

937 Convent Place



933 & 935 Convent Place



931 Convent Place at 521 Quadra

The Convent Place Streetscape

**CIVIC ADDRESS**
933 Convent Place &
935 Convent Place
Victoria BC

**OWNER**
Cheng and Jan Lim
Unit 2, 1330 Dallas Road
Victoria BC V8S 1A1

**ARCHITECT OF RECORD**
Hillel Architecture Inc
697 ST. Patrick Street
Oak Bay, V8S 4X4

**LANDSCAPE ARCHITECT**
LADR Landscape Architects
Suite 3, 864 Queens Street,
Victoria BC V8T 1M5

**ARBORIST**
Talbot Mackenzie & Associates,
Box 48153 RPO
Uptown-Victoria BC v8Z 7H6

# 933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia

**Hillel** Architecture inc
Central Stores Building 697 St. Patrick Street Victoria BC V8S 4X4 t 250.592.9198

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| No | date Sept. 16th, 2019 | description | Concept Drawings |
| plot date | - | drawing file | |
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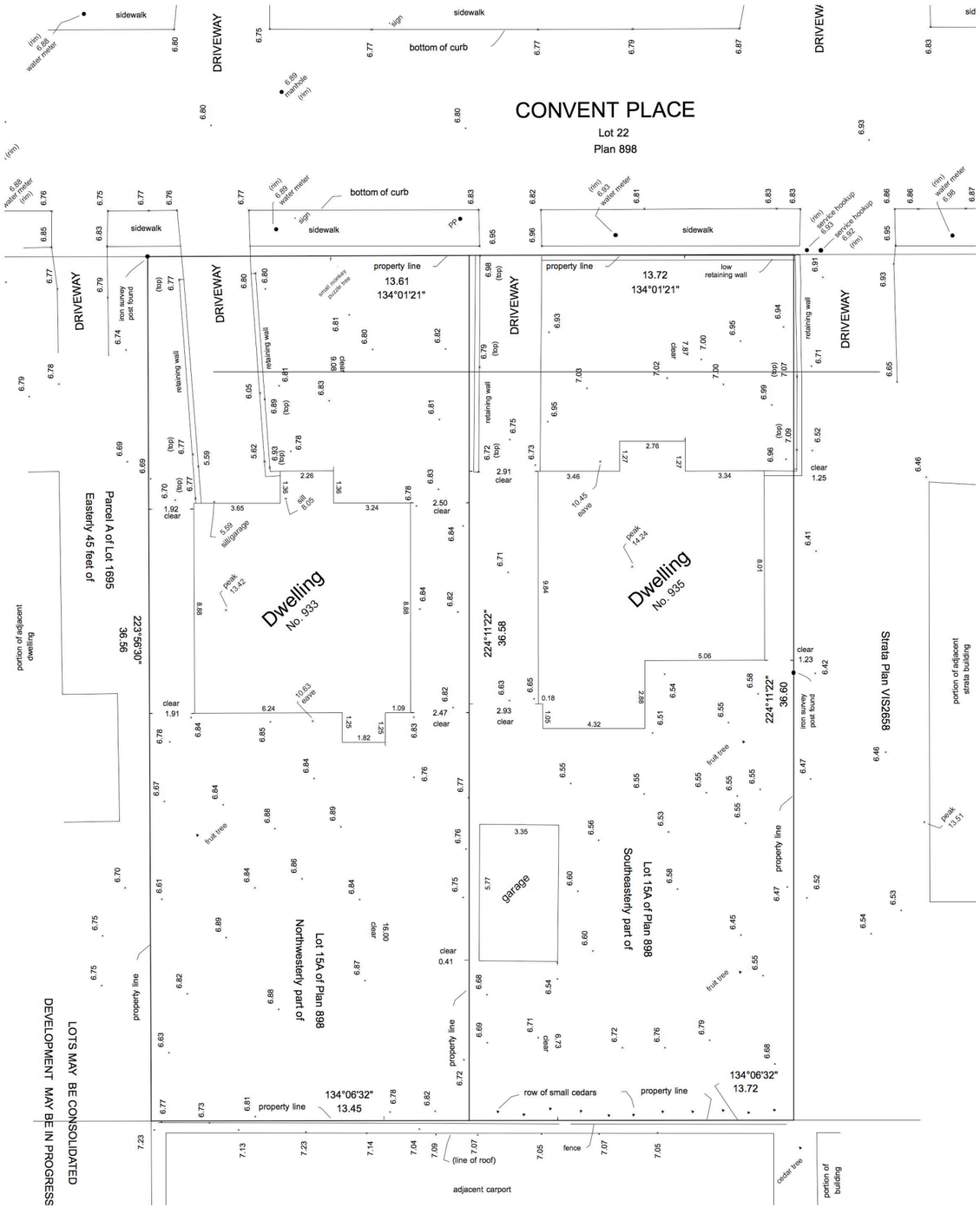
project:
933 & 935 Convent Place
Victoria, British Columbia

drawing title
Cover and Proposed Streetscape

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A0.0




933 & 935 Convent Street • Survey







933 & 935 Convent Street • Site Plan • Community Plan

# 933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia

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Central Stores Building 697 St. Patrick Street Victoria BC V8S 4X4 t 250.592.9198

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Survey and Key Plans

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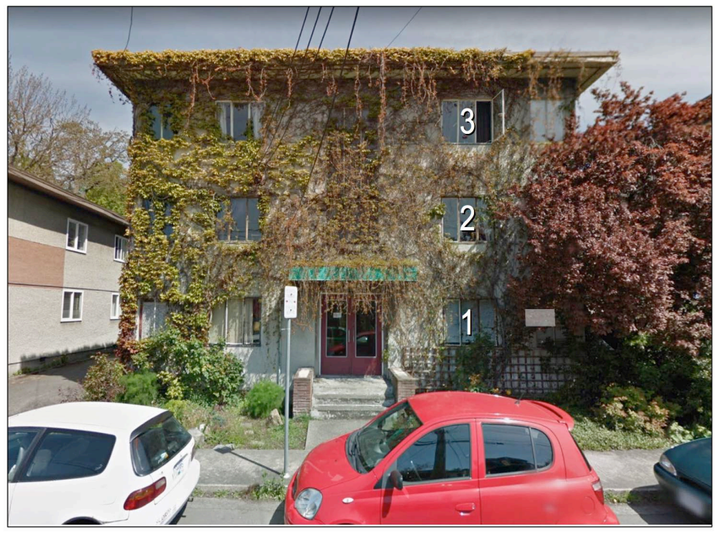
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Neighour 1 EAST 5 Stories Existing




Neighour WEST 7 Stories (Approved DP)




Neighour 2 NORTH 3 Stories Existing

Immediate Multi-family Neighouring Context

933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia

Hillel Architecture inc
Central Stores Building 677 St. Patrick Street Victoria BC V8S 4X4 t 250.592.9198

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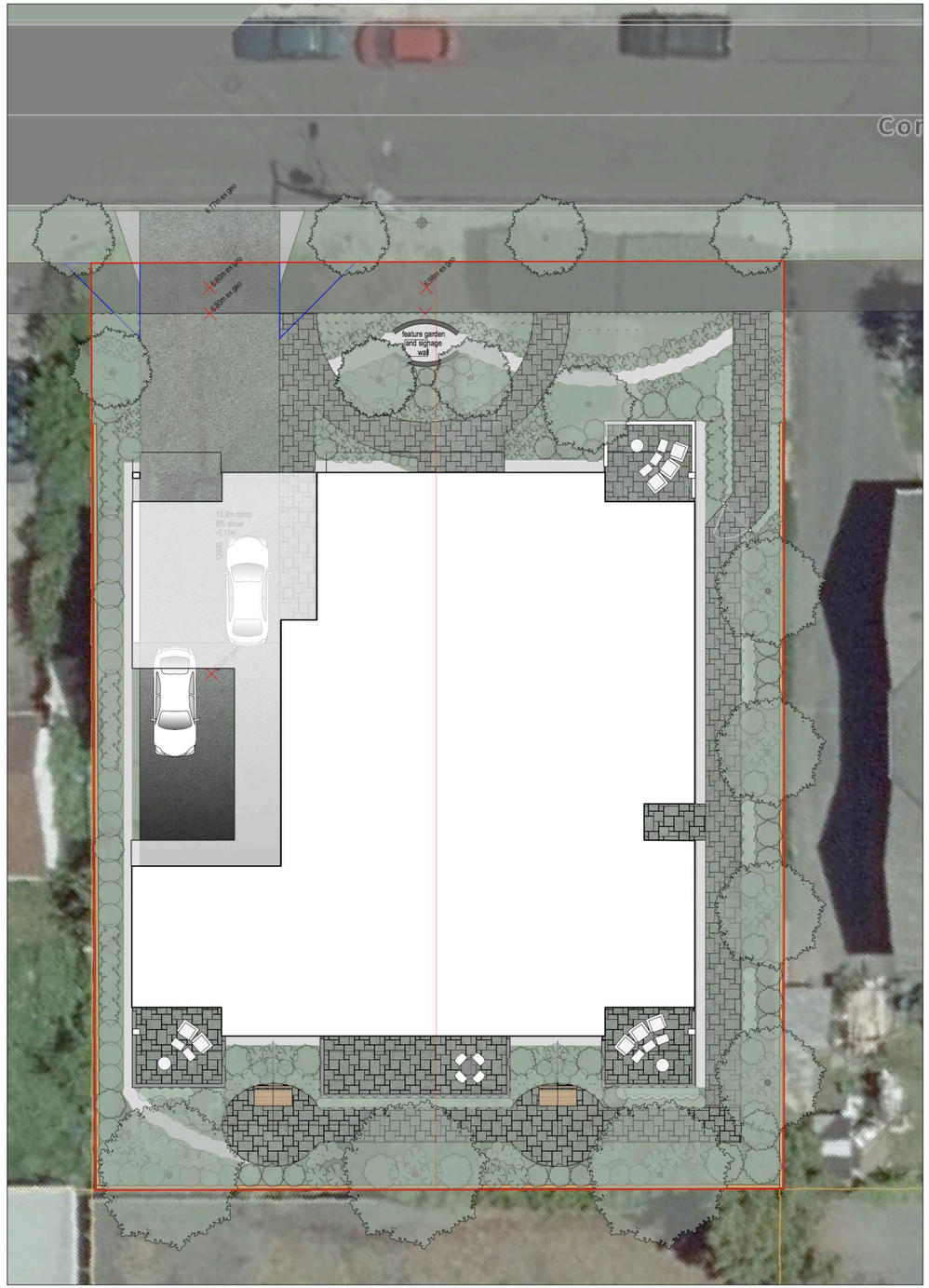
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drawing title
Neighbourhood Context

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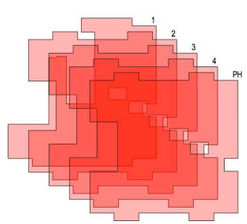



Site Plan * 933 & 935 Convent Street

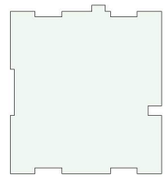
## LEGAL DATA

| CIVIC ADDRESS | LEGAL ADDRESS | SURVEY INFORMATION |
|---|---|---|
| 933 & 935 Convent Place<br>Victoria BC | Northwesterly part of Lot 15A of Plan 898<br>Southeasterly part of Plan 898<br>PID 008 262 462 + PID 088 264 104<br>935 Convent Place + 933 Convent Place | Based on legal survey prepared by<br>Glen Mitchell Land Surveying Inc<br>dated 15 May 2019<br>Fb 291 / File no. 19-09-9153 |

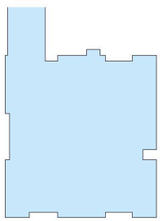
| PROJECT DATA | EXISTING ZONING | PROPOSED PROJECT | REFERENCE / COMPARATIVE ZONE CRITERIA GOALS |
|---|---|---|---|
| **ZONING** | | | |
| site area (m2) | min 555 m2 m2 | 996.8 m2 | - |
| site coverage % max. | 33% | 51.2 % (511.3 m2) | 54 % |
| open space (landscape area) | 45% | 44.4 % (442.8m2) | 13% |
| height of building (m) | ±8.5m to highest ceiling | ±16.3 m | ±16.0 m |
| number of storeys | 3 storeys | 5 storeys | 5 storeys |
| **DENSITY** | | | |
| total floor area | 1907.26 m2 Inside face GWB / all floors | 1907.26 m2 Inside face GWB / all floors | - |
| horizontal building area | 502.6 m2 (inclusive of decks ) | 502.6 m2 (inclusive of decks ) | - |
| floor space ratio | 0.6 : 1 | 1.92 : 1 | 2.32 : 1 |
| **SITE SETBACKS** | | | |
| Front (Convent Place) | 7.5m Building Face Setback | 7.5 m Balcony Setback<br>8.3m Building Face Setback | 4.8m Setback<br>4.8m Building Face Setback |
| Rear (south) | 7.5 m Building Face SB | 5.2 m Balcony Setback<br>6.0 m Building Face Setback | 5.0 m Setback<br>5.0 m Building Face Setback |
| Side (east / facing Single family) | 2.5 m non habitable rooms<br>4.0 habital rooms | 3.5 m | 3.5 m Setback |
| Side (west, facing Multi-family)) | see above | 1.5 m | 1.25 m Setback |
| Balcony or deck<br>that faces a street boundary | - | 7.5m FY and 5.2m RY Setbacks | - |
| Entrance canopy<br>that faces a street boundary | - | ±6.6m Setback | ±6.6m SB |
| **PARKING** | | | |
| parking stalls on site<br>(residential suites) | 1.5 stalls per unit R-K zone<br>and as also stated Sch C | 0.85 stall / suite less than 45m2<br>1.00 stall / suite less than 70m2<br>1.45 stall / suite more than 70m2<br>19.45 stalls | Schedule C |
| visitor parking | Not stated<br>(assumed Sch C | 1.9 guest stalls (provided) | Schedule C |
| total parking for site | - | 21 total req'd.<br>2 provided for guests<br>15 provided for residents (4 **stall variance req'd**)<br>• 4 electric bikes for residents grd flr bike room<br>• 100% underground parking as preferred | |
| bicycle parking | Schedule C | 24 req'd / 24 provided + full featured bike room:<br>• grd floor / electric charging / specialty stalls.<br><br>6 space rack at main entry provided | Schedule C |
| **RESIDENTIAL SUITES** | | | |
| | | 19 residential rental units:<br>• 1 Three Bedroom unit,<br>• 2 One Bedroom units<br>• 16 Two Bedroom units | |




**1907.26 m2** 1.92 FSR / to inside face GWB as per COV



site coverage calculation
996.8m2 site area / 511.3 m2 51.2%



open site space
996.8m2 site area - 554 m2 = 442.8m2 44.4%

Project Data * 933 & 935 Convent Street

# 933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia

**Hillel** Architecture inc
Central Stores Building 697 St. Patrick Street Victoria BC V8S 4X4 t. 250.590.9198

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project:
933 & 935 Convent Place
Victoria, British Columbia

drawing title
Site Plan and Project Data

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Applicable Parking standards

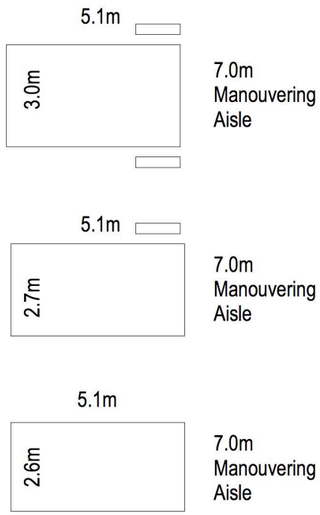
No units @.85 stalls per unit "other area"
for units less than 45m2

18 units @1.0 stalls per unit in "other areas"
for units greater than 45m2 / less than 70m2

1 unit @ 1.45 stalls per unit in "other areas" for units greater than 70m2.

19 units @.1 stalls per unit for guest use:
**1.9 stalls req'd / 2 provided**

Residents:
19.45 stalls / 15 provided
4 variance requested




Access ramps:
3.5 - 4.5 m for less than 10 cars
5.5 - 6.0 m for more than 10 cars

## Considered Parking

City of Victoria Schedule C, Parking Bylaw, 2019

| Use or Class of Use | Minimum Number of Parking Spaces | | | Minimum Number of Visitor Parking spaces |
|---|---|---|---|---|
| **Multiple Dwelling** | **Core Area** | **Village / Centre** | **Other Area** | |
| Condominium (dwelling unit in a building regulated by the *Strata Property Act*) | 0.65 spaces per dwelling unit that is less than 45m² | 0.70 spaces per dwelling unit that is less than 45m² | 0.85 spaces per dwelling unit that is less than 45m² | 0.1 spaces per dwelling unit |
| | 0.80 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m² | 0.85 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m² | 1.00 space per dwelling unit that is 45m² or more, but equal to or less than 70m² | |
| | 1.20 spaces per dwelling unit that is more than 70m² | 1.30 spaces per dwelling unit that is more than 70m² | 1.45 spaces per dwelling unit that is more than 70m² | |
| Apartment (dwelling unit secured as rental in perpetuity through a legal agreement) | 0.50 spaces per dwelling unit that is less than 45m² | 0.60 spaces per dwelling unit that is less than 45m² | 0.75 spaces per dwelling unit that is less than 45m² | 0.1 spaces per dwelling unit |
| | 0.60 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m² | 0.70 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m² | 0.90 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m² | |
| | 1.00 space per dwelling unit that is more than 70m² | 1.10 spaces per dwelling unit that is more than 70m² | 1.30 spaces per dwelling unit that is more than 70m² | |
| Affordable (affordable dwelling units secured in perpetuity through a legal agreement) | 0.20 per dwelling unit that is less than 45m² | | | 0.1 spaces per dwelling unit |
| | 0.50 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m² | | | |
| | 0.75 spaces per dwelling unit that is more than 70m² | | | |

**Unit by Unit analysis creates a parking demand of 21 stalls**
2 stalls req'd for guests / 2 Provided
19 stalls req'd for residents / 15 provided

4 stall Variance request

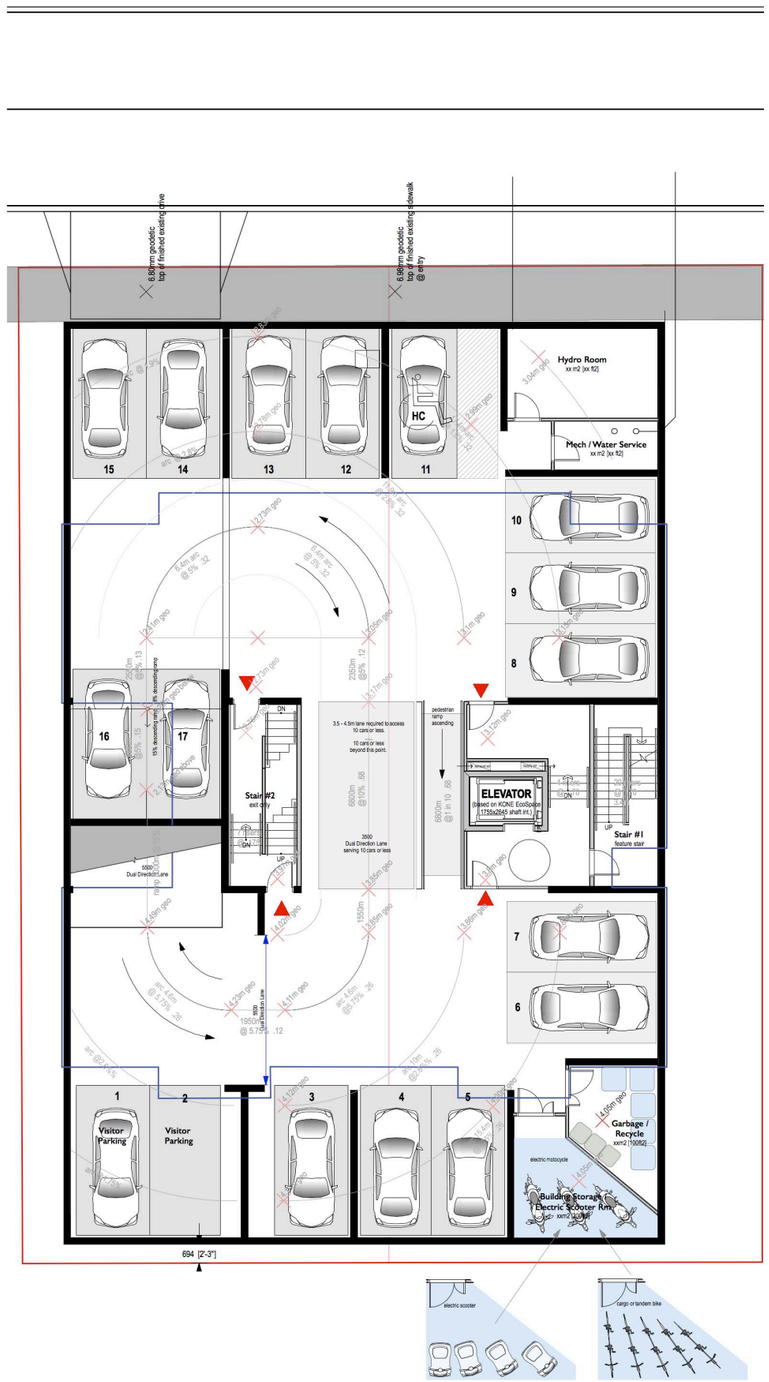
**Parking Reduction Measures:**

• provision of 4 electric bikes for all residents to use, in dedicated additional bike parking stalls, as an equivalent of ±2 stalls.

•Within the Parkade room is provided for 3 Morocycles or 4 scooters or 5 tandem/cargo bikes as an equivalent of ±2 stalls

• ground floor contains a full featured bike room for commuters including a covered entry, bike charging, bike wash, bike repair, room for tandem and cargo bikes,and the growing need of ride on scooters.

• underground parking has been developed as requested by neighbourhood, not as directed by zoning / planning, and signifiantly less efficient than surface parking.




# 933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia


Hillel Architecture inc
Central Stores Building 497 St. Patrick Street Victoria BC V8S 4X4 t 250.592.9198


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project:
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Victoria, British Columbia

drawing title
Basement Plan and Parking Assessment

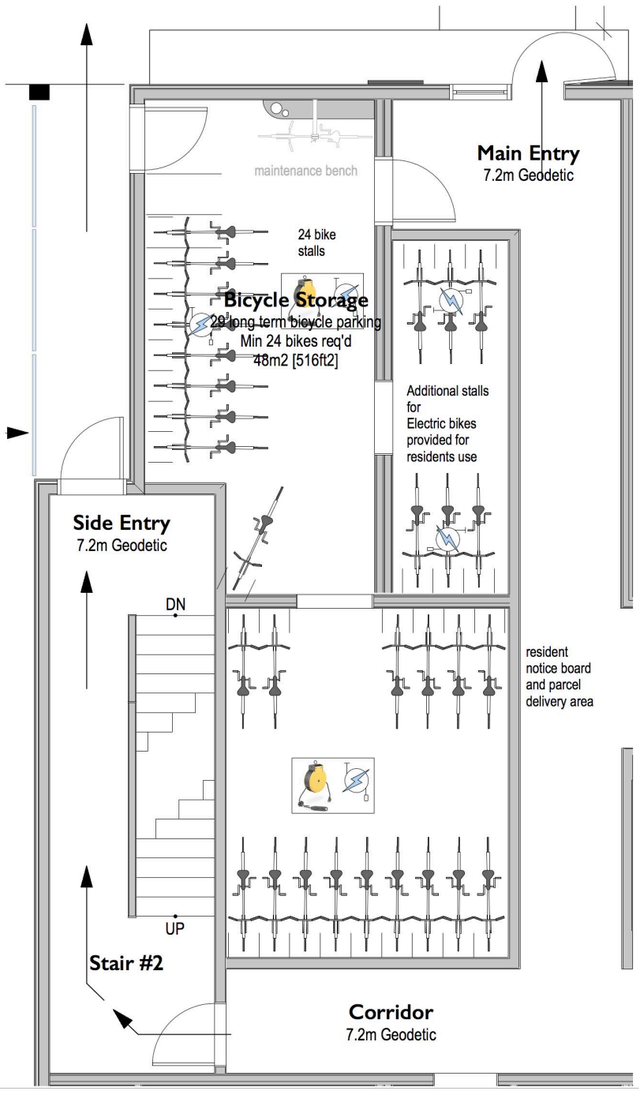

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## Parking Data Source / Summary

## Parkade & Services Planning




**Unit by Unit analysis creates a bike parking demand of 24 stalls**

0 units @1.0 bikes per unit less than 45m2

19 units @ 1.3 bikes per unit greater than 45m2

**24 stalls Available**

**Full Featured Bike Room**

• ground floor located with outdoor direct and covered entry

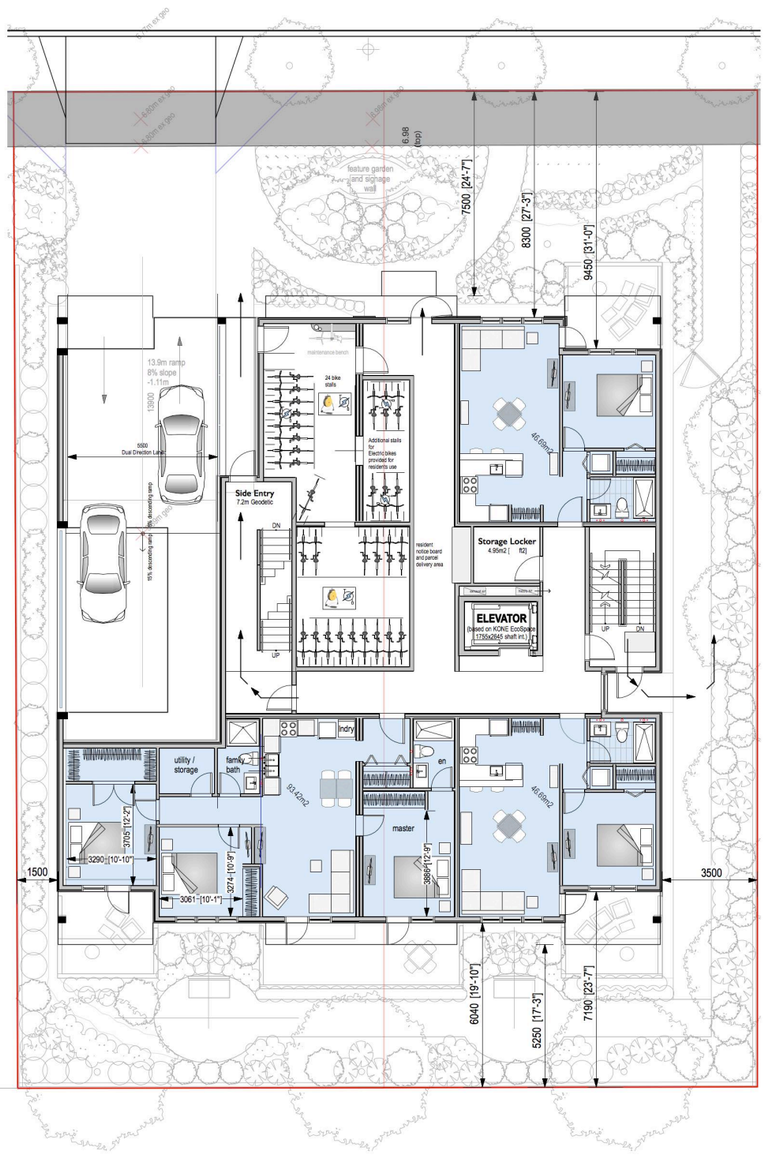
•4 overhead power spools serving ± 24 stalls

• potential bike stalls for cargo and tandem bikes

• work bench

• bike wash

In addition, as a parking reduction measure the building provides 4-6 electric bikes for residents use, in 4-6 additional bike stalls.




Bike Room Plan / 933 & 935 Convent Street Victoria BC

Ground Floor Plan * 933 & 935 Convent Street

933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia

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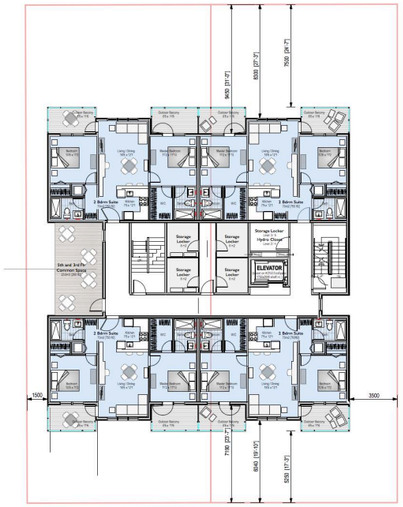
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drawing title
Ground Plan, Bike Parking Assessment

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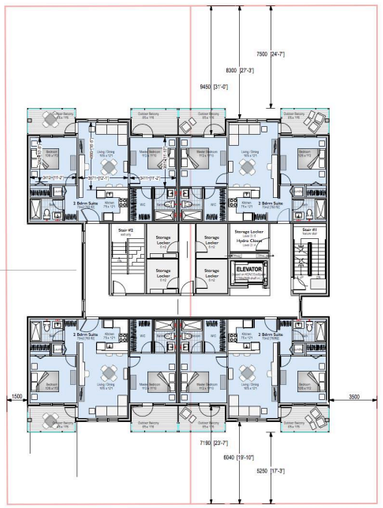


## Fifth Floor
(Typical Floor)

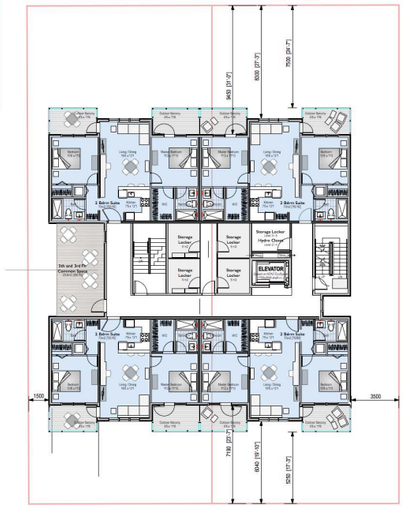
all units have access to common social outdoor decks on the 5th and the 3rd floors.

These common social spaces face afternoon and evening sun.

These spaces are also become valueable when a units own deck is in the shade

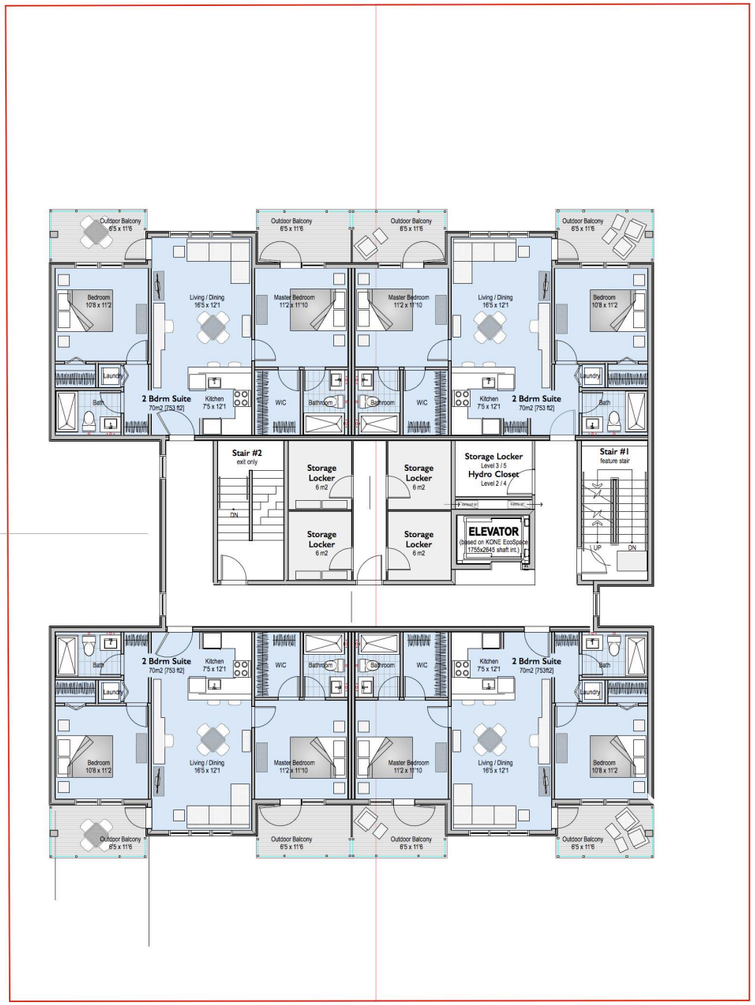


## Fourth Floor
(Typical Floor)



## Third Floor
(Typical Floor)

all units are provided storage rooms: with lights, power, temp control, on the same level as the units themselves, to protect personal possessions



## Second Floor • Typical Floor

# 933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia


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Central Stores Building · 697 St. Patrick Street · Victoria BC · V8S 4X4 · t 250.592.9198


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project:
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Victoria, British Columbia

drawing title:
Building Plans and Common Spaces


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West Elevation / Side Yard




Front Elevation / North / Facing Convent Place



West Elevation / Viewed through 931 Convent Place



Front Elevation with adjoining western neighbour, 931 Convent Place

# 933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia

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drawing title
Building Elevations

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East Elevation / Side Yard / facing 937 Convent Street Victoria BC




South Elevation / Rear / facing 905 Southgate and 505 Quadra Street

# 933 - 935 Convent Place

933 - 935 Convent Place, Fairfield Neighbourhood, Victoria, British Columbia

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Building Elevations

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## Finishes Legend

01 Roofing: Adhered SBS roofing (not visible)

02 Fascia: Smooth faced metal fascia 1 Metalic grey

03 Soffit; Neutral warm grey wood tone soffit finishes, solid face, vent at perimeter

04 Main Field Siding 1: Metal panel, white smooth A, and textured B

05 Feature Siding 2 Metal panel, nightnight grey

06 Feature Siding 3 Warn grey plank alum siding, longboard.

07 Feature Siding 4: resawn real stone veneer, K2 or similar adhered veneer.

08 Balcony Edge Fascia 1: metal fascia, white, matcching white of bldg panels

09 Balcony Edge Fascia 2: metal fascia, light warm grey matching longboard

10 Balcony Edge Fascia 3 metal fascia, dark warm grey matching longboard

11 Balcony Railings: anodized alum with tempered clear glass, lowered railing

12 Balcony privacy Wall: warm grey wood tone alum plank siding, longboard

13 Residential Windows; double glazed, low e coated, white

14 Building Entry Doors; clear tempered frameless glass, polished patch hardware

15 Privacy Wall Finishes: warm grey wood tone alum plank siding, longboard

16 Concrete Finishes: warm grey elastomeric paint finish to all exposed concrete faces

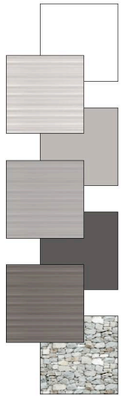
17 Planter Wall Finishes: resawn real stone veneer, K2 or similar adhered veneer

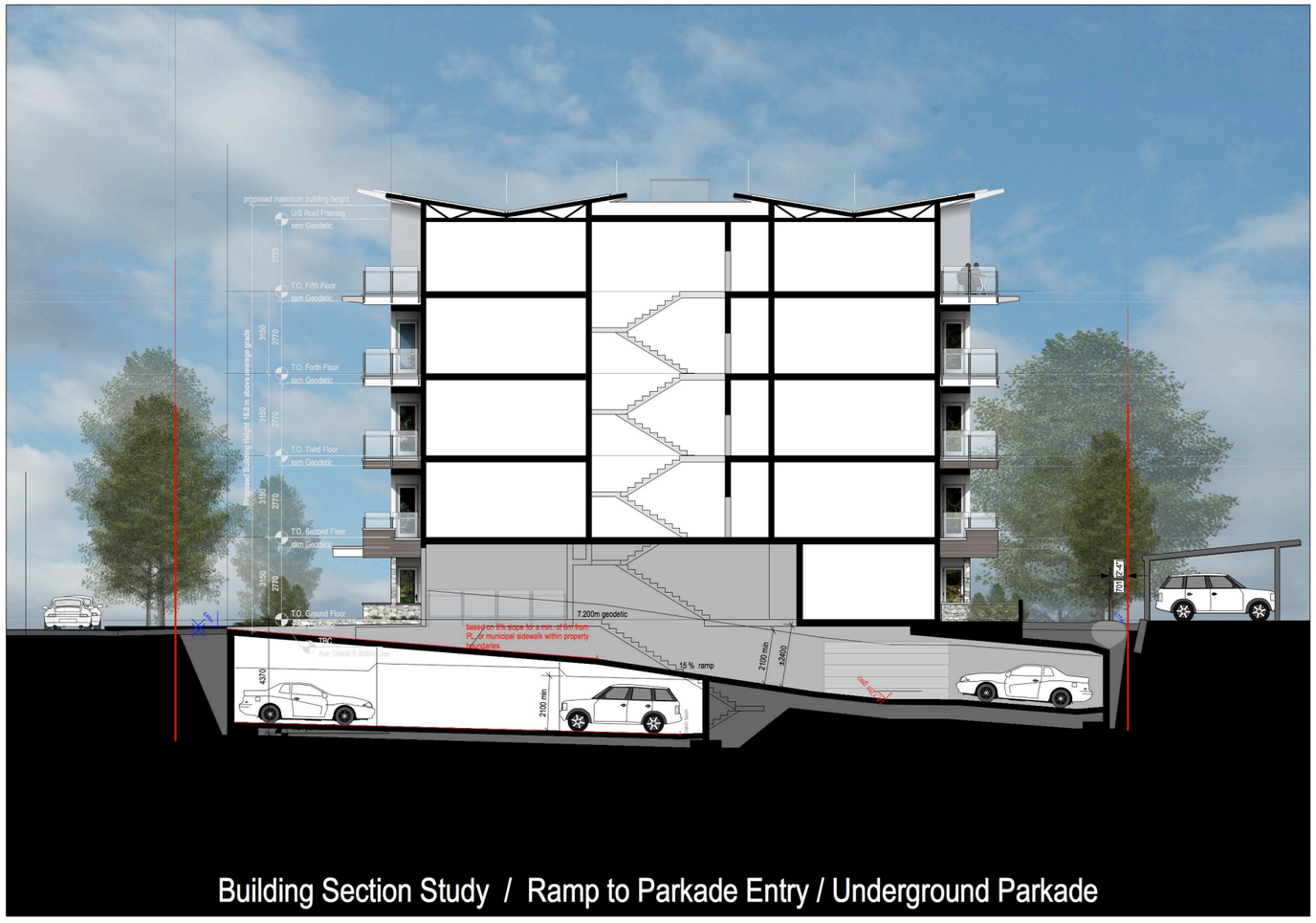
18 Signage: internally lit LED lighting (at night only) opaque white standing letters

19 Feature Building Lighting 1: bldg face illuminating low watt pin stripe accent

20 Feature Building Lighting 2: LED low watt down lights to entries, pathways.

21 Feature Building Lighting 3: focus spot reading, work lights on social common spaces, lounge chairs and tables, user controlled, auto off.






Building Section Study / Ramp to Parkade Entry / Underground Parkade

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Finishes Legend and Building Section


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