

REISSUED FOR DEVELOPMENT PERMIT
APRIL 11, 2022



257 BELLEVILLE STREET
VICTORIA, BRITISH COLUMBIA

Prepared for the City of Victoria on behalf of ADZ Properties Ltd.

Client ■ ADZ Properties Ltd. #517 - 1177 West Hastings Street Vancouver, British Columbia V6E 2K3	Architectural ■ MTA Architecture 310, 625 11 Avenue SW Calgary, Alberta T2R 0E1 ph. 403.264.8700 www.mtalink.com	Architectural ■ Alan Lowe Architect Inc. #118 - 21 Erie Street Victoria, British Columbia V8V 5A8 ph. 250.360.2888	Landscape ■ Phillips Farevaag Smallen Berg 1777 W 3rd Avenue Vancouver, British Columbia V6J 1K7 ph. 604.736.5168
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architectural

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landscape

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CITY OF VICTORIA

Revisions
Received Date:
June 8, 2022

MUNICIPAL ADDRESS			
257 BELLEVILLE STREET, VICTORIA, BC			
LEGAL ADDRESS			
LOT A, VICTORIA CITY, PLAN 21081			
LAND USE DESCRIPTION			
EXISTING: R-6S PROPOSED: R-6S			
PROJECT STATISTICS			
	Existing Zoning Standard	Existing Building	Proposal
Zoning	R-6S		R-6S
Site Area (m²)	2000	2053.88	2053.88
Site Coverage (%)	45%	30%	53%
Building Area			1092.56
Main Floor (m²)		619.15	870.14
Gross Floor Area (above Grade excl. Balconies, incl mech.)			6153.22
Floor Space Ratio	3.00:1	0.90	2.995
Building Height (m)	30	15	32 (incl. mechanical penthouse)
Number of Floors	N/A	3	9
Setbacks (m)			
1. "North Elevation" GL 1-mid 6/7 GL mid 6/7-8 GL 8-10 GL 10-13	0.0	21.86 3.64 2.30 3.51	5.94 3.00 3.85
2. "South Elevation"	2.5	2.23	2.50
3. "West Elevation"	4.5	4.8	4.575
4. "East Elevation" GL D-G GL A-D	0.4	1.34 n/a	0.40 1.26
Note: Existing Setbacks to relative proposed Gridlines			
Open Space (%)	40%	31.7%	28.5%
Parking Stalls	40	25	78
Bicycle Parking	1.25/unit		6 @ Entry & 71 @ Main & Parkade Level

Net to Gross Ratio	1.28
Parkade Level P1 Area	1846 m²
Parkade Level P2 Area	1846 m²
Number of Floors above Grade	9 incl. Roof Top Mechanical (Laurel Point - 11)
Total Height @ Top of Parapet (excl. Mechanical Room)	30000mm (Laurel Point - 32000mm)
Floor to Floor Height (Typ.)	3350mm
Podium Floor to Floor	4500mm
Typ. Slab thickness	225mm
Zero Elevation	8.80m (center of Cross Street near Lobby)
Number of Units	32-57 (Max. 57 units)
Parking stall count	Min 40 required 78 stalls provided / including 6 Handicap and 6 Visitor U/G

GENERAL NOTES REGARDING UNITS:
Building makes use of an open plan concept. Unit sizes and types will vary depending on end-user's unit configuration. Number and type of unit will vary. Below is a sample configuration of the building.

Typical Unit Configuration	Avg. No.	Avg. Area/unit (m²)
1 BEDROOM	5	110
1 Bedroom & Den	15	125
2 BEDROOM	9	195
Ground Oriented Access	3	115

BUILDING AREA CALCULATION	
BUILDING GROSS AREAS MEASURED TO THE INSIDE FACE OF THE EXTERIOR WALLS	
OPEN SITE SPACE CALCULATION	
CALCULATION BASED ON CITY OF VICTORIA "SCHEDULE A" DEFINITION OF OPEN SITE SPACE.	
OPEN SITE SPACE MEANS THAT PORTION OF THE LOT: A) WHICH FROM THE SURFACE OF THE LOT IN A VERTICAL COLUMN UPWARD IS NOT OCCUPIED OR OBSTRUCTED BY THE BUILDING OR ITS PARTS EXCEPT 1) ACCESSORY GARDEN STRUCTURE 2) BALCONY OR ROOF PROJECTION B) WHICH IS GRADED AND LANDSCAPED	

BUILDING CODE ANALYSIS	
BUILDING AREA	6054.44 M²
NUMBER OF STORIES	9
NO. OF STREETS	2
APPLICABLE CODE	BCBC 2018
MAJOR OCCUPANCY	C
Building is Classified under Section 3.2.2.47 Group C, Any Height, Any Area, Sprinklered	
SPRINKLERED	Yes
FIRE ALARMS REQUIRED	Yes
STANDPIPE & HOSE REQUIRED	Yes
CONSTRUCTION COMBUSTIBLE	No

FIRE RESISTANCE RATINGS				
ROOF			2 Hours	
MEZZANINE			n/a	
FLOORS			2 Hours	
LOAD BEARING			2 Hours	
FIREWALL REQUIREMENTS			TBC	
SPATIAL SEPARATION & UNPROTECTED OPENINGS				
TABLE 3.2.3.1C UNPROTECTED OPENING LIMITS FOR A BUILDING THAT IS SPRINKLERED THROUGHOUT - FOR GROUPS A, B, C, D AND F, DIVISION 3 OCCUPANCIES				
"NORTH ELEVATION"				
FLOOR	GRIDLINE	LIMITING DISTANCE	AREA	SHOWN
Main	5-7	PL - 12.18m	23.6m²	100%
Room: Mail Room R112 Note: Allowable openings as per Code 100%				
Main	Mid 6/7-8	PL - 3.00m	41.2m²	39%
Room: Corridor R111 Note: Allowable openings as per Code 40%				
Main - 5th	8-10	PL - 0.00m	32.3m²	0%
Room: Stair #03 & #04. Note: Allowable openings as per Code 0%.				
Main	10-13	PL - 3.62m	48.4m²	34%
Room: Unit #03 R120 Note: Allowable openings as per Code 40%.				
2nd - 5th	Mid 6/7-8	PL - 3.00m	19.4m²	73%
Room: Units R212, R312, R412 & R512 Note: Allowable openings as per Code 74%				
2nd & 3rd	10-12	PL - 3.62m	32.6m²	44%
Room: Units R214 & R314 Note: Allowable openings as per Code 46%				
4th	10-11	PL - 3.62m	13.6m²	100 %
Room: Unit R413 Note: Allowable openings as per Code 100%				
6th	Mid 6/7-9	PL - 3.00m	35.2m²	43%
Room: Unit R607 Note: Allowable openings as per Code 46%				
7th	3-4	PL - 6.01m	15.8m²	100%
Room: Unit R706 Note: Allowable openings as per Code 100%				
7th	4-5	PL - 7.80m	17.7m²	100%
Room: Unit R706 Note: Allowable openings as per Code 100%				
7th	5-6	PL - 9.57m	14.9m²	100%
Room: Unit R706 Note: Allowable openings as per Code 100%				
7th	Mid 6/7-8	PL - 3.00m	26.1m²	47%
Room: Unit R706 Note: Allowable openings as per Code 52%				
All Eighth Floor 'North' Glazing @ 100% allowable Unprotected Openings				
"EAST ELEVATION"				
FLOOR	GRIDLINE	LIMITING DISTANCE	AREA	SHOWN
Main	C-Mid D/E	PL - 1.65m	28.3m²	17%
Room: Mail Room R112 Note: Allowable openings as per Code 18%				
2nd - 7th	Mid C/D-D/E	PL - 1.65m	15.4m²	19%
Room: Unit R211, R311, R411, R511, R606 & R707 Note: Allowable openings as per Code 20%				
2nd - 7th	Mid B/C-C/D	PL - 3.00m	15.3m²	72%
Room: Unit R211, R311, R411, R511, R606 & R706 Note: Allowable openings as per Code 74%				
8th	Mid B/C-DE	PL - 3.00m	29.9m²	43%
Room: Unit R806 Note: Allowable openings as per Code 46%				

COMPARTMENTALIZATION - SEPARATIONS	
FIRE SEPERATIONS - GENERAL	
3.1.8.1 General Requirements 3.3.4.2 Residential Occupancy, Fire Separations	
ASSEMBLY OCCUPANCIES	
3.3.2.2 In the case of gathering spaces at grade, or assembly functions	
CORRIDOR SEPARATION	
3.3.1.4 Public Corridor Separation 3.3.2.6 Corridors	
EXIT ENCLOSURES	
3.4.4 Fire Separation of Exits	
FIRE STOPPING	
3.1.9 Building Services in Fire Separations and Fire-Rated Assemblies 3.1.11 Fire Stops in Concealed Spaces 3.1.11.5 Fire Stopping of Horizontal Concealed Spaces	
FLOOR ASSEMBLY RATINGS	
3.2.2 Building Size and Construction Relative to Occupancy	
INTERCONNECTED FLOOR SPACES	
3.2.8 Mezzanines and openings through Floor Assemblies 3.2.8.2 (6) Interconnected Space conformity requirements 3.2.3.2 (3) Sprinklered Interconnected Spaces and exposed Building Face 3.2.2.2 Means of Egress from Mezzanines	
JANITOR ROOMS	
3.3.1.21 Janitor's Rooms	
CONT'D	

PENETRATION OF FIRE SEPARATIONS	
3.1.9.4 Combustible Piping Penetrations 3.1.9.5 Openings Through a Membrane Ceiling	
REPAIR GARAGES	
3.3.5.5 N/A	
ROOM WITH FUEL FIRE APPLIANCES	
3.6.2.1 Fire Separations Around Service Rooms 3.6.2.2 Service Rooms Under Exits 3.6.2.3 Service Equipment 3.6.2.6 Door Swing for Service Rooms	
SERVICE EQUIPMENT THROUGH FIRE SEPARATION	
3.1.9.1 Fire Stopping of Service Penetrations	
SERVICE ROOMS	
3.6.2.1 Fire Separations Around Service Rooms 3.6.2.2 Service Rooms under Exits	
SUITE TO SUITE SEPARATION	
3.3.1.1 Separation of Suites	
SEPARATION BETWEEN MAJOR OCCUPANCIES	
3.1.3.1 Separation of Major Occupancies	
STORAGE ROOMS	
3.3.4.3 Storage Rooms 3.6.2.5 Combustible Refuse Storage	
STORAGE GARAGES	
3.3.5.6 Storage Garage Separation	
VERTICAL SERVICE SPACES	
3.3.5.6 Storage Garage Separation	
VERTICAL SERVICE SPACES	
3.1.8.3 Continuity of Fire Separations 3.1.9.1 Fire Stopping of Service Penetrations 3.5.3 Fire Separations 3.6.3.1 Fire Separations for Vertical Service Spaces 3.6.3.3 Linen and Refuse Chutes	
CLOSURES IN FIRE SEPARATIONS 3.1.8	
DAMPERS	
3.1.8.7,8,9 Fire Dampers, Fire Dampers Waived, Installation of Fire Dampers	

DOORS
3.1.8.4 Determination of Ratings 3.1.8.5 Installation of Closures 3.1.8.10 Twenty Minute Closures 3.1.8.11 Self-Closing Devices
DOOR LATCHES
3.1.8.13 Door Latches
HOLD OPEN DEVICES
3.1.8.12 Hold-Open Devices
MAXIMUM OPENINGS PERMITTED IN FIRE SEPARATIONS
3.1.8.6 Maximum Openings
SELF CLOSING DEVICES
3.1.8.11 Self Closing Devices
WIRED GLASS AND GLASS BLOCK
3.1.8.5 Installation of Closures 3.1.8.14 Wired Glass and Glass Block
MAXIMUM AREA OF GLASS IN EXITS AND FIREWALLS
3.1.8.15-16 Temperature Rise Limits, Area Limits for Wired Glass and Glass Block

SIZE AND OCCUPANCY REQUIREMENTS FOR FIRE SAFETY 3.2	
BASEMENT FLOOR AND LOAD BEARING RATING	
3.2.1.4 Floor Assembly Over Basement	
BUILDING HEIGHT (NUMBER OF STOREYS) FIRST STOREY DEFINITION - MAX 2.0m ABOVE GROUND	
3.2.1.1 8 Storeys	
NUMBER OF STREETS BUILDING IS FACING WITHIN 15.0m (3.2.2.10)	
3.2.2.10 Fire Lanes Requirements	
BUILDING CLASSIFICATION (BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY 3.2.2.20-83)	
Classification Article - C Residential Construction Type - Non-Combustible Sprinklered - Yes	
RATINGS	Floors Roofs Load Bearing
SPRINKLER REQUIREMENTS	
3.2.5.13 Automatic Sprinkler Systems	
FIRE ALARM REQUIREMENTS	
3.2.4.1 Determination of Requirement for a Fire Alarm System	
SAFETY REQUIREMENTS WITHIN FLOOR AREAS 3.3	
SEPARATION OF SUITES	
3.3.1.1 Separation of Suites 3.3.2 Assembly Occupancy 3.3.3 Care or Detention Occupancy 3.3.4 Residential Occupancy 3.3.5 Industrial Occupancy	

CORRIDOR SEPARATION - PUBLIC	
3.3.1.4 Public Corridor Separations	
CORRIDOR SEPARATION - ASSEMBLY OCCUPANCY	
3.3.2.6 Corridors	
SUITE EGRESS	
3.3.1.5 Egress Doorways	
JANITORS ROOM RATING	
3.3.1.21 Fire Rating of 1 Hour	
STORAGE ROOM RATING	
3.3.4.3 Fire Rating of 1 Hour	
REPAIR GARAGE SEPARATION	
3.3.5.5 Fire Rating of 2 Hours	
STORAGE GARAGE SEPARATION	
3.3.5.6 Fire Rating of 1.5 Hours	

EGRESS AND EXIT REQUIREMENTS 3.3.3.4	
ACCESS TO EXIT DIMENSIONS (WIDTH)	
3.3.1.9 1100mm Minimum Width	
ACCESS TO EXIT DIMENSIONS (CLEARANCE)	
3.3.1.8 (see 3.4.3.4) 2100mm Minimum Clearance	
CORRIDORS	
Corridor and Aisle Widths 3.3.1.9 1100mm minimum width 3.3.2.5 Aisle Seating (N/A) 3.3.3.3 Minimum of 1100mm wide	
CORRIDOR OBSTRUCTIONS IN ACCESS TO EXITS	
3.3.1.9 (3) to 3.3.1.9 (6) Projections limited to 100mm into corridor 3.3.1.23 Obstructions	
CORRIDOR OBSTRUCTIONS IN EXITS	
3.4.3.3 Exit Width Reduction	

CROSS-OVER FLOORS	
3.4.6.17 Emergency Access to Floor Areas	
DOORS	
DOOR RELEASE HARDWARE	
3.3.1.13 Doors and Door Hardware 3.3.2.7 Doors 3.4.6.15 Door Release Hardware	
DOOR - SLIDING	
3.3.1.12 Sliding Doors 3.4.6.13 Sliding Doors	
INTERCONNECTED FLOOR SPACE (3.2.8) EXCEPTIONS TO SPECIAL PROTECTION	
3.2.8.2 Exceptions to special protection	
CONSTRUCTION REQUIREMENTS	
2.2.8.3 Construction Requirements	

SPRINKLERS
2.2.8.4 Building containing interconnected floor space shall be sprinklered throughout
VESTIBULES
3.2.8.5 Vestibules
DRAFT STOPS
3.2.8.7 Draft Stops

DOOR SWING	
3.3.1.11 Door Swing 3.4.5.11 Direction of Door Swing	
DOOR WIDTH	
3.3.3.4 Doorway Width 3.4.3 Width and Lenght of Exits 3.4.6.10 Doors	
ELECTROMAGNETIC LOCKS	
3.4.6.15 (4) Door Release Hardware - Electromagnetic Locks	
TRANSPARENT DOORS AND PANELS	
3.3.1.19 Transparent Doors and Panels 3.4.1.8 Transparent Doors and Panels	
WIRED GLASS IN DOORS	
3.1.8.15 / 16 Temperature Rise Limit for Door / Area Limits for Wired Glass & Blocks 3.1.8.17 Temperature Rise and Area Limits Waived	
EMERGENCY LIGHTING AND POWER	
3.2.7.3 Emergency Lighting 3.2.7.4 Emergency Power for Lighting	
EXIT DIMENSIONS (WIDTH)	
3.4.3.2 Exit Width	
EXIT DIMENSIONS (HEADROOM CLEARANCE)	
3.4.3.4 Headroom Clearance	
LOCATION OF EXITS FROM FLOOR AREAS	
3.4.2.3 Distance between Exits 3.4.2.5 Location of Exits	

EXIT CAPACITY	
3.4.3.2 Exit Width	
EXIT THROUGH LOBBY	
3.4.4.2 Exits Through Lobbies	
EXIT SIGNAGE	
3.4.5 Exit Signs	
GUARDS	
3.3.2.9 Guards 3.3.1.1.8 Guards 3.4.6.5 Guards	
HANDRAILS	
3.4.6.4 Handrails	
LIGHTING	
3.2.7.1 Minimum Lighting Requirements	
OBSTRUCTIONS TO EGRESS	
3.3.1.23 Obstructions 3.4.3.3 Exit Width Reduction	
OCCUPANT LOAD	
3.1.17 Occupant Load (3.1.17.1) 2 persons per sleeping room in a dwelling unit	
RAMPS	
3.3.1.14 Ramps and Stairways 3.4.1.4 Public Corridor Separations 3.4.6.7 Treads, Risers and Tactile Warning	
FIXED SEATS, ASSEMBLY OCCUPANCY	
3.3.2.4 Fixed Seats 3.3.2.8 Fixed Bench Type Seats Without Arms	
STAIR LANDINGS AND STAIR FLIGHTS	
3.4.6.3 Landings and Maximum Vertical Rise of Stair Flights	
STAIR TREADS AND RISERS	
3.3.1.14 Ramps and Stairways 3.3.1.16 Curved or Spiral Stairs 3.3.2.14 Risers for Stairs 3.4.6.7 Treads, Risers and Tactile Warning	

3.3.1.2.3 Obstructions
3.4.3.3 Exit Width Reduction
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3.4.6.3 Landings and Maximum Vertical Rise of Stair Flights
STAIR TREADS AND RISERS
3.3.1.14 Ramps and Stairways
3.3.1.16 Curved or Spiral Stairs
3.3.2.14 Risers for Stairs
3.4.6.7 Treads, Risers and Tactile Warning



VIEW FROM BELLEVILLE STREET



VIEW FROM INNER HARBOR



VIEW FROM QUEBEC STREET



VIEW FROM PENDRAY & QUEBEC STREET

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1	DEVELOPMENT PERMIT	OCT 23/2012
2	DEVELOPMENT PERMIT	MAR 16/2020
3	REISSUED DEVELOPMENT PERMIT	DEC 03/2020



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PERSPECTIVES

A0.02

DL	AS SHOWN
DL	20.118

MARCH SHADOW STUDIES



MARCH 21ST 2011 - 10.00am

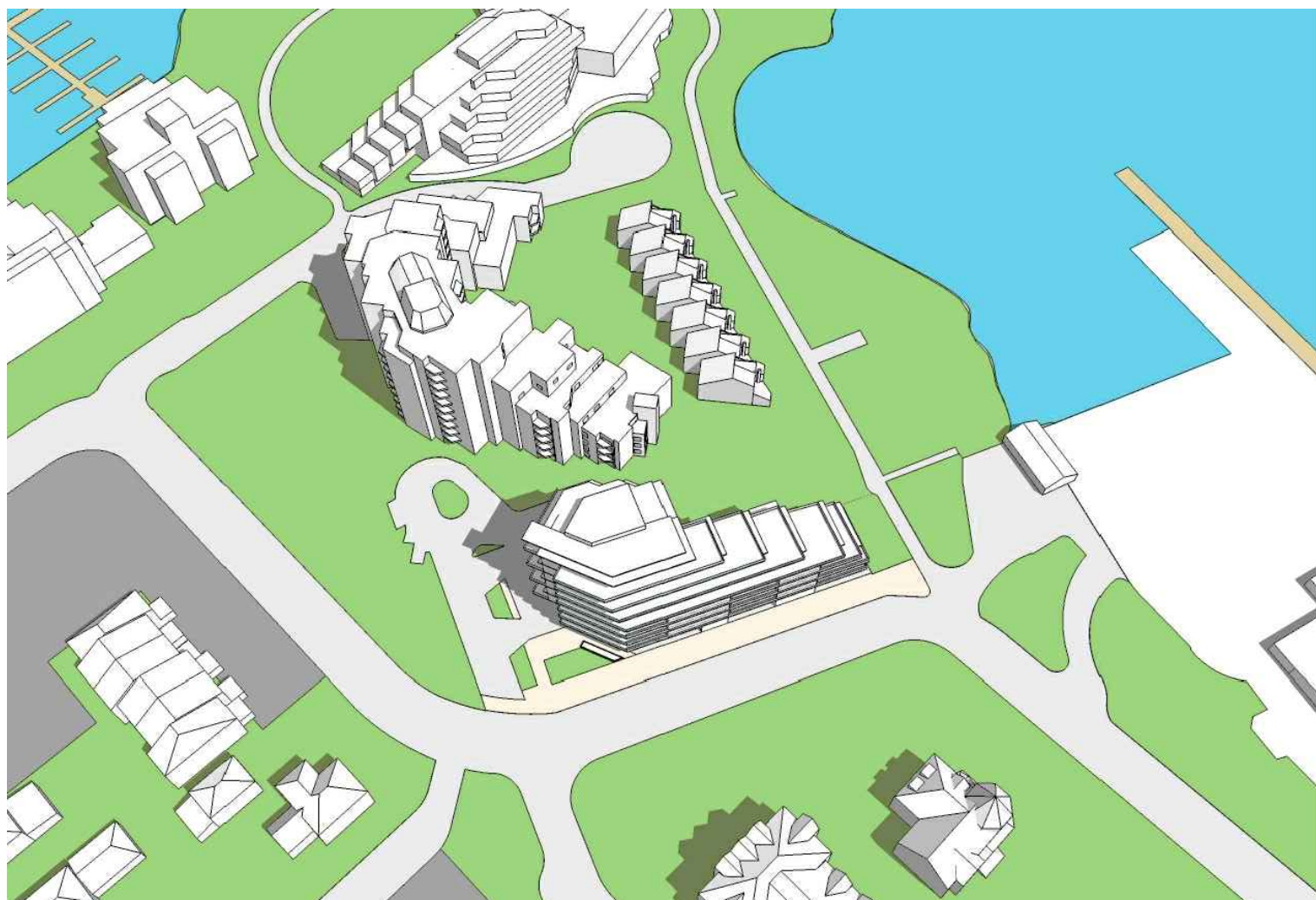


MARCH 21ST 2011 - 12.00pm



MARCH 21ST 2011 - 2.00pm

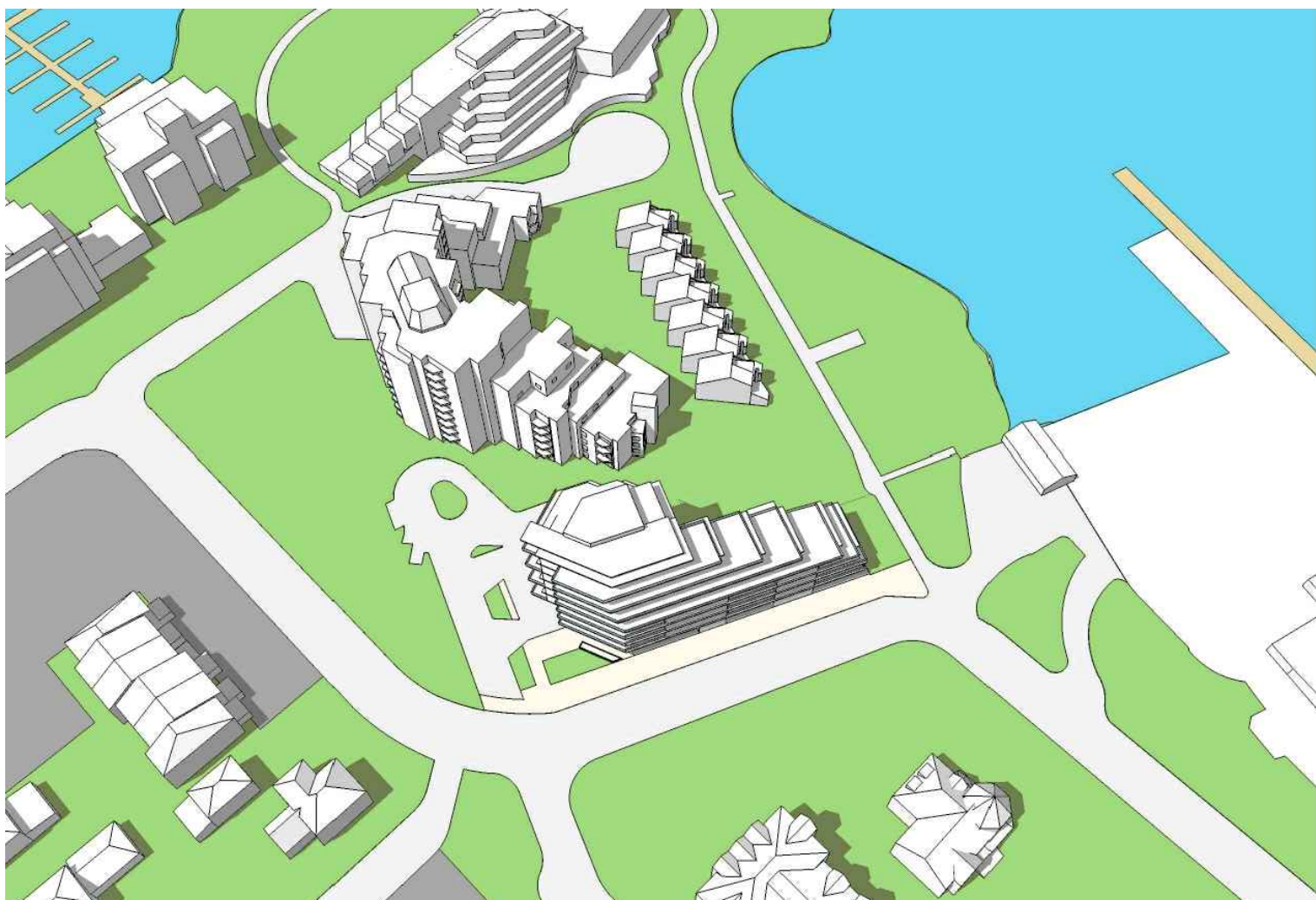
JUNE SHADOW STUDIES



JUNE 21ST 2011 - 10.00am



JUNE 21ST 2011 - 12.00pm

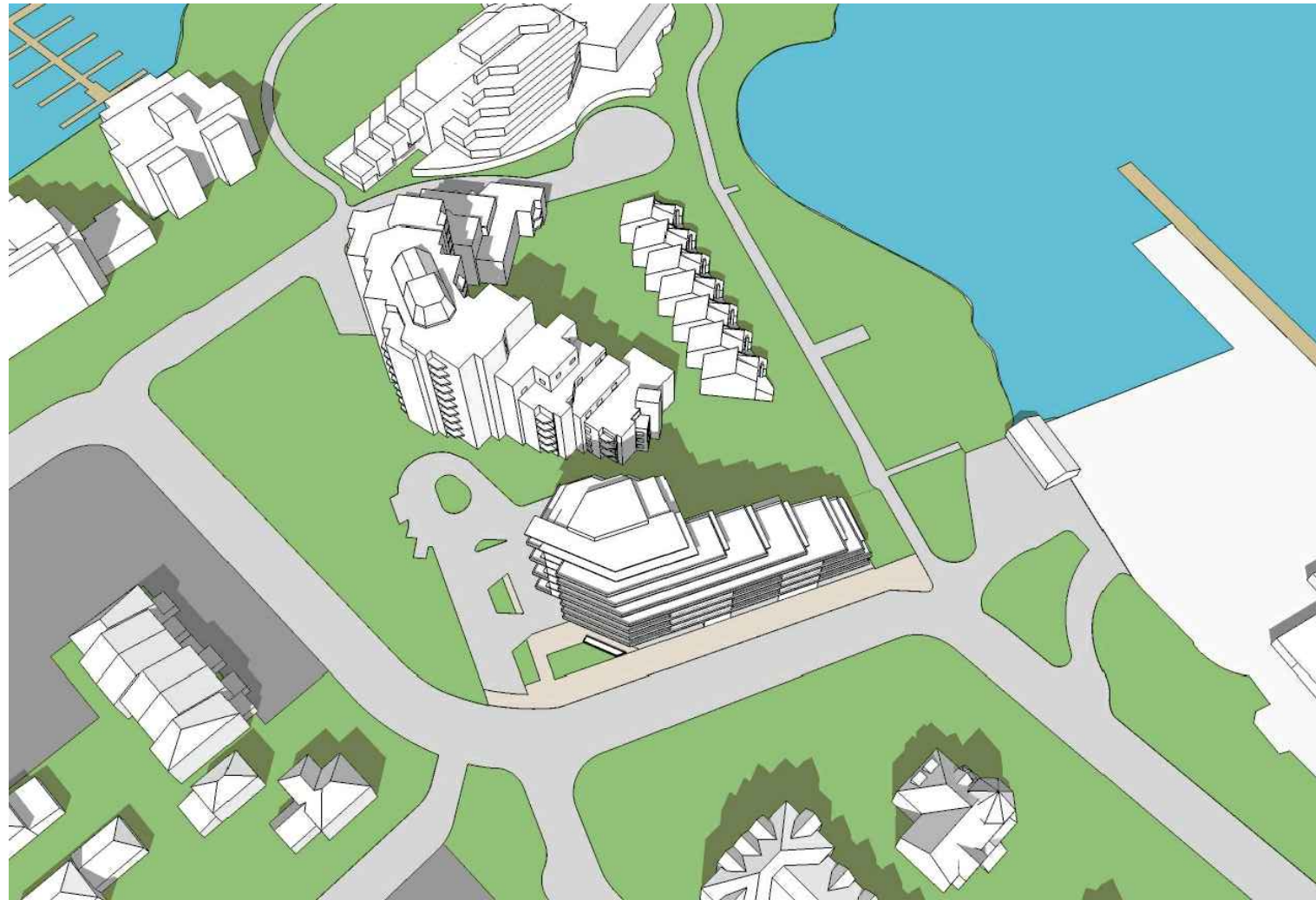


JUNE 21ST 2011 - 2.00pm

SEPTEMBER SHADOW STUDIES



SEPTEMBER 21ST 2011 - 10.00am



SEPTEMBER 21ST 2011 - 12.00pm



SEPTEMBER 21ST 2011 - 2.00pm

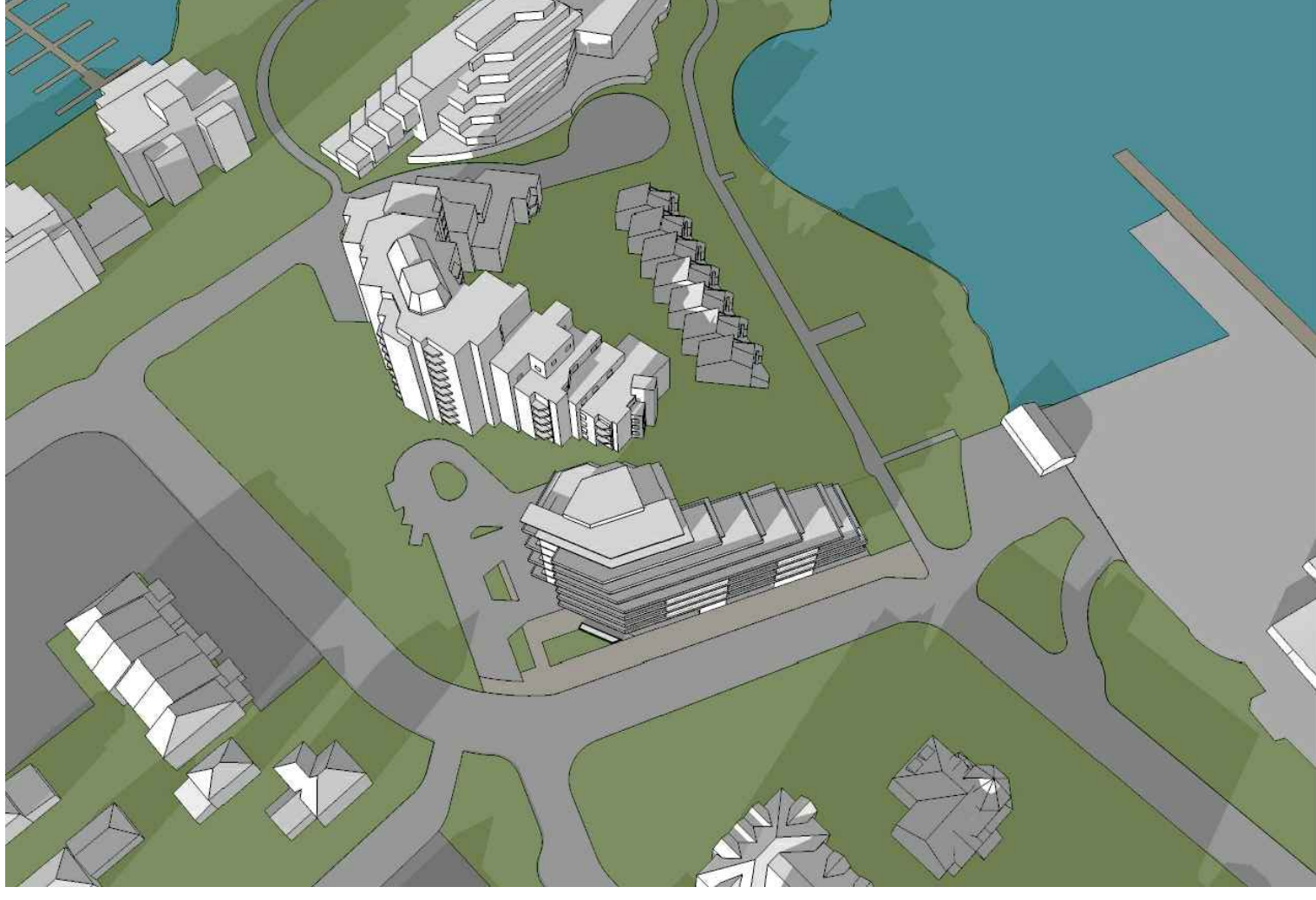
DECEMBER SHADOW STUDIES



DECEMBER 21ST 2011 - 10.00am



DECEMBER 21ST 2011 - 12.00pm



DECEMBER 21ST 2011 - 2.00pm

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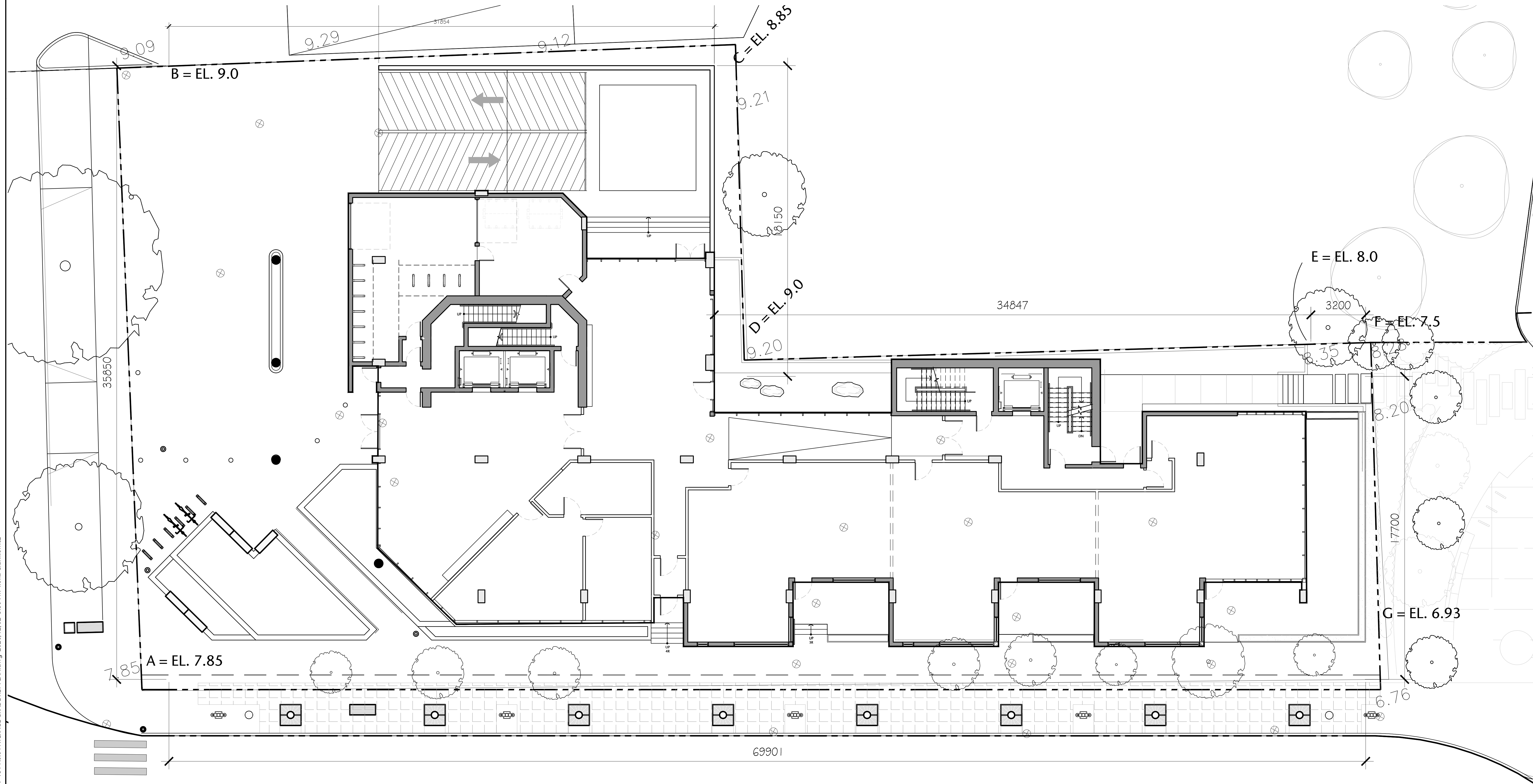
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drawing title	
SUN & SHADOW STUDIES	
A0.03	
drawn DS	scale AS SHOWN
checked DL	project no. 20.118

P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\A0.00\20.118.09-151-A0.04 AVERAGE GRADE KEY PLAN.dwg 2020/12/02 5:30 PM Ilona Cunkiewicz



1 AVERAGE GRADE KEY PLAN
A0.04 1:100

Average Grade Calculation:			
Grade Points	Average of Points	Distance between Points	Totals
A&B	$7.85+9/2 = 8.425$	35.850m	302.036
B&C	$9+8.85/2 = 8.925$	31.854m	284.297
C&D	$8.85+9/2 = 8.925$	18.150m	161.989
D&E	$9+8/2 = 8.5$	34.847m	296.199
E&F	$8+7.5/2 = 7.75$	3.2m	24.8
F&G	$7.5+6.93/2 = 7.215$	17.7m	127.705
G&A	$6.93+7.85/2 = 7.39$	69.901m	516.568
Totals:		211.502m	1,713.594
Grade Calculation: $1,713.594/211.502 = 8.102m$			

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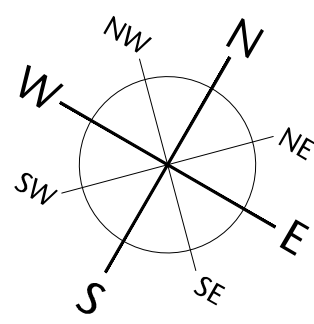
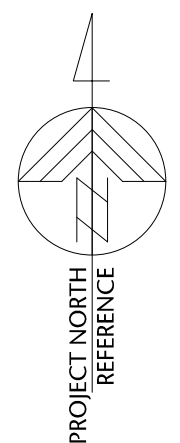
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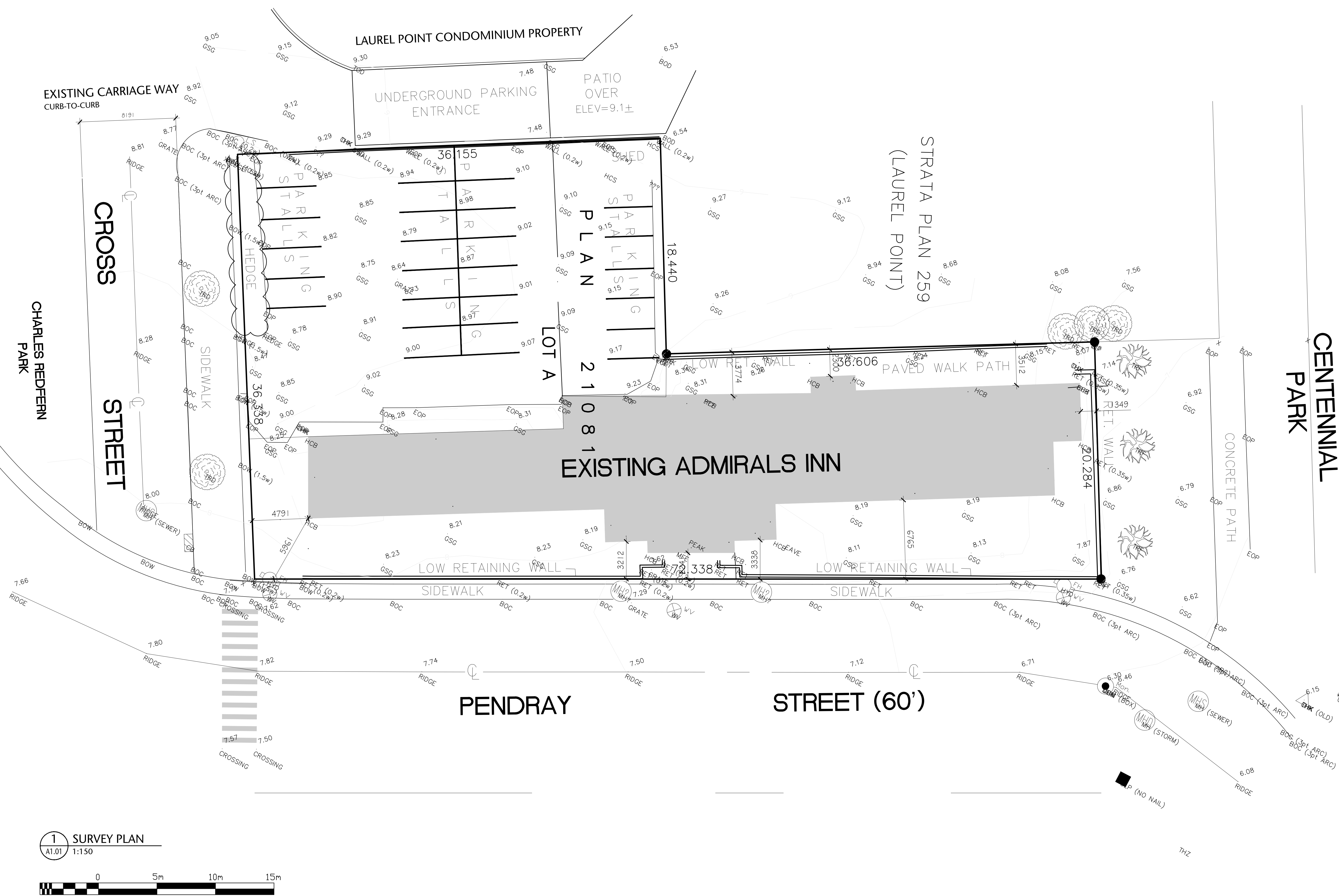
AVERAGE GRADE KEY PLAN

A0.04

drawn	scale
DS	AS SHOWN
checked	project no.
DL	20.118



COMPASS NORTH



1 SURVEY PLAN
A1.01 1:150



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	seal
	permit
	consultant

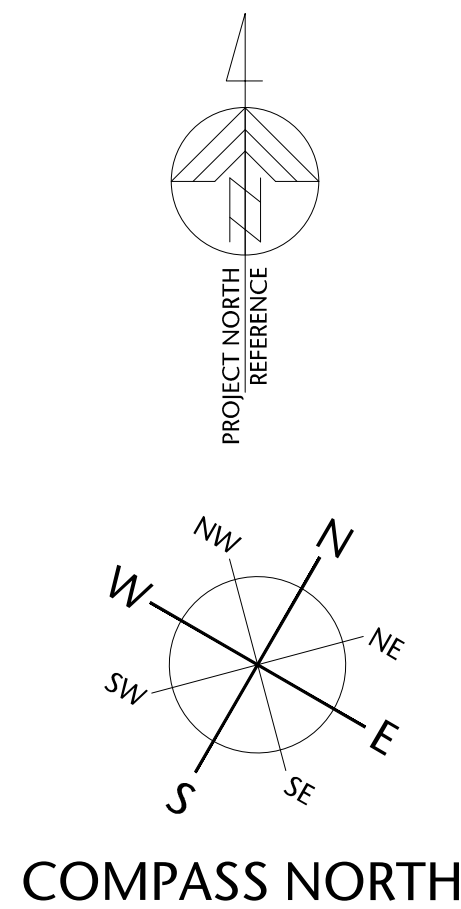
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drawing title	
SURVEY PLAN	
sheet	
A1.01	
drawn	scale
NA	AS SHOWN
checked	project no.
DL	20.118

P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\A1.00\20.118.09-151-A1.02 OVERALL CONTEXT PLAN.dwg 2020/12/02 6:10 PM Iona Crunkiewicz



1 OVERALL CONTEXT PLAN
A1.02 NTS

0 10 20 30 40m
1:750

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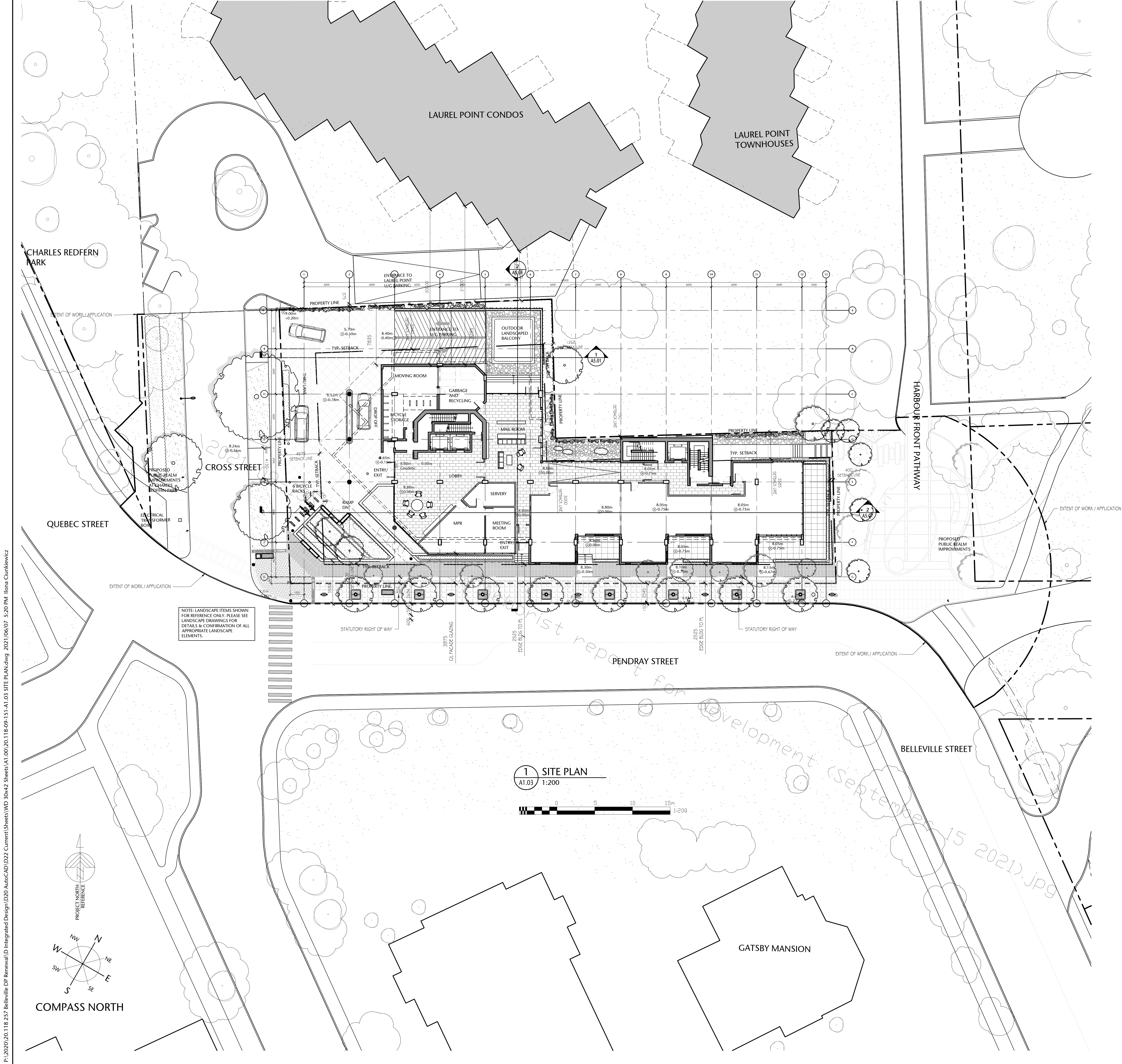
OVERALL CONTEXT PLAN

A1.02

drawn	scale
POR	AS SHOWN
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DL	20.118

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P:\2020\20.118.257 Belleville DP Renewal\1D Integrated Design\20 AutoCAD\202 Current\Sheets\WD 30442 Sheets\A1.00.20.118.09-15\A1.03 SITE PLAN.dwg 2021/06/07 5:20 PM Iona Cunliffe



MUNICIPAL ADDRESS
257 BELLEVILLE STREET, VICTORIA, BC
LEGAL ADDRESS
LOT A, VICTORIA CITY, PLAN 21081
LAND USE DESCRIPTION
EXISTING: R-65 PROPOSED: R-65

PROJECT STATISTICS			
	Existing Zoning Standard	Existing Building	Proposal
Zoning	R-65		R-65
Site Area (m²)	2000	2053.88	2053.88
Site Coverage (%)	45%	30%	53%
Building Area			1092.56
Main Floor (m²)		619.15	870.14
Gross Floor Area (above Grade excl. Balconies, incl mech.)			6153.22
Floor Space Ratio	3.00:1	0.90	2.995
Building Height (m)	30	15	32 (incl. mechanical penthouse)
Number of Floors	N/A	3	9
Setbacks (m)			
1. "North Elevation"	0.0		
CL 1-mid 6/7		21.86	5.94
CL mid 6/7-8		3.64	3.00
CL 8-10		2.30	0.19
CL 10-13		3.51	3.585
2. "South Elevation"	2.5	2.23	2.50
3. "West Elevation"	4.5	4.8	4.575
4. "East Elevation"	0.4		
CL D-G		1.34	0.40
CL A-D		n/a	1.26
Note: Existing Setbacks to relative proposed Gridlines			
Open Space (%)	40%	31.7%	28.5%
Parking Stalls	40	25	78
Bicycle Parking	1.25/unit		6 @ Entry & 71 @ Main & Parkade Level

Net to Gross Ratio	1.28
Parkade Level P1 Area	1846 m²
Parkade Level P2 Area	1846 m²
Number of Floors above Grade	9 incl. Roof Top Mechanical (Laurel Point - 11)
Total Height @ Top of Parapet (excl. Mechanical Room)	30000mm (Laurel Point - 32000mm)
Floor to Floor Height (Typ.)	3350mm
Podium Floor to Floor	4500mm
Typ. Slab thickness	225mm
Zero Elevation	8.80m (center of Cross Street near Lobby)
Number of Units	32-57 (Max. 57 units)
Parking stall count	Min 40 required 78 stalls provided / including 6 Handicap and 6 Visitor U/G

GENERAL NOTES REGARDING UNITS: Building makes use of an open plan concept. Unit sizes and types will vary depending on end-user's unit configuration. Number and type of unit will vary. Below is a sample configuration of the building.		
Typical Unit Configuration	Avg. No.	Avg. Area/unit (m²)
1 BEDROOM	5	110
1 Bedroom & Den	15	125
2 BEDROOM	9	195
Ground Oriented Access	3	115

BUILDING AREA CALCULATION
BUILDING GROSS AREAS MEASURED TO THE INSIDE FACE OF THE EXTERIOR WALLS
OPEN SITE SPACE CALCULATION
CALCULATION BASED ON CITY OF VICTORIA "SCHEDULE A" DEFINITION OF OPEN SITE SPACE.
OPEN SITE SPACE MEANS THAT PORTION OF THE LOT: A) WHICH FROM THE SURFACE OF THE LOT IN A VERTICAL COLUMN UPWARD IS NOT OCCUPIED OR OBSTRUCTED BY THE BUILDING OR ITS PARTS EXCEPT 1) ACCESSORY GARDEN STRUCTURE 2) BALCONY OR ROOF PROJECTION B) WHICH IS GRADED AND LANDSCAPED

257 BELLEVILLE STREET

VICTORIA, BRITISH COLUMBIA

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2	DP ADDITIONAL ITEMS	DEC 05/2012
3	DEVELOPMENT PERMIT	MAR 16/2020
4	REISSUED DEVELOPMENT PERMIT	DEC 03/2020
5	REISSUED DEVELOPMENT PERMIT	JUN 07/2021
6	REISSUED DEVELOPMENT PERMIT	DEC 06/2021
7	REISSUED DEVELOPMENT PERMIT	APR 11/2022



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drawing title
SITE CONTEXT PLAN & DATA SHEET

A1.03 sheet

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VICTORIA, BRITISH COLUMBIA

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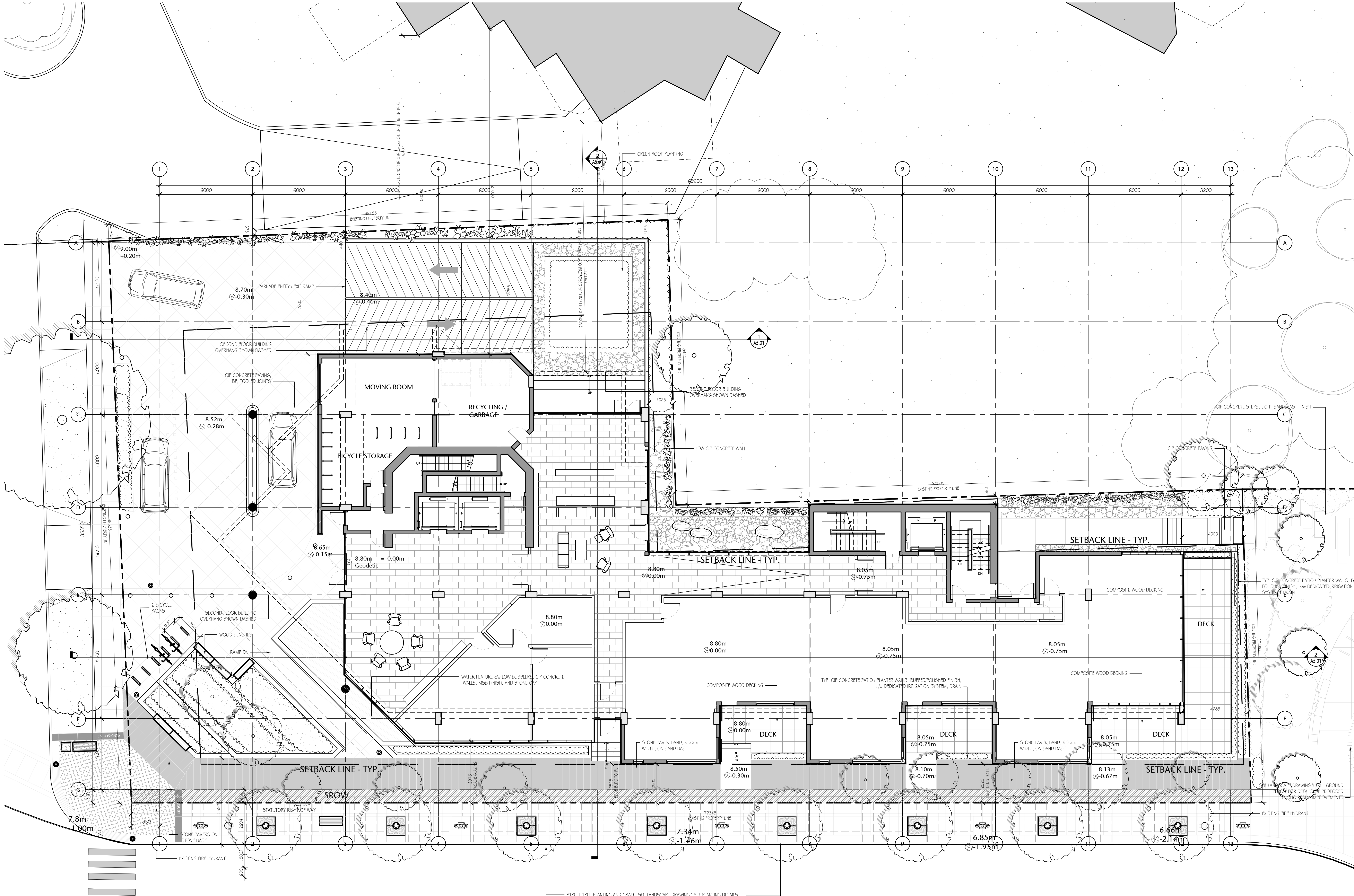


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DETAILED SITE PLAN

A1.04

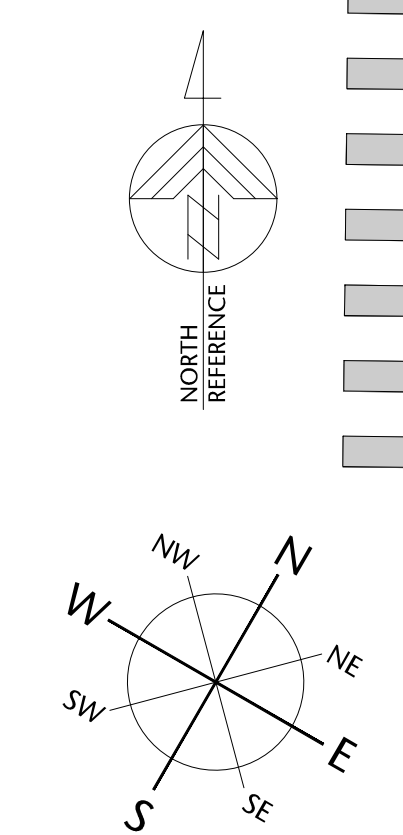
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POR	AS SHOWN
checked	project no.
DL	20.118



NOTE: LANDSCAPE ITEMS SHOWN FOR REFERENCE ONLY. PLEASE SEE LANDSCAPE DRAWINGS FOR DETAILS & CONFIRMATION OF ALL APPROPRIATE LANDSCAPE ELEMENTS.

NOTE: FOR TYPICAL LANDSCAPE FINISHES & GRADING, SEE LANDSCAPE DRAWINGS

SCHEDULE A
STATUTORY RIGHT OF WAY SHOWN HATCHED



1 DETAILED SITE PLAN
A1.04 1:150

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1 QUEBEC STREET LOOKING EAST DOWN PENDRAY STREET
NTS

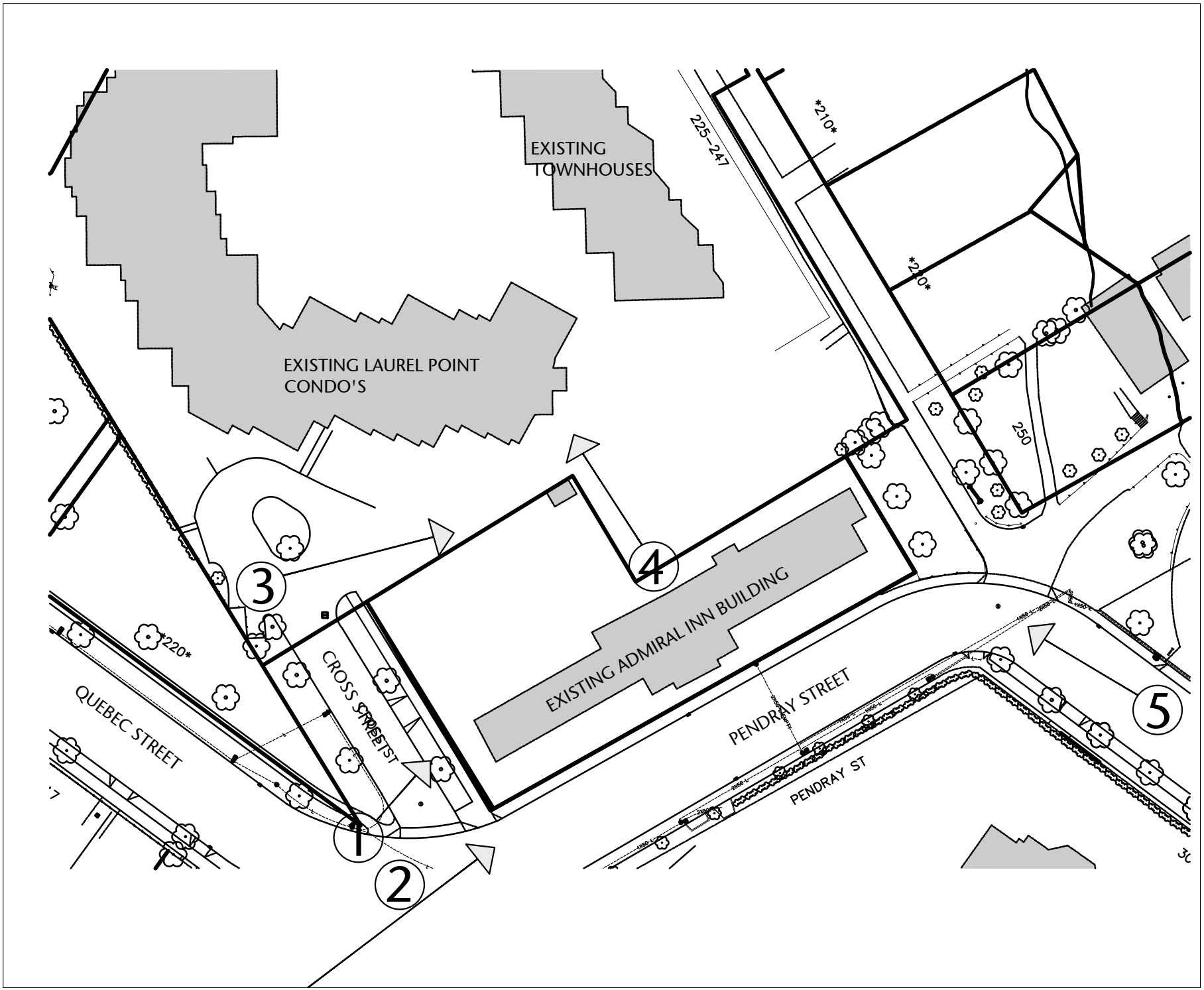


PHOTO LOCATION PLAN
NTS



2 PENDRAY STREET LOOKING NORTH - EXISTING ADMIRAL'S INN BUILDING
NTS



3 VIEW LOOKING SOUTH DOWN CROSS STREET
NTS



4 LOOKING NORTH AT ADJACENT LAUREL POINT CONDO'S
NTS



5 VIEW LOOKING NORTH UP BELLEVILLE STREET - EXISTING ADMIRAL'S INN BUILDING
NTS

257 BELLEVILLE STREET

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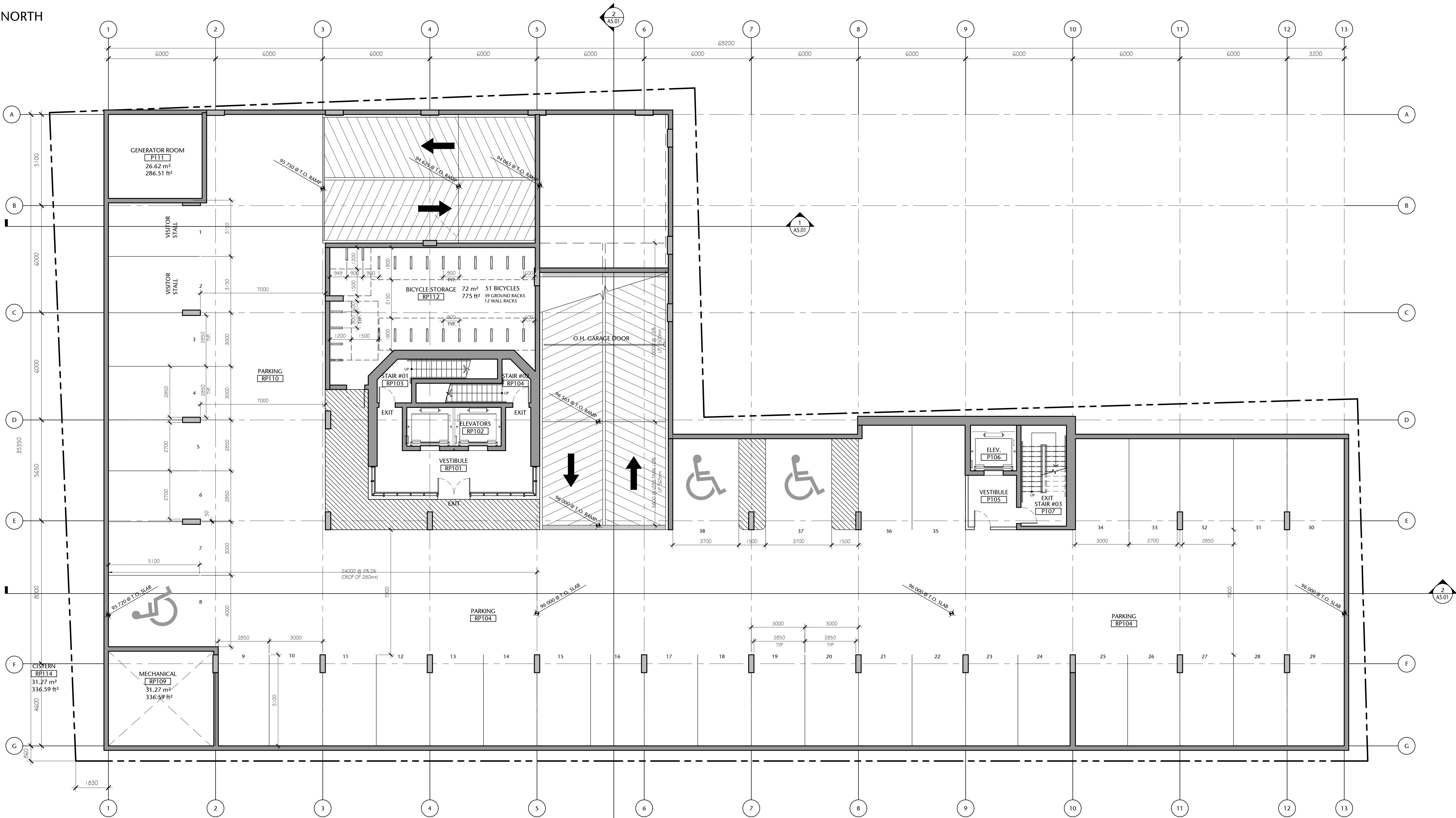
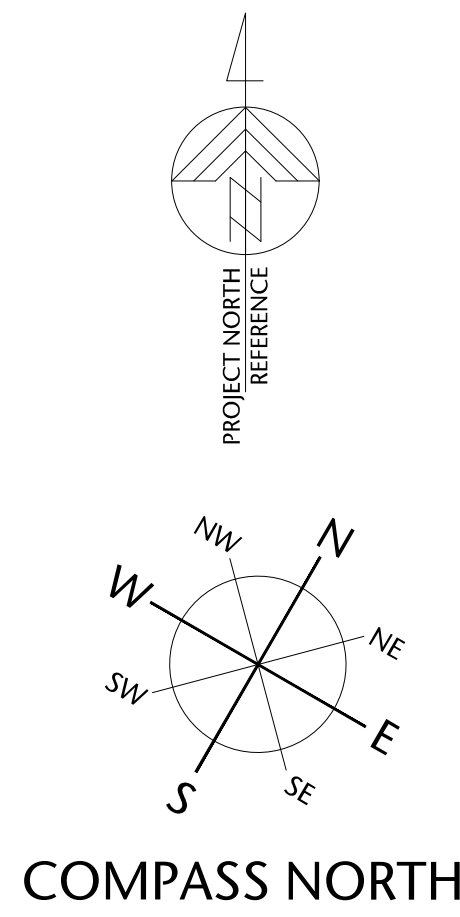
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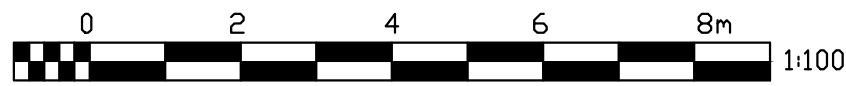
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DL	20.118

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1 PARKADE LEVEL P1
A2.01
1:100



Parkade Level P1 General Notes:

1. PARKING STALL COUNT: 38 STALLS (40 INCLUDES 3 HC STALLS & 2 VISITOR STALLS)
2. TYPICAL STALL DIMENSION, 3m x 5.1m WITH A 7m DRIVE AISLE.
3. MECHANICAL, ELECTRICAL ROOM REQUIREMENTS TO BE CONFIRMED.

257 BELLEVILLE
STREET

VICTORIA, BRITISH COLUMBIA

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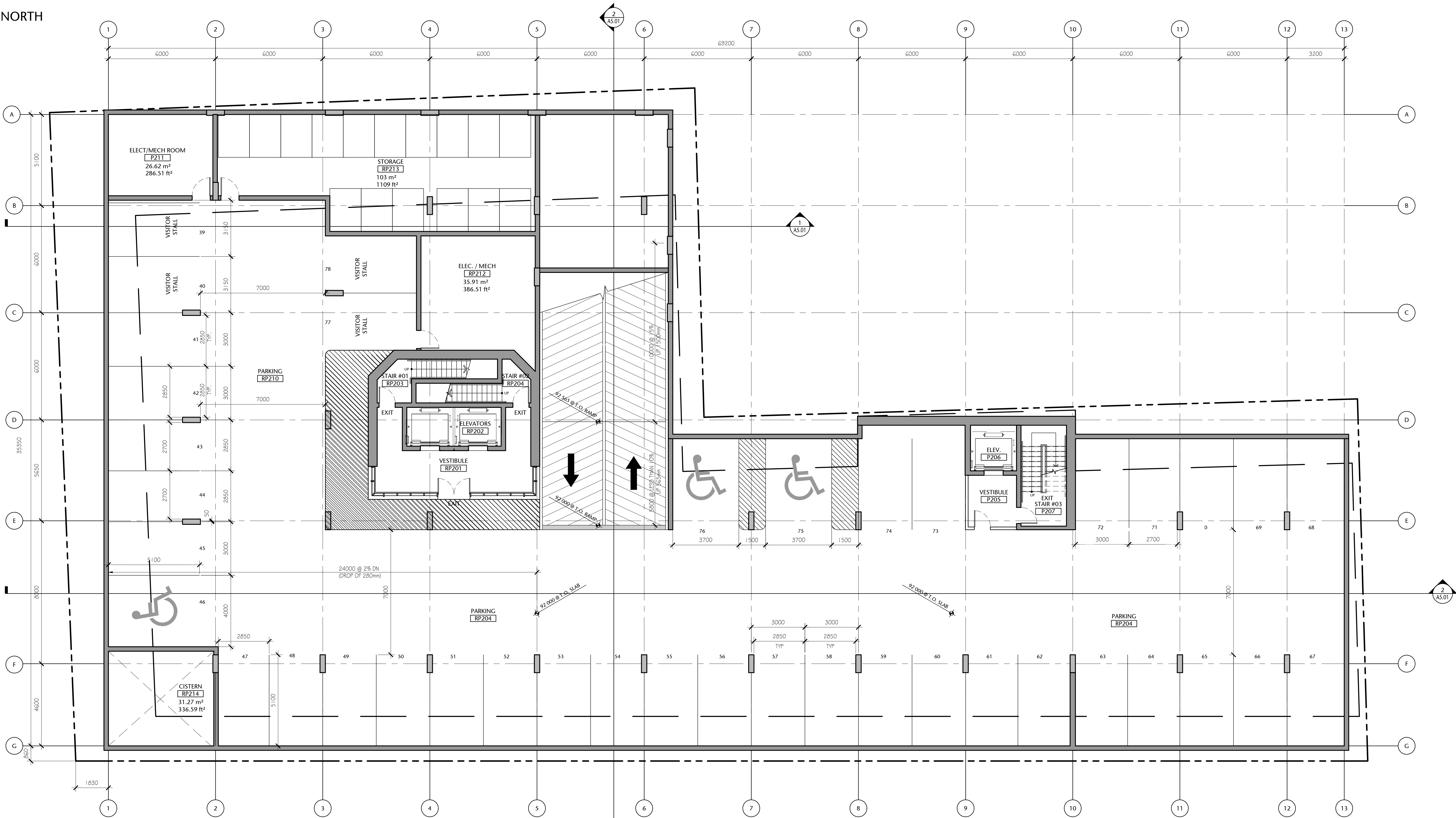
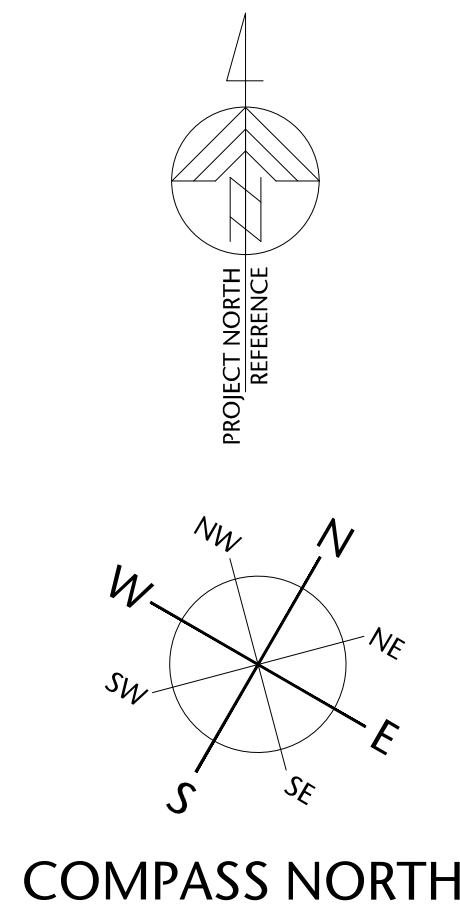
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PARKADE LEVEL P1

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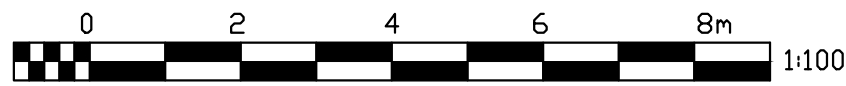
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checked	project no.
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1 PARKADE LEVEL P2
A2.01B 1:100



Parkade Level P2 General Notes:

1. PARKING STALL COUNT: 40 STALLS (40 INCLUDES 3 HC STALLS & 4 VISITOR STALLS)
2. TYPICAL STALL DIMENSION, 3m x 5.1m WITH A 7m DRIVE AISLE.
3. TENANT STORAGE AS SHOWN. MECHANICAL, ELECTRICAL ROOM REQUIREMENTS TO BE CONFIRMED.

257 BELLEVILLE STREET

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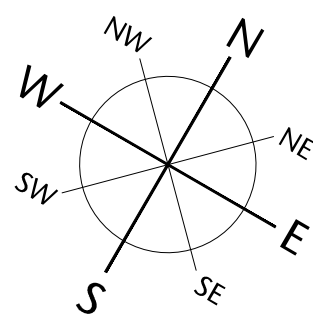
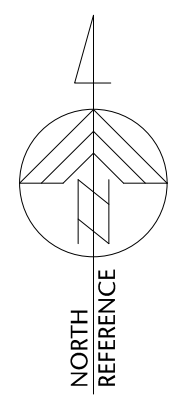
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drawing title
PARKADE LEVEL P2

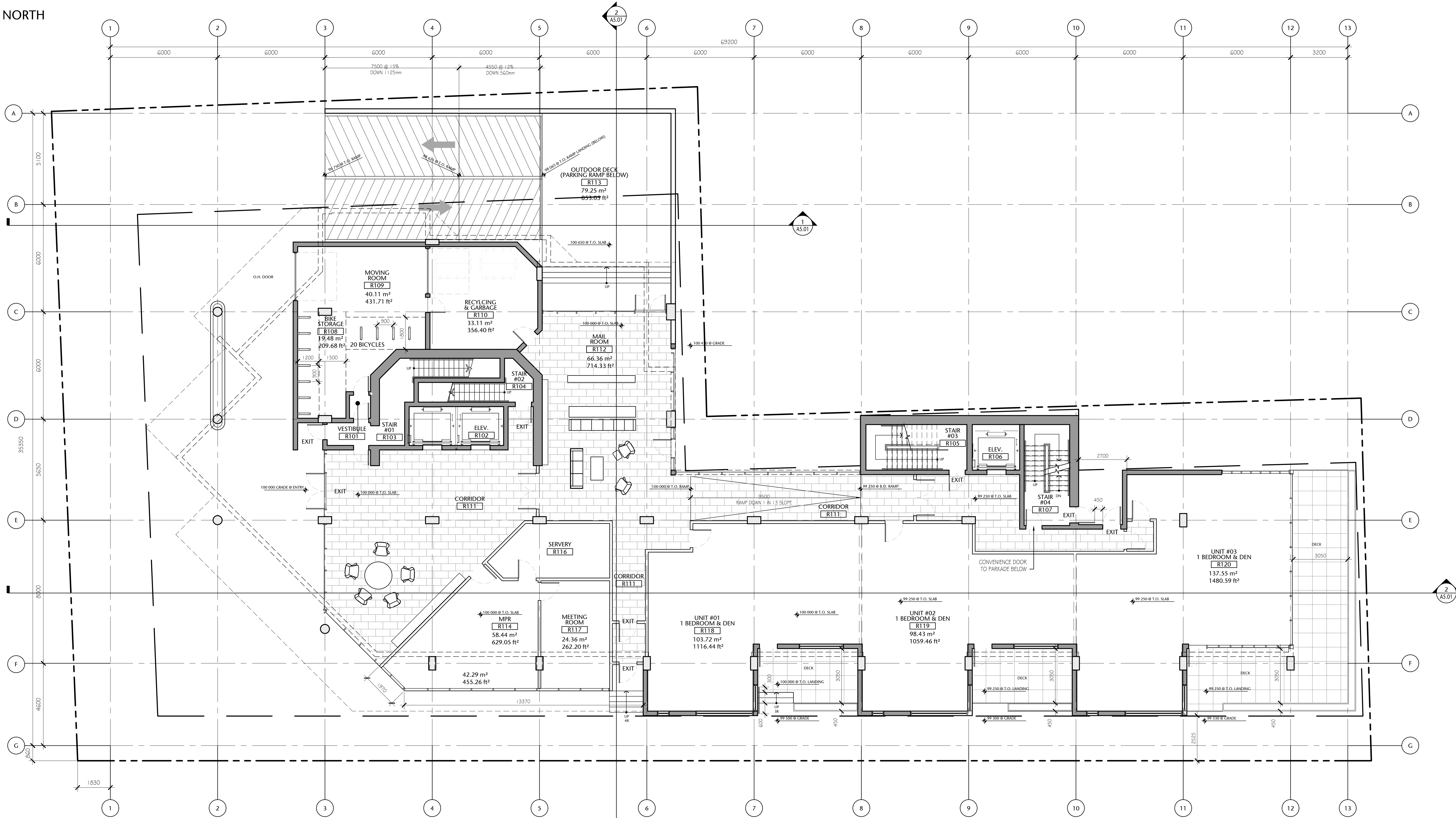
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COMPASS NORTH



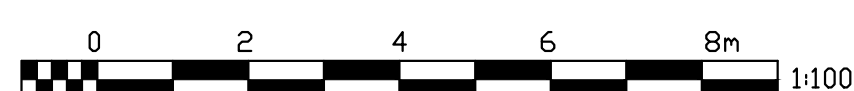
Main Floor Gross Area:
870.14 sq. mts. (9366.10 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

1 MAIN FLOOR PLAN
A2.02 1:100



257 BELLEVILLE
STREET

VICTORIA, BRITISH COLUMBIA

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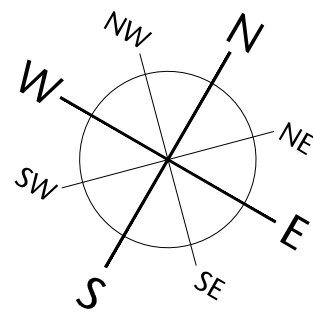
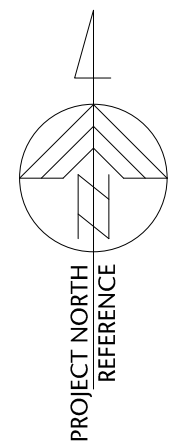


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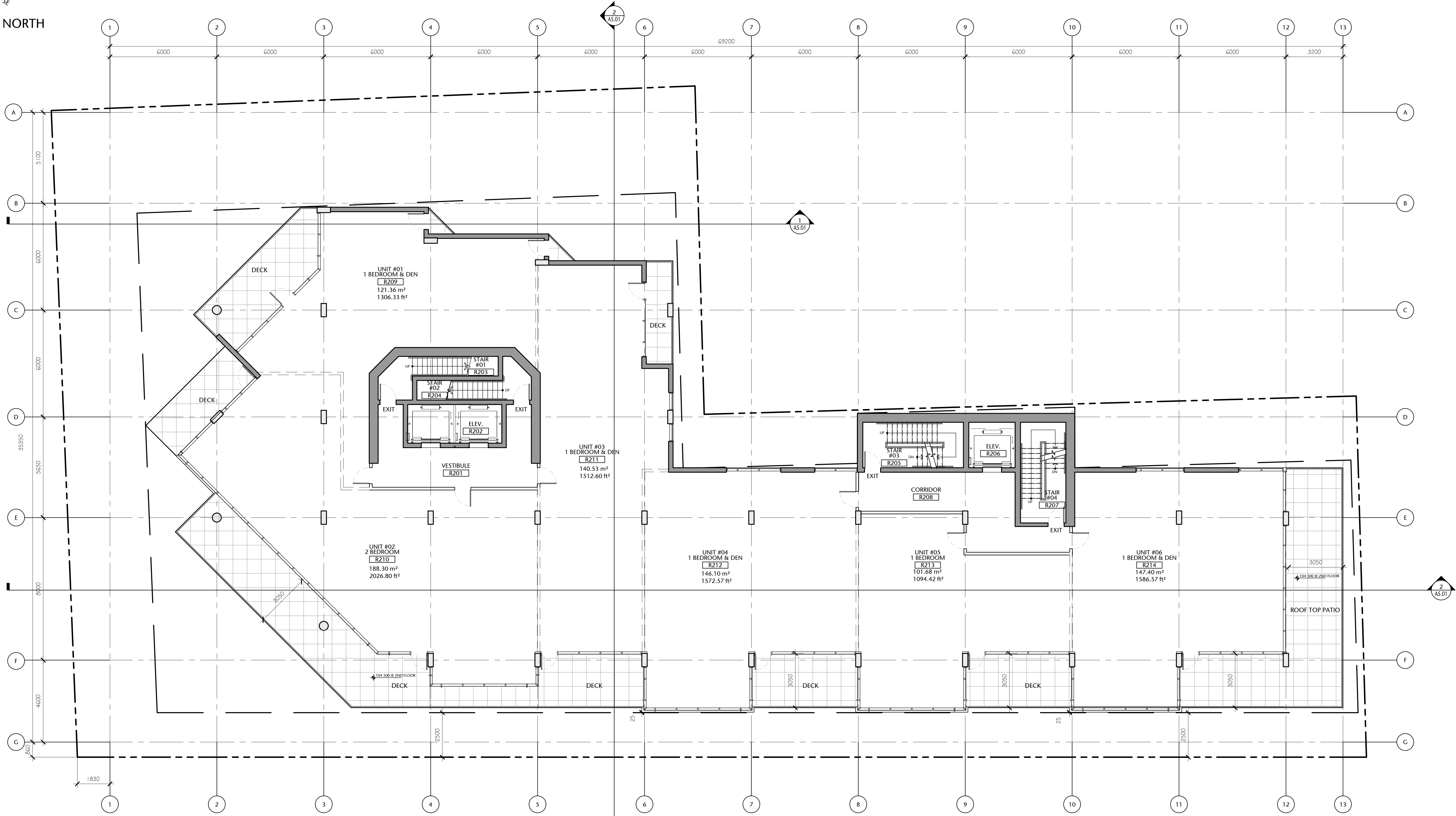
drawing title
MAIN FLOOR PLAN

A2.02

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checked	project no.
DL	20.118



COMPASS NORTH



Second Floor Gross Area:
950.23 sq. mts. (10 228 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
TOTAL AREA	6054.44	65,170

1 SECOND FLOOR PLAN
A2.03 1:100



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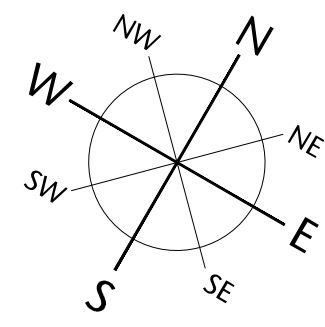
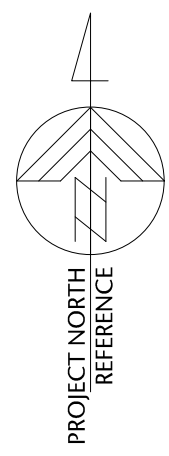


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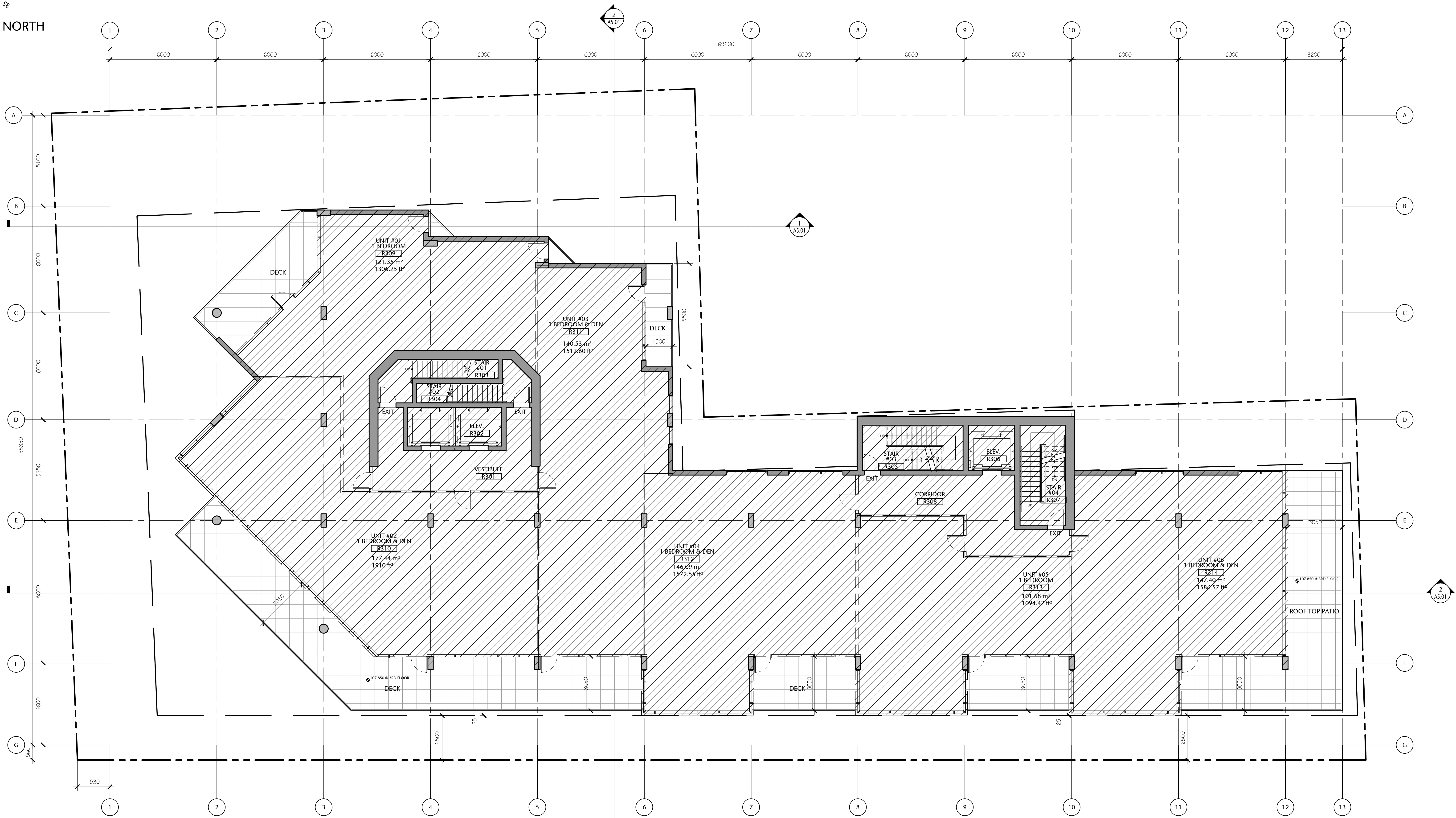
SECOND FLOOR PLAN

A2.03

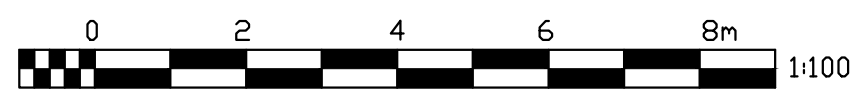
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POR	AS SHOWN
checked	project no.
DL	20.118



COMPASS NORTH



1 THIRD FLOOR PLAN
A2.04 1:100



Third Floor Gross Area:
937.43 sq. mts. (10 090.41 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

Note: All travel distance's shown under
allowed 45m under the applicable BC
Building Code 2018 Division B - Part 3
'3.4.2.5 Location of Exits (c)'

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STREET

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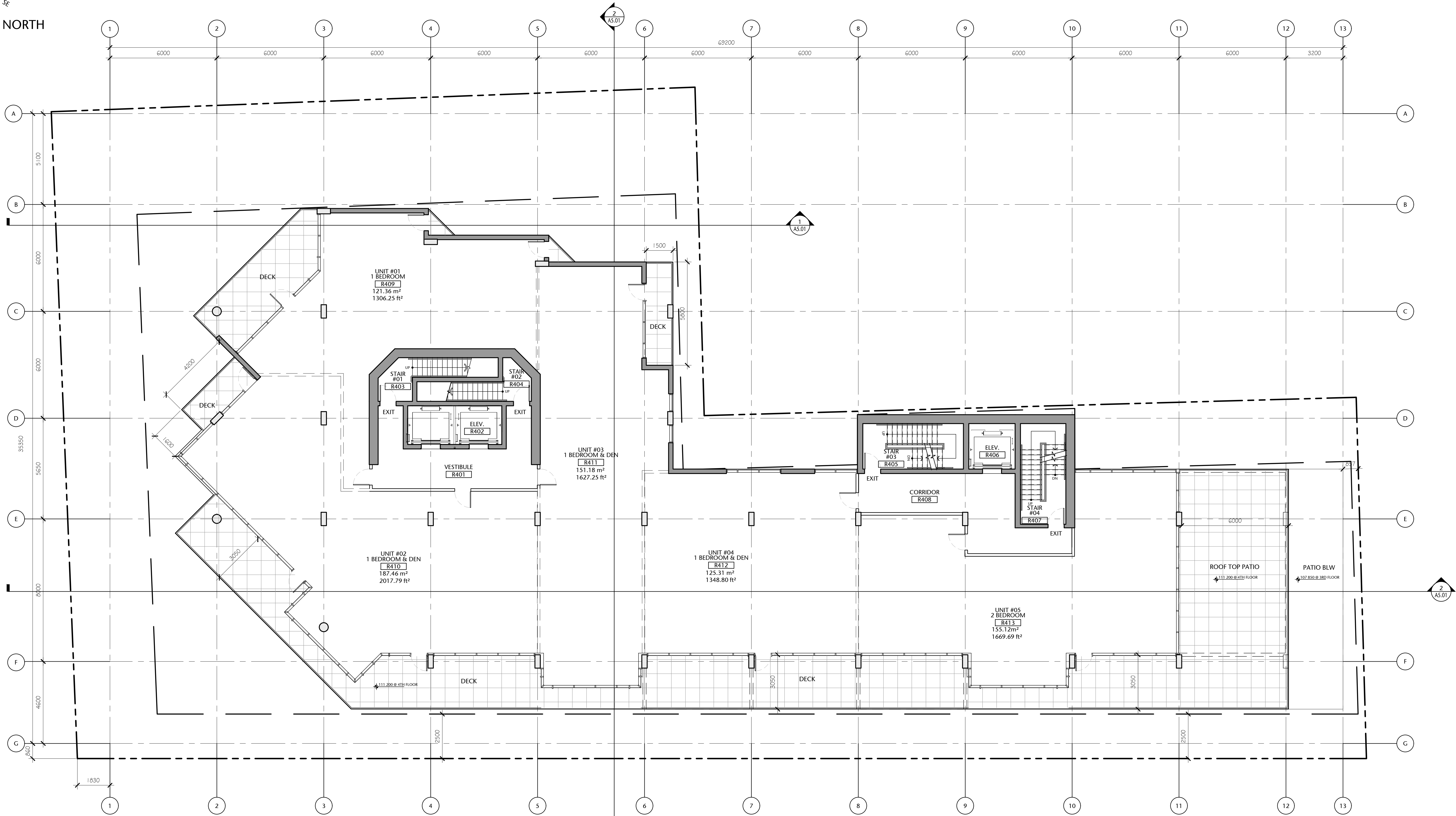
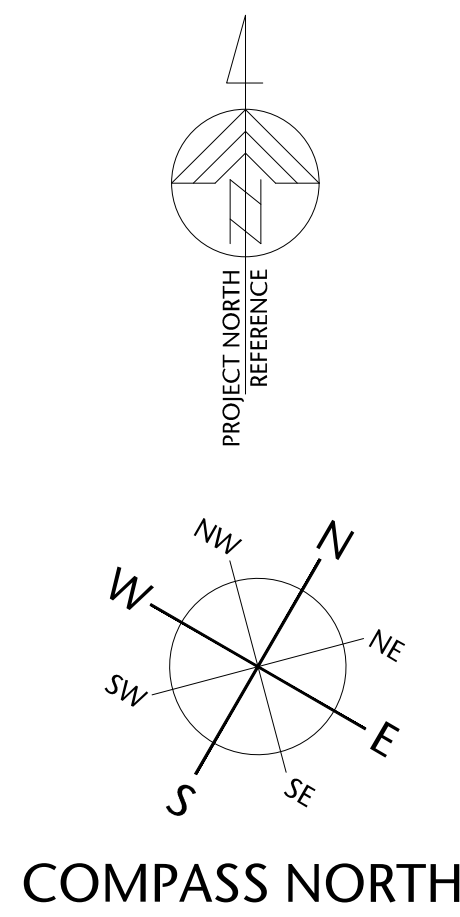
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THIRD FLOOR PLAN

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checked	project no.	
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1 FOURTH FLOOR PLAN
A2.05
1:100



Fourth Floor Gross Area:
857.23 sq. mts. (9227.15 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

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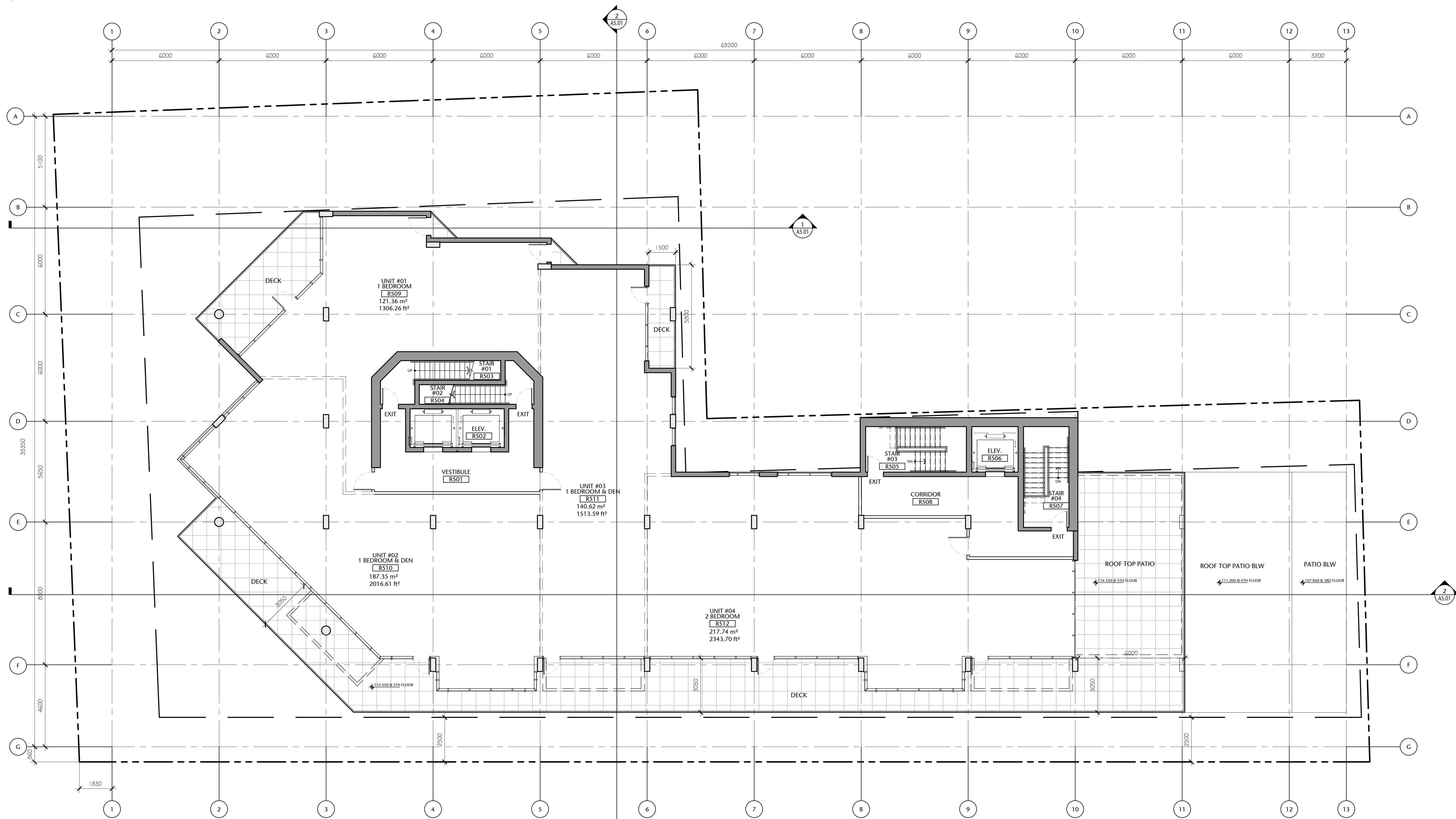
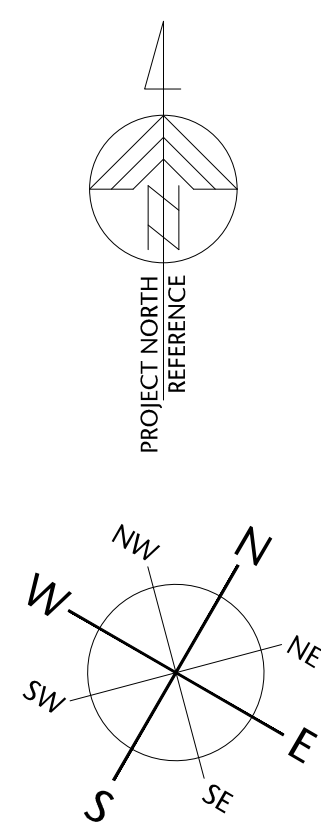
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FOURTH FLOOR PLAN

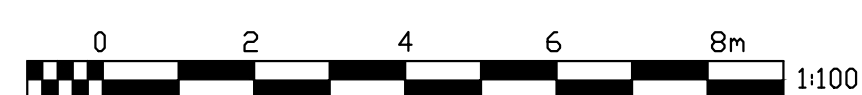
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1 FIFTH FLOOR PLAN
A2.06 1:100



Fifth Floor Gross Area:
785.82 sq. mts. (8458.5 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

257 BELLEVILLE
STREET

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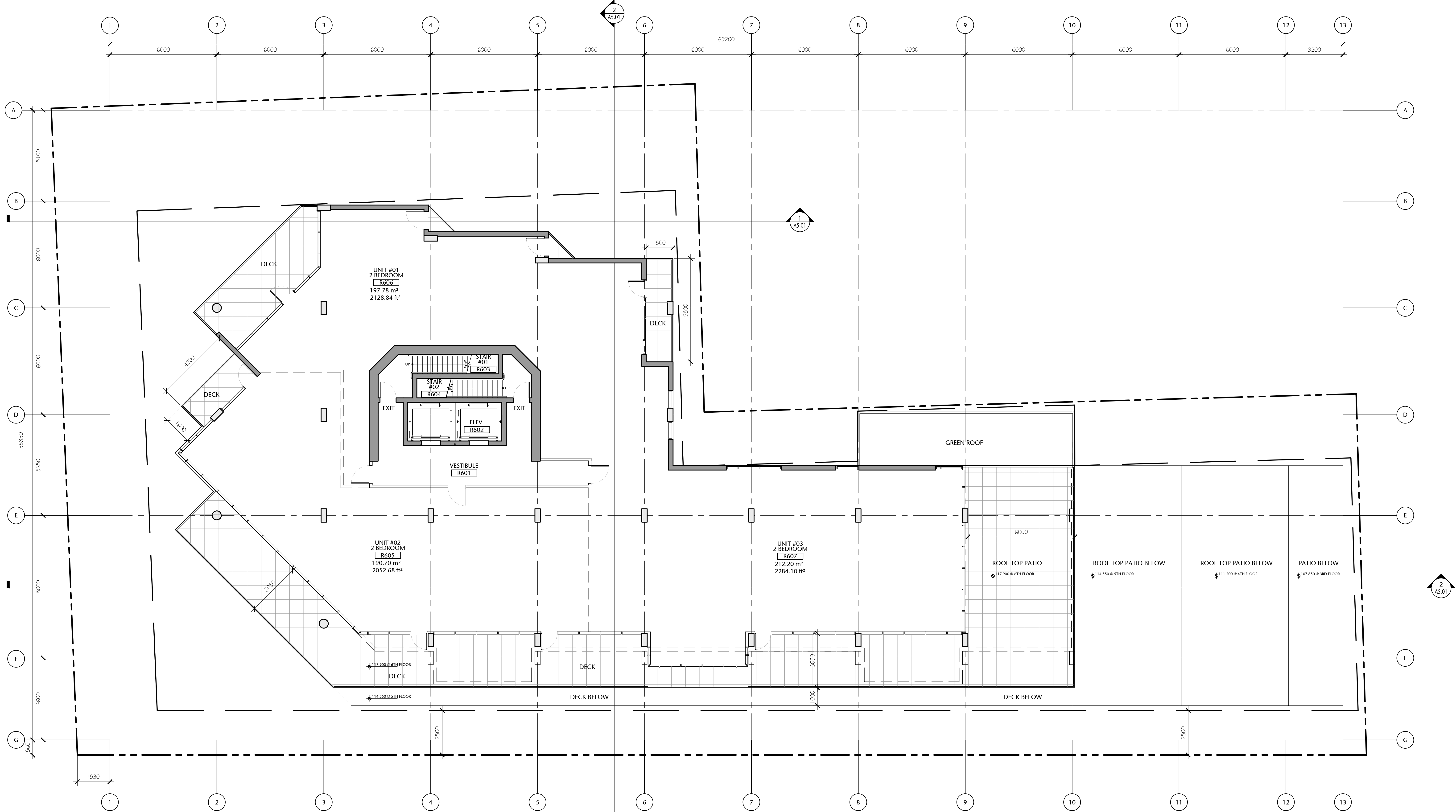
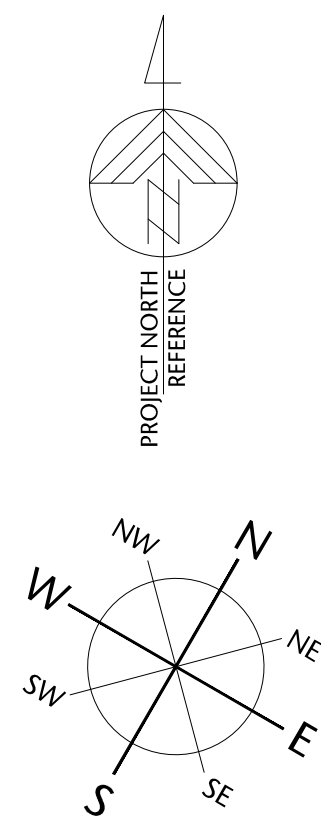
FIFTH FLOOR PLAN

A2.06

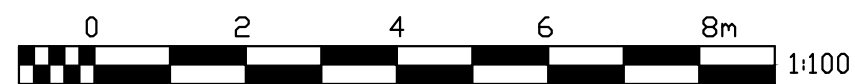
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checked	project no.
DL	20.118

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1 SIXTH FLOOR PLAN
A2.07 1:100



Sixth Floor Gross Area:
651.25 sq. mts. (7010 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

257 BELLEVILLE
STREET

VICTORIA, BRITISH COLUMBIA

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SIXTH FLOOR PLAN

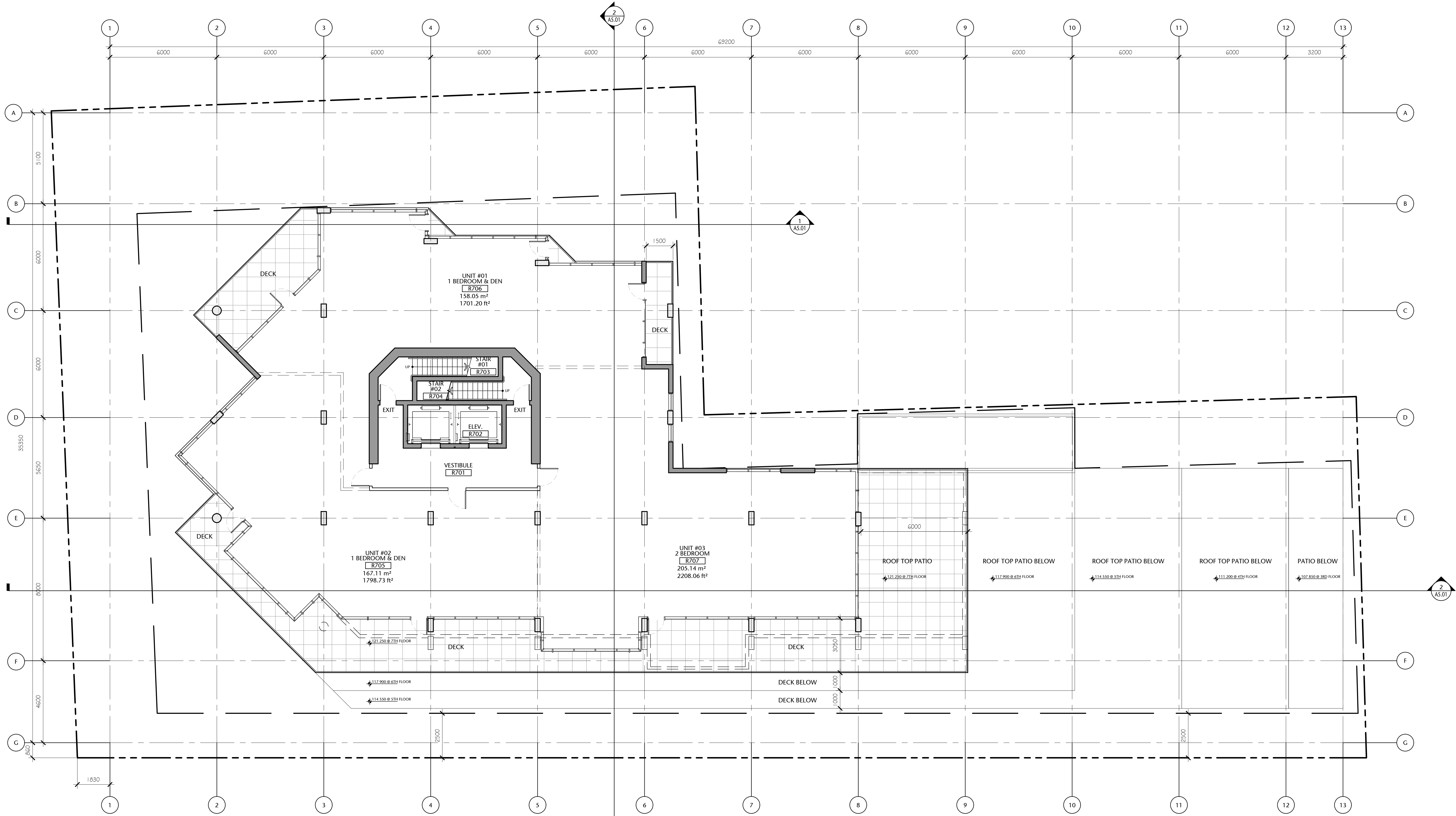
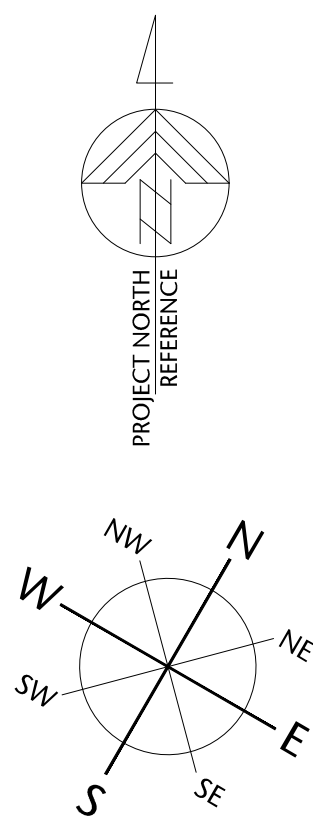
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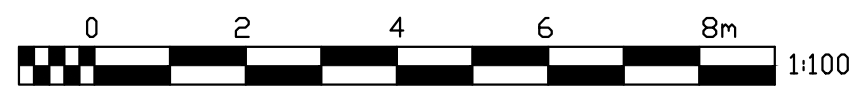
drawn	scale
POR	AS SHOWN
checked	project no.
DL	20.118

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P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\WD 30x42 Sheets\A2.00\20.118.09-151-A2.08 SEVENTH FLOOR PLAN.dwg, 2020/12/02, 8:00 PM, Iona Cunliewicz



1 SEVENTH FLOOR PLAN
A2.08 1:100



Seventh Floor Gross Area:
577.83 sq. mts. (6219.71 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

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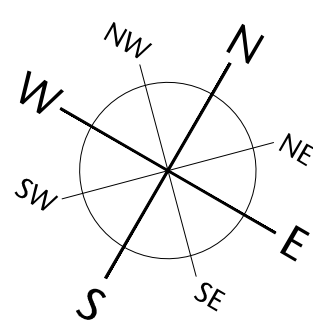
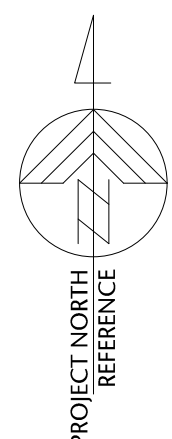
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drawing title
SEVENTH FLOOR PLAN

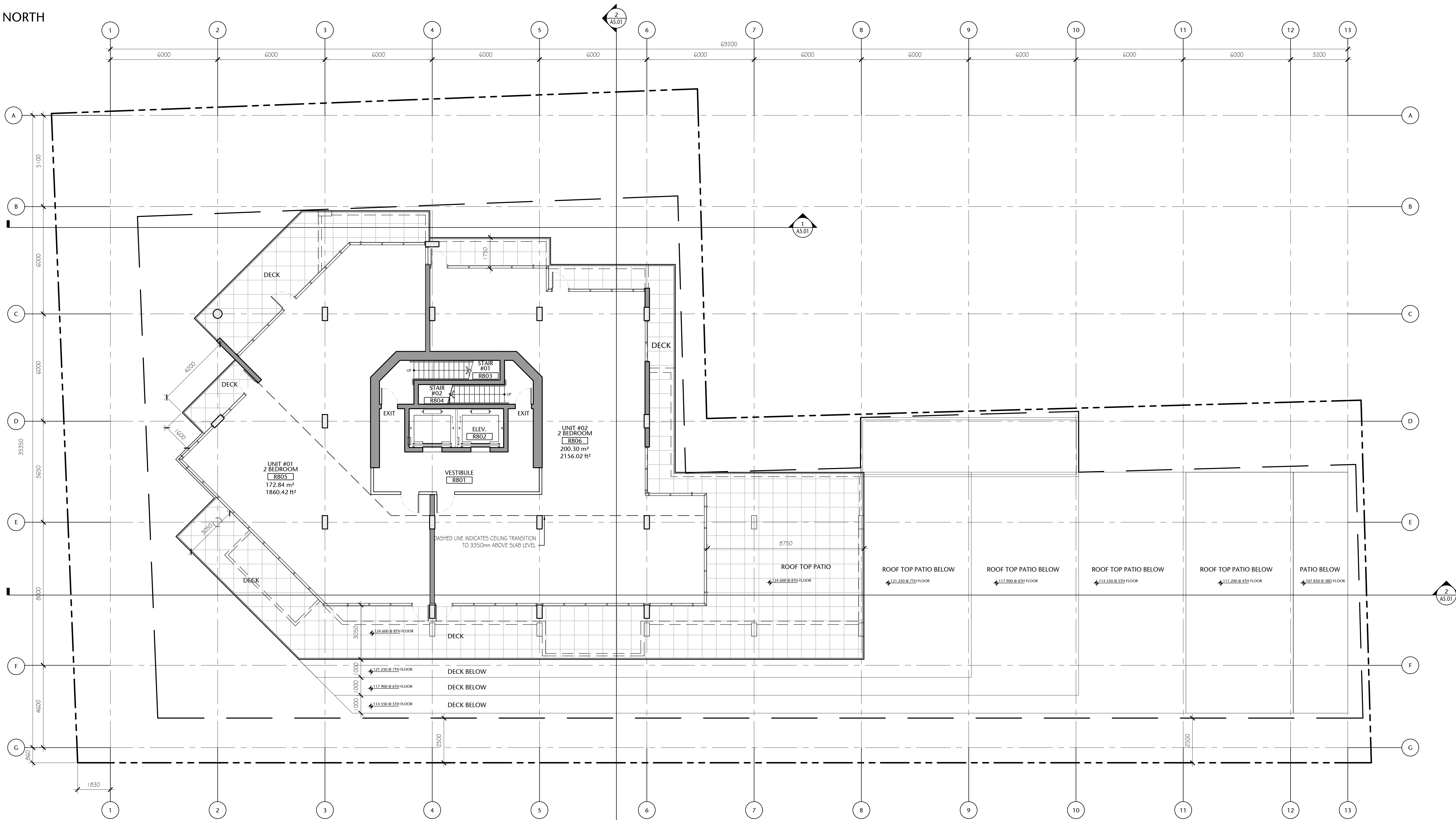
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POR	AS SHOWN
checked	project no.
DL	20.118

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COMPASS NORTH



Eighth Floor Gross Area:
424.51 sq. mts. (4 569 sq. ft.)

(Possible Unit Mix Illustrated)

Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
7. Seventh Floor:	577.83	6,220
8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

1 EIGHTH FLOOR PLAN
A2.09 1:100



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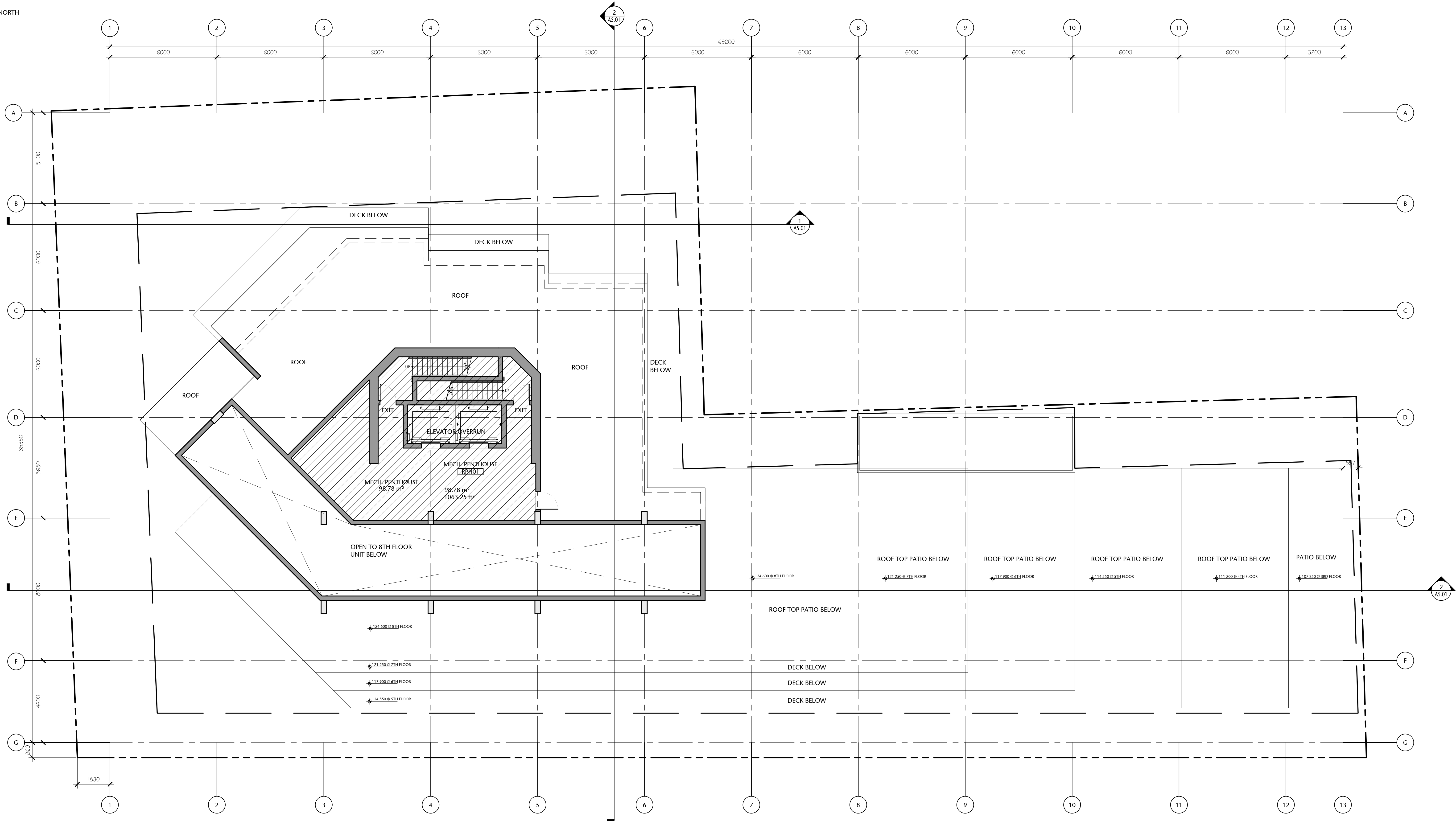
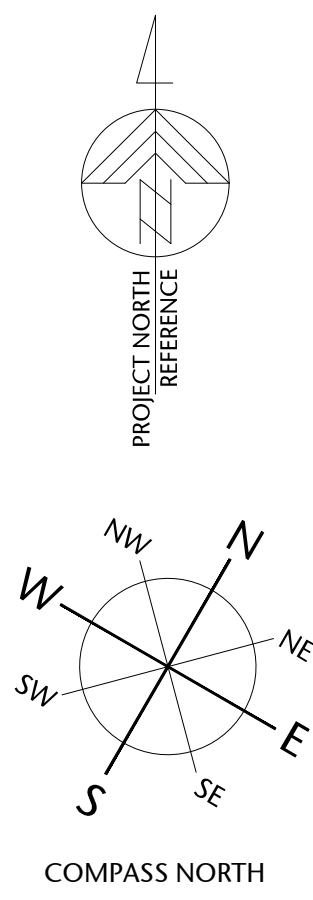
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EIGHTH FLOOR PLAN

A2.09

drawn	scale
POR	AS SHOWN
checked	project no.
DL	20.118

P:\2020\20.118.257 Belleville DP Renewal\ID Integrated Design\ID20 AutoCAD\ID22 Current\Sheets\WD 30x42 Sheets\A2.00\20.118-09-151-A2.10 MECH. PENTHOUSE PLAN.dwg 2020/12/02 8:05 PM Iona Cunkiewicz



1 MECH. PENTHOUSE PLAN
A2.10 1:100



Overall Gross Floor Areas:

Gross Floor Area above Grade (excluding balconies)		
	SQ. MTS.	SQ. FT.
1. Main Floor :	870.14	9,366
2. Second Floor:	950.23	10,228
3. Third Floor:	937.43	10,090
4. Fourth Floor:	857.23	9,227
5. Fifth Floor:	785.82	8,459
6. Sixth Floor:	651.25	7,010
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8. Eighth Floor:	424.51	4,569
9. Mech Penthouse	98.78	1,063
TOTAL AREA	6153.22	66,232

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MECH. PENTHOUSE PLAN

A2.10

drawn	scale
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ROOF PLAN

A2.11

sheet

DS, POR ^{drawn}	AS SHOWN ^{scale}
DL ^{checked}	20.118 ^{project no.}

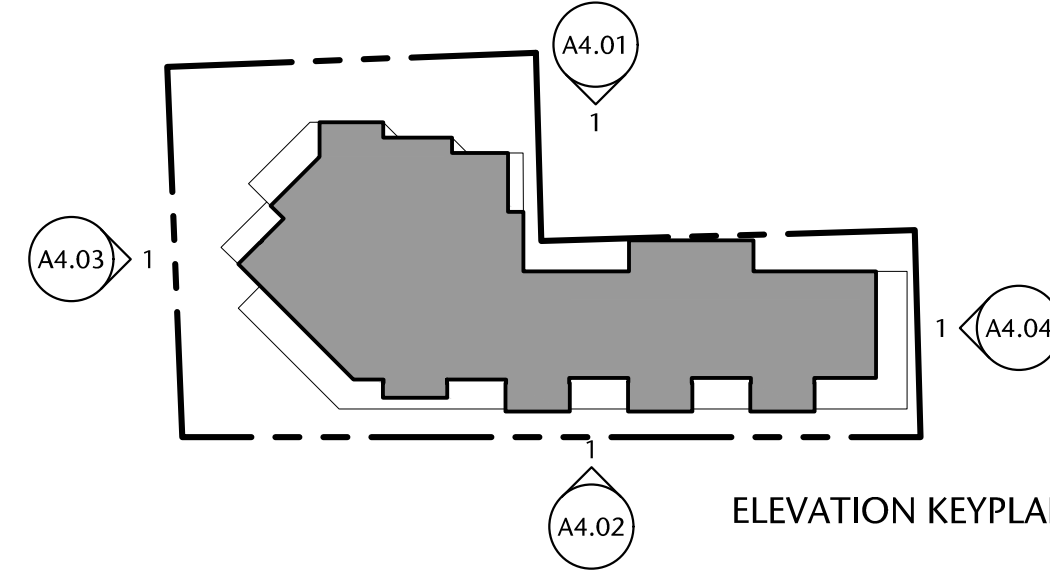
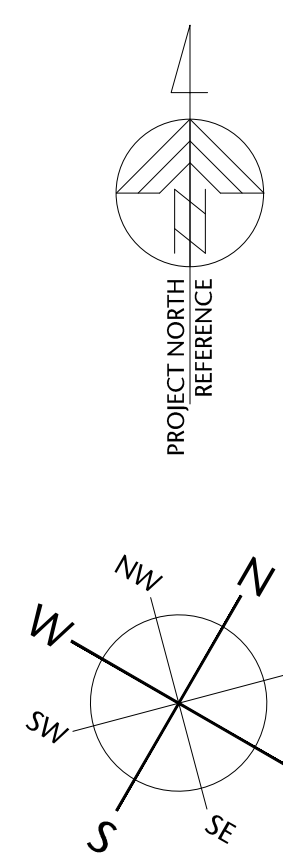
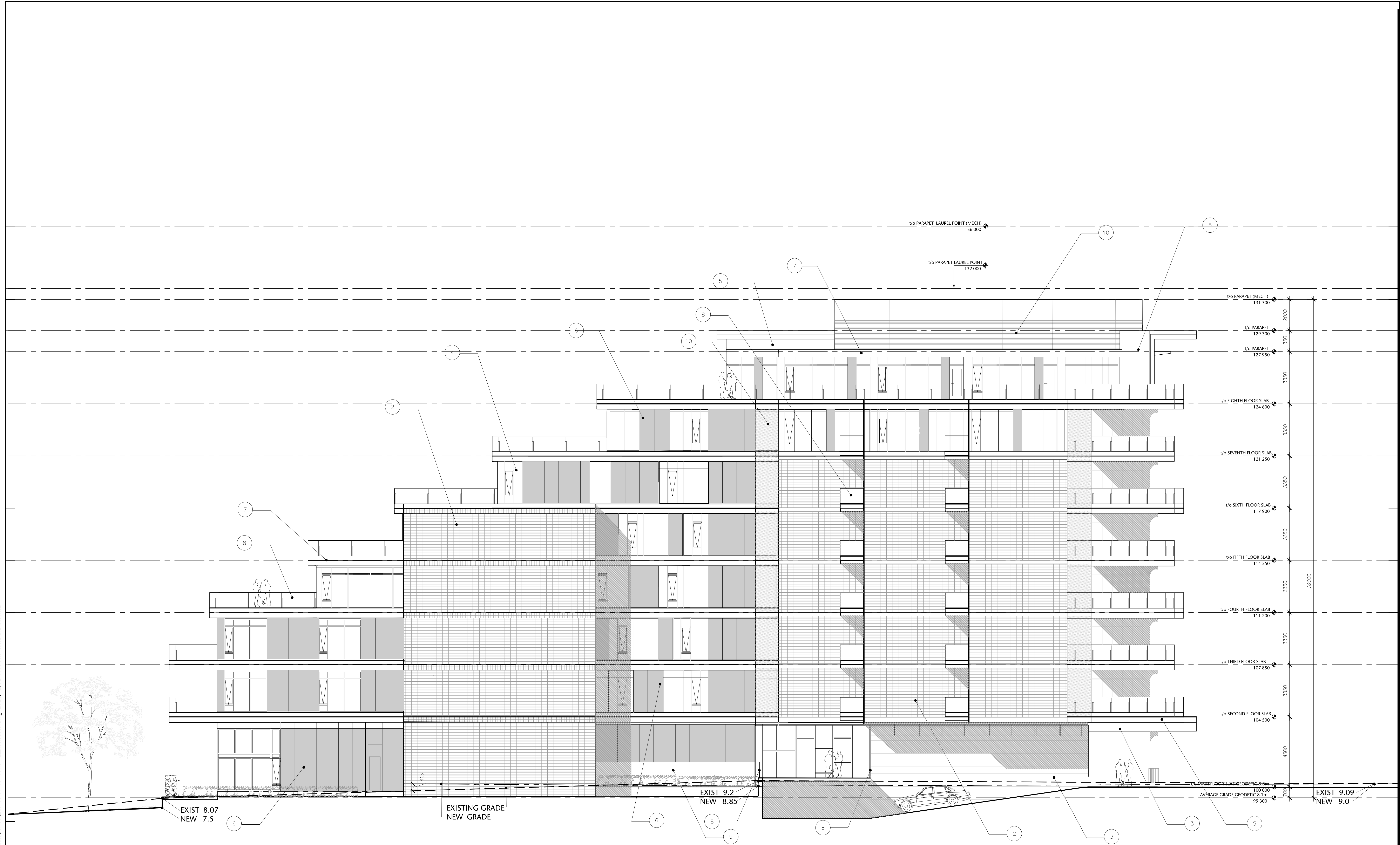
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AVERAGE GRADE MAIN FLOOR	8.10 GEODETIC 8.80 GEODETIC
---	EXISTING GRADE
---	NEW GRADE

- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

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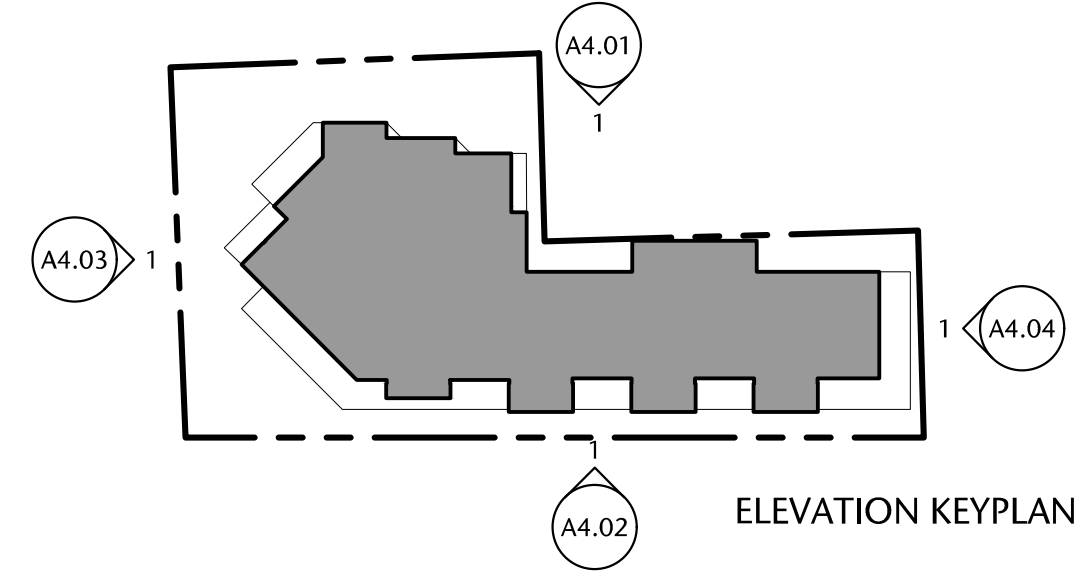
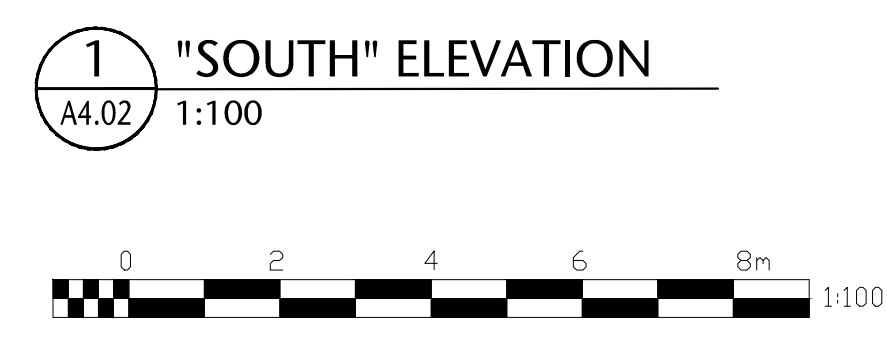
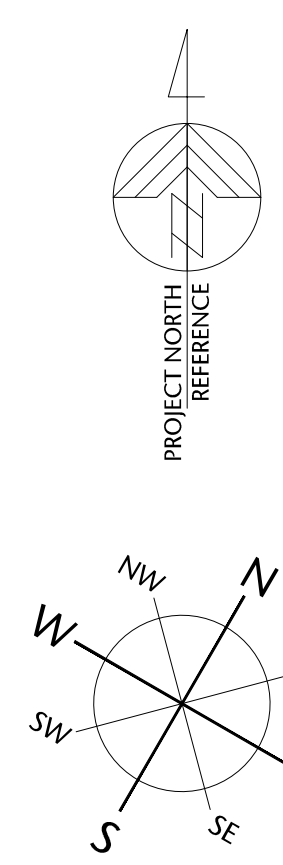
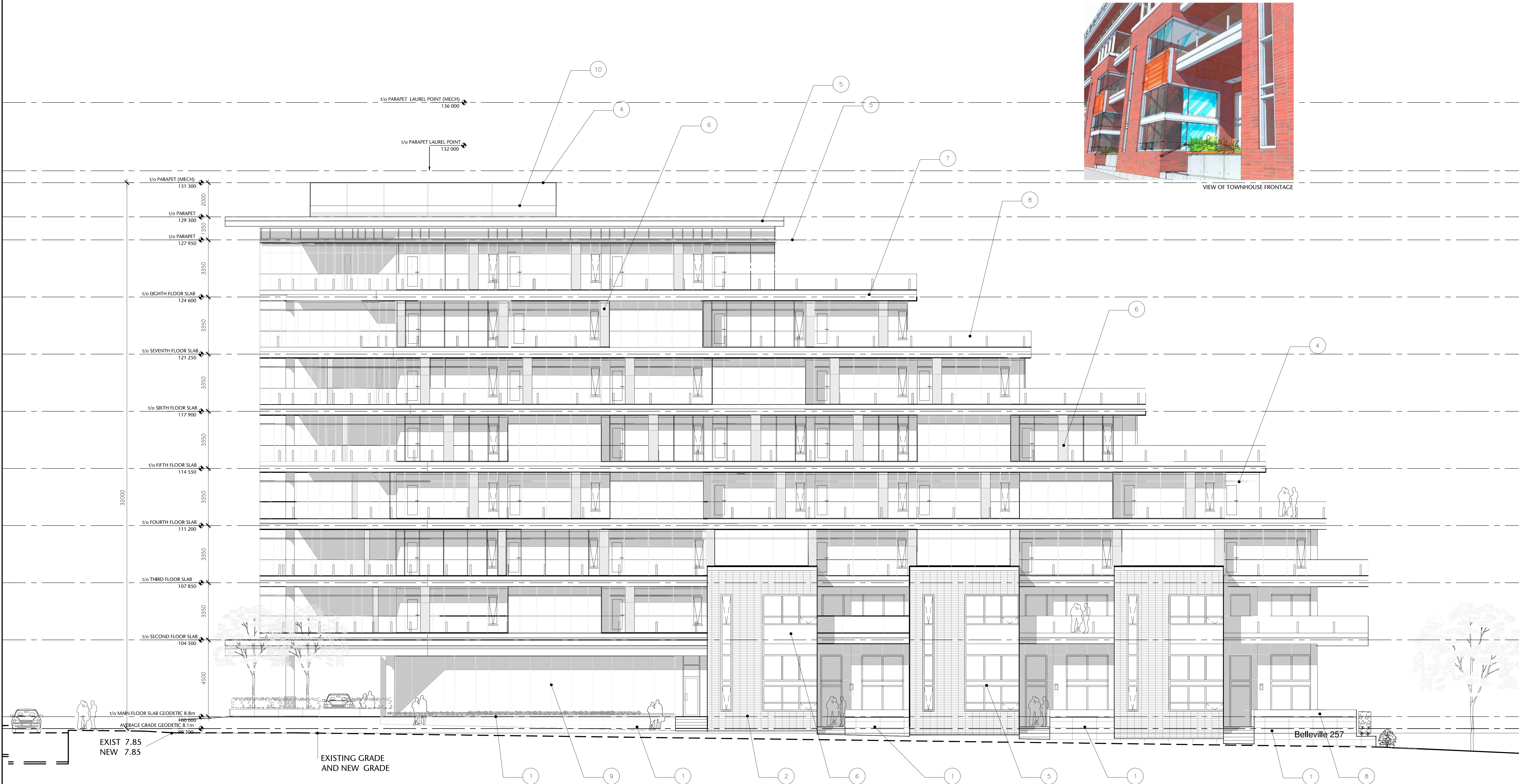
ELEVATIONS

A4.01

drawn	DL	AS SHOWN	scale
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AVERAGE GRADE MAIN FLOOR	8.10 GEODETIC 8.80 GEODETIC
---	EXISTING GRADE
---	NEW GRADE

- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

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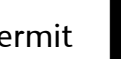
ELEVATIONS

A4.02

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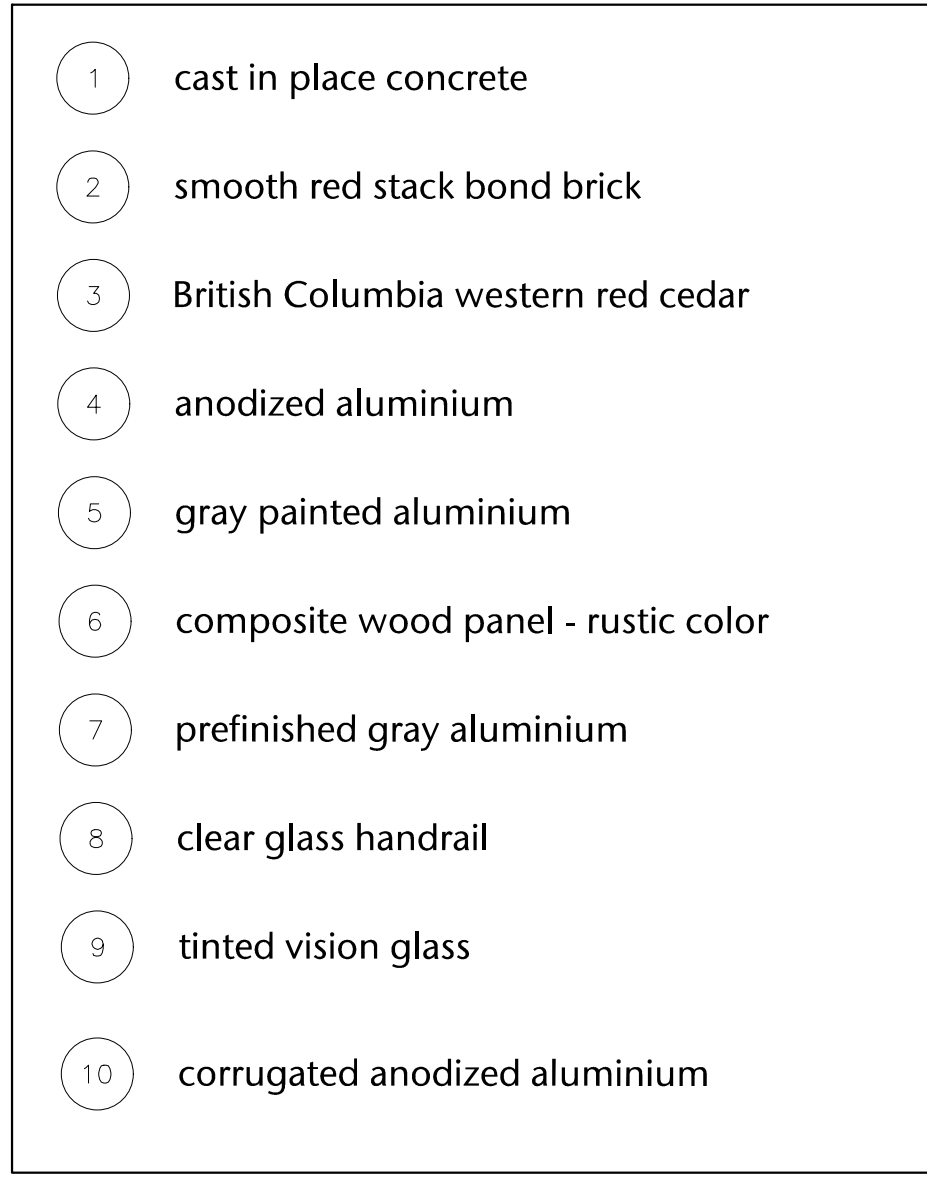
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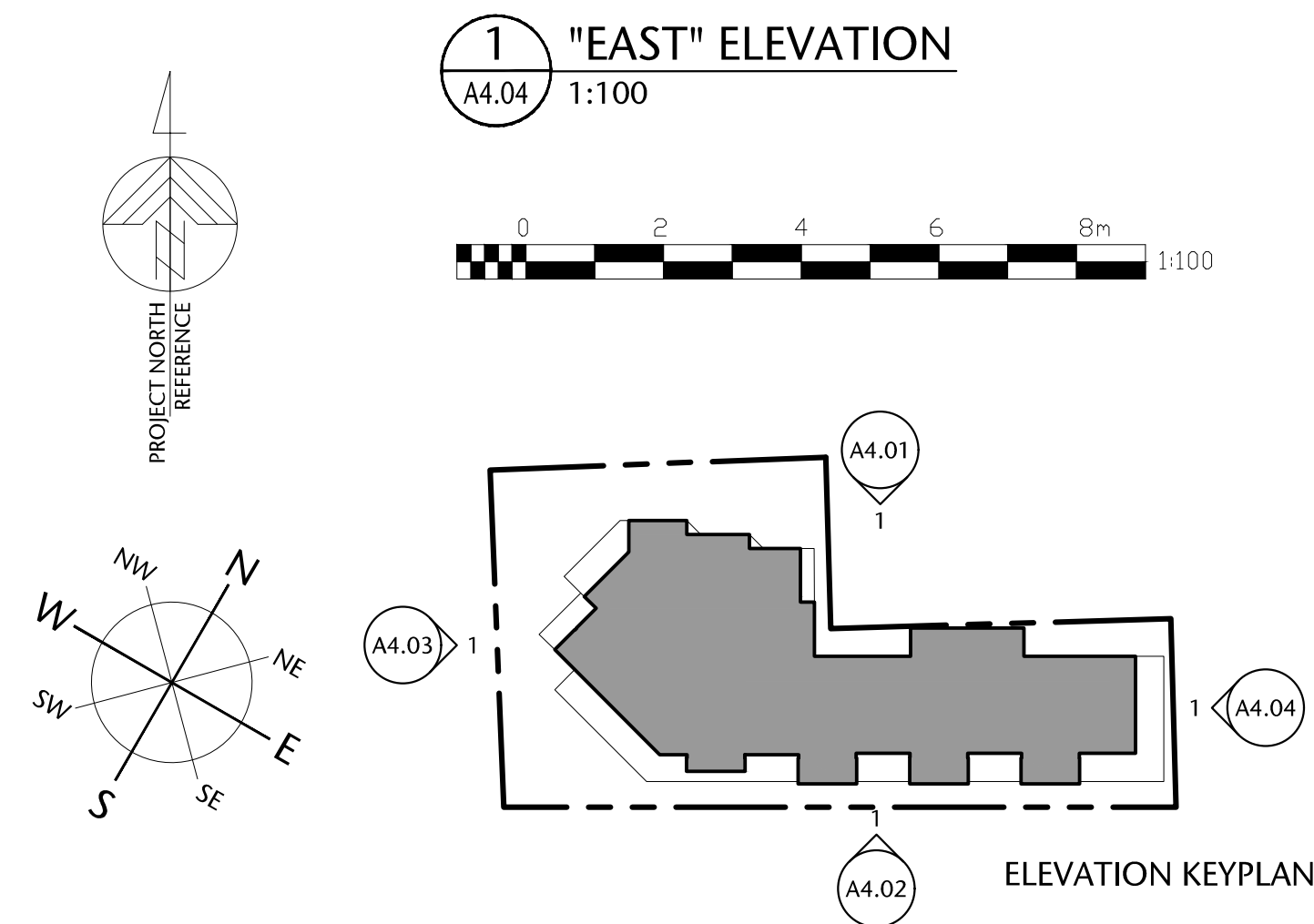
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AVERAGE GRADE MAIN FLOOR	8.10 GEODETIC 8.80 GEODETIC
---	EXISTING GRADE
---	NEW GRADE

- 1 cast in place concrete
- 2 smooth red stack bond brick
- 3 British Columbia western red cedar
- 4 anodized aluminium
- 5 gray painted aluminium
- 6 composite wood panel - rustic color
- 7 prefinished gray aluminium
- 8 clear glass handrail
- 9 tinted vision glass
- 10 corrugated anodized aluminium

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1	DEVELOPMENT PERMIT	OCT 23/2012
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ELEVATIONS

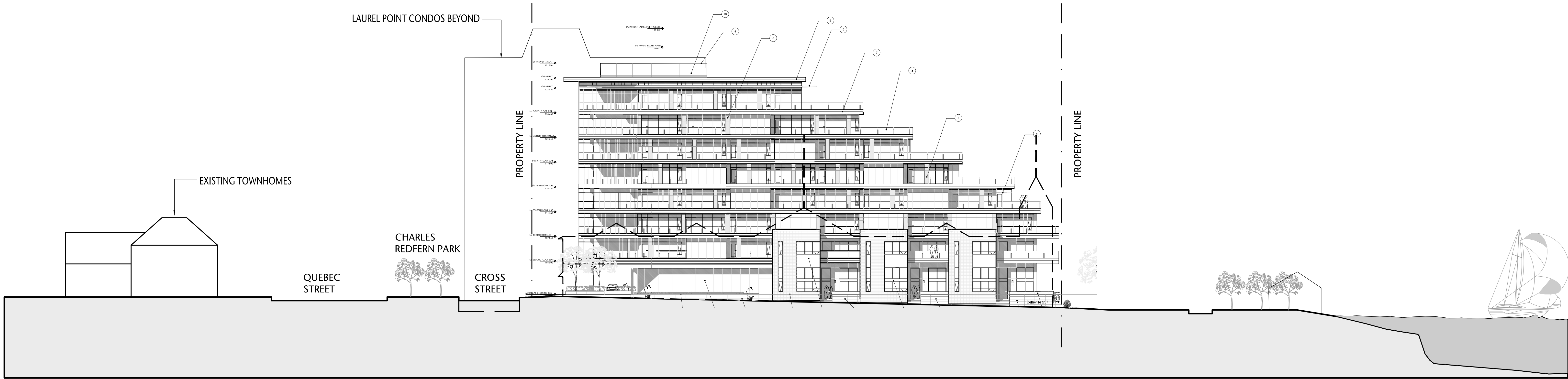
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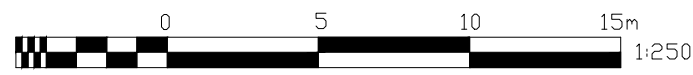
drawn	scale
DL	AS SHOWN
checked	project no.
DL	20.118

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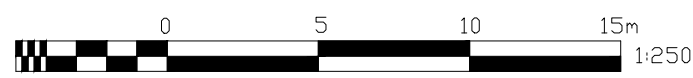
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1 STREETScape ELEVATION ALONG PENDRAY STREET
A4.05 1:250



2 STREETScape ELEVATION ALONG QUEBEC STREET
A4.05 1:250



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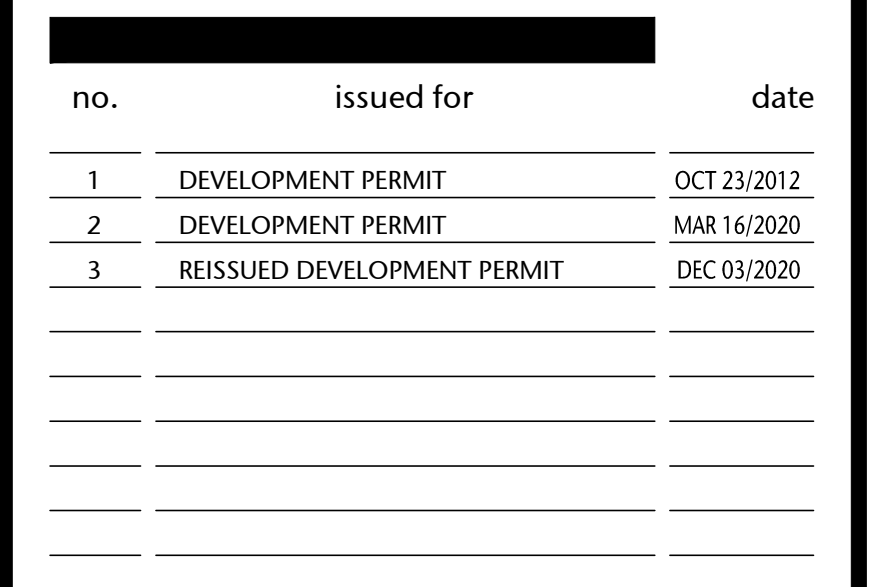
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drawing title
STREETScape ELEVATIONS

A4.05		sheet
POR, DS	drawn	scale
DL	checked	AS SHOWN
	project no.	20.118

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BUILDING SECTIONS

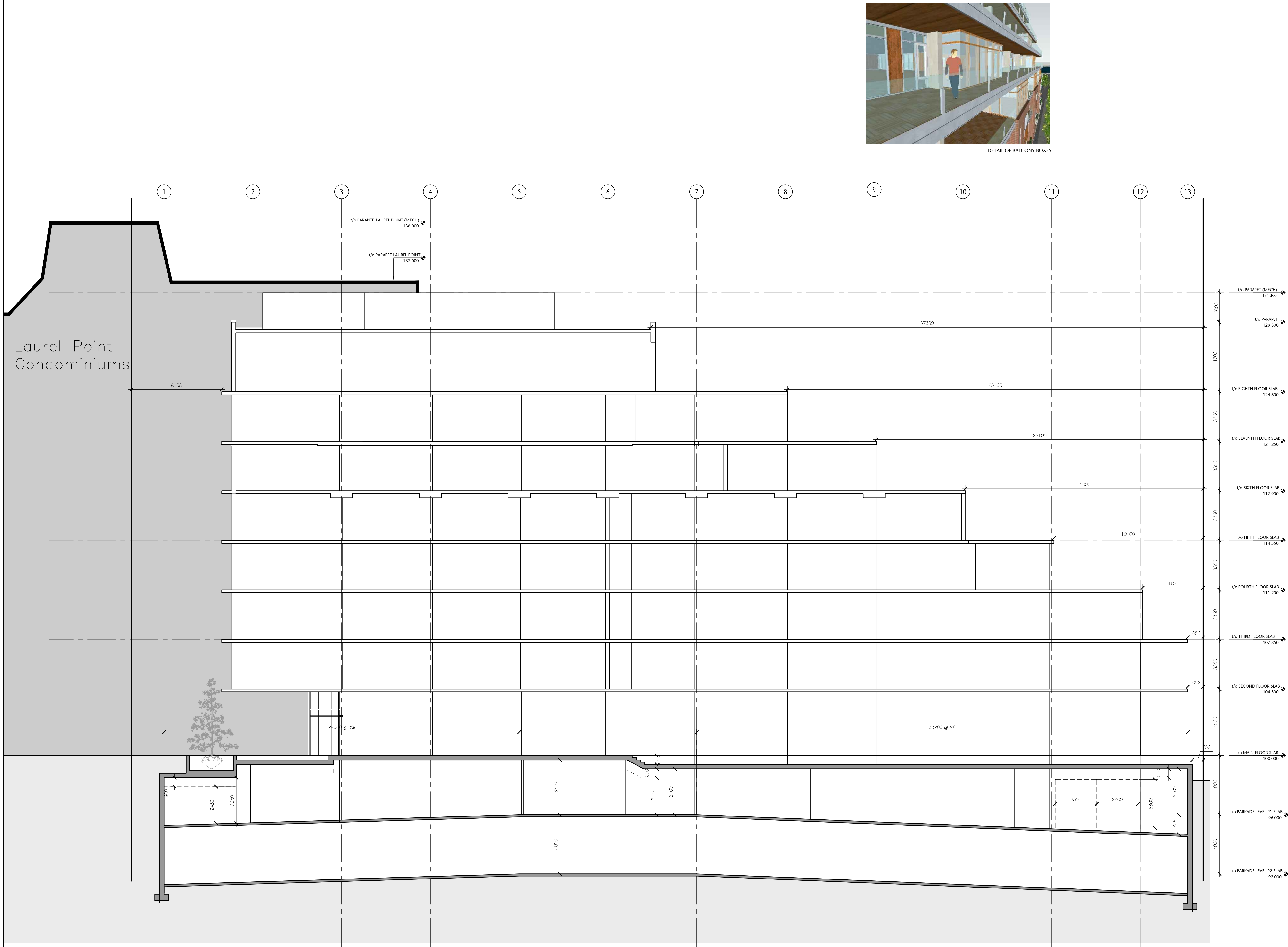
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PO, DS, DL ^{drawn}	AS SHOWN ^{scale}
DL ^{checked}	20.118 ^{project no.}

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BUILDING SECTIONS

A5.02

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checked DL	project no. 20.118

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