








GRAPHIC SCALE  
5 0 10 metres



SITE PLAN BASED ON SURVEY BY  
EXPLORER FILE 11874  
DATED 2022-11-30.  
SERVICES DWG BASED ON CAD FILE PROVIDED  
BY CLIENT RECEIVED ON APRIL 12, 2023

DESIGNER:

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CIVIL:

---

ELECTRICAL:

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MECHANICAL:

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STRUCTURAL:

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LANDSCAPE:

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**PMG LANDSCAPE ARCHITECTS**  
C100 4185 Still Creek Drive  
Burnaby BC Canada V5C6G9  
T: 604.294.0011



SHEET NAME: SITE PLAN  
EXISTING

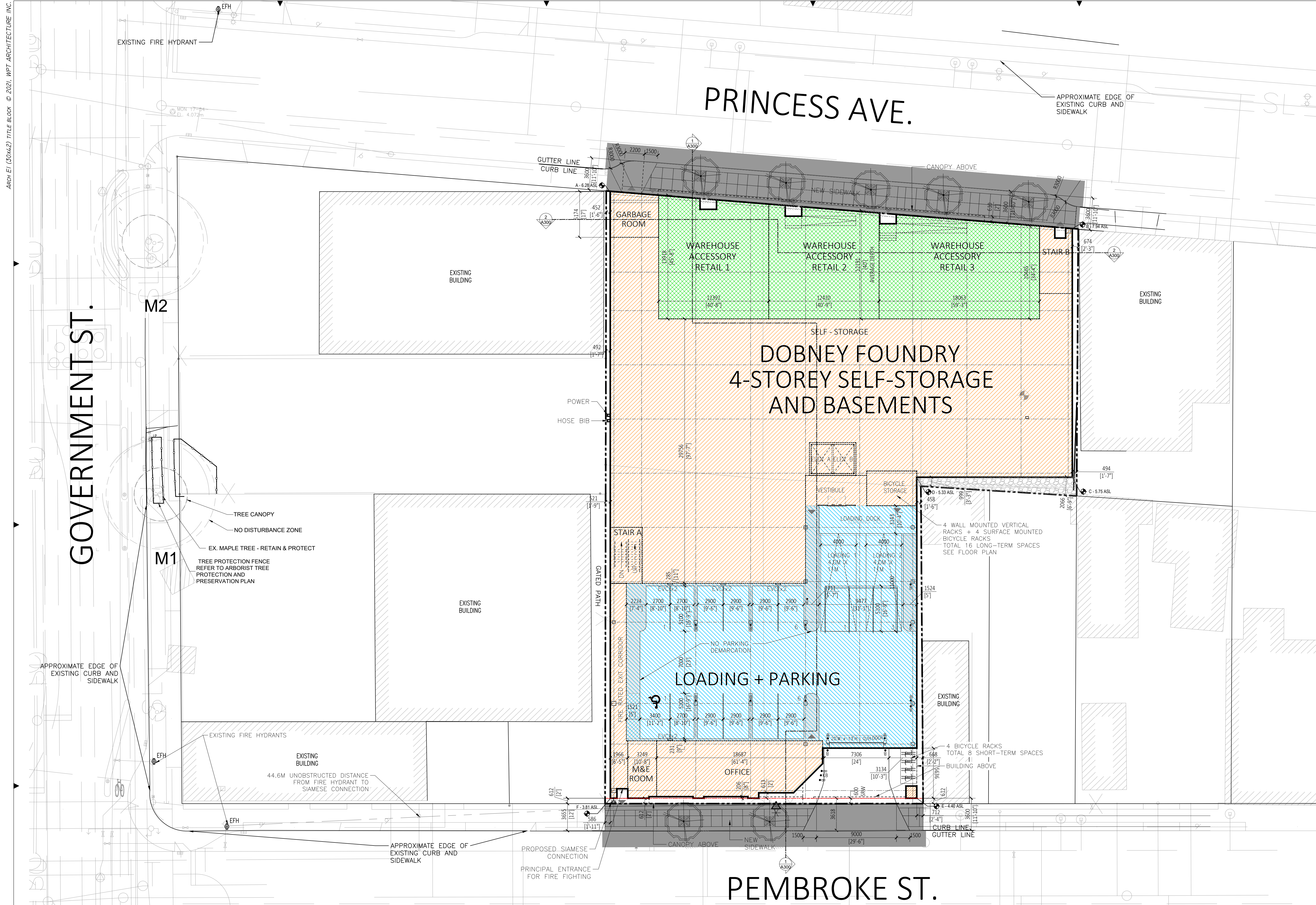
SCALE: 1:200  
DRAWN BY: AF

SHEET #:

A100X

A100X





1 ARCHITECTURAL SITE PLAN  
A100 SCALE: 1:200

PROPERTY ADDRESSES	PARCEL IDENTIFIER	LEGAL DESCRIPTION
621 PRINCESS AVE. VICTORIA, BC	026-220-547	LOT B SECTION 3 VICTORIA DISTRICT PLAN VIP78447
627 PRINCESS AVE. VICTORIA, BC	026-220-555	LOT C SECTION 3 VICTORIA DISTRICT PLAN VIP78447
629 PRINCESS AVE. VICTORIA, BC	026-220-563	LOT D SECTION 3 VICTORIA DISTRICT PLAN VIP78447
616 PEMBROKE ST. VICTORIA, BC	026-220-571	LOT E SECTION 3 VICTORIA DISTRICT PLAN VIP78447
624 PEMBROKE ST. VICTORIA, BC	026-220-580	LOT F SECTION 3 VICTORIA DISTRICT PLAN VIP78447

GRADE POINTS (ASL)		DISTANCE (m)	AVERAGE GRADE POINT x DISTANCE = Z	
A-B	6.28	7.94	52.167	370.90737
B-C	7.94	5.75	27.987	191.571015
C-D	5.75	5.33	17.498	96.93892
D-E	5.33	4.4	36.116	175.70434
E-F	4.4	3.81	34.495	141.601975
F-A	3.81	6.28	68.29	344.52305
		TOTAL	236.553	1,321.24667
		AVERAGE GRADE		5.59

#### LEGEND

	SELF STORAGE
	INT. LOADING + PARKING
	WAREHOUSE ACCESSORY RETAIL

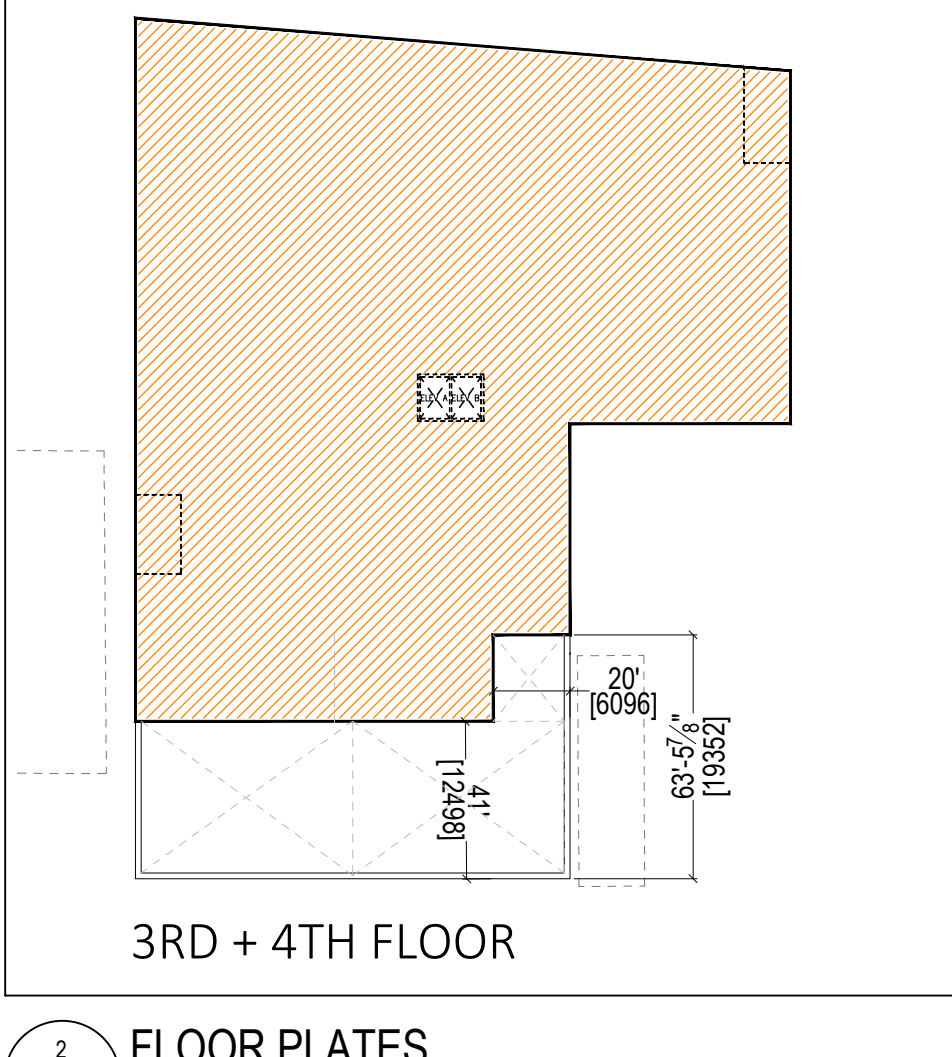
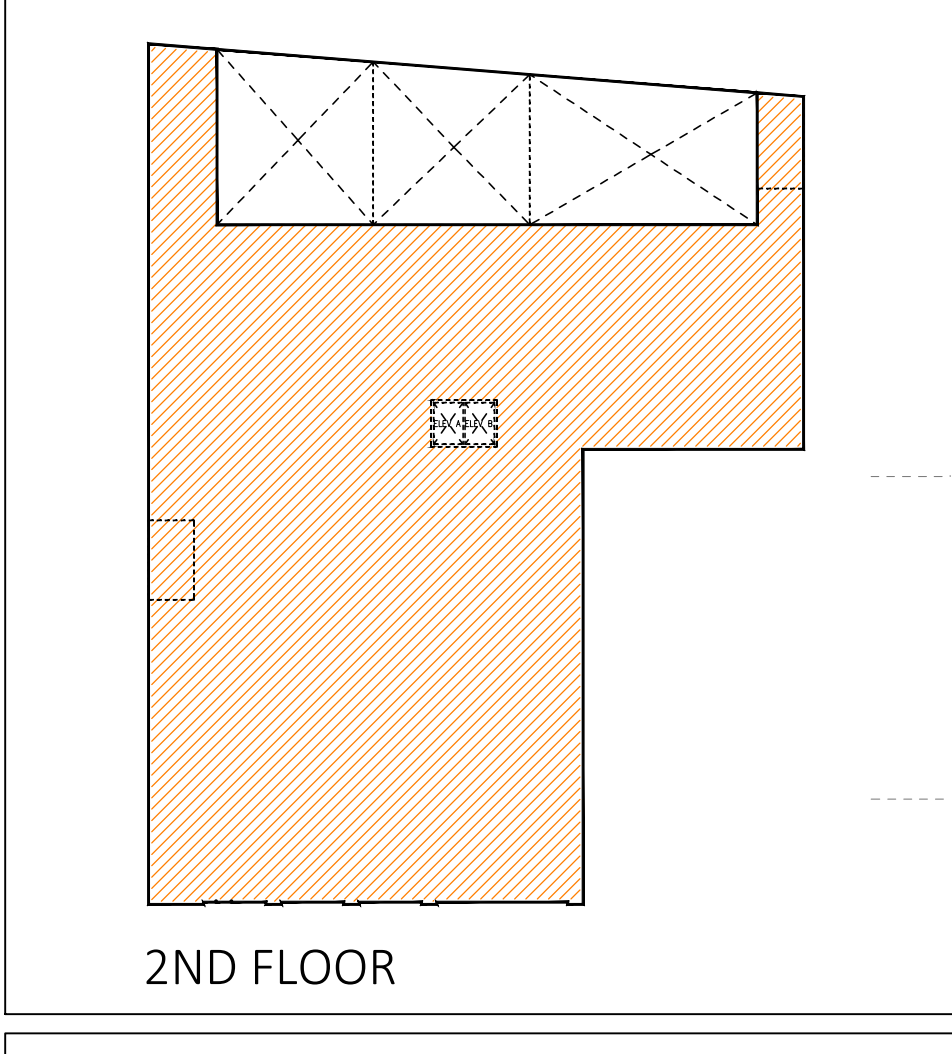
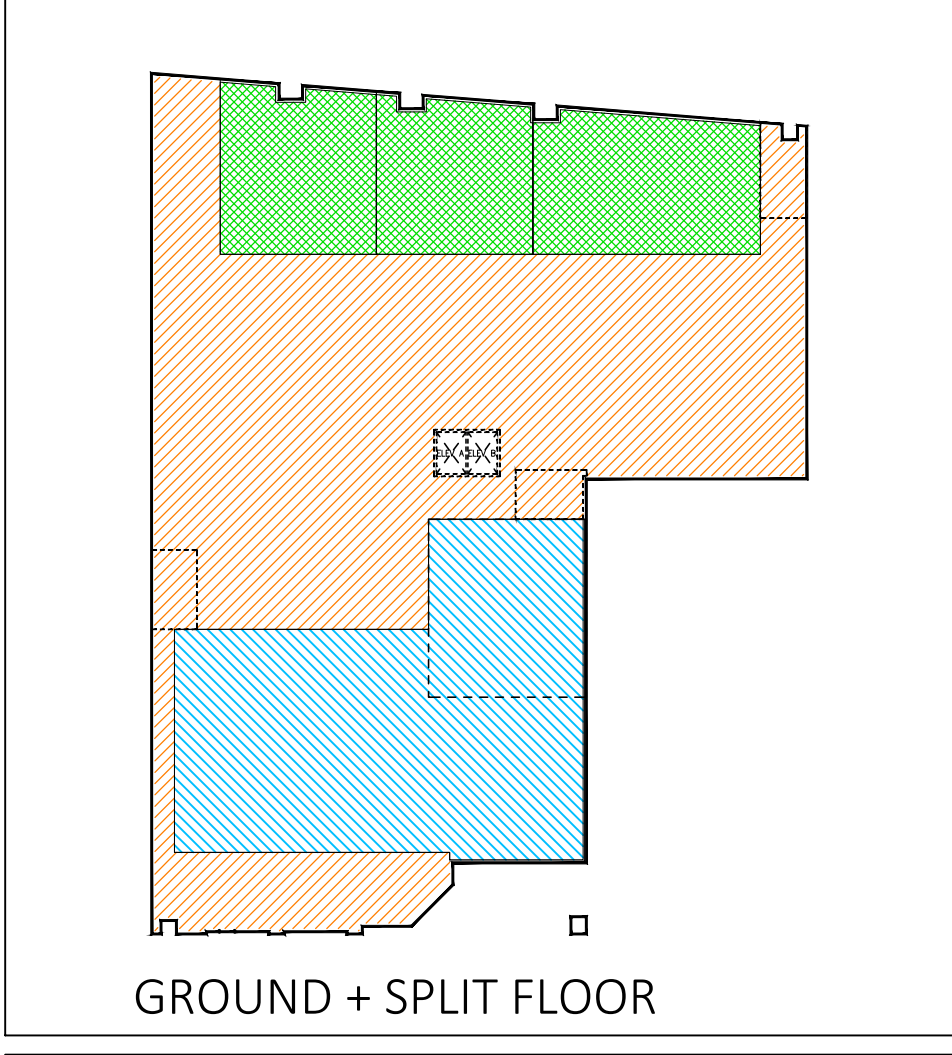
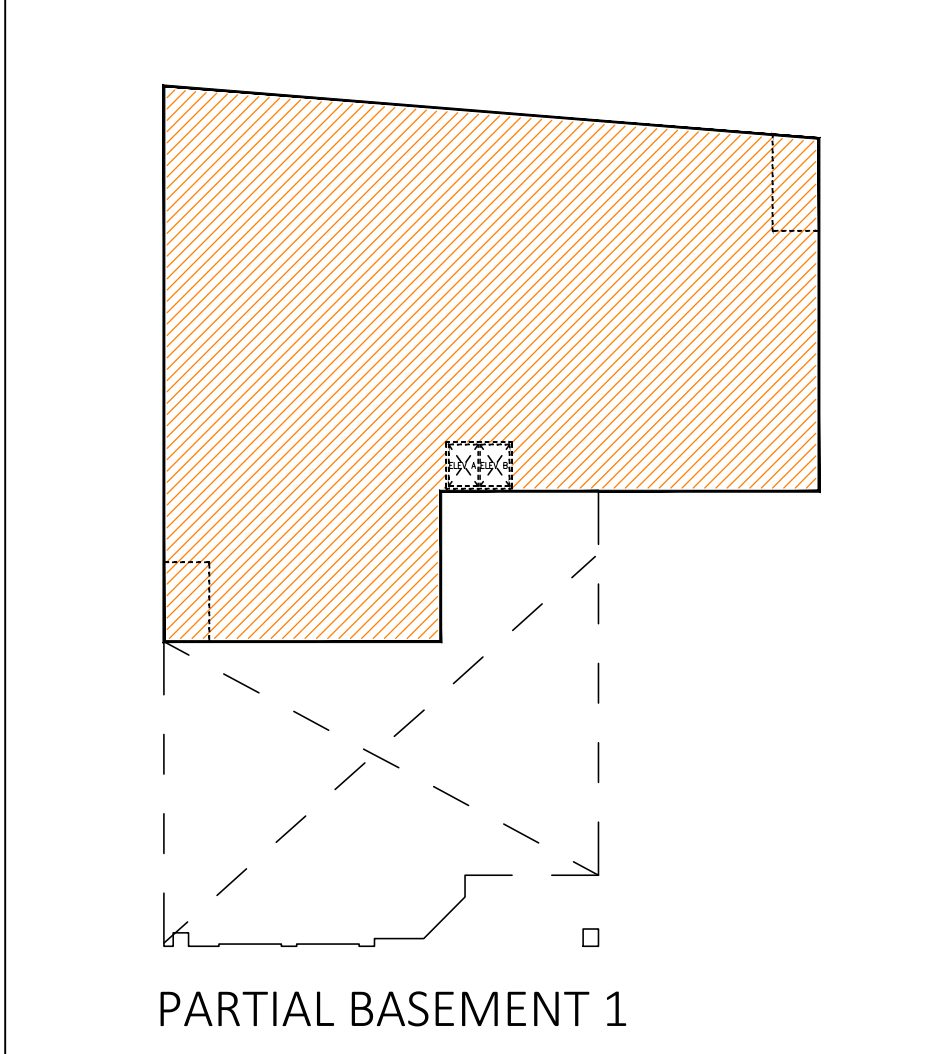
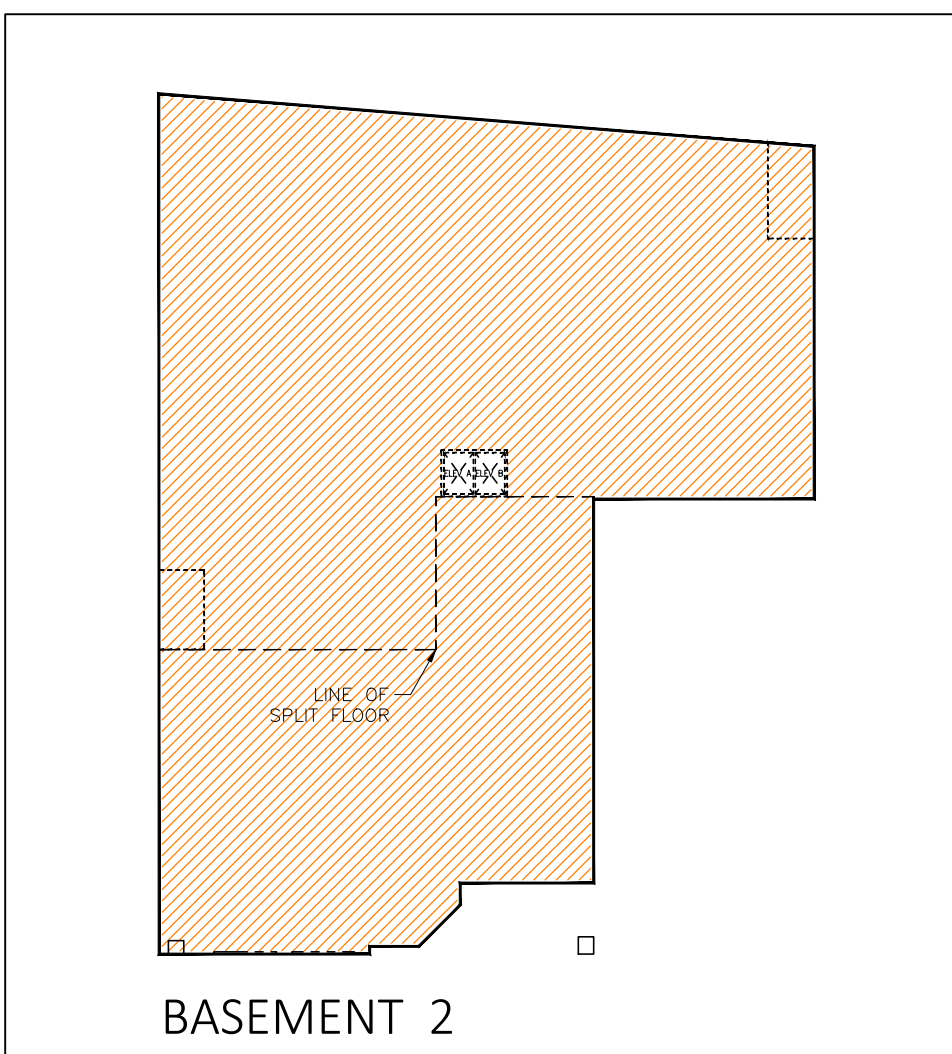


SITE PLAN BASED ON SURVEY BY  
EXPLORER FILE 11874  
DATED 2022-11-30.

#### GENERAL NOTES

- REINSTATE SIDEWALKS TO COMPLY WITH CITY STANDARDS.
- FOR DIMENSIONS AND BLOW-UP OF BICYCLE STORAGE, SEE DWG A111A.
- ALL GRADING TO BE CONFIRMED BY CIVIL ENGINEER

PROJECT INFORMATION TABLE		
ITEM	REQUIRED / PERMITTED	PROPOSED
ZONE (EXISTING)	M2-1 Zone, DOUGLAS-BLANSHARD INDUSTRIAL DISTRICT	
SITE AREA (m2)		2,932
TOTAL FLOOR AREA (m2)*	N/A	8,682
WAREHOUSE ACCESSORY RETAIL (m2)		516
FLOOR SPACE RATIO	Max 3.0	2.96
SITE COVERAGE %	N/A	93.10%
OPEN SITE SPACE %	N/A	6.9%
HEIGHT OF BUILDING (m)	15m	14.952m
NUMBER OF STOREYS	N/A	4 Floors + 1 Partial Basement + 1 Full Basement
PARKING STALLS (NUMBER) ON SITE		
WAREHOUSE BUILDING AREA (m2)**	N/A	13,040
WAREHOUSE ACCESSORY RETAIL AREA (m2)***	N/A	516
WAREHOUSE **	130	12 INTERIOR PARKING SPACES
WAREHOUSE ACCESSORY RETAIL ***	6	2 LOADING BAYS 3 ADDITIONAL PARKING SPACES WHEN LOADING BAYS ARE NOT IN USE FOR A TOTAL OF 15 PARKING SPACES.
STREET PARKING		
ACCESSIBLE PARKING SPACES		
STANDARD	0	1 VAN
VAN	1	
ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE (****)		
2 OR 5% OF TOTAL REQUIRED VEHICLE PARKING	8	8
BICYCLE PARKING (STORAGE AND RACK)		
RETAIL ***	SHORT TERM	8 SHORT TERM + 16 LONG TERM
	LONG TERM	
WAREHOUSE	SHORT TERM	
	LONG TERM	
BUILDING SETBACKS (m)		
FRONT YARD (PEMBROKE STREET)	No setback required	0.612m
REAR YARD (PRINCESS AVE)	No setback required	0
SIDE YARD (INTERIOR SIDE)	3.0m or 0m	0.458m
SIDE YARD (GOVERNMENT STREET)	3.0m or 0m	0.452m
COMBINED SIDE YARDS	N/A	N/A
NOTES:		
(*) MEASURED TO INTERIOR FACE OF EXTERIOR WALL, EXCLUDES INTERIOR PARKING + LOADING, PARTIAL BASEMENT 1 & BASEMENT 2, LONG TERM BICYCLE STORAGE AND ELEVATOR SHAFT.		
(**) WAREHOUSE BUILDING AREA FOR PARKING CALCULATION INCLUDES ALL FLOORS, OFFICE, PARTIAL BASEMENT 1 & BASEMENT 2, EXCLUDES INTERIOR PARKING + LOADING AND WAREHOUSE ACCESSORY RETAIL (1 SPACE X 100m2).		
(***) WAREHOUSE ACCESSORY RETAIL USE PARKING CALCULATION BASED ON RETAIL (1 SPACE X 80m2)		
(****) EVCI (ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE) 240V (30 AMP)		



2 FLOOR PLATES  
A100 N.T.S.

#### FOR DEVELOPMENT PERMIT

##### GENERAL NOTES TYPICAL:

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#	YYYY-MM-DD	REVISIONS
32	2024.03.05	FOR DEVELOPMENT PERMIT
31	2024.02.28	FOR COORDINATION
30	2024.02.27	FOR COORDINATION
29	2024.02.26	FOR COORDINATION
28	2024.01.25	FOR DEVELOPMENT PERMIT
27	2023.12.20	FOR DEVELOPMENT PERMIT
26	2023.12.19	FOR COORDINATION
25	2023.12.18	FOR COORDINATION
24	2023.10.31	FOR DEVELOPMENT PERMIT

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

LANDSCAPE:

PMG LANDSCAPE ARCHITECTS  
C100 4185 Still Creek Drive  
Burnaby BC Canada V5C6G9  
T: 604.294.0011

CLIENT LOGO:

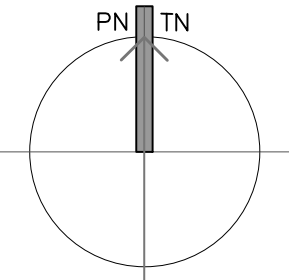


CLIENT:

SMARTCENTRES  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4K 5Z5  
TEL: 905 326 6400

PROJECT NORTH

ARCHITECT'S SEAL:



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMARTSTOP  
DOBNEY FOUNDRY  
VICTORIA, BC

SHEET NAME:

ARCHITECTURAL  
SITE PLAN

SCALE:

SHEET #:

DRAWN BY:

A100






PEMBROKE ST.

GRAPHIC SCALE  
5 0 10 metres

SITE PLAN BASED ON SURVEY BY  
EXPLORER FILE 11874  
DATED 2022-11-30.

TIMEFRAME:  
17 MONTHS CONSTRUCTION  
PERIOD

<div> <div>  <div> <div> COPYRIGHT PROTECTED 2021, WPT ARCHITECTURE INC. </div> </div> </div> </div>		
<div> <div>FOR DEVELOPMENT PERMIT</div> </div>		
<div> <div>GENERAL NOTES: TYPICAL:</div> </div>		
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7	2024-01-08	FOR DEVELOPMENT PERMIT
6	2023-12-20	FOR DEVELOPMENT PERMIT
5	2023-08-30	FOR DEVELOPMENT PERMIT
4	2023-08-05	FOR DEVELOPMENT PERMIT
3	2023-06-21	FOR DEVELOPMENT PERMIT
2	2023-05-14	FOR DESIGN ONLY
1	2023-06-06	FOR DESIGN ONLY
#	YYYY-MM-DD	REVISIONS

DESIGNER

CIVIL

**ELECTRICAL:**

MECHANICAL:

STRUCTURAL

LANDSCAPE:  
PMG LANDSCAPE ARCHITECTS  
C100 4185 Still Creek Drive  
Burnaby BC Canada V5C6G9  
T: 604.294.0011

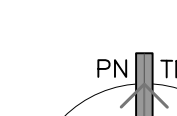
CLIENT LOGO:



CLIENT: SMARTCENTRES  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4K 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:



TN: TRUE NORTH

ARCHITECT:



WPT  
ARCHITECTURE  
INC  
wpt@wptarchitecture.ca

WPT PROJECT #: 2022.0076.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMARTSTOP  
DOBNEY FOUNDRY  
VICTORIA, BC

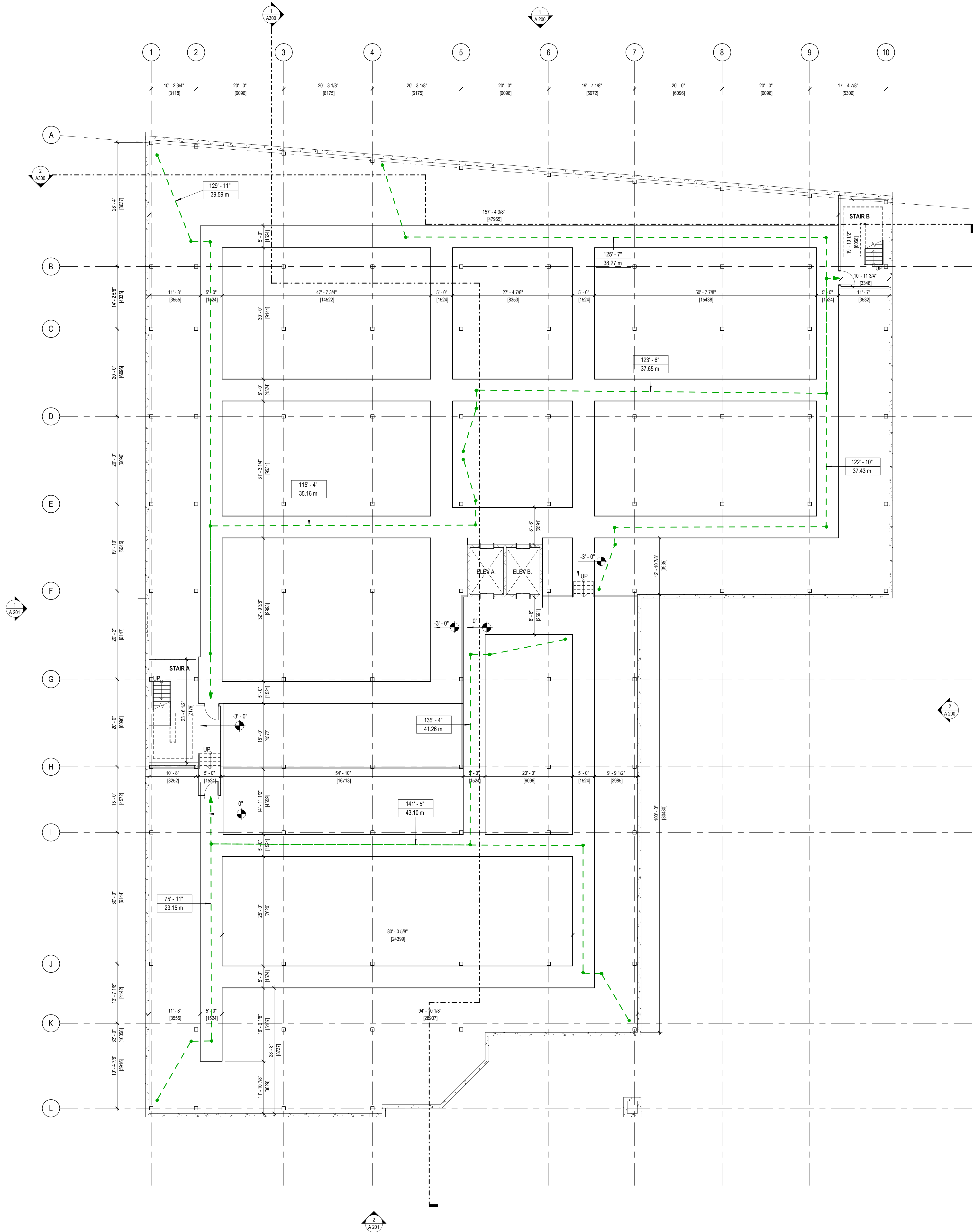
SHEET NAME:

CONSTRUCTION  
MANAGEMENT PLAN

SCALE: 1:200  
DRAWN BY: AF

A101





1 BASEMENT 2 FLOOR PLAN  
A 110 3/32" = 1'-0"

LEGEND  
--- TRAVEL DISTANCE

FOR DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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4	2024.03.05	FOR DEVELOPMENT PERMIT
3	2023.12.20	FOR DEVELOPMENT PERMIT
2	2023.10.31	FOR DEVELOPMENT PERMIT
1	2023.08.15	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

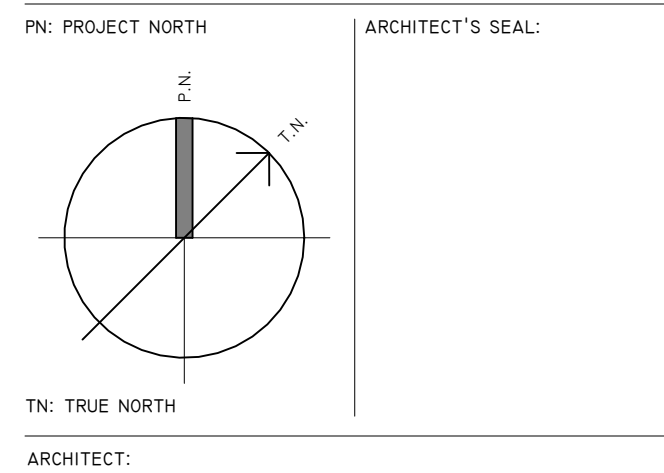
STRUCTURAL:

PLANNING:

LANDSCAPING:  
**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:  
**SmartStop Self Storage** **SMARTCENTRES**  
REAL ESTATE INVESTMENT TRUST

CLIENT:  
**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400



ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**BASEMENT 2 FLOOR PLAN**

SCALE:

3/32" = 1'-0"

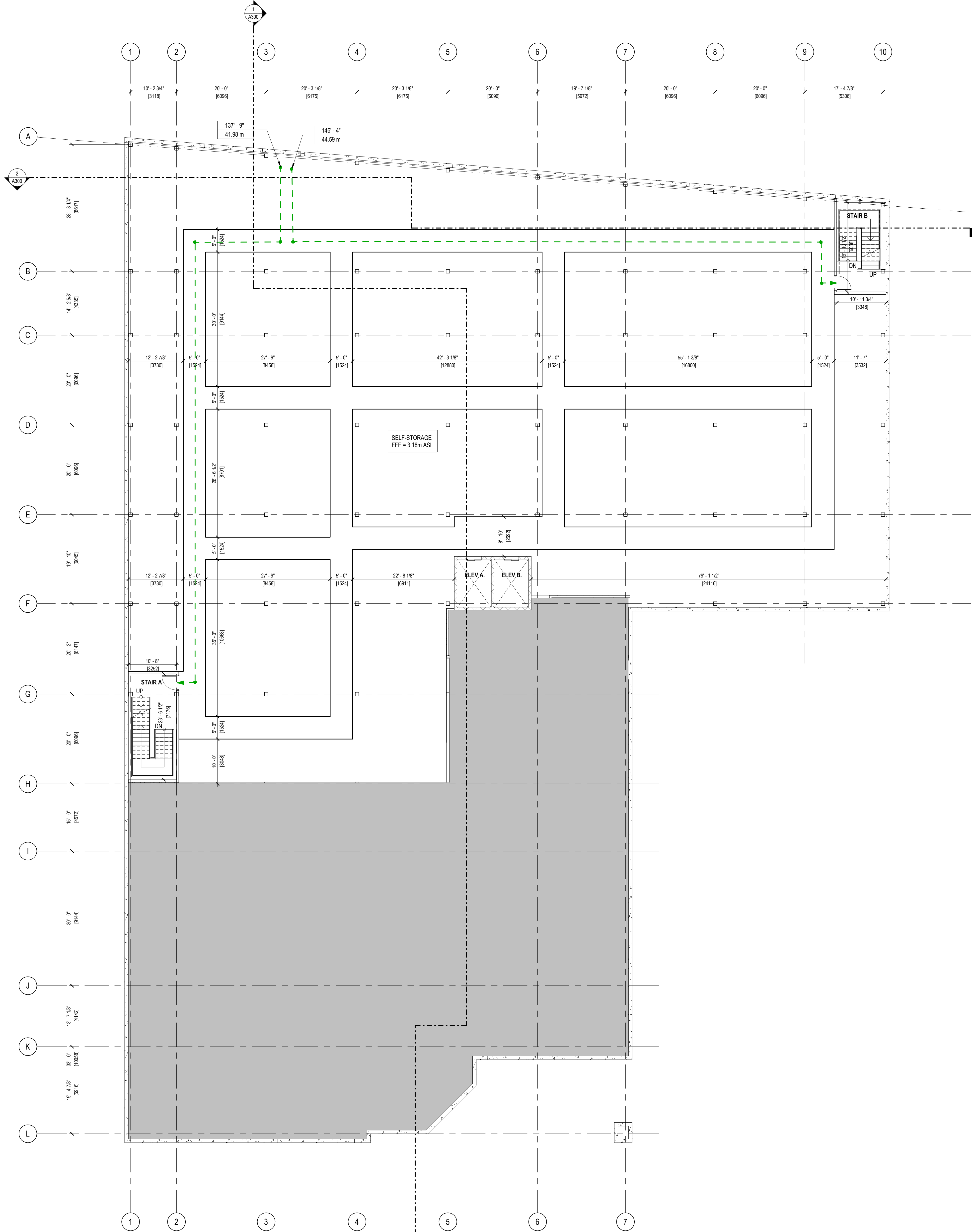
DRAWN BY:

AUTHOR

SHEET #:

**A 110**





1 PARTIAL BASEMENT FLOOR PLAN  
A 111 3/32" = 1'-0"

LEGEND

--- TRAVEL DISTANCE

FOR DEVELOPMENT PERMIT

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6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION

CIVIL:

ELECTRICAL:

MECHANICAL:

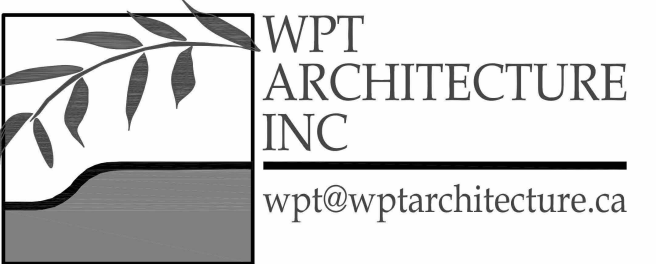
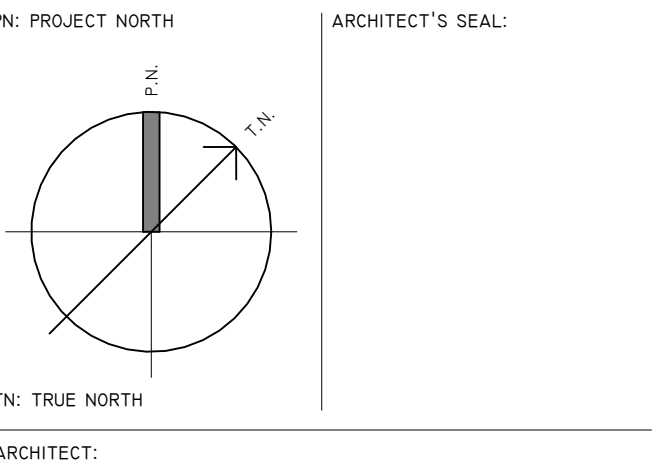
STRUCTURAL:

PLANNING:

LANDSCAPING:  
**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011



CLIENT: **SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400



WPT PROJECT #: MUNICIPAL #:  
CLIENT PROJECT #: CLIENT CONTRACT #:  
PROJECT NAME AND LOCATION:

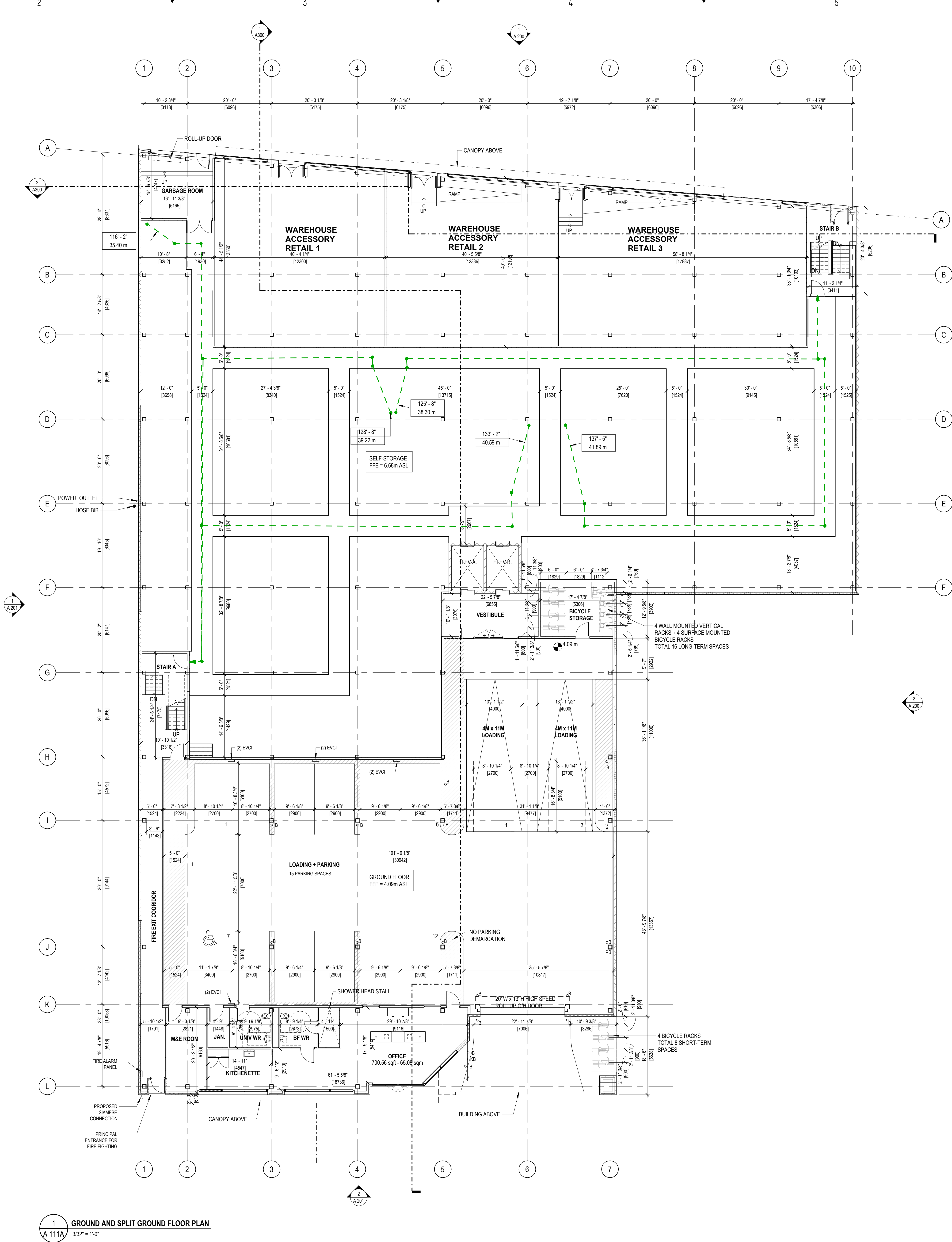
**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:  
**PARTIAL BASEMENT  
FLOOR PLAN**

SCALE: 3/32" = 1'-0"  
DRAWN BY: AF

SHEET #:  
**A III**





1 GROUND AND SPLIT GROUND FLOOR PLAN  
A 111A 332' x 1'-0"

LEGEND

TRAVEL DISTANCE

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FOR DEVELOPMENT PERMIT

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2	2023.04.21	FOR DEVELOPMENT PERMIT
1	2023.04.14	FOR DISCUSSION
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MECHANICAL:

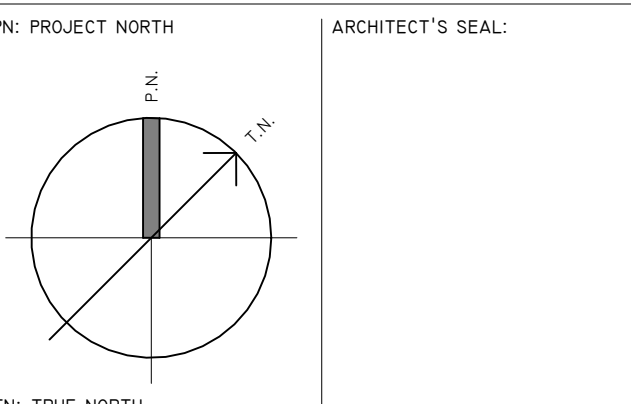
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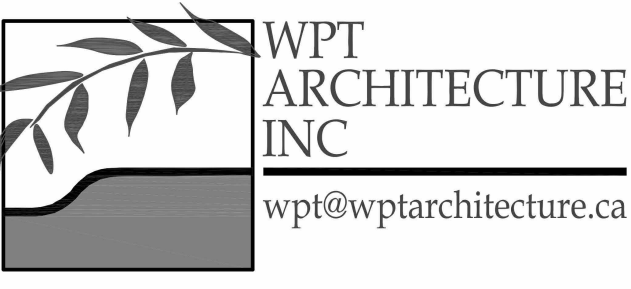


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TN: TRUE NORTH

ARCHITECT:



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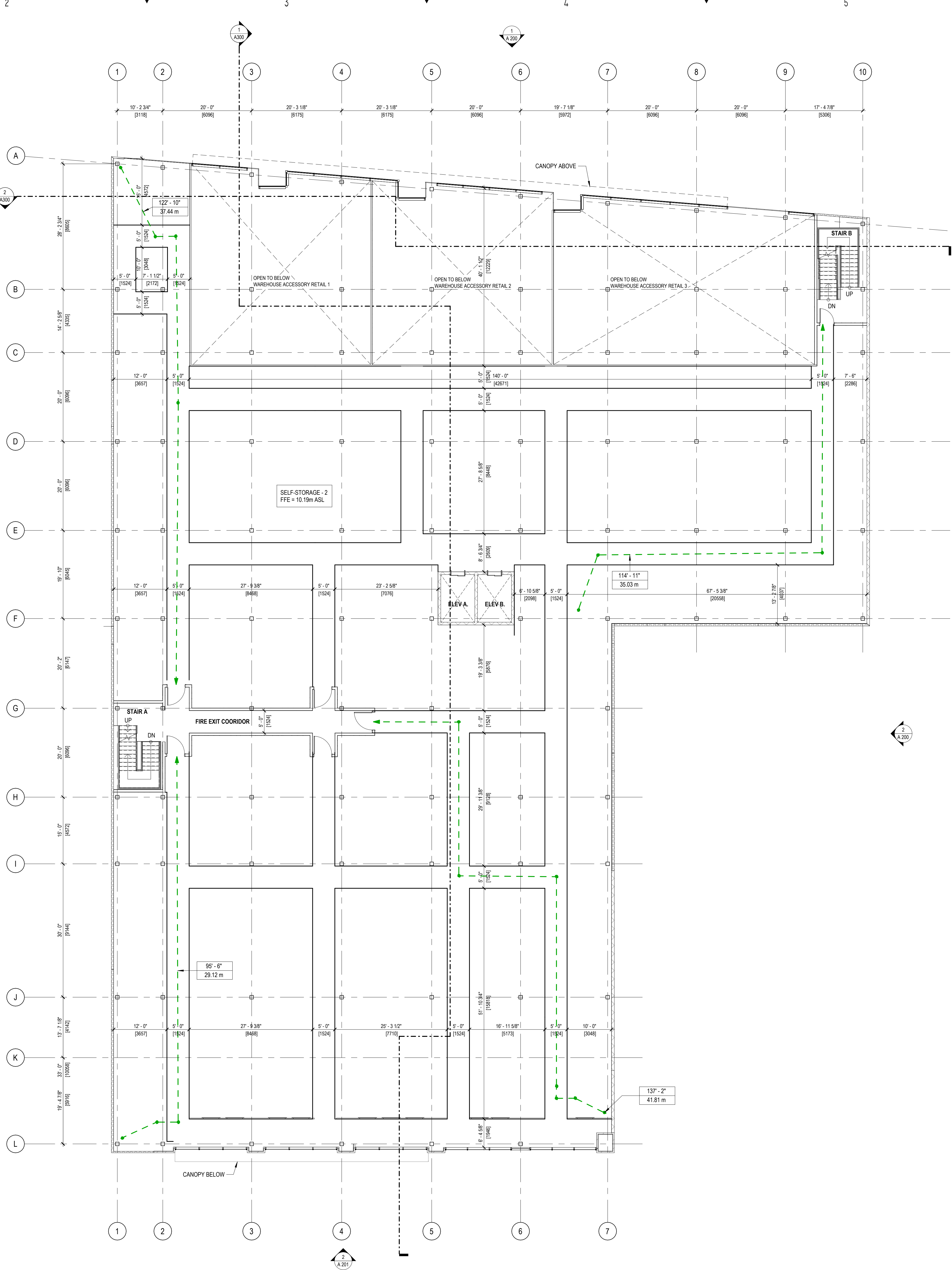
MUNICIPAL #:  
CLIENT CONTRACT #:  
SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC

SHEET NAME:  
GROUND AND SPLIT  
GROUND FLOOR PLAN

SCALE:  
3/32" = 1'-0"  
DRAWN BY:  
AF

SHEET #:  
A 111A





1 SECOND FLOOR PLAN  
A 112  
3/32" = 1'-0"

LEGEND

TRAVEL DISTANCE

FOR DEVELOPMENT PERMIT

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2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

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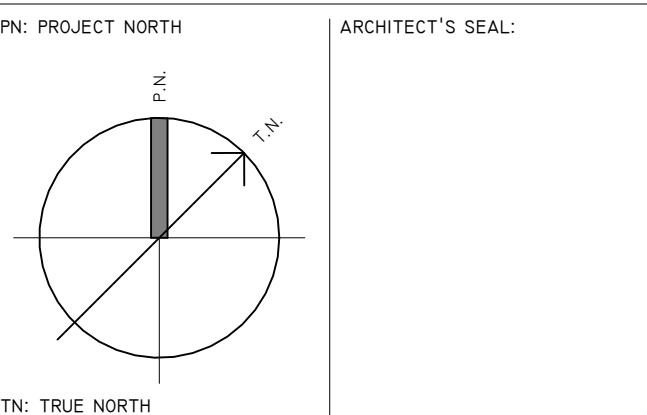
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TEL: 905 326 6400



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**SECOND FLOOR PLAN**

SCALE:

3/32" = 1'-0"

DRAWN BY:

AF

SHEET #:

**A 112**



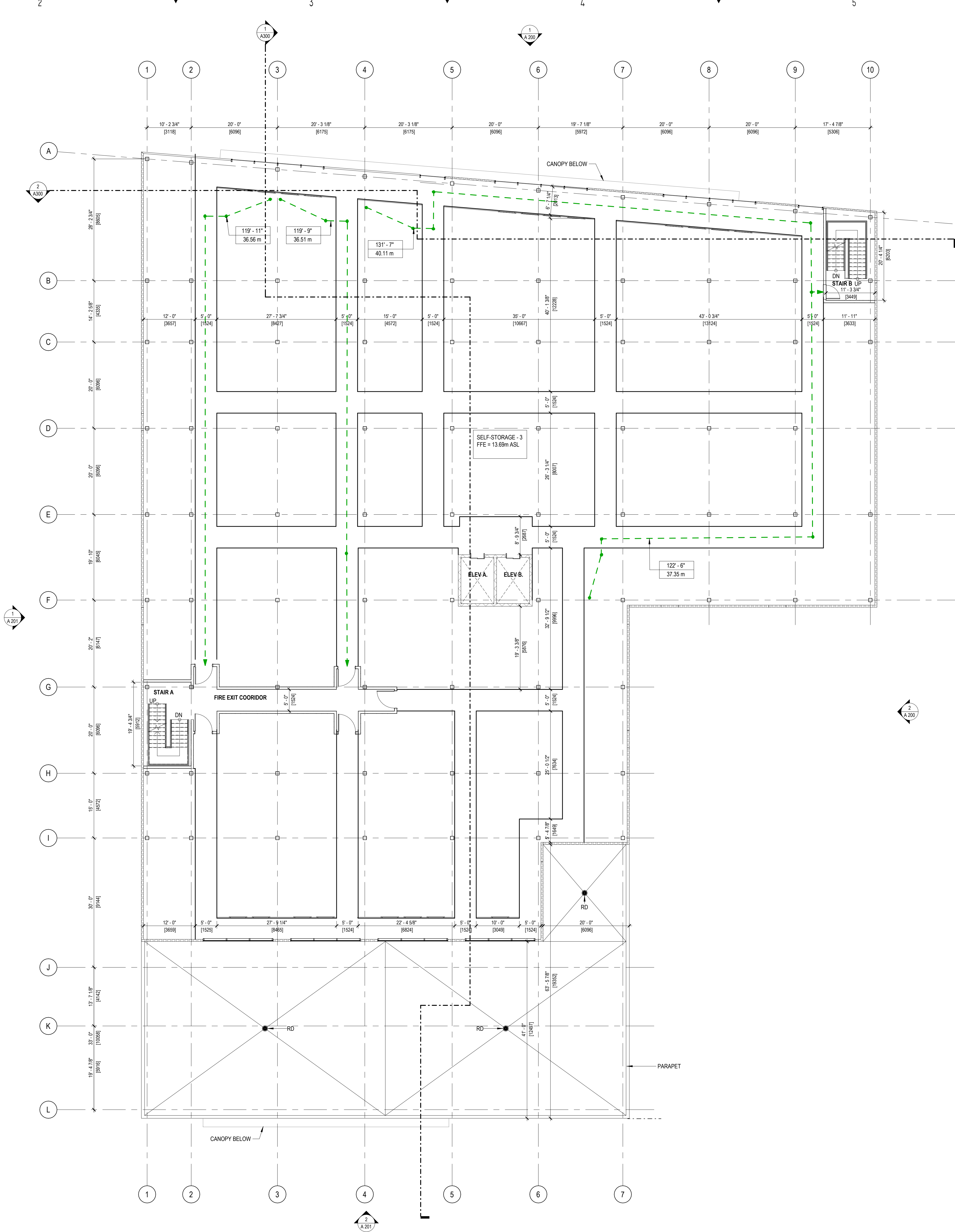
F

D

C

B

A



### LEGEND

--- TRAVEL DISTANCE

1 THIRD AND FOURTH FLOOR PLAN  
A 113 3/32" = 1'-0"

### FOR DEVELOPMENT PERMIT

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MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:

**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

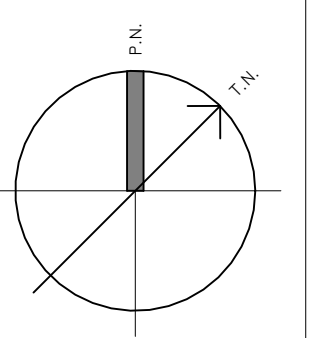
CLIENT LOGO:



CLIENT:

**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH



TN: TRUE NORTH

ARCHITECT'S SEAL:

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**THIRD AND FOURTH FLOOR  
PLAN**

SCALE:

3/32" = 1'-0"

DRAWN BY:

A.F

SHEET #:

**A 113**



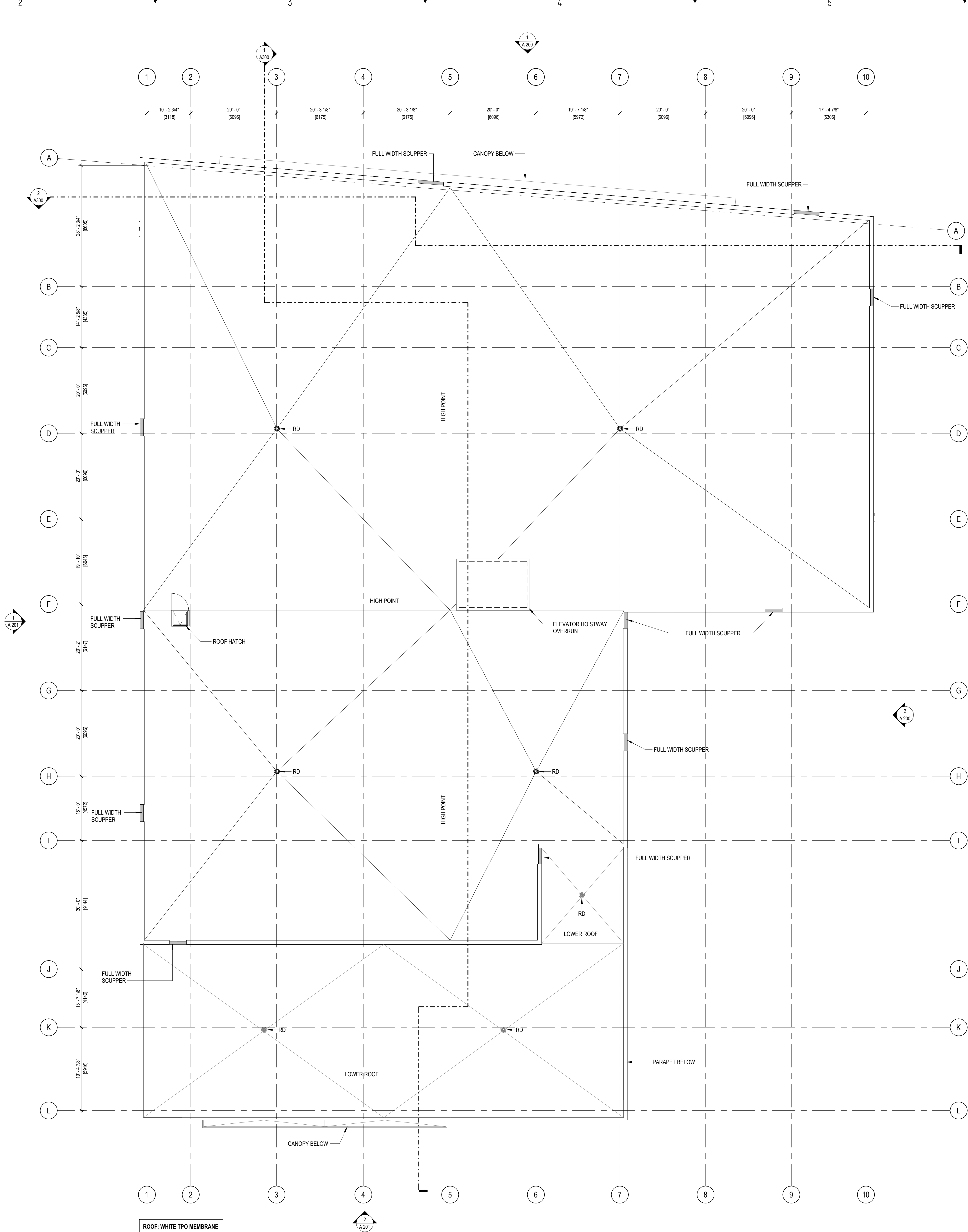
F

D

C

B

A



1 ROOF PLAN  
A 151  
3/32" = 1'-0"

FOR DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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4	2024.03.05	FOR DEVELOPMENT PERMIT
3	2023.12.20	FOR DEVELOPMENT PERMIT
2	2023.10.31	FOR DEVELOPMENT PERMIT
1	2023.08.15	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:  
**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:  
**SmartStop**  
Self Storage  
**SMARTCENTRES**  
REAL ESTATE INVESTMENT TRUST

CLIENT:  
**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH  
TN: TRUE NORTH  
ARCHITECT'S SEAL:  
ARCHITECT:

**WPT**  
**ARCHITECTURE**  
**INC**  
wpt@wptarchitecture.ca

WPT PROJECT #:  
CLIENT PROJECT #:  
PROJECT NAME AND LOCATION:

**SMART STOP**  
**DOBNEY FOUNDRY**  
**VICTORIA, BC**

SHEET NAME:  
**ROOF PLAN**

SCALE:  
3/32" = 1'-0"  
DRAWN BY:  
A.F.

SHEET #:  
**A 151**



FOR DEVELOPMENT PERMIT

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6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:  
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REAL ESTATE INVESTMENT TRUST

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TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**NORTH AND EAST  
EXTERIOR ELEVATION**

SCALE:

AS INDICATED

DRAWN BY:

AF

SHEET #:

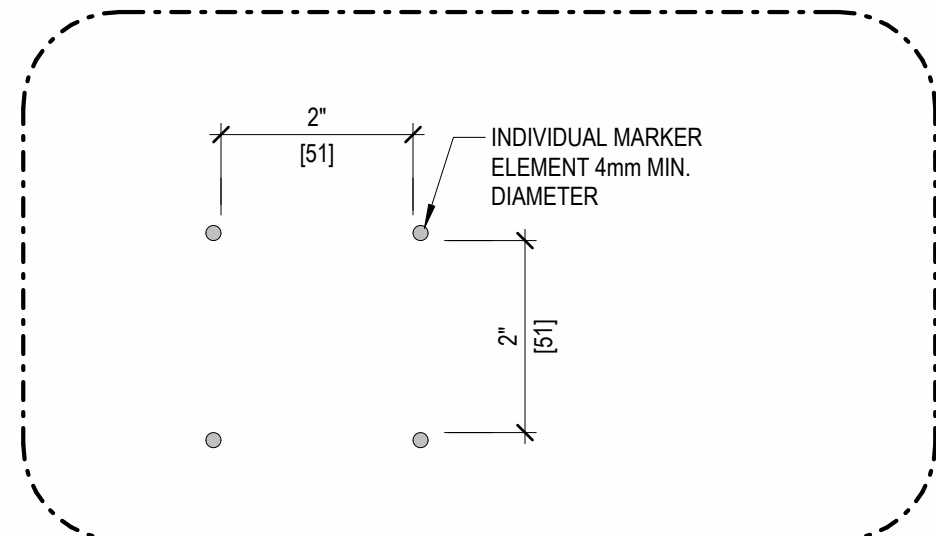
**A 200**



**1 NORTH ELEVATION**  
A 200 3/32" = 1'-0"



**2 EAST ELEVATION**  
A 200 3/32" = 1'-0"



INDICATES CONTIGUOUS  
GLASS AREA LARGER THAN  
2m2 (21.592) TO RECEIVE  
BIRD FRIENDLY TREATMENT

**BIRD FRIENDLY DESIGN**

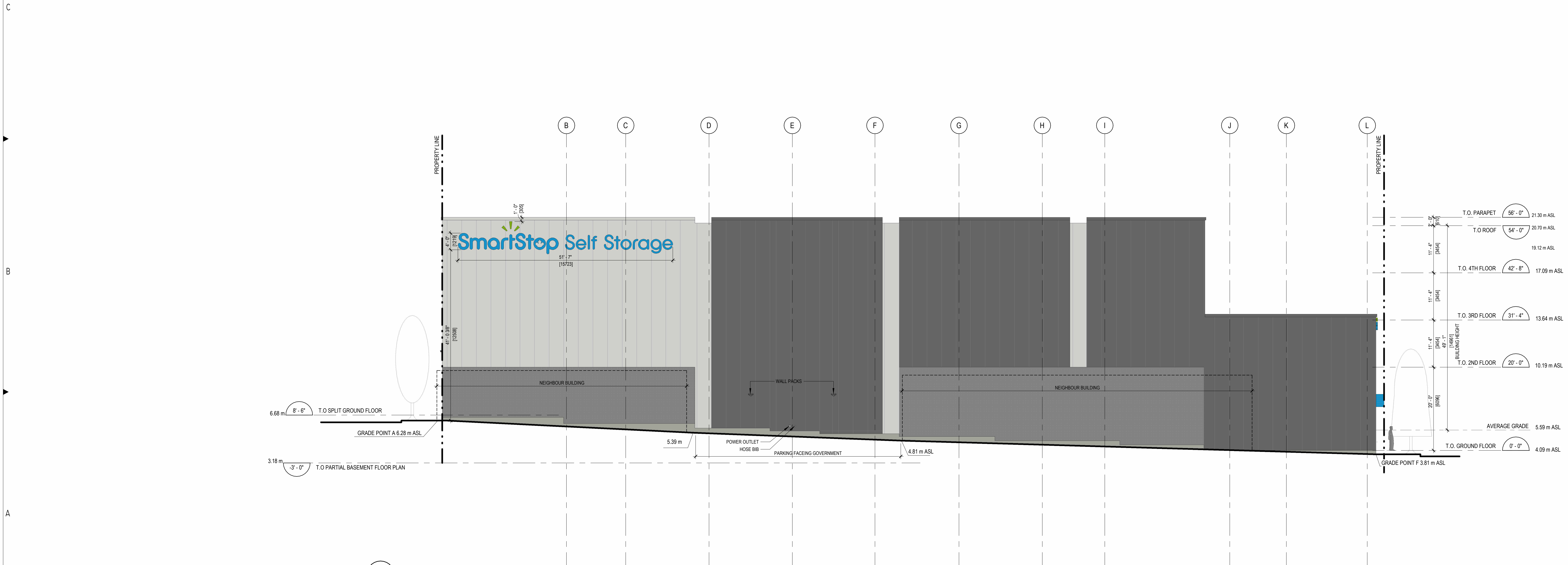
BIRD FRIENDLY TREATMENT TO BE APPLIED TO  
100% (MINIMUM 85% REQUIRED) OF CONTIGUOUS  
GLASS PANEL THAT IS GREATER THAN 2m2 (21.592)  
AND WITHIN 12m FROM FINISHED GRADE.

SPANDREL PANELS WITH OUTSIDE REFLECTANCE  
OF LESS THAN 15% DO NOT REQUIRE TO BE  
TREATED.





2 SOUTH ELEVATION  
A 201  
3/32" = 1'-0"



1 WEST ELEVATION  
A 201  
3/32" = 1'-0"

FOR DEVELOPMENT PERMIT

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1	2023.04.06	FOR DISCUSSION

CIVIL:

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C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
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3200 HIGHWAY 7, SUITE 230  
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TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:

**WPT ARCHITECTURE INC**  
wpt@wptarchitecture.ca

WPT PROJECT #: MUNICIPAL #:

CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**SOUTH AND WEST  
EXTERIOR ELEVATIONS**

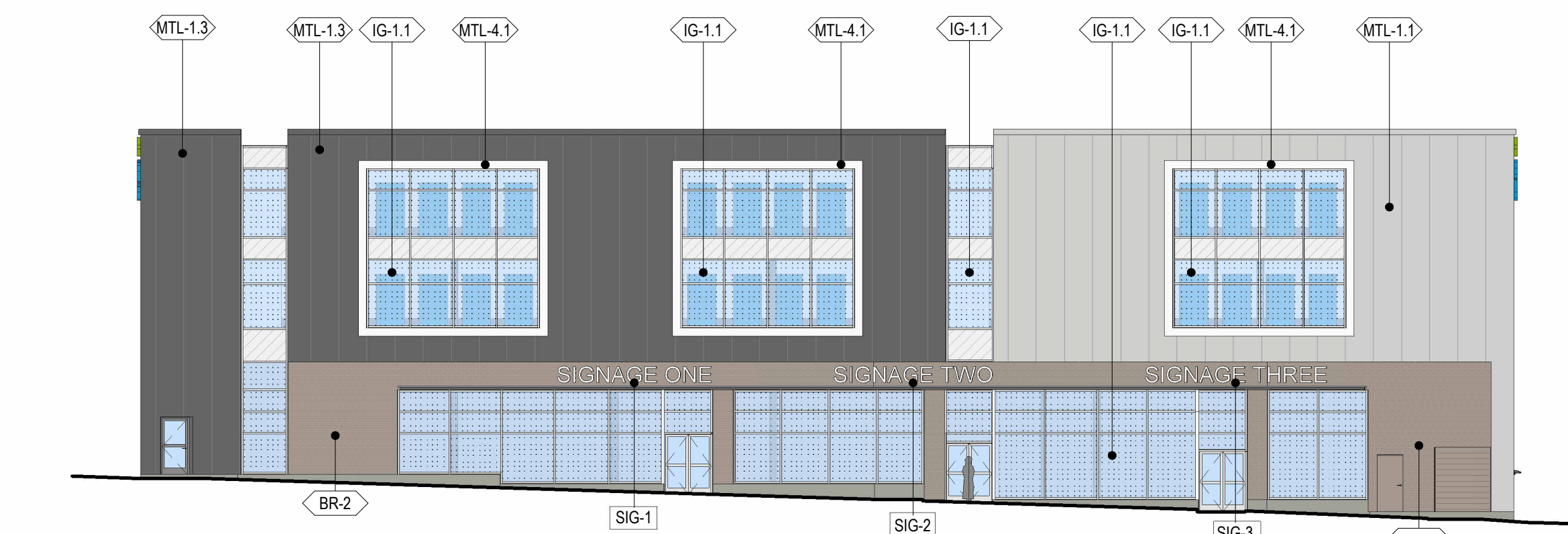
SCALE: SHEET #:

3/32" = 1'-0"

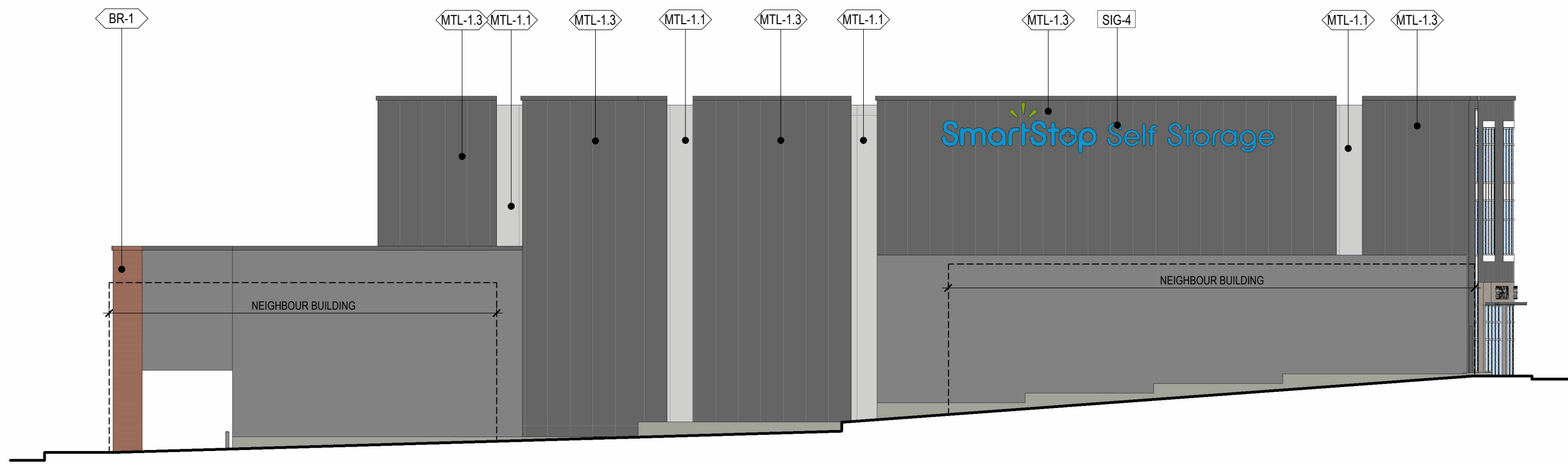
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**A 201**

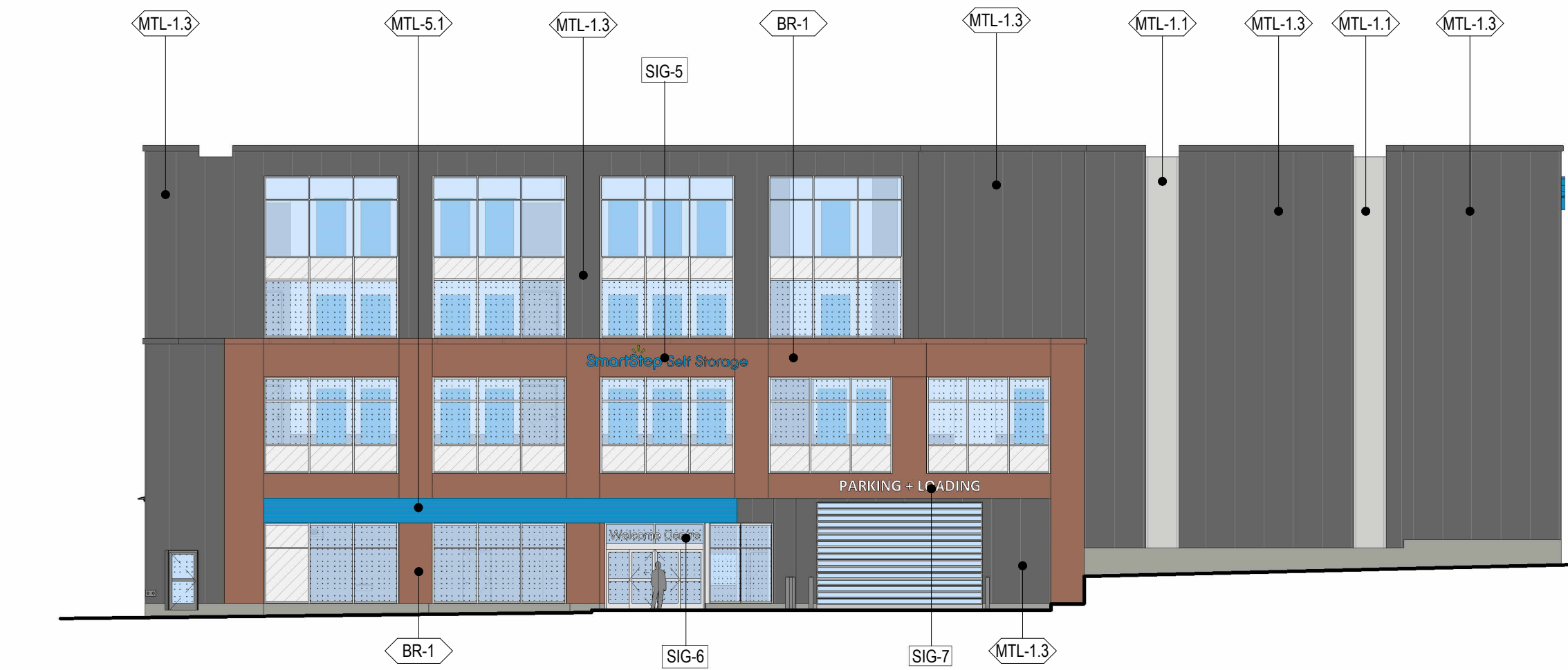




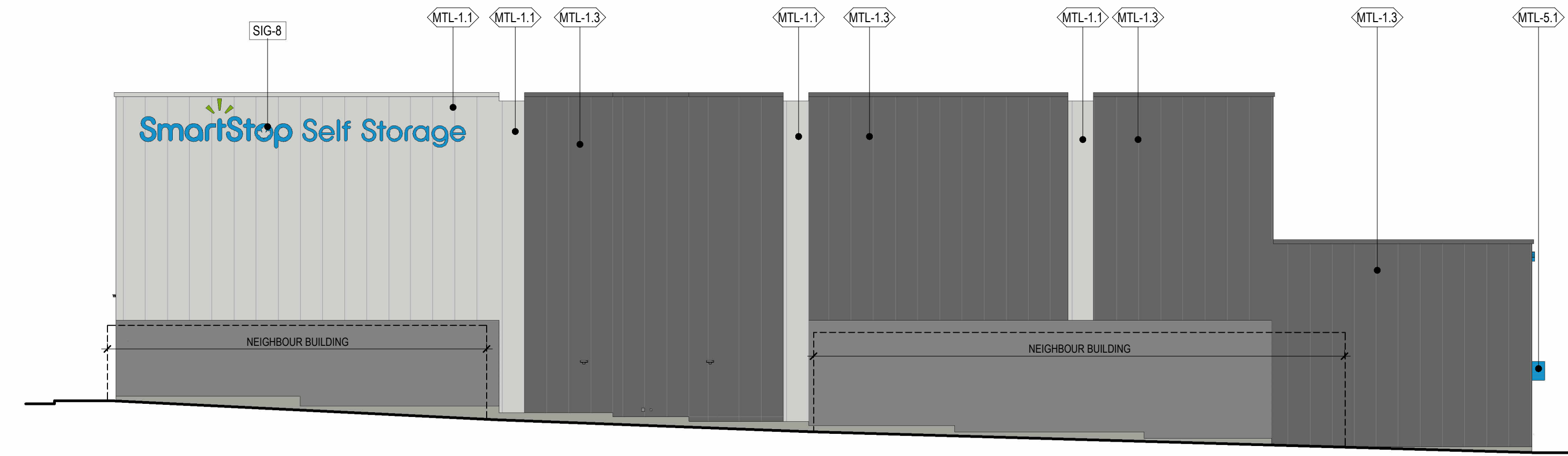
1 NORTH ELEVATION EXTERIOR FINISHES  
1/16" = 1'-0"



2 EAST ELEVATION EXTERIOR FINISHES  
1/16" = 1'-0"



3 SOUTH ELEVATION EXTERIOR FINISHES  
1/16" = 1'-0"



4 WEST ELEVATION EXTERIOR FINISHES  
1/16" = 1'-0"

BY LAW NO. 14-097 | ARTERIAL COMMERCIAL SIGN ZONE

A fascia sign shall not have a display surface exceeding 9 m2 (96.88 sq ft).

NORTH ELEVATION

**SIGNAGE 1** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 3.9 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 18 sq. ft. (1.67 m2)**

**SIGNAGE 2** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 4.4 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 18 sq. ft. (1.67 m2)**

**SIGNAGE 3** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 4.7 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 22.6 sq. ft. (1.67 m2)**

EAST ELEVATION

**SIGNAGE 4** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 13 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 69.65 sq. ft. (6 m2)**

SOUTH ELEVATION

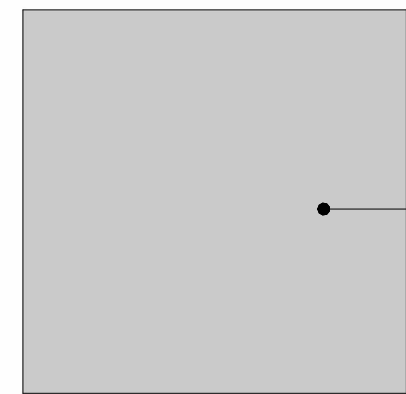
**SIGNAGE 5** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 9 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 23.4 sq. ft. (2.17 m2)**

**SIGNAGE 6** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 2.6 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 4.3 sq. ft. (0.4 m2)**

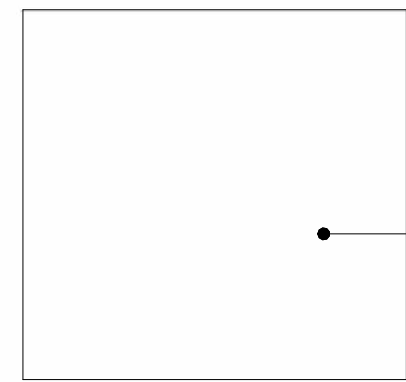
**SIGNAGE 7** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 4.3 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 11 sq. ft. (1.02 m2)**

WEST ELEVATION

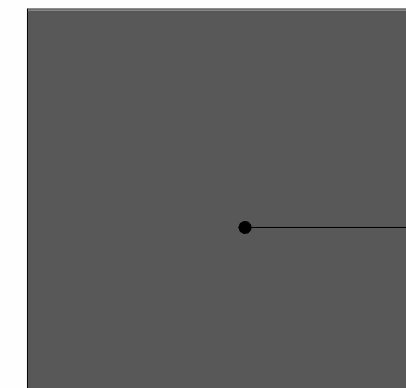
**SIGNAGE 8** - FASCIA SIGNAGE, CHANNEL LETTER TYPE  
50mm DEEP @ 12.5 m MEASURED FROM SIDE WALK TO  
BOTTOM OF SIGNAGE.  
**AREA = 69.65 sq. ft. (6 m2)**



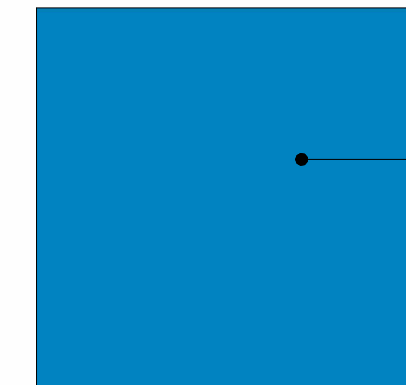
MTL-1.1 **INSULATED METAL PANEL  
MAIN PANEL**  
ORIENTATION - VERTICAL  
COLOUR - SW 7064 "PASSIVE"



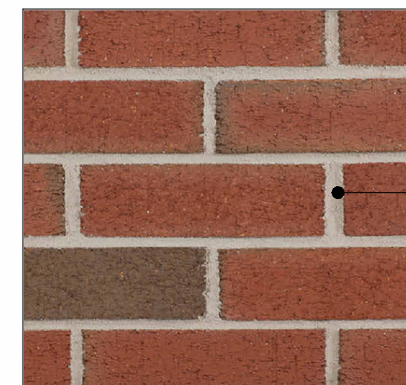
MTL-4.1 **ALUMINUM COMPOSITE PANEL  
DISPLAY FEATURE WALL**  
ORIENTATION - HORIZONTAL/VERTICAL  
COLOUR - WHITE



MTL-1.3 **INSULATED METAL PANEL  
ACCENT PANEL**  
ORIENTATION - VERTICAL  
COLOUR - SW 7674 "PEPPERCORN"



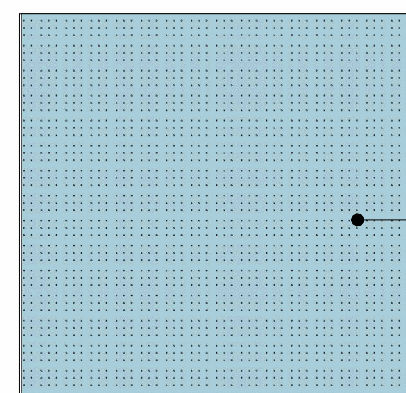
MTL-5.1 **METAL LINEAR SIDING  
CANOPY FASCIA**  
ORIENTATION - VERTICAL  
COLOUR - PMS 7461 "SMARTSTOP BLUE"



BR-1 **BRICK MASONRY  
SELECT AREAS AT BASE OF BUILDING**  
COLOUR - 200 FLASHED MATT



BR-2 **BRICK MASONRY  
SELECT AREAS AT BASE OF BUILDING**  
COLOUR - VIVACE PRP MILANO



IG-1.1 **SPANDREL GLAZING  
CURTAIN WALL**  
COLOUR - LIGHT BLUE

NOTE: ON EAST AND WEST ELEVATIONS, CONCRETE BLOCK BEHIND EXISTING BUILDINGS

FOR DEVELOPMENT PERMIT

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#	DATE	DESCRIPTION
6	2024.03.05	FOR DEVELOPMENT PERMIT
5	2023.12.20	FOR DEVELOPMENT PERMIT
4	2023.10.31	FOR DEVELOPMENT PERMIT
3	2023.08.15	FOR DEVELOPMENT PERMIT
2	2023.04.21	FOR DEVELOPMENT PERMIT
1	2023.04.14	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:

**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:  
**SmartStop Self Storage** **SMARTCENTRES**  
REAL ESTATE INVESTMENT TRUST

CLIENT:  
**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:

**WPT ARCHITECTURE INC.**  
wpt@wptarchitecture.ca

WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**EXTERIOR FINISHES**

SCALE:

1/16" = 1'-0"

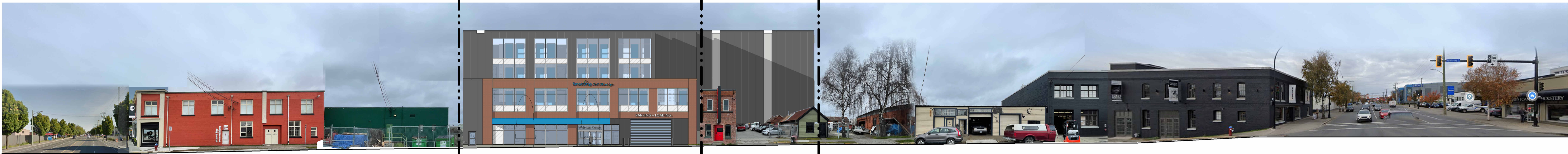
DRAWN BY:

A.F

SHEET #:

**A 210**





1 SOUTH - PEMBROKE STREET  
A 212 1 : 275



2 WEST - GOVERNMENT STREET  
A 212 1 : 275



3 NORTH - PRINCESS AVENUE  
A 212 1 : 275

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CIVIL:

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ARCHITECT:

**WPT ARCHITECTURE INC**  
wpt@wptarchitecture.ca

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CLIENT PROJECT #: CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

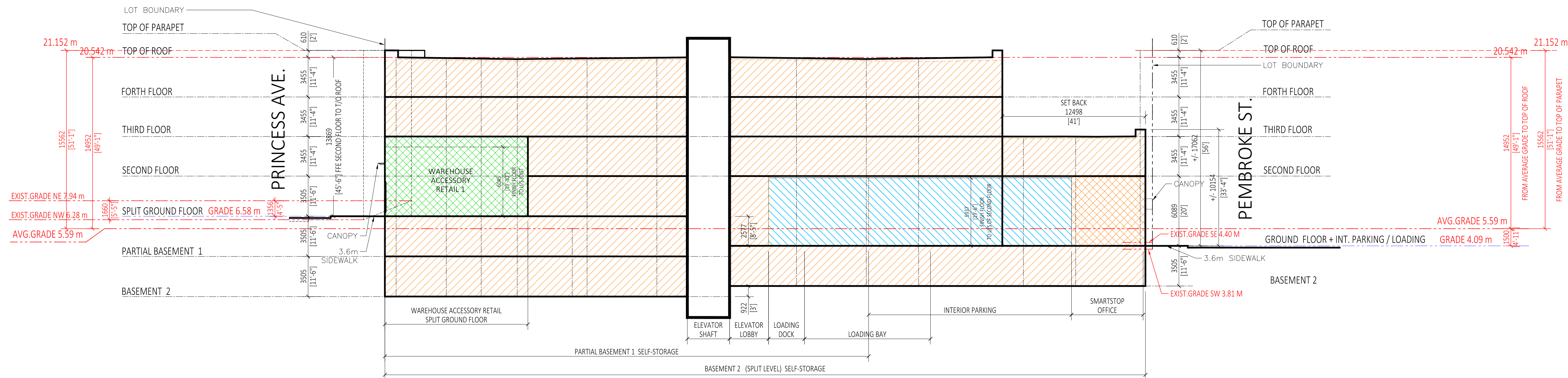
SHEET NAME:

**EXTERIOR CONTEXT  
ELEVATIONS**

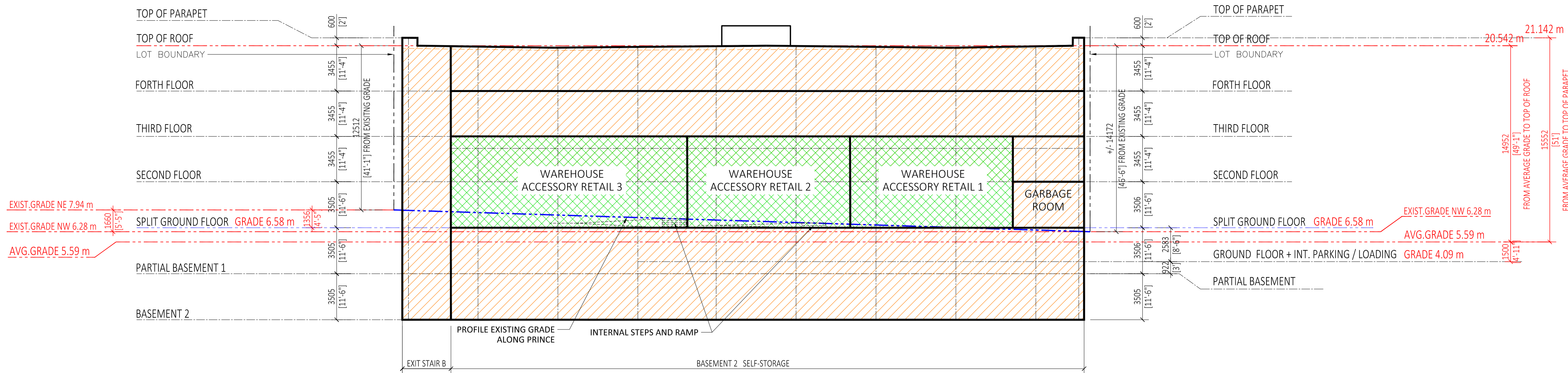
SCALE:  
1 : 275  
DRAWN BY:  
A.F.

SHEET #:  
**A 212**





1 BUILDING SECTION  
A 300 NTS



2 BUILDING SECTION  
A 300 NTS

NOTE: ALL GRADING TO BE CONFIRMED BY  
A CIVIL ENGINEER

## FOR DEVELOPMENT PERMIT

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5	2020.02.01	FOR DEVELOPMENT PERMIT
4	2020.08.15	FOR DEVELOPMENT PERMIT
3	2020.04.21	FOR DEVELOPMENT PERMIT
2	2020.04.14	FOR DISCUSSION PURPOSES
1	2020.04.06	FOR DISCUSSION PURPOSES

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

LANDSCAPE:

PMG LANDSCAPE ARCHITECTS  
C100 4185 Still Creek Drive  
Burnaby BC Canada V5C6G9  
T: 604.294.0011

CLIENT LOGO:

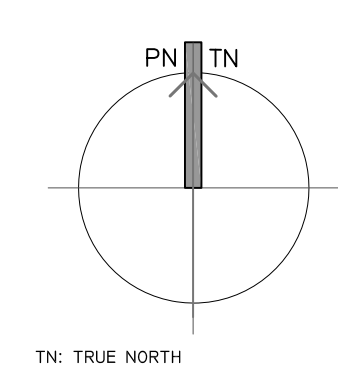


CLIENT:

SMARTCENTRES  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4K 5Z5  
TEL: 905 326 6400

PK: PROJECT NORTH

ARCHITECT'S SEAL:



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #: 2022-0076-01  
MUNICIPAL #:  
CLIENT PROJECT #:  
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMARTSTOP  
DOBNEY FOUNDRY  
VICTORIA, BC

SHEET NAME:

BUILDING SECTIONS

SCALE:

SHEET #:

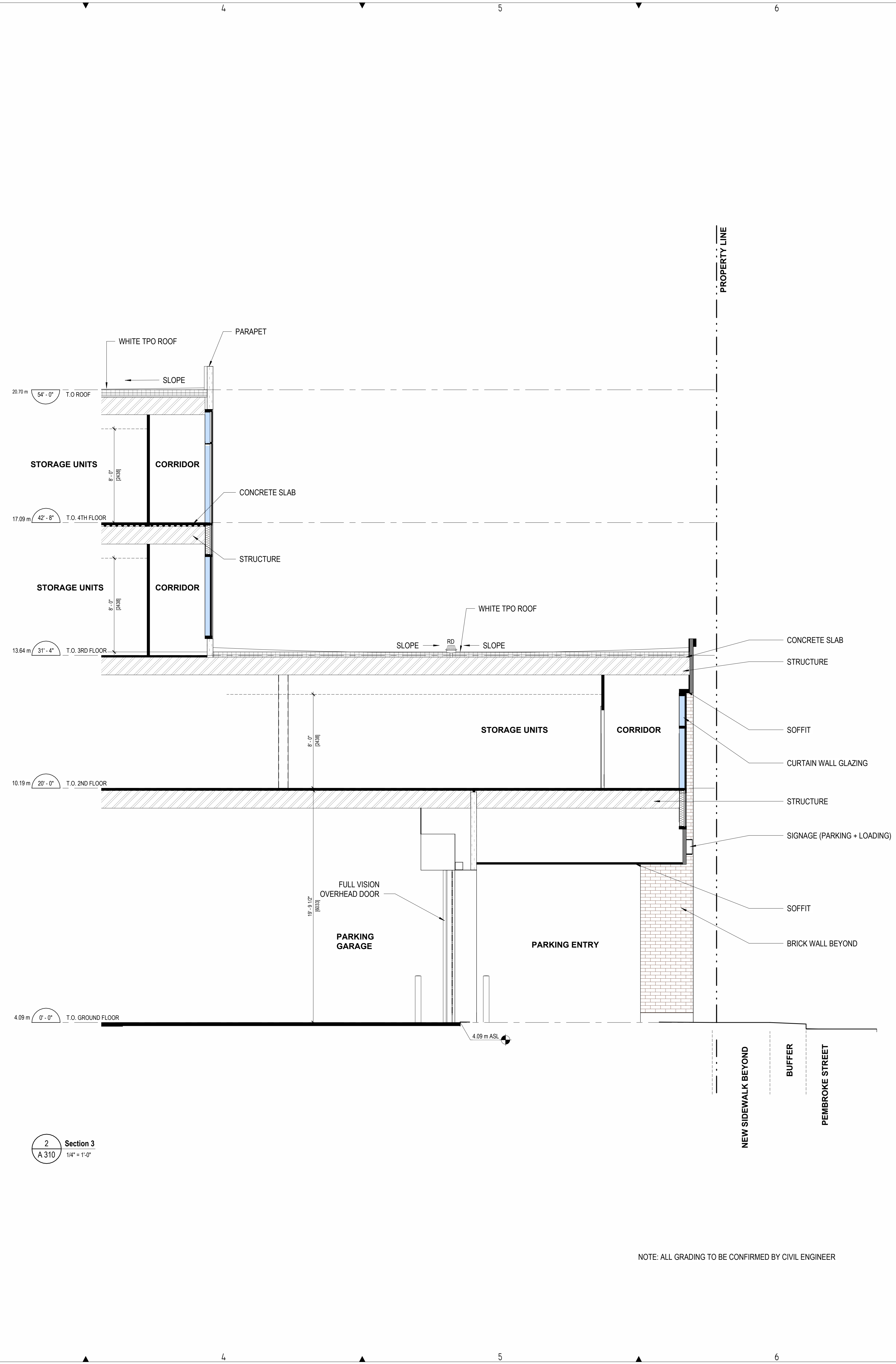
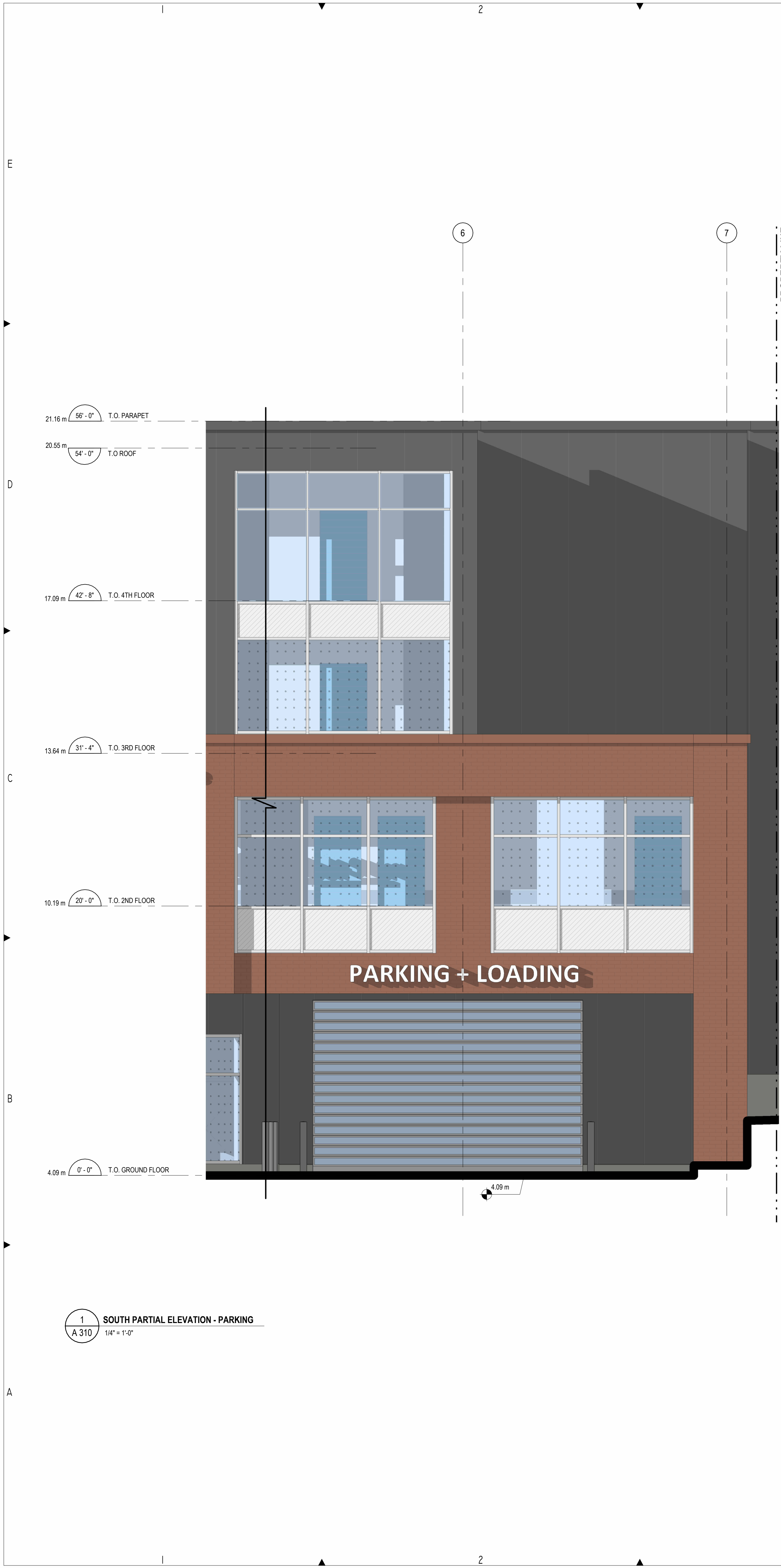
DRAWN BY:

A 300

NTS

XGM





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5	2024.03.05	FOR DEVELOPMENT PERMIT
4	2023.12.20	FOR DEVELOPMENT PERMIT
3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:

**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:  
**SmartStop**  
Self Storage  
**SMARTCENTRES**  
REAL ESTATE INVESTMENT TRUST

CLIENT:  
**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP**  
**DOBNEY FOUNDRY**  
**VICTORIA, BC**

SHEET NAME:

**PARTIAL SOUTH**  
**ELEVATION AND SECTION**

SCALE:

1/4" = 1'-0"

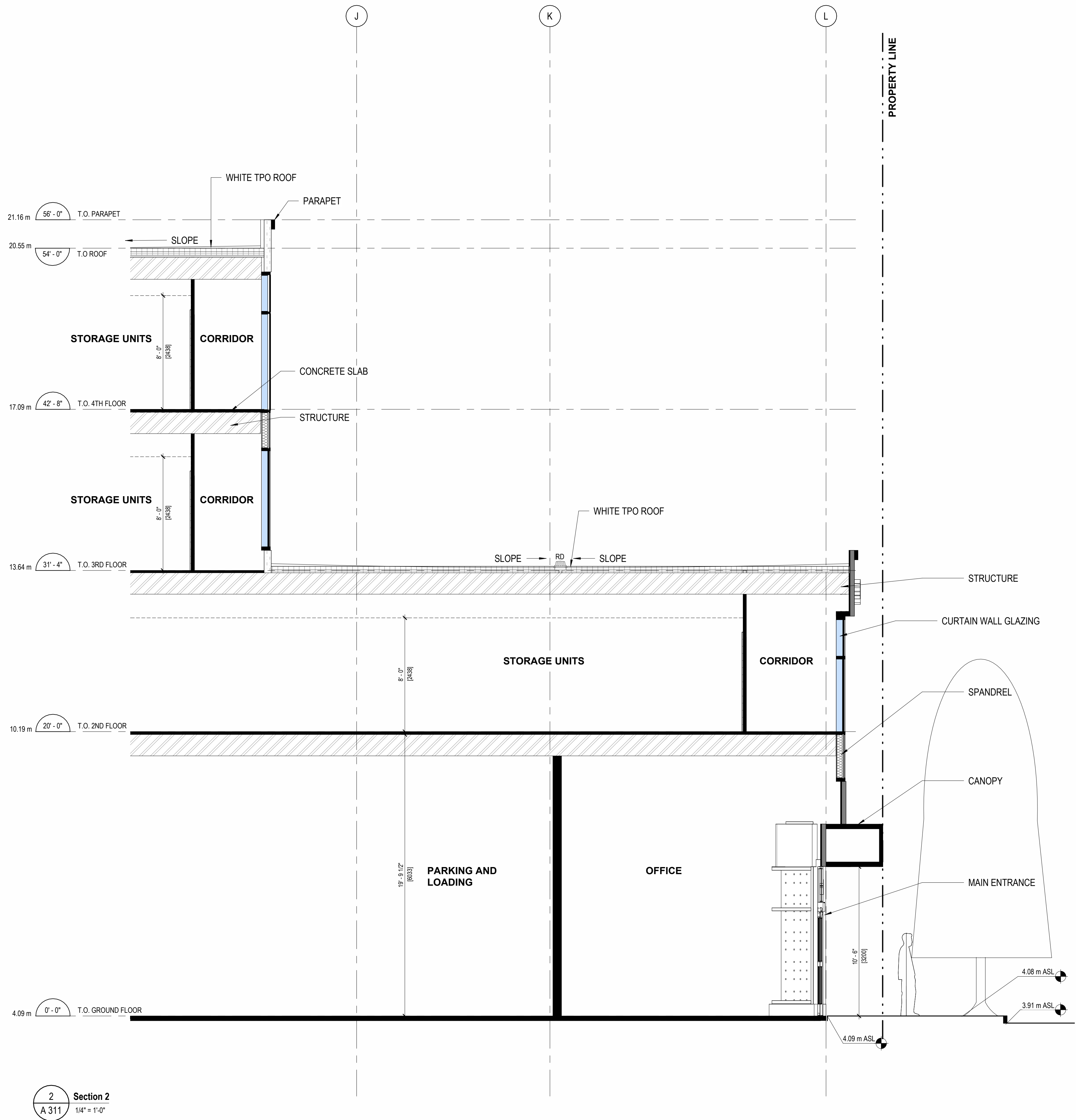
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A.F

SHEET #:

**A 310**





NOTE: ALL GRADING TO BE CONFIRMED BY CIVIL ENGINEER

FOR DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

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3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP**  
**DOBNEY FOUNDRY**  
**VICTORIA, BC**

SHEET NAME:

**PARTIAL SOUTH**  
**ELEVATION AND SECTION**

SCALE:

1/4" = 1'-0"

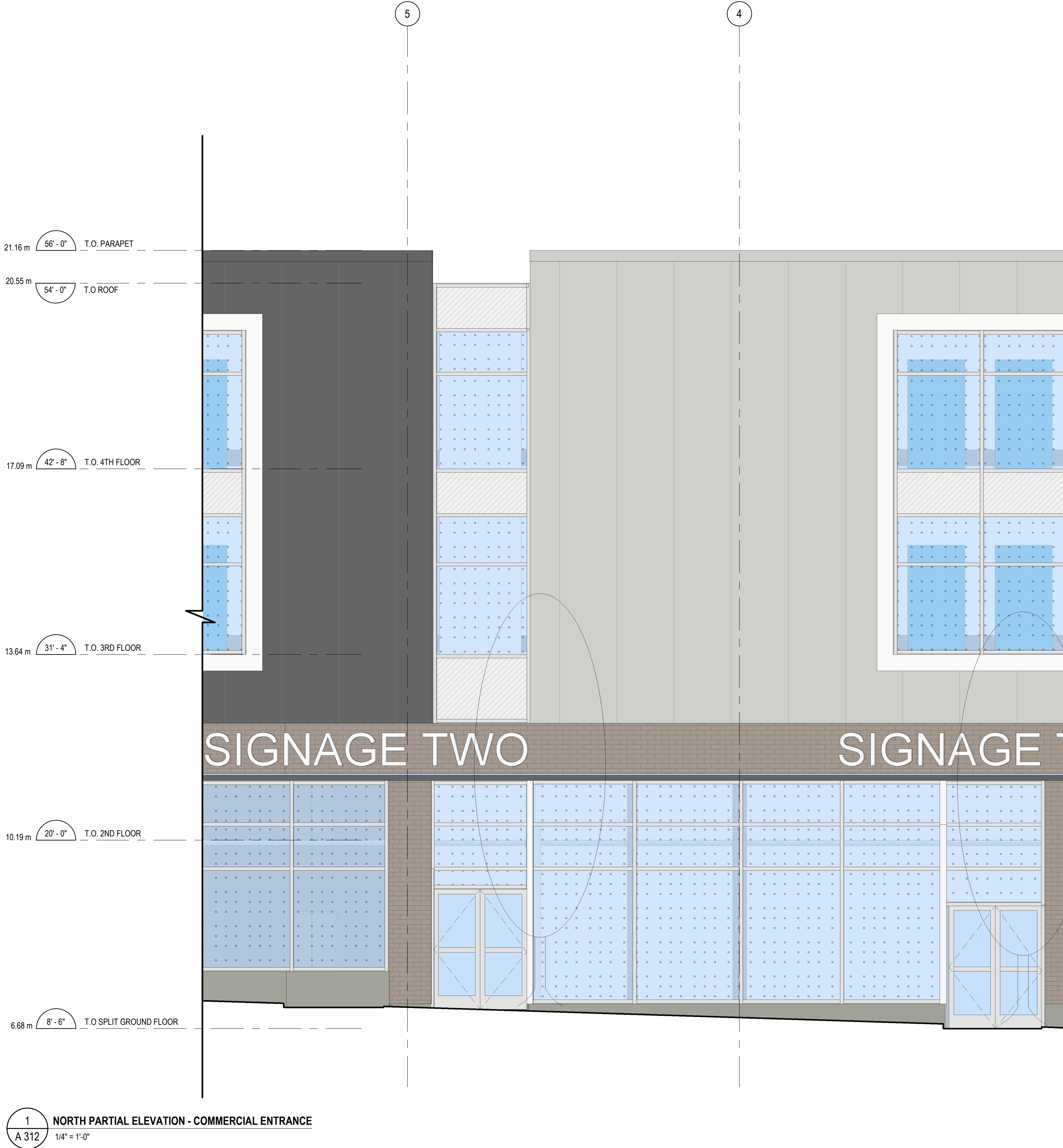
DRAWN BY:

A.F

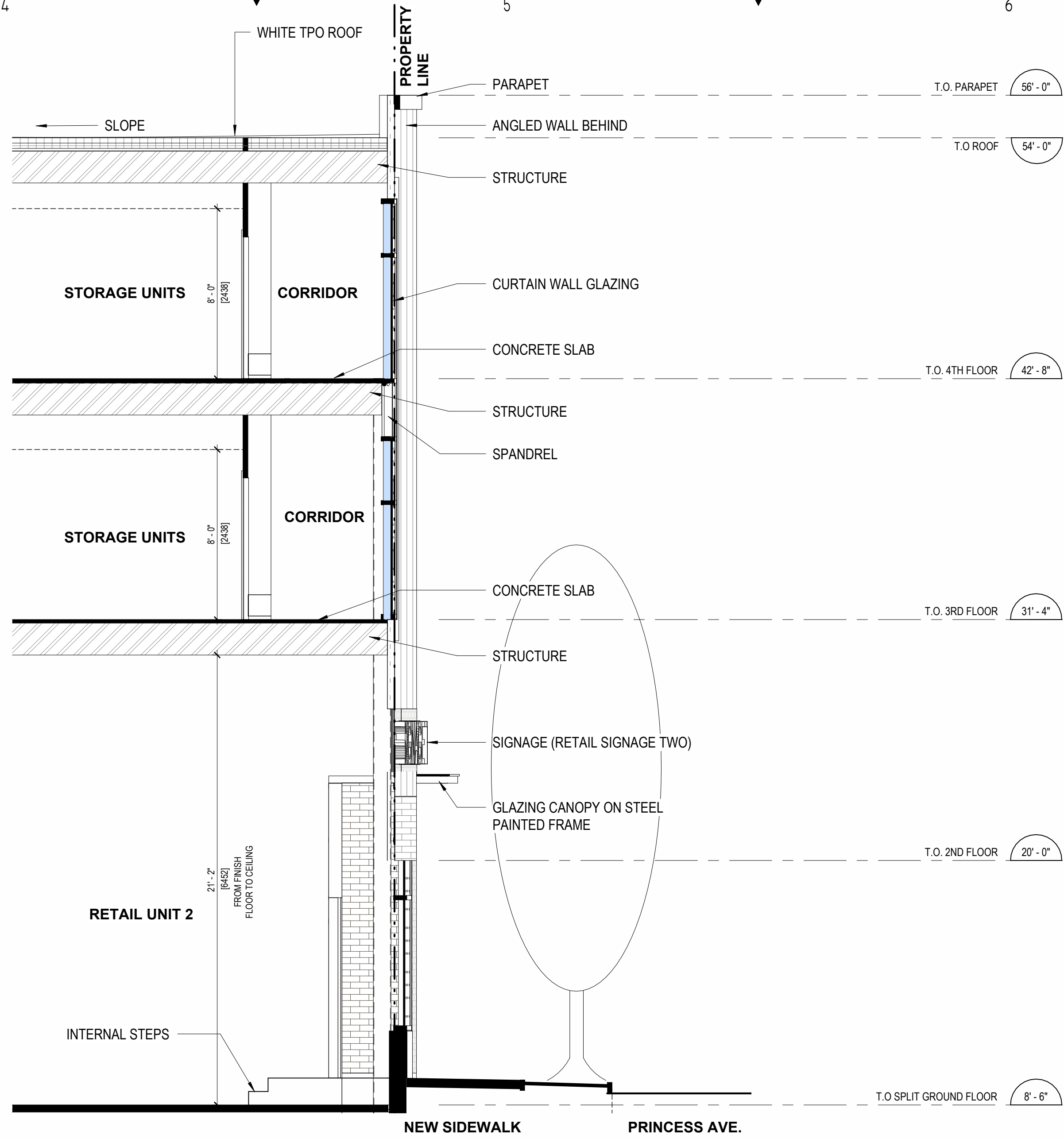
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**A 311**

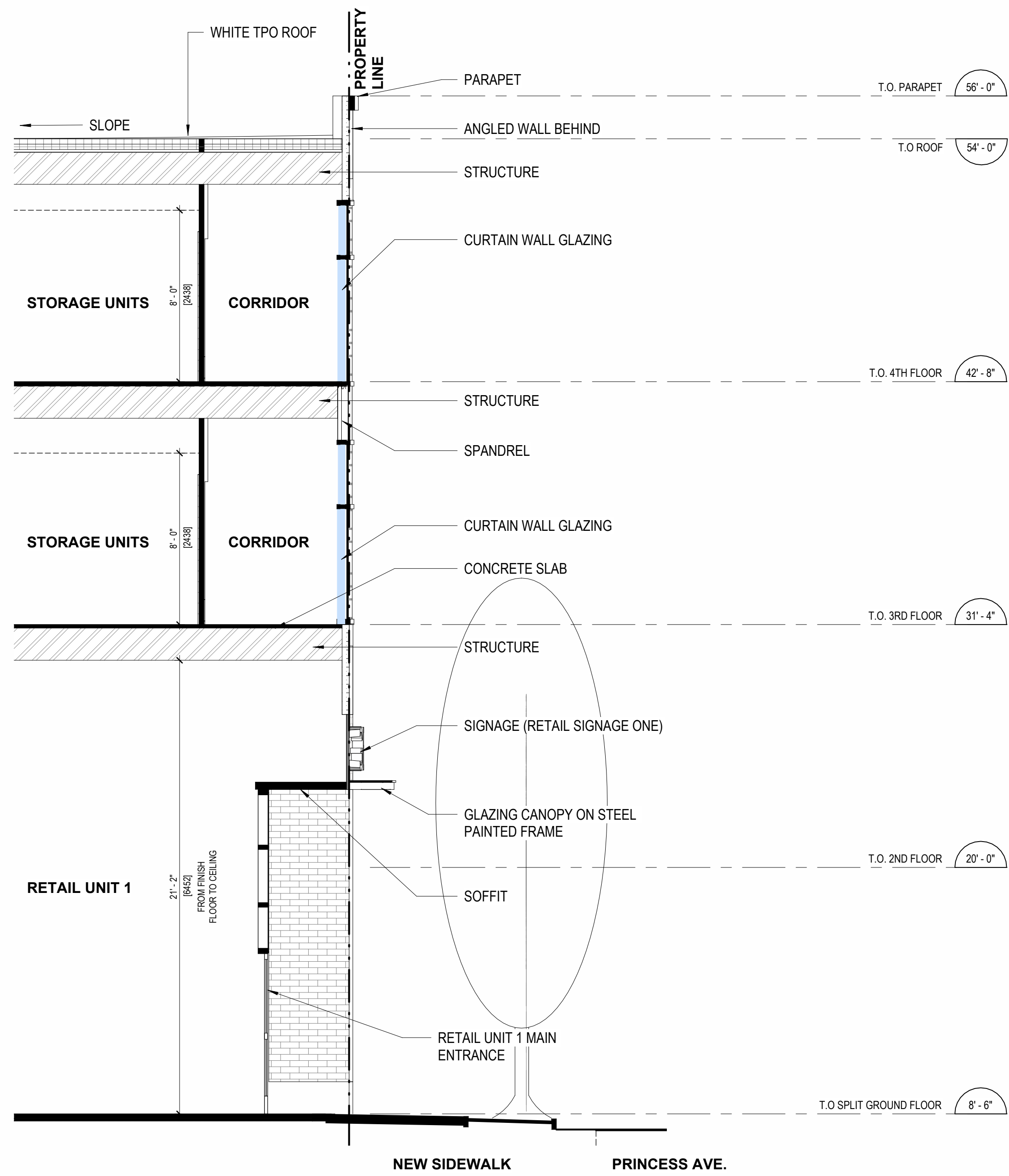




2 Section 4  
A 312 1/4" = 1'-0"



3 Section 5  
A 312 1/4" = 1'-0"



NOTE: ALL GRADING TO BE CONFIRMED BY CIVIL ENGINEER

FOR DEVELOPMENT PERMIT

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2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:  
**PMG LANDSCAPE ARCHITECTS**  
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BURNABY BC CANADA V5C6G9  
T: 604.294.0011

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REAL ESTATE INVESTMENT TRUST

CLIENT:  
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TEL: 905 326 6400

PN: PROJECT NORTH  
ARCHITECT'S SEAL:

TN: TRUE NORTH  
ARCHITECT:

**WPT ARCHITECTURE INC**  
wpt@wptarchitecture.ca

WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**PARTIAL NORTH  
ELEVATION AND SECTION**

SCALE:

1/4" = 1'-0"

DRAWN BY:

A.F

SHEET #:

**A 312**





VIEW FROM PRINCESS AVENUE LOOKING SOUTH-WEST AT THE NORTH FACADE

FOR DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
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6	2024.03.05	FOR DEVELOPMENT PERMIT
5	2023.12.20	FOR DEVELOPMENT PERMIT
4	2023.10.31	FOR DEVELOPMENT PERMIT
3	2023.08.15	FOR DEVELOPMENT PERMIT
2	2023.04.21	FOR DEVELOPMENT PERMIT
1	2023.04.14	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:  
**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:  


CLIENT:  
**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH  
ARCHITECT'S SEAL:

TN: TRUE NORTH  
ARCHITECT:

**WPT  
ARCHITECTURE  
INC**  
wpt@wptarchitecture.ca

WPT PROJECT #:  
MUNICIPAL #:

CLIENT PROJECT #:  
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:  
**PERSPECTIVE VIEW**

SCALE:  
N.T.S.  
DRAWN BY:  
A.F.

SHEET #:  
**A 400**





VIEW FROM PEMBROKE STREET LOOKING NORTH-WEST AT THE SOUTH FACADE

FOR DEVELOPMENT PERMIT

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:  
**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:  


CLIENT:  
**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH  
ARCHITECT'S SEAL:

TN: TRUE NORTH  
ARCHITECT:

**WPT  
ARCHITECTURE  
INC**  
wpt@wptarchitecture.ca

WPT PROJECT #:  
CLIENT PROJECT #:

MUNICIPAL #:  
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:  
**PERSPECTIVE VIEW**

SCALE:  
DRAWN BY:  
A.F

SHEET #:  
**A 401**





STREET LEVEL VIEW ON PEMBROKE STREET

FOR DEVELOPMENT PERMIT

GENERAL NOTES TYPICAL:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
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I	2024-03-09	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

DESIGNER

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL

LANDSCAPE:

LANDSCAPE: PMG LANDSCAPE ARCHITECTS  
C100 4185 Still Creek Drive  
Burnaby BC Canada V5C6G9  
T: 604.294.0011

CLIENT LOGO

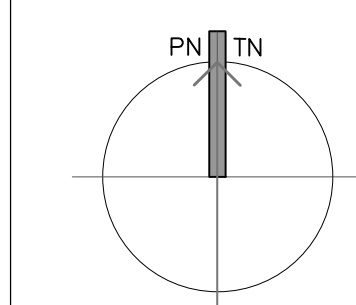


CLIENT

SMARTCENTRES  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4K 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL:



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #

MUNICIPAL #:

2022.06/6.01

---

CLIENT PROJECT

	CLIENT CONTRACT #:
--	--------------------

PROJECT NAME AND LOCATION:

NAME AND LOCATION: SMARTSTOP  
DOBNEY FOUNDRY  
VICTORIA, BC

SHEET NAME:

PERSPECTIVE VIEW

SCALE:

| SHEET #:

N.T.S.

DRAWN BY  
VC

A 402





STREET LEVEL VIEW ON PRINCESS AVENUE

## FOR DEVELOPMENT PERMIT

GENERAL NOTES TYPICAL:

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I	2024-03-09	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

DESIGNER

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL

LANDSCAPE:

LANDSCAPE: PMG LANDSCAPE ARCHITECTS  
C100 4185 Still Creek Drive  
Burnaby BC Canada V5C6G9  
T: 604.294.0011

CLIENT LOGO

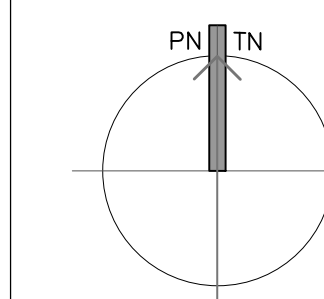


CLIENT

SMARTCENTRES  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4K 5Z5  
TEL: 905 326 6400

PN: PROJECT NORTH

ARCHITECT'S SEAL



TN: TRUE NORTH

ARCHITECT:



WPT PROJECT #:-

MUNICIPAL #:

2022.06/6.01

---

CLIENT PROJECT

	CLIENT CONTRACT #:
--	--------------------

PROJECT NAME AND LOCATION:

NAME AND LOCATION: SMARTSTOP  
DOBNEY FOUNDRY  
VICTORIA, BC

SHEET NAME

PERSPECTIVE VIEW

SCALE

SHEET #:

N.T.S.

.S.	
-----	--

A 403





AERIAL VIEW LOOKING NORTH-EAST AT THE PROPOSED BUILDING IN CONTEXT

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GENERAL NOTES TYPICAL:

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4	2023.12.20	FOR DEVELOPMENT PERMIT
3	2023.10.31	FOR DEVELOPMENT PERMIT
2	2023.08.15	FOR DEVELOPMENT PERMIT
1	2023.04.21	FOR DEVELOPMENT PERMIT
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:  
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C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:

SmartStop  
Self Storage

SMARTCENTRES  
REAL ESTATE INVESTMENT TRUST

CLIENT:  
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3200 HIGHWAY 7, SUITE 230  
VAUGAN, ON, L4L 5Z5  
TEL: 905 326 6400

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TN: TRUE NORTH

ARCHITECT:

WPT  
ARCHITECTURE  
INC  
wpt@wptarchitecture.ca

WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC

SHEET NAME:  
3D AERIAL VIEW

SCALE:

SHEET #:

DRAWN BY:  
A.F

A 410



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AERIAL VIEW LOOKING NORTH-WEST AT THE PROPOSED BUILDING IN CONTEXT

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REAL ESTATE INVESTMENT TRUST

CLIENT:  
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3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
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ARCHITECT:

**WPT ARCHITECTURE INC**  
wpt@wptarchitecture.ca

WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:  
**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:  
**3D AERIAL VIEW**

SCALE:

SHEET #:

DRAWN BY:  
A.F

**A 411**



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PERSPECTIVE VIEW LOOKING NORTH-EAST AT SOUTH WEST CORNER



PERSPECTIVE VIEW LOOKING NORTH-WEST AT SOUTH EAST CORNER



PERSPECTIVE VIEW LOOKING SOUTH-WEST AT NORTH-EAST CORNER



PERSPECTIVE VIEW LOOKING SOUTH-EAST AT NORTH-WEST CORNER

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LANDSCAPING:  
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Self Storage REAL ESTATE INVESTMENT TRUST

CLIENT:  
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3200 HIGHWAY 7, SUITE 230  
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TEL: 905 326 6400

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TN: TRUE NORTH

ARCHITECT:

 **WPT**  
**ARCHITECTURE**  
**INC**  
wpt@wptarchitecture.ca

WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP**  
**DOBNEY FOUNDRY**  
**VICTORIA, BC**

SHEET NAME:

**3D PERSPECTIVES**

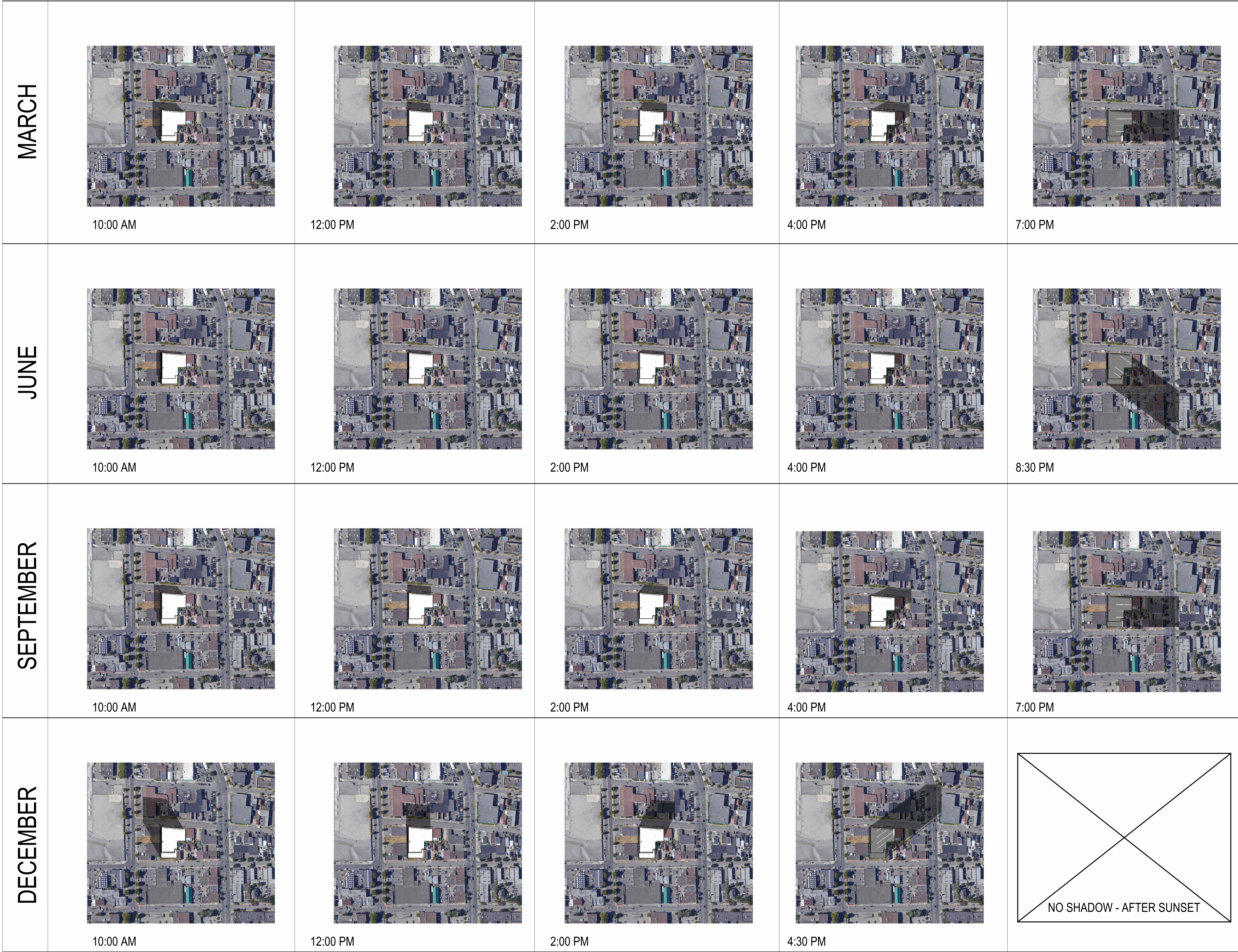
SCALE:

SHEET #:

DRAWN BY:  
A.F

**A 412**





FOR DEVELOPMENT PERMIT

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7	2024.03.05	FOR DEVELOPMENT PERMIT
6	2023.12.20	FOR DEVELOPMENT PERMIT
5	2023.10.31	FOR DEVELOPMENT PERMIT
4	2023.08.15	FOR DEVELOPMENT PERMIT
3	2023.04.21	FOR DEVELOPMENT PERMIT
2	2023.04.14	FOR DISCUSSION
1	2023.04.06	FOR DISCUSSION
#	YYYY-MM-DD	REVISIONS

CIVIL:

ELECTRICAL:

MECHANICAL:

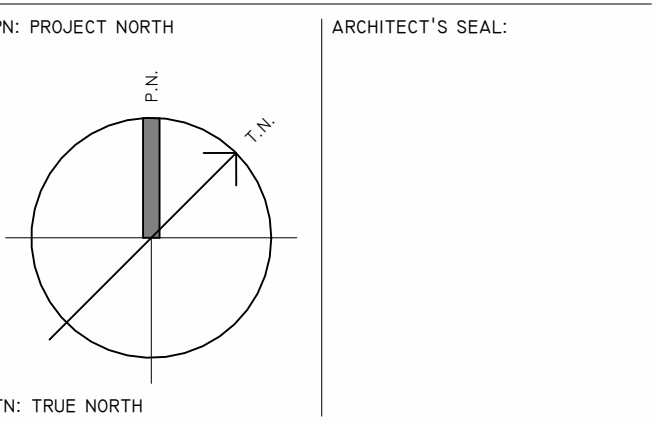
STRUCTURAL:

PLANNING:

LANDSCAPING:  
**PMG LANDSCAPE ARCHITECTS**  
C100 4185 STILL CREEK DRIVE  
BURNABY BC CANADA V5C6G9  
T: 604.294.0011

CLIENT LOGO:  
 

CLIENT:  
**SMARTCENTRES**  
3200 HIGHWAY 7, SUITE 230  
VAUGHAN, ON, L4L 5Z5  
TEL: 905 326 6400



WPT PROJECT #:

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

**SMART STOP  
DOBNEY FOUNDRY  
VICTORIA, BC**

SHEET NAME:

**SUN STUDIES**

SCALE:

SHEET #:

N.T.S.

DRAWN BY:

A.F

**A 901**