

RUSSELL ST. REDEVELOPMENT

225 RUSSELL STREET, VICTORIA, B.C.

Application for Rezoning, Development Permit and OCP Ammendment - Revision

LEGAL ADDRESS: LOT A PLAN 17917 SECTION 31 VICTORIA PID: 003-846-415

Revisions
Received Date:
June 26, 2024
Deemed Date:
April 13, 2022

Christine Lintott Architects Inc.

 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1969
 www.lintottarchitect.ca

Property Data

GENERAL PROPERTY INFORMATION	
TERRITORIAL ACKNOWLEDGEMENT	THIS PROJECT LIES WITHIN THE TRADITIONAL HOMELANDS OF THE LEKWUNGEN PEOPLES, AS REPRESENTED BY THE SONGHEES AND ESQUIMALT NATIONS
PROJECT DESCRIPTION	AN ADAPTIVE REUSE CONVERSION OF AN EXISTING 3-STORY WAREHOUSE AND OFFICE BUILDING FOR RESIDENTIAL USE, CONTAINING 40 SUPPORTIVE HOUSING UNITS. THE OFFICE 'ANNEX' WILL BE RENOVATED TO HOUSE STAFF SUITES, SUPPORTIVE PROGRAMMING, ADMINISTRATION, AND DAILY HEALTH AMENITIES FOR RESIDENTS IN THE CONVERTED WAREHOUSE 'CORE' BUILDING.
CIVIC ADDRESS	225 RUSSELL STREET, VICTORIA BC V8A 3X1
LEGAL DESCRIPTION	LOT A, PLAN 17917, SECTION 31, VICTORIA
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	003-846-415
AUTHORITY HAVING JURISDICTION	THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

ZONING BYLAW ANALYSIS

	Current Zone R-109 (DRAFT)	Proposed Zone R-109
OCB	Employment Residential	Urban Residential
Zone	M-1 Limited Light Industrial District	Site Specific
Development Permit Area (DPA)	DPA-7A (CORRIDORS)	DPA-7A (CORRIDORS)
Site Area	1330 m ²	1,337 m ² (Existing)
Total Floor Area	N/A	933.2 m ²
Commercial Floor Area	N/A	N/A
Floor Space Ratio	1 : 1 (MAXIMUM)	0.7 : 1
Number Accessory Buildings	N/A	N/A
Number Multiple Dwellings	N/A	40
Site Coverage ¹ %	57.5% (VARIANCE)	57.5%
Open Site Space ² %	11% (VARIANCE)	45.6%
Principal Building Height	10.7 m (MAXIMUM)	10.7 m (Existing)
Storeys	3 Storeys (MAXIMUM)	3 Storeys (Existing)
Vehicle Parking	6 on site parking stalls (VARIANCE)	6 on site parking stalls
Bicycle Parking	26 long term stalls + 6 visitor stalls	26 long term stalls + 6 visitor stalls
Fence Height	1.5 m	1.5 m

Building Setbacks

	Allowable	Proposed	(EXISTING)
Side Yard (North)	0.01 m (VARIANCE)	0.01 m	(EXISTING)
Rear Yard (East)	0.17 (VARIANCE)	0.17 m	(EXISTING)
Front Yard (West)	4.0 m	6.44 m	(EXISTING)
Side Yard (South)	0.05 m (VARIANCE)	0.05 m	(EXISTING)

Residential Use Details

Total Number Units	40	40
Unit Type Breakdown	N/A	40 Studio's
Ground Oriented Units	N/A	15
Minimum Floor Area	N/A	14 m ²
Total Residential Floor Area	N/A	724.8 m ²

Note: Refer to
 - Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 49) No. 23-023
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1295) No. 23-022

AREAS SHOWN IN THIS TABLE ARE FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

Sheet List

No.	Name
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ARCHITECTURAL

A0.00	Cover Sheet
A0.02	Code Analysis + Spatial Separation
A1.00	Survey Plan
A1.01	Site Plan
A1.02	Solar Shadow Study
A2.00	Demolition / Existing Plans
A2.02	Level 1 - Proposed Floor Plans
A2.04	Level 2 & 3 - Proposed Floor Plans
A3.00	Elevations
A4.00	Building Sections
A5.00	Renderers

CIVIL

C1.0	Servicing
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LANDSCAPE

L1	Landscape Concept - Level 1 + 2
L2	Landscape Concept - Section + Elevations

OWNER

BC Housing
 1701 - 4555 Kingsway
 Burnaby, BC, V5H 4V8
 1-778-452-5536
 Contact: Jose Wong

ARCHITECTURAL

Christine Lintott Architects Inc.
 Suite 1 - 864 Queens Avenue
 Burnaby, BC, V5H 1M5
 250-364-1969
 Contact: Christine Lintott

CIVIL

JE Anderson & Associates
 412 Glandford Ave.
 Victoria, B.C. V8T 4B7
 1-250-727-2214
 Contact: Ross Tuck

LANDSCAPE

LADR Landscape Architects Inc.
 Suite 3 - 864 Queens Ave.
 Victoria, BC, V8T 1M5
 1-250-364-1969
 Contact: Chris Windjack

STRUCTURAL

Buopoint Consulting Ltd.
 737 Goldstream Ave.
 Victoria, BC, V9B 2X4
 1-778-400-1790
 Contact: Mark Buesink

MECHANICAL

Avallon Mechanical
 300 - 1245 Esquimalt Rd.
 Victoria, BC, V9A 3P2
 250-384-4128
 Contact: Kevin Jackson

ENERGY MODELING

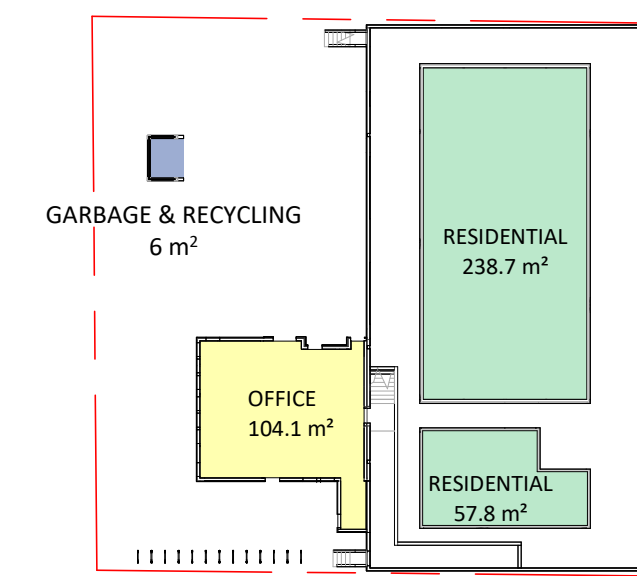
300 - 1245 Esquimalt Rd.
 Victoria, BC, V9A 3P2
 250-384-4128
 Contact: Andrew Melville

ELECTRICAL

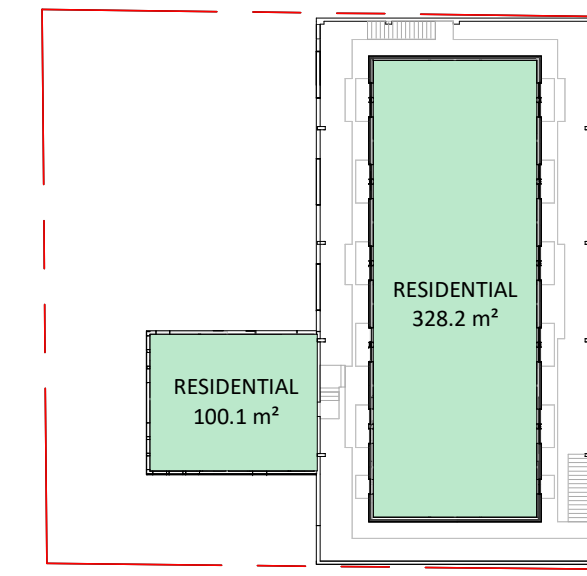
a2 Engineering
 5056 Cordova Bay Road
 Victoria, BC V8Y 2K4
 250-385-3713
 Contact: Ricky Duggal

BUILDING ENVELOPE

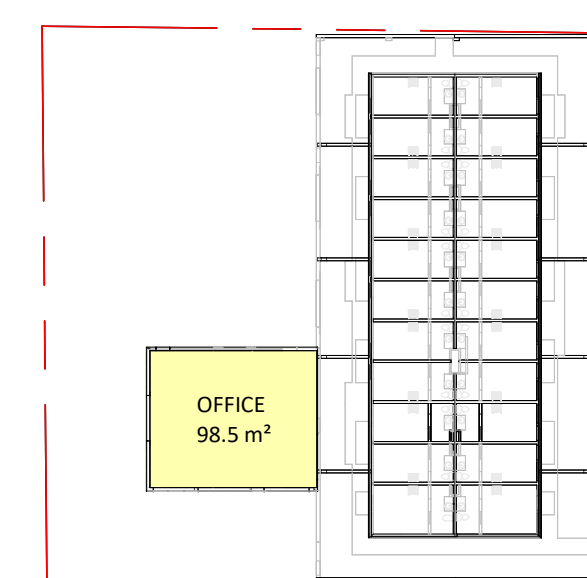
Read Jones Christoffersen Ltd.
 645 - 220 Tye Rd.
 Victoria, BC, V9A 6X5
 250-386-7794
 Contact: Stephen Kwan



2 ZONING - FLOOR AREA - OFFICE LEVEL 1
1 : 500



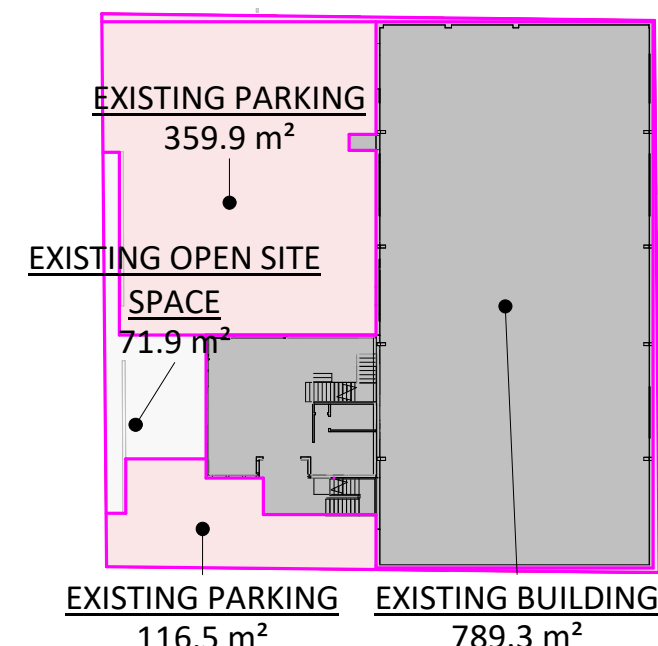
6 ZONING - FLOOR AREA - OFFICE LEVEL 2
1 : 500



7 ZONING - FLOOR AREA - OFFICE LEVEL 3
1 : 500

NAME	AREA
GARBAGE & RECYCLING	5.7 m ²
OFFICES	104.1 m ²
OFFICES	98.5 m ²
RESIDENTIAL	238.7 m ²
RESIDENTIAL	328.2 m ²
RESIDENTIAL	57.8 m ²
RESIDENTIAL	100.1 m ²
TOTAL FLOOR AREA	933.2 m ²

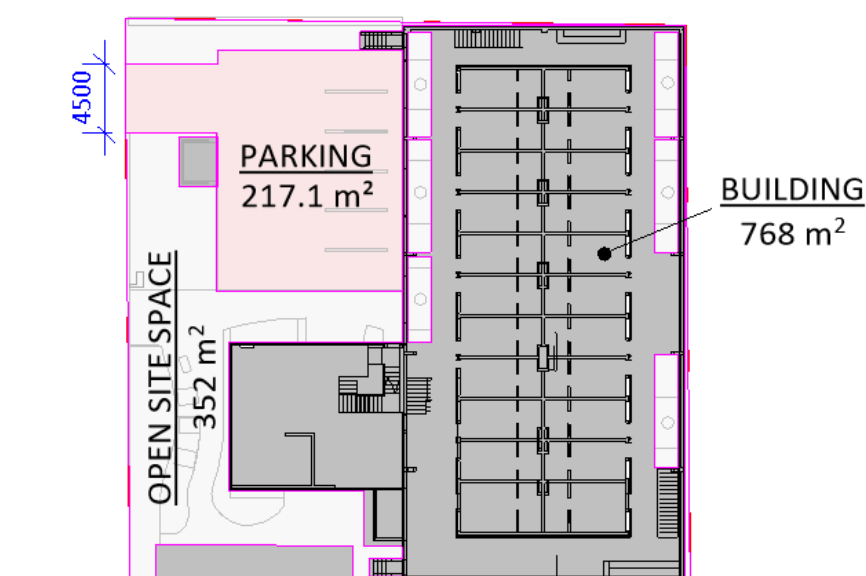
DEFINITIONS: AS PER CITY OF VICTORIA, SCHEDULE A
¹"Site Coverage" means the percentage of the area of a lot which is occupied by any structure.
²"Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections.



3 Existing Site Coverage & Open Site Space
1 : 500

Name	Area
EXISTING BUILDING	789 m ²
EXISTING OPEN SITE SPACE	72 m ²
EXISTING PARKING	476 m ²
SITE AREA	1,337 m ²

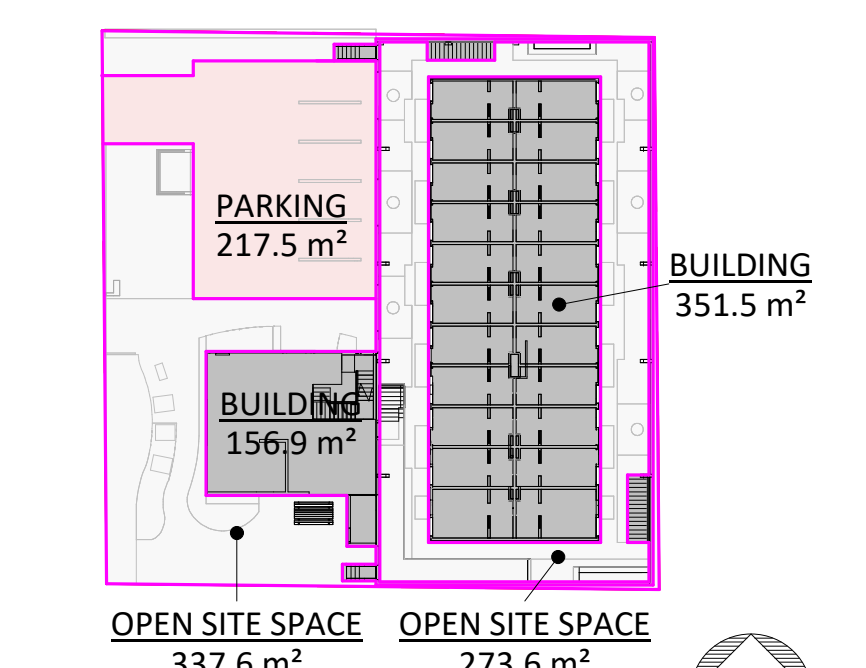
EXISTING SITE COVERAGE: 89 / 1337 = 59%
 EXISTING OPEN SITE SPACE: 72 / 1337 = 5%



4 Proposed Open Site Space
1 : 500

Name	Area
BUILDING	768 m ²
OPEN SITE SPACE	352 m ²
PARKING	217 m ²
Grand total	1,337 m ²

PROPOSED OPEN SITE SPACE² (ROUNDED)
 352 / 1337 = 26.32%



4 Proposed Open Site Space
1 : 500

Name	Area
BUILDING	508 m ²
OPEN SITE SPACE	611 m ²
PARKING	218 m ²
Grand total	1,337 m ²

PROPOSED OPEN SITE SPACE²
 611 / 1337 = 45.6%

Final
Approved Plans
Adopted Date:
May 23, 2024



1 Site Context Aerial View
1 : 250



2 Perspective View from Driveway - North West

Issue	Date
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Community Meeting	Aug 19, 2021
Rezoning / DP / OCP	Nov 15, 2021
Rezoning / DP / OCP - Revision	June 24, 2024

Revision

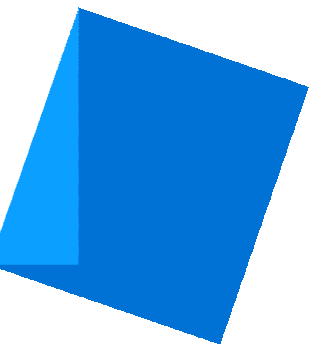
No.	Description	Date
1	Floor Area revision in response to Electrical Room increase; Core Building reduced due to ramp requirements	2024-06-24
2	Open Site Space recalculated based on Annex South egress removal & Core Building South egress addition; Electrical room increased due to code requirements; Parking factored into calculation; landscaped courtyard area around Core Building included	2024-06-24
3	Revised Annex Main Entry cladding changed to reclaimed wood planks; Exterior storage room door added to utilize existing space under egress Stair 1.	2024-06-24
4	Code review & Spatial Separations recalculated for BCBC Part 9, to include Core Building	2024-06-24
5	Setbacks updated to match survey	2024-06-24
22	Building height updated to match survey	2024-06-24

Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Cover Sheet

Date	2024-06-26 1:32:14 PM
Drawn by	CLA
Checked by	CLA
A0.00	
Project #	20-30 Scale As indicated



Issue	Date
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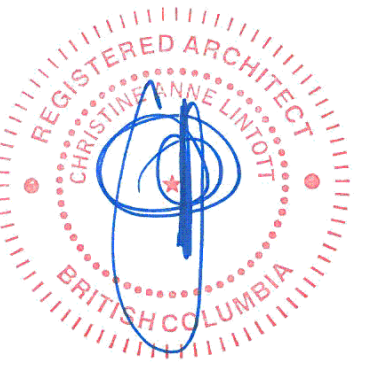
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Rezoning / DP / OCP	Nov 15, 2021
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Rezoning / DP / OCP - Revision	June 24, 2024
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Revision		
No.	Description	Date

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Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Solar Shadow Study

Date	2024-06-26 1:32:52 PM
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Drawn by	CLA
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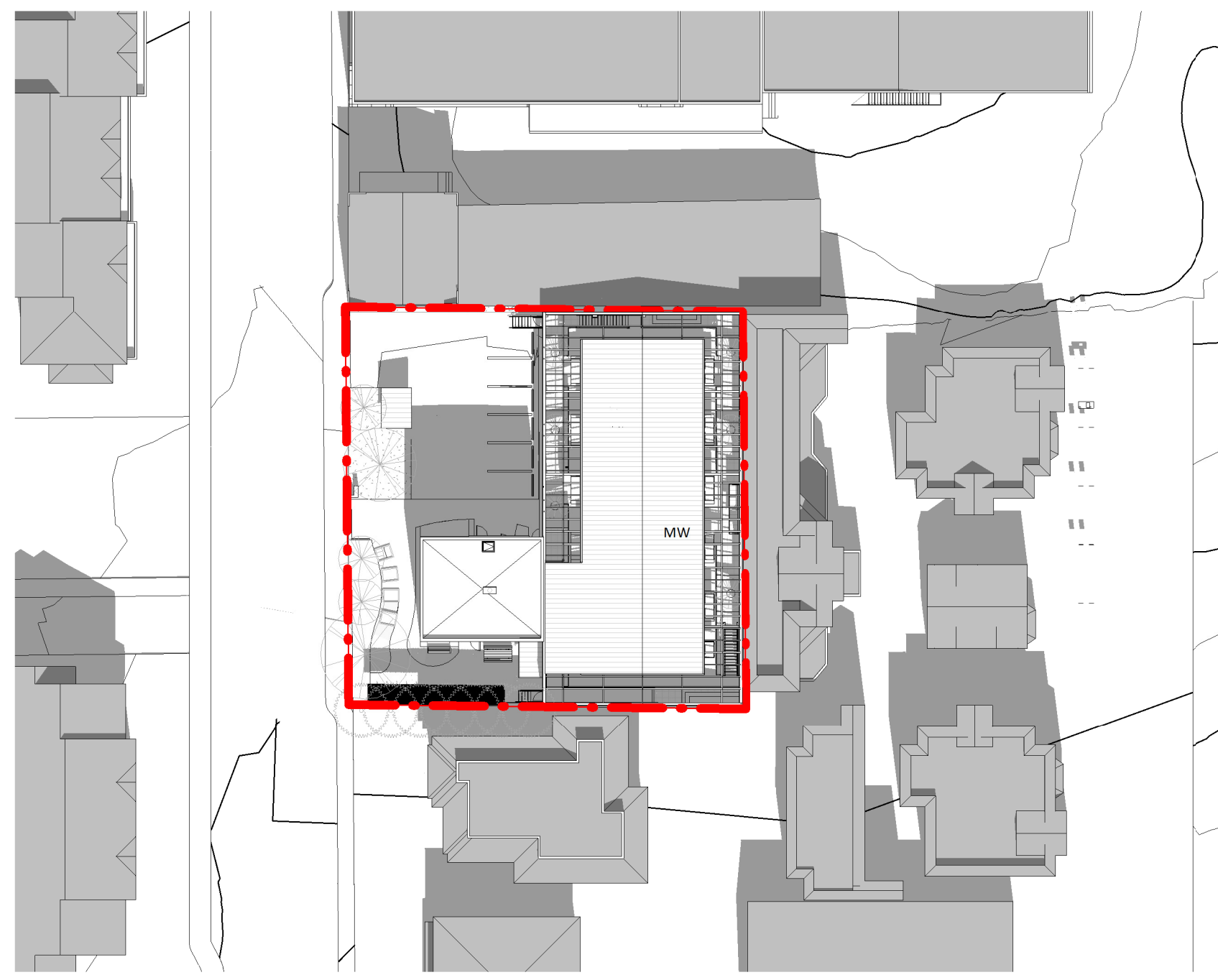
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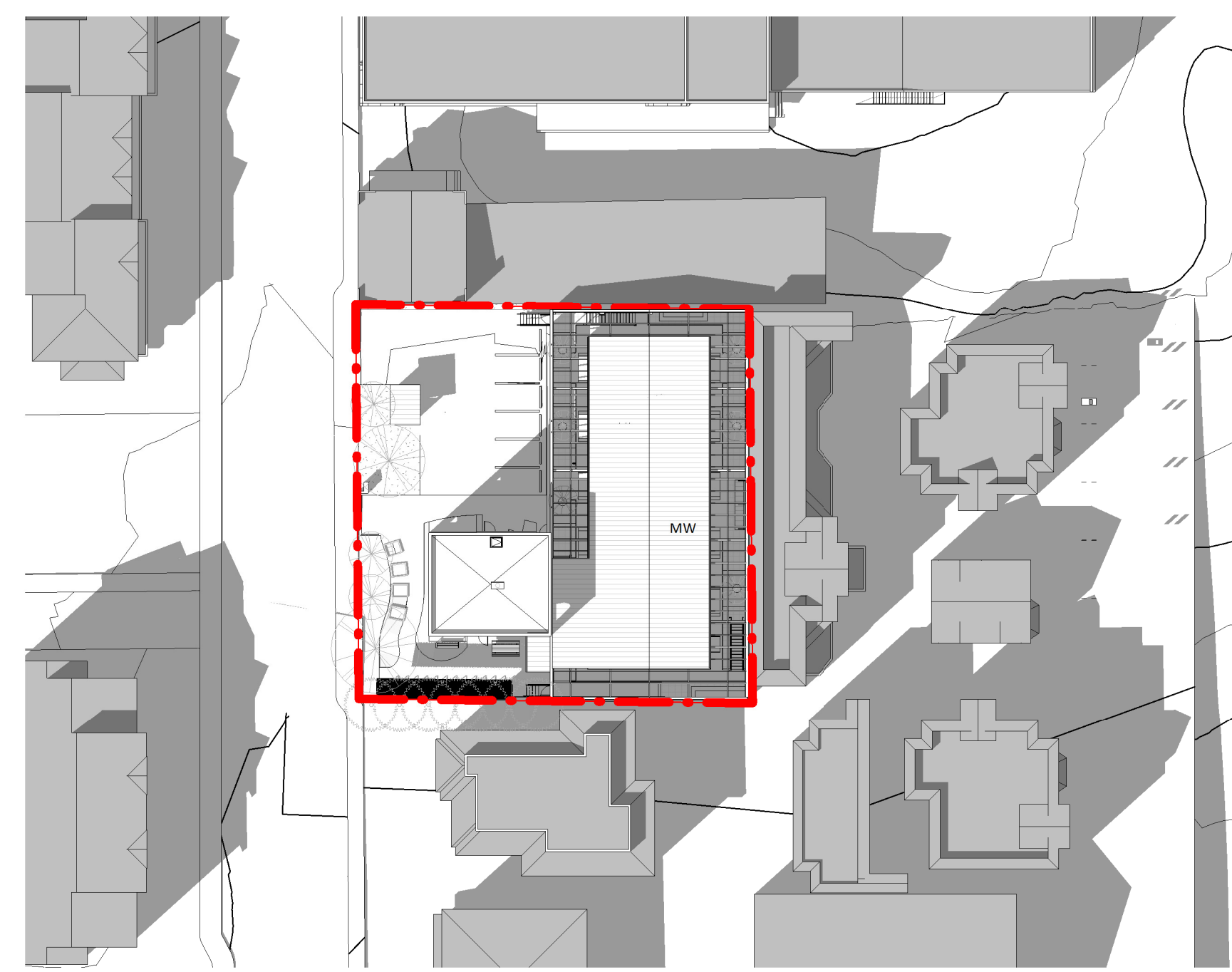
Project #	20-30	Scale	1 : 500
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1 Solar Study Spring Equinox 9am
1 : 500



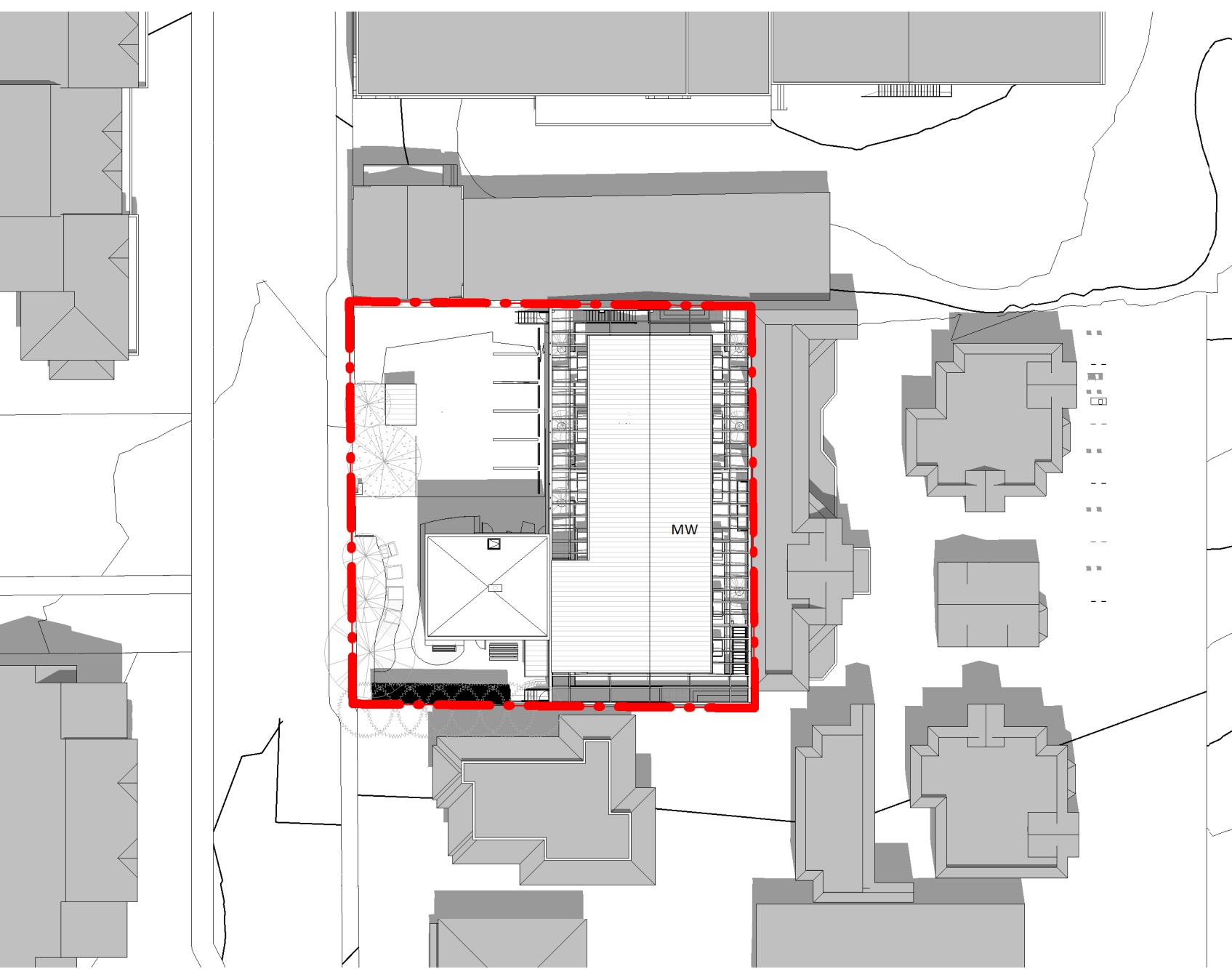
2 Solar Study Spring Equinox 12pm
1 : 500



3 Solar Study Spring Equinox 3pm
1 : 500



4 Solar Study Summer Equinox 9am
1 : 500



6 Solar Study Summer Equinox 12pm
1 : 500



7 Solar Study Summer Equinox 3pm
1 : 500



5 Solar Study Winter Equinox 9am
1 : 500

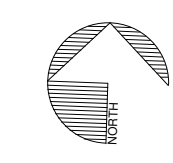


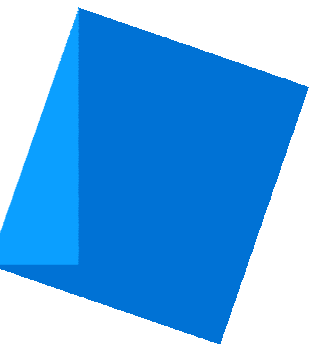
8 Solar Study Winter Equinox 12pm
1 : 500



9 Solar Study Winter Equinox 3pm
1 : 500

NOTE:
EXISTING MASSING TO
REMAIN - NO CHANGE TO
EXISTING SHADOW IMPACTS





Issue Date

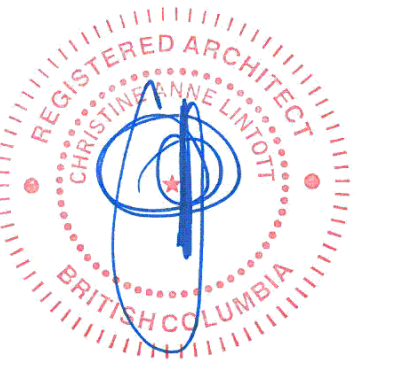
Community Meeting Aug 19, 2021

Rezoning / DP / OCP Nov 15, 2021

Rezoning / DP / OCP - June 24, 2024
Revision

Revision

No.	Description	Date
6	Annex South egress exit & stairs demolished;	2024-06-24



Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Demolition / Existing Plans

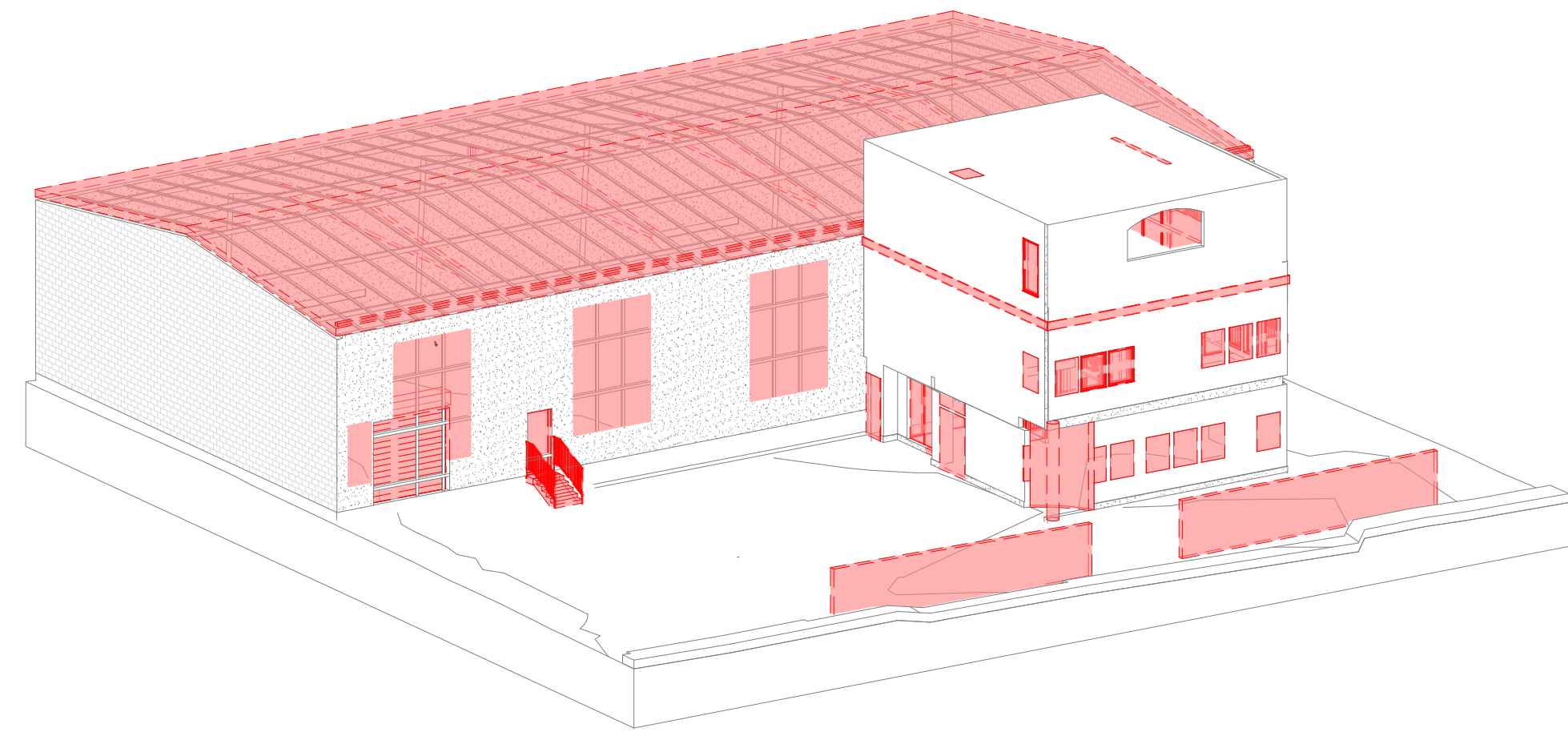
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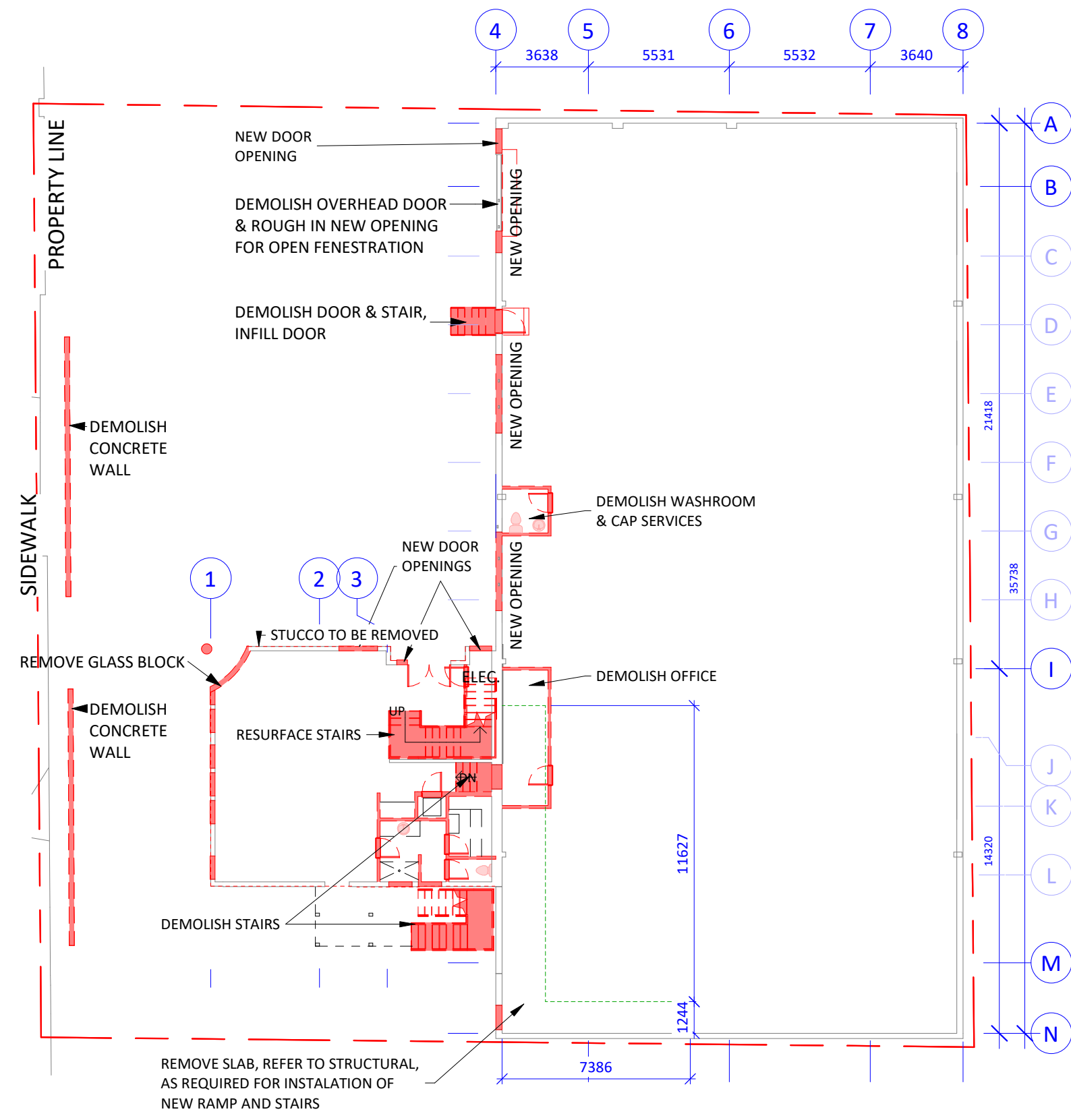
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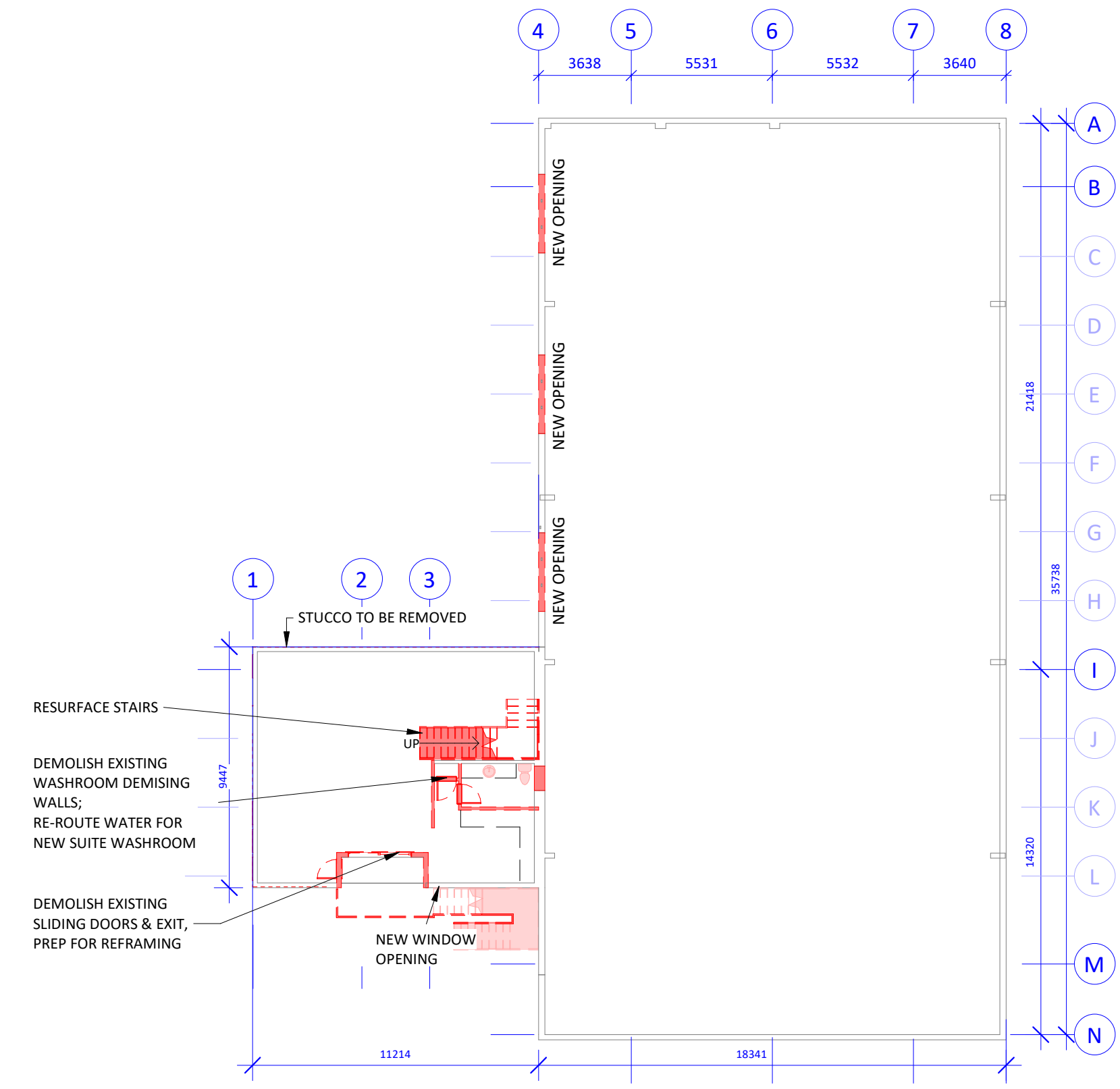
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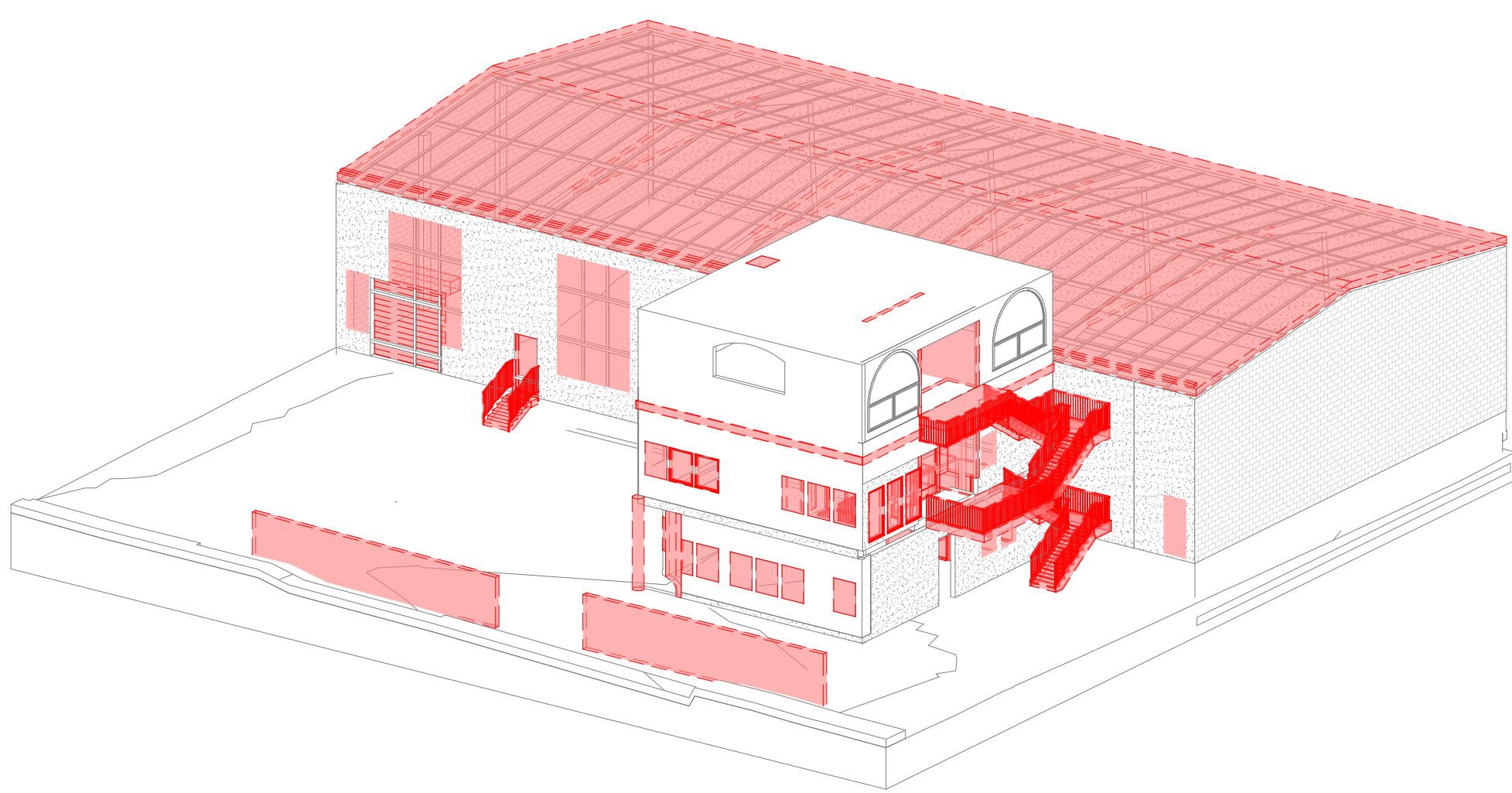
5 3D View - NW - Demolition



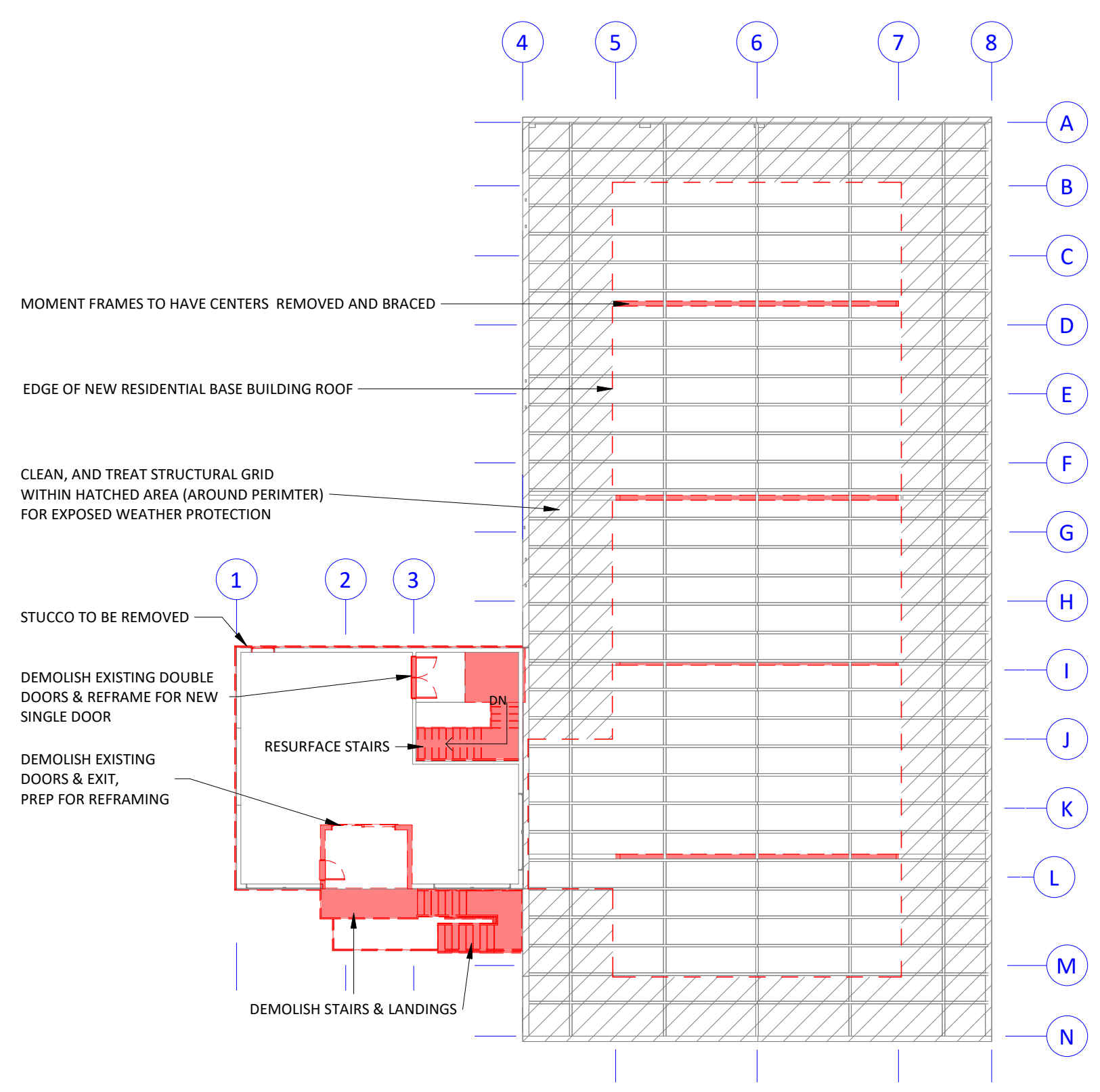
1 Level 1 Demolition
1 : 200



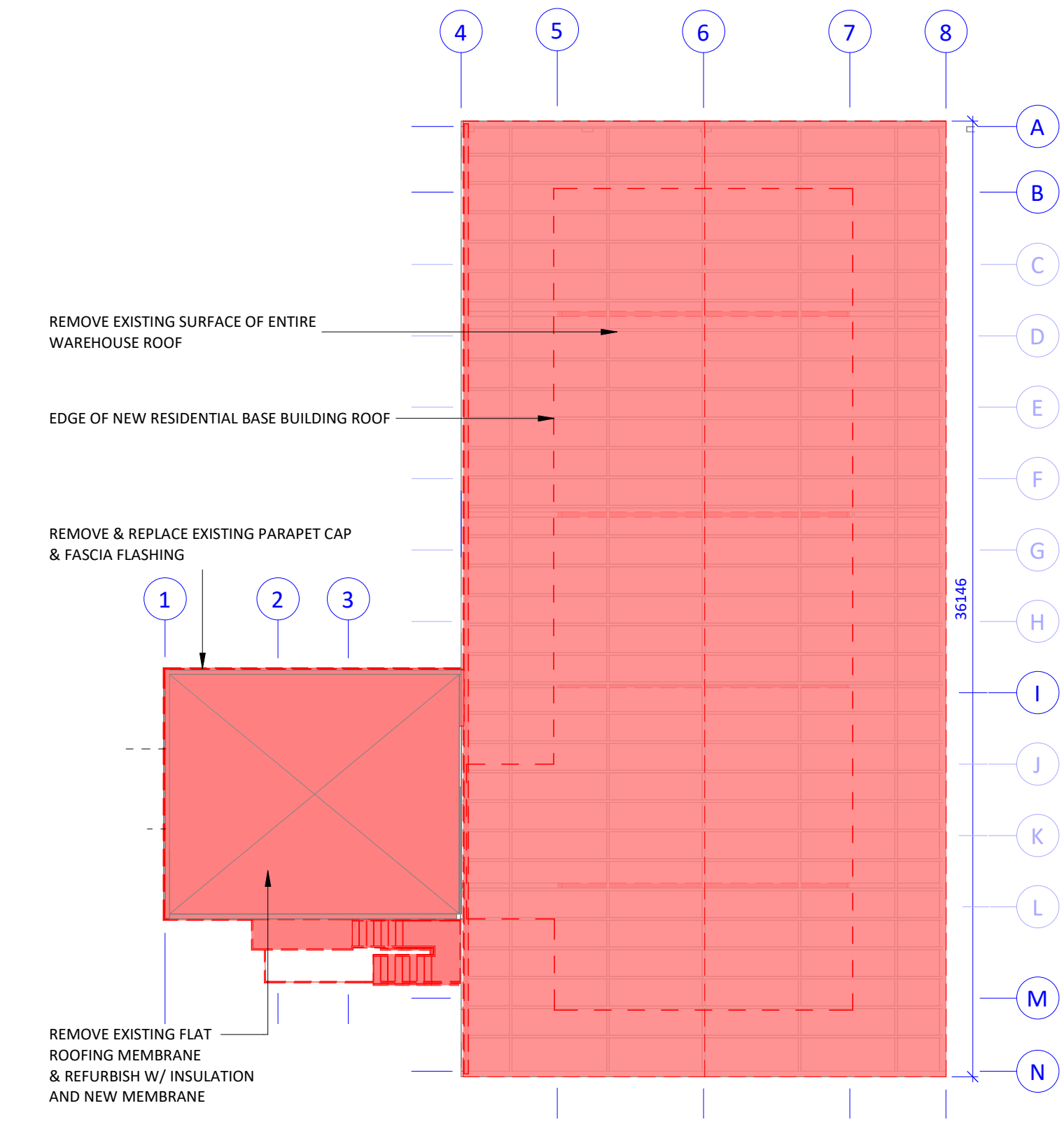
2 Level 2 Demolition
1 : 200



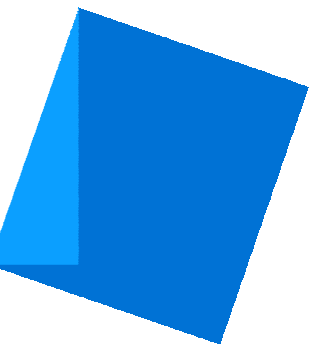
6 3D View - SW - Demolition



3 Level 3 Demolition
1 : 200



4 Roof Demolition Plan
1 : 200



Issue Date

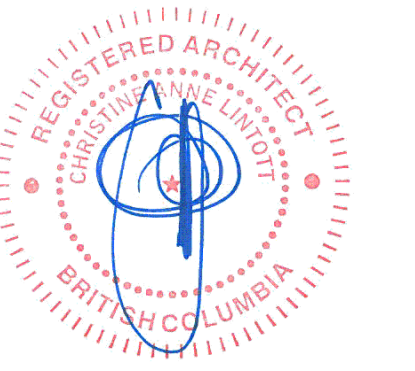
Community Meeting Aug 19, 2021

Rezoning / DP / OCP Nov 15, 2021

Rezoning / DP / OCP - Revision June 24, 2024

Revision

No.	Description	Date
3	Revised Annex Main Entry cladding changed to reclaimed wood planks; Exterior storage room door added to utilize existing space under egress Stair 1.	2024-06-24
6	Annex South egress exit & stairs demolished;	2024-06-24
8	Bicycle storage moved	2024-06-24
10	Residential Egress exit added	2024-06-24
11	Landscape adjusted	2024-06-24
12	Door moved, room changed to Storage	2024-06-24
14	Mail Area consolidated, moved, & canopy added	2024-06-24
15	Level 2 Egress Stair moved	2024-06-24
19	Fire-Resistance Ratings Plans provided	2024-06-24



Russell St. Redevelopment

225 Russell Street, Victoria, BC

Level 1 - Proposed Floor Plans

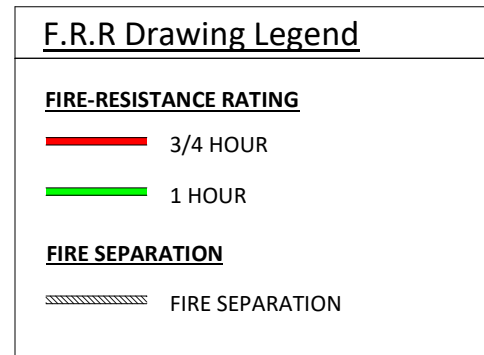
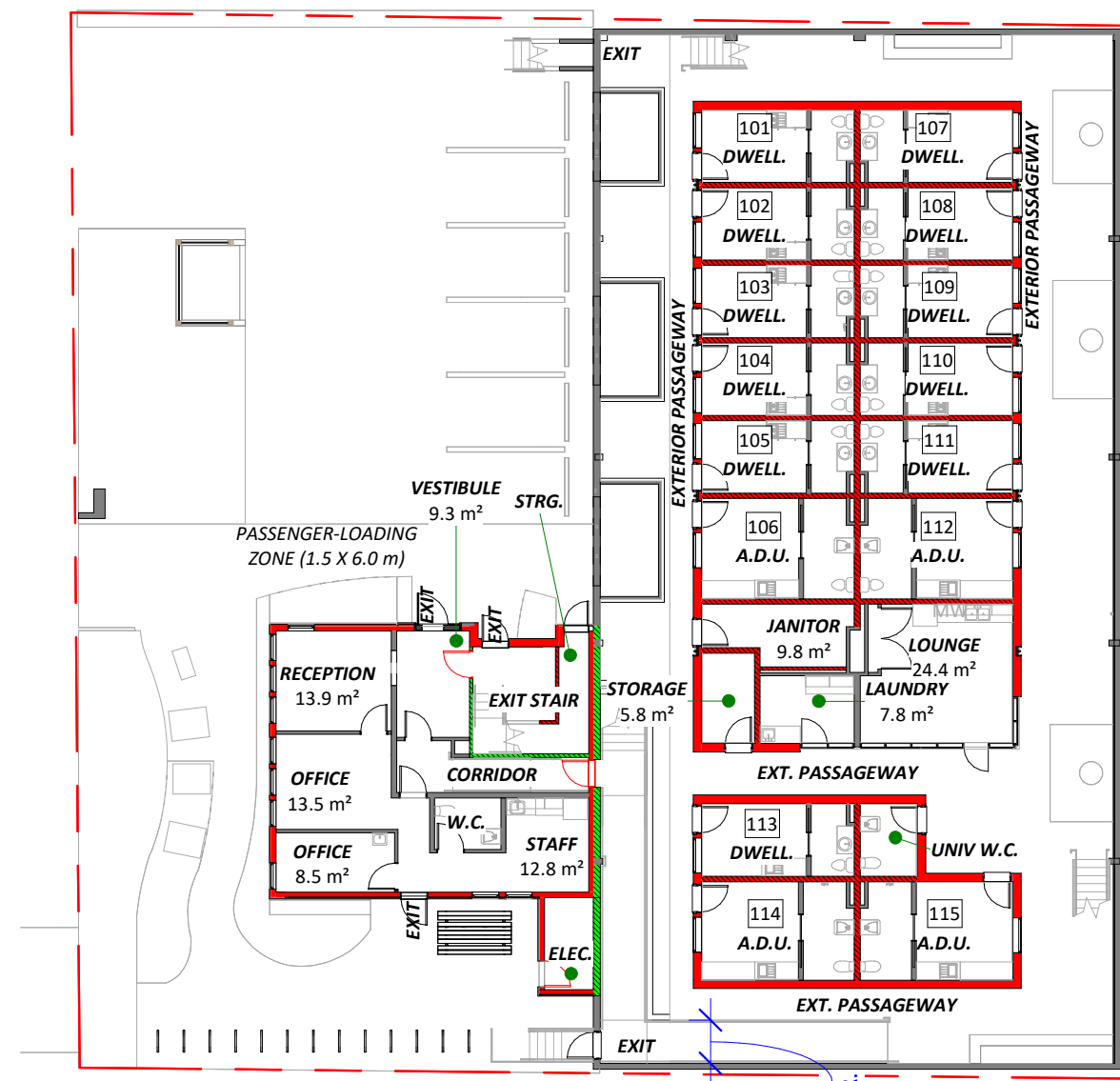
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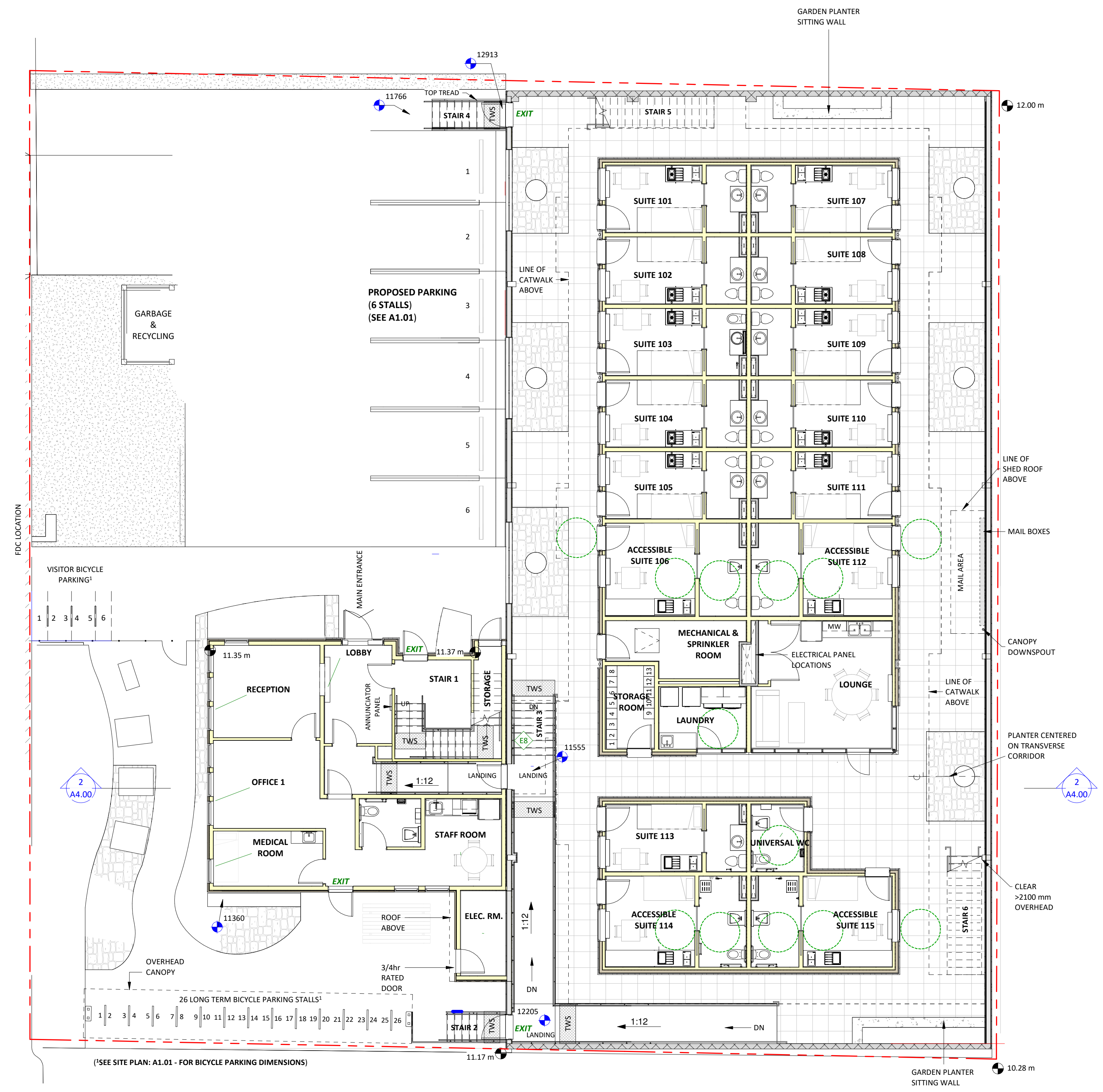
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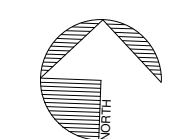
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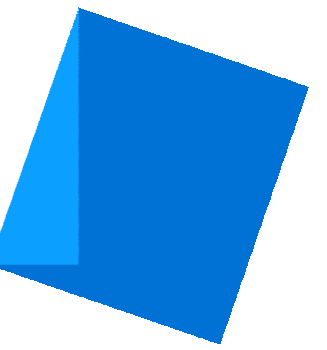


② FIRE-RESISTANCE RATINGS PLAN - LEVEL 1
1 : 250



① Level 1 - Proposed
1 : 100



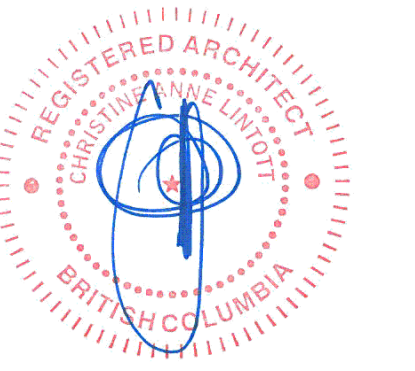


Issue Date

Community Meeting Aug 19, 2021
Rezoning / DP / OCP Nov 15, 2021
Rezoning / DP / OCP - Revision June 24, 2024

Revision

No.	Description	Date
6	Annex South egress exit & stairs demolished;	2024-06-24
7	Electrical Room moved & enlarged, roof adjusted	2024-06-24
14	Mail Area consolidated, moved, & canopy added	2024-06-24
15	Level 2 Egress Stair moved	2024-06-24
16	Catwalk adjusted for overhead clearances	2024-06-24
19	Fire-Resistance Ratings Plans provided	2024-06-24



Russell St. Redevelopment

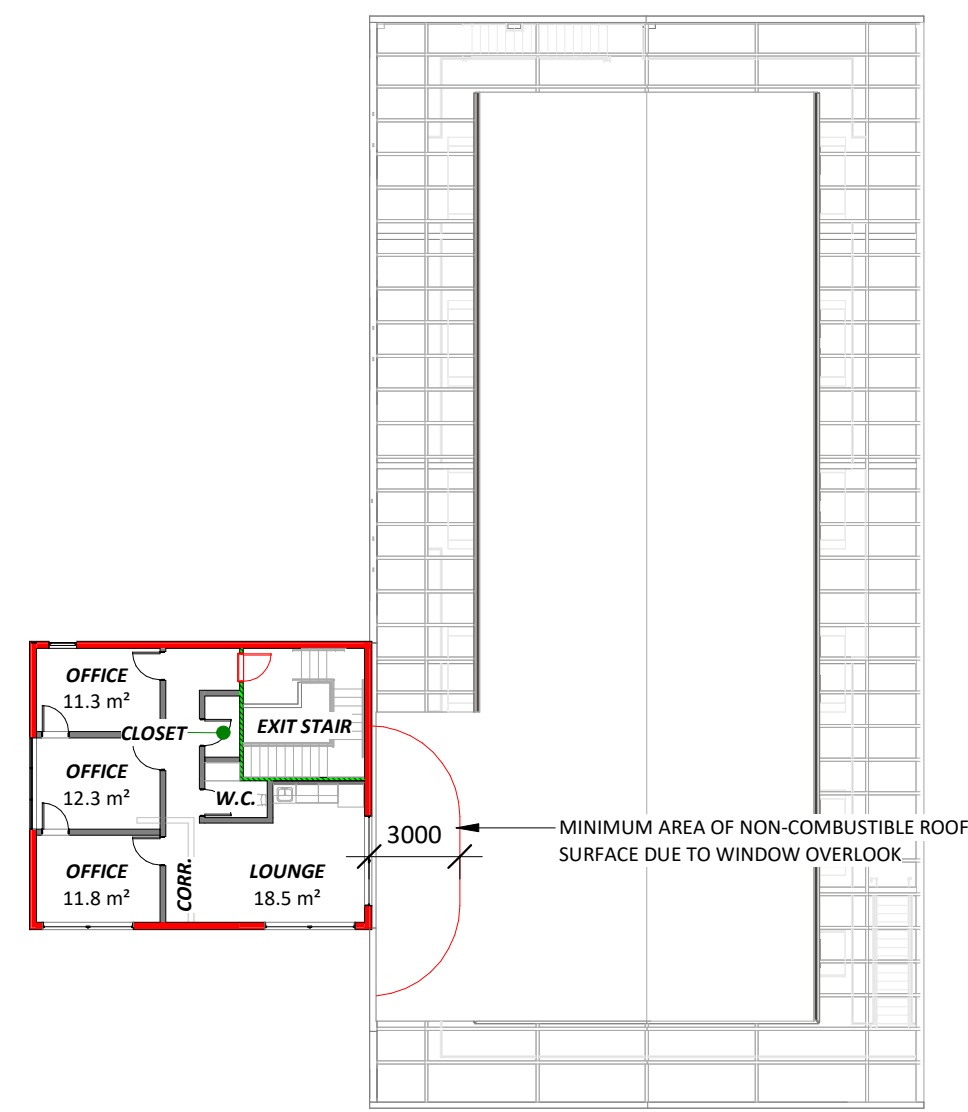
225 Russell Street,
Victoria, BC

Level 2 & 3 - Proposed Floor Plans

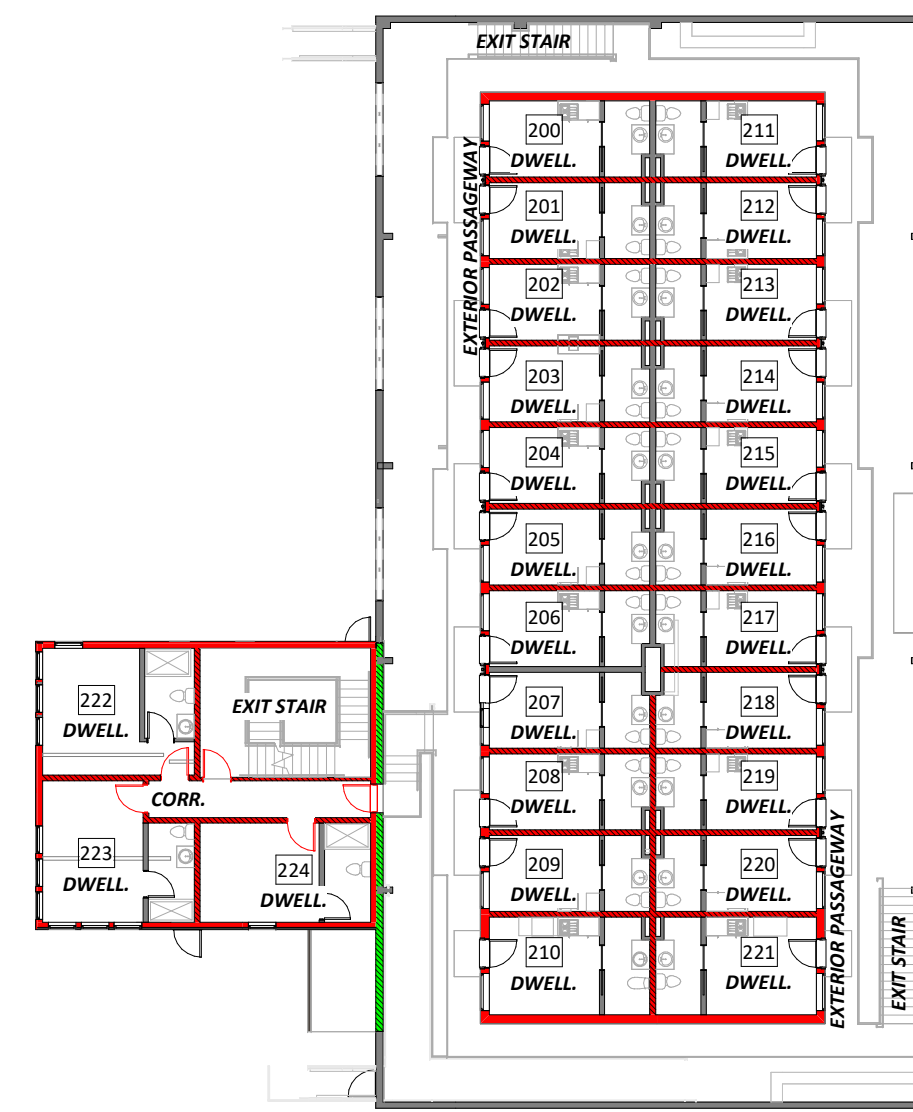
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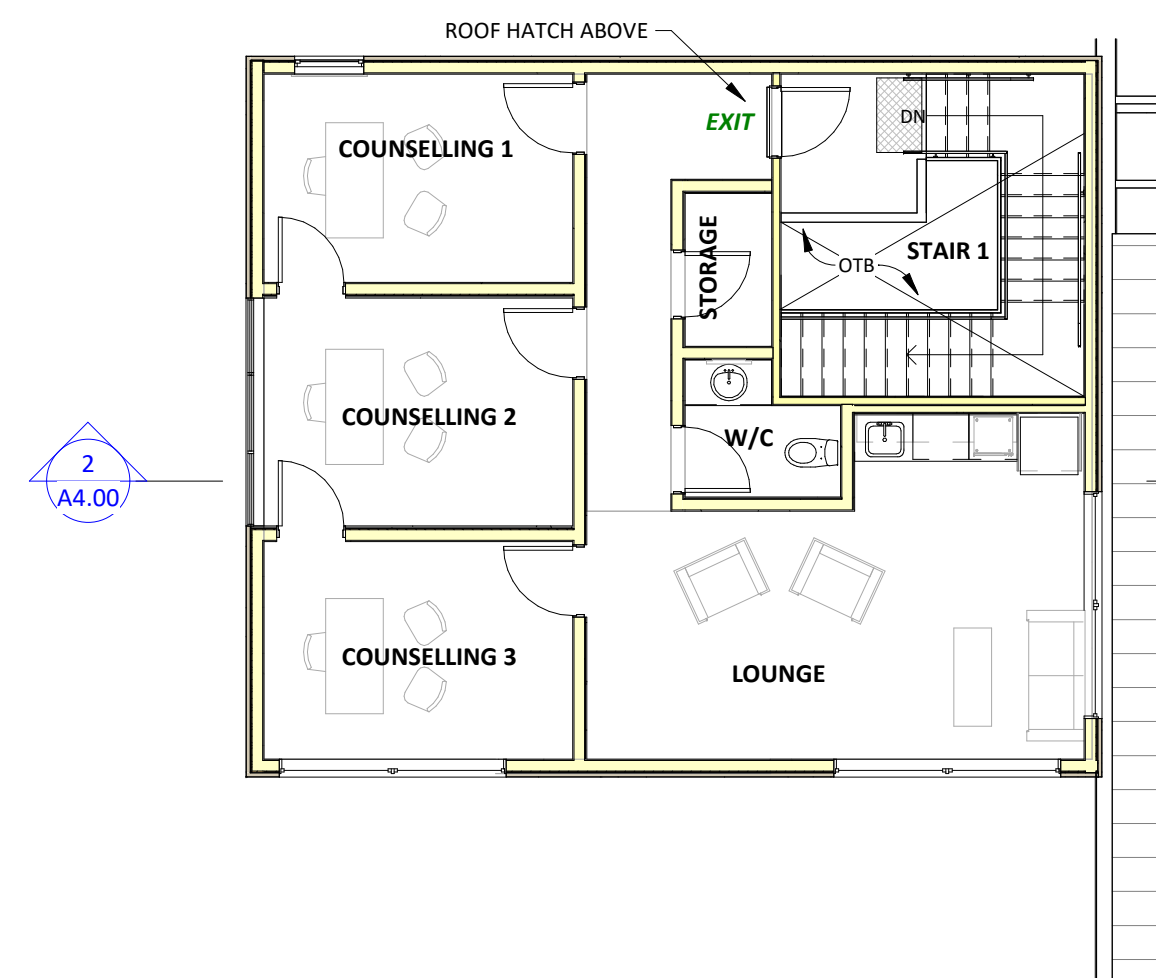
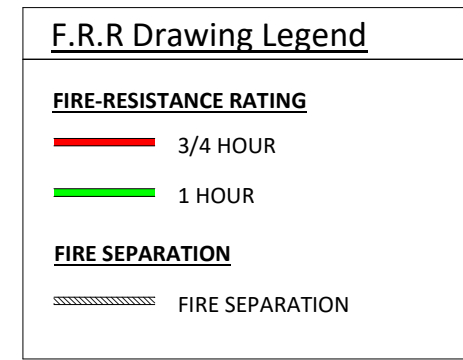
Project # 20-30 Scale As indicated



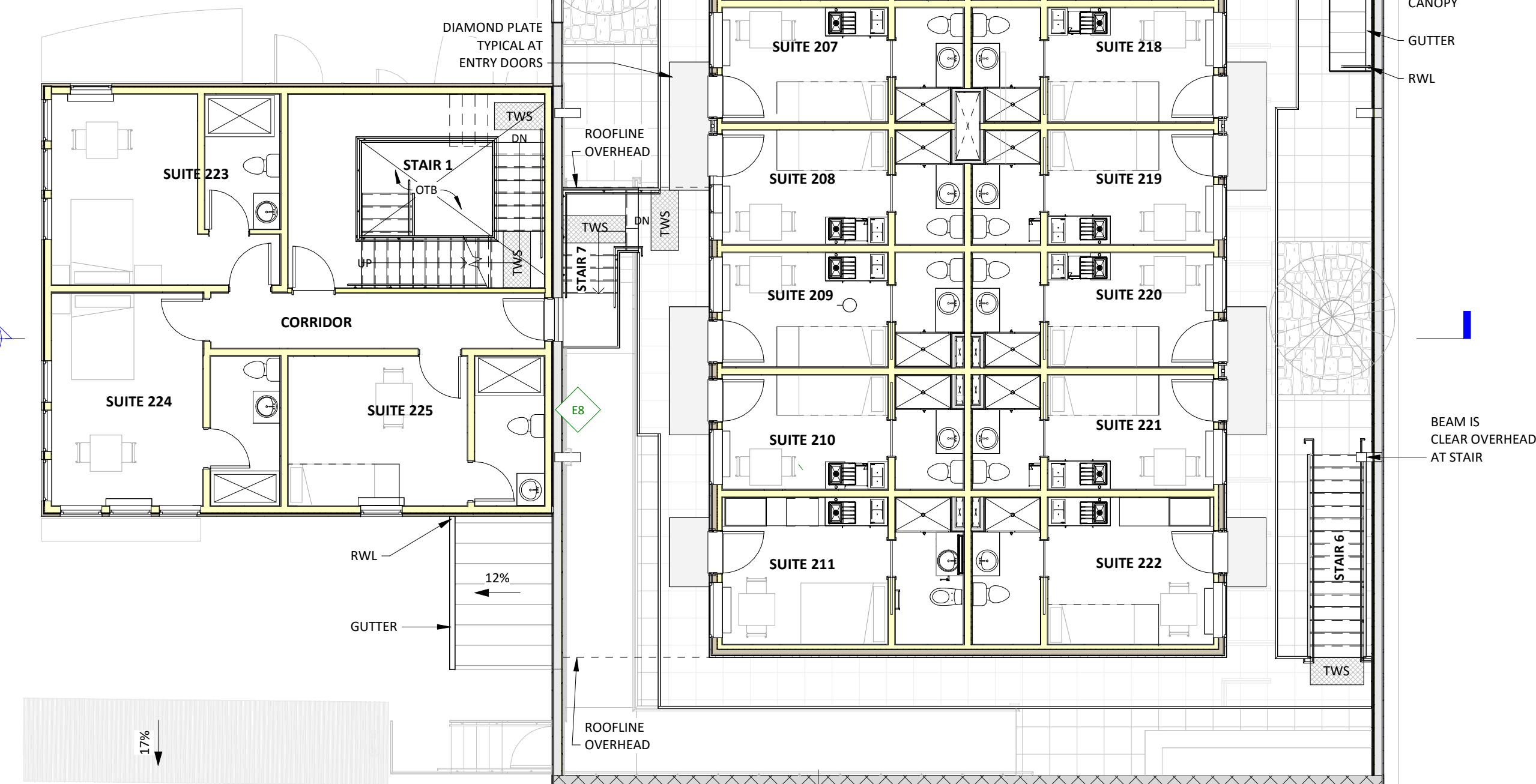
4 FIRE-RESISTANCE RATINGS PLAN - LEVEL 3
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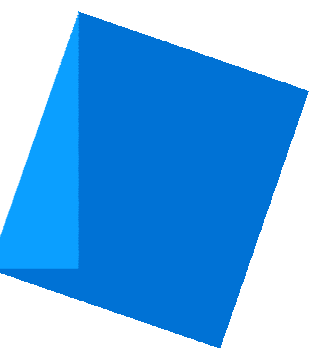
3 FIRE-RESISTANCE RATINGS PLAN - LEVEL 2
1 : 250



2 Level 3 Proposed
1 : 100



1 Level 2 Proposed
1 : 100



Materials Keynote Legend

NO.	MATERIAL
1	RECLAIMED WOOD PLANKS
3	EXISTING CMU BLOCK WALL
5	CONCRETE-FACED INSULATION
6	NON-COMBUSTIBLE EIFS SYSTEM*
7	CONCRETE - CAST-IN-PLACE
8	STEEL CATWALK
9	ALUMINUM RAILING WITH GLAZING - PAINTED
11	STANDING SEAM METAL ROOF
12	STEEL STRUCTURE - PAINTED W/ CORROSION RESISTANT PAINT
14	METAL FLASHING - PAINTED
17	STEEL RAILING - PAINTED

NOTE: *EXISTING STUCCO TO BE REMOVED & REPLACED WITH EIFS SYSTEM

Issue Date

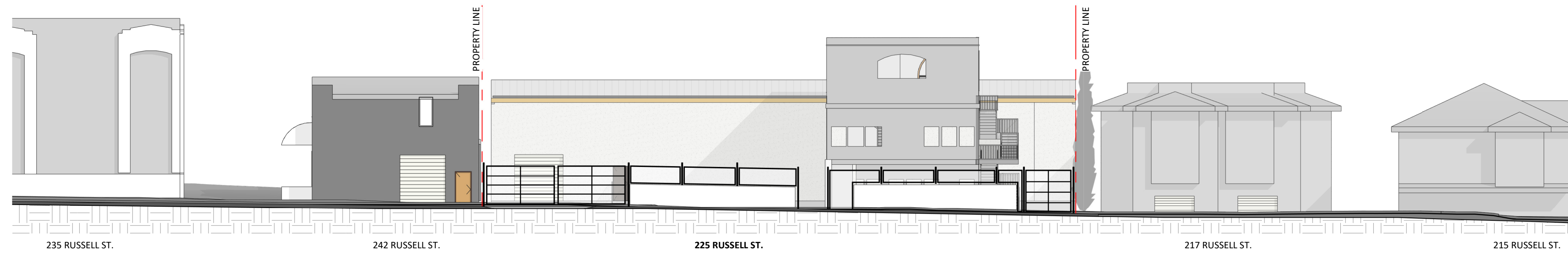
Community Meeting Aug 19, 2021

Rezoning / DP / OCP Nov 15, 2021

Rezoning / DP / OCP - Revision June 24, 2024

Revision

No.	Description	Date
3	Revised Annex Main Entry cladding changed to reclaimed wood planks; Exterior storage room door added to utilize existing space under egress Stair 1.	2024-06-24
6	Annex South egress exit & stairs demolished;	2024-06-24
15	Level 2 Egress Stair moved	2024-06-24
17	Ramp extended to 1:12	2024-06-24
20	West Elevation View provided	2024-06-24
21	Materials Keynote Legend updated	2024-06-24
22	Building height updated to match survey	2024-06-24



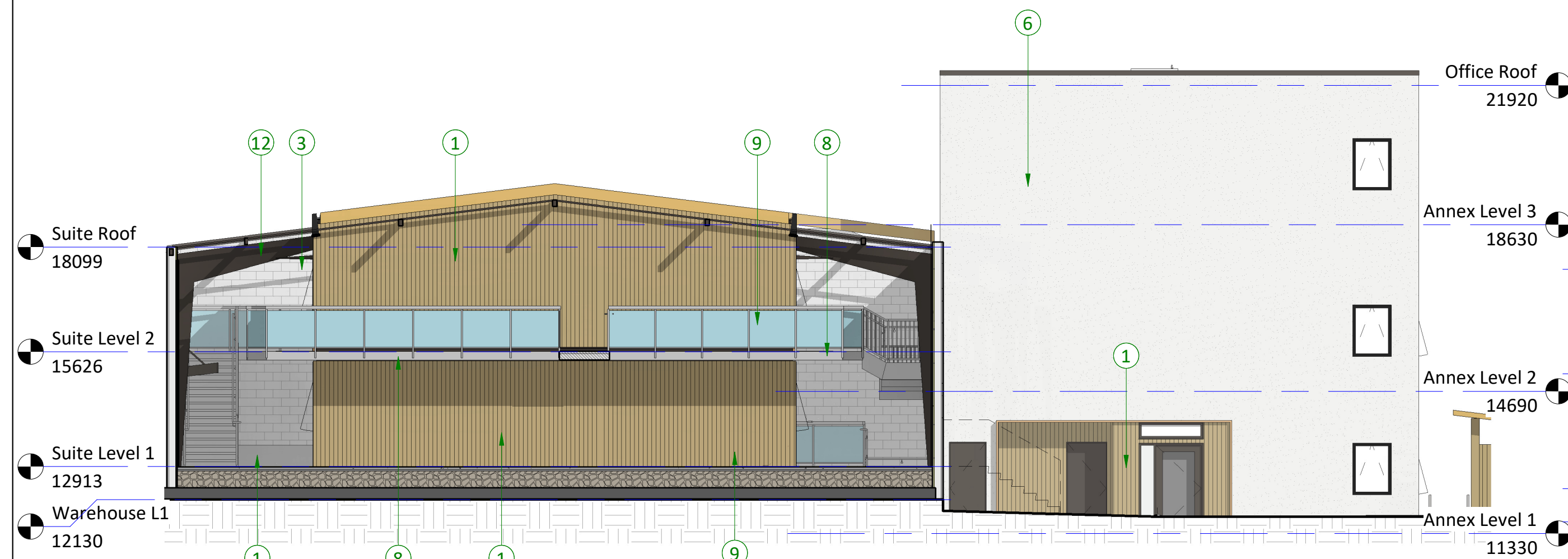
5 Context Elevation - Existing
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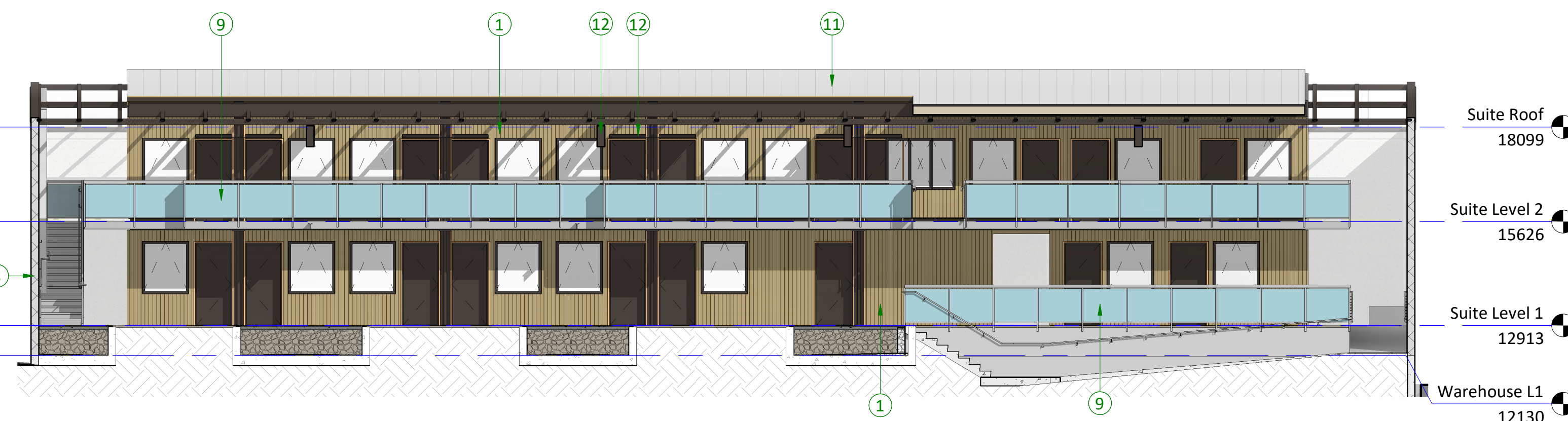
6 Context Elevation - Proposed
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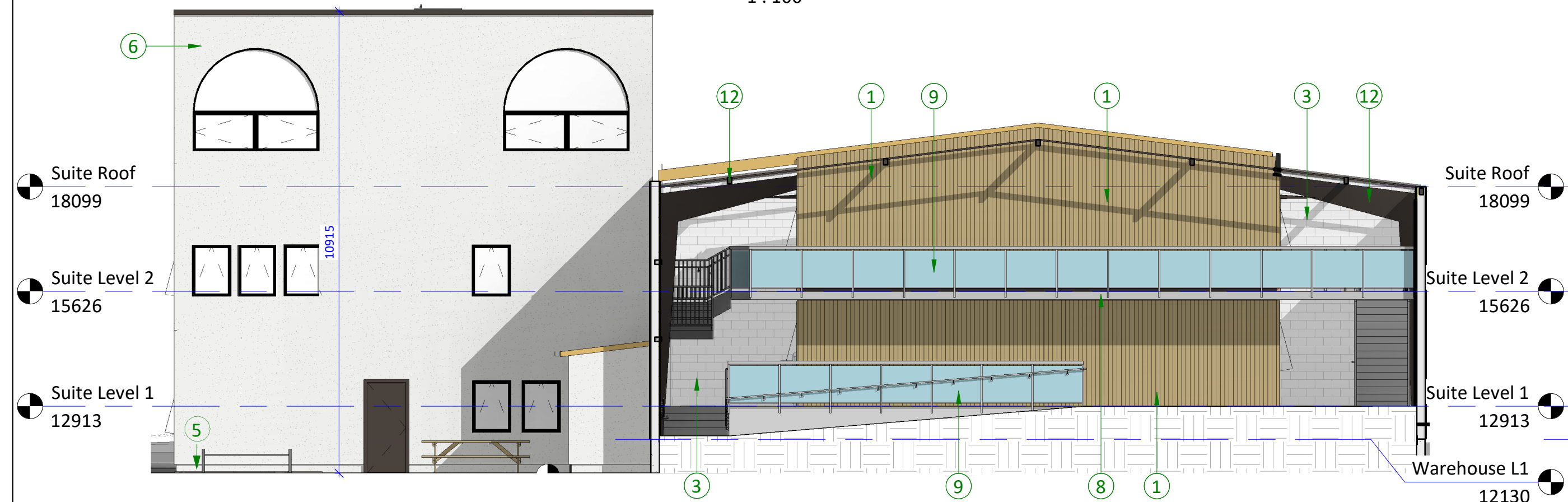
7 West Elevation - Shell
1:100



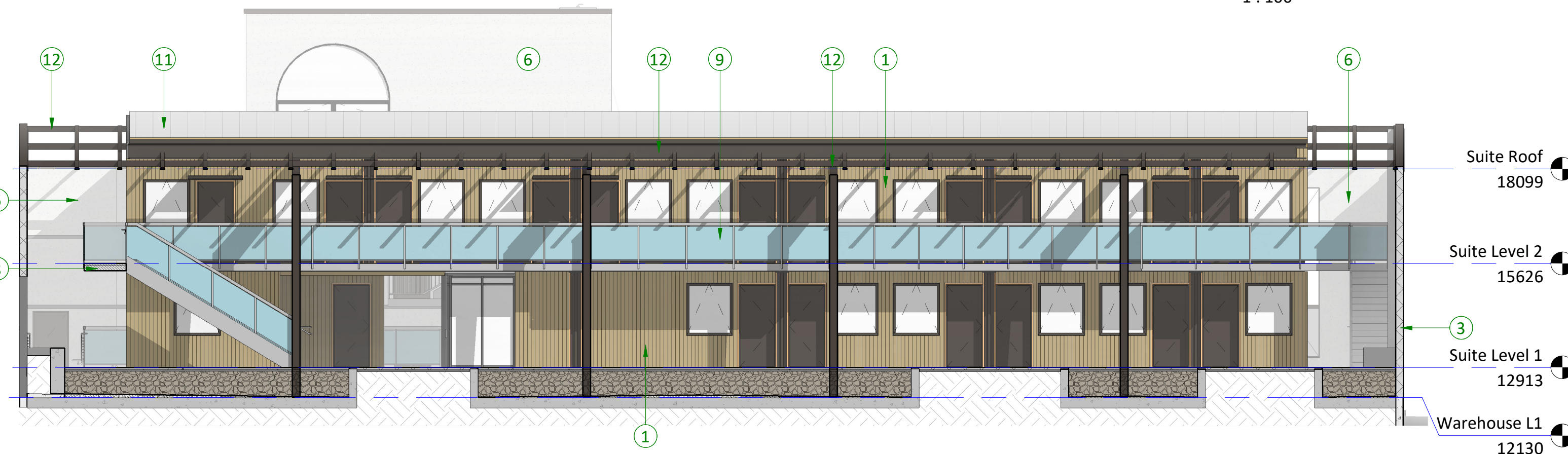
4 North Elevation - Core
1:100



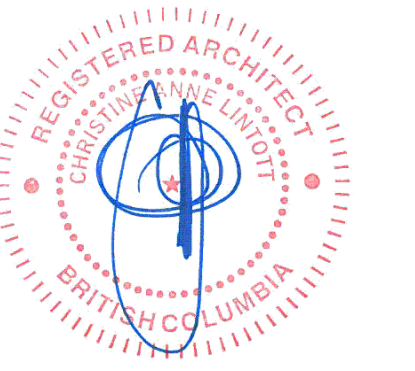
1 West Elevation - Core
1:100



3 South Elevation - Core
1:100



2 East Elevation - Core
1:100



Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Elevations

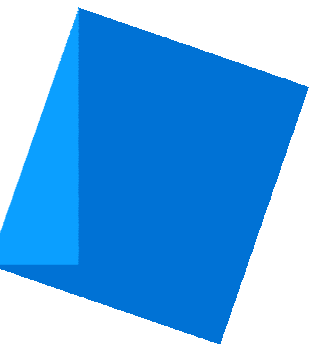
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Drawn by CLA

Checked by CLA

A3.00

Project # 20-30 Scale As indicated

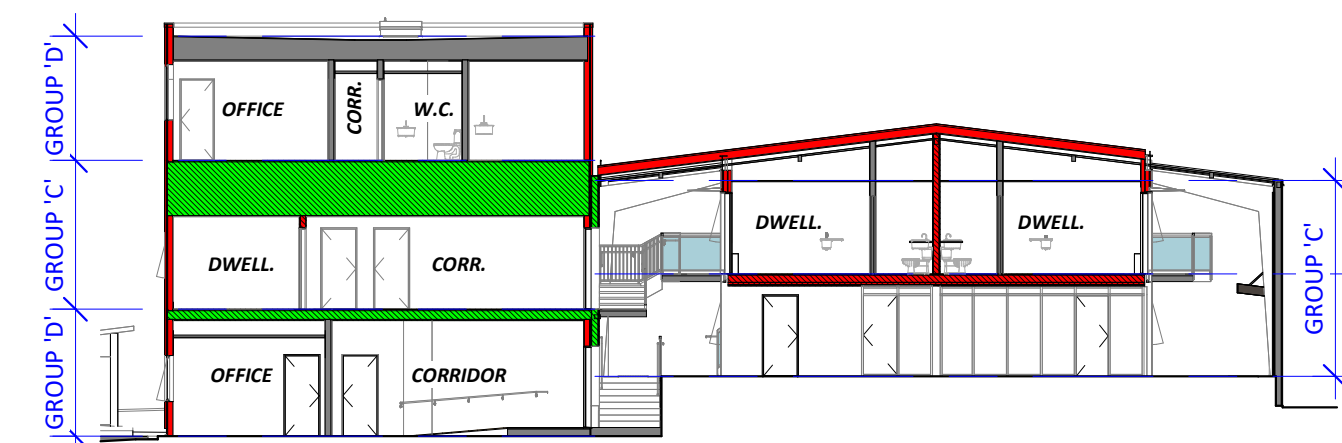
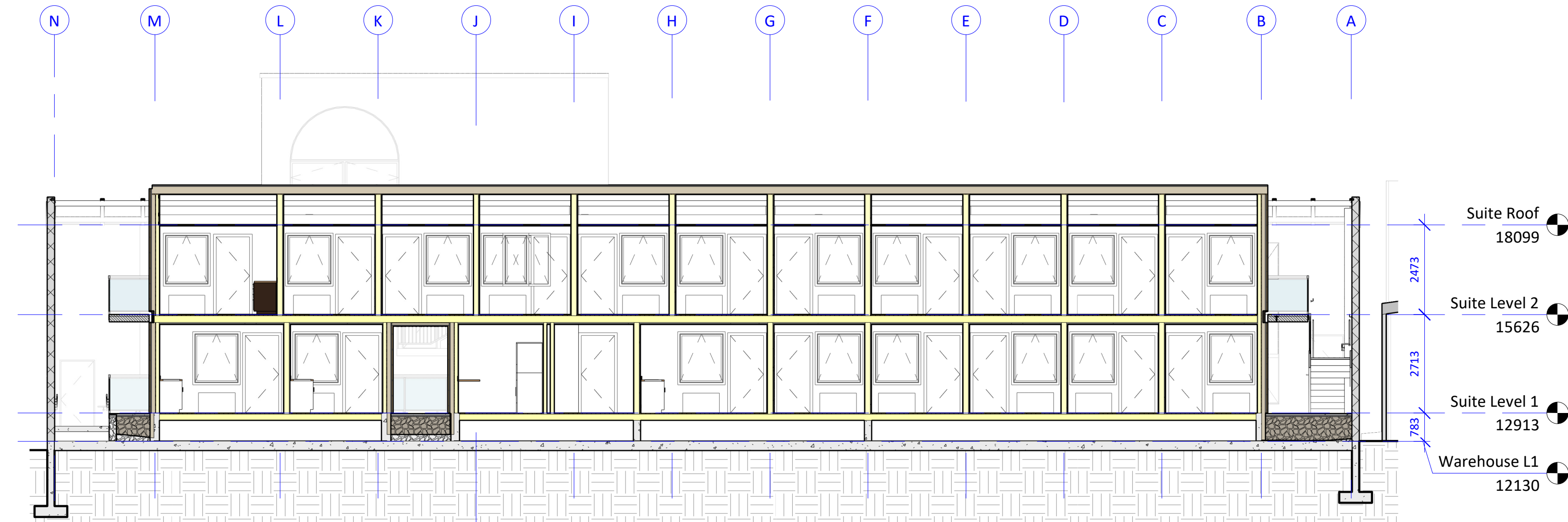
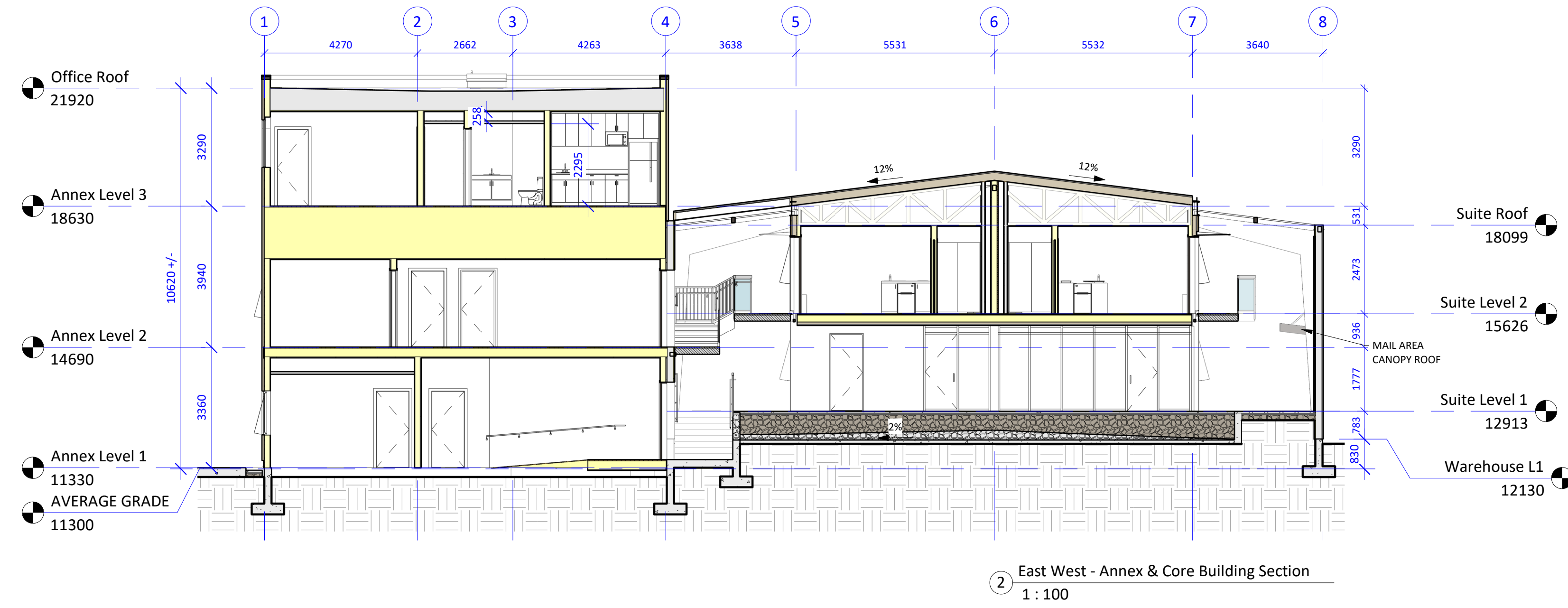
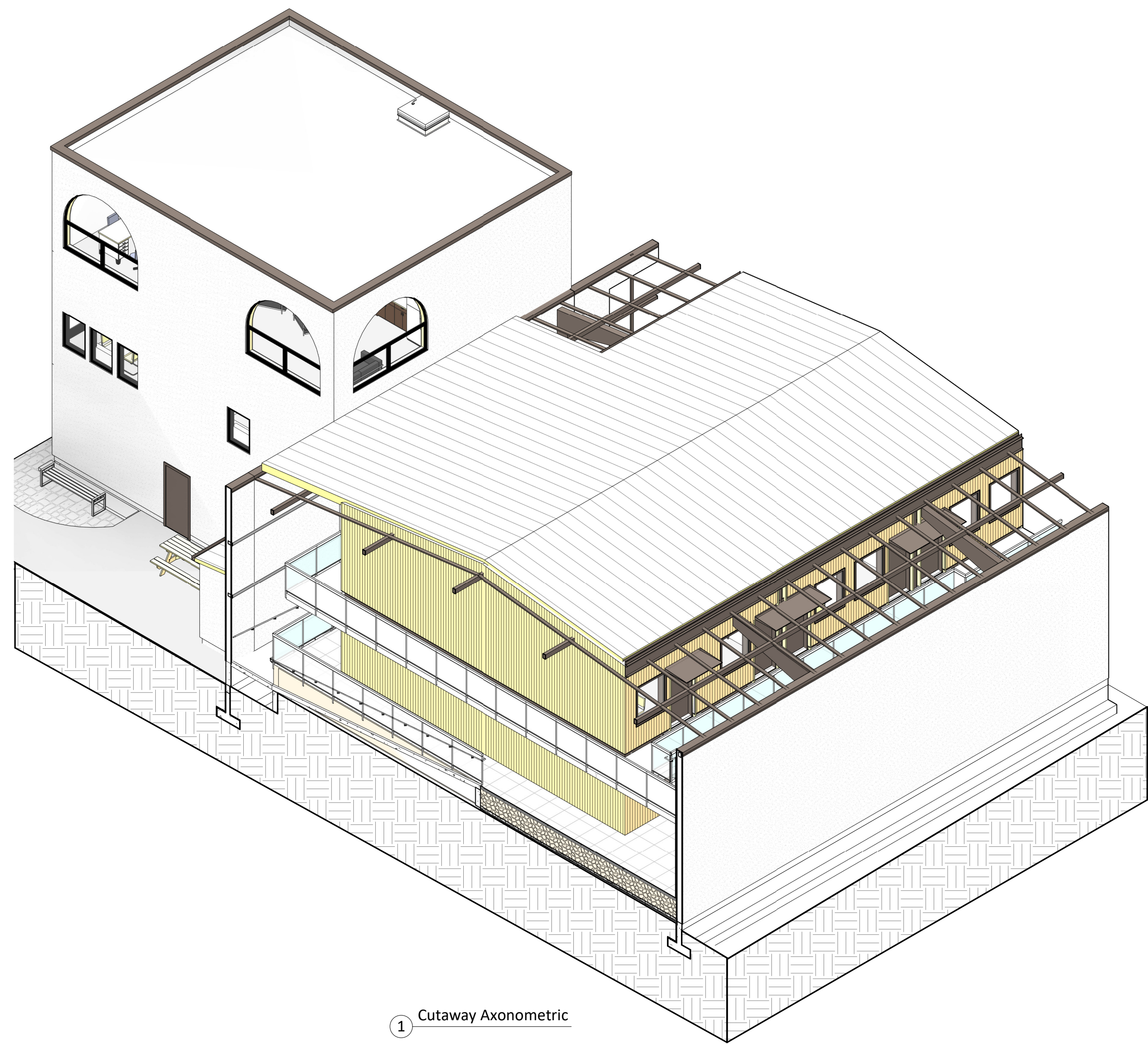


Issue Date

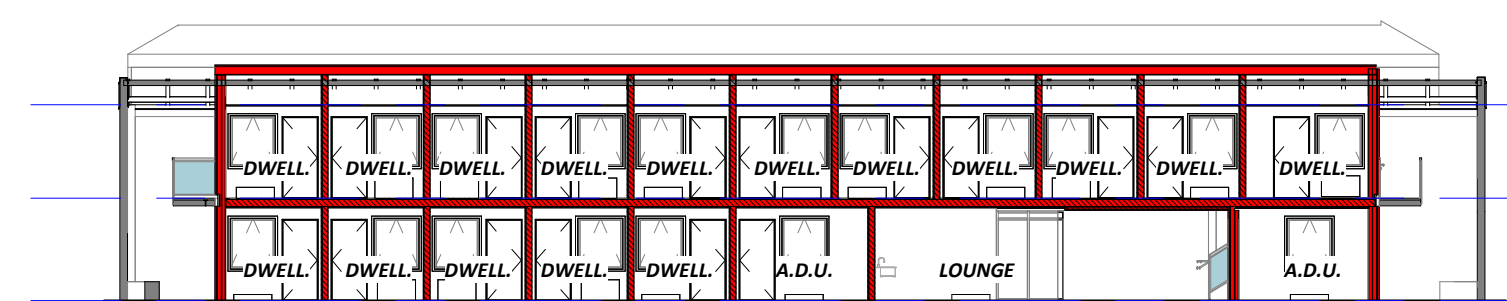
Community Meeting Aug 19, 2021
Rezoning / DP / OCP Nov 15, 2021
Rezoning / DP / OCP - Revision June 24, 2024

Revision

No.	Description	Date
10	Residential Egress exit added	2024-06-24
14	Mail Area consolidated, moved, & canopy added	2024-06-24
15	Level 2 Egress Stair moved	2024-06-24
16	Catwalk adjusted for overhead clearances	2024-06-24
17	Ramp extended to 1:12	2024-06-24
19	Fire-Resistance Ratings Plans provided	2024-06-24
22	Building height updated to match survey	2024-06-24
23	Rated Roof extension added	2024-06-24



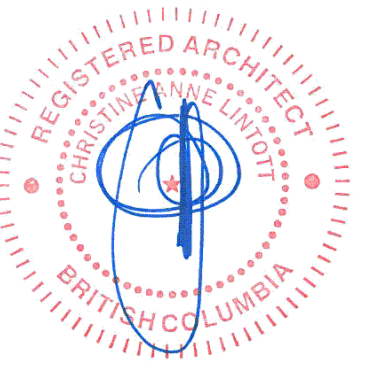
4 FIRE-RESISTANCE RATING SECTION - FACING NORTH
1 : 200



5 FIRE-RESISTANCE RATING SECTION - FACING EAST
1 : 200

F.R.R Drawing Legend

FIRE-RESISTANCE RATING	
—	3/4 HOUR
—	1 HOUR
FIRE SEPARATION	
 	FIRE SEPARATION



Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Building Sections

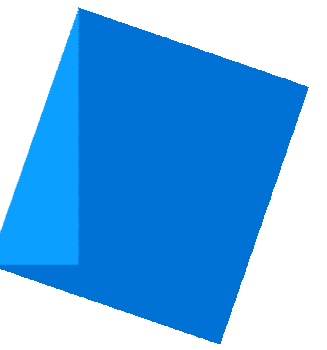
Date 2024-06-26 1:33:29 PM

Drawn by CLA

Checked by CLA

A4.00

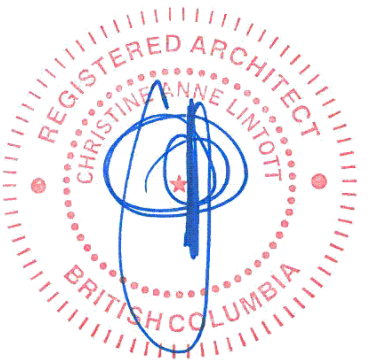
Project # 20-30 Scale As indicated



Issue	Date
Building Permit	TBD

Revision		
No.	Description	Date

Consultant



Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Renders

Date 2024-06-26 1:33:29 PM

Drawn by Author

Checked by Checker

A5.00

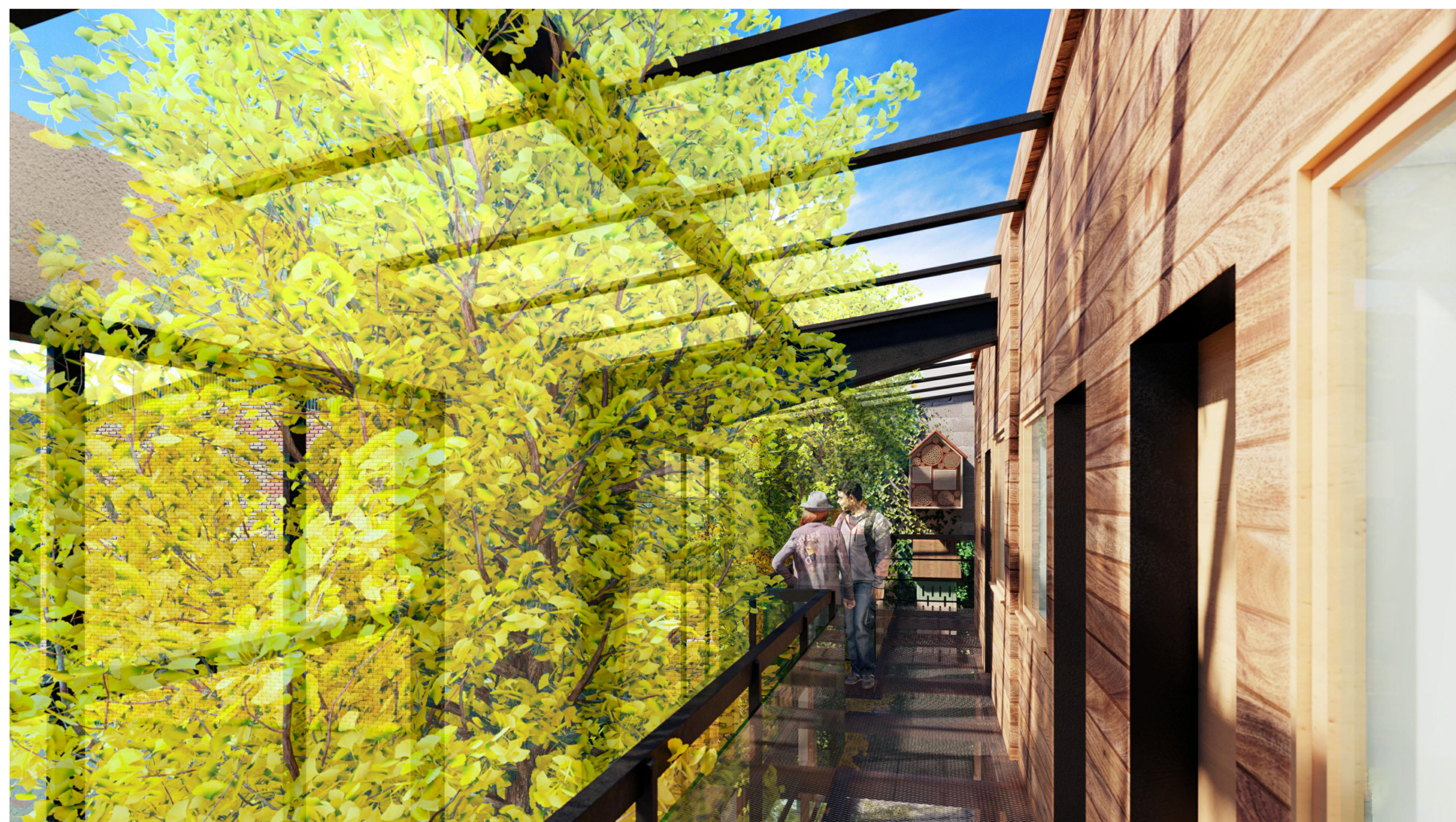
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Axonometric - Existing



Axonometric - Proposed



View - Second Floor



View - Main Floor