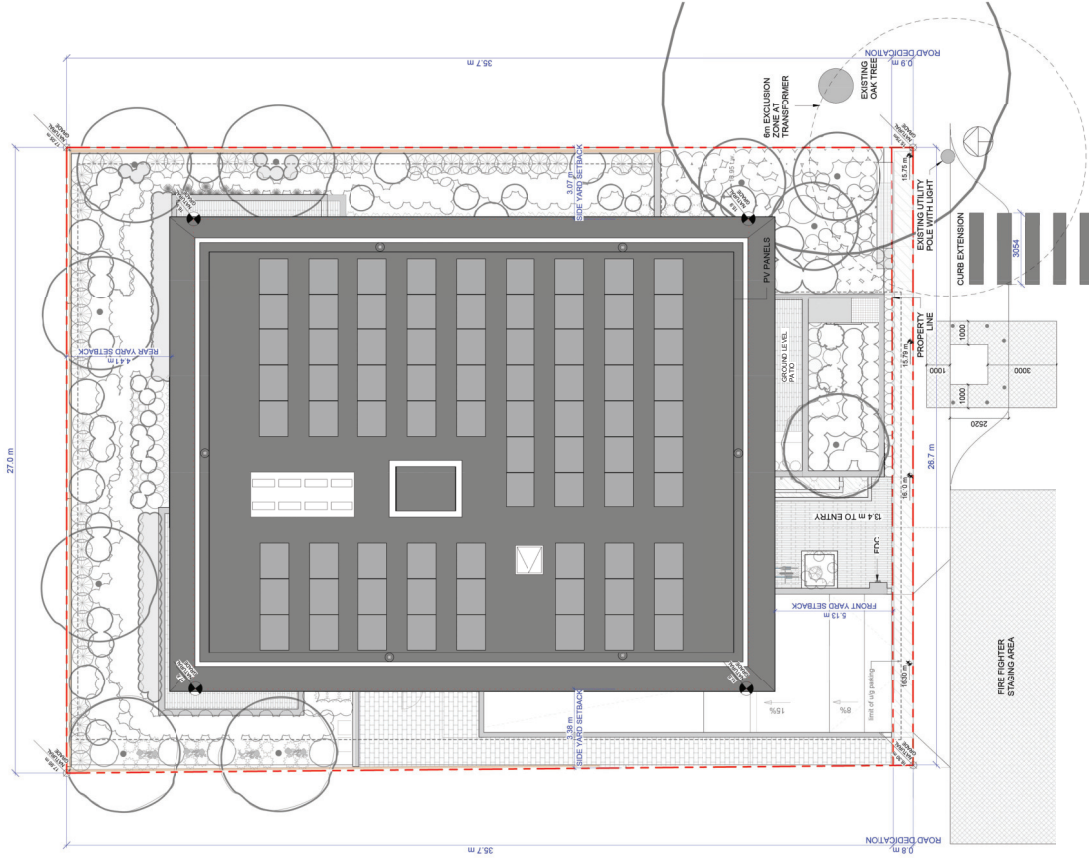
CALCULATIONS

FLOOR AREA RATIO (INCL. BALCONIES):	
PARKING	814m ² (INT. EXCLUDED PER CALCULATION)
LEVEL G1	482m ²
LEVEL G2	482m ²
GROSS F.A.	1,803m ²
LOT AREA	963.2m ²
	1.881

LOT COVERAGE:	
COVERAGE (incl. parking)	907m ² / 963.2m ²
LOT AREA	0.93
COVERAGE (excl. parking areas)	859m ² / 963.2m ²
LOT AREA	0.881

PARKING RATIO:	
TOTAL NUMBER OF STALLS	14
TOTAL NUMBER OF SUITES	0.93

SUITE INFORMATION			
FLOOR	NUMBER	UNIT	TYPE
1	101	SUITE A	1 BDRM
1	102	SUITE B	2 BDRM
1	103	SUITE C	2 BDRM
2-3	201001	SUITE D	1 BDRM
2-3	201002	SUITE E	1 BDRM
2-3	203003	SUITE F	2 BDRM + DEN
2-3	203004	SUITE G	2 BDRM + DEN
4	PH1	SUITE H	1 BDRM + DEN
4	PH2	SUITE I	1 BDRM + DEN
4	PH3	SUITE J	1 BDRM + DEN
4	PH4	SUITE K	1 BDRM



NO.	DESCRIPTION	DATE
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Project: 2326 Oak Bay Ave.

2326 OAK BAY AVENUE

OAK BAY, BC

Sheet/Team: SITE PLAN + PROJECT DATA

Scale: As Indicated

Date: December 5, 2025

Project # 1309

Revision

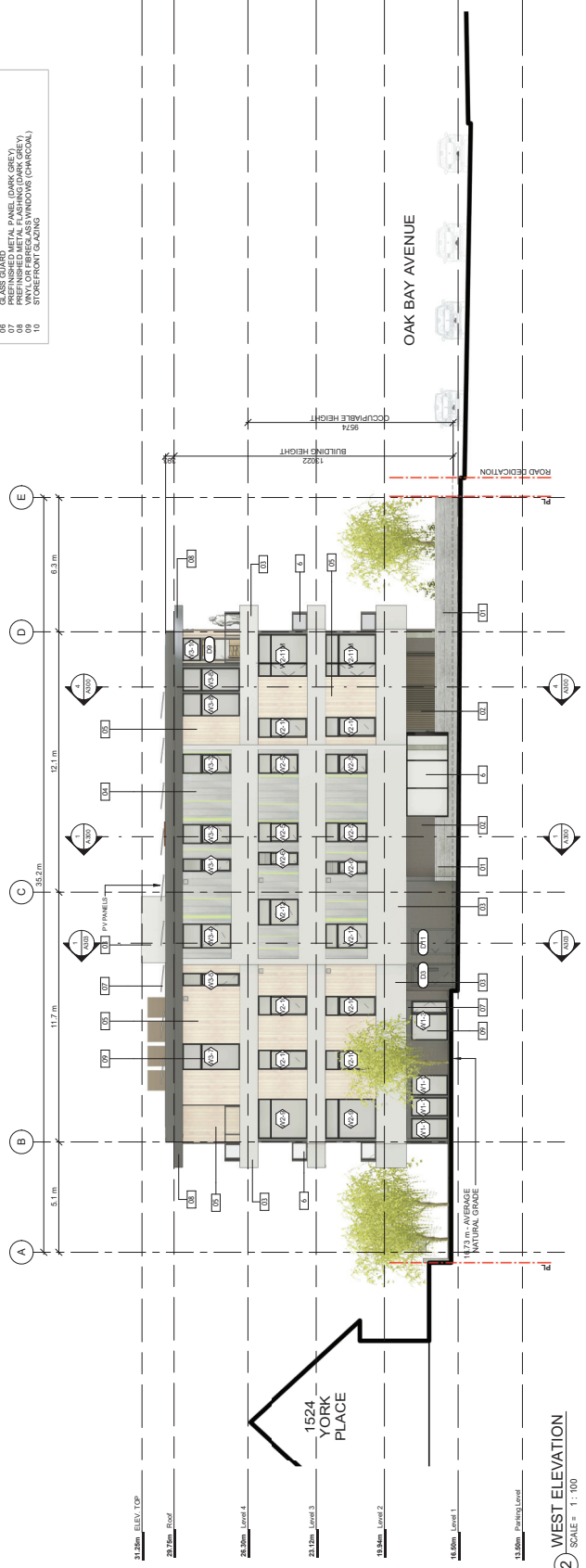
Sheet # A051

2025.12.04

134.0033.2.27.06.00



1 EAST ELEVATION
SCALE = 1:100



2 WEST ELEVATION
SCALE = 1:100

NO.	DESCRIPTION	DATE
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Project
2326 Oak Bay Ave.
2326 OAK BAY AVENUE
OAK BAY, BC
ELEVATIONS EAST WEST

Sheet Name
ELEVATIONS EAST WEST

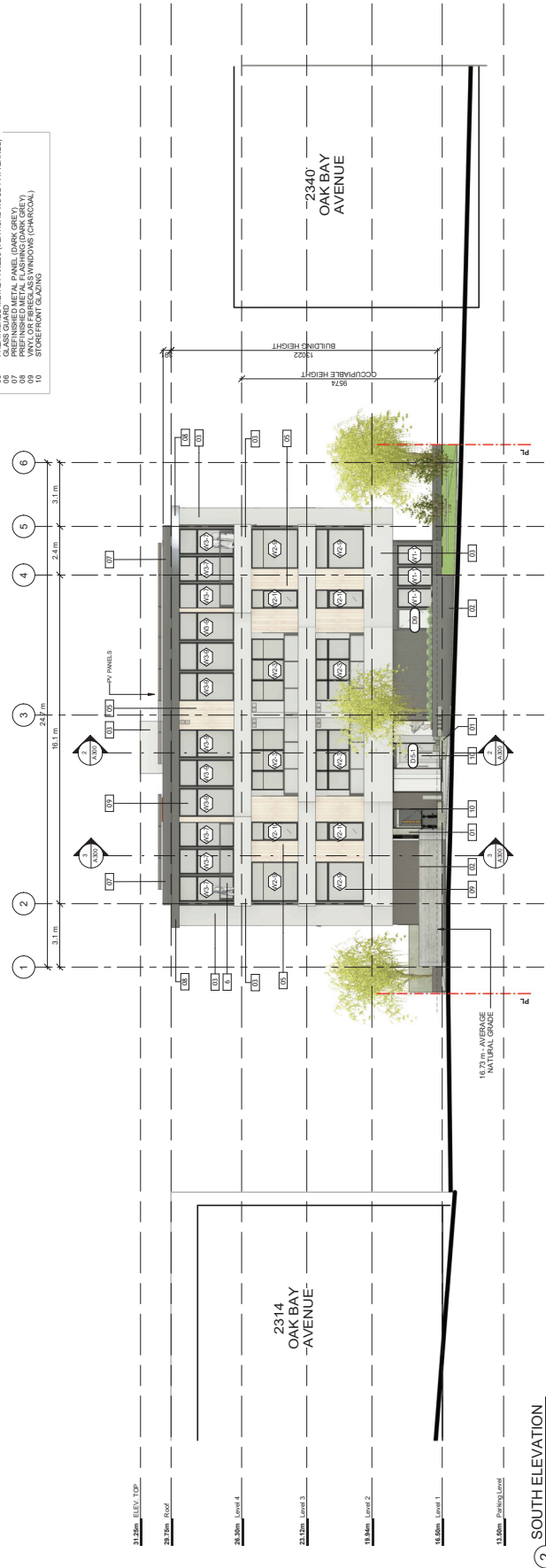
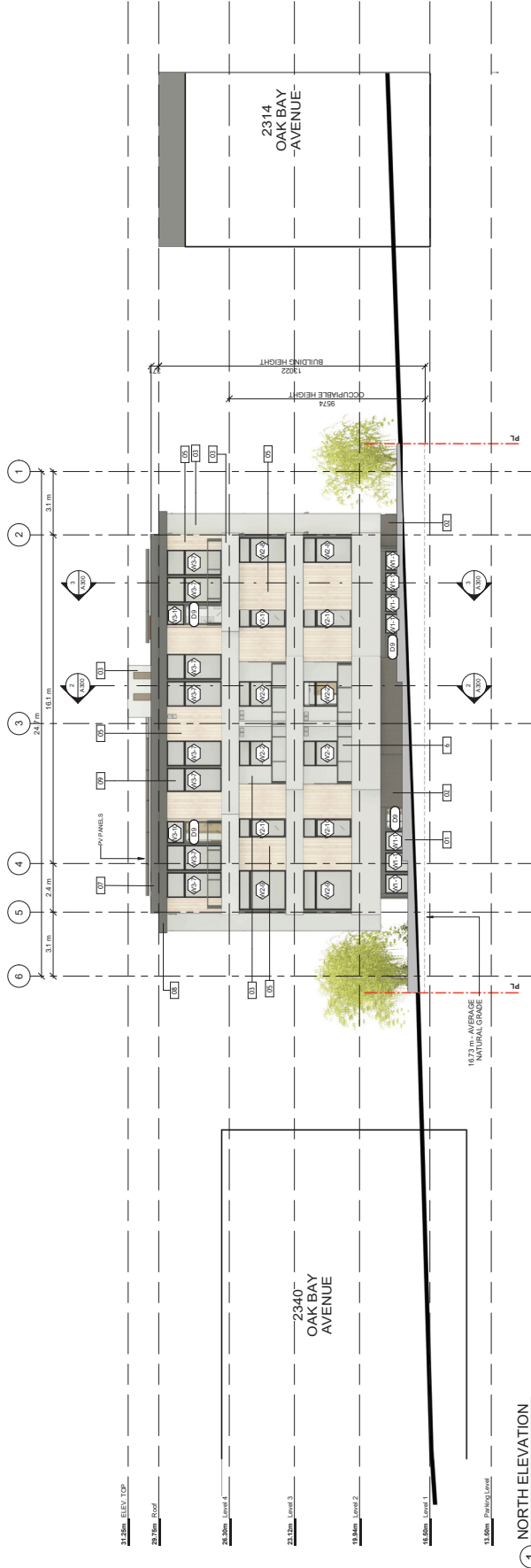
Date
December 5, 2025

Scale
As Indicated

Revision
1309

Sheet #
A200

124.2023.2.31.25.PW



NO.	DESCRIPTION	DATE
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Project	2326 Oak Bay Ave. 2326 OAK BAY AVENUE OAK BAY, BC
Sheet Name	ELEVATIONS NORTH SOUTH
Date	December 5, 2025
Scale	As Indicated
Revision	1309
Drawn By	[Signature]
Checked By	[Signature]
Sheet #	A201

124-2025-2-30-38 NW