

343 Bay Street – DP Application #000413



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Existing Office Building – Corner of Bay and Turner Streets



343 Bay Street – DP Application #000413

Existing Office Building



343 Bay Street – DP Application #000413

West side of Existing Office Building



343 Bay Street – DP Application #000413

West side of Existing Office Building – Location of Proposed Office Addition

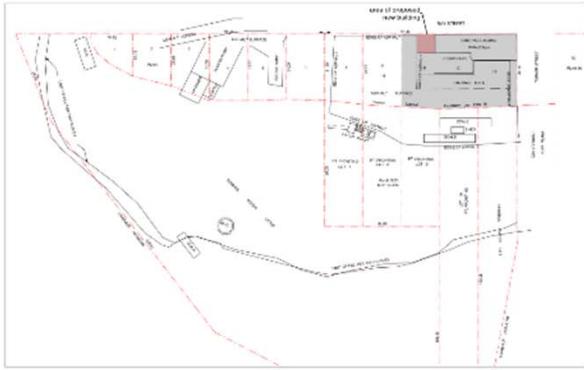


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West side of Existing Office Building – Location of Proposed Office Addition



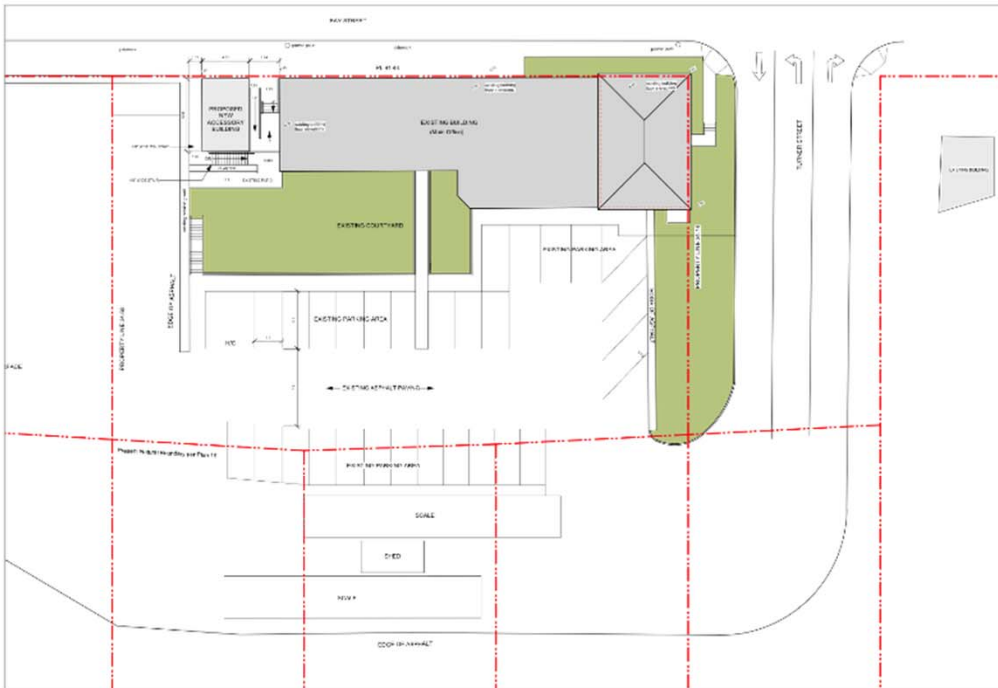
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1 Site Key Plan
A01 Scale: 1:1000



2 Aerial Site Context
A01 Scale: 1:500



3 Site Plan Existing
A01 Scale: 1:200



4 Site Photos
A01 NTS

PROJECT DESCRIPTION

CIVIC ADDRESS:
343 BAY STREET, VICTORIA, BC
LEGAL DESCRIPTION:
132 A, SECTION 4, VICTORIA,
V1P6A3B6

REGISTERED OWNER:
Rainmax Properties Ltd.
143 Bay Street
Victoria, B.C.
V8T 1P5

ARCHITECT:
de Hoog & Kierulff architects
677 East Street
Victoria, BC
V8V 3K1

Priscilla de Hoog
Tel: 608-3167
Fax: 608-3167

VICTORIA ZONING BYLAW SUMMARY

ZONING:
EXISTING: M-3-C - BAY COMMERCIAL & MARINE DISTRICT

BUILDING DESCRIPTION:
1 STOREY OFFICE AND INDUSTRIAL BUILDING

G.F.A. AREA: 1200 m²

TOTAL FLOOR AREA:

PERMITTED: 1200 m²

EXISTING: 1200 m² office + 445 m² industrial + 99 m² warehouse

PROPOSED: 1200 m² office

TOTAL: 1200 m²

CLIMATE ZONE FLOOR AREA: 0 m²

DENSITY:

PERMITTED: 3.40 : 1 FSR 1248 m²

PROPOSED: 0.55 : 1 FSR 1057 m²

G.F.A. COVERAGE:

EXISTING: 100%

PROPOSED ADDITIONAL: 1.67%

TOTAL: 101.67%

OPEN SITE SPACE:

EXISTING: 20%

PROPOSED: 18%

HEIGHT OF BUILDING:

PERMITTED: 15.0m

EXISTING: 8.44m

PROPOSED: 6.75m

NUMBER OF STOREYS: 3 STOREYS WITH BASEMENT

PARKING:

REQUIRED: 120 m² office at 100 m² 8 spaces

145 m² industrial at 100 m² 8 spaces

91 m² warehouse at 100 m² 1 space

+ 15 stalls

PROPOSED: 15 stalls existing

BICYCLE PARKING:

REQUIRED: 1200 m² office space

PROPOSED: 1 additional space for 32 m² addition

MAIN FLOOR SFT RACKS:

REQUIRED: 0.0 m

EXISTING: 0.0 m

PROPOSED: 0.0 m

FRONT: 0.0 m

SIDE: 0.0 m

Rear: 0.0 m

COMBINED: 0.0 m



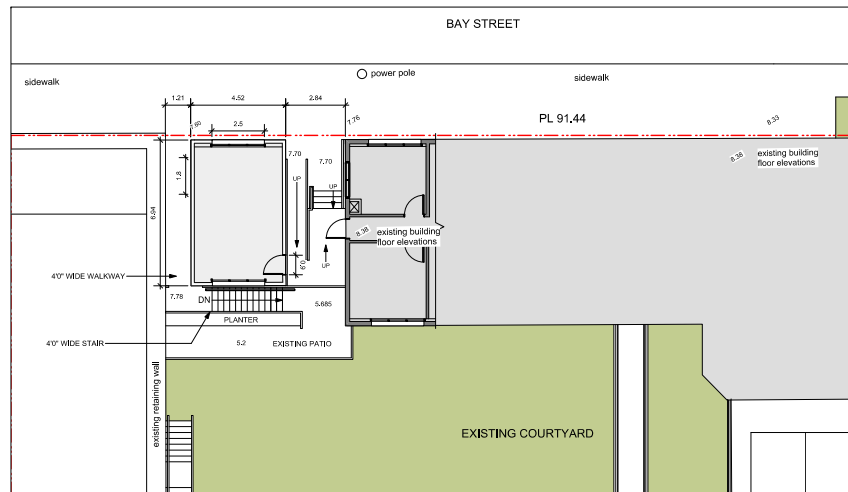
DATE	DESCRIPTION	BY	CHKD
2018-01-15	Initial Design	de Hoog	Kierulff
2018-01-15	Final Design	de Hoog	Kierulff
2018-01-15	Final Design	de Hoog	Kierulff

de Hoog & Kierulff architects
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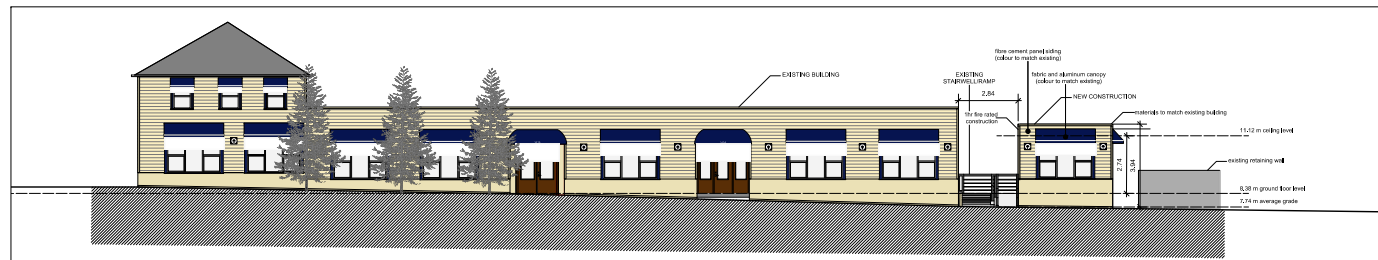
Rainmax Office Addition
143 Bay Street, Victoria, BC

Context and Site Plans
A01 00

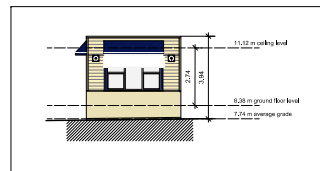
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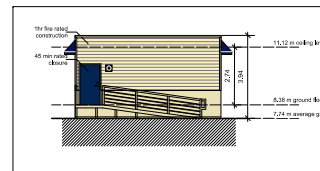
1 Proposed New Building Plan
Scale: 1:100



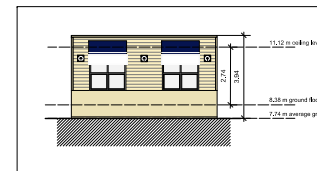
2 North Elevation - Streetscape
Scale: 1:100



3 South Elevation
Scale: 1:100



4 East Elevation
Scale: 1:100



5 West Elevation
Scale: 1:100



01	05 MAR 2015	Issued for Development Permit
02	05 MAR 2015	Issued for Development Permit
03	05 MAR 2015	Issued for Development Permit
04	05 MAR 2015	Issued for Development Permit
05	05 MAR 2015	Issued for Development Permit
06	05 MAR 2015	Issued for Development Permit
07	05 MAR 2015	Issued for Development Permit
08	05 MAR 2015	Issued for Development Permit
09	05 MAR 2015	Issued for Development Permit
10	05 MAR 2015	Issued for Development Permit

de Hoog & Kierulff architects	
017 Bay Street Victoria BC V8V 1K2	TEL 250-688-1101 FAX 250-688-1102
Raimax Office Addition 343 Bay Street, Victoria, BC	
PROJECT PROPOSED ADDITION	DATE A02
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