

James Bay Condominium Project



CASMAN

PROPERTIES

515 & 519 Rithet Street, Victoria BC



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Casman Properties

Casman Properties believes in the importance of community

Each of our projects are thoughtfully designed to meet the needs and character of their surrounding neighbourhood

Our projects are proudly built by Casman Projects, a Division of the Casman Group of Companies, who have been proudly building neighbourhoods for 40 years

The Casman Team are local construction professionals who combine years of experience with a commitment to quality





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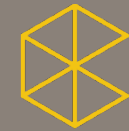
The Property

Property Address:
515 Rithet Street & 519 Rithet Street, Victoria BC

Located between Dallas, Menzies, Niagara and South Turner. Rithet is a local street with the main access from Menzies

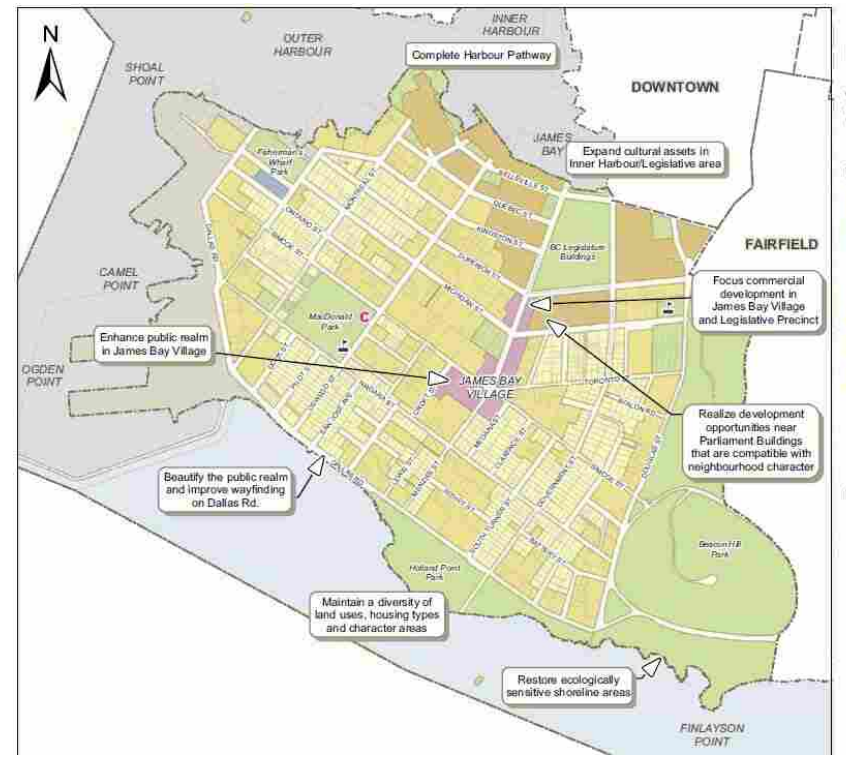
Currently the property has two single family homes





The Property

Current Zoning: R3-2 Multiple Dwelling
OCP Objective: Urban Residential



MAP 26
James Bay
Strategic Directions

- Urban Place Designations***
- Core Inner Harbour/Legislative
 - General Employment
 - Marine Industrial
 - Large Urban Village
 - Urban Residential
 - Traditional Residential
 - Public Facilities, Institutions, Parks and Open Space
 - Working Harbour
 - Marine
- Public Facilities**
- Existing Public School
 - Community Centre



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The Building

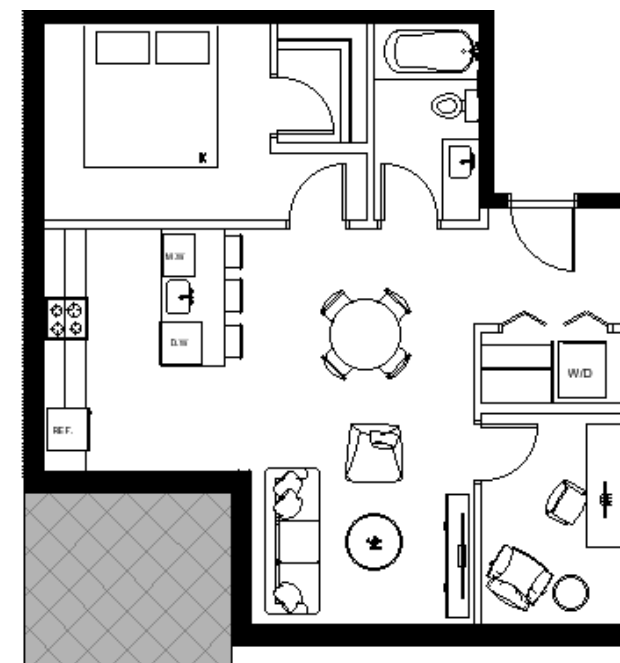
A 4-storey, 18 unit boutique stratified condominium building with no long term rental restrictions

Private entry homes with courtyards on Rithet, along with centralized rooftop patio for residents to garden and gather

Underground parkade with allocated bike parking

UNIT MIX

Unit	Quantity
1 Bedroom	8
1 Bedroom + Den	4
2 Bedroom	2
3 Bedroom	4





The Building

Building Information	Allowed/ Required	Proposed
Zone	R3-2	R3-2
FSR	1.6	1.52
Building Height - Maximum (m)	18.5	13.5
Number of Storeys - Maximum	6	4
Parking Stalls	20.9	22
Surface Bicycle Parking	6	6
Secured Bicycle Storage Stalls	21.3	17*

SETBACKS (m)	Building Level	Allowed/ Required	Planning Supported	Proposed Building	Proposed Balcony	Variance from Supported
North (Street Boundary)	Level 1-3	7.50	3.50	5.15	4.75	-
	L1 Patio		2.00	2.50	-	-
	Level 4		6.00	7.38	4.75	-
South (Rear - 1/2 of Building Height)	Level 1-3	6.88	4.50	4.95	4.50	-
	Level 4		4.50	7.15	4.50	-
West (Side - 1/2 of Building Height)	Level 1-3	6.88	4.00	5.80	5.80	-
	Level 4		7.00	7.12	7.00	-
East (Side - 1/2 of Building Height)	Level 1-3	6.88	3.00	3.20	3.20	-
	Level 4		3.00	4.33	4.20	-



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The Exterior

While taking inspiration from neighbouring properties on Rithet, the exterior will feature clean lines, along with white paneling, obscure balcony glazing, and wood tone textured accents





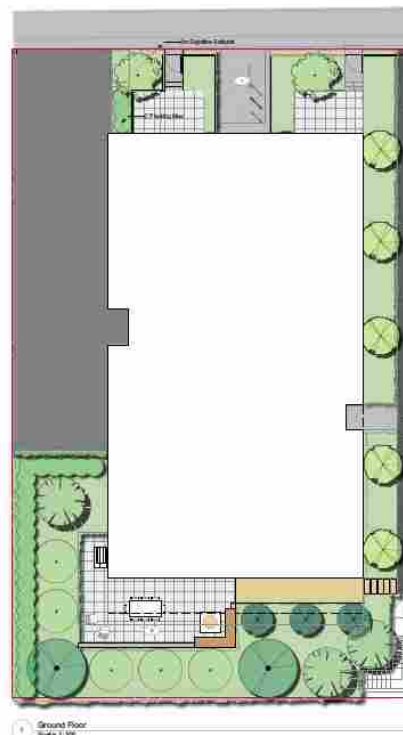
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The Exterior Landscaping

The landscaping will include trees, shrubs and hedges along the property for added privacy

Hardscape will consist of decorative cast in place concrete and concrete paving stones

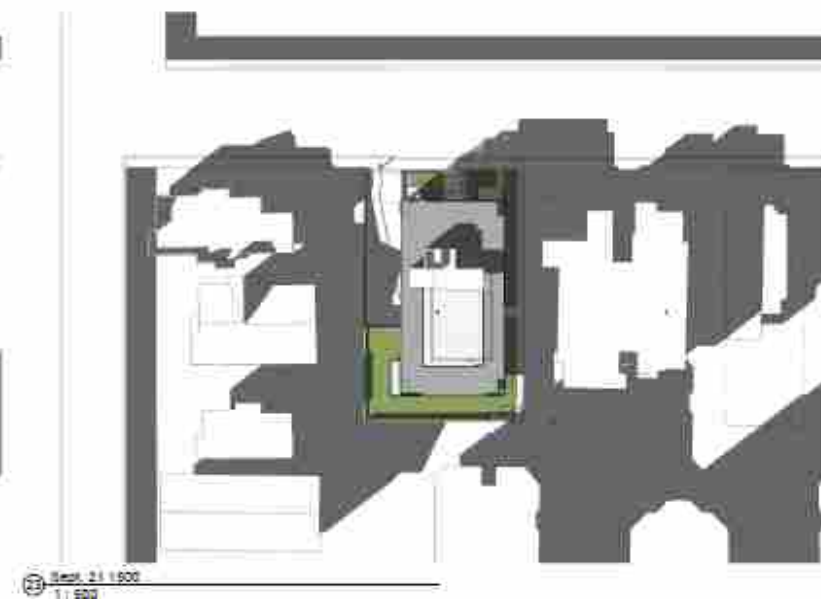
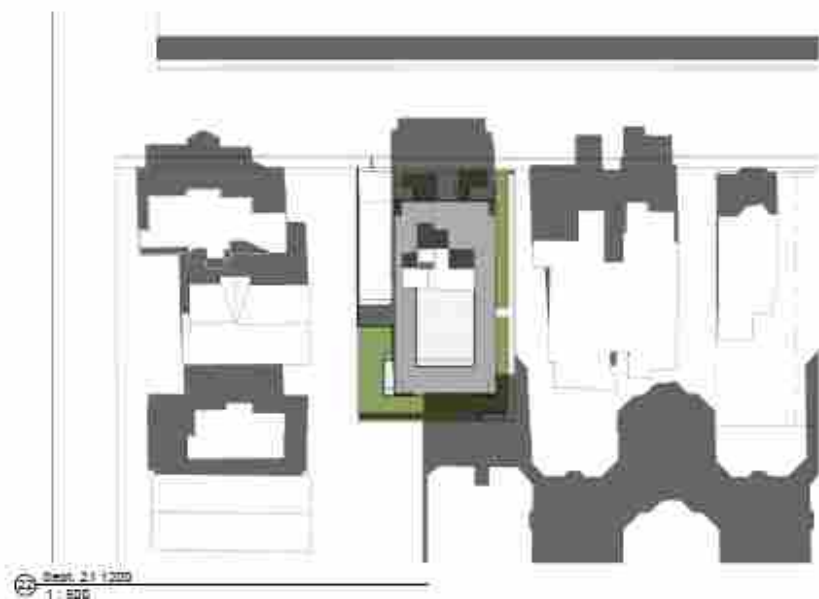
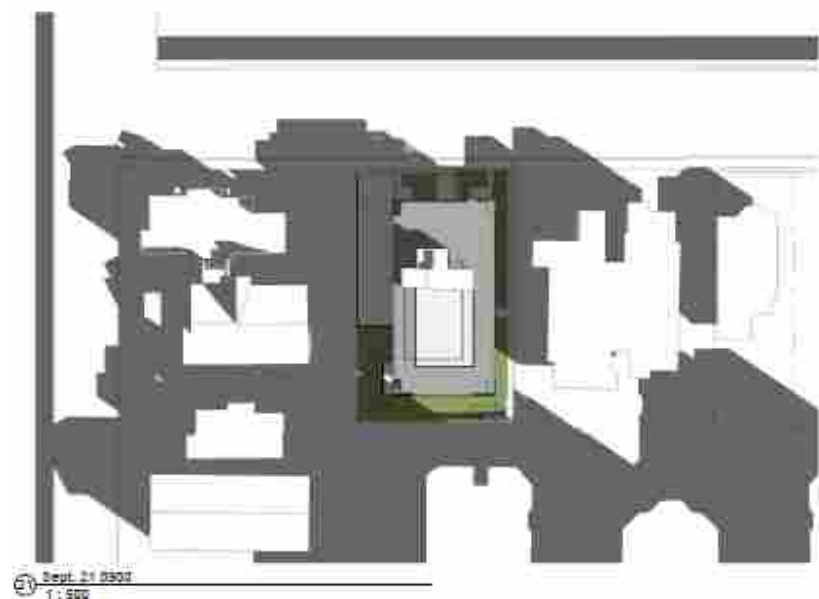
The roof top amenity space will provide an area for residents to gather, enjoy the outdoors and garden. This is especially important for the units where unit outdoor space is limited





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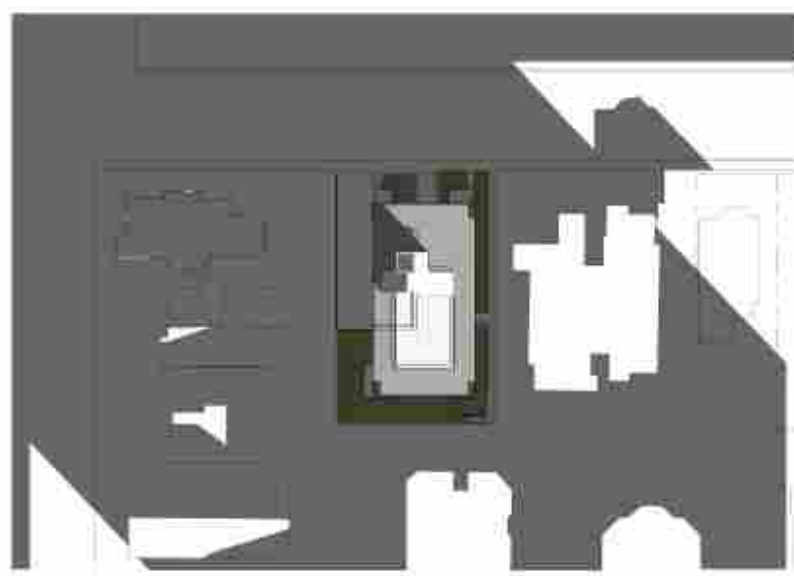
Shadow Study





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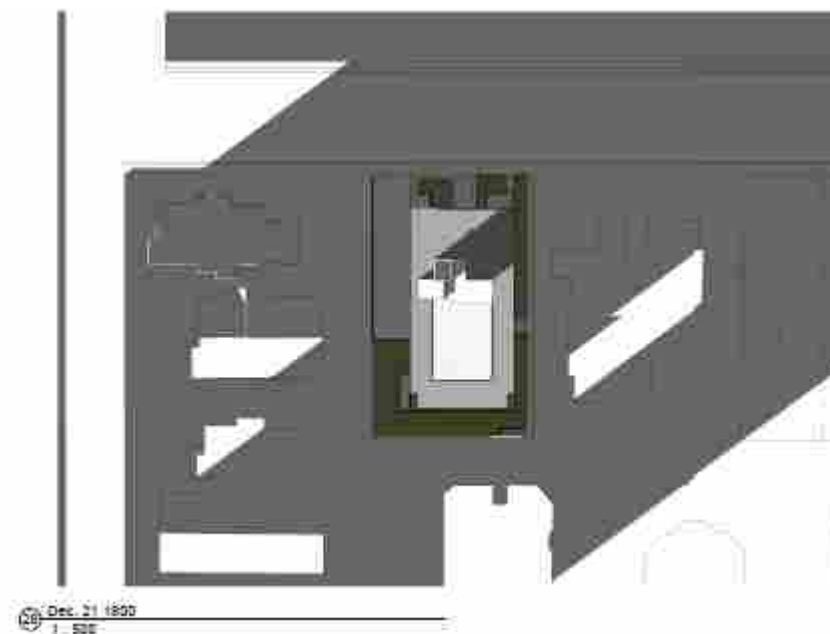
Shadow Study

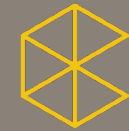




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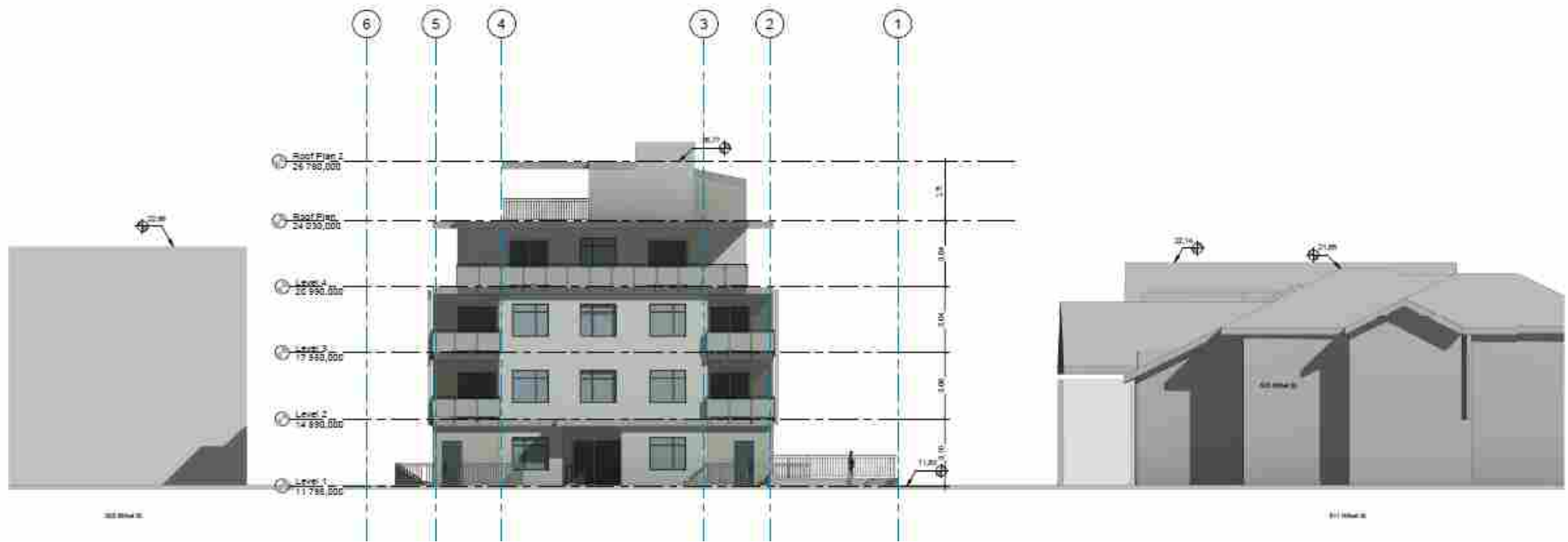
Shadow Study





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James Bay Condominium Project & Community Integration





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Housing Opportunity

Currently there is very little inventory for sale in James Bay

With the proposed building offering 18 units ranging in size and price point, the new proposed James Bay Condominium would provide housing opportunities for 30-40 residents

Casman's Rithet Street project offers a variety of unit sizes and configurations

This means that first time home buyers have an opportunity for home ownership in James Bay

Additionally long time James Bay residents living in single family homes provides the opportunity to downsize into single level living

	CURRENT 515 & 519 Rithet St	PROPOSED 515/ 519 Rithet St	ADDITON to James Bay Housing Stock
Homes	2	18	16
Livable Real Estate (SF)	2450	12866	10416
Bedrooms	4	28	24
Residents	4	30-40	26-36