



131 MENZIES ST.



CALUC - JBNA PRESENTATION

13/07/22



James Bay ariel photo taken from VicMap



OCP Legend:



Traditional Residential



Large Urban Village

Map taken from Official Community Plan, City of Victoria

131 MENZIES ST.



NEIGHBOURHOOD CONTEXT

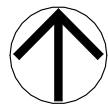
13/07/22



OCP Legend:

- Traditional Residential
- Large Urban Village

Map taken from Official
Community Plan, City of Victoria

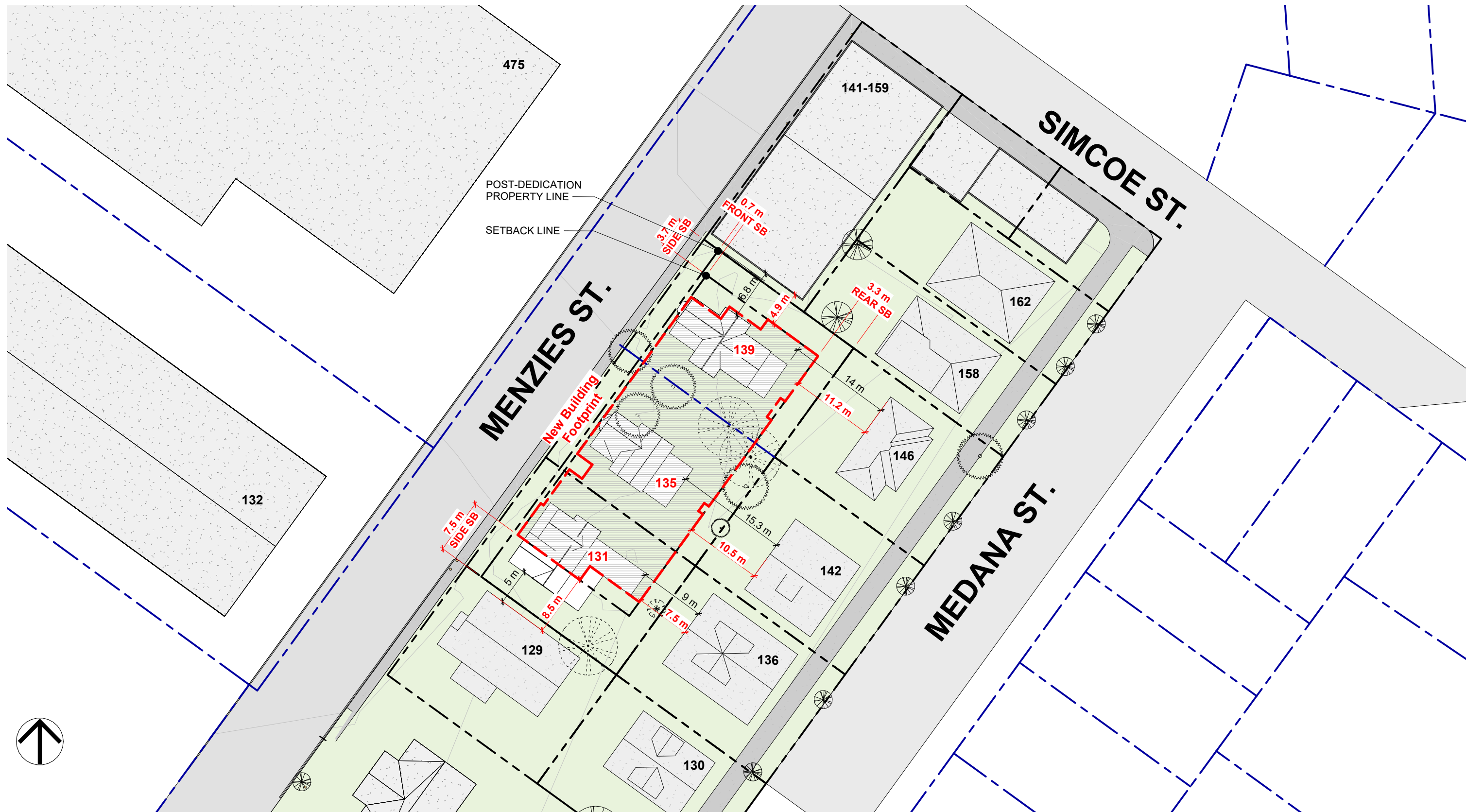


131 MENZIES ST.



ZONING & OCP GUIDELINES

	R-2 Current Zone	OCP Traditional Residential	OCP Large Urban Village	Proposed New Zone
FSR	0.5:1	1.1:1	1.5:1 to 2.5:1	<u>2.11:1</u>
Height	2 Stories	2-2.5 Stories	6 Stories	<u>5 Stories</u>
Setbacks	F: 7.5m R: 10.7m S: 1.5m / 3m Combined: 4.5m	n/a	n/a	F: 0.67m R: 3.28m S: 3.7m / 7.5m Combined: 11.2
Max. Site Cover	40%	n/a	n/a	72%
Min. Open Space	30%	n/a	n/a	<u>38%</u>
Parking	1/unit (schedule C)	n/a	n/a	20
Bicycles	n/a (Schedule C)	n/a	n/a	67



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NEIGHBOURHOOD ADJACENCY
PLAN

13/07/22



131 MENZIES ST.



MENZIES ST. NW VIEW

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MENZIES ST. SW VIEW

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131 MENZIES ST.



MEDANA ST. NE VIEW

13/07/22

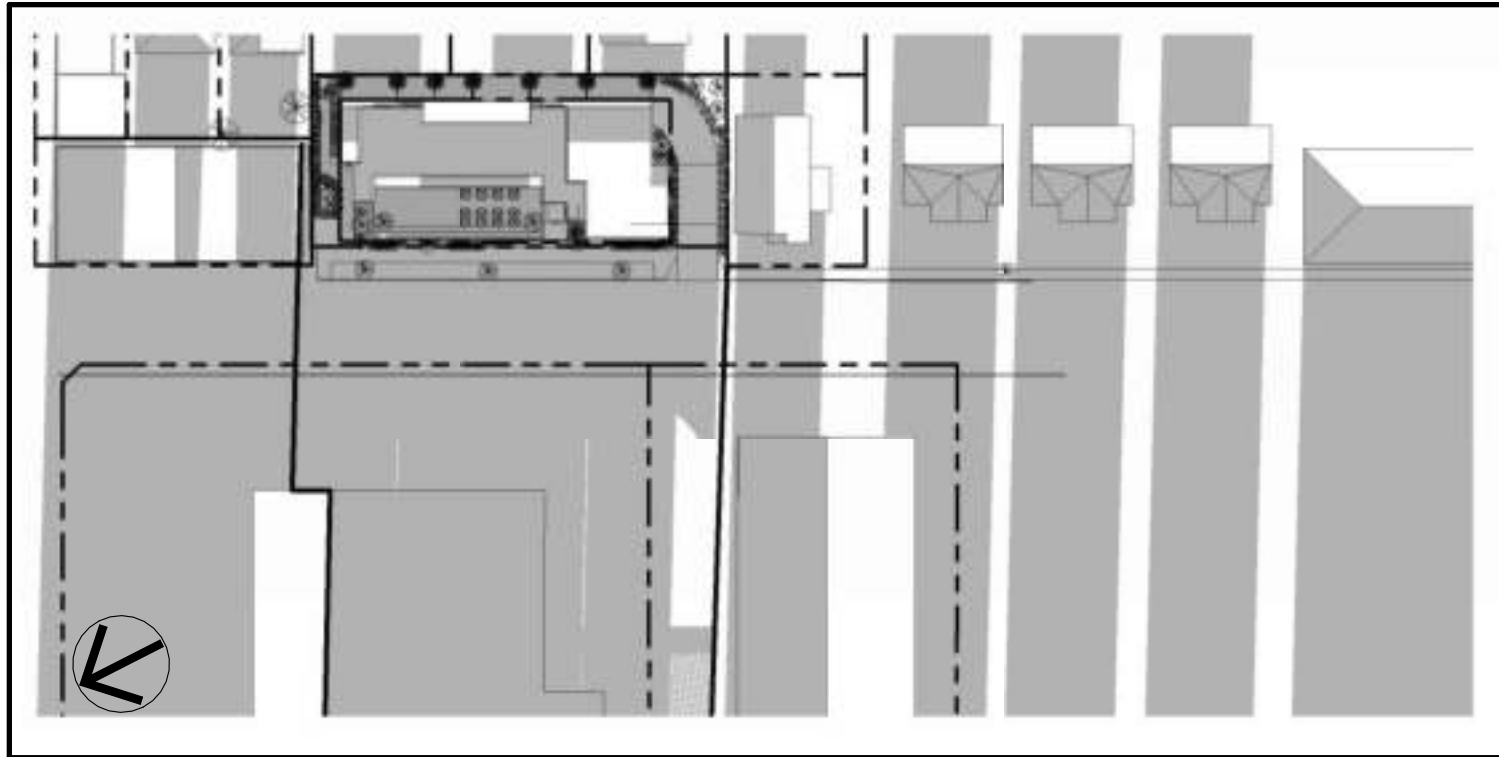


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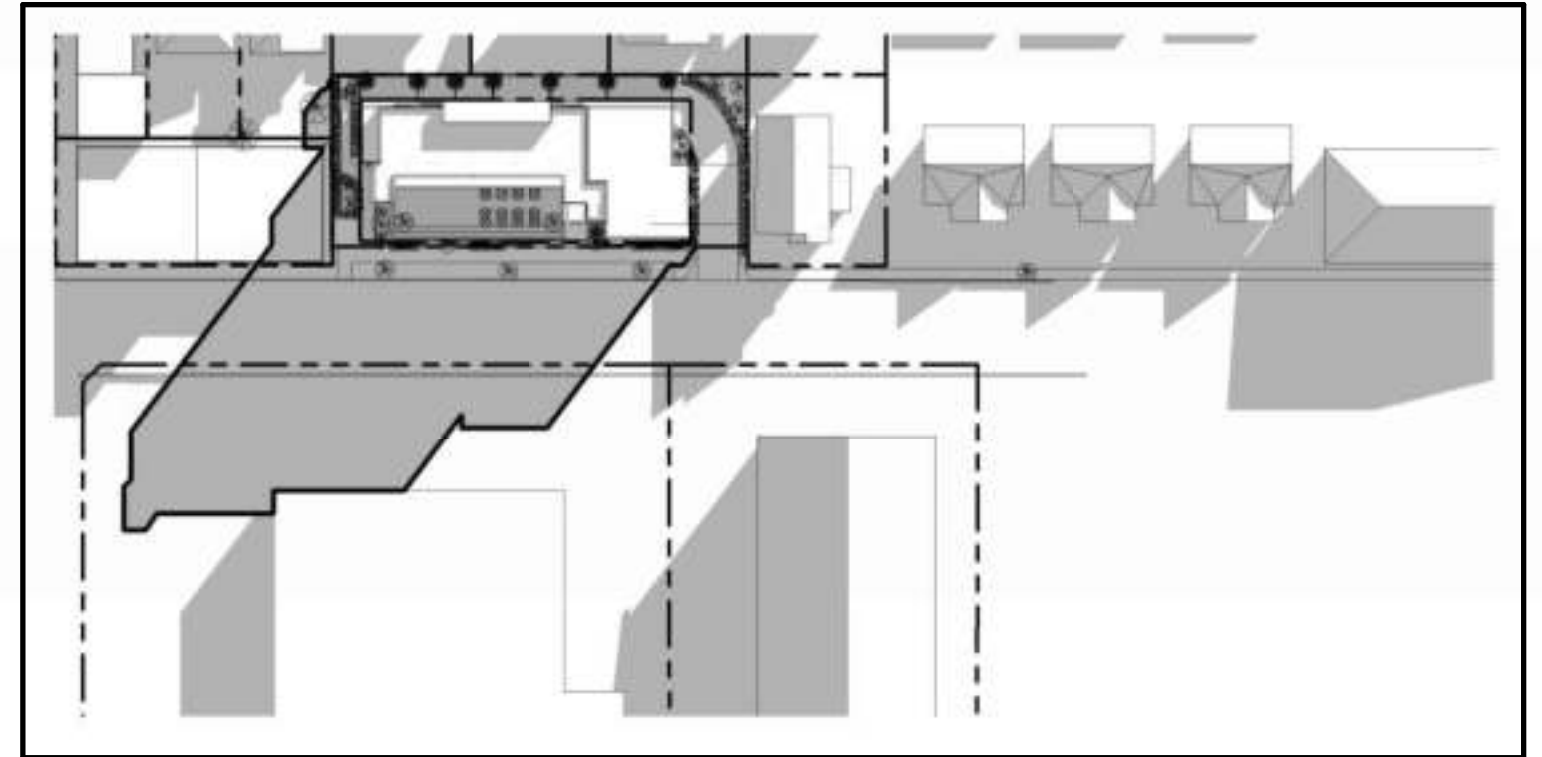


MEDANA ST. SE VIEW

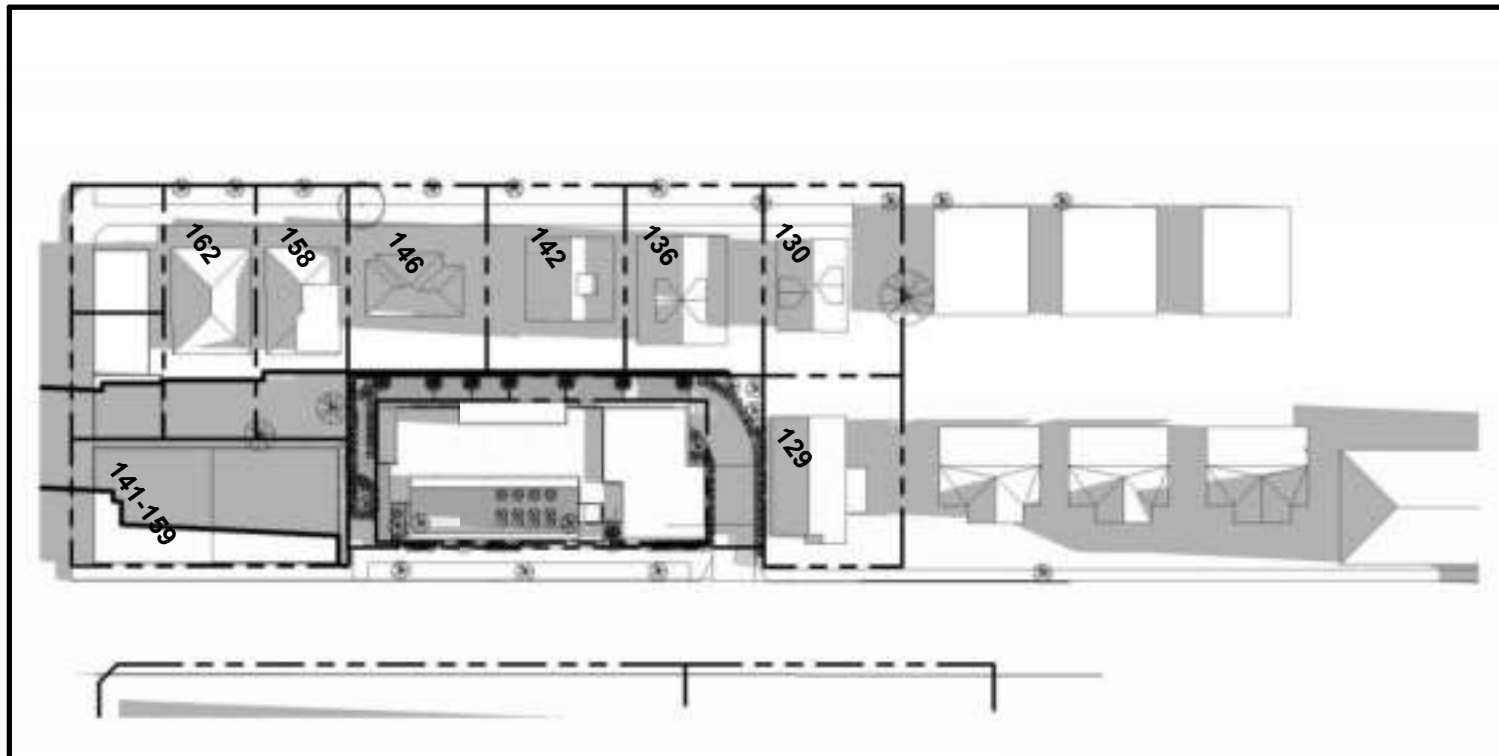
13/07/22



1 | WINTER SOLTICE - 8am
1 : 1000



2 | WINTER SOLTICE - NOON
1 : 1000



3 | WINTER SOLTICE - 4pm
1 : 1000

131 MENZIES ST.

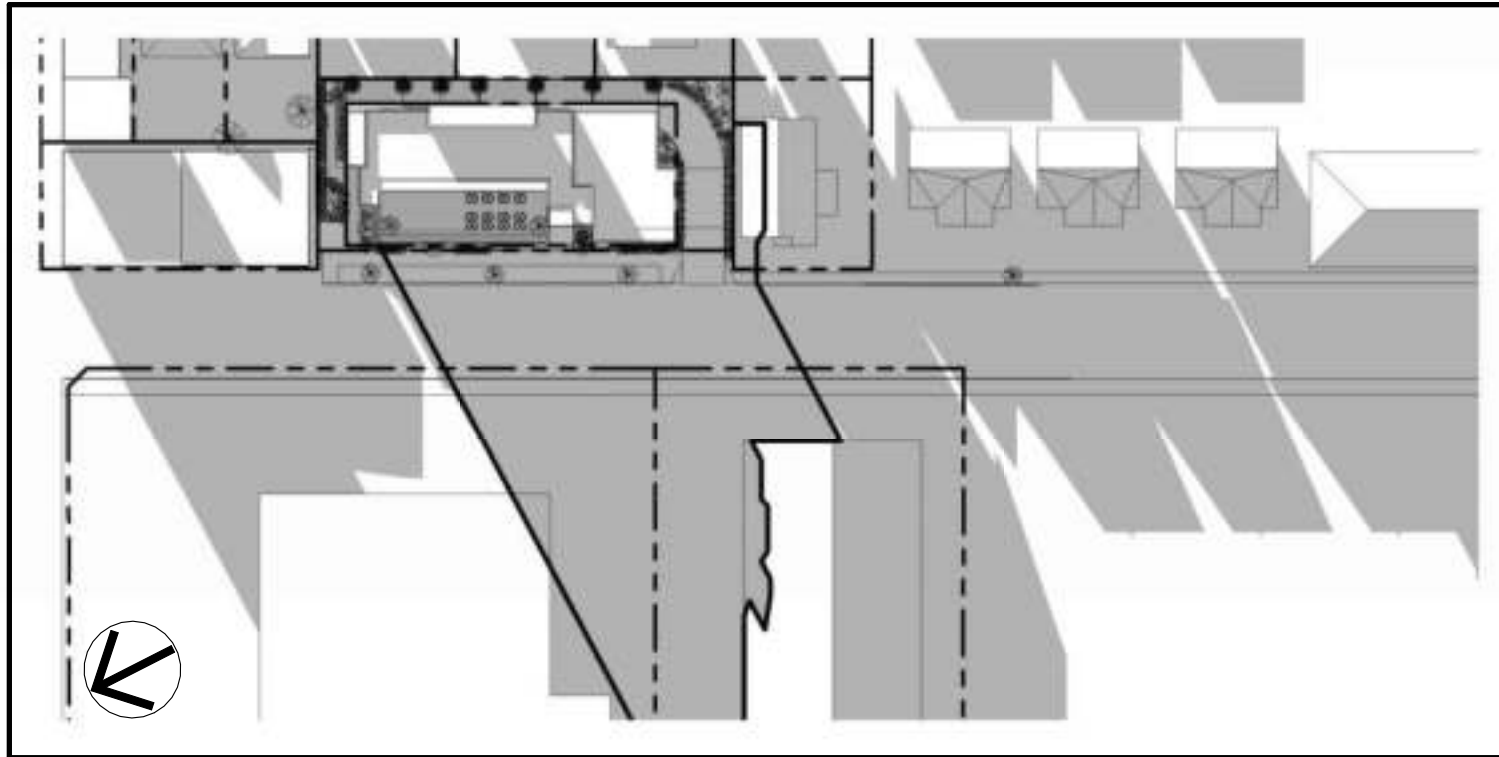


4 | WINTER SOLSTICE - 2pm

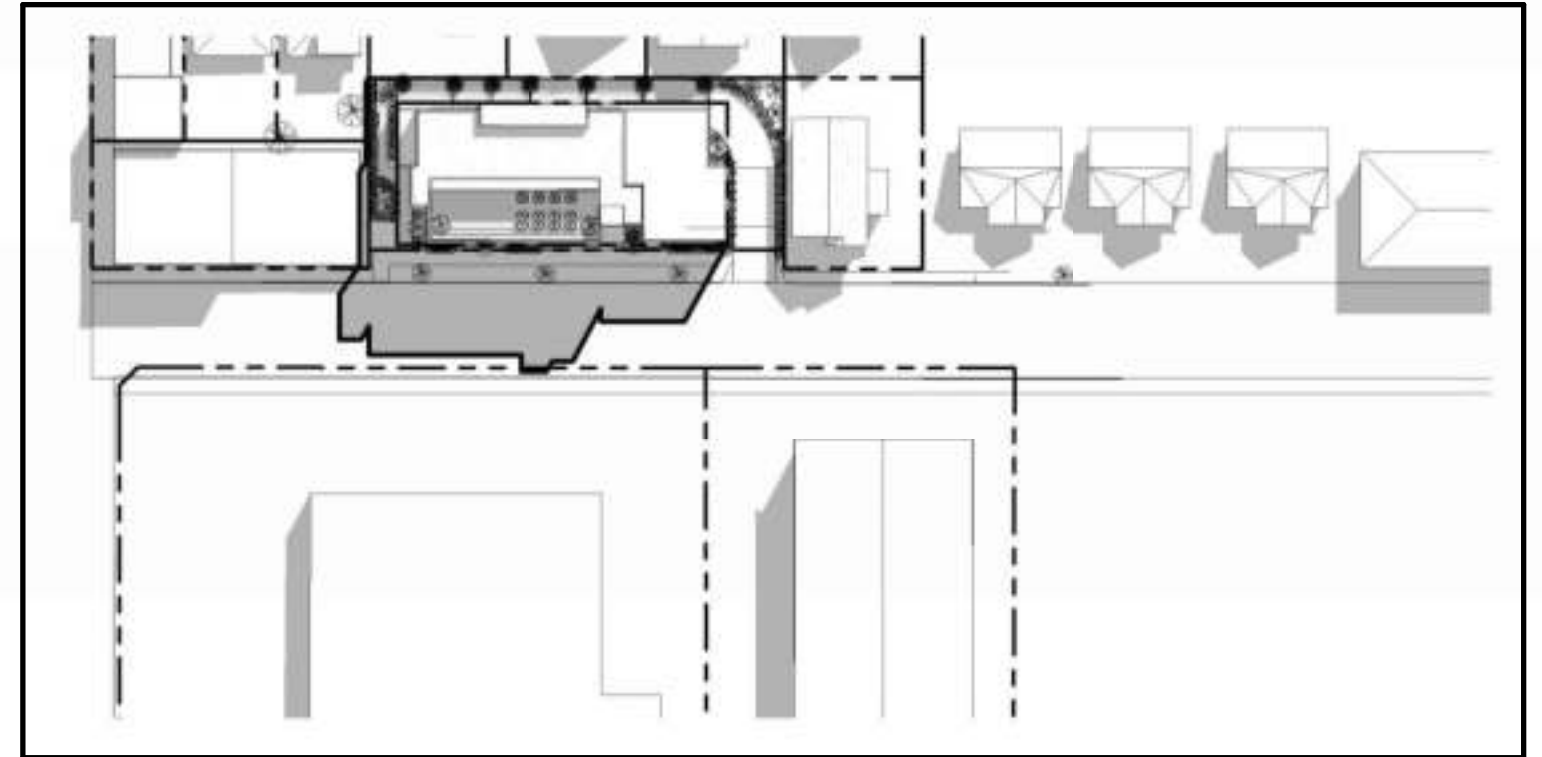


SHADOW STUDY WINTER
SOLTICE

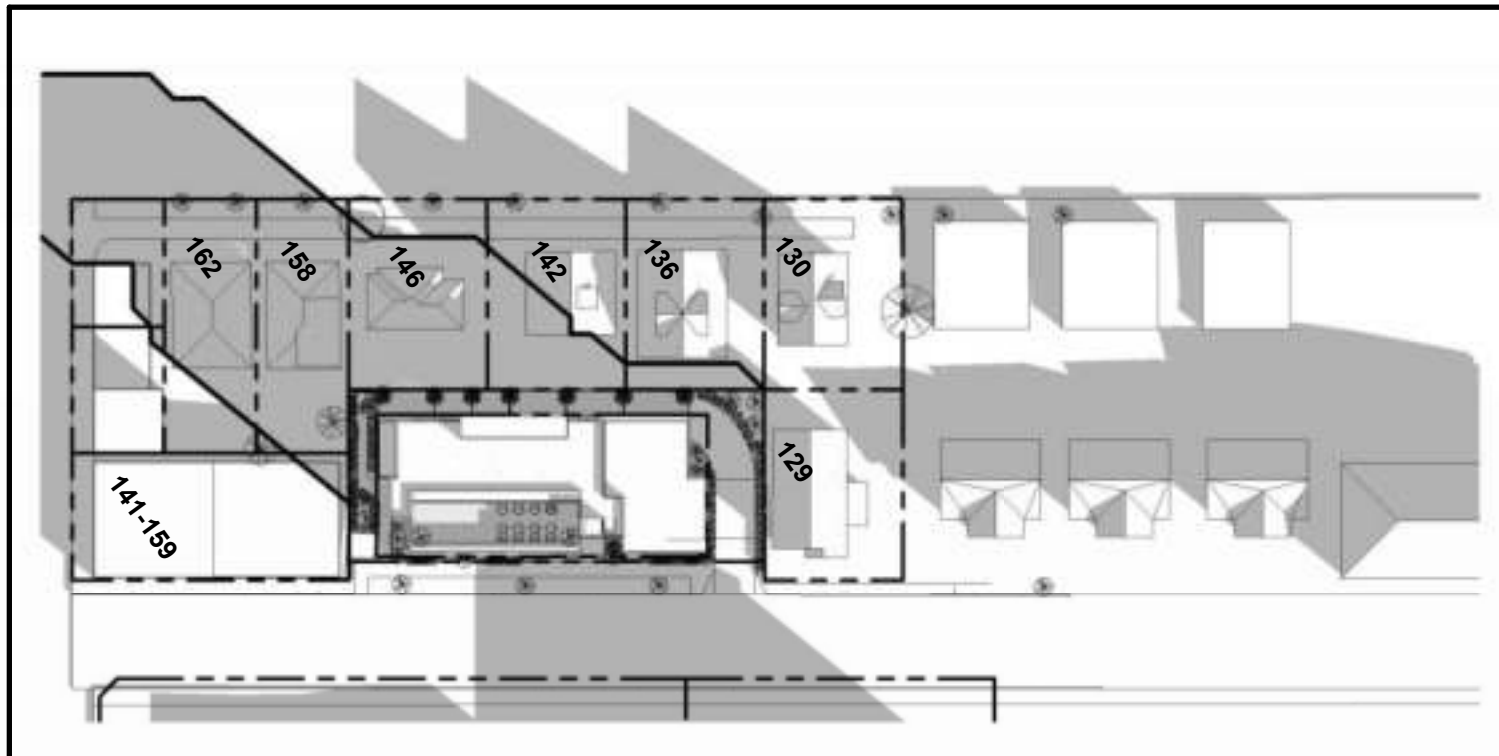
13/07/22



1 | SPRING/AUTUMN EQUINOX - 8am
1 : 1000



2 | SPRING/AUTUMN EQUINOX - NOON
1 : 1000



3 | SPRING/AUTUMN EQUINOX - 6pm
1 : 1000

131 MENZIES ST.

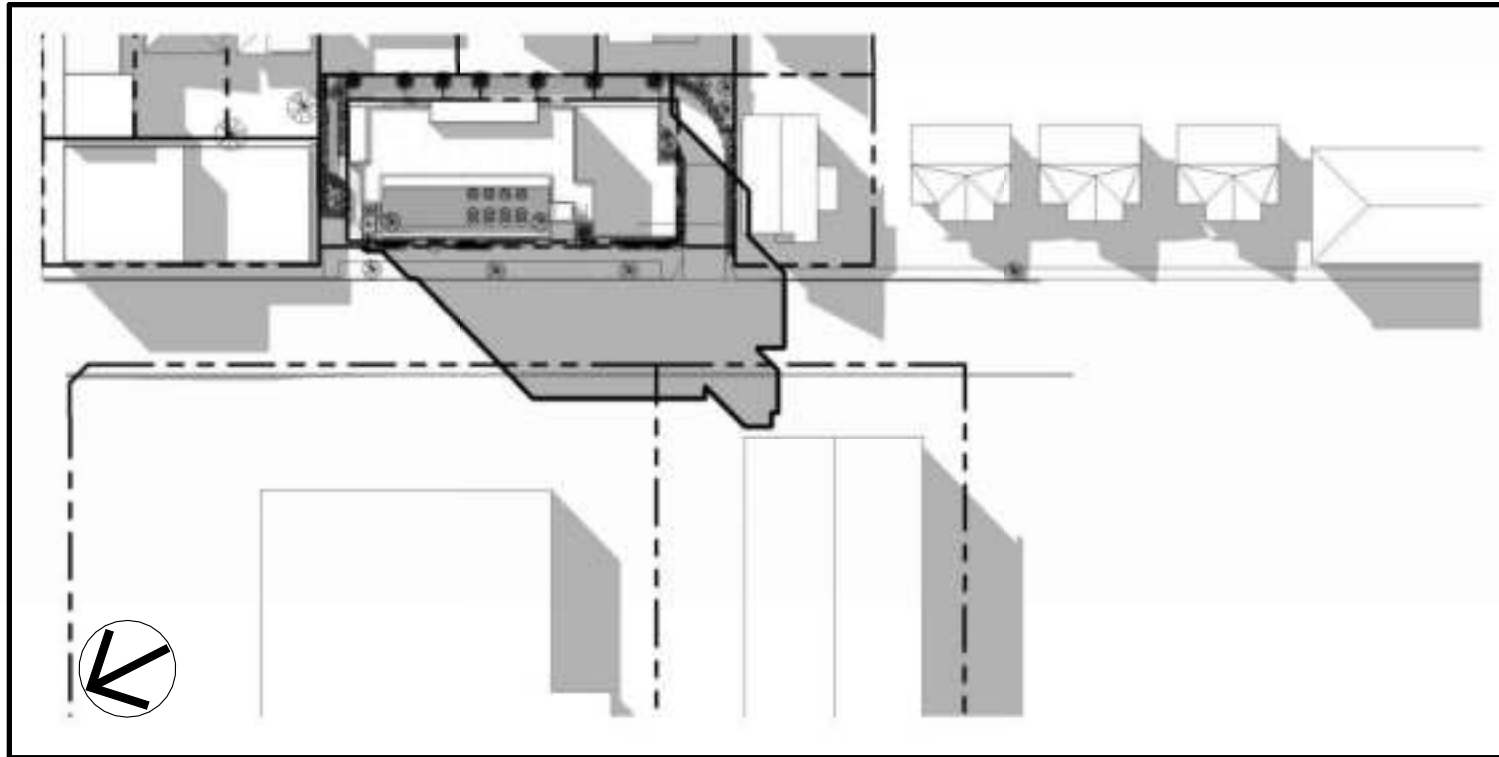


4 | SPRING/AUTUMN - 2 pm

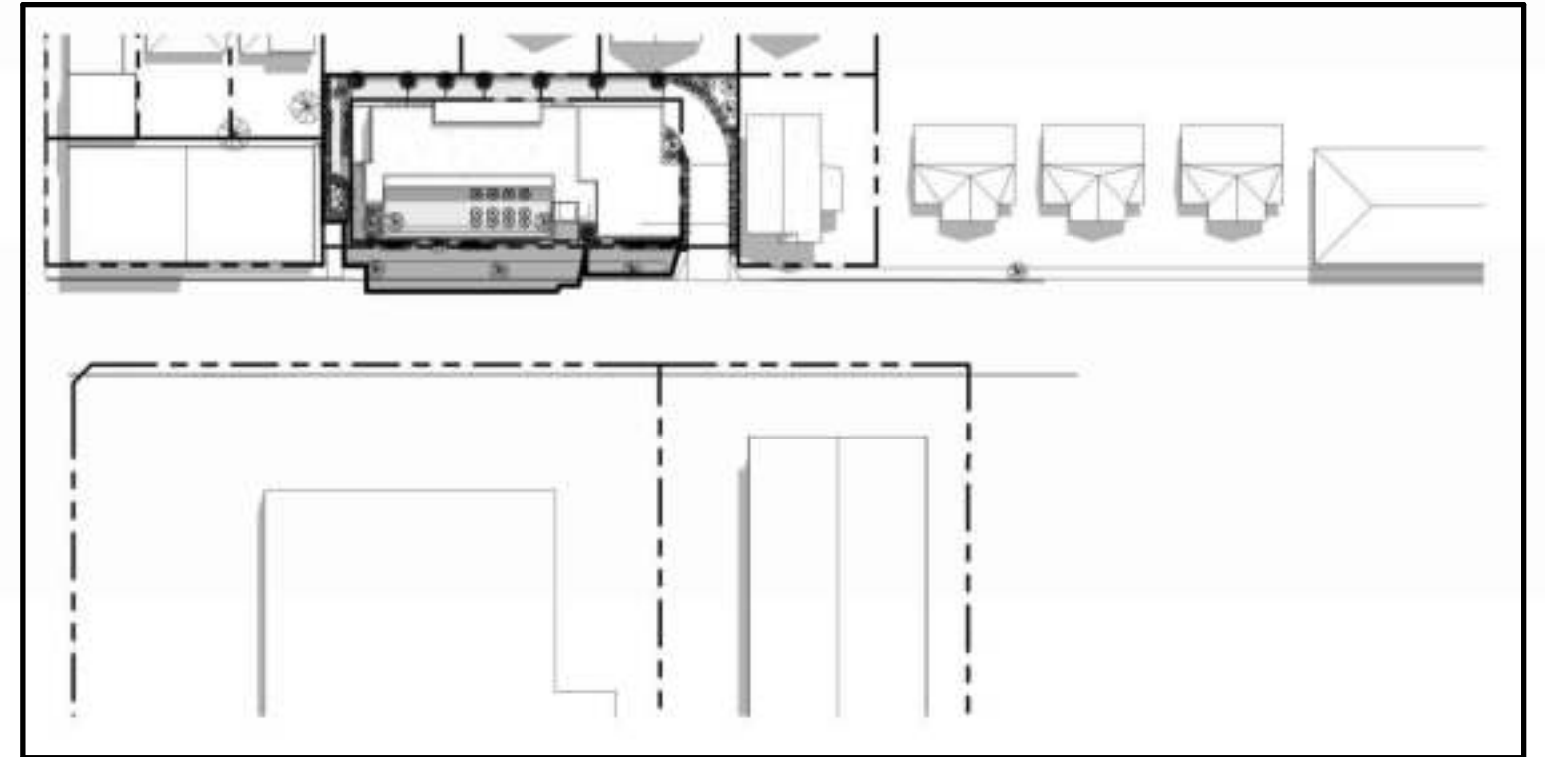


SHADOW STUDY
SPRING/AUTUMN

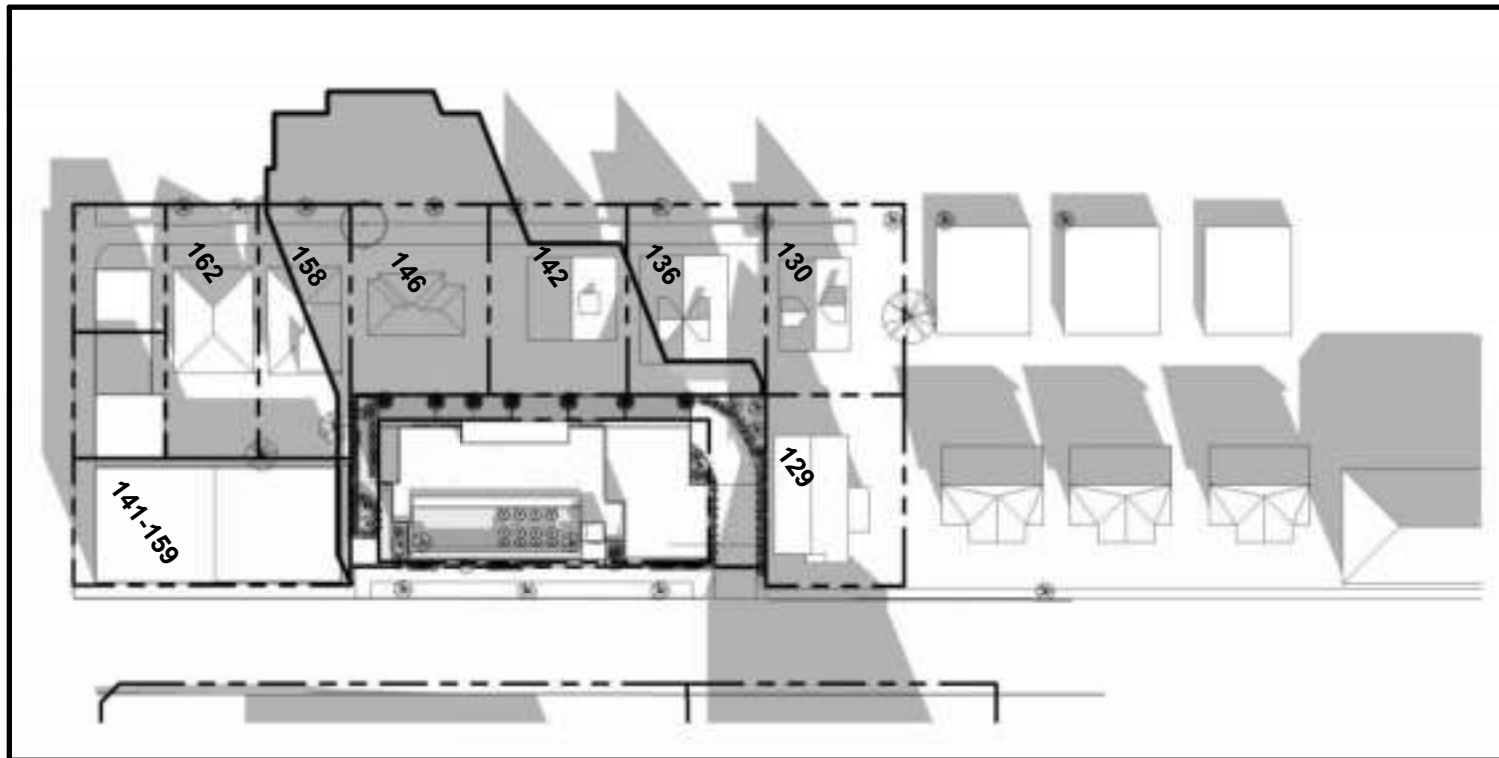
13/07/22



1 | SUMMER SOLTICE - 8am
1 : 1000



2 | SUMMER SOLTICE - NOON
1 : 1000



3 | SUMMER SOLTICE - 7pm
1 : 1000

131 MENZIES ST.



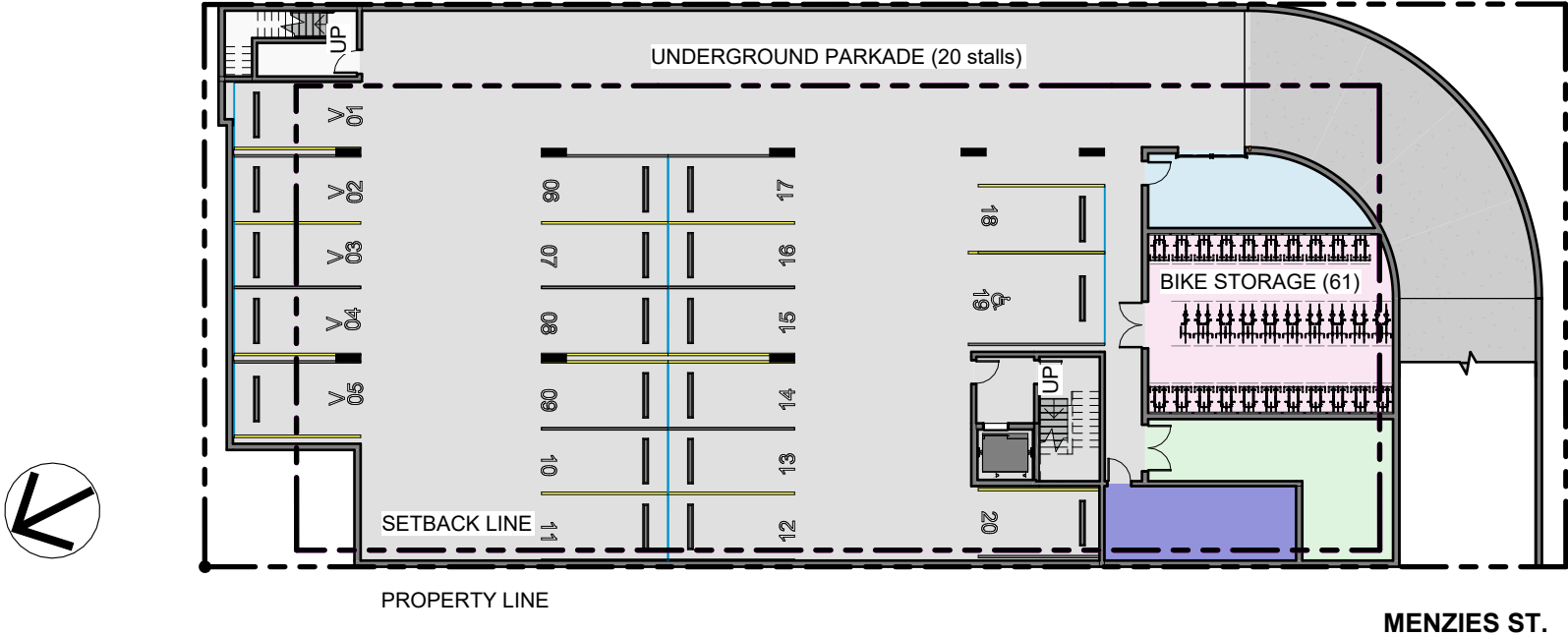
4 | SUMMER SOLSTICE - 2pm



SHADOW STUDY SUMMER
SOLTICE

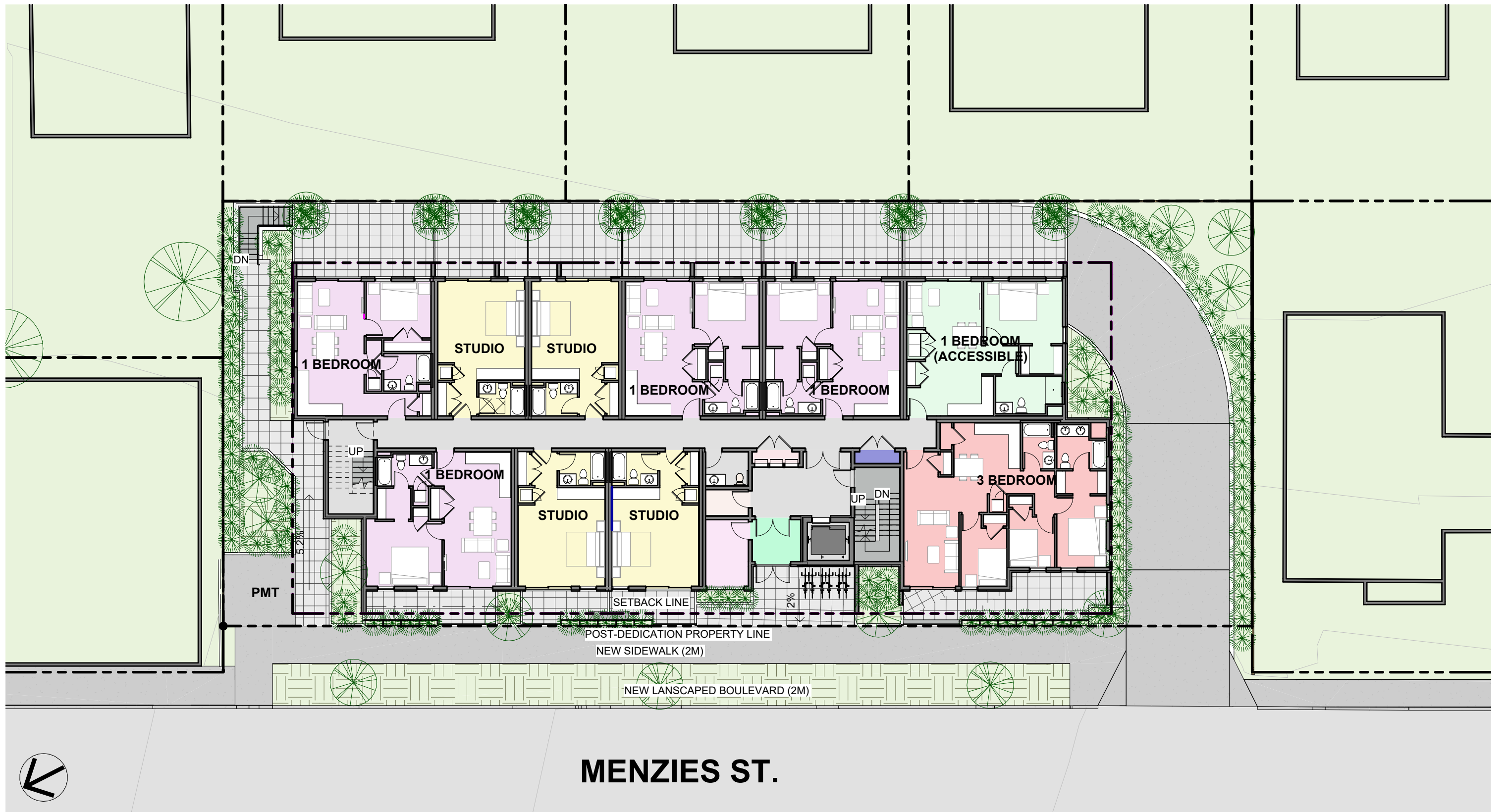
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Schedule C Multiple Dwelling / Affordable				*Proposed Building	
Units	Count	Car	Bike	Car	Bike
(25x) <45m ²	(0.2 Car + 1 Bike)	5	25	15	61
(18x) 45m ² <70m ²	(0.5 Car + 1.25 Bike)	9	22.5		
(3x) 70m ² <	(0.75 Car + 1.25 Bike)	2.25	3.75		
(46x) Visitor	(0.1 Unit+6)	4.6	6	5	6
**Accessible	(1)	(1)		(1)	
Total	46	21	57	20	67



*Proposed 1 car parking reduction = 10 bicycle parking increase as per parking impact study done by WATT Consulting Group

**Accessible parking is part of the total parking count

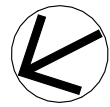


131 MENZIES ST.



LEVEL 1 FLOOR PLAN

13/07/22

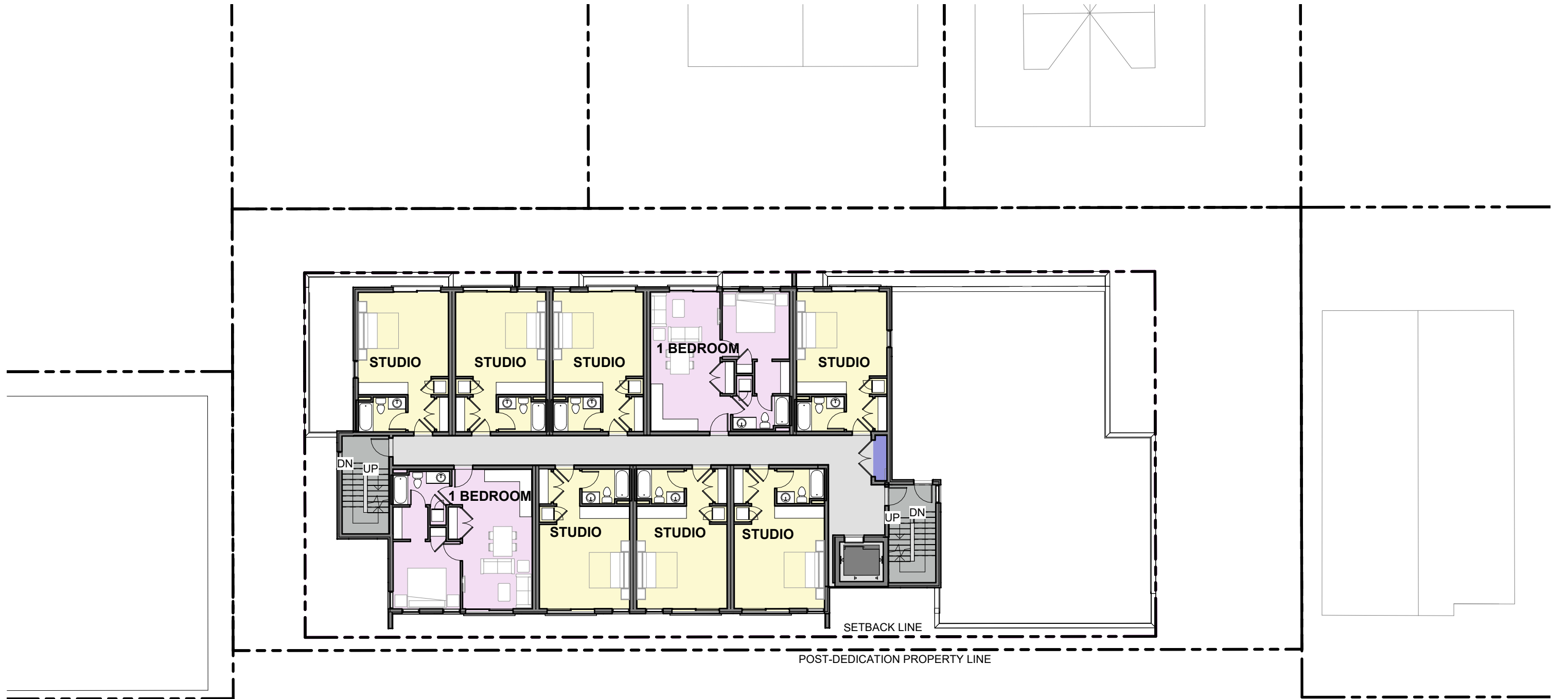


131 MENZIES ST.



LEVEL 2,3 FLOOR PLAN

13/07/22

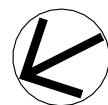
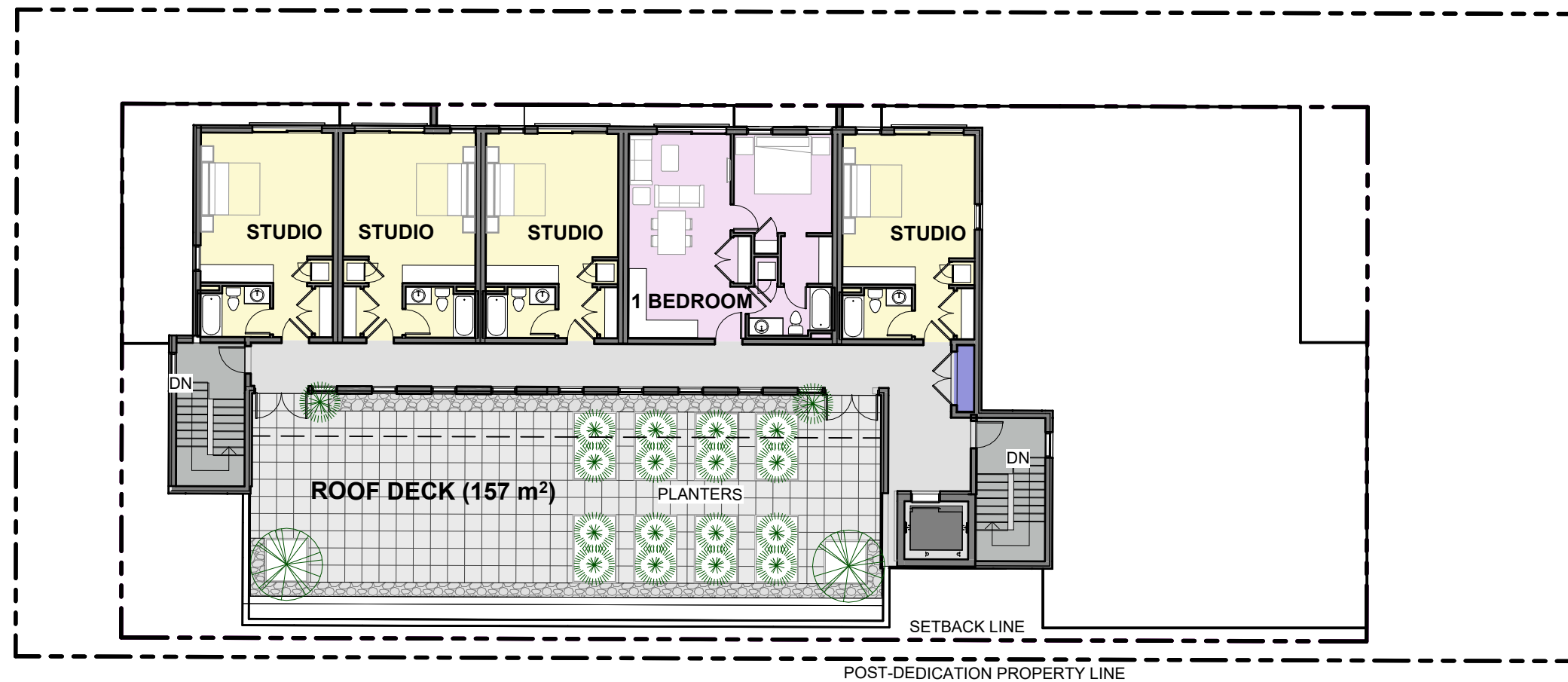


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LEVEL 4 FLOOR PLAN

13/07/22



131 MENZIES ST.



LEVEL 5 FLOOR PLAN

13/07/22



1 | MENZIES STREETSCAPE
1:200



2 | MEDANA STREETSCAPE
1:200

EXTERIOR MATERIALS & COLOURS





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MENZIES SW STREET VIEW

13/07/22



131 MENZIES ST.



MEDANA NE STREET VIEW

13/07/22



131 MENZIES ST.



MEDANA SE STREET VIEW

13/07/22

THANK YOU!



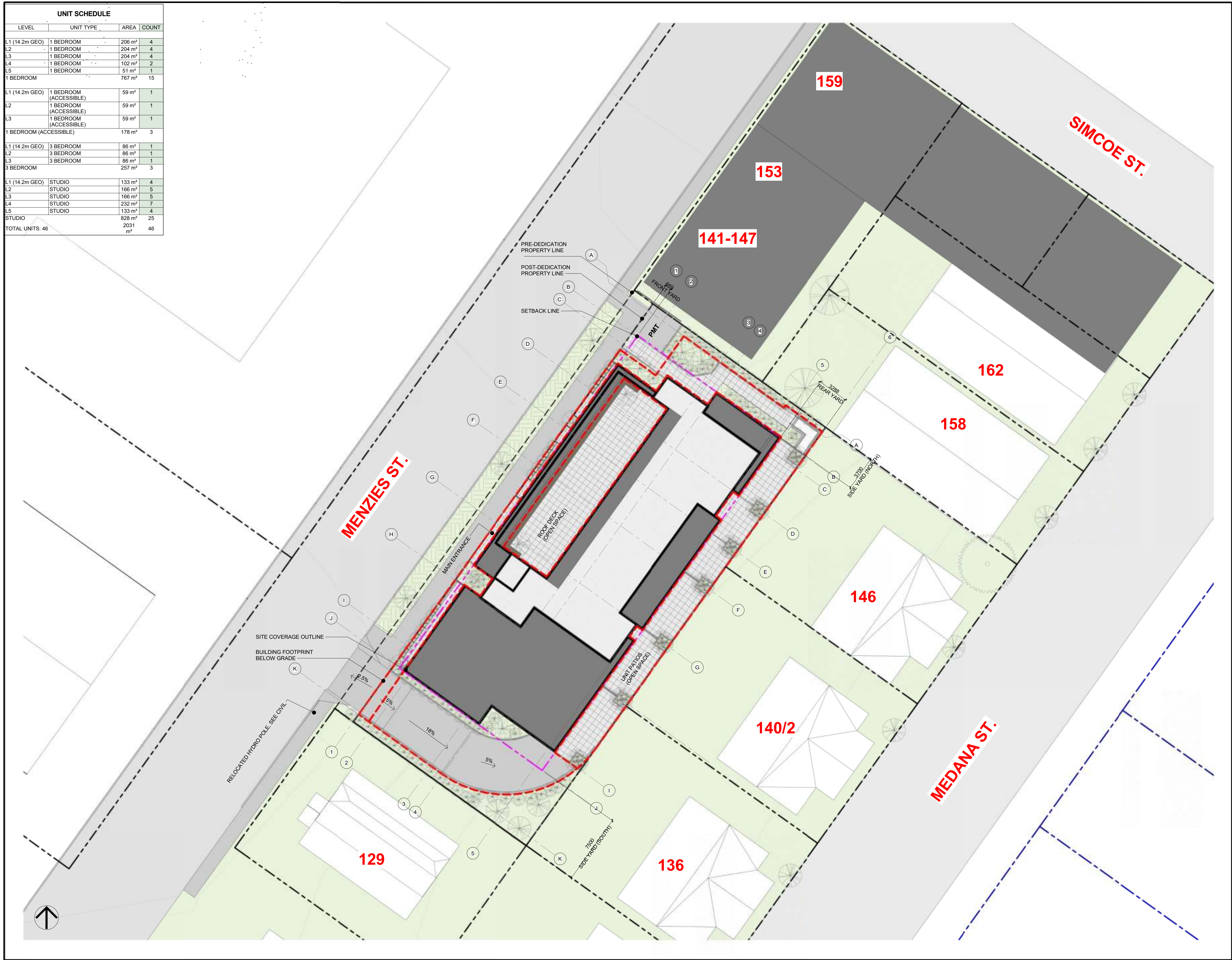
131 MENZIES ST.



MENZIES NW STREET VIEW

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UNIT SCHEDULE			
LEVEL	UNIT TYPE	AREA	COUNT
L1 (14.2m GEO)	1 BEDROOM	206 m²	4
L2	1 BEDROOM	204 m²	4
L3	1 BEDROOM	204 m²	4
L4	1 BEDROOM	102 m²	2
L5	1 BEDROOM	51 m²	1
1 BEDROOM		767 m²	15
L1 (14.2m GEO)	1 BEDROOM (ACCESSIBLE)	59 m²	1
L2	1 BEDROOM (ACCESSIBLE)	59 m²	1
L3	1 BEDROOM (ACCESSIBLE)	59 m²	1
1 BEDROOM (ACCESSIBLE)		178 m²	3
L1 (14.2m GEO)	3 BEDROOM	86 m²	1
L2	3 BEDROOM	86 m²	1
L3	3 BEDROOM	86 m²	1
3 BEDROOM		257 m²	3
L1 (14.2m GEO)	STUDIO	133 m²	4
L2	STUDIO	166 m²	5
L3	STUDIO	166 m²	5
L4	STUDIO	232 m²	7
L5	STUDIO	133 m²	4
STUDIO		828 m²	25
TOTAL UNITS: 46		2031 m²	46



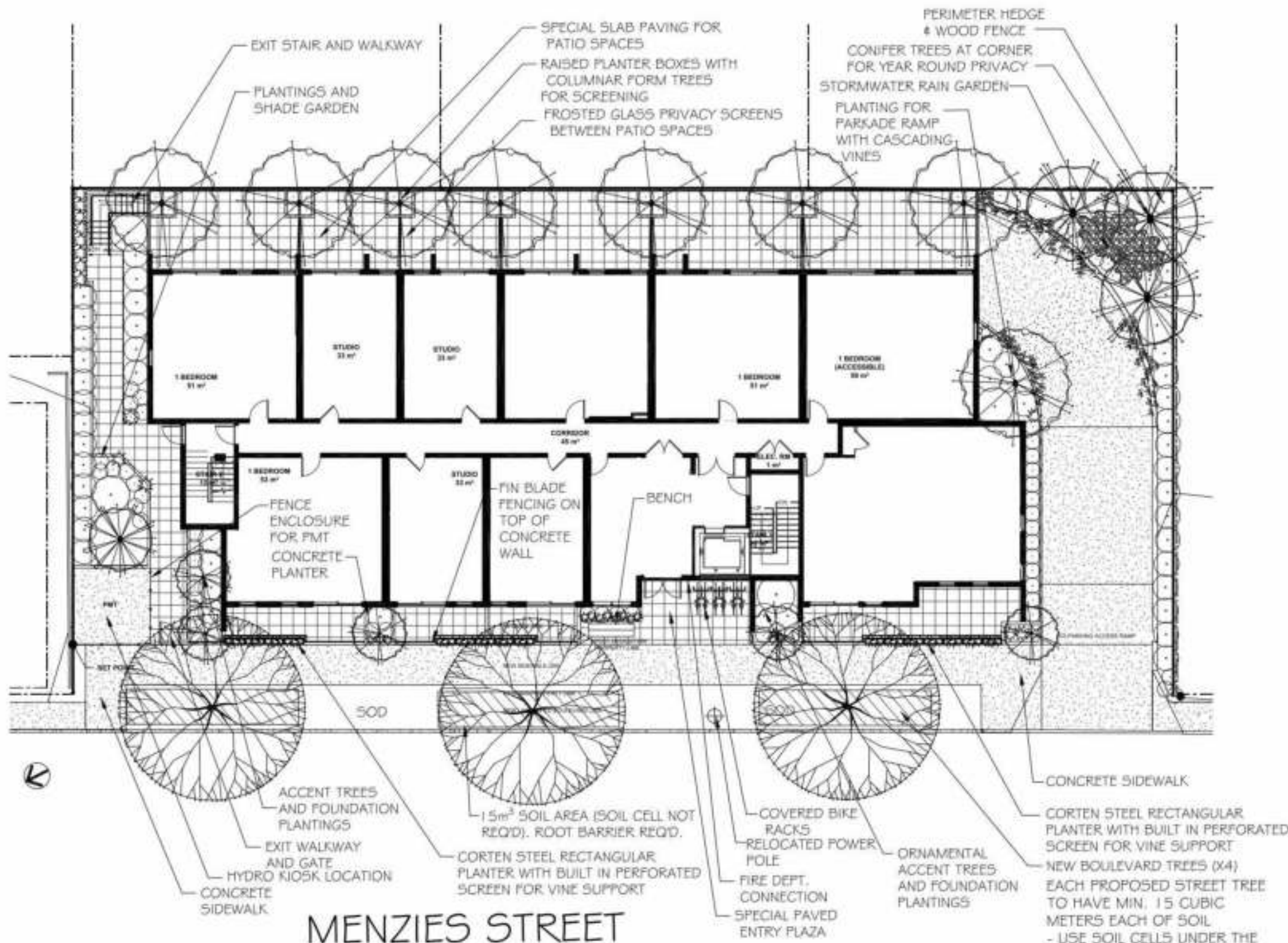
ZONING DATA

SITE DATA					
MUNICIPAL ADDRESS:	131, 135, 139 MENZIES STREET VICTORIA, BC V8V 2G4				
LEGAL DESCRIPTION:	LOT 24 PLAN 753 SECTION BF VICTORIA LOT 23 PLAN 753 SECTION BF VICTORIA LOT 22 PLAN 753 SECTION BF VICTORIA				
SITE AREA:	(459.6m² LOT 131 + 918.8m² EXISTING 1378.4m² (POST DEDICATION) CONSOLIDATED 1243.4m²				
ZONING DATA					
CLASSIFICATION:	EXISTING = R-2		REZONED		
AVERAGE GRADE:	14.28m GEO				
	EXISTING	PROPOSED			
SITE COVERAGE:	386.88m² (28%)	894.2m² (72%)			
OPEN SPACE	880m² (63%)	466.6m² (37.5%)			
FLOOR SPACE RATIO:	0.5:1	2.11:1			
BUILDING HEIGHT:	7.6m	17.12m			
NUMBER OF STOREYS	1	5			
SETBACKS	REQUIRED	PROVIDED			
FRONT YARD:	2.25m (AVG SIDES)	.67m			
SIDE YARD (NORTH):	3m / 1.5m MIN	3.7m			
SIDE YARD (SOUTH):	3m / 1.5m MIN	7.5m			
REAR YARD:	10.7m	3.28m			
PROJECTIONS:	0.75m	N/A			
PARKING:	REQUIRED	PROVIDED			
	CAR	BIKE	CAR	BIKE	
UNIT <45m² (0.2 CAR + 1 BIKE)=25	5	25			
UNIT 45-70m² (0.5 CAR + 1.25 BIKE)=18	9	22.5			
UNIT >70m² (0.75 CAR + 1.25 BIKE)=3	2.25	3.75			
VISITOR PARKING: (0.1/UNIT/6 BIKES)	4.6	3.75			
TOTAL UNITS = 46	21	55	15+5 VISITOR	61+6 VISITOR	
H/C PARKING:	1		1		
*AS PER PARKING STUDY					
FSR AREA SCHEDULE - LOT 135-139		FSR AREA SCHEDULE - LOT 131		FSR AREA SCHEDULE - CONSOLIDATED	
LEVEL 1 A - FSR	484 m²	LEVEL 1 B - FSR	154 m²	LEVEL 1 A - FSR	484 m²
LEVEL 2 A - FSR	485 m²	LEVEL 2 B - FSR	154 m²	LEVEL 1 B - FSR	154 m²
LEVEL 3 A - FSR	486 m²	LEVEL 3 B - FSR	153 m²	LEVEL 2 A - FSR	485 m²
LEVEL 4 A - FSR	439 m²	Grand total: 3	461 m²	LEVEL 2 B - FSR	154 m²
LEVEL 5 A - FSR	274 m²			LEVEL 3 A - FSR	486 m²
Grand total: 5	2168 m²			LEVEL 3 B - FSR	153 m²
				LEVEL 4 A - FSR	439 m²
				LEVEL 5 A - FSR	274 m²
				Grand total: 8	2629 m²
2168m² / 821.8m² = 2.64:1		461m² / 421.6m² = 1.09:1		CONSOLIDATED FSR 2629m² / 1243.4m² = 2.11:1	

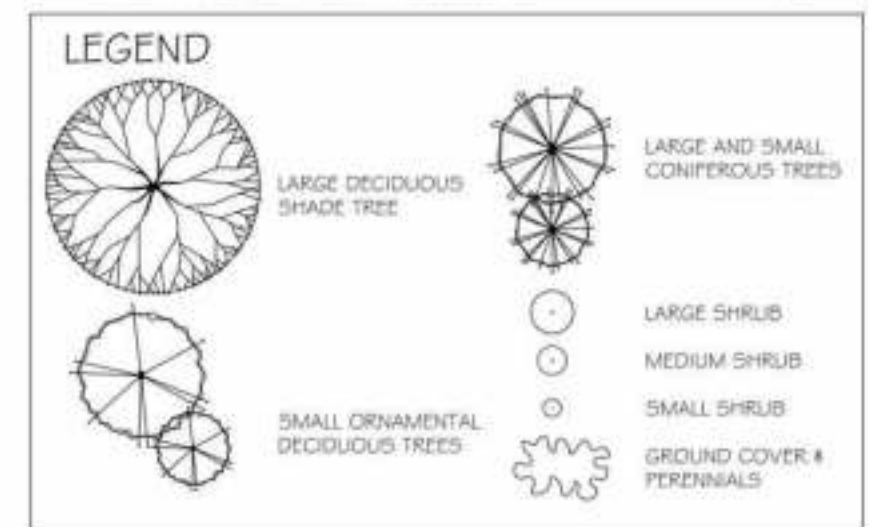
BUILDING CODE DATA

Description	
Total Floor Area:	2806.1 m²
Building Type:	Residential
Group:	C
Occupancy Classification:	3.2.2.50 - 5 storey
Max Area per Level:	1800 m²
Floor & Supporting Structure Rating:	1 hour
Construction Type:	Combustible OR Noncombustible
Occupancy Separations:	1 hour Floors / Walls / Roof
Sprinklered:	Yes
Building Footprint:	675.3 m²
Max Travel Distance:	45m
BCBC Part:	3
GROSS FLOOR AREA	
LEVEL	AREA (m2)
L1 (14.2m GEO)	675.3 m²
L2	676.6 m²
L3	676.6 m²
L4	470.8 m²
L5	306.8 m²
TOTAL GROSS AREA	2806.1 m²
NET FLOOR AREA	
LEVEL	AREA (SF)
L1 (14.2m GEO)	483.6 m²
L1 (14.2m GEO)	154.1 m²
L2	485.3 m²
L2	154.1 m²
L3	486.5 m²
L3	152.9 m²
L4	439 m²
L5	273.9 m²
TOTAL NET AREA	2629.4 m²

Designation	Built Form	Place Character Features	Uses	Density
Public Facilities, Institutions, Parks and Open Space	Public buildings prominently sited in landscaped open space and formal grounds with variable heights. Recreational, institutional, educational buildings and structures within open space.	Variable with landmark buildings and open spaces deployed across the city, serving as local, city-wide, regional or provincial destinations.	Government office, administration and ceremonial uses. Accessory residential uses. Recreational uses. Institutional uses including education, health and research, culture, and assembly. Accessory commercial services.	Total floor space ratios ranging up to approximately 0.5:1.
 Traditional Residential	Ground-oriented buildings up to two storeys. Ground-oriented buildings up to two and one-half storeys may be considered for certain infill housing types, as indicated in the Victoria West and Fairfield neighbourhood plans. Multi-unit buildings up to three storeys, including attached residential and apartments on arterial and secondary arterial roads, and in other locations indicated in the Victoria West and Fairfield neighbourhood plans.	Houses with front and rear yards, with variable setbacks, oriented to face the street. Variable landscaping and street tree planting. Small apartments and local retail stores along arterial and secondary arterial roads, at intersections, and pre-existing in other locations. On-street parking and individual driveways.	Ground-oriented residential including single, duplex and attached dwellings. House conversions. Accessory residential such as secondary suites and garden suites Freestanding commercial at the intersection of major roads. Low-rise multi-unit residential and mixed-use along arterial and secondary arterial roads. Home occupations. Limited local-serving commercial uses considered in limited locations identified in neighbourhood plans.	Total floor space ratios up to approximately 1:1. Additional density may be considered where appropriate in certain limited areas in the Victoria West Neighbourhood up to a maximum indicated in the Victoria West Neighbourhood Plan.
 Large Urban Village	Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings. Buildings up to approximately four storeys in Cook Street Village, consistent with the Fairfield Neighbourhood Plan.	Ground-oriented commercial and community services reinforce the sidewalk. One to three storey building facades define the street wall . Regularly spaced boulevard and street tree planting, wide sidewalks. Off-street parking underground, at the rear or otherwise screened. Central public green space or square. For Cook Street Village, streetwalls, setbacks and stepbacks identified in the Fairfield Neighbourhood Plan.	Low to mid-rise multi-unit residential and mixed-use. Commercial, including visitor accommodation. Live/work. Home occupations.	Total floor space ratios generally up to 1.5:1. Increased density up to a total of approximately 2.5:1 may be considered for the advancement of plan objectives.



SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	QWAP	Tree Maple	Acer glabrum	4m-5m
	QWAP	Lupinus Maple	Acer glabrum var. Broussonetii	4m-5m
	QWAP	Pacific Flowering Dogwood	Cornus notata var. Saundersiana	4m-5m
	QWAP	Western Red Cedar	Thuja plicata var. 'Fosteri'	2-3m
	QWAP	Mountain Pine	Pinus murrayana var. 'Prostrata'	1-2m
	QWAP	Mountain Purple Birch	Betula glandulosa var. 'Saxicola'	1-2m
	QWAP	Mountain Cedar	Thuja occidentalis	2-3m
Large Shrubs	QWAP	California Lilac	Calceolaria var. 'Nivalis'	1-2m
	QWAP	White Manzanita	Artemisia tridentata var. 'Fosteri'	1-2m
	QWAP	Blue of the Valley Shrub	Penstemon glandulosus var. 'Fosteri'	1-2m
	QWAP	Rock Rose	Phacelia glandulosa var. 'Fosteri'	1-2m
	QWAP	Rock Rose	Phacelia glandulosa var. 'Fosteri'	1-2m
	QWAP	Rock Rose	Phacelia glandulosa var. 'Fosteri'	1-2m
	QWAP	Rock Rose	Phacelia glandulosa var. 'Fosteri'	1-2m
Medium Shrubs	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
Small Shrubs	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
Ground Cover	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
Perennials & Grasses	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m
	QWAP	Shrub Rose	Rosa glauca	1-2m



GROWING MEDIA SOURCE & INSTALLATION TO BE APPROVED BY LANDSCAPE ARCHITECT

ROOT BARRIER WILL BE REQUIRED ADJACENT TO ALL SIDEWALKS AND AT BACK OF CURB

BOULEVARD TREE IRRIGATION SYSTEM MUST BE ON ITS OWN TIMER SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM W/ A DOUBLE CHECK VALVE

IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC & CITY OF VICTORIA.

