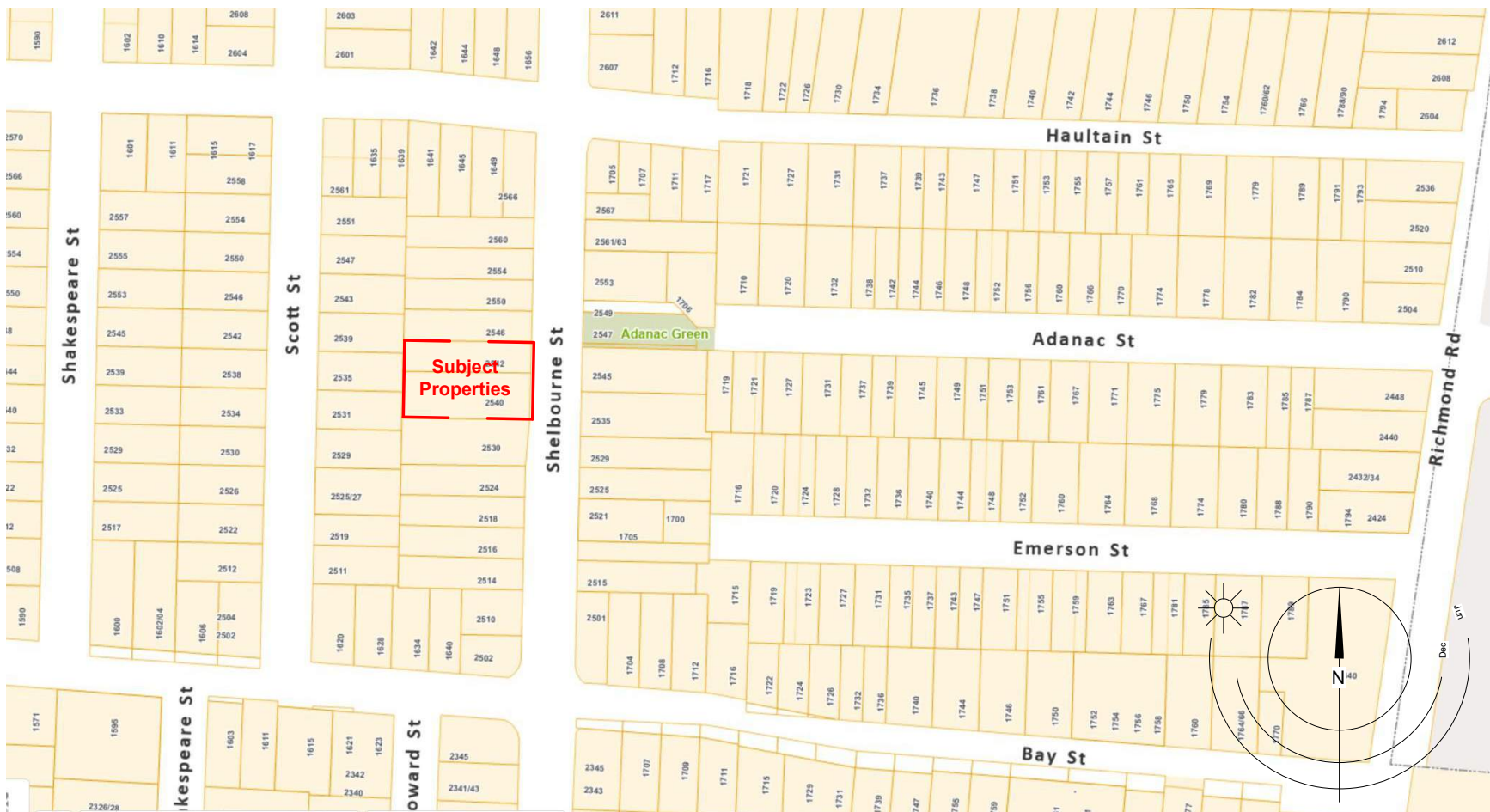


# 2540 - 2542 SHELBOURNE STREET



Project Location and Neighbourhood Context (NTS)

## PROJECT DATA (22/03/23)

|                                            |                                                                |
|--------------------------------------------|----------------------------------------------------------------|
| PROJECT ADDRESS                            | 2540 - 2542 SHELBOURNE STREET, VICTORIA, BC                    |
| SITE AREA                                  | 1,526 m (16,426 sq.ft)                                         |
| OCP DESIGNATION                            | TRADITIONAL RESIDENTIAL                                        |
| EXISTING ZONING                            | R1-B SINGLE FAMILY DWELLING DISTICT                            |
| REFERENCE ZONING                           | TBD                                                            |
| DEVELOPMENT PERMIT AREA                    | DPA 16 – GENERAL FORM AND CHARACTER                            |
| ZONING DATA                                | REQUIRED (RT ZONING) / PROPOSED / VARIANCE                     |
| SITE AREA                                  | 920.0 m (9,902.8 sq.ft) / 1,526 m (16,426 sq.ft) / NA          |
| LOT WIDTH                                  | 20.0 m (65.6 ft) / 30.5 m (100.0 ft) / NA                      |
| TOTAL FLOOR AREA                           | 1,703 m (18,330 sq.ft)                                         |
| FLOOR SPACE RATIO                          | 1 / 1.11 / <b>0.11</b>                                         |
| MINIMUM DWELLING UNIT AREA                 | 100.0 m (1,076.4 sq.ft) / 107.7 m (1,159.0 sq.ft) / NA         |
| TOTAL DWELLING UNITS                       | 15                                                             |
| SITE COVERAGE %                            | 50% / 45% / NA                                                 |
| OPEN SITE SPACE %                          | 30% / 29% / <b>-1%</b>                                         |
| HEIGHT OF BUILDING                         | 8.5 m (27.9 ft) / 10.5 m (34.45 ft) / <b>-2 m (6.5 ft)</b>     |
| NUMBER OF STOREYS                          | 3 / 3 / 3                                                      |
| VEHICLE PARKING                            | 22 / 15 / <b>-7 (1.45 ratio)</b>                               |
| VISITOR PARKING                            | 2 / 2 / NA                                                     |
| LONG TERM BICYCLE PARKING                  | In Tenant Suites                                               |
| SHORT TERM BICYCLE PARKING                 | 18 / 6 / <b>-12</b> (allow 6 for full project vs 6 per bldg)   |
| <b>BUILDING SETBACKS</b>                   |                                                                |
| REQUIRED (RT ZONING) / PROPOSED / VARIANCE |                                                                |
| FRONT YARD                                 | 10.70 m (35.1 ft) / 7.66 m (25.1 ft) / <b>3.04 m (10.0 ft)</b> |
| REAR YARD                                  | 4.00 m (13.1 ft) / 3.05 m (10.0 ft) / <b>0.95 m (3.1 ft)</b>   |
| SIDE YARD (NORTH)                          | 4.00 m (13.1 ft) / 2.44 m (8.0 ft) / <b>1.56 m (5.1 ft)</b>    |
| SIDE YARD (SOUTH)                          | 4.00 m (13.1 ft) / 2.44 m (8.0 ft) / <b>1.56 m (5.1 ft)</b>    |
| BUILDING SEPARATION                        | 5.00 m (16.4 ft) / 3.01 m (9.9 ft) / <b>1.99 m (6.5 ft)</b>    |

Frame Properties  
2540 & 2542 Shelbourne St.  
Victoria, BC

## FERNWOOD TOWNHOMES

1 : 1500  
Project Data

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**B.C. LAND SURVEYOR'S SITE PLAN OF:**  
**LOT 9 AND AMENDED LOT 10 (DD 1481161), BLOCK 6, SECTION 8A,**  
**VICTORIA DISTRICT, PLAN 881A**

**LEGEND**

Elevations are geodetic based on Integrated survey monument 26-43 in Victoria at elevation 17.768m.  
Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species.

Grade shots are taken at the point marked X  
Contours are descriptive, and only accurate to +/- 0.5m interval

- - denotes Lead Plug found
- - denotes Utility Pole
- - denotes Water meter
- ⊥ - denotes Sign
- - denotes catch basin
- MFE - denotes Main Floor Elevation (Doorsill)
- - denotes retaining wall (T=Top)
- \* - denotes irrigation

Refer to arborist report for tree info.

Parcel Identification Number (PID)  
000-040-339 (LOT 9) AND 002-618-541 (AMD LOT 10)

TOTAL SITE AREA  
1526 m<sup>2</sup>

MUNICIPALITY  
VICTORIA

CIVIC ADDRESS  
2540 AND 2542 SHELBOURNE STREET  
VICTORIA, BC

ZONING  
R1-B

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This document was prepared for the exclusive use of our client, FRAME PROPERTIES

\*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

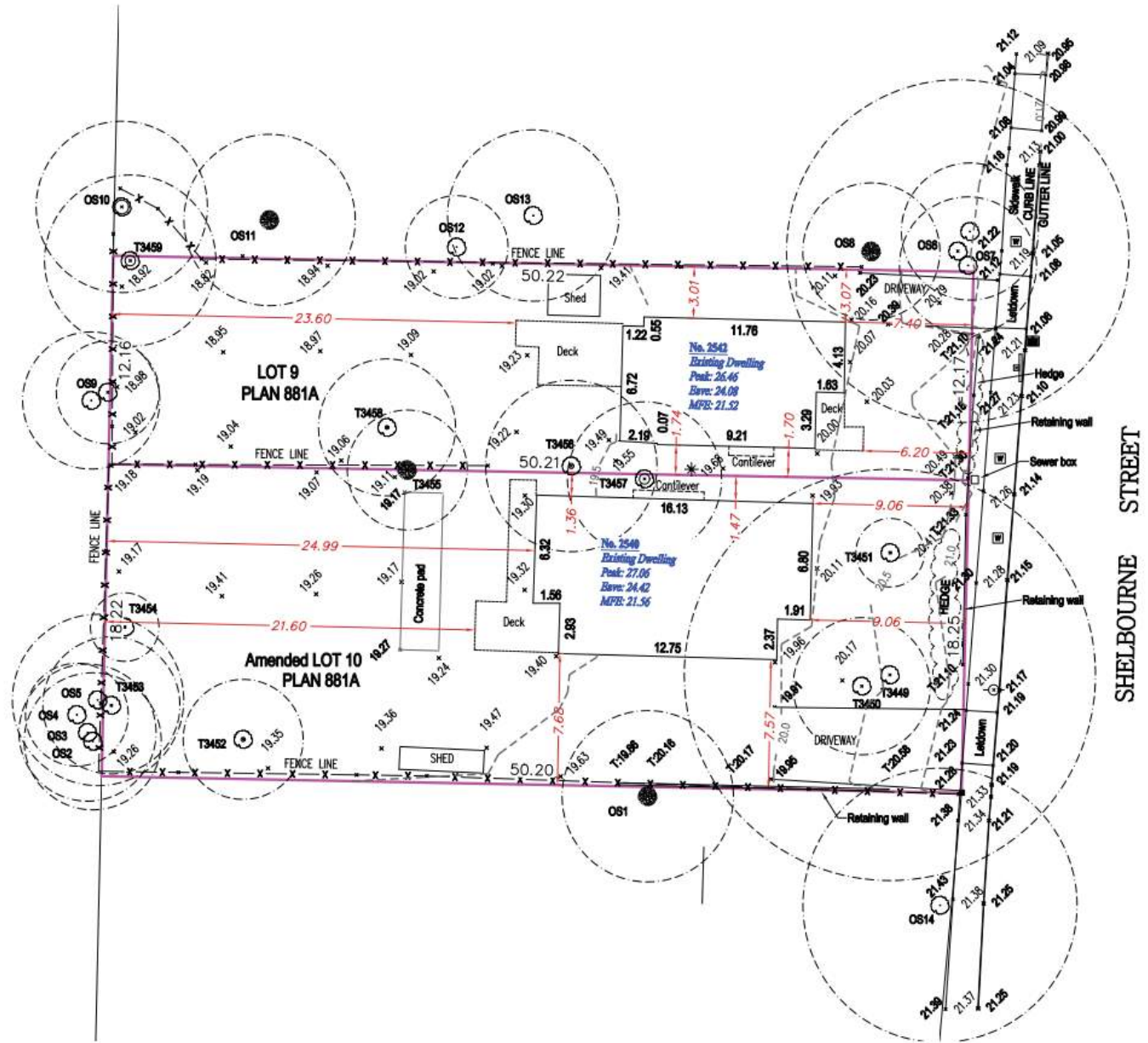
Undersurface charges and covenant will not be shown on this survey unless such documents are provided and can be shown in two dimensional view.

Explorer Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.



**SCALE**

0 1:200 10  
All distances are in metres.  
The intended plot size of this plan is 610mm in width by 457mm in height (C size) when plotted at a scale of 1:200



**CERTIFIED CORRECT**

Lot dimensions are correct according to Land Title Office records.

Kenneth Ng  
F8NUM8

Kenneth KC Ng, BCLS  
Field Survey - 8 March, 2022  
Dated this 17th of March, 2022.

This document is not valid unless originally signed and sealed or digitally signed with Aesirnet digital signature. Info: <https://www.juriceit.com>

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# FERNWOOD TOWNHOMES

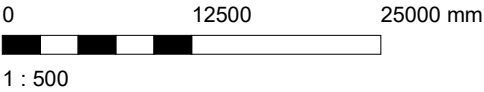
Survey

dHKarchitects

dHKa



Neighbourhood Survey Plan



Town Home Examples on Shelbourne St



2924 Shelbourne St



2825 Shelbourne St



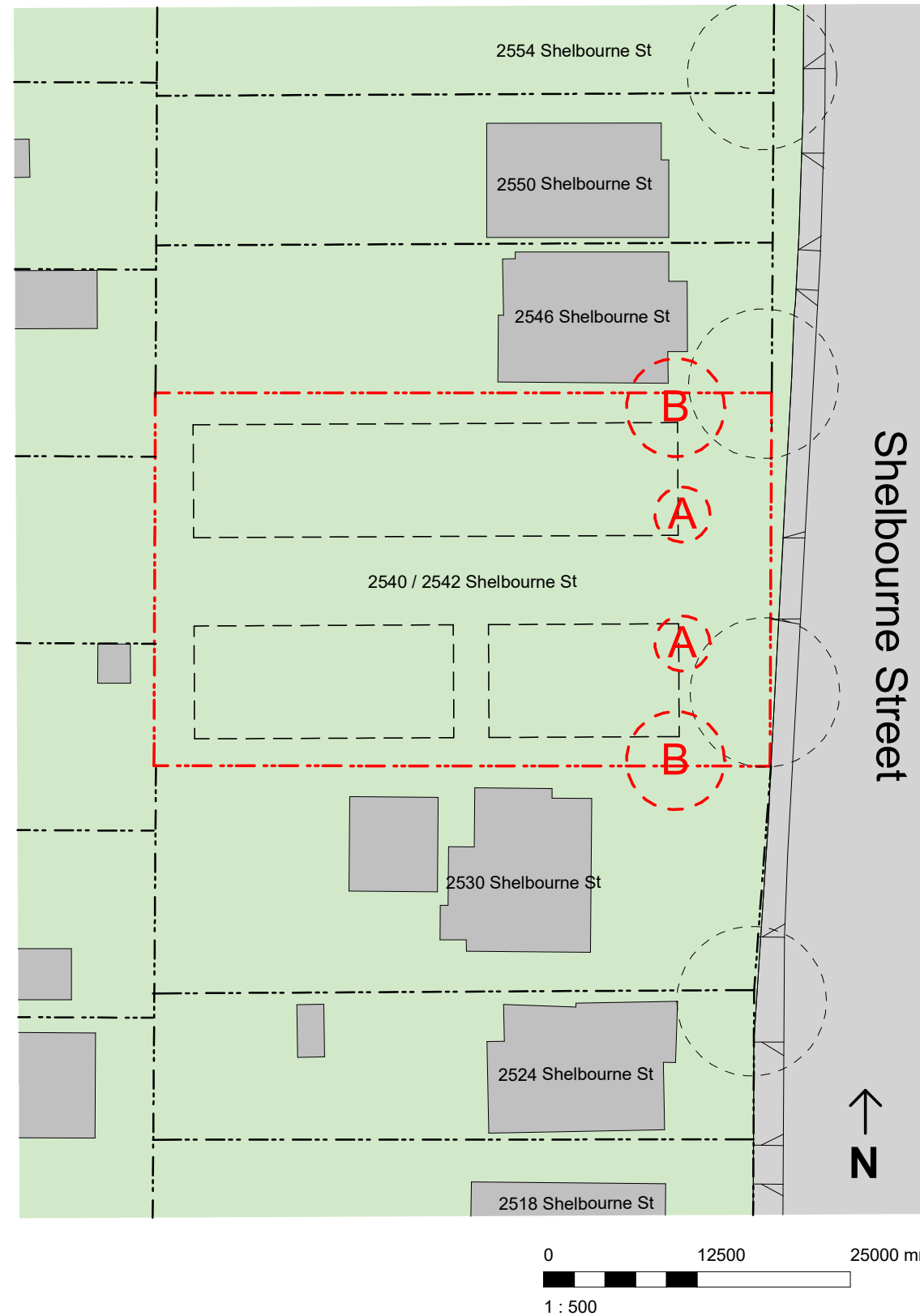
2816 Shelbourne St



2638 Shelbourne St



2632 Shelbourne St



Typology Example - (A) Street Entries



Typology Example - (B) Town Homes Adjacent To SFH

The orientation of the homes in this proposal responds to the site characteristics and neighbourhood building typologies.

The orientation to a central courtyard is not an atypical condition within this community and facilitates the creation of smaller, compact, affordable homes.

Galley style Town Homes are a common typology along the Shelbourne corridor in response to site depths typical in this neighbourhood. Sensitive consideration of the public realm frontage and neighbour privacy has been established through the neighbourhood and will be reflected in this proposal with refined architecture and robust landscape treatments.

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# FERNWOOD TOWNHOMES

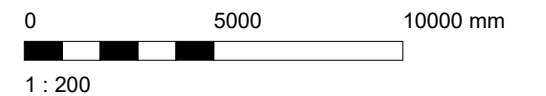
As indicated  
Town Home Typologies

dHKarchitects





2540 - 2542 Shelbourne Street - Site Plan



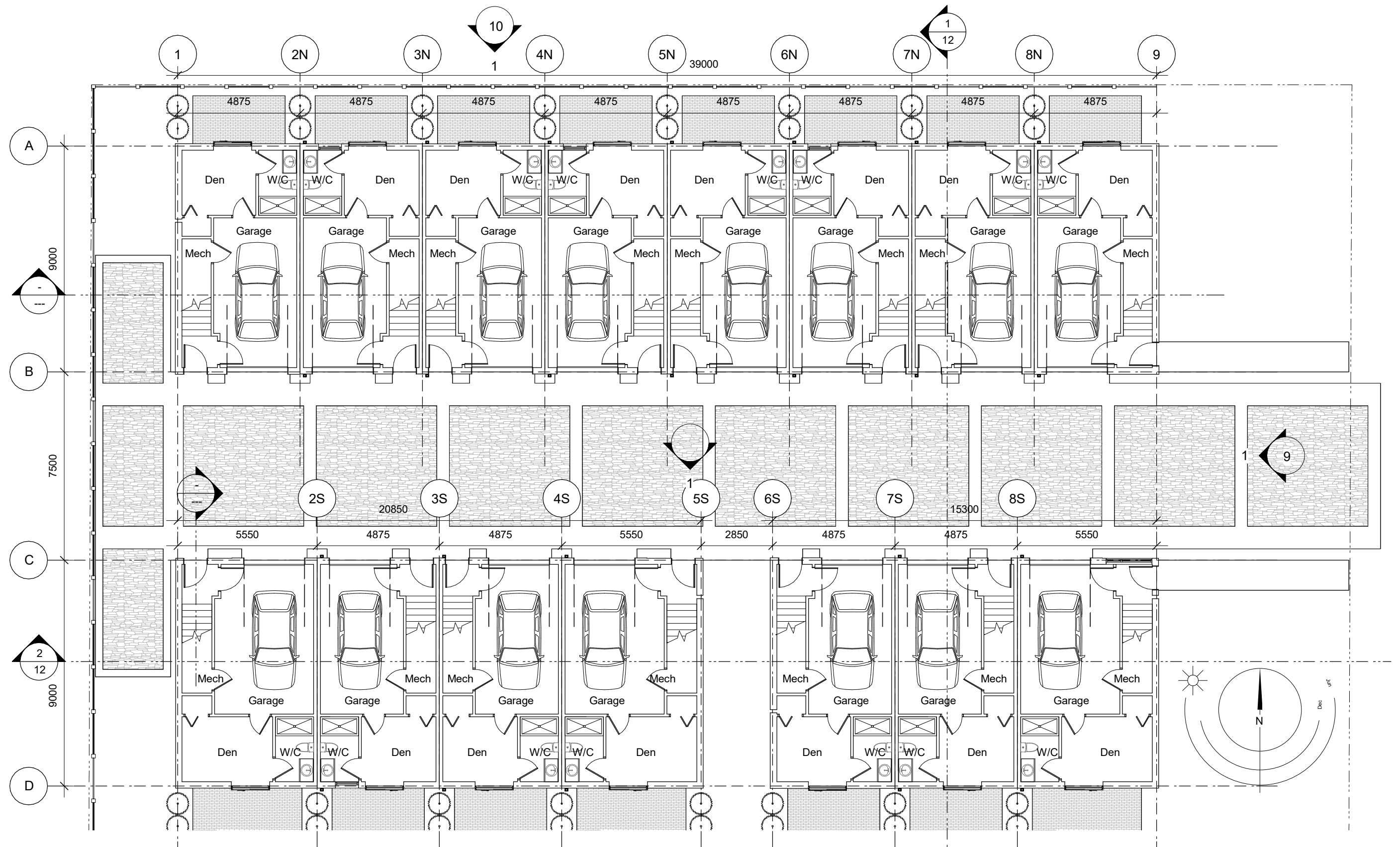
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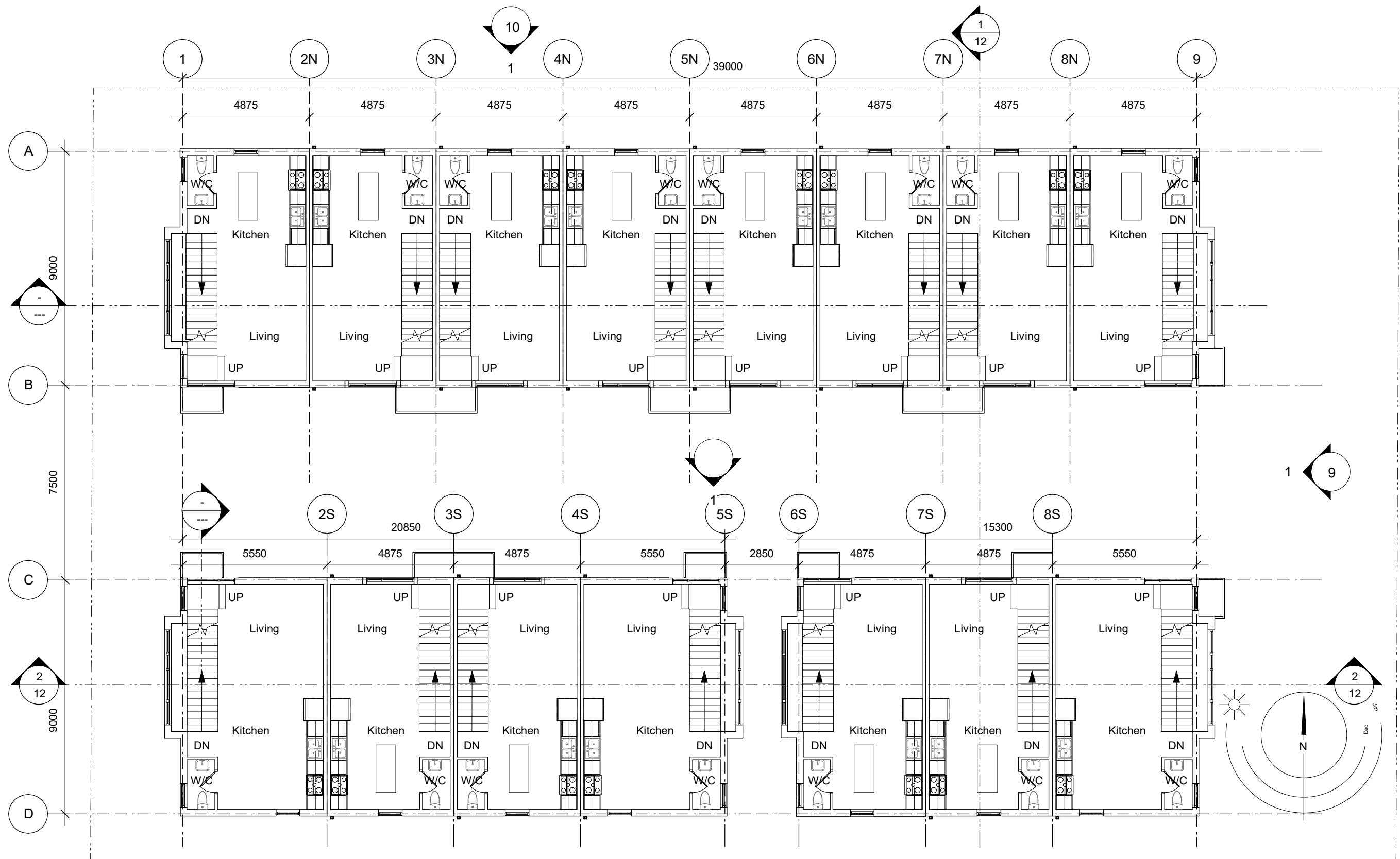
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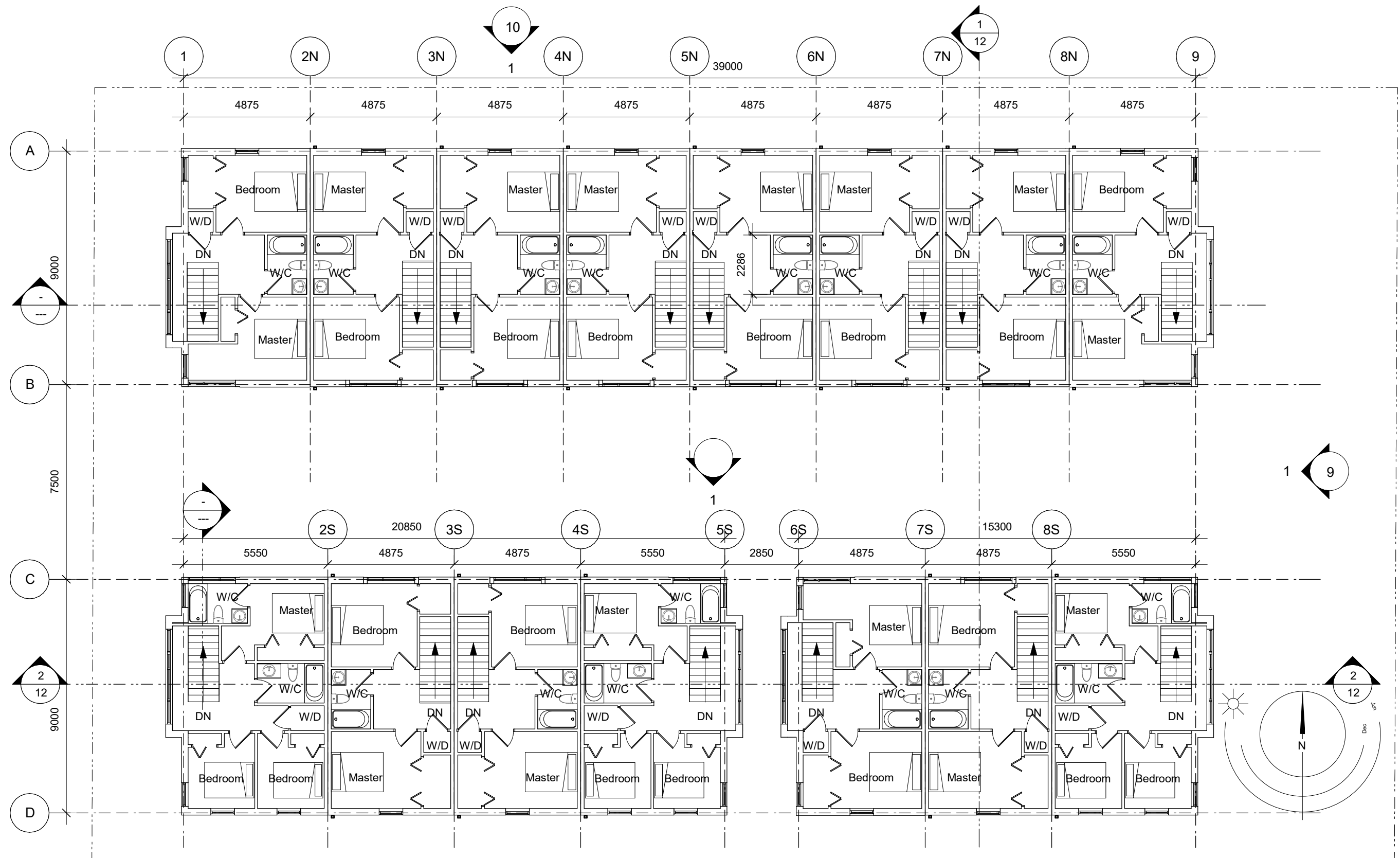
1 : 200  
Site Plan

dHKarchitects







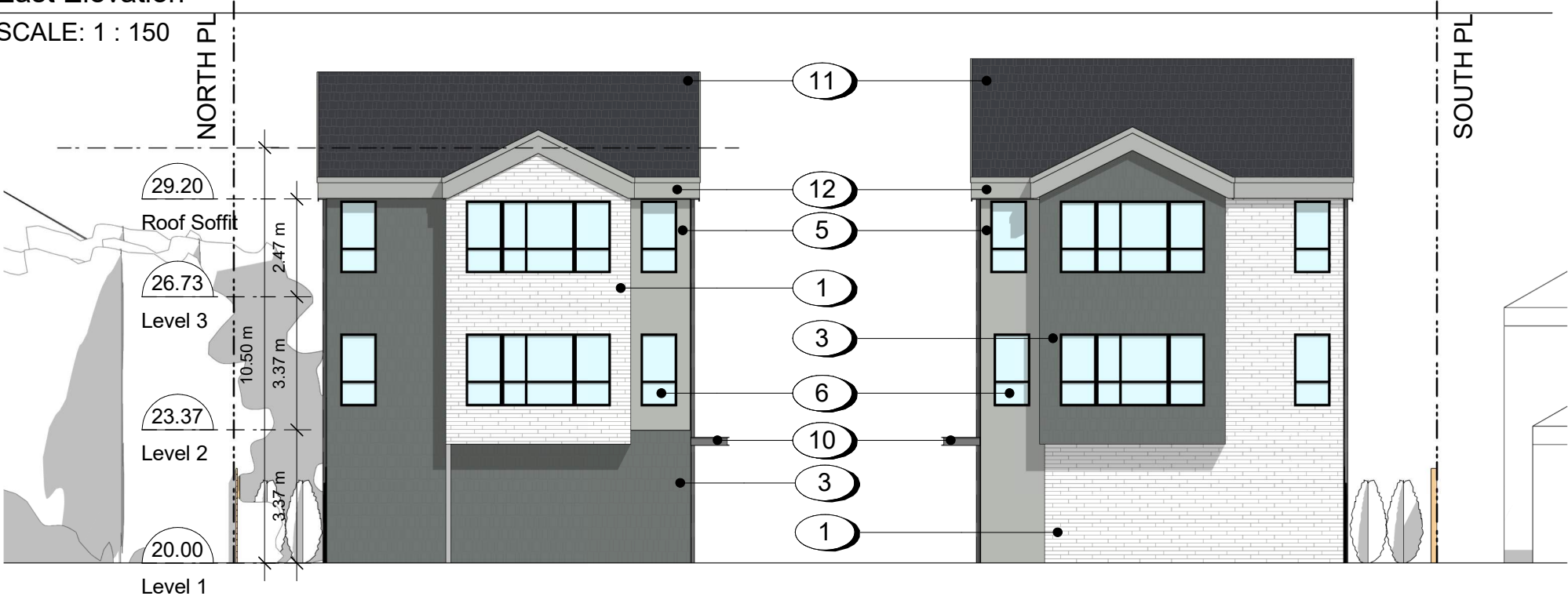


**MATERIALS SCHEDULE**

- 1 Fibre Cement Lap Siding - White
- 2 Fibre Cement Lap Siding - Slate Gray
- 3 Fibre Cement Shingles - Iron Gray
- 4 Fibre Cement Panels - White
- 5 Fibre Cement Panels - Slate Gray
- 6 Windows - Prefinished Vinyl w/ Low-E Glazing
- 7 Doors - Painted w/ View Lite
- 8 Doors - Garage Overhead
- 9 Doors - Prefinished Vinyl Sliding w/ Low-E Glazing
- 10 Canopy w/ Prefinished Metal Channel Fascia
- 11 Asphalt Shingles - Black
- 12 Prefinished Metal Fascia
- 13 Prefinished Rainwater Leader - Black



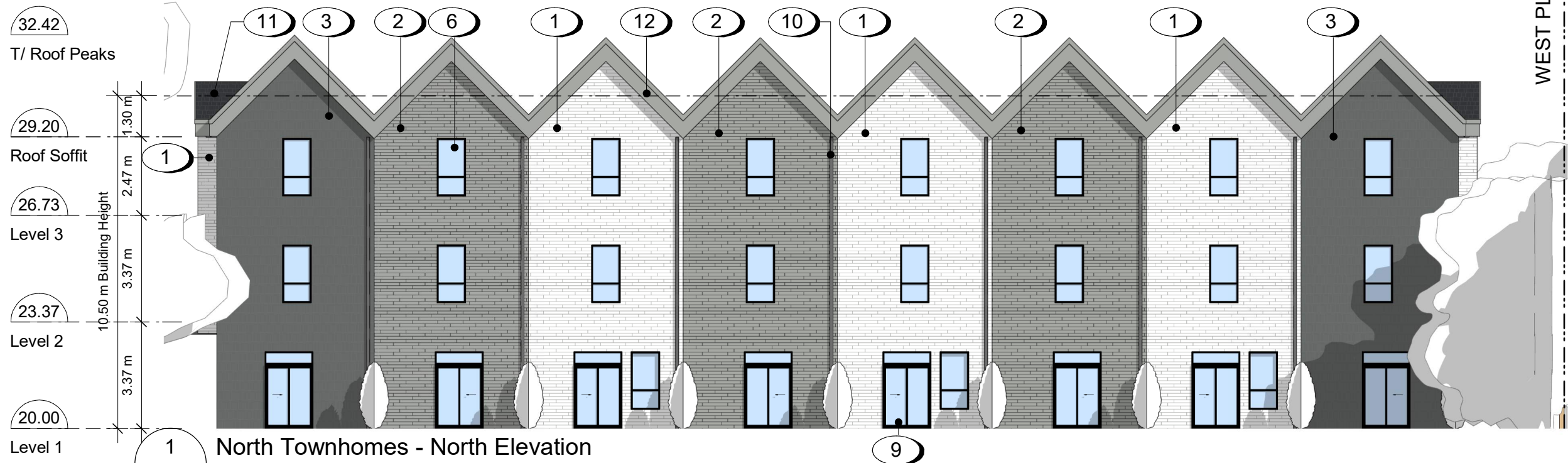
1 East Elevation  
9 SCALE: 1 : 150



2 West Elevation  
9 SCALE: 1 : 150

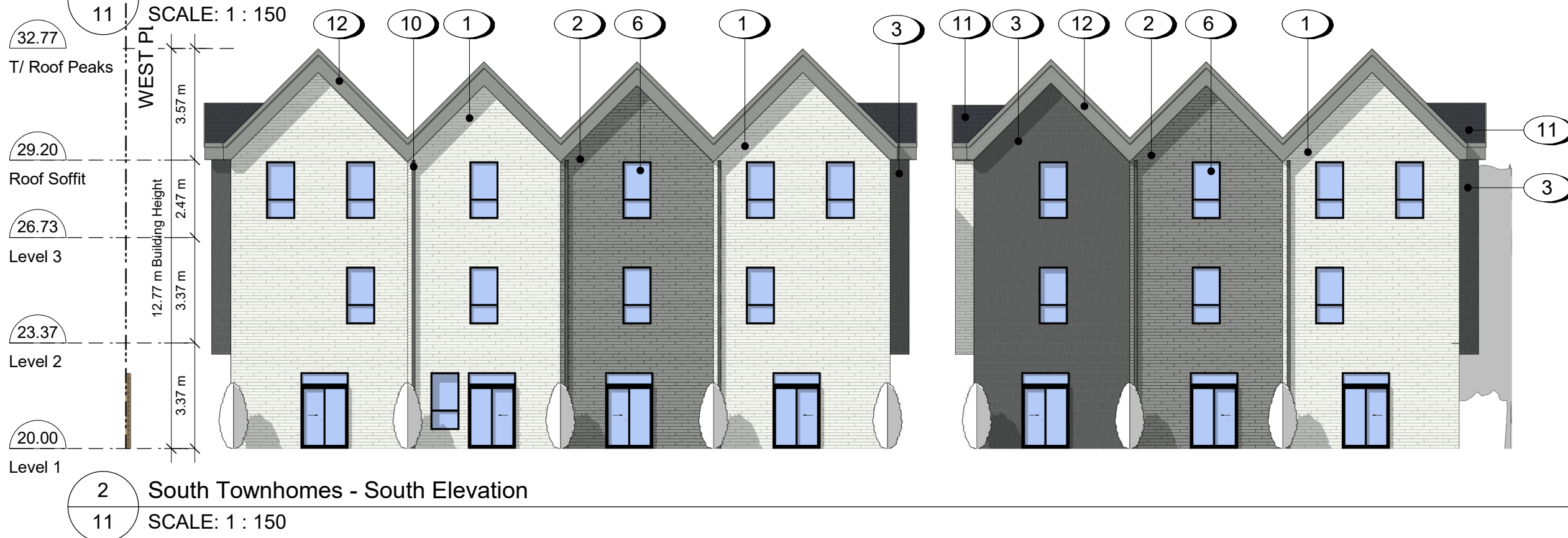
**MATERIALS SCHEDULE**

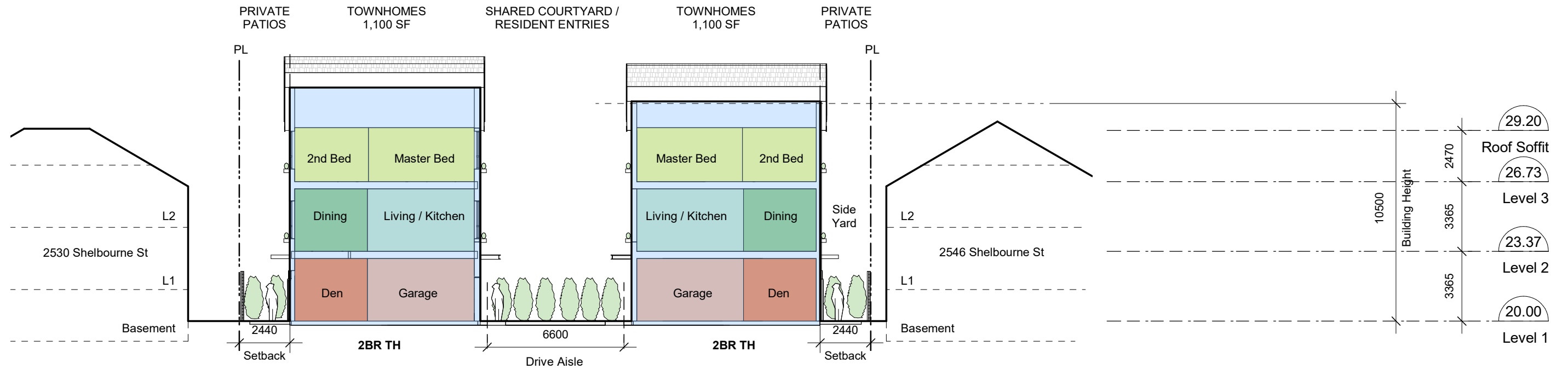
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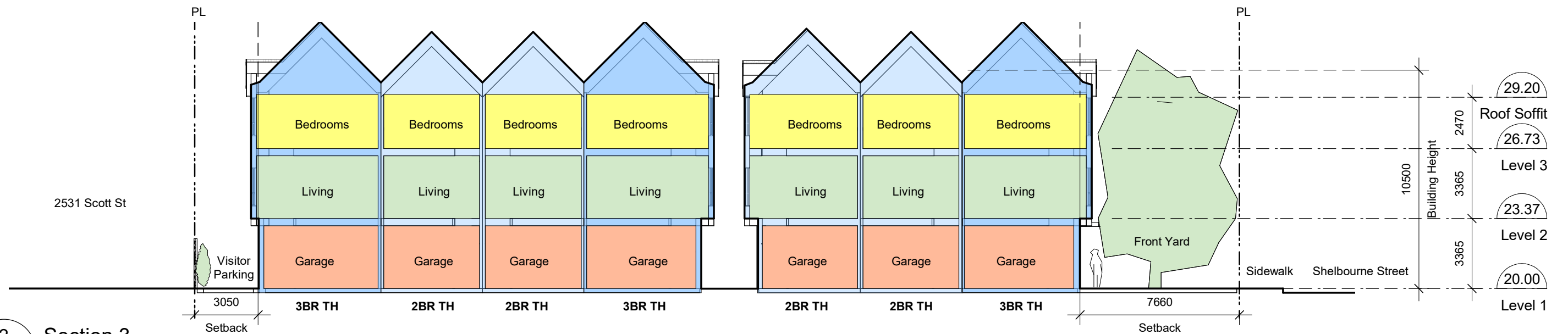
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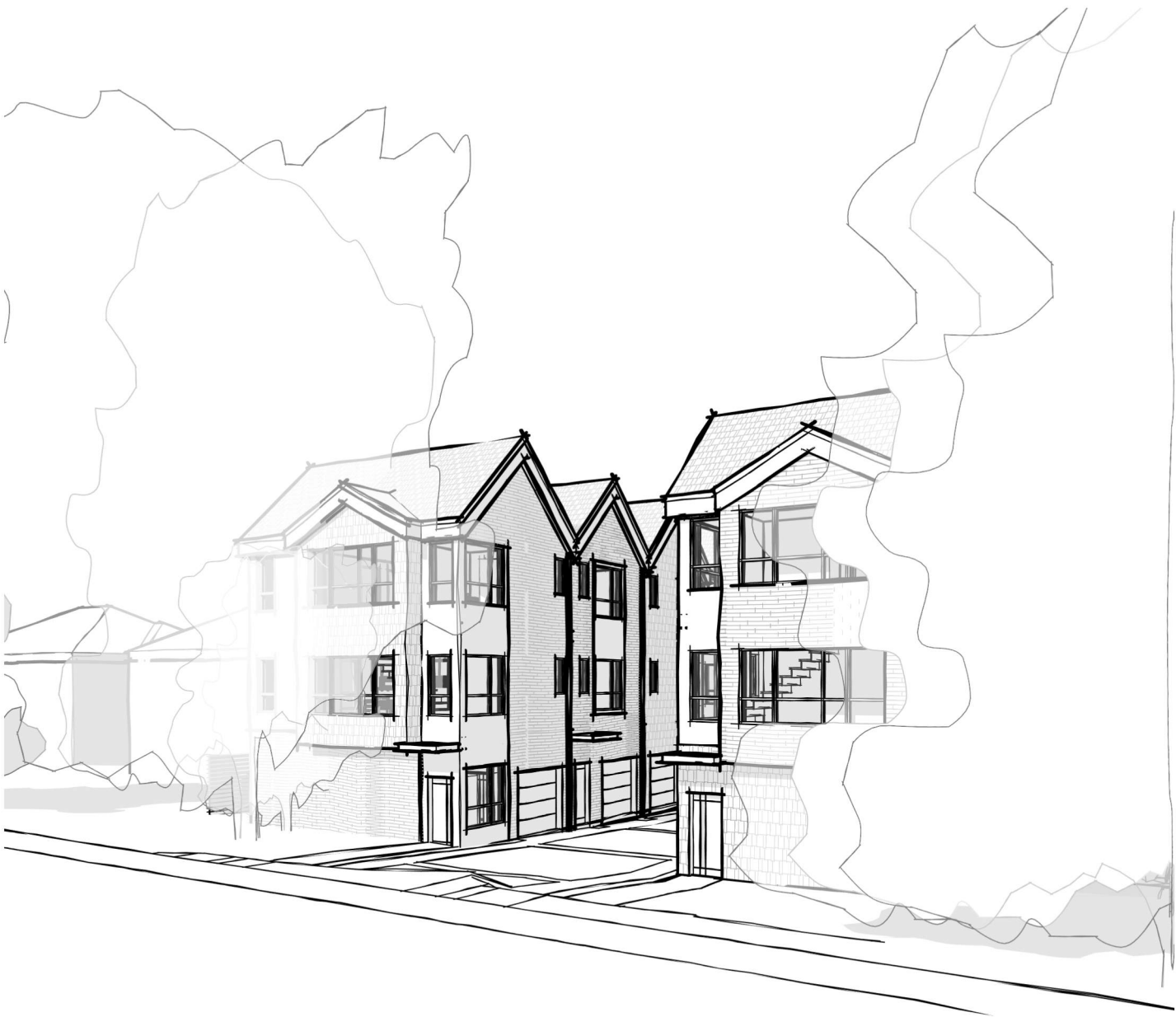
1 Section 1  
12 SCALE: 1 : 200



2 Section 3  
12 SCALE: 1 : 200



Perspective View Looking North West from across Shelbourne Street



Perspective View Looking South West from across Shelbourne Street

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# FERNWOOD TOWNHOMES

Perspective Views dHKarchitects

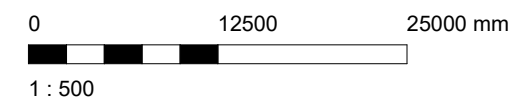




**2540 - 2542 Shelbourne Street - Shadow Study 12PM at Equinox**



**2540 - 2542 Shelbourne Street - Shadow Study 12PM on Summer Solstice**



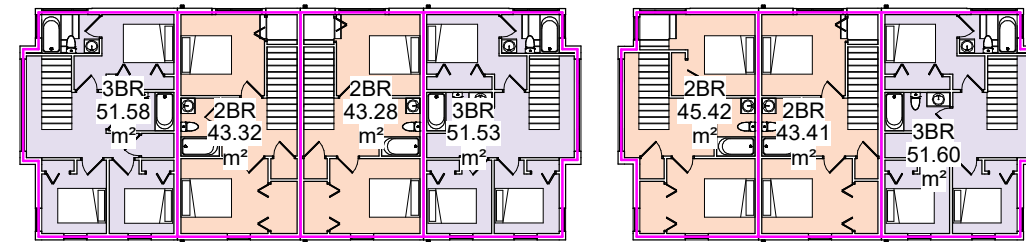
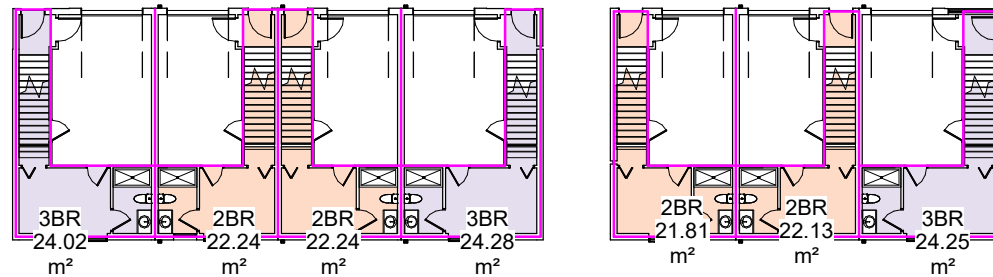
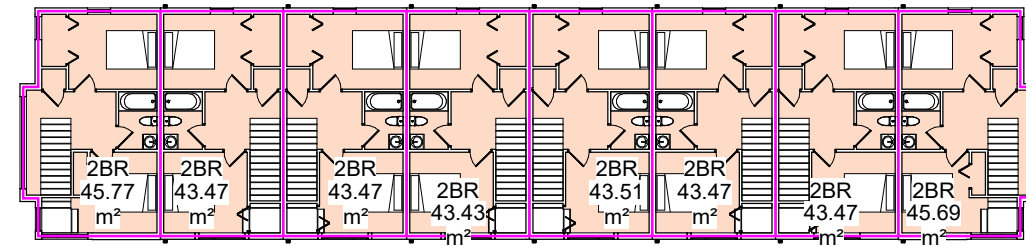
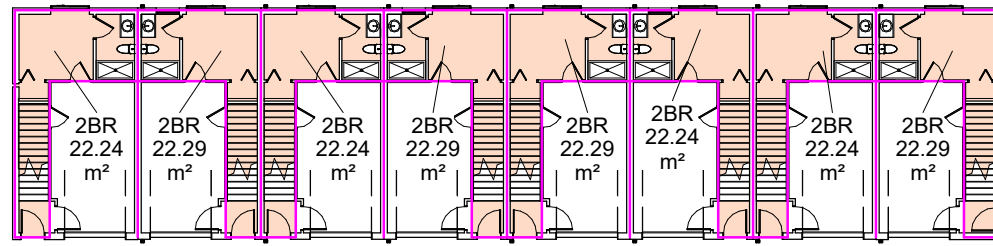
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# FERNWOOD TOWNHOMES

1 : 500  
Shadow Study

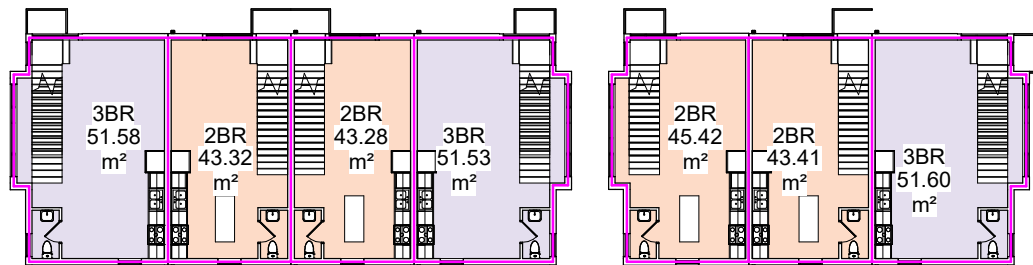
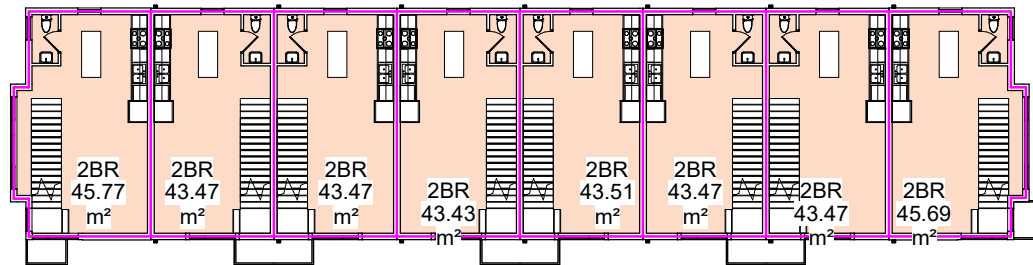
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1 Level 1 - Areas  
15 SCALE: 1 : 300

3 Level 3 - Areas  
15 SCALE: 1 : 300



2 Level 2 - Areas  
15 SCALE: 1 : 300

| Area Schedule (Rentable) |         |      |                        |
|--------------------------|---------|------|------------------------|
| Count                    | Level   | Name | Area                   |
| 12                       | Level 1 | 2BR  | 266.57 m <sup>2</sup>  |
| 3                        | Level 1 | 3BR  | 72.54 m <sup>2</sup>   |
| Level 1: 15              |         |      | 339.12 m <sup>2</sup>  |
| 12                       | Level 2 | 2BR  | 527.71 m <sup>2</sup>  |
| 3                        | Level 2 | 3BR  | 154.71 m <sup>2</sup>  |
| Level 2: 15              |         |      | 682.42 m <sup>2</sup>  |
| 12                       | Level 3 | 2BR  | 527.71 m <sup>2</sup>  |
| 3                        | Level 3 | 3BR  | 154.71 m <sup>2</sup>  |
| Level 3: 15              |         |      | 682.42 m <sup>2</sup>  |
| Grand total: 45          |         |      | 1703.95 m <sup>2</sup> |