

2023

CITY OF VICTORIA | Sustainable Planning & Community Development

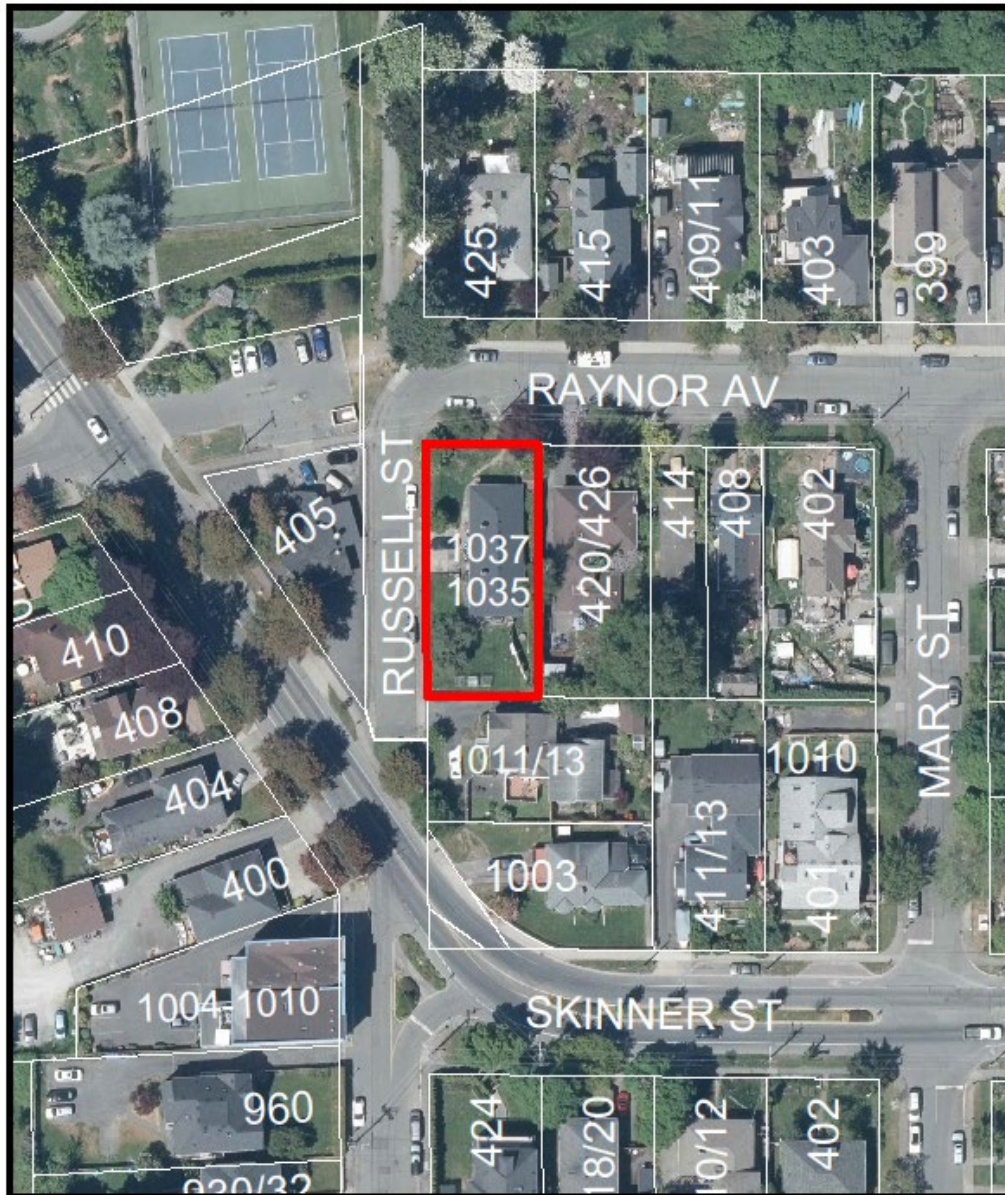
Rezoning Application

For 1035 Russell Street



COMMITTEE OF THE WHOLE | May 24, 2024

Aerial Photo



1035 Russell Street
Rezoning No.00844



Subject Property



Neighbouring Properties






MAP 33 Victoria West Neighbourhood

OCP Designation

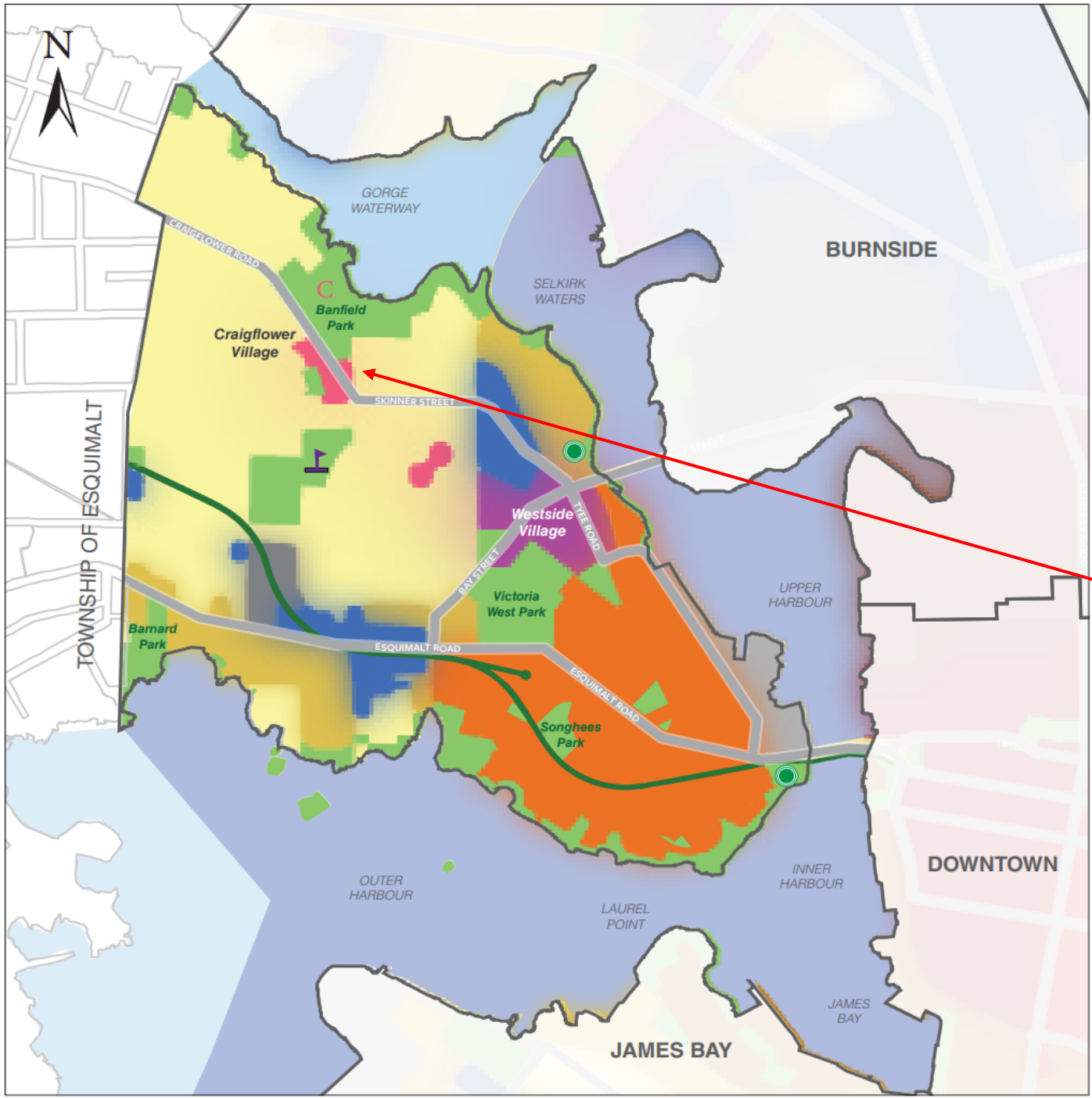
Urban Place Designations*

-  Core Songhees
-  General Employment
-  Marine Industrial
-  Urban Industrial
-  Large Urban Village
-  Small Urban Village
-  Urban Residential
-  Traditional Residential
-  Public Facilities, Institutions, Parks and Open Space
-  Working Harbour
-  Marine

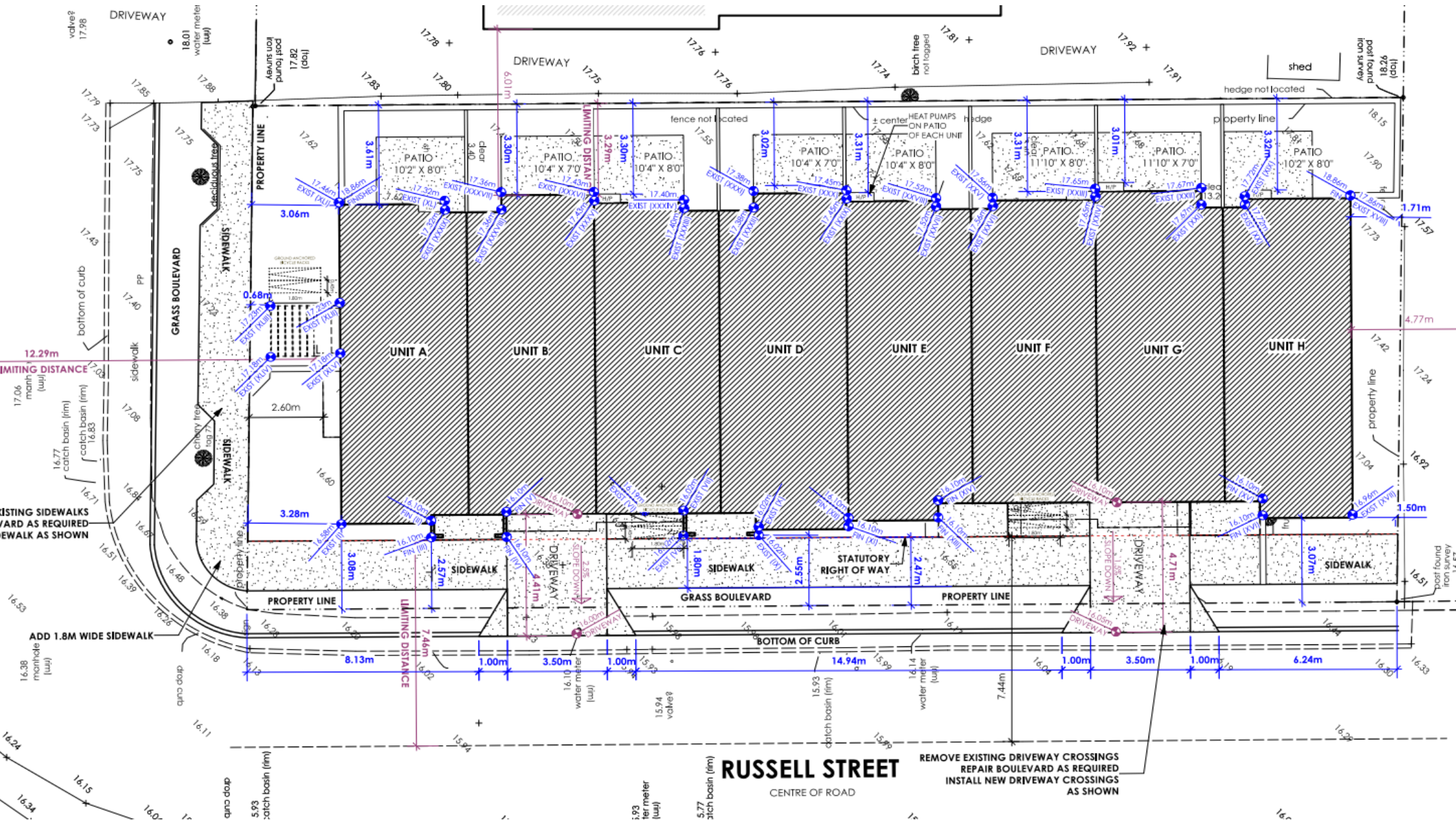
Public Facilities

-  Existing Public School
-  Community Centre
-  Proposed Park (approximate location)

*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.



Site Plan



RUSSELL STREET
CENTRE OF ROAD

REMOVE EXISTING DRIVEWAY CROSSINGS
REPAIR BOULEVARD AS REQUIRED
INSTALL NEW DRIVEWAY CROSSINGS
AS SHOWN





1035 RUSSELL STREET
PROPOSED

1 Russell Street - Proposed Streetscape

7



426 RAYNOR AVENUE
EXISTING



1035 RUSSELL STREET
PROPOSED

1 Raynor Avenue - Proposed Streetscape

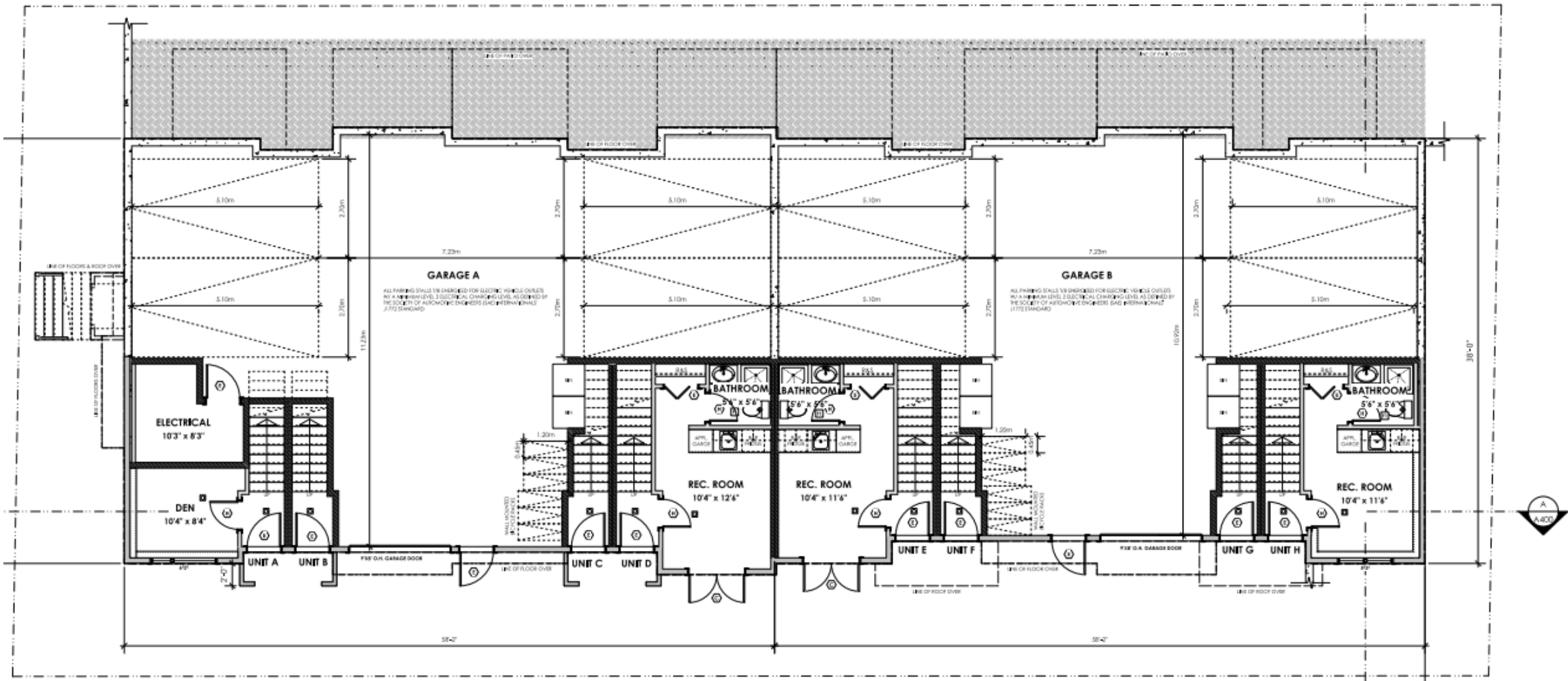
A103

Scale: 3/16" = 1'-0"

*CONCEPTUAL RENDERING
DESIGN SUBJECT TO CHANGE



Floor Plan

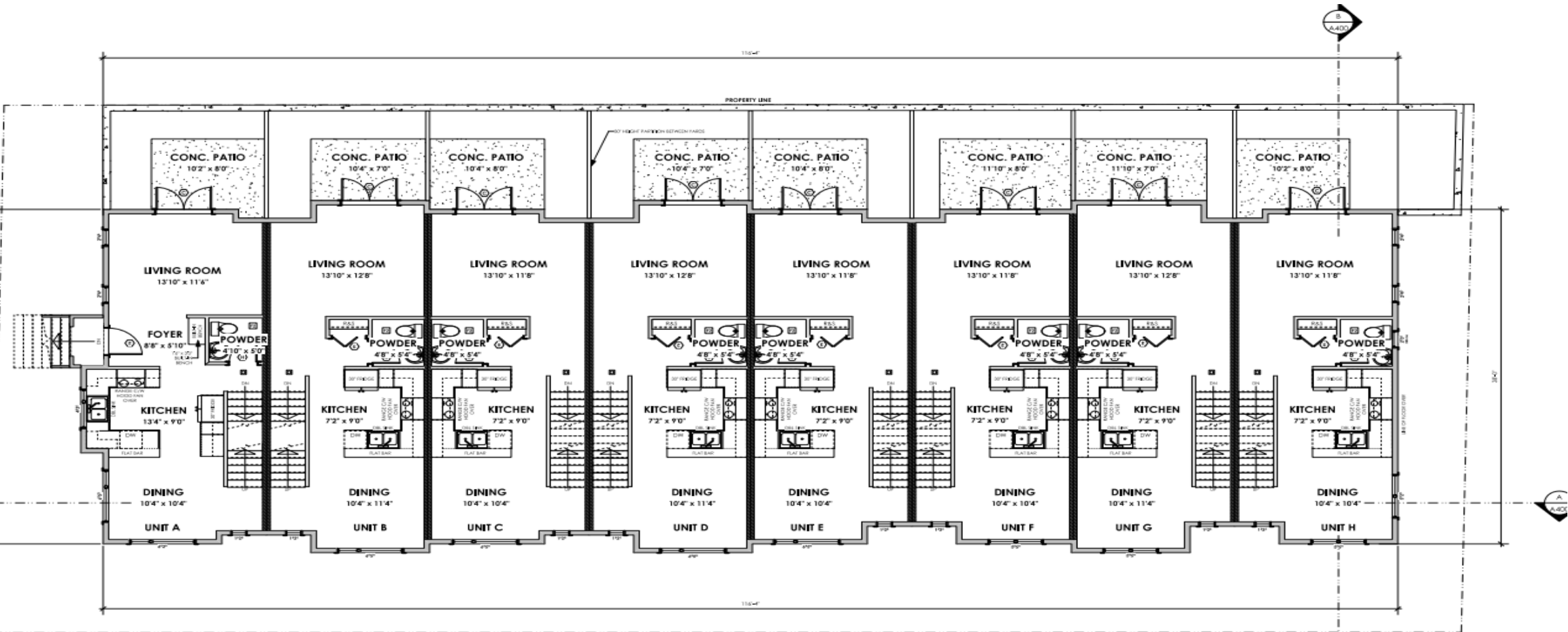


1 First Storey Plan

UNIT A: 137.95 m² (12.82 m²)

DOOR SCHEDULE

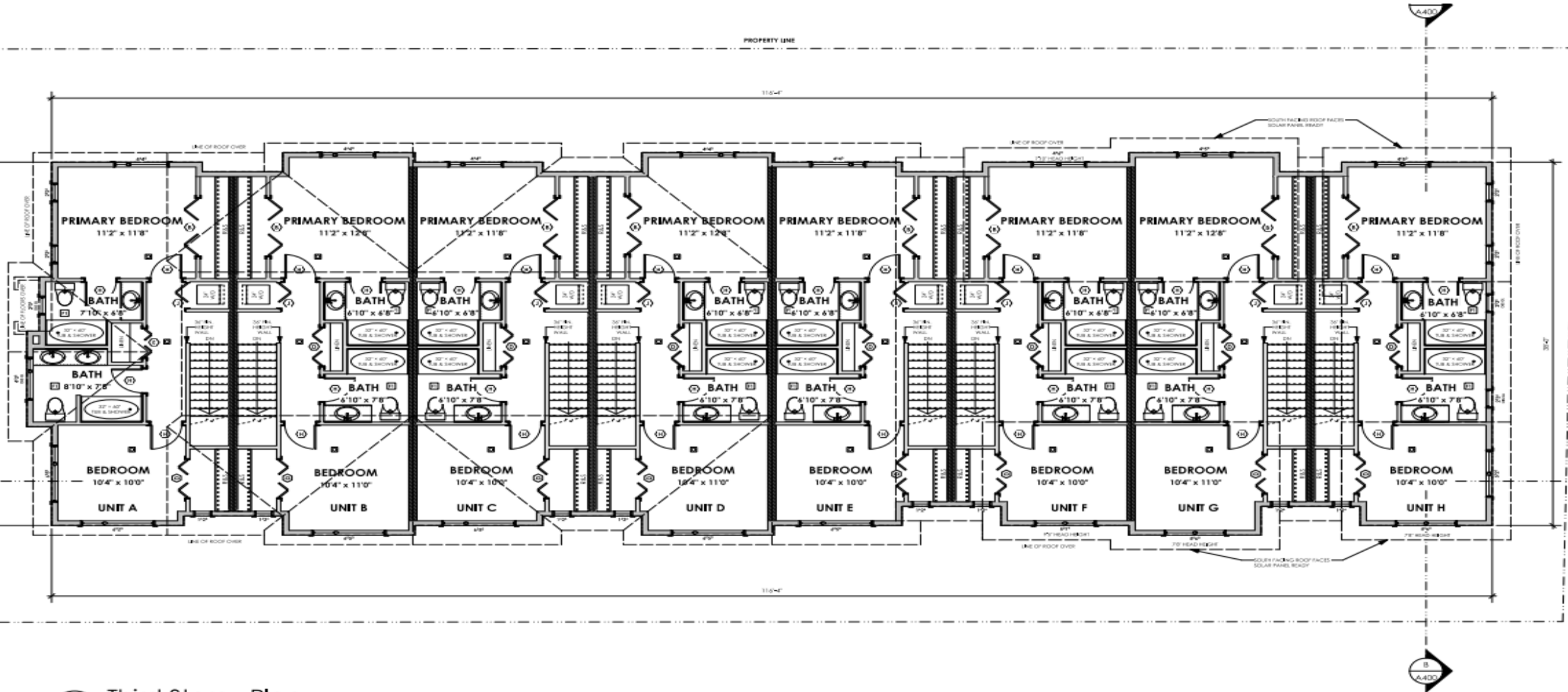
Floor Plan



1 Second Storey Plan
A201 Scale: 3/16" = 1'-0"

UNIT A:	534.64 SF [49.67 m ²]	DOOR SCHEDULE	⊙ 210 x 68 (34' x 80')
UNIT B:	546.83 SF [50.80 m ²]	⊙ 80 x 68 (26' x 80')	⊙ 28 x 48 (32' x 80')
UNIT C:	527.50 SF [49.00 m ²]	⊙ 60 x 68 (22' x 80')	⊙ 24 x 48 (30' x 80')
UNIT D:	546.85 SF [50.80 m ²]	⊙ 60 x 68 (22' x 80')	⊙ 24 x 48 (30' x 80')
UNIT E:	523.00 SF [48.59 m ²]	⊙ 60 x 68 (22' x 80')	⊙ 24 x 48 (30' x 80')

Floor Plan



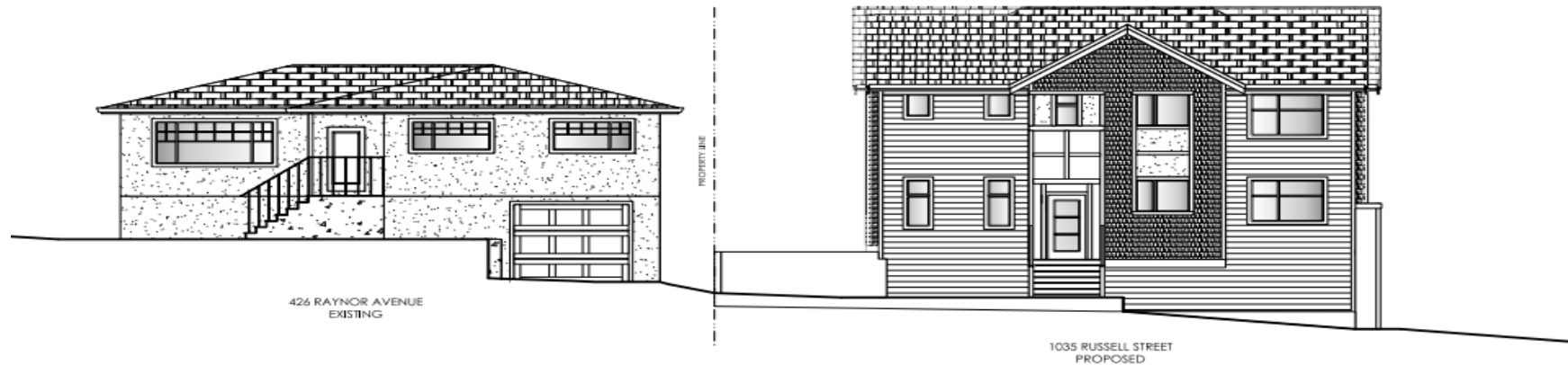
1 Third Storey Plan
 A202 Scale: 3/16" = 1'-0"

UNIT A:	539.00 ff	(50.07 m ²)	DOOR SCHEDULE	①	210 x 68 (34" x 80")	
UNIT B:	546.83 ff	(50.80 m ²)	②	80 x 68 (34" x 80")	②	28 x 68 (32" x 80")
UNIT C:	527.50 ff	(49.00 m ²)	③	40 x 68 (27" x 80")	③	26 x 68 (30" x 80")
UNIT D:	546.83 ff	(50.80 m ²)	④	30 x 68 (24" x 80")	④	2 x 68 (28" x 80")
UNIT E:	523.00 ff	(48.59 m ²)	⑤	40 x 68 (24" x 80")	⑤	20 x 68 (24" x 80")
UNIT F:	524.50 ff	(48.73 m ²)	⑥	30 x 68 (24" x 80")	⑥	16 x 68 (18" x 80")
UNIT G:	545.33 ff	(50.66 m ²)	⑦	30 x 68 (24" x 80")		
UNIT H:	512.17 ff	(47.88 m ²)				
TOTAL:	4265.22 ff	(396.24 m ²)				

Elevations



1
A103 Russell Street - Proposed Streetscape
Scale: 3/16" = 1'-0"



1
A103 Raynor Avenue - Proposed Streetscape
Scale: 3/16" = 1'-0"

*CONCEPTUAL RENDERING
DESIGN SUBJECT TO CHANGE

Landscape Plan

