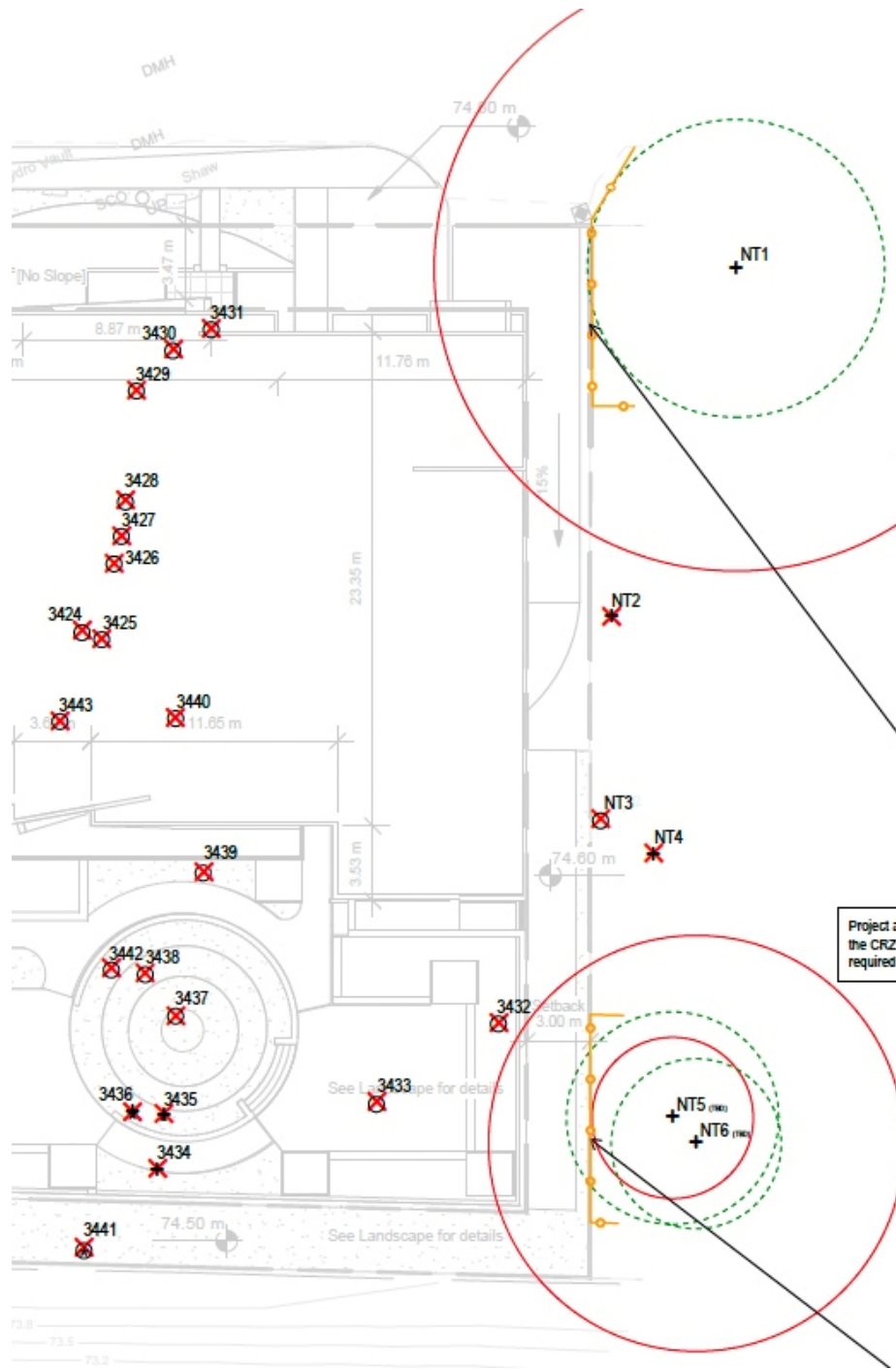




**DVP application – Impera – Revilo and Phipps  
Sustainable Development Advisory Committee  
November 12, 2024**



### LEGEND

- Existing tree with tag or ID number
- Crown spread diameter (m)
- Tree protection fencing
- Critical root zone radius (m)
- x** Tree to be removed (proposed)
- +** Un-surveyed tree (estimated loc'n)
- \*** Non-protected tree (undersized)

B



### TREE MANAGEMENT PLAN

Phipps & Revilo  
Langford, BC

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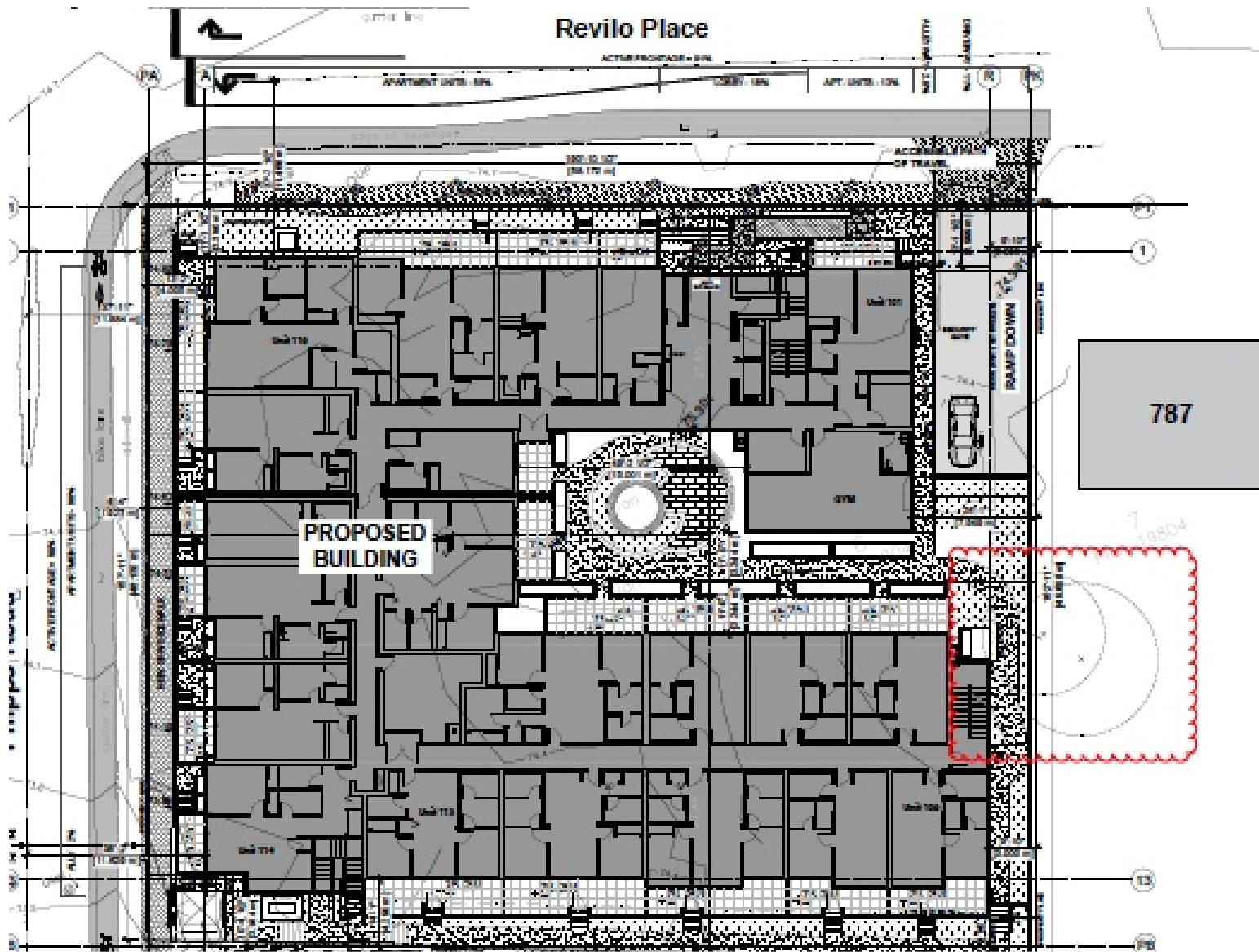
DATE: March 13, 2023  
 PREPARED FOR: Orion Construction  
 SCALE: 1:350 @ 11 x 17  
 PREPARED BY: Robert McRae (PN-7125A)

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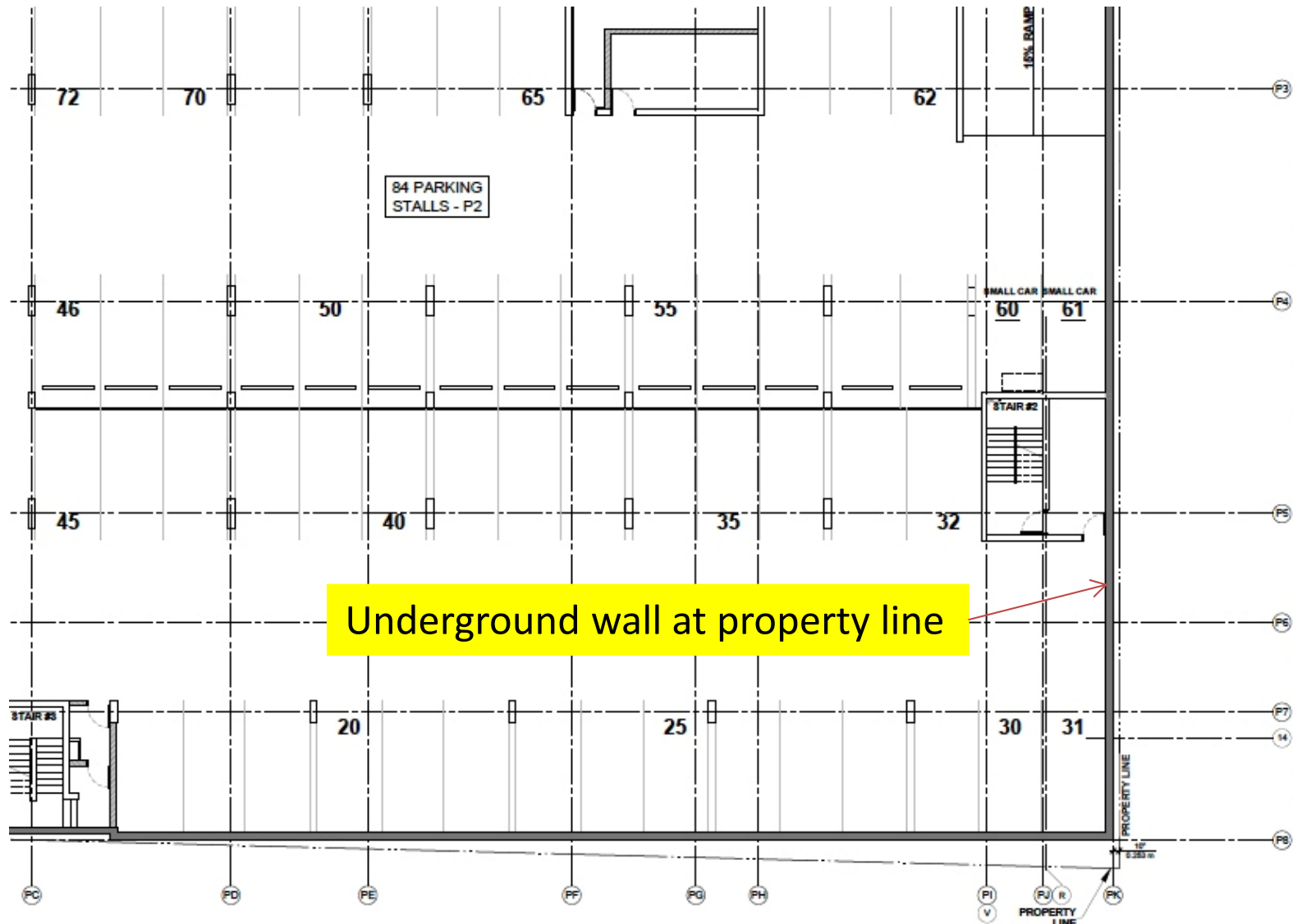
TALMACK URBAN FORESTRY CONSULTANTS LTD.  
 CONSULTING ARBORISTS  
 BOX 46153 | VICTORIA, BC | V8Z 7H2  
 TEL: 250.478.8733  
 EMAIL: tmr@treehelp.ca  
 www.treehelp.ca

Project arborist to supervise any excavations within the CRZ of NT1, particularly if over-excavation is required beyond the east property line.

Project arborist to supervise any excavations within the CRZ of NT5 & NT6, particularly if over-excavation is required beyond the east property line.



DVP application – Impera – 797 Revilo  
Sustainable Development Advisory Committee  
November 12, 2024



project no.: 22.739

date / revision		
10	CONSTRUCTION	29 OCT. 21
9	ISSOT - PLUMBING WALLS	18 OCT. 21
8	CONSTRUCTION (Review)	06 SEPT. 21
7	DP with VARIANCE	19 SEPT. 21
6	TENDER ADDENDUM 01	08 JULY 21
5	TENDER	28 JUNE 21
4	BUILDING PERMIT	26 NOV. 20
3	REVISION TO DP	14 JULY 20
2	DP COORDINATION	19 JULY 20
1	ISSUED FOR DP	26 APR. 20
No.	Issued / Revisions	Date

alan lowe architect inc.  
 116 - 21 8th St. Victoria, British Columbia V8W 2E6  
 Tel: 250.363.2888



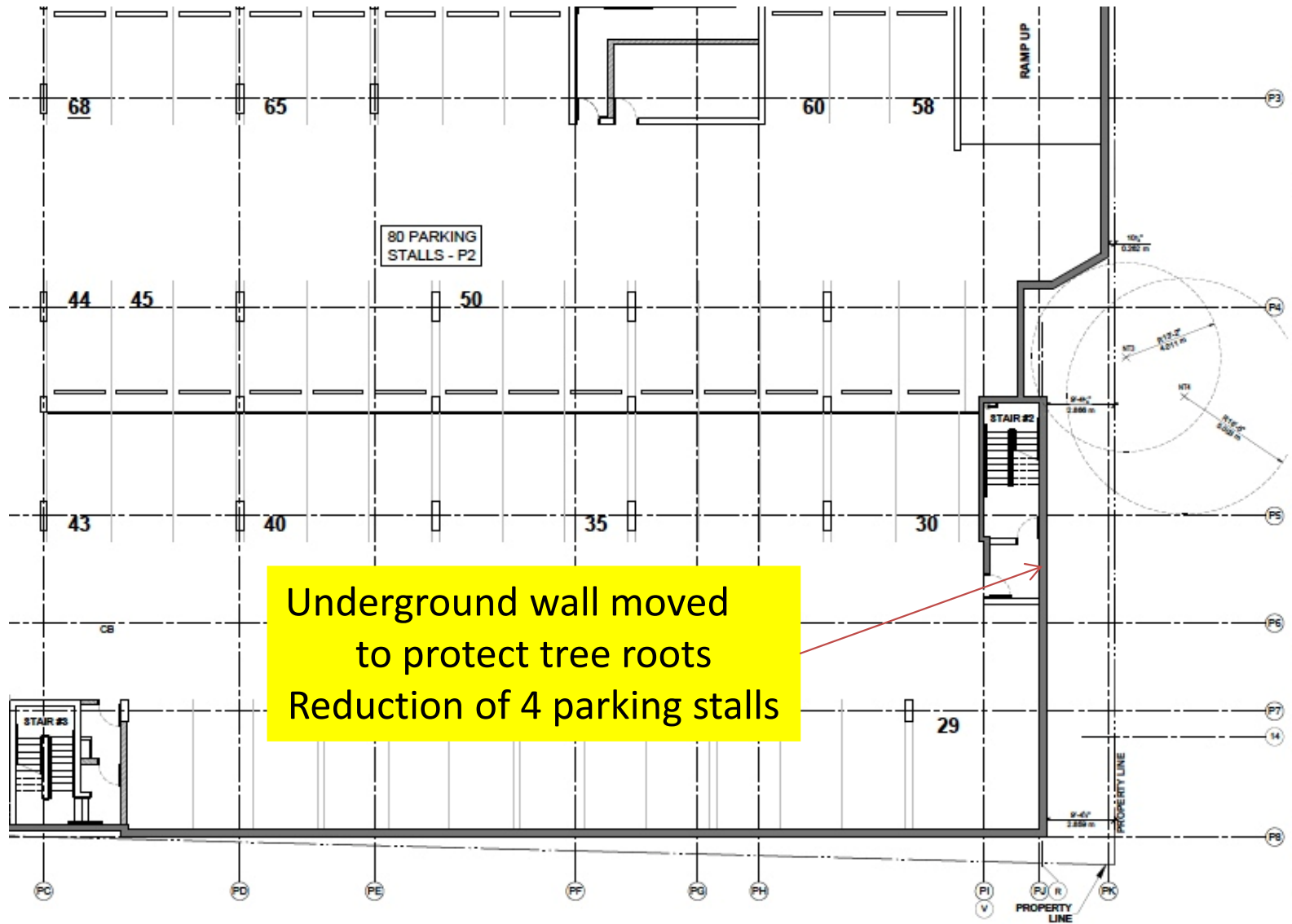
project title  
**'THE IMPERA'**  
 6 STOREY RESIDENTIAL  
 797 REVILLO PLACE  
 VICTORIA, BC  
 drawing title  
**UNDERGROUND PARKING PLAN - P2**  
 ORIGINAL SUBMISSION

project no.: 22.739

date	22 OCTOBER 2024	scale	AS NOTED
checked by	LOWE	drawn by	JL
sheet no.:			

**A2.0**

DVP application – Impera – 797 Revilo  
 Sustainable Development Advisory Committee  
 November 12, 2024



project no. 22.739

North Arrow

Rev	Description	Date
10	CONSTRUCTION	29 OCT. 24
9	AS-BUILT - PLUMBING WALLS	18 OCT. 24
8	CONSTRUCTION (Revised)	26 SEPT. 24
7	DP with VARIANCE	10 SEPT. 24
6	TENDER ADDENDUM 01	26 JULY 24
5	TENDER	28 JUNE 24
4	BUILDING PERMIT	26 NOV. 23
3	REVISION TO DP	14 JULY 23
2	DP COORDINATION	19 JULY 23
1	ISSUED FOR DP	28 APR. 23

Prepared / Performed Date

**alan lowe architect inc.**  
 116 - 37 8th St.  
 Victoria, British Columbia V8W 2E6  
 Tel: 250.360.2888

Project Title: **'THE IMPERA' 8 STOREY RESIDENTIAL**

Working Title: **UNDERGROUND PARKING PLAN - P2 REVISED SUBMISSION**

Project no.: 22.739

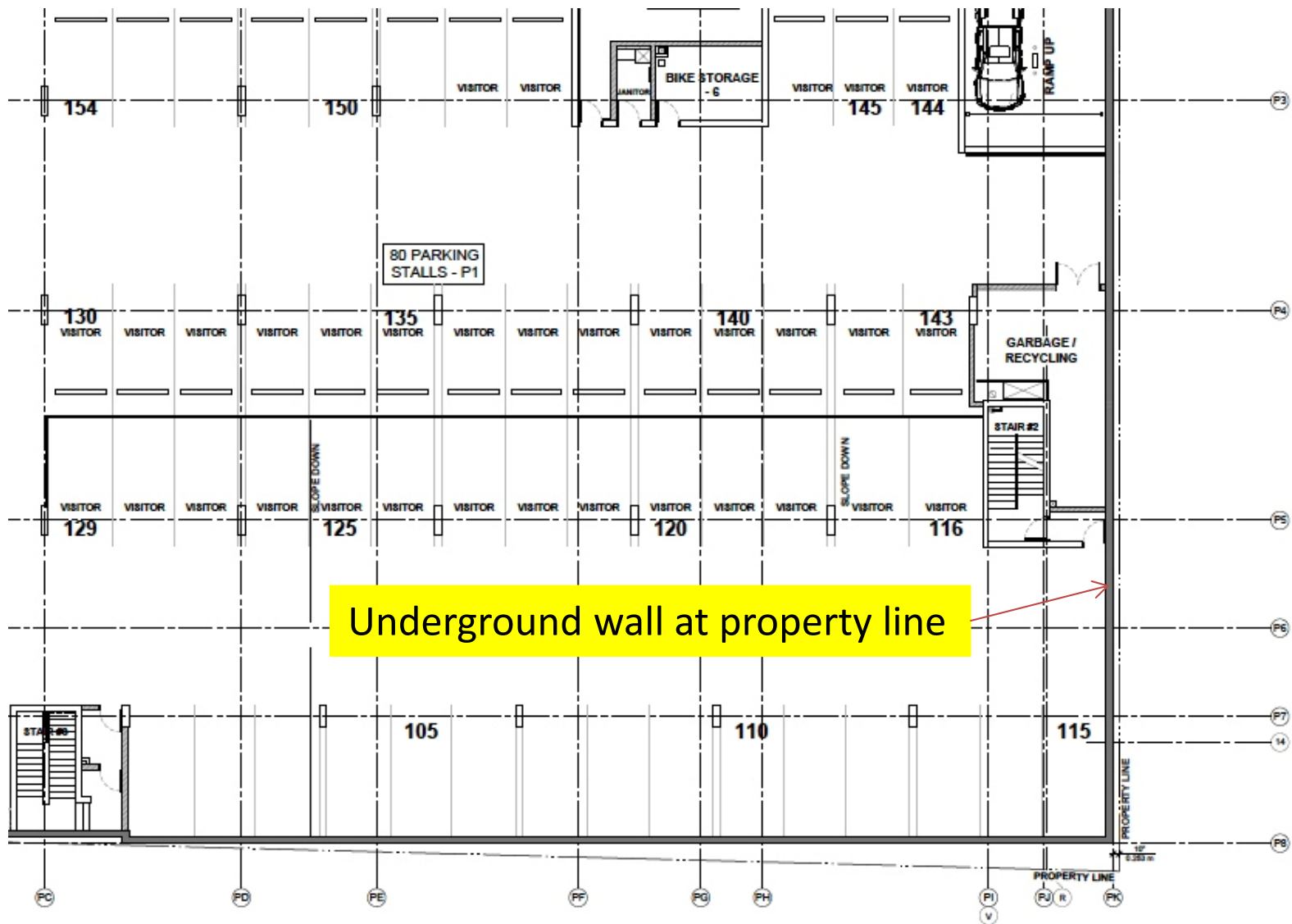
Date: 29 OCTOBER 2024

Checked by: LOWE

Drawn by: JL

**A2.0**

DVP application – Impera – 797 Revilo  
 Sustainable Development Advisory Committee  
 November 12, 2024



project no.:

22.739

date: 22 OCTOBER 2024

scale: AS NOTED

designed by: LOWE

drawn by: JL

Task / Milestone	Start / End
16 CONSTRUCTION	22 OCT '24
9 ASBT - PLUMBING WELLS	18 OCT '24
8 CONSTRUCTION (Paved)	26 SEPT '24
7 CP with VARIANCE	10 SEPT '24
6 TENDER ADDENDUM 01	26 JULY '24
5 TENDER	26 JUNE '24
4 BUILDING PERMIT	29 NOV '23
3 REVISION TO CP	14 JULY '23
2 CP COORDINATION	19 JULY '23
1 ISSUED FOR CP	28 APR '23
No. Issued / Revisions	Date

alan lowe architect inc.

116 - 21 8th St.  
Victoria, British Columbia

1 250.360.3888

www.

project title:

**THE IMPERA**  
8 STOREY RESIDENTIAL

797 REVILLO PLACE  
LANGFORD BC

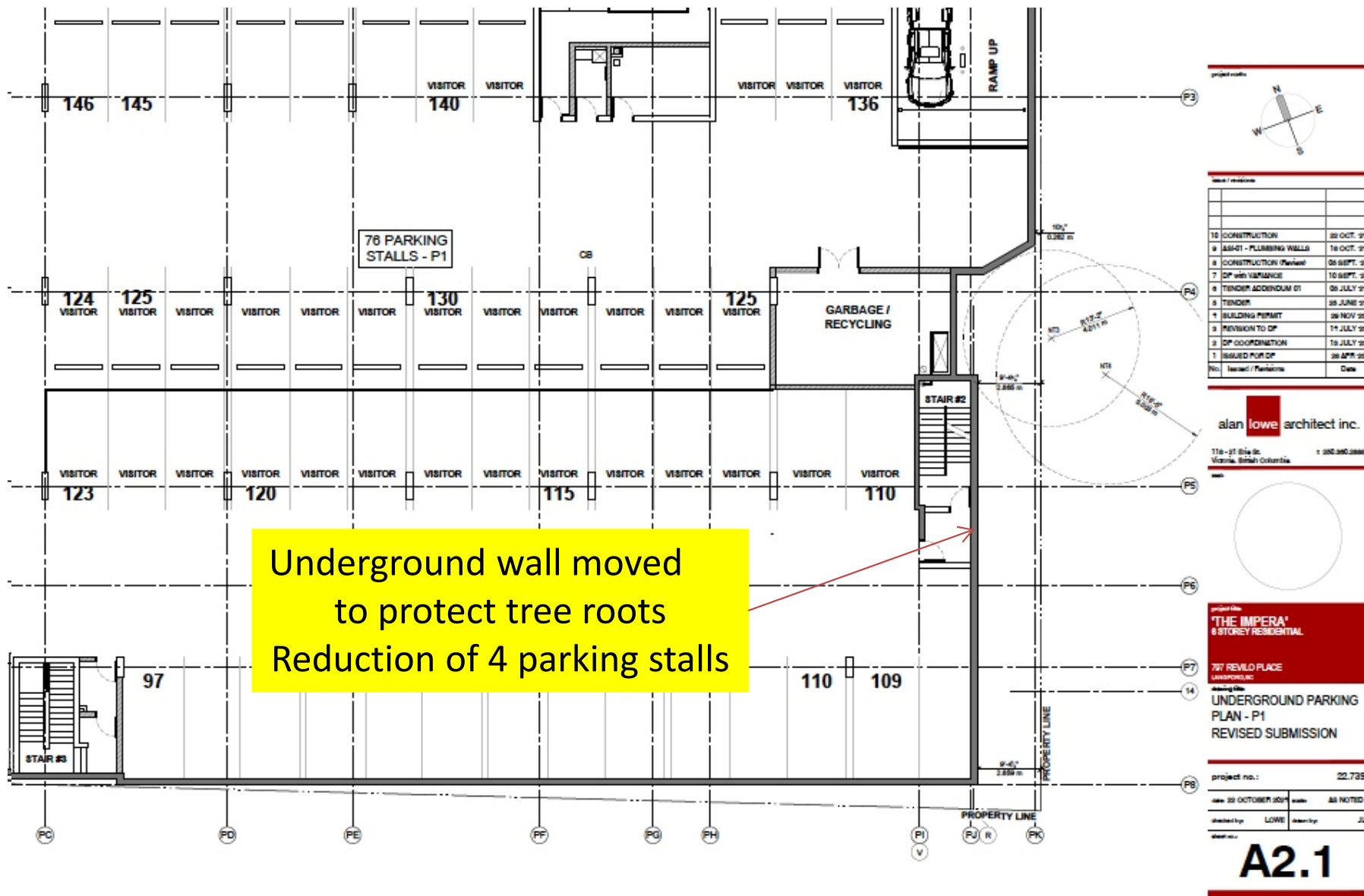
working title:

UNDERGROUND PARKING  
PLAN - P1  
ORIGINAL SUBMISSION

project no.:	22.739
date: 22 OCTOBER 2024	scale: AS NOTED
designed by: LOWE	drawn by: JL

**A2.1**

DVP application – Impera – 797 Revilo  
Sustainable Development Advisory Committee  
November 12, 2024



DVP application – Impera – 797 Revilo  
Sustainable Development Advisory Committee  
November 12, 2024

131 residential units proposed

$131 \times 1.25 \text{ stalls} = 164 \text{ stalls}$

Request reduction of 8 stalls to  
Protect trees on neighbour's property

$164 \text{ minus } 8 = 156 \text{ stalls}$

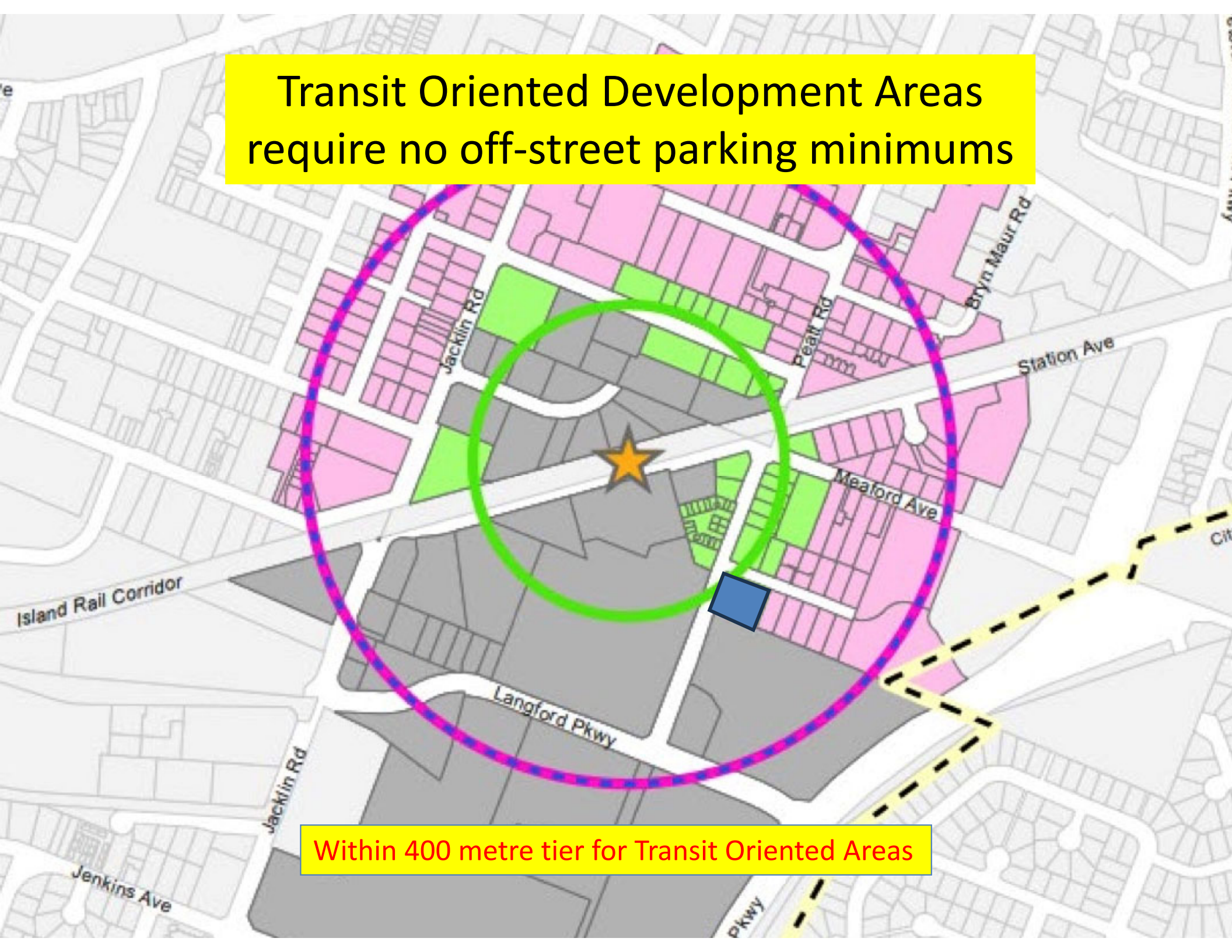
$156 \text{ stalls} / 131 \text{ units} = 1.19 \text{ stalls/unit}$

DVP application – Impera – 797 Revilo  
Sustainable Development Advisory Committee

November 12, 2024



Transit Oriented Development Areas  
require no off-street parking minimums



Within 400 metre tier for Transit Oriented Areas

Variance request based on:

Talmack Tree Arborist recommendations

Watt Consulting Group Parking Assessment

DVP application – Impera – 797 Revilo  
Sustainable Development Advisory Committee  
November 12, 2024

# Watt Consulting Study

## September 20, 2024

**Table 2. Summary of Parking Demand at Representative Multi-family Sites**

Address	Units	Registered Vehicles	Vehicles/Unit
728 Meaford Ave	106	96	0.91
854 Orono Ave	120	107	0.89
2885 Jacklin Rd	94	92	0.98
733 Goldstream Ave	60	55	0.92
2849 Bryn Maur Rd	93	94	1.01
2881 Peatt Rd	24	30	1.25
821 Hockley Ave	72	80	1.11
815 Orono Ave	31	42	1.35
790 Hockley Ave	24	25	1.04
2843 Jacklin Rd	78	84	1.08
<b>Average</b>			<b>1.00</b>
<b>Expected Parking Demand</b>			<b>131 spaces</b>

# Watt Consulting Study

## September 20, 2024

### 2.2.2 Visitor Parking Demand

A 2012 study by Metro Vancouver concluded that typical visitor parking demand is less than 0.1 vehicles per unit.<sup>3</sup> This is also consistent to observations that were conducted for parking studies in other BC municipalities, such as District of Saanich, the City of Langford, and the City of Victoria and indicates that visitor parking demand is not strongly influenced by location. Based on this, a visitor parking rate of 0.1 spaces per unit is expected for the subject site. This results in a visitor parking demand of 13 spaces (13.1, rounded).

# Watt Consulting Study

## September 20, 2024

**Table 3. Summary of Expected Parking Demand**

Land Use	Units	Expected Parking Demand Rate	Applied to Proposed Development
Multi-family Resident	131	1.00 space per unit	131
Multi-family Visitor	131	0.1 space per unit	13
Total Expected Parking Demand			144 spaces
Proposed Parking Supply			156 spaces
Difference			+12 spaces



Thank you!  
Questions?