

SHELBOURNE STREET TOWNHOMES



Project Rendering - North Looking View @ Shelbourne Street



Project Rendering - North Looking View @ Amenity and Play Area

PROJECT DESCRIPTION

CIVIC ADDRESS:
2536 & 2538 SHELBOURNE STREET
VICTORIA, BC

LEGAL DESCRIPTION
LOT 9 AND AMENDED LOT 10 (DD141181)
BLOCK 6, SECTION 8A VICTORIA DISTRICT PLAN 881A

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
Group C, 3 Storey Wood Construction

USES: Residential Townhomes

EXISTING ZONE: R1-B
PROPOSED ZONE: TBD

SITE AREA: 1,526 m² (16,426 s.f.)

FLOOR AREAS

TOTAL PROPOSED: 1,550.6 m² (16,690 s.f.)

FLOOR SPACE RATIO: 1.02 : 1 FSR

SITE COVERAGE 42%

OPEN SITE SPACE 33%

GRADE OF BUILDING: North Bldg 20.3 m
South Bldg 20.2 m
(See Site Plan for Avg. Grade Calculation)

HEIGHT OF BUILDING: North Bldg 10.7 m
South Bldg 10.8 m

NUMBER OF STOREYS: 3 STOREYS

RESIDENTIAL PARKING: 13 stalls (EV Ready)

BICYCLE PARKING: 15 Class 1/EV Ready (in suite)
12 Short term (rack)

SETBACKS: North Bldg South Bldg
FRONT (Street): 8.11 m 8.08 m
REAR: 7.22 m 3.02 m
SIDE (North): 2.44 m 15.19 m
SIDE (South): 19.19 m 2.44 m
COMBINED SIDE: 4.88 m 4.88 m

SUITE COMPOSITION:
TOTAL: 15 SUITES
3 Bedroom 1
2 Bedroom 14
Ground-Orientated Units 15
Minimum Unit Floor Area 107.5 m²

BUILDING CODE SUMMARY:

BCBC Part 9, Group C, 3 Storey Wood Construction
North Building: 303.8 m² Building Area
South Building: 336.5 m² Building Area

All material specifications, details and construction methods to conform to local by-laws and British Columbia Building Code (BCBC).

PROJECT DIRECTORY

DEVELOPER
Shelbourne Project Limited Partnership
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MECHANICAL CONSULTANT
Avalon Mechanical
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ELECTRICAL CONSULTANT
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CIVIL CONSULTANT
Herold Engineering
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LANDSCAPE CONSULTANT
LADR Landscape Architects Inc.
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Victoria, BC, V8T 1M5
P. 250.598.0105

ARBORIST
Taimack Urban Forestry Consultants Ltd.
Noah Talbot, BA
P. 250.896.9492

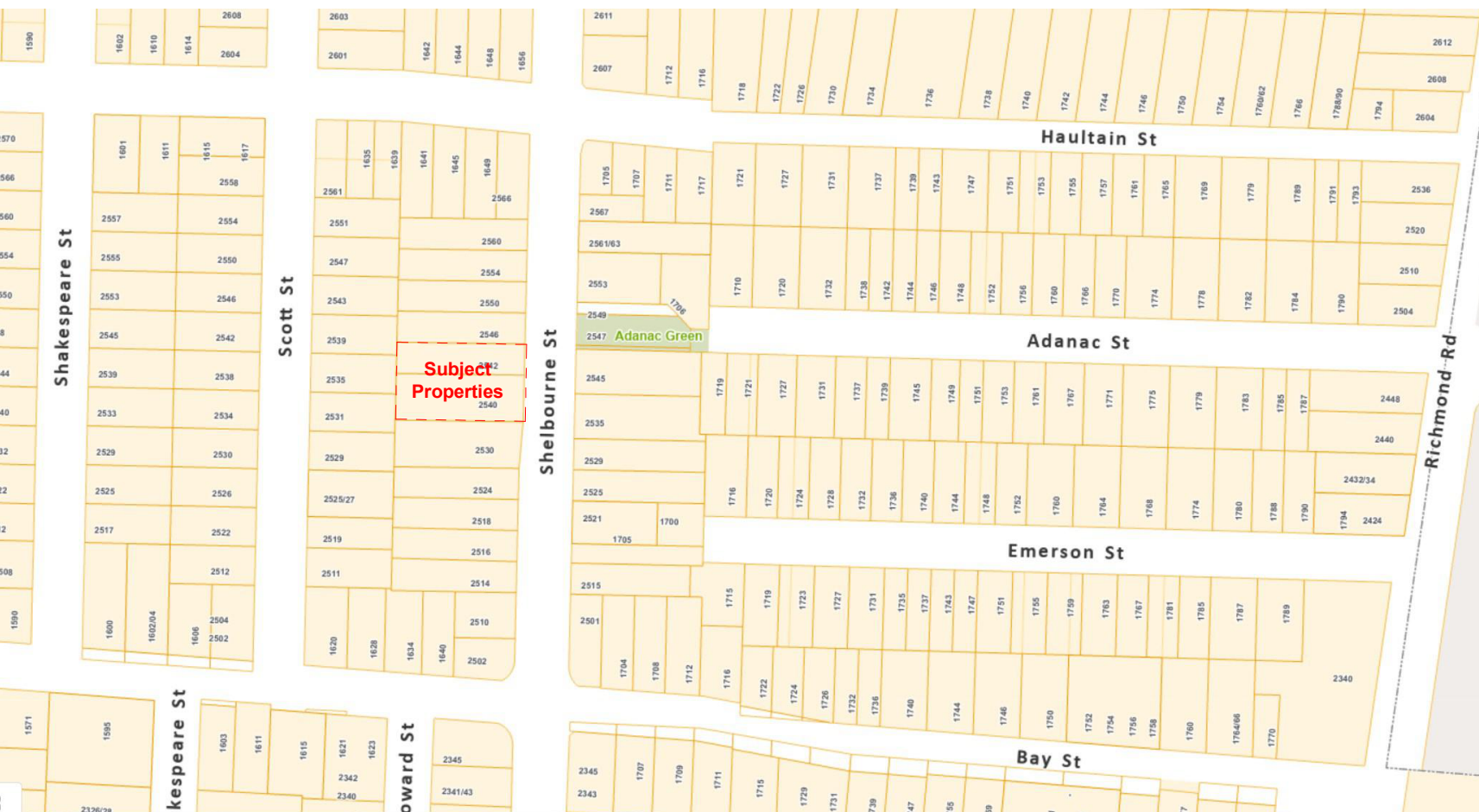
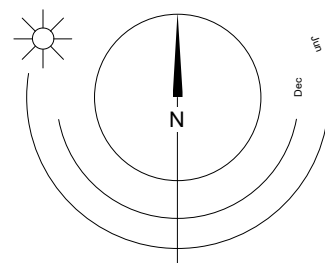
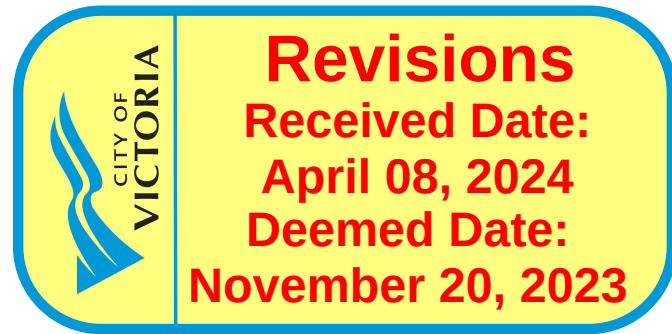
ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM	ROOM NAME & ROOM NUMBER
[201]	
[101a]	DOOR NUMBER See Door Schedule
[W-10]	WINDOW NUMBER See Window Schedule
[W1]	WALL TYPE See Assemblies Schedule
[2.0 hr]	RATED WALL DESIGNATION
[00.00]	ELEVATION DATUM
[2440]	CEILING HEIGHT
[]	AREA OF DROP CEILING
[1]	KEYNOTE SYMBOL
[12]	MATERIAL TAG
[1 A901]	INTERIOR ELEVATION REFERENCE
[W1 C1 F1 B1]	ROOM FINISHES

ARCHITECTURAL SHEET LIST

A000	Project Data
A002	Shadow Study
A003	Perspective Views
A004	Perspective Views
A101	Site Plan
A201	L1 Plan
A202	L2 Plan
A203	L3 Plan
A204	Roof Plan
A301	2536 Shelbourne St. Elevations
A302	2538 Shelbourne St. Elevations
A303	Street Elevation
A900	Area Plans



LIST OF ABBREVIATIONS

The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco	HP	High Point	ST	Structure
ACT	Acoustical Tile	HSS	Hollow Steel Section	STL	Steel
AFF	Above Finished Floor	HW	Hardware	STN	Stain(ed)
AL	Aluminum	INSUL	Insulated	STNT	Stone Tile
BG	Building Grade	LAM	Laminated Glass	SS	Stainless Steel
CEM	Cementitious Backing Board	LP	Low Point	SVF	Sheet Vinyl Flooring
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TB	Towel Bar
CBK	Concrete Block	MR	Mirror	T/D	Tempered / Double Glazed
C/L	Centerline	MP	Metal Panel	TLAM	Tempered Laminated Glass
CPT	Carpet Tile	OH	Overhead	TGL	Tempered Glass
CT	Ceramic Tile	OW	Operable Window	TLGL	Translucent Glass
CW	Complete With	PF	Prefinished	TOC	Top of Concrete
DD	Deck Drain	PLAM	Plastic Laminate	TOD	Top of Drain
EL	Elevation	Plaster	Plaster	TOI	Top of Insulation
EPC	Epoxy Polymer Coating	PSF	Pressed Steel Frame	TOP	Top of Parapet
EXP AGG	Exposed Aggregate	PT	Paint	TOS	Top of Slab
EXT	Exterior	PTD	Paper Towel Dispenser / Waste	TOW	Top of Wall
FD	Floor Drain	PTDW	Paper Towel Dispenser / Waste	TP	Toilet Paper
FEC	Fire Extinguisher Cabinet	PTW	Paper Towel Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable)
FFE	Finished Floor Elevation	RA	Rubber Anchor	UNO	Unless Noted Otherwise
FG	Finished Grade	RB	Rubber Base	U/S	Underside of
GB	Grab Bar	RES	Resilient Flooring	VCT	Vinyl Composition Tile
GBL	Glass Block	RD	Roof Drain	VI	Vision Glass
GL	Glass	RD-P	Roof Drain - Planter	VIS	Vinyl Impact Sheet
GWG	Georgian Wire Glass	RWL	Rain Water Leader	VT	Vinyl Tile
GWB	Gypsum Wallboard	SAFI	Spray Applied Fibrous Insulation	VWC	Vinyl Wall Covering
HC	Hollow Core	SCW	Solid Core Wood	WC	Water Closet
HCW	Hollow Core Wood	SD	Soap Dispenser	WD	Wood
HCC	Handicap	SL	Sealer	WPM	Waterproof Membrane
HM	Hollow Metal	SP	Spandrel Glass	WRC	Water Repellent Coating
		SPC	Solid Particleboard Core		



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Rev.	Date	Description

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Scale	As indicated	Project Number	2217

NOTE: All dimensions are shown in millimeters.

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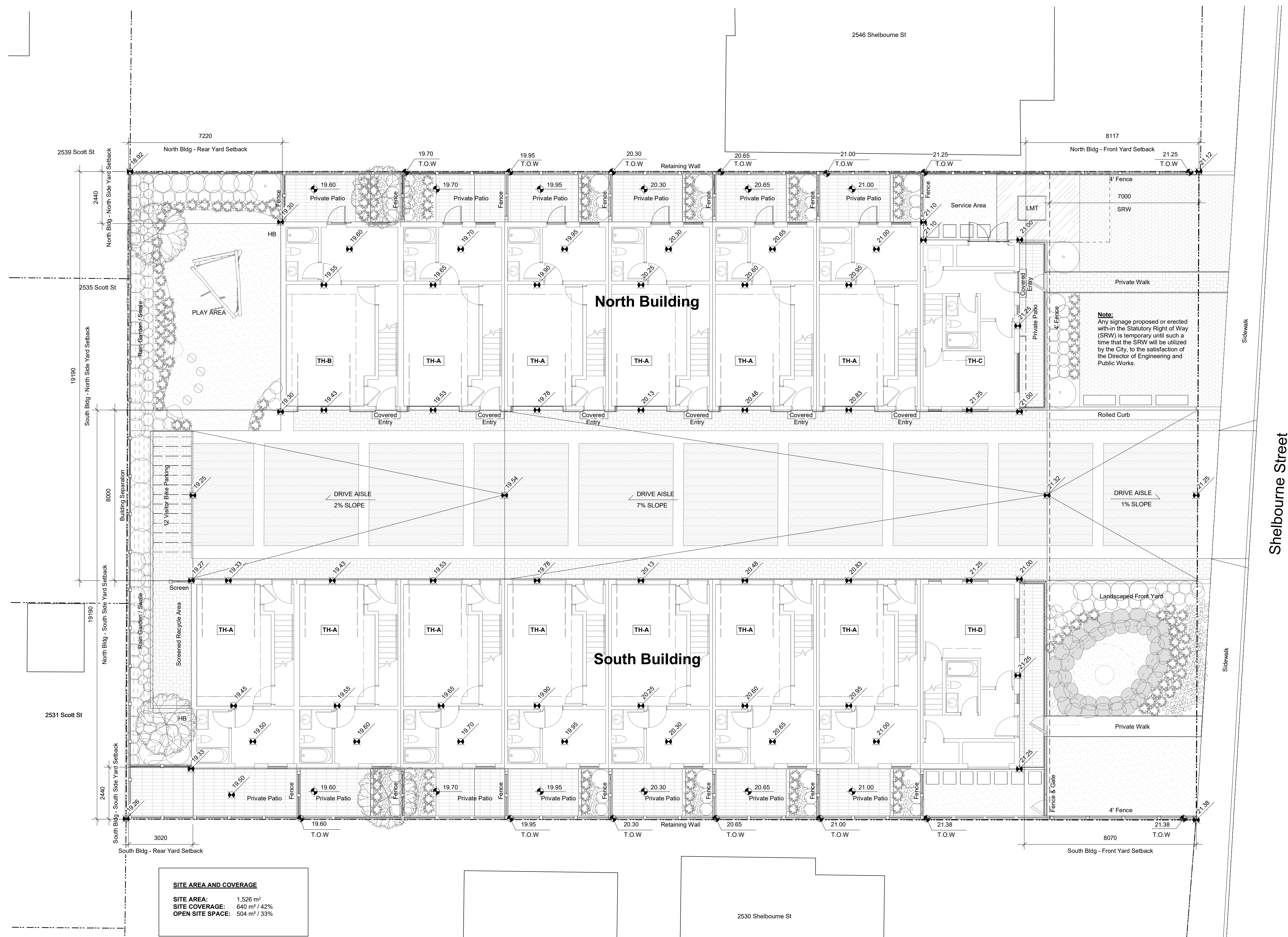
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Project Data



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102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

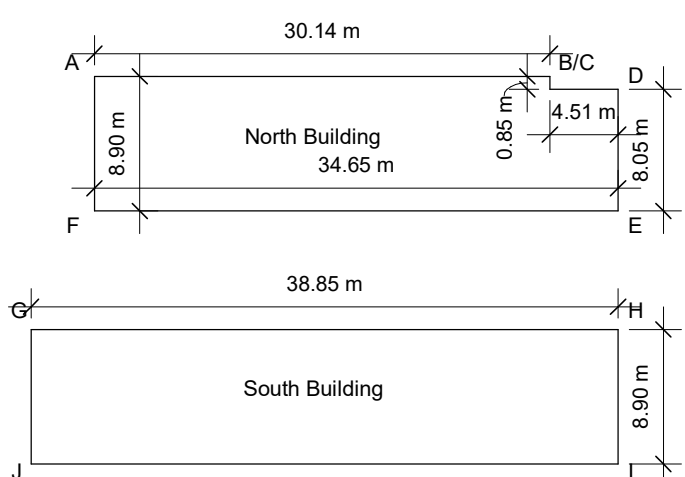
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SITE AREA AND COVERAGE

SITE AREA: 1,526 m²
SITE COVERAGE: 640 m² / 42%
OPEN SITE SPACE: 504 m² / 33%

Average Grade Calculations



North Building

Grade Point A: 19.3 m
Grade Point B: 21.1 m
Grade Point C: 21.1 m
Grade Point D: 21.0 m
Grade Point E: 21.0 m
Grade Point F: 19.3 m

North Grade Calculation
1760.72/87.10 (Perimeter) = 20.2 m

South Building

Grade Point G: 19.3 m
Grade Point H: 21.0 m
Grade Point I: 21.3 m
Grade Point J: 19.3 m

South Grade Calculation
1931.49/95.50 (Perimeter) = 20.3 m

Grade Points	Avg. of Points	x	Distance	Totals
Points A & B	((19.3+21.1)/2) = 20.20 m	x	30.14 m	= 608.83
Points B & C	((21.1+21.1)/2) = 21.10 m	x	0.85 m	= 17.94
Points C & D	((21.1+21.0)/2) = 21.05 m	x	4.51 m	= 94.94
Points D & E	((21.0+21.0)/2) = 21.00 m	x	8.05 m	= 169.05
Points E & F	((21.0+19.3)/2) = 20.15 m	x	34.65 m	= 698.20
Points F & A	((19.3+19.3)/2) = 19.30 m	x	8.90 m	= 171.77

North Grade Calculation
1760.72/87.10 (Perimeter) = 20.2 m

Grade Points	Avg. of Points	x	Distance	Totals
Points G & H	((19.3+21.0)/2) = 20.15 m	x	38.85 m	= 782.83
Points H & I	((21.0+21.3)/2) = 21.15 m	x	8.90 m	= 188.24
Points I & J	((21.3+19.3)/2) = 20.30 m	x	38.85 m	= 788.66
Points J & G	((19.3+19.3)/2) = 19.30 m	x	8.90 m	= 171.77

South Grade Calculation
1931.49/95.50 (Perimeter) = 20.3 m

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Site Plan



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A10

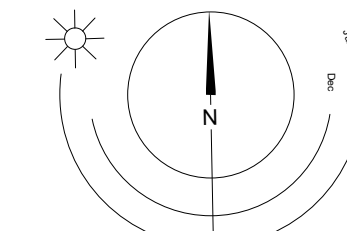
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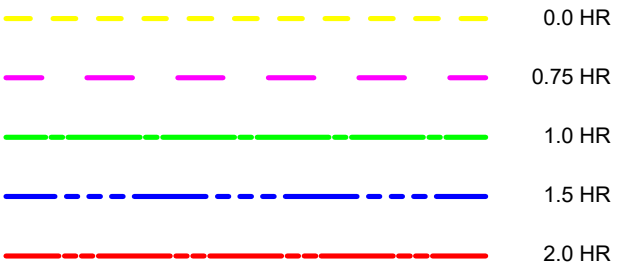
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0 2500 5000 mm

1 : 100

Fire Separation Legend



General Notes

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- All gridlines are to centerline of party wall framing, or exterior face of exterior sheathing unless noted otherwise. Refer to Details to confirm.
- Contractor to verify all dimensions and confirm same on site. Architect to be notified in case of any discrepancies.
- All existing and new datums are geodetic in meters.
- Windows not located with dimensions are located in line with the windows from the floor below.
- Refer to A501-A504 for stair details.
- Provide water resistant gypsum ceramic tile backerboard in place of Type 'X' gypsum wall board at tub and shower surrounds.
- Fully acoustically insulate all walls containing plumbing drains.
- Provide solid blocking in walls around toilets, showers, and washroom accessories in all bathrooms, as noted on interior elevations.
- Ensure all studs installed adjacent to interior suite/shear walls have 12 mm minimum air space to ensure no contact to achieve STC value.
- Provide furring to ensure all wall types have a flush face of drywall.
- Offset door rough opening min. 75 mm from adjacent wall surface where space allows, unless noted otherwise.
- Electrical closets to have 19 mm G1S plywood 2440 mm high on rear and side walls, painted with white-intumescent paint.
- Maintain continuous GWB at all fire separations.
- Install all laundry appliances on neoprene isolator pads, typical.
- All exterior panel flashings to be colour matched to adjacent material.
- RCPs to be read with Electrical and Mechanical plans for additional fixture information and locations.
- All architectural concrete edges to be chamfered, typical.

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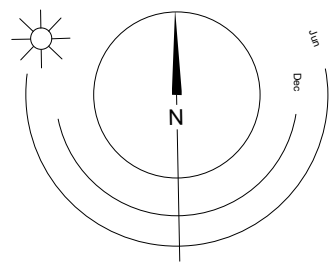
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L2 Plan

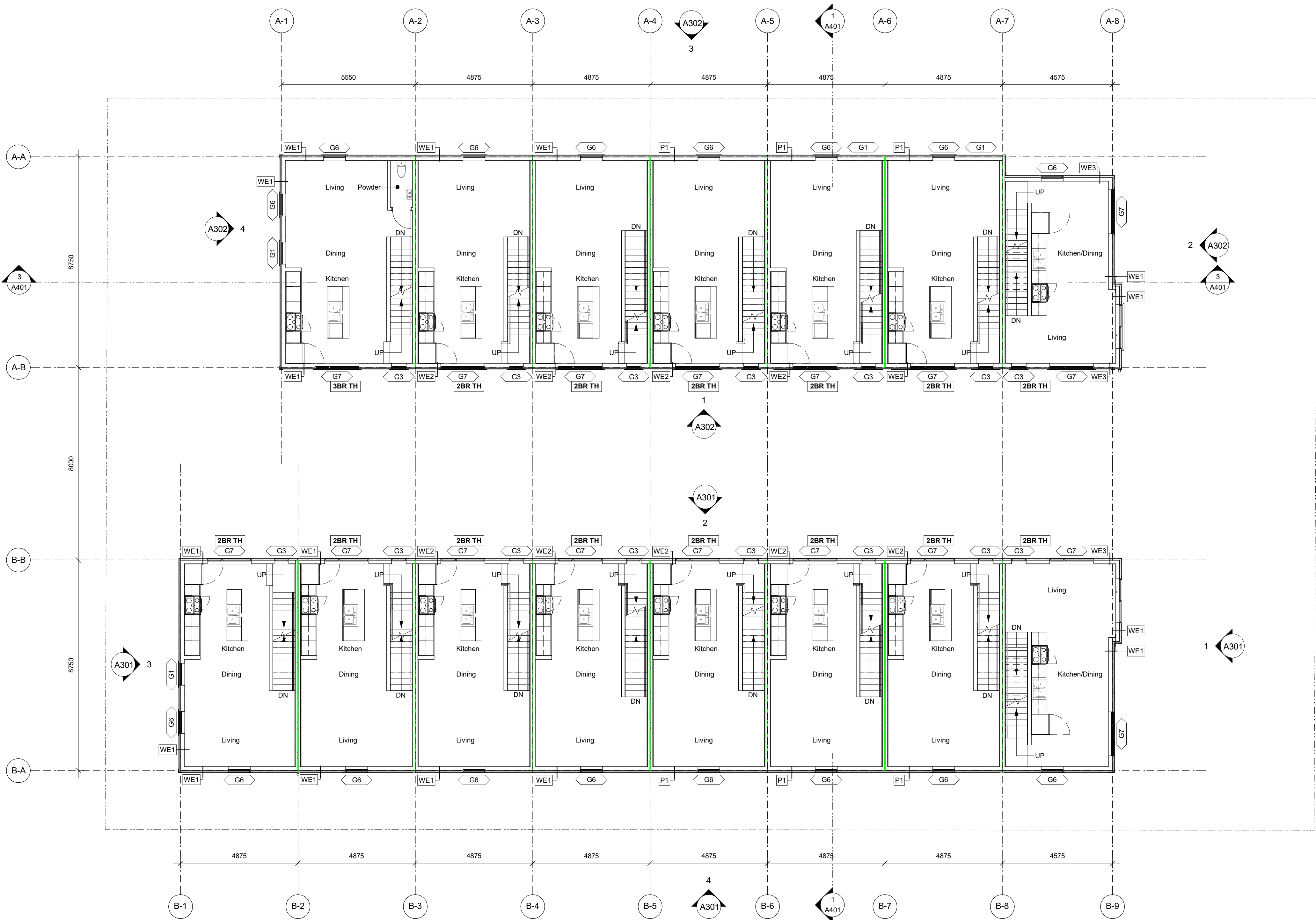


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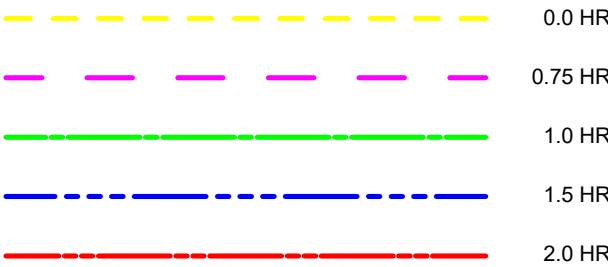


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Fire Separation Legend



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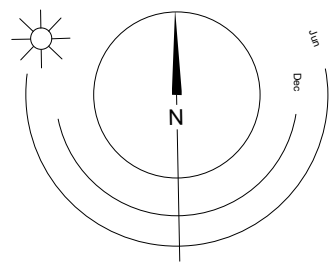
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L3 Plan



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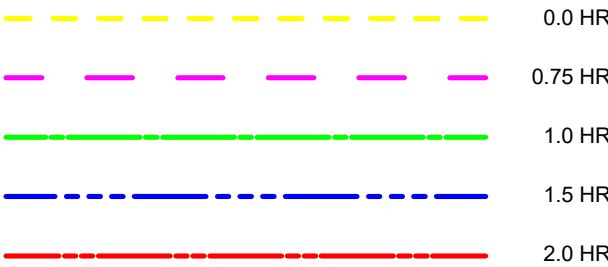
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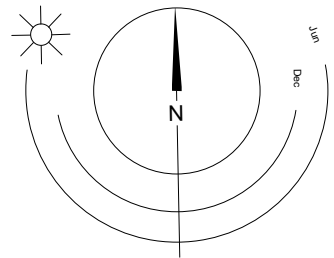
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Roof Plan

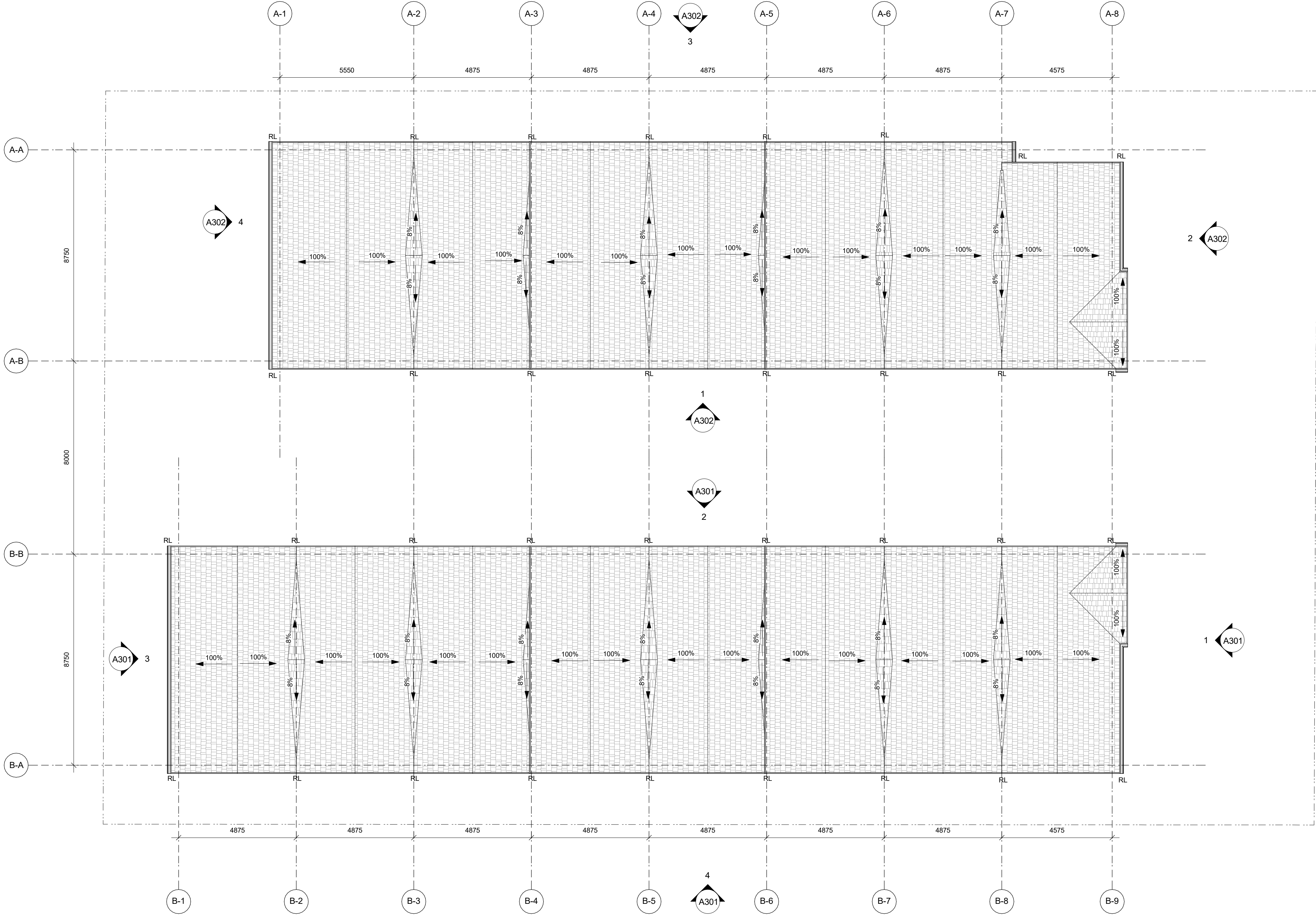


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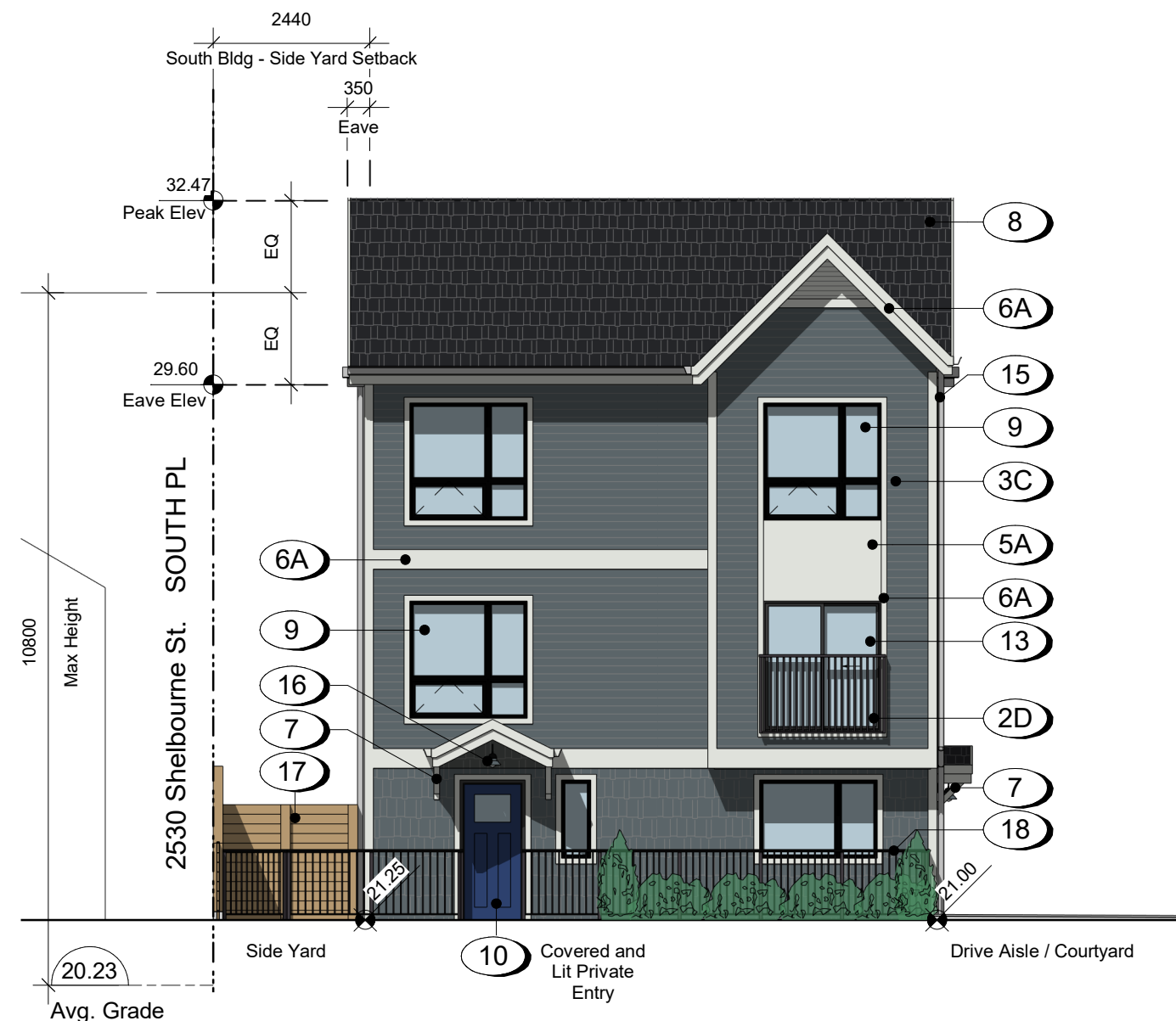


Materials Legend

- Concrete - Smooth Finish, Sealed
- Metal Guard Railing
- Fibre Cement Lap Siding
- Fibre Cement Shingles
- Fibre Cement Panels
- Fibre Cement Trim
- Canopy w/ Knee Braces
- Asphalt Shingles
- Windows - Prefinished Vinyl w/ Low-E Glazing
- Doors - Painted w/ View Lite
- Doors - Painted Fibreglass Overhead Garage
- Doors - Prefinished Vinyl Swing w/ Low-E Glazing
- Doors - Prefinished Vinyl Slide w/ Low-E Glazing
- Doors - Painted Fibreglass Swing
- Prefinished Rainwater Leader
- Carriage Light
- Fence - Wood, See Landscape
- Fence - Metal Picket, See Landscape

Colour Legend

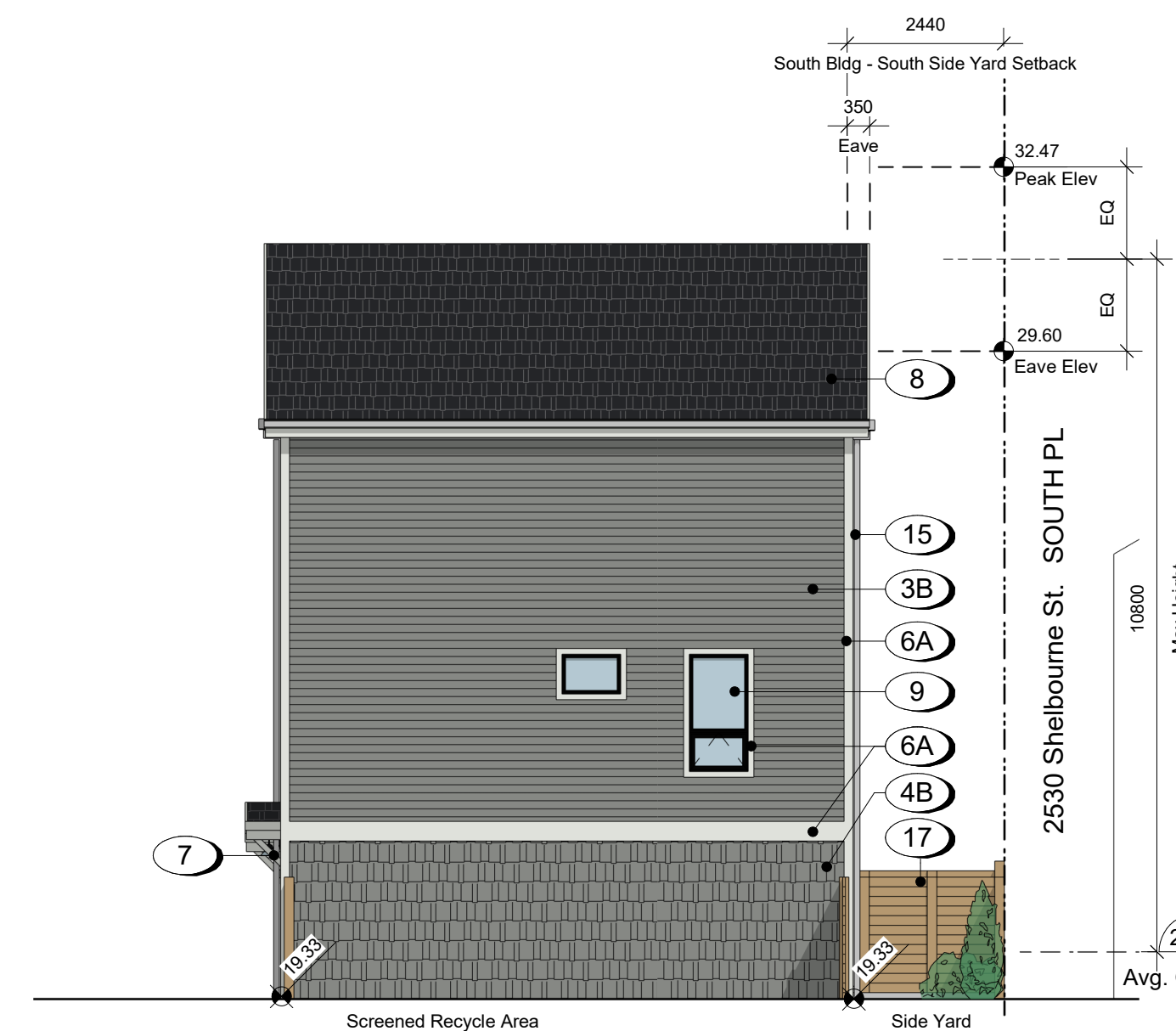
- Arctic White
- Gray Slate
- Evening Blue
- Charcoal



1 South Building- East Elevation
A301 SCALE: 1 : 100



2 South Building - North Elevation
A301 SCALE: 1 : 100



3 South Building- West Elevation
A301 SCALE: 1 : 100



4 South Building- South Elevation
A301 SCALE: 1 : 100

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2536 Shelbourne St.
Elevations

dHka

A301
2024-03-21

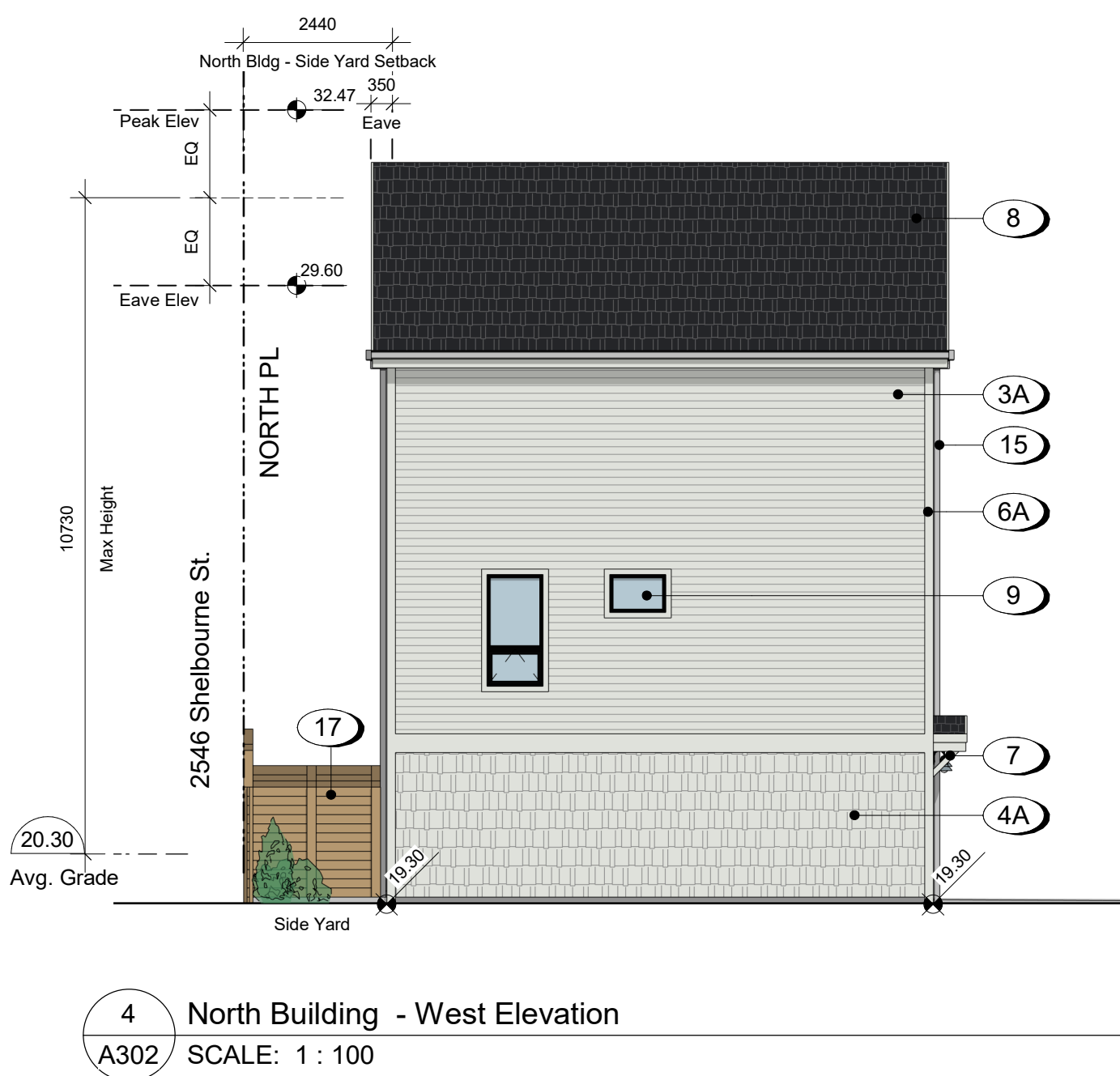
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Shelbourne

Victoria, BC

2538 Shelbourne St.
Elevations

dHkA

A302

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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1 East Elevation on Shelbourne Street
A303 SCALE: 1 : 125

5	24-03-20	Issued for DP Amendments
4	23-04-20	Issued for DP Amendments
3	22-11-04	Issued for DP Amendments
2	22-10-24	Issued for ADP
1	22-07-18	Issued for Rezoning
Rev.	Date	Description

Issued	24-03-20	Description	Issued for DP
Drawn By	ADM / RCI	Checked By	CRK
Scale	1 : 125	Project Number	2217

NOTE: All dimensions are shown in millimeters.

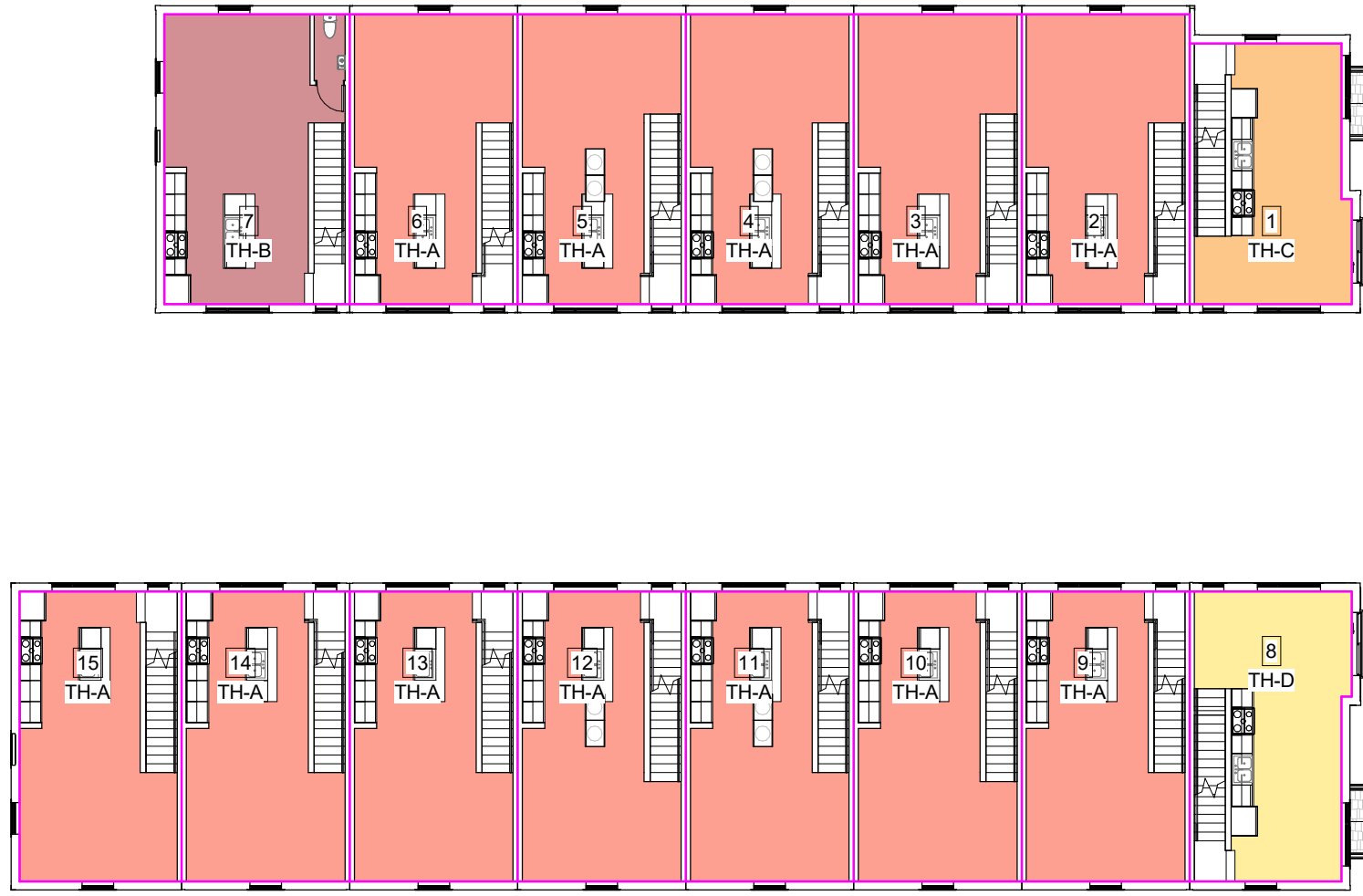
2536 & 2538
Shelbourne

Victoria, BC
Street Elevation

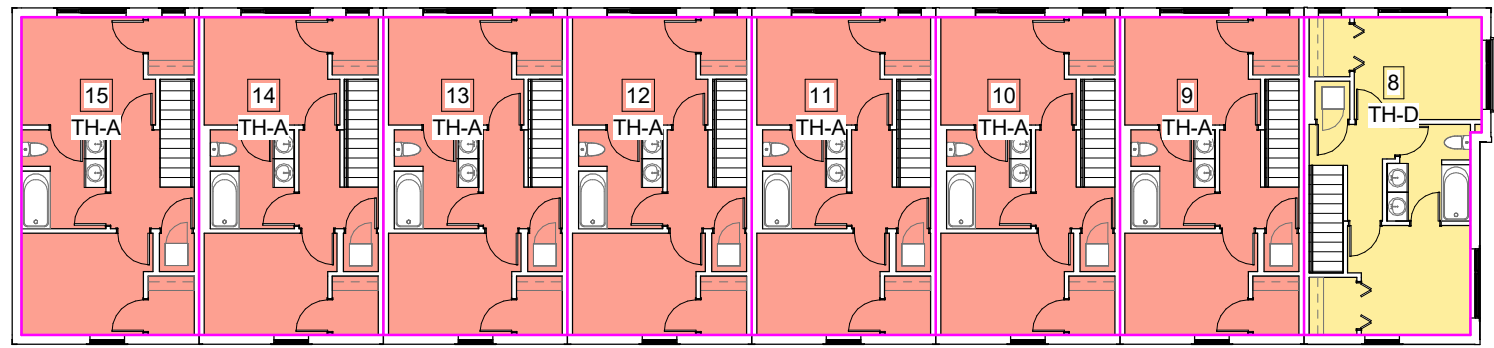
1 Level 1 Unit FARs
SCALE: 1 : 200



2 Level 2 Unit FARs
SCALE: 1 : 200



3 Level 3 Unit FARs
SCALE: 1 : 200



Level Areas (FAR) - North Building	
Area	
Level 1	155.81 m²
Level 2 - Low	284.54 m²
Level 3 - Low	284.54 m²
	724.89 m²

Unit Areas (FAR) - North Building	
Level	Area
Service (North Building)	
Level 1	3.37 m²
	3.37 m²
Unit 1 (North Building)	
Level 1	26.44 m²
Level 2 - Low	34.23 m²
Level 3 - Low	34.23 m²
	94.91 m²

Unit 2 (North Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 3 (North Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 4 (North Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 5 (North Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 6 (North Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 7 (North Building)	
Level 1	22.14 m²
Level 2 - Low	45.26 m²
Level 3 - Low	45.26 m²
	112.67 m²
	724.89 m²

Level Areas (FAR) - South Building	
Area	
Level 1	178.51 m²
Level 2 - Low	323.62 m²
Level 3 - Low	323.62 m²
	825.74 m²

Unit Areas (FAR) - South Building	
Level	Area
Service (South Building)	
Level 1	3.04 m²
	3.04 m²
Unit 8 (South Building)	
Level 1	30.51 m²
Level 2 - Low	37.98 m²
Level 3 - Low	37.98 m²
	106.47 m²

Unit 9 (South Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 10 (South Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 11 (South Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 12 (South Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 13 (South Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 14 (South Building)	
Level 1	20.77 m²
Level 2 - Low	41.01 m²
Level 3 - Low	41.01 m²
	102.79 m²

Unit 15 (South Building)	
Level 1	20.32 m²
Level 2 - Low	39.59 m²
Level 3 - Low	39.59 m²
	99.49 m²
	825.74 m²

AREA CALCULATIONS

SITE AREA: 1,526 m² (16,426 s.f.)

TOTAL PROPOSED: 1,550.6 m² (16,690 s.f.)

FLOOR SPACE RATIO: 1.02 : 1 FSR

SITE COVERAGE 640 m² = 42%

OPEN SITE SPACE 504 m² = 33%

5	24-03-20	Issued for DP Amendments
4	23-09-01	Issued for DP Amendments
3	23-07-27	Issued for DP Amendments
2	23-04-20	Issued for DP Amendments
1	22-10-24	Issued for ADP
Rev.	Date	Description

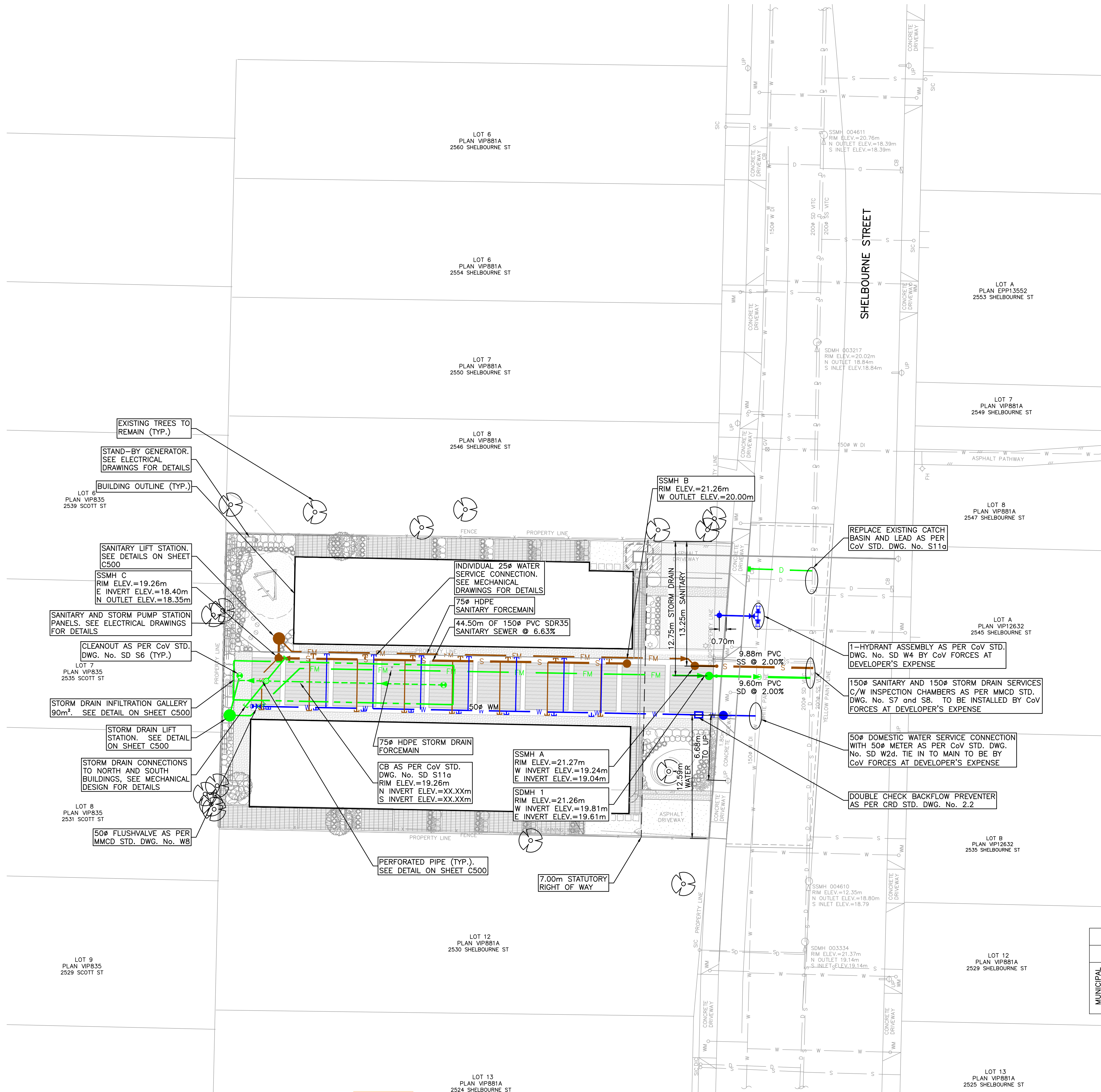
Issued	24-03-20	Description	Issued for DP
Drawn By	ADM / RCI	Checked By	CRK
Scale	1 : 200	Project Number	2217

NOTE: All dimensions are shown in millimeters.

2536 & 2538
Shelbourne

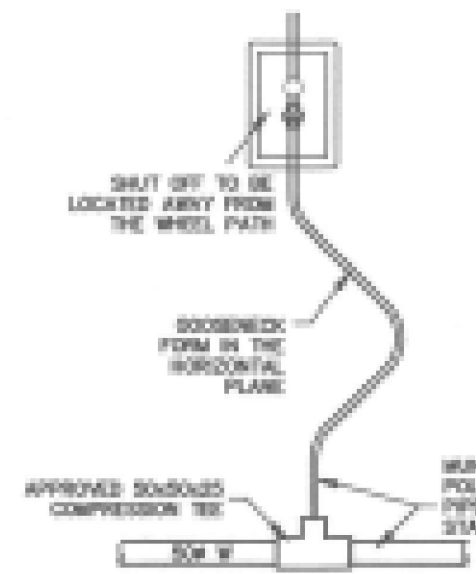
Victoria, BC

Area Plans

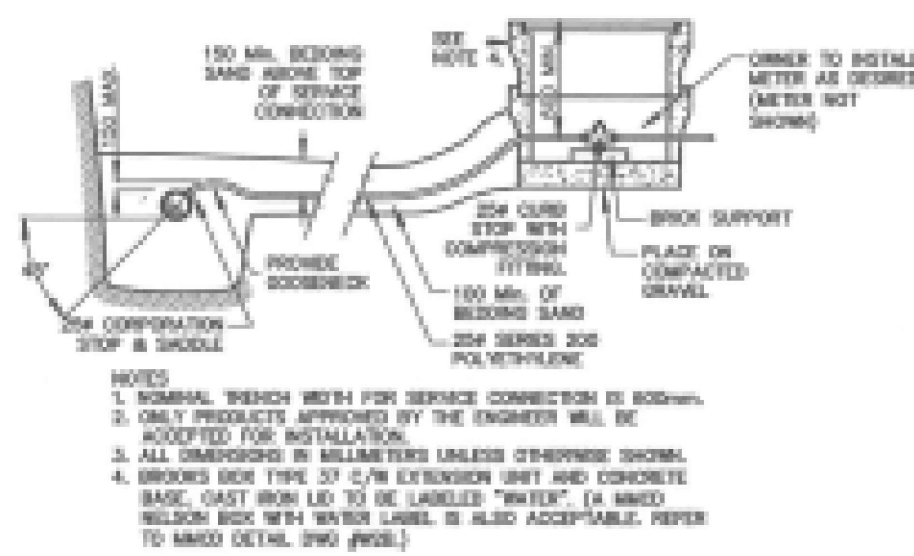


NOTES:

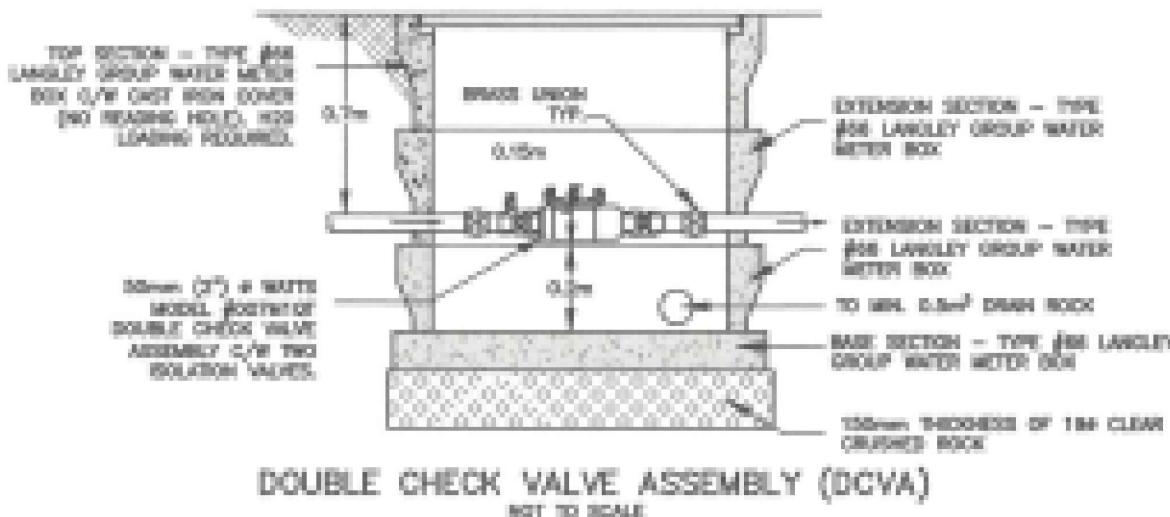
- FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
- ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- FOR SHALLOW UTILITIES DESIGN, SEE SHEET C400 AND INDIVIDUAL UTILITY DESIGN DRAWINGS (TO FOLLOW). DESIGN TO BE DETERMINED BY THIRD PARTY UTILITIES AT A LATER DATE.
- CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.



PLAN - INDIV. 25mm WATER SERVICES
NOT TO SCALE



DETAIL - INDIV. 25mm WATER SERVICES
NOT TO SCALE



UNDERGROUND SERVICE INFORMATION

INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
EXISTING DEPTH (m)	N/A	N/A
PROPOSED DEPTH (m)	1.63	2.22
PROPOSED INVERT ELEVATION (m)	19.60	19.00
MAXIMUM DEPTH REQUESTED	☒ YES	☒ YES

WORKS AND SERVICES CHECKLIST

MUNICIPAL	PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
	UNDERGROUND SERVICES	NAME	NAME	
	TRAFFIC			
	HIGHWAYS			

ISSUES

No.	DATE	ISSUED FOR
1	2022.11.04	REVIEW
2	2023.02.01	DEVELOPMENT PERMIT
3	2023.04.26	DEVELOPMENT PERMIT-2
4	2023.07.28	DEVELOPMENT PERMIT-3
5	2023.09.05	DEVELOPMENT PERMIT-4
6	2024.02.26	BUILDING PERMIT
7	2024.03.13	DP AMENDMENT

CLIENT

ISSUED FOR
DP AMENDMENT

SHELBOURNE TOWNHOMES
2536 & 2538 SHELBOURNE STREET
FRAME PROPERTIES

CITY OF VICTORIA

**HEROLD
ENGINEERING**

Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

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PRELIMINARY CIVIL
SITE SERVICING PLAN

DESIGNED TL	ENGINEER'S SEAL HEL PERMIT NO. 1000201
DESIGN REVIEW AH	
DRAFTED SAC	
DRAFTING REVIEW MZ	
PROJECT No. 6020-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No. REZ00808/DPV00216
HEL DRAWING No. C200	REVISION 2 of 6 6

Nature-themed play



KOMPAN -Robinia Natural Playground climbing structure NRO852



Recommended Nursery Stock

Trees

Total: 4

Botanical Name
Acer circinatum

Common Name
Vine Maple

Size
2M Ht.

Large Shrubs

Total: 38

Botanical Name
Cornus stolonifera 'Flaviramea'
Mahonia aquifolium
Philadelphus 'Belle Etoile'

Common Name
Yellowtwig Dogwood
Tall Oregon Grape
Belle Etoile Mock Orange

Size
#5 pot
#7 pot
#7 pot

Small Shrubs

Total: 155

Botanical Name
Cornus stolonifera 'Kelsey'
Gaultheria shallon
Nandina domestica 'Fire Power'
Spiraea douglasii

Common Name
Kelsey Dogwood
Salal
Fire Power Heavenly Bamboo
Hardhack

Size
#1 pot
#1 pot
#1 pot
#1 pot

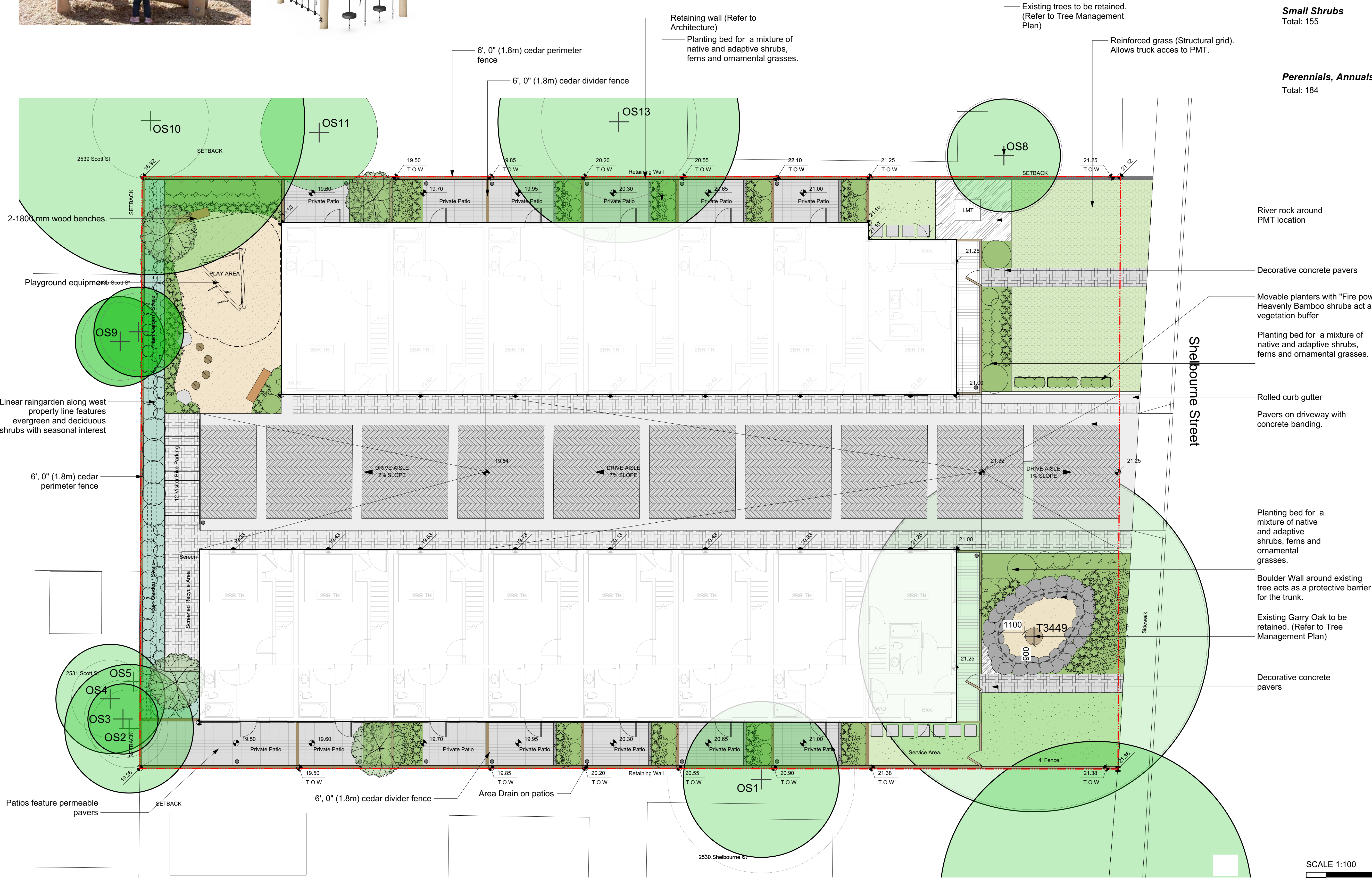
Perennials, Annuals and Ferns

Total: 184

Botanical Name
Blechnum spicant
Helictotrichon sempervirens

Common Name
Deer Fern
Blue Oat Grass

Size
#1 pot
#1 pot



LEGEND

- Lawn (Typ.)
- Planting Bed
- Permeable Pavers on Patios
- Decorative Concrete Pavers
- Concrete Pavers on Driveway (Herringbone Pattern)
- Safety Surfacing (Wood Chips)
- River Rock
- Reinforced grass on structural grid

Landscape Concept | 2540 Shelbourne

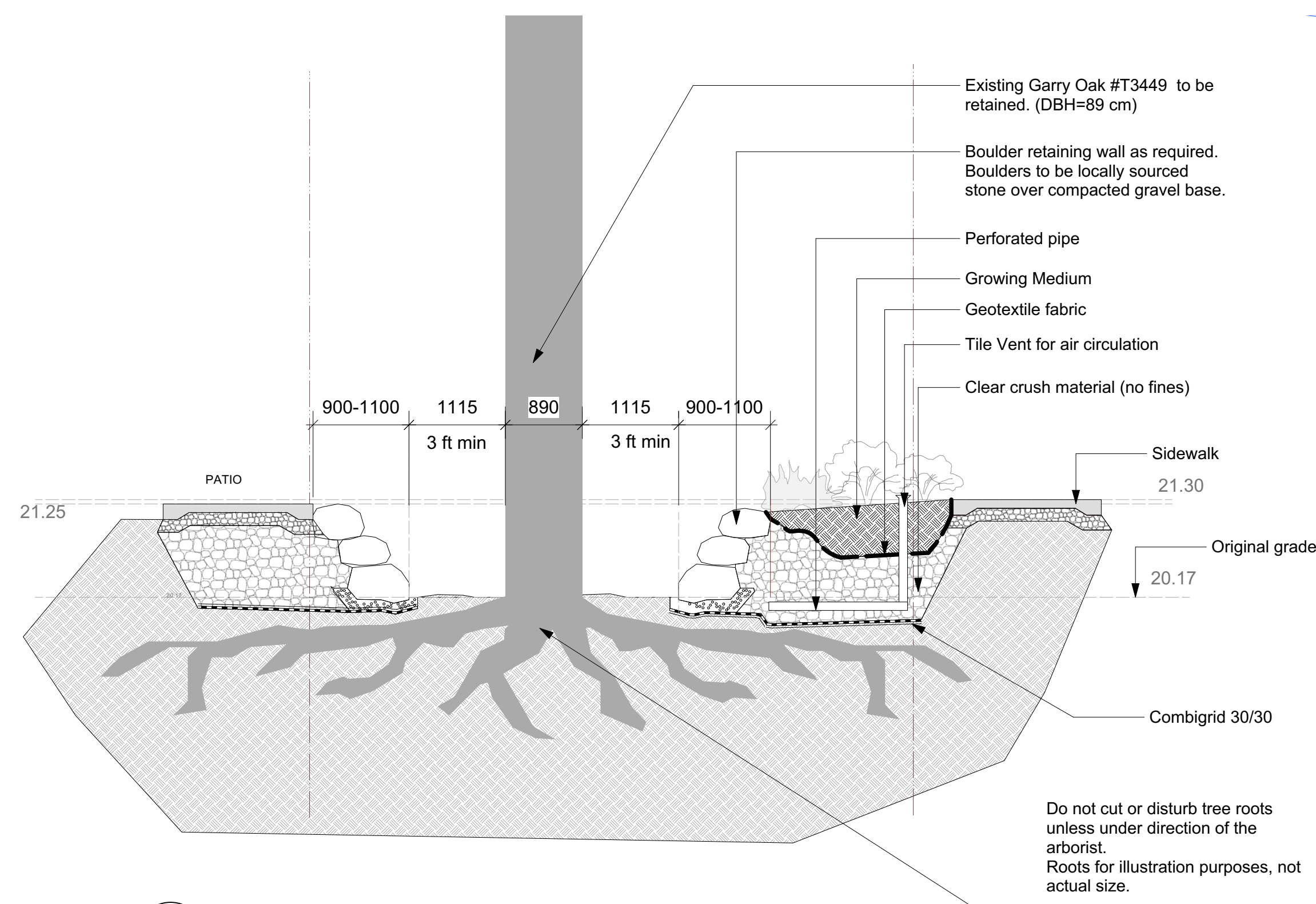


LADR LANDSCAPE ARCHITECTS

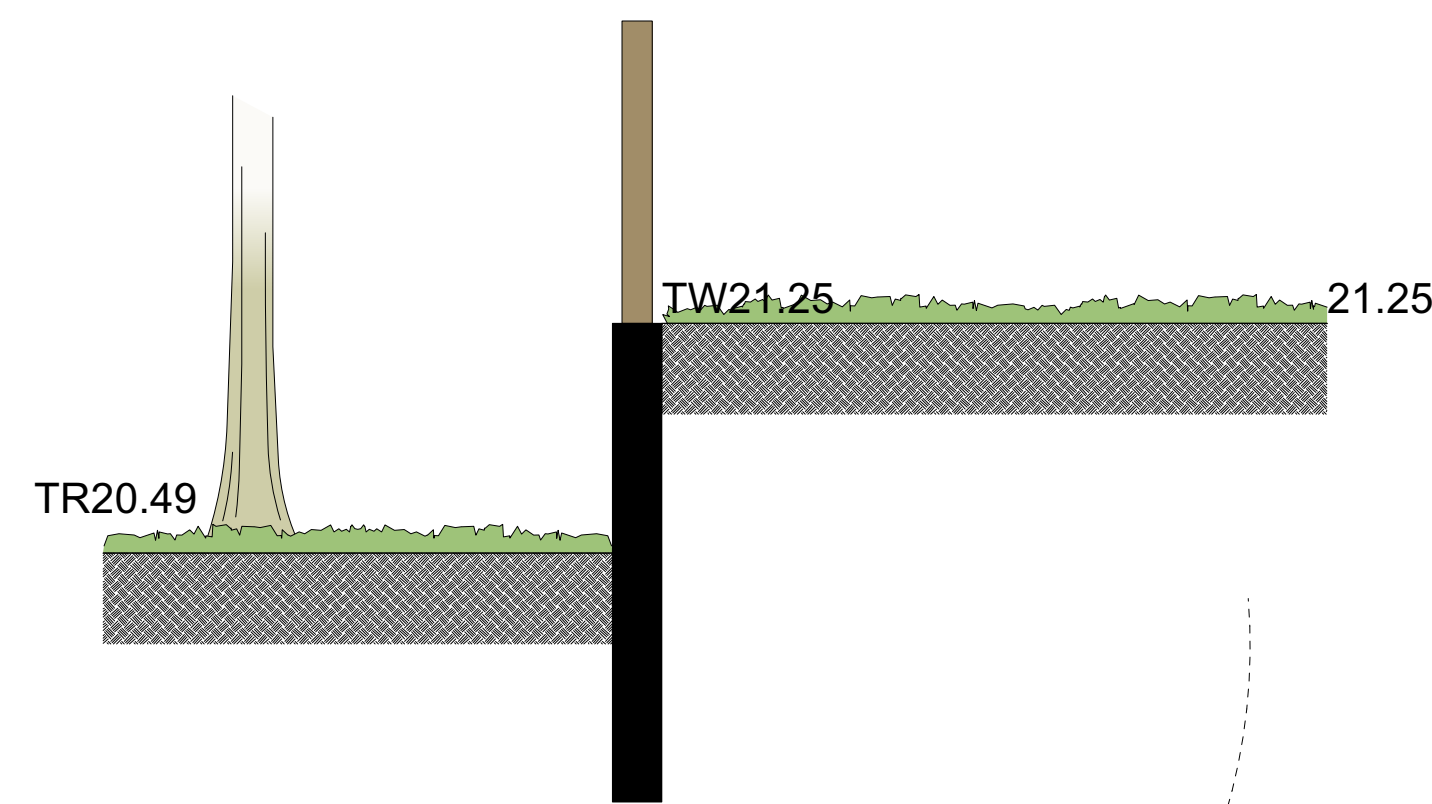
Project No: 2209 MAR-31-23

#3-864 Queens Ave., Victoria B.C. V8T 1M5
Phone: (250) 598-0105

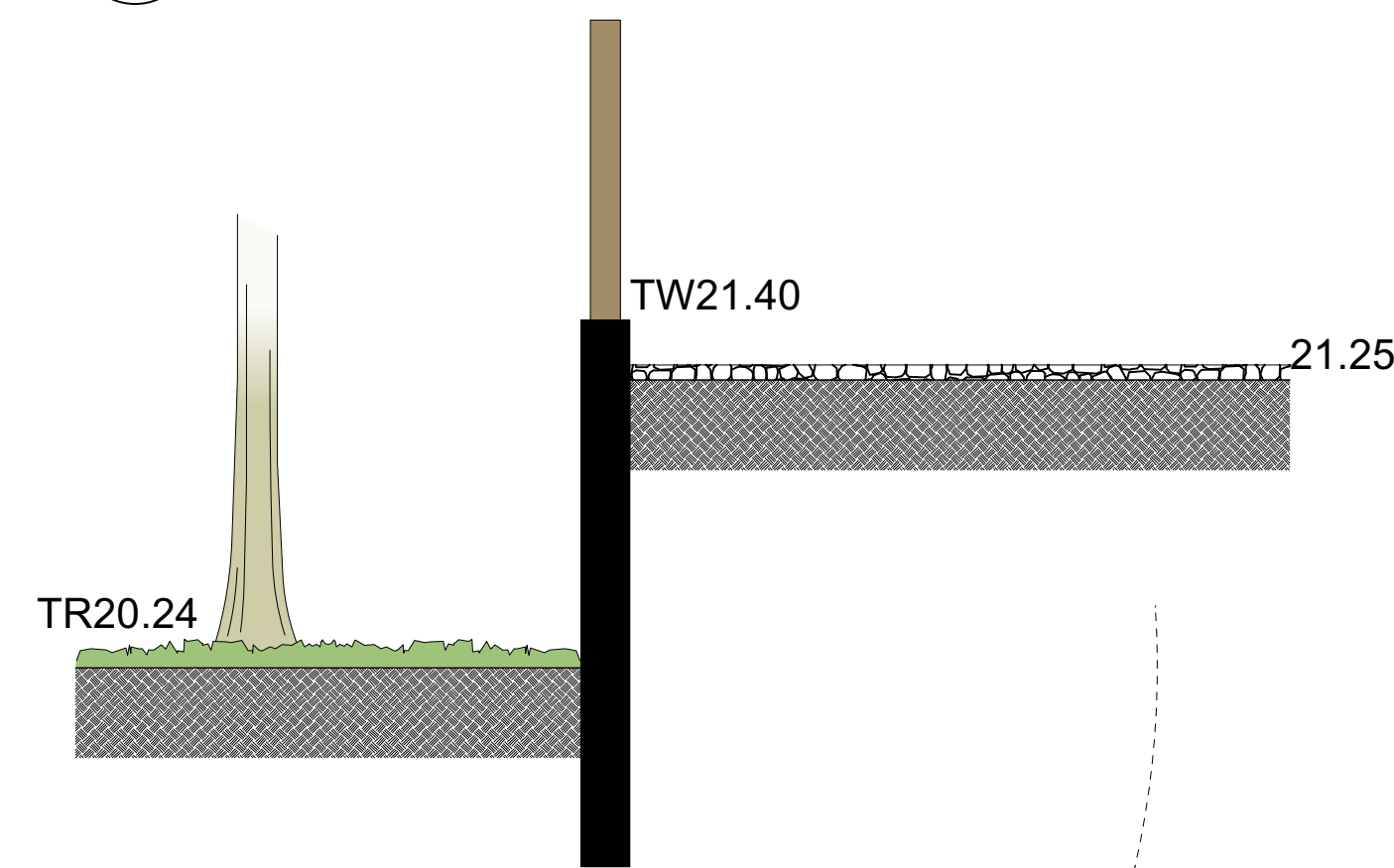
Mar 15, 2024
Jan 30, 2024
Nov 17, 2023
Nov 8, 2023
Sept 05, 2023
July 28, 2023



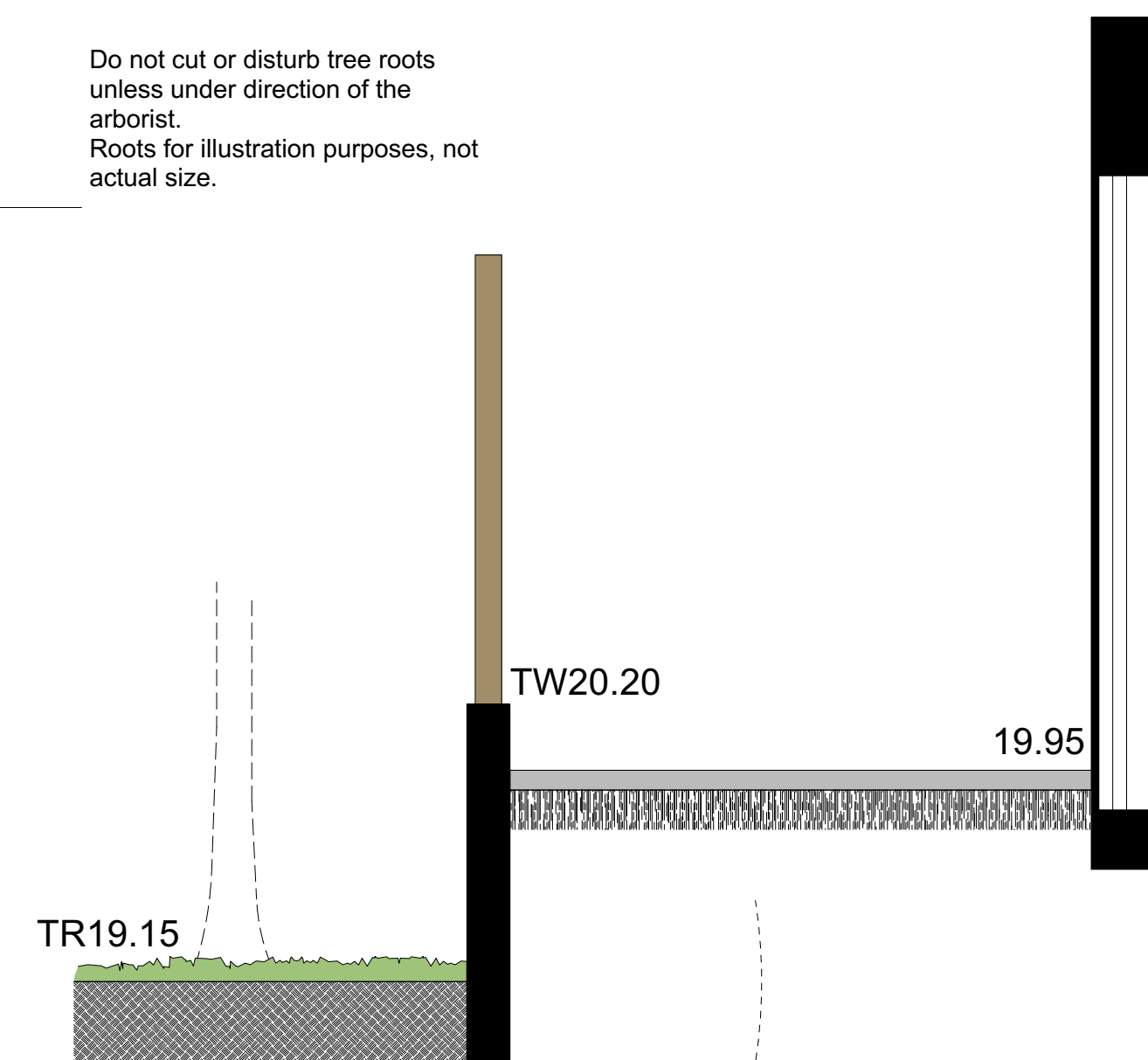
1 Boulder Tree Well Detail
Scale: 1:50



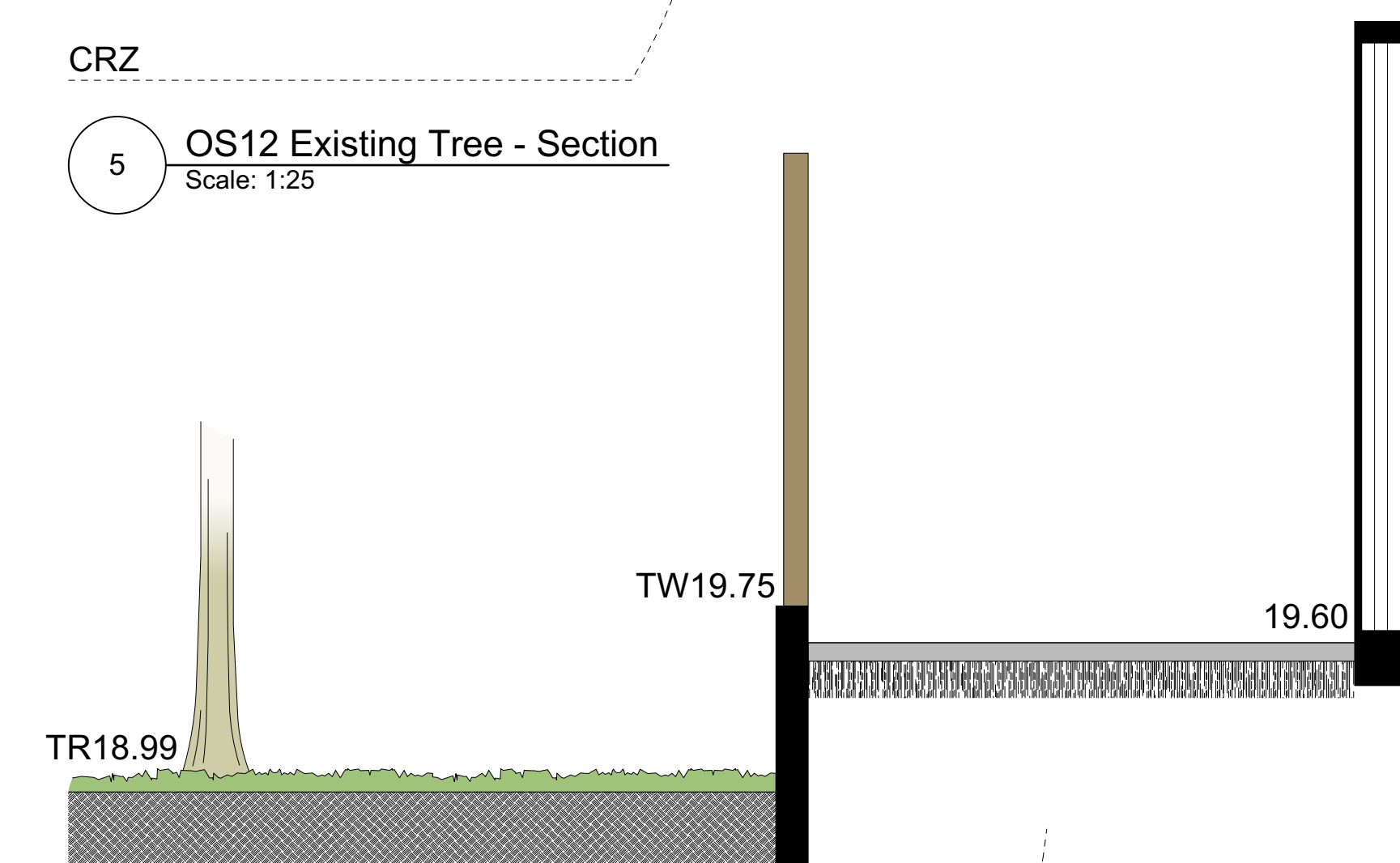
2 OS6 Existing Tree - Section
Scale: 1:25



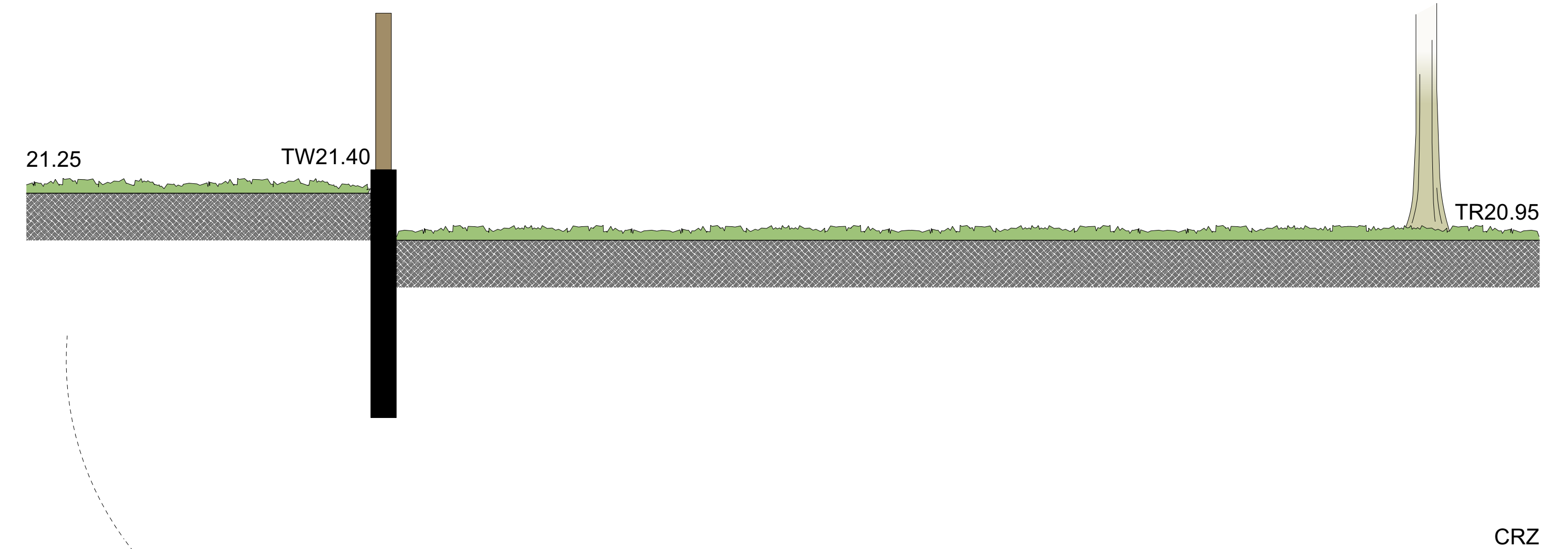
3 OS8 Existing Tree - Section
Scale: 1:25



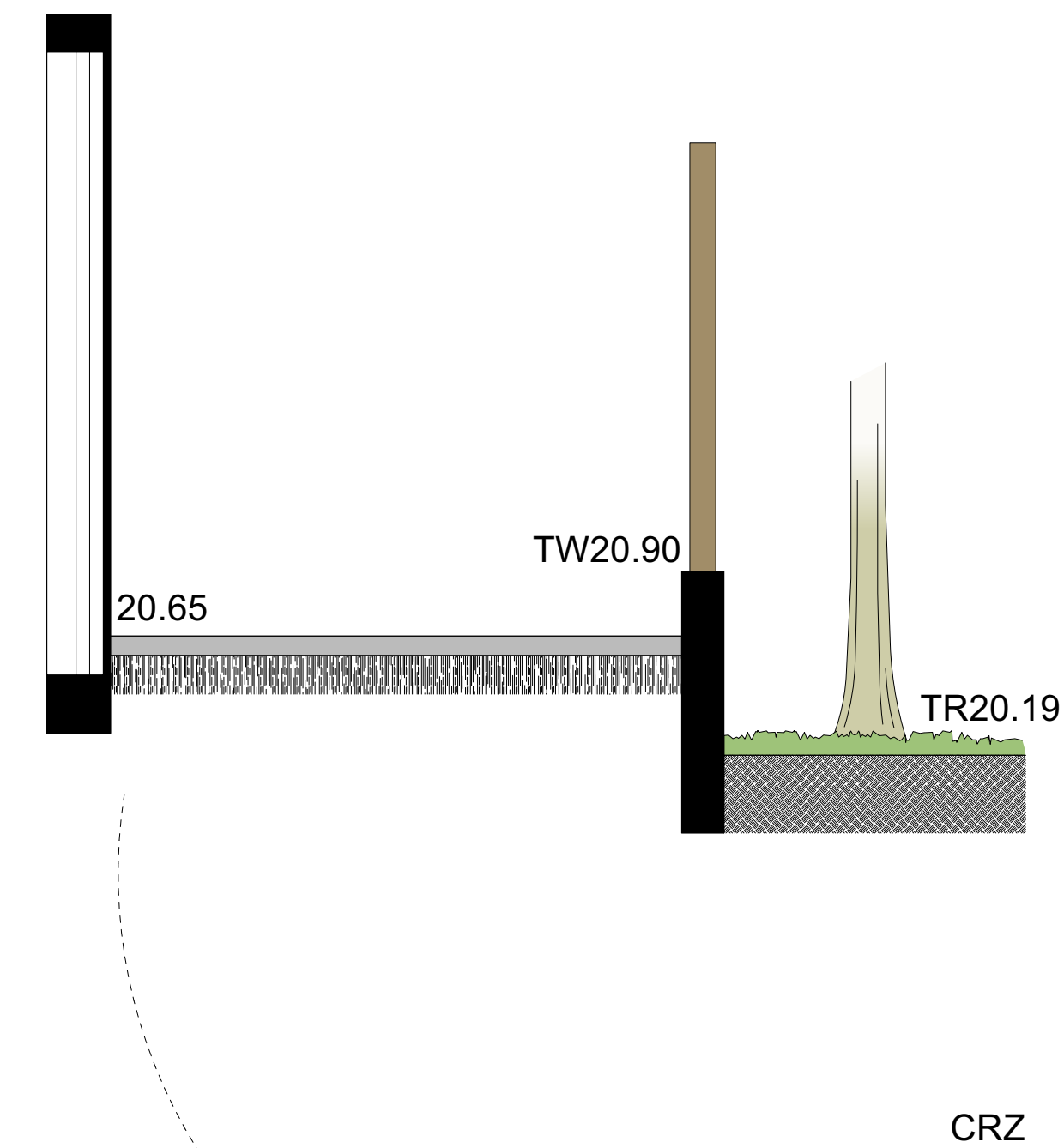
5 OS12 Existing Tree - Section
Scale: 1:25



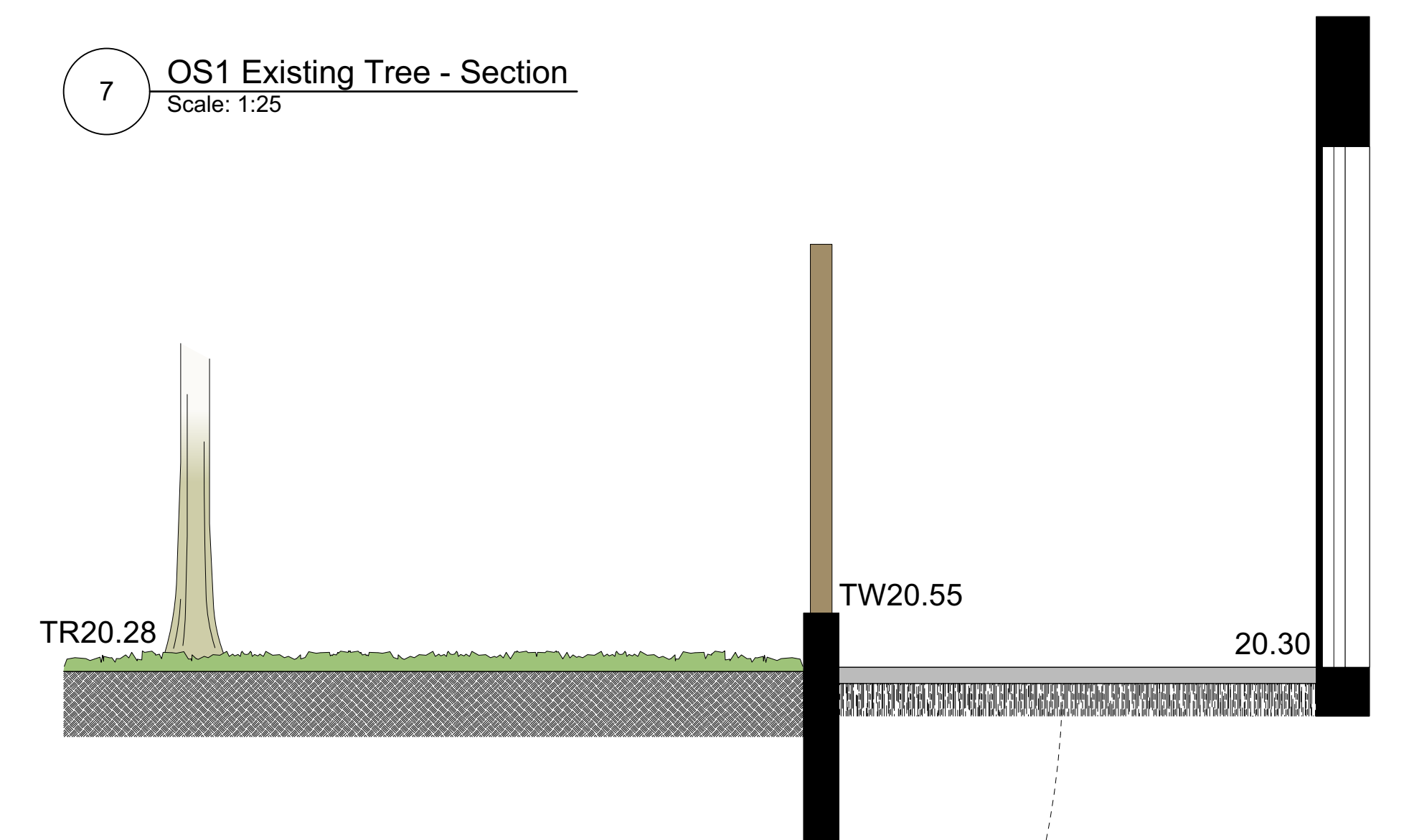
6 OS11 Existing Tree - Section
Scale: 1:25



4 OS14 Existing Tree - Section
Scale: 1:25

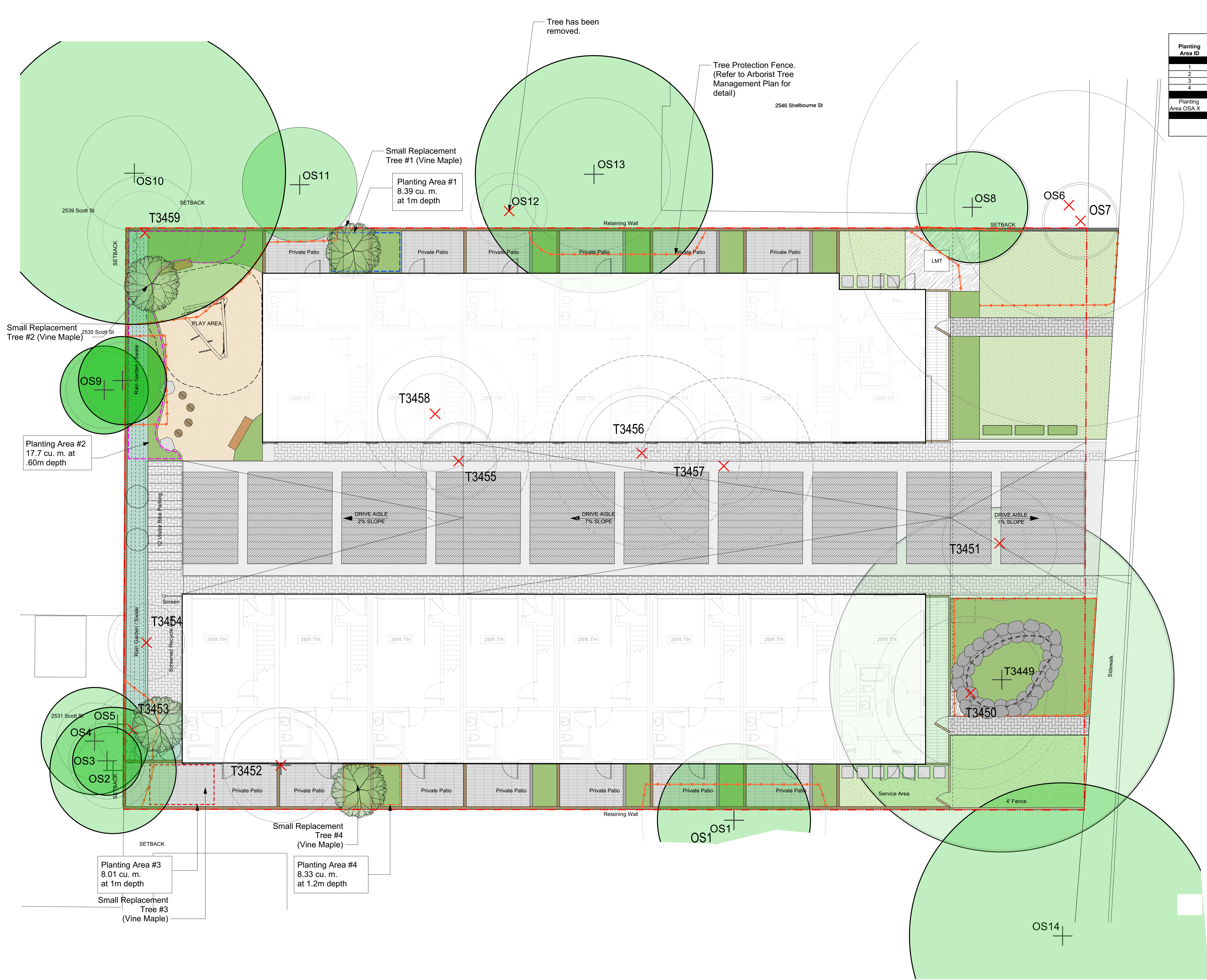


7 OS1 Existing Tree - Section
Scale: 1:25



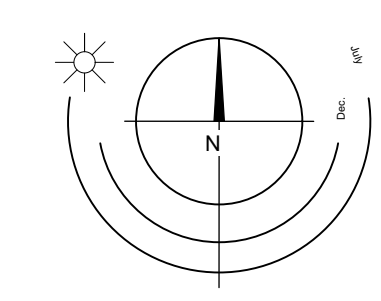
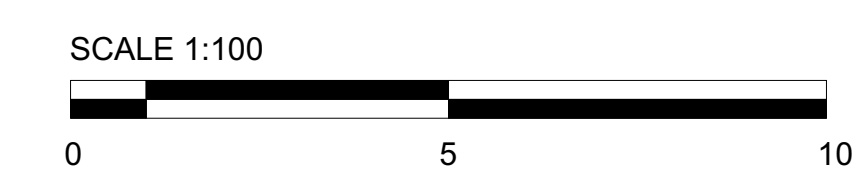
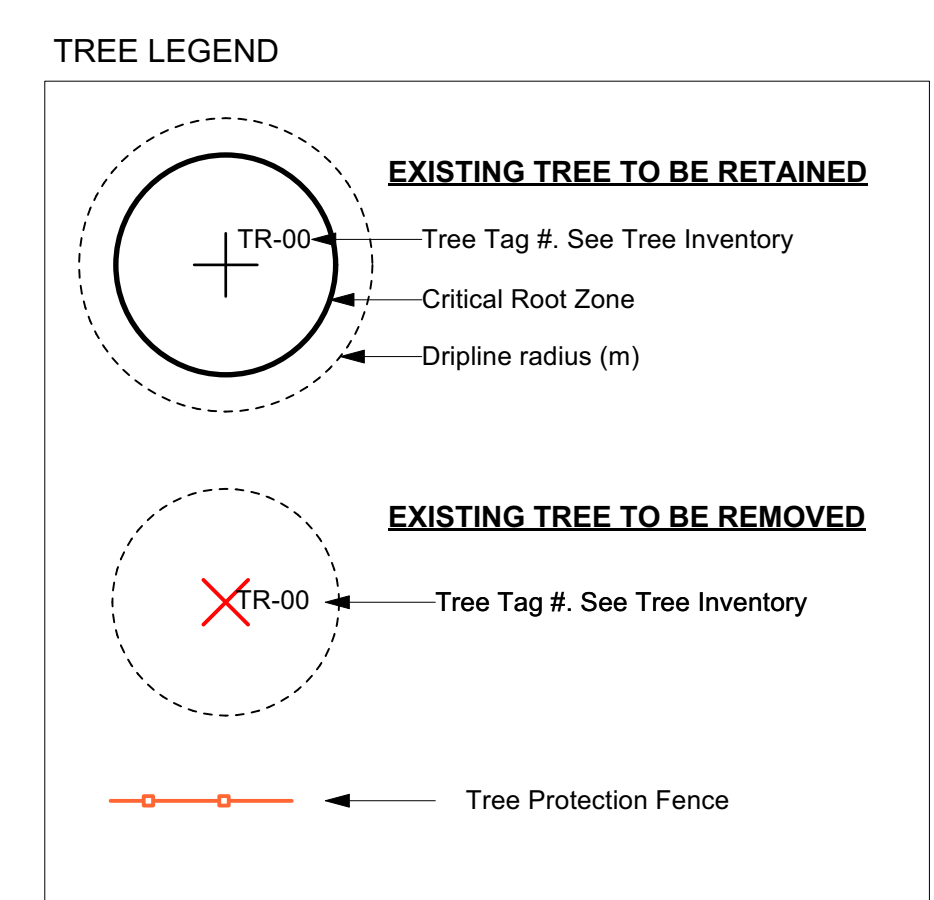
8 OS13 Existing Tree - Section
Scale: 1:25

Landscape Details | 2540 Shelbourne



				Replacement Trees Proposed			Soil Volume Required (m3)			
Planting Area ID	Area (M2)	Soil Volume (M3)	A Estimated soil volume	B # Small	C # Medium	D # Large	E Small	F Medium	G Large	Total **
Onsite										
1	8.39	1.00	8.39	1.0			8.00			8.00
2	23.60	0.60	17.76	1.0			8.00			8.00
3	8.00	1.00	8.00	1.0			8.00			8.00
4	6.94	1.20	8.33			1.0	8.00			8.00
Offsite (Excluding City Property)										
Planting Area OSA X							E	F	G	TOTAL
Offsite (Excluding City Property)										
Calculation							If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 20 If C > 1, C x 15	If D = 1, D x 35 If D > 1, D x 30	E + F + G

* On ground (excluding exposed bedrock): use 1, On structure: use depth of soil, On soil cells: use 0.92, On structural soil: use 0.2
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.



Mar 15, 2024
Jan 30, 2024
Nov 17, 2023
Nov 8, 2023
Sept 05, 2023
July 28, 2023

Tree Replacement Plan | 2540 Shelbourne