

REVISIONS ON REZONING APPLICATION

815 & 825 SELKIRK AVENUE
ESQUIMALT, BRITISH COLUMBIA

PROJECT NUMBER: **21-705**

08 MAR., 2022

alan **lowe** architect inc.

#118 - 21 Erie Street, Victoria, British Columbia
t 250.360.2888

project north:

issue / revisions:

2	REVISIONS ON REZONING APPLICATION	08 MAR., '22
1	FOR REZONING APPLICATION	22 NOV. '21
No.	Issued / Revisions	Date

alan **lowe** architect inc.

118 - 21 Erie St.
Victoria, British Columbia t 250.360.2888

seal:



project title:
SELKIRK APARTMENTS

815 & 825 Selkirk Avenue

drawing title:
**COVER
INDEX**

project no.: 21.705

date: 08 MAR., 2022 scale: N.T.S

checked by: LOWE drawn by: RM

sheet no.:

A0.0



PROJECT INFORMATION

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consultants:

LEGAL DESCRIPTION: LOT 5& 7, SECTION 10, PLAN 1258,

CIVIC ADDRESS: 815 & 825 Selkirk Avenue
Esquimalt, B.C. V9A 2T7

ZONING DATA

CURRENT ZONING: RS-1
PROPOSED ZONING:

	ALLOWED / REQUIRED	PROPOSED
LOT AREA :		1752.80 m ²
DENSITY:		2.00 FSR
BUILDING HEIGHT:		17.15 m (56' 3")
SITE COVERAGE (%):		43.61 %
AVE. GRADE:		16.40 m
(A + B + C + D + E) / 5 = (15.49 + 15.55 + 17.43 + 17.48 + 16.07) / 5 =		16.40 m
STOREYS:		6 storeys
UNITS:		52
SETBACKS:		
FRONT :	-- m	7.5 m
SIDE :	-- m	5.18 m
OTHER SIDE :	-- m	4.55 m
REAR SETBACK:	-- m	3.5 m

PARKING CALCULATION :
RESIDENTIAL PARKING : 2 BED OR 1 BD-1.3 PER DW UNIT

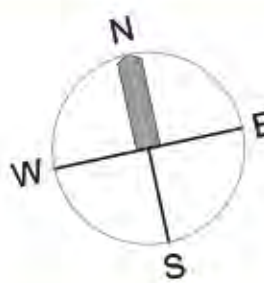
PARKING :	68	52
SMALL CARS:	1/2 OF TOTAL	30 STALLS
HC PARKING:	1 / 50 STALLS	2 STALLS
BICYCLE PARKING :	(1 PER DW UNIT)	59
PARKADE SITE COVERAGE:	81.35% (with respect to LOT AREA)	

GROUND COVERAGE AREA: 764.40 SQM. (8,227.60 SQFT.)

BUILDING AREAS:		
GROUND FLOOR AREA:	522.70 SQM. (5,626.50 SQFT.)	
2nd-4th FLOOR AREA:	625.50 SQM. (6,732.80 SQFT.)	
5th & 6th FLOOR AREA:	547.80 SQM. (5,896.35 SQFT.)	
BASEMENT 2 BOILER ROOM FLOOR AREA:	5.85 SQM. (62.95 SQFT.)	
BASEMENT 2 MECH. ROOM FLOOR AREA:	5.85 SQM. (62.95 SQFT.)	
GROSS FLOOR AREA:	3,506.50 SQM. (37,743.50 SQFT.)	

BASEMENT 1 & 2 FLOOR AREA: 1,353.12 SQM. (14,564.93 SQFT.).
(P1 & P2) (EACH FLOOR -INCLUDING BOILER AND AND MECH. ROOM IN P2)

BUILDING CLASSIFICATION: 3.2.2.50 GROUP C, up to 6 Storeys, sprinklered Floor Assemblies to be 1 hr F.R.R.



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815 & 825 Selkirk Avenue

drawing title:

SITE PLAN & PROJECT DATA

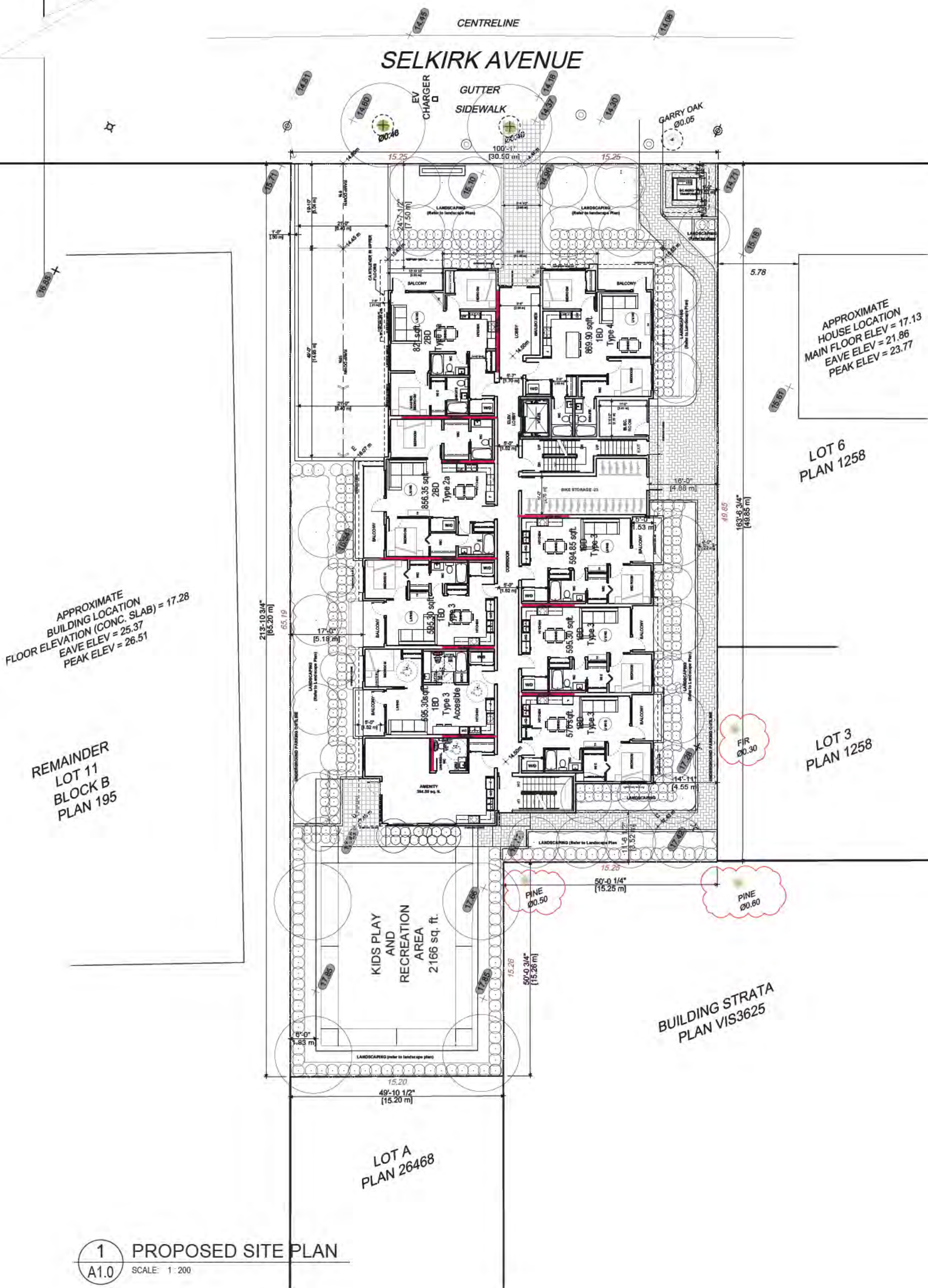
project no.: 21.705

date: 08 MAR., 2022 scale: AS NOTED

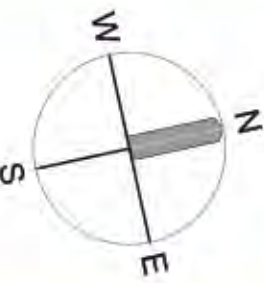
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A1.0



1 PROPOSED SITE PLAN
A1.0 SCALE: 1/200



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drawing title:

SURVEY PLAN

project no.: 21.705

date: 08 MAR., 2022 scale: AS NOTED

checked by: LOWE drawn by: RIM

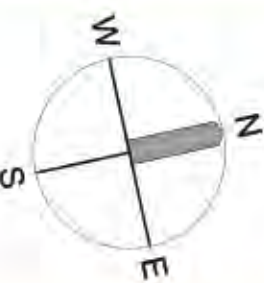
sheet no.:

A1.1



1 SURVEY PLAN
A1.1 SCALE: 1" = 100'





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SELKIRK APARTMENTS

815 & 825 Selkirk Avenue

drawing title:

BASEMENT PARKING - P1

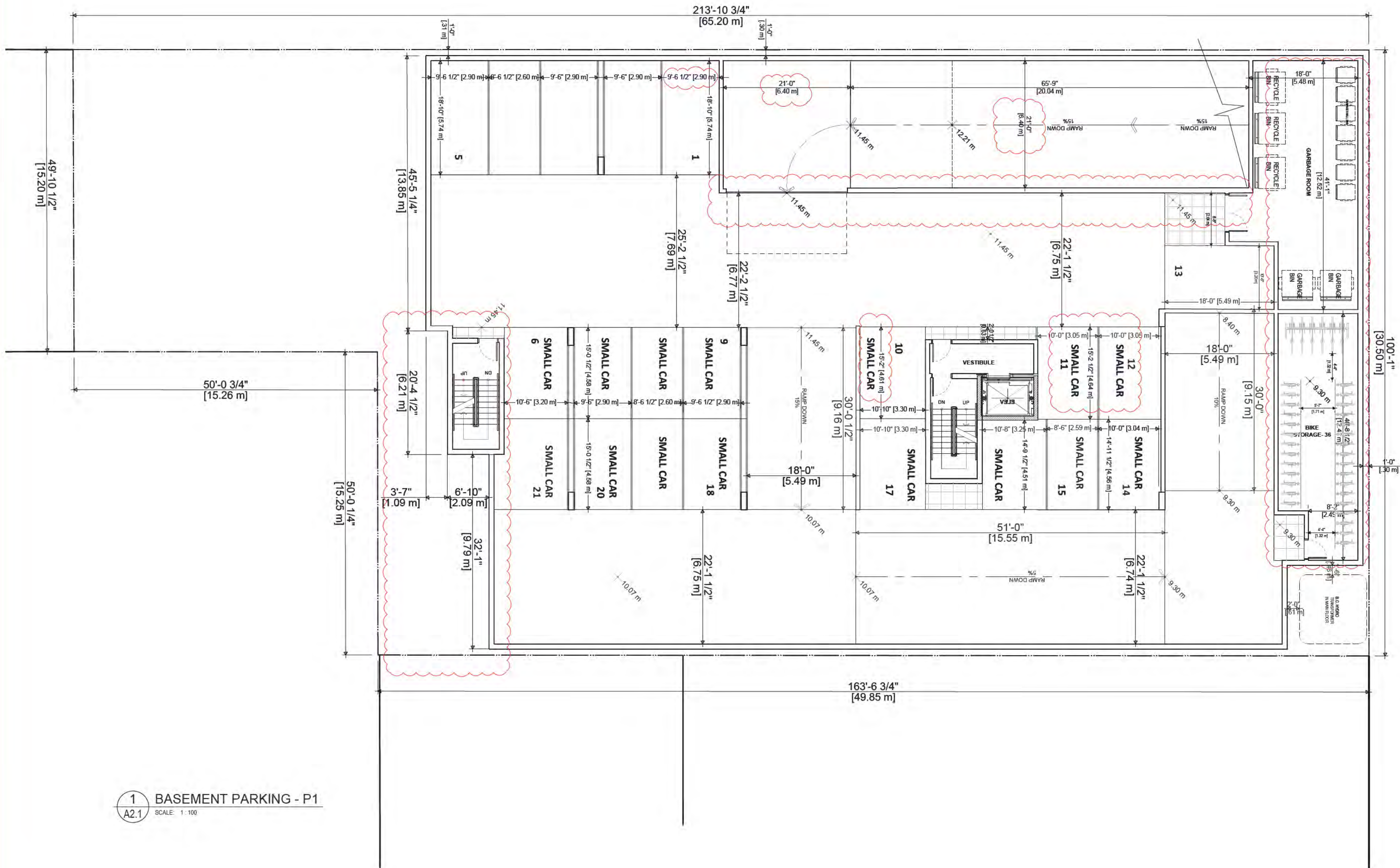
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date: 08 MAR., 2022 scale: AS NOTED

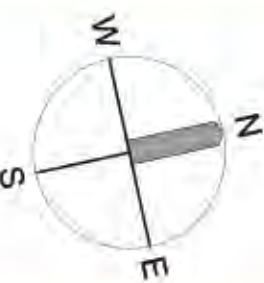
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sheet no.:

A 2.1



1 BASEMENT PARKING - P1
A2.1 SCALE: 1/100



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BASEMENT PARKING - P2

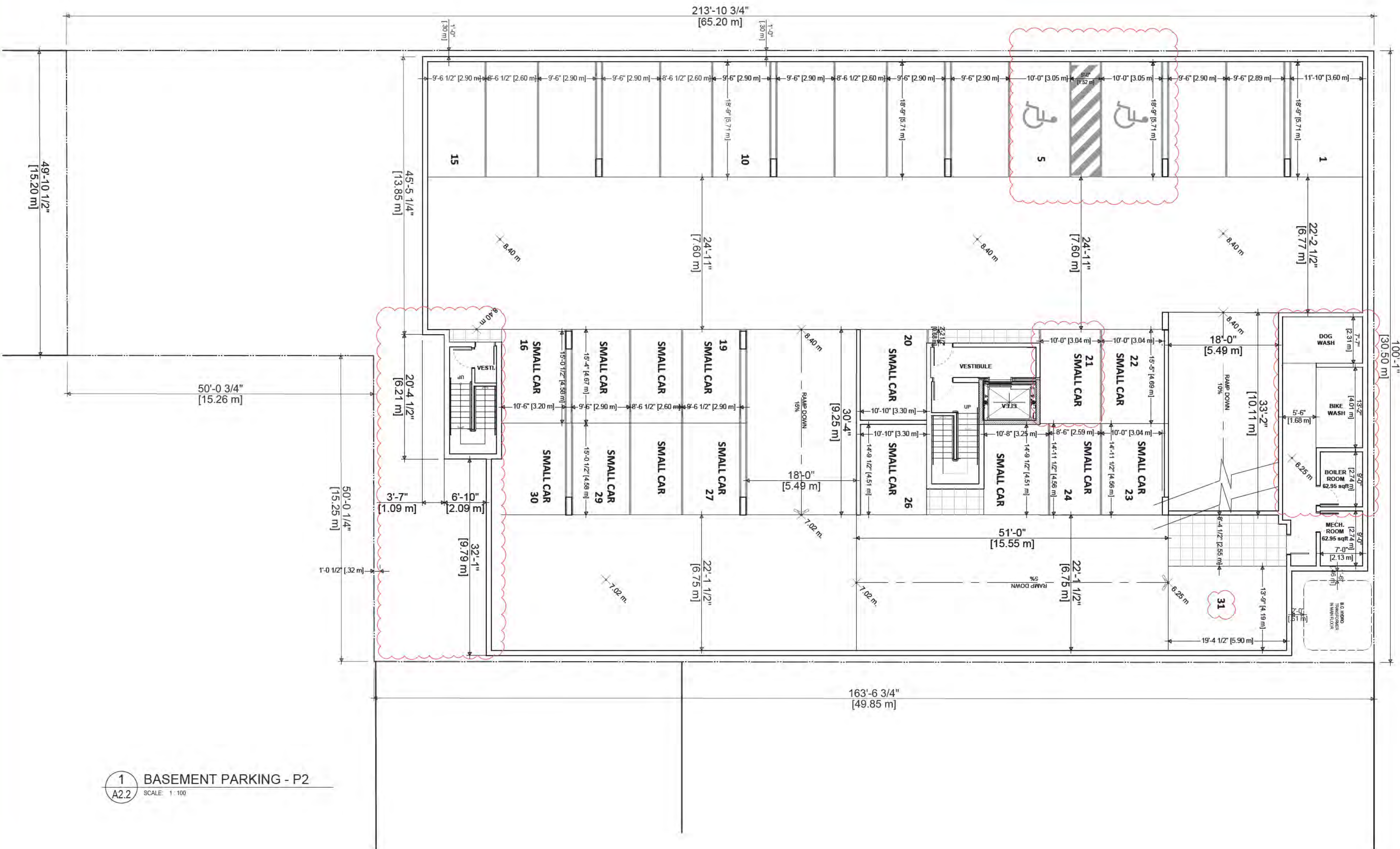
project no.: 21.705

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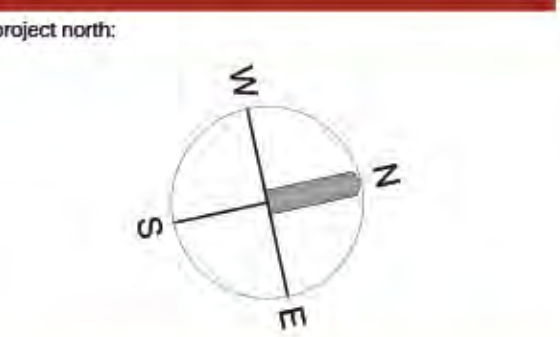
sheet no.:

A 2.2



1 BASEMENT PARKING - P2
A2.2 SCALE: 1/100

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Real:



project title:

SELKIRK APARTMENTS

315 & 825 Selkirk Avenue

Drawing title:
SECOND, THIRD,
& FOURTH FLOOR PLAN

project no.: 21.705

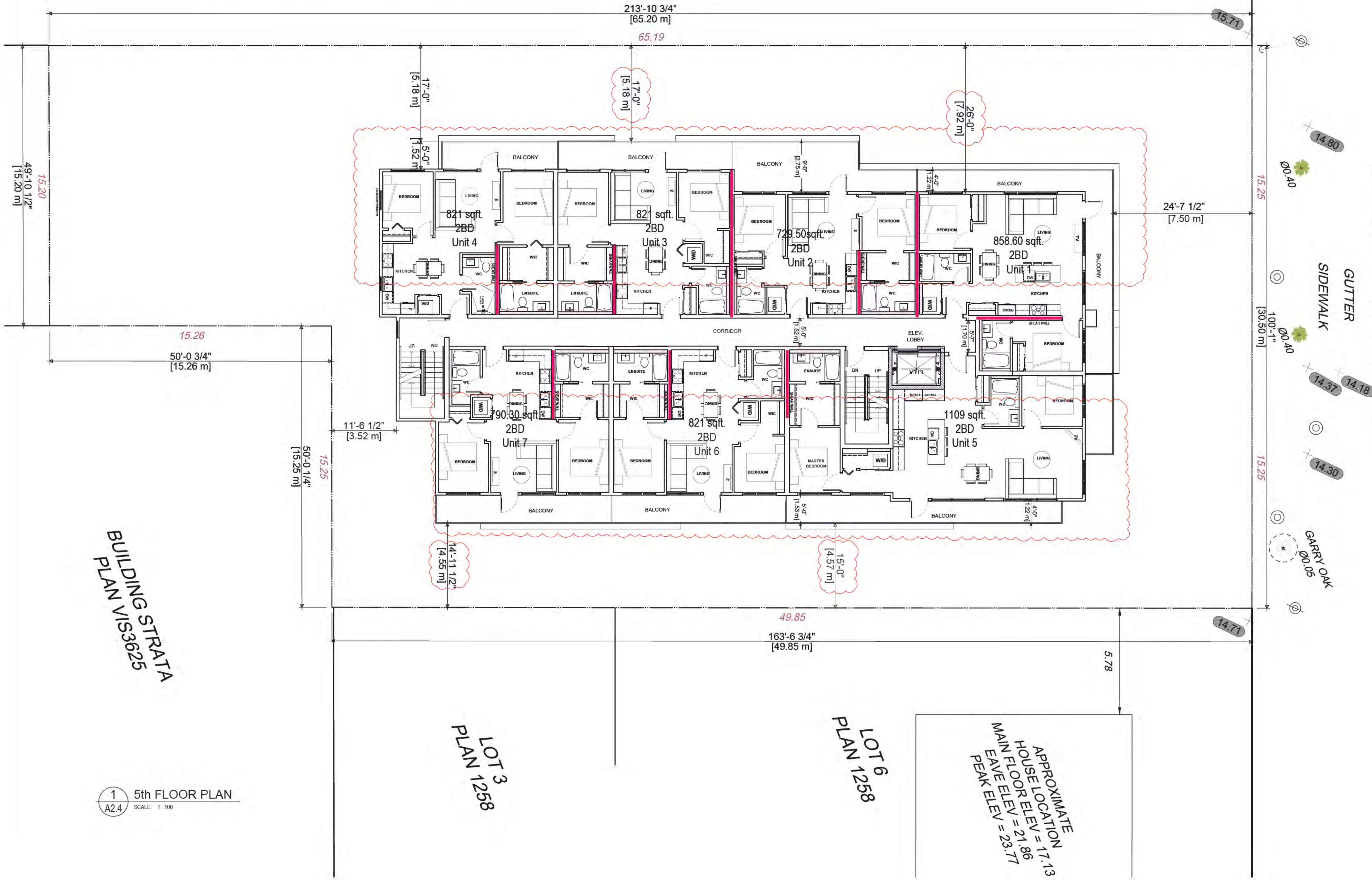
date:	08 MAR., 2022	scale:	AS NOTED
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Sheet no.:

A2.3

APPROXIMATE
BUILDING LOCATION
FLOOR ELEVATION (CONC. SLAB) = 17.28
EAVE ELEV = 25.37
PEAK ELEV = 26.51

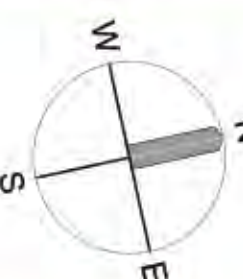


SELKIRK AVENUE

GUTTER
SIDEWALK

GARY OK
Ø0.05

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SELKIRK APARTMENTS

815 & 825 Selkirk Avenue

drawing title:

5TH FLOOR PLAN

project no.: 21.705

date: 08 MAR., 2022 scale: AS NOTED

checked by: LOWE drawn by: RM, TCP

sheet no.:

A2.4

1 5th FLOOR PLAN
A2.4 SCALE: 1" = 10'

BUILDING STRATA
PLAN VIS3625

LOT 3
PLAN 1258

LOT 6
PLAN 1258

APPROXIMATE
HOUSE LOCATION
HOUSE FLOOR ELEV = 17.13
MAIN FLOOR ELEV = 21.86
EAVE ELEV = 23.77
PEAK ELEV = 26.51

consultants:

213'-10 3/4"
[65.20 m]

65.19

[5.18 m]

[7.92 m]

15.71

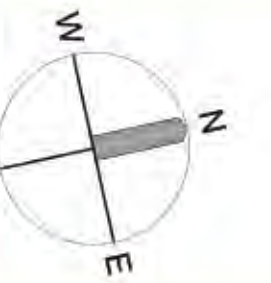
14.80

50.40

GUTTER
SIDEWALK

SELKIRK AVENUE

project north:



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project title:

SELKIRK APARTMENTS

815 & 825 Selkirk Avenue

Drawing title:

6TH FLOOR PLAN

project no.: 21.705

date:	08 MAR., 2022	scale:	AS NOTED
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checked by:	LOWE	drawn by:	RM, TCP
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Sheet no.:

A2.5

1 6th FLOOR PLAN
A2.5 SCALE: 1:100

LOT 3
PLAN 1258

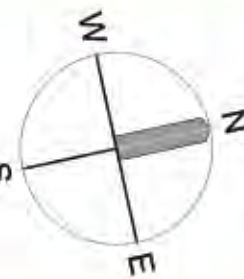
LOT 6
PLAN 1258

APPROXIMATE
HOUSE FLOOR ELEV = 17.13
EAVE ELEV = 21.86
PEAK ELEV = 23.77

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SELKIRK APARTMENTS

815 & 825 Selkirk Avenue

drawing title:

ROOF PLAN

project no.: 21.705

date: 08 MAR 2022 scale: AS NOTED

checked by: LOWE drawn by: RM, TCP

sheet no.:

A2.6

APPROXIMATE
BUILDING LOCATION
FLOOR ELEVATION (CONC. SLAB) = 17.28
EAVE ELEV = 25.37
PEAK ELEV = 26.51

213'-10 3/4"
[65.20 m]

65.19

17'-0"
[5.18 m]

ONLY IN 5th FLOOR

CANOPY ABOVE
6TH FLOOR BALCONY

CANOPY ABOVE
6TH FLOOR BALCONY

ONLY IN 5th FLOOR

CANOPY ABOVE
6TH FLOOR BALCONY

CANOPY ABOVE
6TH FLOOR BALCONY

ONLY IN 5th FLOOR

ONLY IN 5th FLOOR

ONLY IN 5th FLOOR

ONLY IN 5th FLOOR

ONLY IN 5th FLOOR

15'-0"
[4.57 m]

ONLY IN 5th FLOOR

ONLY IN 5th FLOOR

14'-11 1/2"
[4.56 m]

49.85

163'-6 3/4"
[49.85 m]

5.78

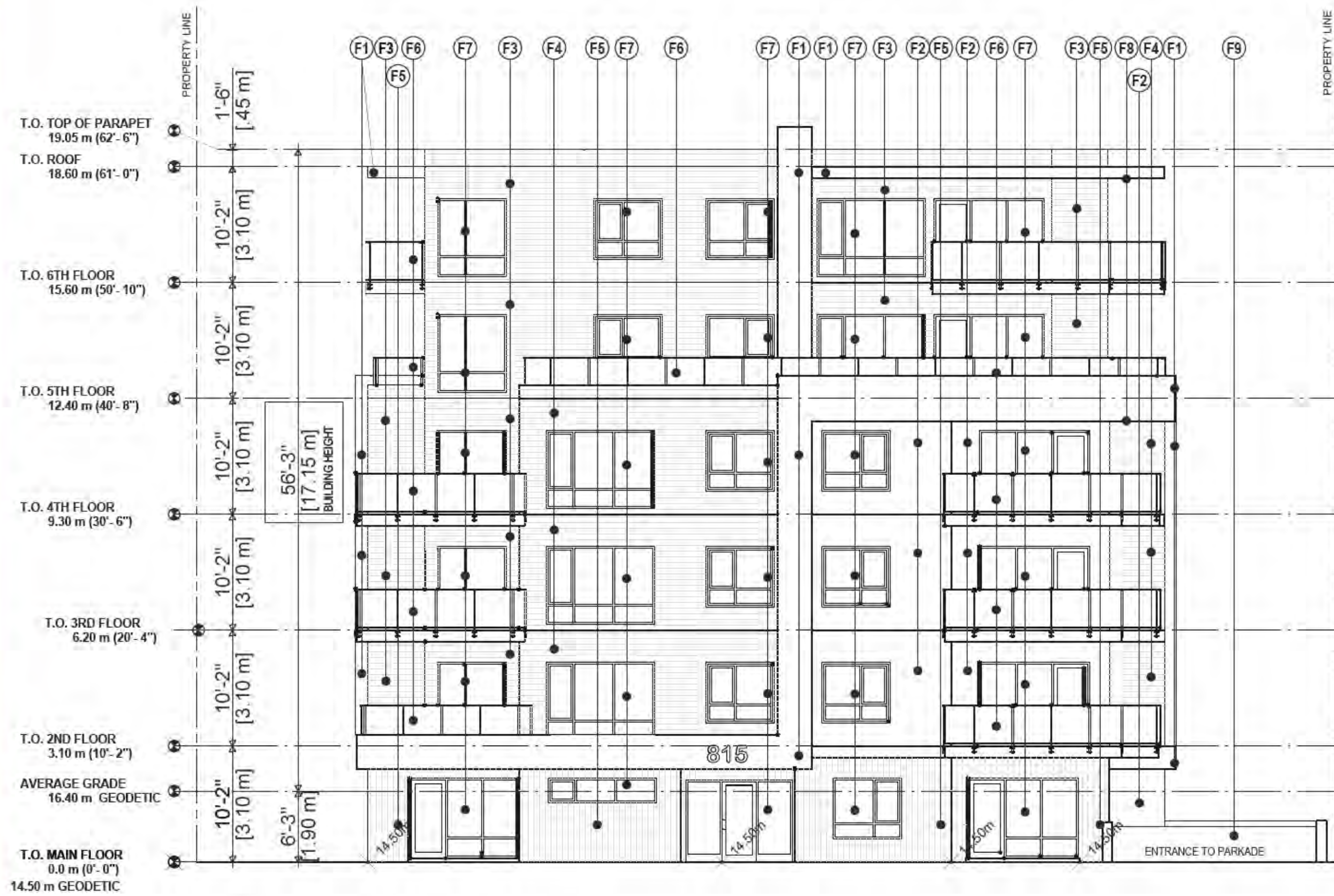
APPROXIMATE
HOUSE LOCAT
HOUSE FLOOR ELE
EAVE ELEV =
PEAK ELEV =

LOT 6
PLAN 1258

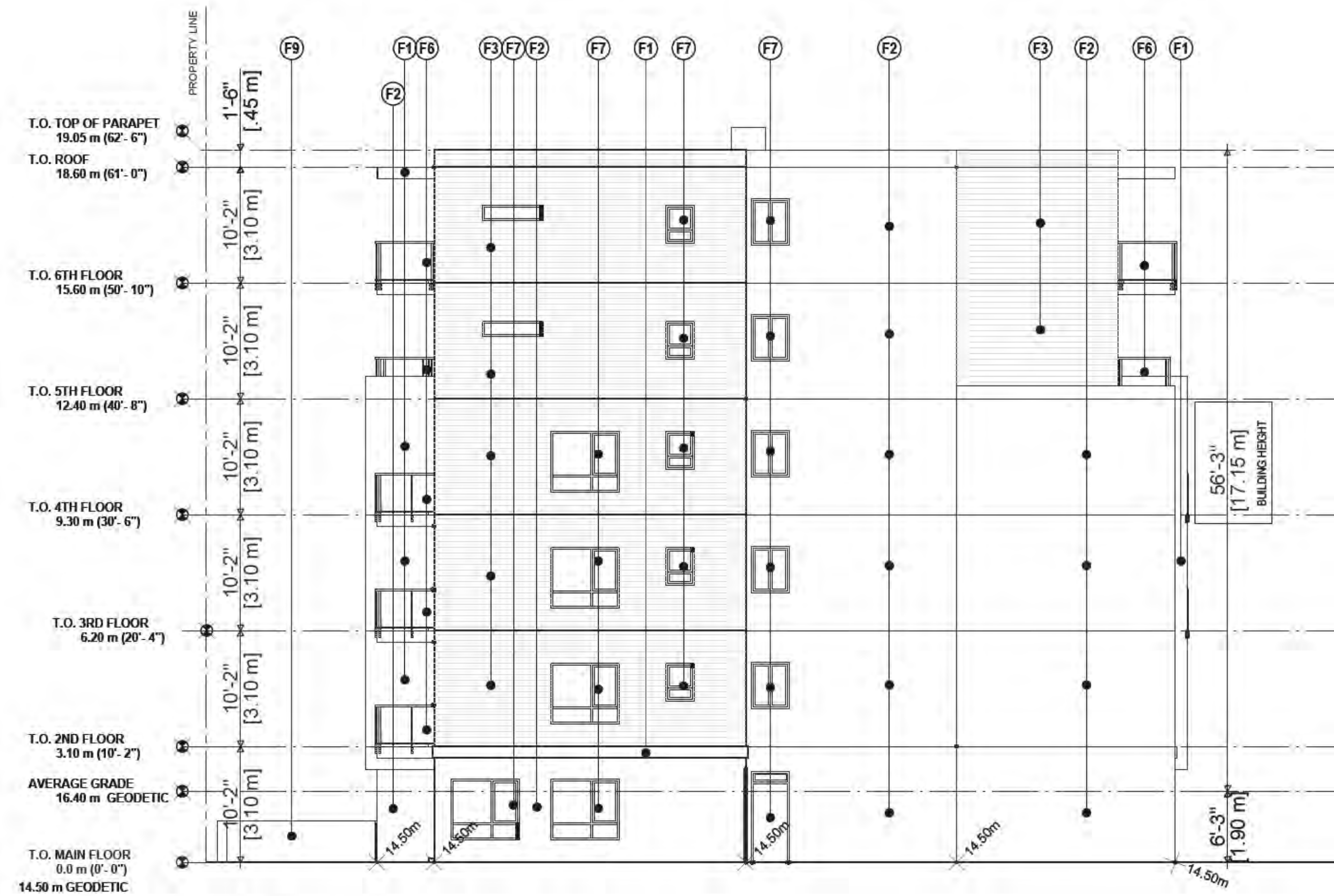
LOT 3
PLAN 1258

BUILDING STRATA
PLAN VIS3625

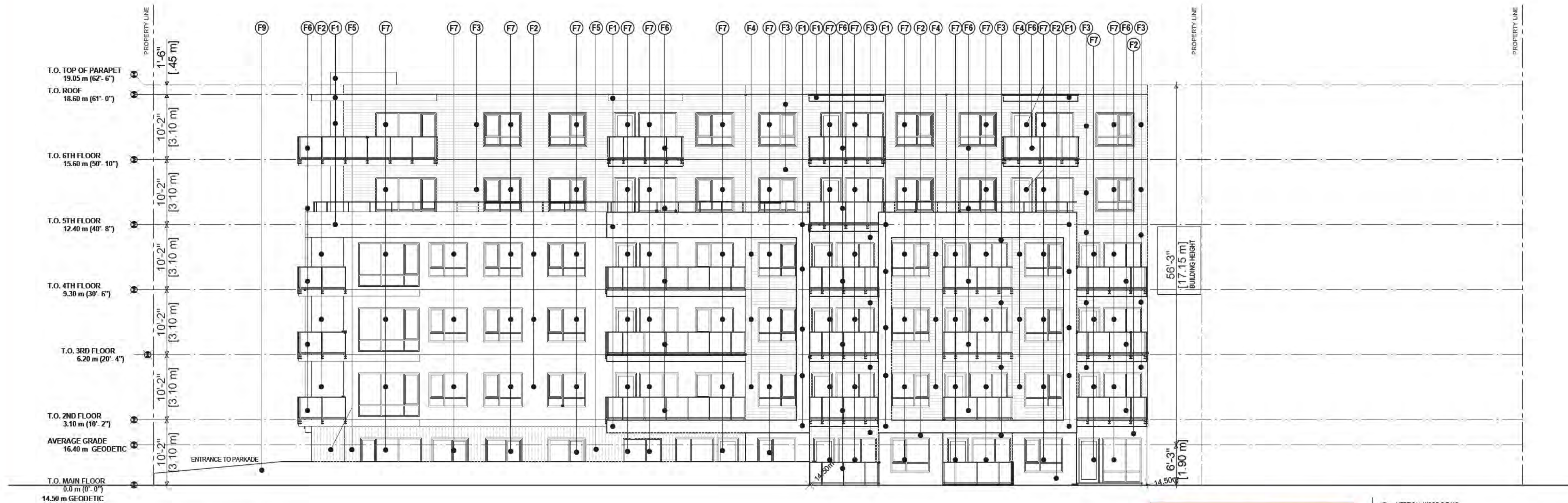
1 ROOF PLAN
A2.6 SCALE: 1/100



1 NORTH ELEVATION
A3.0 SCALE: 1:100



2 SOUTH ELEVATION
A3.0 SCALE: 1:100



3 WEST ELEVATION
A3.0 SCALE: 1:100

EXTERIOR FINISHES & NOTES :

- F1 HARDIE PANEL SMOOTH - ARCTIC WHITE
- F2 HARDIE PANEL SMOOTH - GRAY SLATE
- F3 HARDIE PLANK LAP SIDING - ARCTIC WHITE
- F4 HARDIE PLANK LAP SIDING - BOOTHBAY BLUE

- F5 VERTICAL WOOD SIDING
- F6 PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- F7 PREFINISHED VINYL WINDOWS AND DOORS - WHITE
- F8 SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
- F9 CONCRETE RETAINING WALL

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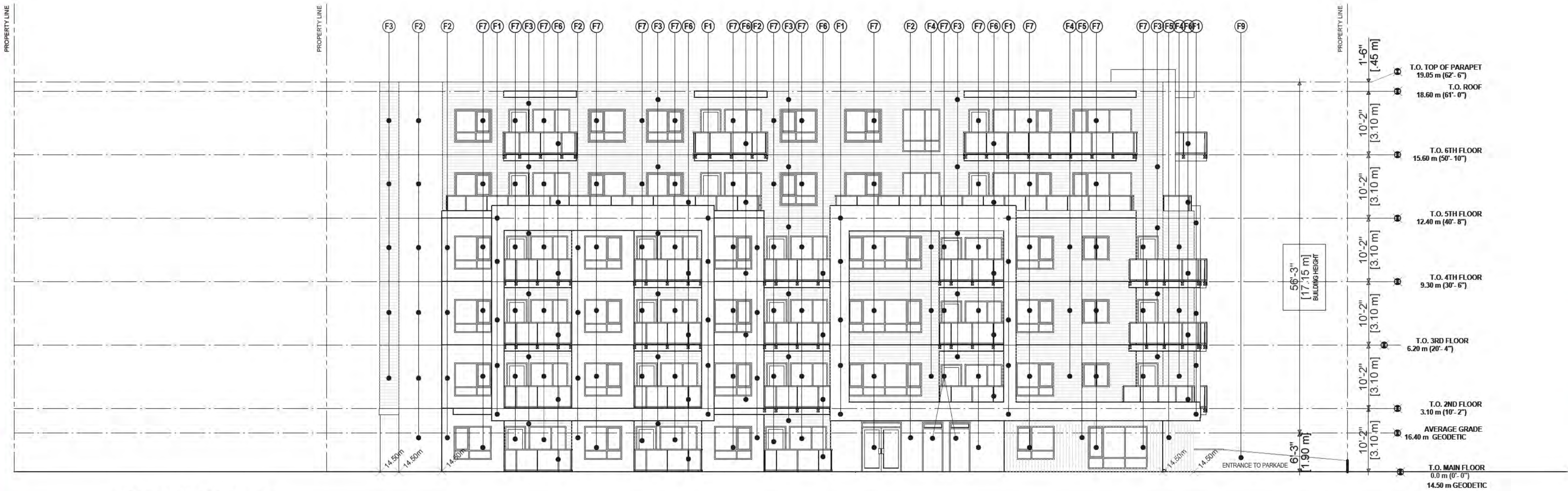
815 & 825 Selkirk Avenue

drawing title:
ELEVATIONS

project no.: 21.705

date: 08 MAR., 2022 scale: AS NOTED
checked by: LOWE drawn by: TCP
sheet no.:

A3.0



1 EAST ELEVATION
A3.1 SCALE: 1:100



HARDIE PANEL
SMOOTH -
ARCTIC WHITE

HARDIE PANEL
SMOOTH -
GRAY SLATE

HARDIE PLANK
LAP SIDING -
ARCTIC WHITE

HARDIE PLANK
LAP SIDING -
BOOTHBAY BLUE

VERTICAL
WOOD
SIDING

2 MATERIAL BOARD
A3.1 SCALE: N.T.S.

EXTERIOR FINISHES & NOTES :

- (F1) HARDIE PANEL SMOOTH - ARCTIC WHITE
- (F2) HARDIE PANEL SMOOTH - GRAY SLATE
- (F3) HARDIE PLANK LAP SIDING - ARCTIC WHITE
- (F4) HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
- (F5) VERTICAL WOOD SIDING
- (F6) PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- (F7) PREFINISHED VINYL WINDOWS AND DOORS - WHITE
- (F8) SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
- (F9) CONCRETE RETAINING WALL

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SELKIRK APARTMENTS

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drawing title:

ELEVATIONS

project no.: 21.705

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A3.1

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SELKIRK APARTMENTS

815 & 825 Selkirk Avenue

drawing title:
**RENDERED
ELEVATIONS**

project no.: 21.705

date: 08 MAR., 2022 scale: AS NOTED

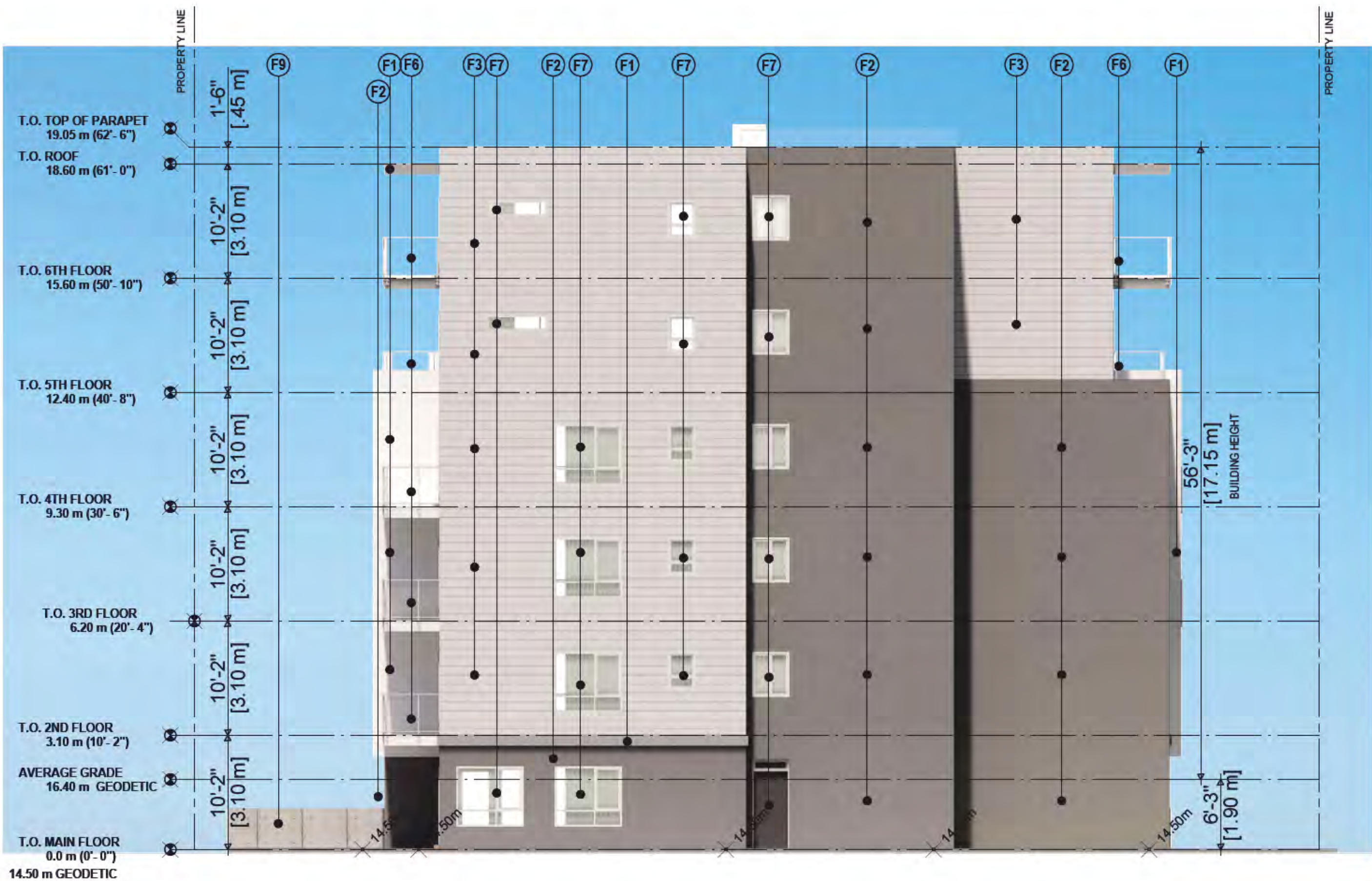
checked by: LOWE drawn by: TCP

sheet no.:

A3.2



1 NORTH ELEVATION
SCALE: 1 : 100



2 SOUTH ELEVATION
SCALE: 1 : 100



1 WEST ELEVATION
A3.3 SCALE: 1:100



2 EAST ELEVATION
A3.3 SCALE: 1:100

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project title:
SELKIRK APARTMENTS

815 & 825 Selkirk Avenue

drawing title:
RENDERED
ELEVATIONS

project no.: 21.705

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A3.3



1 CONTEXT RENDER ALONG SELKIRK
A3.4 SCALE: N.T.S.



2 RENDER. FRONT ENTRANCE FROM WEST
A3.4 SCALE: N.T.S.



3 RENDER. FRONT ENTRANCE FROM EAST
A3.4 SCALE: N.T.S.

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drawing title:
RENDERS

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A3.4



1 PERSPECTIVE. EAST SIDE OF THE BUILDING
A3.5 SCALE: N.T.S.



2 PERSPECTIVE. WEST SIDE OF THE BUILDING
A3.5 SCALE: N.T.S.

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sheet no.:

A3.5



BCGS MAP SHEET 92B.044



All distances and elevations are in metres and decimals thereof, unless otherwise noted.

denotes Anchor
denotes Hydrant
denotes Manhole
denotes Spot Elevation
denotes Tree
denotes Utility Pole
denotes Fenceline
denotes Bushline

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 301846 (23-61) with an elevation of 15.086 metres.

APPROXIMATE
BUILDING LOCATION
FLOOR ELEVATION (CONC. SLAB) = 17.28
EAVE ELEV = 25.37
PEAK ELEV = 26.51

REMAINDER
LOT 11
BLOCK B
PLAN 195

LOT 8
PLAN 1258

LOT 7
PLAN 1258

LOT 6
PLAN 1258

LOT 3
PLAN 1258

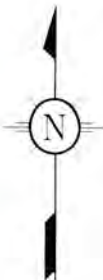
**BUILDING STRATA
PLAN VIS3625**

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OF ESQUIMALT
DEVELOPMENT SERVICES



Land Surveying Inc.

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www.plsi.ca

Date: 2021-11-23

File: 2579-01

File: 2579-01
Drawing: 2579-01-SITE.dwg
Layout: C-Size