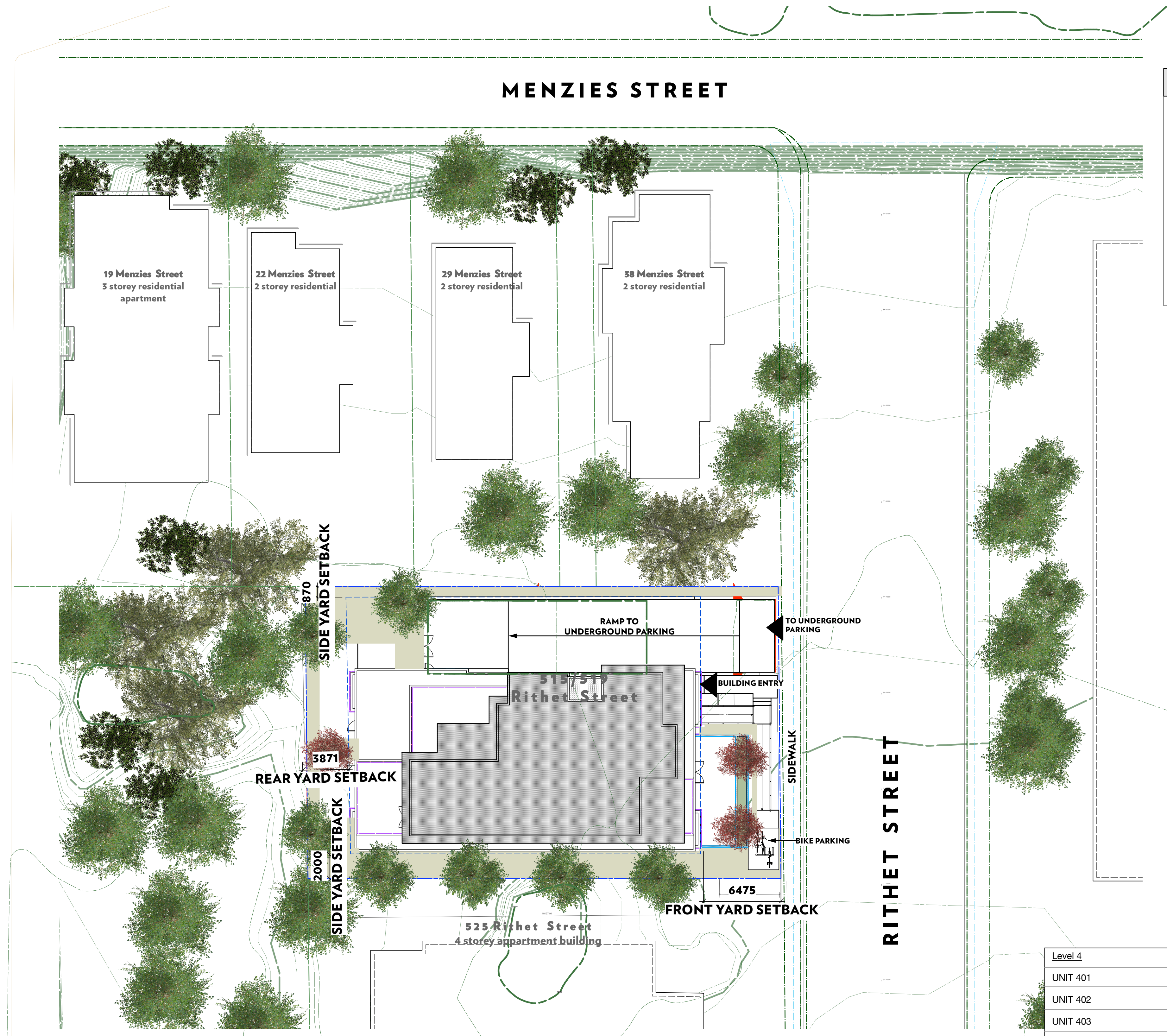




**515/519 Rithet Street**  
**ISSUED FOR REZONING TO THE COMMUNITY**  
**ASSOCIATION LAND USE COMMITTEES**

October 17, 2023





PROJECT DATA

LOCATION CIVIC:  
515/519 Rithet Street, Victoria, BC  
Legal Description:  
The Westerly 40 feet of Lot 29, the Easterly 20 feet of Lot 29 and the Westerly 20feet of Lot 28. Beckley Farm, Victoria City, Plan 237.  
515 - Folio:02153002, VIP237, PID:00-236-811  
519 - Folio:02153003, VIP237, PID:009-212-370

USE  
Multi-Family Residential

SITE AREA  
963.2M<sup>2</sup>

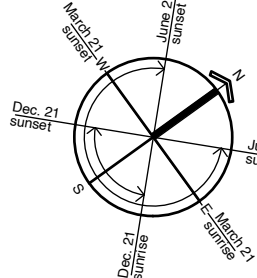
515/519 Rithet Street

CASMAN  
PROPERTIES

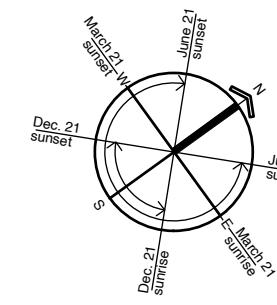
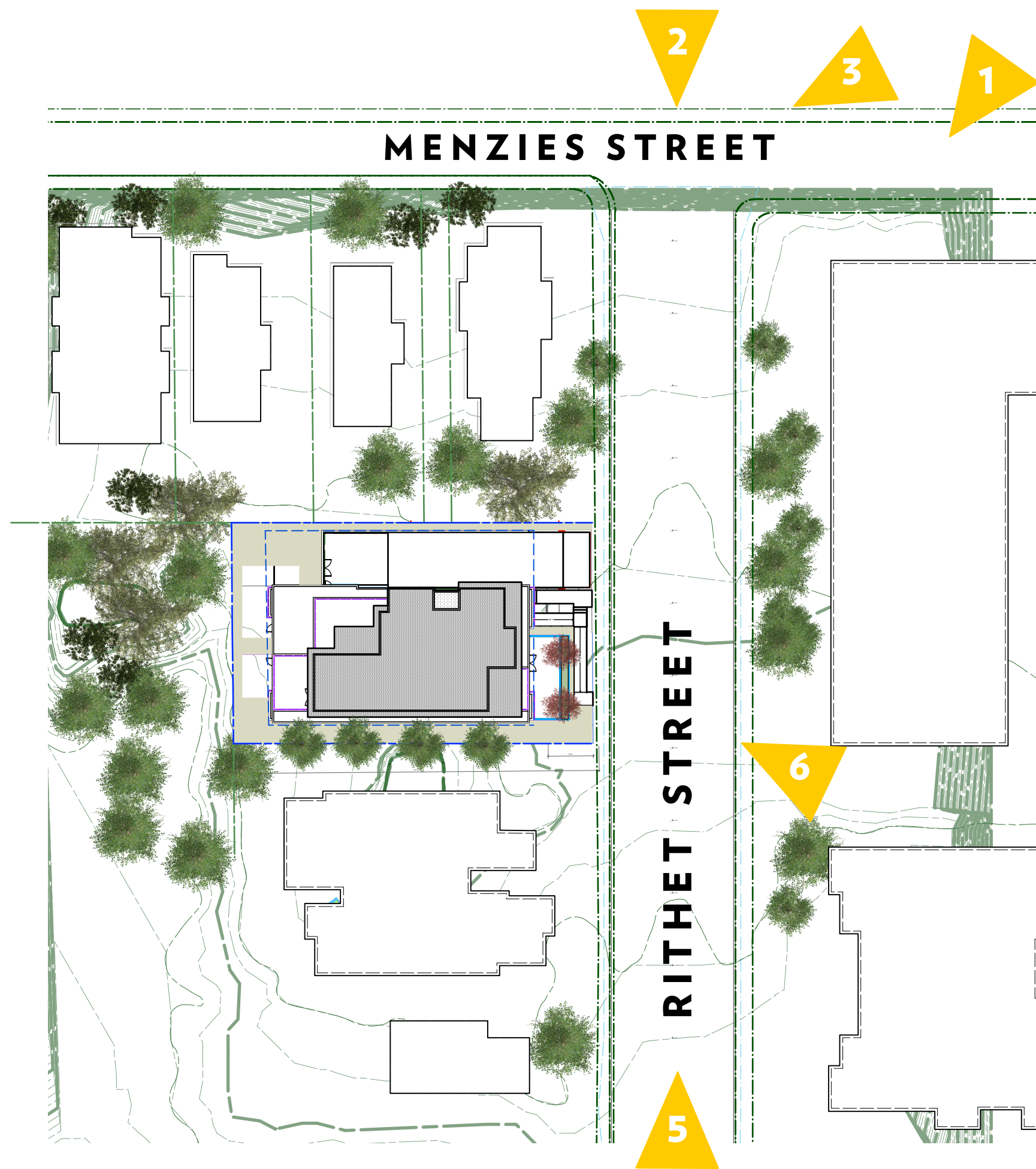
KEY PLAN  
SCALE: N.T.S.

| ZONING                      |                       |                        | FLOOR AREA RATIO                                  |                       |                          |
|-----------------------------|-----------------------|------------------------|---------------------------------------------------|-----------------------|--------------------------|
|                             | EXISTING R3-2         | PROPOSED Site Specific | AREAS FOR FSR CALCULATIONS                        | m <sup>2</sup>        | ft <sup>2</sup>          |
| GROSS FLOOR AREA            |                       |                        | SITE AREA                                         | 963.2 m <sup>2</sup>  | 10,367.8 ft <sup>2</sup> |
| SITE AREA                   | 963.2 M <sup>2</sup>  |                        |                                                   |                       |                          |
| UNDERGROUND                 | 350.8 m <sup>2</sup>  |                        | LEVEL 1                                           | 379.8 m <sup>2</sup>  | 4,088.1 ft <sup>2</sup>  |
| LEVEL 1                     | 400.0 m <sup>2</sup>  |                        | LEVEL 2                                           | 355.6 m <sup>2</sup>  | 3,827.6 ft <sup>2</sup>  |
| LEVEL 2                     | 379.6 m <sup>2</sup>  |                        | LEVEL 3                                           | 355.6 m <sup>2</sup>  | 3,827.6 ft <sup>2</sup>  |
| LEVEL 3                     | 379.6 m <sup>2</sup>  |                        | LEVEL 4                                           | 355.6m <sup>2</sup>   | 3,827.6 ft <sup>2</sup>  |
| LEVEL 4                     | 379.6m <sup>2</sup>   |                        | LEVEL 5                                           | 210m <sup>2</sup>     | 2,260.4 ft <sup>2</sup>  |
| LEVEL 5                     | 228.2m <sup>2</sup>   |                        | TOTAL BUILDING AREA (GROSS)                       | 1,656.6m <sup>2</sup> | 17,831.5 ft <sup>2</sup> |
| TOTAL BUILDING AREA (GROSS) | 2,117.8m <sup>2</sup> |                        | FLOOR SPACE RATIO                                 |                       |                          |
| SETBACKS                    |                       |                        | EXISTING R3-2                                     | PROVIDED              |                          |
| FRONT ( north )             | 12.0m <sup>2</sup>    | 6.475m                 | AREAS FOR FSR CALCULATIONS                        |                       | 1.72 : 1                 |
| SIDE ( West )               | 12.0m <sup>2</sup>    | 0.870m                 | DENSITY                                           |                       |                          |
| SIDE ( East )               | 12.0m <sup>2</sup>    | 2.00m                  | SITE COVERAGE - (MAX. %)                          |                       | 41.5%                    |
| REAR ( south )              | 12.0m <sup>2</sup>    | 3.871m                 | BUILDING HEIGHT                                   |                       |                          |
|                             |                       |                        | NUMBER OF UNITS                                   |                       | 20 UNITS                 |
|                             |                       |                        | NUMBER OF STORIES                                 |                       | 5 STORIES                |
|                             |                       |                        | EXISTING AVERAGE GRADE                            |                       |                          |
|                             |                       |                        | OFF STREET PARKING (GEOGRAPHIC LOCATION - OTHER)  |                       |                          |
|                             |                       |                        | UNITS BELOW 45m <sup>2</sup> (0.85 STALLS / UNIT) | 0 UNITS               | -                        |
|                             |                       |                        | UNIT BELOW 70m <sup>2</sup> (1.00 STALLS / UNIT)  | 4 UNITS               | 4 STALLS                 |
|                             |                       |                        | UNITS ABOVE 70m <sup>2</sup> (1.45 STALLS / UNIT) | 16 UNITS              | 23 STALLS                |
|                             |                       |                        | VISITORS STALLS                                   |                       | 0 STALLS                 |
|                             |                       |                        | TOTAL STALLS                                      |                       | 10 STALLS                |
|                             |                       |                        | BICYCLE PARKING                                   |                       |                          |
|                             |                       |                        | SURFACE BIKE PARKING                              |                       | 6 BIKE STALLS            |
|                             |                       |                        | SECURE BIKE PARKING (20x1.25 spaces)              |                       | 25 BIKE STALLS           |

| UNIT AREAS |                      | PROPOSED |                      |
|------------|----------------------|----------|----------------------|
| Level 4    |                      | LEVEL 1  |                      |
| UNIT 401   | 82.5 m <sup>2</sup>  | UNIT 101 | 131.9 m <sup>2</sup> |
| UNIT 402   | 47.8 m <sup>2</sup>  | UNIT 102 | 103.8 m <sup>2</sup> |
| UNIT 403   | 98.8 m <sup>2</sup>  | UNIT 103 | 94.3 m <sup>2</sup>  |
| UNIT 404   | 85.0 m <sup>2</sup>  | LEVEL 2  |                      |
| Level 5    |                      | UNIT 201 | 82.5 m <sup>2</sup>  |
| UNIT 501   | 82.5 m <sup>2</sup>  | UNIT 202 | 47.8 m <sup>2</sup>  |
| UNIT 502   | 47.8 m <sup>2</sup>  | UNIT 203 | 98.8 m <sup>2</sup>  |
| UNIT 503   | 98.8 m <sup>2</sup>  | UNIT 204 | 85.0 m <sup>2</sup>  |
| UNIT 504   | 85.0 m <sup>2</sup>  | Level 3  |                      |
| Level 6    |                      | UNIT 301 | 82.5 m <sup>2</sup>  |
| UNIT 601   | 168.7 m <sup>2</sup> | UNIT 302 | 47.8 m <sup>2</sup>  |
|            |                      | UNIT 303 | 98.8 m <sup>2</sup>  |
|            |                      | UNIT 304 | 85.0 m <sup>2</sup>  |







**SITE PLAN**

SCALE: n.t.s



PHOTO 1 - MENZIES / RITHET NORTH CORNER



PHOTO 2 - RITHET ST EASTWARD VIEW



PHOTO 3 - MENZIES / RITHET SOUTH CORNER

3 RITHET ST - EXISTING BUILDINGS - EASTWARD VIEW



4 RITHET ST - EXISTING BUILDINGS - WESTWARD VIEW



5 RITHET STREET - EXISTING BUILDINGS - WEST FACING



PHOTO 6 - RITHET PROJECT SITE

6 RITHET STREET - EXISTING BUILDINGS - PROJECT SITE

**A1.1 - ZONING ANALYSIS & PROJECT DATA**  
**JAYBAY CONDOMINIUM**

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: 1:200(CONFIRM) DATE: October 17, 2023

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10 AM



12 PM



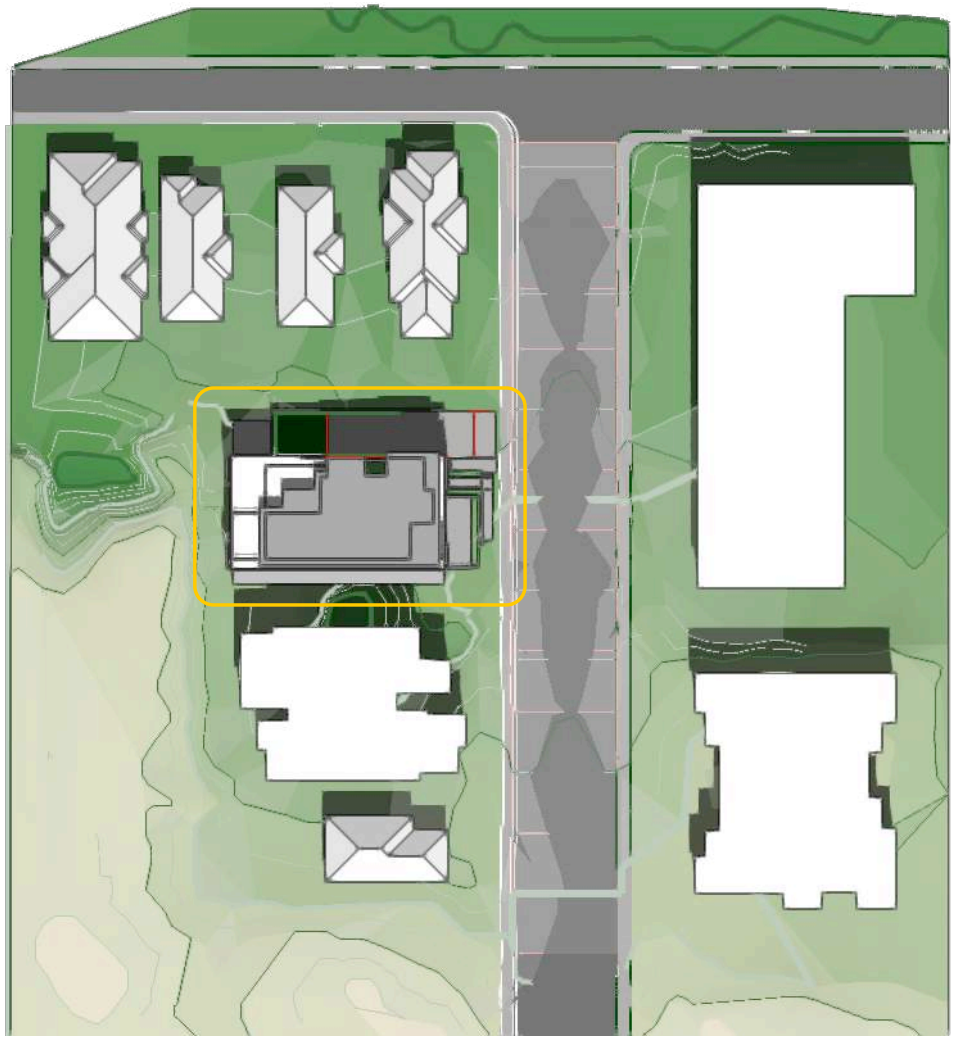
2 PM



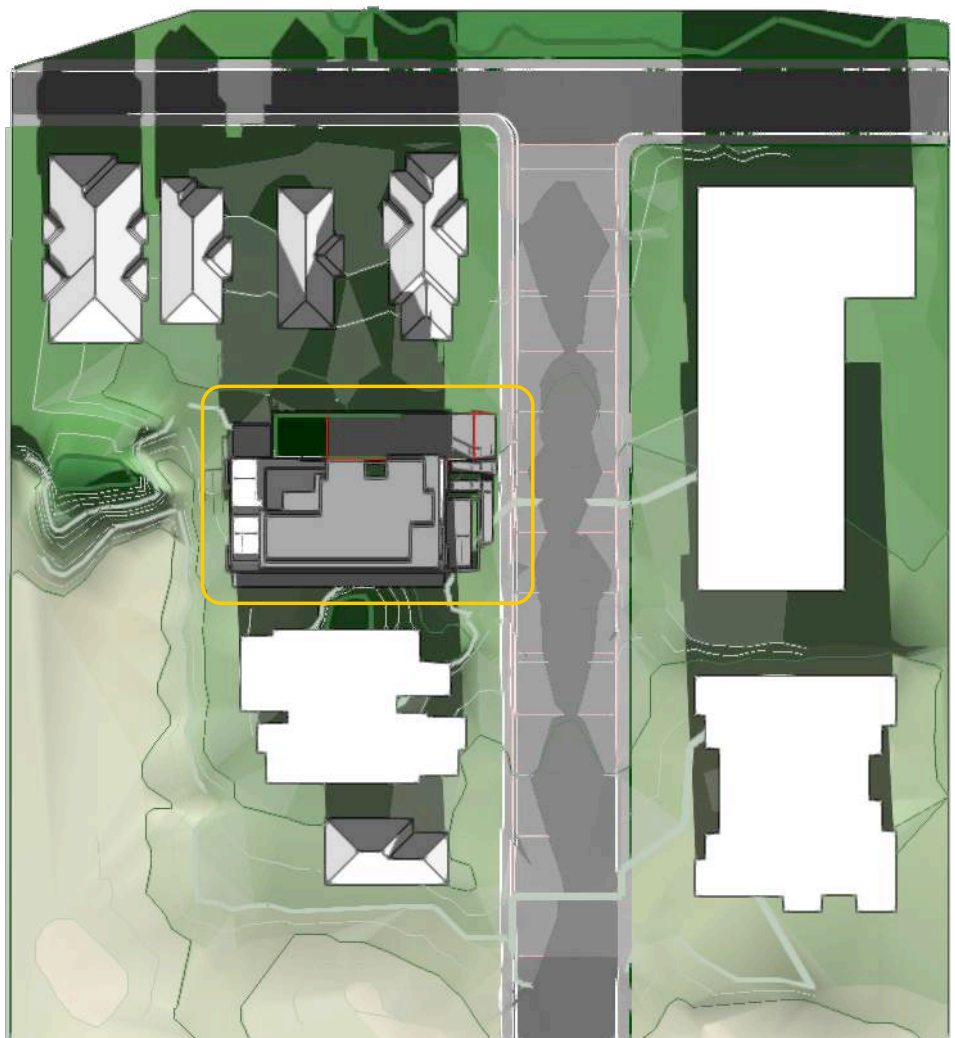
4 PM



MARCH 21ST

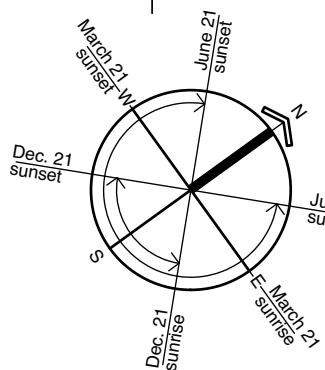
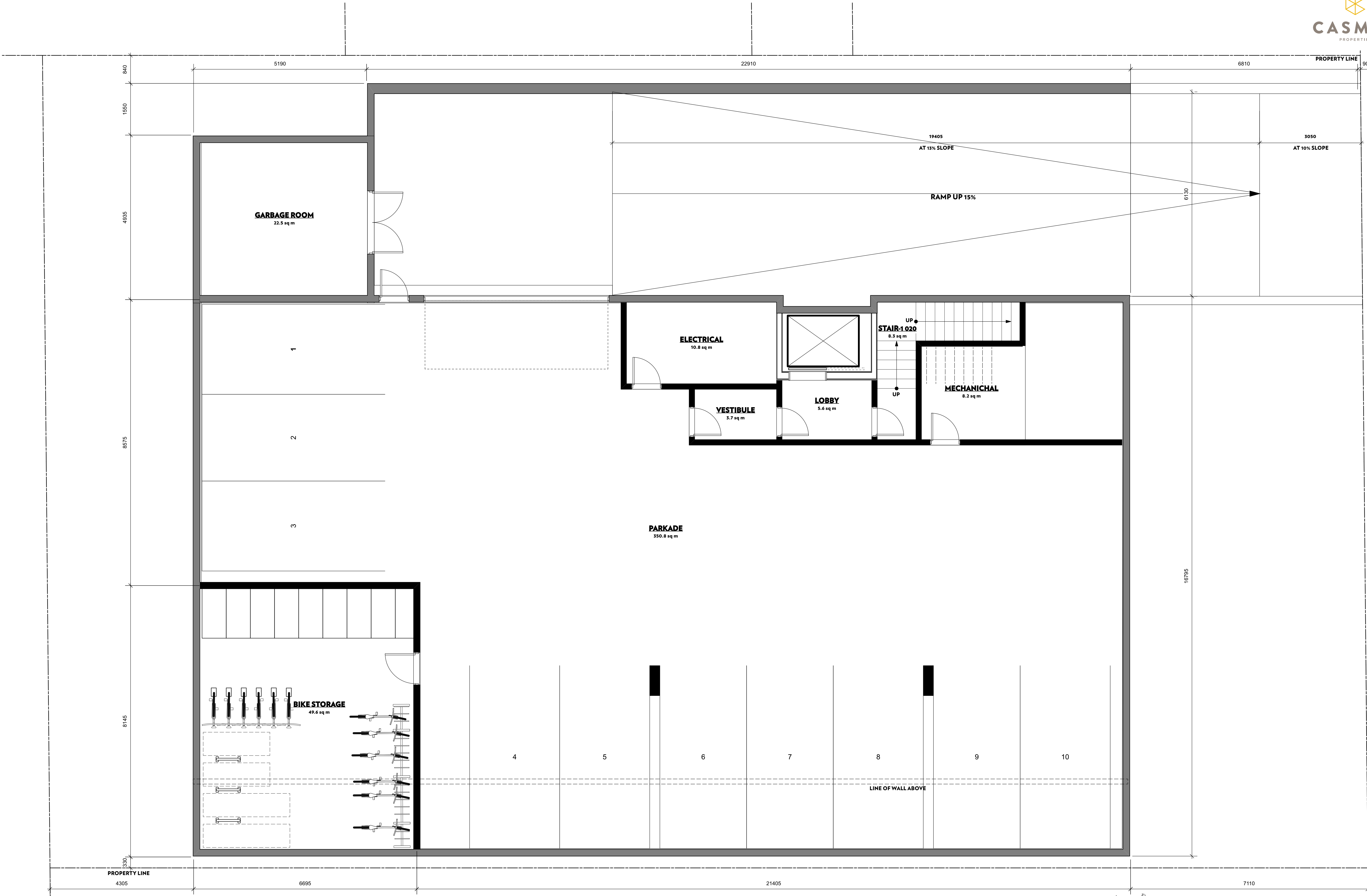


JUNE 21ST



DECEMBER 21ST





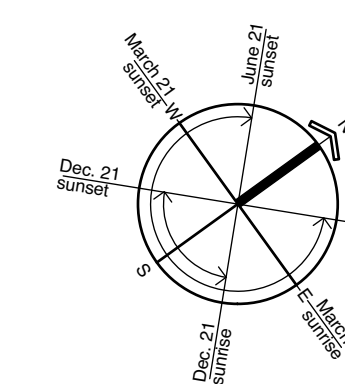
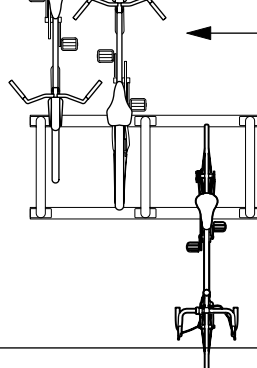
**A2.0 - PARKADE PLAN**  
**JAYBAY CONDOMINIUM**

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 25026

SCALE: 1:50 DATE: October 17, 2023

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**PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026**

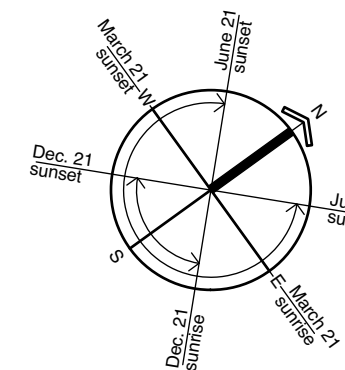
SCALE: 1:50 DATE: October 17, 2023

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LOGANESTRIDE LTD.





**A2.2 - LEVEL 2 PLAN**  
**JAYBAY CONDOMINIUM**

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

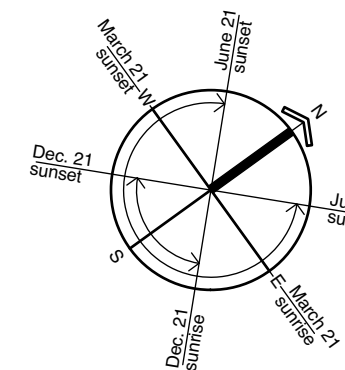
SCALE: 1:50 DATE: October 17, 2023

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**A2.3 - LEVEL 3 PLAN**  
**JAYBAY CONDOMINIUM**

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SCALE: 1:50 DATE: October 17, 2023

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6895

3025

4390

14985

4195

3050

2515

PROPERTY LINE



4345

14860

7405

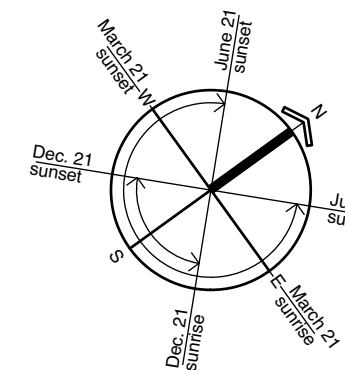
2910

## A2.4 - LEVEL 4 PLAN JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

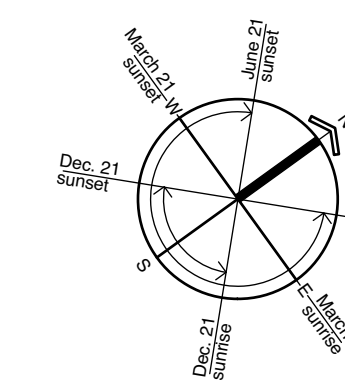
SCALE: 1:50 DATE: October 17, 2023

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7280

7280

4550

8215

15670

6865

7235

4285

6385

4585

1000

4755

4080

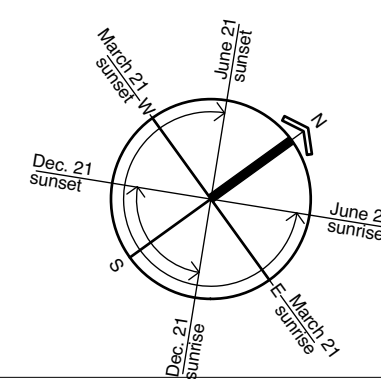
4545

23880

7025

PROPERTY LINE

PROPERTY LINE



**A2.6 - ROOF PLAN**  
**JAYBAY CONDOMINIUM**

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: 1:50 DATE: October 17, 2023

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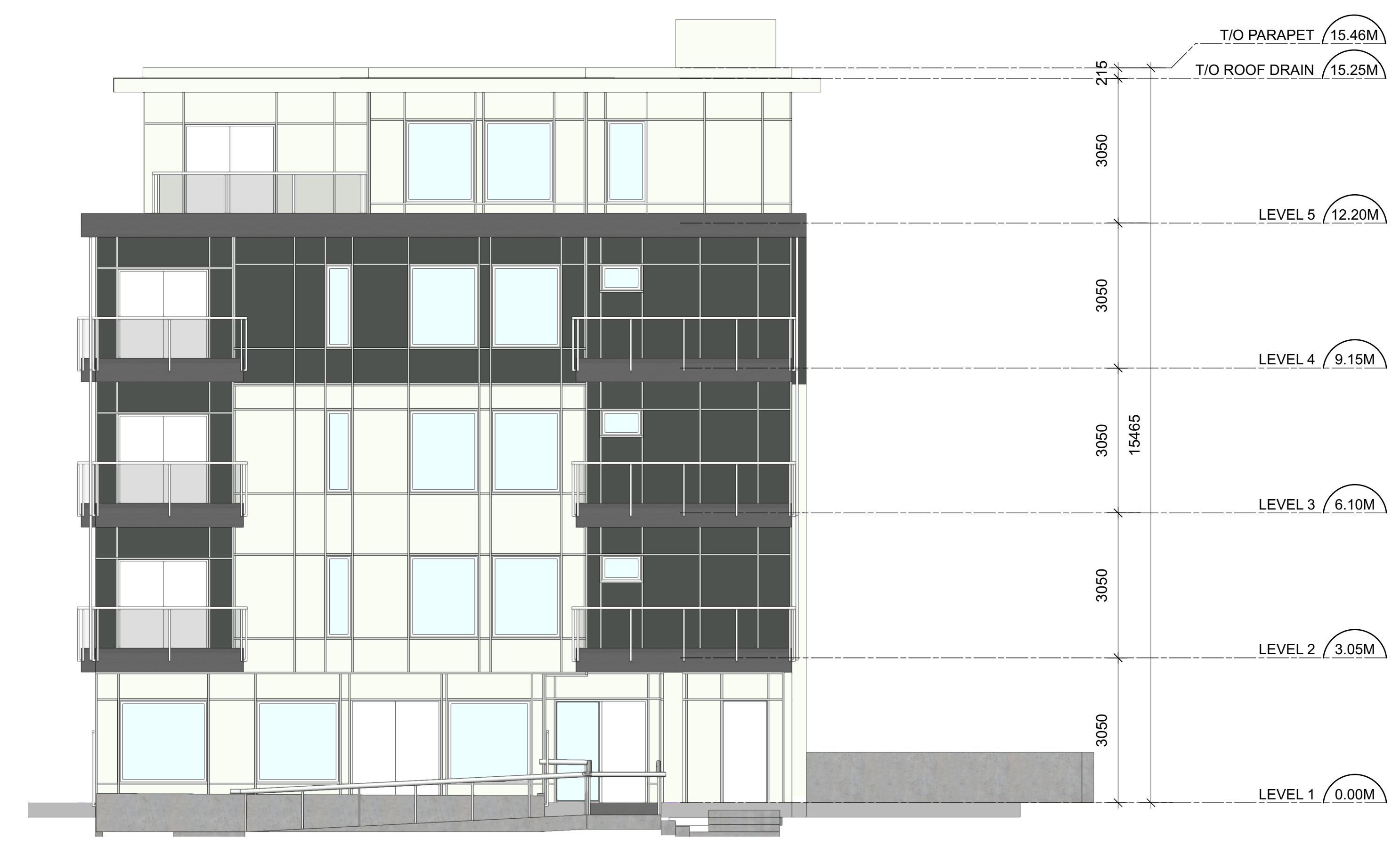


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2 EAST ELEVATION  
Scale: 1:75



1 NORTH ELEVATION - FRONT FACADE  
Scale: 1:75





2 WEST ELEVATION  
Scale: 1:75

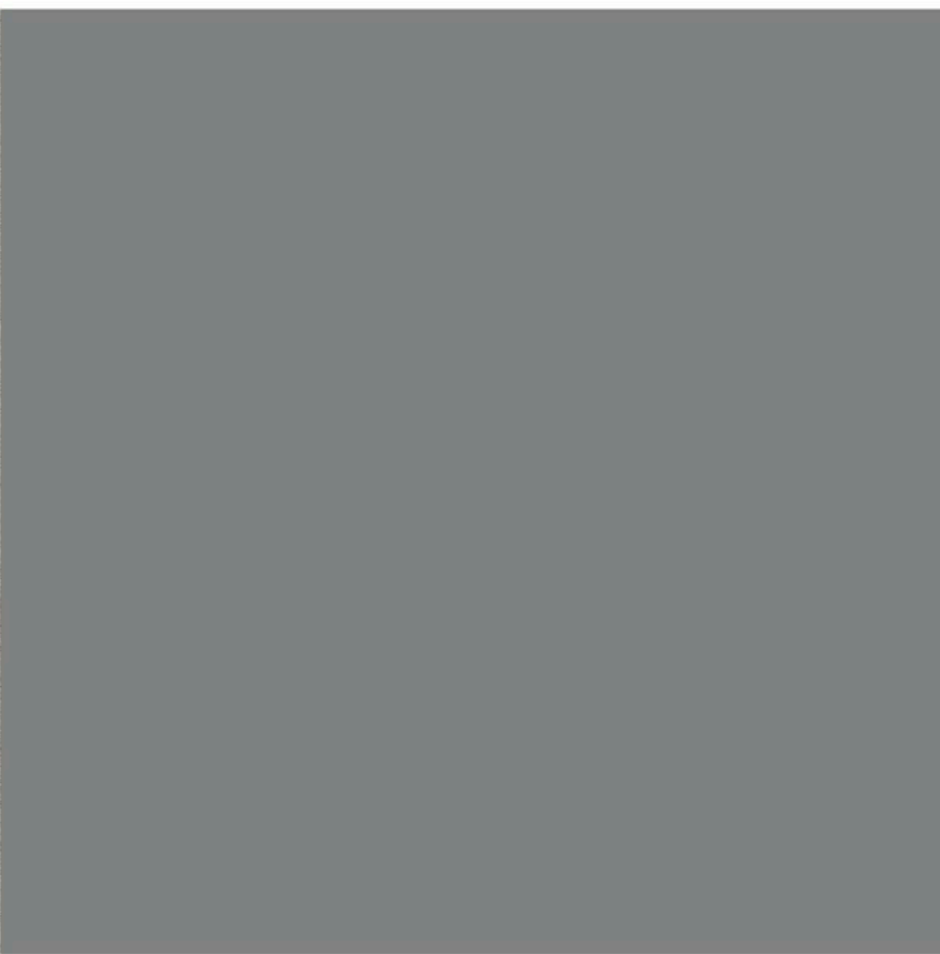


1 SOUTH ELEVATION - REAR FACADE  
Scale: 1:75

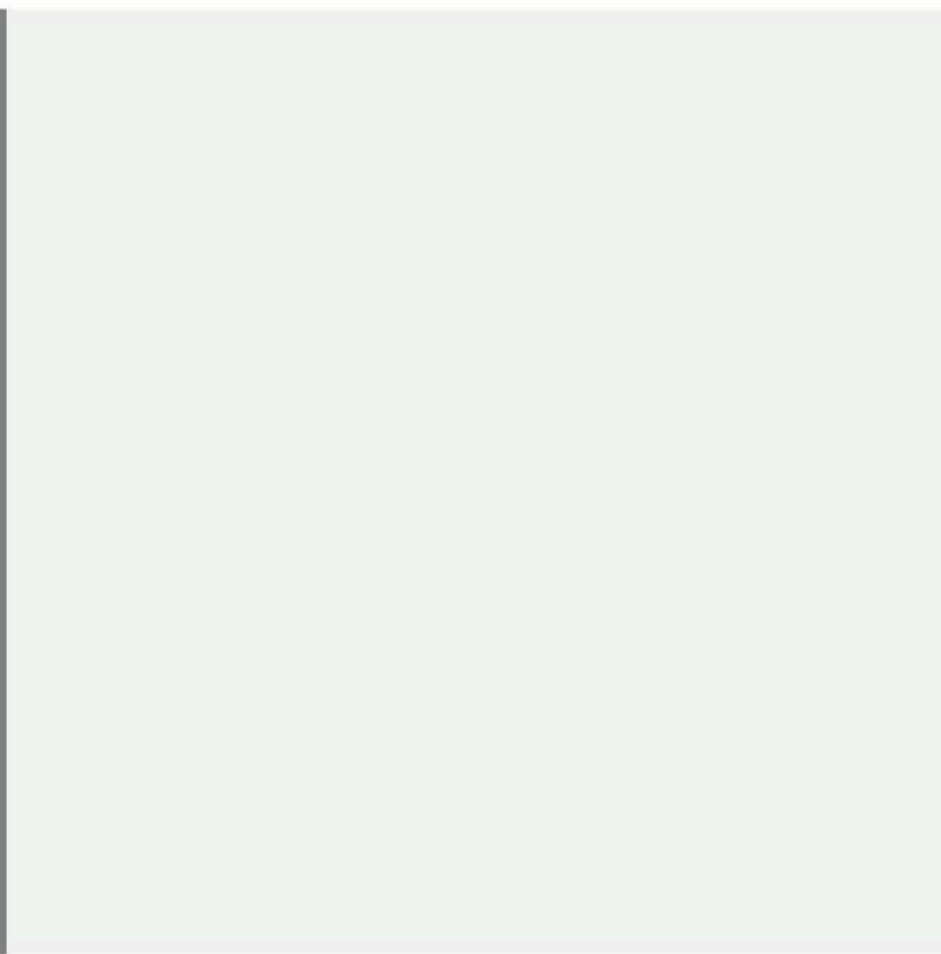




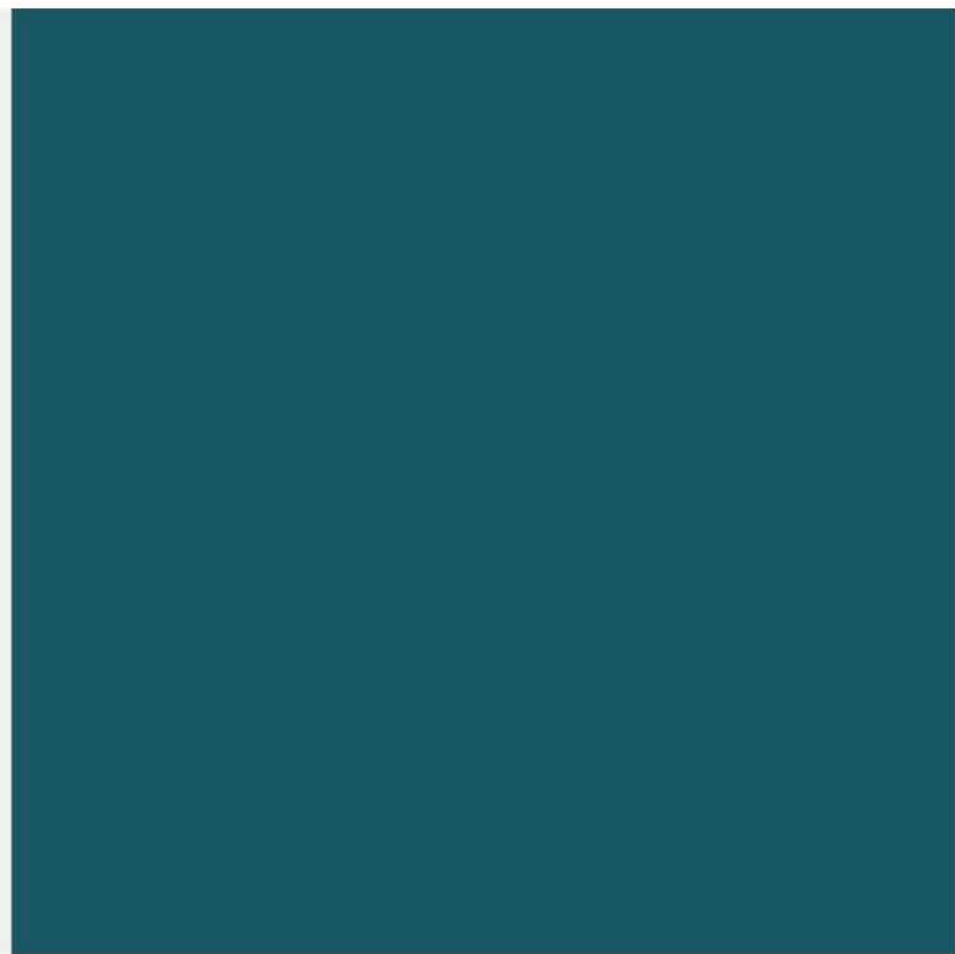
BALCONIES AND OVERHANG SOFFITS  
CHAMCLAD BARNBOARD-GREY



CEMENTITIOUS CLADDING - JH NIGHT GRAY 49



CEMENTITIOUS CLADDING - JH ARCTIC WHITE 67

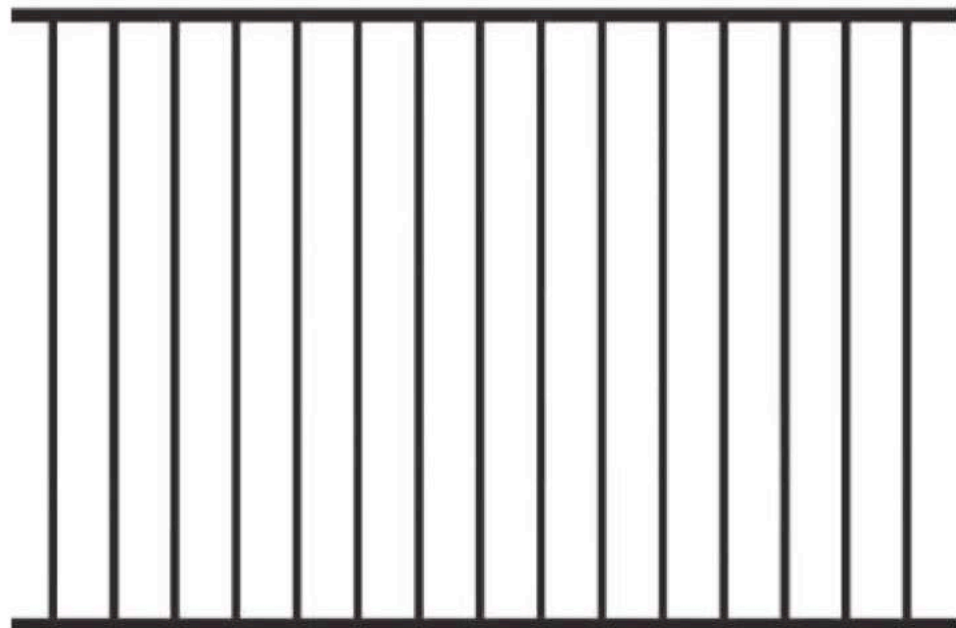


WOOD DOORS AT LEVEL 1 PATIOS  
BENJAMIN MOORE 2055-10 TEAL

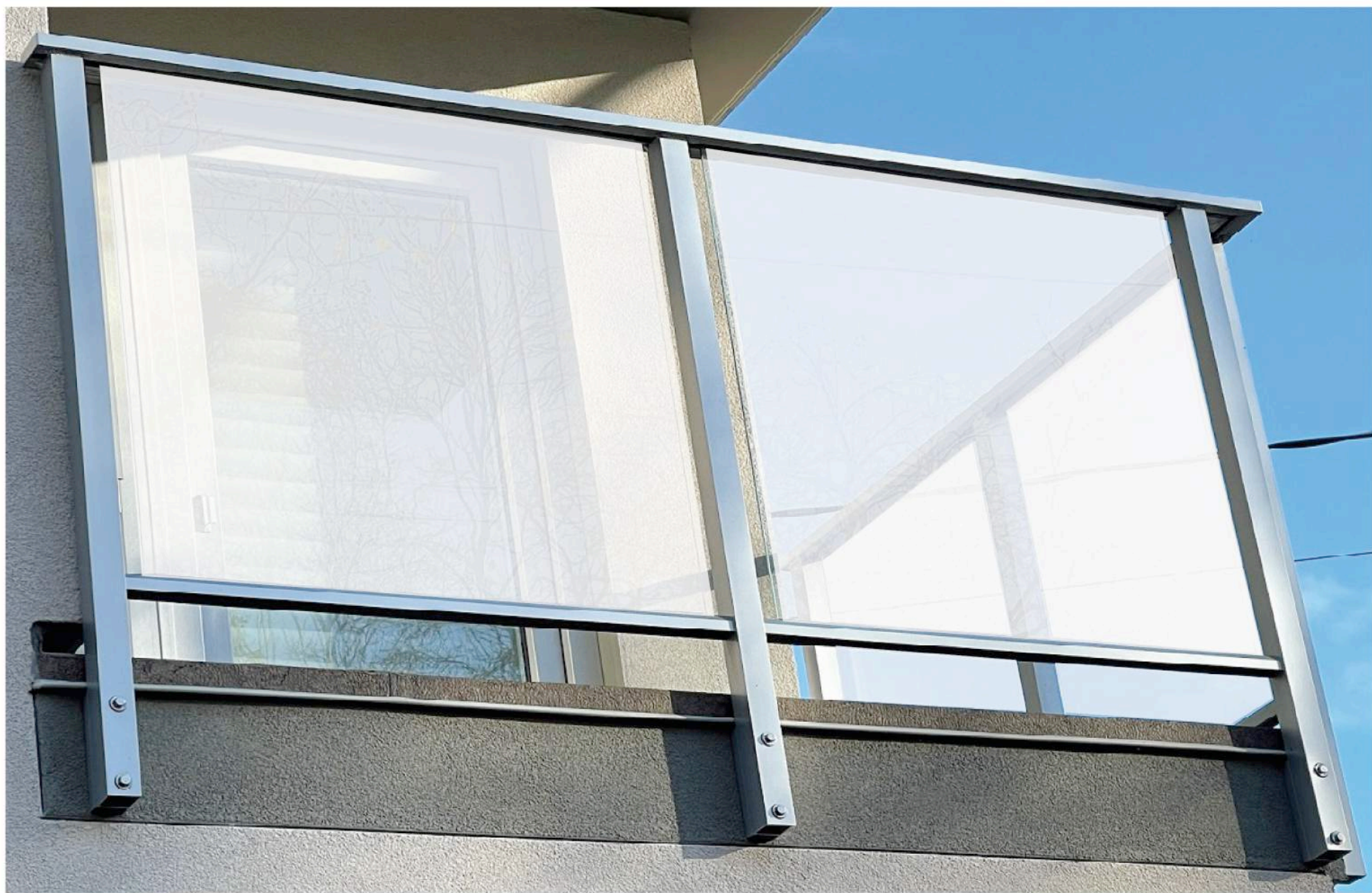


METAL FASCIA

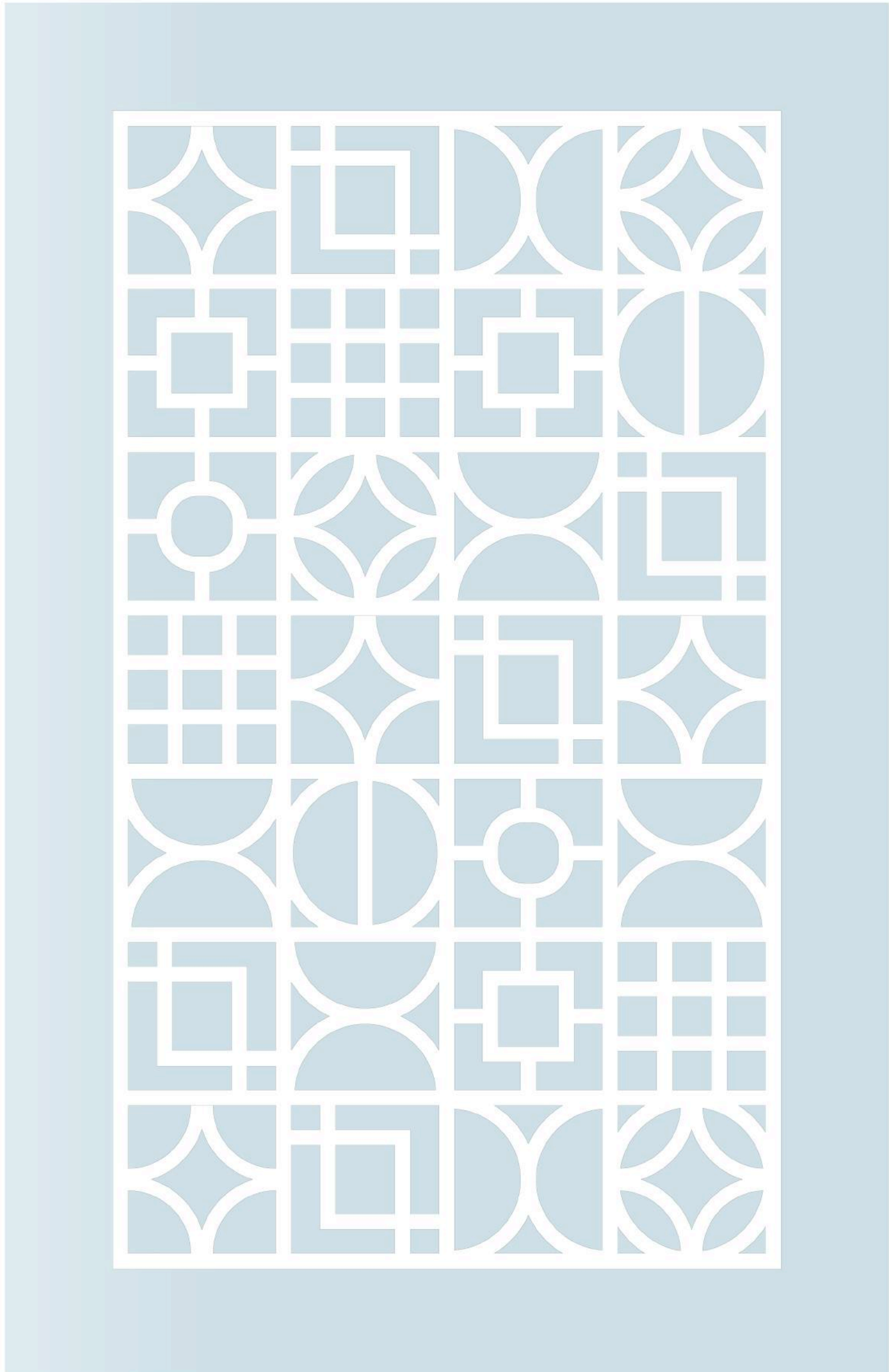
METAL PICKT FENCE - CHARCOAL  
GENERIC MODEL SHOWN FOR TYPE AND COLOUR INTENT



EXPOSED CONCRETE



BALCONY RAILING - CLEAR ANODIZED ALUMINUM FRAME / FROSTED GLASS



BALCONY SCREEN - JAYBAY PATTERN - WHITE MATERIAL ON BLUE BACKGROUND



