The Chelsea, 12th Floor Suite Conversion
Delegated Development Variance Permit

#865 View St., Victoria, BC



2 / A1.0 View Of Existing Building
Scale: Not To Scale

First Storey (Comercial At Grade)

	Type	No. Of Units	Area	
			Metric	Imperial
Commercial Unit #1 (existing)	GRU	1	72.50 sqm	780.4 sqft
Commercial Unit #2 (existing)	GRU	1	90.03 sqm	968.9 sqft
Total Unit Area			162.10 sqm	1,744.9 sqft
Total Existing Commercial Units		2		

Note: Floor area taken from the interior face of the exterior walls and from the center of demising walls

2nd. To 11th. Storeys (10 Levels)

	Type	No. Of Units Per Floor	Total No. Of Units Over 10 Floors	Area/Unit	Total Area/Floor
Units #1 to #4	Studio	4	40	>45m2 sqm Ea.	1800sqm
Unit #5	1 Bedroom	1	10	53.51 sqm	535.10sqm
Units #6 to #11	Studio	6	60	>45m2 sqm Ea.	2700sqm
Unit #12	1 Bedroom	1	10	53.51 sqm	535.10sqm
Units #13 & #14	Studio	2	20	>45m2 sqm Ea.	900sqm
Total Existing Suites		14	140		6470.2sqm

Note: Floor area taken from the interior face of the exterior walls and from the center of demising walls

12th. Storey (Penthouse)

	Type	No. Of Units	Area
			Metric
Unit #1201 (New Suite)	1 Bedroom	1	55.04 sqm
Unit #1202 (New Suite)	1 Bedroom	1	53.51 sqm
Unit #1203 (New Suite)	1 Bedroom	1	52.16 sqm
Unit #1204 (New Suite)	1 Bedroom	1	55.04 sqm
Total New Suites		4	215.77 sqm

Note: Floor area taken from the interior face of the exterior walls and from the center of demising walls

Unit Summary

	No. Of Units	
	Studio	1-Bedroom
Existing Typ. 2nd - 11th Storey Suites	120	18
Proposed Suite Conversion At 12th Storey	0	4
Sub-Total	120	24
Total No. Of Units	144	

Vehicle Parking

Based on Part 5 of the Zoning Bylaw 2018

Use or Class of Use	Minimum Parking Spaces		Minimum Visitor Parking Spaces	
Residential - All Other Multiple Dwellings	0.65 spaces per Dwelling Unit that is less than 45m2	120 X 0.65 = 78	0.10 Spaces per Dwelling Unit	144 X 0.10 = 14.4 (14)
	0.80 spaces per Dwelling Unit that is equal to 45m2 and up to 70m2	24 X 0.80 = 19.20 (19)		
Commercial - Retail Trade	-	-	-	-
Total Vehicle Parking Spaces Required	97		14	
	111			

Bicycle Parking

Based on Part 5 of the Zoning Bylaw 2018

Use or Class of Use	Long-Term Spaces		Short-Term Spaces	
Residential - Apartment	1 space per Dwelling Unit that is less than 45m2	120 X 1 = 120	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit	120 X 0.10 = 12
	1.25 spaces per Dwelling Unit that is 45m2 or greater	24 X 1.25 = 30	The greater of 6 spaces per building or 0.10 spaces per Dwelling Unit	24 X 0.10 = 2.4 (2)
Commercial - Retail Trade	1 space per 200m² of Floor Area, or part thereof	162.7m2 / 200 = 0.81 (1)	1 space per 200m² of Floor Area, or part thereof	162.66m2 / 200 = 0.81 (1)
Total Bicycle Parking Required	151		15	
	166			

Vehicle & Bicycle Parking Summary

	Existing	Proposed	Required	Variance Requested
On-Site Car Parking Stalls (Includes Residential, Commercial and Visitor Uses)	74	78	111	33
Long-Term Bicycle Parking	30	45	151	106
Short-Term Bicycle	6	16	15	NA

Note: Parking Variance subject to approval

ABBREVIATIONS

NOTE: Abbreviations may appear in CAPITAL or lowercase letters, or a combination of both.

A.B.	AIR BARRIER	N/A	NOT APPLICABLE
AGG.	AGGREGATE	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISHED FLOOR	N.T.S.	NOT TO SCALE
ALT.	ALTERNATE	O.C. or O.C.	ON CENTER
~	APPROXIMATELY	OSB	ORIENTED STRAND BOARD
ARCH.	ARCHITECT	+/-	PLUS OR MINUS 2"
BCBC	BC BUILDING CODE	PLY.	PLYWOOD
BLDG	BUILDING	PTD	PAINTED
BTWN	BETWEEN	P.T.	PRESSURE TREATED
B/O	BOTTOM OF	PEEL	PEEL AND STICK
B.W.	BUILDING PAPAP	REV.	REVISION
CLR.	CLEAR	RM	ROOM
CONC.	CONCRETE	R.W.	REINFORCED WITH
CONT.	CONTINUOS	RWL	RAIN WATER LEADER
C/W	COMPLETE WITH	S.A.M	SELF ADHERED MEMBRANE
DIA	DIAMETER	S.C.	SELF-CLOSING
DR.	DOOR	SP	SHATTERPROOF
DWG.	DRAWING	SQ	SQUARE
EXIST	EXISTING	SQFT [sqft]	SQUARE FOOT
ELEV.	ELEVATION	SQM [sqm]	SQUARE METER
ELEC.	ELECTRICAL	S.ST.	STAINLESS STEEL
E.S.	EACH SIDE	ST.	STEEL
EXT.	EXTERIOR	STC.	SOUND TRANSMISSION RATING
EQ	EQUAL	STRUCT	STRUCTURAL
F/O	FACE OF	T&G	TONGUE AND GROOVE
FLR.	FLOOR	T/O	TOP OF
F.R.R.	FIRE RESISTANCE RATING	T.O.P	TOP OF PLATE
FT.	FEET	TYP.	TYPICAL
GALV.	GALVANIZED	U/G	UNDER GROUND
G.I.	GALVANIZED IRON	U/S	UNDER SIDE
GRND	GROUND	U.N.O	UNLESS NOTED OTHERWISE
G.W.B.	GYPSUM WALL BOARD	V.B.	VAPOUR BARRIER
H	HIGH	VERT.	VERTICAL
HR.	HOUR	W	WIDE
HORIZ.	HORIZONTAL	W	WITH
INS.	INSULATION	W.C.	WASHROOM
I.D.	INTERIOR DESIGN	WD	WOOD
MAX	MAXIMUM	W/D	WASHER AND DRYER
M or m	METER	WR.	WATER REPELLENT
MECH.	MECHANICAL	W.M.	WELDED WIRE MESH
mm	MILLIMETER	TYP.	TYPICAL
MIN	MINIMUM		

PROJECT DIRECTORY

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ARCHITECT: MJM Architect Inc.
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Victoria, BC V8W 1K7

Contact: Michael Moody
phone: 778-966-3513
email: michael@mjmarchitect.ca

LIST OF DRAWINGS

A1.0 General Notes & Location Plan
A1.1a Exist. Basement Plan
A1.1b Exist. Upper Level Plan
A1.2a Proposed Basement Plan With Vehicles and Bikes
A1.2b Proposed Upper Level PlanWith Vehicles and Bikes
A1.3 Typical 2nd.. To 11th. Floor Plan
A1.4 12th. Floor Plan Exisitng/Demolition Plan
A1.5 Proposed 12th. Floor Plan

Original Submission
Received Date: May 26, 2026



865 VIEW STREET
PFProject Location
LOCATION

N

1 / A1.0 Location Plan
Scale: Not To Scale

Signed & Sealed

REGISTERED ARCHITECT
MICHAEL JON MOODY
LICENCE #21,307
BRITISH COLUMBIA

2026-05-25

REVISION	DATE	ISSUE NOTE	BY
F	26-05-25	Issued For Delegated Development Permit	
E	26-04-17	Reissued For Building Permit	
D	25-11-12	Issued For Building Permit	

NOTES

PROJECT
The Chelsea, 12th Floor Suite Conversion

ADDRESS
865 View St., Victoria, B.C.

DRAWING
General Notes & Location Plan

Michael Jon Moody Architect
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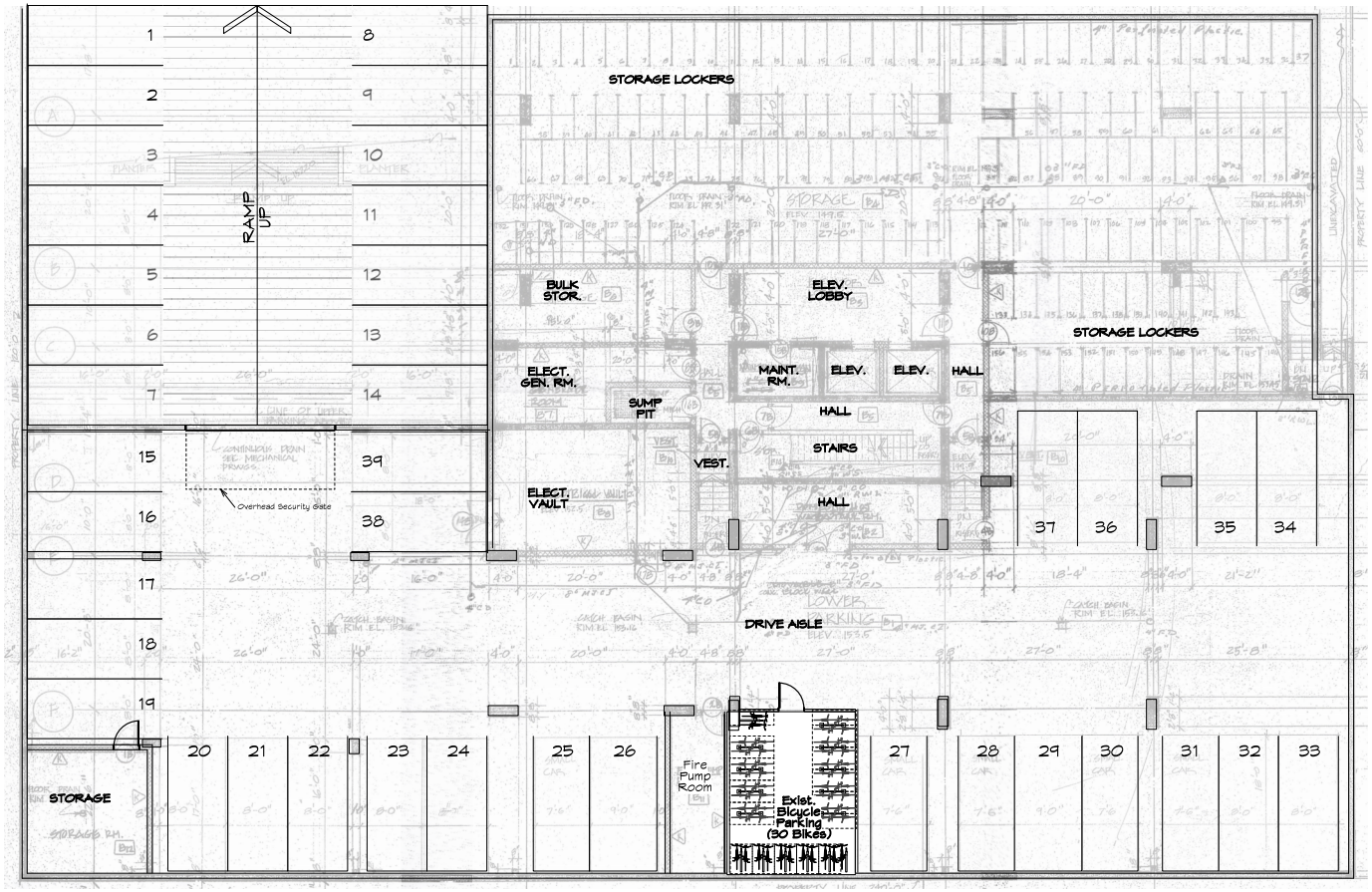
PROJECT #	2503
PLOT DATE	2026-04-17
DWG #	A1.0
REVISION	
SCALE	As Noted
DRAWN	MFB
CHKD	MJM



Total Exist. Vehicle Stalls, Basement Level = 39
Total Exist. Bicycle Stalls, Basement Level = 30

1 / A1.1a Exist. Basement Plan
Scale: 1/8" = 1'-0"

Signed & Sealed

REGISTERED ARCHITECT MICHAEL JON MOODY BRITISH COLUMBIA

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865 View St., Victoria, B.C.

DRAWING
Exist. Basement Plan

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PROJECT #	2503
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REVISION	
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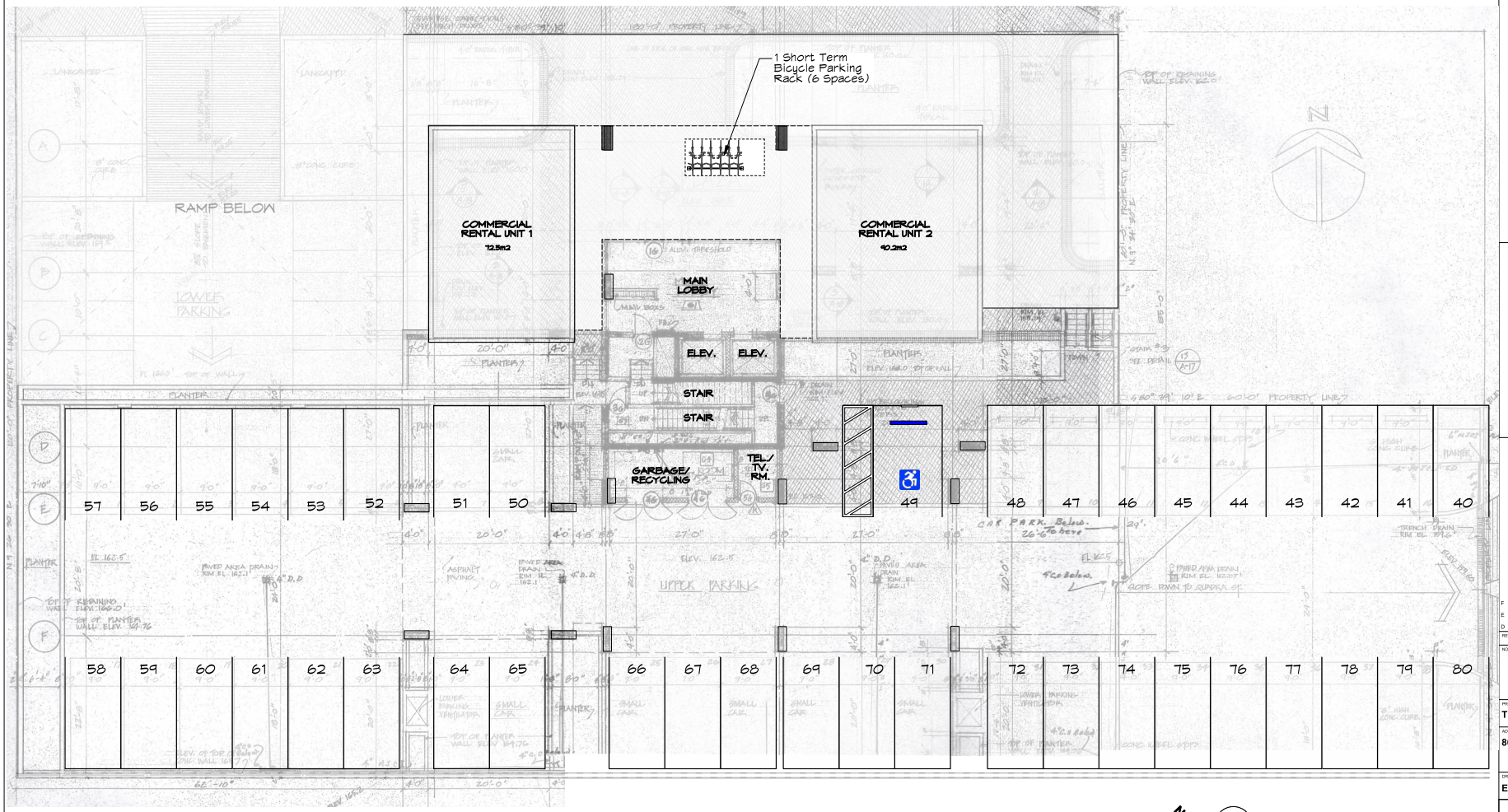

Total Exist. Vehicle Stalls, Upper Level = 40
Total Exist. Bicycle Stalls, Upper Level = 0

Total Exist. Vehicle Stalls, Two Levels (39 + 40) = 79
Total Exist. Bicycle Stalls, Two Levels (30+ 0) = 30

4 / A1.1b — Exist. Upper Level Plan
Scale: 1/8" = 1'-0"

Signed & Sealed

REGISTERED ARCHITECT
MICHAEL JON MOODY
BRITISH COLUMBIA

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PROJECT
The Chelsea, 12th Floor Suite Conversion

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865 View St., Victoria, B.C.

DRAWING
Exist. Upper Level Plan

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PROJECT #	2503
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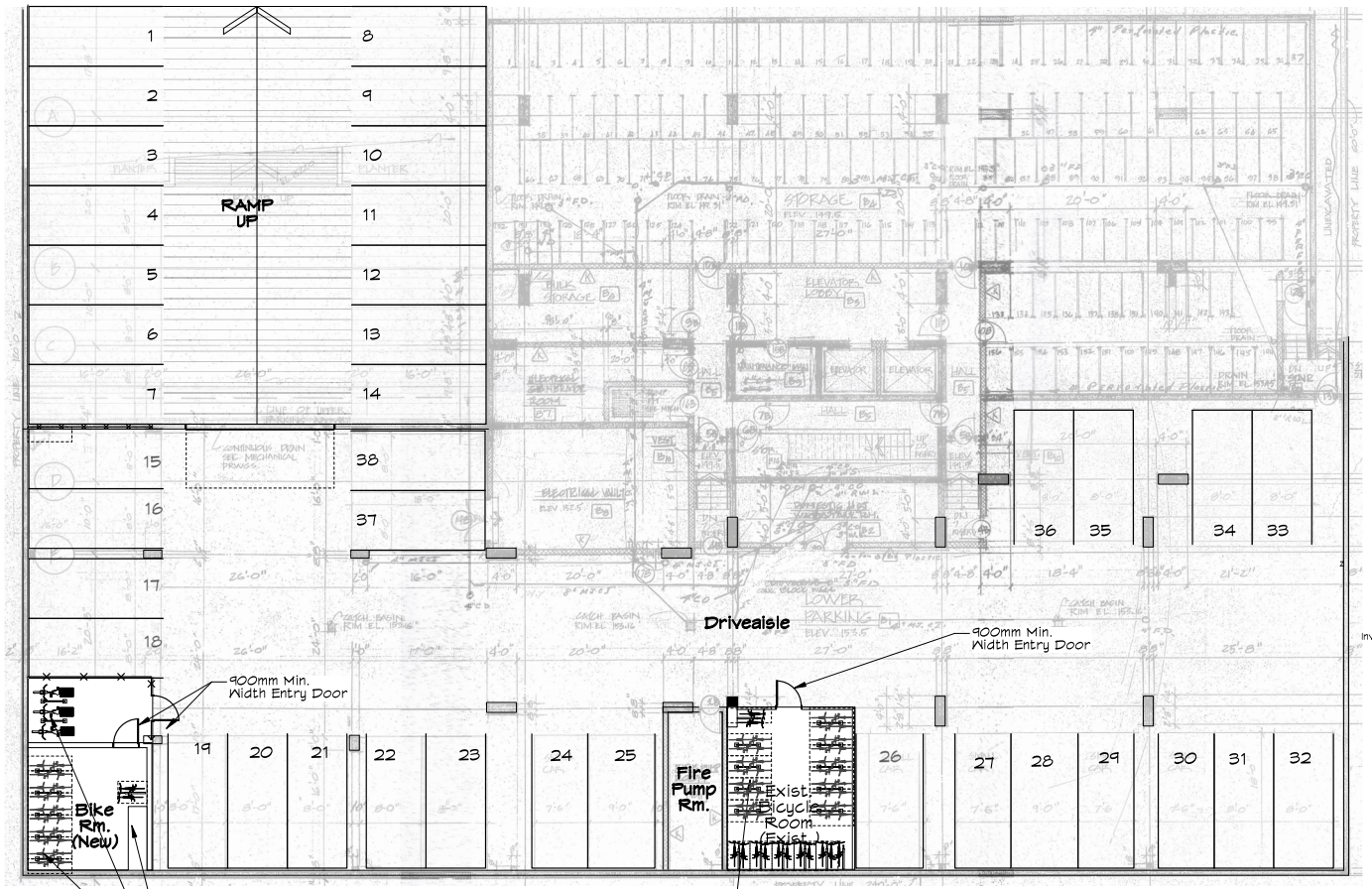
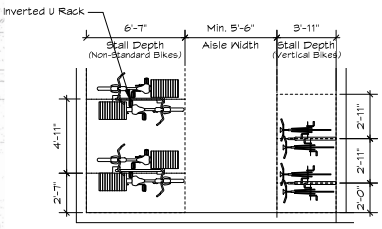
SCALE	As Noted
DRAWN	MFB
CHKD	MJM

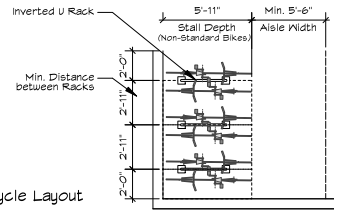
DWG # A1.1b
REVISION



4 / A1.2a Exist. Basement Plan With Proposed Bicycle Stalls
Scale: 1/8" = 1'-0"

Total Proposed Vehicle Stalls, Basement Level = 38
Total Proposed Bicycle Stalls, Basement Level = 45





Typ. Bicycle Layout

Signed & Sealed

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PROJECT
The Chelsea, 12th Floor Suite Conversion

ADDRESS
865 View St., Victoria, B.C.

DRAWING
Exist. Basement Plan With Proposed ~~Bicycle Stalls~~

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PROJECT #	2503
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REVISION	
SCALE	As Noted
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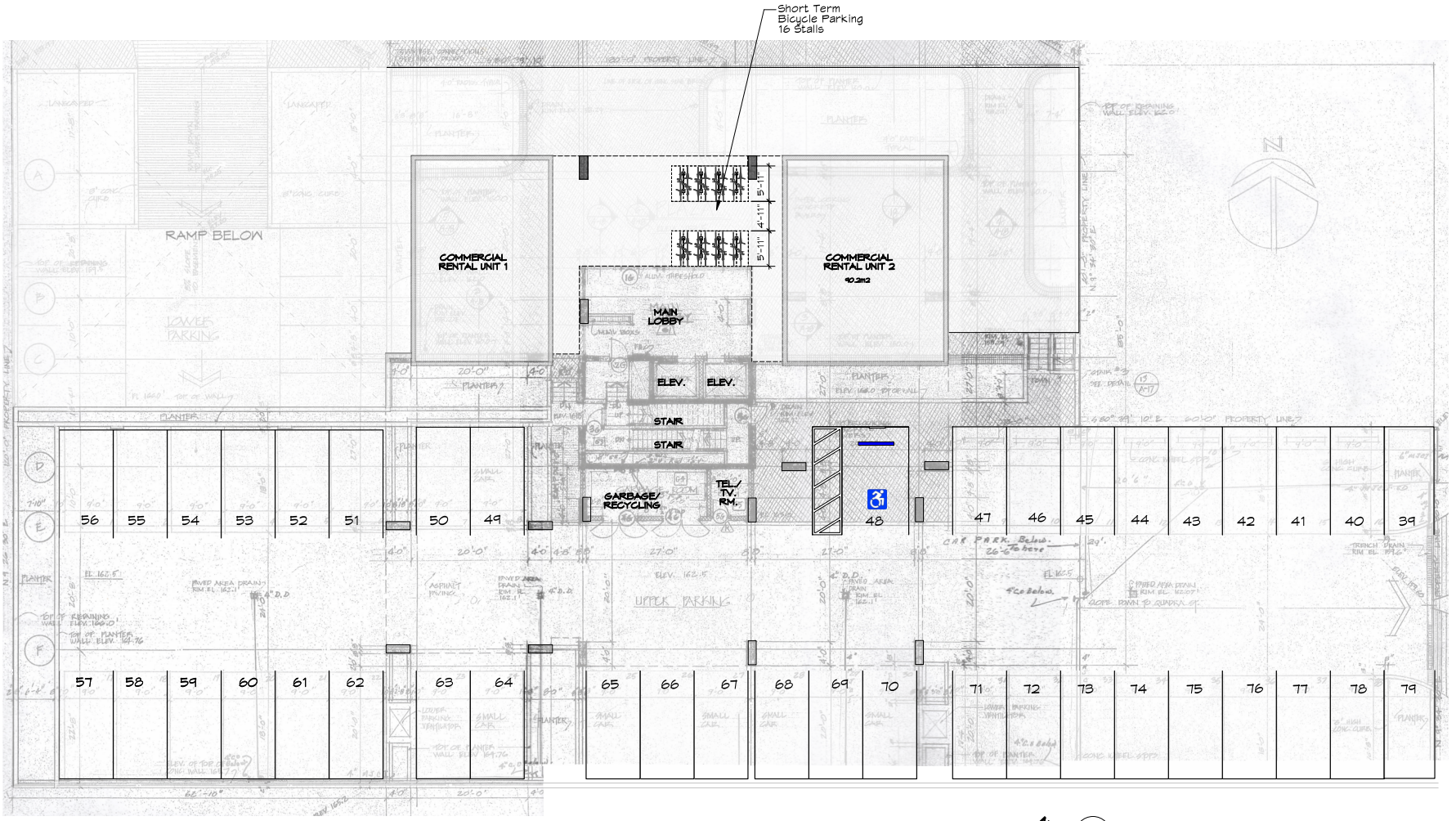

Total Proposed Vehicle Stalls, Upper Level = 40
Total Proposed Bicycle Stalls, Upper Level = 16

Total Proposed Vehicle Stalls, Two Levels (38 + 40) = 78
Total Proposed Bicycle Stalls, Two Levels (45+ 16) = 61

1 / A1.2b Exist. Upper Level Plan With Proposed Bicycle Stalls
Scale: 1/8" = 1'-0"

Signed & Sealed

REGISTERED ARCHITECT MICHAEL JON MOODY BRITISH COLUMBIA

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The Chelsea, 12th Floor Suite Conversion

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DRAWING
Exist. Upper Level Plan With Proposed Bicycle Stalls

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PROJECT #	2503
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SCALE	As Noted
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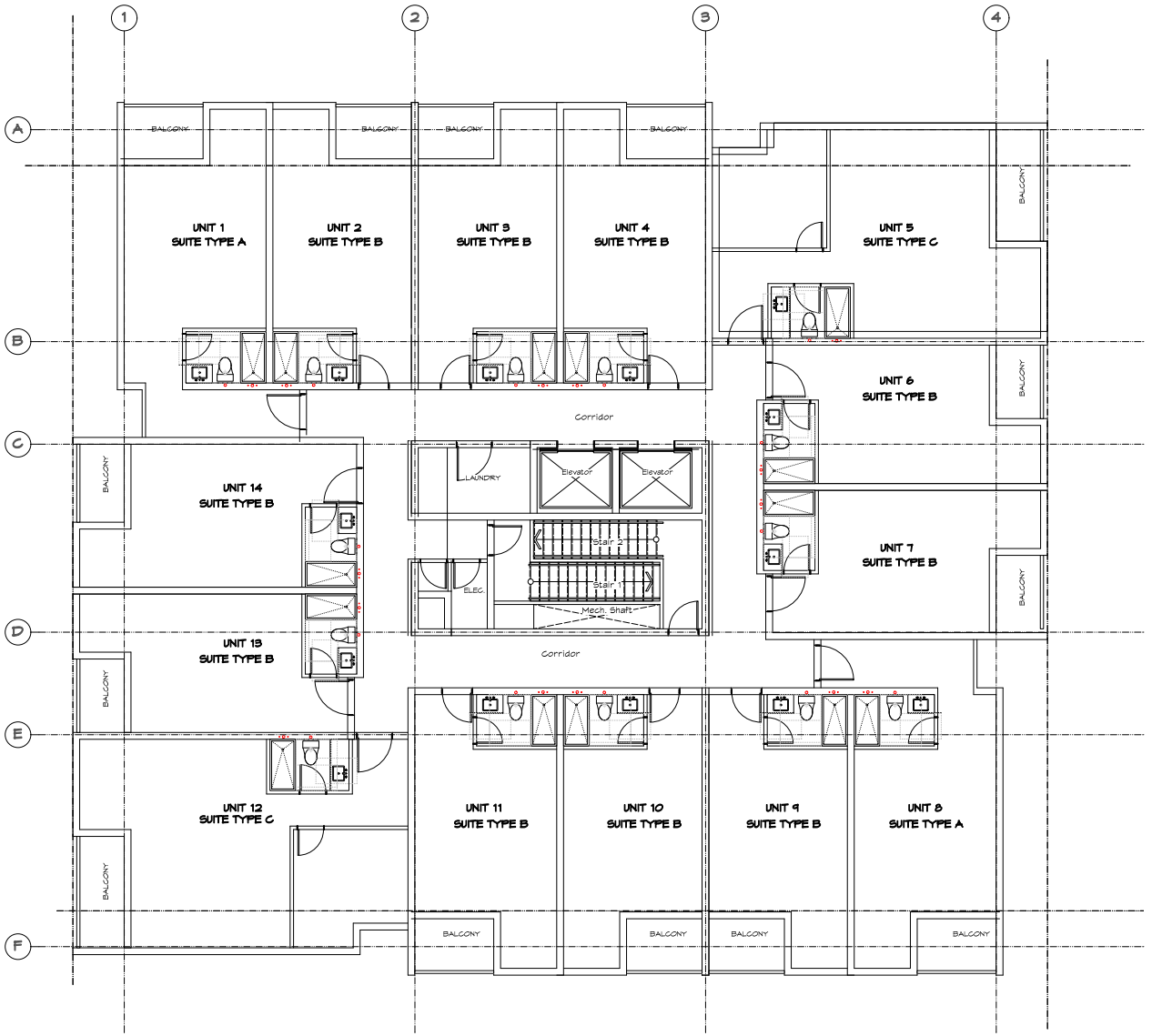
CHKD	MJM

DWG # A1.2b
REVISION



1 / A1.3 Typ. 2nd to 11th Floor Plan
Scale: 3/16" = 1'-0"

Signed & Sealed

REGISTERED ARCHITECT
MICHAEL JON MOODY
BRITISH COLUMBIA

2026-05-25

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PROJECT
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ADDRESS
865 View St., Victoria, B.C.

DRAWING
Typical 2nd. to 11th. Floor Plan

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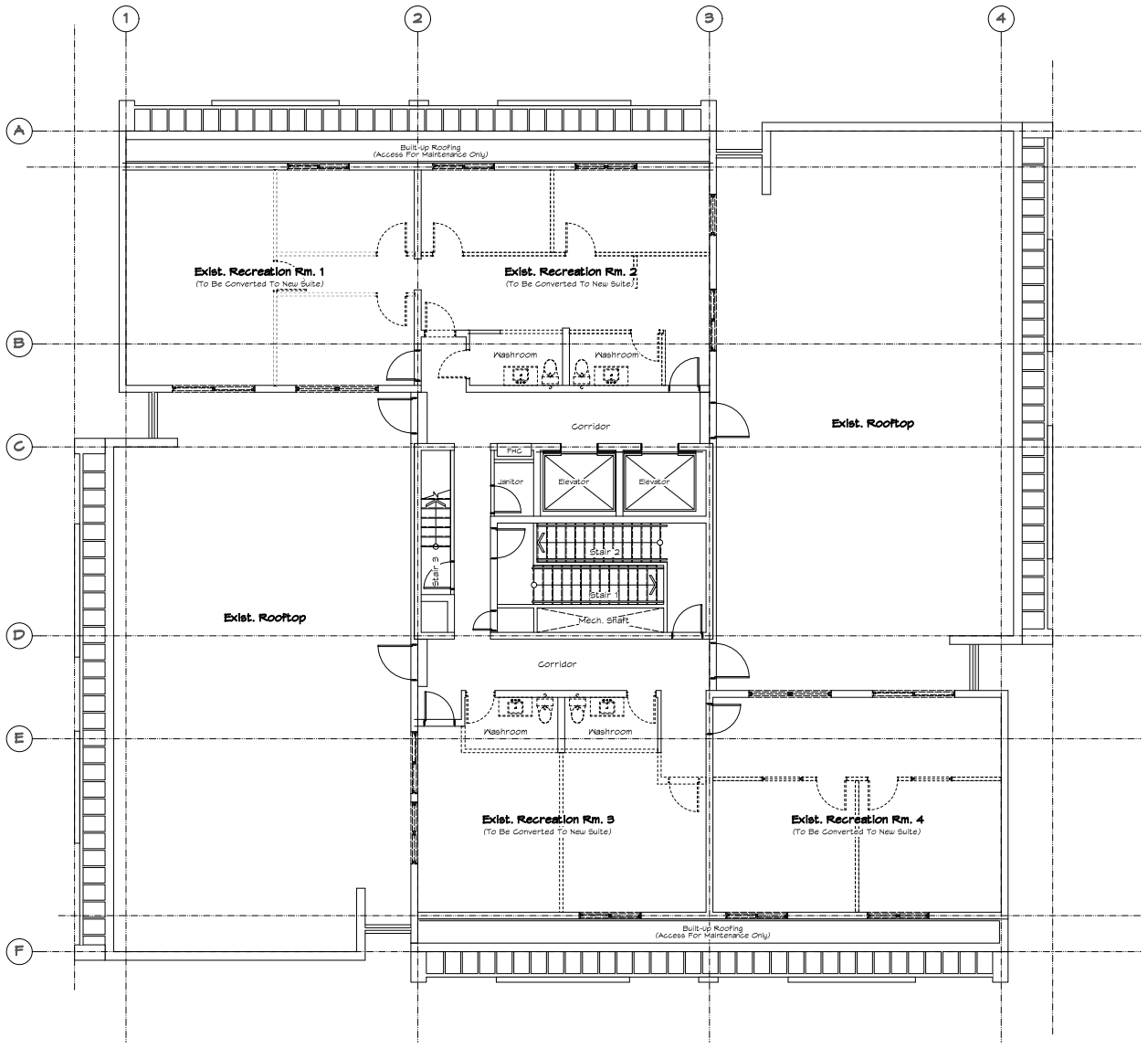
PROJECT #	2503
PLOT DATE	2026-04-17
DWG #	A1.3
REVISION	
SCALE	As Noted
DRAWN	MFB
CHKD	MJM



N

1 / A1.4 12th Floor Existing/Demolition Plan
Scale: 3/16" = 1'-0"

LEGEND:

- Exist. To Be Demolished
- Exist. To Remain

General Notes

1. Dimensioning Standards: Dimensions shown to face of concrete / CMU walls, face of sheathing at exterior walls and face of stud at interior walls unless noted otherwise.
2. See Structural Drawings for locations of shearwalls.
3. Interior partitions within suites are RM1 unless noted otherwise.
4. 1100mm x 1100mm turnaround as per BCBC 2024 9.8.3.2.(5)

Abbreviations

ADO	Automatic Door Opener
C	Card Reader
CB	Catch Basin
D	Dryer
EBH	Electric Baseboard Heater
EP	Electrical Panel
FA	Fire Alarm Panel
FD	Floor Drain
FDC	Fire Department Connection
FE	Fire Extinguisher
HB	Hose Bib
RD	Roof Drain
RD	Roof Drain
R	Rough-in
ROW	Right-of-Way
RWL	Rainwater Leader
W	Washing Machine
OS	Overflow Scupper / Scupper
S	Sprinkler
T.O.D.	Top of Drain
T.O.S.	Top of Slab

Signed & Sealed

REGISTERED ARCHITECT MICHAEL JON MOODY BRITISH COLUMBIA

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DRAWING
12th Floor Existing/Demolition Plan

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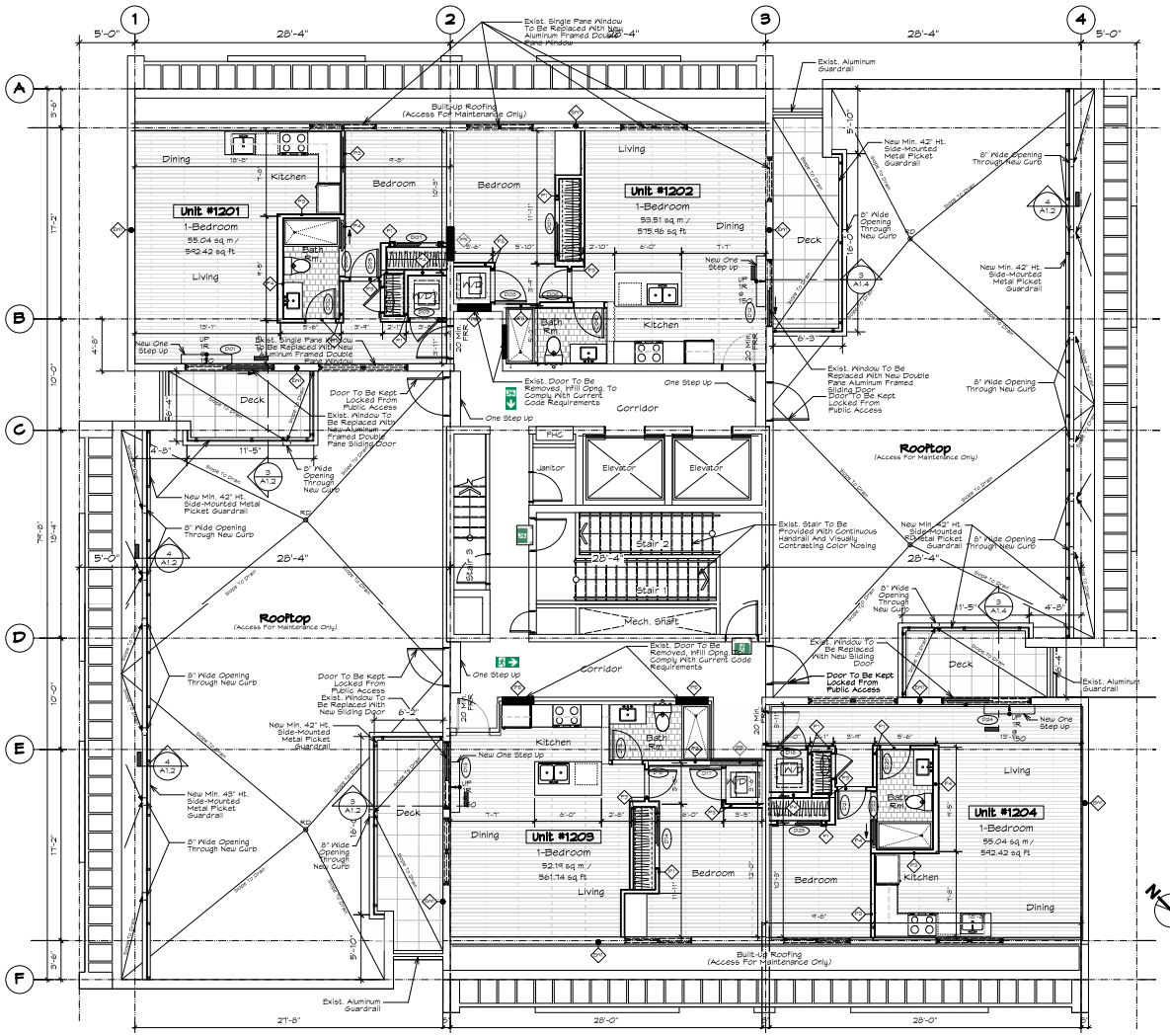
DWG # A1.4

REVISION



9 A1.5 12th Floor Plan
Scale: 3/16" = 1'-0"

Signed & Sealed

REGISTERED ARCHITECT MICHAEL JON MOODY BRITISH COLUMBIA

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DRAWING
Proposed 12th Floor Plan

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DWG # A1.5

REVISION