# The Pebbles 294, 296 ELTHAM ROAD & 242 HELMCKEN ROAD, VICTORIA, BC.

### MIXED RESIDENTIAL DEVELOPMENT - TOWNHOMES

Issued for Development Permit - July 11, 2024

1151 West 32nd Avenue Vancouver, BC, V6H 2H8 Contact: Jeffrey Sengara

**Architect** 

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V.I. Powell & Associates BC Land Surveying 250-2950Douglas St. Victoria , BC V8T 4N4 Contact: April Larocque Email: april@powellsurveys.com

Landscape

Lombard North Group 836 Cormorant Street Victoria BC , V8W 1R1 Contact: James Partlow Email: lombardnorthgroup@gmail.com Tel: 250.386.3336 Fax: 250.386.4132

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**ARBORIST** GYE + Associates Consultants 179 - 2945 Jacklin Road Victoria, BC, V9B 6J9 Contact: Jeremy Gye

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ADDOZ ENGINEERING INC. 4128 Fraser St. Vancouver, BC, V5V 4E8 Contact: Emad Alsaidi Email: ealsaidi@addozeng.ca Tel: 587.703.2549

**TRANSPORTATION** 



SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A030	CONTEXT - PLAN
A032	CONTEXT - PHOTOS
A035	STREETSCAPE
A090	SHADOW STUDY
A095	SURVEY
A100	SITE PLAN
A110	GROUND FLOOR PLAN
A120	LEVEL 2 FLOOR PLAN
A130	LEVEL 3 FLOOR PLAN

SHEET NUMBER	SHEET NAME
A140	ROOF LEVEL PLAN
A150	FIREFIGHTER ACCESS PLAN
A200	ELEVATIONS - SOUTH & NORTH
A210	ELEVATIONS - EAST & WEST
A225	ELEVATIONS - INTERNAL COURT NORTH & SOUTH
A300	SITE SECTIONS
A310	SECTIONS
A320	SECTIONS
A600	3D REPRESENTATIONS
A900	AREA PLANS
Grand total: 21	

ARCHITECTS

Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

**COVER PAGE & DRAWING** 

Project Status: **DP** 

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06 - Issue	ed for Rezoning
2023-09-14 - Issue	ed for Rezoning
2023-12-06 - Issue	ed for Rezoning
2024-01-05 - Rels	sued for Rezoning
2024-07-11 - Issue	ed for Development Permit

REVISION

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

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# The Pebbles

# 294, 296 ELTHAM ROAD & 242 HELMCKEN ROAD, VICTORIA, BC.

#### **MIXED RESIDENTIAL DEVELOPMENT - TOWNHOMES**

**Issued for Development Permit - July 11, 2024** 

# STATISTICS:

**Legal Description:** Lot 1, Section 8, Esquimalt District, Plan 12695, Lot 2, Section 8, Esquimalt District, Plan 12695 & Lot 3, Section 8, Esquimalt District, Plan 12695

**Civic Address:** 

294 & 296 Eltham Road (Lot 1 & 2) & 242 Helmcken Road (Lot 3), Victoria, BC

Zoning: Current: C-1

Proposed Use: Proposed: RM-2

**Survey Information:** Based on survey information by V.I. Powell & Associates Land Surveying, Victoria, B.C.

## **DEVELOPMENT DATA SUMMARY:**

Site Area:

 $874.44\text{m}^2$  (Area of Lot 1) +  $824.31\text{ m}^2$  (Area of Lot 2) +  $768.86\text{ m}^2$  (Area of Lot 3) =

Permitted FSR:

Per RM-2 = 1.1 (with 100% green roofs)

Proposed per CD =

Dated: July 25th, 2023

Gross Sellable FSR: 1.42

Permitted Lot Coverage:

Per RM-2: 60%

Proposed Lot Coverage:

Proposed =  $(1,064.21 \text{ m}^2/2,467.61 \text{ m}^2) = 43\%$ 

**HEIGHT:** 

**Permitted Height:** RM-2: 12m

**Proposed Height:** 

Mixed Residential (RM2): 12m for Townhouses = up to 3 storeys

3.00 m

**Proposed Height:** Avg. Building height:

(11.17m) < 12mBuilding 1: Building 2: (11.27m) < 12mBuilding 3: (11.78m) < 12mBuilding 4: (11.57m) < 12mBuilding 5: (11.10m) < 12m

### **SETBACKS:**

Permitted per RM-2: 7.50 m Front lot line 7.50 m Rear lot line Side lot line 4.50 m Flanking lot line 6.00 m Proposed:

Front lot line (Helmcken) Rear lot line

1.50 m 3.00 m Side lot line (R.o.W) 3.00 m Flanking lot line (Eltham)

#### **PARKING:**

#### **PARKING REQUIRED:**

Residential:

20 units x 1.5 stalls= 30 stalls Townhouse: 1.5 stalls per dwelling unit:

(5.10 Table 5.2)

Total Residential number of stalls required: 30 stalls

#### **PARKING PROPOSED:**

Visitor Parking: Standard

Residential:

Standard parking stalls (2.6m x 5.5m) : 28 stalls Small parking stalls (2.4m x 4.8m) 11 stalls

39 stalls (1.9 per dwelling unit)

2 stalls

1 stall 3 stalls

Small

Every residential parking space to be an Energized Electric Vehicle Space 42 stalls (Inc. 3 visitor parking) Total Residential parking proposed:

### **BICYCLE PARKING:**

**REQUIRED PER:** 

1 stall per dwelling unit (Class 1): 20 units x 1 stall = 20 stalls (Class 1)

**PROPOSED:** 

Class 1 Horizontal stalls 8 stalls Class 1 Vertical stalls 28 stalls

Every Class 1 bicycle parking space to be an Energized Electric Bicycle Space TOTAL NUMBER OF STALLS PROPOSED:

2,467.61 m<sup>2</sup> (26,614.09 SF)

2,719.78m<sup>2</sup> (33,267.59 SF)

# **UNIT COUNT:**

Building 1: Units 1-4 3 x Three-storey Townhouses (3 Br) 1 x Three-storey Townhouses (2 Br)

Building 2: Units 5-9 4 x Three-storey Townhouses (3 Br) 1 x Three-storey Townhouses (2 Br)

Building 3: Units 10-13 4 x Three-storey Townhouses (3 Br)

**Building 4:** Units 14-16 3 x Three-storey Townhouses (3 Br)

**Building 5:** Units 17-20 3 x Three-storey Townhouses (3 Br) 1 x Three-storey Townhouses (2 Br)

**TOTAL NUMBER OF UNITS:** 20 UNITS

	N	ET FSR SCHEDULE	
Unit #	Name	Area SF	Area m2
001	RESIDENTIAL	974.45 ft <sup>2</sup>	90.53 m <sup>2</sup>
002	RESIDENTIAL	1234.45 ft²	114.68 m²
003	RESIDENTIAL	1355.68 ft²	125.95 m <sup>2</sup>
004	RESIDENTIAL	1201.76 ft <sup>2</sup>	111.65 m <sup>2</sup>
005	RESIDENTIAL	1180.10 ft <sup>2</sup>	109.64 m <sup>2</sup>
006	RESIDENTIAL	1242.58 ft <sup>2</sup>	115.44 m²
007	RESIDENTIAL	1179.59 ft <sup>2</sup>	109.59 m <sup>2</sup>
800	RESIDENTIAL	1172.22 ft²	108.90 m <sup>2</sup>
009	RESIDENTIAL	899.87 ft <sup>2</sup>	83.60 m <sup>2</sup>
010	RESIDENTIAL	1136.86 ft <sup>2</sup>	105.62 m <sup>2</sup>
011	RESIDENTIAL	1186.02 ft <sup>2</sup>	110.18 m <sup>2</sup>
012	RESIDENTIAL	1183.53 ft <sup>2</sup>	109.95 m <sup>2</sup>
013	RESIDENTIAL	1182.36 ft <sup>2</sup>	109.84 m <sup>2</sup>
014	RESIDENTIAL	1211.45 ft <sup>2</sup>	112.55 m <sup>2</sup>
015	RESIDENTIAL	1263.03 ft <sup>2</sup>	117.34 m <sup>2</sup>
016	RESIDENTIAL	1242.65 ft <sup>2</sup>	115.45 m <sup>2</sup>
017	RESIDENTIAL	1273.27 ft <sup>2</sup>	118.29 m <sup>2</sup>
018	RESIDENTIAL	887.38 ft <sup>2</sup>	82.44 m <sup>2</sup>
019	RESIDENTIAL	1297.65 ft <sup>2</sup>	120.56 m <sup>2</sup>
020	RESIDENTIAL	1297.78 ft²	120.57 m <sup>2</sup>
Grand to	tal: 77	23602.70 ft <sup>2</sup>	2192.76 m <sup>2</sup>

	(GROSS) SELLABL	.E FSR SCHEI	DULE			SELLABL	E FSR SCHE	DULE	
Unit #	Name	Area SF	Area m <sup>2</sup>	RVT Link: Name	Unit #	Name	Area SF	Area m <sup>2</sup>	RVT Link: Nam
001	Excluded Wall Thickness	186.17 ft <sup>2</sup>	17.30 m <sup>2</sup>	Building 17	011	Excluded Wall Thickness	136.75 ft <sup>2</sup>	12.70 m <sup>2</sup>	Building 11
001	GARAGE	365.88 ft <sup>2</sup>	33.99 m <sup>2</sup>	Building 17	011	GARAGE	381.34 ft <sup>2</sup>	35.43 m <sup>2</sup>	Building 11
001	RESIDENTIAL	974.45 ft <sup>2</sup>	90.53 m <sup>2</sup>	Building 17	011	RESIDENTIAL	1186.02 ft <sup>2</sup>	110.18 m <sup>2</sup>	Building 11
001	Stairs	138.66 ft <sup>2</sup>	12.88 m²	Building 17	011	Stairs	153.53 ft <sup>2</sup>	14.26 m <sup>2</sup>	Building 11
001: 13		1665.16 ft <sup>2</sup>	154.70 m <sup>2</sup>		011: 17		1857.63 ft <sup>2</sup>	172.58 m²	
002	Excluded Wall Thickness	143.58 ft <sup>2</sup>	13.34 m <sup>2</sup>	Building 17	012	Excluded Wall Thickness	143.60 ft <sup>2</sup>	13.34 m <sup>2</sup>	Building 11
002	GARAGE	436.71 ft <sup>2</sup>	40.57 m <sup>2</sup>	Building 17	012	GARAGE	755.31 ft <sup>2</sup>	70.17 m <sup>2</sup>	Building 11
002	RESIDENTIAL	1234.45 ft <sup>2</sup>	114.68 m <sup>2</sup>	Building 17	012	RESIDENTIAL	1183.53 ft <sup>2</sup>	109.95 m <sup>2</sup>	Building 11
002	Stairs	144.31 ft <sup>2</sup>	13.41 m <sup>2</sup>	Building 17	012	Stairs	153.69 ft <sup>2</sup>	14.28 m <sup>2</sup>	Building 11
002: 17		1959.05 ft²	182.00 m <sup>2</sup>		012: 19		2236.12 ft <sup>2</sup>	207.74 m <sup>2</sup>	
003	Excluded Wall Thickness	110.95 ft <sup>2</sup>	10.31 m <sup>2</sup>	Building 17	013	Excluded Wall Thickness	204.83 ft <sup>2</sup>	19.03 m <sup>2</sup>	Building 11
003	GARAGE	399.31 ft <sup>2</sup>	37.10 m <sup>2</sup>	Building 17	013	GARAGE	0.00 ft <sup>2</sup>	0.00 m <sup>2</sup>	Building 11
003	RESIDENTIAL	1355.68 ft <sup>2</sup>	125.95 m²	Building 17	013	RESIDENTIAL	1182.36 ft <sup>2</sup>	109.84 m²	Building 11
003	Stairs	100.55 ft²	9.34 m <sup>2</sup>	Building 17	013	Stairs	154.41 ft <sup>2</sup>	14.34 m²	Building 11
003: 16	- Claire	1966.49 ft <sup>2</sup>	182.69 m <sup>2</sup>		013: 13		1541.60 ft <sup>2</sup>	143.22 m <sup>2</sup>	Danianing   1
004	Excluded Wall Thickness	197.52 ft <sup>2</sup>	18.35 m <sup>2</sup>	Building 17	014	Excluded Wall Thickness	218.47 ft <sup>2</sup>	20.30 m <sup>2</sup>	Building 31
004	GARAGE	369.18 ft <sup>2</sup>	34.30 m <sup>2</sup>	Building 17	014	GARAGE	357.53 ft <sup>2</sup>	33.22 m <sup>2</sup>	Building 31
004	RESIDENTIAL	1201.76 ft <sup>2</sup>	111.65 m <sup>2</sup>	Building 17	014	RESIDENTIAL	1211.45 ft <sup>2</sup>	112.55 m <sup>2</sup>	Building 31
004	Stairs	145.66 ft <sup>2</sup>	13.53 m <sup>2</sup>	Building 17	014	Stairs	230.65 ft <sup>2</sup>	21.43 m <sup>2</sup>	Building 31
004: 13	Otalis	1914.12 ft <sup>2</sup>	177.83 m <sup>2</sup>	Dulluling 17	014: 12	Otans	2018.10 ft <sup>2</sup>	187.49 m <sup>2</sup>	Dallaling 51
004. 13	Excluded Wall Thickness	205.02 ft <sup>2</sup>	19.05 m <sup>2</sup>	Building 14	014. 12	Excluded Wall Thickness	154.07 ft <sup>2</sup>	14.31 m <sup>2</sup>	Building 31
005	GARAGE	401.22 ft <sup>2</sup>	37.27 m <sup>2</sup>	Building 14	015	GARAGE	363.29 ft <sup>2</sup>	33.75 m <sup>2</sup>	
	1							4	Building 31
005	RESIDENTIAL	1180.10 ft <sup>2</sup>	109.64 m <sup>2</sup>	Building 14	015	RESIDENTIAL	1263.03 ft <sup>2</sup>	117.34 m <sup>2</sup>	Building 31
005	Stairs	165.46 ft <sup>2</sup>	15.37 m <sup>2</sup>	Building 14	015	Stairs	227.90 ft <sup>2</sup>	21.17 m <sup>2</sup>	Building 31
005: 13	E I I I I I I I I I I I I I I I I I I I	1951.80 ft <sup>2</sup>	181.33 m <sup>2</sup>	D 11 11	015: 15		2008.28 ft <sup>2</sup>	186.58 m <sup>2</sup>	D 111 04
006	Excluded Wall Thickness	102.54 ft <sup>2</sup>	9.53 m <sup>2</sup>	Building 14	016		217.73 ft <sup>2</sup>	20.23 m <sup>2</sup>	Building 31
006	GARAGE	392.16 ft <sup>2</sup>	36.43 m <sup>2</sup>	Building 14	016	GARAGE	355.46 ft <sup>2</sup>	33.02 m <sup>2</sup>	Building 31
006	RESIDENTIAL	1242.58 ft²	115.44 m²	Building 14	016	RESIDENTIAL	1242.65 ft²	115.45 m <sup>2</sup>	Building 31
006	Stairs	115.89 ft²	10.77 m <sup>2</sup>	Building 14	016	Stairs	227.34 ft²	21.12 m²	Building 31
006: 16		1853.17 ft²	172.17 m <sup>2</sup>	1	016: 12		2043.18 ft <sup>2</sup>	189.82 m²	1
007	Excluded Wall Thickness	90.40 ft <sup>2</sup>	8.40 m <sup>2</sup>	Building 14	017		206.11 ft <sup>2</sup>	19.15 m <sup>2</sup>	Building 35
007	GARAGE	409.62 ft <sup>2</sup>	38.06 m <sup>2</sup>	Building 14	017	GARAGE	381.31 ft <sup>2</sup>	35.42 m <sup>2</sup>	Building 35
007	RESIDENTIAL	1179.59 ft <sup>2</sup>	109.59 m <sup>2</sup>	Building 14	017	RESIDENTIAL	1273.27 ft <sup>2</sup>	118.29 m <sup>2</sup>	Building 35
007	Stairs	133.88 ft <sup>2</sup>	12.44 m <sup>2</sup>	Building 14	017	Stairs	247.45 ft <sup>2</sup>	22.99 m <sup>2</sup>	Building 35
007: 15		1813.50 ft <sup>2</sup>	168.48 m <sup>2</sup>		017: 13	Ţ.	2108.14 ft <sup>2</sup>	195.85 m <sup>2</sup>	
800	Excluded Wall Thickness	123.36 ft <sup>2</sup>	11.46 m <sup>2</sup>	Building 14	018	Excluded Wall Thickness	123.23 ft <sup>2</sup>	11.45 m <sup>2</sup>	Building 35
800	GARAGE	373.25 ft <sup>2</sup>	34.68 m <sup>2</sup>	Building 14	018	GARAGE	389.57 ft <sup>2</sup>	36.19 m <sup>2</sup>	Building 35
800	RESIDENTIAL	1172.22 ft <sup>2</sup>	108.90 m <sup>2</sup>	Building 14	018	RESIDENTIAL	887.38 ft <sup>2</sup>	82.44 m <sup>2</sup>	Building 35
800	Stairs	115.67 ft <sup>2</sup>	10.75 m <sup>2</sup>	Building 14	018	Stairs	209.91 ft <sup>2</sup>	19.50 m <sup>2</sup>	Building 35
008: 16		1784.50 ft <sup>2</sup>	165.79 m <sup>2</sup>		018: 16		1610.09 ft <sup>2</sup>	149.58 m <sup>2</sup>	_!_
009	Excluded Wall Thickness	192.30 ft <sup>2</sup>	17.87 m <sup>2</sup>	Building 14	019	Excluded Wall Thickness	132.94 ft <sup>2</sup>	12.35 m <sup>2</sup>	Building 35
009	GARAGE	200.50 ft <sup>2</sup>	18.63 m <sup>2</sup>	Building 14	019	GARAGE	253.48 ft <sup>2</sup>	23.55 m <sup>2</sup>	Building 35
009	RESIDENTIAL	899.87 ft <sup>2</sup>	83.60 m <sup>2</sup>	Building 14	019	RESIDENTIAL	1297.65 ft <sup>2</sup>	120.56 m <sup>2</sup>	Building 35
009	Stairs	178.81 ft <sup>2</sup>	16.61 m <sup>2</sup>	Building 14	019	Stairs	204.91 ft <sup>2</sup>	19.04 m <sup>2</sup>	Building 35
009: 13		1471.49 ft <sup>2</sup>	136.71 m <sup>2</sup>		019: 16	1	1888.99 ft <sup>2</sup>	175.49 m²	
010	Excluded Wall Thickness	201.80 ft <sup>2</sup>	18.75 m <sup>2</sup>	Building 11	020	Excluded Wall Thickness		20.62 m <sup>2</sup>	Building 35
010	GARAGE	373.14 ft²	34.67 m <sup>2</sup>	Building 11	020	GARAGE	389.93 ft <sup>2</sup>	36.23 m <sup>2</sup>	Building 35
	RESIDENTIAL	1136.86 ft <sup>2</sup>	105.62 m <sup>2</sup>	Building 11	020	RESIDENTIAL	1297.78 ft <sup>2</sup>	120.57 m <sup>2</sup>	Building 35
010			. 33.32 111	_ ~~9 ' '	323		3 3	5.57 111	
010 010	Stairs	151.41 ft <sup>2</sup>	14.07 m <sup>2</sup>	Building 11	020	Stairs	240.61 ft <sup>2</sup>	22.35 m <sup>2</sup>	Building 35

Avenue V6J 1N5

ARCHITECTS

ANKENMAN

2130

294 & 296 ELTHAM & 242 HELMCKEN

Jeffrey Sengara

ROAD, VICTORIA, BC. Drawing:

**STATISTICS** 

Project Status: **DP** 

Date (YYYY-MM-DD)	Description
2022-06-06 Issued fo	r Rezoning
2023-09-14 Issued fo	or Rezoning
2023-12-06 Issued fo	or Rezoning
2024-07-11 - Issued f	or Development Permit

No. Date Description

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Scale:





**SUBJECT SITE:** 294 & 296 ELTHAM ROAD & 242 HELMCKEN ROAD, VICTORIA, BC.

ARCHITECTS



Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

CONTEXT - PLAN

Project Status: **DP** 

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06 Issued fo	r Rezoning
2023-09-14 Issued for	or Rezoning
2023-12-06 Issued fo	or Rezoning
2024-07-11 - Issued	for Development Permit

**REVISION** 

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1:500

DWG. NO:



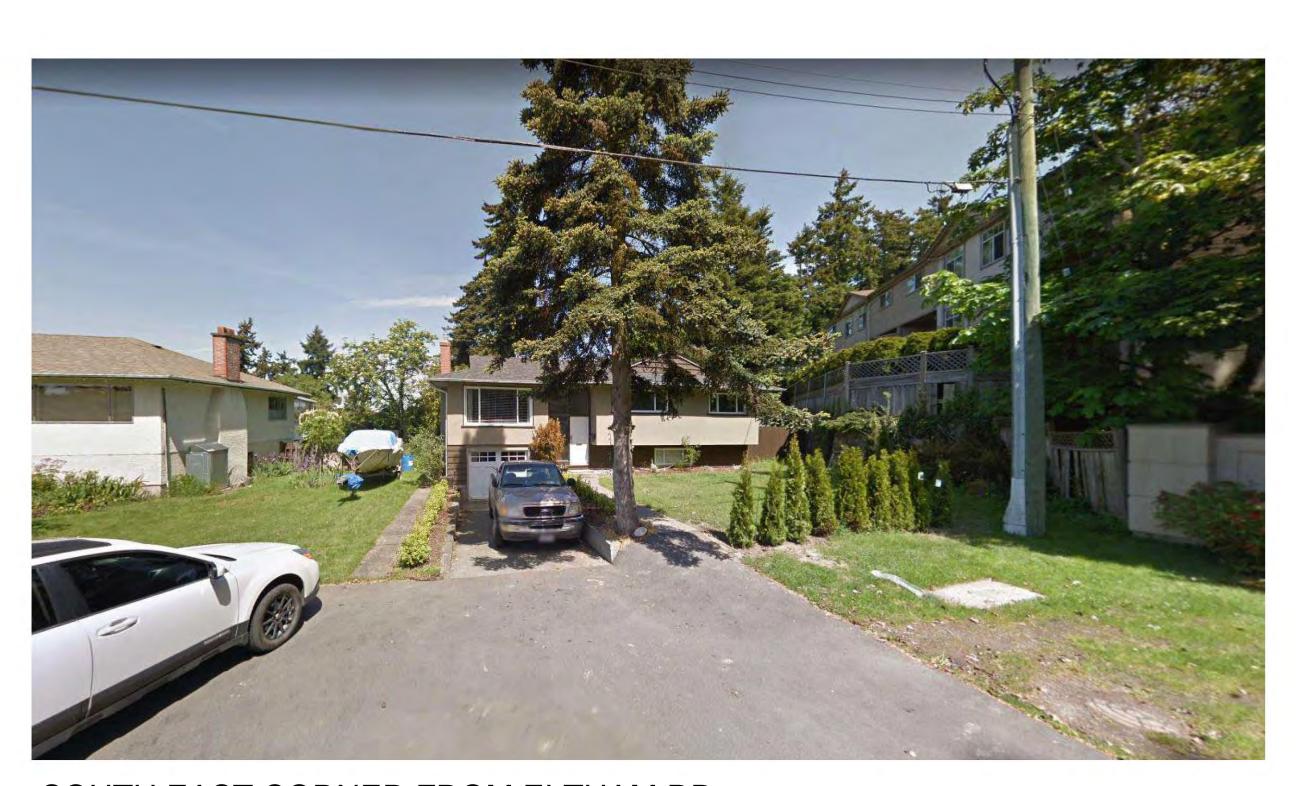
NORTH WEST VIEW ON HELMCKEN RD



VIEW FROM HELMCKEN RD AT ELTHAM RD



VIEW ALONG ELTHAM RD



SOUTH EAST CORNER FROM ELTHAM RD

Tel: (604) 872-2595Fax: (604) 872-250: Email: office@AMArchitects.con

Project **2130** 

Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

CONTEXT - PHOTOS

Project Status: **DP** 

SUBMISSION

Date (YYYY-MM-DD)

2023-09-14 Issued for Rezoning

2023-12-06 Issued for Rezoning

2024-07-11 - Issued for Development Permit

REVISION

Date Descripti

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Scale:

DWG. NO:



# EXISTING STREETSCAPE ALONG HELMCKEN ROAD



PROPOSED STREETSCAPE ALONG HELMCKEN ROAD

ARCHITECTS

Tel: (604) 872-2595Fax: (604) 872-25 Email: office@AMArchitects.c

2130

Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

# STREETSCAPE

Project Status: **DP** 

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06 Issued for I	Rezoning
2023-09-14 Issued for	Rezoning
2023-12-06 Issued for	Rezoning
2024-07-11 - Issued for	Development Permit

REVISION

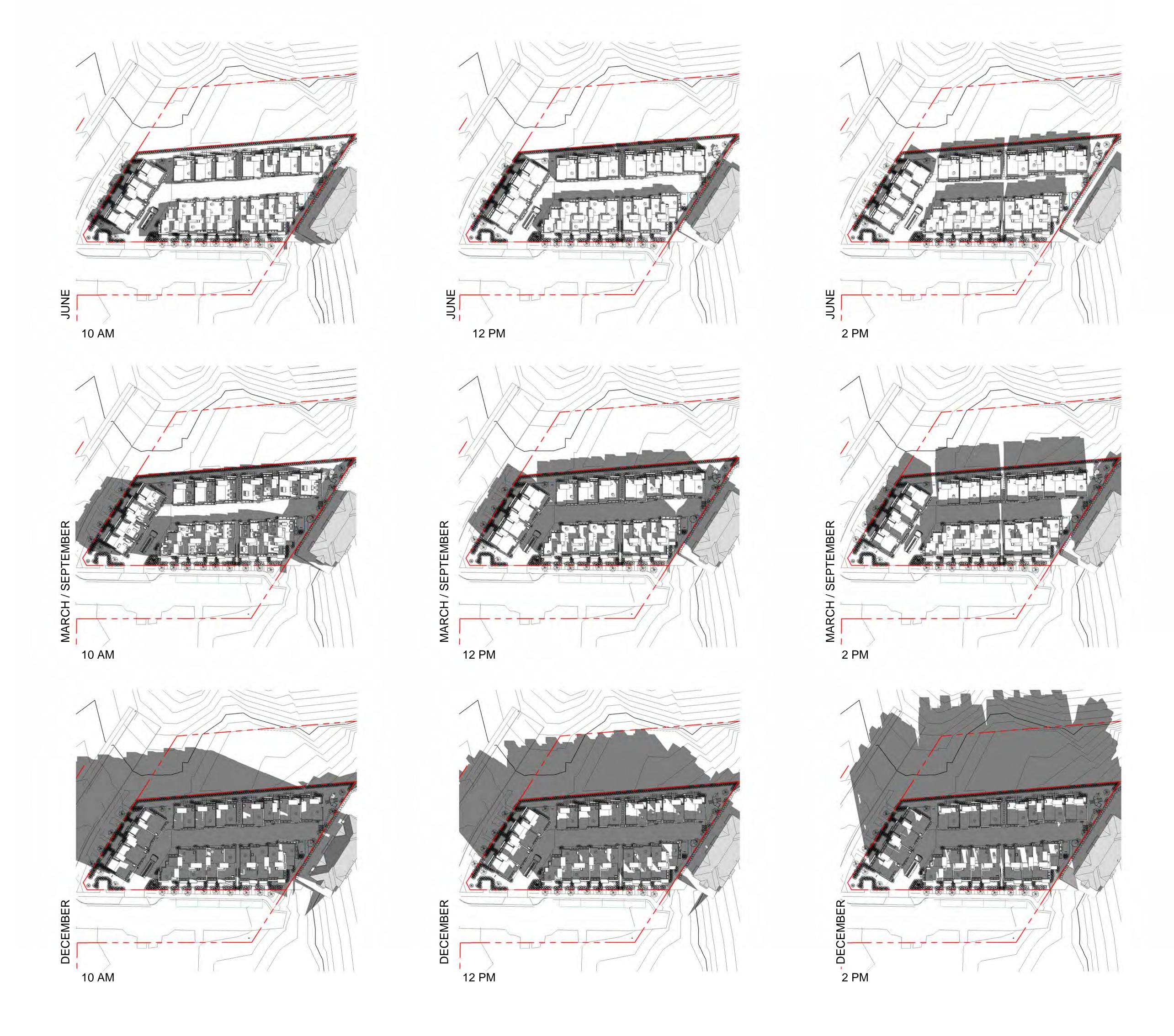
Date Descri

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Scale:

DWG. NO:



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ARCHITECTS

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Project: **2130** 

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

## SHADOW STUDY

Jeffrey Sengara

Project Status:

SUBMISSION

Date (YYYY-MM-DD)	Description
022-06-06 Issued	I for Rezoning
2023-09-14 Issue	d for Rezoning
2023-12-06 Issue	d for Rezoning
2024-07-11 - Issue	ed for Development Permit

REVISION

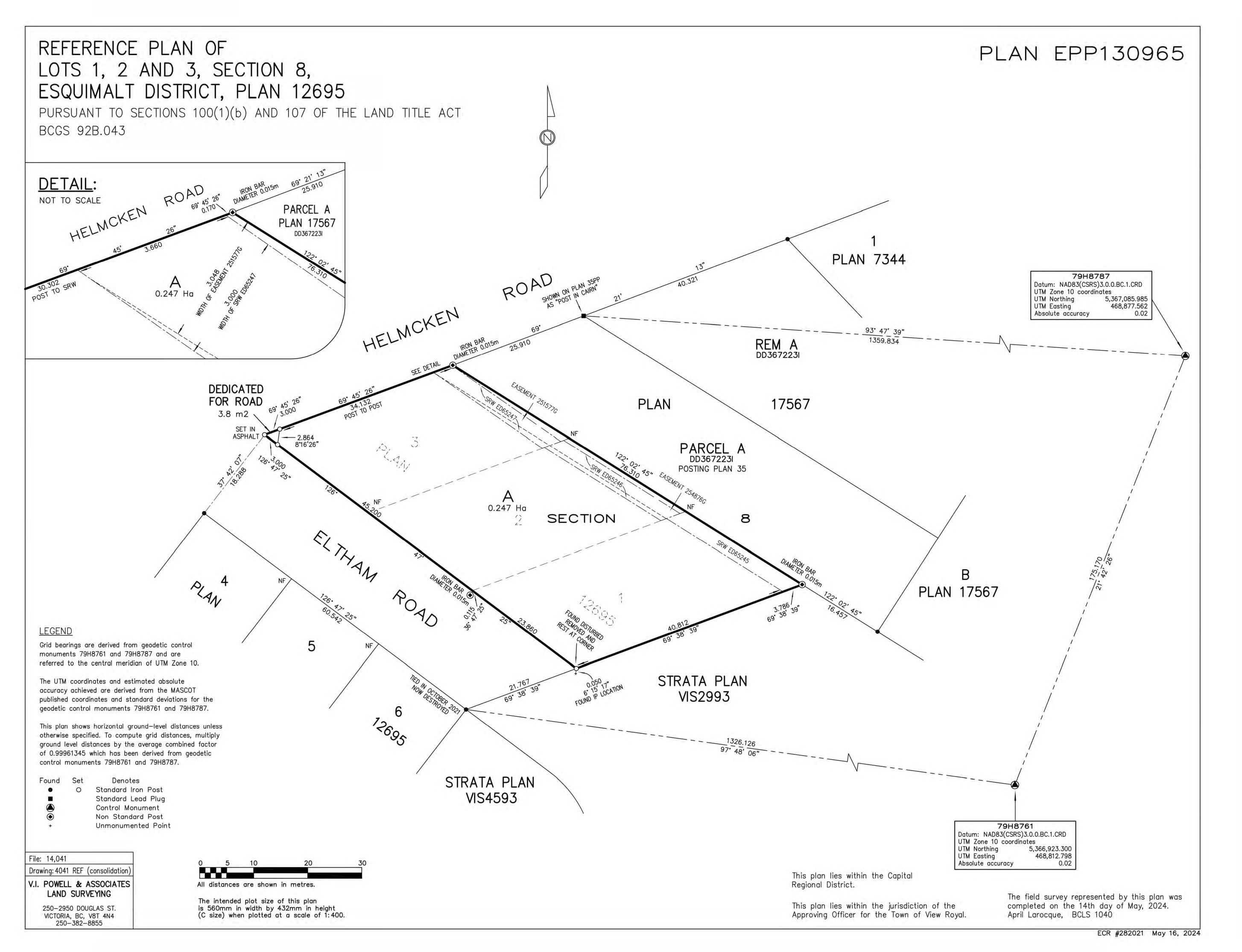
No. Date Description

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Scale:

DWG. NO:



2130 Jeffrey Sengara 294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing: **SURVEY** Project Status: **SUBMISSION** Description 2022-06-06 Issued for Rezoning 2023-09-14 Issued for Rezoning 2023-12-06 Issued for Rezoning 2024-07-11 - Issued for Development Permit REVISION

ARCHITECTS

Scale: 1:300

A095

DWG. NO:

All Drawings in this set to be read in conjunction with each other. Any errors

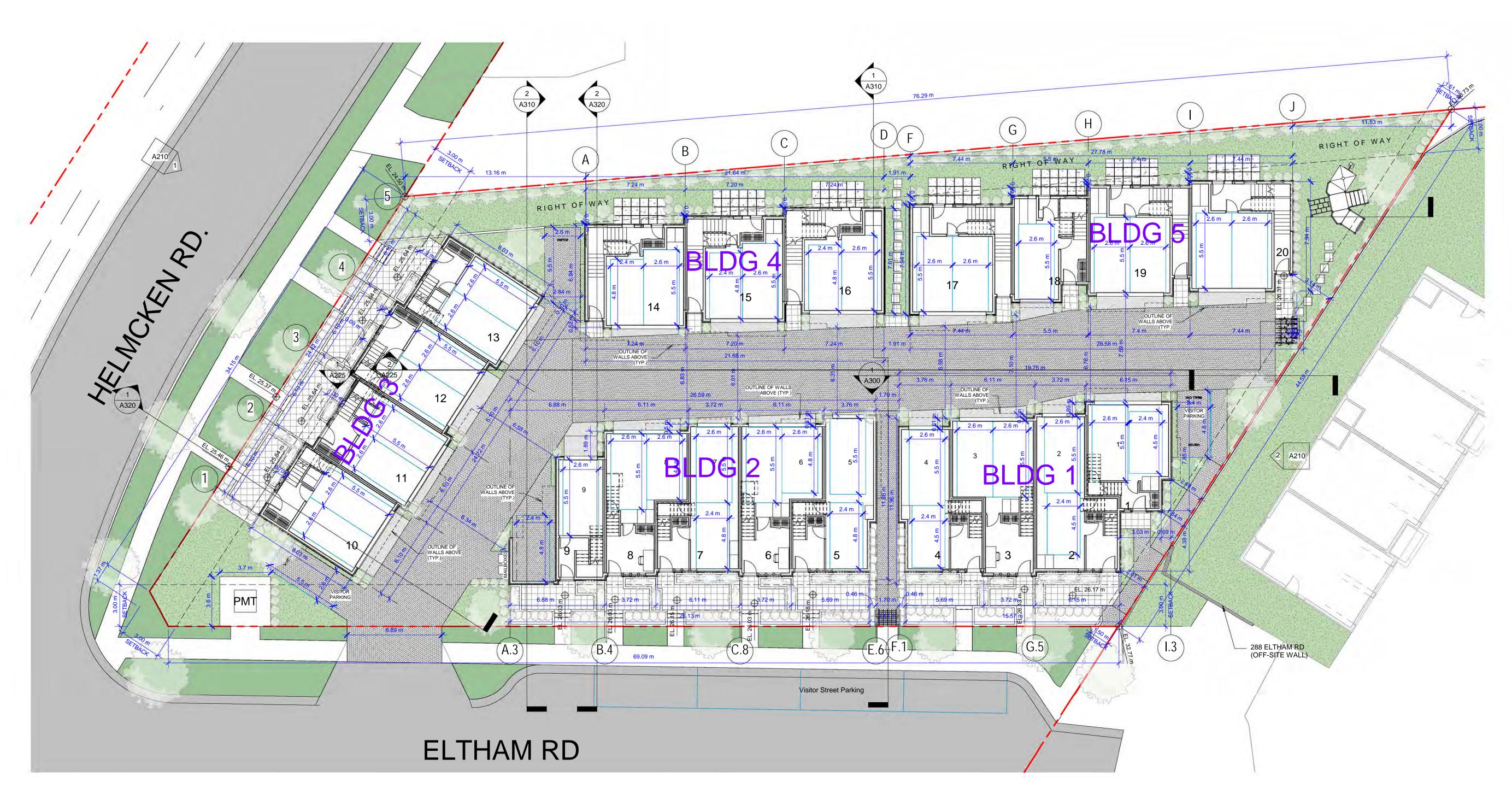
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

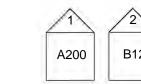
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Description









ARCHITECTS

2130

Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

**GROUND FLOOR PLAN** 

Project Status: **DP** 

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06 Issued for Rea	zoning
2023-09-14 Issued for Re	ezoning
2023-12-06 Issued for Re	ezoning
2024-07-11 - Issued for De	evelopment Permit

**REVISION** 

Description

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Scale:

DWG. NO:





ARCHITECTS

1645 West 5th Ave Vancouver, BC V6

Project:

2130

Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

LEVEL 2 FLOOR PLAN

Project Status: **DP** 

SUBMISSION

(YYYY-MM-DD)
2022-06-06 Issued for Rezoning
2023-09-14 Issued for Rezoning
2023-12-06 Issued for Rezoning
2024-07-11 - Issued for Development Permi

REVISION

Date Description

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Scale:

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A20

1645 West 5th Avenue

Tel: (604) 872-2595Fa

ARCHITECTS

No.

Project:

2130

Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

**LEVEL 3 FLOOR PLAN** 

Project Status: **DP** 

SUBMISSION

Date (YYYY-MM-DD)

2022-06-06 Issued for Rezoning
2023-09-14 Issued for Rezoning
2023-12-06 Issued for Rezoning
2024-07-11 - Issued for Development Permit

REVISION

Date Description

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Scale: 1 : 150

DWG. NO:







ARCHITECTS 2130 Jeffrey Sengara 294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing: **ROOF LEVEL PLAN** Project Status: **DP** 2024-07-11 - Issued for Development Permit **REVISION** 

SUBMISSION

Description 2022-06-06 Issued for Rezoning 2023-09-14 Issued for Rezoning 2023-12-06 Issued for Rezoning

Description

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DWG. NO:

Scale:



HELMCKEN RD.





ANKENMAN Avenue V6J 1N5

ARCHITECTS

2130 Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN

ROAD, VICTORIA, BC. Drawing: **ELEVATIONS - SOUTH &** 

Project Status: **DP** 

NORTH

STIBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06 Issued fo	r Rezoning
2023-09-14 Issued fo	or Rezoning
2023-12-06 Issued fo	or Rezoning
2024-07-11 - Issued f	for Development Permit

REVISION

No. Description

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Scale:

KEYNOTE LEGEND			
MATERIAL	DESCRIPTION		
1	BRICK. COLOR: LIGHT GREY		
2	FIBER CEMENT PANEL SYSTEMS. COLOR: WHITE		
3	FIBER CEMENT PANEL SYSTEMS. COLOR: LIGHT GREY		
4	FIBER CEMENT PANEL SYSTEMS. COLOR: DARK GREY		
5	FIBER CEMENT PANEL. COLOR: CEDAR STAINED WOOD TEXTURE (HORIZONTAL)		
6	CAST-IN-PLACE CONCRETE		
7	ALUMINUM AND CLEAR GLASS GUARD. COLOR: CHARCOAL		
8	VINYL WINDOW - FRAME COLOUR: CHARCOAL		

KEYNOTE LEGEND			
MATERIAL	DESCRIPTION		
9	VINYL FULL GLAZED SLIDING DOOR - FRAME COLOUR: IRON GRAY		
10	METAL FRONT DOOR WITH GLASS PANELS. MATERIAL: ALUMINUM. COLOR: CEDAR STAINED WOOD		
11	PIVACY SCREEN: OBSCURED GLASS & METAL		
12	WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL		
13	OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: CHARCOAL/WHITE (ALTERNATING)		
14	TRELLIS AT SITE ENTRIES		
15	PLAYGROUND EQUIPMENT		

#### **BUILDING 3**



# 1 WEST ELEVATION 1:100



ARCHITECTS ANKENMAN MARCHAND 2130 Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

**ELEVATIONS - EAST & WEST** 

Project Status: **DP** 

SUBMISSION

<b>Date</b> (YYYY-MM-DD)	Description
2022-06-06 Issued fo	or Rezoning
2023-09-14 Issued for	or Rezoning
2023-12-06 Issued for	or Rezoning
2024-07-11 - Issued t	for Development Permit

No.	Date	Description

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Scale:

	KEYNOTE LEGEND	
MATERIAL	DESCRIPTION	
9	VINYL FULL GLAZED SLIDING DOOR - FRAME COLOUR: IRON GRAY	
10	METAL FRONT DOOR WITH GLASS PANELS. MATERIAL: ALUMINUM. COLOR: CEDAR STAINED WOOD	
11	PIVACY SCREEN: OBSCURED GLASS & METAL	
12	WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL	
13	OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: CHARCOAL/WHITE (ALTERNATING)	
14	TRELLIS AT SITE ENTRIES	
15	PLAYGROUND EQUIPMENT	





ARCHITECTS ANKENMAN MARCHAND 2130 Jeffrey Sengara 294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing: **ELEVATIONS - INTERNAL COURT NORTH & SOUTH** Project Status: **DP** 

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06 Issued for Re	ezoning
2023-12-06 Issued for Ro	ezoning

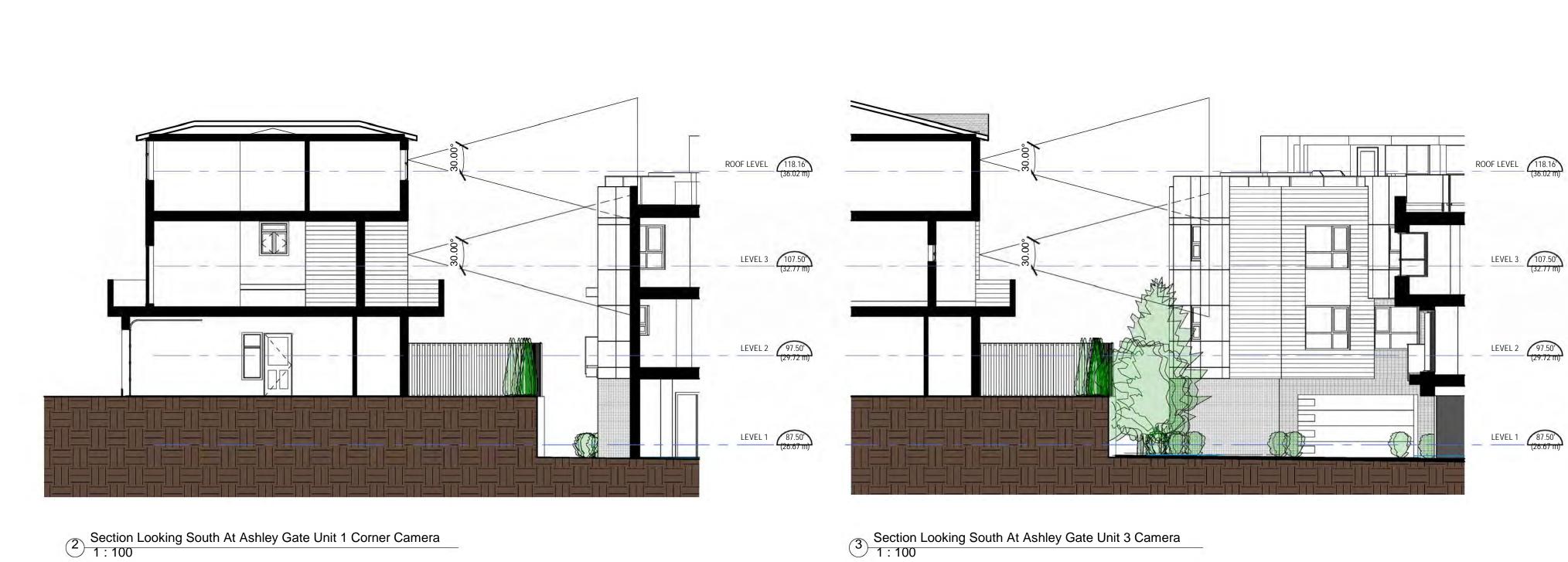
REVISION Description

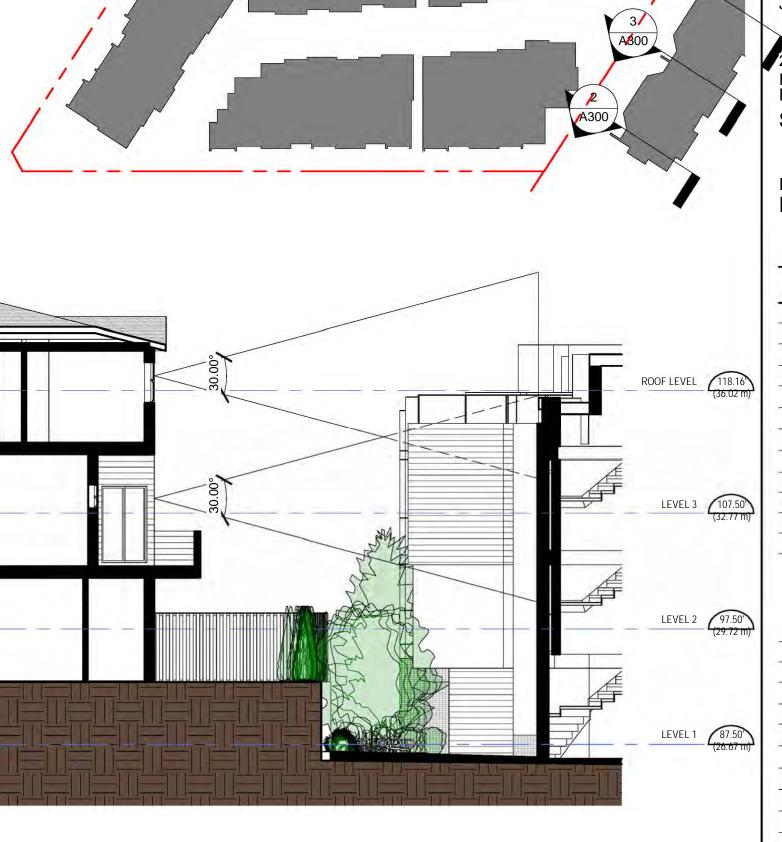
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Scale:









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ARCHITECTS

2130 Jeffrey Sengara

t 5th Avenue ; BC V6J 1N5

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

SITE SECTIONS

Project Status: **DP** 

SUBMISSION

Description 2023-09-14 Issued for Rezoning 2023-12-06 Issued for Rezoning

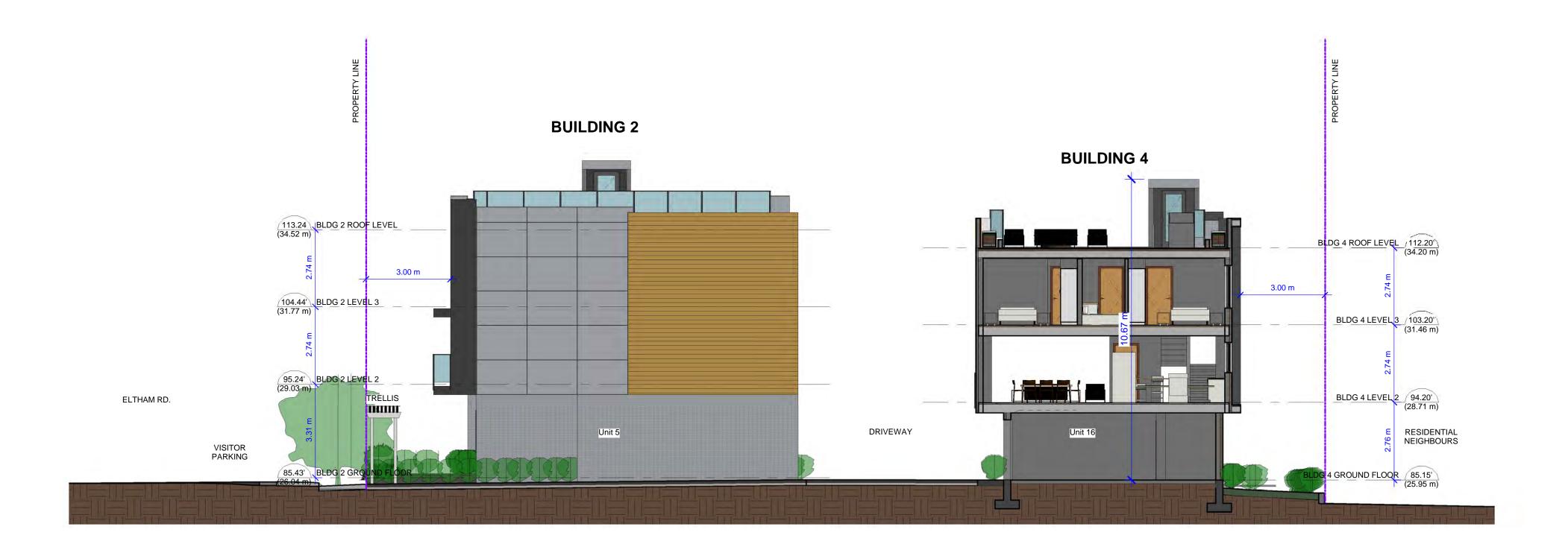
> REVISION Description

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DWG. NO: **A300** 

Scale: As indicated 8



1 SIT ESECTION THROUGH PATH 1: 100



SITE SECTION
1:100

ARCHITECTS t 5th Avenue r, BC V6J 1N5 2130 Jeffrey Sengara 294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing: **SECTIONS** Project Status: **DP** SUBMISSION Date (YYYY-MM-DD) Description 2022-06-06 Issued for Rezoning 2023-09-14 Issued for Rezoning 2023-12-06 Issued for Rezoning

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REVISION

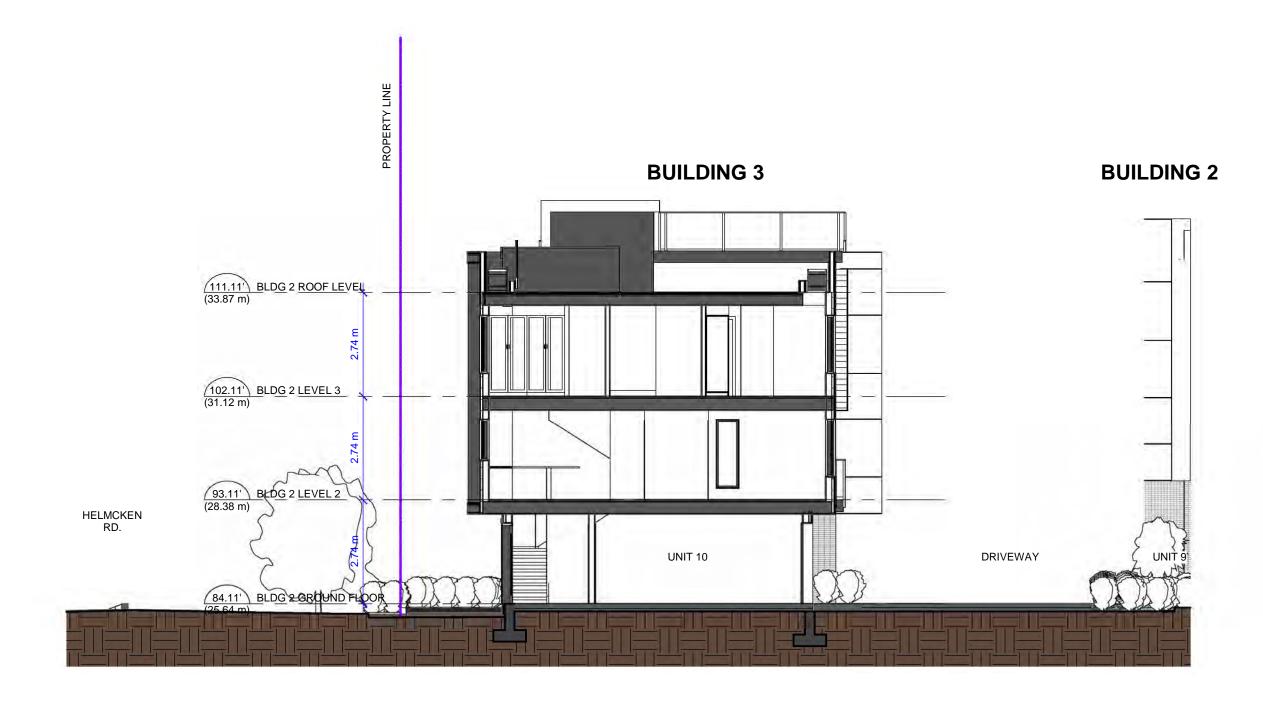
No. Date Description

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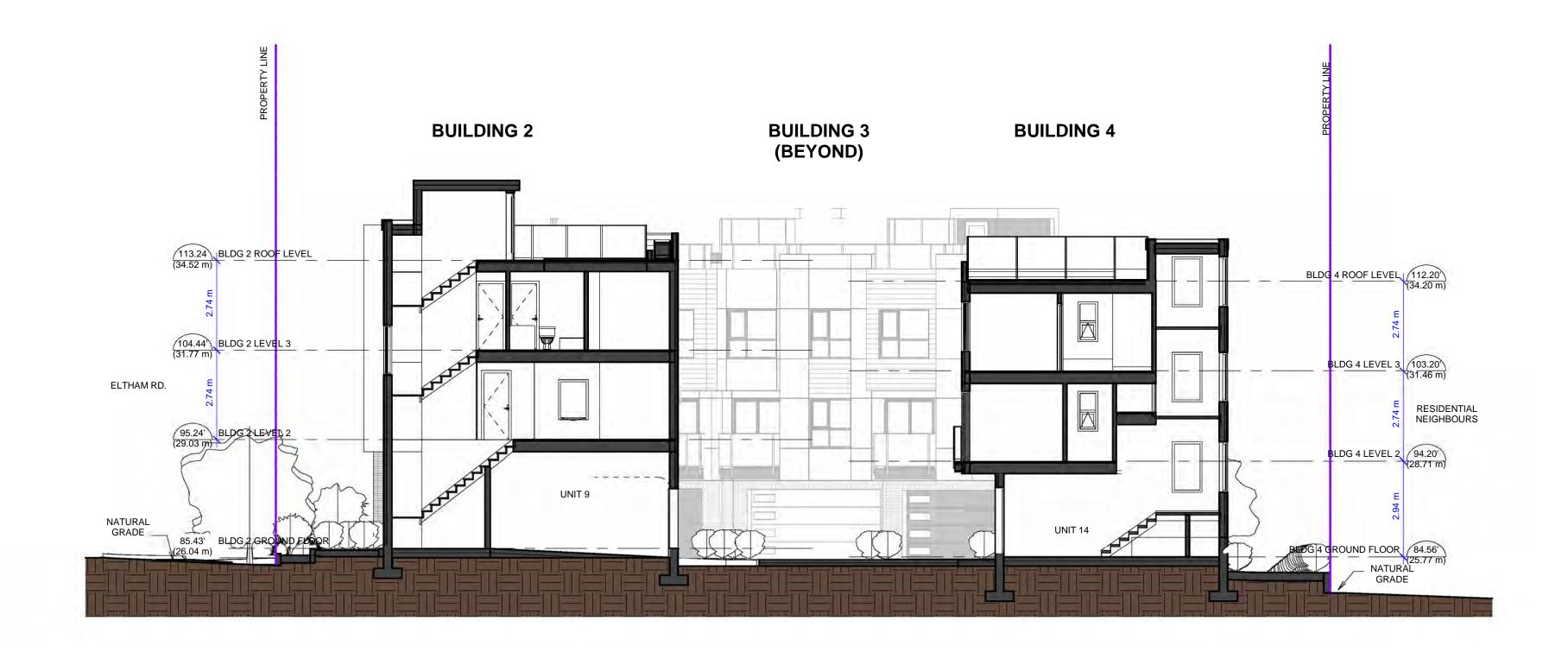
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Scale:

DWG. NO:



Road Section at Unit 11
1:100



Road Section at Unit 10-12 Back Entries
1: 100

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**REVISION** 

Description

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Scale:

No. Date





ELTHAM VIEW FROM SOUTH CORNER



FRONT VIEW FROM HELMCKEN RD

1645 West 5th Vancouver, B0

ARCHITECTS

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nue Tel: (604) 8 J 1N5 Em

Email: office@AMArchitects

Project **2130** 

Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

## 3D REPRESENTATIONS

Project Status: **DP** 

#### SUBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06 Issued for	Rezoning
2023-09-14 Issued for Rezoning	
2023-12-06 Issued for	Rezoning
2024-07-11 - Issued fo	or Development Permit

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Scale:



ARCHITECTS

04) 872: Email:

Project:

2130 Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC. Drawing:

**AREA PLANS** 

Project Status: **DP** 

SUBMISSION

Description 2023-12-06 Issued for Rezoning 2024-07-11 - Issued for Development Permit

REVISION

No.

Description

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