

235 RUSSELL STREET MIXED USE

**Revisions**
Received Date:
May 16, 2025



25-05-13 RZ+DP RESUBMISSION



BC LAND SURVEYORS SITE PLAN OF:

Civic: 247 Russell Street

Legal Lot A, Section 31,
Esquimalt District, Plan 29271

AND

Lot 39, Section 31,
Esquimalt District, Plan 549

Parcel Identifier (Lot A) : 001-422-294 in the City of Victoria
Parcel Identifier (Lot 39): 003-391-426 in the City of Victoria

0 2 10 20

All distances are shown in metres.

The intended plot size of this plan is 658.8mm in width by 467.8mm in height (Arch C size) when plotted at a scale of 1:150.

LEGEND

Elevations are to geodetic datum

- denotes - existing elevation
- denotes - Catch Basin
- denotes - Clean Out
- denotes - Utility Pole with Transformer
- denotes - Water Valve
- denotes - Water Meter
- denotes - Service Cover

Lot A Area = 2008.0 m²

Lot 39 Area = 669.6 m²

October 03, 2018

File : 12.643 - 18

POWELL & ASSOCIATES

B C Land Surveyors

250-2850 Douglas Street

Victoria, BC V8T 4H4

phone (250) 382-8833



The following non-financial charges are shown on the current Bill and may affect the property.
Lot A: M76300 - Exceptions and Reservations
Lot A: 3187920 - Exceptions and Reservations
Lot 39: M76301 - Undermining Rights

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

ISSUED 25-05-13 RZDP RESUB 03
ISSUED 25-05-11 RZDP RESUB 02
ISSUED 24-05-11 RZDP RESUBMISSION
ISSUED 24-05-26 RZDP SUBMISSION

Rev	Date	Description
001	25-05-03	Issued by
002	25-05-03	Issued by
003	25-05-03	Issued by
004	25-05-03	Issued by
005	25-05-03	Issued by
006	25-05-03	Issued by
007	25-05-03	Issued by
008	25-05-03	Issued by
009	25-05-03	Issued by
010	25-05-03	Issued by

NOTE: All dimensions are shown in millimetres. Round Dimensions are made clear to GNS

Russell MX

235 Russell Street

Victoria BC

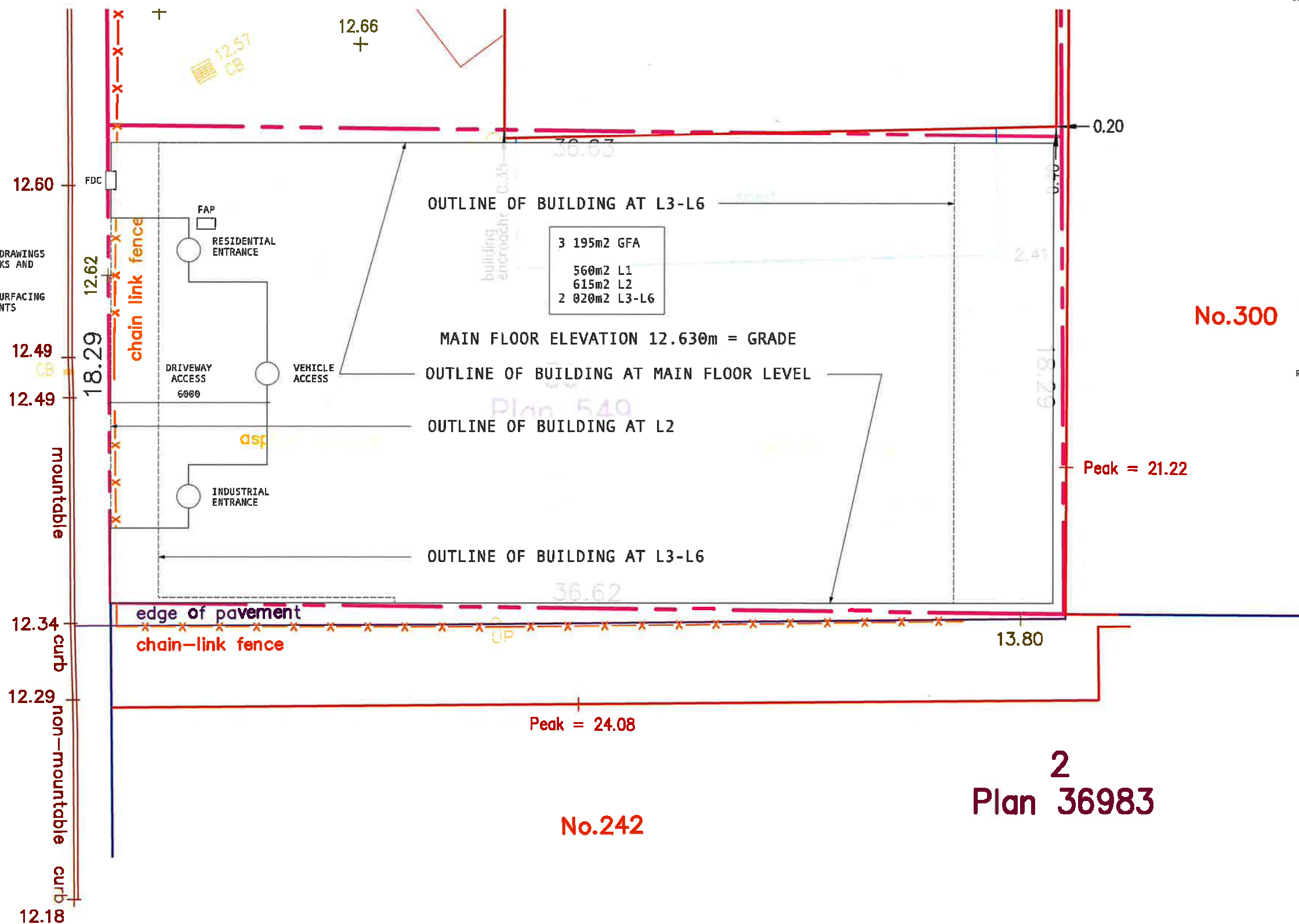
Survey Plan

diKa A100

diKa Architects
Victoria
977 Fort Street V8V 3K3 T 1 - 250-658-3367
Nanaimo
102-5180 Dublin Way V8T 2K8 T 1 - 250-585-5810
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REFER TO CIVIL ENG. DRAWINGS
FOR ALL FRONTAGE WORKS AND
SERVICE CONNECTIONS

FRONTAGE 100% HARD SURFACING
NO LANDSCAPE TREATMENTS



PROJECT DATA - BCBC	
APPLICABLE BCBC	2024
PART 3 AND RELATED PARTS	
MAJOR OCCUPANCY	F3 INDUSTRIAL (L1-L2) C RESIDENTIAL (L3-L6)
CONSTRUCTION REQTS	3.3.3.50 GROUP C 6 STOREYS SPRINKLERED COMBUSTIBLE OR NON-COMBUSTIBLE 1HR FIRE SEP FLOORS 1HR FIRE RESISTANCE ROOF 1HR FIRE RESISTANCE LOADBEARING APPLIED TO L3 AND ABOVE
	3.2.2.00 GROUP F3 ANY HEIGHT ANY AREA SPRINKLERED NON-COMBUSTIBLE 2HR FIRE SEPARATION FLOORS 2HR FIRE RESISTANCE LOADBEARING APPLIED TO L2 AND L1
EXITS	2 EXITS REQUIRED AND PROVIDED FROM ALL FLOOR AREAS
PROJECT DATA	ZONING
ZONE	M-1
SITE AREA	669.50
INDUSTRIAL USE	1175.00
RESIDENTIAL USE	2020.00
TOTAL FLOOR AREA	3195.00
FSR	4.77
SITE COVERAGE	92%
BUILDING HEIGHT	20.235m
STOREYS	51x (6)
VEHICLE PARKING	8 stalls
BICYCLE PARKING	98 LT spaces 12 ST spaces
FRONT SB	0.00
REAR SB	0.00
NORTH SIDE SB	0.00
SOUTH SIDE SB	0.00
RESIDENTIAL SUITES	30 total
STUDIO	4
1BR	16
2BR	8
3BR	2
SUITE AREAS	m2
STUDIO	33.00
1BR	43.00
2BR	63.00
3BR	95.00
PROJECT DATA	LEGAL
LEGAL	LOT 39 SECTION 31 ESQUIMALT DISTRICT PLAN 549
ADDRESS	235 RUSSELL STREET
OWNER	235 RUSSELL HOLDINGS LTD.
ARCHITECT	dhKARCHITECTS 977 FORT STREET VICTORIA BC V8V 3K3 250-658-3367
CIVIL	WESTBROOK CONSULTING LTD. 115-866 GOLDSTREAM AVENUE VICTORIA BC V9B 0J3 250-391-0592

ISSUED	25-05-13	RZOP RESUB 03
ISSUED	25-03-12	RZOP RESUB 02
ISSUED	24-09-11	RZOP RESUBMISSION
ISSUED	24-06-05	RZOP SUBMISSION

Rev	Date	Description
01	25-05-13	Issued for
02	25-03-12	Issued for
03	24-09-11	Issued for
04	24-06-05	Issued for

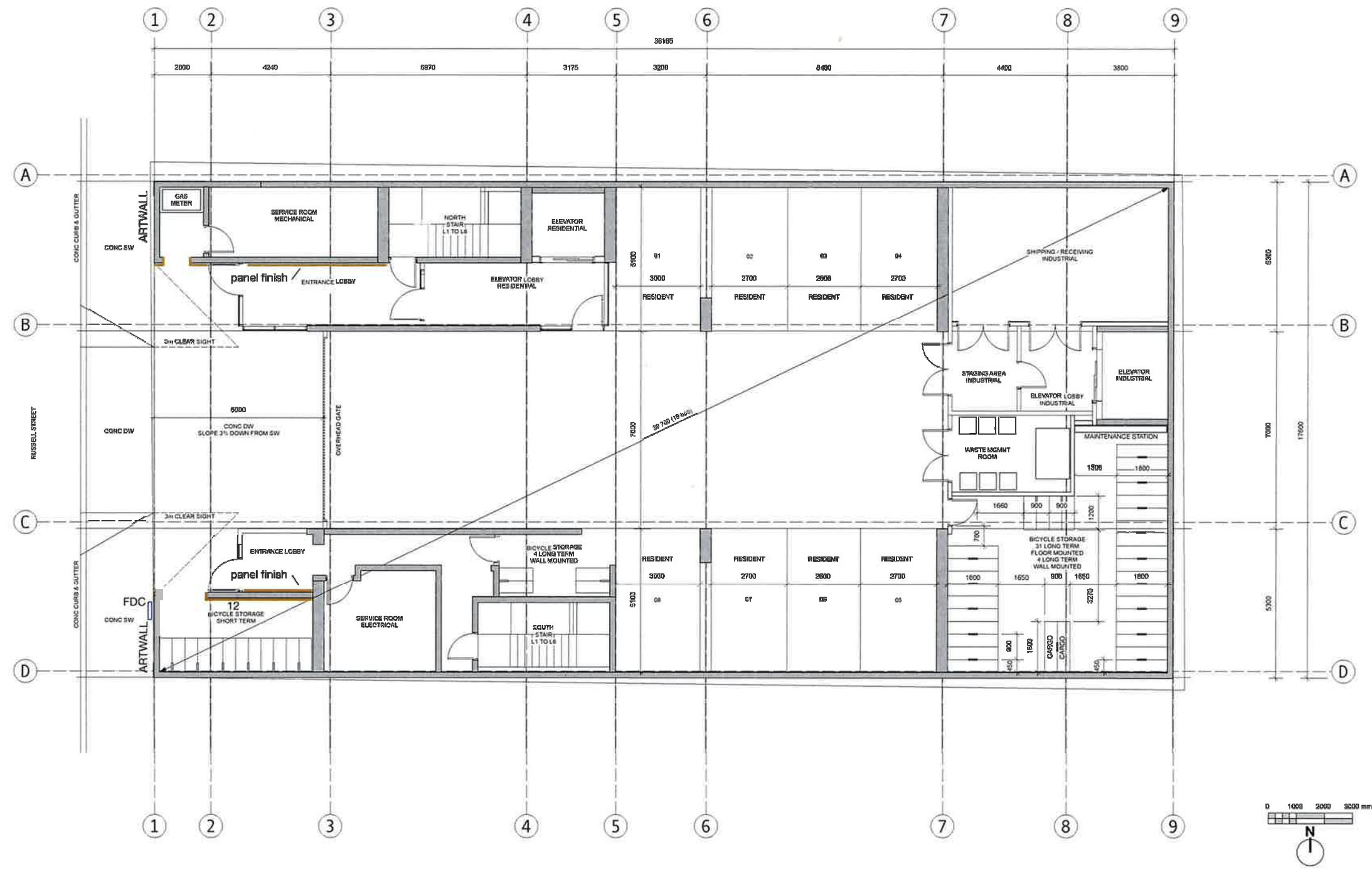
NOTE: All dimensions are shown in millimeters. Room Dims are in decimal DIMS

Russell MX
235 Russell Street
Victoria BC
Site Plan & Project Data



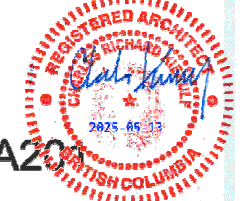
dhKARCHITECTS
Victoria
977 Fort Street V8V 3K3
Telephone 250-658-3367
102-5180 Dublin Way V8T 2K6
T 1-250-658-3367
T 1-250-658-3367

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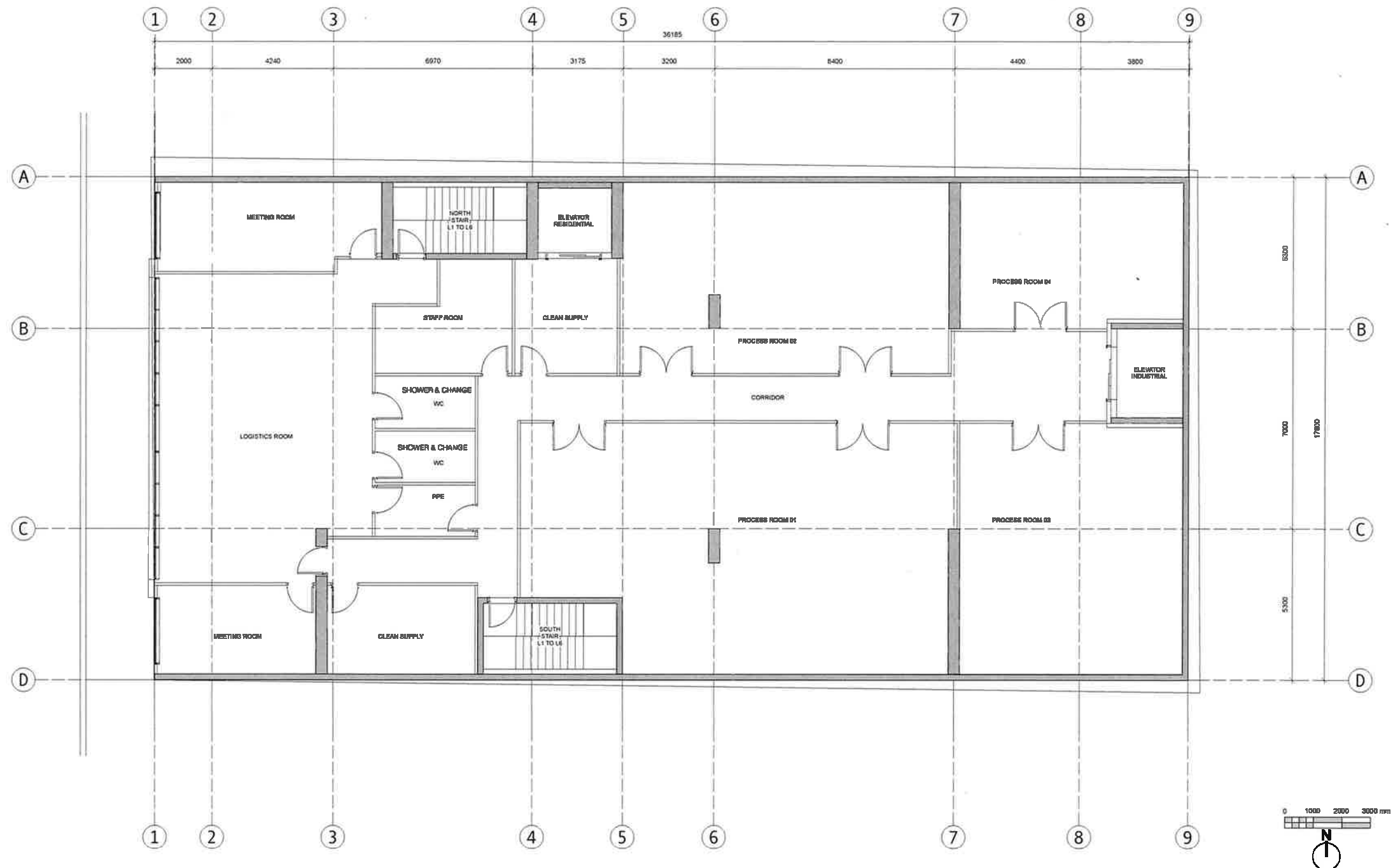


ISSUED	25-05-13	RZDP RESUB 03
ISSUED	23-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
Rev 01	25-03-08	Design
Rev 02	CRK	Design
Rev 03	CRK	Design
Rev 04	CRK	Design
Rev 05	CRK	Design
Rev 06	CRK	Design
Rev 07	CRK	Design
Rev 08	CRK	Design
Rev 09	CRK	Design
Rev 10	CRK	Design
Rev 11	CRK	Design
Rev 12	CRK	Design
Rev 13	CRK	Design
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Rev 97	CRK	Design
Rev 98	CRK	Design
Rev 99	CRK	Design
Rev 100	CRK	Design

Russell MX
 235 Russell Street
 Victoria BC
L1 PLAN

dHkKa
 977 Fort Street V8V 3K3 T1 250-659-3367
 102-5190 Dublin Way V8T 2K8 T1 250-585-5810



ISSUED	25-05-18	RZDP RESUB 03
ISSUED	25-08-12	RZDP RESUB 02
ISSUED	24-08-11	RZDP RESUBMISSION
ISSUED	24-08-28	RZDP SUBMISSION
Rev	Date	Description
01	25-05-18	ISSUED
02	25-08-12	ISSUED
03	24-08-11	ISSUED
04	24-08-28	ISSUED
05	1-100	PROJECT NUMBER
06	2017	YEAR

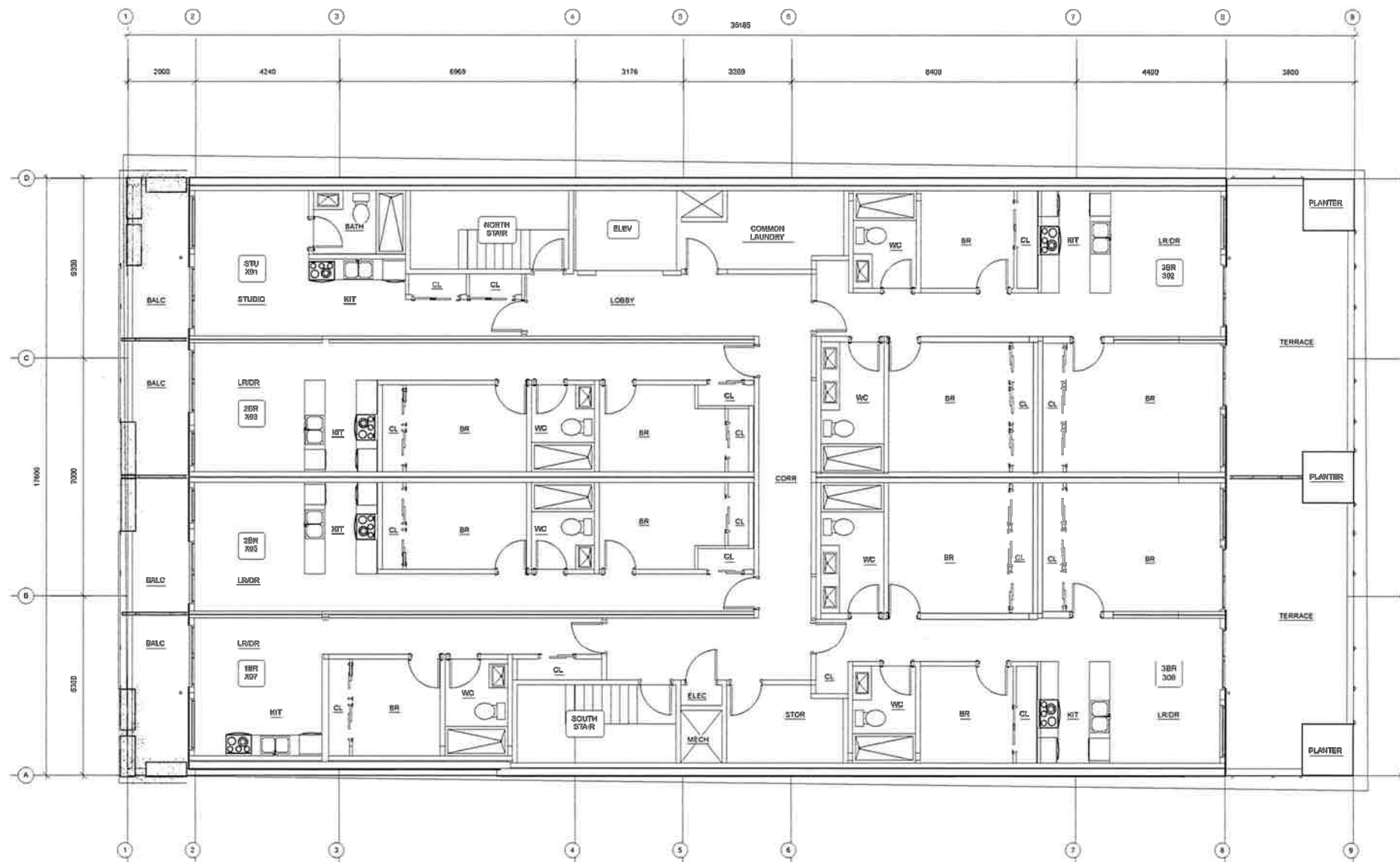
Russell MX
 235 Russell Street
 Victoria BC
L2 PLAN

dhka

A200

REGISTERED ARCHITECT
 2025-05-13
 BRITISH COLUMBIA

dhka
 877 Port Street W/V 2K3
 Vancouver
 100-1100 Dublin Way V5T 3K5
 T 1-250-688-3367
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ISSUED 25-05-13 RZDP RESUB 03

ISSUED 25-03-12 RZ-DP SUBMIT

Rev.	Date	Description	By
001	25-03-12	Issued for	AGB
002	25-03-12	Check	CRK
003	11-03-12	Project number	2017

NOTE: All dimensions are shown in millimeters

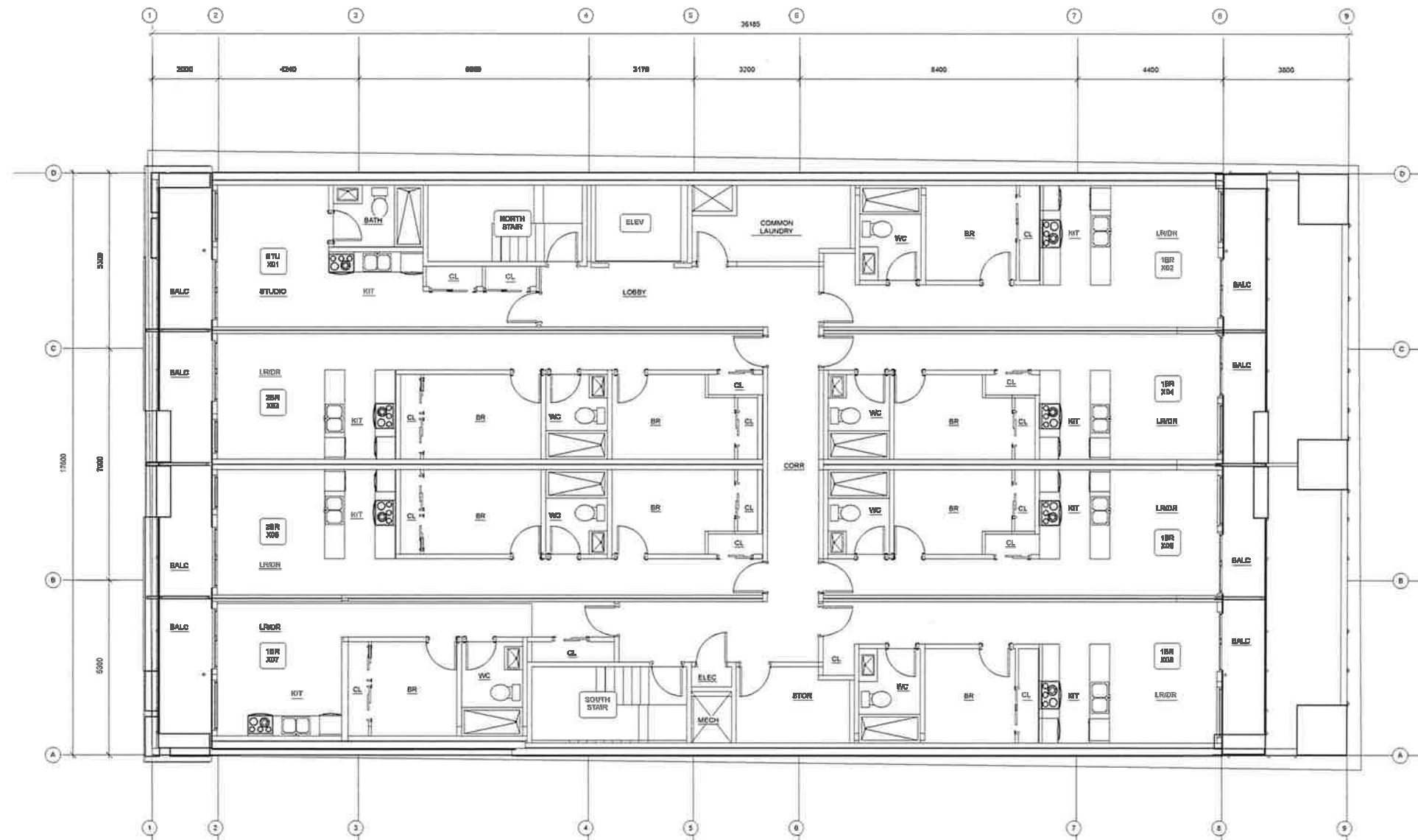
RUSSEL MX
RUSSEL STREET
VICTORIA BC
PLAN L3

dhk



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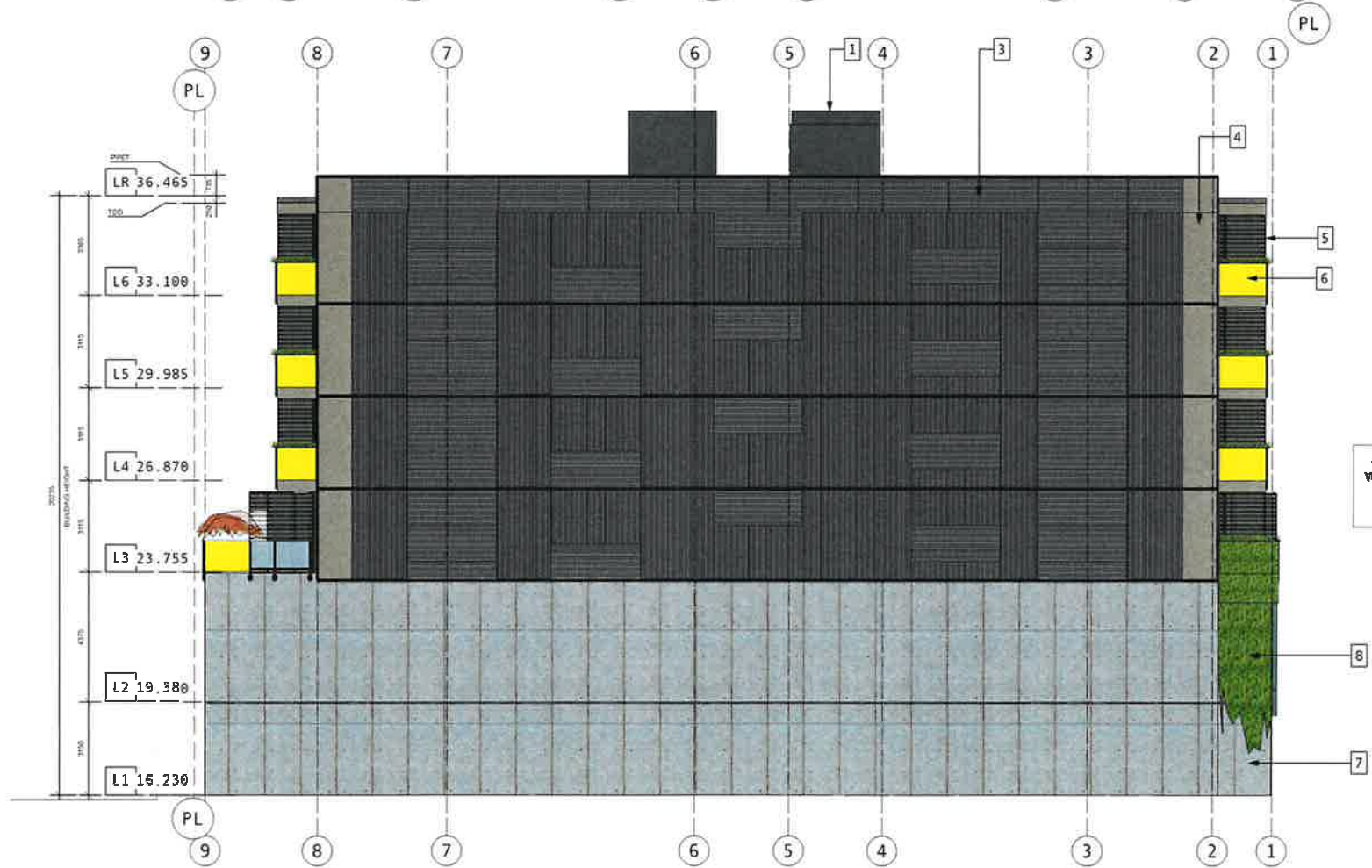
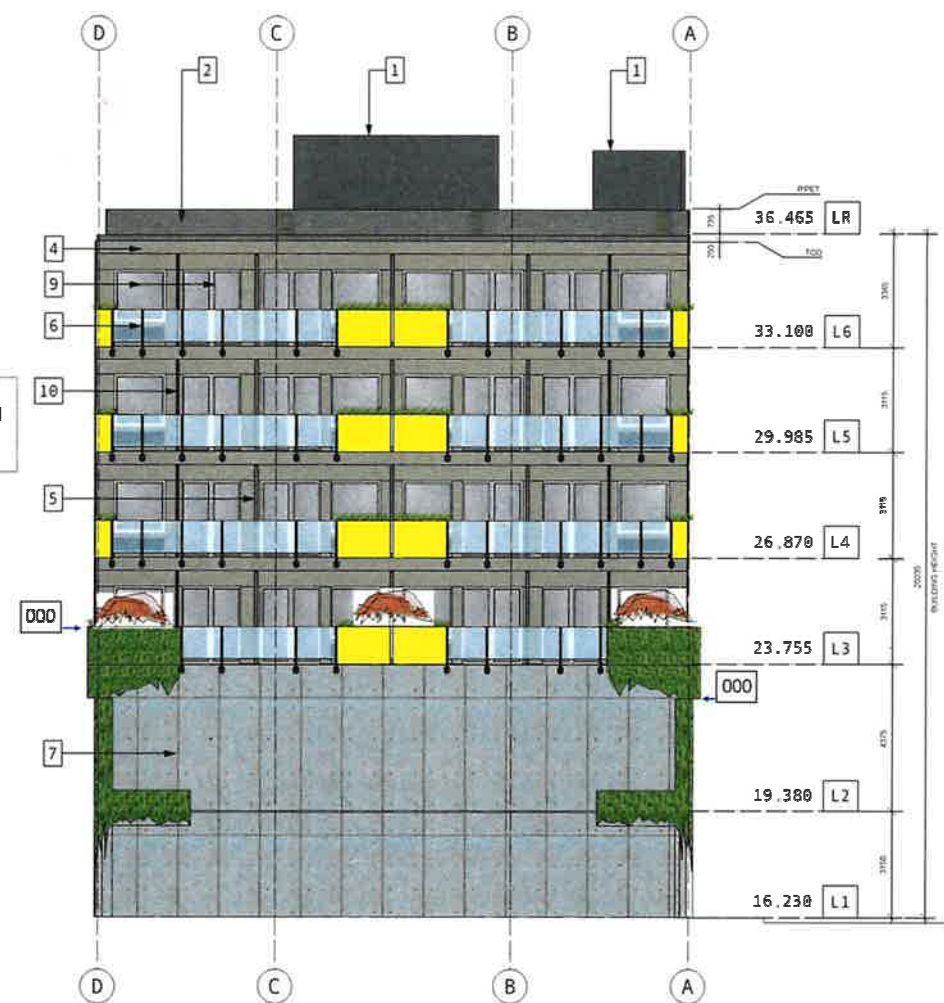
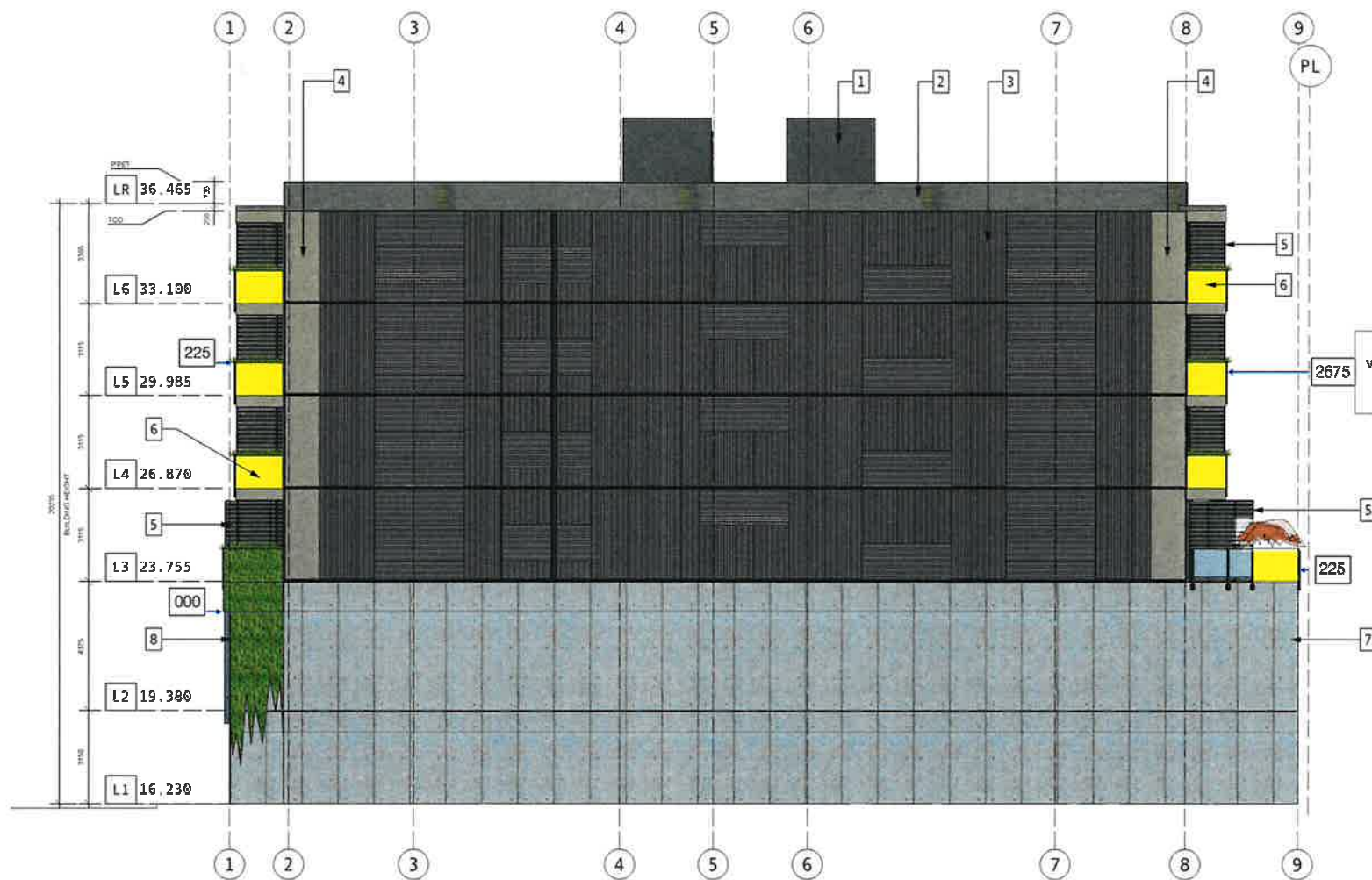


ISSUED	25-05-13	RZDP RESUB 03	
ISSUED	25-03-12	RZ-DP SUBMIT	
Rev	Date	Description	
plot date	25-03-12	downgrade	A600
drawn by	CRK	checked by	CRK
scale	1 TS	project number	2877

RUSSEL MX
RUSSEL STREET
VICTORIA BC
PLAN L4-6



A20
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- MATERIALS LEGEND**
1. Fibre Cement Cladding - Charcoal
 2. Prefinished metal fascia / flashing
 3. Corrugated metal cladding
 4. Fibre Cement Cladding
 5. Alum + Wood Privacy Screen
 6. Alum + Glass Guards with planter boxes
 7. Painted Concrete
 8. Trailing Plants
 9. High performance Windows and Doors
 10. Rain Water Leaders

ISSUED 25-05-13 RZDP RESUB 03
 ISSUED 24-08-11 RZDP RESUBMISSION
 ISSUED 24-08-07 CALUC MTO
 ISSUED 24-06-25 RZDP SUBMISSION

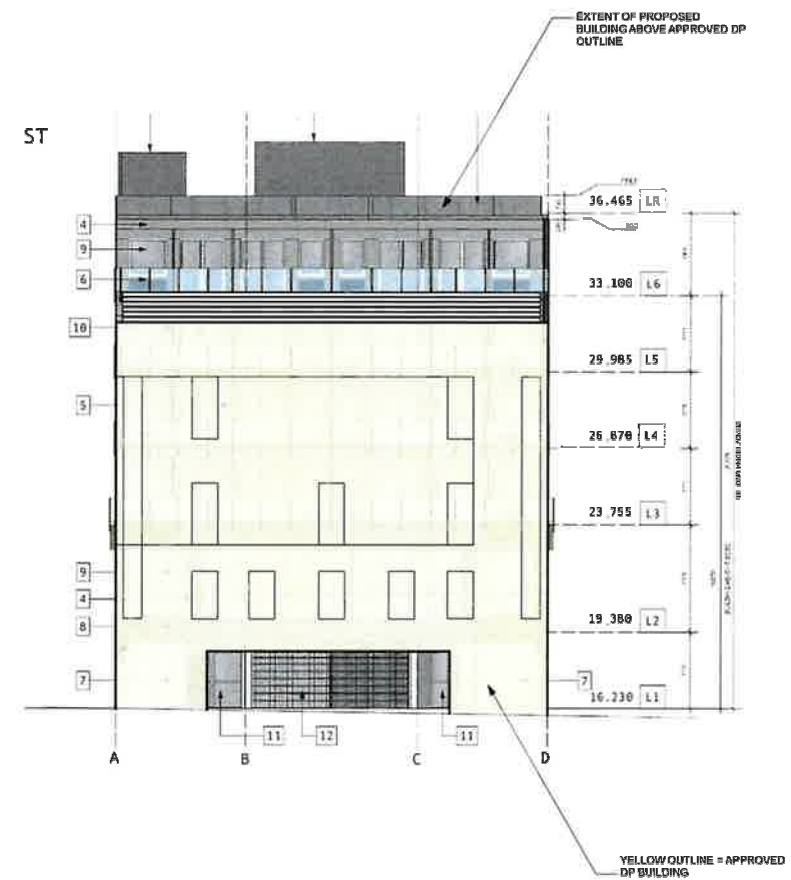
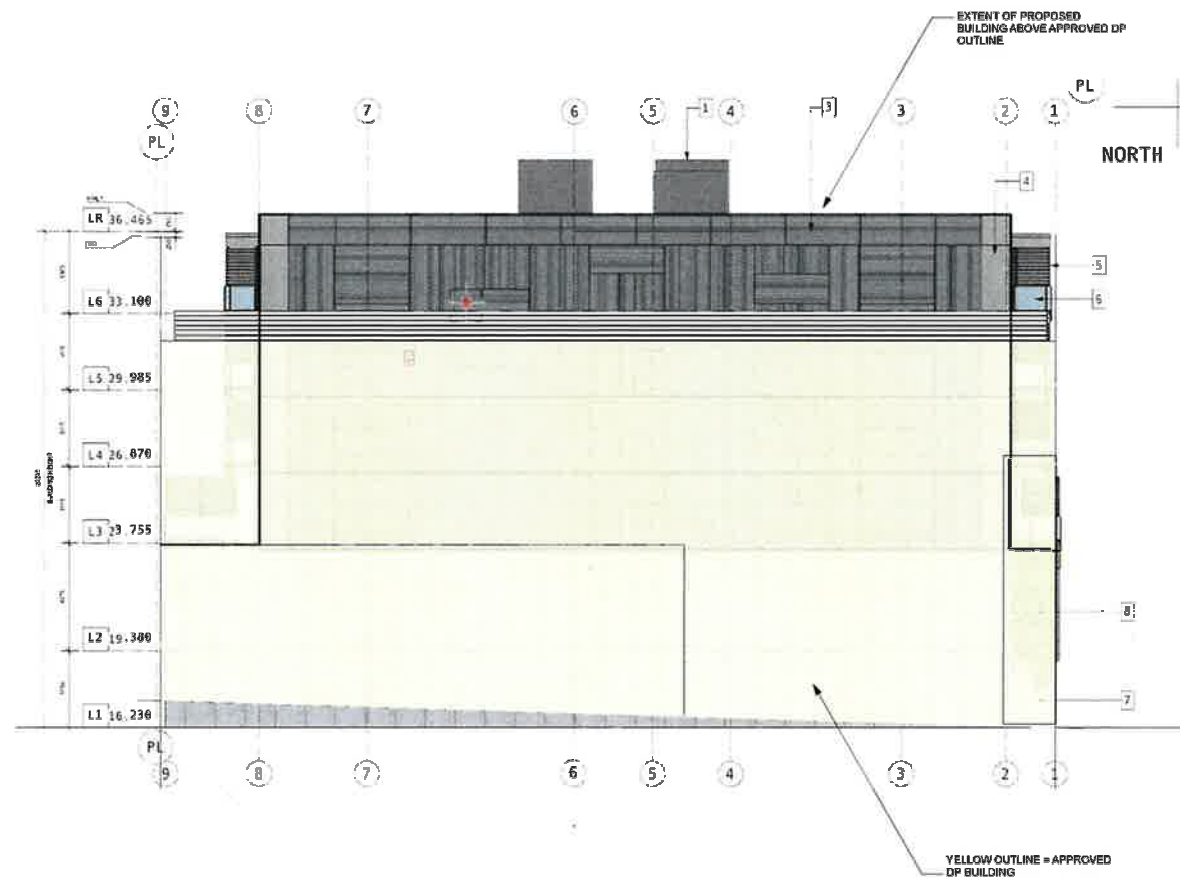
Rev Date Description
 25-03-03 drawing
 CRK created by CRK
 1100 program number 2017

NOTE: All dimensions are shown in millimeters. Room Dimensions are as per floor plan.

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 235 Russell Street
 Victoria BC
 Elevations



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ISSUED 25-05-13 RZDP RESUB 03

ISSUED 25-03-12 RZ-DP SUBMIT

Rev	Date	Drawn by	Checked by
01	25-03-12	CRK	CRK
02	17-05-13	CRK	CRK

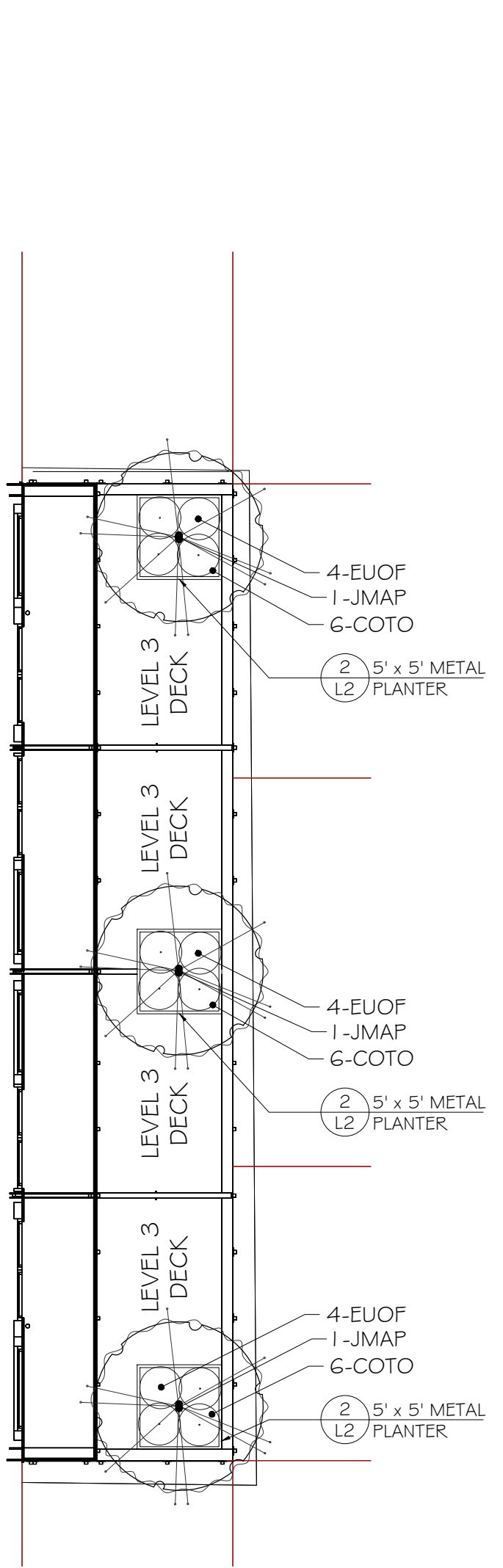
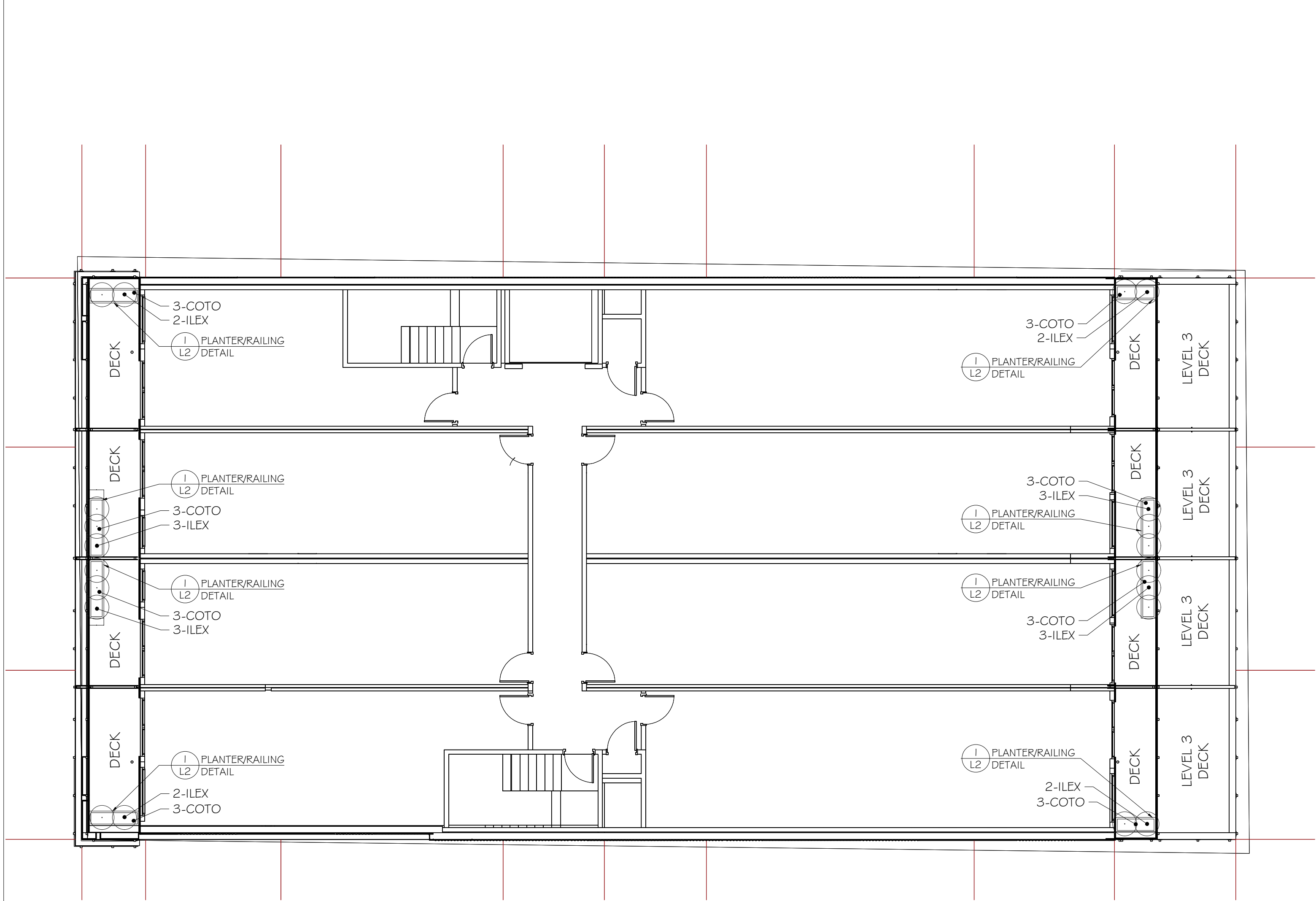
NOTE: All dimensions are shown in millimeters.

RUSSEL MX
RUSSEL STREET
VICTORIA BC
ELEV_OVERLAY



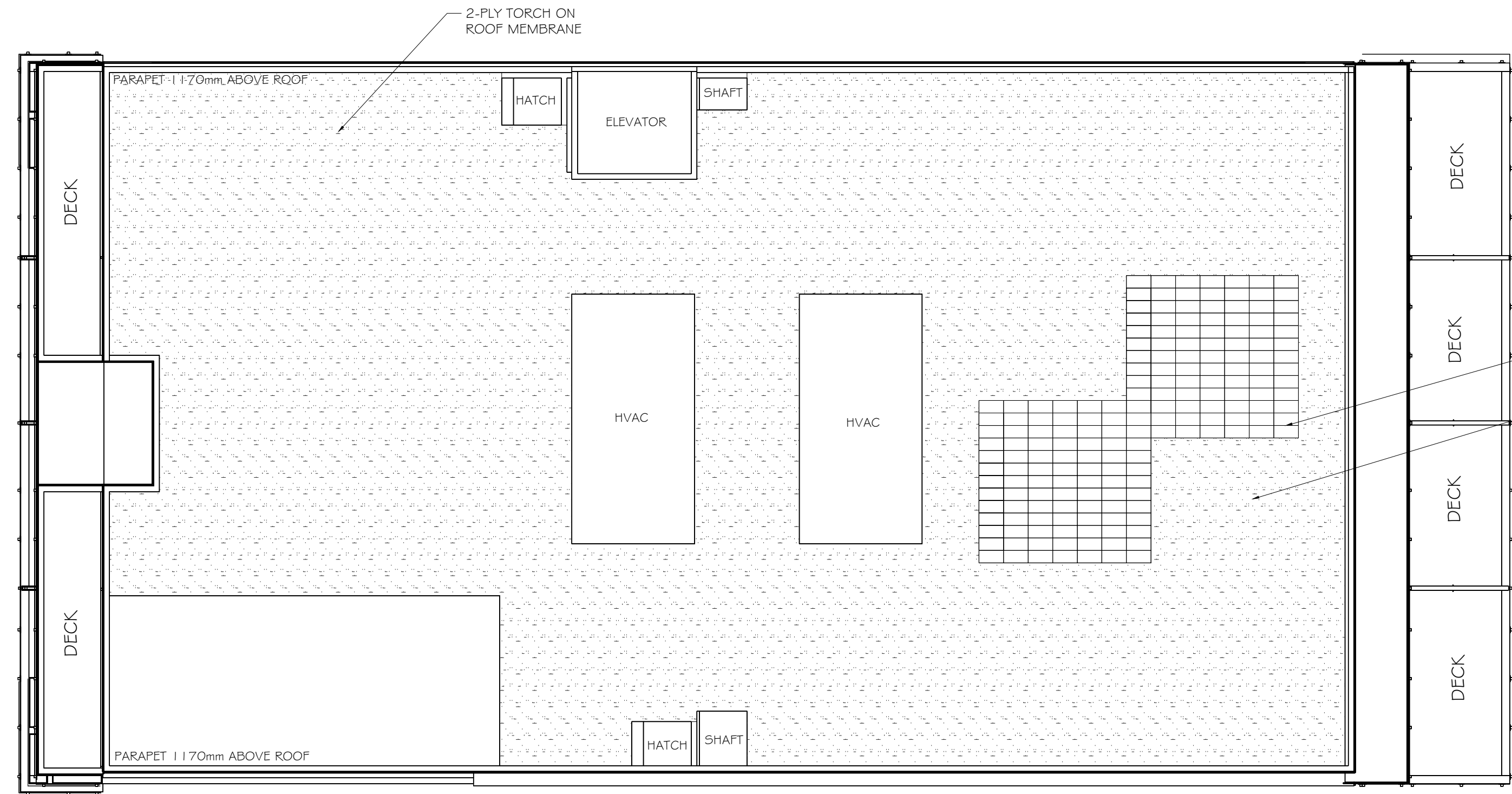
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LEVELS 2, 4, 5 & 6

LEVEL 3 PLAN



GREEN ROOF PLANTINGS

CONTACT:
NATS NURSERY
ADDRESS: 17127 FRASER HWY,
SURREY BC V4N 0E5
604-576-1300

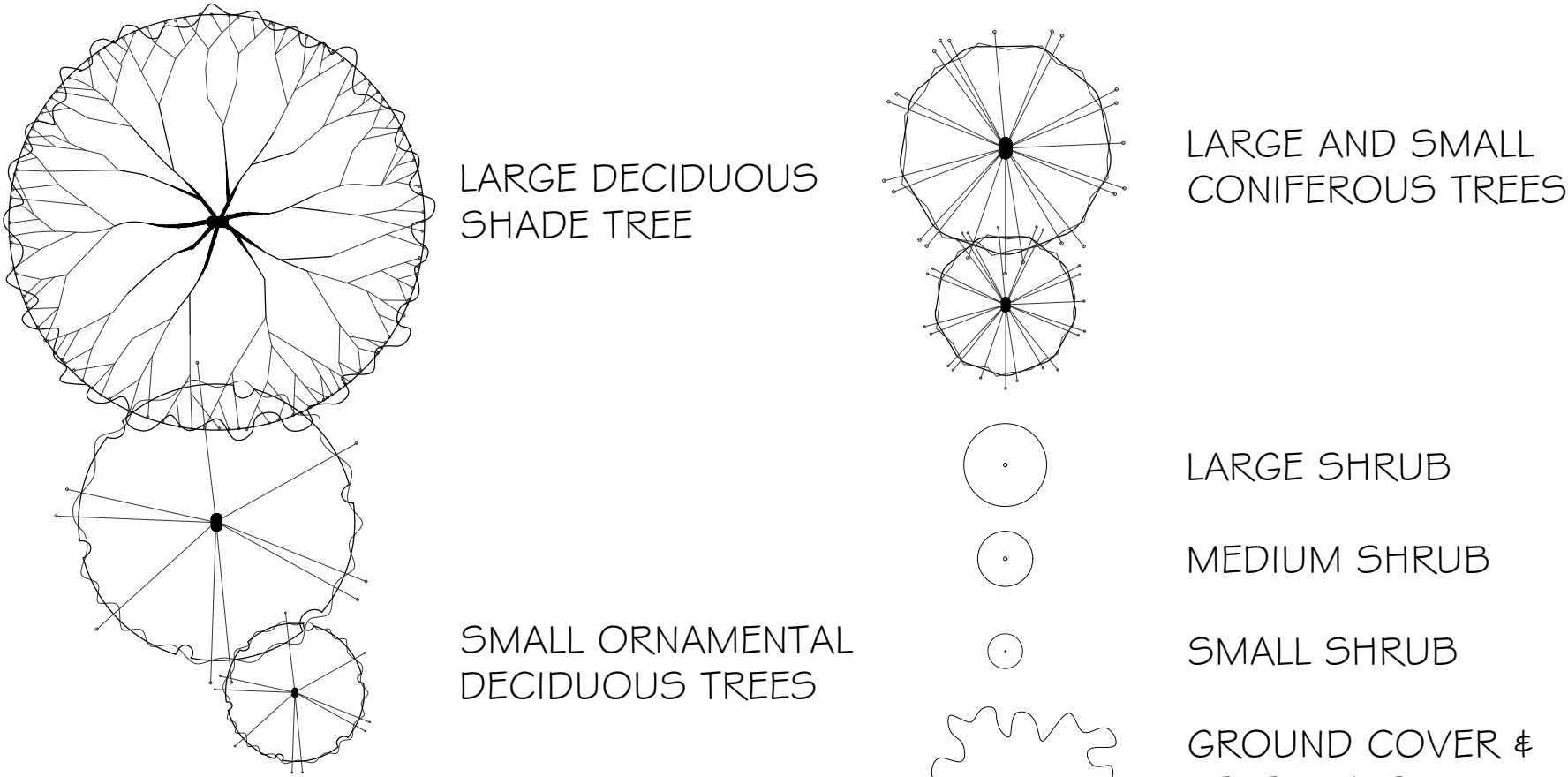
NUMBER OF 1' x 2' LIVEROOF TRAYS = 200

GREENROOF PLAN

PLANT LIST - LEVELS 2, 4, 5 & 6						
	KEY	QUANTITY (PER LEVEL)	QUANTITY (TOTAL)	COMMON NAME	BOTANICAL NAME	SIZE
SMALL SHRUBS	ILEX	20	80	False Holly	Ilex crenata convexa	#1 Pot
GROUND COVERS	COTO	24	96	Trailing Cotoneaster	Cotoneaster dammeri	SP5

PLANT LIST - LEVEL 3 DECK ONLY						
	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	
TREES	JMAP	3	Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.	
SMALL SHRUBS	EUOF	12	Creeping Euonymus	Euonymus fortunei var. 'Emerald & Gold'	#1 Pot	
GROUND COVERS	COTO	18	Trailing Cotoneaster	Cotoneaster dammeri	SP5	

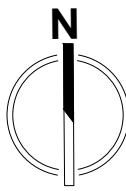
SOFTSCAPE LEGEND



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4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

project north:

issue / revisions:

No.	Issued / Revisions	Date
02	REVISED	03.04.2025
01	ISSUED FOR REVIEW	02.25.2025

seal:

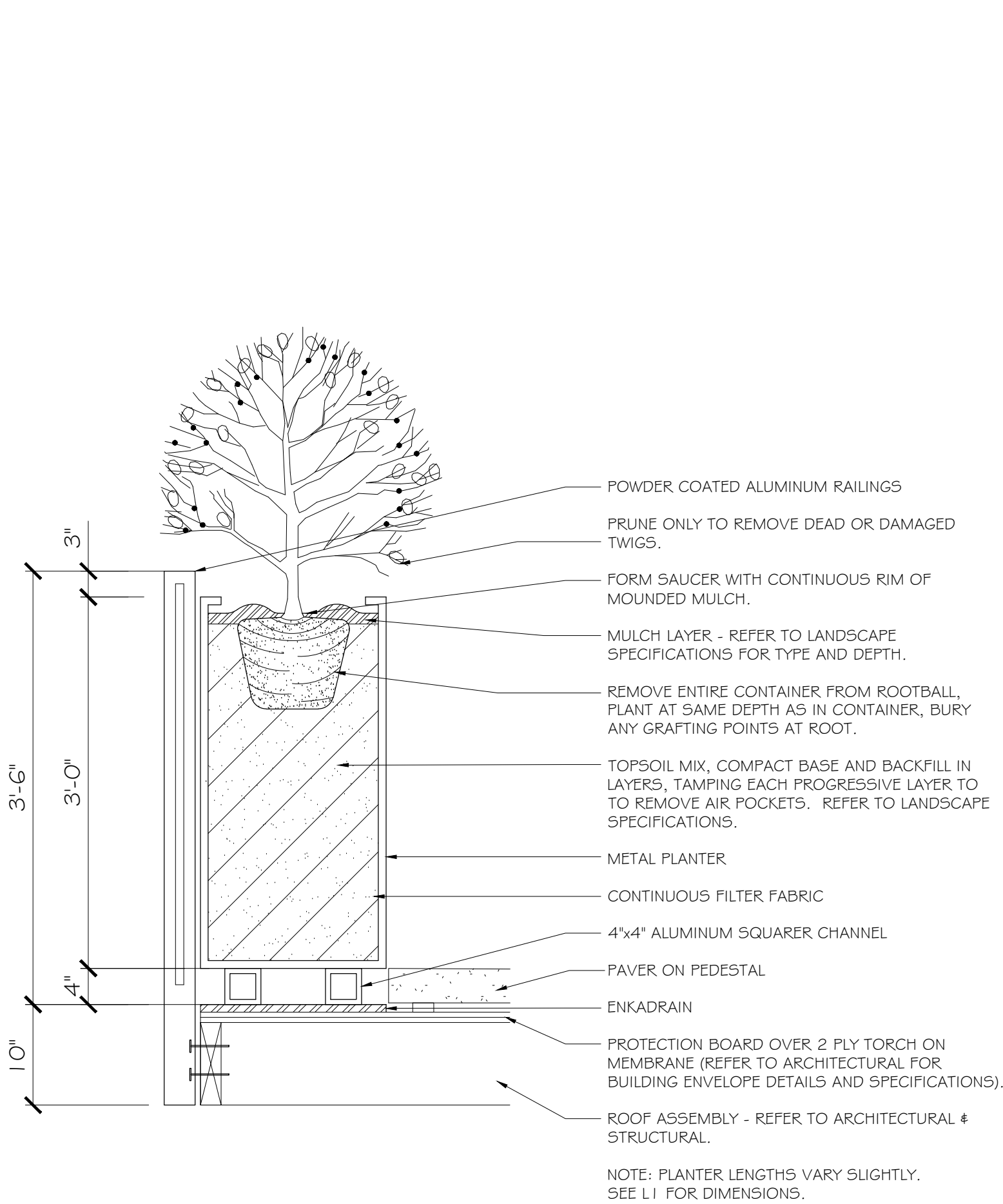
project title:
235 RUSSELL STREET

drawing title:
LANDSCAPE
CONCEPT & DETAIL
PLANS

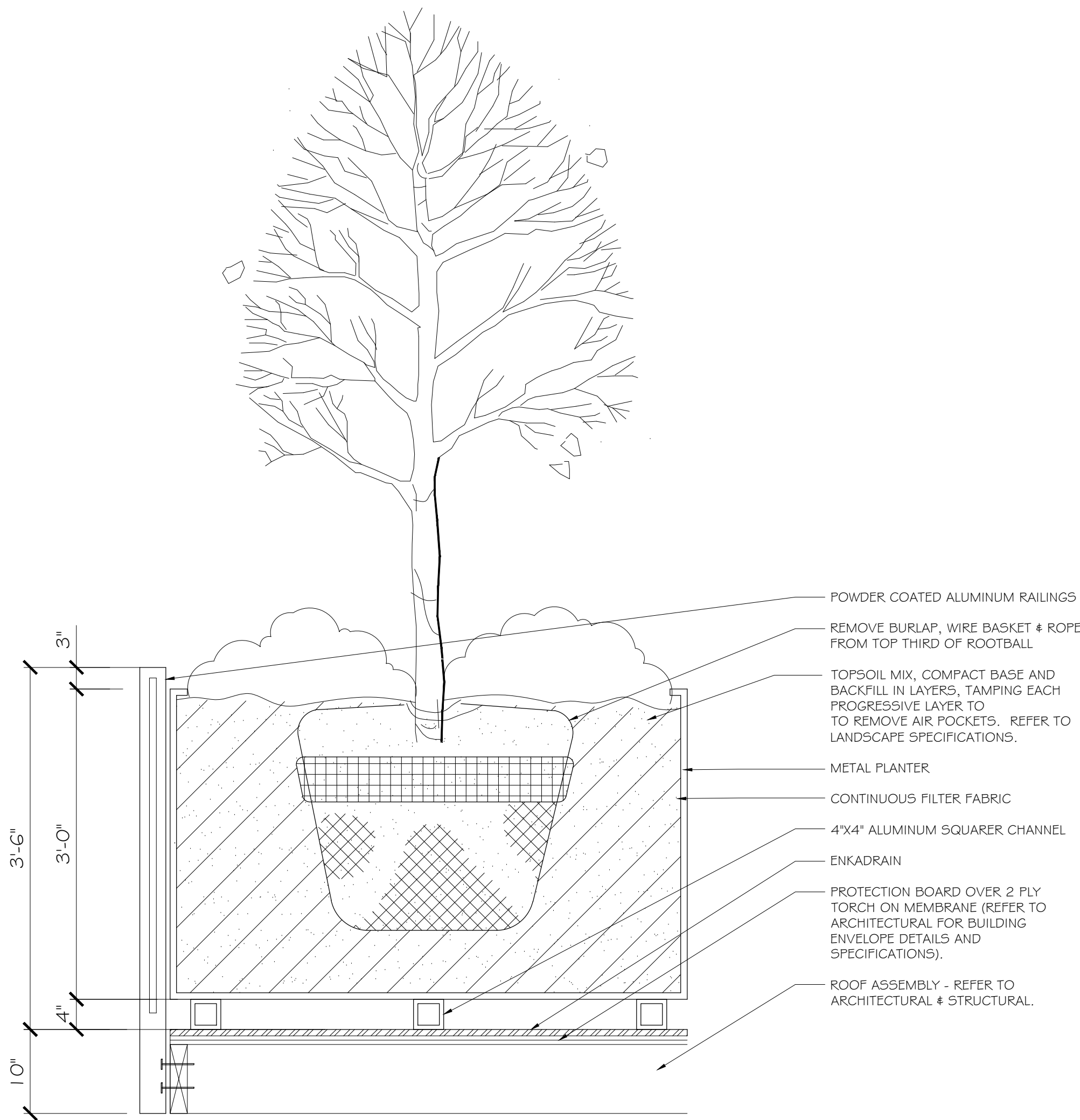
project no.:		1	
date:	04 MAR 2025	scale:	AS NOTED
checked by:	FORTH	drawn by:	BF, RF
sheet no.:			

sheet no.:

L1.00

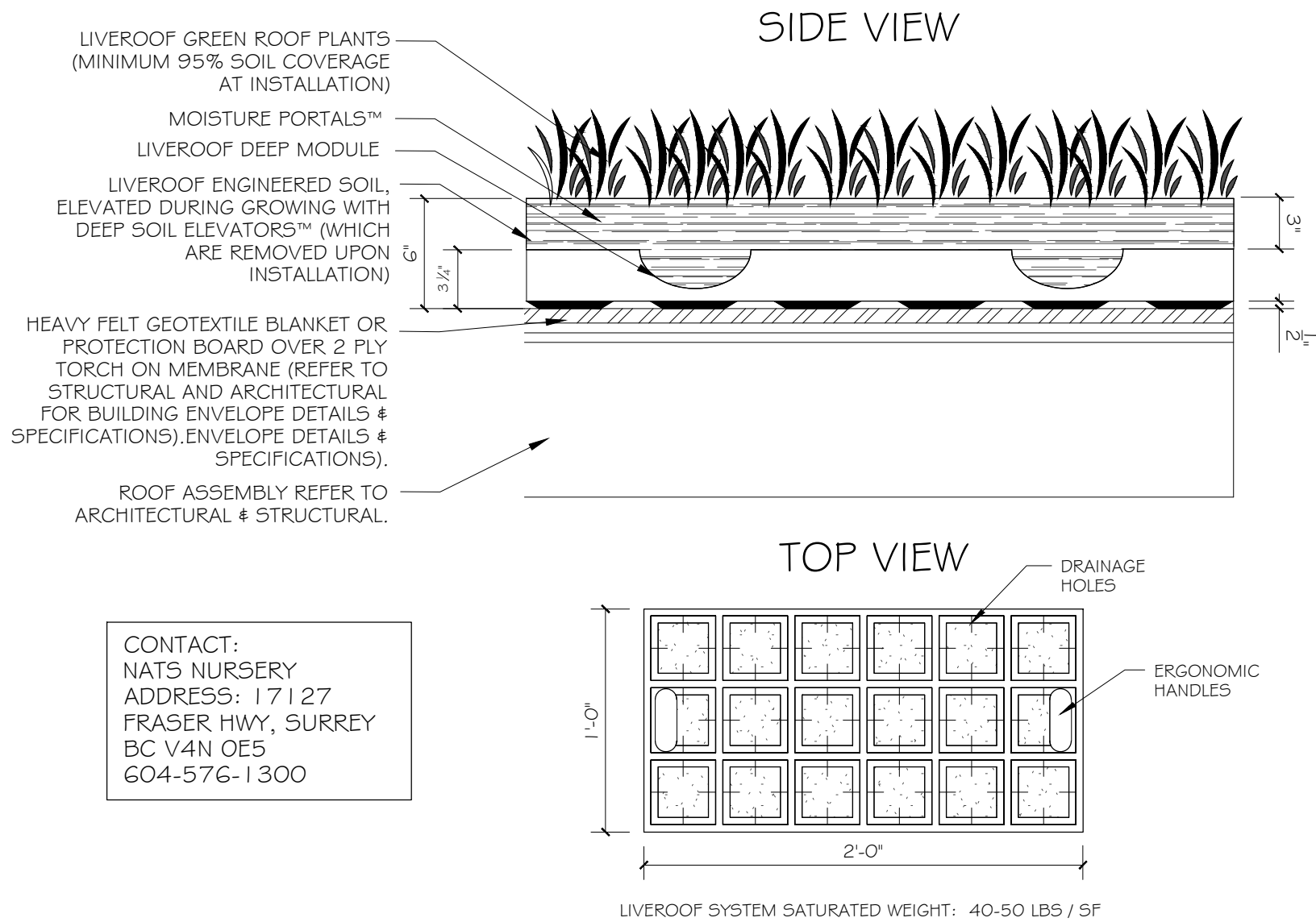


1 PLANTER/RAILING DETAIL
L2 SCALE 1" = 1' - 0"



2 5' x 5' METAL PLANTER DETAIL
L2 SCALE 1" = 1' - 0"

LiveRoof DEEP SYSTEM Over Conventional Roofing Assembly



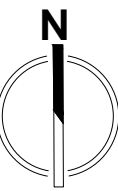
CONTACT:
NATS NURSERY
ADDRESS: 17127
FRASER HWY, SURREY
BC V4N 0E5
604-576-1300

4 GREENROOF PLANTING OVER ROOF
L2 SCALE 1-1/2" = 1' - 0"

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4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

project north:

Issue / revisions:

02	REVISED	03.04.2025
01	ISSUED FOR REVIEW	02.25.2025
00	Issued / Revisions	Date

seal:

project title:

235 RUSSELL STREET

drawing title:

LANDSCAPE DETAILS
& SPECIFICATIONS

project no.:

1

date: 04 MAR 2025

scale: AS NOTED

checked by: FORTH

drawn by: BF, RF

sheet no.:

L2.00