



LOCATION PLAN N.T.S.

PROPOSED RESIDENTIAL DEVELOPMENT

THE PROJECT CONSISTS OF ONE 6 STOREY BUILDING WITH OFFICE SPACE ON MAIN FLOOR AND 80 RENTAL APARTMENTS ABOVE IT.

ISSUED FOR REZONING PERMIT

CIVIC ADDRESS:

32 & 38 HELMCKEN ROAD, VIEW ROYAL, BC, V8Z 5G7

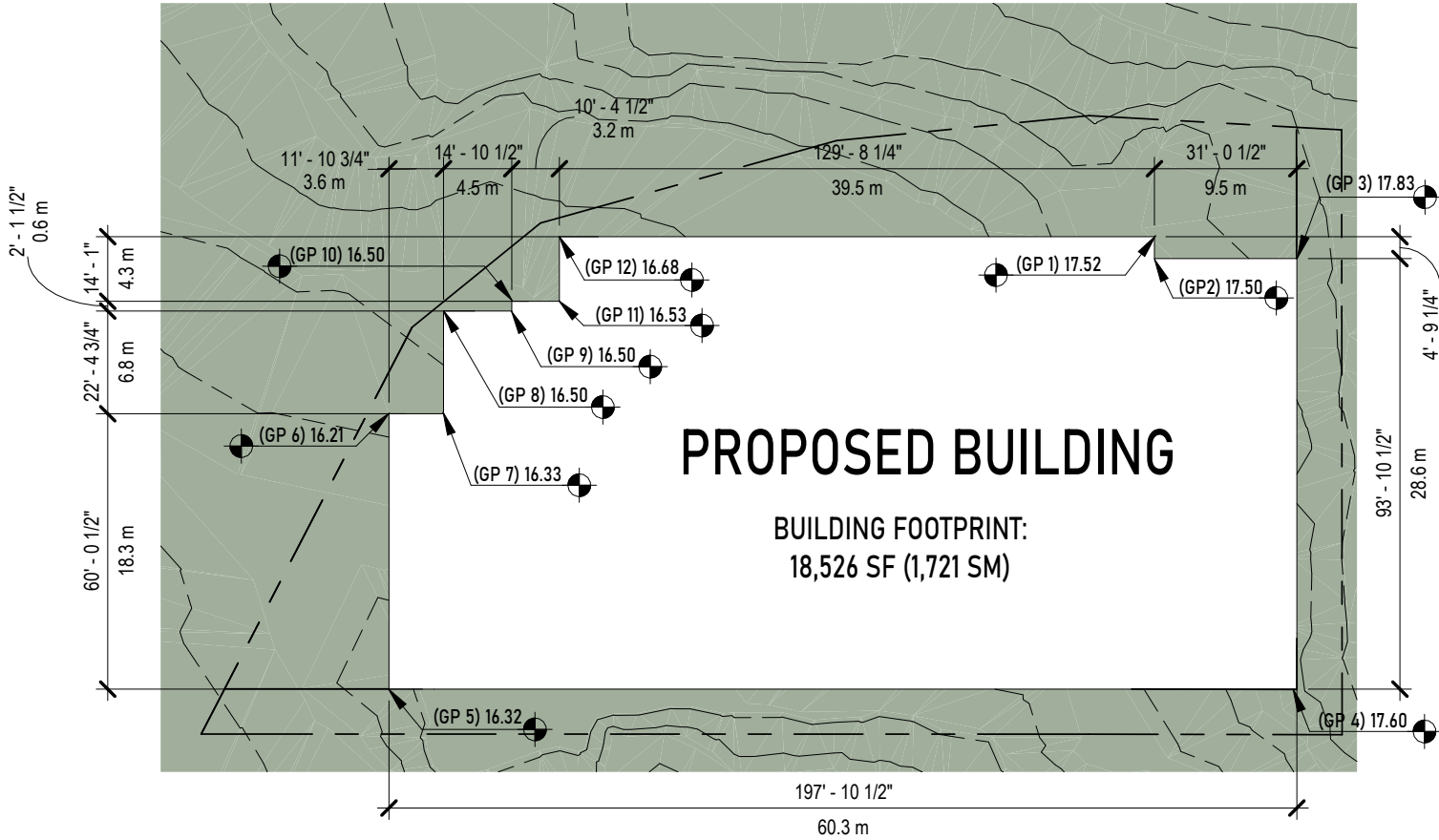
LEGAL DESCRIPTION:

LOT 4 PLAN VIP6463 SECTION 9 ESQUIMALT EXCEPT PLAN VIP62727
LOT A SECTION 9 ESQUIMALT PLAN VIP44862

PID: 005-842-395
PID: 006-934-846

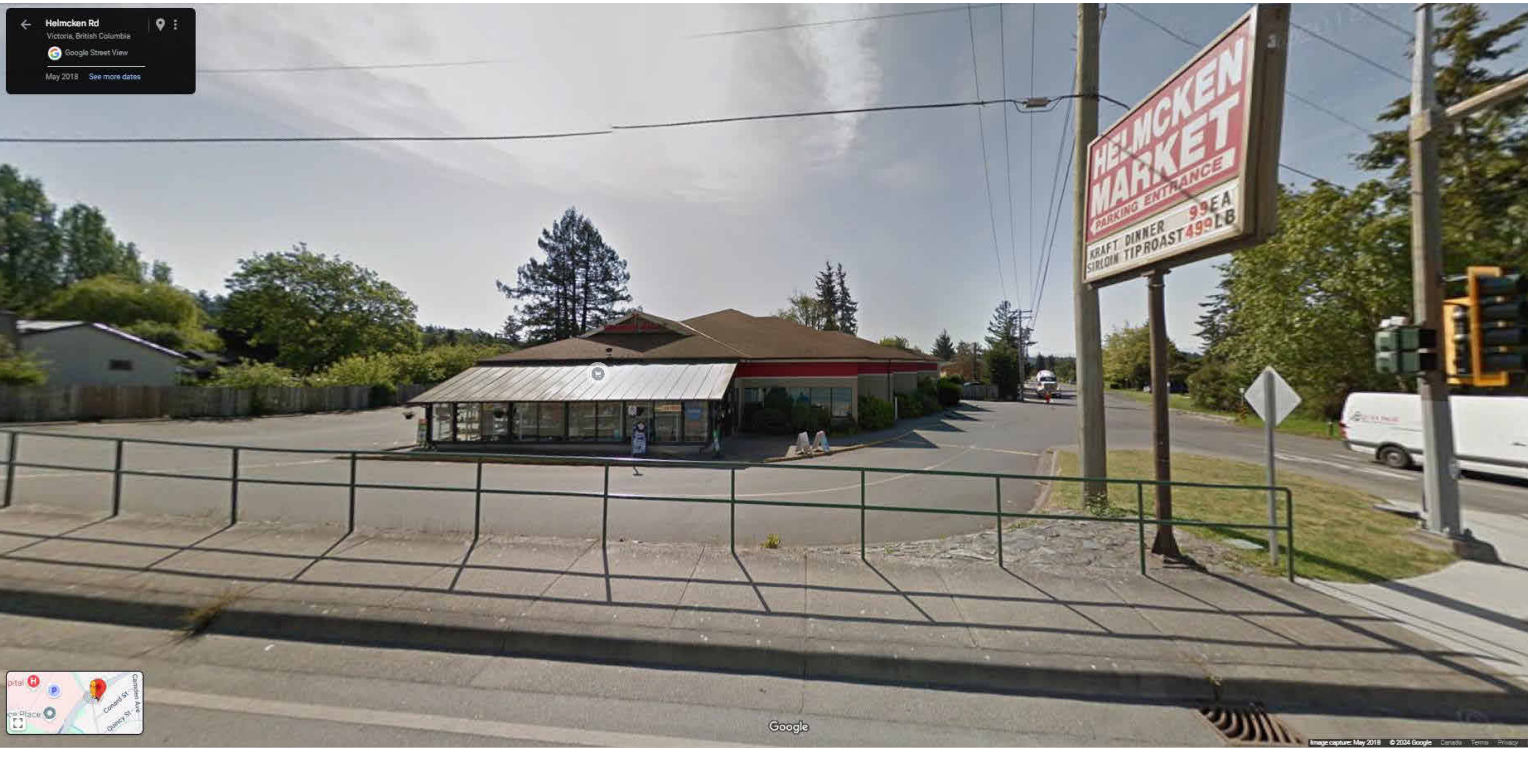


CONCEPTUAL RENDERING



AVERAGE GRADING PLAN

Existing Grading					
	Grade	GP TO GP	Distance	(GP+GP)/2 x Distance	wGP
GP 1	17.52 m	GP 1 TO GP 2	1.50 m	(17.52m+17.50m)/2 x 1.50m	26.27 m
GP 2	17.50 m	GP 2 TO GP 3	9.50 m	(17.50m+17.83m)/2 x 9.50m	167.82 m
GP 3	17.83 m	GP 3 TO GP 4	28.60 m	(17.83m+17.600m)/2 x 28.60m	506.65 m
GP 4	17.60 m	GP 4 TO GP 5	60.30 m	(17.60m+16.32m)/2 x 60.30m	1022.69 m
GP 5	16.32 m	GP 5 TO GP 6	18.30 m	(16.32m+16.21m)/2 x 18.30m	297.65 m
GP 6	16.21 m	GP 6 TO GP 7	3.60 m	(16.21m+16.33m)/2 x 3.60m	58.57 m
GP 7	16.33 m	GP 7 TO GP 8	6.80 m	(16.33m+16.50m)/2 x 6.80m	111.62 m
GP 8	16.50 m	GP 8 TO GP 9	4.50 m	(16.50m+16.50m)/2 x 4.50m	74.25 m
GP 9	16.50 m	GP 9 TO GP 10	0.60 m	(16.50m+16.50m)/2 x 0.60m	9.90 m
GP 10	16.50 m	GP 10 TO GP 11	3.20 m	(16.50m+16.53m)/2 x 3.20m	52.85 m
GP 11	16.53 m	GP 11 TO GP 12	4.30 m	(16.53m+16.68m)/2 x 4.30m	71.40 m
GP 12	16.68 m	GP 12 TO GP 1	39.50 m	(16.68m+16.50m)/2 x 39.50m	675.45 m
Total Perimeter			180.70 m	Total wGP	3075.11 m
Grade =		3075.11 m	=	17.02 m	
		180.70 m			



EXISTING STREET VIEW

PROJECT STATISTICS				PROPOSED RESIDENTIAL DEVELOPMENT					
				DATE: 13-Mar-2025					
SITE INFORMATION	SITE INFORMATION								
	CIVIC ADDRESS		38 Helmcken, View Royal, BC V8Z 5G7						
	SITE AREA		2,530 m²		27,230 SF				
	ZONING		C-4 & R-1B						
	EXISTING		REFERENCED		PROPOSED				
	C-4 & R-1B		CD-26		CD				
	FLOOR AREA RATIO (FAR)		3.00		2.18				
	IMPERM SURFACE COVERAGE		80%		81.7%				
	SITE COVERAGE		-		75%				
					68.0%				
BUILDING DATA	BUILDING HEIGHT (STOREYS)		6 STOREYS			6 STOREYS			
	BUILDING HEIGHT		21.00 m (Max)		68'00" (Max)		21.46 m		
	SETBACKS						70.41'		
			FRONT (NORTH)		0.00 m (Min)		0.00' (Min)		
			REAR (SOUTH)		0.00 m (Min)		0.50 m		
					9.84' (Min)		1.64'		
			SIDE (EAST)		3.00 m (Min)		6.70 m		
					9.84' (Min)		21.98'		
			FLANKING SIDE (WEST)		0.00 m (Min)		3.00 m		
					0.00 m (Min)		9.84' (Min)		
		FLANKING SIDE 5th/6th FLOOR (WEST)		2.00 m (Min)		1.30 m			
				6.56' (Min)		4.27'			
				2.60 m		8.53'			
BUILDING DATA									
MULTIFAMILY UNITS		DESCRIPTION	# OF UNITS	AREA		TOTAL AREA			
UNIT A1		1BR+1BATH	25	54 m²		583 SF			
				1,354 m²		14,575 SF			
UNIT A2		1BR+1BATH	5	63 m²		677 SF			
				314 m²		3,385 SF			
UNIT A3		1BR+1BATH	5	68 m²		734 SF			
				341 m²		3,670 SF			
UNIT B (Standard)		2BR+2BATH	20	78 m²		841 SF			
				1,563 m²		16,820 SF			
UNIT C		STUDIO	25	31 m²		335 SF			
				778 m²		8,375 SF			
TOTALS			80			4,350 m²			
						46,825 SF			
FLOOR AREAS									
				GROSS		NET			
PARKADE P1				57 m²		610 SF			
LEVEL 1				478 m²		5,141 SF			
LEVEL 2				1,008 m²		10,848 SF			
LEVEL 3				1,008 m²		10,848 SF			
LEVEL 4				1,008 m²		10,848 SF			
LEVEL 5				1,008 m²		10,848 SF			
LEVEL 6				1,008 m²		10,848 SF			
TOTAL				5,573 m²		59,990 SF			
AMENITY SPACE				10 SM per 2 bed unit + 200 SM		442 m²			
						4,756 SF			
OFFICE				277 m²		2,979 SF			
BUILDING FOOTPRINT AREA				1,721 m²		18,526 SF			
PARKING DATA									
PARKING TYPE				REQUIRED		PROPOSED			
RESIDENTIAL				90.0		80			
OFFICE				Table 5.2 - 1 per 300 SM		92			
VISITOR				Table 5.2 - 0.1 per Unit		8.0			
TOTAL PARKING				107.2		96			
PARKING DATA			PARKING STALL MIX		Required	%	Proposed	%	
			Standard Stall		-	-	68	77%	
			Small Car Stall (% Max)		-	30%	26	27%	
			Accessible Stall		3		2	2%	
LOADING STALLS				Table 5.3 - 1 for 300 SM to 3000 SM		1		1	
BICYCLE PARKING				Table 5.4		81		89	
1 per Unit and 1 per 250 SM				Class 1		811		97%	
6 space rack at each entrance				Class 2		5 stalls		9	
								90%	
								10%	

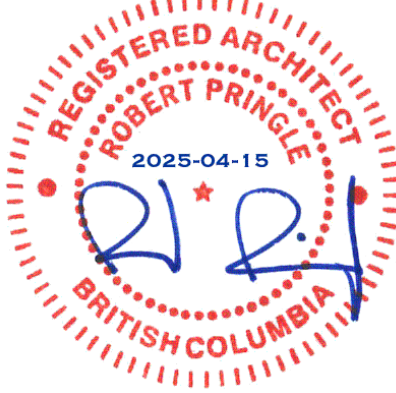
CONSULTANT LIST	
CLIENT:	
WESTURBAN DEVELOPMENTS LTD.	
111-2036 ISLAND HIGHWAY S	
CAMPBELL RIVER, BC	
V9W 0E8	
ARCHITECT:	
UNION ARCHITECTURE INC.	
315-2840 PEATT ROAD,	
LANGFORD, BC	
V9B 3V4	
Tel: 778-405-2162	
Contact: Rob Pringle Architect AIBC	
LANDSCAPE:	
CTQ CONSULTANTS LTD	
1334 ST. PAUL STREET	
KELOWNA, BC	
V1Y 2E1	

DRAWINGS - ARCHITECTURAL (DP)	
DP01	COVER SHEET
DP02	SITE PLAN
DP03	FLOOR PLAN - PARKADE P1
DP04	FLOOR PLAN - LEVEL 1
DP05	FLOOR PLAN - LEVEL 2
DP06	FLOOR PLAN - LEVEL 3
DP07	FLOOR PLAN - LEVEL 4
DP08	FLOOR PLAN - LEVEL 5
DP09	FLOOR PLAN - LEVEL 6
DP10	ROOF PLAN
DP11	ELEVATIONS - NORTH & EAST
DP12	ELEVATIONS - SOUTH & WEST
DP13	BUILDING SECTIONS
DP14	RENDERINGS
DP15	SHADOW STUDY

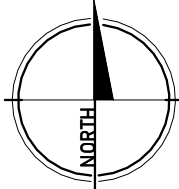
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1 ISSUED FOR REVIEW 2025-01-21
2 ISSUED FOR REZONING 2025-03-17

WESTURBAN
DEVELOPMENTS INC.

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
38 HELMCKEN, VIEW ROYAL BC V8Z 5G7

DRAWING TITLE:
COVER SHEET

PROJECT NO: 23002 DRAWN: PW
SCALE: REVIEWED: RP

DWG NO: DP01



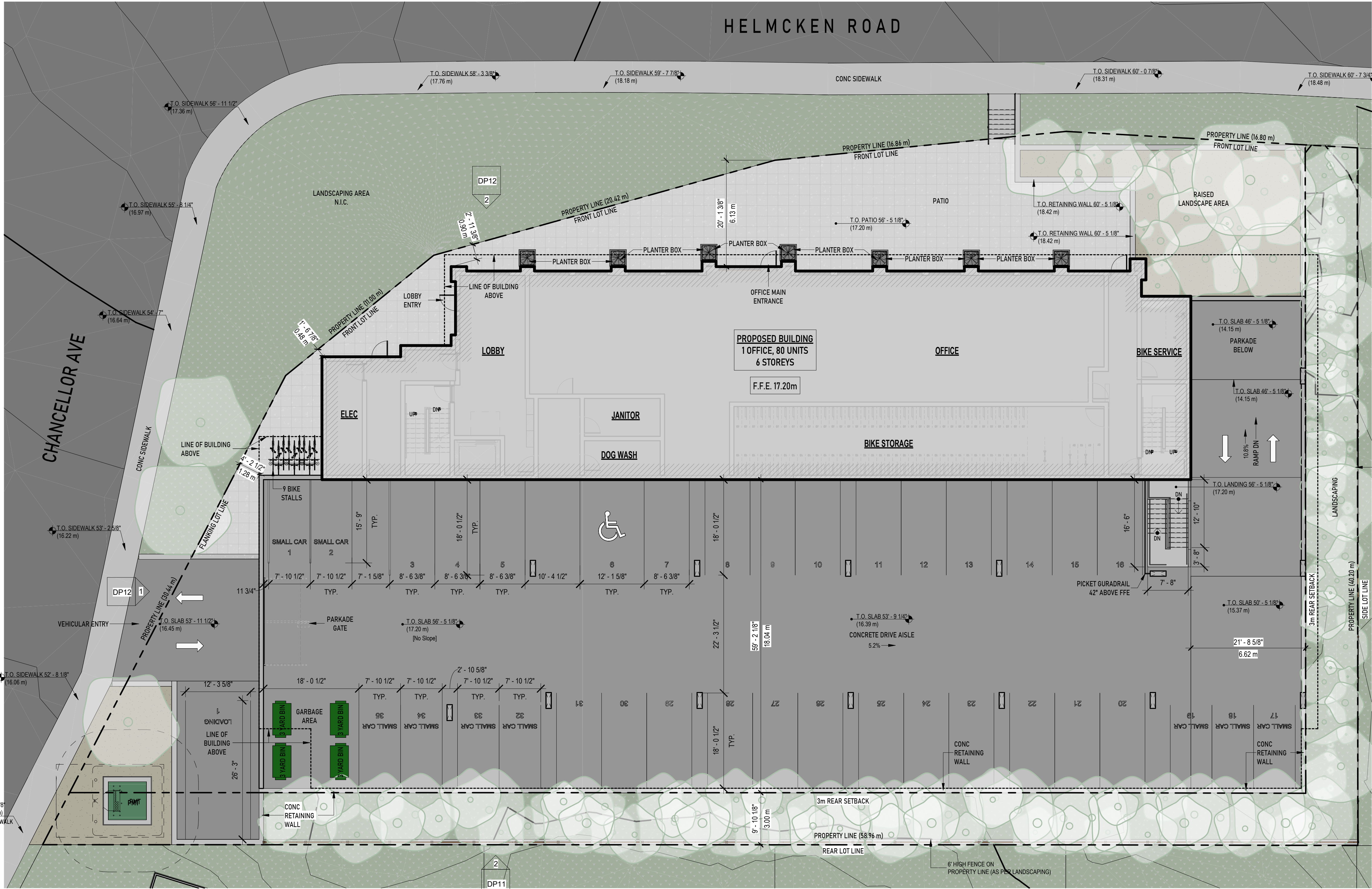
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(DP) 3D Ortho 2



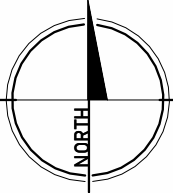
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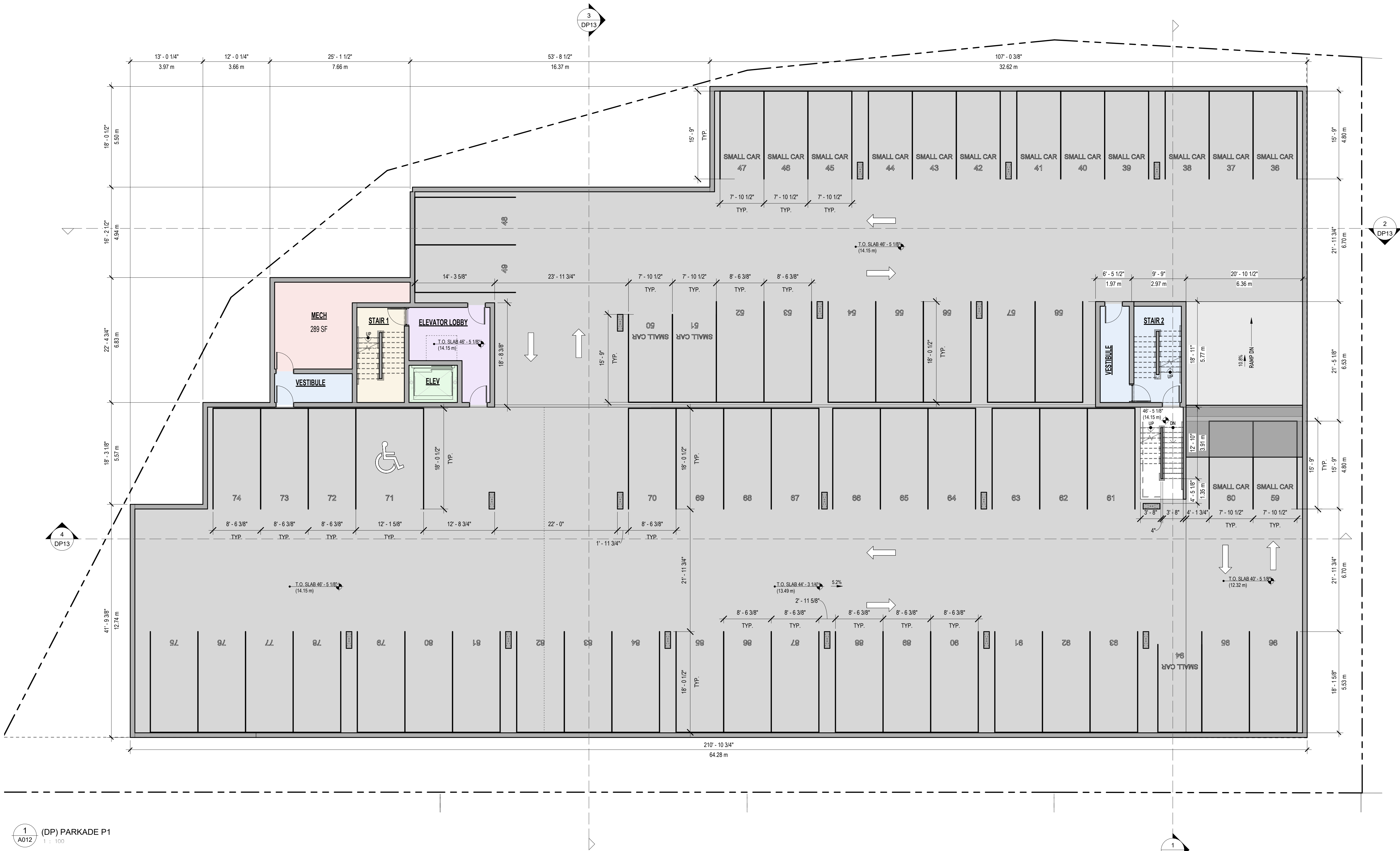


1 SITE PLAN
A012 3/32" = 1'-0"



HELMCKEN STREET VIEW



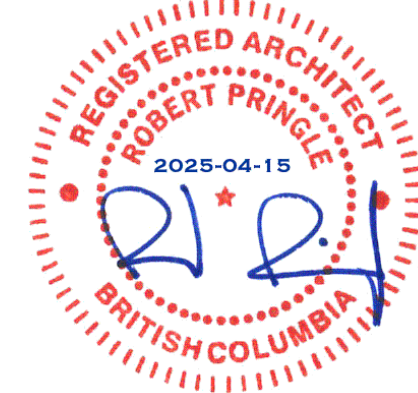


1 (DP) PARKADE P1
A012 1 : 100

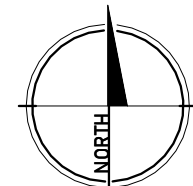
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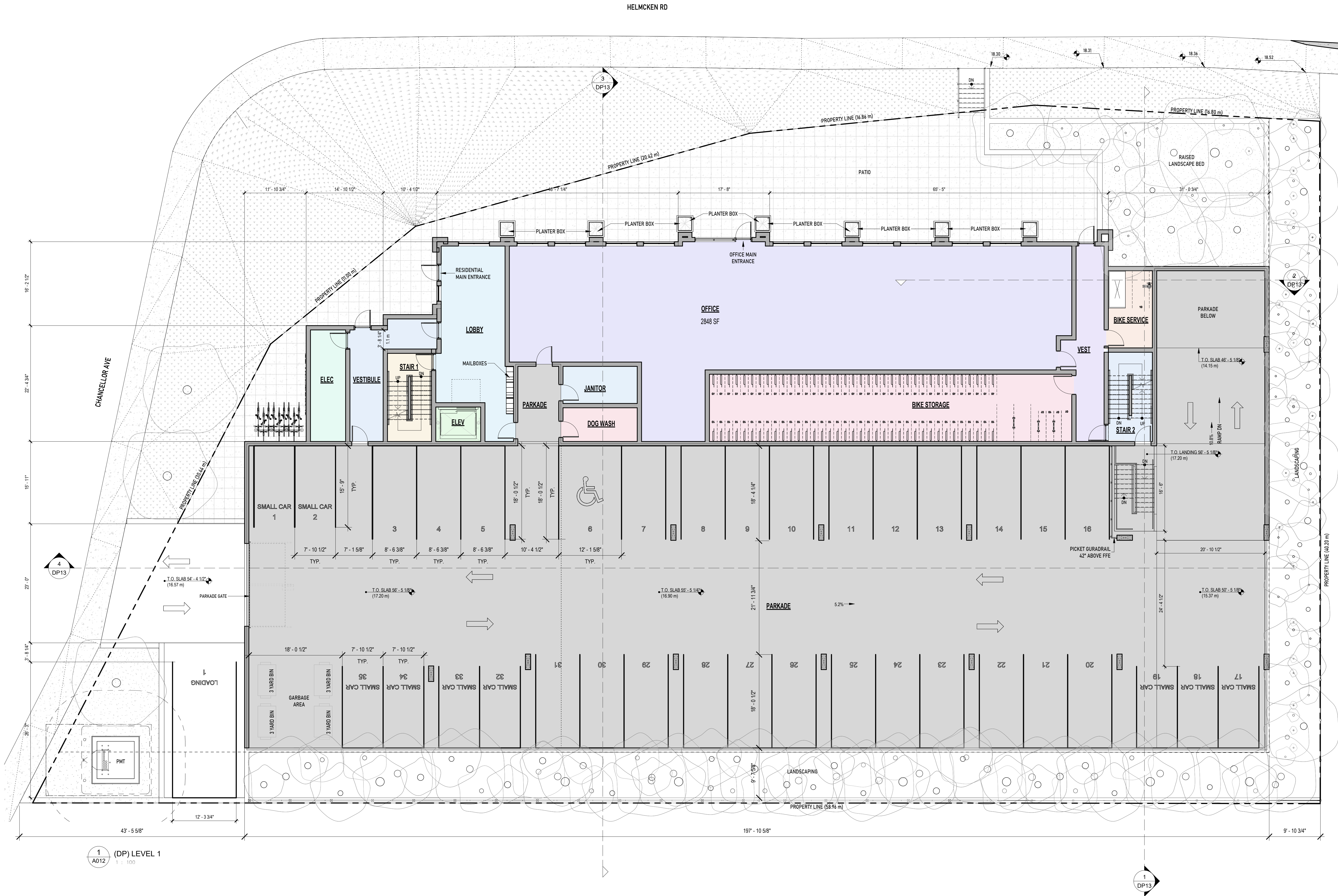
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DRAWING TITLE:
FLOOR PLAN - PARKADE P1

PROJECT NO: 23002 DRAWN: -
SCALE: REVIEWED: -

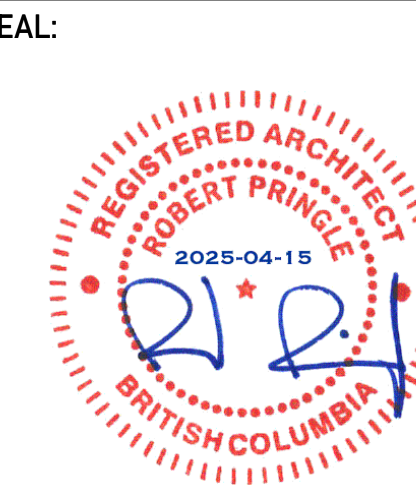
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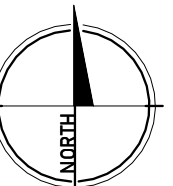


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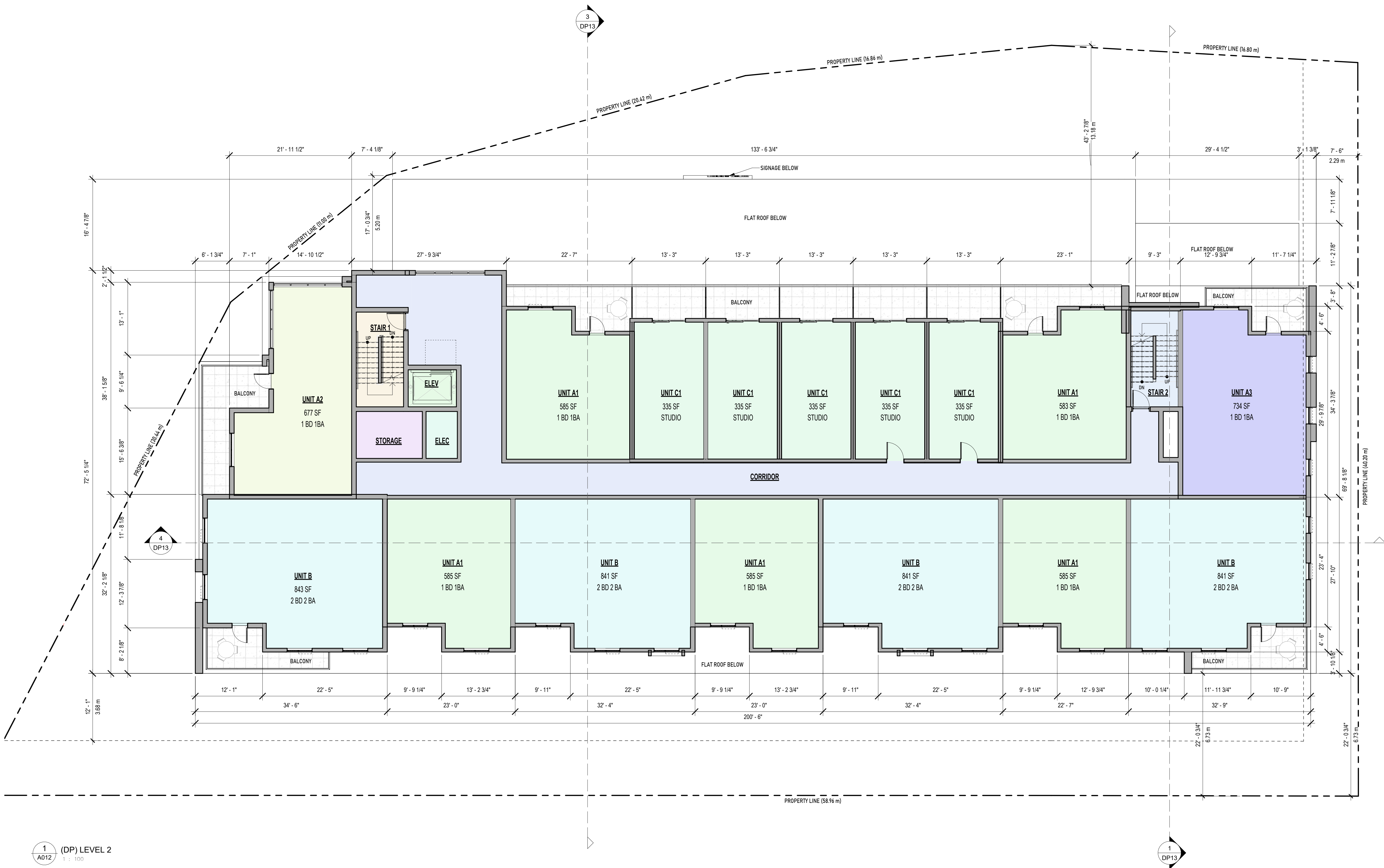
PROJECT NAME:
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PROJECT ADDRESS:
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DRAWING TITLE:
FLOOR PLAN - LEVEL 1

PROJECT NO: 23002 DRAWN: -
SCALE: REVIEWED: -

DWG NO: DP04

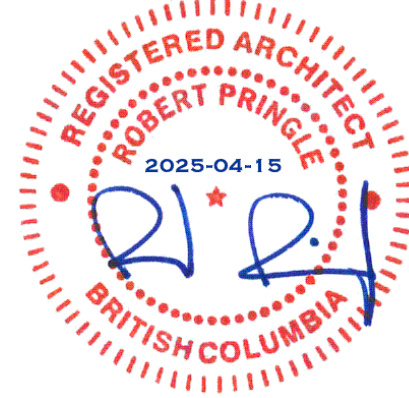


1 (DP) LEVEL 2
A012 1 : 100

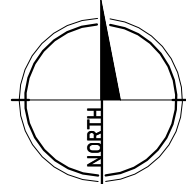
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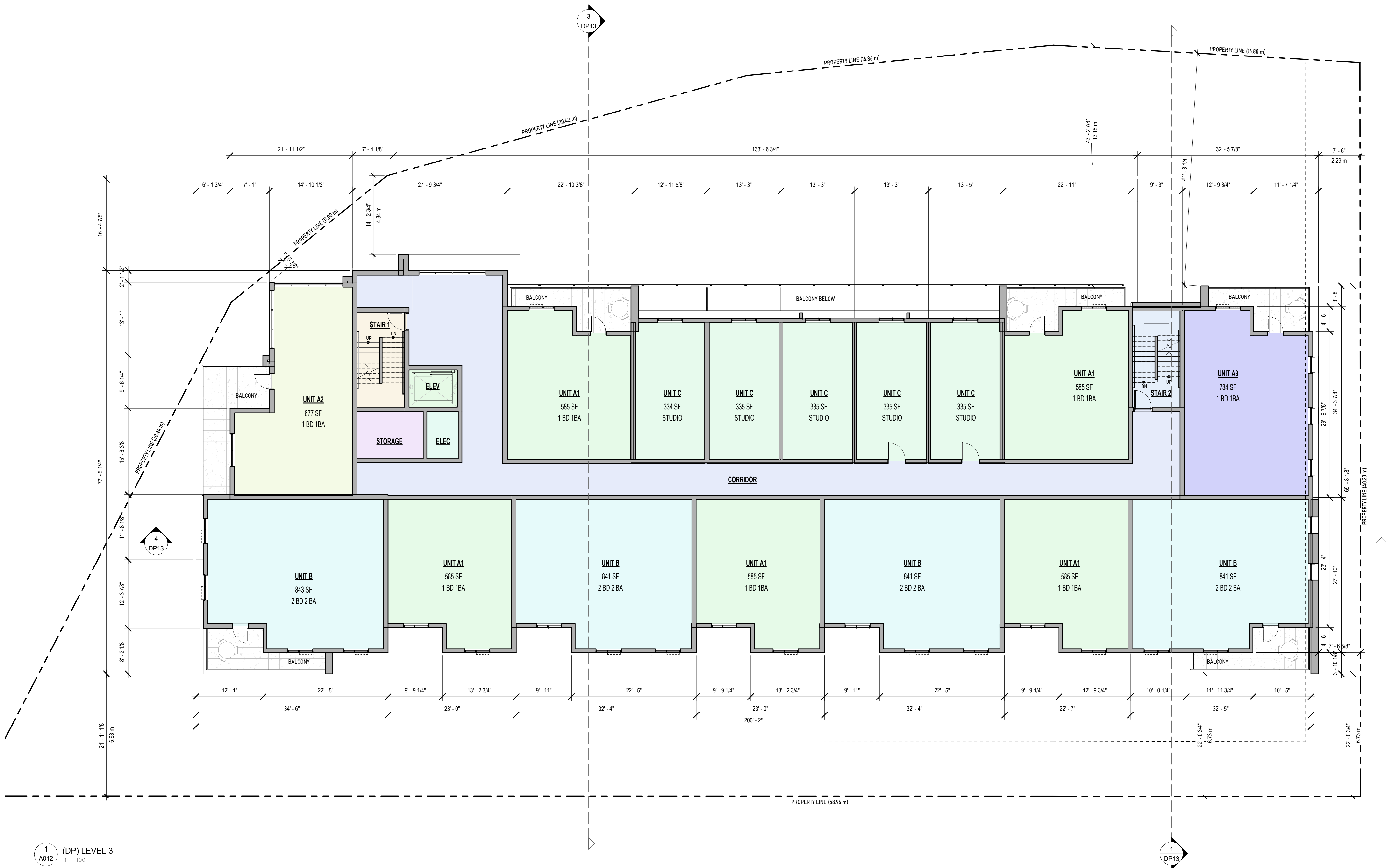
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FLOOR PLAN - LEVEL 2

PROJECT NO: 23002 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP05



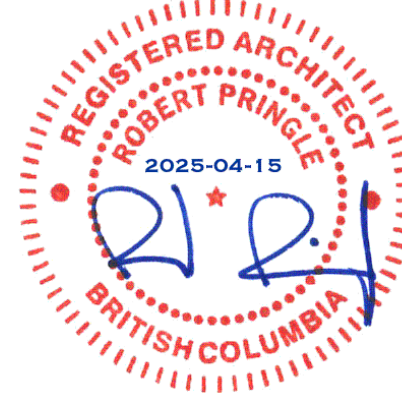
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A012 (DP) LEVEL 3
1 : 100

1
DP13

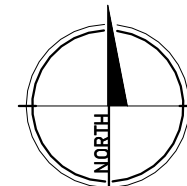
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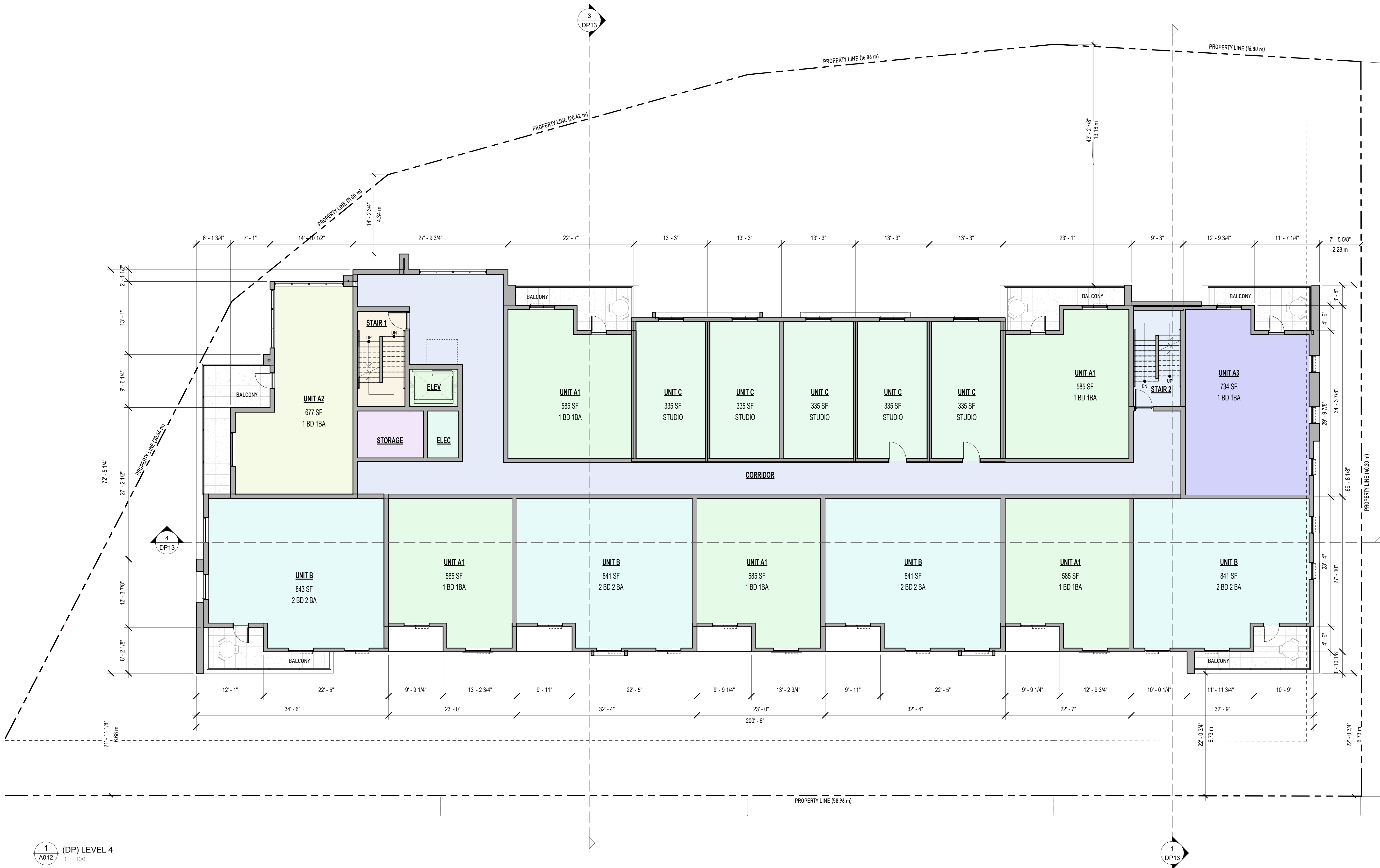
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FLOOR PLAN - LEVEL 3

PROJECT NO: 23002 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP06



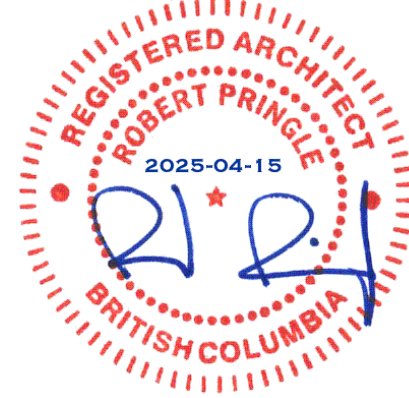
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A012 (DP) LEVEL 4
1 : 100

1
DP13

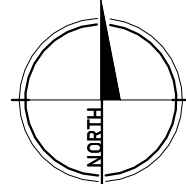
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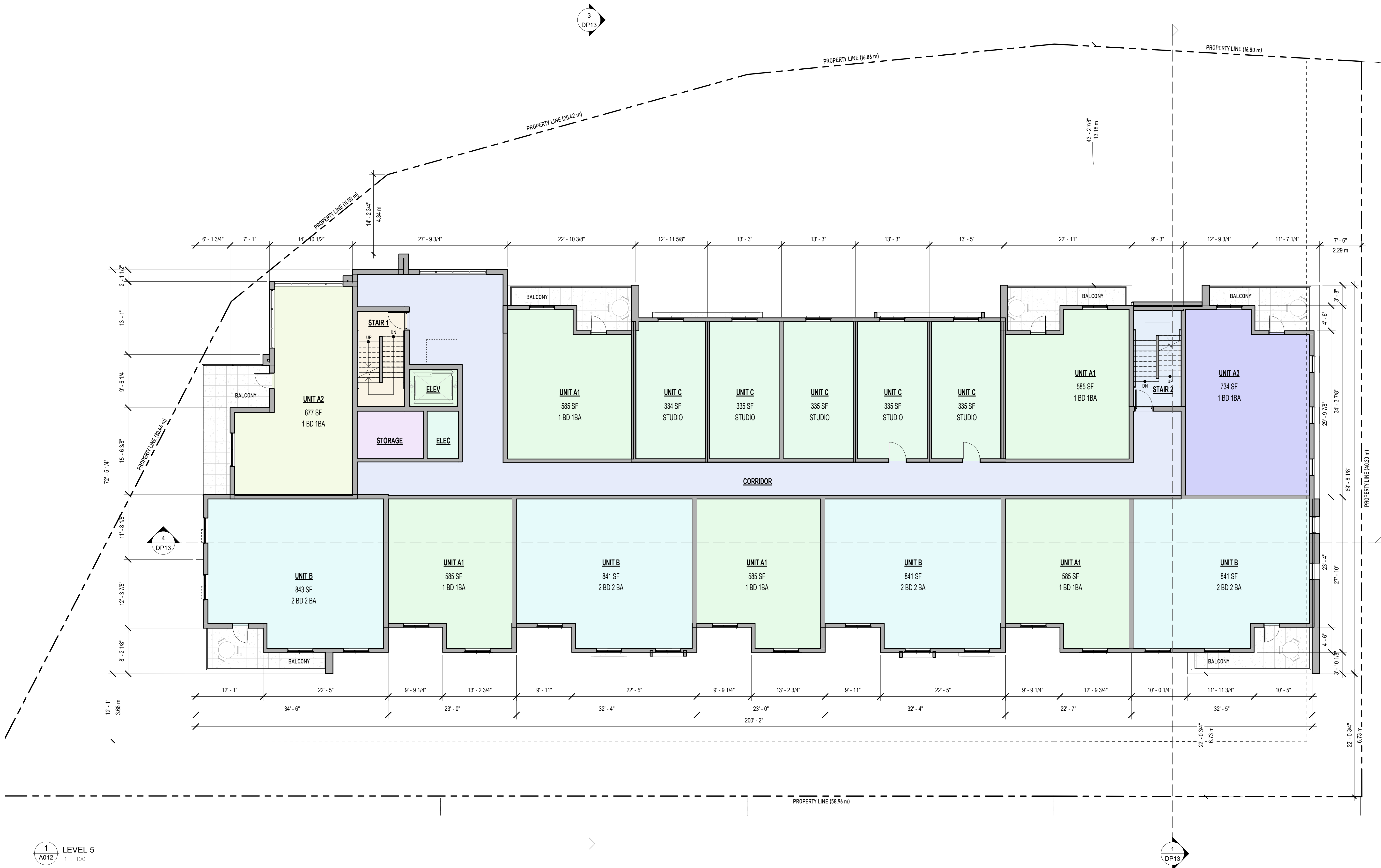
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FLOOR PLAN - LEVEL 4

PROJECT NO: 23002 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP07



1
A012 LEVEL 5
1 : 100

1
DP13

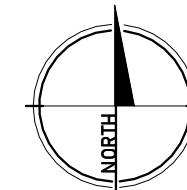
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DRAWING TITLE:
FLOOR PLAN - LEVEL 5

PROJECT NO: 23002 DRAWN: -

SCALE: REVIEWED: -

DWG NO:

DP08



1
A012 (DP) LEVEL 6
1 : 100

1
DP13

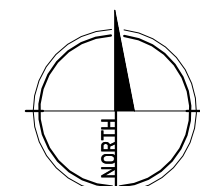
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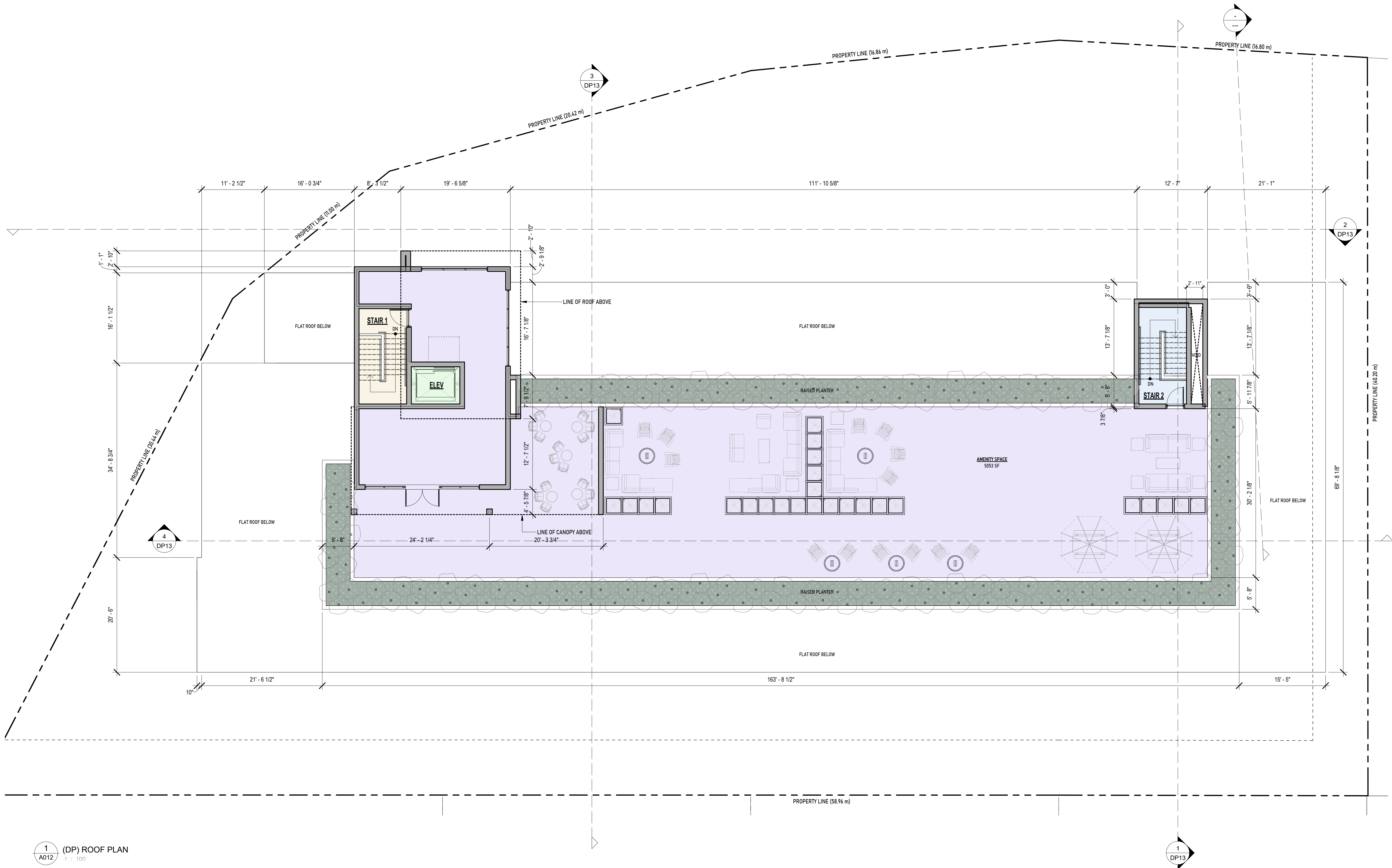
DRAWING TITLE:
FLOOR PLAN - LEVEL 6

PROJECT NO: 23002 DRAWN: -

SCALE: REVIEWED: -

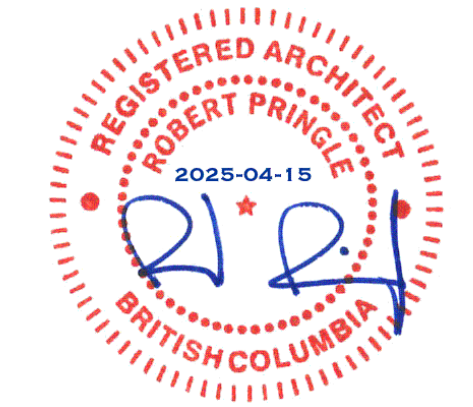
DWG NO:

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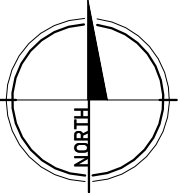


1 (DP) ROOF PLAN
A012 1 : 100

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PROJECT ADDRESS:
38 HELMCKEN, VIEW ROYAL BC V8Z 5G7

DRAWING TITLE:
ROOF PLAN

PROJECT NO: 23002 | DRAWN: -
SCALE: | REVIEWED: -

DWG NO:

DP10



VINYL WINDOW
COLOUR: CHARCOAL



STOREFRONT GLAZING
COLOUR: BLACK FRAME & CLEAR GLAZING



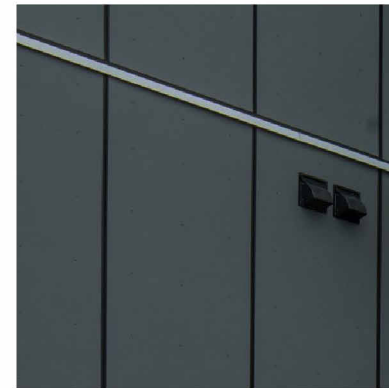
CONCRETE
COLOUR: CLEAR SEALANT



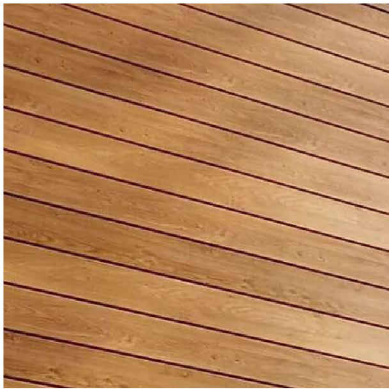
PREFINISHED FIBRE CEMENT PLANK SIDING
COLOUR: MEDIUM GREY



PREFINISHED FIBRE CEMENT PANEL
COLOUR: MEDIUM GREY



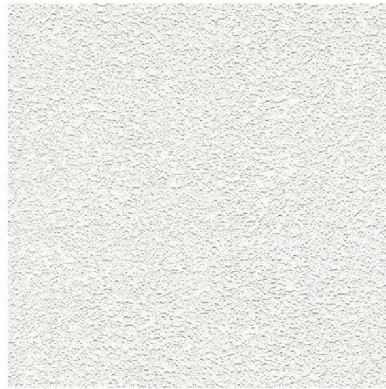
PREFINISHED FIBRE CEMENT PANEL
COLOUR: DARK GREY



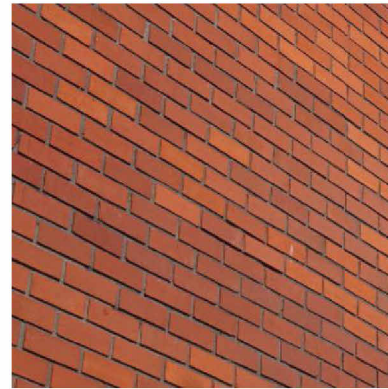
WOOD LOOK SIDING
COLOUR: CARAMEL CEDAR



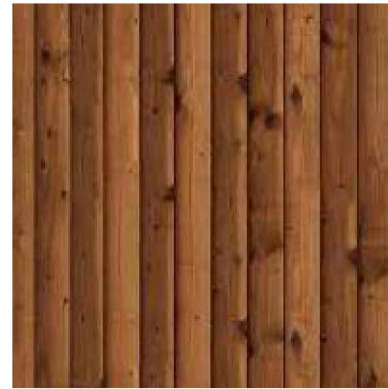
PREFINISHED FIBRE CEMENT PLANK SIDING
COLOUR: CHARCOAL



EIFS
COLOUR: OFF WHITE



BRICK
COLOUR: RED



WOOD FENCING
COLOUR: CEDAR



(9) PAINTED CONCRETE
COLOUR: GREY

#	MATERIAL TYPE	COLOUR
1	EIFS	OFF WHITE
2	BRICK	RED
3	SMOOTH PREFINISHED FIBRE CEMENT PANEL	MEDIUM GREY
4	SMOOTH PREFINISHED FIBRE CEMENT PANEL	DARK GREY
5	LAP PREFINISHED FIBRE CEMENT PANEL	MEDIUM GREY
6	LAP PREFINISHED FIBRE CEMENT PANEL	CHARCOAL
7	WOOD LOOK SIDING	CARAMEL CEDAR
8	CANOPY	CHARCOAL
9	CONCRETE	CLEAR SEALANT
10	GLAZED ALUMINIUM PRIVACY SCREEN	BLACK FRAME/FROSTED GLAZING
11	6" HIGH WOOD FENCING	CEDARTONE
12	GLAZED FASCIA MOUNTED ALUMINIUM RAILING	BLACK FRAME/CLEAR GLAZING
13	VINYL WINDOW	BLACK FRAME
14	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK FRAME
15	PAINTED ALUMINIUM EXTERIOR DOOR	TO MATCH ADJACENT WALL
16	FIBERGLASS DOOR	BLACK FRAME



(17) GLAZED ALUMINIUM RAILING
COLOUR: BLACK FRAME & CLEAR GLAZING



BACKLIT SIGNAGE
- ADDRESS SIGN



WALL MOUNTED DOWNLIGHT
- ABOVE EXIT DOORS



SOFFIT MOUNTED RECESSED DOWNLIGHT
- ENTRY DOOR
- PACKAGE DOOR
- ABOVE DECKS & BALCONIES



1 (DP) NORTH ELEVATION
1 : 100

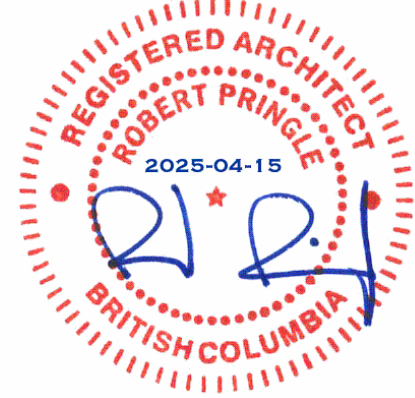


2 (DP) EAST ELEVATION
1 : 100

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2 ISSUED FOR REZONING 2025-03-17

WESTURBAN
DEVELOPMENTS LTD.

PROJECT NAME:
PROPOSED RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS:
38 HELMCKEN, VIEW ROYAL BC V8Z 5G7

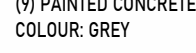
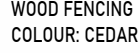
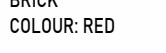
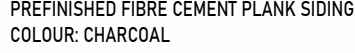
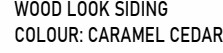
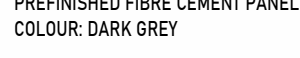
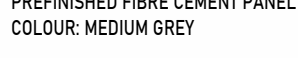
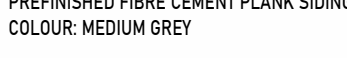
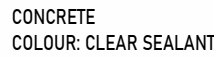
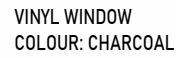
DRAWING TITLE:
ELEVATIONS - NORTH &
EAST

PROJECT NO: 23002 DRAWN: -

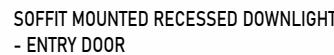
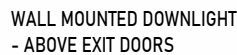
SCALE: REVIEWED: -

DWG NO:

DP11



#	MATERIAL TYPE	COLOUR
1	EIFS	OFF WHITE
2	BRICK	RED
3	SMOOTH PREFINISHED FIBRE CEMENT PANEL	MEDIUM GREY
4	SMOOTH PREFINISHED FIBRE CEMENT PANEL	DARK GREY
5	LAP PREFINISHED FIBRE CEMENT PANEL	MEDIUM GREY
6	LAP PREFINISHED FIBRE CEMENT PANEL	CHARCOAL
7	WOOD LOOK SIDING	CARAMEL CEDAR
8	CANOPY	CHARCOAL
9	CONCRETE	CLEAR SEALANT
10	GLAZED ALUMINIUM PRIVACY SCREEN	BLACK FRAME/FROSTED GLAZING
11	6' HIGH WOOD FENCING	CEDARTONE
12	GLAZED FASCIA MOUNTED ALUMINIUM RAILING	BLACK FRAME/CLEAR GLAZING
13	VINYL WINDOW	BLACK FRAME
14	ALUMINIUM STOREFRONT WINDOW/DOOR	BLACK FRAME
15	PAINTED ALUMINIUM EXTERIOR DOOR	TO MATCH ADJACENT WALL
16	FIBERGLASS DOOR	BLACK FRAME



1 (DP) SOUTH ELEVATION
A208 1 : 100



2 (DP) WEST ELEVATION
A208 1 : 100



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2025-03-17



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PROJECT ADDRESS:
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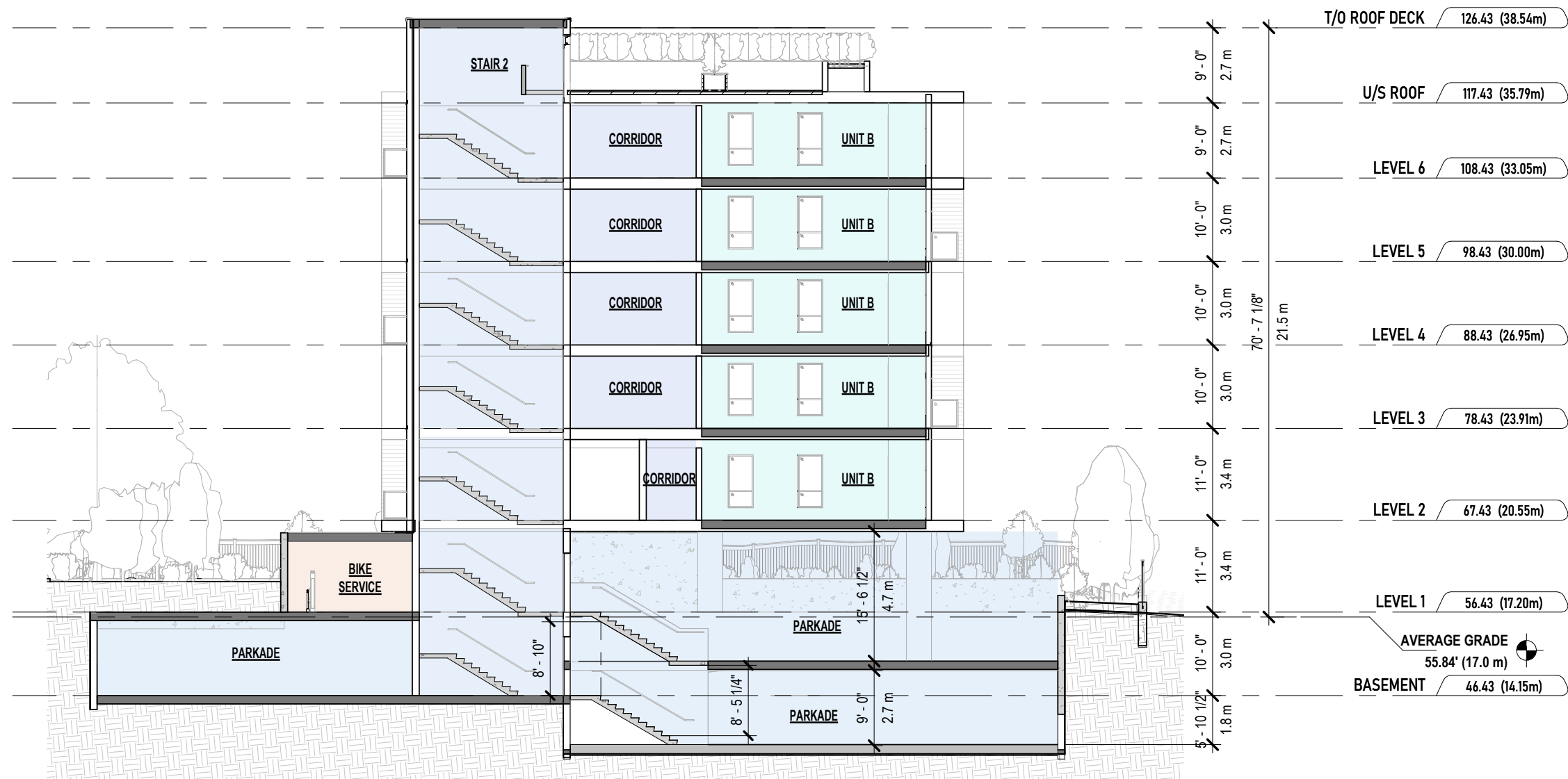
DRAWING TITLE:
**ELEVATIONS - SOUTH &
WEST**

PROJECT NO: 23002 | DRAWN: -

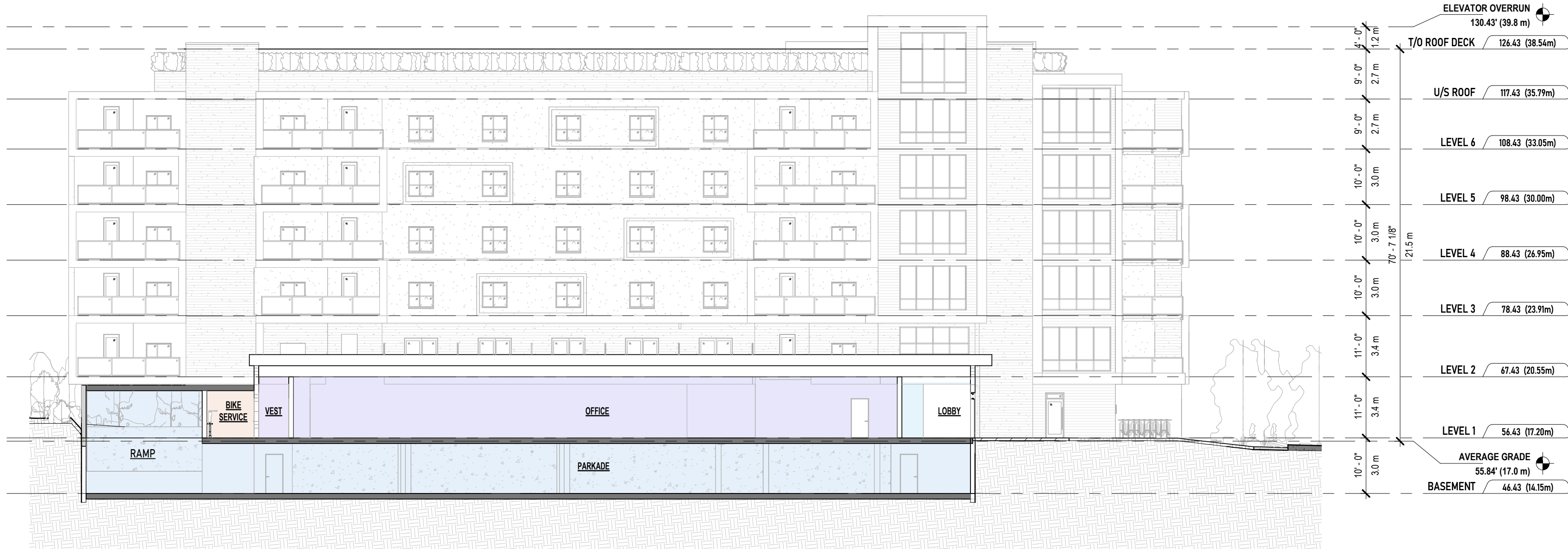
SCALE:	REVIEWED:	-
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DWG NO:

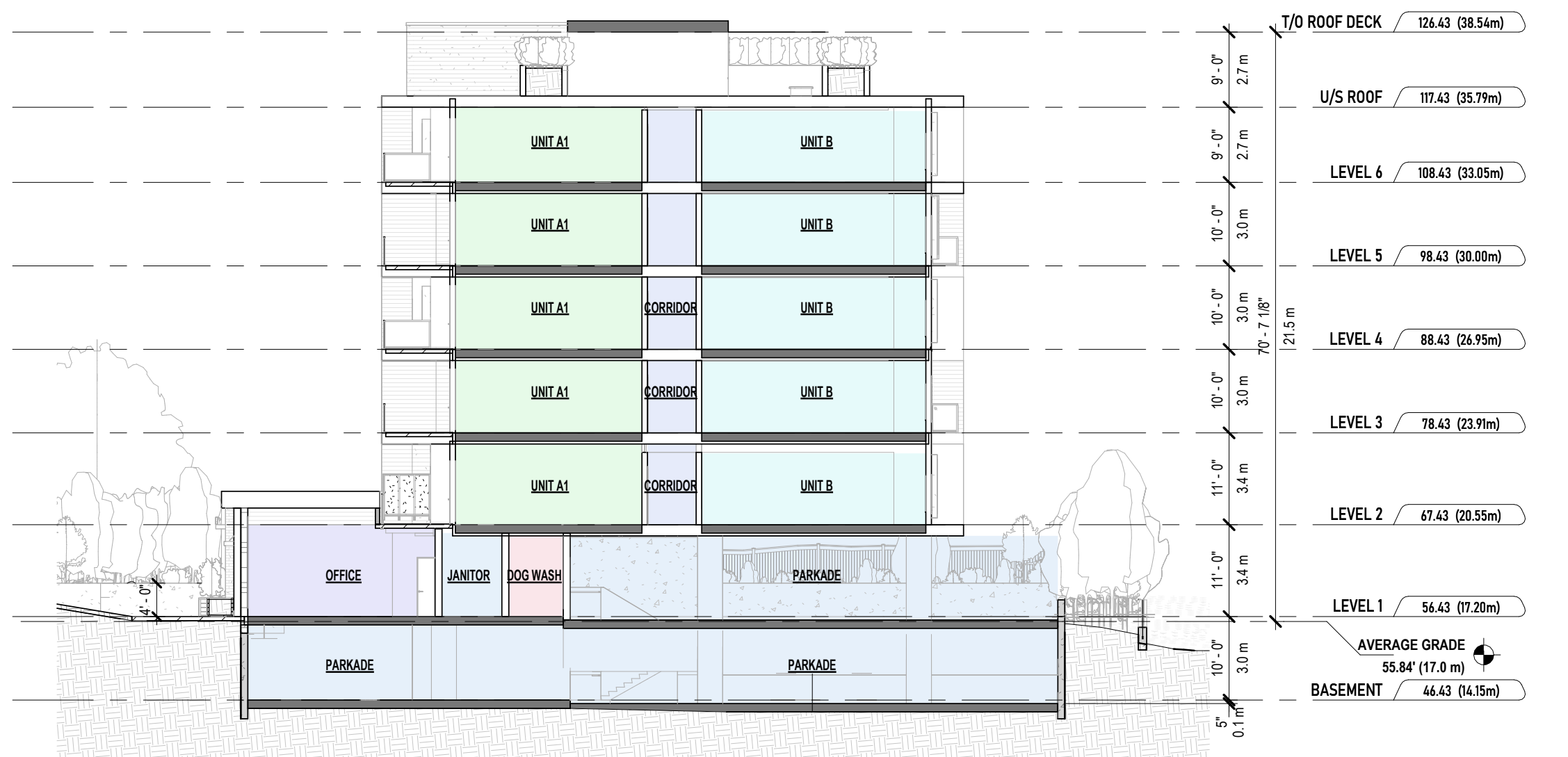
DP12



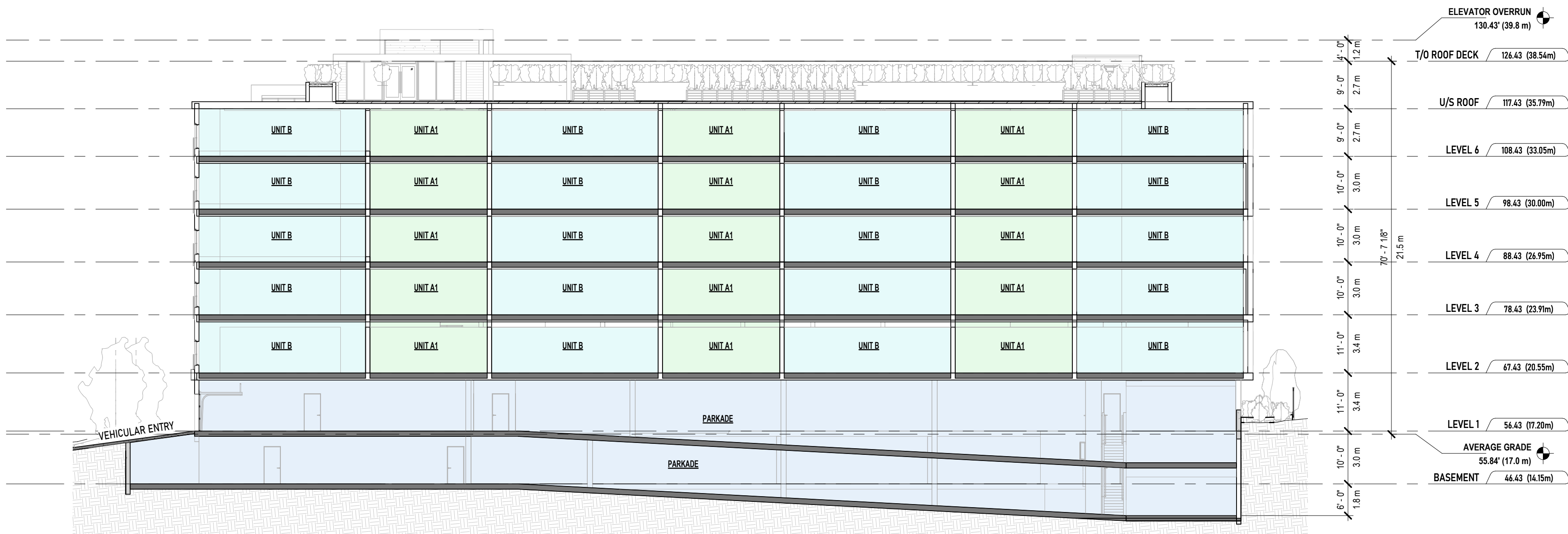
1 (DP) BUILDING SECTION 1
1/16" = 1'-0"



2 (DP) BUILDING SECTION 2
1/16" = 1'-0"

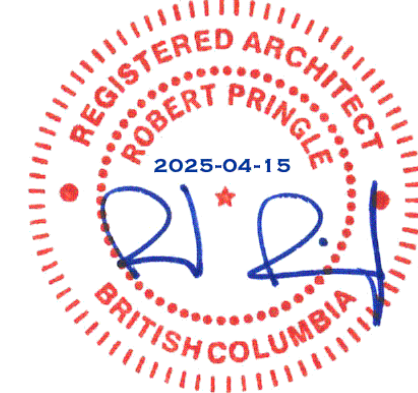


3 (DP) BUILDING SECTION 3
1/16" = 1'-0"



4 (DP) BUILDING SECTION 4
1/16" = 1'-0"

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DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 23002 DRAWN: -
SCALE: REVIEWED: -

DWG NO:

DP13



CORNER OF HELMCKEN RD AND CHANCELLOR AVE



CHACELLOR AVE VEHICULAR ENTRY



HELMCKEN RD NORTHEAST CORNER - STREET VIEW



RESIDENTIAL AND OFFICE ENTRANCES



SOUTHEAST CORNER



STREETSCAPE ALONG HELMCKEN



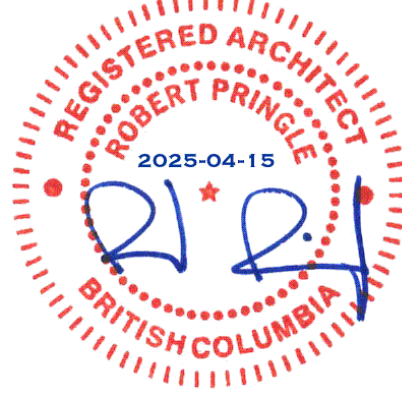
FRONT ELEVATION ALONG HELMCKEN

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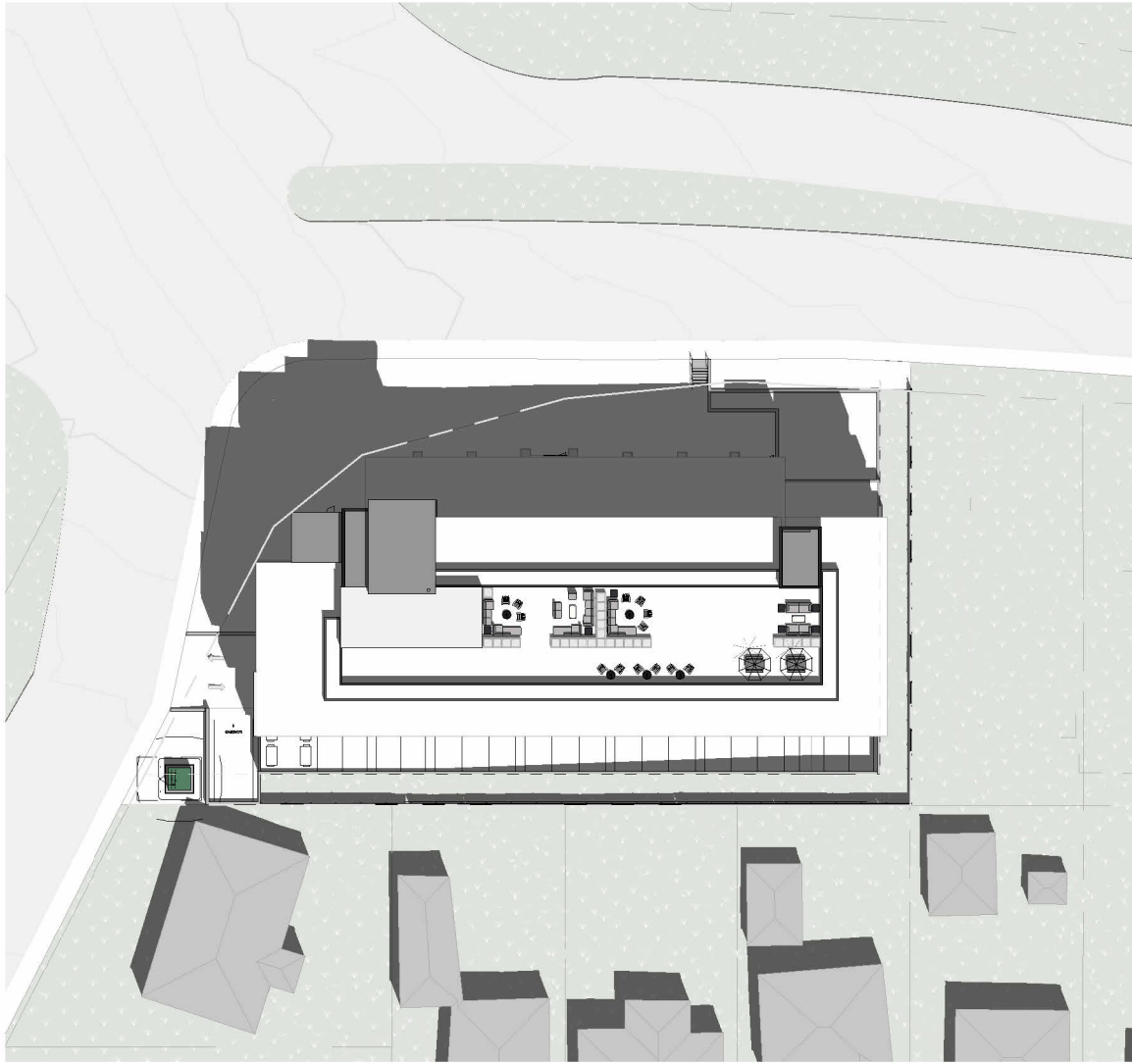
DRAWING TITLE:
RENDERINGS

PROJECT NO:	23002	DRAWN:	-
SCALE:		REVIEWED:	-

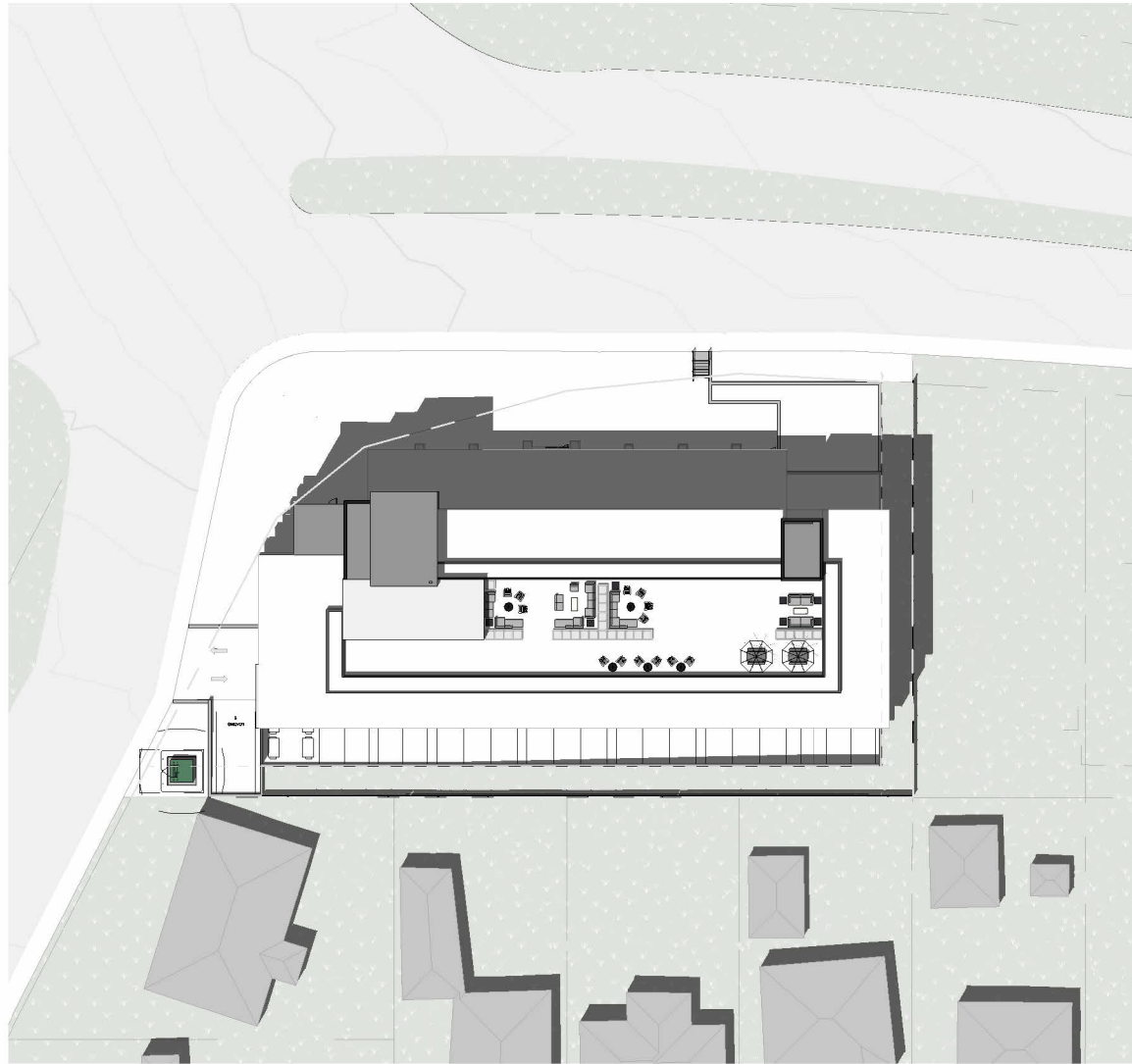
DWG NO:

DP14

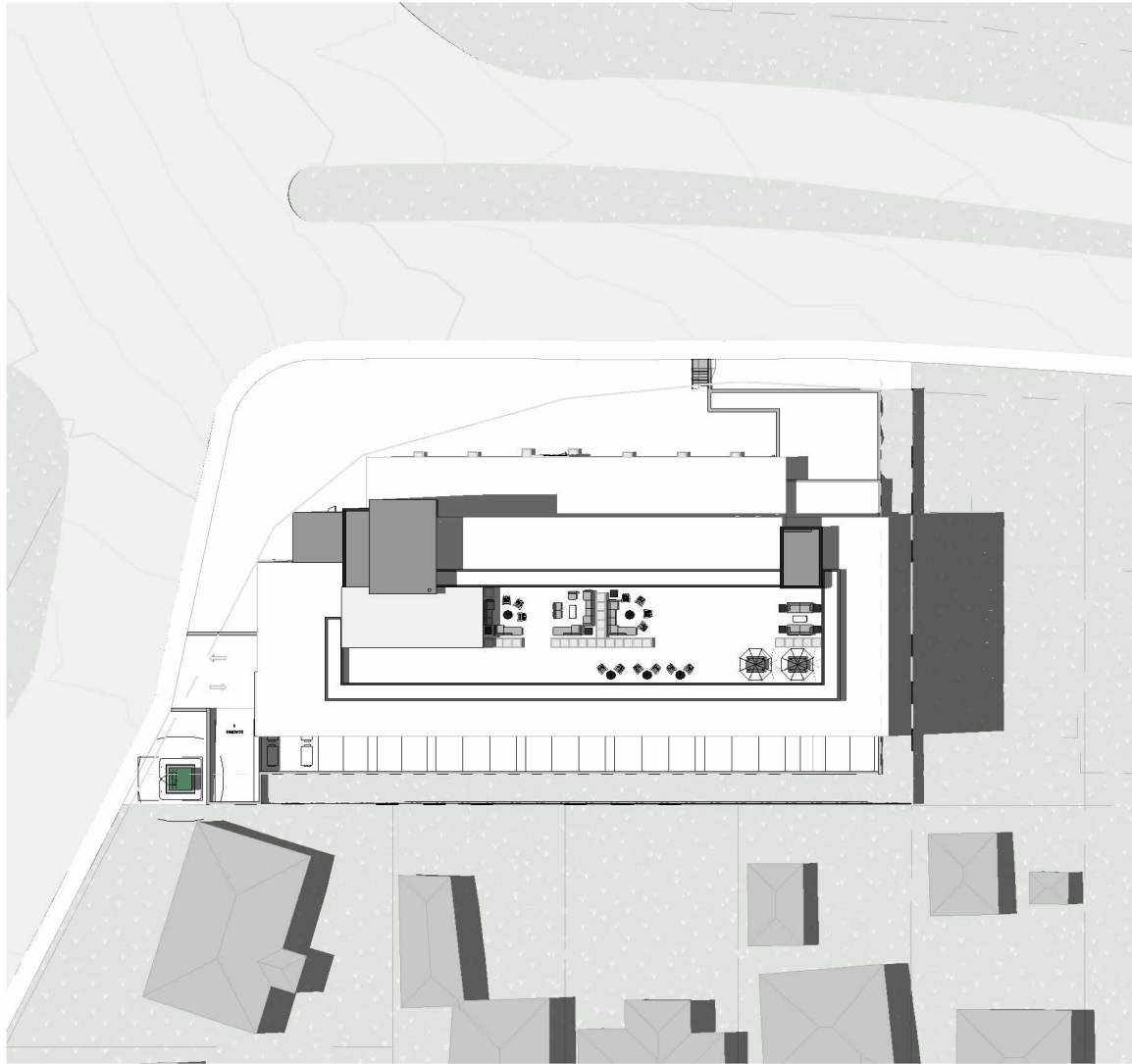
SUMMER SOLSTICE



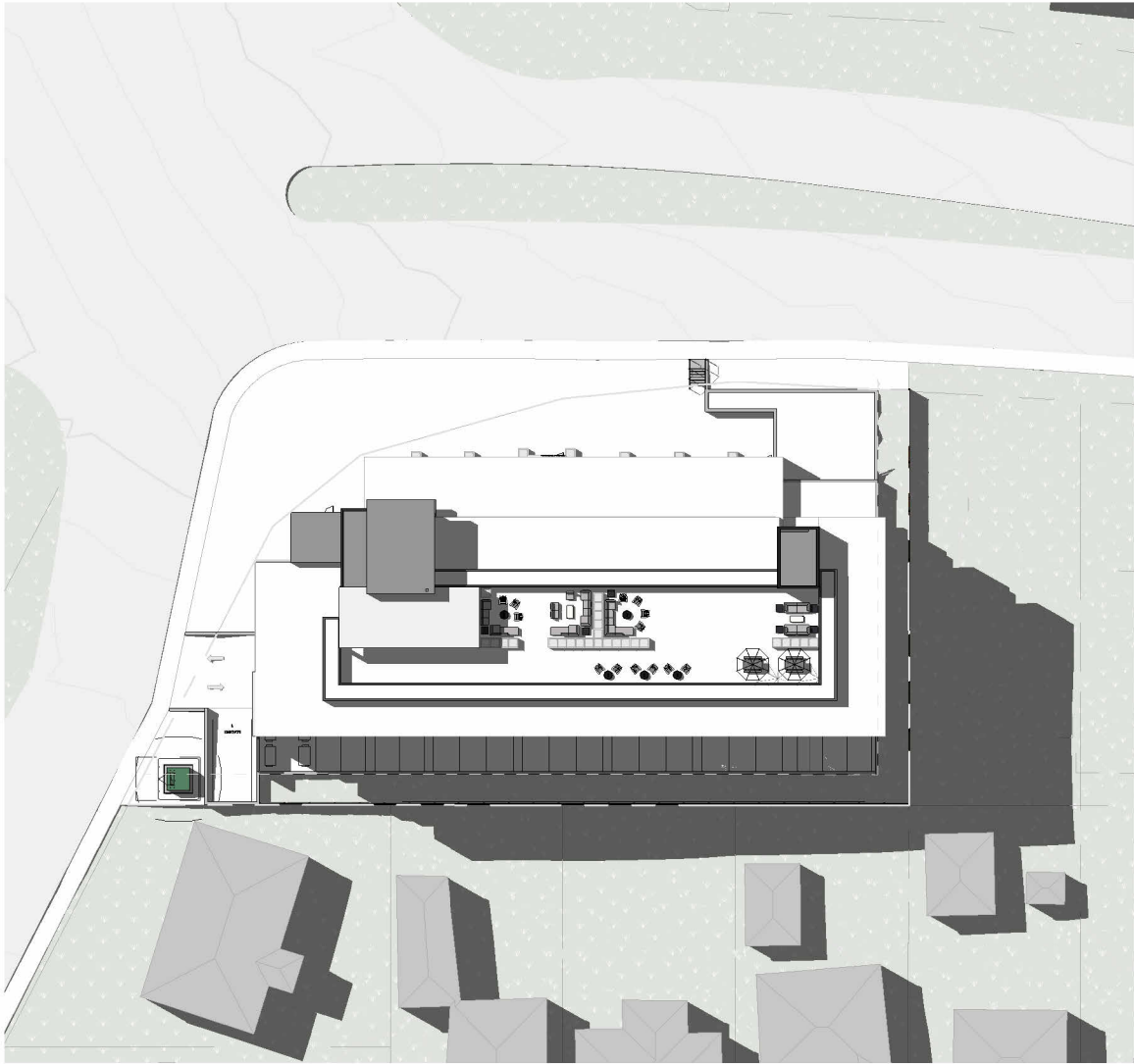
1
A012 SHADOW STUDY - SUMMER - 10 AM
1" = 60'-0"



2
A012 SHADOW STUDY - SUMMER - 12 PM
1" = 60'-0"

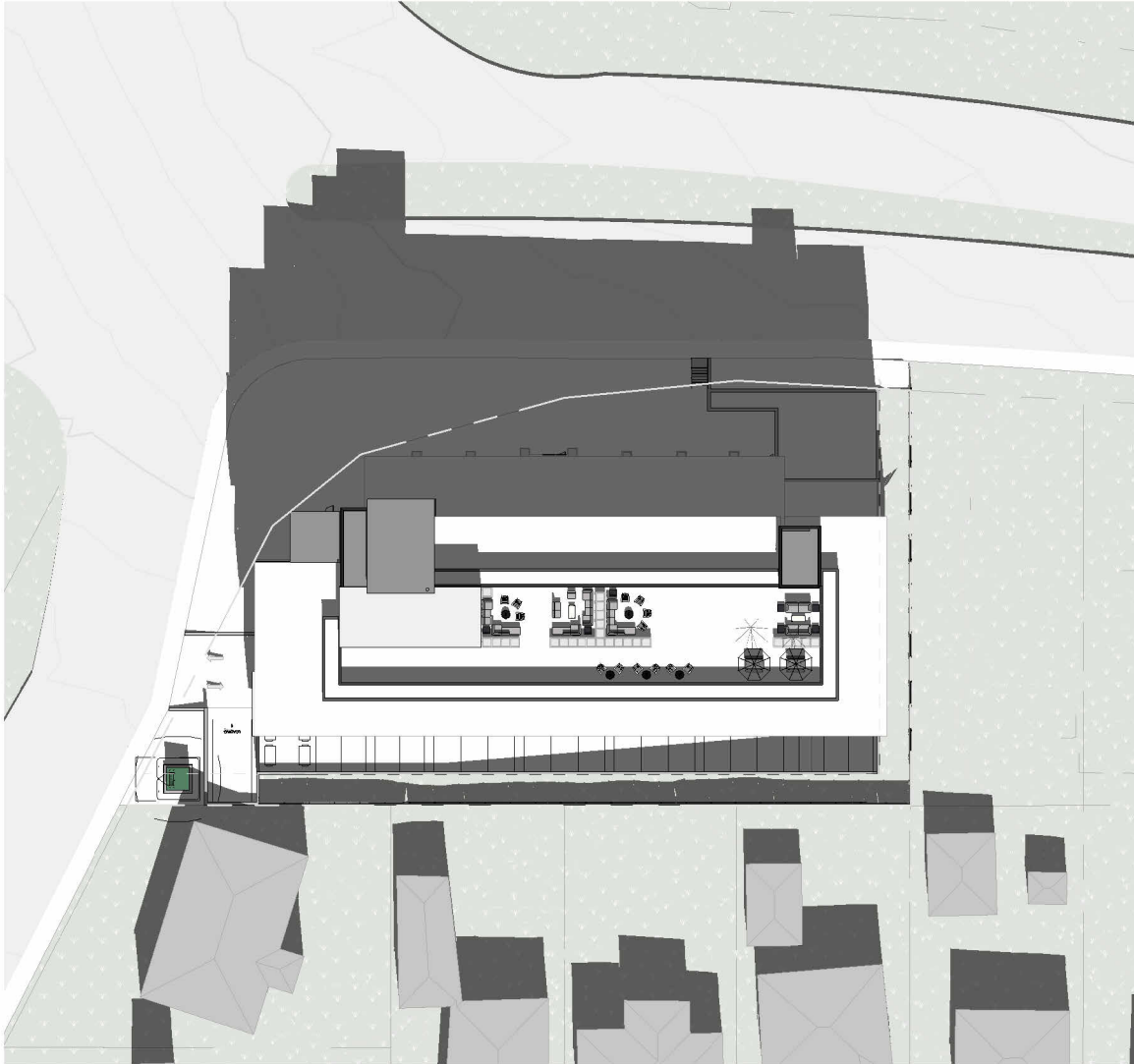


3
A012 SHADOW STUDY - SUMMER - 2 PM
1" = 60'-0"

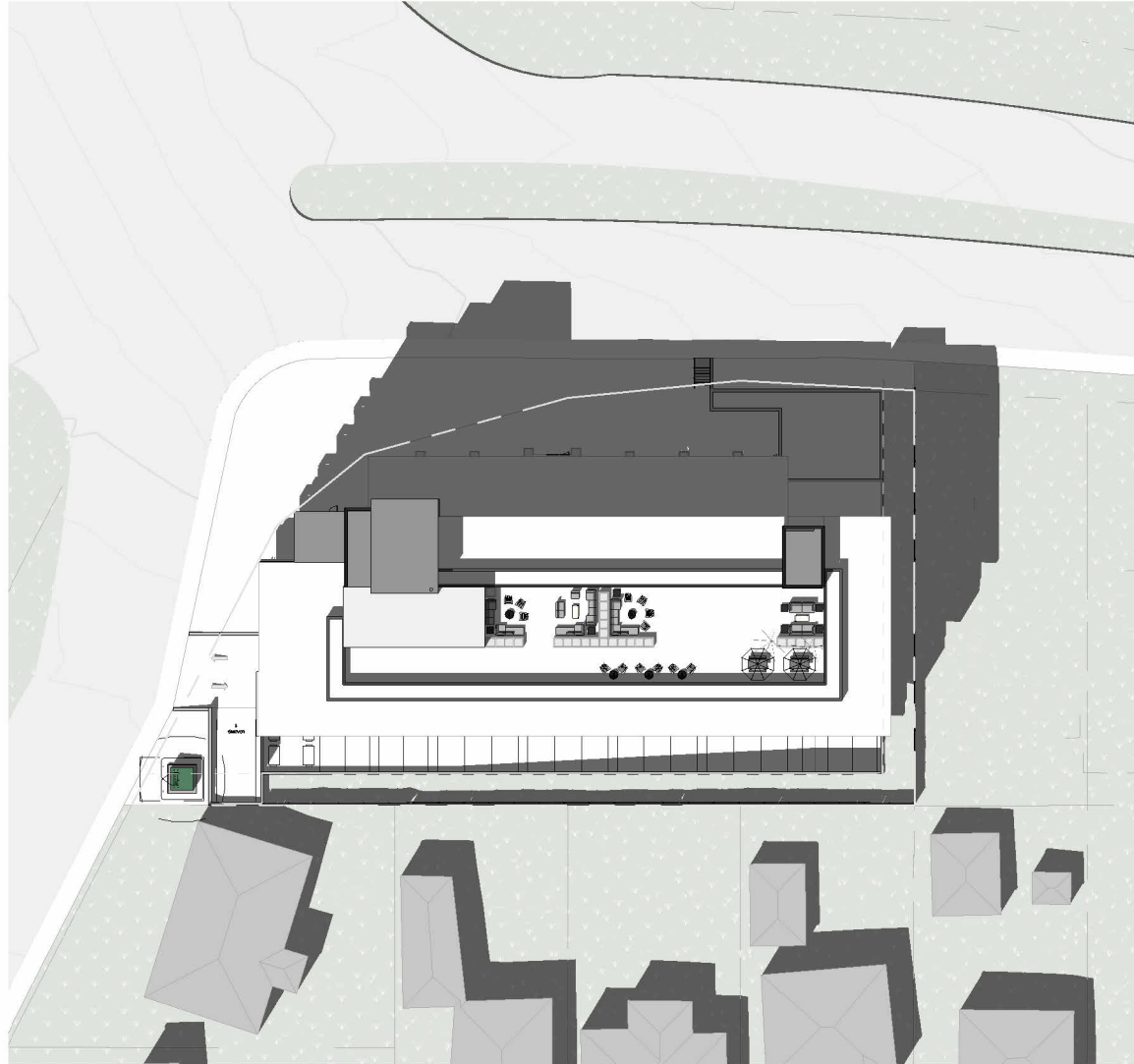


4
A012 SHADOW STUDY - SUMMER - 4 PM
1" = 60'-0"

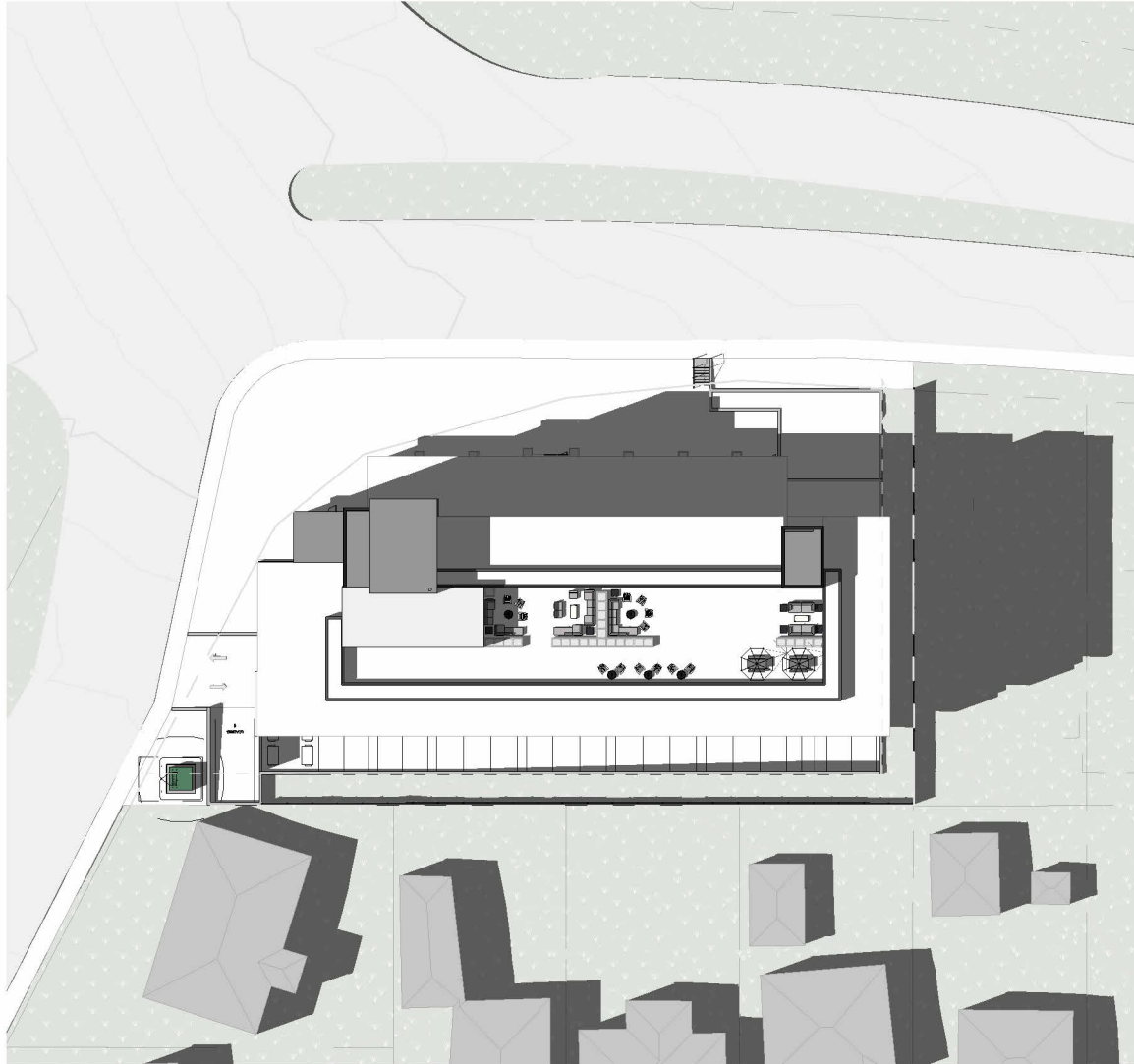
FALL / SPRING EQUINOX



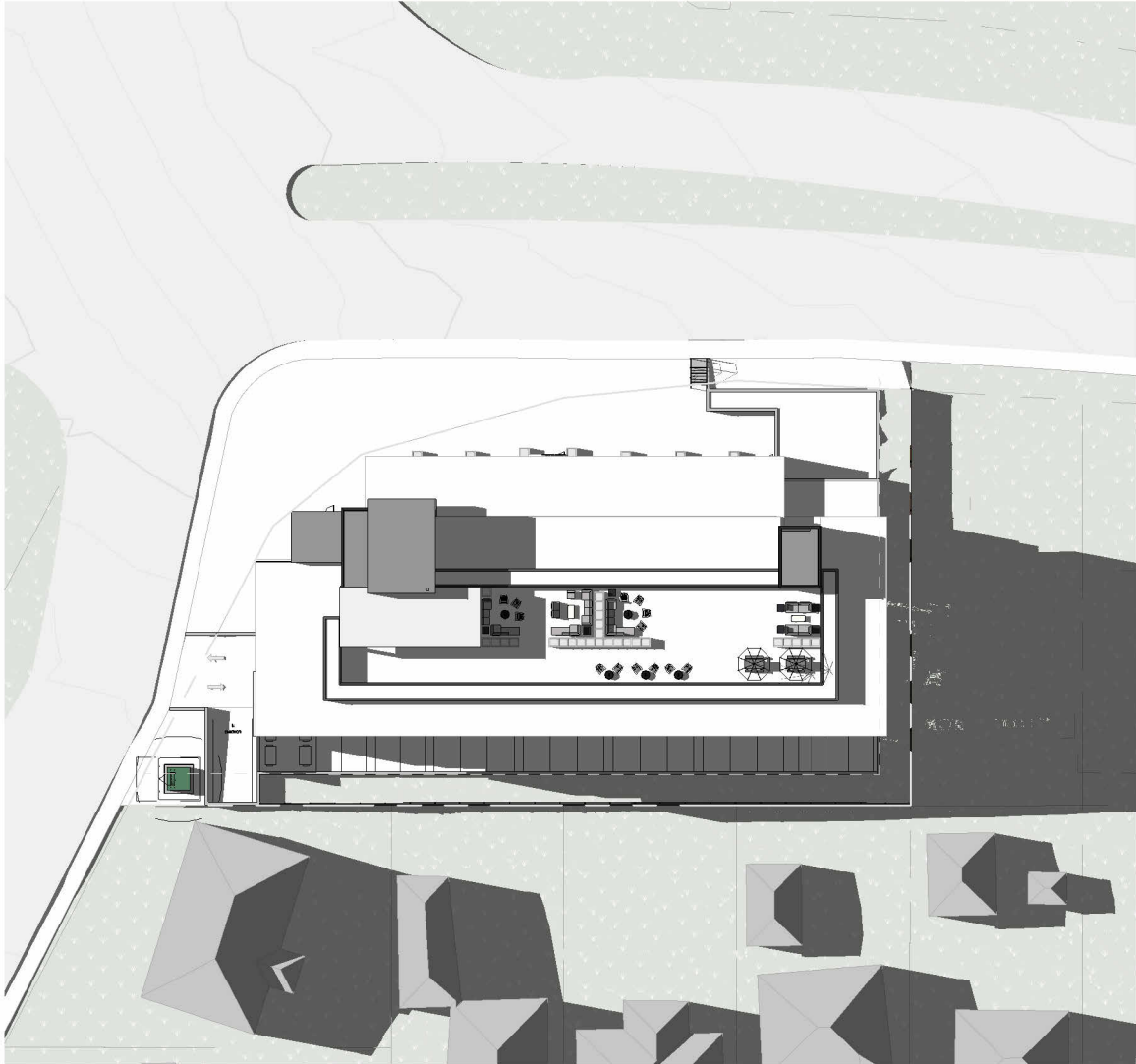
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A012 SHADOW STUDY - EQUINOX - 10 AM
1" = 60'-0"



6
A012 SHADOW STUDY - EQUINOX - 12 PM
1" = 60'-0"

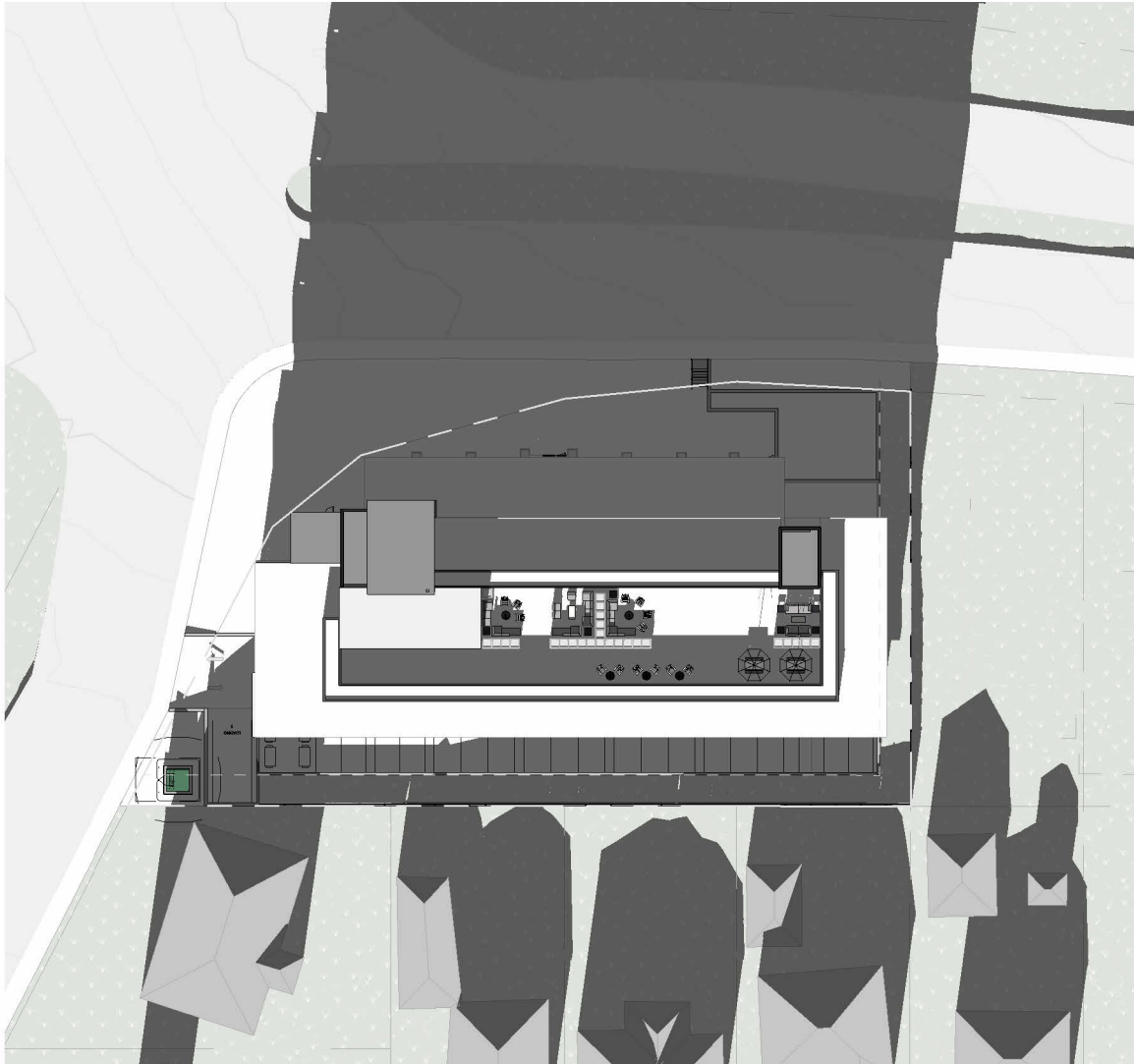


7
A012 SHADOW STUDY - EQUINOX - 2 PM
1" = 60'-0"

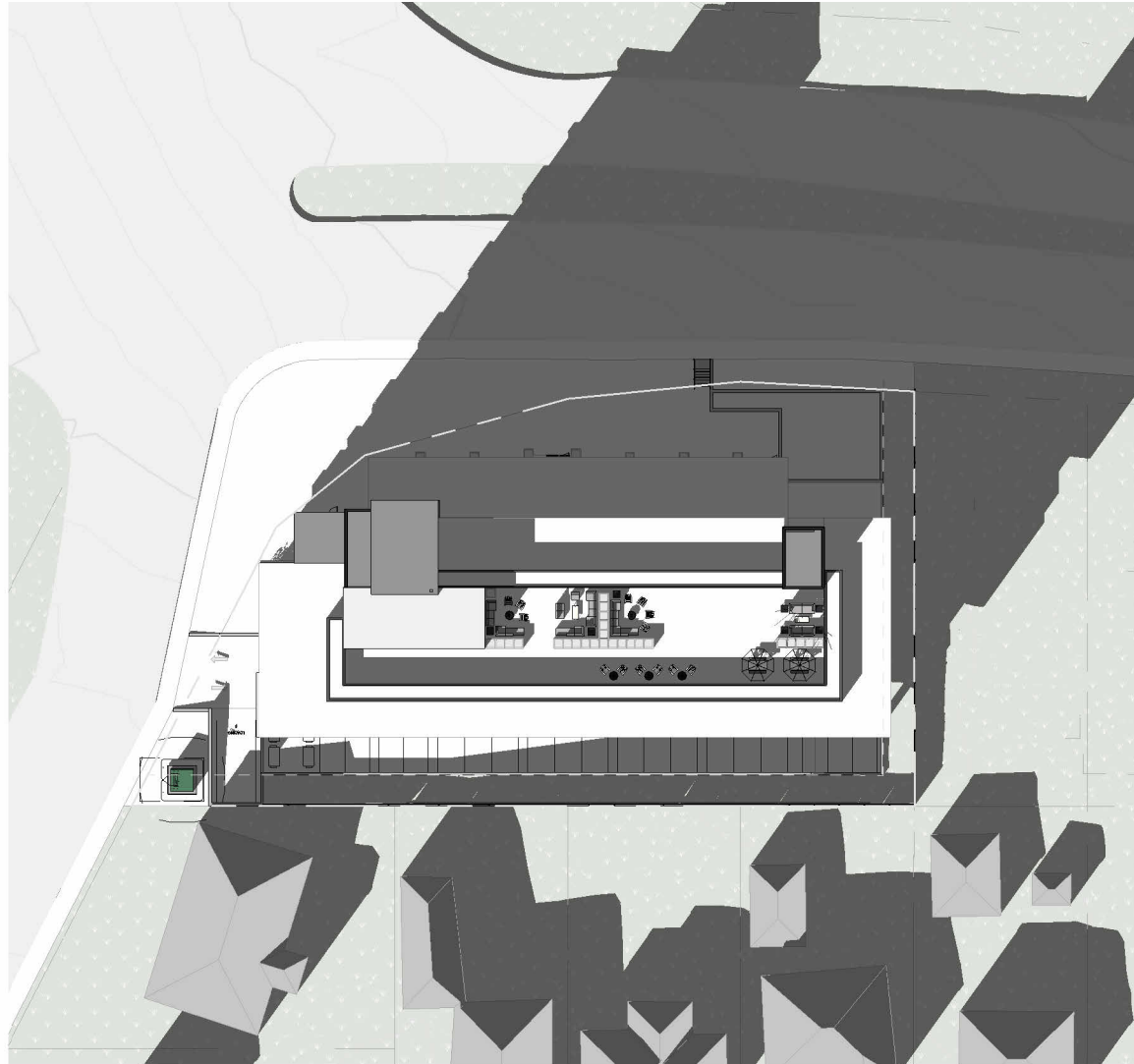


8
A012 SHADOW STUDY - EQUINOX - 4 PM
1" = 60'-0"

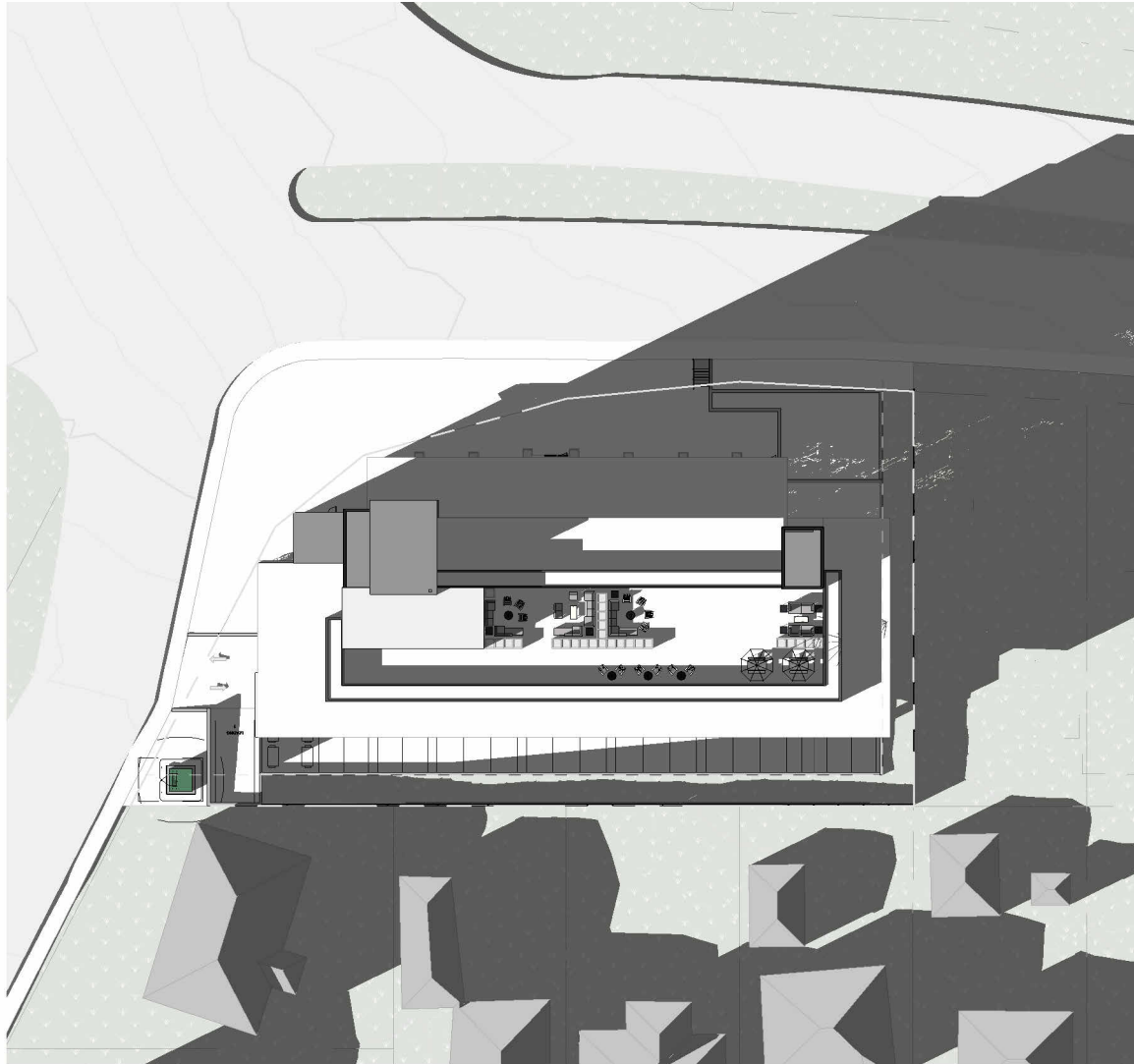
WINTER SOLSTICE



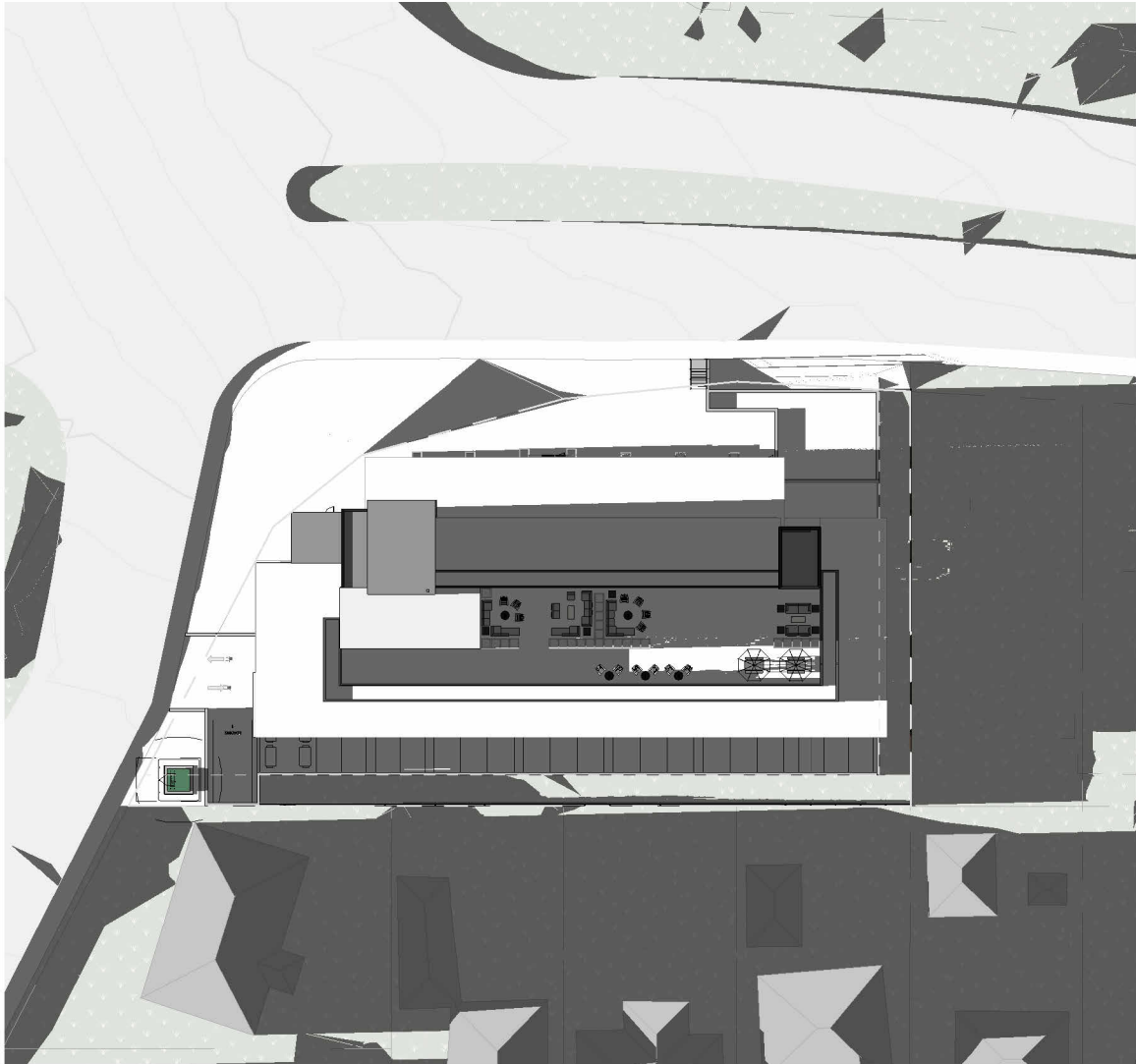
9
A012 SHADOW STUDY - WINTER - 10 AM
1" = 60'-0"



10
A012 SHADOW STUDY - WINTER - 12 PM
1" = 60'-0"



11
A012 SHADOW STUDY - WINTER - 2 PM
1" = 60'-0"

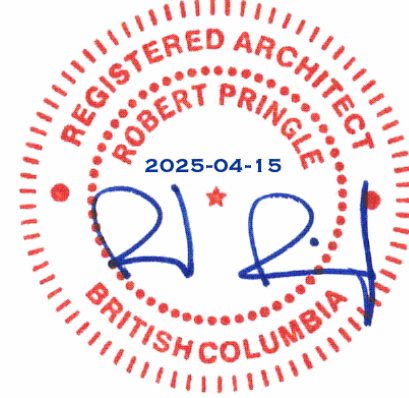


12
A012 SHADOW STUDY - WINTER - 4 PM
1" = 60'-0"

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PROJECT NAME:
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DRAWING TITLE:
SHADOW STUDY

PROJECT NO: 23002 DRAWN: -
SCALE: REVIEWED: -

DWG NO:

DP15