

235 RUSSELL STREET
MIXED USE



25-10-30 RZ+DP RESUBMISSION 05

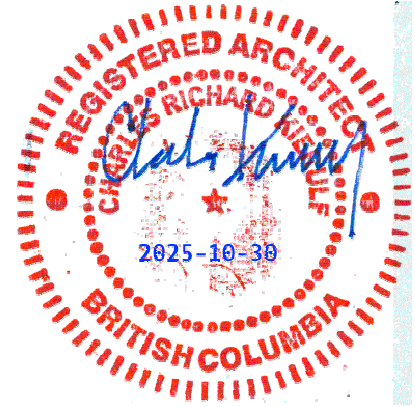




CITY OF
VICTORIA

Revisions

Received Date:
October 30, 2025



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



All distances are shown in metres.
The intended plot size of this plan
is 609.6mm in width by 457.2mm in height
(Arch C size) when plotted at a scale of 1:250.



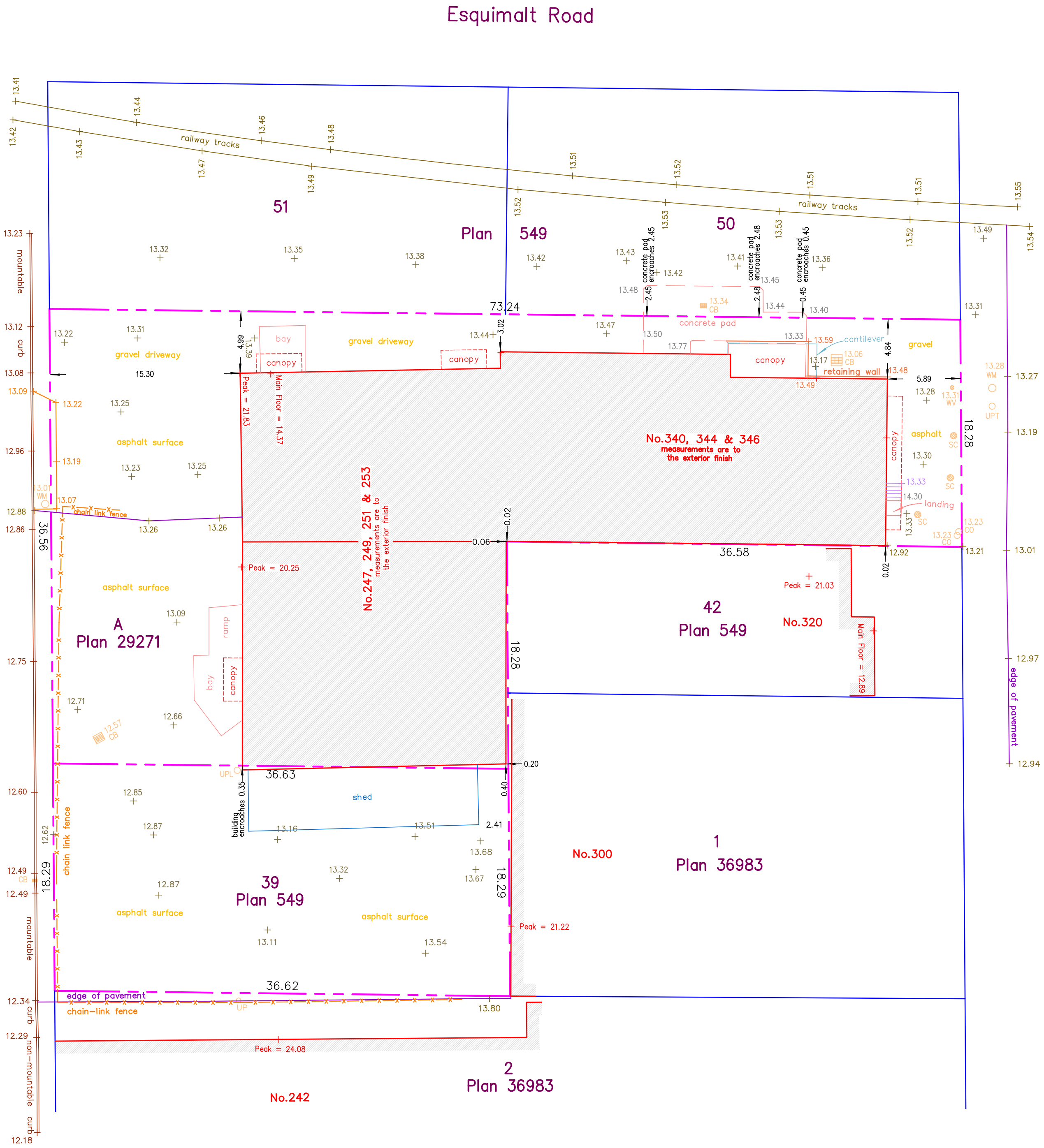
LEGEND
Elevations are to geodetic datum.
##+ - denotes - existing elevation
CB - denotes - Catch Basin
CD - denotes - Clean Out
UPT - denotes - Utility Pole with Transformer
WV - denotes - Water Valve
WM - denotes - Water Meter
SC - denotes - Service Cover

Lot A Area = 2008.0 m2
Lot 39 Area = 669.6 m2

October 03, 2018

File : 12,843 - 18
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Russell Street



Mary Street

The following non-financial charges are shown on
the current title and may affect the property.
Lot A: M76300 - Exceptions and Reservations
Lot A: 318792G - Exceptions and Reservations
Lot 39: M76301 - Undersurface 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	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
plot date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX

235 Russell Street
Victoria BC

Survey Plan

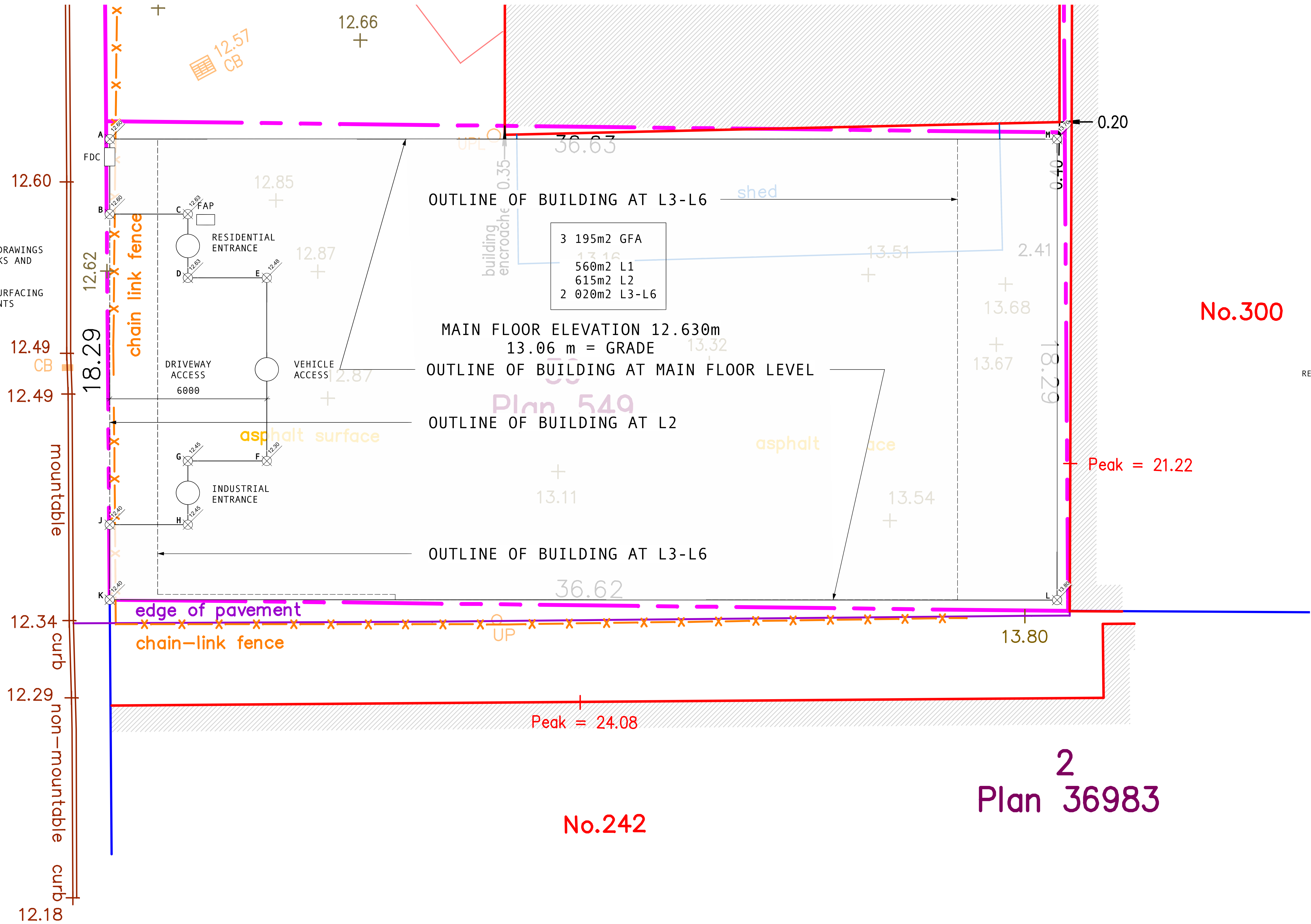


A100

dHKArchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

REFER TO CIVIL ENG. DRAWINGS
FOR ALL FRONTAGE WORKS AND
SERVICE CONNECTIONS

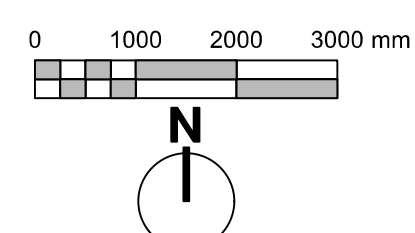
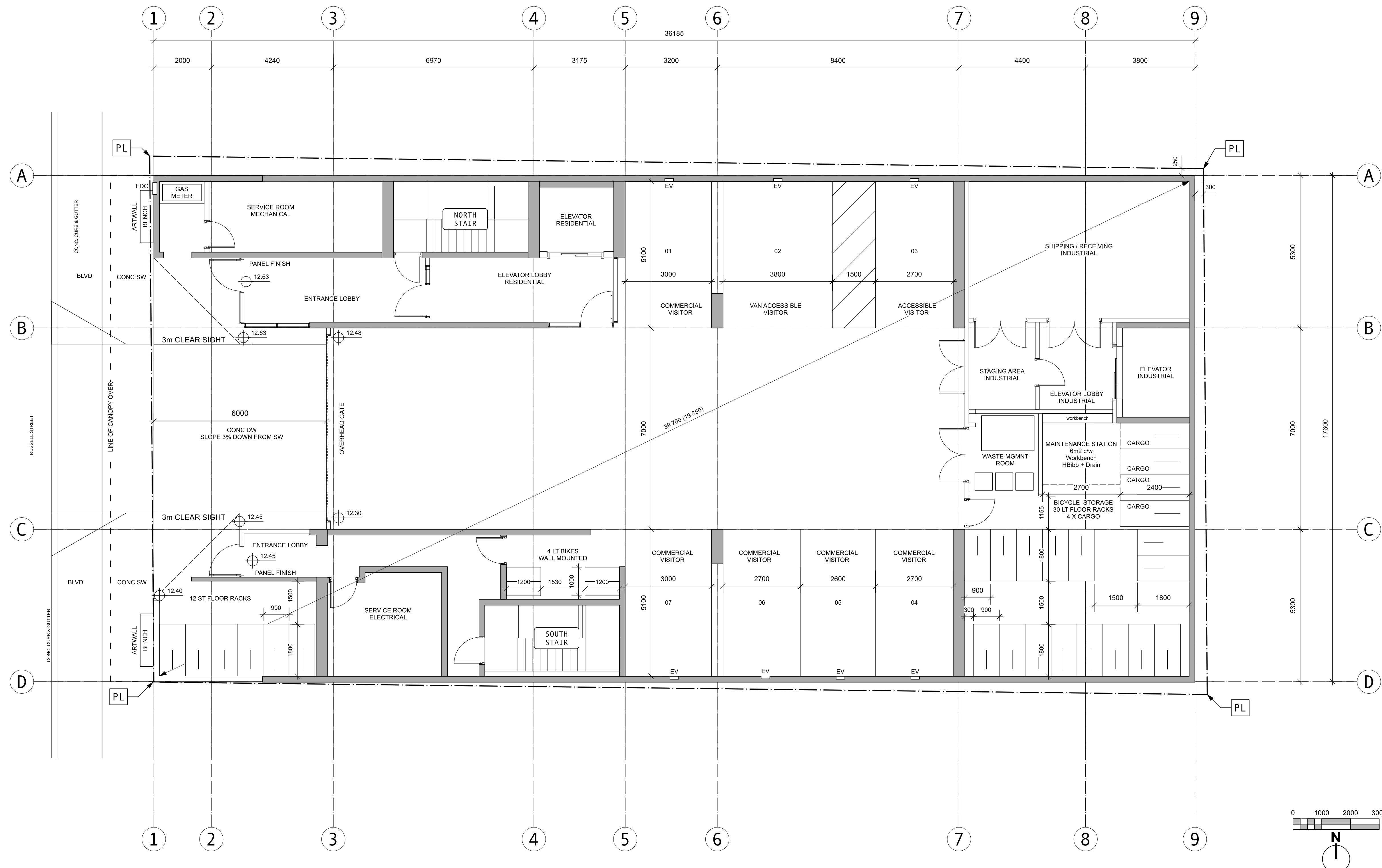
FRONTAGE 100% HARD SURFACING
NO LANDSCAPE TREATMENTS



PROJECT DATA - BCBC		
APPLICABLE BCBC	2024 PART 3 AND RELATED PARTS	
MAJOR OCCUPANCY	F3 INDUSTRIAL (L1-L2) C RESIDENTIAL (L3-L6)	
CONSTRUCTION REQMTS	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 3.2.2.80 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	19.805m	
STOREYS	Six (6)	
VEHICLE PARKING	7 stalls	
BICYCLE PARKING	38 LT spaces incl 4 cargo 12 ST spaces	
FRONT SB	0.00	
REAR SB	0.00 (0.30 seismic gap)	
NORTH SIDE SB	0.00 (0.25 seismic gap)	
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 250-391-8592	
ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
plot date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.		

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

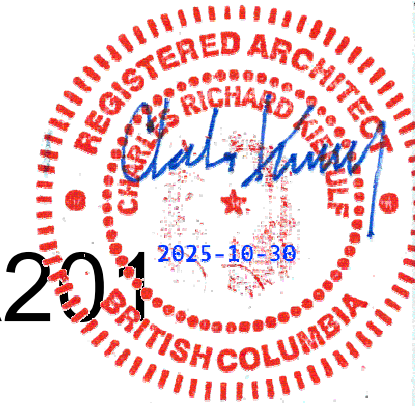




ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION
Rev	Date	Description
plot date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

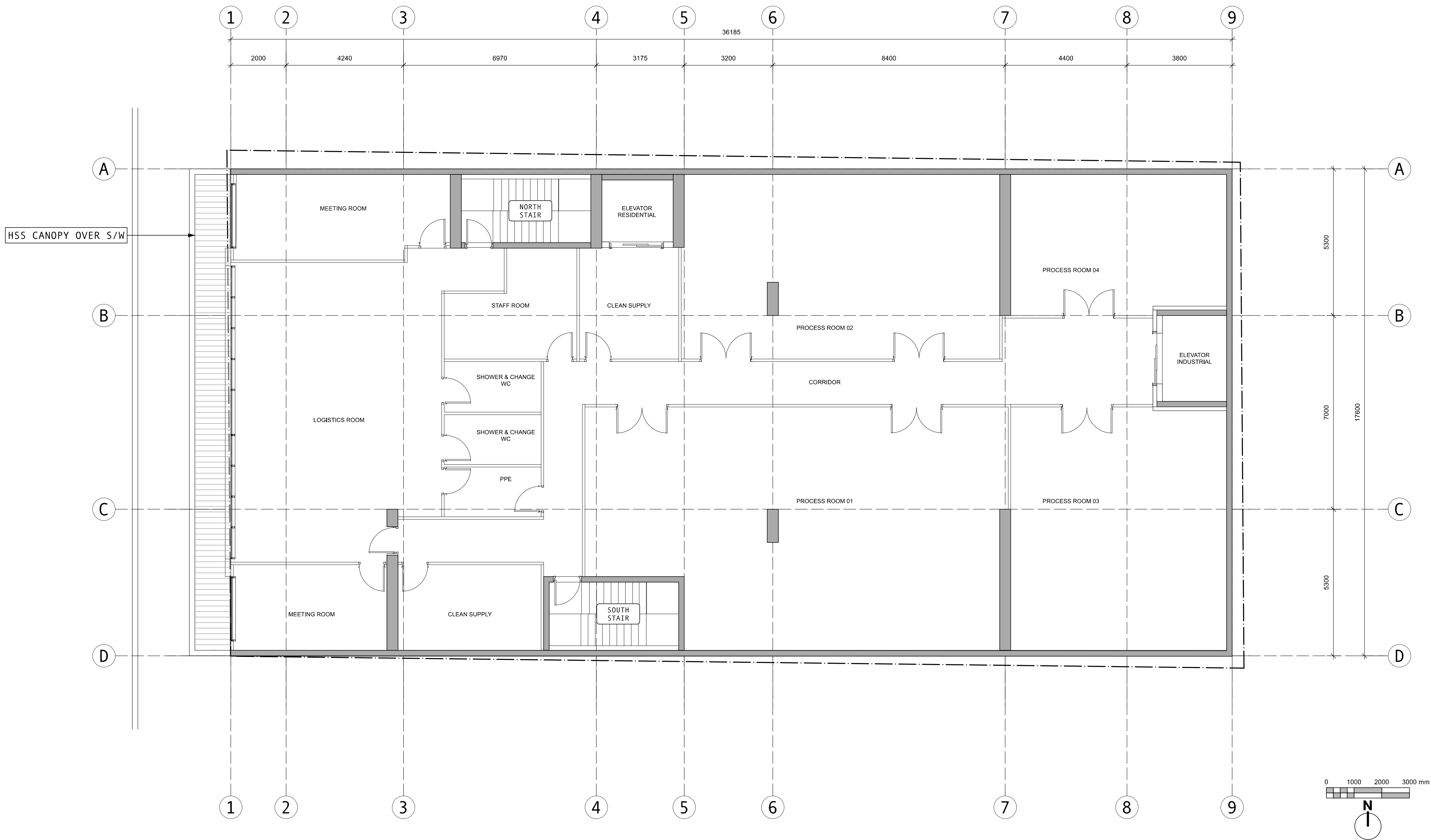
Russell MX
235 Russell Street
Victoria BC
L1 PLAN



A201

dHKAarchitects
Victoria
977 Fort Street V8V 3K3 T 1 • 250 • 658 • 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

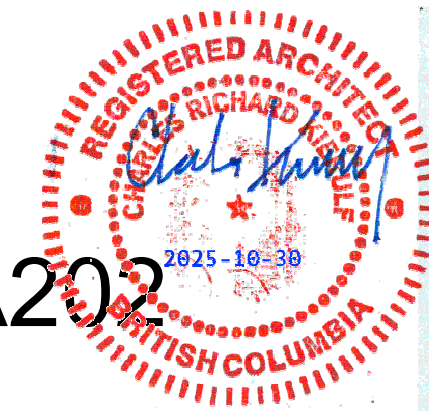


ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	25-03-12	RZDP RESUB 02
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
pk1 date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

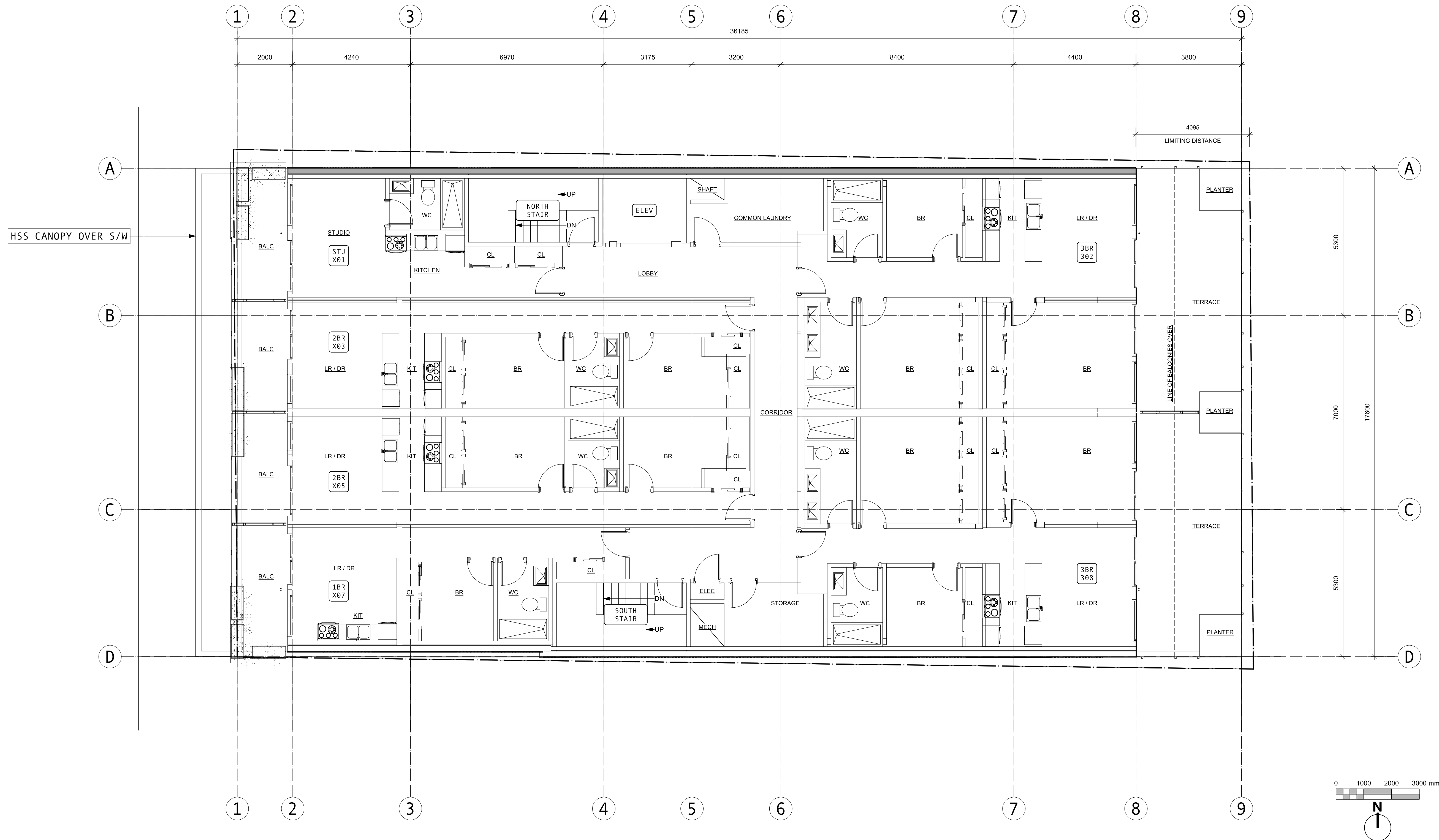
Russell MX
235 Russell Street
Victoria BC
L2 PLAN



A202

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 • 250 • 658 • 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

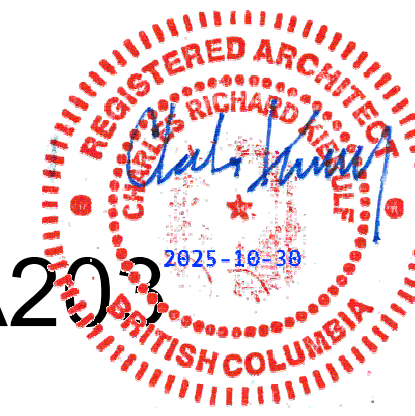


ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
pk1 date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:75	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

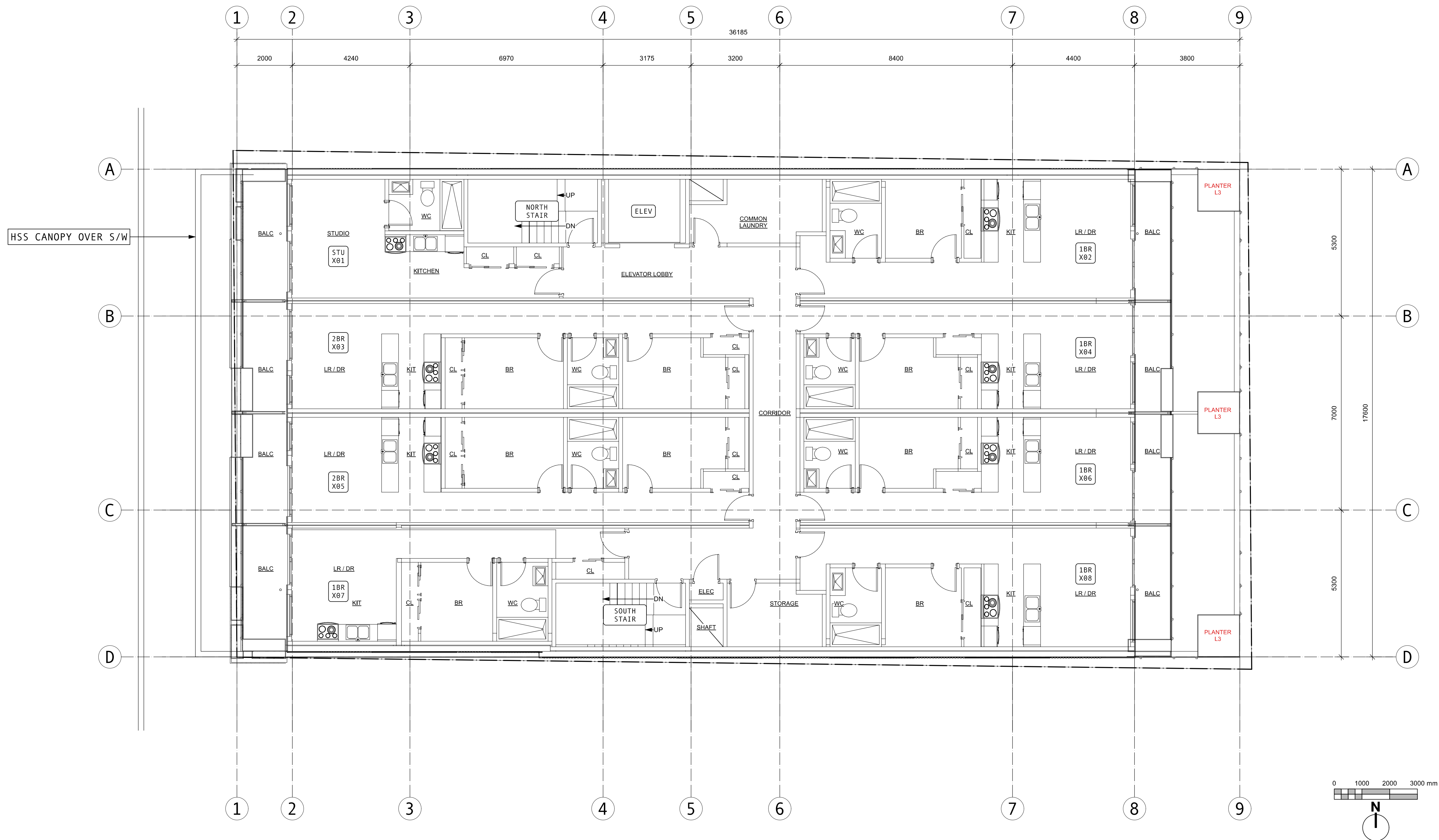
Russell MX
235 Russell Street
Victoria BC
L3 PLAN



A203

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
pk1 date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:75	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

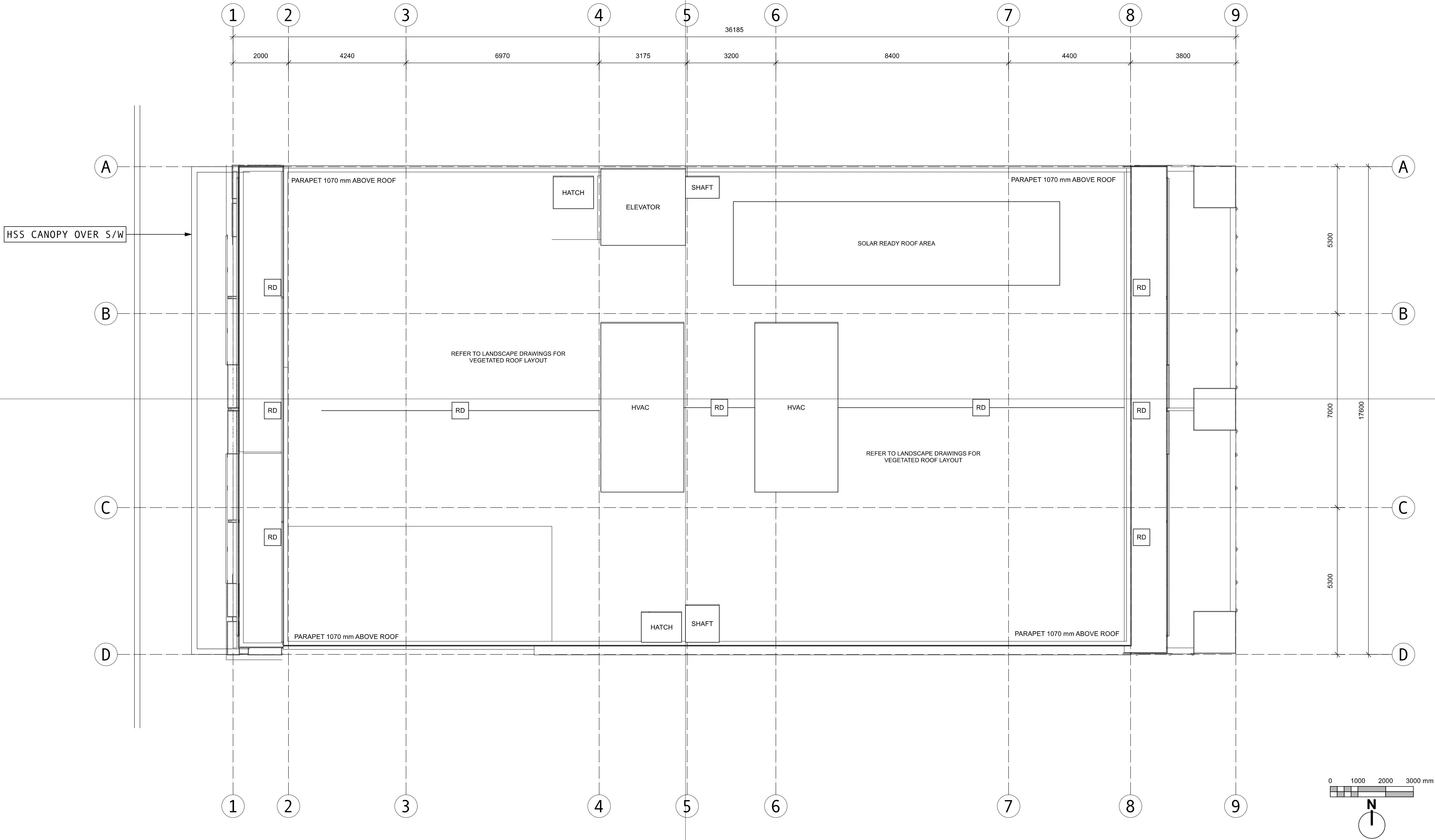
Russell MX

235 Russell Street
Victoria BC

L4-6 PLAN



dHKA
Architects
Victoria
977 Fort Street V8V 3K3 T 1 - 250 - 658 - 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 - 250 - 585 - 5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

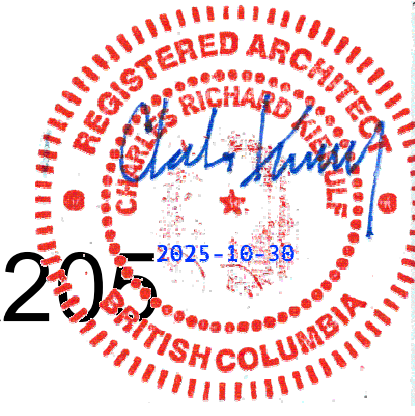


ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
pk1 date	25-10-21	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

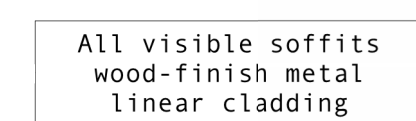
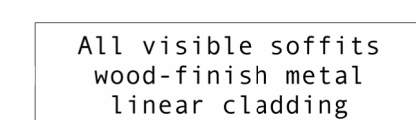
NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX
235 Russell Street
Victoria BC
LR PLAN

**A205**

dHKArchitects
Victoria
977 Fort Street V8V 3K3 T 1 • 250 • 658 • 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



Rev	Date	Description	
plot date	25-10-30	drawing file	
drawn by	CRK	checked by	CRK
costs	1:100	project number	0047

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear tr

A30

dHKArchitects
Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3366
Nanaimo
 102-5190 Dublin Way V9T 2K8 T 1-250-585-5811

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND NO OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF dHKARCHITECTS.



ISSUED	25-10-30	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	25-05-13	RZDP RESUB 03
ISSUED	24-09-11	RZDP RESUBMISSION
ISSUED	24-06-25	RZDP SUBMISSION

Rev	Date	Description
plot date	25-10-30	drawing file
drawn by	CRK	checked by CRK
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

Russell MX
235 Russell Street
Victoria BC
SECTION

**A400**

dHKarchitects
Victoria
977 Fort Street V8V 3K3
Nanaimo
102-5190 Dublin Way V9T 2K8

T 1 - 250 - 658 - 3367
T 1 - 250 - 585 - 5810

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



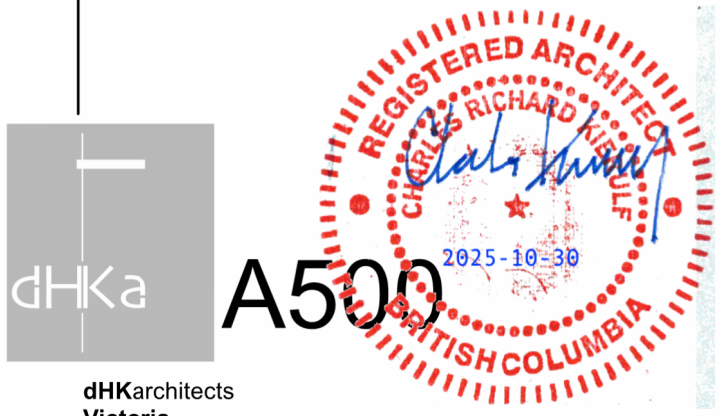
ISSUED	25-10-21	RZ+DP RESUB 05
ISSUED	25-07-21	RZ+DP RESUB 04
ISSUED	24-08-07	CALUC MTG
Rev	Date	Description
plot date	25-10-21	drawing file
drawn by	SJJ	checked by crk
scale	1:100	project number 2017

NOTE: All dimensions are shown in millimeters. Room Dims are inside clear to GWB.

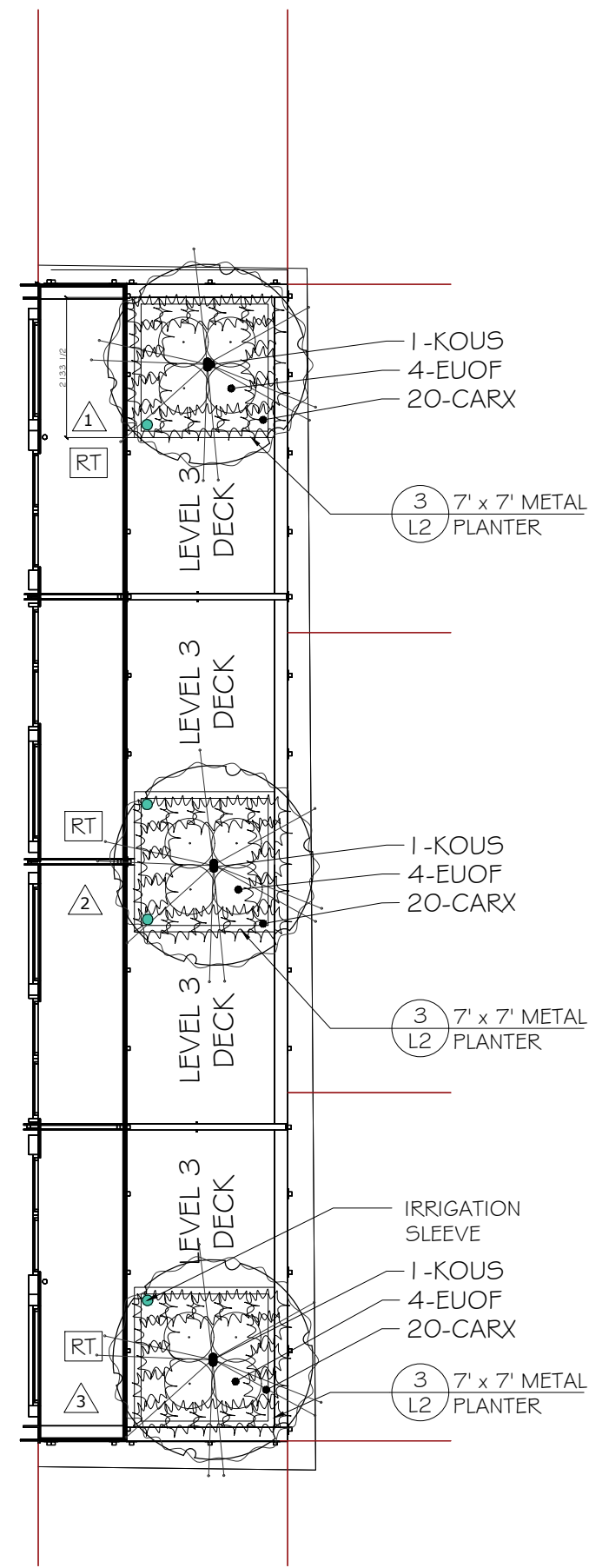
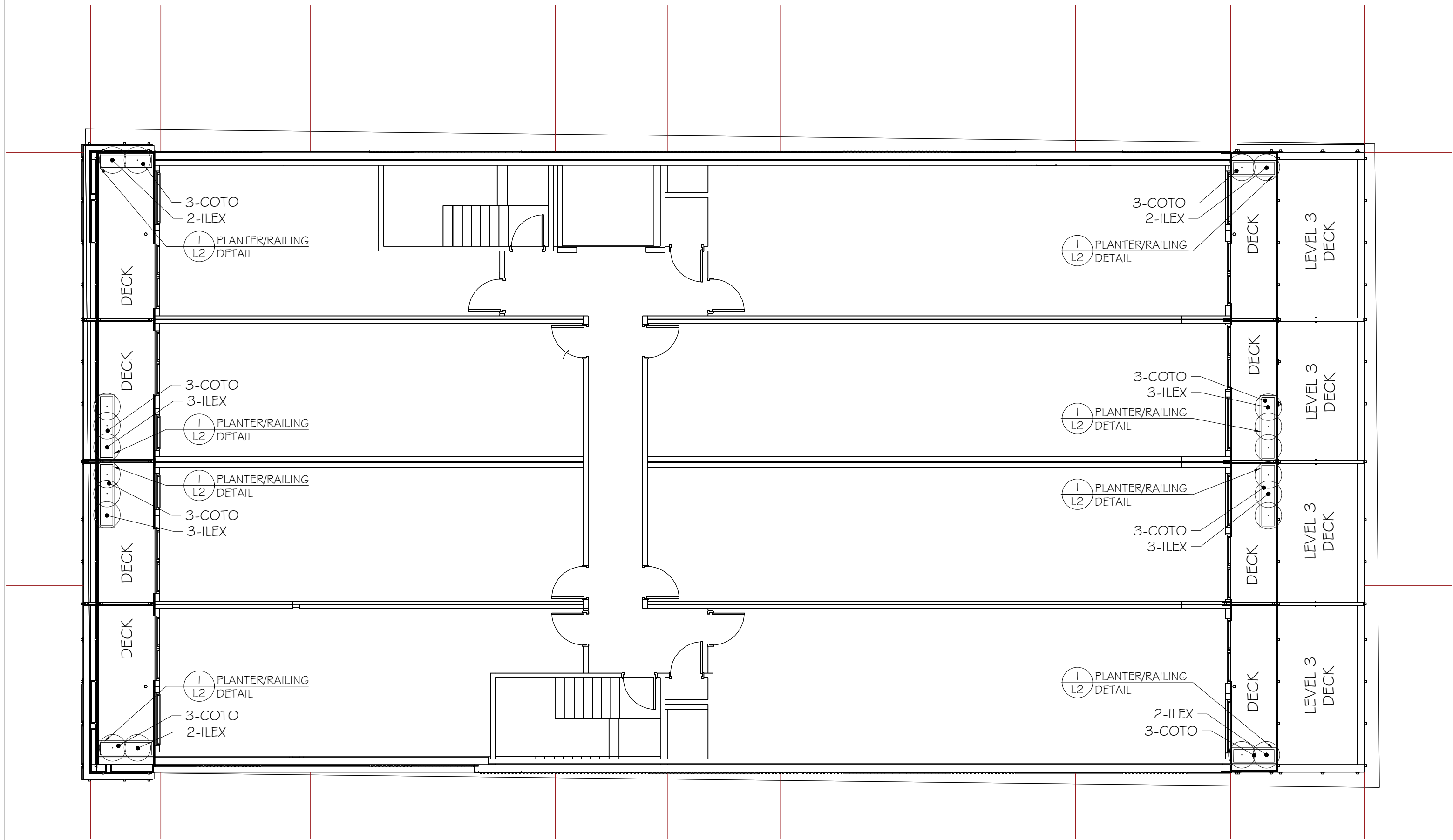
Russell MX

235 Russell Street
Victoria BC

Street View

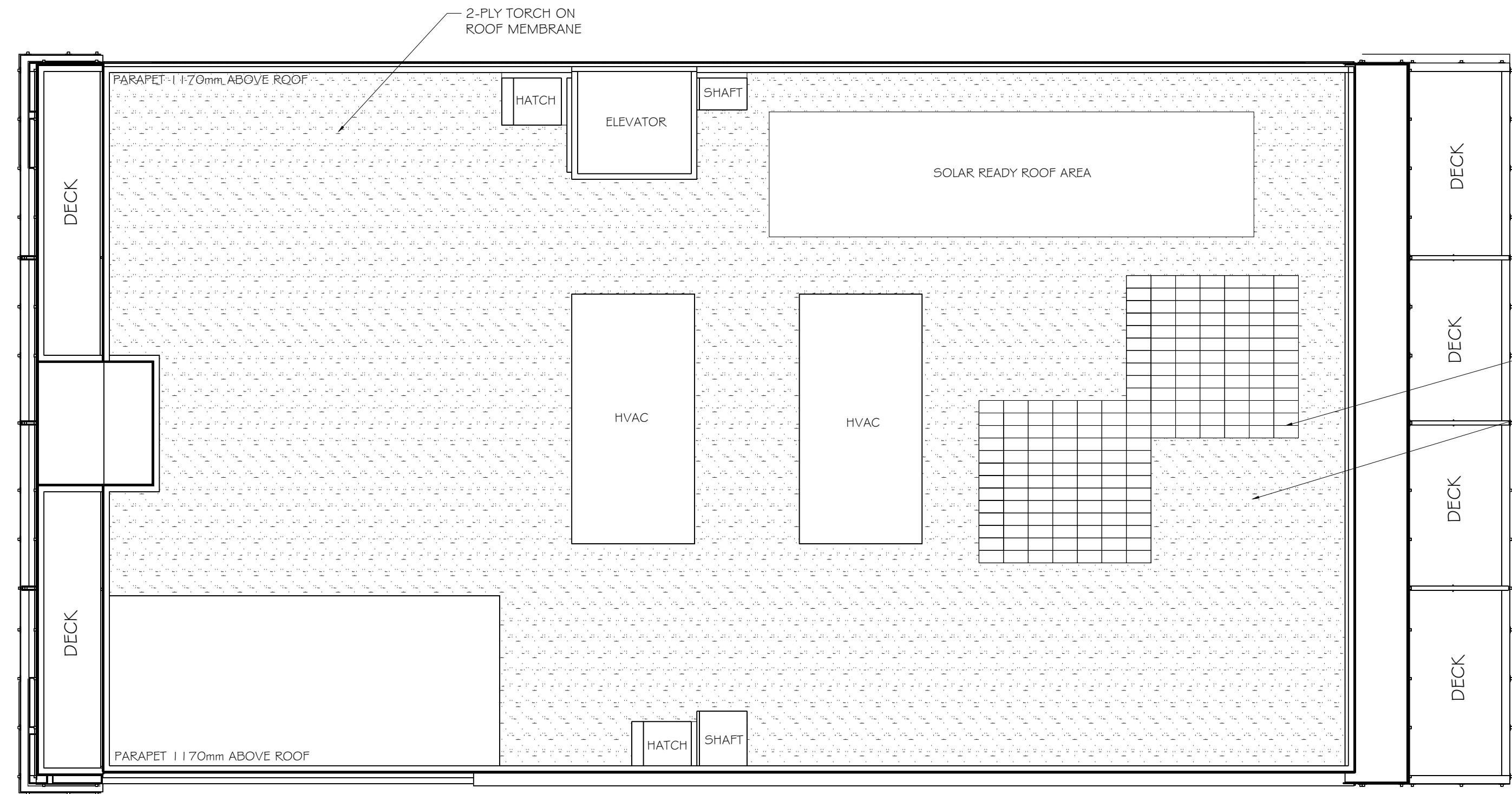


dHKArchitects
Victoria
977 Fort Street V8V 3K3 T 1 • 250 • 658 • 3367
Nanaimo
102-5190 Dublin Way V9T 2K8 T 1 • 250 • 585 • 5810
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN
THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND
MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



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

2 GREEN ROOF L2 PLANTING

2-PLY TORCH ON ROOF MEMBRANE

GREENROOF PLAN

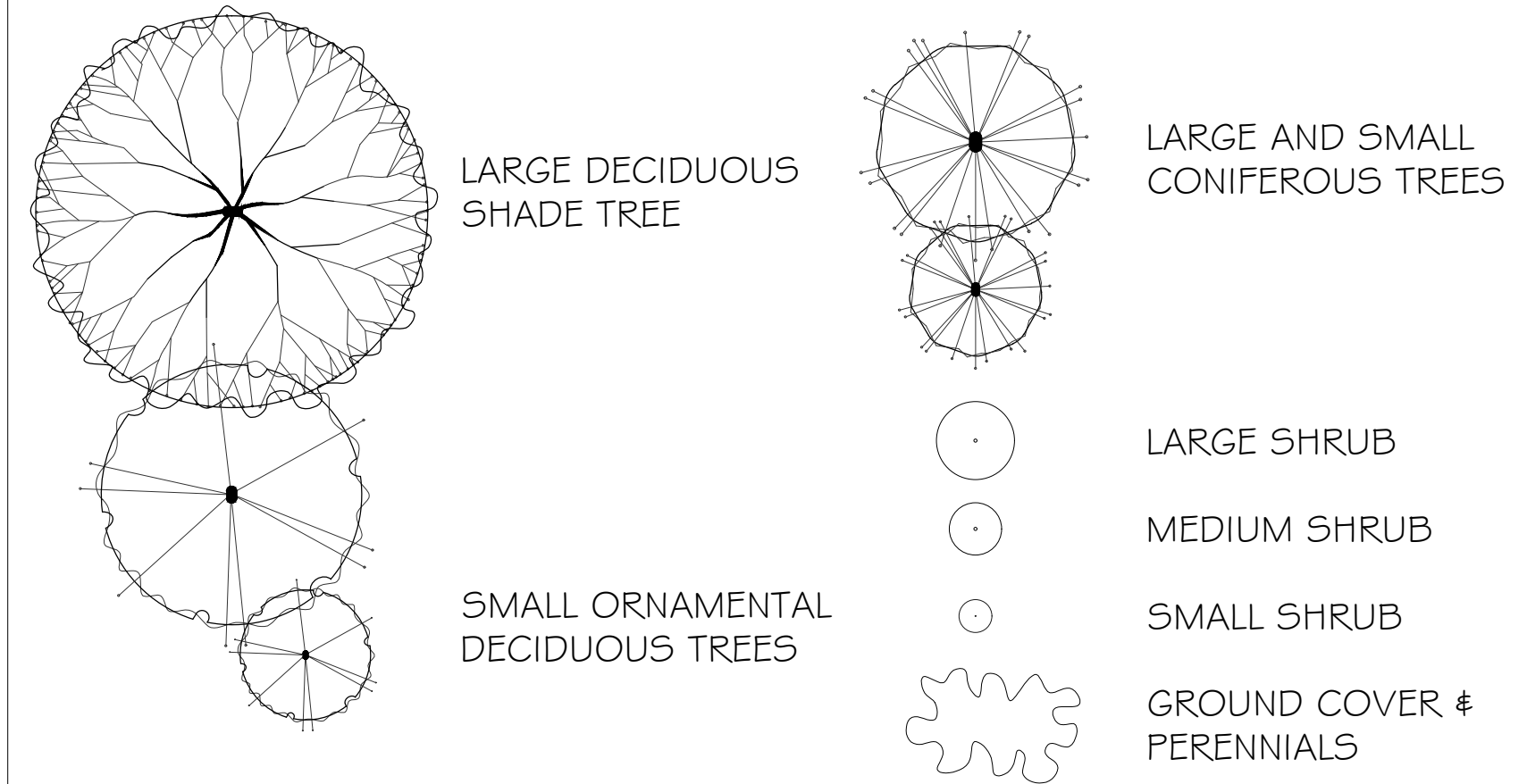
SCALE BAR



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	KOUS	3	Satomi Dogwood	Kousa Satomi	6cm Cal.	
SMALL SHRUBS	EUOF	30	Creeping Euonymus	Euonymus fortunei var. 'Emerald # Gold'	#1 Pot	
GROUND COVERS	CARX	96	Variegated Sedge	Carex morrowii var. 'Aureoanegata'	SP5	

SOFTSCAPE LEGEND



SOIL VOLUME REQUIREMENTS*			
ROW #	TREE SIZE	MIN. SOIL VOLUME (M3)	SHARED OR IRRIGATED SOIL VOLUME (M3)
1	SMALL TREE (SCHEDULE "E", PART 2)	8.0M	6.0
2	MEDIUM TREES (SCHEDULE "E", PART 1)	20.0M	15.0
3	LARGE TREES (SCHEDULE "E", PART 1)	35.0M	30.0

RT DENOTES REPLACEMENT TREE				Replacement Trees Proposed			Soil Volume Required (m³)			
Planting Area ID	Area (m²)	Soil Volume Multiplier*	A Estimated Soil Vol. (m³)	B # Small	C # Medium	D # Large	B # Small	C # Medium	D # Large	Total**
ONSITE										
1	6.94	1.0M	6.94		1		6			6.0
2	6.94	1.0M	6.94		1		6			6.0
3	6.94	1.0M	6.94		1		6			6.0

Notes:
(1) All soil volume calculations are for replacement trees only
(2) All replacement trees are ONSITE
(3) Soil volumes are calculated based on 'shared or irrigated soil volumes' numbers shown on table
(4) All replacement trees meet soil volume requirements for this project.

IRRIGATION SLEEVE
NOTE: ALL PLANTERS W/ TREES TO BE IRRIGATED

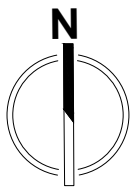
TREE REPLACEMENT PLAN:

- 3 REPLACEMENT TREES REQUIRED ON SITE
- 3 (2:1) REPLACEMENT TREES TOTAL SHOWN IN ROOF TOP PLANTERS. THIS COUNTS AS 1.5 REPLACEMENT TREES PROVIDED. CASH-IN-LIEU REQUIRED FOR 1.5 TREES.
- EACH PLANTER HAS A SOIL VOLUME OF OVER 6m³
- PLANTER SIZE (DECK 3 EAST): 2.13m (L) x 2.13m (W) x 1.52m (D)
- REPLACEMENT TREES FOR EACH PLANTER CHOSEN FROM THE CITY OF VICTORIA TREE REPLACEMENT REQUIREMENTS, SCHEDULE E, SECTION C, PART 2 FOR 2:1 REPLACEMENT TREES.

Copyright Reserved: These drawings are at all times the property of the Landscape Architect. Reproduction in whole or in part without written consent of the Landscape Architect is prohibited.

NOTES:

- 1) DO NOT SCALE THE DRAWING. WORK TO FIGURED DIMENSIONS ONLY.
- 2) CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- 3) THIS DRAWING IS THE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.



4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885

project north:

issue / revisions:

Issue / Revisions	Date
06 REVISED & RE-ISSUED FOR DP	10.23.2025
05 REVISED	07.14.2025
04 REVISED	07.08.2025
03 REVISED	07.07.2025
02 REVISED	03.04.2025
01 ISSUED FOR REVIEW	02.25.2025
No. Issued / Revisions	Date

seal:

project title:

235 RUSSELL STREET

drawing title:

LANDSCAPE
CONCEPT & DETAIL
PLANS

project no.: 1

date: 23 OCT 2025 scale: 1:100

checked by: FORTH drawn by: BF, RF

sheet no.:

L1.00