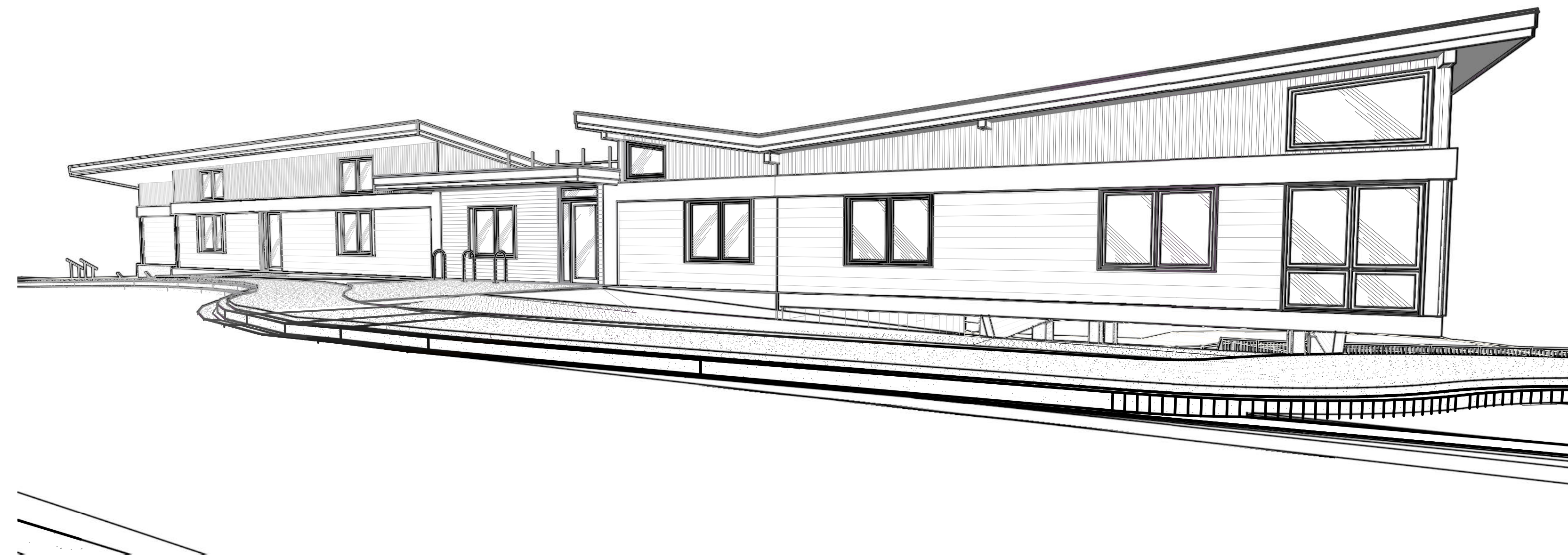


Developer/Project Management:
 Village Walk Designs Inc
 211-2840 Peatt Road
 Victoria BC, V9B 3V4

Architect:
 Graeme Verhulst Architect
 959 Esquimalt Rd
 Victoria BC, V9A 3M7



Owner

Victoria Kids Out and About (VKOA)

Contact: Janine Bolton
 Phone: 250 208 400
 Email: jjrbolton@shaw.ca

Architect

Graeme Verhulst Architect
 (Working through Village Walk
 Design Group)

Contact: Graeme Verhulst
 Cell: 778 679 4466
 Email: graeme@waymarkarchitecture.com

Civil Engineer

Pacific Vista Consulting Ltd.

Contact: Jared Steingard
 Phone: 250 516 4143
 Email: jsteingard@pacvista.ca

Landscape Architect

MDI Landscape Architects Inc.

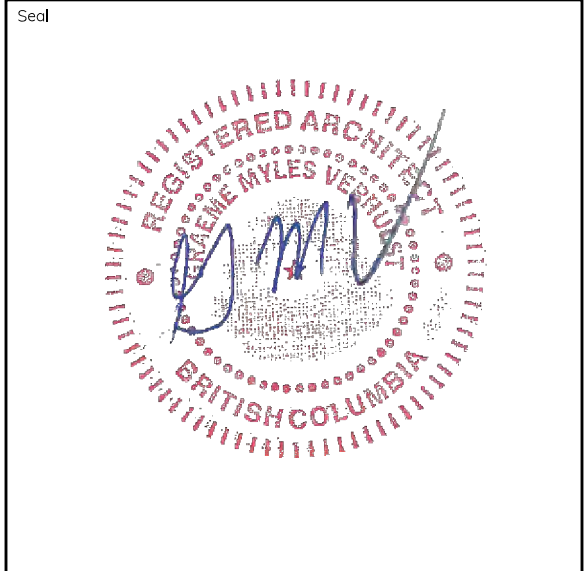
Contact: Sarah Closs
 Phone: 250 412 2891 ext 7
 Email: sarah@mdidesign.ca

A		2026-04-28	Development Permit Application
No.	Date	Description	

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Owner:
VKOA

Project Title:
1720 Wilfert Daycare

Sheet Title:
Cover Sheet

Sheet Number:
A000

Project ID:
 20XX-XX



1 Perspective
A001 Scale: n/a



2 Perspective
A001 Scale: n/a



3 Perspective
A001 Scale: n/a



4 Perspective
A001 Scale: n/a

Developer/Project Management:
Village Walk Designs Inc
211-2840 Peatt Road
Victoria BC, V9B 3V4

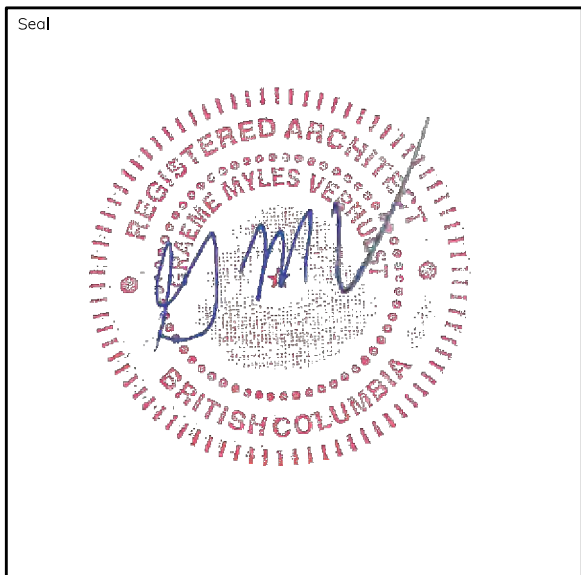
Architect:
Graeme Verhulst Architect
959 Esquimalt Rd
Victoria BC, V9A 3M7

No.	Date	Description
A	2026-04-28	Development Permit Application

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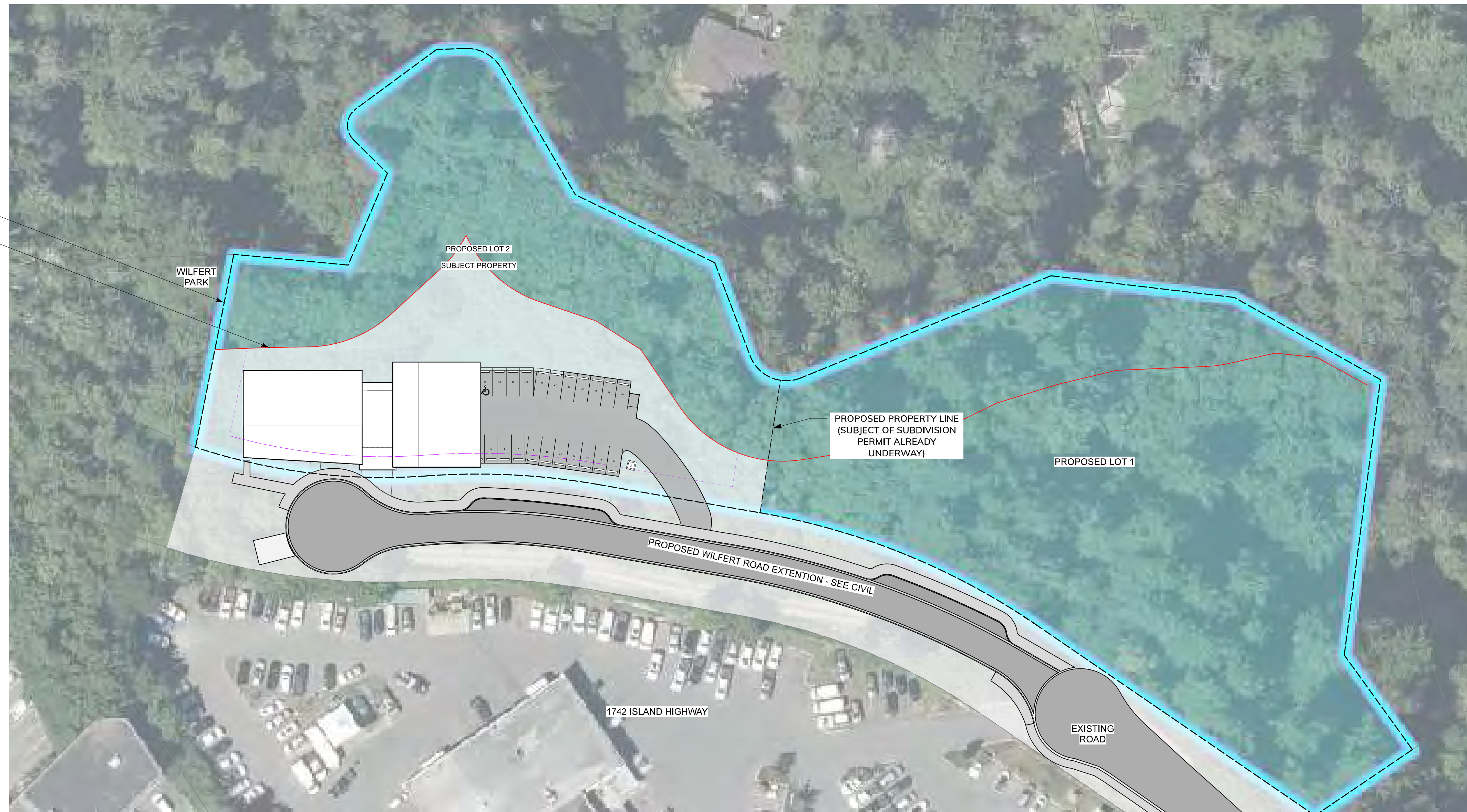
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Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	3D Views
Sheet Number:	A001
Project ID:	20XX-XX

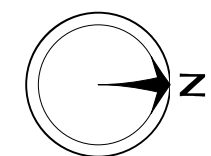
Developer/Project Management:
 Village Walk Designs Inc
 211-2840 Peatt Road
 Victoria BC, V9B 3V4

Architect:
 Graeme Verhulst Architect
 959 Esquimalt Rd
 Victoria BC, V9A 3M7



--- PROPERTY LINE
 --- SPEA

1 Site Context & Access Plan
 A002 Scale: 1:500

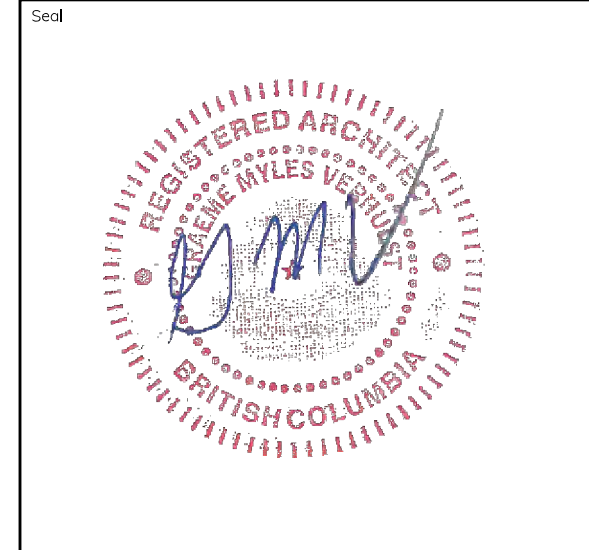


No.	Date	Description
A	2026-04-28	Development Permit Application

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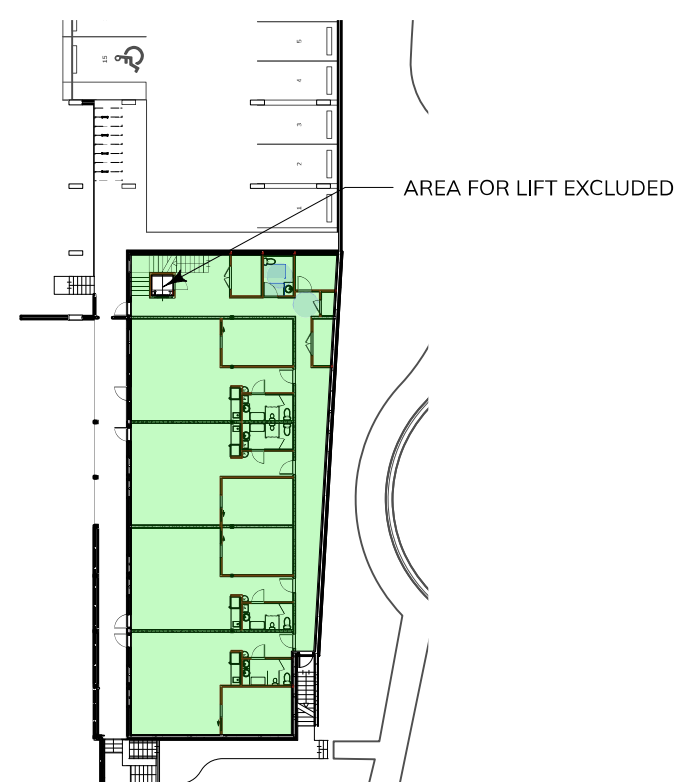


Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Site Context
Sheet Number:	A002
Project ID:	20XX-XX

DATA SHEET: ZONING

C-7: Business Park Commercial					
	Allowed / Required	Proposed	Variance	Comments	
Permitted Uses	Multiple	Daycare	No		
Lot Size					
Lot Size, minimum	700 sq m	5,087.6 sq m	No	After subdivision	
Lot Width, minimum	20m	109.1m	No	After subdivision	
Lot Density					
Floor Space Ratio, Base Density	1.0	0.2	No		
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1	n/a			
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1	n/a			
Lot Coverage and Impermeable Surface Coverage					
Lot Coverage, maximum	50%	16.3%	No		
Impermeable Surface Coverage, maximum	80%	29.4%	No		
Building Size					
Building Height, maximum	9m	8.2m	No		
Building Width, minimum	6m	11m	No		
Accessory Building Height, maximum	4.5m	N/A	No		
Siting of Principal Building and Other Structures					
Front Lot Line Setback, maximum	4m	0.7m	No		
Rear Lot Line Setback, minimum	7.5m	20.3	No	Irregular shape. SPEA is more restrictive than Rear Setback.	
Side Lot Line Setback, minimum	6m	6.2m	No		
Flanking Lot Line Setback, minimum	3m	n/a			
Siting of Accessory Buildings and Other Structures					
All lot lines, minimum	1.2m	n/a			
Parking					
Car Stalls	3	25	No		
Bike Racks	?	12	No		

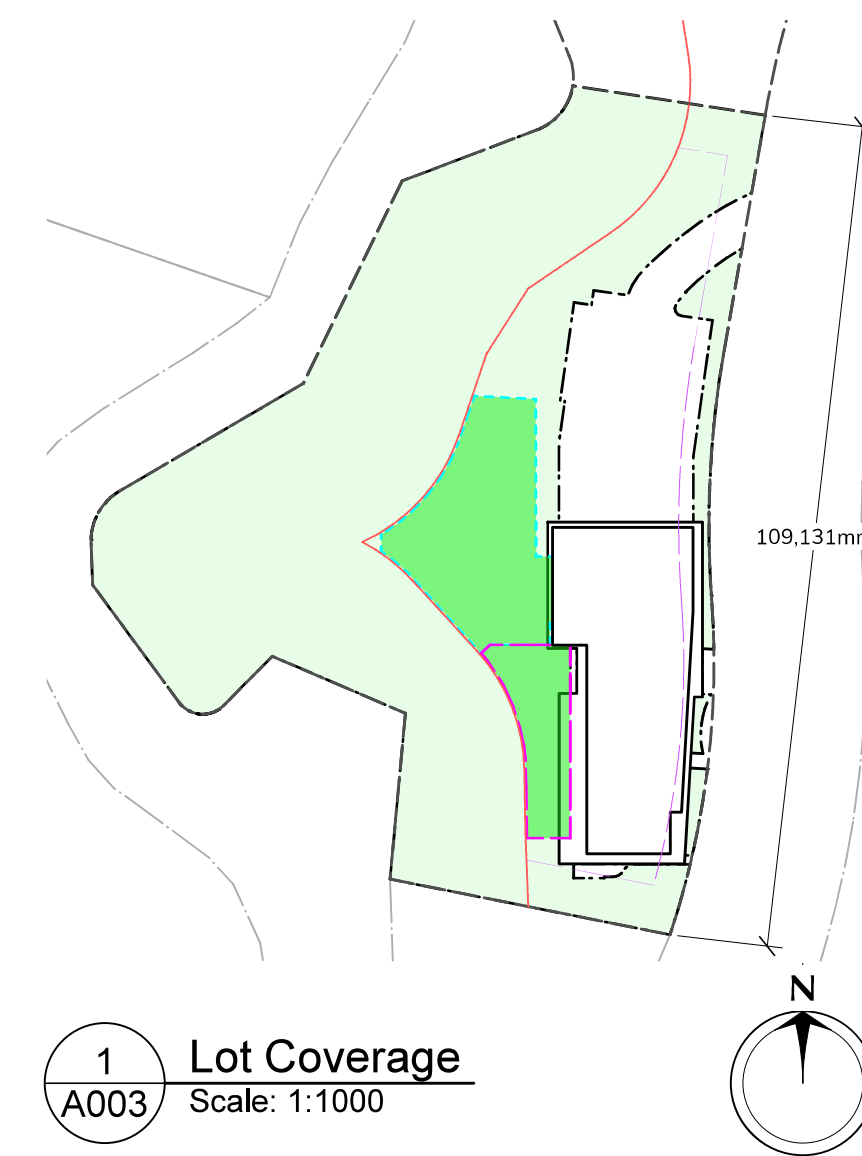
FSR Calculation (Area in sq m)	
Lower Level Floor Area	392.6
Upper Level Floor Area	605.7
TOTAL Floor Area	998.3
Lot Area	5,087.6
FSR:	0.2



5 Floor Area - Lower Level
A003 Scale: 1:500

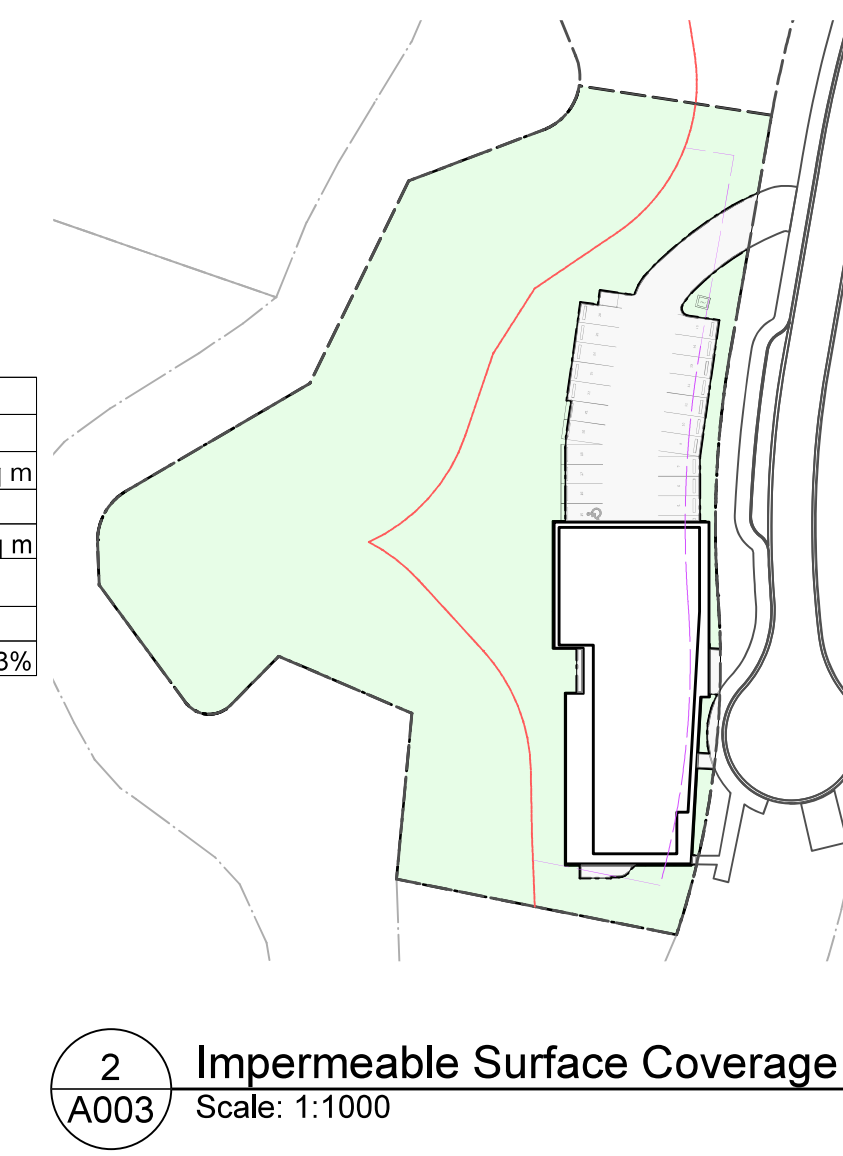


6 Floor Area - Upper Level
A003 Scale: 1:500



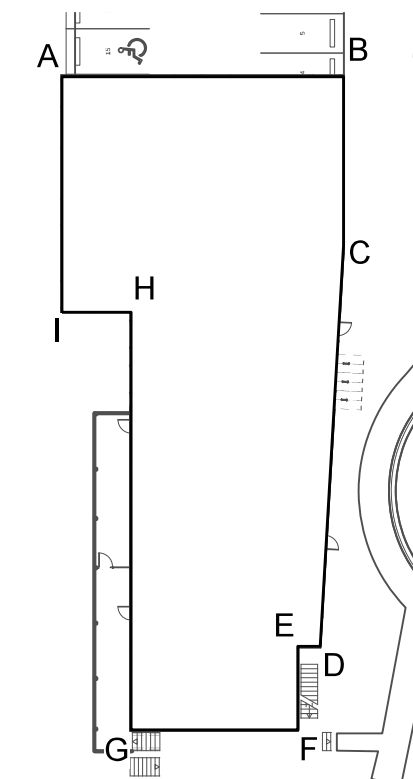
1 Lot Coverage
A003 Scale: 1:1000

Lot Coverage	
Lot Area:	5087.6 sq m
Building Area:	830.4 sq m
Coverage:	16.3%



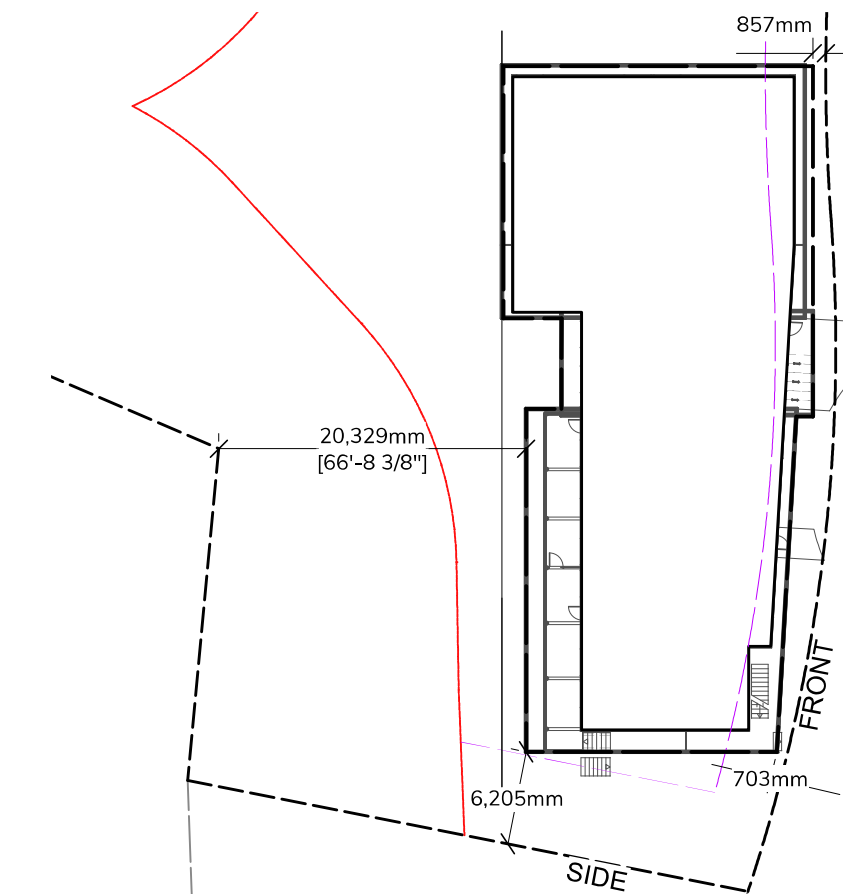
2 Impermeable Surface Coverage
A003 Scale: 1:1000

Impermeable Surface	
Lot Area:	5087.6 sq m
Impermeable Area:	830.418
Roof:	830.418
Parking & Driveway	625.1 sq m
2 Hardscape Path	22.4 sq m
3 Hardscape Path	13.4 sq m
4 Hardscape Path	5.2 sq m
TOTAL:	1496.4 sq m
Coverage:	29.4%



3 Grade Calculation
A003 Scale: 1:500

Grade Data (all dimensions in m)				
Point	Existing	Proposed	Lower of	
A	22.0	23.7	22.0	
B	23.5	23.7	23.5	
C	24.0	27.2	24.0	
D	25.0	25.9	25.0	
E	24.5	23.7	23.7	
F	25.5	25.9	25.5	
G	25.5	23.7	23.7	
H	23.5	23.7	23.5	
I	23.5	23.7	23.5	
Length				
A to B	18.6			
B to C	11.1			
C to D	26.6			
D to E	1.5			
E to F	5.5			
F to G	11.0			
G to H	27.6			
H to I	4.6			
I to A	15.6			
Grade Calculation				
Segment	Length	Start elev.	End elev.	Weighted
A to B	18.6	22.0	23.5	423.15
B to C	11.1	23.5	24.0	263.625
C to D	26.6	24.0	25.0	651.7
D to E	1.5	25.0	23.7	36.525
E to F	5.5	23.7	25.5	135.3
F to G	11.0	25.5	23.7	270.6
G to H	27.6	23.7	23.5	651.36
H to I	4.6	23.5	23.5	108.1
I to A	15.6	23.5	22.0	354.9
SUM	106.5			2540.36
GRADE:	23.9			



4 Setbacks
A003 Scale: 1:500



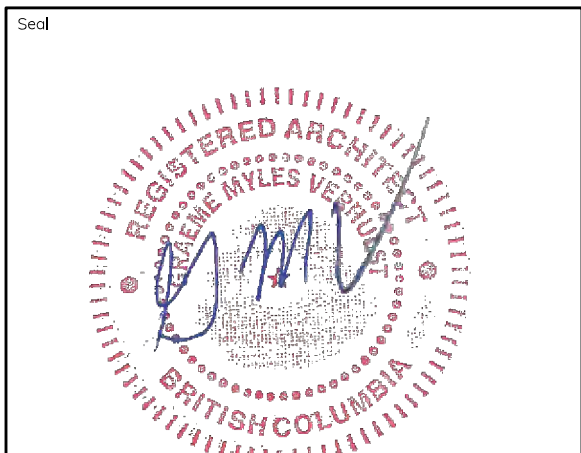
7 West Elevation
A003 Scale: 1:200

No.	Date	Description
A	2026-04-28	Development Permit Application

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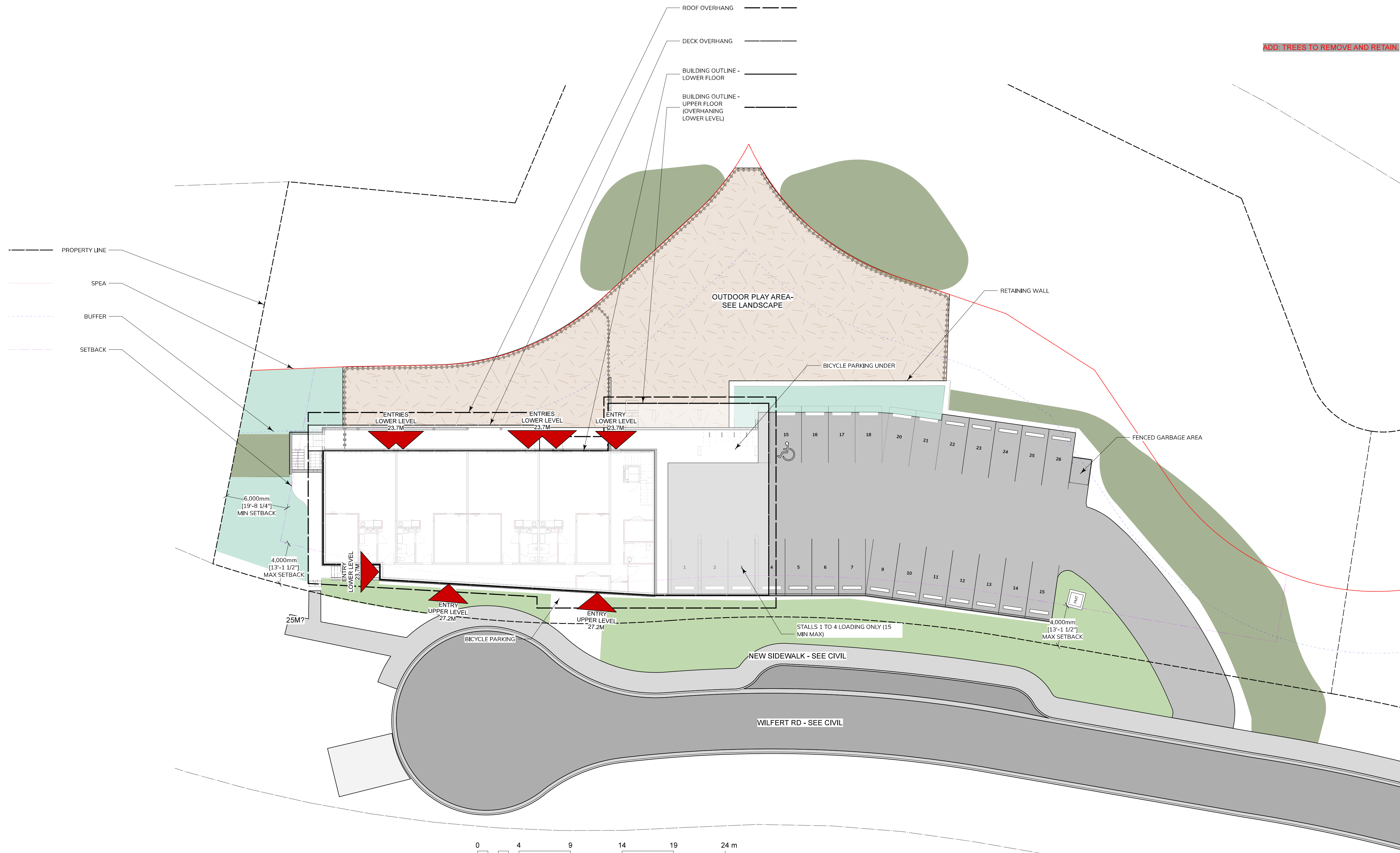


Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Zoning
Sheet Number:	A003
Project ID:	20XX-XX

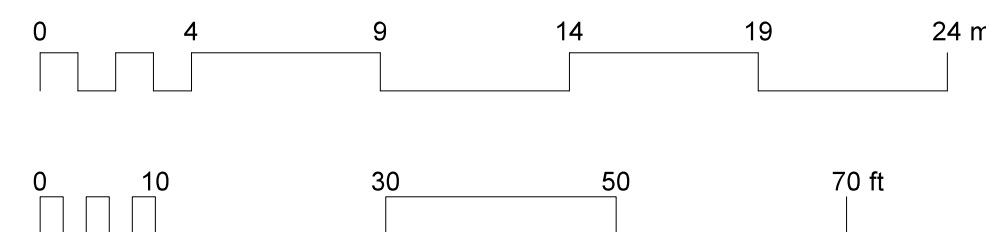
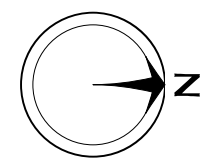
Developer/Project Management:
 Village Walk Designs Inc
 211-2840 Peatt Road
 Victoria BC, V9B 3V4

Architect:
 Graeme Verhulst Architect
 959 Esquimalt Rd
 Victoria BC, V9A 3M7

ADD: TREES TO REMOVE AND RETAIN



1 Site Plan
 A004 Scale: 1:200

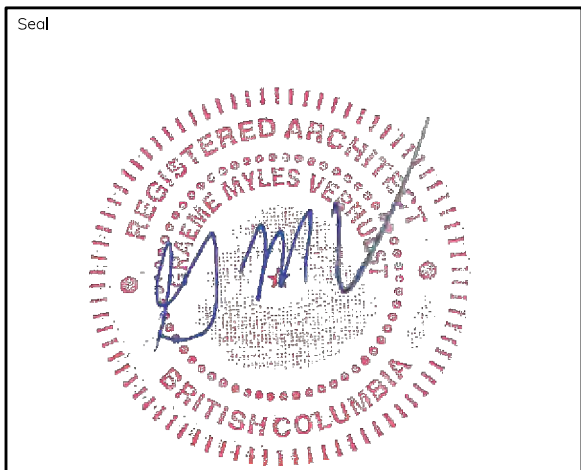


Development Permit Application	
No.	Date
A	2026-04-28
Description	

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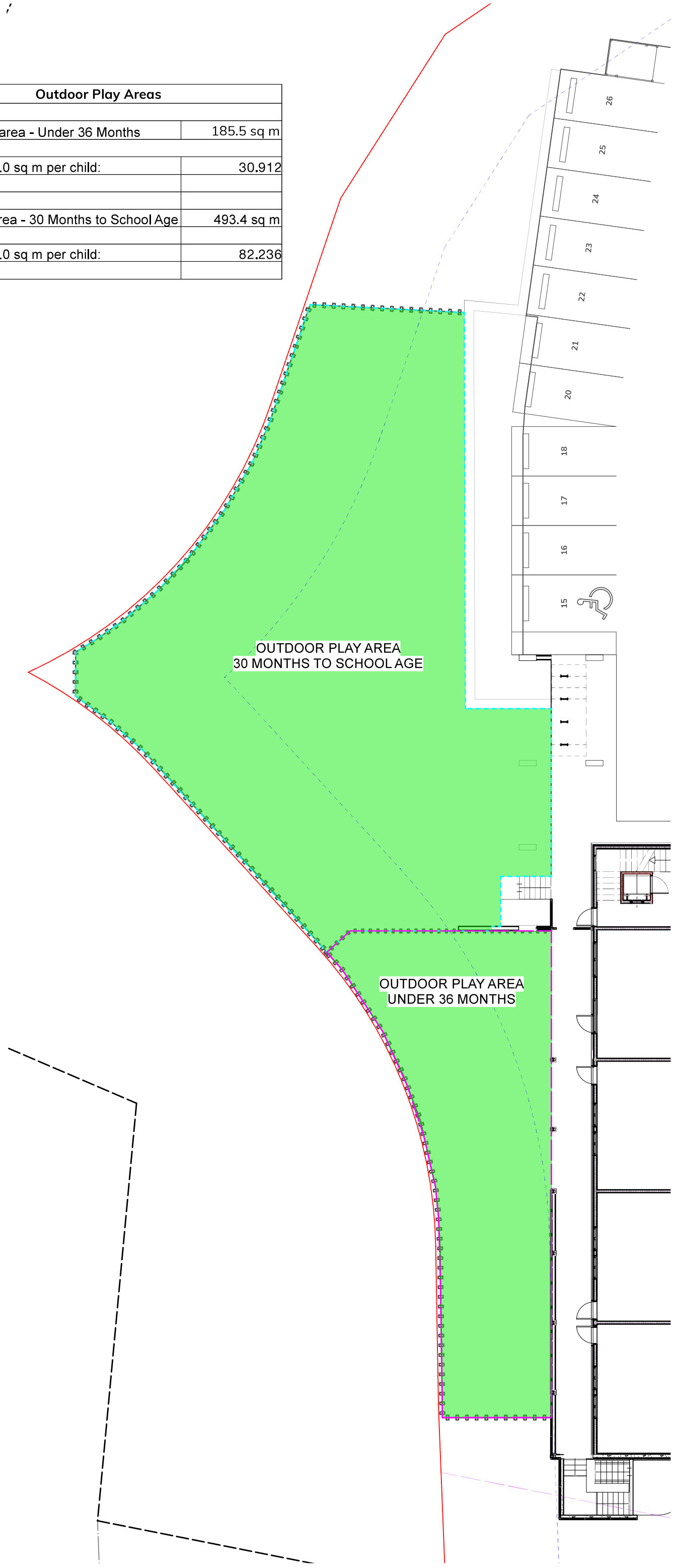
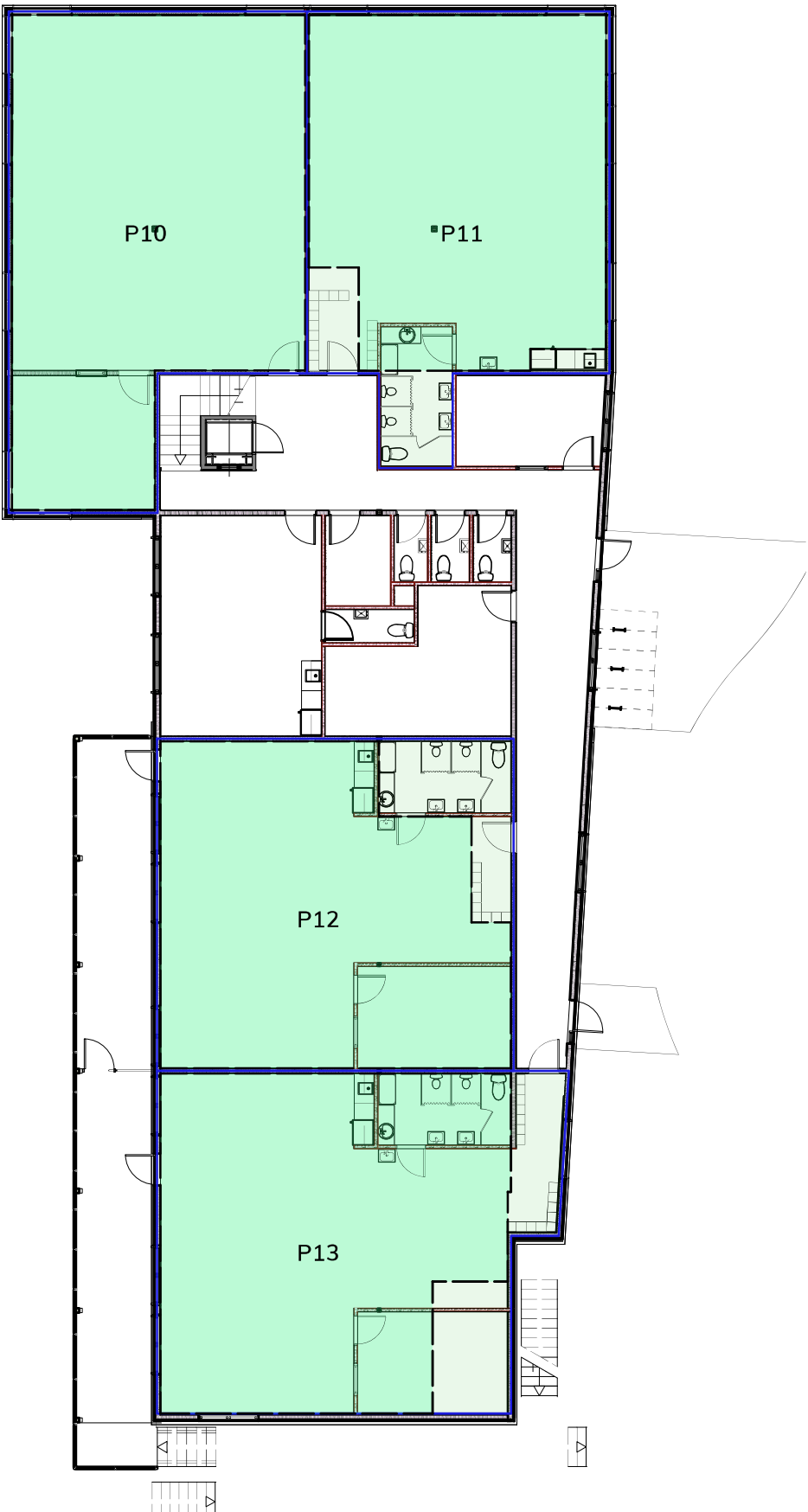
Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Site Plan
Sheet Number:	A004
Project ID:	20XX-XX

BC Child Care Licencing Regulation (CCLR) Requirements Summary

Program ID	Program Name	Program Type	Max # of Children	Staff Requirement	Minimum Required Indoor Play Area (3.7 sq m per child)	Indoor Play Area Provided
P01	Infant/Toddler Group 1	Under 36 Months	12	3	44.4	57.4
P02	Infant/Toddler Group 2	Under 36 Months	12	3	44.4	57.2
P03	Infant/Toddler Group 3	Under 36 Months	12	3	44.4	57.4
P04	Infant/Toddler Group 4	Under 36 Months	12	3	44.4	57.4
P10	School age / Camps	School age	30	3	111.0	116.2
P11	30 Months to School Age	30 Months to School Age	25	3	92.5	92.6
P12	30 Months to School Age	30 Months to School Age	25	3	92.5	94.0
P13	30 Months to School Age	30 Months to School Age	25	3	92.5	101.6
	Kitchen			2		
	Admin			2		
	Subtotal		153	28		
	TOTAL			181		

Outdoor Play Areas	
Outdoor play area - Under 36 Months	185.5 sq m
Capacity @ 6.0 sq m per child:	30,912
Outdoor play area - 30 Months to School Age	493.4 sq m
Capacity @ 6.0 sq m per child:	82,236

PROGRAM AREA
 INDOOR PLAY AREA



5 Program Areas - Lower Level
A005 Scale: 1:200

6 Program Areas - Upper Level
A005 Scale: 1:200

1 Outdoor Play Areas
A005 Scale: 1:200

Developer/Project Management:
Village Walk Designs Inc
211-2840 Peatt Road
Victoria BC, V9B 3V4

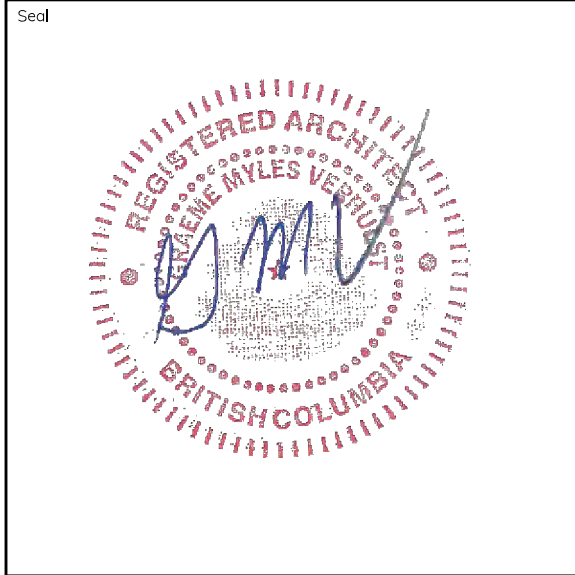
Architect:
Graeme Verhulst Architect
959 Esquimalt Rd
Victoria BC, V9A 3M7

A	2026-04-28	Development Permit Application
No.	Date	Description

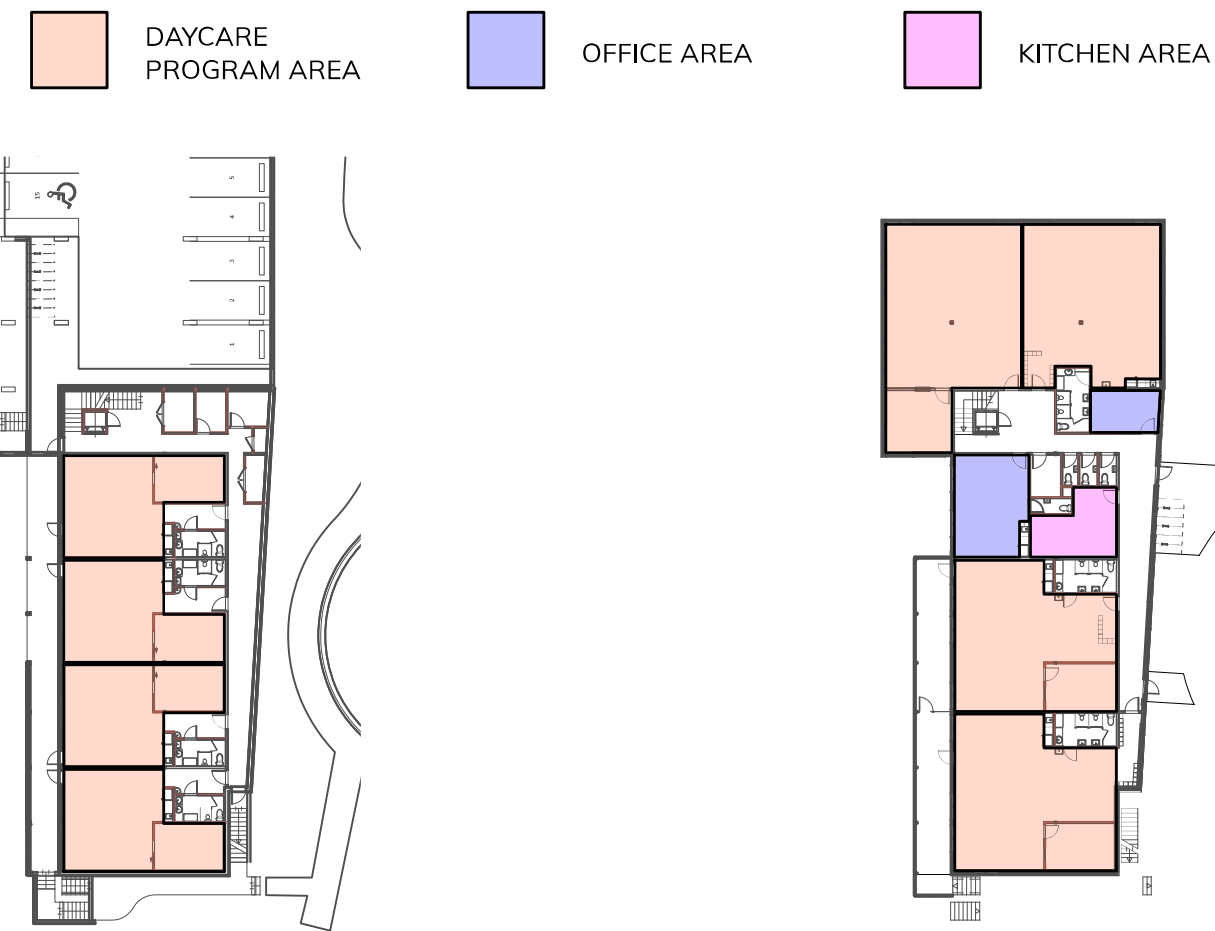
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Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Daycare Program Summary
Sheet Number:	A005
Project ID:	20XX-XX

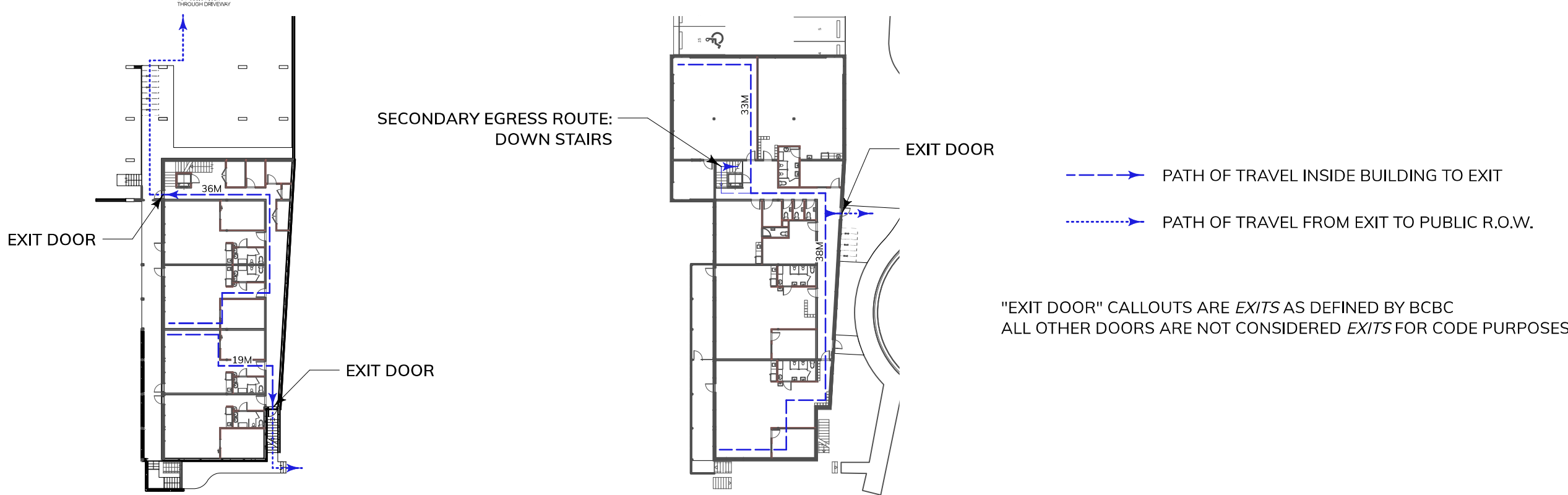


1 Occupancy Areas - Lower Level
A006 Scale: 1:500

2 Occupancy Areas - Upper Level
A006 Scale: 1:500

Occupancy Calculation by Area	
Level 1	
SPACE NAME	AREA (sq m)
Care Program 101 Usable Area	56.82
Care Program 102 Usable Area	57.22
Care Program 103 Usable Area	57.24
Care Program 104 Usable Area	57.27
Level 2	
Care Program 201 Usable Area	115.71
Care Program 202 Usable Area	93.52
Care Program 203 Usable Area	96.11
Care Program 204 Usable Area	99.99
Classroom Total:	633.89
Area Per Person - Care Program*	3.30
Occupancy Load - Care Program	192.09
Other Spaces	
Admin Office Usable Area	12.60
Staff Room Usable Area	31.78
Office Total:	44.38
Area Per Person - office**	9.30
Occupancy Load - office	4.77
Kitchen	20.85
Area Per Person - kitchen**	9.30
Occupancy Load - kitchen	2.24
TOTAL OCCUPANCY LOAD	199.10

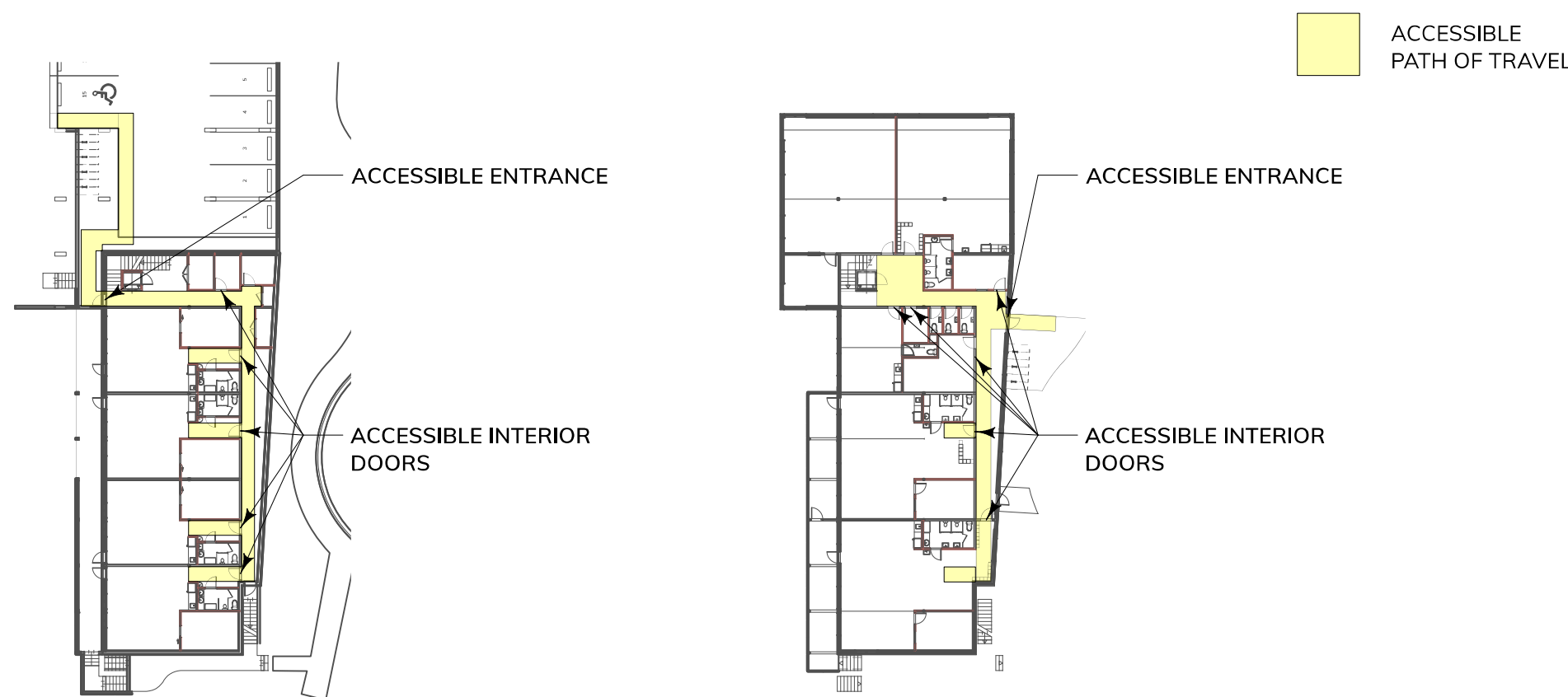
*from NFPA 101, Life Safety Code, Edition 2024, daycare use in the Occupant Load Factor Table 7.3.2.1
**from BCBC Table 3.1.17.1



3 Egress - Lower Level
A006 Scale: 1:500

4 Egress - Upper Level
A006 Scale: 1:500

"EXIT DOOR" CALLOUTS ARE EXITS AS DEFINED BY BCBC
ALL OTHER DOORS ARE NOT CONSIDERED EXITS FOR CODE PURPOSES.



6 Accessibility - Lower Level
A006 Scale: 1:500

5 Accessibility - Upper Level
A006 Scale: 1:500

ITEM	2024 BC BUILDING CODE				BCBC Reference		
	DATA MATRIX				REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FPR DOVOSOPM A OR [C] FOR DIVISION C.		
1	PROJECT DESCRIPTION		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE	11.1 TO 11.4	<input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9		
2	MAJOR OCCUPANCIES(S): GROUP A, Div 2					3.1.2.1(1)	
3	BUILDING AREA	EXISTING: - NEW: 641 m2		TOTAL: 641 m2		1.4.1.2[A]	
4	FLOOR AREA	EXISTING: - NEW: 1,000 m2		TOTAL: 1,000 m2		1.4.1.2[A]	
5	NUMBER OF STOREYS	ABOVE GRADE: 2 BELOW GRADE: 0				3.2.1.1.	
6	NUMBER OF STREETS /FIRE FIGHTER ACCESS: 1					3.2.2.10.	
7	BUILDING CLASSIFICATION:	3.2.2.26. GROUP A, DIVISION 2, UP TO 2 STOREYS, INCREASED AREA, SPRINKLERED				3.2.2. 26	
8	SPRINKLER SYSTEM PROPOSED:	<input checked="" type="checkbox"/> ENT RE BUILD NG				3.2.2. 51	
		<input type="checkbox"/> SELECTED COMPARTMENTS					
		<input type="checkbox"/> SELECTED FLOOR AREAS					
		<input type="checkbox"/> BASEMENT	<input type="checkbox"/> IN LIEU OF ROOF RATING				
9	STANDPIPE REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
10	FIRE ALARM REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
11	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.1.13.7	
12	PERMITTED CONSTRUCTION	COMBUSTIBLE OR NON-COMBUSTIBLE				3.2.2. 51	
	PROPOSED CONSTRUCTION	COMBUSTIBLE					
13	MEZZANINE(S) AREA:	N/A				3.2.1.1 (3)-(7)	
14	OCCUPANT LOAD BASED ON:	<input checked="" type="checkbox"/> AREA	<input type="checkbox"/> DESIGN OF BUILDING			3.1.17	
		(SEE TABLE/DIAGRAM THIS SHEET)		(SEE SHEET A005 FOR OCCUPANT LOAD BASED ON DESIGN OF BUILDING)			
		LOAD:	199.1	181			
	OCCUPANT LOAD USED:	206					
15	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				3.3.1.2	
16	REQUIRED EXITS:	MINIMUM NUMBER OF EXITS:	2			3.4.2.1	
		MAXIMUM DISTANCE TO EXIT	45 m			3.4.2.5 (c)	
		MINIMUM AGGREGATE WIDTH OF EXITS				3.4.3.2	
		DOORS COORIDORS AND PASSAGEWAYS	1 157				
STAIRS	1 648						
MINIMUM WIDTH OF INDIVIDUAL EXITS							
17	REQUIRED FIRE RESISTANCE RATING (FRR):	FLOORS AND SUPPORTING STRUCTURE	3/4 HR			3.2.2.26	
		ROOF	NOT REQUIRED				
		SEPARATION BETWEEN SUITES:	N/A		(ALL ONE OCCUPANCY)	3.3.1.1	
		PLUMBING FIXTURE REQUIREMENTS	(MALE:FEMALE = 50/50 ASSUMED)				3.7.2.2.
		OCCUPANT LOAD	W/Cs REQUIRED	W/Cs PROVIDED	UNIVERSAL W/C		
LOWER LEVEL	74	5	9	YES			
UPPER LEVEL	132	8	14	YES			
19	BARRIER FREE DESIGN:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				3.8	

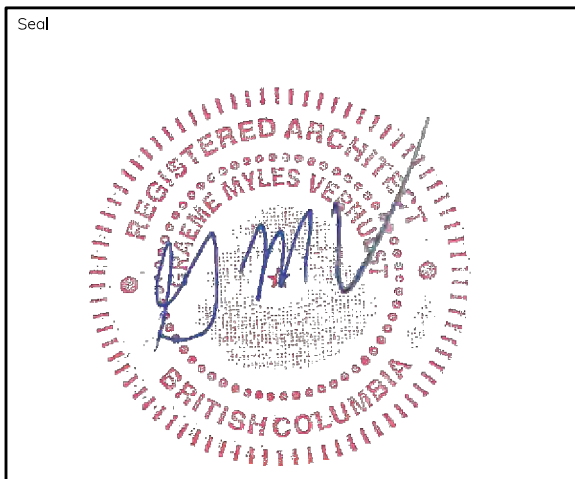
NOTE: Sairs create an interconnected floor space, Article 3.2.8.2 applies

A	2026-04-28	Development Permit Application
	No.	Date

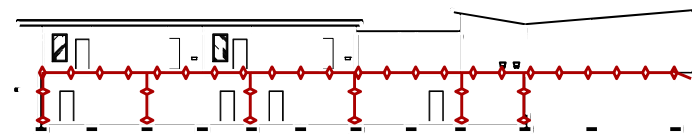
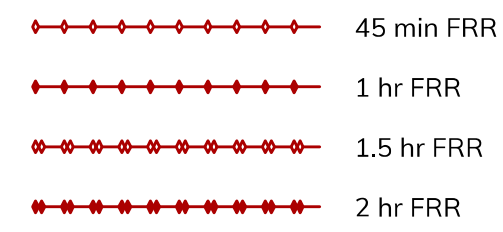
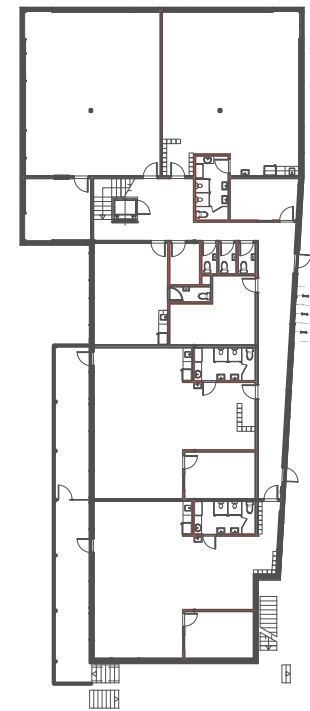
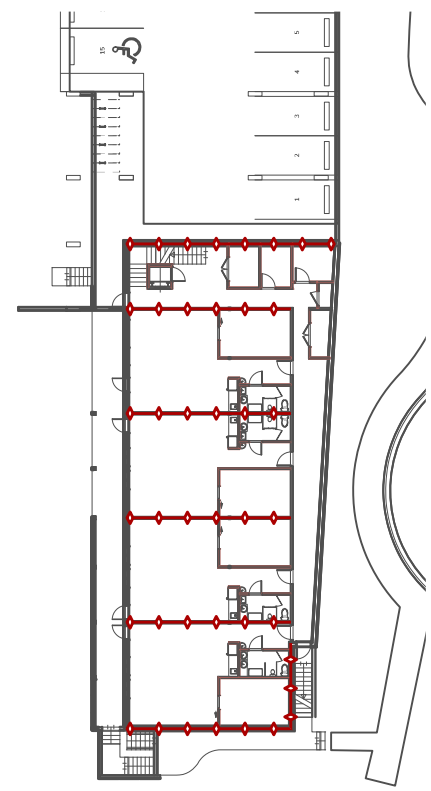
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Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Code Summary
Sheet Number:	A006
Project ID:	20XX-XX



3 Fire Ratings - Section
 Scale: 1:500

NOTES TO FIRE RATINGS:

45 min FRR IS REQUIRED FOR THE FLOOR ASSEMBLY AND SUPPORTING STRUCTURE, PER 3.2.2.26.

ROOF DOES NOT REQUIRE AN FRR, PER 3.2.2.26

THE BUILDING IS ALL A SINGLE OCCUPANCY, THEREFORE NO FIRE SEPARATIONS ARE REQUIRED BETWEEN SUITES OR OCCUPANCY CLASSIFICATIONS.

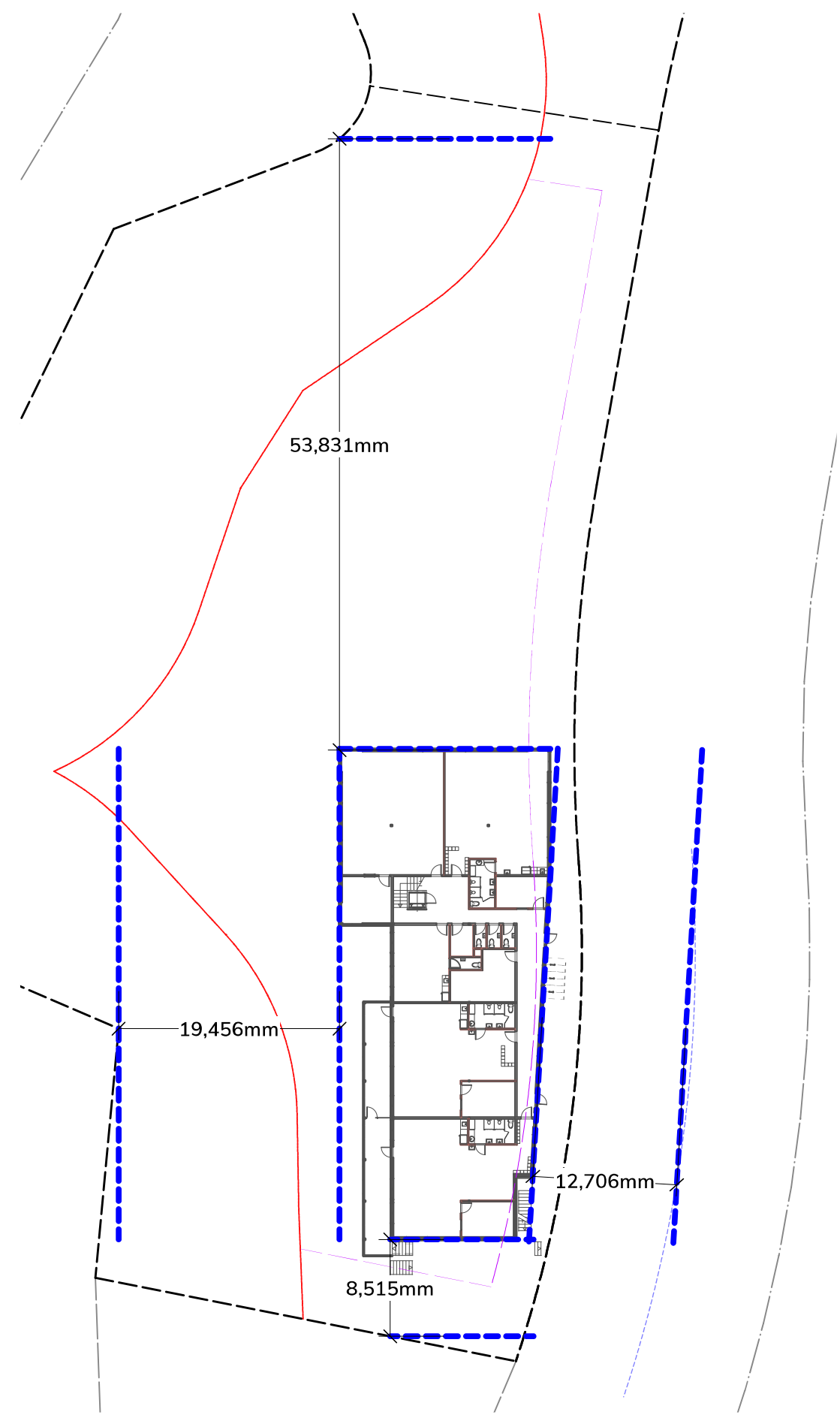
NOTE THAT THE DROP-OFF AREA UNDER THE UPPER FLOOR OVERHANG IS NOT CLASSIFIED AS A STORAGE GARAGE (ACCORDING TO NOTE A-1.2.1.2)

1 Fire Ratings - Lower Level
 Scale: 1:500

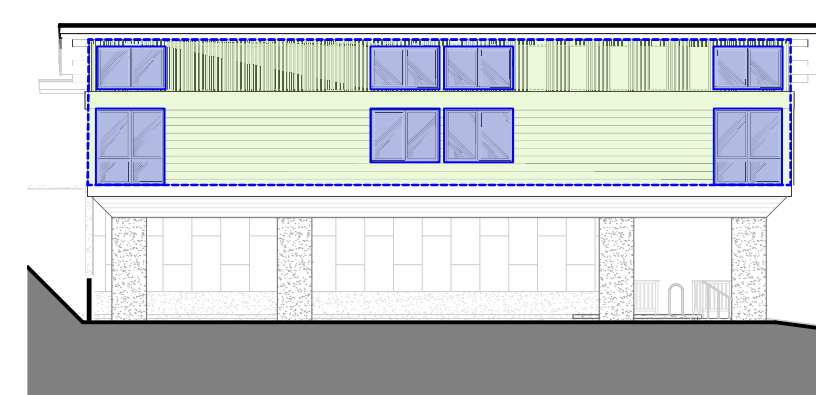
2 Fire Ratings - Upper Level
 Scale: 1:500

SPATIAL SEPARATION				
	EXPOSING BUILDING FACE AREA	AREA OF UNPROTECTED OPENINGS	% OF UNPROTECTED OPENINGS PROPOSED	% OF UNPROTECTED OPENINGS ALLOWED*
NORTH	71.5 sq m	18.7 sq m	26.2%	100%
EAST	159.5 sq m	17.3 sq m	10.8%	100%
SOUTH	57.3 sq m	2.6 sq m	4.5%	100%
WEST	260.1 sq m	49.1 sq m	18.9%	100%

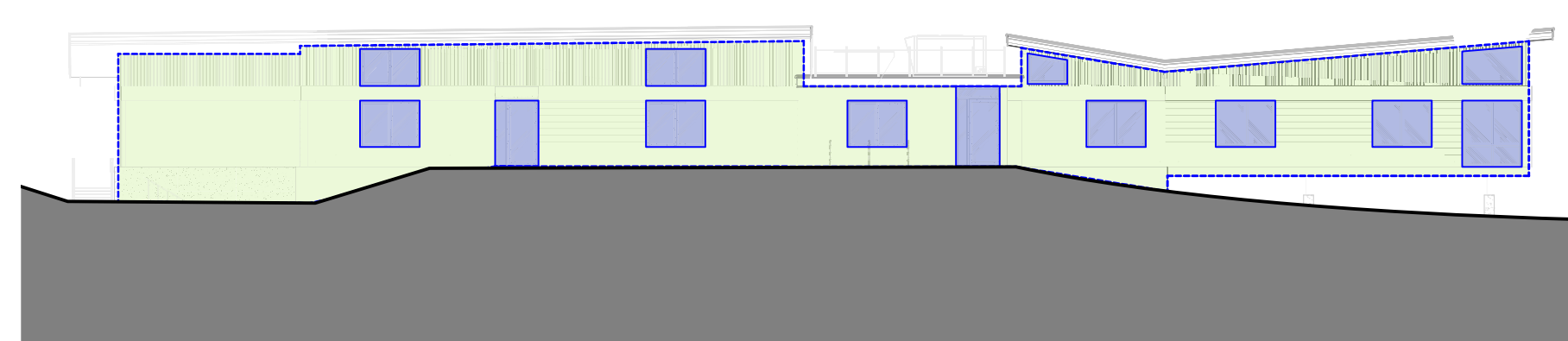
*ALLOWABLE ACCORDING TO TABLE 3.2.3.1. D



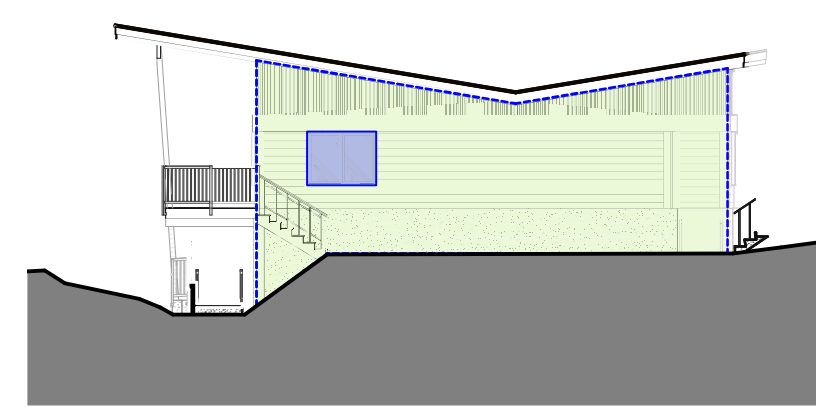
4 Spatial Separation - Limiting Distances
 Scale: 1:500



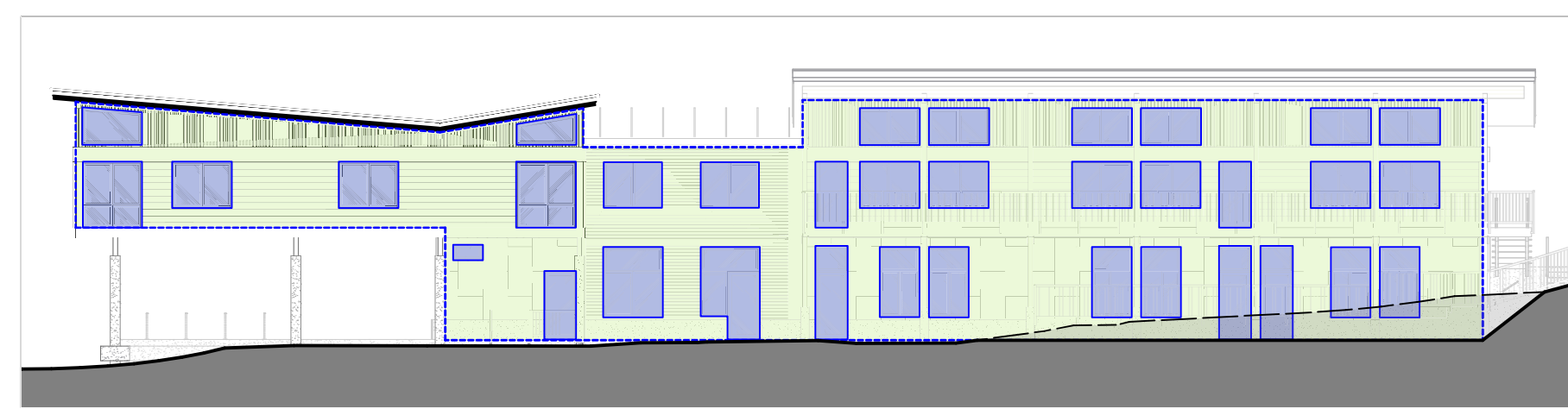
5 Spatial Separation - North Elevation
 Scale: 1:200



6 Spatial Separation - East Elevation
 Scale: 1:200



7 Spatial Separation - South Elevation
 Scale: 1:200



8 Spatial Separation - West Elevation
 Scale: 1:200

No.	Date	Description
A	2026-04-28	Development Permit Application

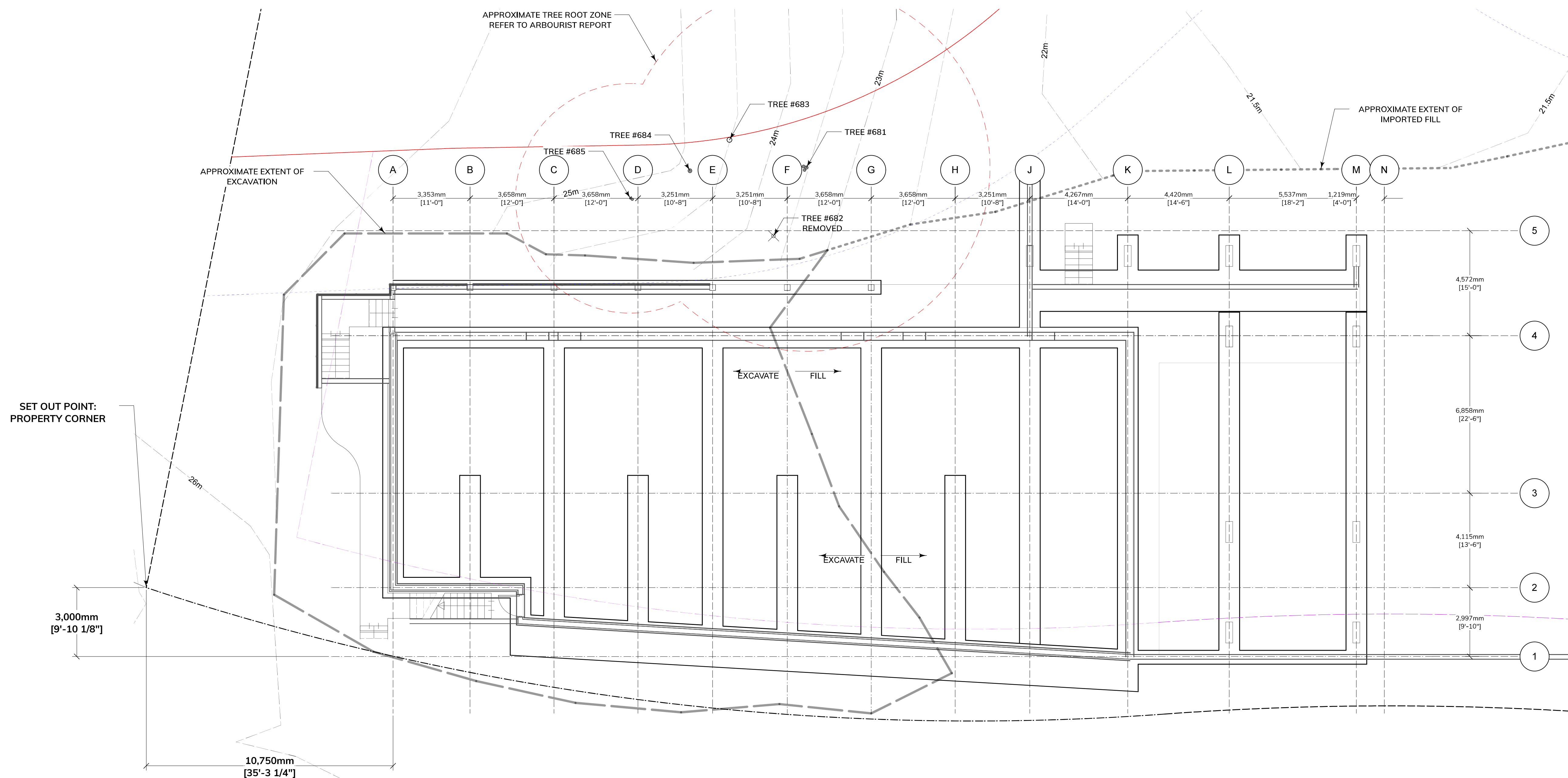
IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

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Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Code Summary
Sheet Number:	A007
Project ID:	20XX-XX

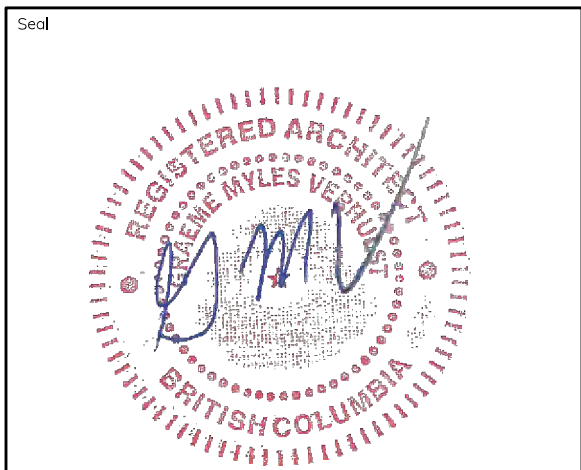


No.	Date	Description
A	2026-04-28	Development Permit Application

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Owner: VKOA

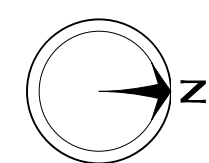
Project Title: 1720 Wilfert Daycare

Sheet Title: Gridline Layout & Foundation Plan

Sheet Number: A100

Project ID: 20XX-XX

1 Gridline Layout & Foundation Plan
 A100 Scale: 1:100

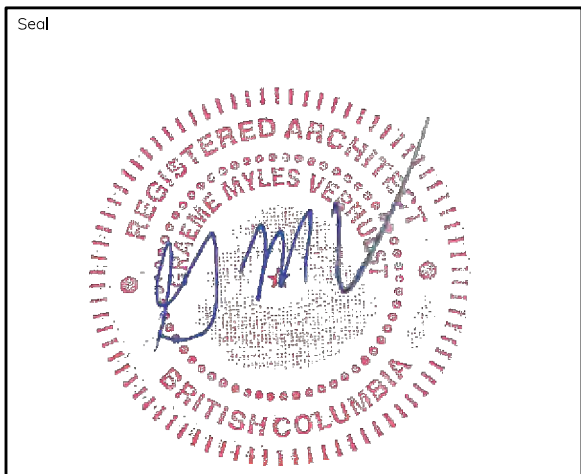


No.	Date	Description
A	2026-04-28	Development Permit Application

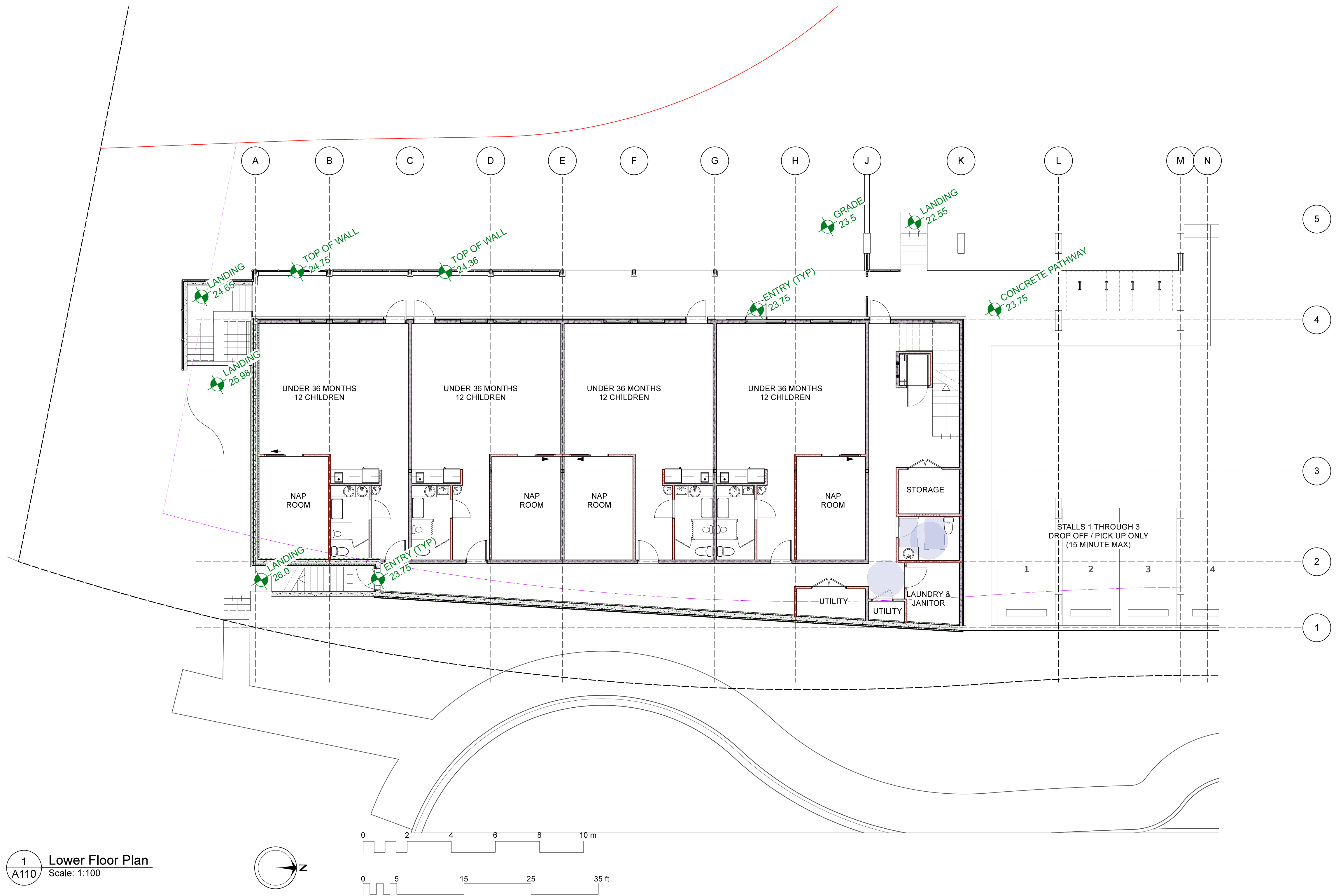
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Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Lower Level Floor Plan
Sheet Number:	A110
Project ID:	20XX-XX



1 Lower Floor Plan
 A110 Scale: 1:100

Developer/Project Management:
 Village Walk Designs Inc
 211-2840 Peatt Road
 Victoria BC, V9B 3V4

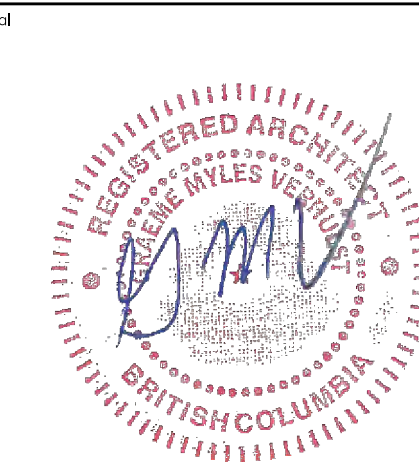
Architect:
 Graeme Verhulst Architect
 959 Esquimalt Rd
 Victoria BC, V9A 3M7

No.	Date	Description
A	2026-04-28	Development Permit Application

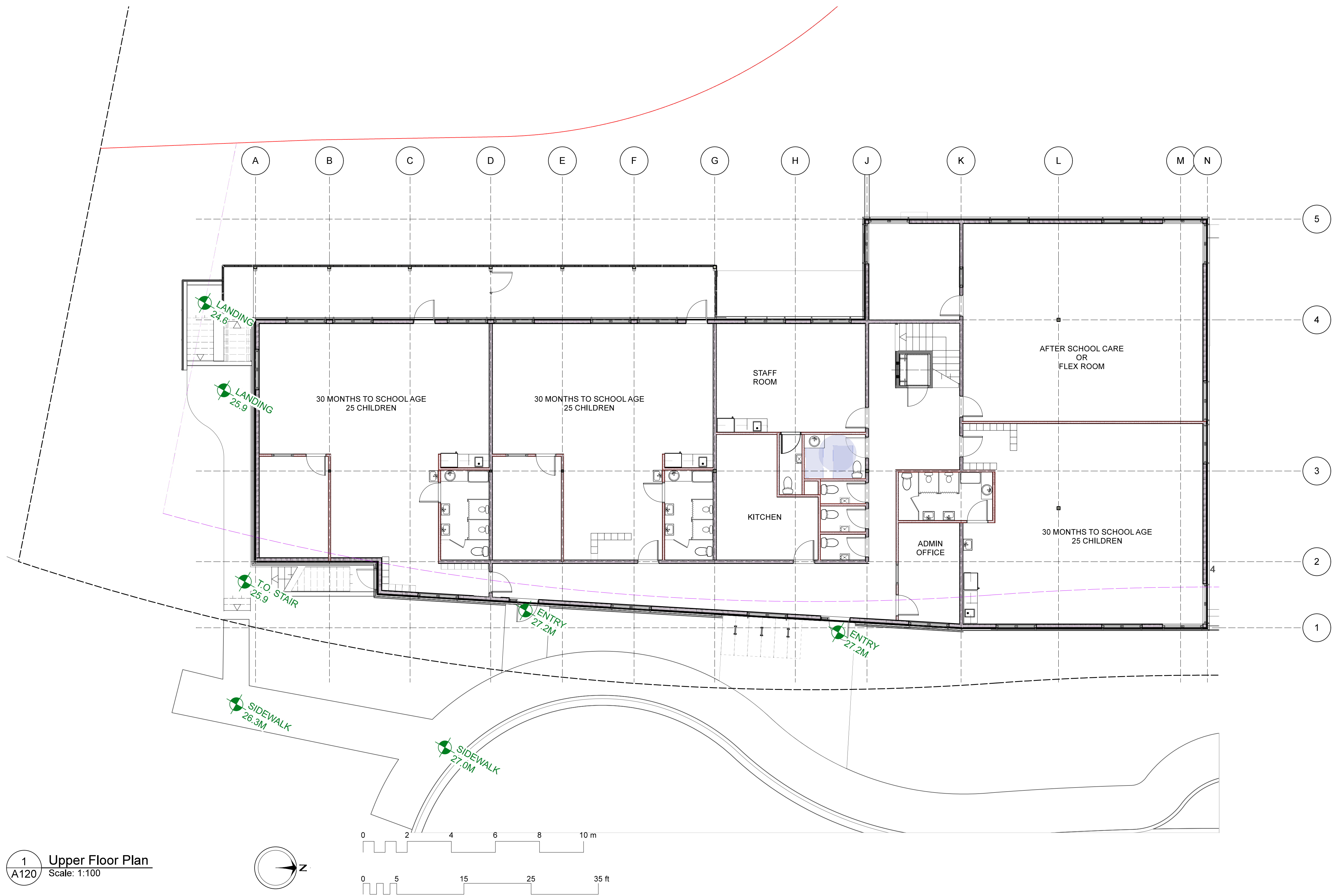
IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

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Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Upper Level Floor Plan
Sheet Number:	A120
Project ID:	20XX-XX



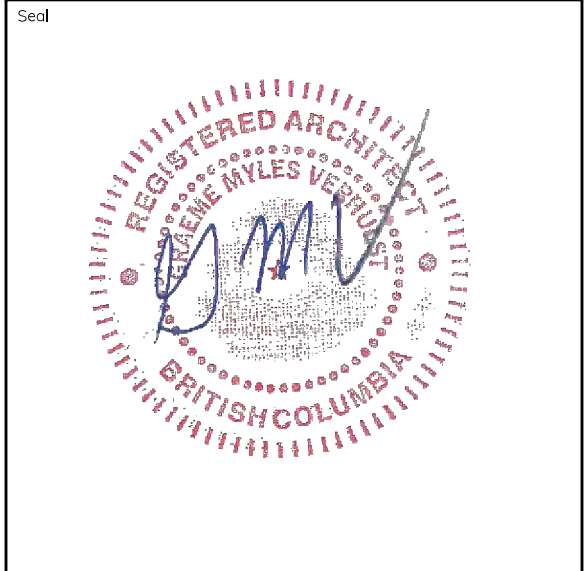
1 Upper Floor Plan
 A120 Scale: 1:100

No.	Date	Description
A	2026-04-28	Development Permit Application

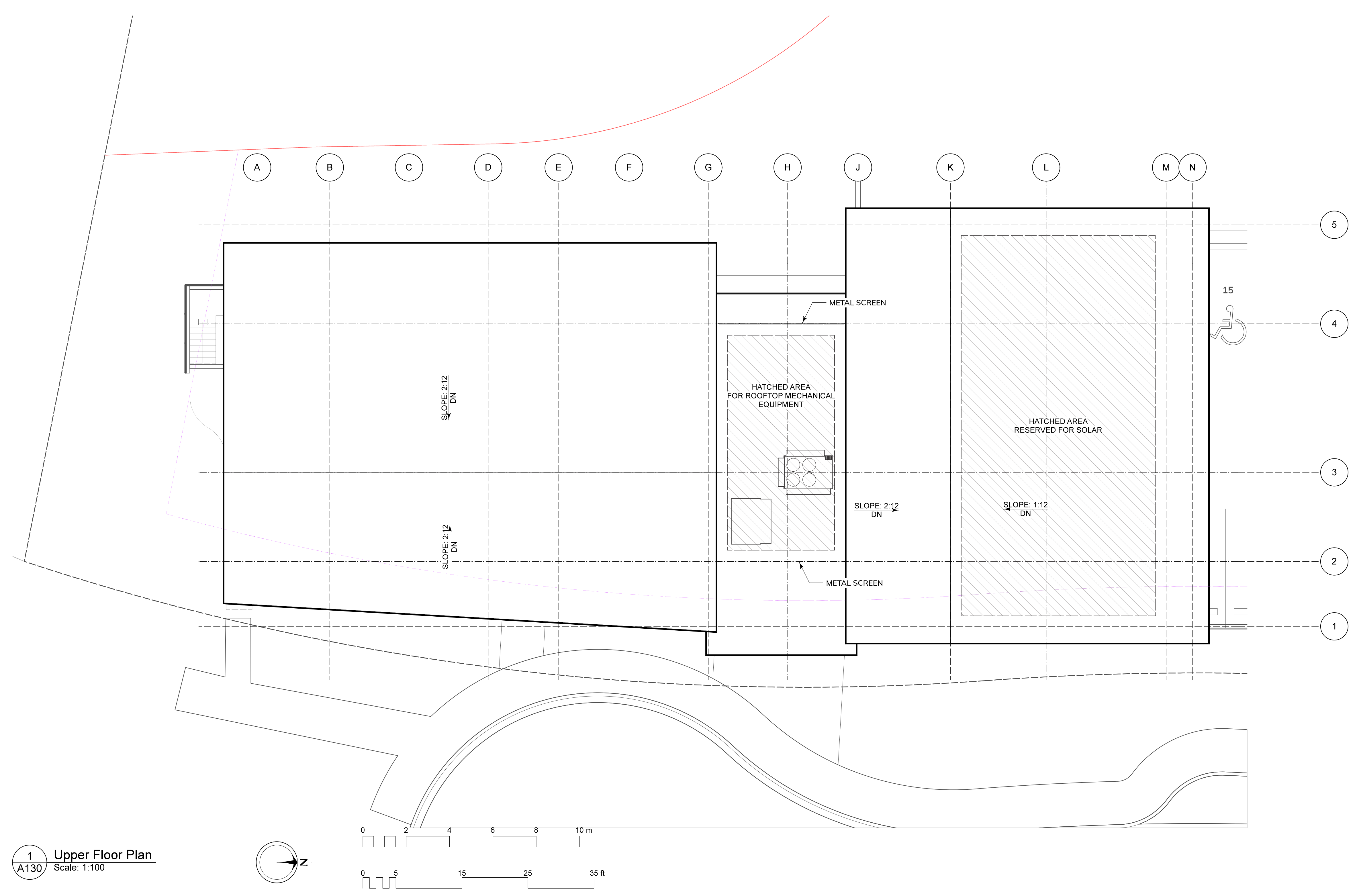
IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

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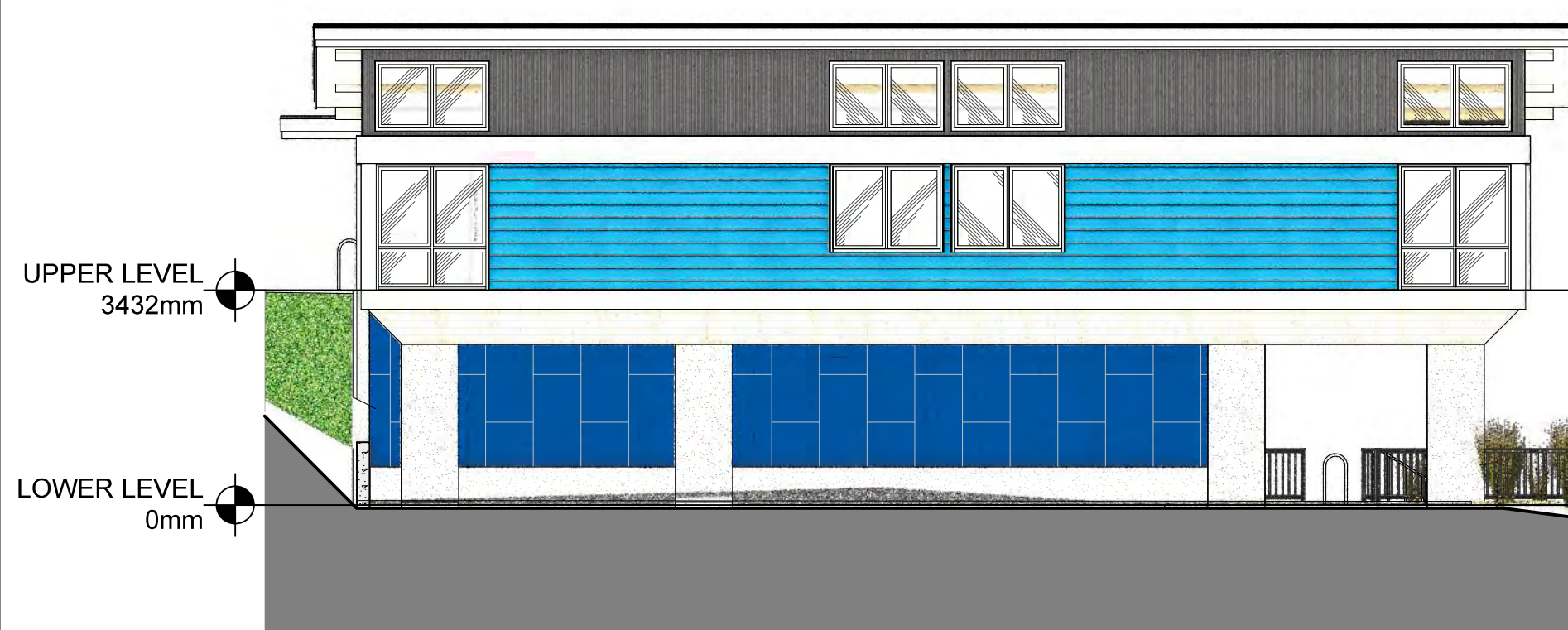
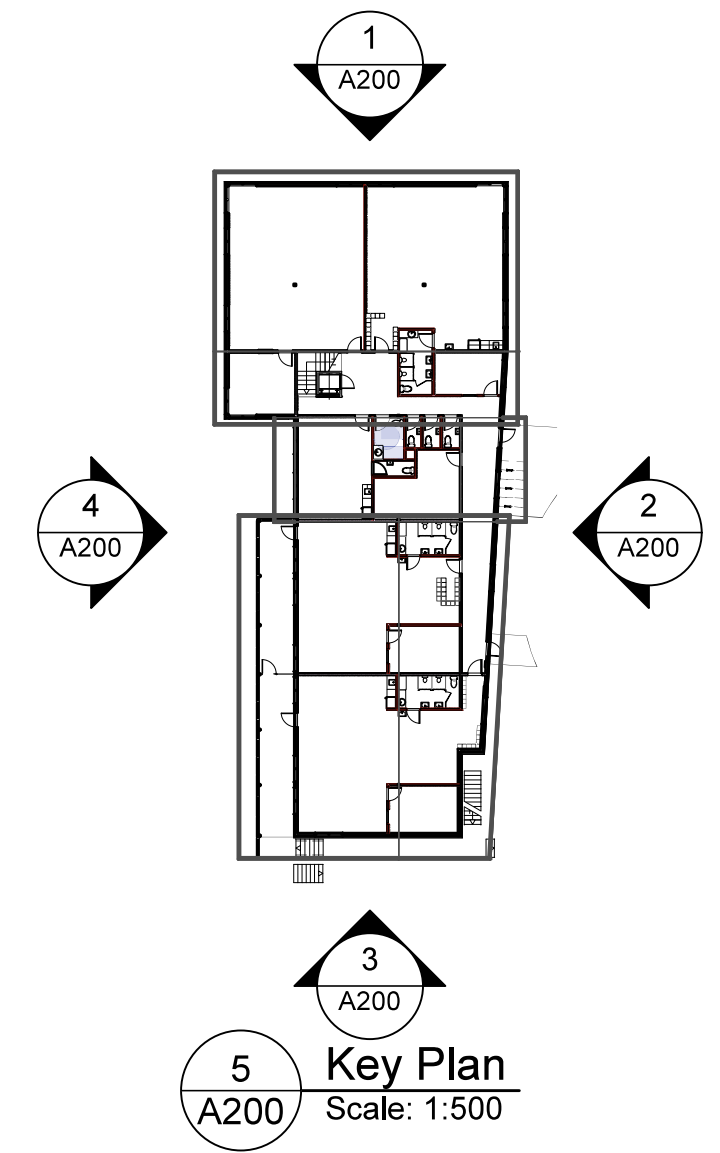
Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Roof Plan
Sheet Number:	A130
Project ID:	20XX-XX



1 Upper Floor Plan
A130 Scale: 1:100

Developer/Project Management:
 Village Walk Designs Inc
 211-2840 Peatt Road
 Victoria BC, V9B 3V4

Architect:
 Graeme Verhulst Architect
 959 Esquimalt Rd
 Victoria BC, V9A 3M7



1 North Elevation
A200 Scale: 1:100



2 East Elevation
A200 Scale: 1:100



3 South Elevation
A200 Scale: 1:100



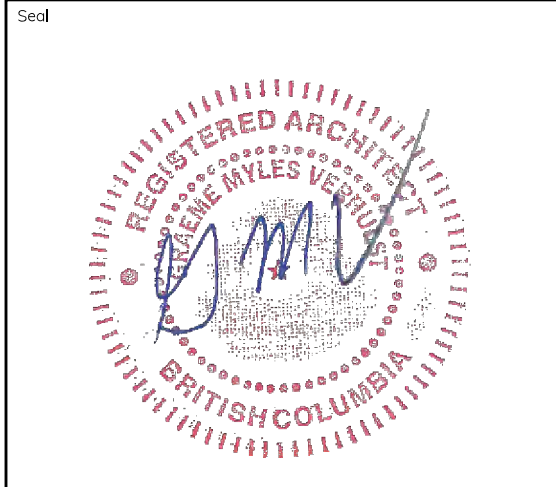
4 West Elevation
A200 Scale: 1:100

No.	Date	Description
A	2026-04-28	Development Permit Application

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Owner: VKOA

Project Title: 1720 Wilfert Daycare

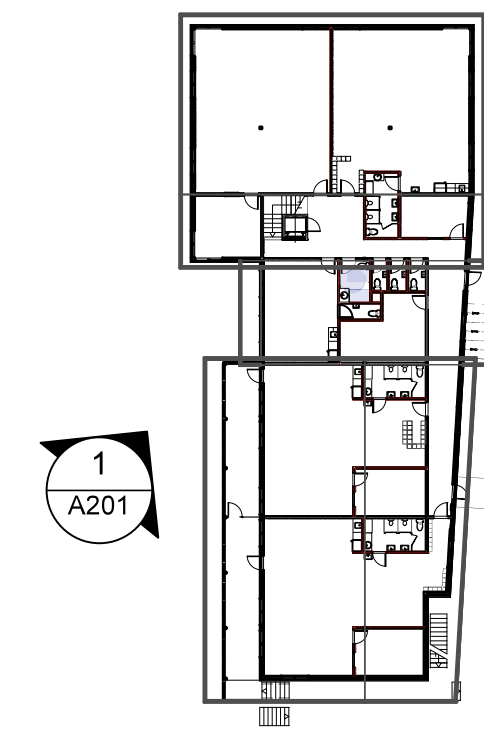
Sheet Title: Building Elevations

Sheet Number: A200

Project ID: 20XX-XX

Developer/Project Management:
 Village Walk Designs Inc
 211-2840 Peatt Road
 Victoria BC, V9B 3V4

Architect:
 Graeme Verhulst Architect
 959 Esquimalt Rd
 Victoria BC, V9A 3M7



2 Key Plan
 A201 Scale: 1:500

EXTERIOR MATERIALS:

- ① Horizontal fibre cement siding (HardiePlank), painted finish (mid-blue)
- ② Fibre cement panel (HardiePanel) with expressed joint reveals, painted finish (dark blue)
- ③ Horizontal wood siding, stained finish
- ④ Corrugated metal siding, dark grey finish
- ⑤ Exposed glulam beams and posts, stained finish
- ⑥ Vinyl windows & doors, white frames
- ⑦ Fascia and trim, smooth fibre cement, painted finish (white)
- ⑧ Soffit, smooth fibre cement, painted finish (white)
- ⑨ Aluminum picket guardrail, black finish
- ⑩ Prefinished metal flashing (dark grey)
- ⑪ Concrete board, painted (light grey)
- ⑫ Screening (mechanical equipment behind)



1 Perspective
 A201

No.	Date	Description
A	2026-04-28	Development Permit Application

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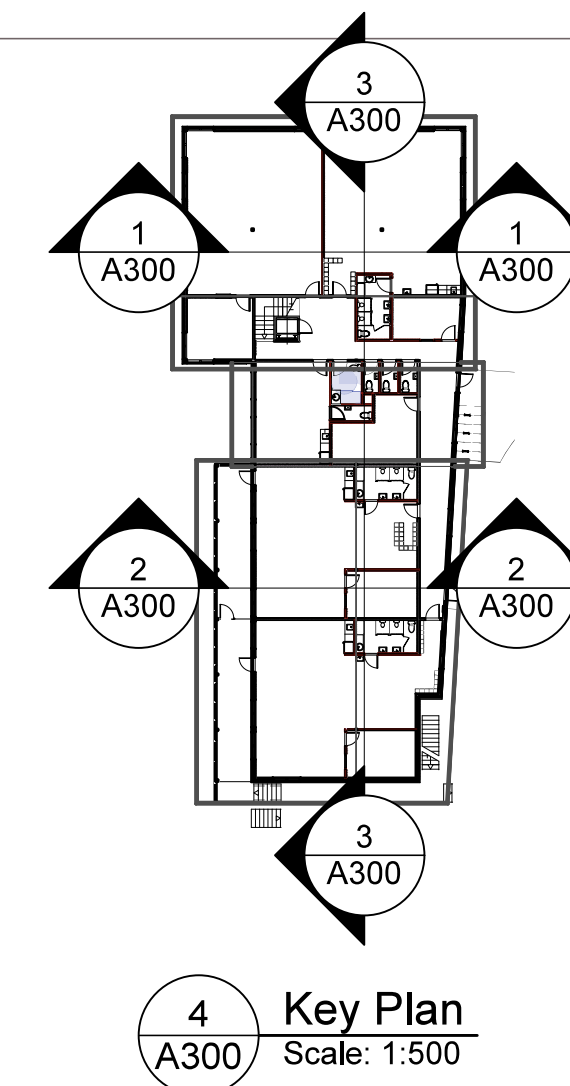
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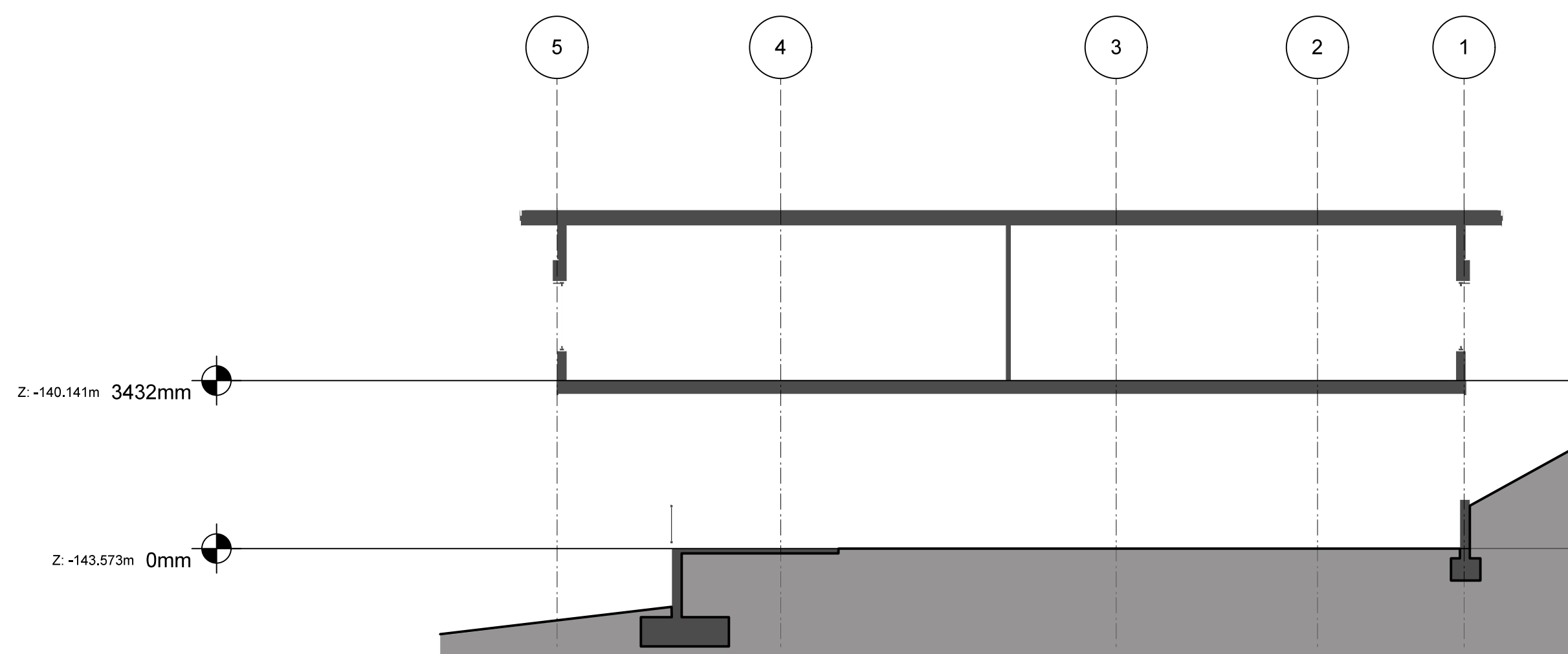
Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Building Elevation Materials
Sheet Number:	A201
Project ID:	20XX-XX

Developer/Project Management:
Village Walk Designs Inc
211-2840 Peatt Road
Victoria BC, V9B 3V4

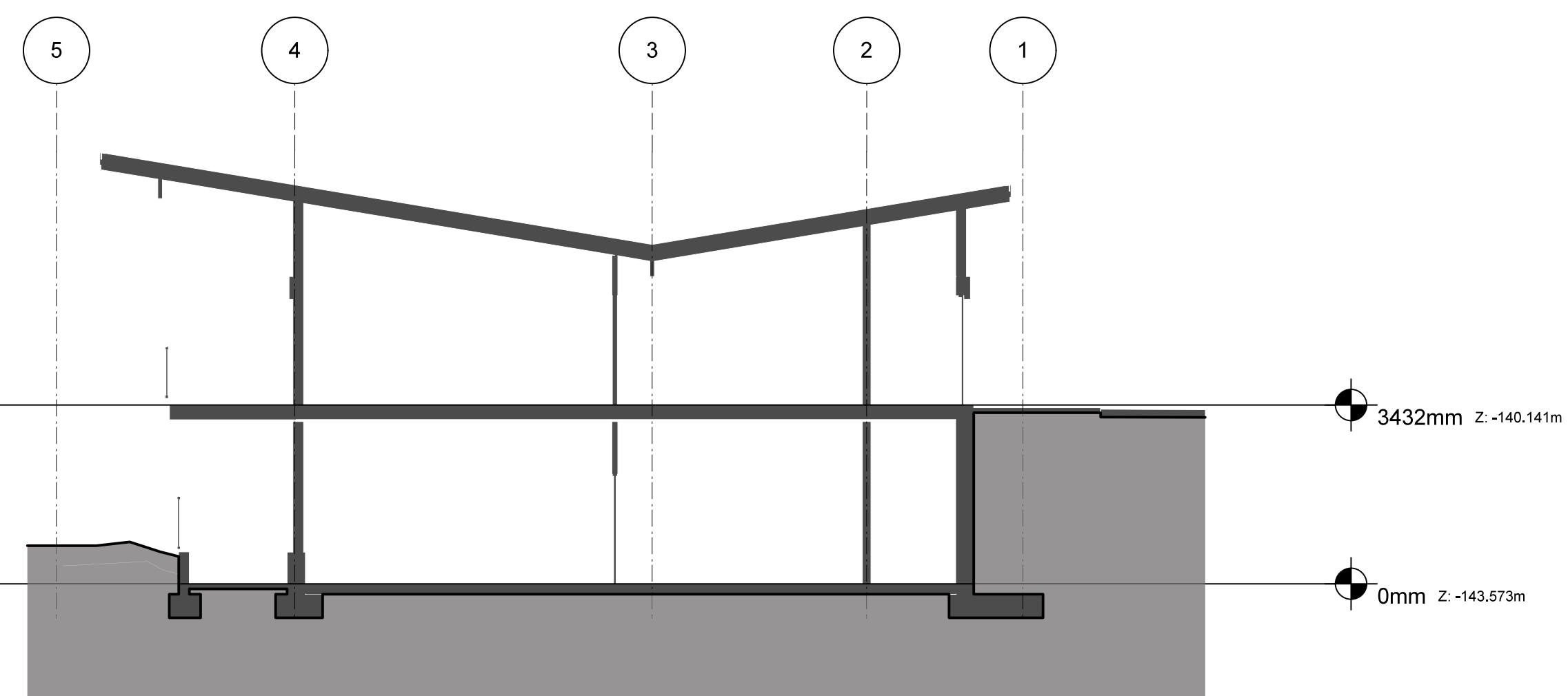
Architect:
Graeme Verhulst Architect
959 Esquimalt Rd
Victoria BC, V9A 3M7



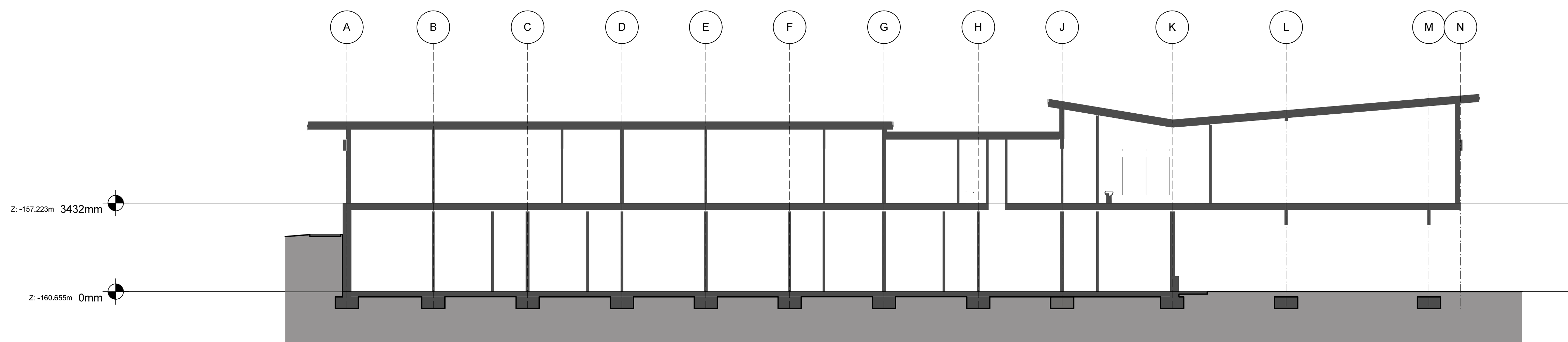
4 Key Plan
A300 Scale: 1:500



1 Section
A300 Scale: 1:100



2 Section
A300 Scale: 1:100



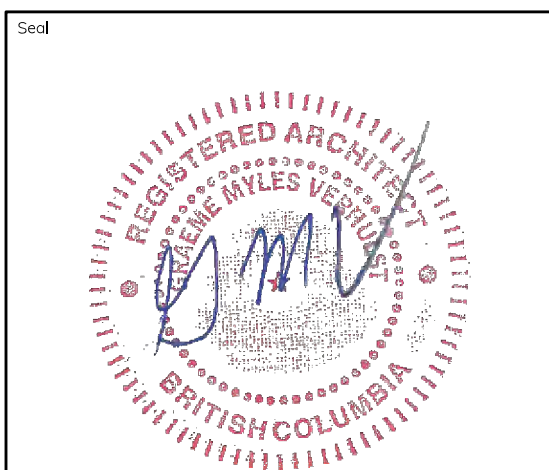
3 Section
A300 Scale: 1:100

Development Permit Application		
No.	Date	Description
A	2026-04-28	Application

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Owner:	VKOA
Project Title:	1720 Wilfert Daycare
Sheet Title:	Building Section(s)
Sheet Number:	A300
Project ID:	20XX-XX