

RUSSELL ST. REDEVELOPMENT

225 RUSSELL STREET, VICTORIA, B.C.

Application for Rezoning, Development Permit and OCP Ammendment

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

Project Description

This is an existing office & warehouse building. The work proposed is to construct a new residential building within the warehouse space containing 40 units. create residential & office areas within the existing 3 storey office annex building.

Property Data

CIVIC ADDRESS	225 RUSSELL STREET, VICTORIA, BC V8A 8K1
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	003-846-415
LEGAL DESCRIPTION	LOT A PLAN 17917 SECTION 31 VICTORIA
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

ZONING BYLAW ANALYSIS

Current Zone	Proposed Zone
OCF	Employment Residential
Zone	Urban Residential
Site Area	M-F Limited Light Industrial District
Site Area	Site Specific
Total Floor Area	1,537 m ²
Commercial Floor Area	N/A
Floor Space Ratio	943 m ²
Number Accessory Buildings	N/A
Number Multiple Dwellings	N/A
Site Coverage %	40
Open Site Space %	57.5%
Principal Building Height	11.0%
Storeys	9.5 m
Vehicle Parking	3 Storeys
Bicycle Parking	6 on site parking stalls
	26 long term stalls, 6 short term stalls

Building Setbacks

Allowable	Proposed
Rear Yard (North)	0 (No Limit)
Side Yard (East)	0.12 m (EXISTING)
Side Yard (West)	2 m (EXISTING)
Front Yard (South)	1.30 m (EXISTING)
	6.40 m (EXISTING)
	6.00 m (EXISTING)

Residential Use Details

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

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

OWNER

BC Housing
1701 - 4555 Kingsway
Burnaby, BC, V5H 4V8
1-778-452-5536

Contact: Marcio Teixeira da Silva

ARCHITECTURAL

Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue
Victoria, BC V8T 1M5
250-364-1969

Contact: Christine Lintott

STRUCTURAL

Buepoint Consulting Ltd.
737 Goldstream Ave.
Victoria, BC, V9B 2X4
1-778-400-1790

Contact: N/A

MECHANICAL

Avalon Mechanical
300 - 1245 Esquimalt Road
Victoria, BC V9A 3P2
250-384-4128

Contact: Kevin Jackson

ELECTRICAL

Triumph Electrical
Consulting Engineering Ltd.
5056 Cordova Bay Road
Victoria, BC V8Y 2K4
250-385-3713

Contact: Randy Slade

ENVELOPE

Read Jone Christoffersen Ltd.
645 #220 Tyee Road
Victoria, BC V9A 6X5
250-386-7794

Contact: Kevin Pickwick

LANDSCAPE

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

Contact: Chris Windjack

CIVIL

JE Anderson & Associates
412 Glandford Ave.
Victoria, BC, V8Z 4B7
1-250-727-2214

Contact: Ross Tuck



Location Plan



Street View

Christine Lintott
Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250-384-1969
www.lintottarchitect.ca

Issue

Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP	April 4, 2022
Resubmission	

Revision

No.	Description	Date
1	Additional Bike Parking	April 4, 2022

Consultant



Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Cover Sheet

Date: 2022-04-05 4:15:34 PM

Drawn by: Author

Checked by: Checker

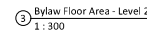
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Scale: As indicated

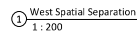
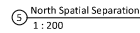
GENERAL INFORMATION													
NO.	ITEM	DESCRIPTION	☐ REMOVAL ☒ MODIFICATION ☐ ADDITION										REMARKS
1	PROJECT TYPE	NON CONSTRUCTION CODE											-
2	GOVERNING BUILDING CODE	2018 INTERNATIONAL CODE, INCLUDING ALL AMENDMENTS											
3	BUILDING CODE PARTS APPLICABLE	PART 1: 1 2 3 4 5 6 7 8 9 10 DIVISION: C											DIV. 1-3.3A
4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 C D E F G H I J K L											3.1.2
5	MULTIPLE MAJOR OCCUPANCIES	☒ YES ☐ NO IF YES, A.F. INDICATE: NO SEPARATION											3.1.3
6	REINFORCED	☒ YES ☐ NO											3.1.3b
7	OCCUPANT LOAD	☒ YES TOTAL ALL STORIES ROOM/LEVEL OCCUPANCY OFFICE D PERSONAL C	AREA/UNIT 102 9.3 11 938 1 per unit 45										3.1.7
			TOTAL FLOOR AREA 11,120										
8	BUILDING AREA (SQ.)	☒ YES ☐ NO											3.1.2.1
9	GRADE ELEVATION (FEET/GEOD.)	☒ 11.3 (AVERAGE GRADE)											3.1.2.2
10	BUILDING HEIGHT	☒ 10 STORIES ABOVE GRADE ☐ 10 STORIES BELOW GRADE											3.1.2.3
11	FIRE ALARM & DETECTION SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A											3.2.2.1
12	AUTOMATIC SPRINKLER SYSTEM	☒ REQUIRED ☐ PROVIDED ☐ N/A											3.2.2.1.2
13	MEZZANINES	☒ YES ☐ NO											3.2.2.2
14	HYPERSTANDARD FLOOR SPACE	☒ YES ☐ NO											3.2.2.2
15	NUMBER OF STREETS/FACING	☒ YES ☐ NO											3.2.2.3b
16	FIRE DEPARTMENT ACCESS ROUTES	☒ REQUIRED ☐ PROVIDED ☐ N/A											3.2.2.4.1
17	HIGH BUILDING	☒ YES ☐ NO											3.2.6
18	WIND LOAD	☒ REQUIRED ☐ PROVIDED ☐ N/A											3.2.6.1
19	STANDING WATER	☒ REQUIRED ☐ PROVIDED ☐ N/A											3.2.6.4
20	LIGHTING AND EMERGENCY POWER	☒ REQUIRED ☐ PROVIDED ☐ N/A											3.2.7
21	EMERGENCY GENERATION	☒ YES ☐ NO											3.2.7
22	ACCESS FOR PERSONS WITH DEABILITIES	☒ REQUIRED ☐ PROVIDED ☐ N/A											3.8.2
23	ALTERNATE SOLUTIONS REQUIRED	☒ YES ☐ NO											DIV. A 3.2.1.1 (1) DIV. A 3.2.1.3 DIV. C 3
CONSTRUCTION CLASSIFICATION (RESIDENTIAL)													
CONSTRUCTION TYPE		GROUP C, UP TO 3 STORIES, SPRINKLERED											3.2.2.5A
		☒ LOGICALLY ☐ PERMITTED ☐ PROPOSED ☐ N/A											3.1.4
		☒ CONSTRUCTIONAL ☐ PERMITTED ☐ PROPOSED ☐ N/A											
24	ASSEMBLY FIRE RESISTANCE RATINGS	1 FLOOR 2 FLOOR 3 MEZZANINE	☒ ROOF										3.1.7
25	BUILDING HEIGHT (IN STORIES)	☒ 1 PERMITTED ☐ 3 PROPOSED											3.2.2.5A (1) (2) (3)
26	BUILDING AREA (SQ.)	4800	7200 PROPOSED										3.2.2.5A (1) (2) (3)
CONSTRUCTION CLASSIFICATION (RESIDENTIAL)													
CONSTRUCTION TYPE		GROUP B, UP TO 3 STORIES, SPRINKLERED											3.2.2.6A
		☒ LOGICALLY ☐ PERMITTED ☐ PROPOSED ☐ N/A											3.1.4
		☒ CONSTRUCTIONAL ☐ PERMITTED ☐ PROPOSED ☐ N/A											
27	ASSEMBLY FIRE RESISTANCE RATINGS	1 FLOOR 2 FLOOR 3 MEZZANINE	☒ ROOF										3.1.7
28	BUILDING HEIGHT (IN STORIES)	☒ 1 PERMITTED ☐ 3 PROPOSED											3.2.2.6A (1) (2) (3)
29	BUILDING AREA (SQ.)	4800	7200 PROPOSED										3.2.2.6A (1) (2) (3)

[illegible]

4 Bylaw Floor Area - Level 3
1 : 300



FACE - 106.3m²
GLAZING - 9.5 m²
LIMITING DISTANCE 21.0 m
8.9%
ALLOWABLE 100%



Building Code Analysis - Fire Ratings and Separations						
1. FIRE RATINGS AND SEPARATIONS						
	TYPE	B, C, E, F, or OTHER SEPARATIONS			11.7, 11.8	11.9, 11.10
		REQUIRED	PROVIDED	NOTED	COMMENTS	
1.1	SEPARATION IN OCCUPANCIES	REQUIRED	PROVIDED	N/A		11.7.1
1.2	ELEVATOR	REQUIRED	PROVIDED	N/A		11.8.2.1, 11.8.2.2
1.3	PUBLIC CORRIDORS	REQUIRED	PROVIDED	N/A		11.7.4, 11.8.4.2
1.4	STAIRWAYS	REQUIRED	PROVIDED	N/A		11.8.2.2.1
1.5	EXIT PASSAGEWAYS	REQUIRED	PROVIDED	N/A		11.8.4.1
1.6	ELEVATOR HOISTWAYS & MACHINE ROOMS	REQUIRED	PROVIDED	N/A		11.8.1.1, 11.8.1.3, 11.8.1.5
1.7	ELECTRICAL SERVICE ROOMS	REQUIRED	PROVIDED	N/A		11.8.2.1.1(b)
1.8	VERTICAL SERVICE SPACES	REQUIRED	PROVIDED	N/A		11.8.1.1

BORG 12-3									
BUILDING NAME OR BLDG. IDENTIFICATION	UNITARY SYSTEM (TUS)	RULS. AREA (TUS)	BUILDING AREA (TUS)	MANUFACTURED SPLITTING (TUS)		RULS. AREA (TUS)	NON-CONVENTIONAL REQUIREMENTS		
				MAXIMUM	PROPOSED		ALL	ELONGATION	
NORTH ELEVATION									
WATERHOUSE	0	118	0	0	0	1			
ANEX BUILDING	21.0	306.3	9.5	100	8.9	1			
EAST ELEVATION									
WATERHOUSE	0	236	0	0	0	1			
SOUTH ELEVATION									
WATERHOUSE	0	118	0	0	0	1			
ANEX BUILDING	6.0	306.3	24.2	52	22.9	1			
WEST ELEVATION									
WATERHOUSE	16.6	176	43	100	24.6	1			
ANEX BUILDING	6.4	88	33	76	22	1			

Scale	As indicated
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SITE PLAN OF LOT A, SECTION 31, ESQUIMALT DISTRICT, PLAN 17917

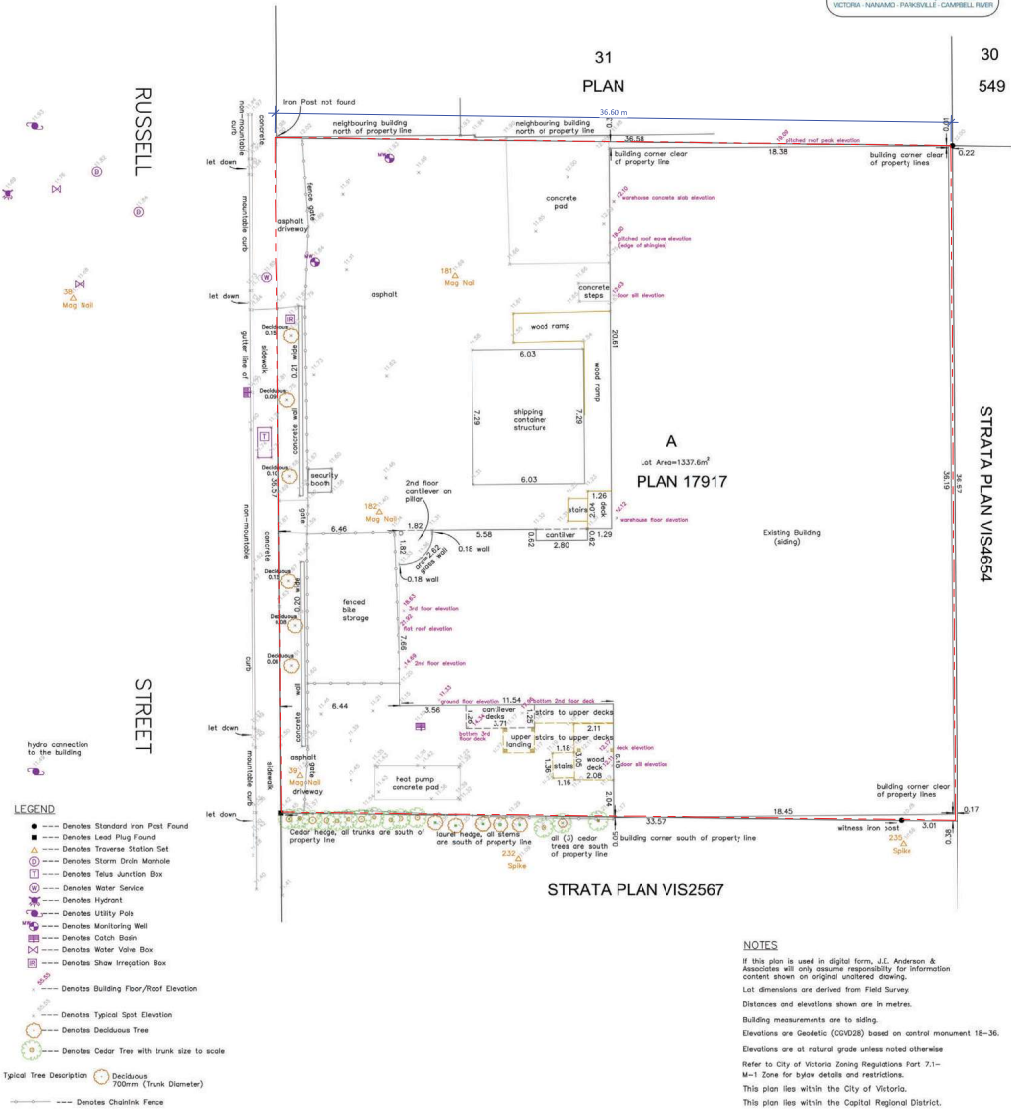
Civic Address: 225 Russell Street, Victoria, B.C.
PID: 003-846-415
City of Victoria Zoning: M-1 Limited Light Industrial District

0 1.25 2.5 5 7.5 10 12.5
The intended plot size of this plan is 483mm in width by 610mm in height. Each G, when plotted at a scale of 1:125.

Client: BC Housing

PROJECT SURVIVOR : CWD
DRAWN BY : SAL DATE : July 29/2021
OUR FILE : 33376 LAYOUT: Site Plan
FILE PATH:
V:\Projects\33576\08\02
...Microsurvey\33576_Legal.dwg

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
TEL: 250-727-0214 WEB: www.jea-engineers.com
VICTORIA - NANAIMO - PARKVILLE - CAMPBELL RIVER



NOTES

If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information content shown on original scanned drawing.
Lot dimensions are derived from Field Survey.
Distances and elevations shown are in metres.
Building measurements are to siding.
Elevations are Geodetic (CGVD88) based on control monument 18-36.
Elevations are at natural grade unless noted otherwise.
Refer to City of Victoria Zoning Regulations Part 7.1- M-1 Zone for bylaw details and restrictions.
This plan lies within the City of Victoria.
This plan lies within the Capital Regional District.

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Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP	April 4, 2022
Resubmission	

Revision

No.	Description	Date
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Consultant

Russell St. Redevelopment

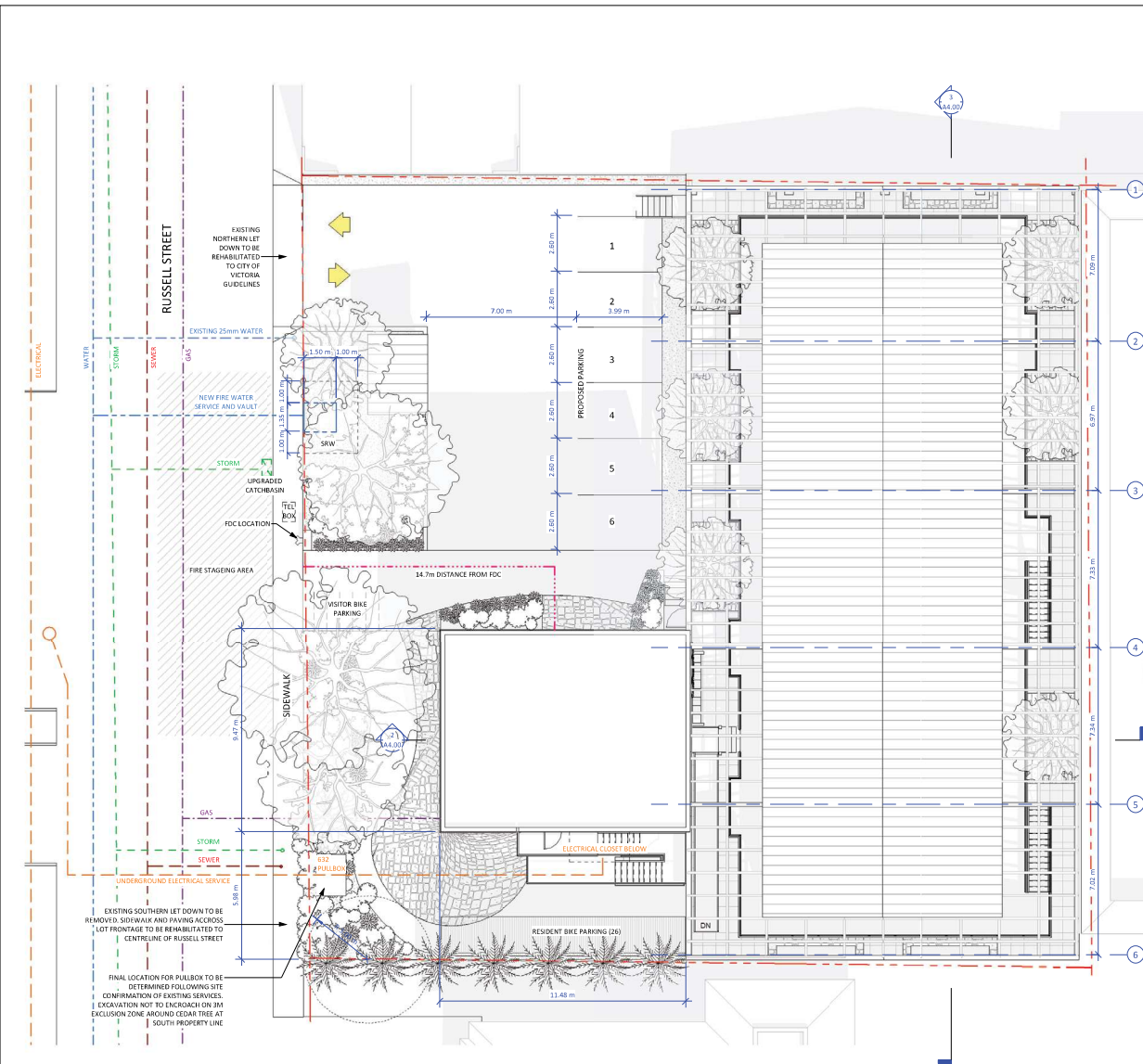
225 Russell Street,
Victoria, BC

Survey Plan

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Scale	1 : 125
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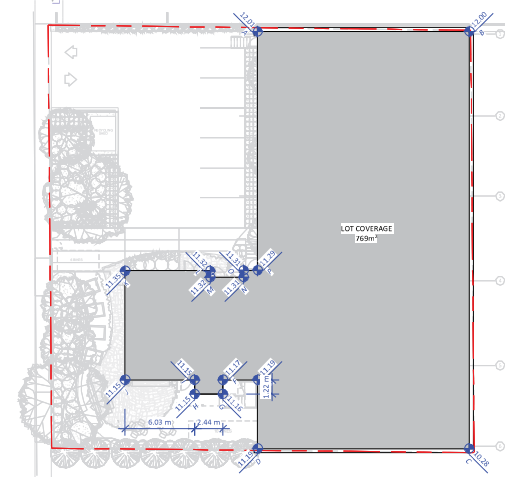


① Site - Proposed
1:100

Property Data	
CIVIC ADDRESS	225 RUSSELL STREET, VICTORIA, BC V8A 3K1
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	003-846-415
LEGAL DESCRIPTION	LOT 4 PLAN 17917 SECTION 33 VICTORIA
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

ZONING BYLAW ANALYSIS		
	Current Zone	Proposed Zone
OCF	Employment Residential	Urban Residential
Zone	M-1 Limited Light Industrial District	Site Specific
Site Area	N/A	1,337 m ²
Total Floor Area	N/A	943 m ²
Commercial Floor Area	N/A	N/A
Floor Space Ratio	3:1 (Maximum)	6.75:1
Number Accessory Buildings	N/A	N/A
Number Multiple Dwellings	N/A	40
Site Coverage %	N/A	57.5%
Open Site Space %	N/A	11.0%
Principal Building Height	15 m	9.5 m
Storeys	N/A	3 Storeys
Vehicle Parking	N/A	6 on site parking stalls
Bayle Parking	N/A	26 long term stalls, 6 short term stalls
Building Setbacks		
	Allowable	Proposed
Rear Yard (North)	0 (No Limit)	6.22m (EXISTING)
Side Yard (East)	3 m	1.20 m (EXISTING)
Side Yard (West)	0 (No Limit)	6.00 m (EXISTING)
Front Yard (South)	3 m	6.00 m (EXISTING)
Residential Use Details		
Total Number Units	N/A	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	733 m ²

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



② Average Grade
1:200

AVERAGE GRADE CALCULATION		
A + B	((12.01 + 12.00) / 2) = 12.01	*18.29m = 218.9
B + C	((12.00 + 10.28) / 2) = 11.14	*96.15m = 402.7
C + D	((10.28 + 11.17) / 2) = 10.73	*18.34m = 196.8
D + E	((11.17 + 11.39) / 2) = 11.18	*5.96m = 66.6
E + F	((11.39 + 11.37) / 2) = 11.18	*5.0m = 33.54
F + G	((11.17 + 11.10) / 2) = 11.17	*1.22m = 13.6
G + H	((11.16 + 11.35) / 2) = 11.16	*2.44m = 27.2
H + I	((11.15 + 11.15) / 2) = 11.15	*1.22m = 13.6
I + J	((11.15 + 11.15) / 2) = 11.15	*6.03m = 67.2
J + K	((11.15 + 11.15) / 2) = 11.15	*9.40m = 106.3
K + L	((11.15 + 11.15) / 2) = 11.15	*11.50m = 130.6
L + M	((11.32 + 11.32) / 2) = 11.32	*0.62m = 7.0
M + N	((11.32 + 11.33) / 2) = 11.32	*2.80m = 31.7
N + O	((11.31 + 11.31) / 2) = 11.31	*0.62m = 7.0
O + P	((11.31 + 11.29) / 2) = 11.30	*1.29m = 14.6
P + A	((11.29 + 12.00) / 2) = 11.65	*20.65m = 240.1
		= 139.5m = 1578
		1578 / 139.5 = 11.31



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Issue	Date
Community Meeting	August 19, 2021
Resoning / DP / OCP	November 15, 2021
Resoning / DP / OCP	April 4, 2022
Resubmission	

Revision		
No.	Description	Date
	Revised landscaping	April 4, 2022
	Relocated electrical pullbox / closet	April 4, 2022
	Additional Bike Parking	April 4, 2022
	Fire staging area	April 4, 2022
	Fire Department Connection	April 4, 2022
	Fire Water Service	April 4, 2022

Consultant



Russell St.
Redevelopment

225 Russell Street,
Victoria, BC

Site Plan

Date	2022-04-05 4:15:53 PM
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Checked by	Checker
Scale	As indicated

A1.01



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



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Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP	April 4, 2022
Resubmission	

Revision	No.	Description	Date
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Consultant



**Russell St.
Redevelopment**

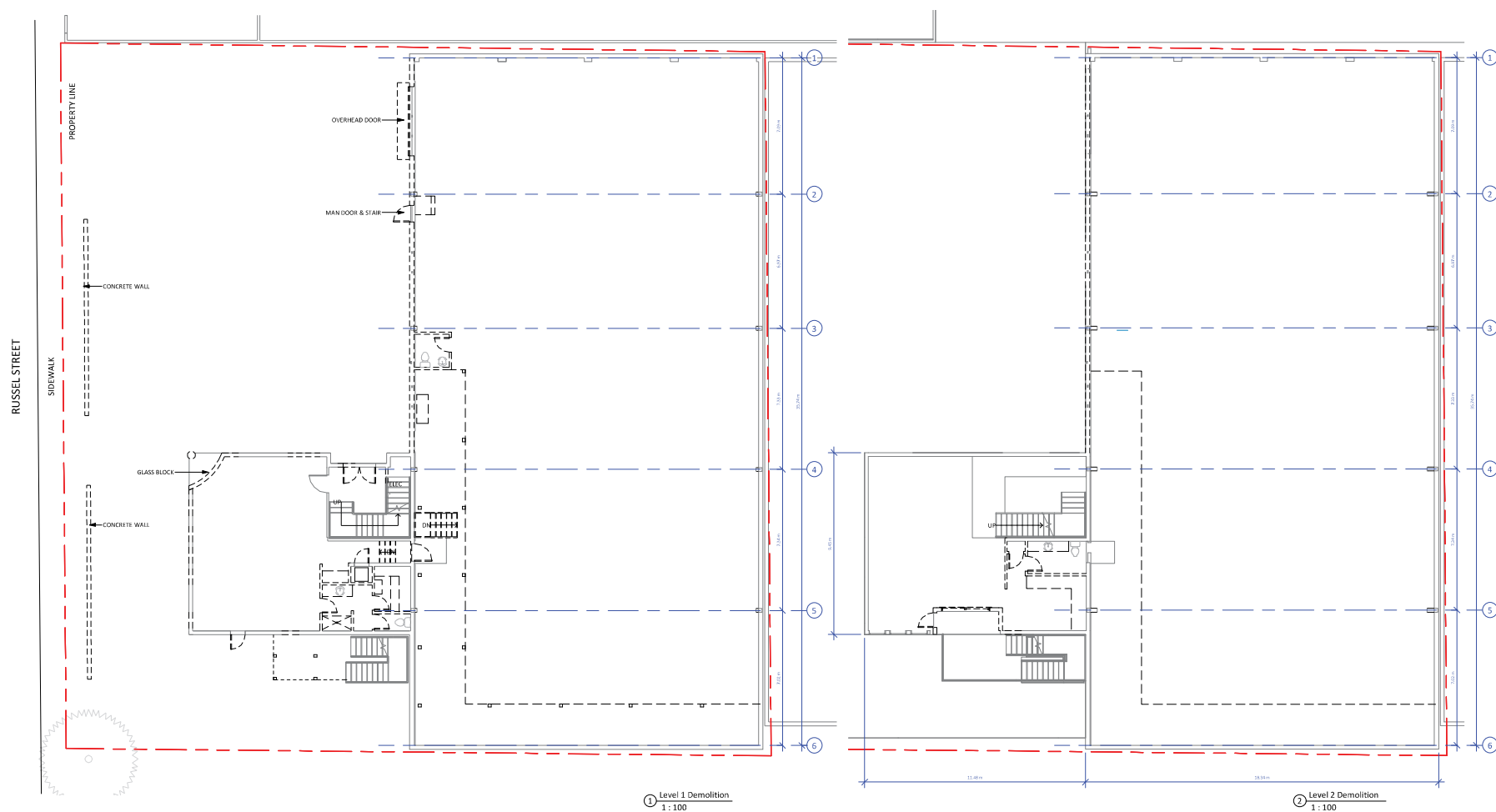
225 Russell Street,
Victoria, BC

Solar Shadow Study

Date	2022-04-05 4:16:03 PM
Drawn by	Author
Checked by	Checker
Scale	1 : 500

A1.02

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NOTE: FOR REFERENCE ONLY, COVERED UNDER EXISTING DEMOLITION PERMIT.

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Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP Resubmission	April 4, 2022

Revision		
No.	Description	Date

Consultant



Russell St.
Redevelopment

225 Russell Street,
Victoria, BC

Demolition/Existing Plans

Date	2022-04-05 4:16:03 PM
Drawn by	Author
Checked by	Checker

A2.00

Scale 1 : 100



Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP	April 4, 2022
Resubmission	

No.	Description	Date
	Revised landscaping	April 4, 2022
	Relocated electrical pullbox / closet	April 4, 2022
	Resident storage	April 4, 2022
	Sprinkler system added	April 4, 2022

Consultant



Russell St. Redevelopment

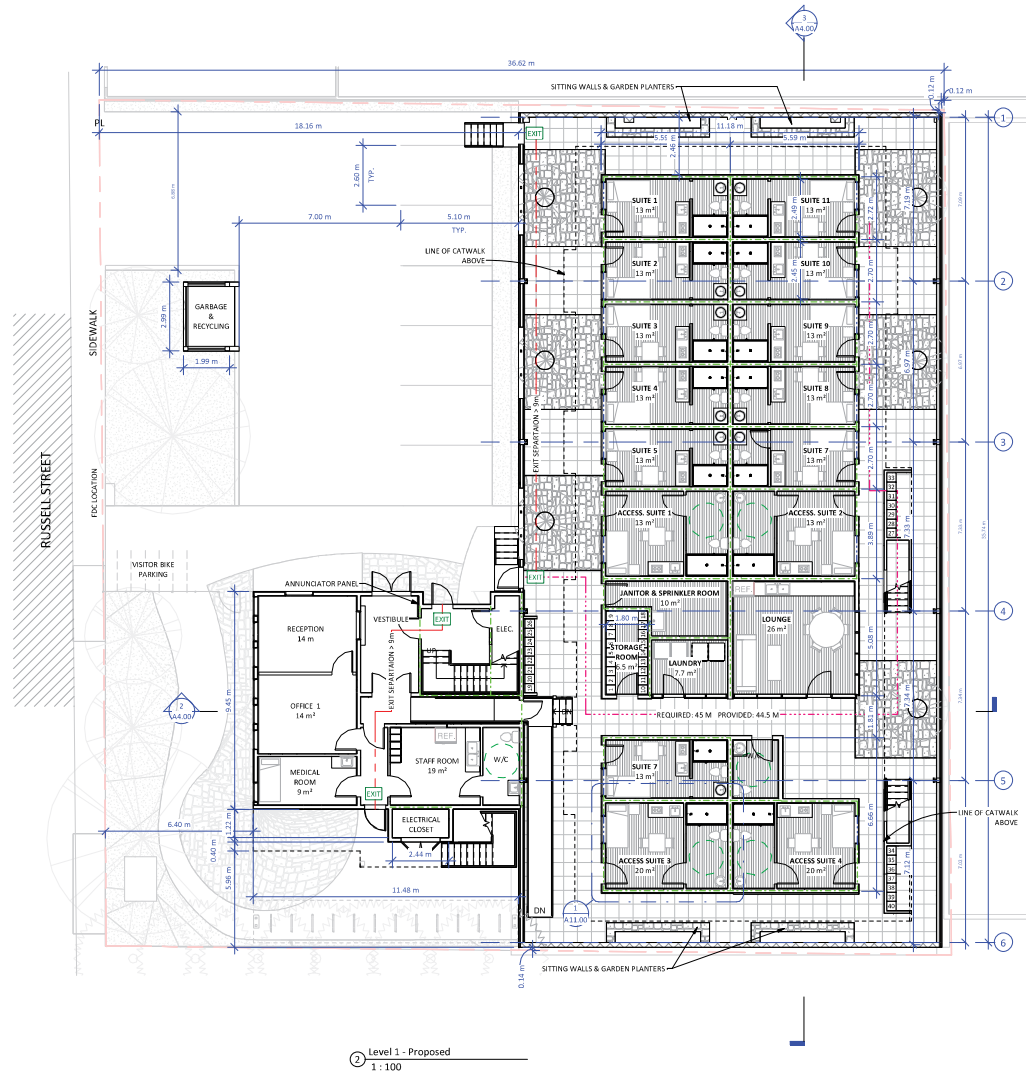
225 Russell Street,
Victoria, BC

Level 1

Date	2022-04-05 4:16:05 PM
Drawn by	Author
Checked by	Checker

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Scale	As indicated
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FRR LEGEND:
1hr FRR WALL
ALTERNATE SOLUTION (SPRINKLERED)



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Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP	April 4, 2022
Resubmission	

Revision

No.	Description	Date
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Consultant



Russell St. Redevelopment

225 Russell Street,
Victoria, BC

Level 2

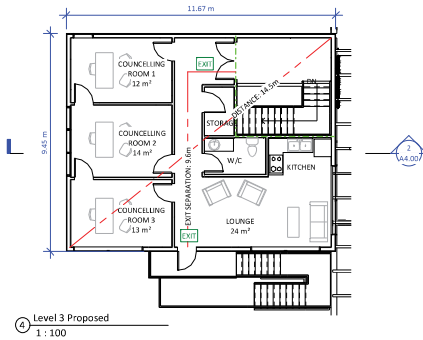
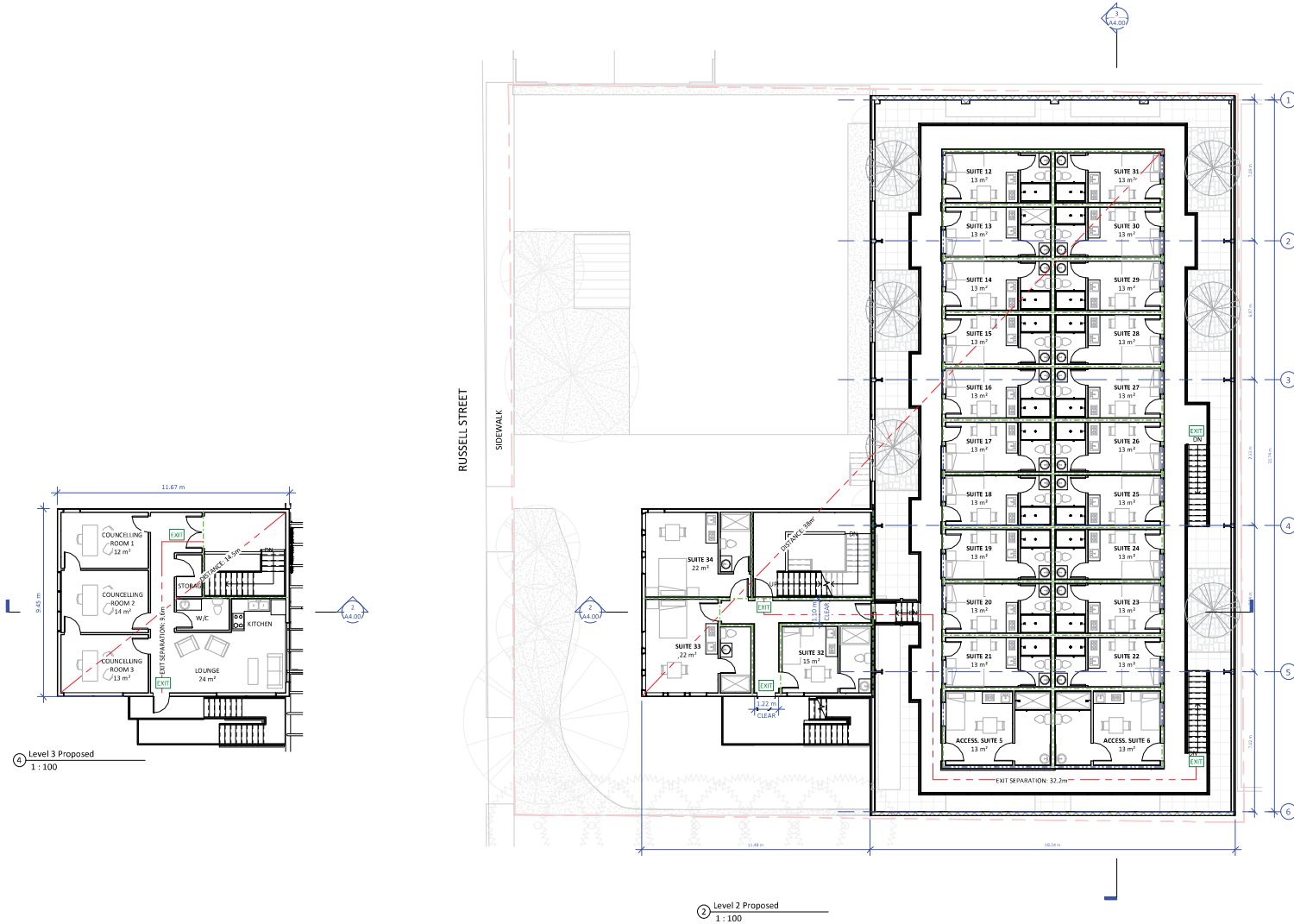
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Drawn by Author

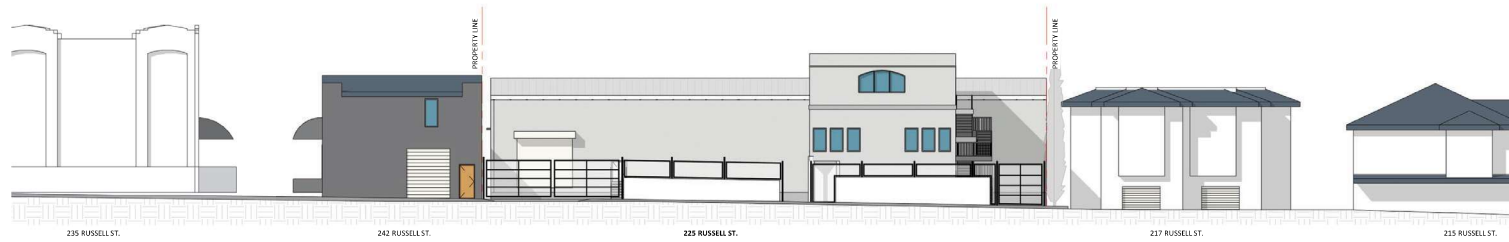
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Scale As indicated



FRR LEGEND:	
---	1hr FRR WALL
---	ALTERNATE SOLUTION (SPRINKLERED)

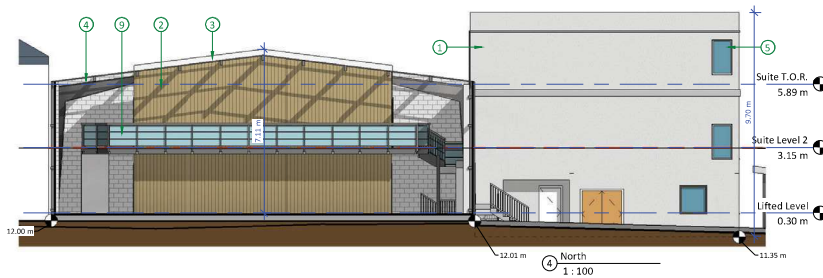


Context Elevation - Existing
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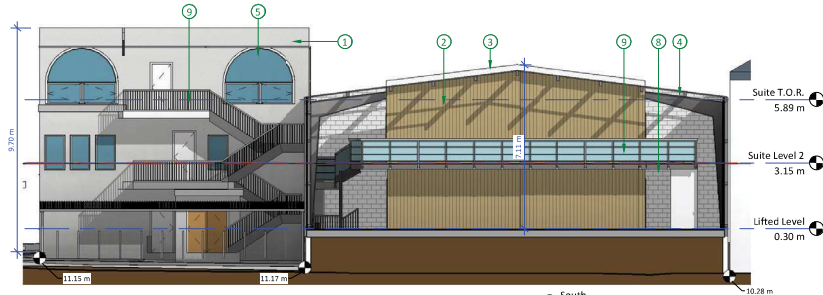


Context Elevation - Proposed
1 : 150

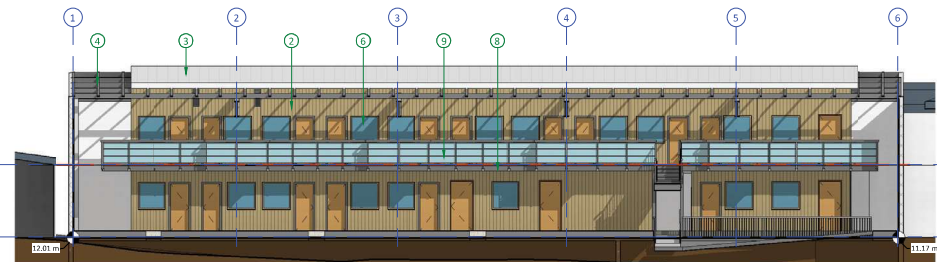
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Key Value	Keynote Text
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2	RECLAIMED WOOD SIDING
3	STANDING SEAM ROOF
4	EXPOSED STRUCTURE - PAINTED
5	EXISTING GLAZING
6	GLAZING - VINYL FRAME
7	STOREFRONT GLAZING
8	EXPANDED METAL GRATING
9	ALUMINUM RAILING WITH GLAZING



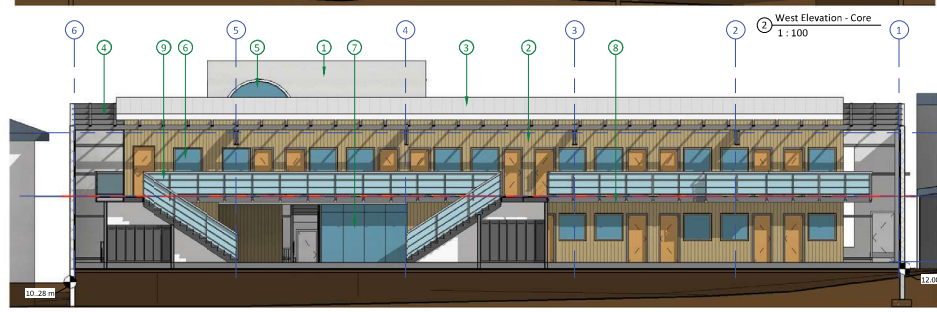
North
1 : 100



South
1 : 100



West Elevation - Core
1 : 100



East Elevation - Core
1 : 100

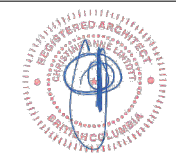
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Issue	Date
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Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP	April 4, 2022
Resubmission	

Revision	No.	Description	Date
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Consultant



**Russell St.
Redevelopment**

225 Russell Street,
Victoria, BC

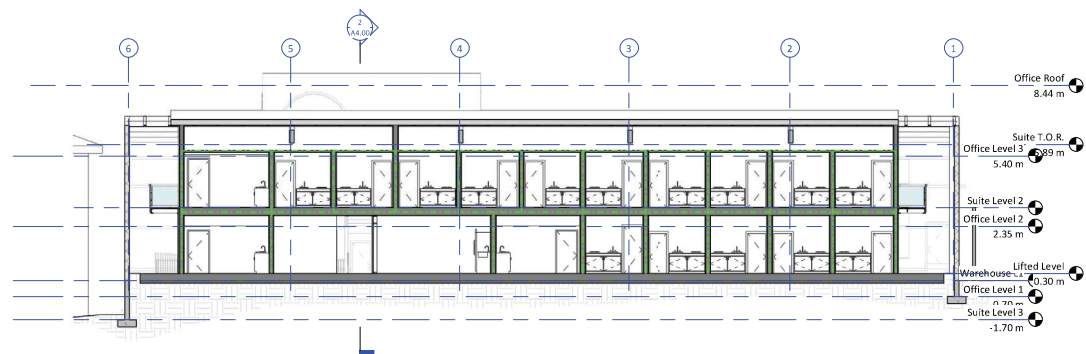
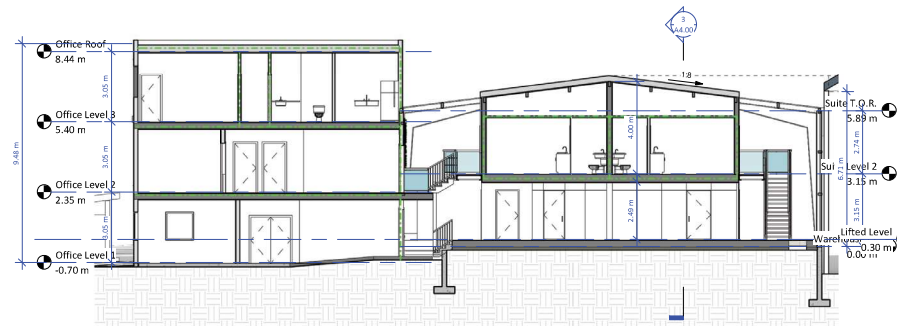
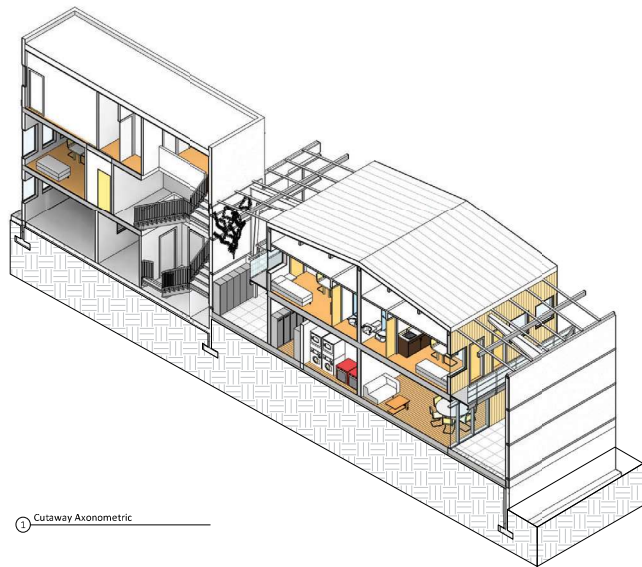
Elevations

Date	2022-04-05 4:16:24 PM
Drawn by	Author
Checked by	Checker

A3.00

Scale	As indicated
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FRR LEGEND:
 --- 1hr FRR WALL
 --- ALTERNATE SOLUTION (SPRINKLERED)

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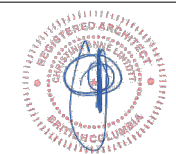
Christine Lintott
Architects Inc.

Suite 1 - 884 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250-385-1569
www.lintottarchitect.ca

Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
Rezoning / DP / OCP	April 4, 2022
Resubmission	

Revision	No.	Description	Date
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Consultant



**Russell St.
Redevelopment**

225 Russell Street,
Victoria, BC

Building Sections

Date 2022-04-05 4:16:27 PM

Drawn by Author

Checked by Checker

A4.00

Scale As indicated

Christine Lintott
Architects Inc.

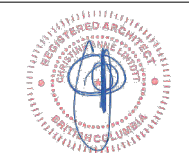


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Issue	Date
Community Meeting	August 19, 2021
Rezoning / DP / OCP	November 15, 2021
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Resubmission	

Revision	No.	Description	Date
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Consultant



**Russell St.
Redevelopment**

225 Russell Street,
Victoria, BC

Renders

Date	2022-04-05 4:16:27 PM
Drawn by	Author
Checked by	Checker

A5.00

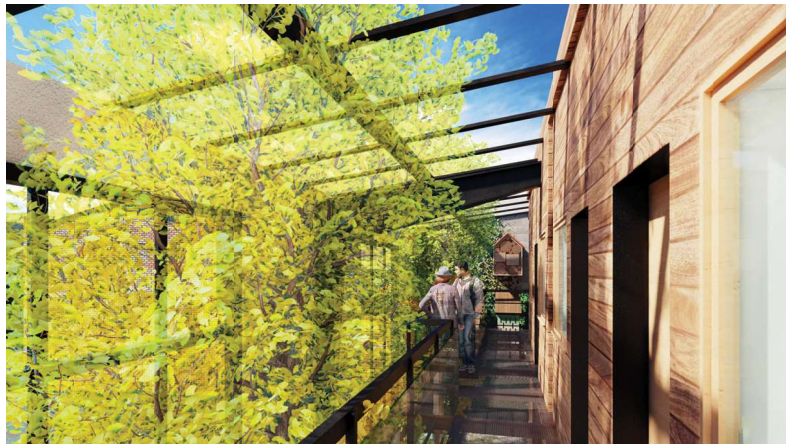
Scale



Axonometric - Existing



Axonometric - Proposed



View - Second Floor



View - Main Floor