

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 its surrounding neighbourhood

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

The Casman Team are local construction professionals who combine years of experience with a commitment to quality. Our most recently completed Casman Properties Project, Cameo featuring Star Cinema in Sidney, was awarded the 2022 Vancouver Island Construction Association – Project of the Year!





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The Property

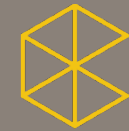
Property Address:
515 Rithet Street & 519 Rithet Street, Victoria BC

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 homes do not have Heritage Designation. 515 and 519 Rithet are temporarily occupied by close associates of the Owner and therefore no occupants are being displaced through this project.



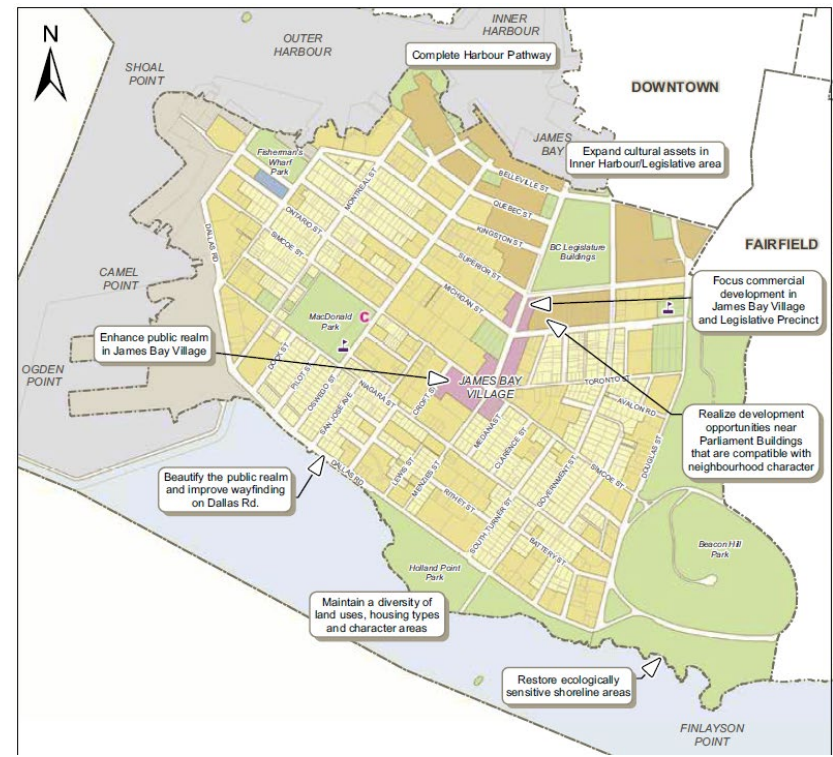
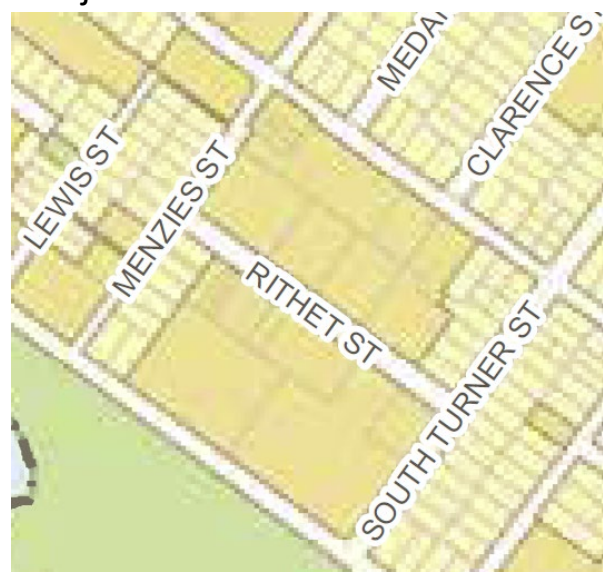
PHOTO 6 - RITHET PROJECT SITE



The Property

Current Zoning: R3-2 Multiple Dwelling (allows for 6 storey)

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



The Building

A 5-storey, 16 unit boutique stratified condominium building with no age or long term rental restrictions.

Comfortable and livable family friendly homes of various sizes throughout the building and additional exterior entries for the courtyard ground level homes.

A rooftop patio, inset from the perimeter, provides outdoor space for residents to relax, grill, dine, gather, and build community while enjoying Victoria's climate.

Underground parkade with EV ready vehicle parking and sufficient allocated bike parking accommodating multiple bicycle types and securely house multi modes of transportation.

UNIT MIX

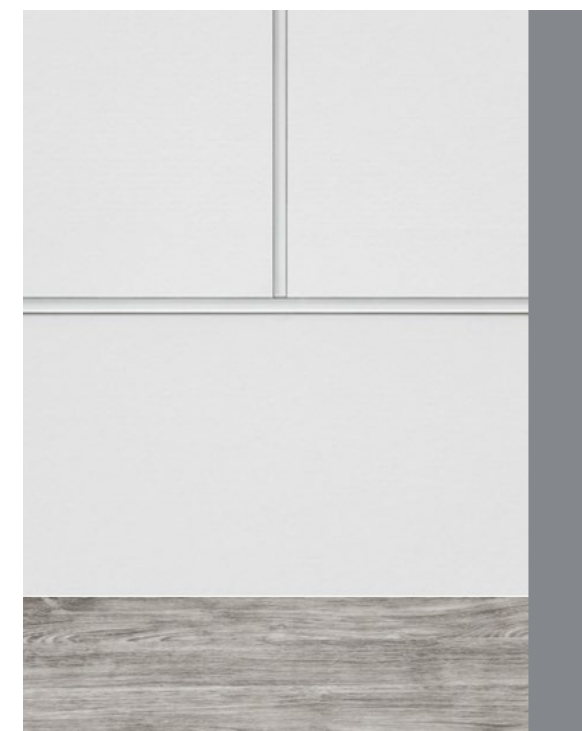
Unit	Quantity
1 Bedroom	3
1 Bedroom + Den	3
2 Bedroom	3
2 Bedroom + Den	2
3 Bedroom	4
3 Bedroom + Den	1
Total Homes	16



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The Exterior

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





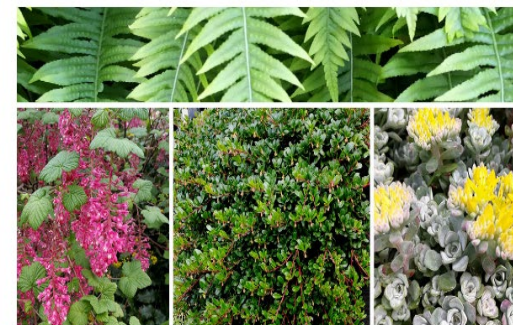
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The Exterior Landscaping

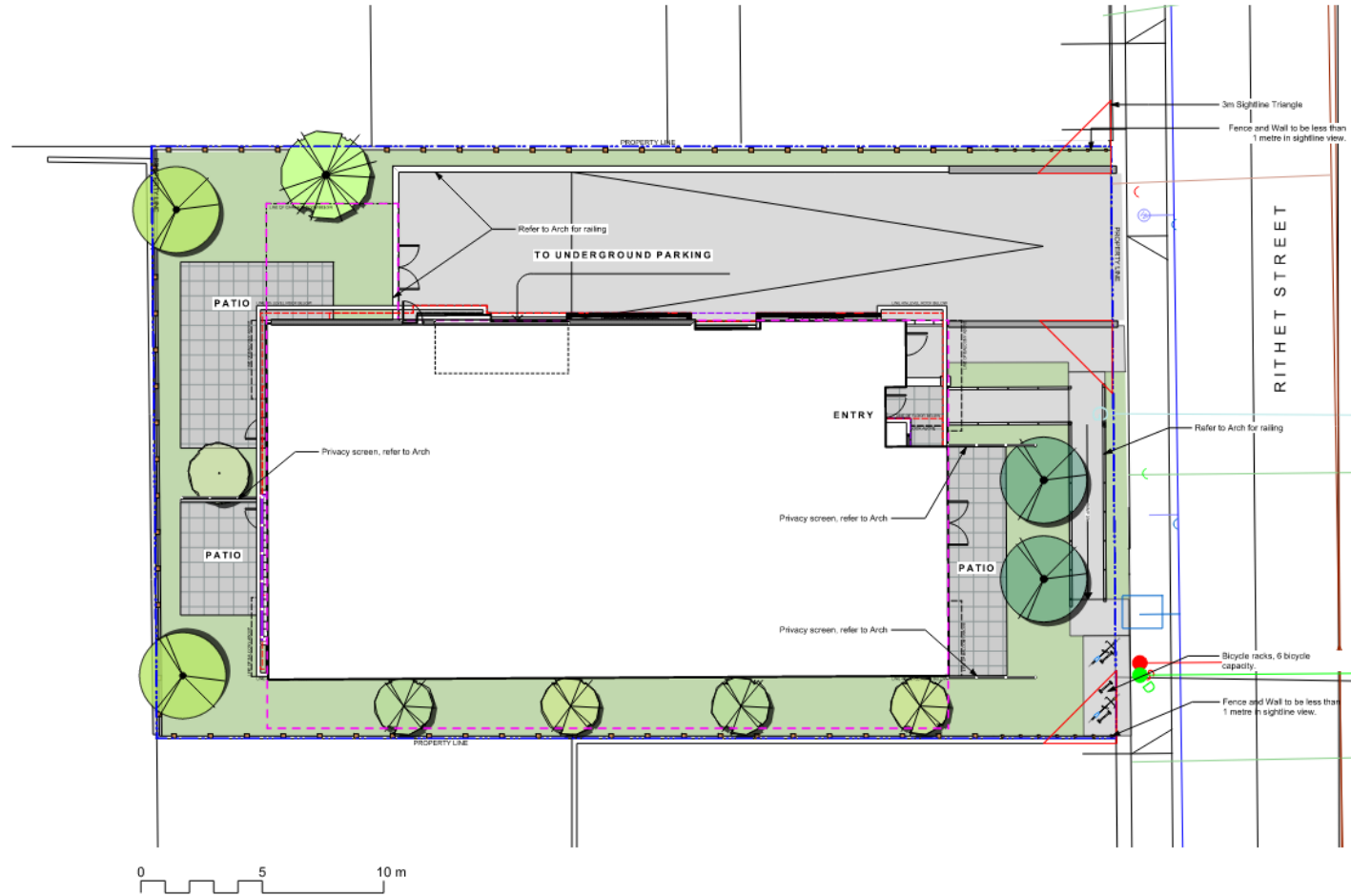
The landscaping will include trees, shrubs and hedges along the property for added privacy

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 dine. This is especially important for the units where unit outdoor space is limited.



The Exterior Landscaping - Materials Plan















LINE TYPE LEGEND

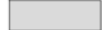

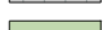



	Property line
	Extent of Roof, above
	Extent of Parkade, below
	Existing Grade (from Survey)

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

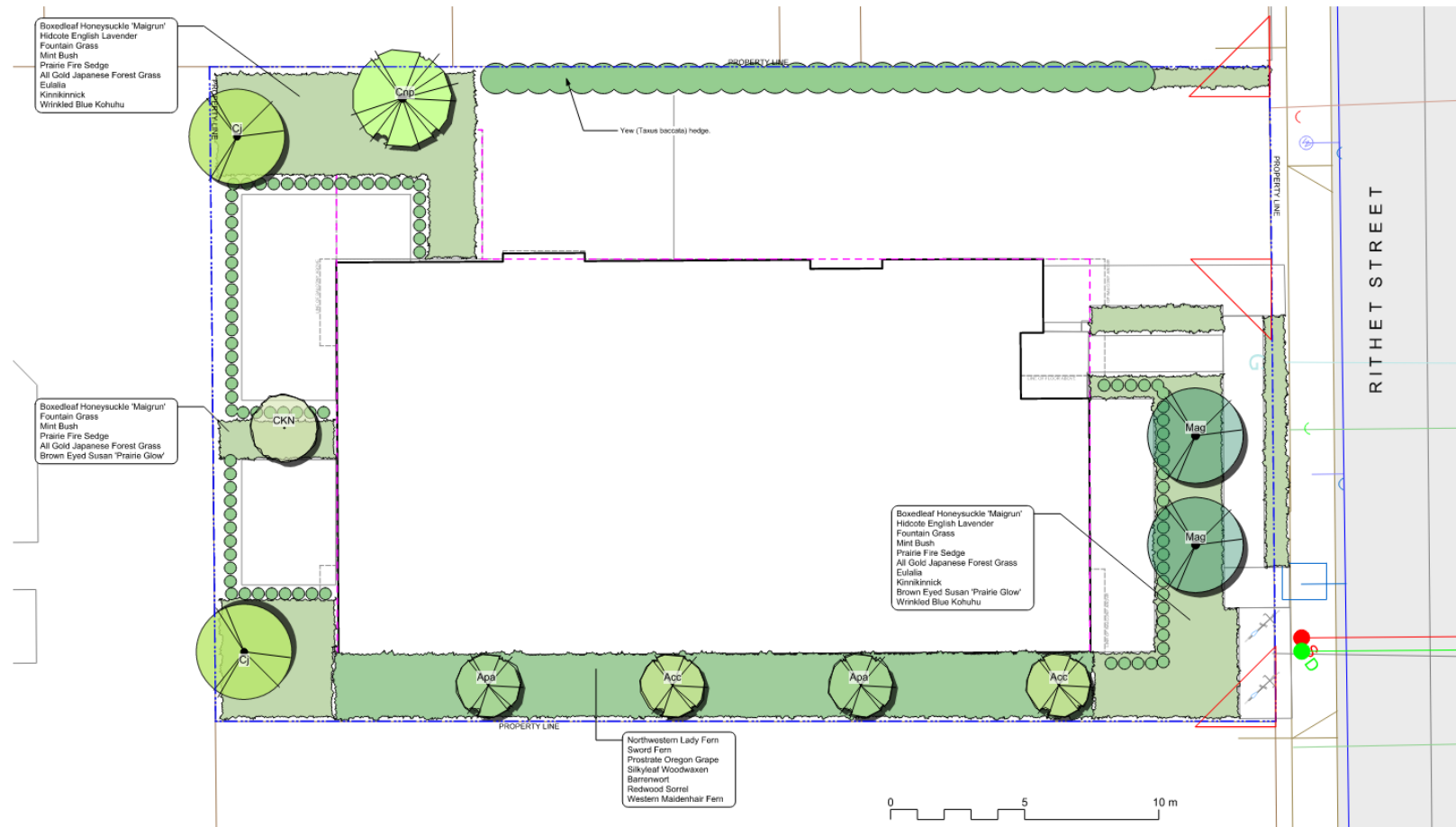
MATERIALS LEGEND

	CIP Concrete, Broom Finish. Tooled Joints @ 2.0m grid
	Unit Paving On Slab - 18"x18" HydraPressed slab, Abbotsford Concrete Texada. Colour: Shadow
	Growing medium, depth varies. Limit max. depth per Structural Drawings
	Hedge
	Wood Fence - 1800 mm height unless otherwise noted
	Cast in place concrete wall, 200mm thick, reinforced CIP concrete wall, smooth-rubbed finish.

SITE FURNISHINGS LEGEND

	Bicycle Rack, 2 bicycle capacity each
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The Exterior Landscaping - Planting Plan





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Shadow Study

MARCH 21ST

10 AM



12 PM



2 PM



4 PM





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Shadow Study

JUNE 21ST

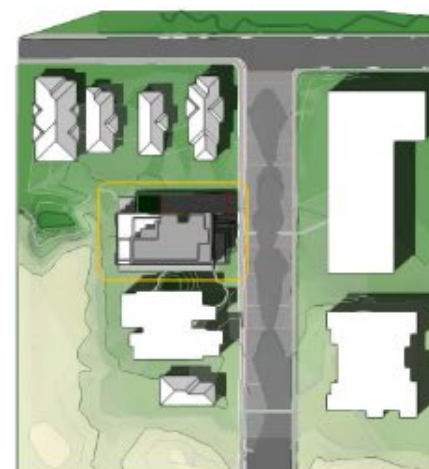
10 AM



12 PM



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4 PM





CASMAN
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Shadow Study

DECEMBER 21ST

10 AM



12 PM



2 PM



4 PM



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 16 units, the new James Bay Condominium would provide housing opportunities for what will likely result in 20-40 residents

Casman's Rithet Street project offers a variety of unit sizes and configurations ranging in size from 500 sf one bedrooms to larger family friendly homes

This means that first time home buyers have an opportunity for home ownership in James Bay and additionally long time James Bay residents living in single family homes have the opportunity to downsize into single level accessible homes of various sizes.

	CURRENT 515 & 519 Rithet St	PROPOSED 515/ 519 Rithet St	ADDITON to James Bay Housing Stock
Homes	2	16	14
Livable Real Estate (SF)	2450	15000	12550
Bedrooms	4	31	27
Residents	3	22-36	19-33