

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

MIXED RESIDENTIAL DEVELOPMENT - TOWNHOMES

Issued for Development Permit - July 11, 2024

Client

Royale Development corp.
1151 West 32nd Avenue
Vancouver, BC, V6H 2H8
Contact: Jeffrey Sengara
Email: budandblues@shaw.ca
Tel: 604.716.0173

Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Timothy Ankenman
Email: tim@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2505

Surveyor

V.I. Powell & Associates BC Land Surveying
250-2950 Douglas St.
Victoria, BC V8T 4N4
Contact: April Larocque
Email: april@powellsurveys.com
Tel: 250.382.8855

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

Civil

J.E. Anderson & Associates
4212 Glanford Avenue
Victoria, BC, V8Z 4B7
Contact: Ross Tuck
Email: rtuck@jeanderson.com
Tel: 250.727.2214

ARBORIST

GYE + Associates Consultants
179 - 2945 Jacklin Road
Victoria, BC, V9B 6J9
Contact: Jeremy Gye
Email: jeremy@jyeandassociates.ca
Tel: 250.883.4533

TRANSPORTATION

ADDOZ ENGINEERING INC.
4128 Fraser St.
Vancouver, BC, V5V 4E8
Contact: Emad Alsaidi
Email: ealsaidi@addozeng.ca
Tel: 587.703.5222
Tel: 587.703.2549



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

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Email: office@AMArchitects.com

Project

2130
Jeffrey Sengara

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

COVER PAGE & DRAWING LIST

Project Status:
DP

SUBMISSION

Date (YYYY-MM-DD)	Description
2022-06-06	- Issued for Rezonning
2023-09-14	- Issued for Rezonning
2023-12-06	- Issued for Rezonning
2024-01-05	- ReIssued for Rezonning
2024-07-11	- Issued for Development Permit

REVISION

[illegible]

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Scale:

DWG. NO:

A001



CONTEXT PLAN
1 : 500

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

ARCHITECTS

ANKENMAN MARCHAND

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Email: office@AMArchitects.com

N

Project:
2130
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 for Rezoning
2023-09-14	Issued for Rezoning
2023-12-06	Issued for Rezoning
2024-07-11	Issued for Development Permit

REVISION

No.	Date	Description

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Scale:
1 : 500

DWG. NO:
A030



NORTH WEST VIEW ON HELMCKEN RD



VIEW FROM HELMCKEN RD AT ELTHAM RD



VIEW ALONG ELTHAM RD



SOUTH EAST CORNER FROM ELTHAM RD

Project:

2130

Jeffrey Sengara

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

Drawing:

CONTEXT - PHOTOS

Project Status:

DP

SUBMISSION

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

REVISION

No.	Date	Description

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Scale:

DWG. NO:

A032

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Plot Date: 2024-07-11 3:42:21 PM



EXISTING STREETScape ALONG HELMCKEN ROAD



PROPOSED STREETScape ALONG HELMCKEN ROAD

Project:

2130
Jeffrey Sengara

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

STREETScape

Project Status:
DP

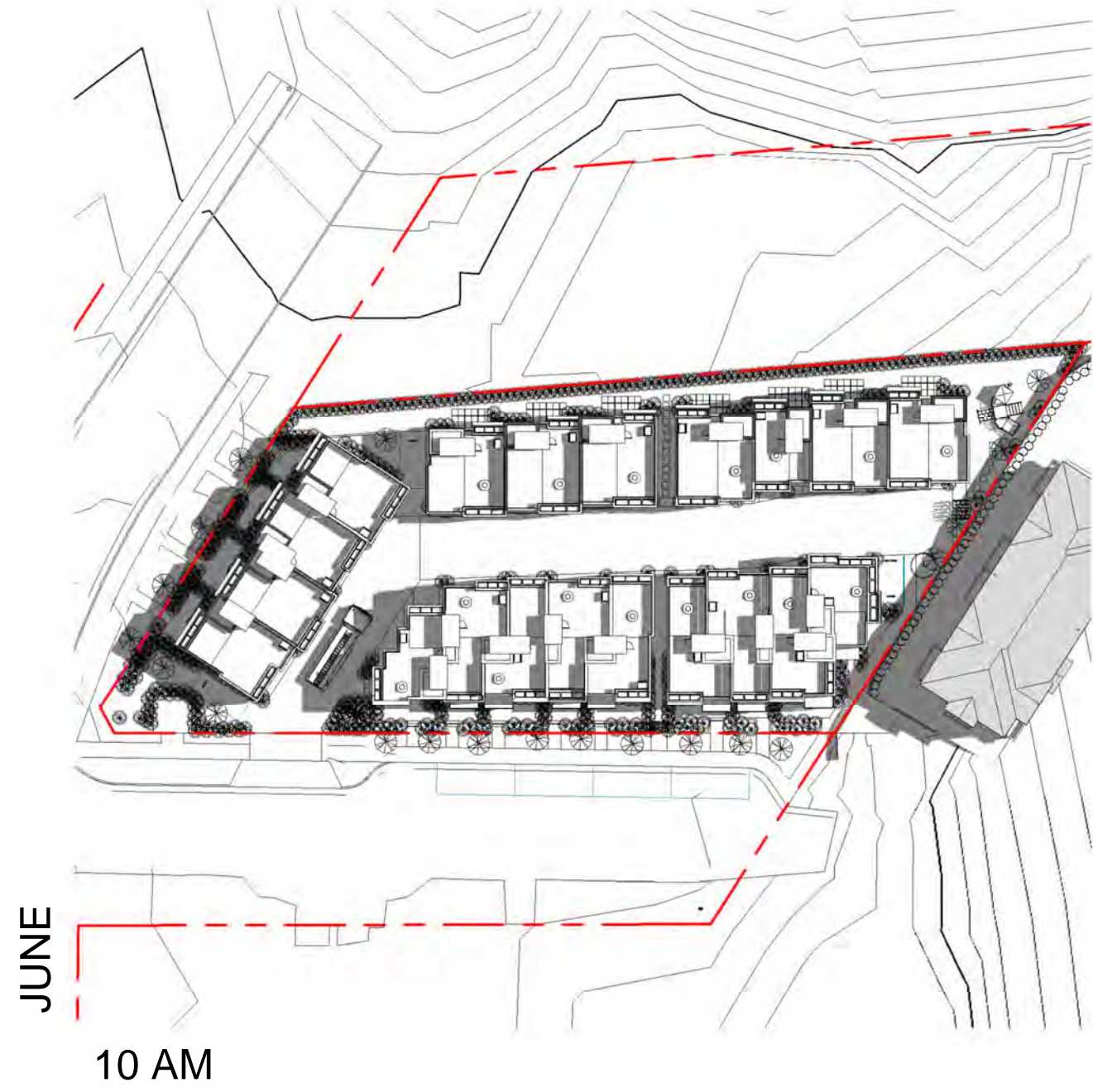
SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2022-06-06	Issued for Rezoning
2023-09-14	Issued for Rezoning
2023-12-06	Issued for Rezoning
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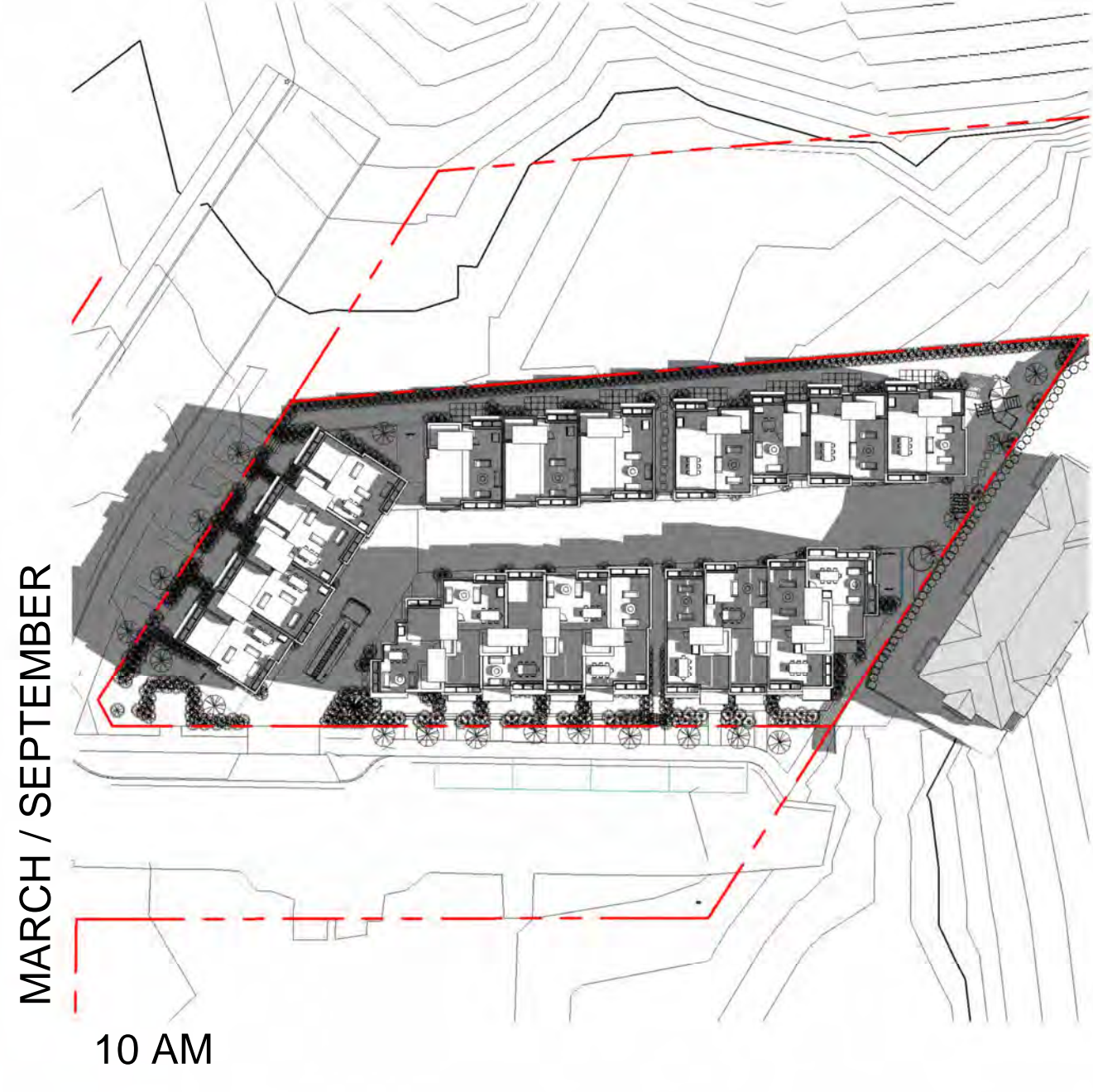
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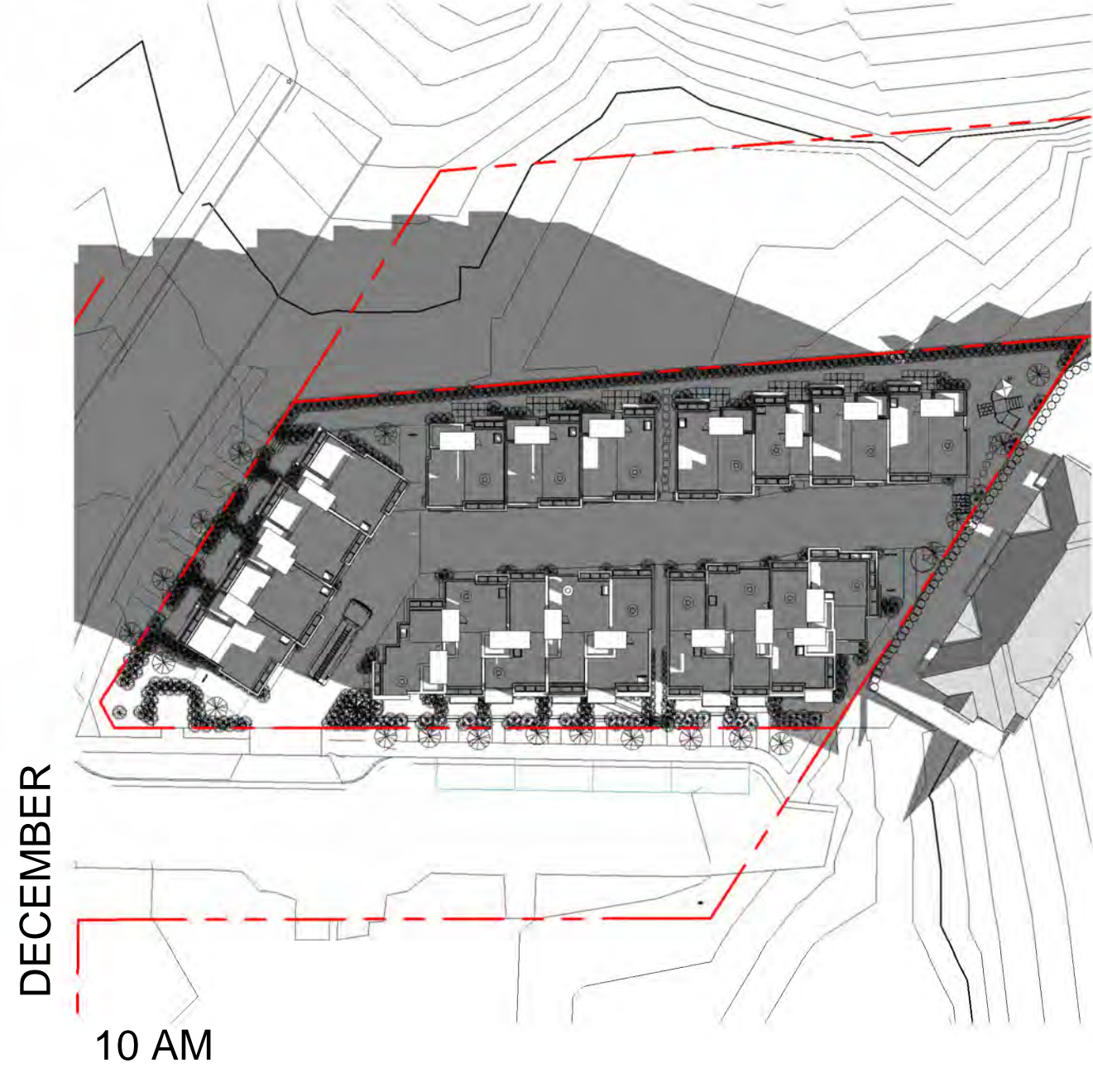
JUNE

10 AM



MARCH / SEPTEMBER

10 AM



DECEMBER

10 AM



JUNE

12 PM



MARCH / SEPTEMBER

12 PM



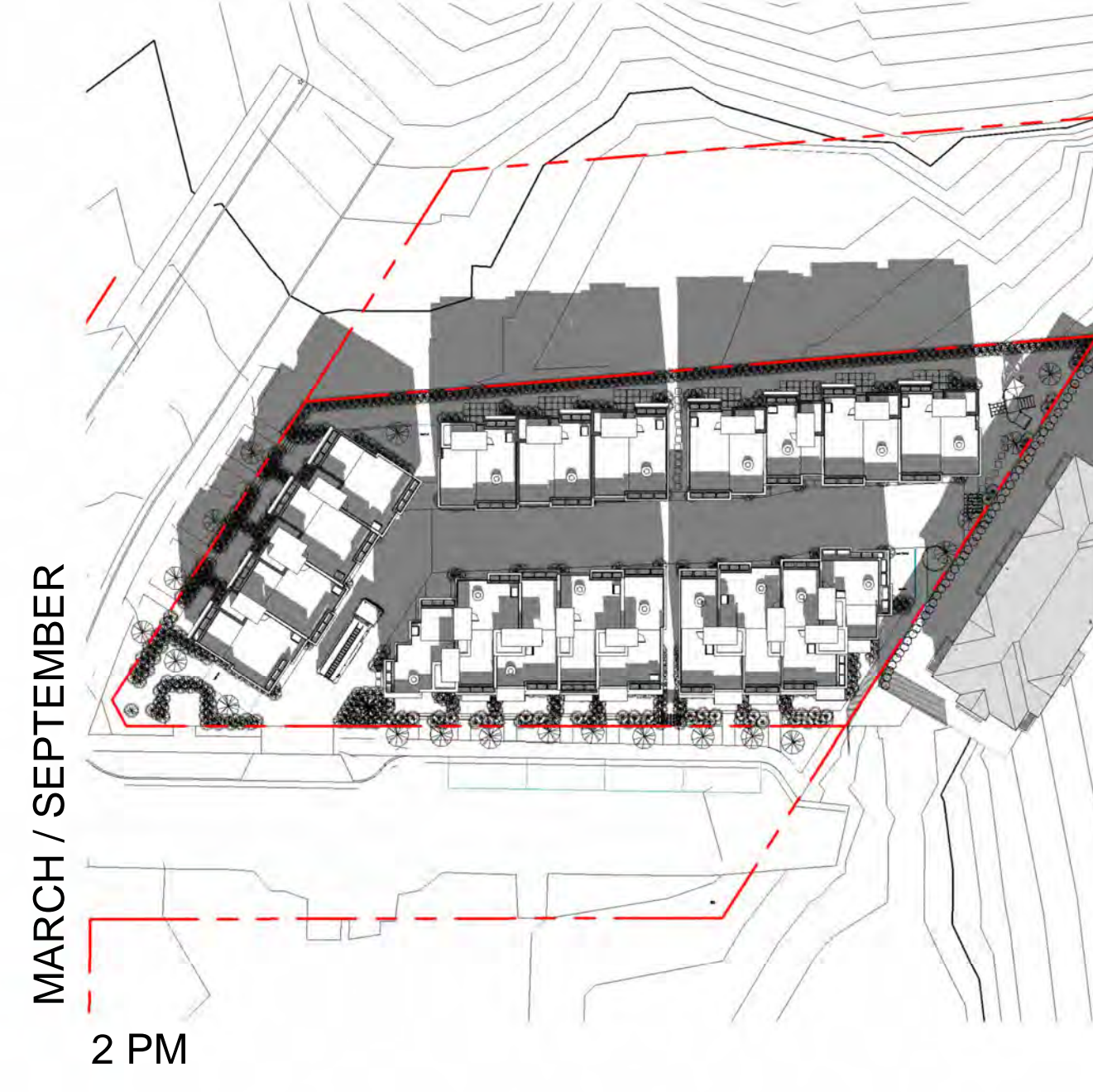
DECEMBER

12 PM



JUNE

2 PM



MARCH / SEPTEMBER

2 PM



DECEMBER

2 PM

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

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ANKENMAN MARCHAND



Project:

2130
Jeffrey Sengara

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

Drawing:
SHADOW STUDY

Project Status:
DP

SUBMISSION	
Date (YYYY-MM-DD)	Description
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2023-09-14	Issued for Rezoning
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2024-07-11	Issued for Development Permit

REVISION

No.	Date	Description
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Scale:
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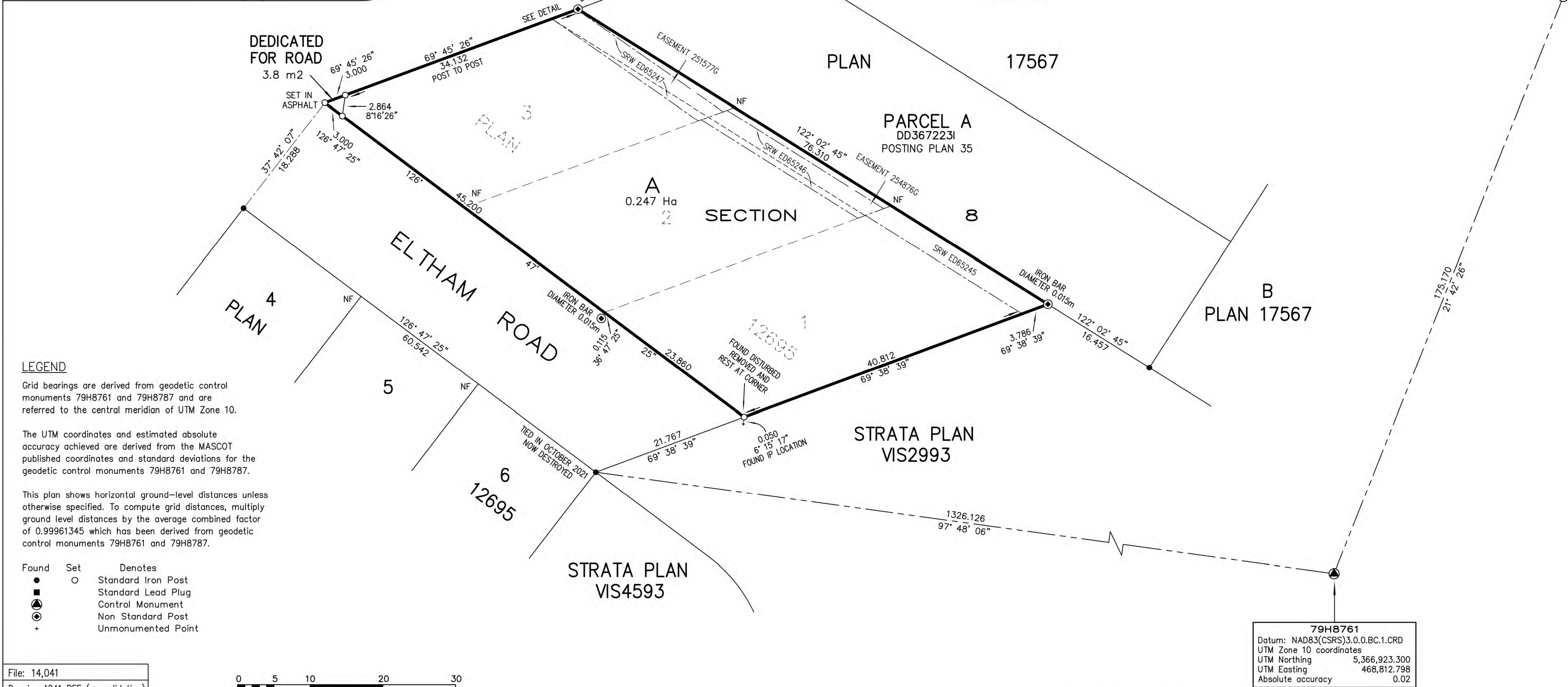
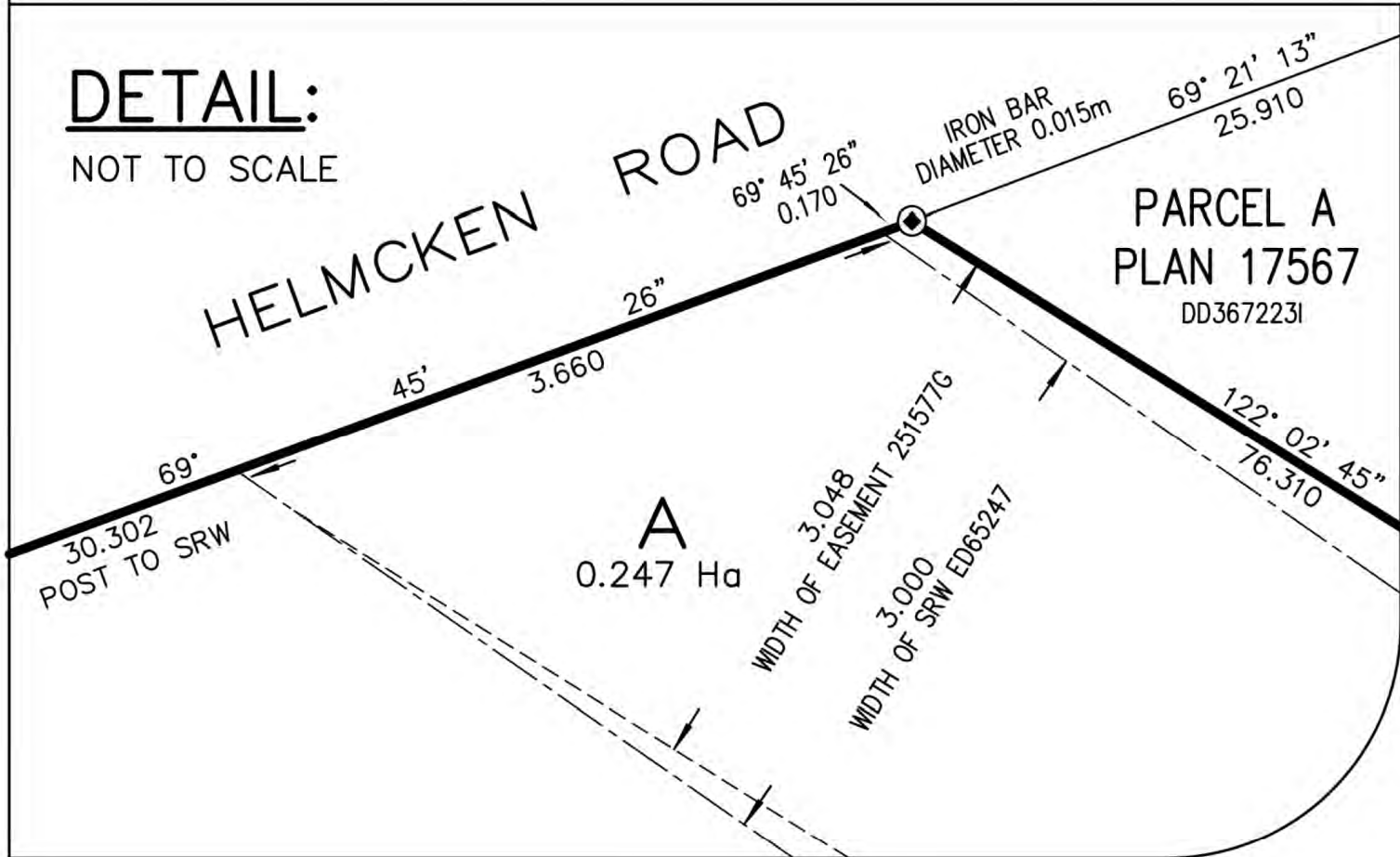
DWG. NO:
A090

REFERENCE PLAN OF
LOTS 1, 2 AND 3, SECTION 8,
ESQUIMALT DISTRICT, PLAN 12695

PURSUANT TO SECTIONS 100(1)(b) AND 107 OF THE LAND TITLE ACT
BCGS 92B.043

PLAN EPP130965

DETAIL:
NOT TO SCALE



LEGEND

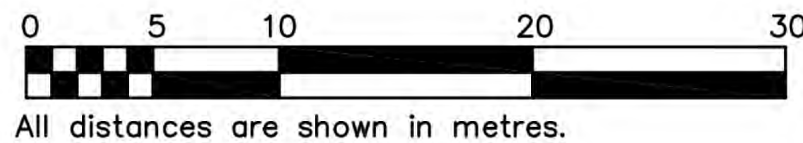
Grid bearings are derived from geodetic control monuments 79H8761 and 79H8787 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCO published coordinates and standard deviations for the geodetic control monuments 79H8761 and 79H8787.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.99961345 which has been derived from geodetic control monuments 79H8761 and 79H8787.

Found	Set	Denotes
●	○	Standard Iron Post
■	○	Standard Lead Plug
▲	○	Control Monument
⊙	○	Non Standard Post
+	○	Unmonumented Point

File: 14,041
Drawing: 4041 REF (consolidation)
V.I. POWELL & ASSOCIATES
LAND SURVEYING
250-2950 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250-382-8855



The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:400.

This plan lies within the Capital Regional District.

This plan lies within the jurisdiction of the Approving Officer for the Town of View Royal.

The field survey represented by this plan was completed on the 14th day of May, 2024.
April Larocque, BCLS 1040

ARCHITECTS

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ANKENMAN MARCHAND

Project:

2130
Jeffrey Sengara

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

SURVEY

Project Status:
DP

SUBMISSION

Date	Description
(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

No.	Date	Description

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Scale:
1 : 300

DWG. NO:

A095

ECR #282021 May 16, 2024

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Plot Date: 2024-07-11 2:54:54 PM



Project:
2130
Jeffrey Sengara

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

Project Status:
DP

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
2023-09-13	Issued for Rezoning
2023-09-14	Issued for Rezoning
2023-12-06	Issued for Rezoning
2024-07-11	Issued for Development Permit

REVISION		
No.	Date	Description

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E:\000 REVIT LOCAL FILES\2130_01_MAIN_R23_CF_DP_242 Helmcken Road, Victoria_danielTGBM4.rvt

Plot Date: 2024-07-11 2:56:48 PM



ARCHITECTS

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Project:

2130
Jeffrey Sengara

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

Drawing:

GROUND FLOOR PLAN

Project Status:
DP

SUBMISSION	
Date	Description
(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

No. Date Description

Scale:

1 : 150

DWG. NO:

A110



Project:

2130

Jeffrey Sengara

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

Drawing:

LEVEL 2 FLOOR PLAN

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 for Development Permit

REVISION

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Scale:
1 : 150

DWG. NO:
A120

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Plot Date: 2024-07-11 2:56:59 PM



Project:

2130
Jeffrey Sengara

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

Drawing:
LEVEL 3 FLOOR PLAN

Project Status:
DP

SUBMISSION	
Date	Description
(YYYY-MM-DD)	
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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Scale:
1 : 150

DWG. NO:
A130

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Plot Date: 2024-07-11 2:57:10 PM



Project:

2130

Jeffrey Sengara

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

Drawing:

ROOF LEVEL PLAN

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 for Development Permit

REVISION		
No.	Date	Description

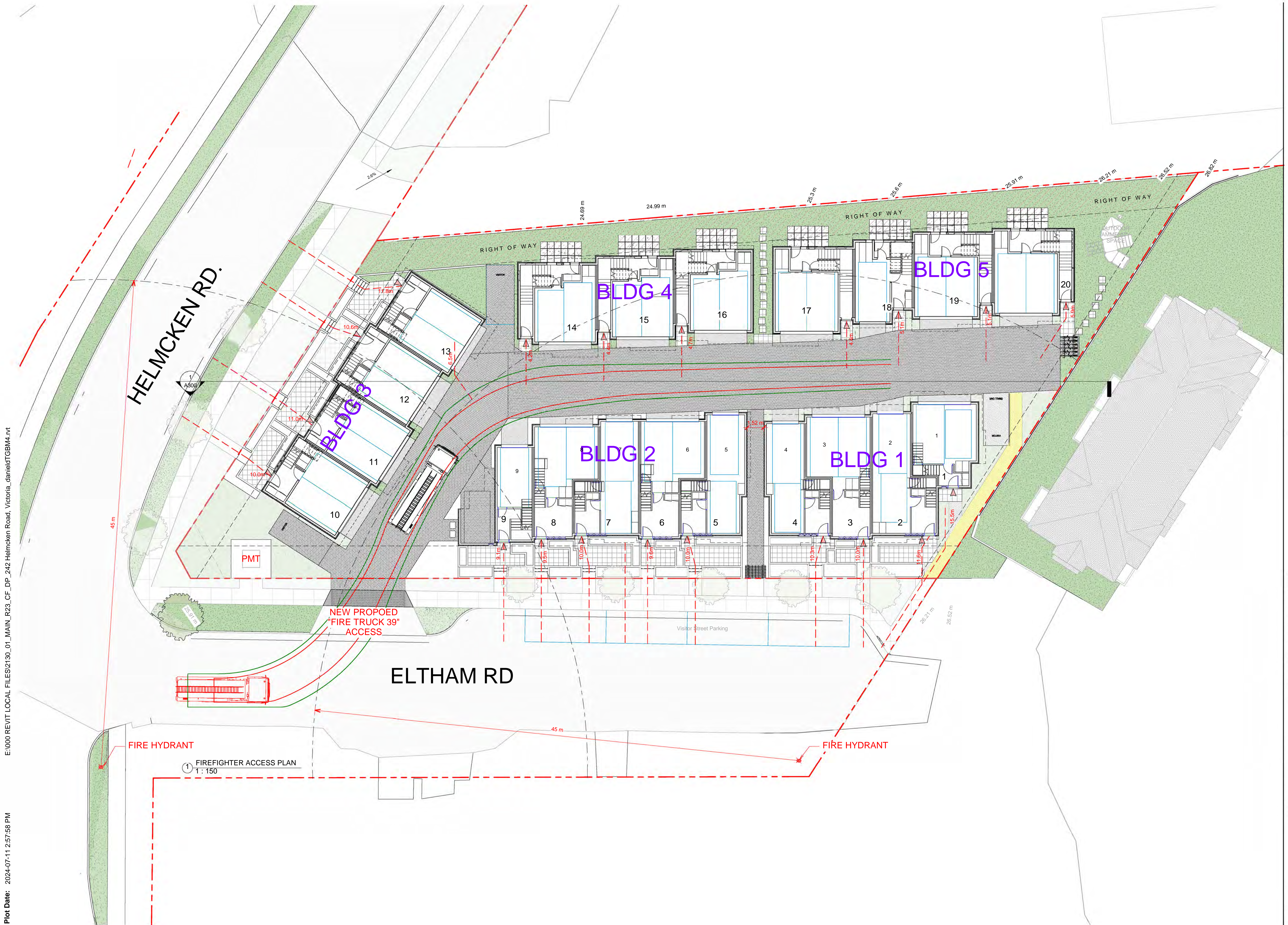
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Scale:
1 : 150

DWG. NO:
A140

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A150



E:\000 REVIT LOCAL FILES\2130_01_MAIN_R23_CF_DP_242 Helmcken Road, Victoria_danieldTGBM4.rvt

Plot Date: 2024-07-11 2:58:23 PM

← HELMCKEN RD.



Project:
2130
Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN ROAD, VICTORIA, BC.
Drawing:
ELEVATIONS - SOUTH & NORTH

Project Status:
DP

SUBMISSION	
Date	Description
(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		
No.	Date	Description

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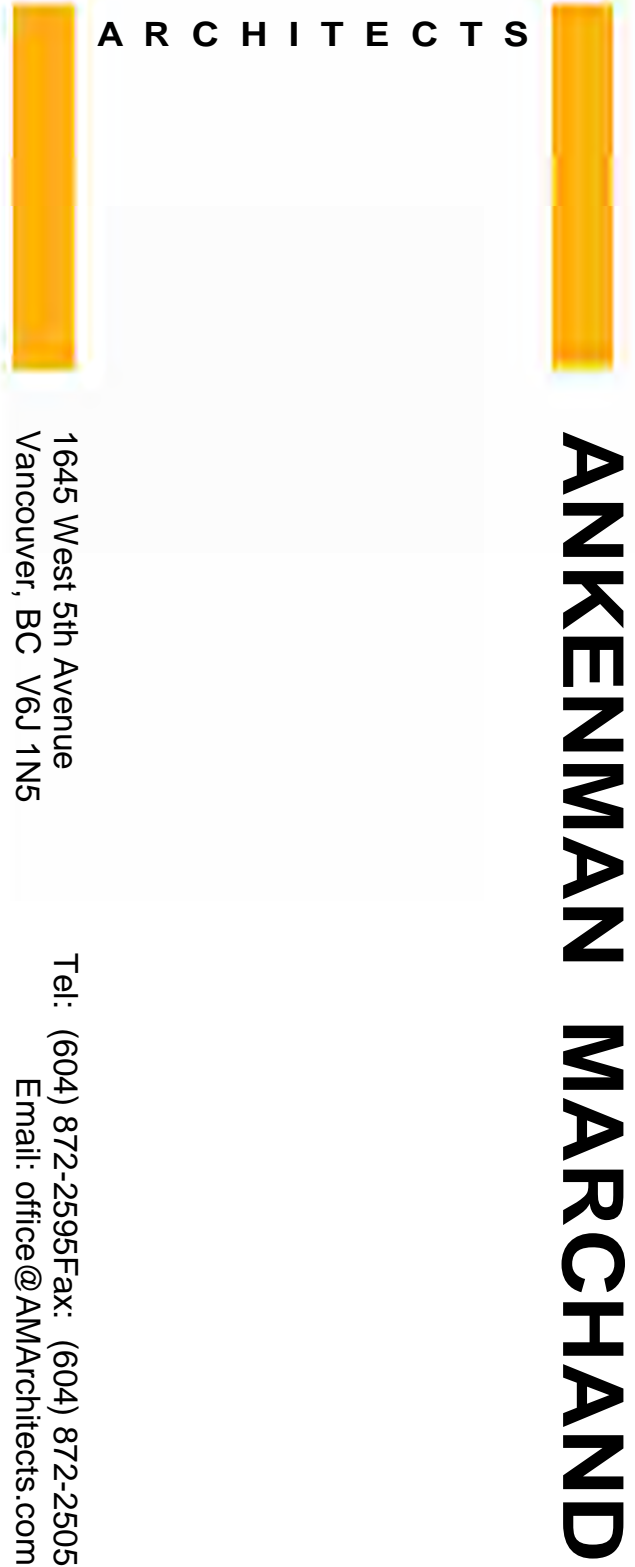
KEYNOTE LEGEND	
MATERIAL	DESCRIPTION
9	VINYL FULL GLAZED SLIDING DOOR - FRAME COLOUR: IRON GRAY
10	METAL FRONT DOOR WITH GLASS PANELS. MATERIAL: ALUMINUM. COLOR: CEDAR STAINED WOOD
11	PIVACY SCREEN: OBSCURED GLASS & METAL
12	WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL
13	OVERHEAD INSULATED GARAGE DOOR.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



Scale: 1 : 100

DWG. NO: A210

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

[illegible]

Scale: 1 : 100

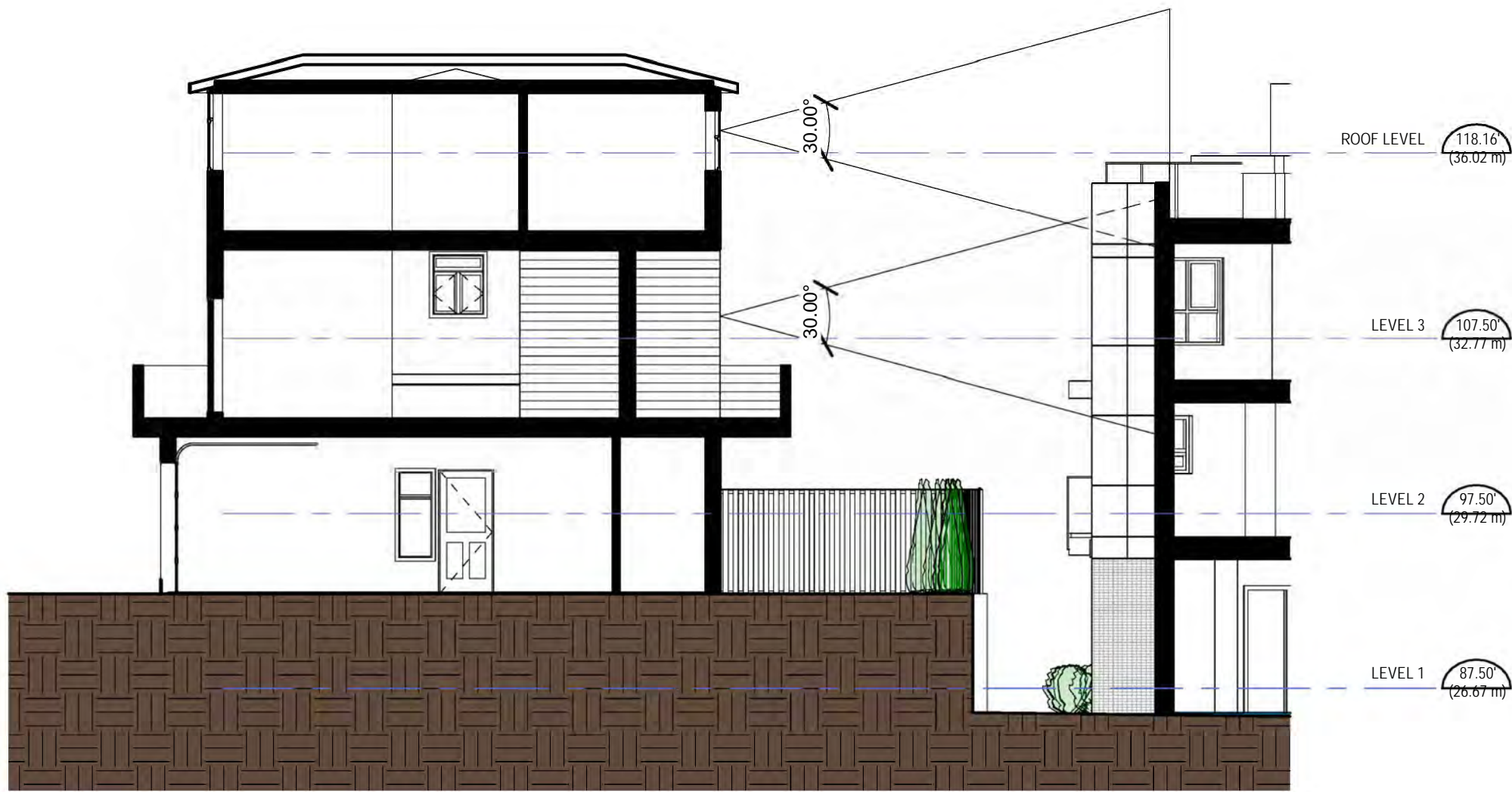
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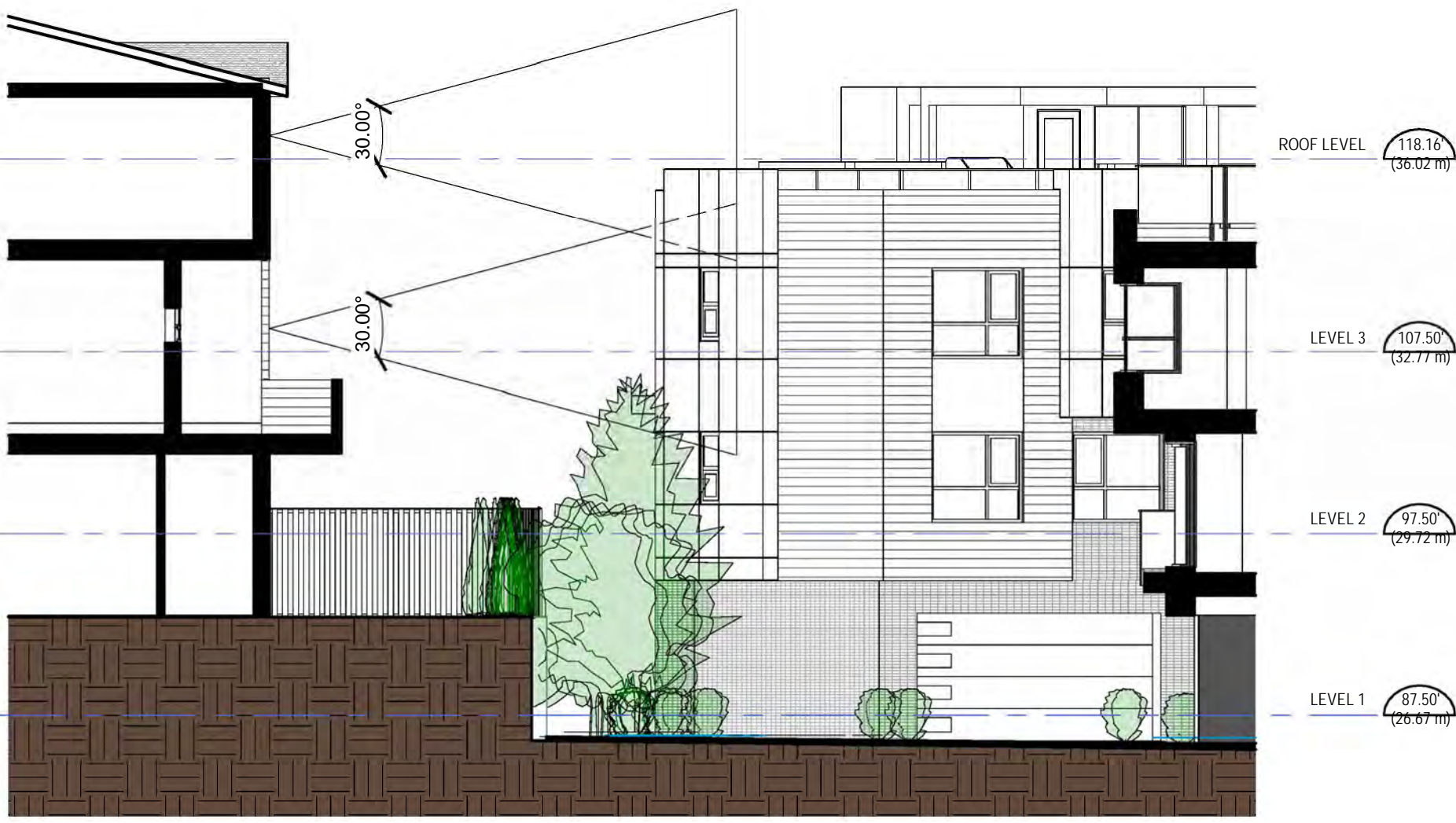
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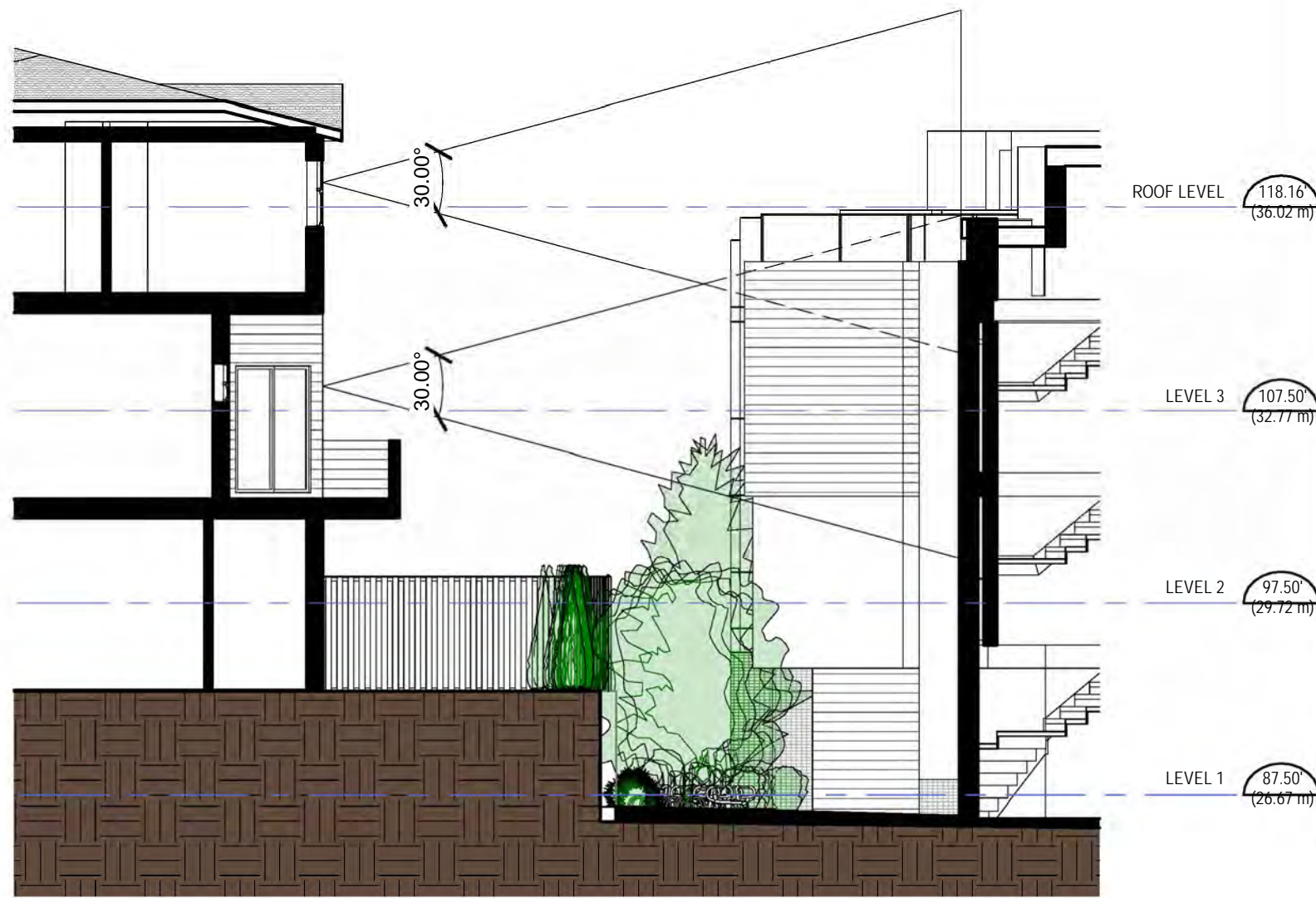
1 EAST-WEST SECTION AT DRIVEWAY (LOOKING SOUTH)
1 : 100



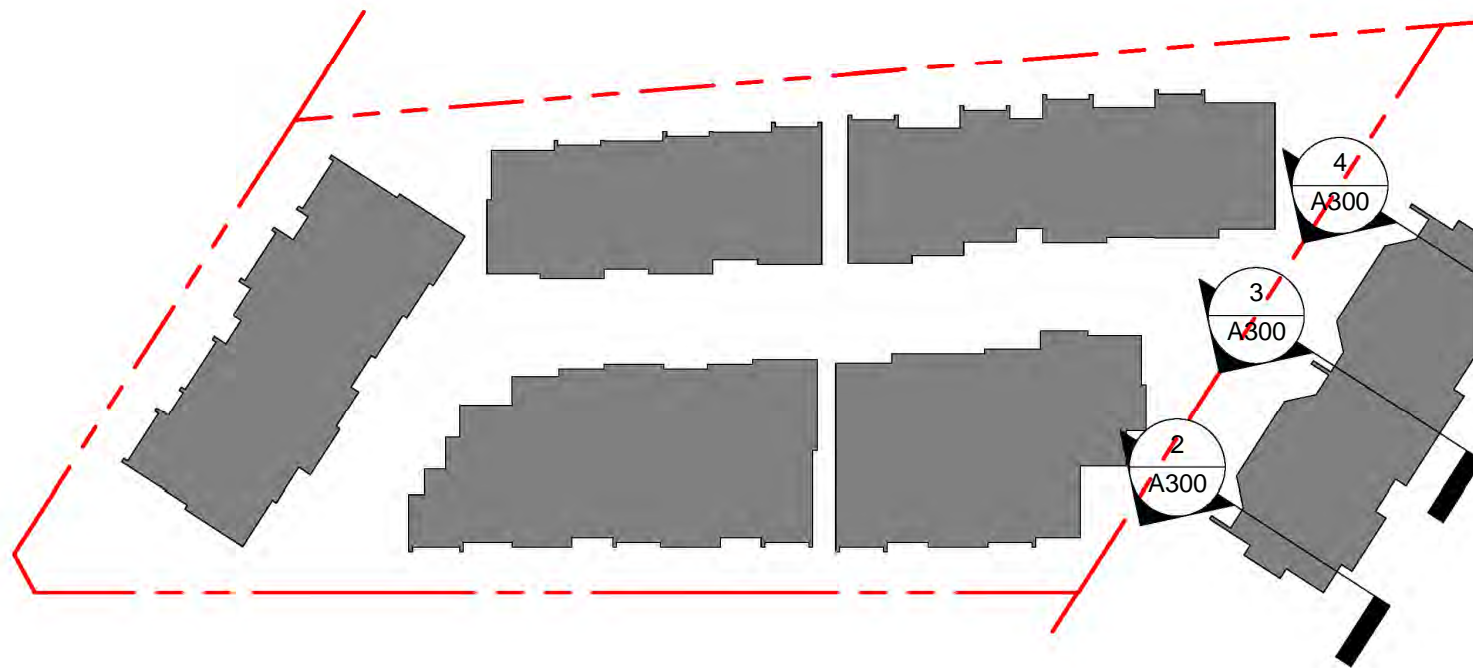
2 Section Looking South At Ashley Gate Unit 1 Corner Camera
1 : 100



3 Section Looking South At Ashley Gate Unit 3 Camera
1 : 100



4 Section Looking South At Ashley Gate Unit 4 Corner Camera
1 : 100



ARCHITECTS

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ANKENMAN MARCHAND

Project:

2130

Jeffrey Sengara
294 & 296 ELTHAM & 242 HELMCKEN
ROAD, VICTORIA, BC.

Drawing:

SITE SECTIONS

Project Status:

DP

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2023-09-14	Issued for Rezoning
2023-12-06	Issued for Rezoning

REVISION

No.	Date	Description
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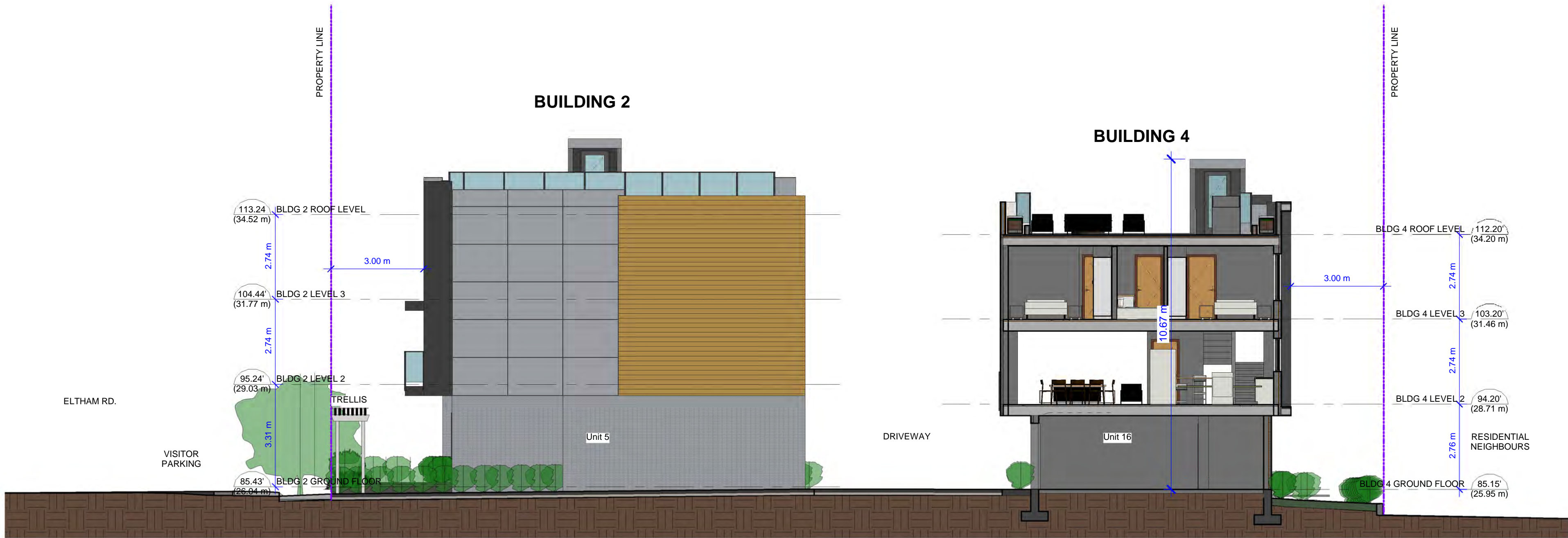
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As indicated

DWG. NO:

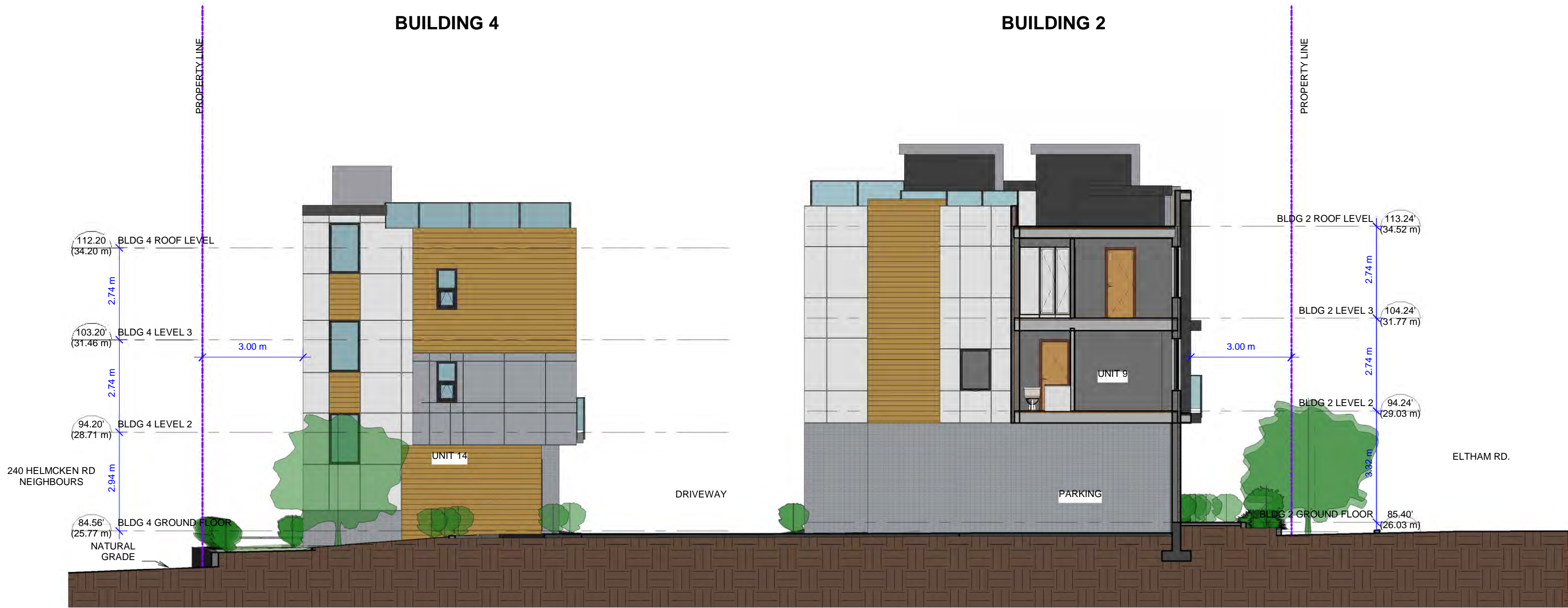
A300

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Plot Date: 2024-07-11 2:59:31 PM



① SIT ESECTION THROUGH PATH
1 : 100



② SITE SECTION
1 : 100

ARCHITECTS

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ANKENMAN MARCHAND

Project:

2130
Jeffrey Sengara

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

SECTIONS

Project Status:
DP

SUBMISSION

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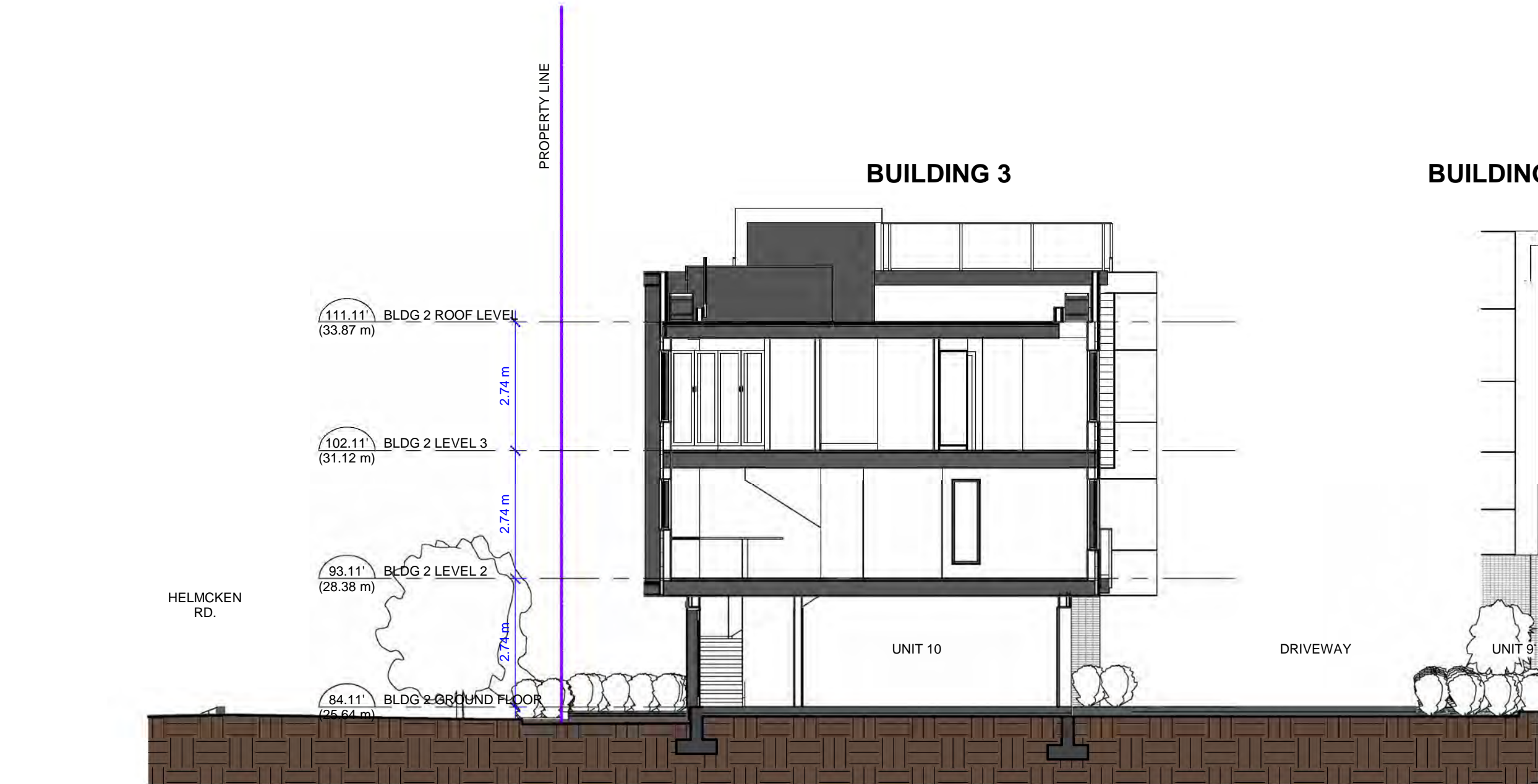
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1 : 100

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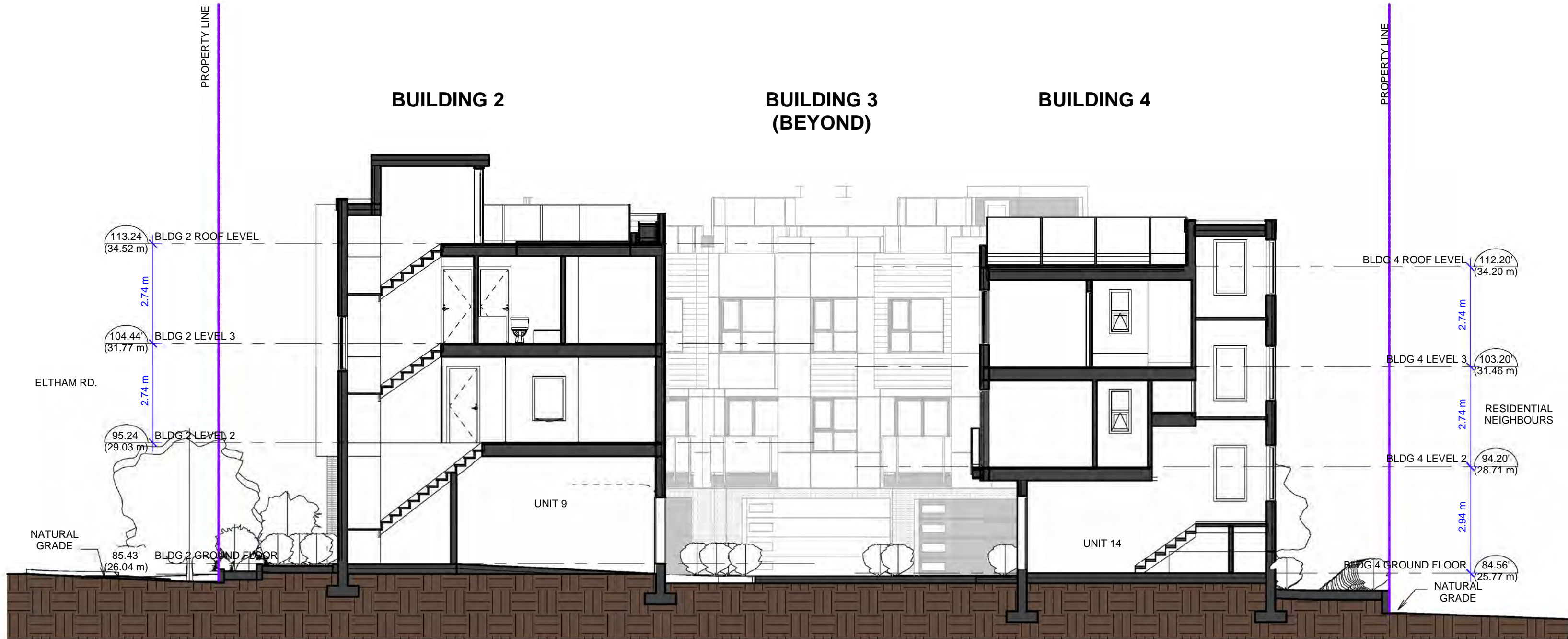
A310

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Plot Date: 2024-07-11 2:59:33 PM



① Road Section at Unit 11
1 : 100



② Road Section at Unit 10-12 Back Entries
1 : 100

Project:
2130
Jeffrey Sengara

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

Project Status:
DP

SUBMISSION	
Date (YYYY-MM-DD)	Description
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Plot Date: 2024-07-11 2:59:34 PM



FRONT VIEW ALONG ELTHAM RD



ELTHAM VIEW FROM SOUTH CORNER



FRONT VIEW FROM HELMCKEN RD

Project:
2130
Jeffrey Sengara

294 & 296 ELTHAM & 242 HELMCKEN
ROAD, VICTORIA, BC.
Drawing:
3D REPRESENTATIONS

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

REVISION		
No.	Date	Description

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