



1

**CITY OF VICTORIA**

**Revisions**  
 Bubbled areas indicate revisions compared to the previously submitted plans

**Received Date:  
 June 18, 2020**

| 736 Princess Ave.

PROJECT:  
**JohnHoward**  
 SOCIETY OF BRITISH COLUMBIA

PROJECT ADDRESS:  
**736 Princess Ave.**

CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP



CONSULTANT  
**Arcata**  
 c. 250.413.7307 e. arcata@telus.net

ISSUED FOR: DATE:  
 Rezoning /DP 10.03.2020

REVISION NO.: DATE:  
 revised as per 19.05.2020  
 planning comments  
 revised as per 17.06.2020  
 planning ADP comments

SAC PROJECT NO.:

DRAWN BY:

DATE:  
 17.06.2020

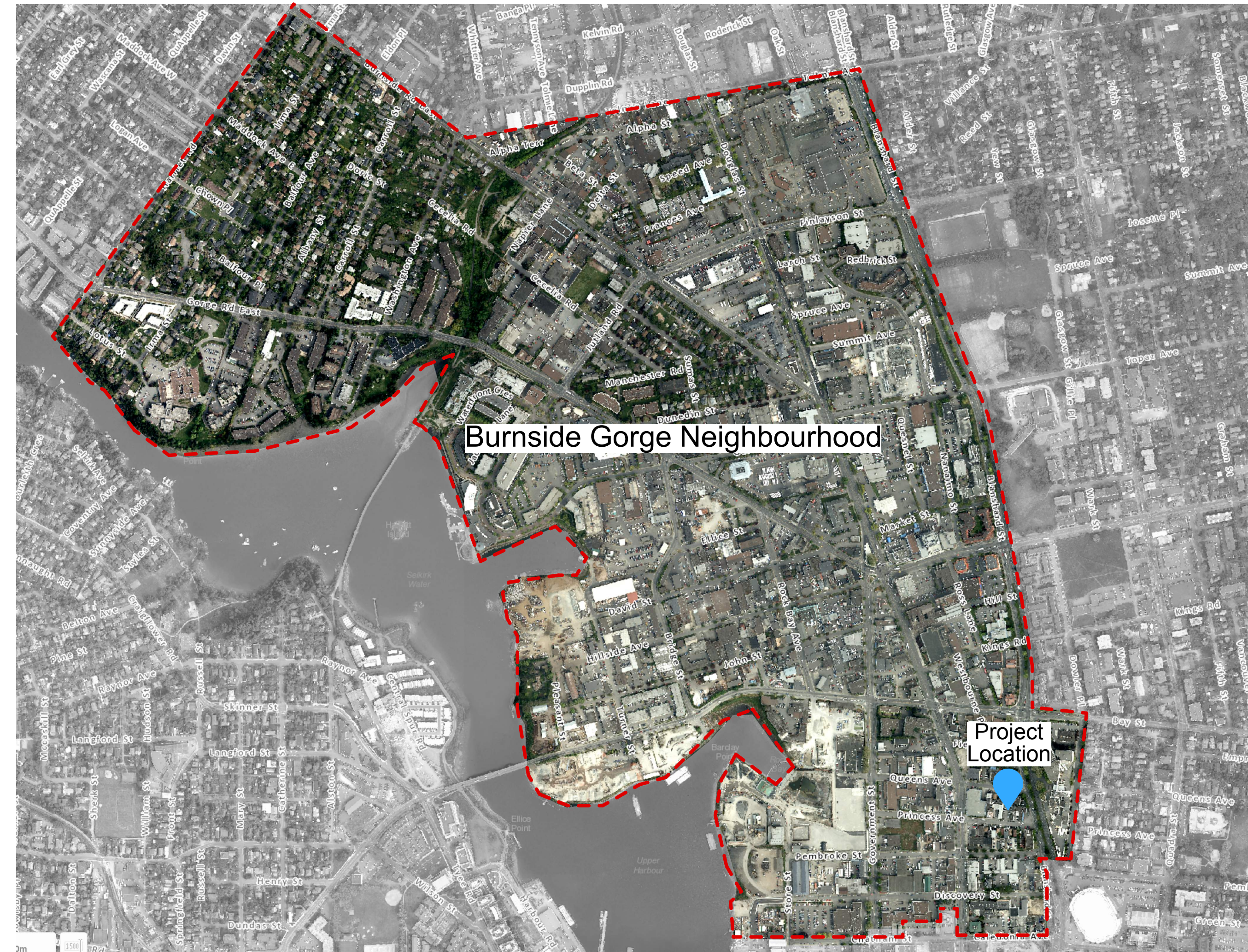
SCALE:  
 As Shown

DRAWING TITLE:  
 Title Sheet

DRAWING NUMBER:  
 A 0.0

## Project Data 736 Princess Ave.

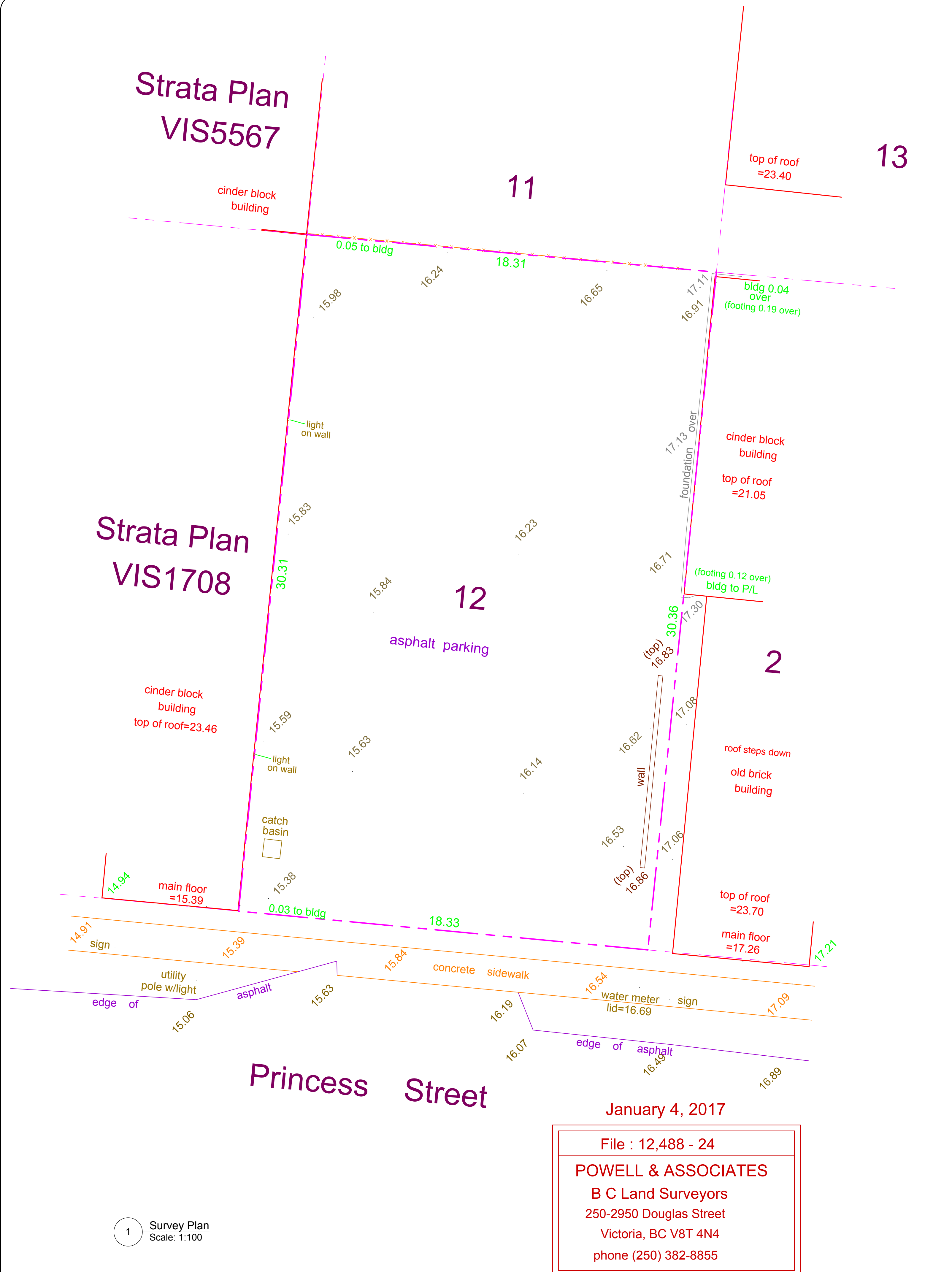
Civic Address	736 Princess Ave.
Legal Description	Lot 12, Block B, Section 3, Victoria, Plan 8
Zoning Existing	Existing: M-1, Limited Light Industrial District
Zoning Proposed	New Zone
Site Area	556 m2 (5,982 sq. ft.)
Floor Areas (Gross)	
Main area:	112.72 m2 (1213.30 sq ft)
Level 2 area: program (assembly)	475.34 m2 (5116.52 sq ft)
Level 3 area: office/admin	436.44 m2 (4697.80 sq ft)
Level 4 area: residential	409.85 m2 (4411.59 sq ft)
Level 5 area: residential	409.85 m2 (4411.59 sq ft)
Level 6 area: residential	386.47 m2 (4159.93 sq ft)
<b>Total Gross Floor Area</b>	<b>2,230.67 m2 (24,010.73 sq ft)</b>
Commercial Floor Area -Level 1 Cafe	67.00 m2 Seating Capacity: Cafe less than 10
Floor Space Ratio Allowed	3.00:1
Floor Space Ratio Proposed	4.01:1
Total floor area for calc. Levels 1-6: 2230.67 m2	
Lot Area: 556 m2 2230.67 / 556 = 4.01:1	
Floor Space Ratio Residential Levels 4-6 1206.65	2.17:1
1206.65 / 556 = 2.21:1	
Site Coverage (%) (535.48 m2 / 556 m2) * 100	96%
Open site space (%) (26.90. m2 / 556 m2) * 100	4.8%
Height of Building	
Proposed (from average grade)	20.88 m (to top of parapet)    20.1m (to top of roof)
Number of Storeys	6
Parking	
Cafe (restaurant) 1/40 m2	required 67/40 = 1.68 provided - 2 stalls
Proposed - Office 1/70 m2	required 436.44 /70= 6.23 provided - 6 stalls
Proposed - Programs (Assembly )1/50m2	required 475.34/300= 9 provided - 0 stalls
Residential-Transitional units 1 / 80 m2	required 1206.17/80 =15 provided - 0 stalls
	total required = 32      provided - 08
Bicycle Parking	
Long term	cafe -1/400m2 required 60m2/400m2 = 0
	office- 1/150m2 required 436.44m2/150m2 = 3
	programs (assembly) required 475.34/200 = 2
	residential @1 per unit required = 28
	total required = 33 provided - 14 stalls
Short term	cafe -1/100m2 required 60m2/100m2 =1
	office- 1/400m2 required 436.44m2/400m2 = 2
	programs (assembly) 1/200m2 475.34/200 = 2
	residential 0.1 p/u or 6 (which ever is greater) = 6
	total commercial required = 5      provided = 6
	total residential required = 6      provided = 0
Building Setbacks Required	None
Total Number of Units	28 (includes 5 accessible units)
Unit Type	Studios <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">1</span>
Unit Size	28 m2 - 33 m2 (290 sq.ft. - 360 sq.ft.)
Total Residential Floor Area Levels 4-6	1206.65 m2 (12,988.27 sq.ft.)



1 Neighbourhood Context

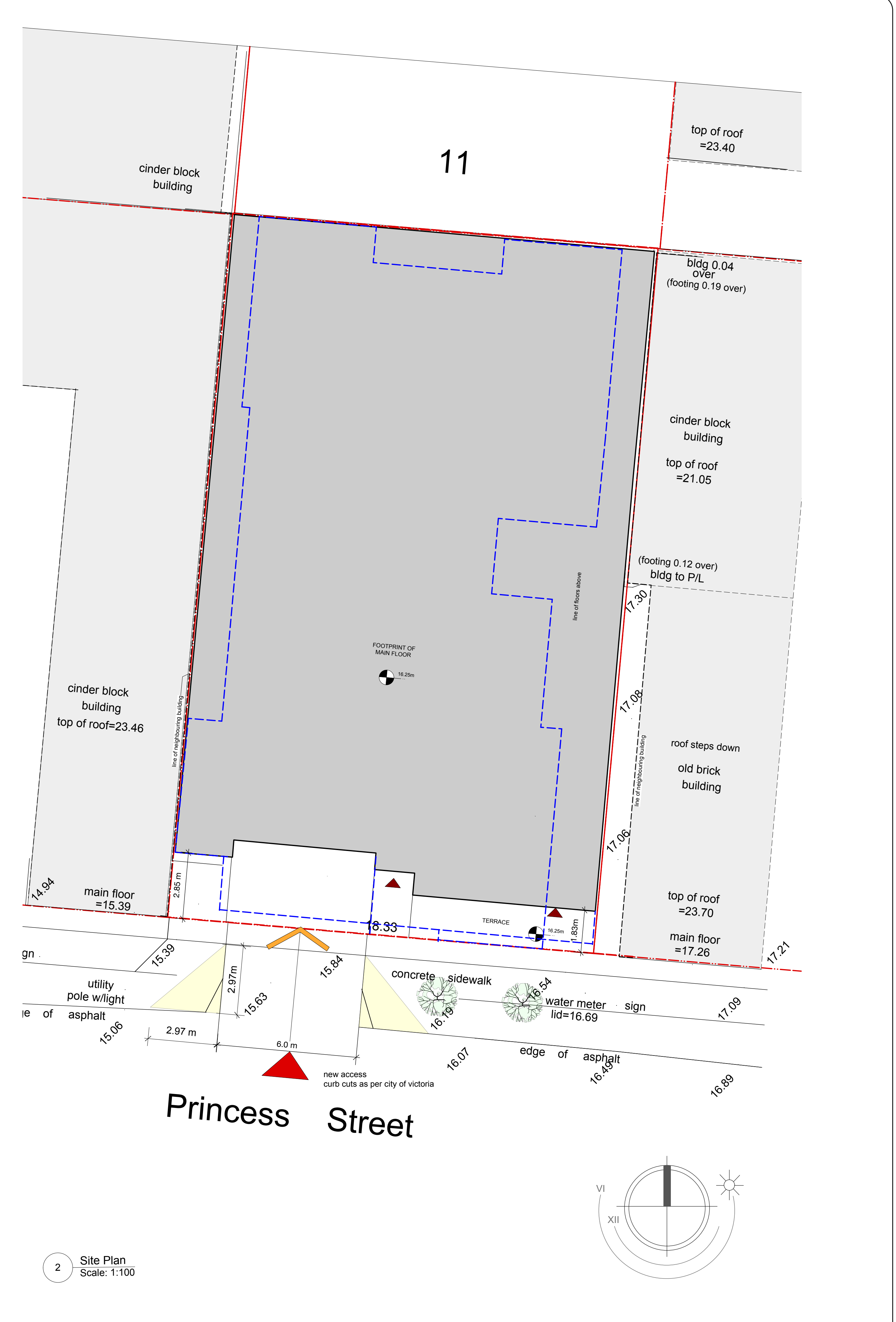


2 Block Context



1 Survey Plan  
Scale: 1:100

January 4, 2017  
 File : 12,488 - 24  
**POWELL & ASSOCIATES**  
 B C Land Surveyors  
 250-2950 Douglas Street  
 Victoria, BC V8T 4N4  
 phone (250) 382-8855



2 Site Plan  
Scale: 1:100

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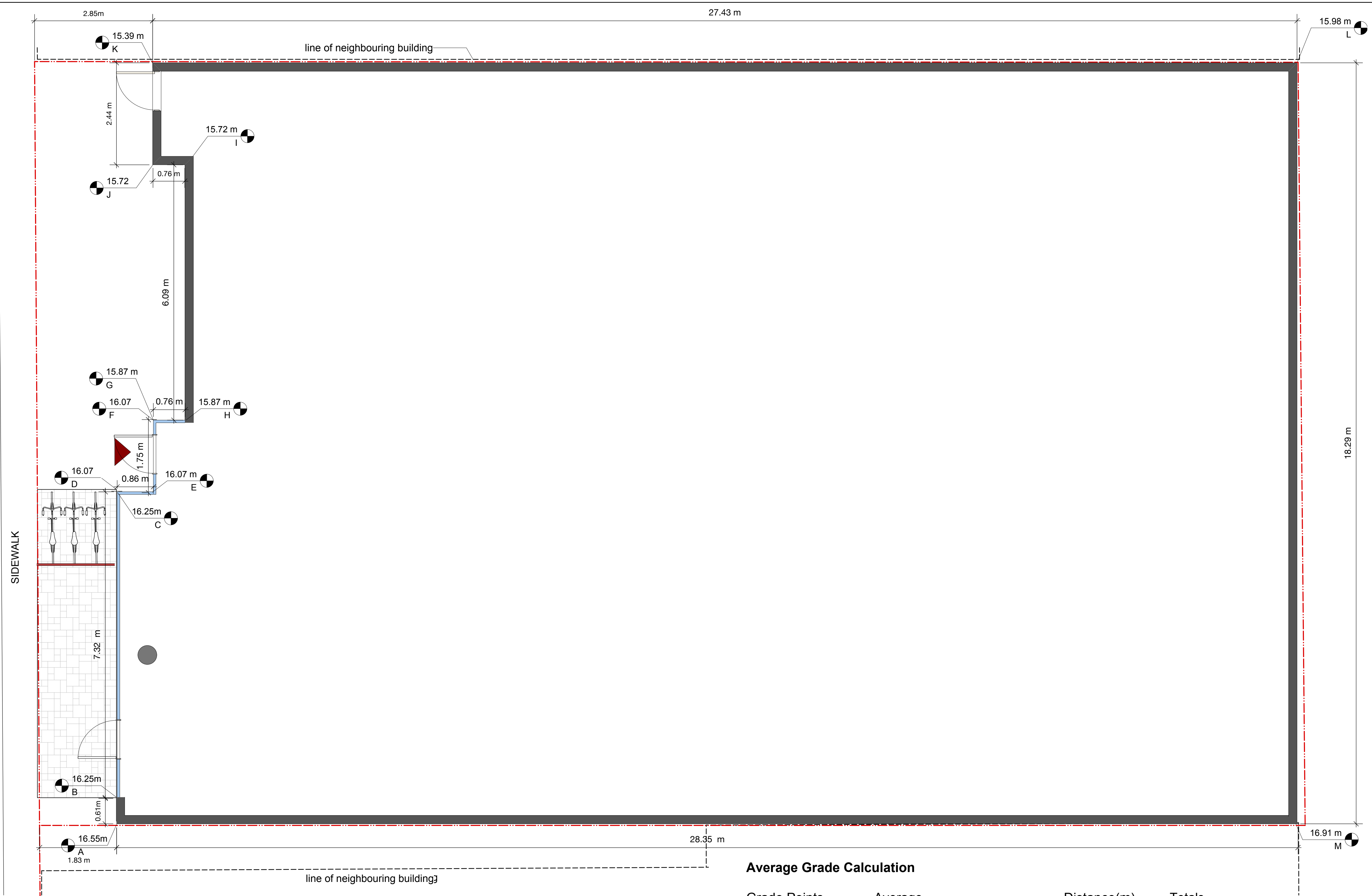
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DRAWING TITLE:  
**Survey Plan & Site Plan**

DRAWING NUMBER:

**A 0.2**

PRINCESS AVE.



1 Average Grade Calculation  
Scale: 1:50

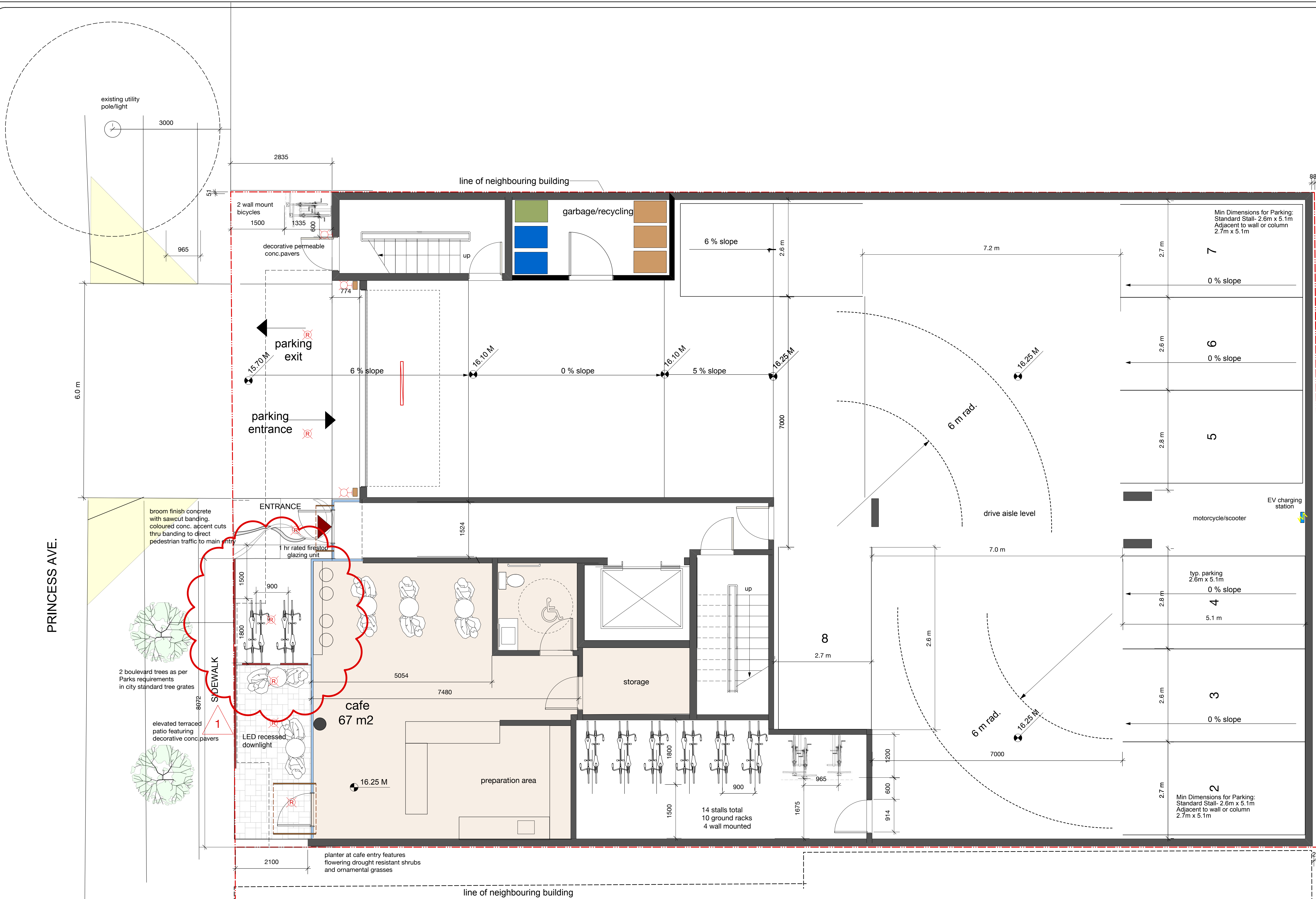
**Average Grade Calculation**

Grade Points	Average	Distance(m)	Totals
A & B	$(16.55 + 16.25) / 2$	x 0.61	= 10.0
B & C	$(16.25 + 16.25) / 2$	x 7.32	= 118.95
C & D	$(16.25 + 16.07) / 2$	x 0	= 0.0
D & E	$(16.07 + 16.07) / 2$	x 0.86	= 13.82
E & F	$(16.07 + 16.07) / 2$	x 1.75	= 28.12
F & G	$(16.07 + 15.87) / 2$	x 0	= 0.0
G & H	$(15.87 + 15.87) / 2$	x .76	= 12.06
H & I	$(15.87 + 15.72) / 2$	x 6.09	= 96.19
I & J	$(15.72 + 15.72) / 2$	x .76	= 11.95
J & K	$(15.72 + 15.39) / 2$	x 2.44	= 37.95
K & L	$(15.39 + 15.98) / 2$	x 27.43	= 430.24
L & M	$(15.98 + 16.91) / 2$	x 18.29	= 300.78
M & A	$(16.91 + 16.55) / 2$	x 28.35	= 474.29

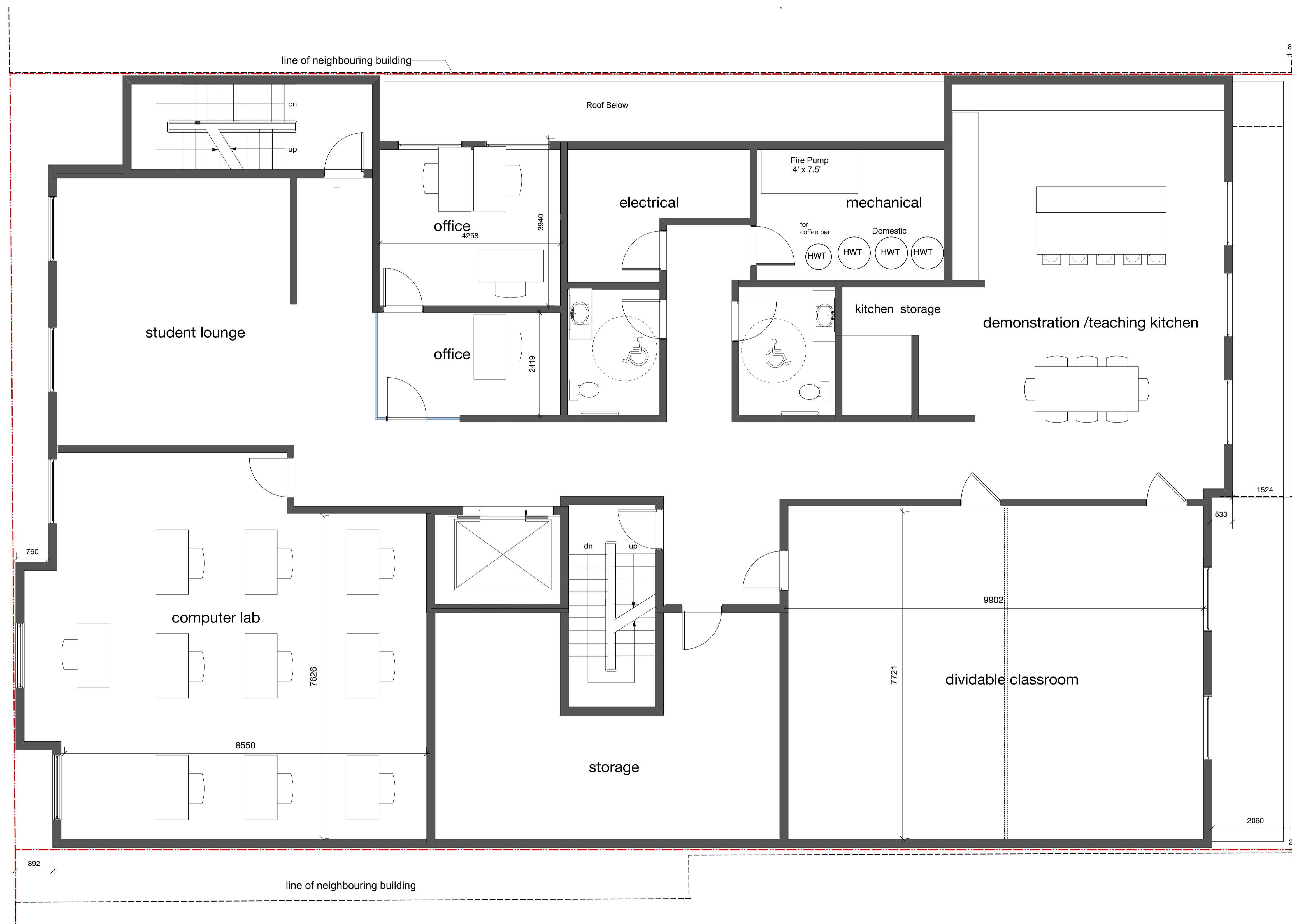
1,534.35

Building Perimeter 94.66 m

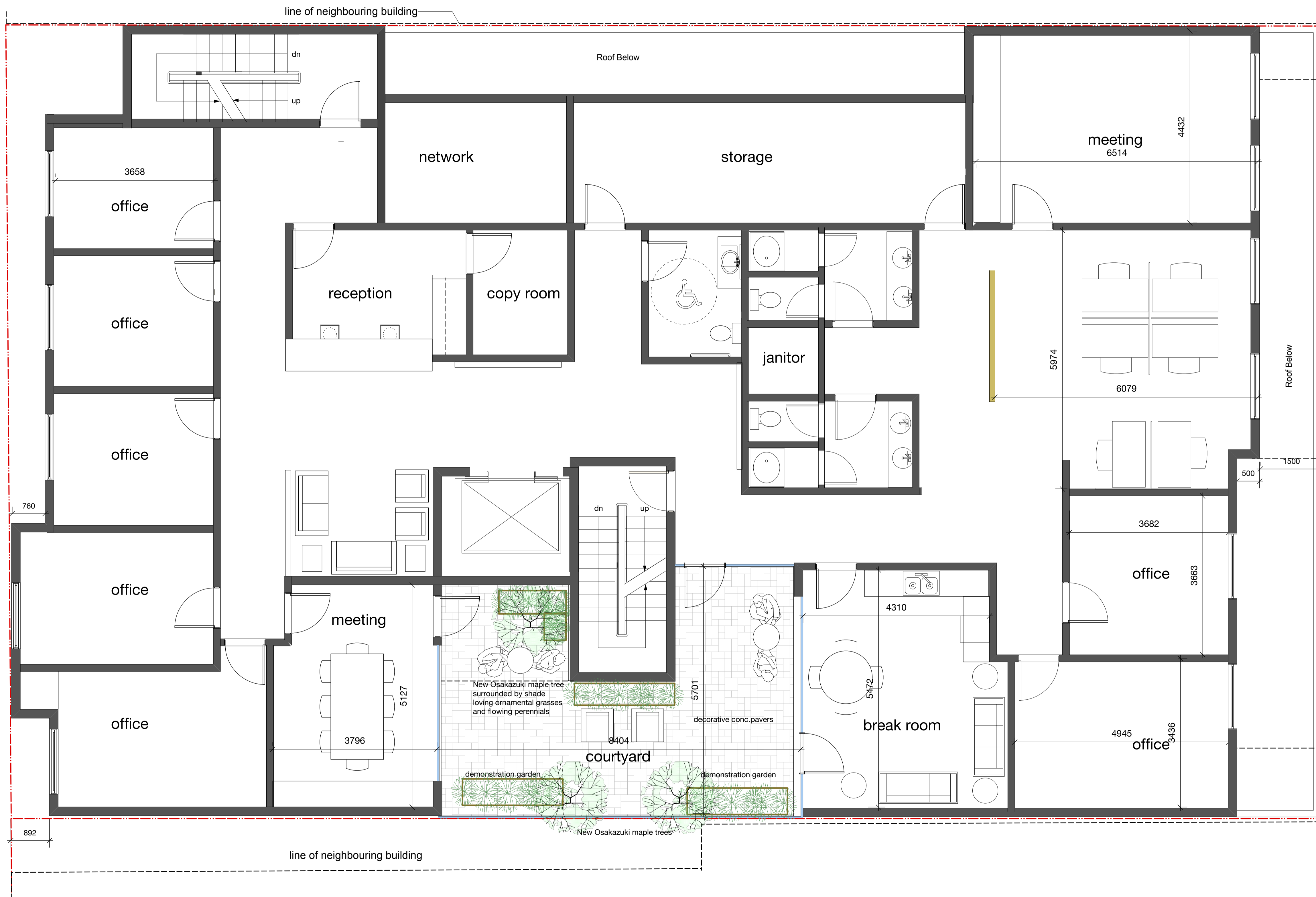
**Average Grade 1534.35 / 94.66 = 16.21M**



1 Main Level  
Scale: 1:50



1 Level 2 -Program / Education  
Scale: 1:50



1 Level 3-Administration  
Scale: 1:50

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DRAWING TITLE:  
**Administration Level**

DRAWING NUMBER:

**A 1.3**



1 Level 4 Residences 10 suites, 1 office, 1 laundry  
Scale: 1:50

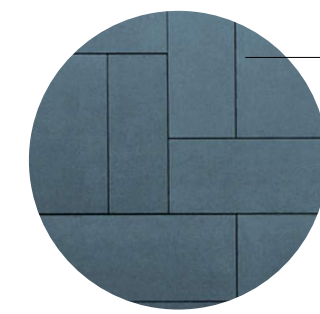




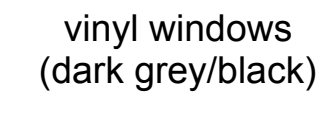
9 suites 1 laundry, common /gathering



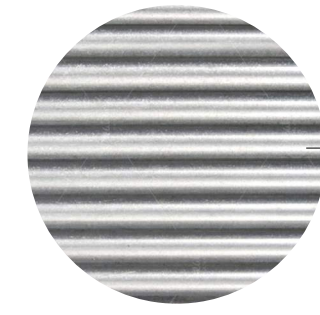
1 **Level 6 Residences** 9 suites per floor , 1 office per floor , 1 laundry, 1 outdoor gathering area  
Scale: 1:50



cement board  
(evening blue)



vinyl windows  
(dark grey/black)



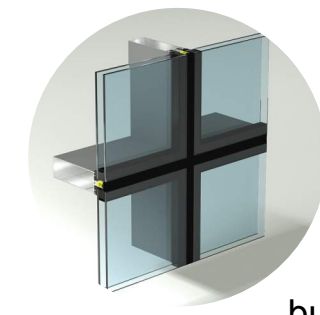
horizontal corrugated metal (silver)  
w/ aluminium flashing



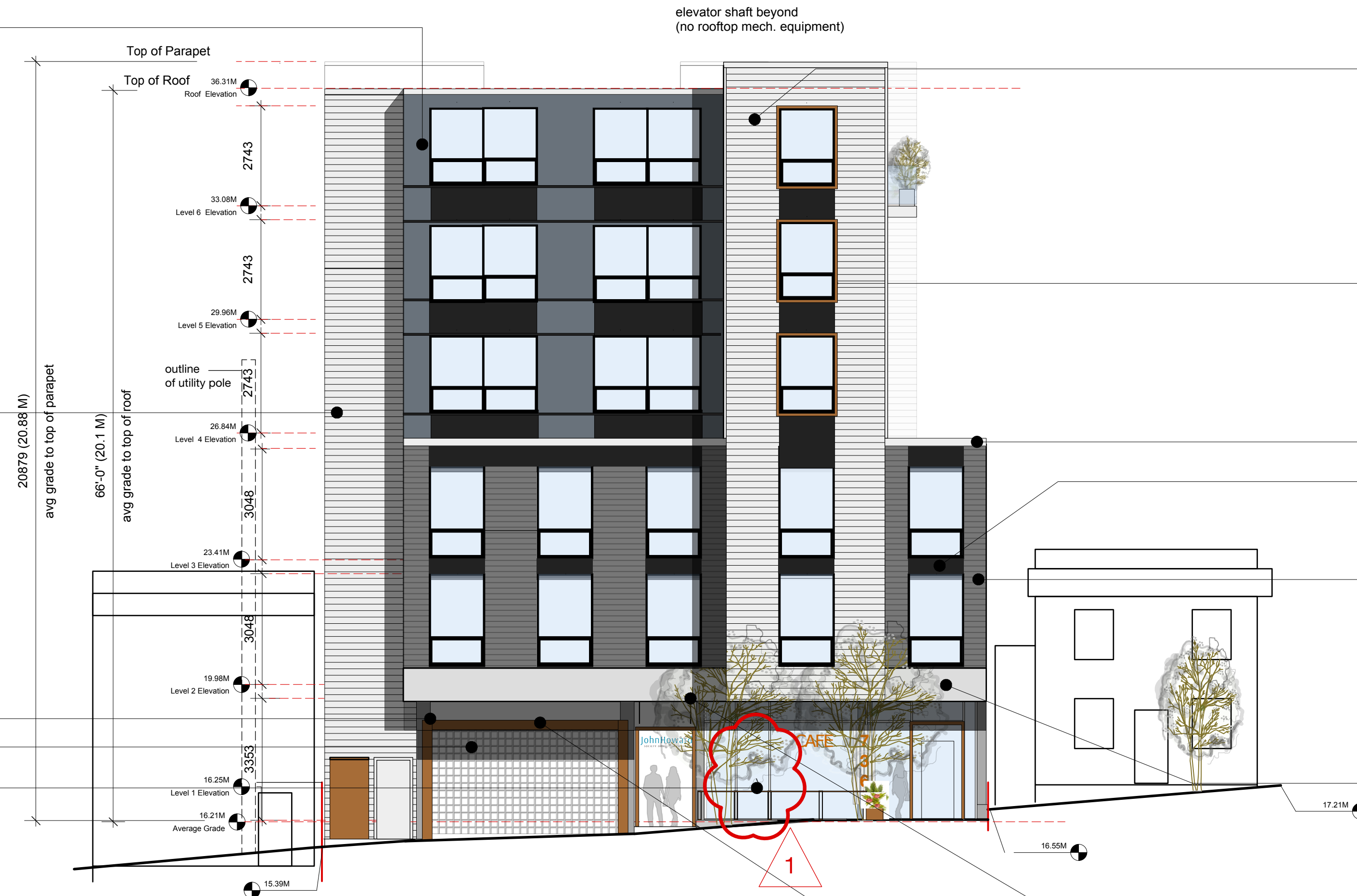
horizontal corrugated metal (charcoa)  
w/ aluminium flashing

corten steel  
frame detail

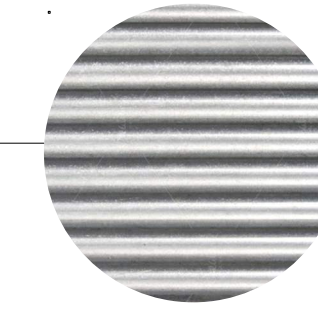
decorative metal screen



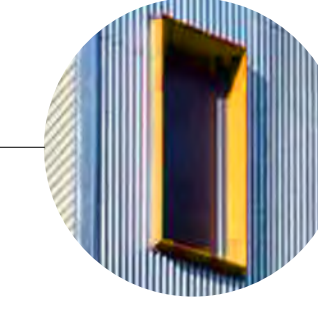
butt joint storefront glazing



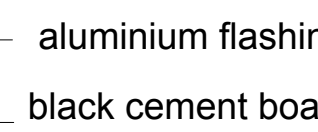
1 South Elevation  
Scale: 1:100



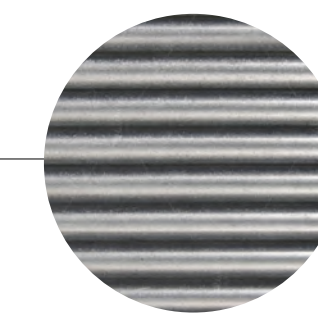
horizontal corrugated metal (silver)  
w/ aluminium flashing



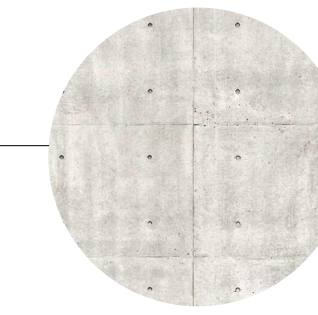
corten steel  
frame detail



aluminium flashing



horizontal corrugated metal (charcoa)  
w/ aluminium flashing

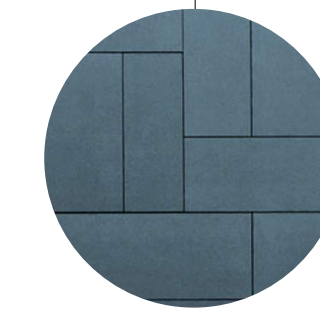


architectural concrete  
stand-off

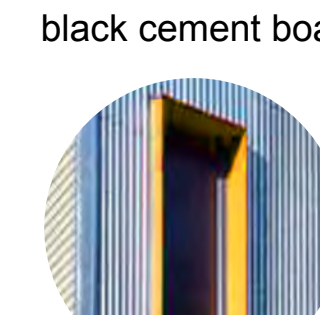
soffit lighting

corten steel  
frame detail

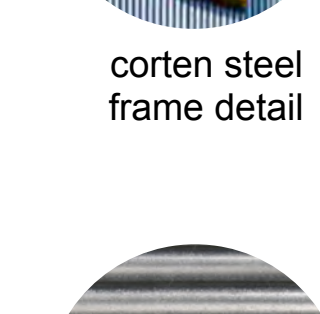
# Materials



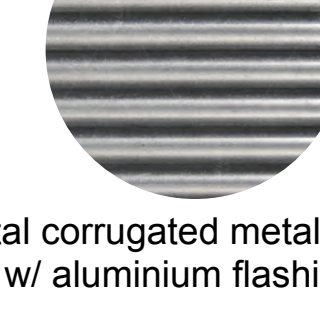
cement board  
(evening blue)



black cement board



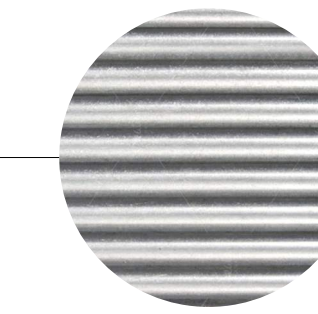
corten steel  
frame detail



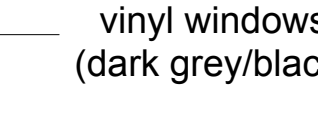
horizontal corrugated metal (charcoal)  
w/ aluminium flashing



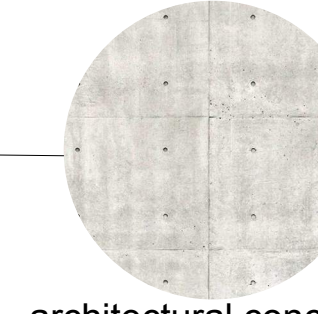
2 East Elevation  
Scale: 1:100



horizontal corrugated metal (silver)  
w/ aluminium flashing



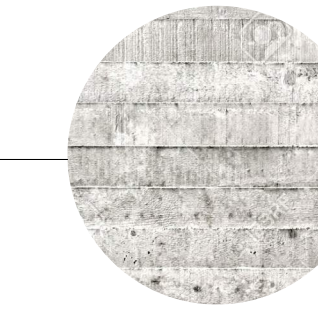
vinyl windows  
(dark grey/black)



architectural concrete  
stand-off

soffit lighting in  
courtyard

storefront glazing

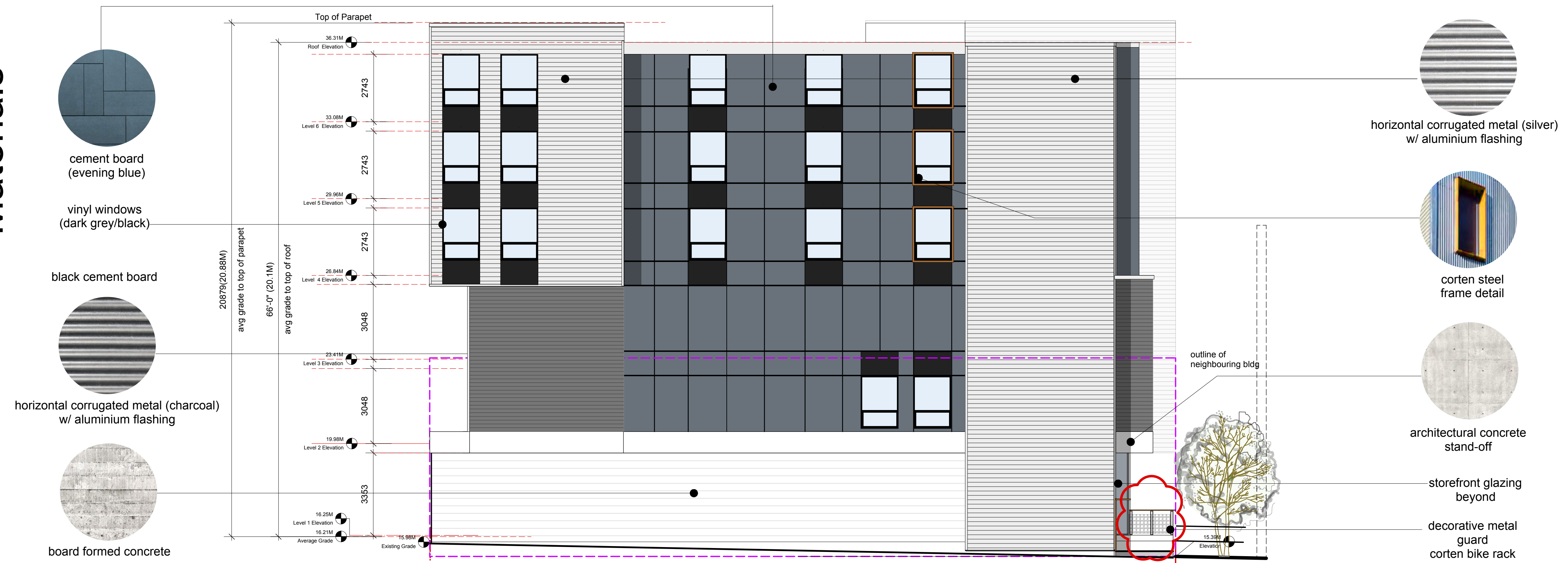


board formed concrete

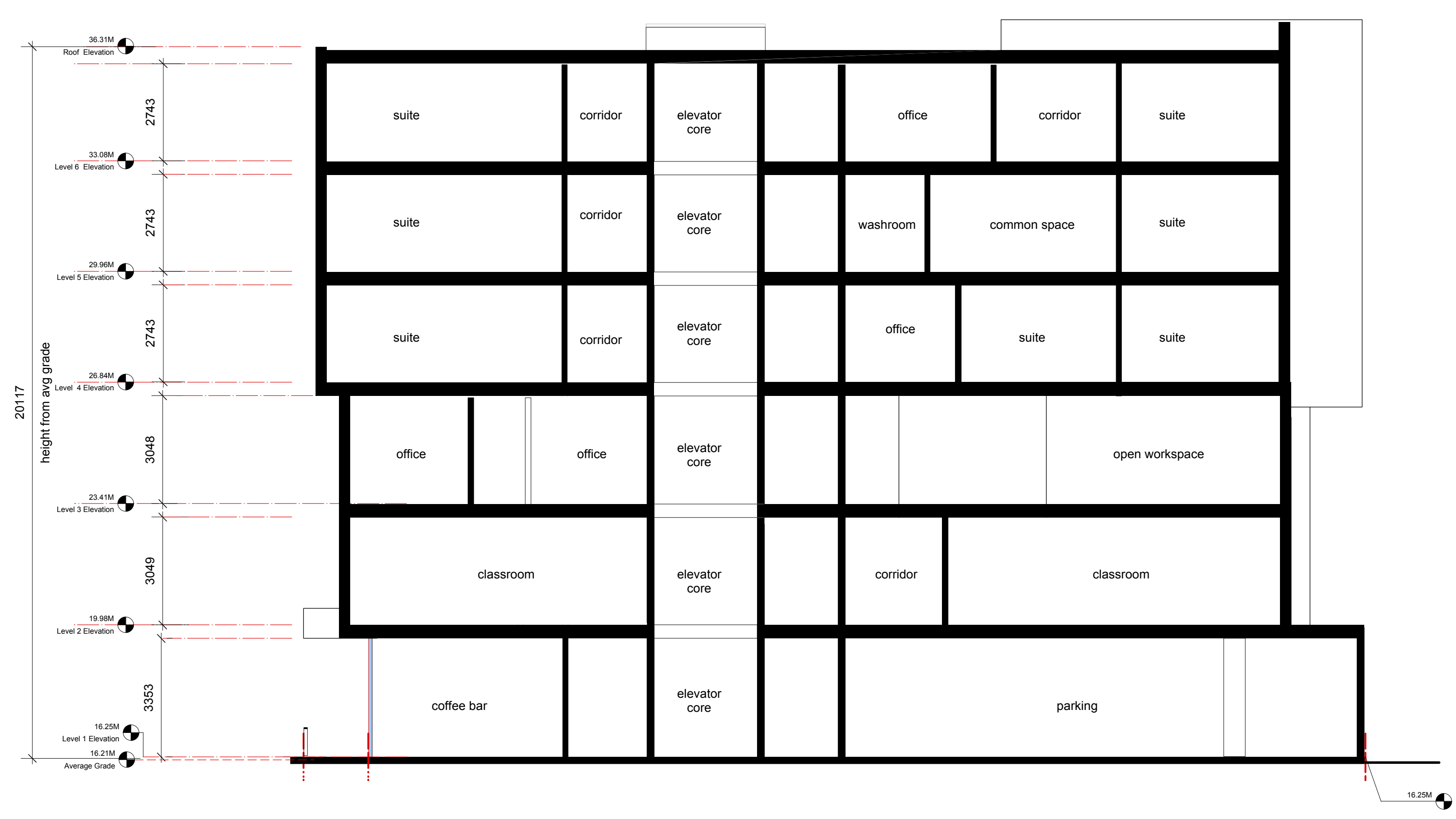


1 North Elevation  
Scale: 1:100

Materials



2 West Elevation  
Scale: 1:100



**1 East Section**  
 Scale: 1:100



Princess Ave. looking toward Blanshard St.



South side of Princess Ave. looking north



Princess Ave. looking toward Douglas St.



Entrance, street side patio, and transparent treatment along street edge.

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SOCIETY OF BRITISH COLUMBIA

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CLIENT:  
**Hartwig Industries**

ARCHITECT - CRP

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Victoria, BC, V8Z 4M2  
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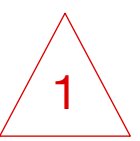
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17.06.2020

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As Shown

DRAWING TITLE:  
**Perspectives**

DRAWING NUMBER:

**A 3.0**

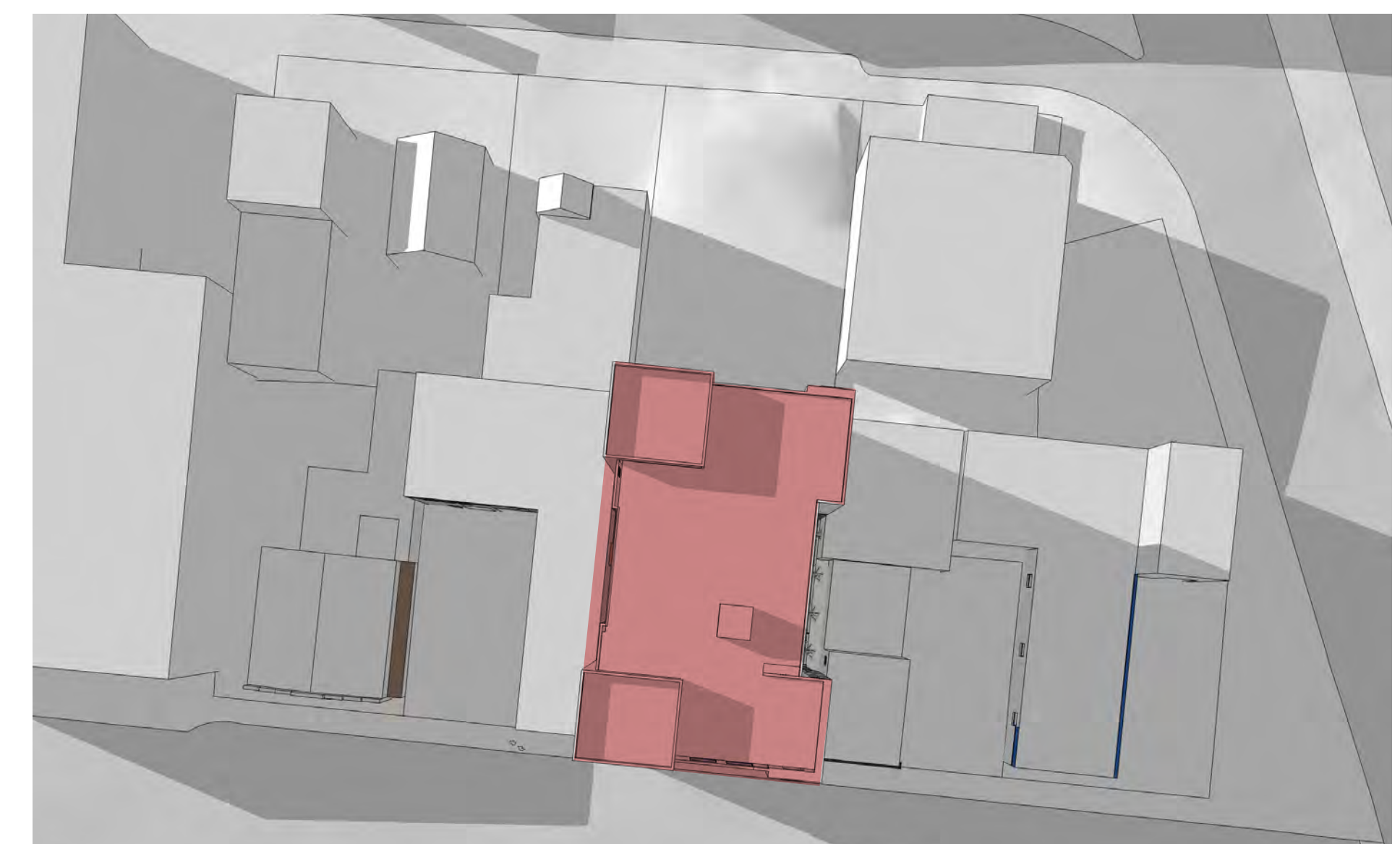




Summer Solstice: Morning



Summer Solstice: Noon



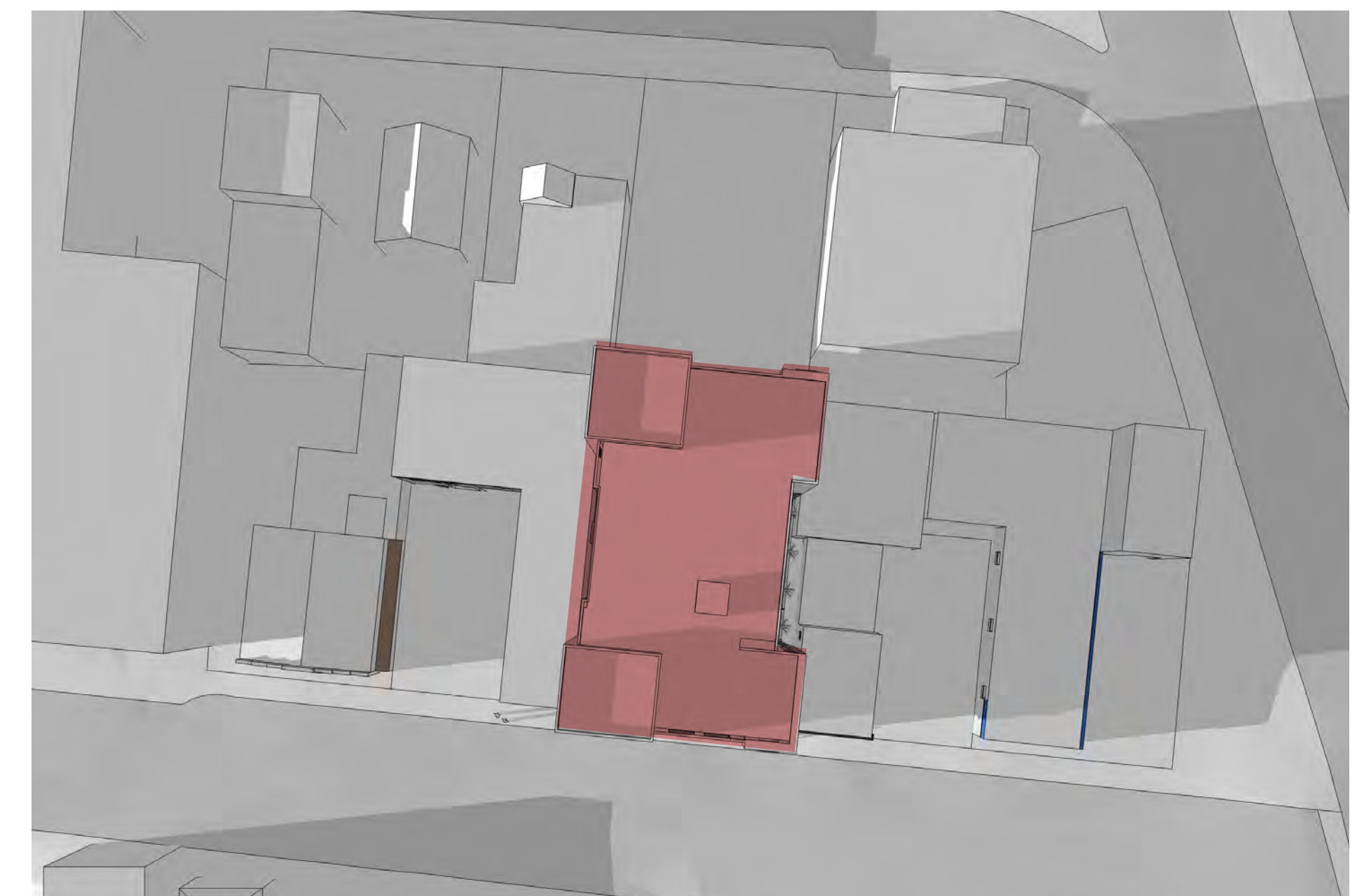
Summer Solstice: Evening



Equinox: Morning



Equinox: Noon



Equinox: Evening



Winter Solstice: Morning



Winter Solstice: Noon



Winter Solstice: Evening

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DRAWING TITLE:  
**Shadow Study**

DRAWING NUMBER:

**A 3.1**