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Plot Date: 2020-08-30 11:38:04 PM

298 ISLAND HIGHWAY, VICTORIA, B.C.

MIXED-USE - COMMERCIAL / RESIDENTIAL DEVELOPMENT

Issued for Rezoning - June 17, 2020

STATISTICS:

Legal Description:
LOT 1, SECTION 8, ESQUIMALT DISTRICT,
PLAN 35505, PID 000-348-554

Civic Address:
298 Island Highway, Victoria, BC

Zoning:
Current: C-1 (Community Commercial)

Proposed Use:
Proposed: CD (Comprehensive Devolpment - Mixed Use)

Survey Information:
Based on survey information by Glen Mitchell Land
Surveying Inc. Victoria, B.C.
Dated: January 13th, 2020

DEVELOPMENT DATA SUMMARY:

Site Area: 1,853.00 m2 (19,945.53 SF)	
Permitted FSR: Per C-1 = 0.8	1,482.40 m2 (15,956.42 SF)
Proposed Gross FSR: Proposed per CD = 3.0	5,559.00 m2 (59,836.58 SF)
Permitted Site Coverage: Per C-1 = 50%	926.50 m2
Proposed Site Coverage: Proposed per CD = 75%	1,391.00 m2
HEIGHT:	
Permitted Height: Per C-1	9 m
Proposed Height: Proposed per CD	20.23 m (6 Storeys)

SETBACKS:

Required per C-1:	
Front lot line	min. 7.5m
Rear lot line	min. 7.5m
Side lot line	min. 6m
Flanking lot line	min. 3m
Proposed per CD:	
Front lot line	0m
Rear lot line	varies 3.12m to 3.95m
Side lot line	0m
Flanking lot line	varies 3.12m to 4.33m

PARKING:

PARKING REQUIRED PER 5.10 (TABLE 5.2):

Residential:

Studio or One Bedroom 1 stall per dwelling unit:	16 units x 1 slatl = 16 stalls
Two Bedroom 1.5 stall per dwelling unit:	37 units x 1.5 stall = 56 stalls
Three Bedroom or more 2 stalls per dwelling unit:	1 unit x 2 stalls = 2 stalls

Total Residential number of stalls required: 74 stalls

Commercial:

Retail store: 1 per 20m2 of floor area	559.3 m2 / 20 m2 = 28 stalls
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Total Commercial number of stalls required: 28 stalls

TOTAL NUMBER OF STALLS REQUIRED: 102 STALLS

PARKING PROPOSED:

Residential:

Parallel:	2 stalls
Standard parking stalls:	21 stalls
Small parking stalls:	51 stalls
Disability parking stalls	2 stalls

Total Residential parking proposed: 76 stalls

Commercial:

Paraellal:	2 stalls
Standard parking stalls:	12 stalls
Small parking stalls:	13 stalls
Disability parking stalls:	1 stall

Total Commercial number of stalls proposed: 28 stalls

Standard stalls total: 40 (40%) (30% allowed)
Small stalls total: 64 (60%)
TOTAL NUMBER OF STALLS PROPOSED: 104 STALLS
Seeking relaxation on Standard v.s. Small stalls ratio.

LOADING:

LOADING SPACES REQUIRED PER 5.10 (TABLE 5.3):

Commercial:

Retail store:
One for up to 500m2 floor ara;
Two for 500m2 to 2,500 m2 floor area:

Commercial floor area = 656 m2
Total Commercial number of stalls required: 2 stalls

Total Commercial number of stalls proposed: 1 stall

Seeking relaxation on 1 loading stall.

BICYCLE PARKING:

REQUIRED PER 5.11 (TABLE 5.4):

Residential:

1 stall per dwelling unit (Class 1):	54 units x 1 slatl = 54 stalls (Class 1)
6-space rack per entrance (Class 2):	six space rack = 1 Rack (Class 2)

Commercial:

Retail store: 1 per 250m2 of floor area	654.49 m2 / 250 m2 = 2.6 stalls
Class 1 (50%) = 2 stalls	
Class 2 (50 %) = 1 stalls	

PROPOSED:

Residential:

Classs 1 Horizontal stalls:	32 stalls
Classs 1 Vertical stalls:	30 stalls
Class 2 Rack:	6 stalls

Total Residential stalls proposed: 68 stalls

Commercial:

Classs 1 Horizontal stalls:	2 stalls
Class 2 Rack:	6 stalls

Total Commercial number of stalls proposed: 8 stalls

TOTAL NUMBER OF STALLS PROPOSED: 76 STALLS

RESIDENTIAL AREA BREAKDOWN				
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
LEVEL 2			1,162.89 m²	12,517.27 SF
LEVEL 3		RES. CIRCULATION	111.36 m²	1,198.7 SF
LEVEL 3	301	2 BDR + D	103.29 m²	1,111.76 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	1,087.02 SF
LEVEL 3	307	2 BDR + D	98.36 m²	1,058.69 SF
LEVEL 3	308	2 BDR	92.91 m²	1,000.08 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
LEVEL 3			1,162.9 m²	12,517.35 SF
LEVEL 4		RES. CIRCULATION	111.36 m²	1,198.7 SF
LEVEL 4	401	2 BDR + D	103.29 m²	1,111.76 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	1,089 SF
LEVEL 4	407	2 BDR + D	98.36 m²	1,058.69 SF
LEVEL 4	408	2 BDR + D	92.91 m²	1,000.08 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
LEVEL 4			1,096.73 m²	11,805.15 SF
LEVEL 5		RES. CORRIDOR	113.15 m²	1,217.89 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
LEVEL 5			873.28 m²	9,399.91 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	1,171.94 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
LEVEL 6			563.23 m²	6,062.6 SF
TOTAL			4,859.04 m²	52,302.29 SF

UNIT MIX:

RESIDENTIAL UNITS BREAKDOWN	
UNIT TYPE	COUNT
1 BDR	12
1 BDR + D	4
2 BDR	20
2 BDR + D	17
3 BDR	1
RESIDENTIAL UNITS TOTAL	54

COMMERCIAL UNITS BREAKDOWN	
UNIT TYPE	COUNT
COMMERCIAL	1
COMMERCIAL UNITS TOTAL	1

ARCHITECTS

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Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

STATISTICS

Project Status:

RZ

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

REVISION

No.	Date	Description
1	2020-08-25	Revision per City comments

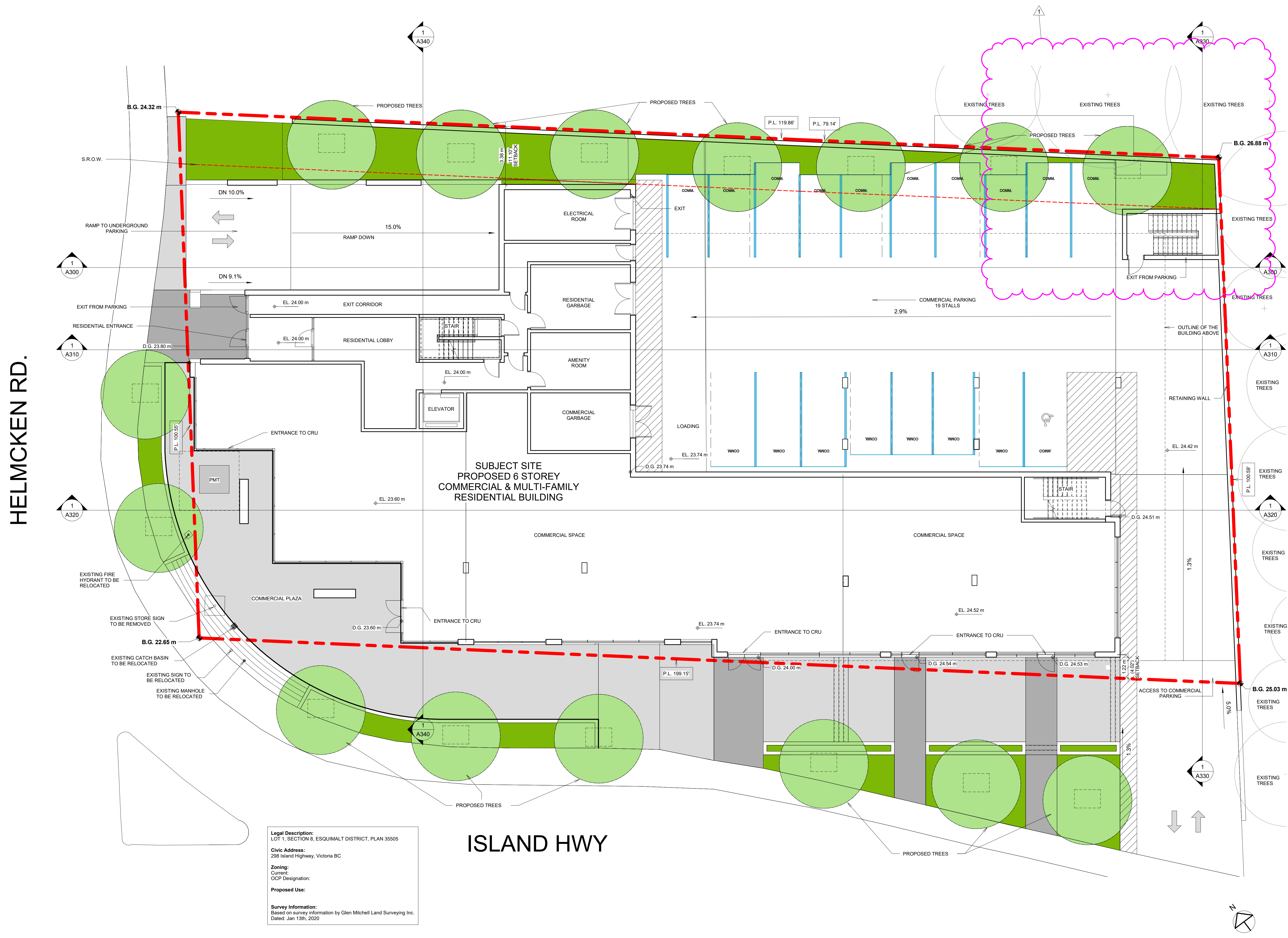
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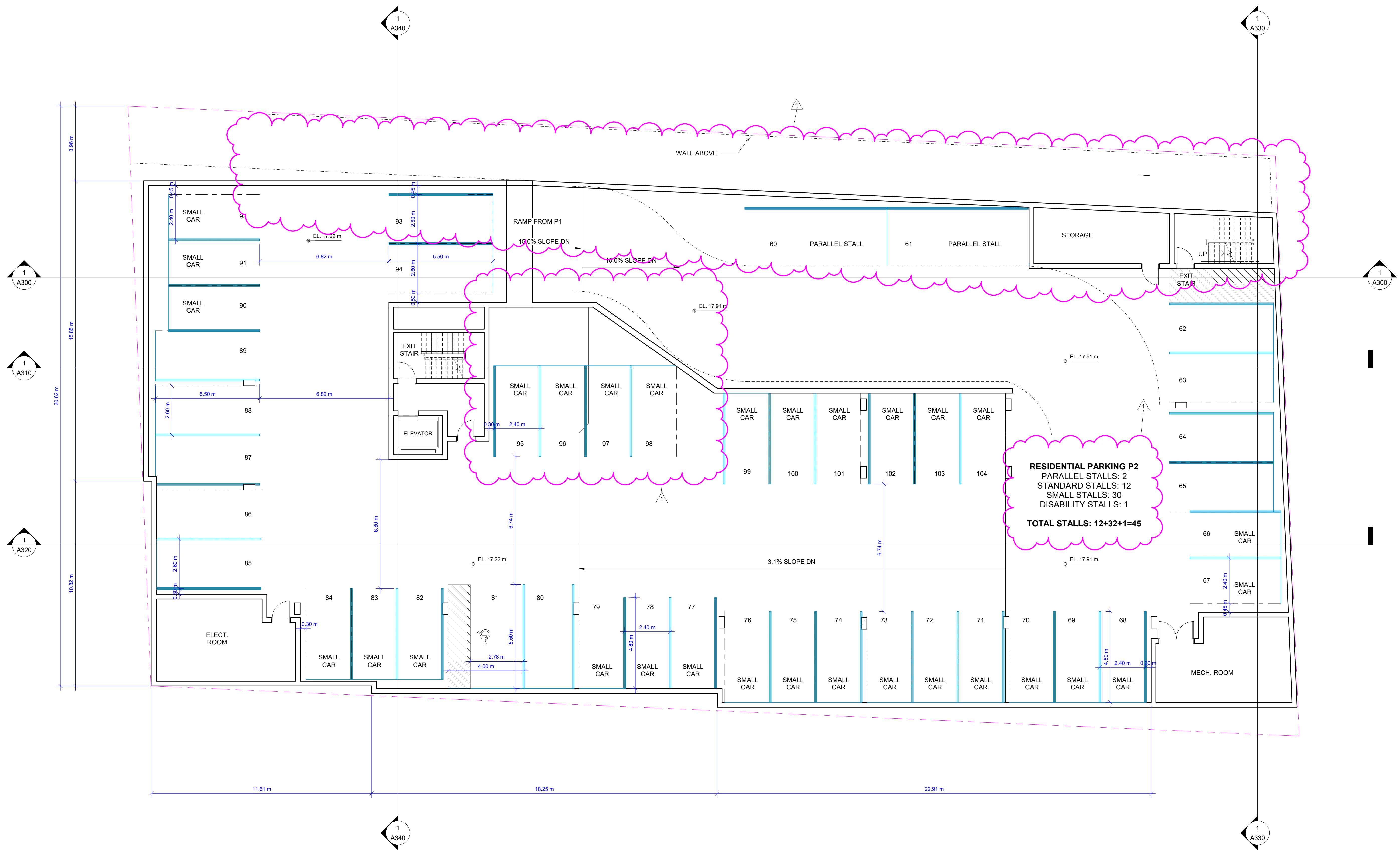
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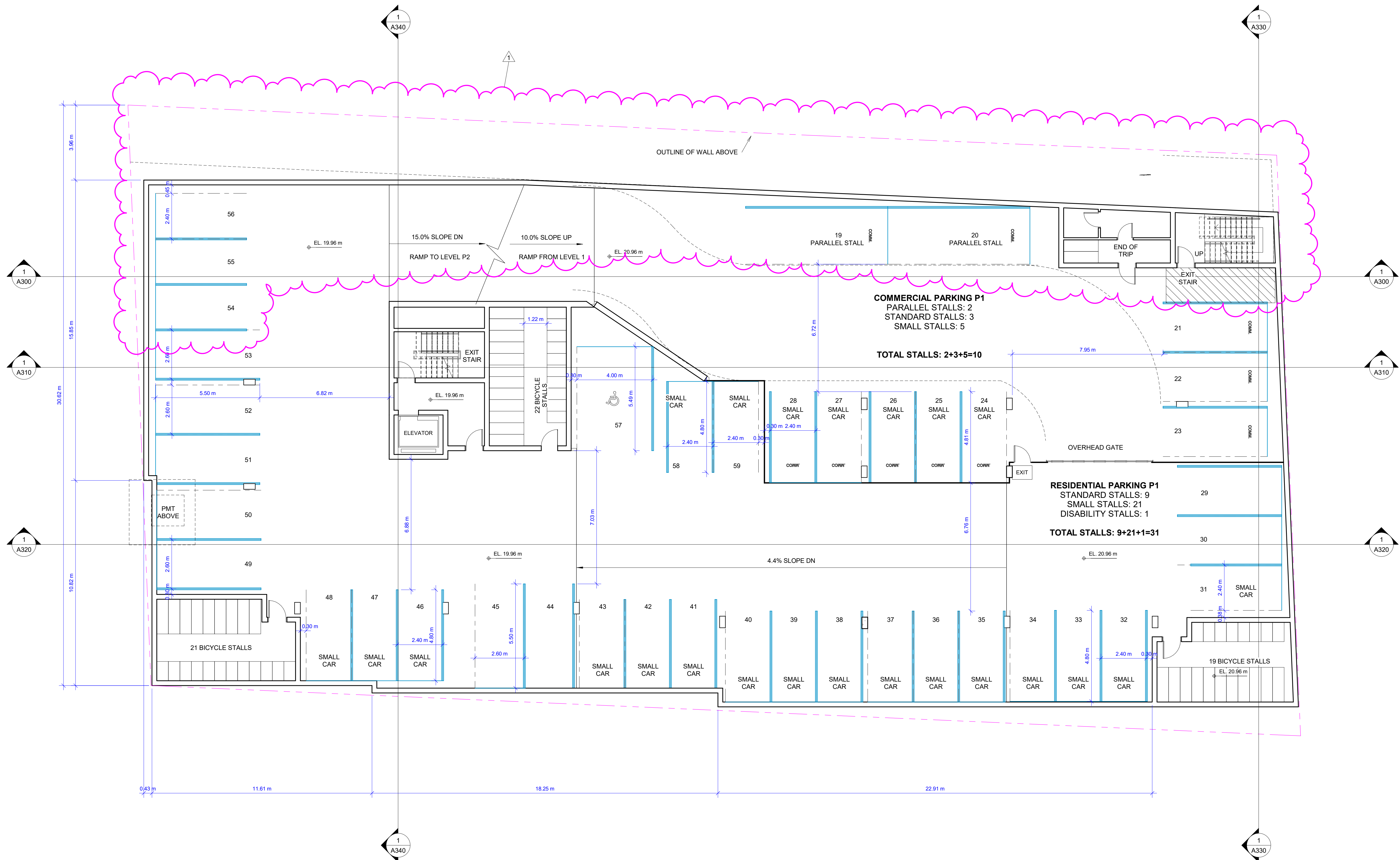
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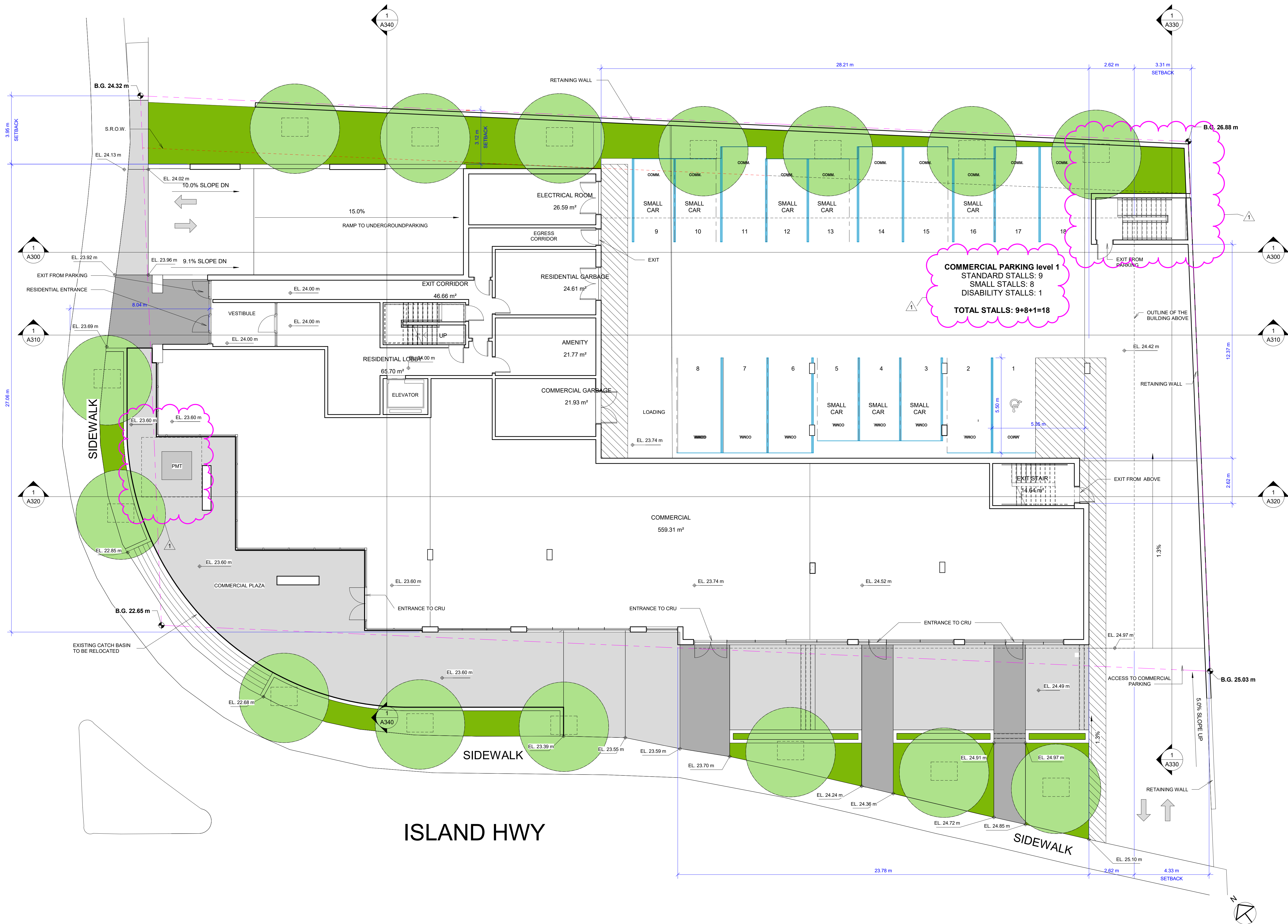


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ANKENMAN MARCHAND

Project:

1938
Jeffrey Sengara
298 ISLAND HIGHWAY
298 Island Highway

Drawing:

GROUND FLOOR PLAN

Project Status:

RZ

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2020-06-17	Issued for Rezoning
2020-08-31	Re-Issued for Rezoning

REVISION

No.	Date	Description
1	2020-08-25	Revision per City comments

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