

298 ISLAND HIGHWAY, VICTORIA, B.C.

MIXED-USE - COMMERCIAL / RESIDENTIAL DEVELOPMENT

Issued for Rezoning - June 17, 2020

Client

Royale Development Corp.
1151 West 32nd Avenue
Vancouver, BC V6H 2H6
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

Surveyor

Glen Mitchell Land Surveying Inc.
1030 North Park Street
Victoria, BC V8T 1C6
Contact: Glen Mitchell
Email: glen@mitchellsurvey.ca
Tel: 250.385.1712

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

Traffic

ADDOZ Engineering Inc.
4128 Fraser Street
Vancouver, BC V6J 4E9
Contact: Emad Ealsaidi
Email: ealsaidi@addozeng.ca
Tel: 587.315.3610 Fax: 587.315.3604



SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	STATISTICS
A030	CONTEXT
A040	STREETSCAPE
A041	STREETSCAPE
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A300	SECTION 1 - EAST & WEST - MAIN RAMP
A310	SECTION 2 - EAST & WEST - STAIR
A320	SECTION 3 - EAST & WEST
A330	SECTION 4 - NORTH & SOUTH - RAMP
A340	SECTION 5 - NORTH & SORTH
A600	3D REPRESENTATIONS
A610	3D REPRESENTATIONS
A810	AREAS - LEVEL 1
A820	AREAS - LEVEL 2
A830	AREAS - LEVEL 3
A840	AREAS - LEVEL 4
A850	AREAS - LEVEL 5
A860	AREAS - LEVEL 6

ARCHITECTS

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ANKENMAN MARCHAND

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

COVER PAGE & DRAWING LIST

Project Status:

RZ

SUBMISSION

Date (YYYY-MM-DD)	Description
2020-06-17	Issued for Rezoning

REVISION

No. Date Description

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Scale:

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A001

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Email: office@AMArchitects.com

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

CONTEXT

Project Status:

RZ

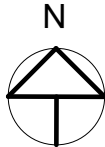
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SITE - 298 ISLAN HIGHWAY



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EXISTING STREET SCAPE ALONG ISLAND HWY



PROPOSED STREET SCAPE ALONG ISLAND HWY

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

STREETSCAPE

Project Status:

RZ

SUBMISSION

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A040

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EXISTING STREET SCAPE ALONG HELMCKEN ROAD



PROPOSED STREET SCAPE ALONG HELMCKEN ROAD

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

STREETSCAPE

Project Status:

RZ

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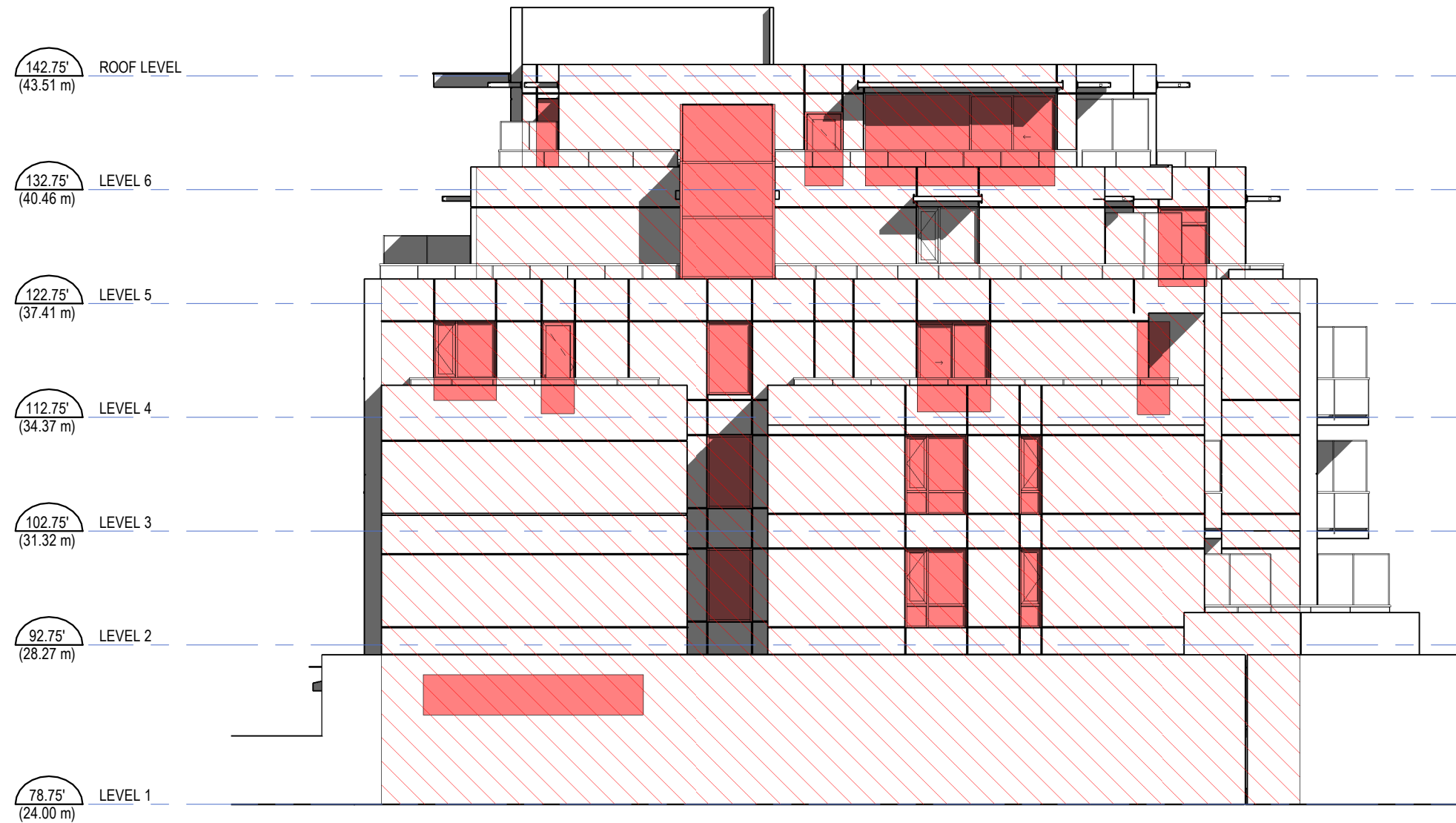
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A041

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CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:
BCBC 2018 TABLE 3.2.3.1.D
EAST ELEVATION
LIMITING DIST.: 3.31 m
WALL AREA: 448.89 m2
OPENING AREA: 66.32 m2
ALLOWED %: 24.5%
PROPOSED %: 15%
BASED ON BCBC 2018 Table 3.2.3.7
ALLOWED CONSTR+CLADDING:
1 HR Combust. or Noncombust. constr. + Noncombust. Clad
PROPOSED CONSTR+CLADDING:
1HR Combust. Constr. + Noncombust. Clad

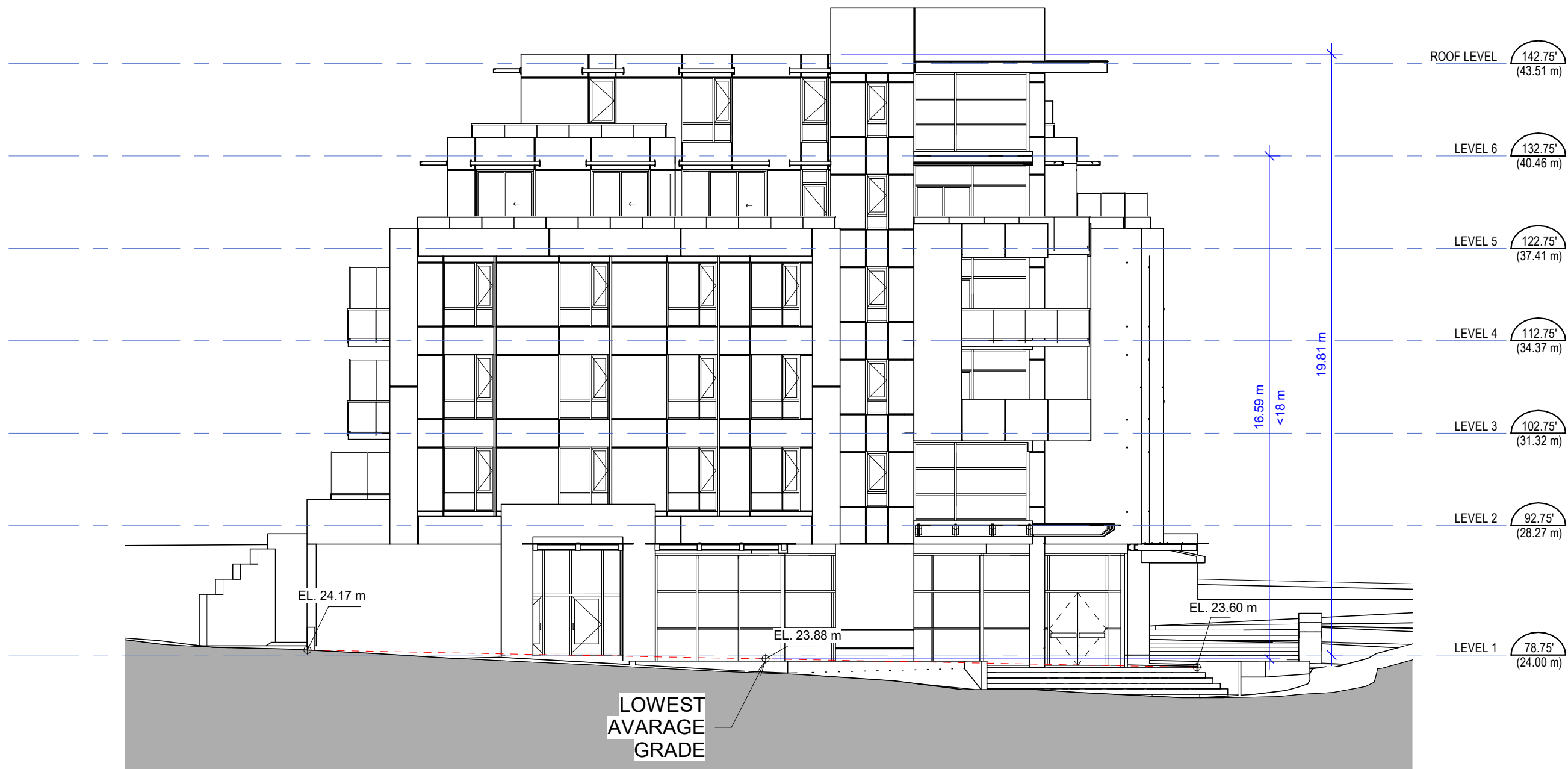


① EAST ELEVATION - EXPOSING BLDG FACE
1 : 150

CALCULATION OF SPRINKLERED BLDG EXPOSING BLDG FACE:
BCBC 2018 TABLE 3.2.3.1.D
NORTH ELEVATION
LIMITING DIST.: 6.3 m
WALL AREA: 844.0 m2
OPENING AREA: 317.73 m2
ALLOWED %: 56.2%
PROPOSED %: 38%
BASED ON BCBC 2018 Table 3.2.3.7
ALLOWED CONSTR+CLADDING:
45 min Combust. or Noncombust. constr. + Combustable or Noncombust. Clad
PROPOSED CONSTR+CLADDING:
45 min Combust. Constr. + Noncombust. Clad



② NORTH ELEVATION - EXPOSING BLDG FACE
1 : 150



③ WEST ELEVATION - BUILDING HEIGHT
1 : 150

LEGEND:



EXPOSED AREA



OPENING

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ANKENMAN MARCHAND

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

BUILDING CODE DATA

Project Status:

RZ

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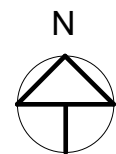
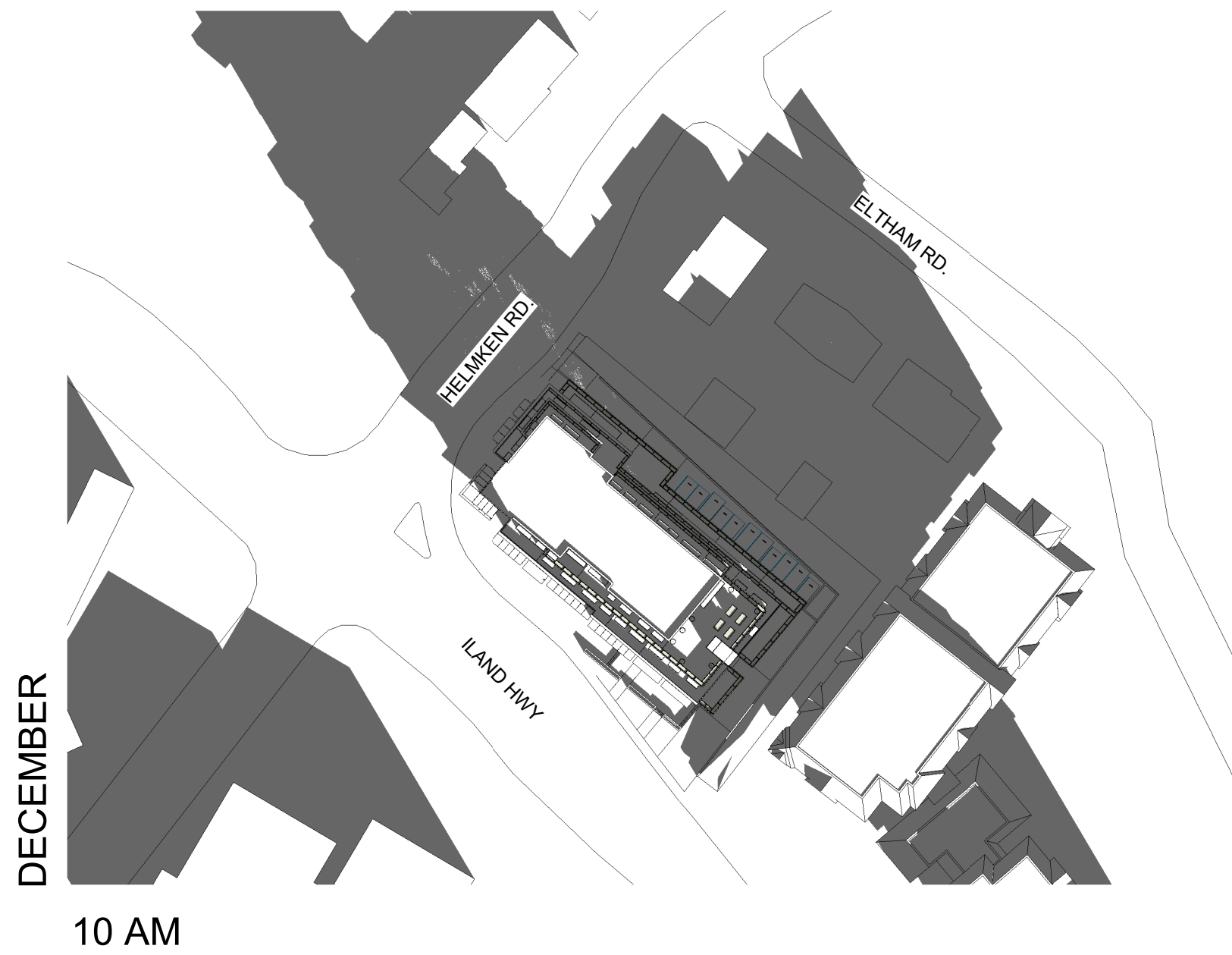
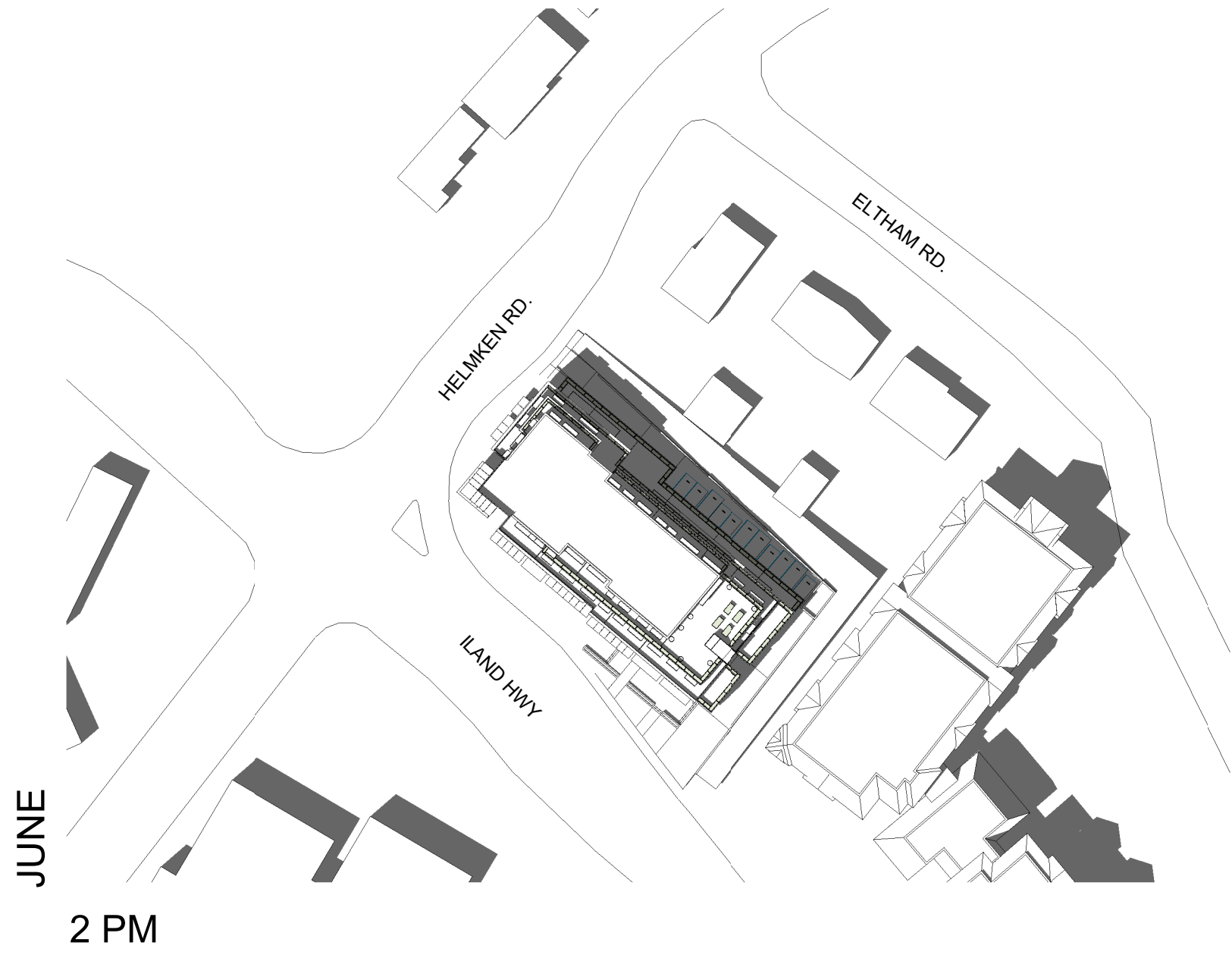
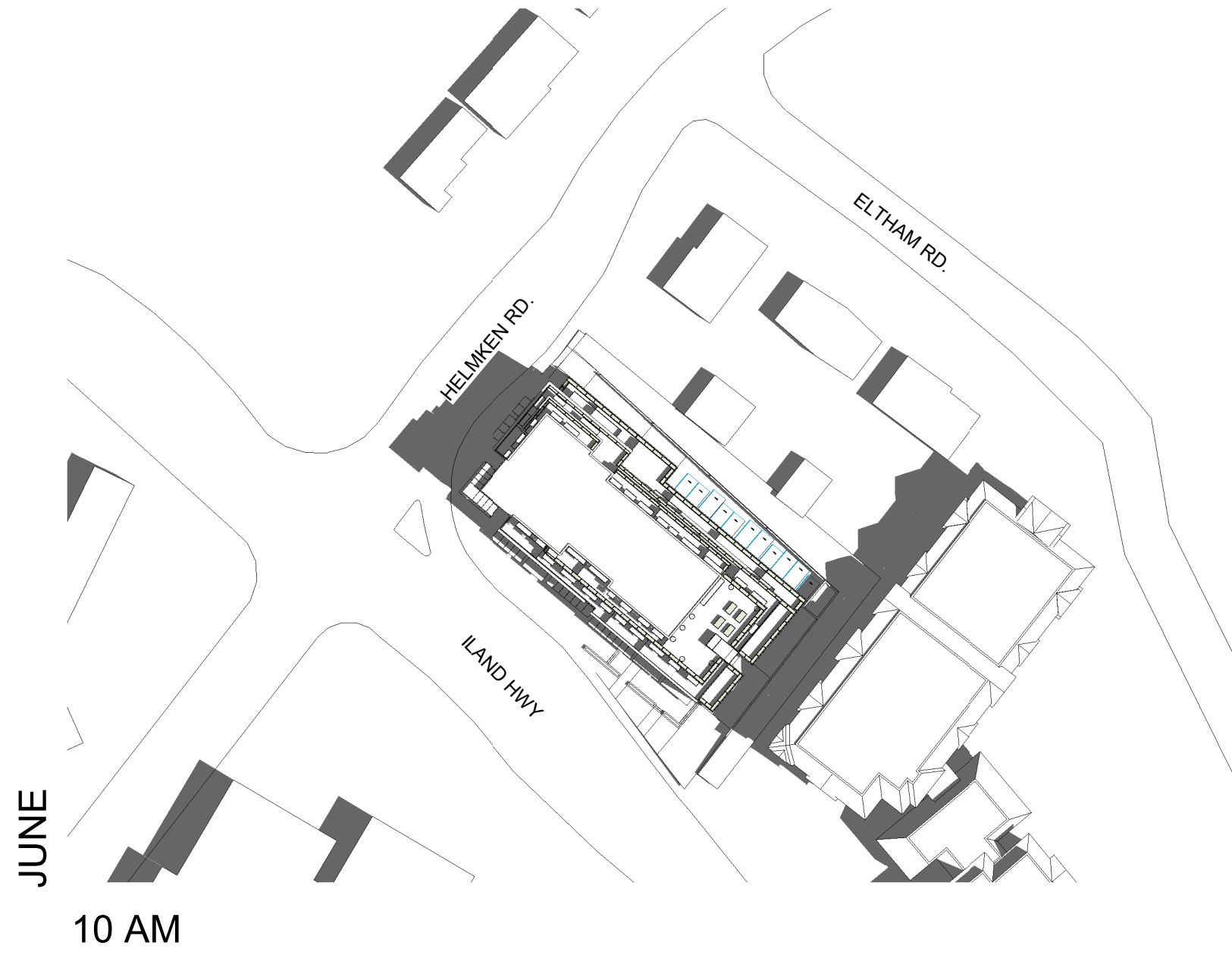
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A050

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ANKENMAN MARCHAND

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

SHADOW STUDY

Project Status:

RZ

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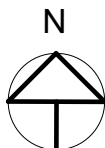
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298 Island Highway

RZ

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A100



HELMCKEN RD.



Legal Description:
LOT 1, SECTION 8, ESQUIMALT DISTRICT, PLAN 35505
Civic Address:
298 Island Highway, Victoria BC
Zoning:
Current:
OCP Designation:
Proposed Use:
Survey Information:
Based on survey information by Glen Mitchell Land Surveying Inc.
Dated: Jan 13th, 2020

ISLAND HWY

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ANKENMAN MARCHAND

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

SITE PLAN

Project Status:

RZ

SUBMISSION

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1 : 100

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A101

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1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

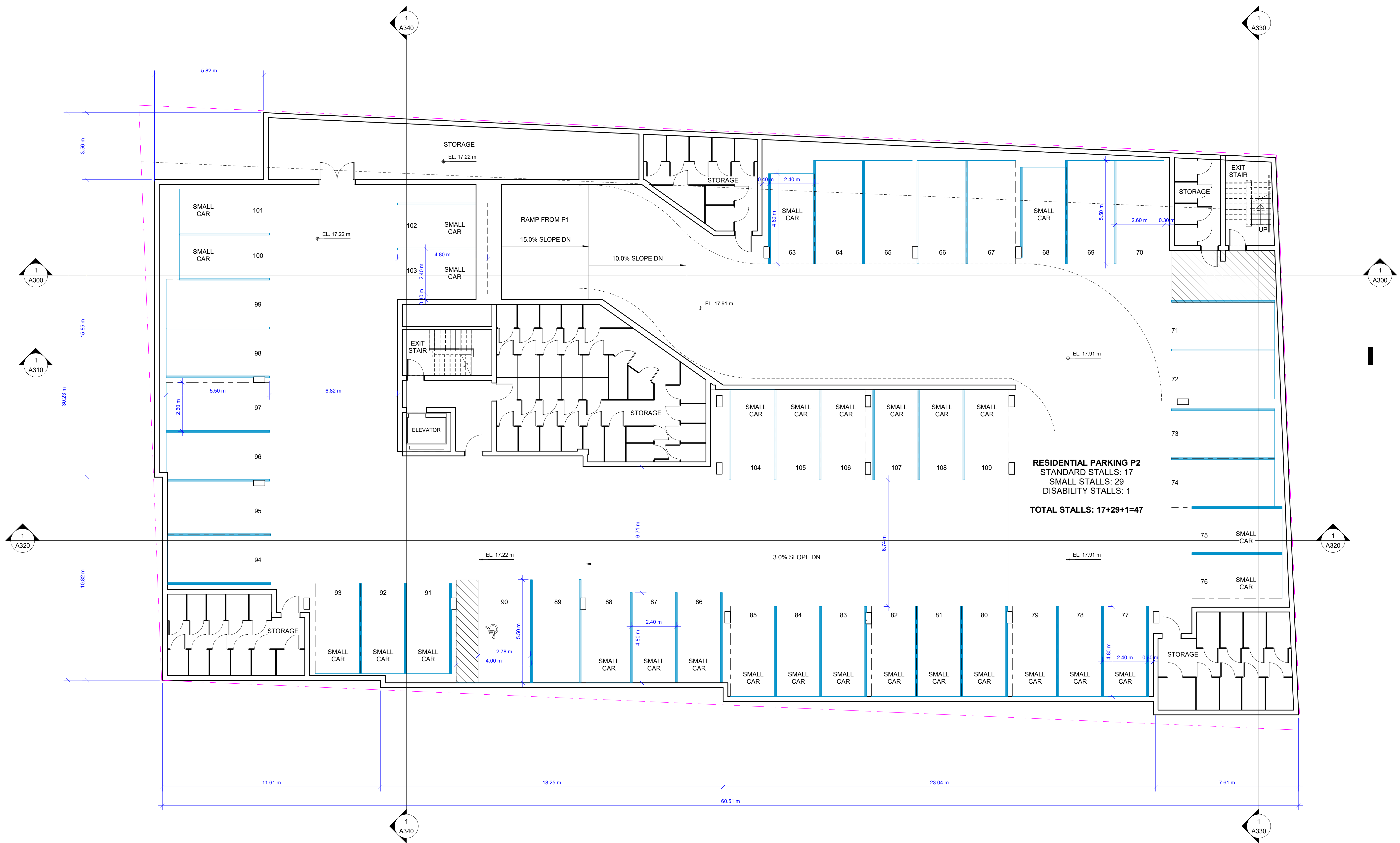
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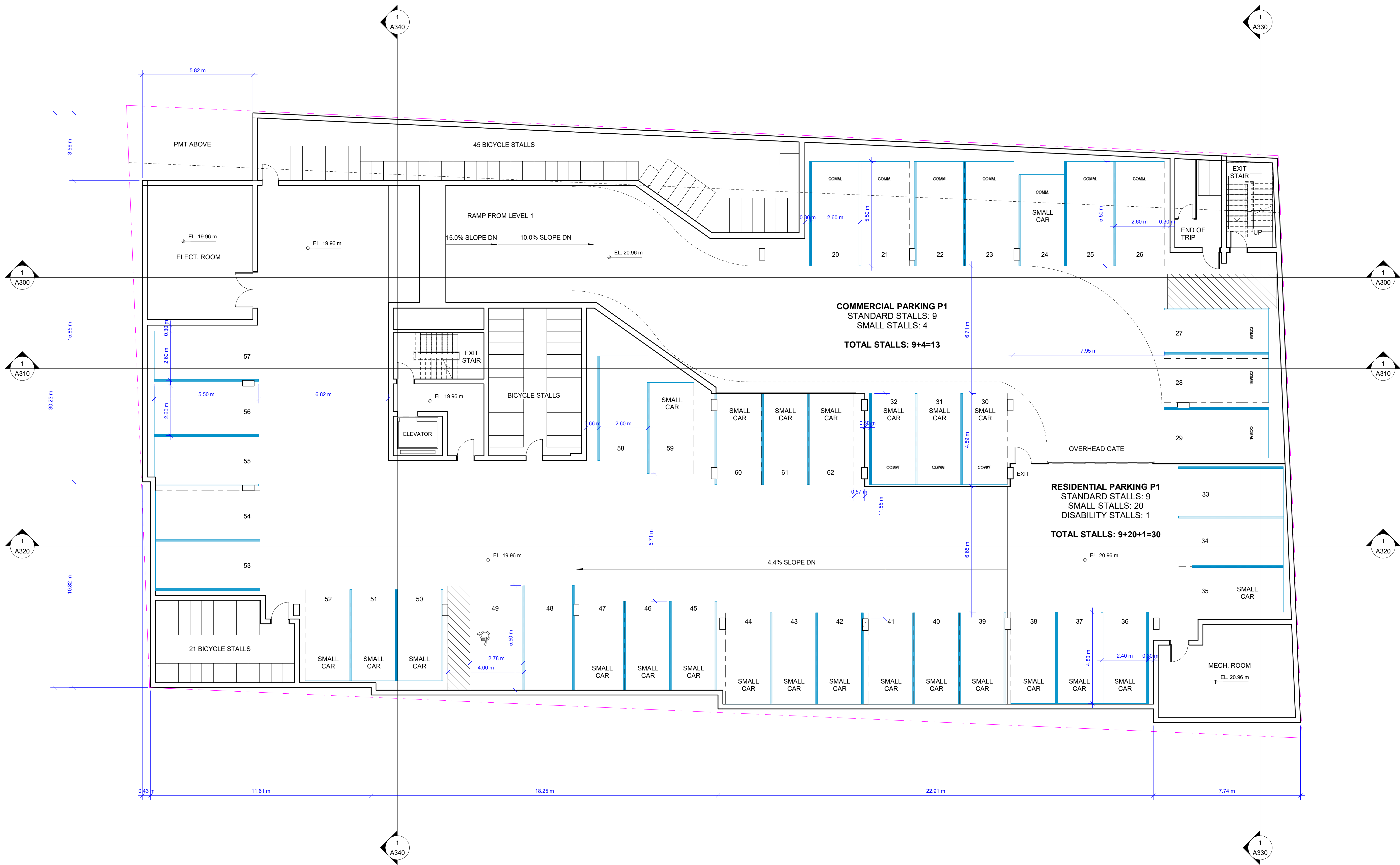
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A105





Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

PARKING LEVEL - P1 FLOOR PLAN

Project Status:

RZ

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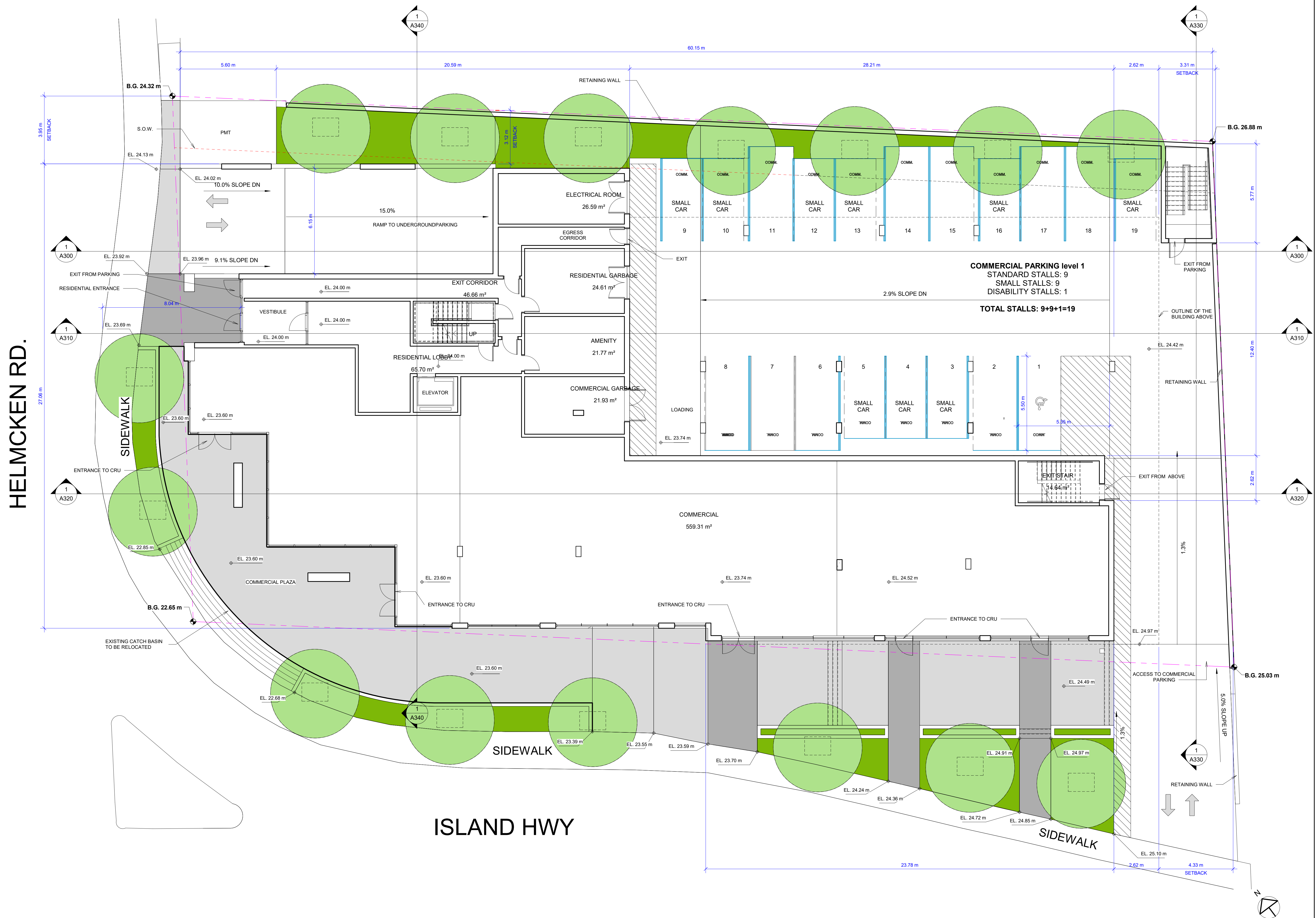
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A107

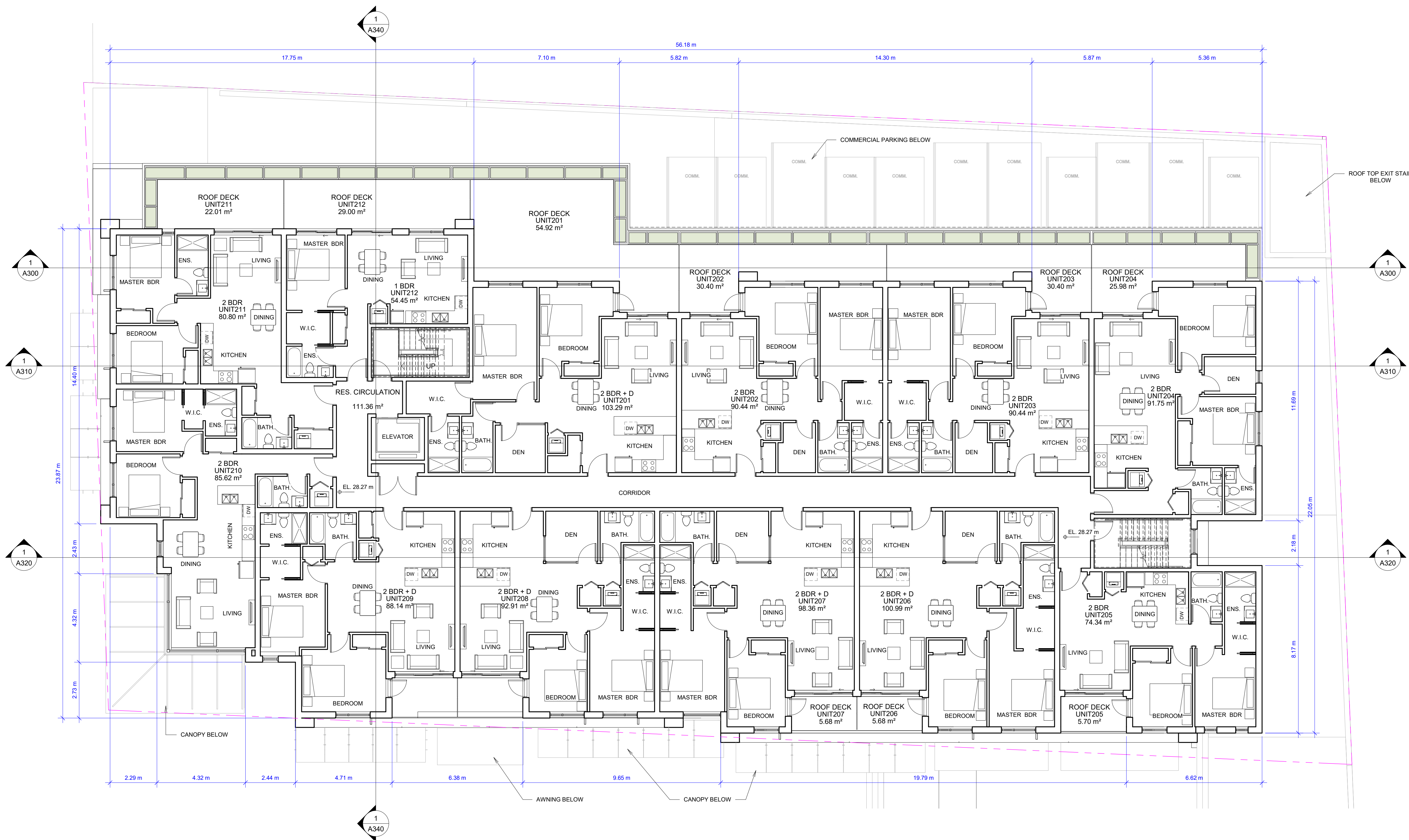
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Email: office@AMArchitects.com

A110



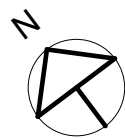
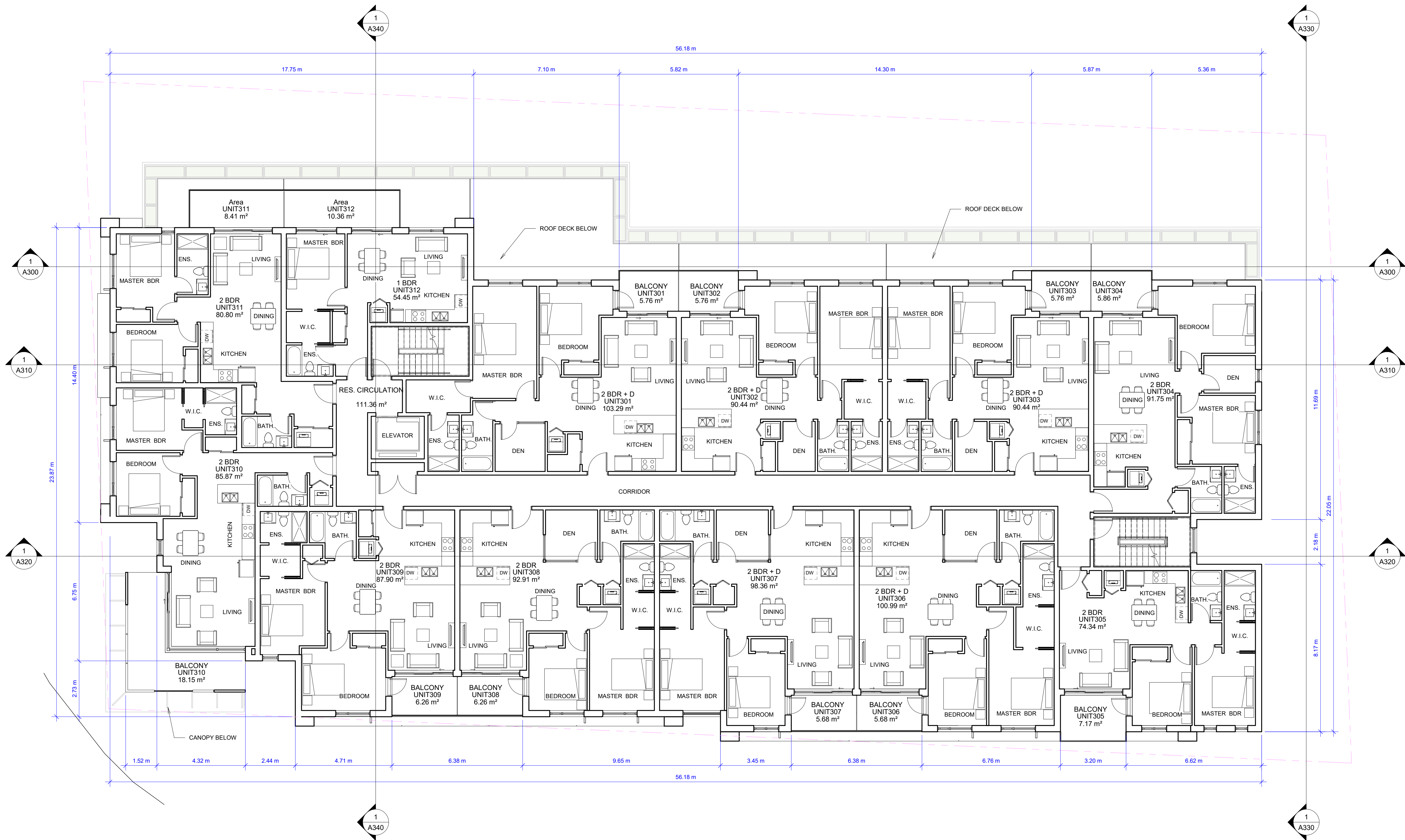
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A120



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Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

LEVEL 3 FLOOR PLAN

Project Status:

RZ

SUBMISSION

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(YYYY-MM-DD)	
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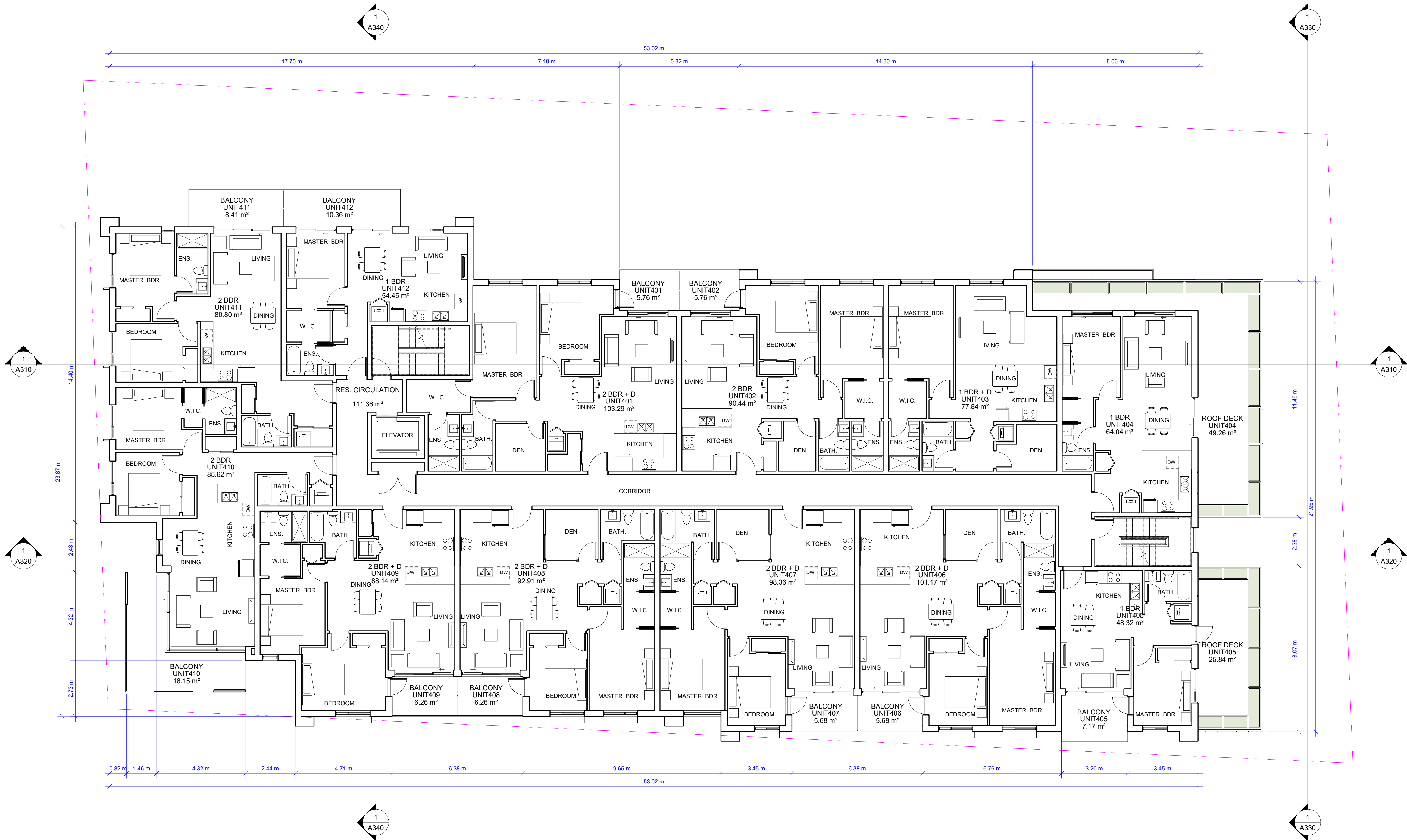
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A130

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Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

LEVEL 4 FLOOR PLAN

Project Status:

RZ

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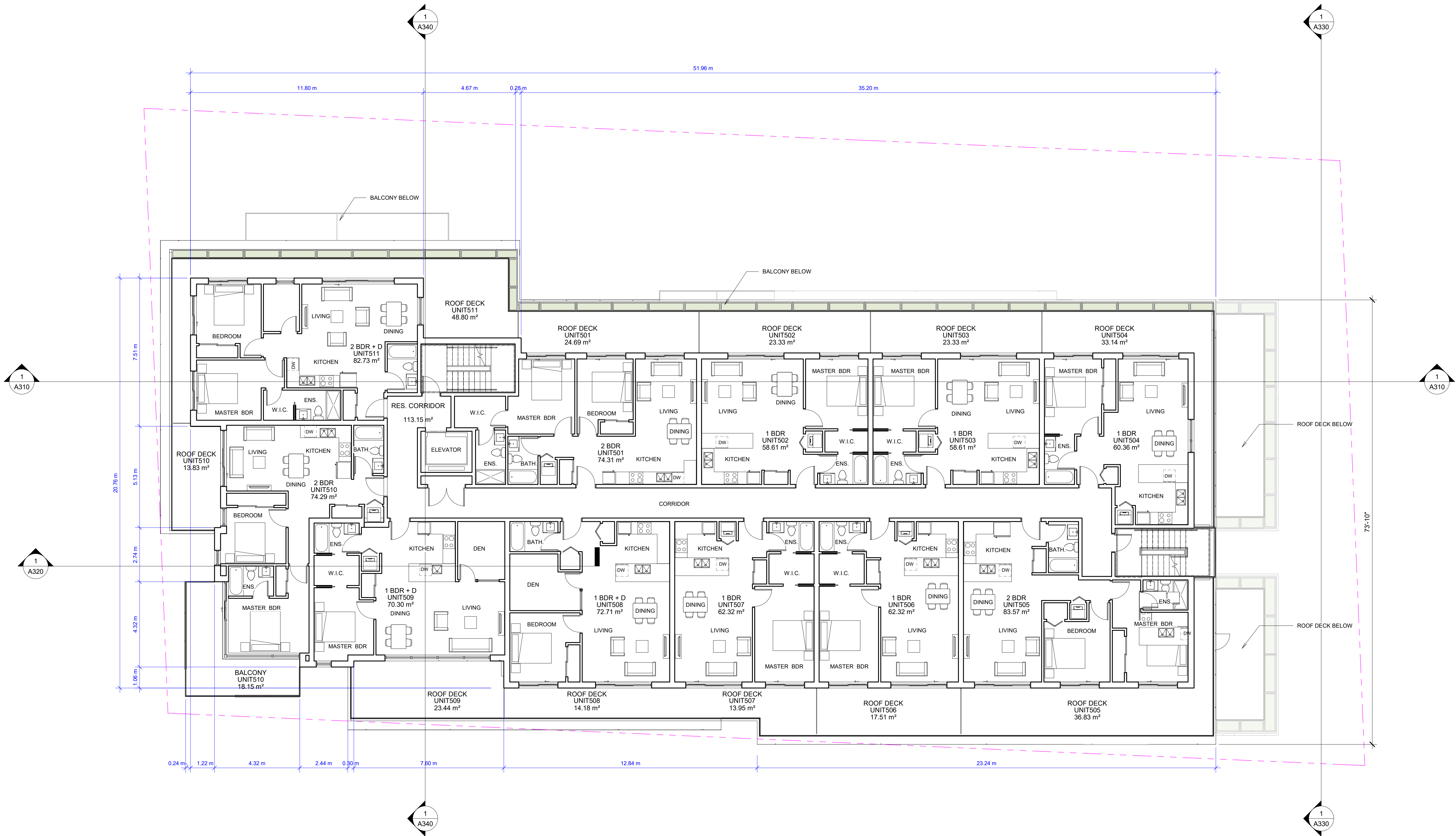
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A140

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Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

LEVEL 5 FLOOR PLAN

Project Status:

RZ

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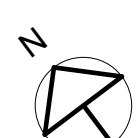
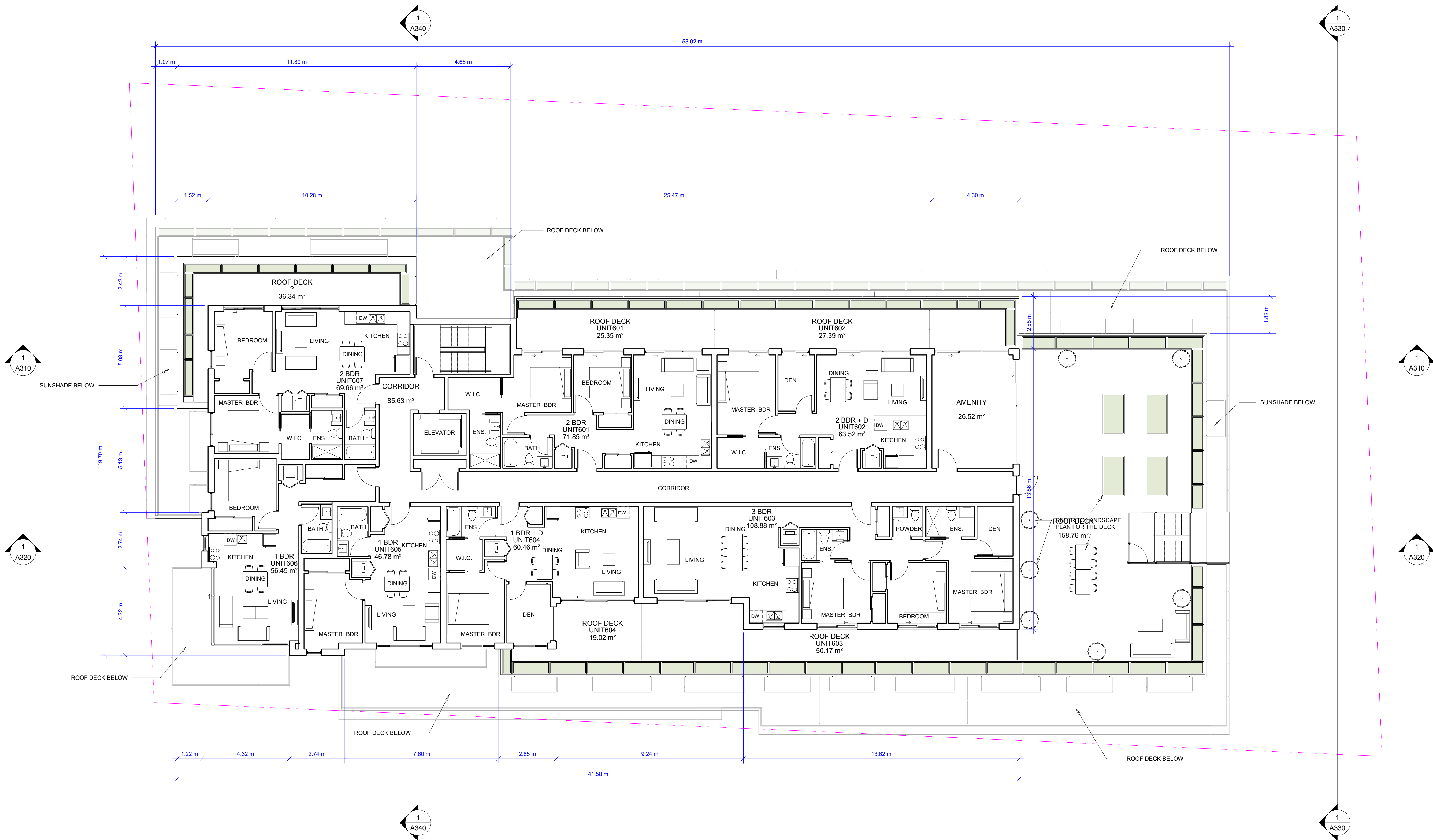
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A150

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Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

LEVEL 6 FLOOR PLAN

Project Status:

RZ

SUBMISSION

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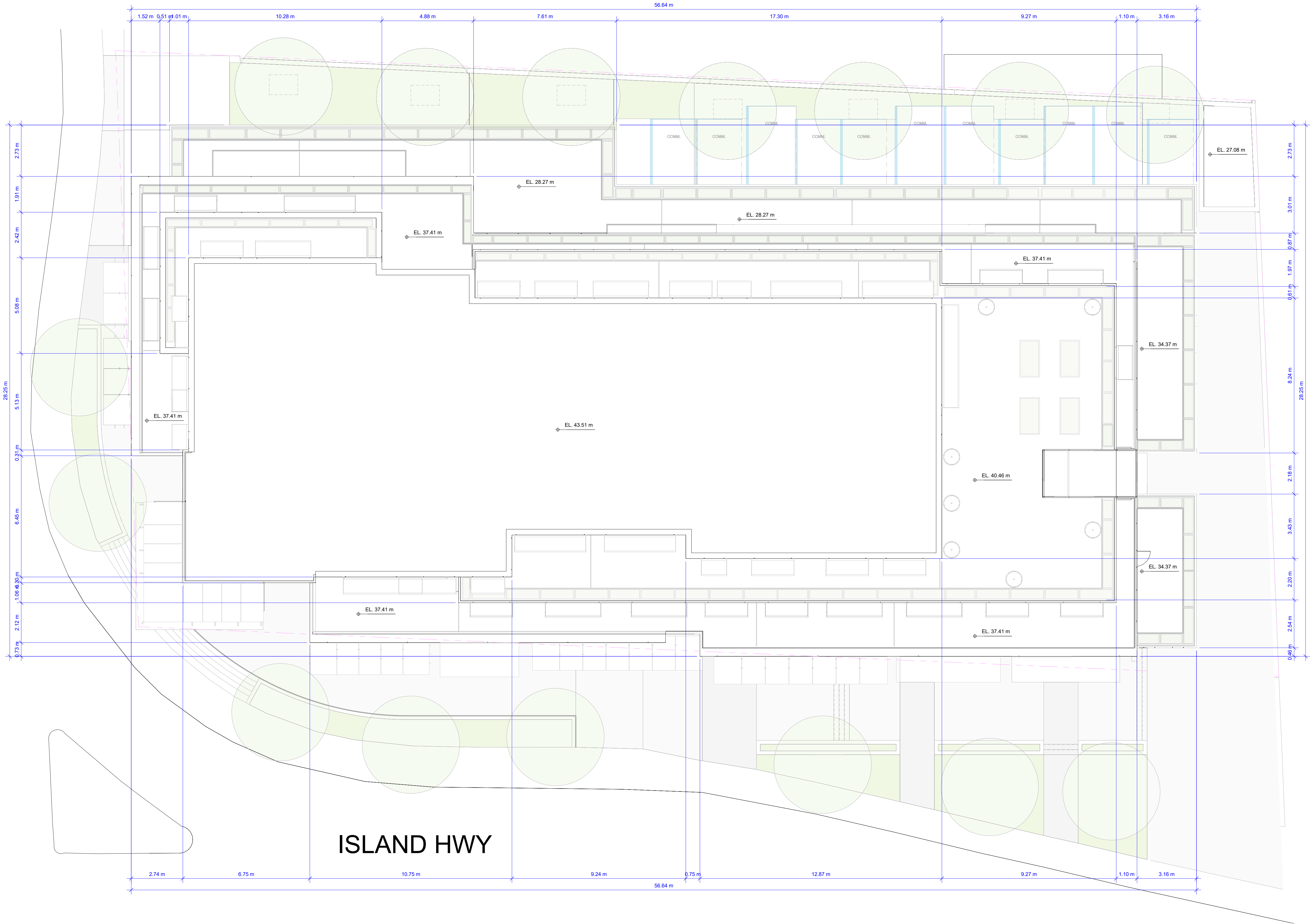
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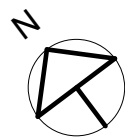
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A160

HELMCKEN RD.



ISLAND HWY



Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

ROOF PLAN

Project Status:

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A170

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Plot Date: 2020-06-17 5:55:09 PM



1 SOUTH ELEVATION
1 : 100

MATERIAL LEGEND	
1	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT GREY.
2	FIBRE CEMENT PANEL SYSTEMS. COLOR: DARK GREY.
3	FIBRE CEMENT PANEL SYSTEMS. COLOR: WHITE.
4	FIBRE CEMENT PANEL. COLOR: ASH, WOOD TEXTURE.
5	FIBER CEMENT PANEL. COLOR: MAHOGANY, WOOD TEXTURE.
6	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT BEIGE.
7	FABRIC AWNING. COLOUR: RED.
9	STOREFRONT GLASS & ALUMINIUM. COLOR: ALUMINUM.
10	METAL & AND GLASS GUARD RAIL. COLOR: ALUMINUM.
11	VINYL WINDOWS COLOR: CHARCOAL.
17	CAST-IN-PLACE CONCRETE.
18	ALUMINUM WINDOW. COLOR: CHARCOAL.
19	METAL SUNSHADE. COLOR: ALUMINUM.
20	WOOD & AND GLASS CANOPY.
22	METAL AND GLASS CURTAIN WALL.COLOR: ALUMINUM.
23	METAL AND GLASS CURTAIN WALL.COLOR: CHARCOAL.

Project:
1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:
ELEVATION - SOUTH

Project Status:
RZ

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MATERIAL LEGEND	
1	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT GREY.
2	FIBRE CEMENT PANEL SYSTEMS. COLOR: DARK GREY.
3	FIBRE CEMENT PANEL SYSTEMS. COLOR: WHITE.
4	FIBRE CEMENT PANEL. COLOR: ASH, WOOD TEXTURE.
5	FIBER CEMENT PANEL. COLOR: MAHOGANY, WOOD TEXTURE.
6	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT BEIGE.
7	FABRIC AWNING. COLOUR: RED.
9	STOREFRONT GLASS & ALUMINIUM. COLOR: ALUMINUM.
10	METAL & AND GLASS GUARD RAIL. COLOR: ALUMINUM.
11	VINYL WINDOWS COLOR: CHARCOAL.
17	CAST-IN-PLACE CONCRETE.
18	ALUMINUM WINDOW. COLOR: CHARCOAL.
19	METAL SUNSHADE. COLOR: ALUMINUM.
20	WOOD & AND GLASS CANOPY.
22	METAL AND GLASS CURTAIN WALL.COLOR: ALUMINUM.
23	METAL AND GLASS CURTAIN WALL.COLOR: CHARCOAL.



1 WEST ELEVATION
1 : 100

ARCHITECTS

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ANKENMAN MARCHAND

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

ELEVATION - WEST

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RZ

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A210

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MATERIAL LEGEND	
1	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT GREY.
2	FIBRE CEMENT PANEL SYSTEMS. COLOR: DARK GREY.
3	FIBRE CEMENT PANEL SYSTEMS. COLOR: WHITE.
4	FIBRE CEMENT PANEL. COLOR: ASH, WOOD TEXTURE.
5	FIBER CEMENT PANEL. COLOR: MAHOGANY, WOOD TEXTURE.
6	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT BEIGE.
7	FABRIC AWNING. COLOUR: RED.
9	STOREFRONT GLASS & ALUMINIUM. COLOR: ALUMINUM.
10	METAL & AND GLASS GUARD RAIL. COLOR: ALUMINUM.
11	VINYL WINDOWS COLOR: CHARCOAL.
17	CAST-IN-PLACE CONCRETE.
18	ALUMINUM WINDOW. COLOR: CHARCOAL.
19	METAL SUNSHADE. COLOR: ALUMINUM.
20	WOOD & AND GLASS CANOPY.
22	METAL AND GLASS CURTAIN WALL.COLOR: ALUMINUM.
23	METAL AND GLASS CURTAIN WALL.COLOR: CHARCOAL.



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Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

ELEVATION - NORTH

Project Status:

RZ

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2020-06-17	Issued for Rezoning

REVISION

No.	Date	Description

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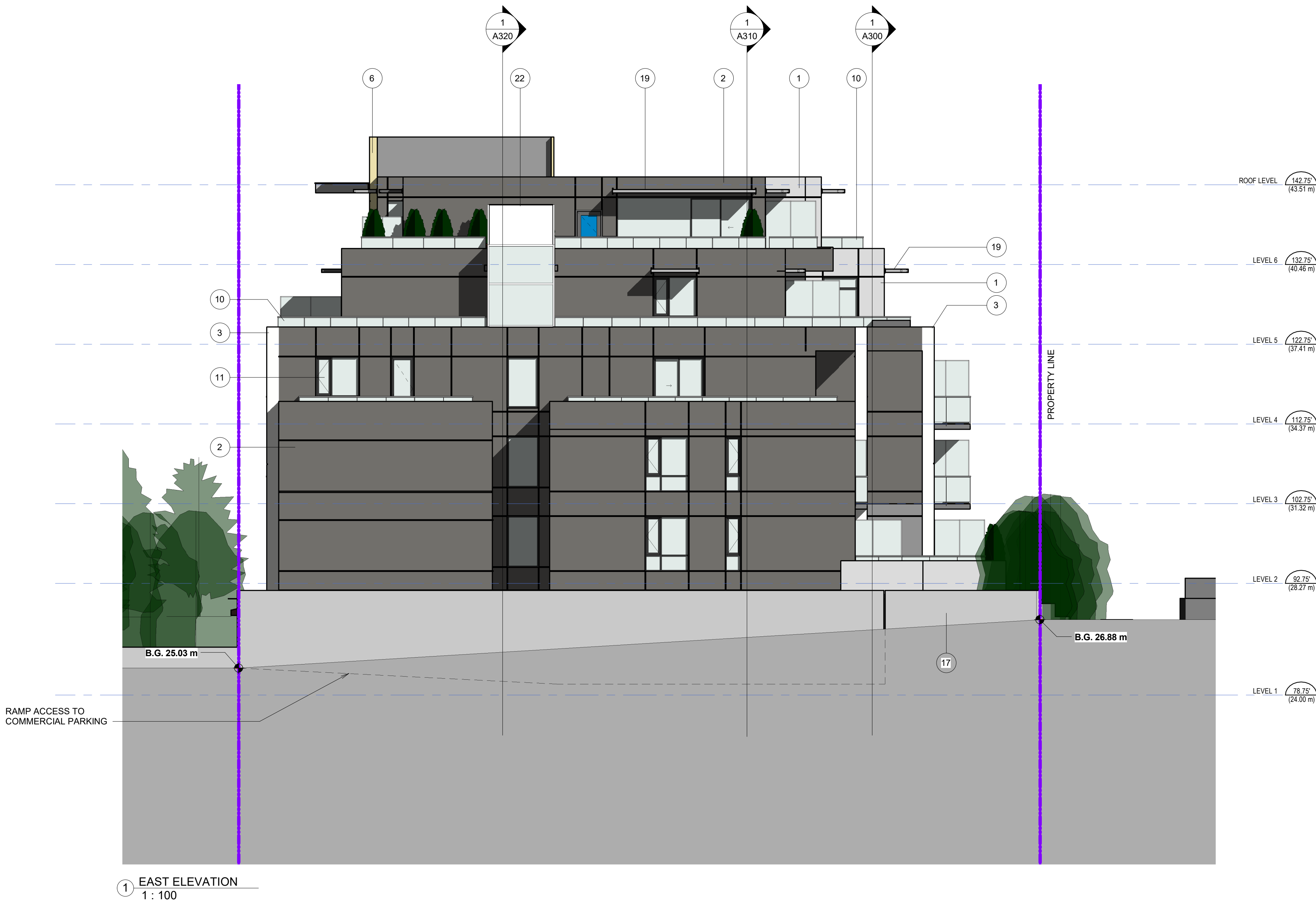
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A220

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Plot Date: 2020-06-17 5:56:03 PM

MATERIAL LEGEND	
1	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT GREY.
2	FIBRE CEMENT PANEL SYSTEMS. COLOR: DARK GREY.
3	FIBRE CEMENT PANEL SYSTEMS. COLOR: WHITE.
4	FIBRE CEMENT PANEL. COLOR: ASH, WOOD TEXTURE.
5	FIBER CEMENT PANEL. COLOR: MAHOGANY, WOOD TEXTURE.
6	FIBRE CEMENT PANEL SYSTEMS. COLOR: LIGHT BEIGE.
7	FABRIC AWNING. COLOUR: RED.
9	STOREFRONT GLASS & ALUMINIUM. COLOR: ALUMINUM.
10	METAL & AND GLASS GUARD RAIL. COLOR: ALUMINUM.
11	VINYL WINDOWS COLOR: CHARCOAL.
17	CAST-IN-PLACE CONCRETE.
18	ALUMINUM WINDOW. COLOR: CHARCOAL.
19	METAL SUNSHADE. COLOR: ALUMINUM.
20	WOOD & AND GLASS CANOPY.
22	METAL AND GLASS CURTAIN WALL.COLOR: ALUMINUM.
23	METAL AND GLASS CURTAIN WALL.COLOR: CHARCOAL



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298 Island Highway

Drawing:

ELEVATION - EAST

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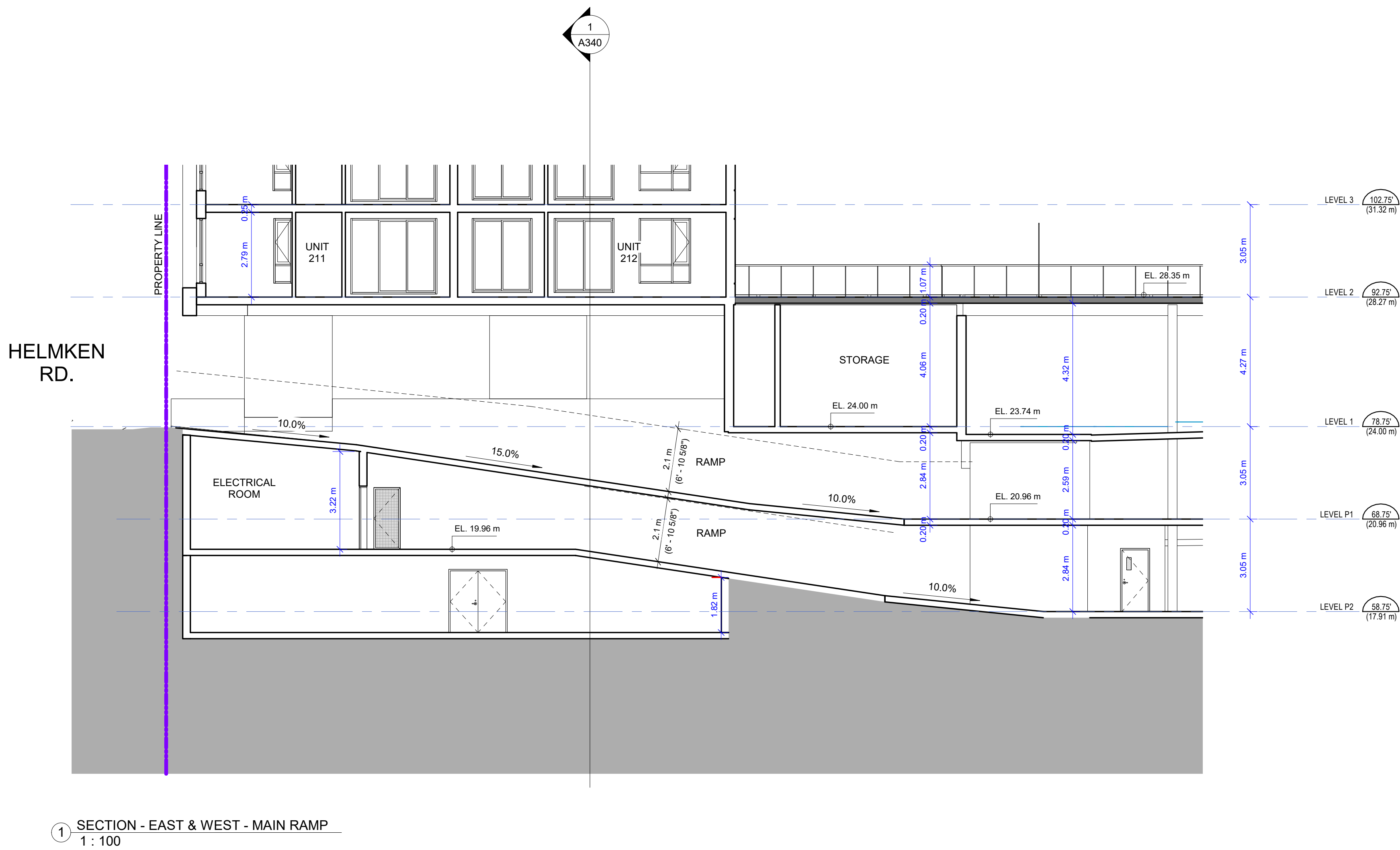
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A230



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Drawing:
SECTION 1 - EAST & WEST - MAIN RAMP

Project Status:
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A310



1 SECTION - EAST & WEST - STAIR
1 : 100

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298 ISLAND HIGHWAY
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Project Status:
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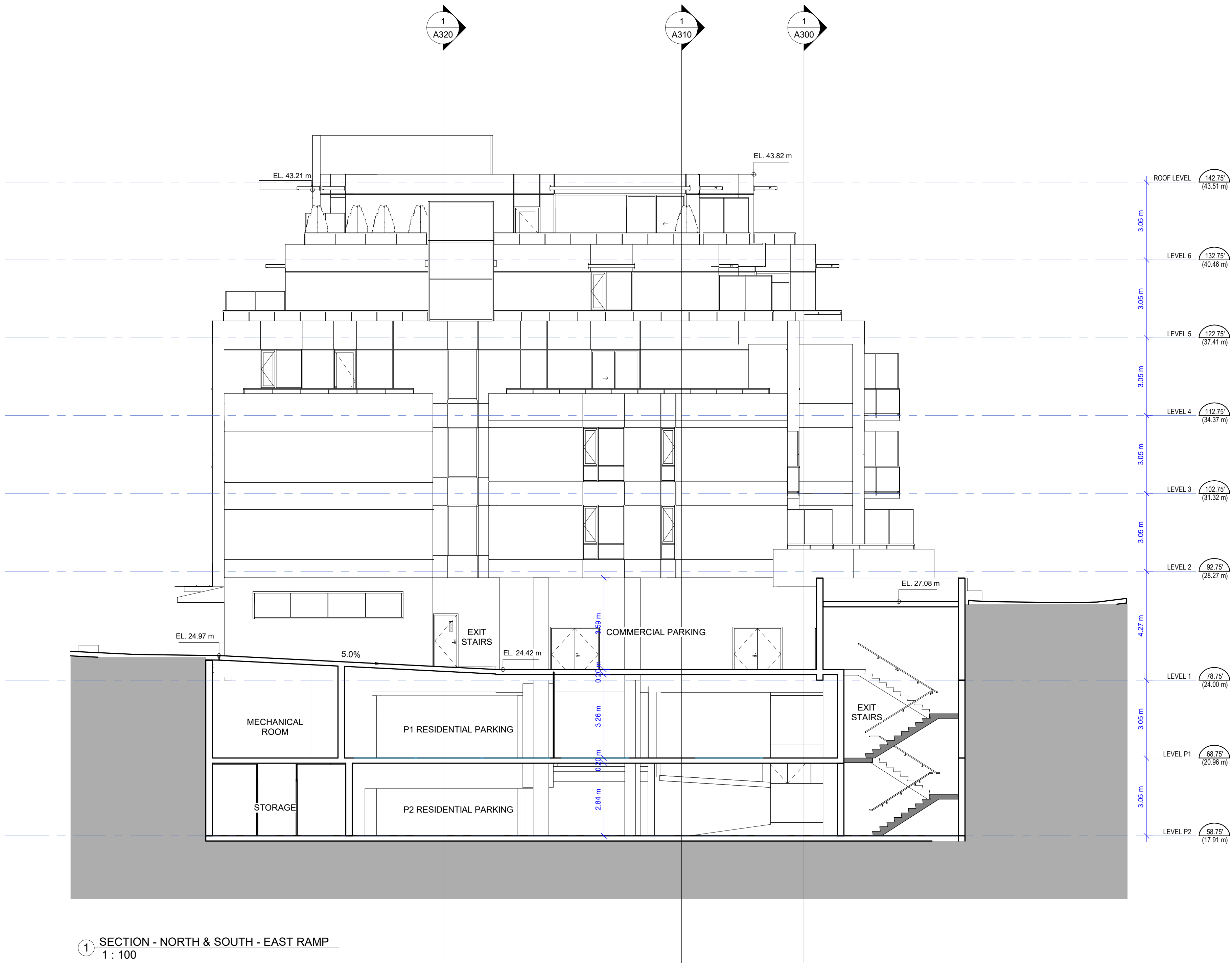
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1 SECTION - EAST & WEST
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Project:
1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:
SECTION 4 - NORTH & SOUTH - RAMP

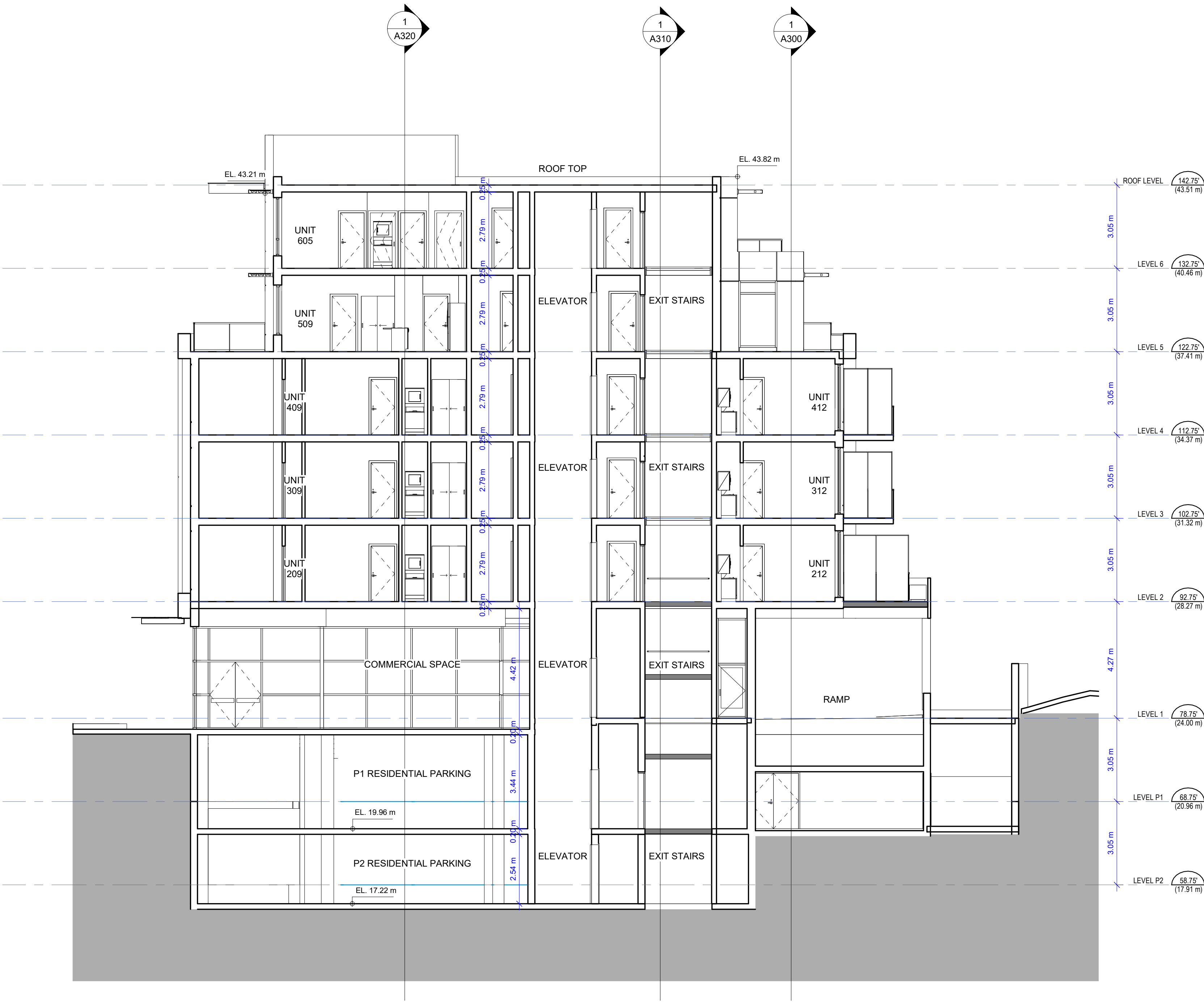
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Drawing:

SECTION 5 - NORTH & SORTH

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DWG. NO:
A340



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Drawing:

3D REPRESENTATIONS

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ANKENMAN MARCHAND

Project:

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298 Island Highway

Drawing:

3D REPRESENTATIONS

Project Status:

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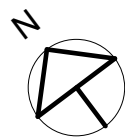
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LEVEL 1 - AREAS				
LEVEL	UNIT #	UNIT TYPE	AREA (m2)	AREA (SF)
LEVEL 1		RESIDENTIAL LOBBY	65.7 m²	707.18 SF
LEVEL 1		EXIT CORRIDOR	46.66 m²	502.29 SF
LEVEL 1		EXIT STAIR	14.64 m²	157.57 SF
LEVEL 1	1	COMMERCIAL	559.31 m²	6020.4 SF
TOTAL			686.32 m²	7387.44 SF

AREA LEGEND

- Amenity
- Commercial Circulation
- Commercial Service
- Commercial Unit
- Residential Circulation
- Residential Service



Project:
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298 ISLAND HIGHWAY
298 Island Highway

Drawing:
AREAS - LEVEL 1

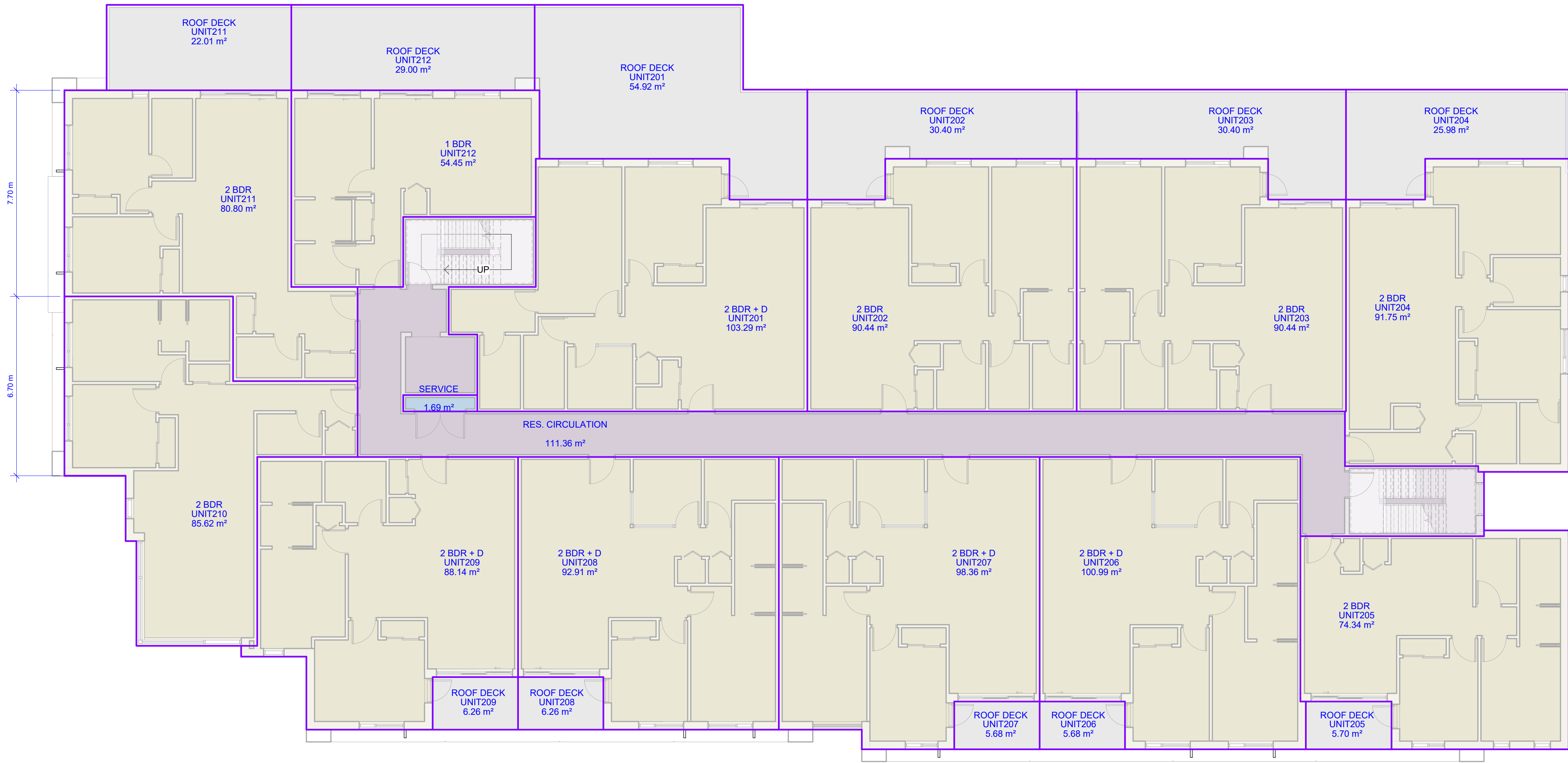
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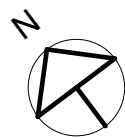


LEVEL 2 - AREAS - INCLUDED				
LEVEL	UNIT #	UNIT TYPE	AREA (m2)	AREA (SF)
LEVEL 2		RES. CIRCULATION	111.36 m²	1,198.7 SF
LEVEL 2	201	2 BDR + D	103.29 m²	1,111.76 SF
LEVEL 2	202	2 BDR	90.44 m²	973.49 SF
LEVEL 2	203	2 BDR	90.44 m²	973.49 SF
LEVEL 2	204	2 BDR	91.75 m²	987.6 SF
LEVEL 2	205	2 BDR	74.34 m²	800.23 SF
LEVEL 2	206	2 BDR + D	100.99 m²	1,087.02 SF
LEVEL 2	207	2 BDR + D	98.36 m²	1,058.69 SF
LEVEL 2	208	2 BDR + D	92.91 m²	1,000.08 SF
LEVEL 2	209	2 BDR + D	88.14 m²	948.74 SF
LEVEL 2	210	2 BDR	85.62 m²	921.58 SF
LEVEL 2	211	2 BDR	80.8 m²	869.75 SF
LEVEL 2	212	1 BDR	54.45 m²	586.14 SF
TOTAL			1,162.89 m²	12,517.27 SF

LEVEL 2 - UNITS MIX		
LEVEL	UNIT TYPE	COUNT
LEVEL 2	1 BDR	1
LEVEL 2	2 BDR	6
LEVEL 2	2 BDR + D	5
TOTAL		12

AREA LEGEND

- Residential Circulation
- Residential Unit
- Residential Service Shaft
- Roof Deck



Project:
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298 ISLAND HIGHWAY
298 Island Highway

Drawing:
AREAS - LEVEL 2

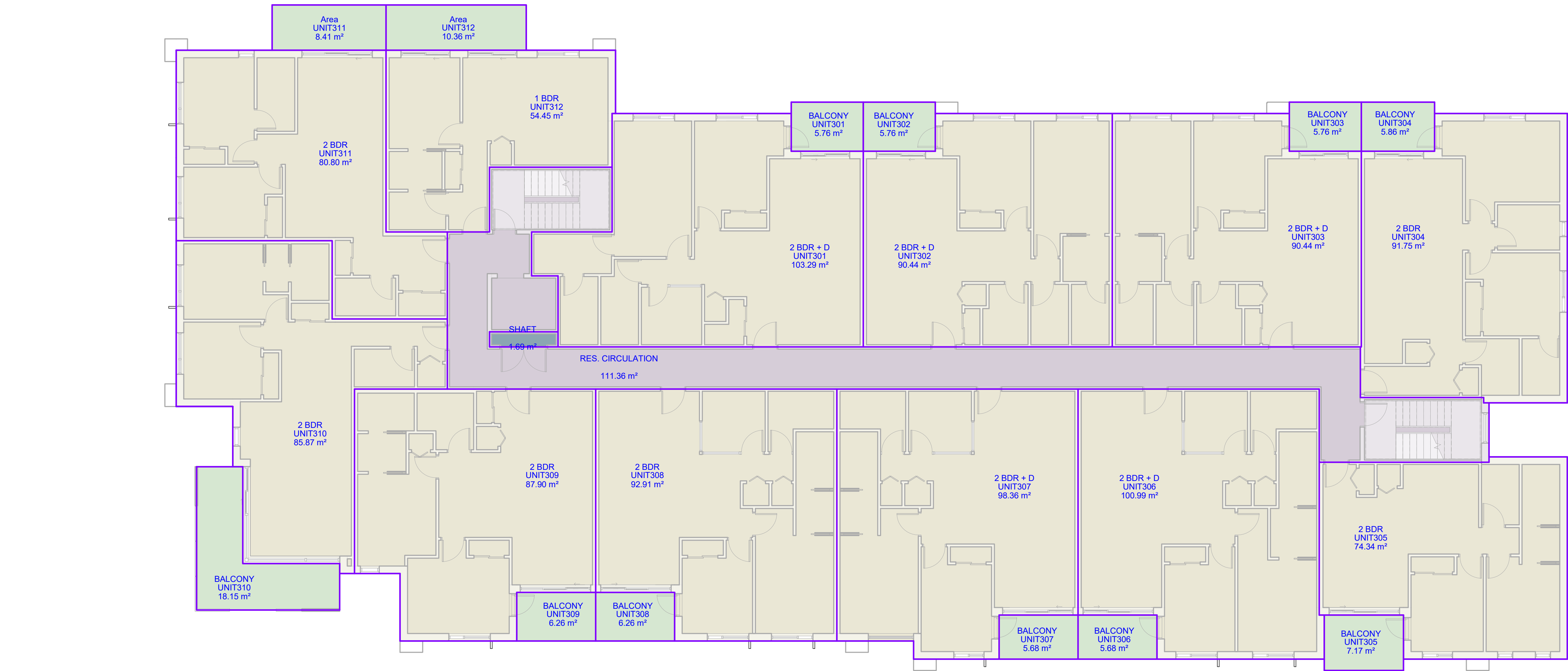
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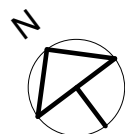


AREA LEGEND

- Balcony
- Residential Circulation
- Residential Unit
- Residential Service

LEVEL 3 - AREAS				
LEVEL	UNIT #	UNIT TYPE	AREA (m2)	AREA (SF)
LEVEL 3		RES. CIRCULATION	111.36 m²	1198.7 SF
LEVEL 3	301	2 BDR + D	103.29 m²	1111.76 SF
LEVEL 3	302	2 BDR + D	90.44 m²	973.49 SF
LEVEL 3	303	2 BDR + D	90.44 m²	973.49 SF
LEVEL 3	304	2 BDR	91.75 m²	987.6 SF
LEVEL 3	305	2 BDR	74.34 m²	800.23 SF
LEVEL 3	306	2 BDR + D	100.99 m²	1087.02 SF
LEVEL 3	307	2 BDR + D	98.36 m²	1058.69 SF
LEVEL 3	308	2 BDR	92.91 m²	1000.08 SF
LEVEL 3	309	2 BDR	87.9 m²	946.14 SF
LEVEL 3	310	2 BDR	85.87 m²	924.26 SF
LEVEL 3	311	2 BDR	80.8 m²	869.75 SF
LEVEL 3	312	1 BDR	54.45 m²	586.14 SF
TOTAL			1162.9 m²	12517.35 SF

LEVEL 3 - UNITS MIX		
LEVEL	UNIT TYPE	COUNT
LEVEL 3	1 BDR	1
LEVEL 3	2 BDR	6
LEVEL 3	2 BDR + D	5
LEVEL 3	Area	2
TOTAL		14



Project:
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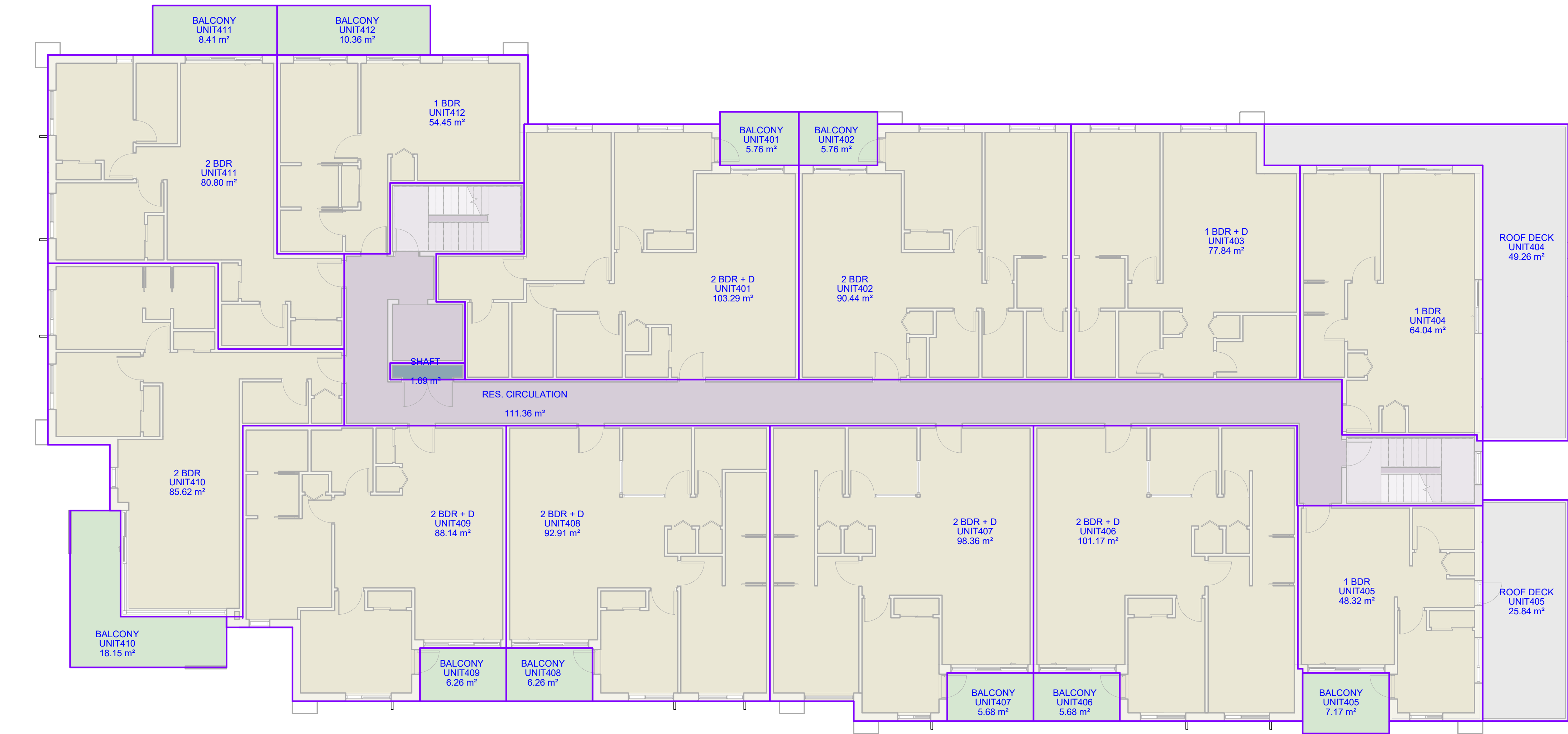
Drawing:
AREAS - LEVEL 3

Project Status:
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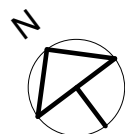


LEVEL 4 - AREAS				
LEVEL	UNIT #	UNIT TYPE	AREA (m2)	AREA (SF)
LEVEL 4		RES. CIRCULATION	111.36 m²	1198.7 SF
LEVEL 4	401	2 BDR + D	103.29 m²	1111.76 SF
LEVEL 4	402	2 BDR	90.44 m²	973.49 SF
LEVEL 4	403	1 BDR + D	77.84 m²	837.81 SF
LEVEL 4	404	1 BDR	64.04 m²	689.28 SF
LEVEL 4	405	1 BDR	48.32 m²	520.07 SF
LEVEL 4	406	2 BDR + D	101.17 m²	1089 SF
LEVEL 4	407	2 BDR + D	98.36 m²	1058.69 SF
LEVEL 4	408	2 BDR + D	92.91 m²	1000.08 SF
LEVEL 4	409	2 BDR + D	88.14 m²	948.73 SF
LEVEL 4	410	2 BDR	85.62 m²	921.64 SF
LEVEL 4	411	2 BDR	80.8 m²	869.75 SF
LEVEL 4	412	1 BDR	54.45 m²	586.14 SF
TOTAL			1096.73 m²	11805.15 SF

LEVEL 4 - UNITS MIX		
LEVEL	UNIT TYPE	COUNT
LEVEL 4	1 BDR	3
LEVEL 4	1 BDR + D	1
LEVEL 4	2 BDR	3
LEVEL 4	2 BDR + D	5
TOTAL		12

AREA LEGEND

- Balcony
- Residential Circulation
- Residential Unit
- Residential Service
- Roof Deck



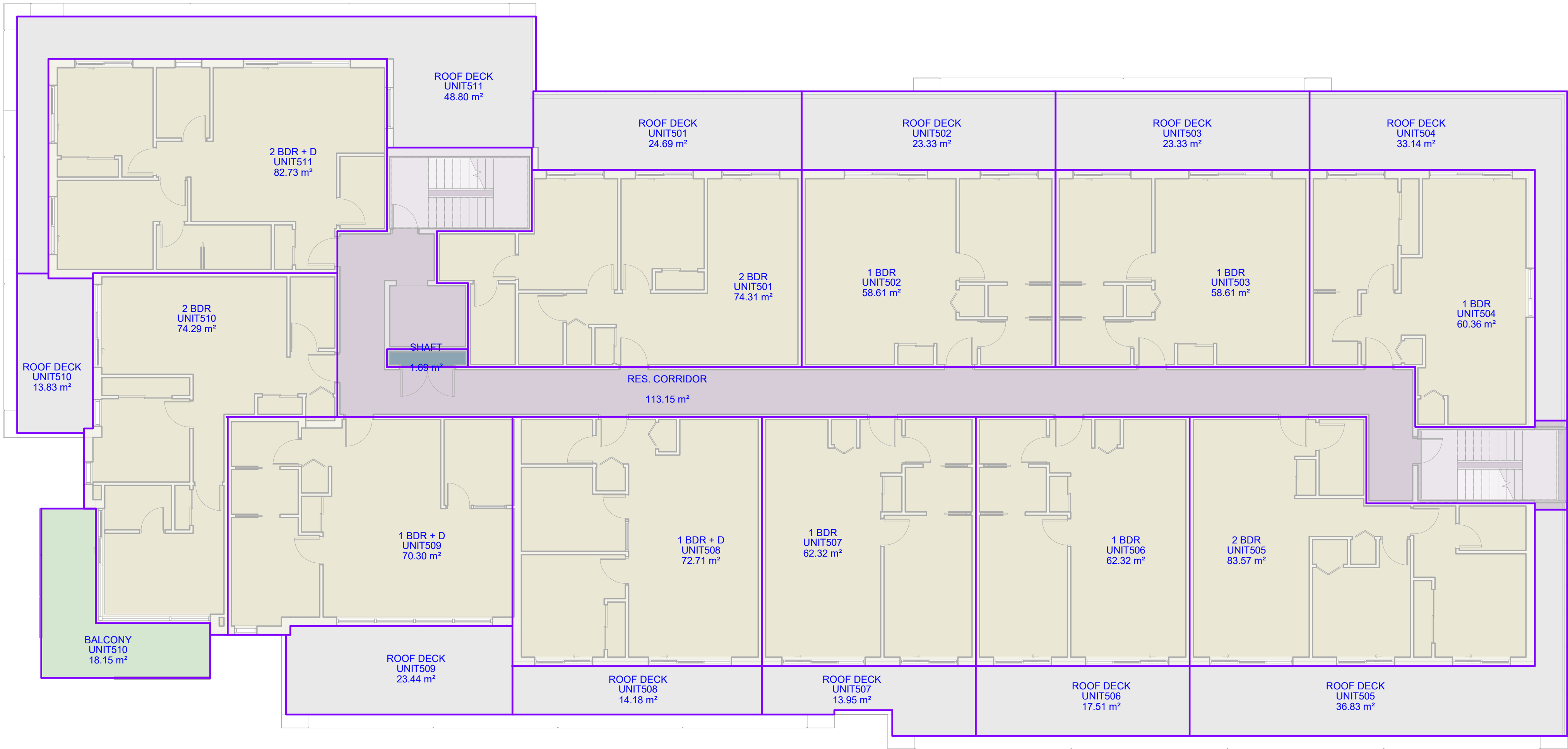
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Drawing:
AREAS - LEVEL 4

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LEVEL 5 - AREAS				
LEVEL	UNIT #	UNIT TYPE	AREA (m2)	AREA (SF)
LEVEL 5		RES. CORRIDOR	113.15 m²	1217.89 SF
LEVEL 5	501	2 BDR	74.31 m²	799.87 SF
LEVEL 5	502	1 BDR	58.61 m²	630.86 SF
LEVEL 5	503	1 BDR	58.61 m²	630.86 SF
LEVEL 5	504	1 BDR	60.36 m²	649.75 SF
LEVEL 5	505	2 BDR	83.57 m²	899.57 SF
LEVEL 5	506	1 BDR	62.32 m²	670.81 SF
LEVEL 5	507	1 BDR	62.32 m²	670.81 SF
LEVEL 5	508	1 BDR + D	72.71 m²	782.61 SF
LEVEL 5	509	1 BDR + D	70.3 m²	756.72 SF
LEVEL 5	510	2 BDR	74.29 m²	799.64 SF
LEVEL 5	511	2 BDR + D	82.73 m²	890.52 SF
TOTAL			873.28 m²	9399.91 SF

LEVEL 5 - UNITS MIX		
LEVEL	UNIT TYPE	COUNT
LEVEL 5	1 BDR	5
LEVEL 5	1 BDR + D	2
LEVEL 5	2 BDR	3
LEVEL 5	2 BDR + D	1
TOTAL		11

AREA LEGEND

- Balcony
- Residential Circulation
- Residential Unit
- Residential Service
- Roof Deck



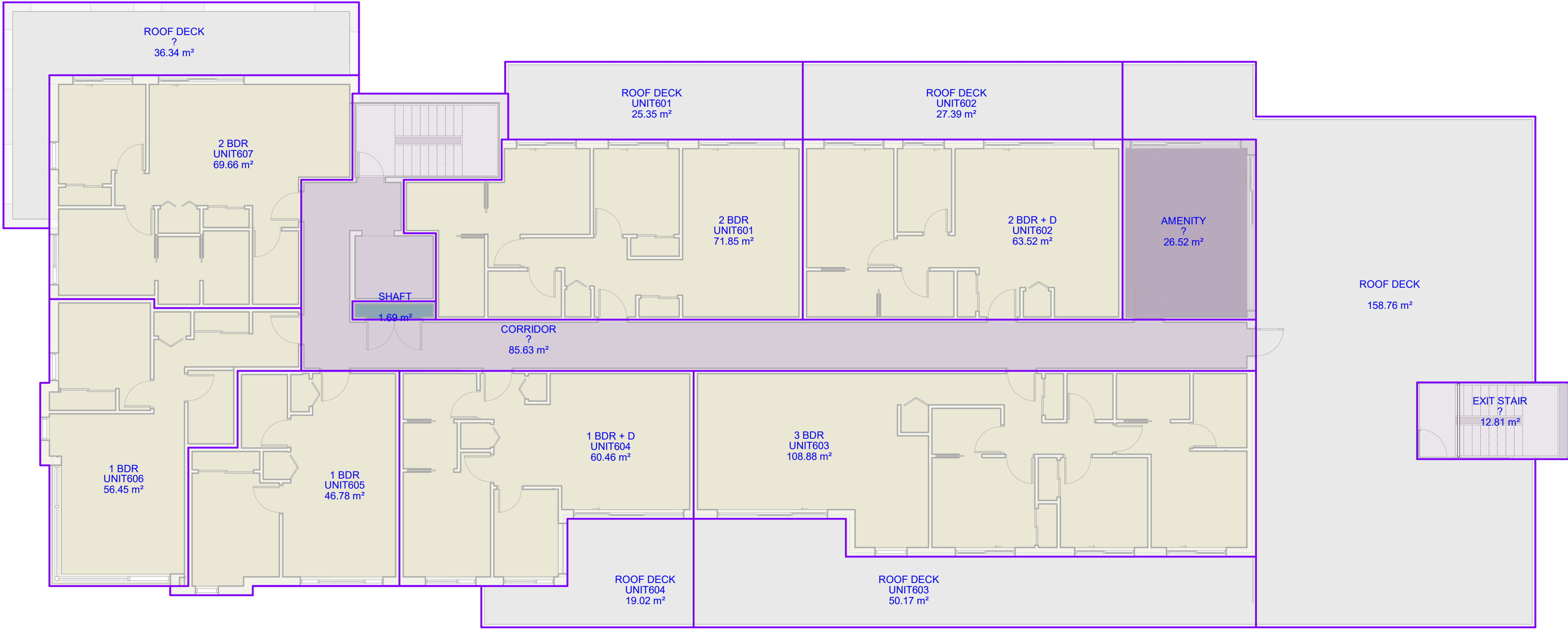
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Drawing:
AREAS - LEVEL 5

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AREA LEGEND

- Amenity
- Residential Circulation
- Residential Unit
- Residential Service
- Roof Deck

LEVEL 6 - AREAS				
LEVEL	UNIT #	UNIT TYPE	AREA (m2)	AREA (SF)
LEVEL 6		CORRIDOR	85.63 m²	921.75 SF
LEVEL 6	601	2 BDR	71.85 m²	773.41 SF
LEVEL 6	602	2 BDR + D	63.52 m²	683.69 SF
LEVEL 6	603	3 BDR	108.88 m²	1171.94 SF
LEVEL 6	604	1 BDR + D	60.46 m²	650.8 SF
LEVEL 6	605	1 BDR	46.78 m²	503.57 SF
LEVEL 6	606	1 BDR	56.45 m²	607.66 SF
LEVEL 6	607	2 BDR	69.66 m²	749.8 SF
TOTAL			563.23 m²	6062.6 SF

LEVEL 6 - UNITS MIX		
LEVEL	UNIT TYPE	COUNT
LEVEL 6	1 BDR	2
LEVEL 6	1 BDR + D	1
LEVEL 6	2 BDR	2
LEVEL 6	2 BDR + D	1
LEVEL 6	3 BDR	1
TOTAL		7



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Drawing:
AREAS - LEVEL 6

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