

1 Context Plan
Scale: 1:2000



SCOPE OF WORK

247 new strata units in three new buildings centered around a pedestrian-friendly plaza with two levels of underground parking.

BUILDING CODE SUMMARY

REFERENCED DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:

- Group C - Residential
- Group F3 - Parking Garage

BUILDING AREA

- Building 1: 1,711 m²
- Building 2: 1,549 m²
- Building 3: 1,264 m²

BUILDING HEIGHT:

- Building 1: Six (6) storeys
- Building 2: Four and a half (4.5) storeys
- Building 3: Five (5) storeys

NUMBER OF STREETS FACING: Two (2)
SPRINKLERED: Yes

ACCESSIBLE FACILITIES:

- Accessible entrances
- Accessible parking stalls

CONSTRUCTION REQUIREMENTS:

- 3.2.2.50 Group C, Up to 6 Storeys, Sprinklered
- Combustible construction

PROJECT INFORMATION

CIVIC ADDRESS: 3 Helmcken Road, View Royal, BC

LEGAL DESCRIPTION:

- Lot 1, Section 9, Esquimalt District Plan 3963, Except Part 18753
- Lot 1, Section 9, Esquimalt District Plan 18753
- Lot 2, Section 9, Esquimalt District Plan 3963
- Lot 10, Block 5, Section 9, Esquimalt District Plan 1726

ZONE (EXISTING):

RM-1 Ground-Oriented Multi-Unit Residential
R-1 Detached Residential (Large Lot)

SITE AREA (m²): 13,761 m²

FLOOR SPACE RATIO:

PROPOSED: 1.5 : 1 F.S.R.

Building 1: 8,727 m²

Building 2: 6,132 m²

Building 3: 6,041 m²

TOTAL: 20,900 m²

SITE COVERAGE (%):

PROPOSED: 33%

OPEN SITE SPACE (%):

PROPOSED: 67%

AVERAGE GRADE (geodetic):

Building 1: 28.9 m

Building 2: 27.1 m

Building 3: 28.1 m

HEIGHT OF BUILDING:

Building 1: 19.2 m

Building 2: 14.8 m

Building 3: 16.9 m

NUMBER OF STOREYS:

Building 1: Six (6)

Building 2: Four and a half (4.5)

Building 3: Five (5)

UNIT MIX SUMMARY:

Building 1:

One Bed: 25

Two Bed: 68

Three Bed: 8

Total: 101

Building 2:

One Bed: 28

Two Bed: 38

Three Bed: 6

Total: 72

Building 3:

One Bed: 32

Two Bed: 34

Three Bed: 8

Total: 74

TOTAL

One Bed: 85 (34%)

Two Bed: 140 (57%)

Three Bed: 22 (9%)

Units: 247

RESIDENTIAL PARKING:

REQUIRED:

One Bed: 85 @ 1.0/unit = 85

Two Bed: 140 @ 1.5/unit = 210

Three Bed: 22 @ 2.0/unit = 44

Total: 339

BICYCLE PARKING:

REQUIRED: 1 per suite = 247 (100% Class 1) + 3 x 6 short term

BUILDING SETBACKS (m)

Front: 10.5 m (Helmcken Road)

Side: 8.2 m (Burnside Road West)

Side: 11.2 m (West)

Rear: 8.0 m (North)

DRAWING LIST

Architectural

- A001 Project Information
- A201 Architectural Site Plan
- A202 P1/Level 0 Plan
- A203 Level 1 Plan
- A204 Level 2 & 3 Plan
- A205 Level 4 Plan
- A206 Level 5 Plan
- A207 Level 6 Plan
- A301 Unit Plans
- A501 Section
- A601 Site Analysis Diagram
- A602 Perspectives
- A603 Perspective Rendering

PROJECT INFORMATION

REGISTERED OWNER

J&R Construction
J.A. Henson
4548 Rocky Point Rd.
Victoria, BC V9L 4C4

R.W. Henson
1480 Burnside Rd
Victoria, BC V8Z 1N2

ARCHITECT

dHKarchitects
977 Fort Street
Victoria, BC V8V 3K3

Charles Kierulf
tel: 250.658.3367
crk@dhk.ca

LANDSCAPE CONSULTANT

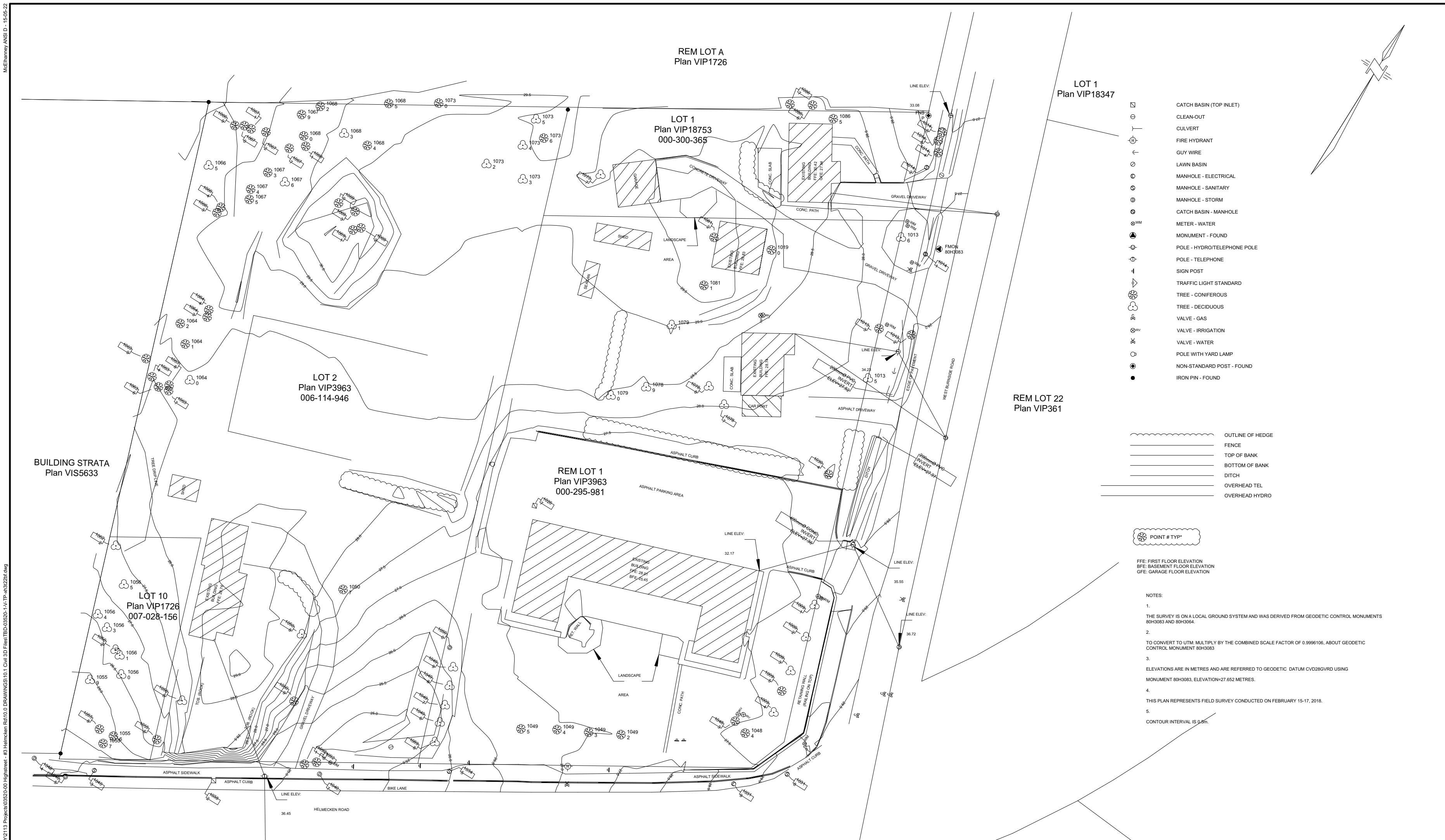
Murdoch de Greef Inc.
200-524 Cuddehul Rd.
Victoria, BC V8Z 1G1

Scott Murdoch
tel: 250.412.1891
scott@mldesign.com

CIVIL CONSULTANT

McElhanney Consulting Services Ltd.
500-3960 Quadra St.
Victoria, BC
V8X 4A3

Nathan Dunlop
tel: 250.370.9221
ndunlop@mcelhanney.com



Rev	Date	Description	SA	LM	GO	Supp	Drawn/Approved
1	2018-02-23	ORIGINAL ISSUE					
2							
3							
4							
5							
6							
7							
8							
9							

McElhanney Consulting Services Ltd.
Suite 500
3960 Quadra Street
Victoria, BC
Canada V8X 4A3
Tel: 250.370.9221

HIGHSTREET VENTURES
702-1708 DOLPHIN AVE, KELLOWNA, BC
HIGHSTREET DEVELOPMENT
TOPOGRAPHIC SURVEY PLAN OF
3 HELMECKEN ROAD
3 HELMECKEN ROAD
VIEW ROYAL, BC

Drawing No: **03520-V-1-TP**
Project Number: 2113-03520-00
Rev: 0

2 Survey Plan
Scale: 1:500

Rev	Date	Description	Issued For
1	17 SEP 2018	ISSUED FOR REZONING	
2	22 JAN 2020	ISSUED FOR REZONING	
2	12 JUN 2020	ISSUED FOR REZONING	

ISSUED FOR REZONING

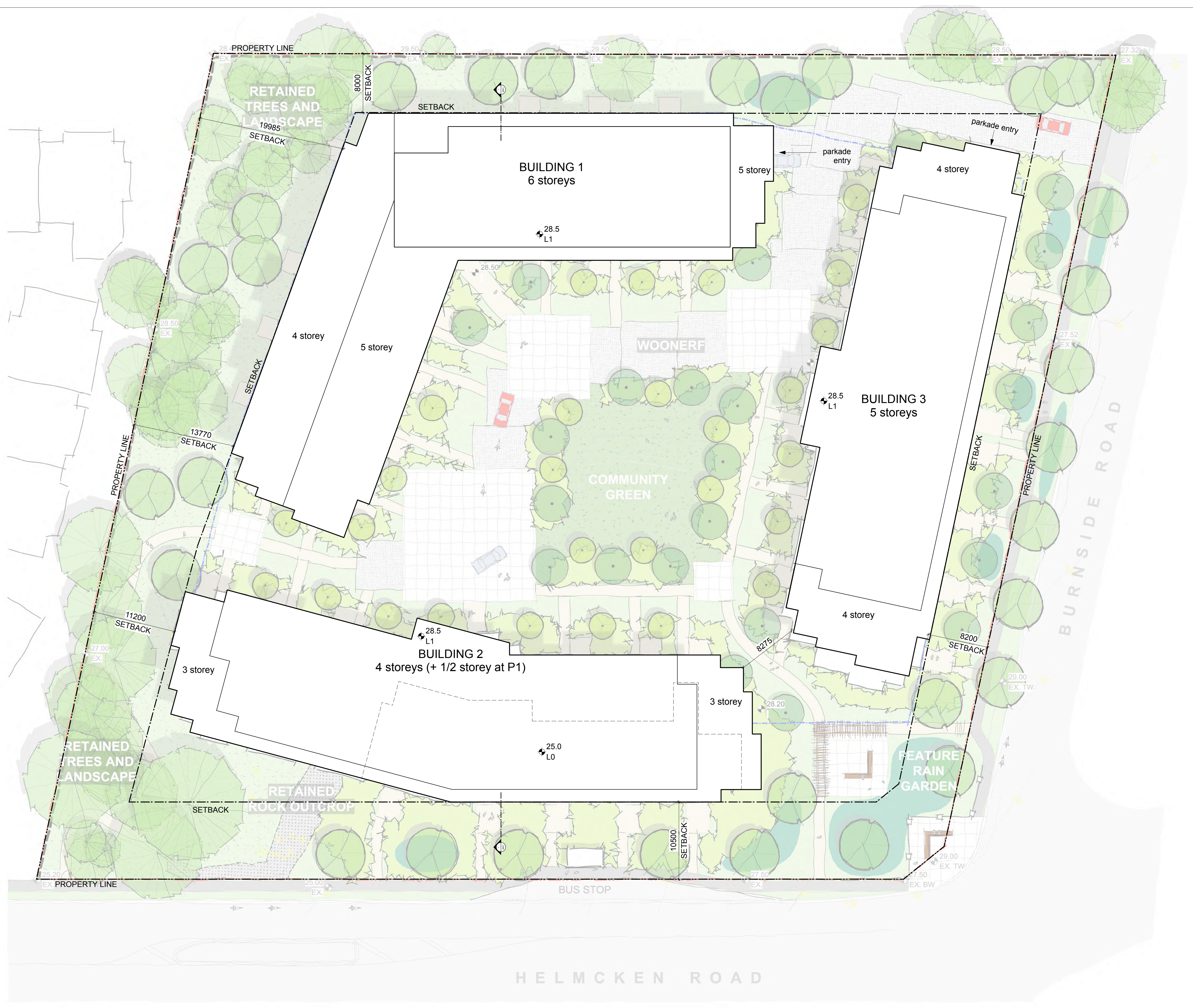
dHKarchitects

VICTORIA OFFICE
977 Fort Street
Victoria, BC V8V 3K3
T 250-658-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo, BC V9T 2W3
T 1-250-985-5810

Eagle Nest Residences
3 Helmcken Road
Victoria, BC

Project Information
A001 2



Rev	Date	Description
2	12 JUN 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING

Date: 27 FEB 2020
 Drawn by: NLC
 Scale: 1:250
 Project number: 1827

ISSUED FOR REZONING

<p>dHKarchitects</p> <p>VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3387</p>	<p>MANABO OFFICE 102-5190 Dublin Way Manaboo BC V9T 2W2 T 1-250-585-5810</p>
<p>Project name: Eagle Nest Residences 3 Helmcken Road Victoria, BC</p>	
<p>Architectural Site Plan</p>	
<p>Copyright reserved. These plans and drawings are not to be used without the written consent of the project owner and may not be reproduced without written consent.</p>	<p>Sheet no. A201</p>
	<p>Page no. 2</p>

UNIT LEGEND

- 1 Bed
- 2 Bed
- 3 Bed

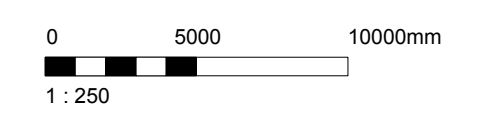
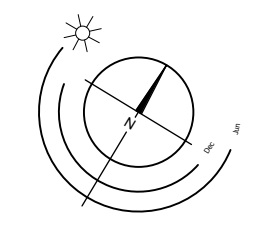


UNIT MIX

Building	1 Bed	2 Bed	3 Bed
Building 1	0	0	0
Building 2	0	5	5
Building 3	0	0	0
Totals - Level 0	0	5	5

LEVEL 0 - FLOOR AREAS

Gross: 600 m²
Net: 547 m²



Rev	Date	Description
2	12 JUN 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING

ISSUED FOR REZONING

dHKarchitects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3387

NANAIMO OFFICE
102-5190 DuRoiin Way
Nanaimo BC V9T 2W2
T 1-250-985-5810

Eagle Nest Residences
3 Helmcken Road
Victoria, BC

P1/Level 0 Plan

<small>Copyright reserved. These plans and drawings are not to be used for any other project without the written consent of the project owner and may not be reproduced without written consent.</small>	Sheet No.	2
--	-----------	---

UNIT LEGEND

- 1 Bed
- 2 Bed
- 3 Bed

UNIT MIX

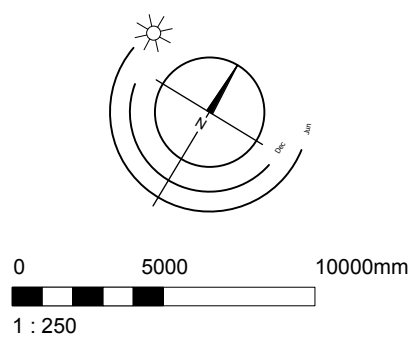
- Building 1**
- 1 Bed - 8
 - 2 Bed - 10
 - 3 Bed - 1
 - 19
- Building 2**
- 1 Bed - 8
 - 2 Bed - 7
 - 3 Bed - 2
 - 17
- Building 3**
- 1 Bed - 7
 - 2 Bed - 6
 - 3 Bed - 1
 - 14

LEVEL 1 - FLOOR AREAS

- Building 1**
- Gross : 1,711 m²
 - Net: 1,598 m²
- Building 2**
- Gross : 1,549 m²
 - Net: 1,456 m²
- Building 3**
- Gross : 1,264 m²
 - Net: 1,211 m²

Totals - Level 1

- 1 Bed - 23
- 2 Bed - 23
- 3 Bed - 4
- 50



Rev	Date	Description
2	12 JUN 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING

plot date: 27 FEB 2020 drawing file: 1827 A200 Floor Plan.rvt
 drawn by: NLC checked by: RAW
 scale: 1:150 project number: 1827

NOTE: All dimensions are shown in millimeters.

ISSUED FOR REZONING

<p>dHKarchitects</p> <p><small>VICTORIA OFFICE 977 Fort Street VICTORIA BC V8V 3K3 T 1-250-658-3387</small></p>	<p><small>NANAIMO OFFICE 102-5190 DuRoiin Way NANAIMO BC V9T 5W2 T 1-250-985-5810</small></p>
<p><small>project name</small></p> <p>Eagle Nest Residences 3 Helmcken Road Victoria, BC</p>	
<p><small>drawing title</small></p> <p>Level 1 Plan</p>	
<p><small>copyright reserved. these plans and drawings are not to be used without the written consent of the project sponsor and may not be reproduced without written consent.</small></p>	
<p>sheet no.</p> <p>A203</p>	<p>total no.</p> <p>2</p>

UNIT LEGEND

- 1 Bed
- 2 Bed
- 3 Bed



UNIT MIX

Building 1 (each floor)
 1 Bed - 4
 2 Bed - 14
 3 Bed - 2
 20

Building 2 (each floor)
 1 Bed - 7
 2 Bed - 9
 3 Bed - 2
 18

Building 3 (each floor)
 1 Bed - 6
 2 Bed - 8
 3 Bed - 2
 16

Totals - each floor

1 Bed - 17
 2 Bed - 31
 3 Bed - 6
 54

Totals - Levels 2 & 3 (combined)

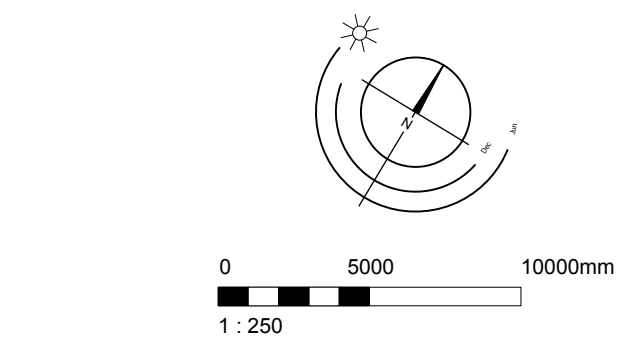
54 x 2 = 108

LEVEL 2 & 3 - FLOOR AREAS (each floor)

Gross: 1,812 m²
 Net: 1,698 m²

Gross: 1,549 m²
 Net: 1,456 m²

Gross: 1,365 m²
 Net: 1,277 m²



Rev	Date	Description
2	12 JUN 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING

ISSUED FOR REZONING

dHKarchitects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3387

NANAIMO OFFICE
102-5190 DuRoi Way
Nanaimo BC V9T 2W2
T 1-250-985-5810

Eagle Nest Residences
 3 Helmcken Road
 Victoria, BC

Level 2 & 3 Plan

Copyright reserved. These plans and drawings are not to be used without the written consent of dHKarchitects.

Sheet No. **A204**

2

UNIT LEGEND

- 1 Bed
- 2 Bed
- 3 Bed



UNIT MIX

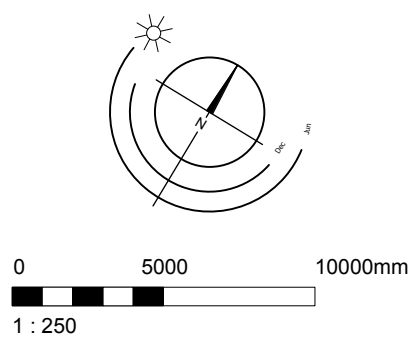
- Building 1**
- 1 Bed - 4
 - 2 Bed - 14
 - 3 Bed - 2
 - 20
- Building 2**
- 1 Bed - 6
 - 2 Bed - 8
 - 3 Bed - 0
 - 14
- Building 3**
- 1 Bed - 6
 - 2 Bed - 8
 - 3 Bed - 2
 - 16

LEVEL 4 - FLOOR AREAS

- Gross: 1,812 m²
Net: 1,698 m²
- Gross: 1,198 m²
Net: 1,119 m²
- Gross: 1,365 m²
Net: 1,277 m²

Totals - Level 4

- 1 Bed - 16
- 2 Bed - 30
- 3 Bed - 4
- 50



Rev	Date	Description
2	12 JUN 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING

Date: 27 FEB 2020
 Drawn by: NLC
 Scale: 1:150
 Project number: 1827

NOTE: All dimensions are shown in millimeters.

ISSUED FOR REZONING

dHKarchitects

VICTORIA OFFICE: 977 Fort Street, Victoria BC V8V 3K3, T 1-250-658-3387

NANAIMO OFFICE: 102-5190 DuSain Way, Nanaimo BC V9T 5W2, T 1-250-985-5810

Project name: **Eagle Nest Residences**
3 Helmcken Road, Victoria, BC

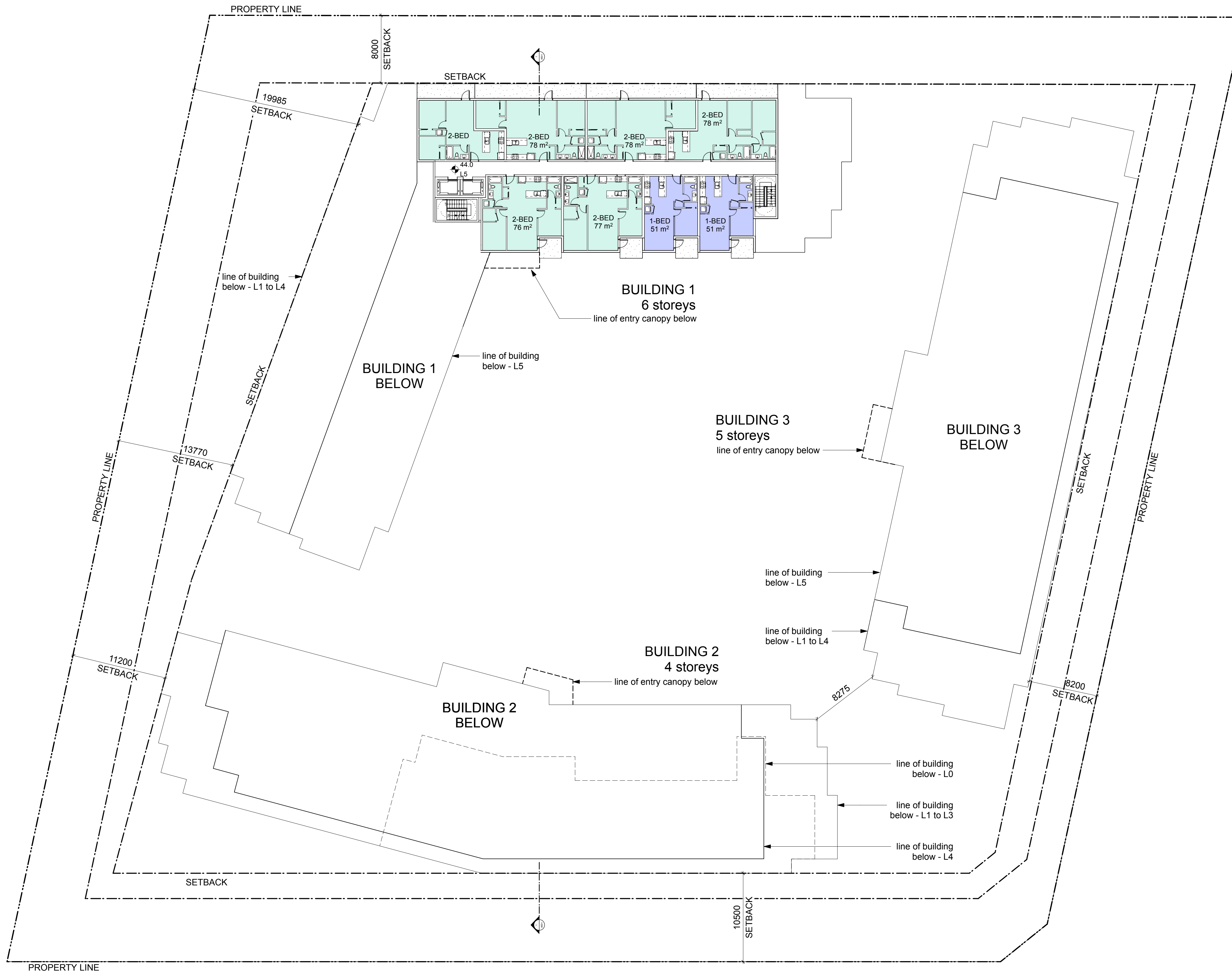
Level 4 Plan

Copyright reserved. These plans and drawings are not to be used without the written consent of the project sponsor and may not be reproduced without written consent.

Sheet no: **A205** of 2

UNIT LEGEND

- 1 Bed
- 2 Bed
- 3 Bed



UNIT MIX

Building 1	
1 Bed	2
2 Bed	6
3 Bed	0
	8

Building 2	
1 Bed	0
2 Bed	0
3 Bed	0
	0

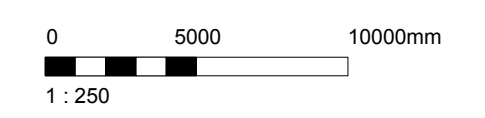
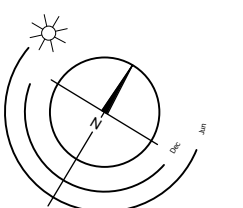
Building 3	
1 Bed	0
2 Bed	0
3 Bed	0
	0

LEVEL 6 - FLOOR AREAS

Gross : 780 m²
Net: 712 m²

Totals - Level 6

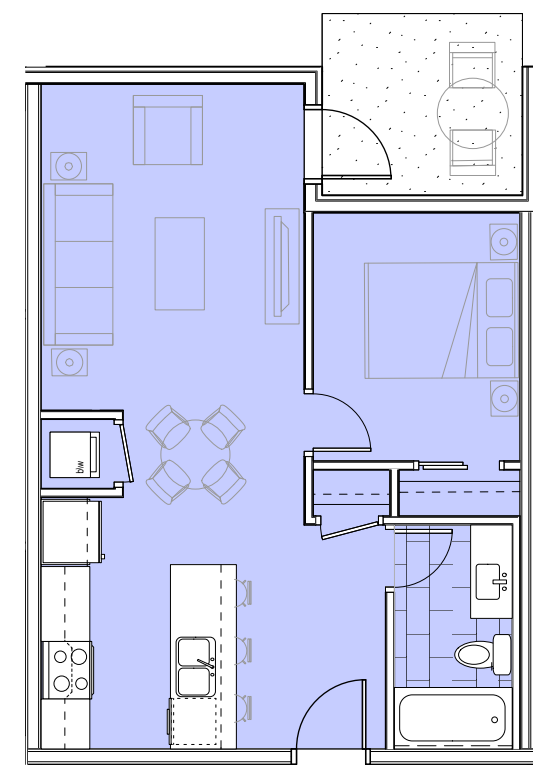
1 Bed	2
2 Bed	6
3 Bed	0
	8



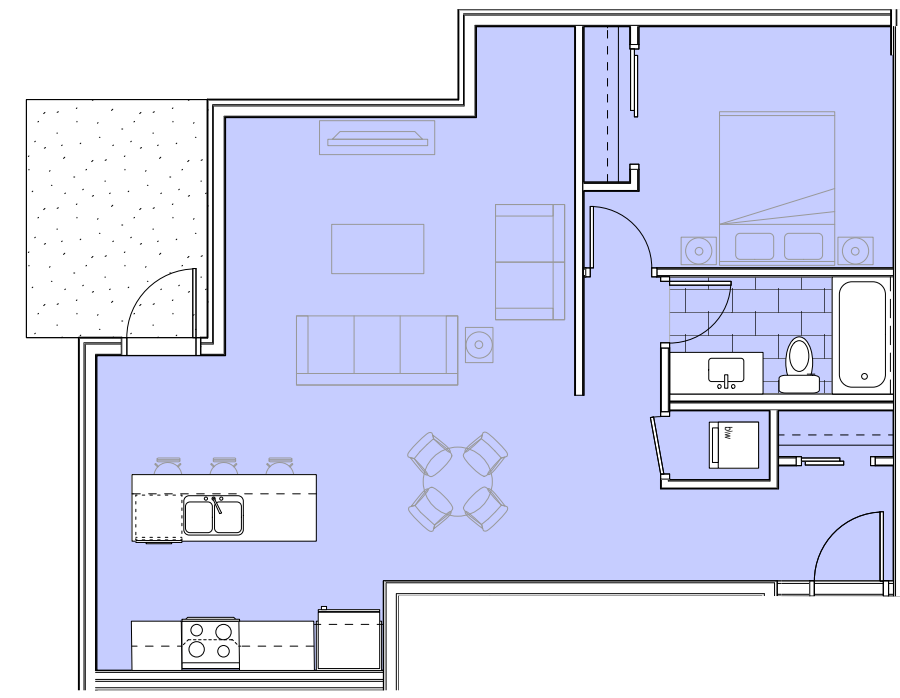
Rev	Date	Description
2	12 JUN 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING

ISSUED FOR REZONING

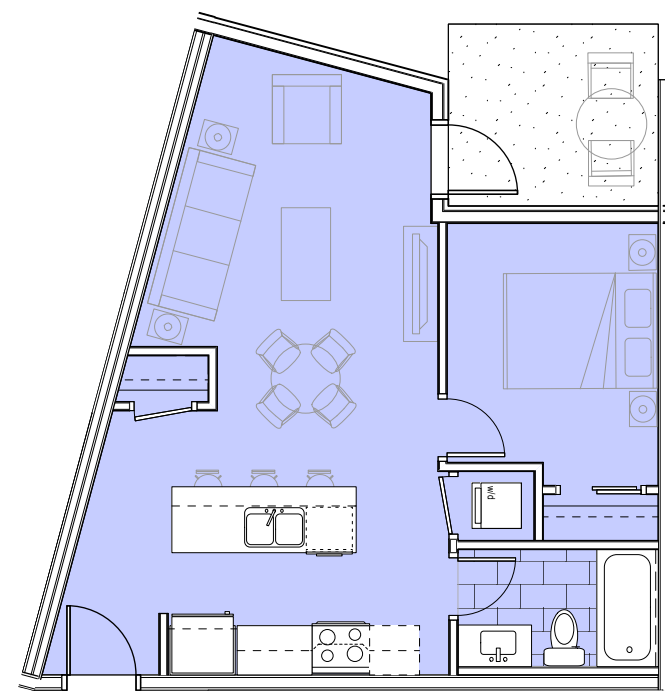
<p>dHKarchitects</p> <p>VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3387</p>	<p>NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 5W2 T 1-250-985-5810</p>
<p>Project name Eagle Nest Residences 3 Helmcken Road Victoria, BC</p>	
<p>Level 6 Plan</p>	
<p>Copyright reserved. These plans and drawings are not to be used without the written consent of the architect.</p>	<p>Sheet no. A207</p>
	<p>Page no. 2</p>



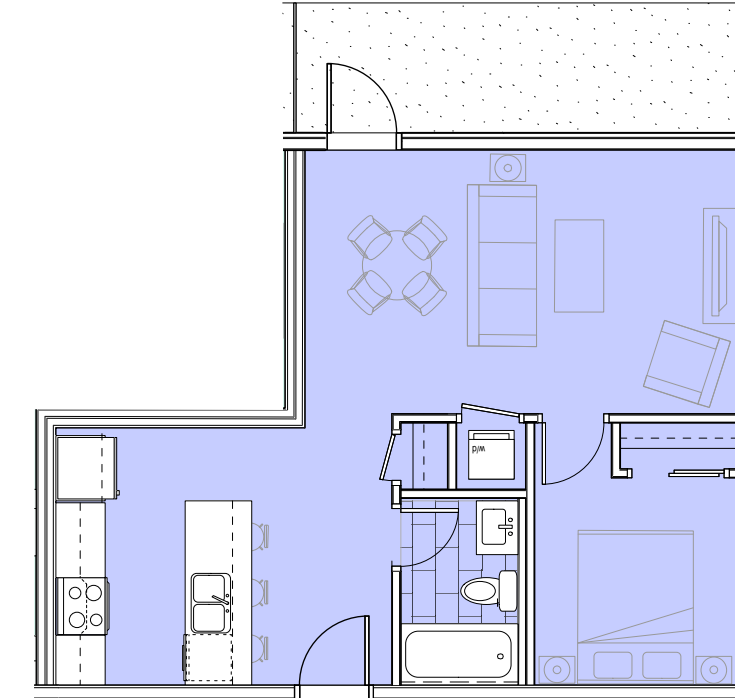
1
A301 1 Bed/1 Bath 51 sq.m - Type 1A
Scale: 1:100



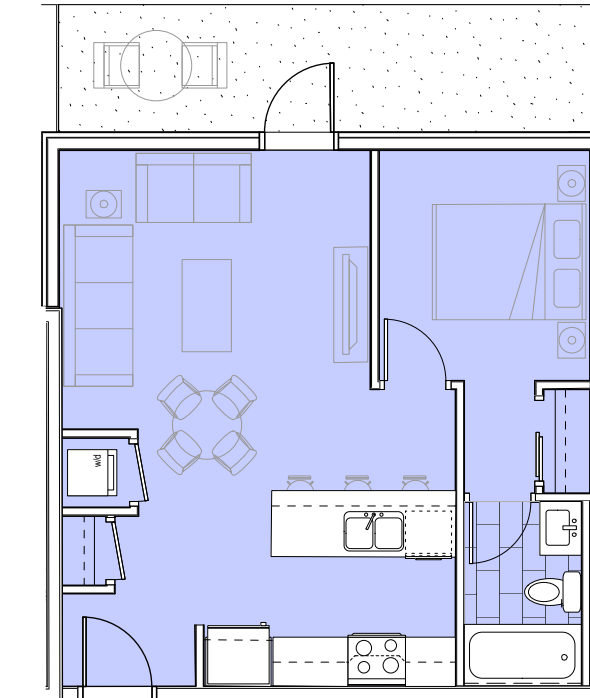
2
A301 1 Bed/1 Bath 70 sq.m - Type 1B
Scale: 1:100



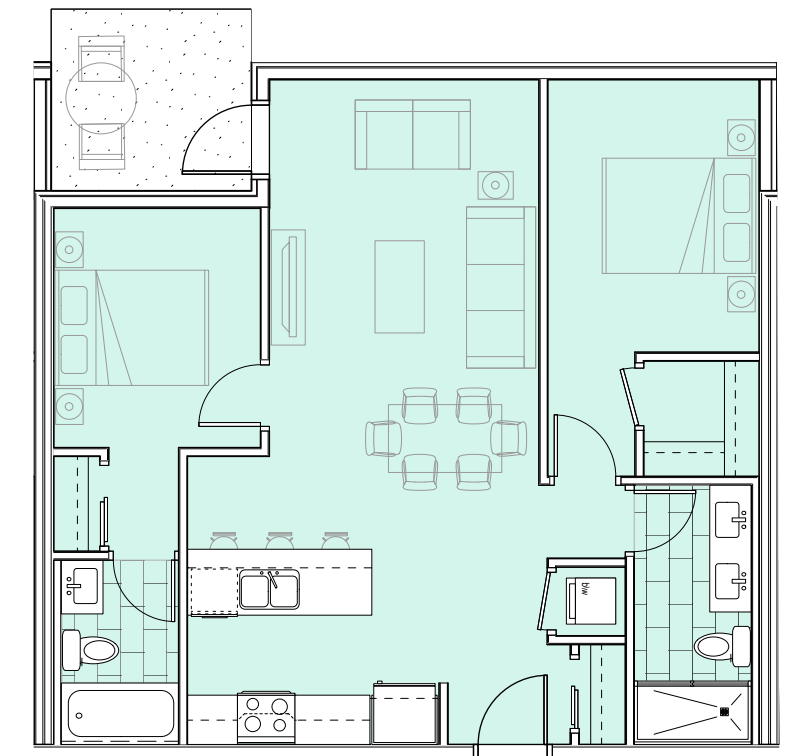
3
A301 1 Bed/1 Bath 51 sq.m - Type 1C
Scale: 1:100



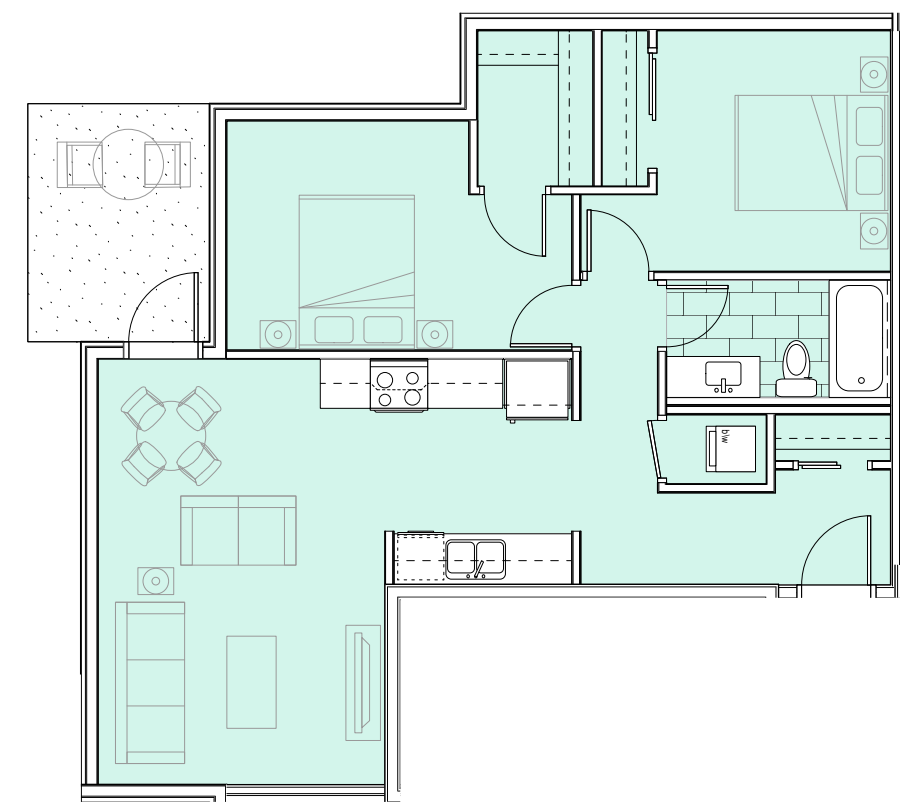
4
A301 1 Bed/1 Bath 51 sq.m - Type 1D
Scale: 1:100



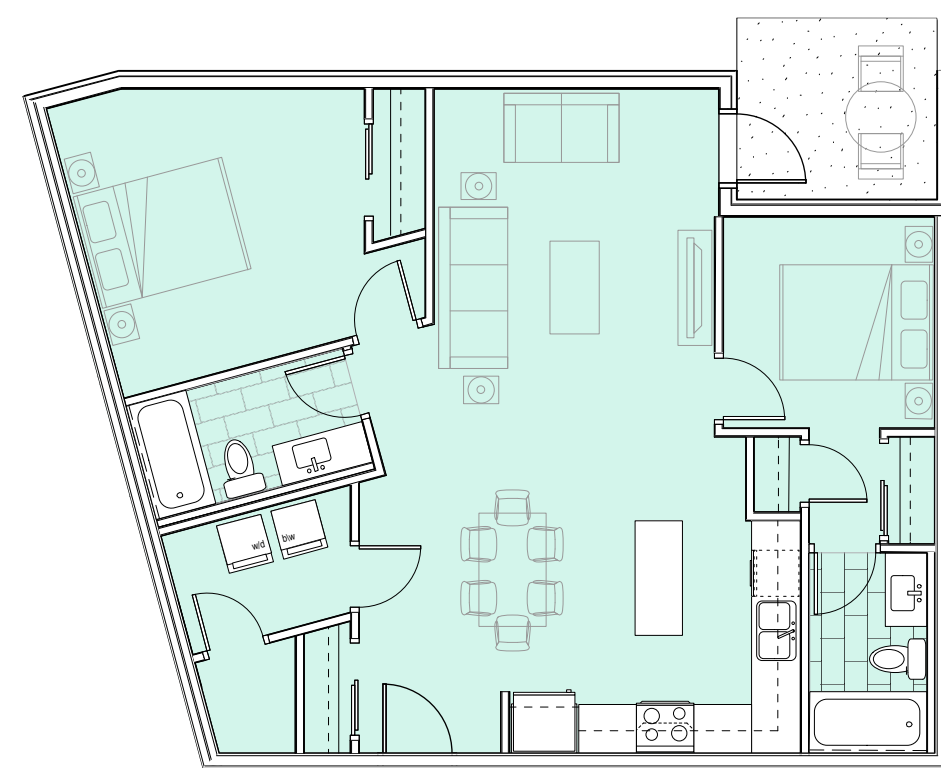
5
A301 1 Bed/1 Bath 49 sq.m - Type 1E
Scale: 1:100



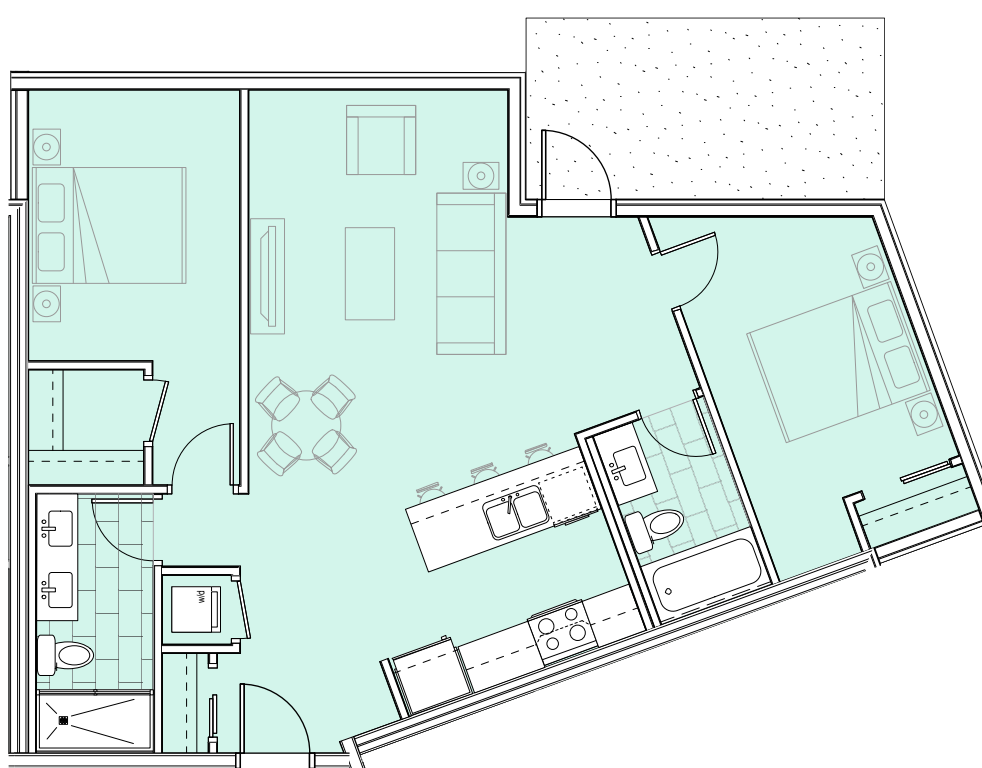
6
A301 2 Bed/2 Bath 77 sq.m - Type 2A
Scale: 1:100



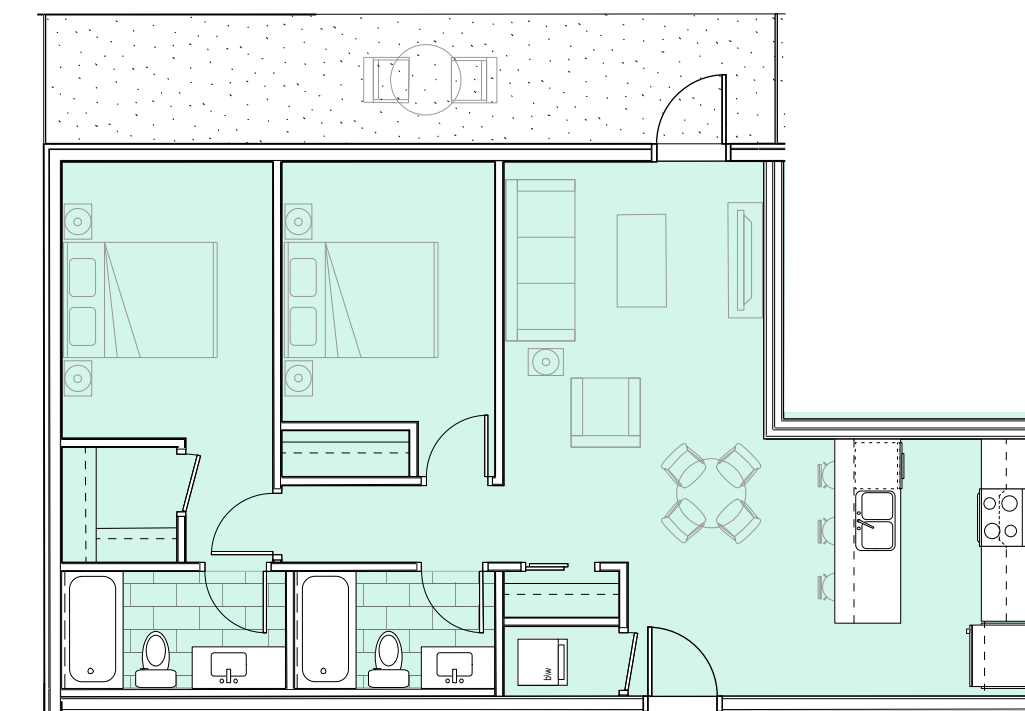
7
A301 2 Bed/2 Bath 75 sq.m - Type 2B
Scale: 1:100



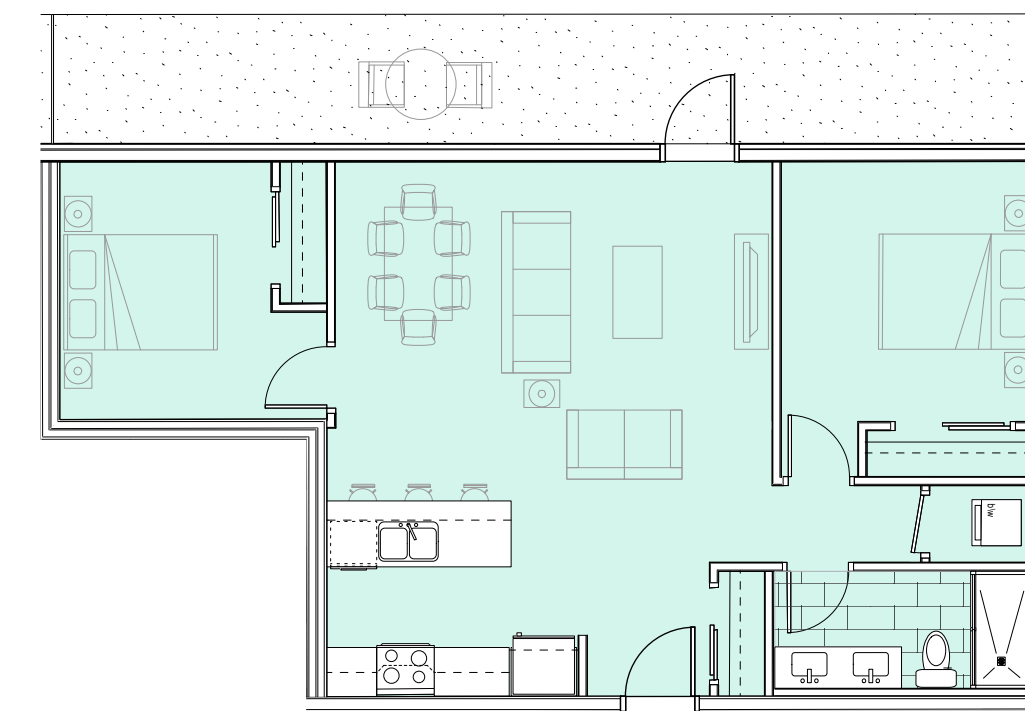
8
A301 2 Bed/2 Bath 89 sq.m - Type 2C
Scale: 1:100



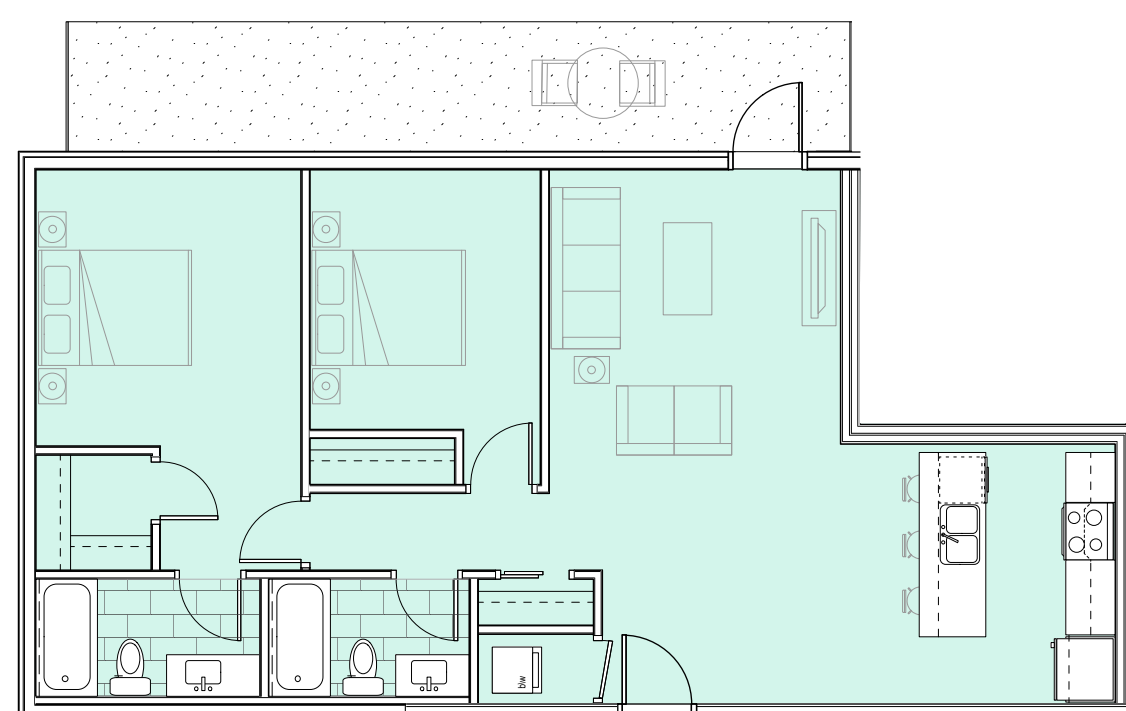
9
A301 2 Bed/2 Bath 83 sq.m - Type 2D
Scale: 1:100



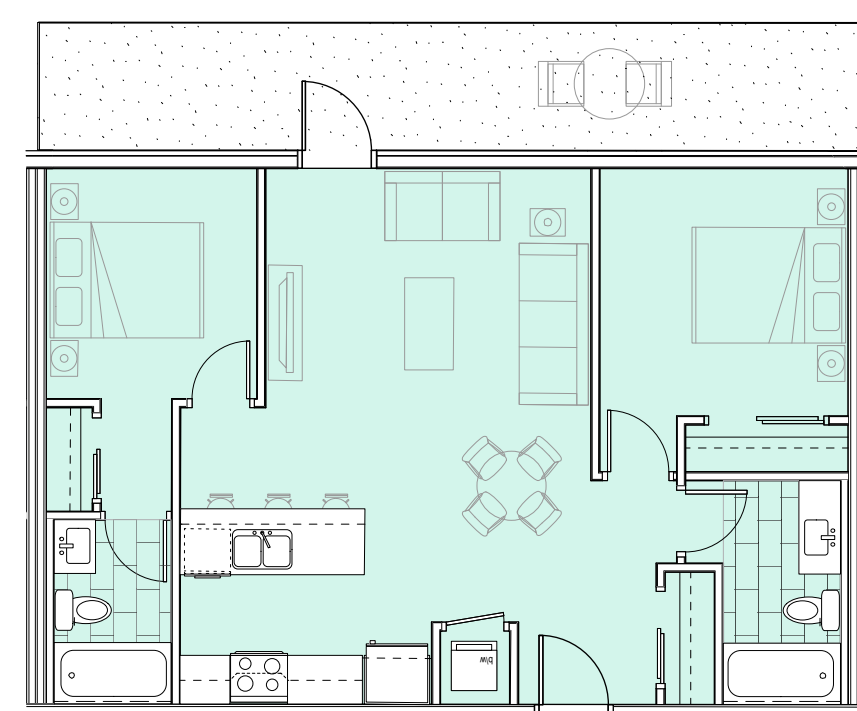
10
A301 2 Bed/2 Bath 78 sq.m - Type 2E
Scale: 1:100



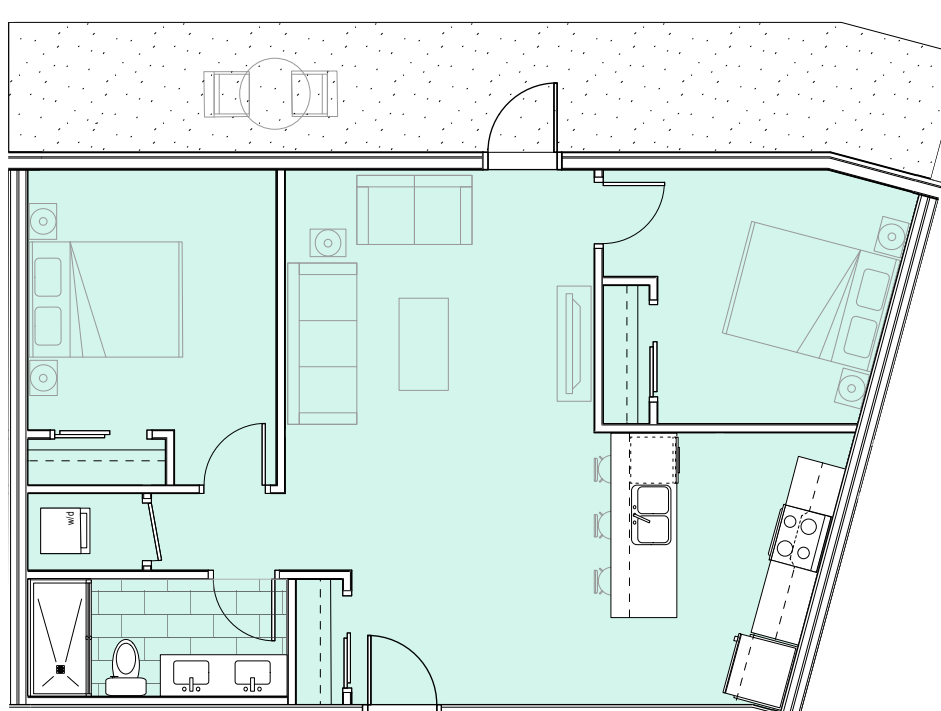
11
A301 2 Bed/1 Bath 78 sq.m - Type 2F
Scale: 1:100



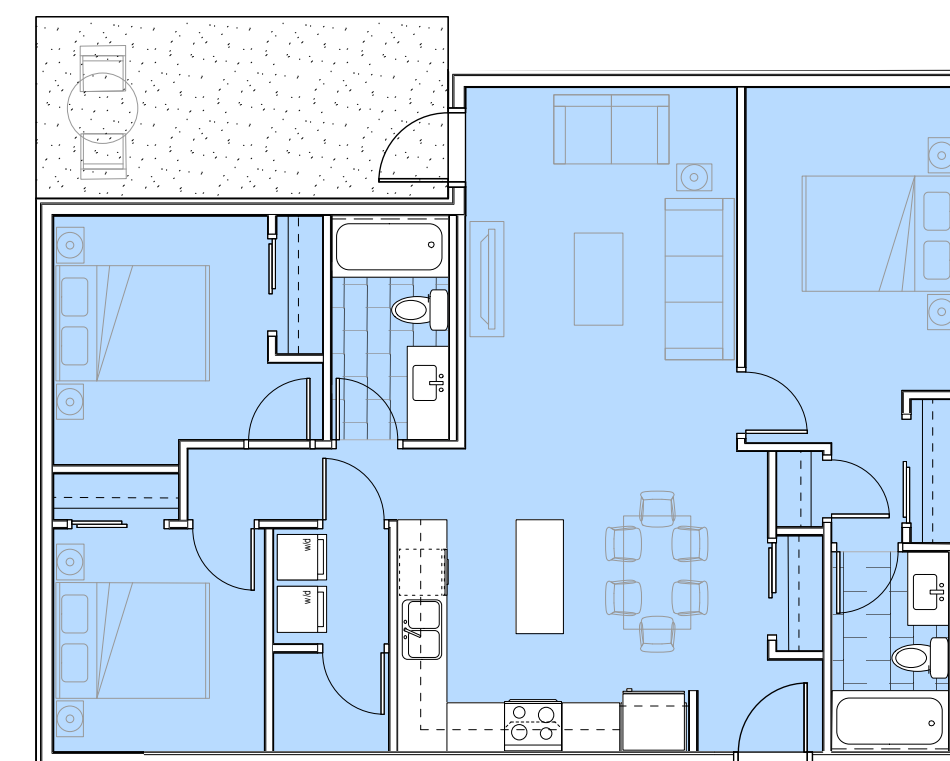
12
A301 2 Bed/2 Bath 90 sq.m - Type 2G
Scale: 1:100



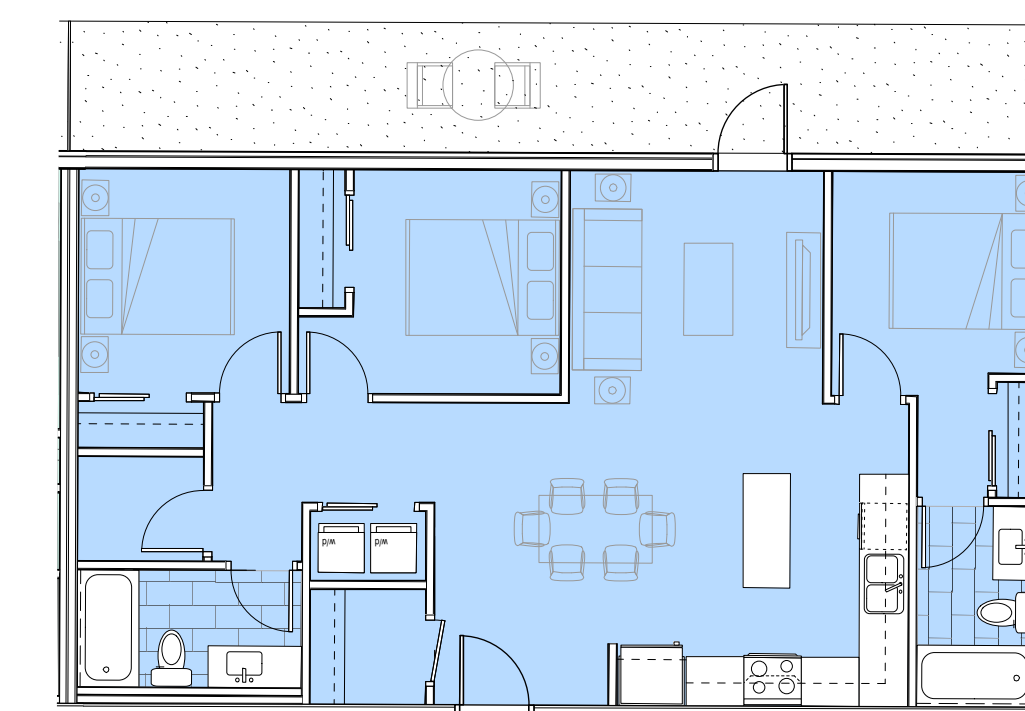
13
A301 2 Bed/2 Bath 70 sq.m - Type 2H
Scale: 1:100



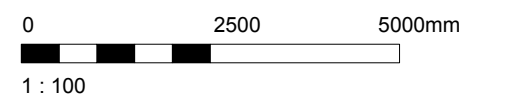
14
A301 2 Bed/1 Bath 77 sq.m - Type 2J
Scale: 1:100



15
A301 3 Bed/2 Bath 96 sq.m - Type 3A
Scale: 1:100



16
A301 3 Bed/2 Bath 90 sq.m - Type 3B
Scale: 1:100



Rev	Date	Description
2	12 JUN 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING

Date: 27 FEB 2020
 Drawn by: JMW/ND/MLC
 Checked by: RAW
 Scale: 1:100
 Project number: 1827

NOTE: All dimensions are shown in millimeters.

ISSUED FOR REZONING

dHKarchitects

VICTORIA OFFICE
977 Fort Street
VICTORIA BC V8V 3K3
T 1-250-658-3387

NANAIMO OFFICE
102-5190 Dublin Way
NANAIMO BC V9T 5W2
T 1-250-985-5810

Project Name
Eagle Nest Residences
3 Helmcken Road
Victoria, BC

Unit Plans

Copyright reserved. These plans and drawings are not to be used without the express written consent of the project owner and may not be reproduced without written consent.

Sheet No. **A301** of **2**



2	12 JUN 2020	ISSUED FOR REZONING	
2	22 JAN 2020	ISSUED FOR REZONING	
1	17 SEP 2018	ISSUED FOR REZONING	
	27 FEB 2020		1827 A100 Site Plan view
	EDS		RAW
	1:800		1827

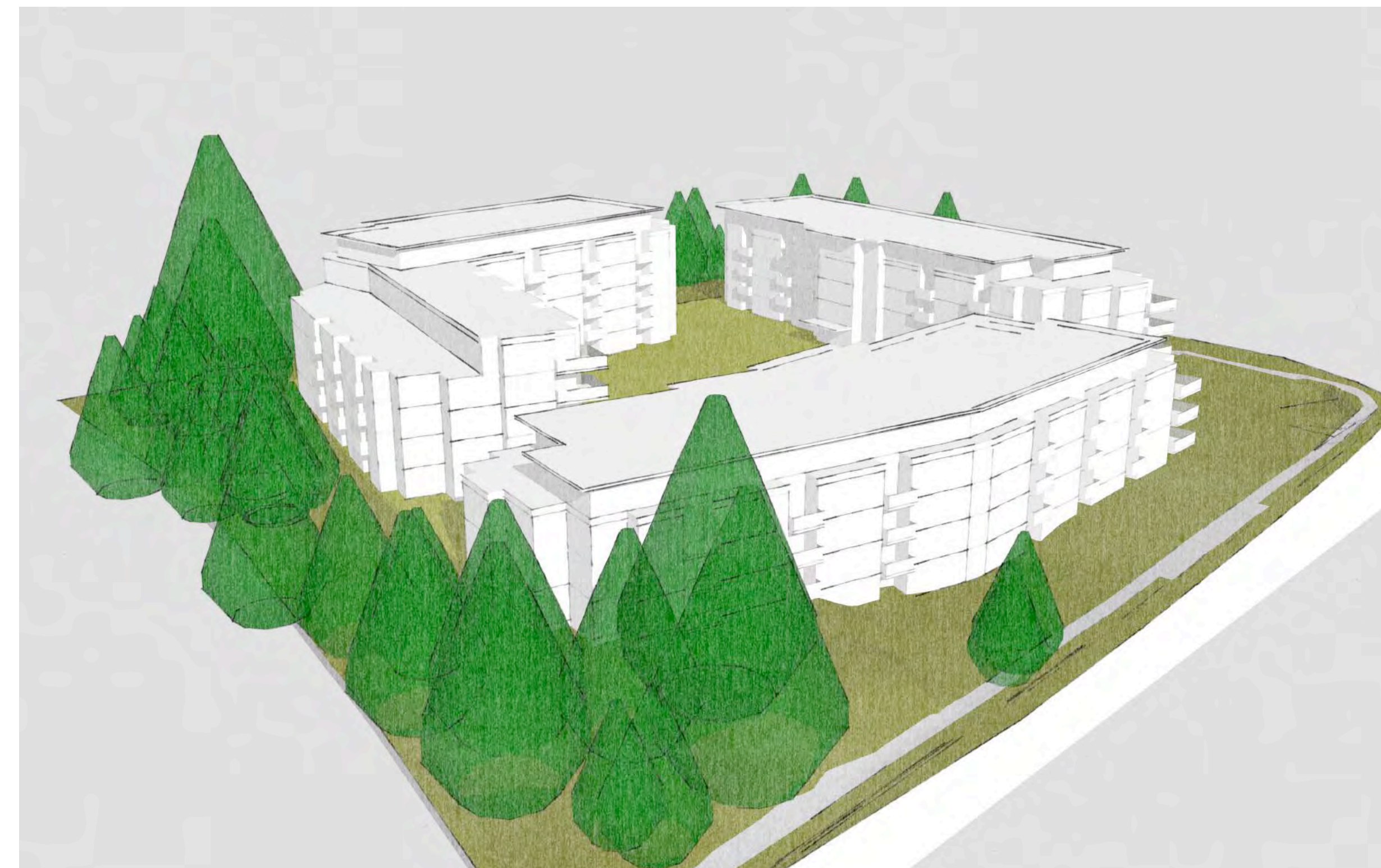
NOTE: All dimensions are shown in millimeters.

ISSUED FOR REZONING

 VICTORIA OFFICE 977 Fort Street VICTORIA BC V8V 3K3 T 1-250-658-3387	NANAIMO OFFICE 102-5190 Dublin Way NANAIMO BC V9T 5W2 T 1-250-585-5810
Site Analysis Diagram	
A601	2



AT BURNSIDE AND HELMCKEN



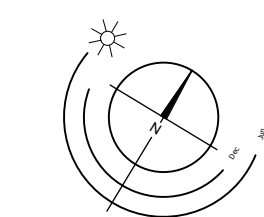
BIRD'S EYE - LOOKING NORTH EAST



LOOKING NORTH FROM BURNSIDE



BIRD'S EYE - LOOKING NORTH WEST



2	27 FEB 2020	ISSUED FOR REZONING
2	22 JAN 2020	ISSUED FOR REZONING
1	17 SEP 2018	ISSUED FOR REZONING
1	27 FEB 2020	1827 A100 Site Plan view
Drawn by	EDS	checked by
Scale	N.T.S.	project number
		1827

NOTE: All dimensions are shown in millimeters.

ISSUED FOR REZONING

<p>dHKarchitects</p> <p>VICTORIA OFFICE 977 Fort Street VICTORIA BC V8V 3K3 T 1-250-658-3387</p>	<p> MANABO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 5W2 T 1-250-585-5810 </p>
<p>Project name Eagle Nest Residences 3 Helmcken Road Victoria, BC</p>	
<p>Perspectives</p>	
<p>Copyright reserved. These plans and drawings are not to be used without the written consent of the project owner and may not be reproduced without written consent.</p>	<p>Sheet no. A602</p>
	<p>Revision no. 2</p>



BIRD'S EYE - LOOKING WEST



SECTION @ HELMCKEN



SECTION @ HIDDEN OAKS



AT BURNSIDE AND HELMCKEN

2	27 FEB 2020		ISSUED FOR REZONING
2	22 JAN 2020		ISSUED FOR REZONING
1	17 SEP 2018	description:	ISSUED FOR REZONING
date:	27 FEB 2020	drawing by:	1827 A100 Site Plan view
drawn by:	EDS	checked by:	RAW
scale:	N.T.S.	project number:	1827

ISSUED FOR REZONING

dHKarchitects

VICTORIA OFFICE
977 Fort Street
VICTORIA BC V8V 3K3
T 1-250-658-3387

NANAIMO OFFICE
102-5190 Dublin Way
NANAIMO BC V9T 5W2
T 1-250-585-5810

project name
Eagle Nest Residences
3 Helmcken Road
Victoria, BC

Perspective Rendering

copyright reserved. THESE PLANS AND DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF dHKarchitects.

sheet no. **A603** of **2**

