
Advisory Design Panel

Memorandum

To: Advisory Design Panel
From: Graeme Buffett
Re: 713 St Patrick Street

Hello Design Panel Members

The September 1, 2020 meeting of the Advisory Design Panel includes a review of a proposed multi use building consisting of ground floor retail / commercial space with multi-unit residential dwellings on the second and third floors for a total of six residential units. The proposal would replace the single storey commercial building that currently occupies the site. The new building takes design cues from the surrounding neighbourhood, referencing the more traditional forms with a peaked roof design, cement board siding resembling board and batten cladding, and stone base.

Variances are requested to accommodate additional height and reduced on-site parking as follows:

Zoning Bylaw Section(s)	Required	Requested	Variance
9.2.5.(2)(b)(i) Maximum Building Height	7.32 m (24 ft)	10.30 m (34 ft)	2.98 m (10 ft)
9.2.5.(2)(b)(ii) Maximum Occupiable Height	4.60 m (15 ft)	6.71 m (22 ft)	2.11 m (7 ft)

Note: Imperial measurements are approximate and provided for convenience only.

Parking Facilities Bylaw Section(s)	Required	Requested	Variance
A.3 Number of Spaces Required	21 Spaces	4 Spaces	17 Spaces

The proposal should be considered in context with the Commercial and Mixed Use Development Permit Area policies of the Oak Bay Official Community Plan (OCP). A review of the application as it pertains to the OCP policies and guidelines results in the following:

Site Planning and Building Guidelines

- *Design and build new development to contribute to the cohesion, visual identity and the quality of streetscapes, particularly when adjacent and nearby buildings are similar to each other in scale, proportion, rhythm, and pattern, per the following design measures:*
 - *incorporate building elements that are complementary, such as street walls, façade rhythm, and horizontal cornice lines.* The proposal references traditional house styles present in the neighbourhood by utilizing a peaked roof with gables, cement board applied in a board and batten style, and stone base. These elements reference common architectural elements from the arts and crafts style.
 - *add interest to the streetscape through variations in building height, rooflines and massing.* The building height is broken up by incorporating varying roof lines, with gables peaks and end walls and flat roofed dormers with parapets to conceal roof equipment from view.
 - *contribute to both streetscapes if the building is located on a corner site.* The design uses high quality materials consistent on all sides of the building including both the St. Patrick Street and Central Avenue elevations. Glass canopies are also present on these elevations which make the building more inviting to passing pedestrians.
- *Locate and design the building massing to:*
 - *provide a transition between the form, character and scale of the surrounding neighbourhood and the character of commercial areas or arterial and collector roads that are close to or adjacent to the property being developed.* The building design pays close attention to the traditional styles present in the neighbourhood and continues that character. While the scale is larger than the single family dwellings or other buildings in the area, the scale of the building is transitional and appropriate for a commercial site at a corner that is designated for mixed uses.
 - *provide variations in height, massing and rooflines on larger buildings to create visual interest.* The massing is broken up with the use of gables, flat roofed dormers and inset balconies.
 - *respect the privacy of adjacent properties.* Vegetative screening, fencing and parking screens all work to maintain privacy on the ground floor facing neighbouring properties. At higher elevations, vegetative screening will grow to help mitigate impacts to privacy.

-
- *limit shadowing of public outdoor use areas and adjacent residential properties.*

A shadow study indicates that while some shadowing will be present, the situation would be similar with a two storey building, which is permitted in the zone.
 - *follow passive solar siting principles to reduce the energy needed for lighting and heating, e.g., penetration of sunlight and natural light into interior spaces.* The south facing roof slope is pre-configured for future photovoltaics. Detailed information respecting passive solar siting has not yet been provided.
 - *retain prominent views of nearby or distant landscape features from public spaces.*

No prominent views are impacted.
 - *For buildings over two storeys, use setbacks and/or terracing above the second level to reduce massing impacts on the street, to allow sunlight penetration, and to retain the scale of Oak Bay's commercial areas.* On the second floor, corners are cut back for balconies, and the third floor gables help to reduce massing. The longest façade along Central Avenue is south facing, thereby has little impact on sunlight reaching the busier pedestrian area.
 - *Provide outdoor spaces that are accessible to the public and complementary to the uses of the building, e.g., outdoor eating areas, plazas, courtyards. Encourage the inclusion of public art in these outdoor spaces.* The proposal has a strong interface with the public realm incorporating seating, benches and canopy trees.
 - *Apply Crime Prevention through Environmental Design (CPTED) principles to building and site design, balancing these with objectives related to landscaping.* The building is highly visible and generally adheres to CPTED principles.
 - *Finish building elevations visible from the street to the same standard as the street façade and provide visual interest.* The building is generally finished to a consistent standard on all sides.
 - *Use sustainable building practices and technologies such as water and energy conservation, waste reduction, reduction of greenhouse gas emissions, solar panels, geothermal energy and other emerging systems.* Modern building practices will be used, BC Energy Step Code standards are required to be met, and the south roof will have the option for solar panels. Detailed information respecting sustainable building practices has not yet been provided.
 - *Incorporate planted roofs and roof-top gardens on buildings for use by residents.* Planter boxes are incorporated into the second floor unit balconies.
 - *Provide charging stations for electric vehicles and secured storage for bicycles.* The applicant proposes to provide electric bicycles for resident use, and indicates parking spaces will be

wired for EV charging. No specific details have been provided to date and discussion will continue with staff. A requested parking variance would reduce the number of on site parking spaces provided from the required 21 spaces to 4 spaces. Detailed information respecting bicycle supply and EV charging has not yet been provided.

- *Screen roof-top mechanical and ground-level equipment from views in a manner that is consistent with the architectural design of the building, and so as not to cause visual, noise or vibration impacts on project residents or adjacent residential lots.* Roof mounted mechanical equipment is screened by a roof parapet and will not be visible.
- *Locate commercial uses at street level with a maximum amount of glazing on the façade at this level and with well-defined entries oriented towards the dominant street.* Street level commercial spaces are clearly defined and inviting, with significant glazing along both frontages.
- *Address potential conflicts between commercial and residential uses through design features such as physical separation of uses, noise and visual barriers, and mechanical systems to address air quality.* Commercial and residential uses are accommodated on separate floors within the building. Vegetative screening is utilized, mechanical elements are screened, and the parking area is screened. Fencing is also used to buffer potential conflicts between the building and adjacent properties.
- *Minimize the visual, noise and traffic impacts of commercial activity on the surrounding neighbourhood.* The design of the building is generally complimentary to the existing styles present. Mechanical areas are screened and generally noise issues are not anticipated.

Landscape Guidelines

- *Design the site layout and building locations to:*
 - *retain and conserve as much natural vegetation, rock outcrops, existing hydrology, and unique site features as possible, including Garry Oaks, other large trees, and significant vegetation.* The site is not in a naturalized condition. New canopy trees and other plantings would be added.
 - *respect the existing topography, minimizing the need for cut and fill, major blasting, or tall retaining walls.* The site is relatively flat, tall retaining walls are not necessary and major blasting is not anticipated at this time. No major changes to existing topography are necessary.

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- *Use low impact development practices such as the following:*
 - *maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character.* A rainwater management plan is under review, and the applicants propose to reduce paved surface as much as possible and incorporate trees and planting areas.
 - *reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass.* Permeable pavers are utilized.
 - *use bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas.* Bioswales and rain gardens are not currently proposed but a stormwater management system will be used.
 - *use rainwater collection/re-use systems that collect rainwater for irrigation.* A stormwater management system is proposed for the site.
 - *Use native, low maintenance (drought resistant, low water requirement) concepts in landscape plans.* The proposal would increase the tree canopy and plantings on site, with the proposed plantings currently under review.
 - *Make sites accessible to people of all abilities through the use of universal design principles.* Buildings will be accessible.
 - *Consider energy efficiency and conservation in landscape design, e.g., provide shade in summer, moderate wind, allow sunlight and daylight into buildings.* Window sizes are generous to allow ample sunlight without being excessive which could lead to heating issues. Landscaping will provide shade and help to moderate wind once mature. Energy efficiency and species selection for canopy trees is under review.
 - *Incorporate outdoor amenities such as benches, courtyards, food gardens, dog relief areas, and recreation facilities to provide opportunities for residents to socialize and to contribute to a sense of community.* The applicant will provide additional street seating and public areas to congregate.

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- *Consider landscape screening of surface parking areas and service areas where necessary to reduce impacts on neighbouring residences and the public realm. Three new canopy trees line the parking area which is accessed via Central Avenue and is not visible from St. Patrick Street. The parking area itself is located at ground level underneath the second floor. Pillars and a screen will further obscure views of the parking area reducing the visual impact from neighbouring properties and across the street.*
 - *Locate refuse and recycling container areas where they are accessible to residents and to container pick-up trucks, screened with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets. Refuse and recycling areas are internal to the site, located along the north elevation. A fence will screen the access doors from view.*
 - *Select light fixtures based on dark sky principles, e.g., shielded to direct light downward only. Dark sky principles will be adhered to.*

If you have any questions regarding the above, please feel free to contact me at

gbuffett@oakbay.ca.

Yours truly,

Graeme Buffett
Planner
District of Oak Bay



Photo Credit: Gloria Back

8.3.3 Commercial and Mixed Use Development Permit Area

.1 Designation

Areas designated Oak Bay Village, Secondary Village, Corner Commercial, and Specialized Commercial on Schedule H: Commercial and Mixed Use Development Permit Area (DPA) are designated Commercial and Mixed Use Development Permit Areas (DPAs) pursuant to the following:

1. *Local Government Act* Section 919.1(1) (f) for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development
2. *Local Government Act* Sections 919.1(1) (h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

.2 Justification

Commercial and Mixed Use development in Oak Bay will expand the amount of commercial space, mostly in existing commercial areas, and provide more residential use above commercial to increase the vitality of these areas and the viability of businesses. This DPA provides guidelines to promote development that reflects the unique character of Oak Bay's commercial areas, incrementally replacing aging buildings. This will strengthen Oak Bay as a complete community, increasing support for local shops and services, and enhancing the viability of active transportation and public transit.

.3 Objectives

The objectives of the Multi Unit Residential Development Permit Area are to promote developments and redevelopments that accomplish the following:

1. support a sustainable and compact community
2. respect and enliven the character and streetscape of commercial areas and contribute to the neighbourhood sense of place
3. provide housing diversity to meet the changing needs of residents
4. provide landscapes that include vegetation and rainwater management
5. support safe pedestrian access and accessibility
6. consider the impacts of new construction on adjacent residents

.4 Application

As provided in section 920(1) of the Local Government Act, the following activities must not occur within this DPA except to the extent that there is an exemption for the activity under 8.3.3.5 or the owner has first obtained a development permit:

1. land must not be subdivided
2. construction of, addition to or alteration of a building or other structure must not be started
3. land or a building or other structure on that land, must not be altered.

.5 Exemptions

Development permits are not required in the Commercial and Mixed Use Development Permit Area for the following:

1. interior renovations
2. an exterior renovation that does not alter the form or character of the building
3. an exterior addition with less than 10 square metres of floor area
4. an accessory building with less than 10 square metres of floor area

.6 Site Planning and Building Guidelines

1. Design and build new development to contribute to the cohesion, visual identity and the quality of streetscapes, particularly when adjacent and nearby buildings are similar to each other in scale, proportion, rhythm, and pattern, per the following design measures:

- incorporate building elements that are complementary, such as street walls, façade rhythm, and horizontal cornice lines
 - add interest to the streetscape through variations in building height, rooflines and massing
 - contribute to both streetscapes if the building is located on a corner site
- 2.** Locate and design the building massing to:
 - provide a transition between the form, character and scale of the surrounding neighbourhood and the character of commercial areas or arterial and collector roads that are close to or adjacent to the property being developed
 - provide variations in height, massing and rooflines on larger buildings to create visual interest
 - respect the privacy of adjacent properties
 - limit shadowing of public outdoor use areas and adjacent residential properties
 - follow passive solar siting principles to reduce the energy needed for lighting and heating, e.g., penetration of sunlight and natural light into interior spaces
 - retain prominent views of nearby or distant landscape features from public spaces
 - 3.** For buildings over two storeys, use setbacks and/or terracing above the second level to reduce massing impacts on the street, to allow sunlight penetration, and to retain the scale of Oak Bay’s commercial areas.
 - 4.** Provide outdoor spaces that are accessible to the public and complementary to the uses of the building, e.g., outdoor eating areas, plazas, courtyards. Encourage the inclusion of public art in these outdoor spaces.
 - 5.** Apply Crime Prevention through Environmental Design (CPTED) principles to building and site design, balancing these with objectives related to landscaping.
 - 6.** Finish building elevations visible from the street to the same standard as the street façade and provide visual interest.
 - 7.** Use sustainable building practices and technologies such as water and energy conservation, waste reduction, reduction of greenhouse gas emissions, solar panels, geothermal energy and other emerging systems.
 - 8.** Incorporate planted roofs and roof-top gardens on buildings for use by residents.
 - 9.** Provide charging stations for electric vehicles and secured storage for bicycles.
 - 10.** Screen roof-top mechanical and ground-level equipment from views in a manner that is consistent with the architectural design of the building, and so as not to cause visual, noise or vibration impacts on project residents or adjacent residential lots.

- 11.** Locate commercial uses at street level with a maximum amount of glazing on the façade at this level and with well-defined entries oriented towards the dominant street.
- 12.** Address potential conflicts between commercial and residential uses through design features such as physical separation of uses, noise and visual barriers, and mechanical systems to address air quality.
- 13.** Minimize the visual, noise and traffic impacts of commercial activity on the surrounding neighbourhood.

.7 Landscape Guidelines

- 1.** Design the site layout and building locations to:
 - retain and conserve as much natural vegetation, rock outcrops, existing hydrology, and unique site features as possible, including Garry Oaks, other large trees, and significant vegetation
 - respect the existing topography, minimizing the need for cut and fill, major blasting, or tall retaining walls
- 2.** Use low impact development practices such as the following:
 - maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character
 - reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass
 - use bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas
 - use rainwater collection/re-use systems that collect rainwater for irrigation
- 3.** Use native, low maintenance (drought resistant, low water requirement) concepts in landscape plans.
- 4.** Make sites accessible to people of all abilities through the use of universal design principles.
- 5.** Consider energy efficiency and conservation in landscape design, e.g., provide shade in summer, moderate wind, allow sunlight and daylight into buildings.
- 6.** Incorporate outdoor amenities such as benches, courtyards, food gardens, dog relief areas, and recreation facilities to provide opportunities for residents to socialize and to contribute to a sense of community.
- 7.** Consider landscape screening of surface parking areas and service areas where necessary to reduce impacts on neighbouring residences and the public realm.

8. Locate refuse and recycling container areas where they are accessible to residents and to container pick-up trucks, screened with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.
9. Select light fixtures based on dark sky principles, e.g., shielded to direct light downward only.
10. Do not install flashing lights, neon signs and similar bright lights, except in Oak Bay Village.

.8 Additional Guidelines for Specialized Commercial Areas

In addition to applicable Guidelines set out in section 8.3.3.6 and 8.3.3.7, in the case of land shown as “Specialized Commercial DPA” on Schedule H: Commercial and Mixed Use DPA, the following guidelines are applicable:

1. Design the site’s vehicular circulation and parking to be efficient for all types of vehicles, with a layout that discourages speeding, providing safe pedestrian routes from parking lots to building entrances.
2. Design the landscape to retain, and if possible to increase, the tree canopy on the site.
3. Design the front yard landscape to include a significant proportion of vegetation, and design fences to allow views into the property.
4. Locate and design directional signs and any similar features to be low profile, ground-oriented and externally lit with low intensity fixtures accentuated by landscaping.

GENERAL

This form MUST BE COMPLETED and submitted with your package for the Advisory Design Panel.

Property Address _____ Date _____

MATERIALS AND COLOURS

ITEM	MATERIALS	COLOURS
WINDOWS		
Windows	Black vinyl double glazed residential window units Black anodized alum shopfront windows	Black Black
DOORS		
Exterior Doors	Black anodized alum shopfront doors Charcol painted steel doors and frames Black vinyl outswing residential french doors	Black Charcol Black
Garage Doors	N/A	
Accessory Building	N/A	
TRIM		
Doors	Cement based, paint grade smooth building trim boards	White
Windows	Cement based, paint grade smooth building trim boards	White
ROOF		
Roofing	Grey and Black textured two tone aphalt roof shinlges	IKO- Cambridge Charcoal Grey or sim.
Flashing	Black, Charcol Grey, and White to match adjacent surfaces	Black, Charcol Grey, and White
Fascia	Double cement based, paint grade smooth fascia boards	white
Soffit	Solid surface alum panel with perimeter vent strips	white
SIDING		
Exterior Cladding	Charcol and White stone textured stucco Horizontal factory prefinished cement board siding	Charcol and white, see elev. Evening Blue
Stone / Rock Cladding	Field stone face, sawn K2 natural stone veneer, or sim	Vancouver island stone source
HARD SURFACES		
Driveway	Rectangular precast concrete unit pavers	Dark grey matrix
Walkway	Ashlar rectangular precast unit pavers	Warm natural colour matrix /grey & tan
Patio	N/A	
FENCE		
Fencing	Painted wood fence, see elevations	White with Evening Blue accents
LIGHTING		
Exterior	recessed LED soffit downlighting,	
Landscape	N/A	

ATTACH SAMPLES TO REVERSE SIDE

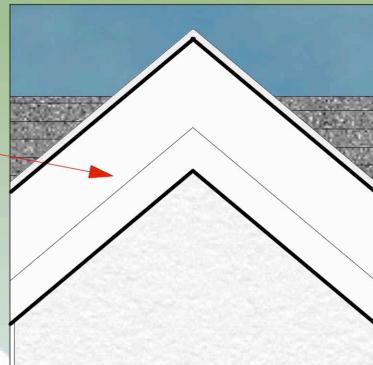
SAMPLE MATERIALS

Colour Name / Description

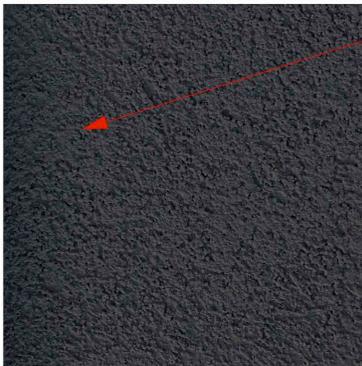


Grey and Black heavy duty textured two tone asphalt roof shingles

Smooth faced painted twin fascia board to main roof overhangs

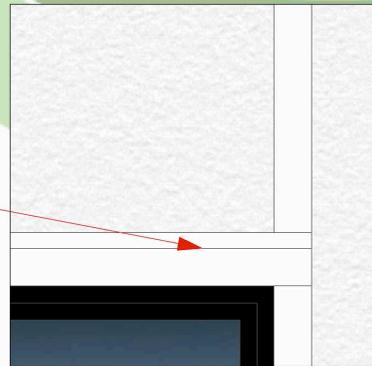


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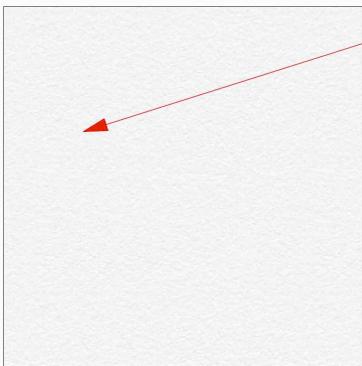


Carbon grey stone dashing stucco face to contrast colour locations

Smooth face painted building trim boards to gable walls, and window surrounds



Colour Name / Description

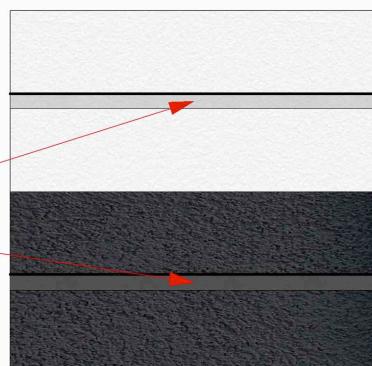


Cement based smooth textured white stucco wall finish

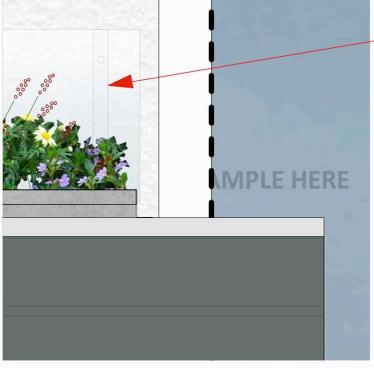
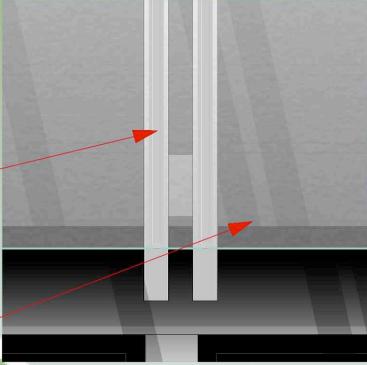
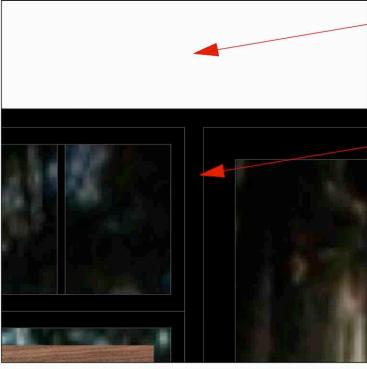
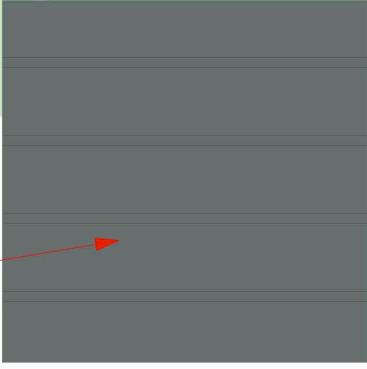
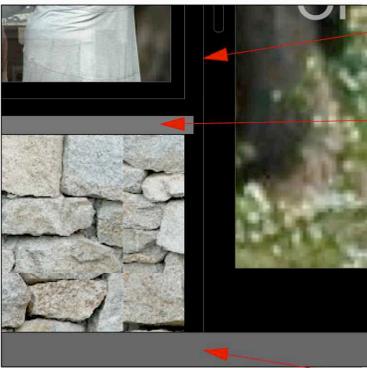
Integral control joints within stucco field:

White stucco - galvalume reveals if req'

Charcol Stucco - dark grey reveals where shown - see elevations



SAMPLE MATERIALS

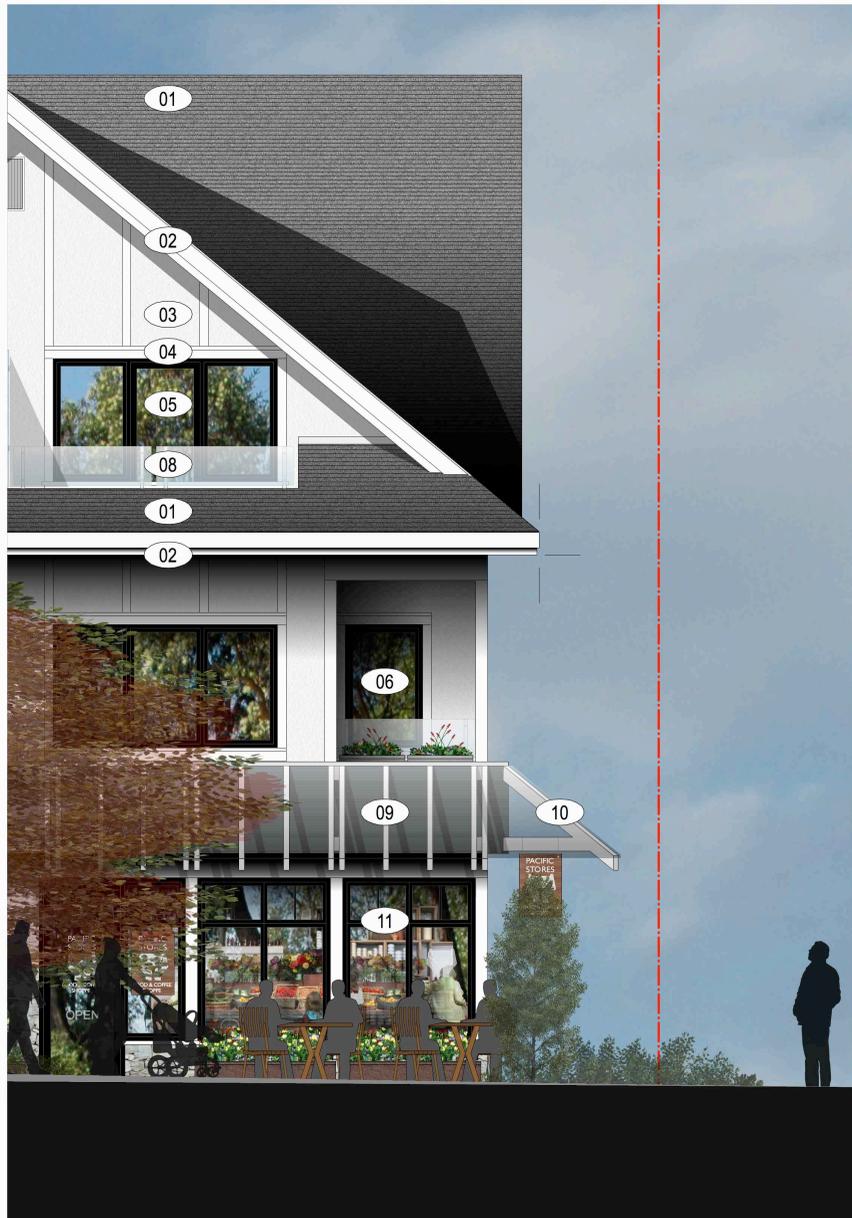
	Colour Name / Description	
	<p>Tempered glass and anodized alum balcony railing to 1100mm above decking</p> <hr/> <p>White powder coated Alum fabricated canopy support frames</p> <hr/> <p>Tempered glass dimpled finish canopy to commercial shop fronts</p>	
	<p>Smooth face painted building trim boards to cols, balconies and locations shown</p> <hr/> <p>Black vinyl double glazed window units with integral operators and screens</p> <hr/> <p>Horizontal siding, factory prefinished to building canopy band with recessed lighting soffit: Evening Blue</p>	
	<p>Black anodized alum shop front door and window assemblies to grd floor</p> <hr/> <p>Cast coping stones as water table to top of stone veneer</p> <hr/> <p>Thin face adhered natural stone veneer facing (K2 stone or similar)</p> <hr/> <p>Elastomeric paint finish to exposed concrete structure / features</p>	

713 St. Patrick Street
713 St. Patrick Street, Oak Bay, British Columbia

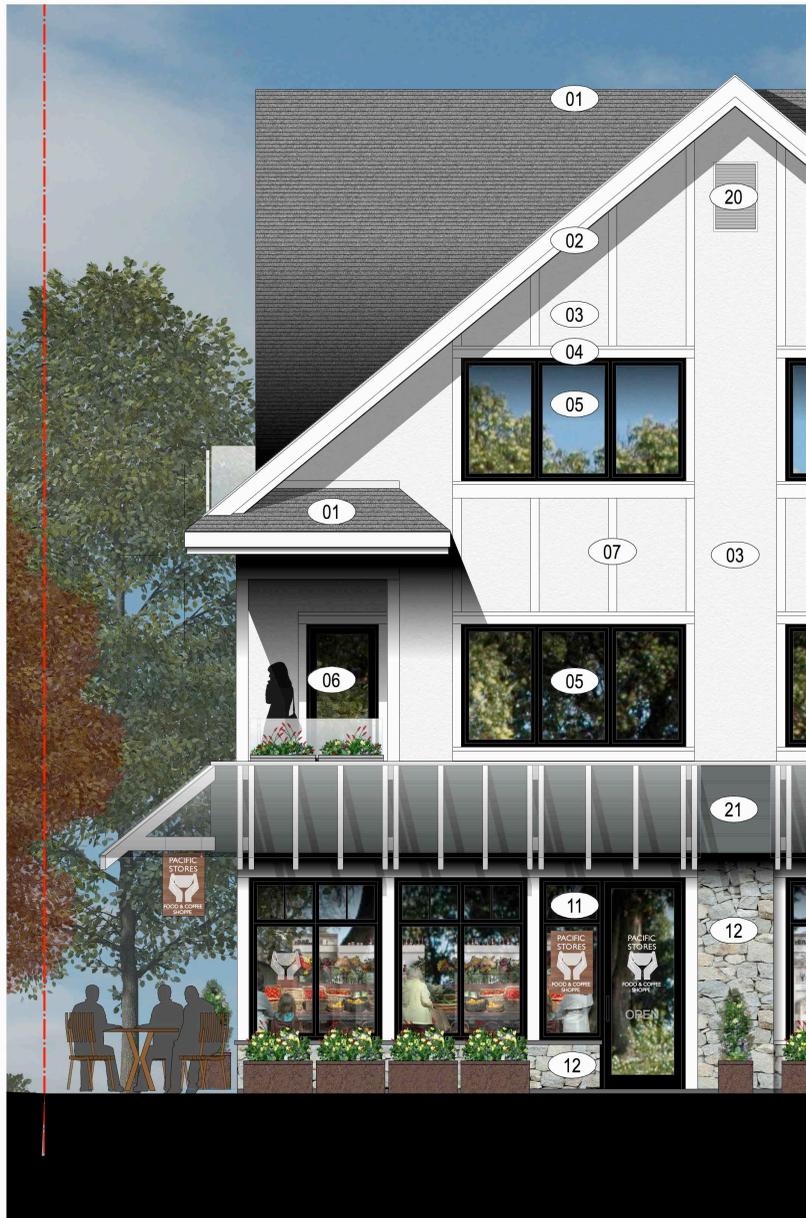
Hillel Architecture inc

Central Stores Building 697 St. Patrick Street Victoria BC V8S 4K1 1.250.993.9198

rev	date	description	author	checked by
01	April 30, 2020	Receiving Submission		
02	November 19, 2019	Receiving Package		
03	January 23, 2019	Preliminary Drawings		
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- ### Finishes Legend
- 01 IKO Cambridge Charcol Grey and Black textured two tone asphalt roof shingles
 - 02 Smooth faced painted twin fascia board to main roof overhangs
 - 03 Cement based smooth textured white stucco wall finish
 - 04 Colour matched window head and sill flashing complete with end dams
 - 05 Black vinyl double glazed window units with integral operators and screens
 - 06 Black vinyl outswing french door to private decks
 - 07 Smooth face painted building trim boards to cols, balconies and locations shown
 - 08 Tempered glass and anodized alum balcony railing to 1100mm above decking
 - 09 Tempered glass dimpled finish canopy to commercial shop fronts
 - 10 White powder coated Alum fabricated canopy support frames
 - 11 Black anodized alum shop front door and window assemblies to grd floor
 - 12 Thin face adhered natural stone veneer facing (K2 stone or similar) features
 - 13 Black vinyl fixed glazing units to public exit stairs for natural day lighting
 - 14 Carbon grey stone dashing stucco face to contrast colour locations
 - 15 Integral control joints within pebbled dashed stucco field, contrast colour
 - 16 Carbon grey painted steel door and frame (exit doors, service doors)
 - 17 Illuminated LED white building lettering address and signage
 - 18 Stainless steel faced Riopel Mail Box assembly and matching enterphone panel
 - 19 Elastomeric paint finish to exposed concrete structure / features
 - 20 Colour coordinated attic vents to match feild finishes: white stucco / white vents
 - 21 Horizontal siding to building canopy band with recessed soffit lighting, Evening Blue

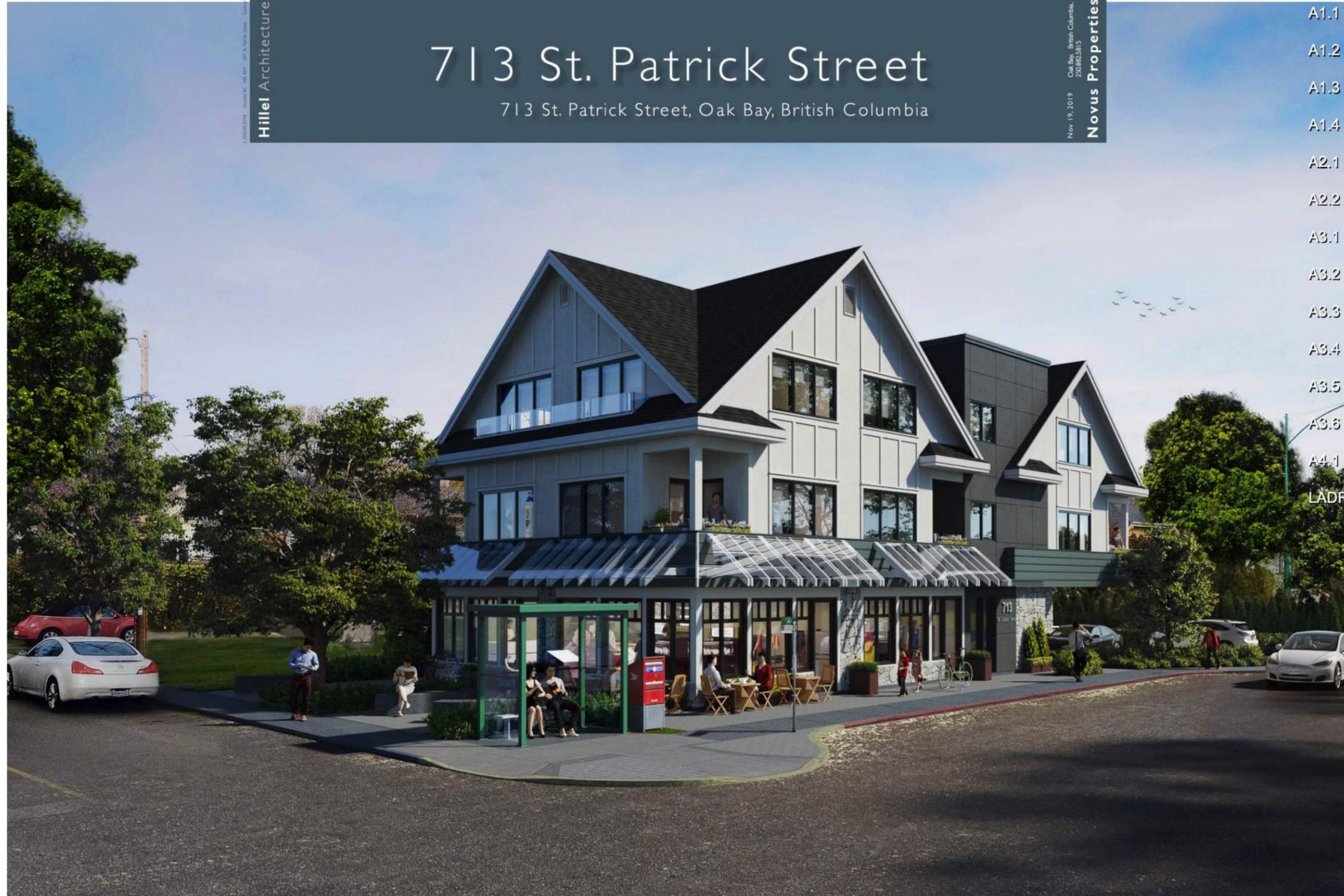


Materials and Colour Palette

project	713 St. Patrick Street, Oak Bay, British Columbia		
drawing title	Materials and Colours		
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		A4.2	

713 St. Patrick Street

713 St. Patrick Street, Oak Bay, British Columbia



- A1.1 Existing Site & Project Data
- A1.2 Existing Survey Plan
- A1.3 Proposed Site Plan
- A1.4 Shadow Analysis
- A2.1 Basement and Ground Floor
- A2.2 Second and Third Fir Plans
- A3.1 Neighbourhood Analysis
- A3.2 Elevation Development
- A3.3 Streetscapes
- A3.4 Building Elevations
- A3.5 Building Elevations
- A3.6 Building Elevations
- A4.1 Building Sections
- LADR Landscape & Planting Plan by LADR

LEGAL DATA

CIVIC ADDRESS 713 St. Patrick Street, Oak Bay, BC	LEGAL ADDRESS Lot A, Section 22, Victoria District, Plan 1842	SURVEY INFORMATION based on legal survey prepared by Powell & Associates BC Land Surveyors, dated June 12, 2017 File No. 12591 - 11
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PROJECT DATA

ZONING	REFERENCE ZONING	PROPOSED CONCEPT	VARIANCES
ZONING	C-2 Commercial Use	Custom zone respecting C-2 + Variances	4
site area (m2)	558 m2 minimum	515.7 m2	
site coverage % max.	not stated - N/A	59.8% (308.85m2 with all residential decks and commercial canopies)	
open space (open above minus bldgs and canopies)	not stated - N/A	40.1% (207.09m2)	
height of building (m)	7.32 m maximum	10.3m at exit stairs only	Variance: 2.98m (at exit stairs)
occupiable height (m)	4.6 m maximum	+/- 6.71 m	Variance: 2.11m
number of storeys	2 storeys	3 storeys	Variance: 1 storey
average grade	-	2.94 m	

DENSITY

gross floor area	not stated - N/A	689.00 m2 (above grade)	884.66 m2 (with basement)
floor area ratio	not stated - N/A	1.336 : 1	1.71 : 1

SITE SETBACKS

front / (west) St. Patrick Street	2.0 m	2.00 m
rear (east)	7.62 m	7.62 m
side (north)	2.0 m	2.00 m
side (south) Central Avenue	2.0 m	2.00 m

PARKING

public occupied building	1 stall for every 46m2 of occupied building	121.34 m2 area / 19 m2 per stall = 6.4 stalls	
residential use	2 spaces per dwelling unit	6 units x 2 stalls per unit = 12 stalls	
visitor parking	1 space per 4 dwelling units	6 units x 0.25 stalls per unit = 2 stalls	
total parking for site	-	21 stalls required by existing Bylaw (20.4) 10 Expected by Parking Demand study 4 stalls + 6 equivalent stalls by PRM	Variance Parking Report Submitted
bicycle parking	not required by zoning	7 lower floor bicycle parking room 5 ground floor bike room - direct outdoor access	

RESIDENTIAL SUITES

1 bedroom units	56 m2 minimum	4 one bedroom units at ±59 m2 each
2 bedroom units	70 m2 minimum	2 two bedroom units at ±89 m2 each
total number of units	-	6 units total

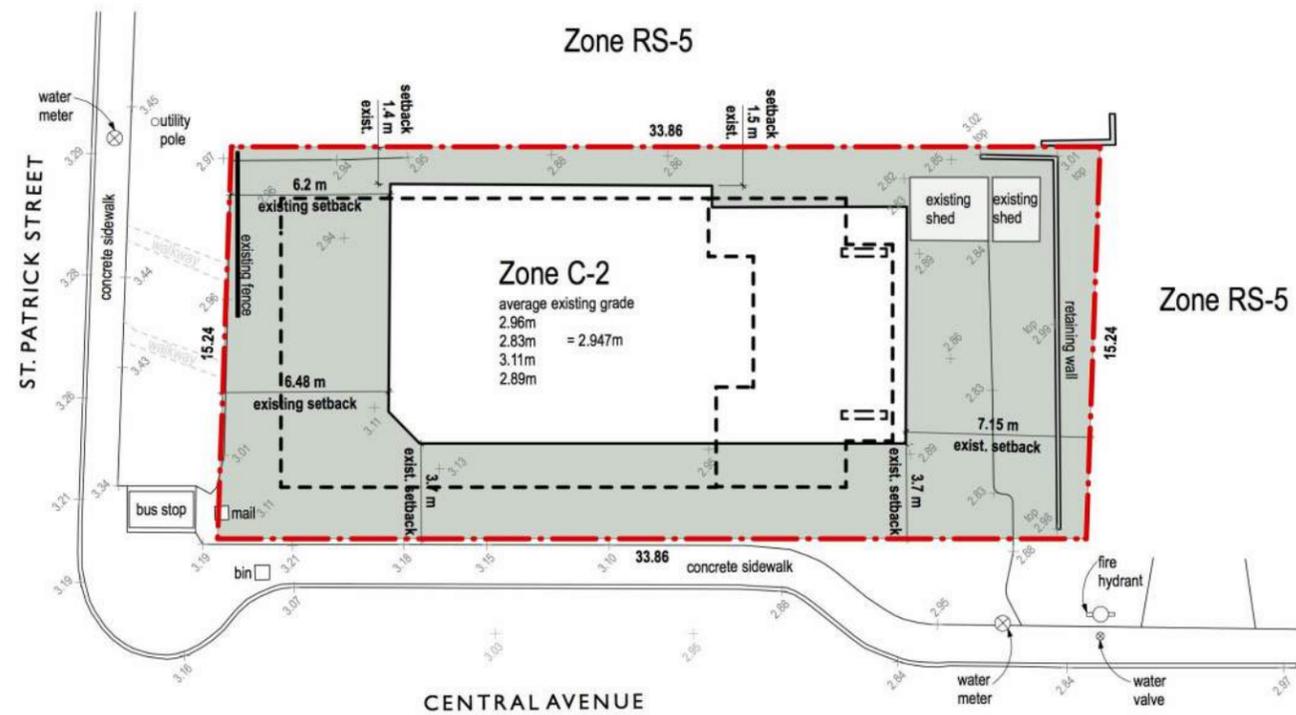
FLOOR AREA SUMMARY



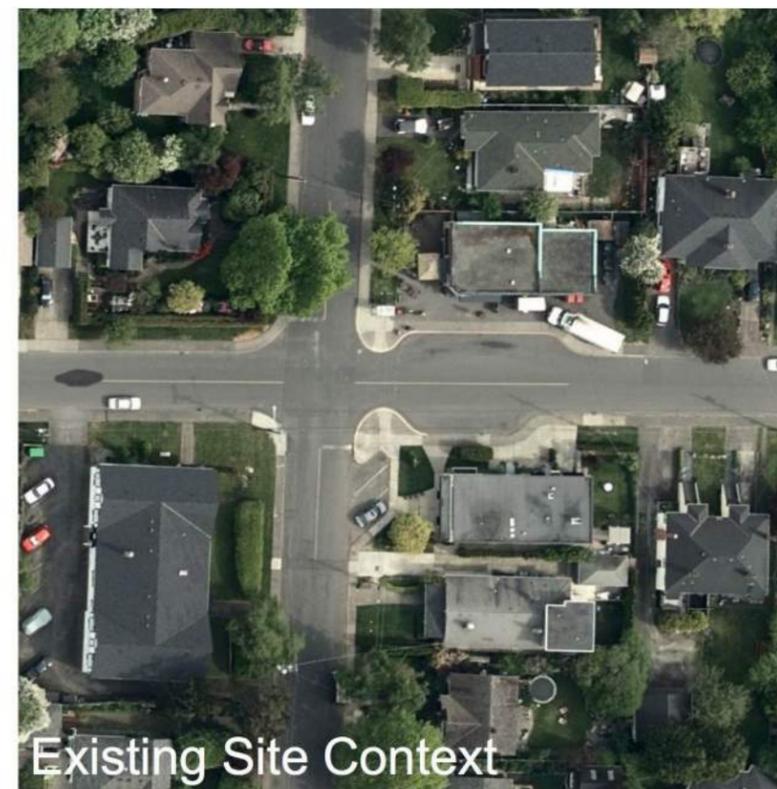
total floor area
(measured to outside face of sheathing of exterior wall)

689.00 m2 [7,416 ft2] without basement

884.66 m2 [9,522 ft2] including basement area of 195.65 m2 (2,106 ft2)



1 Existing Site Plan
A1.1 metric scale: 1 : 200



Existing Site Context

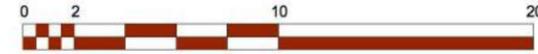
date	April 30, 2020	event	Recording Submission
date	November 19, 2019	event	Resolving Package
date	January 23, 2019	event	Preliminary Drawings
project	-	drawing no.	-
client	p.hartbeek / m.k.	project no.	2019.08
scale	as noted	project number	2019.08

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Existing Site & Project Data
copyright:	Copyright reserved. These plans and designs are the property of HILLEL ARCHITECTURE INC. and shall not be used for any other project without the express written and may not be reproduced without consent.
revision no.	drawing no.
	A1.1

BC Land Surveyor's Site Plan of:

Civic: 713 St. Patrick Street
Legal Lot A, Section 22,
Victoria District, Plan 1842

Scale - 1 : 200 Distances are in metres.



The intended print size is 11" by 17".

LEGEND

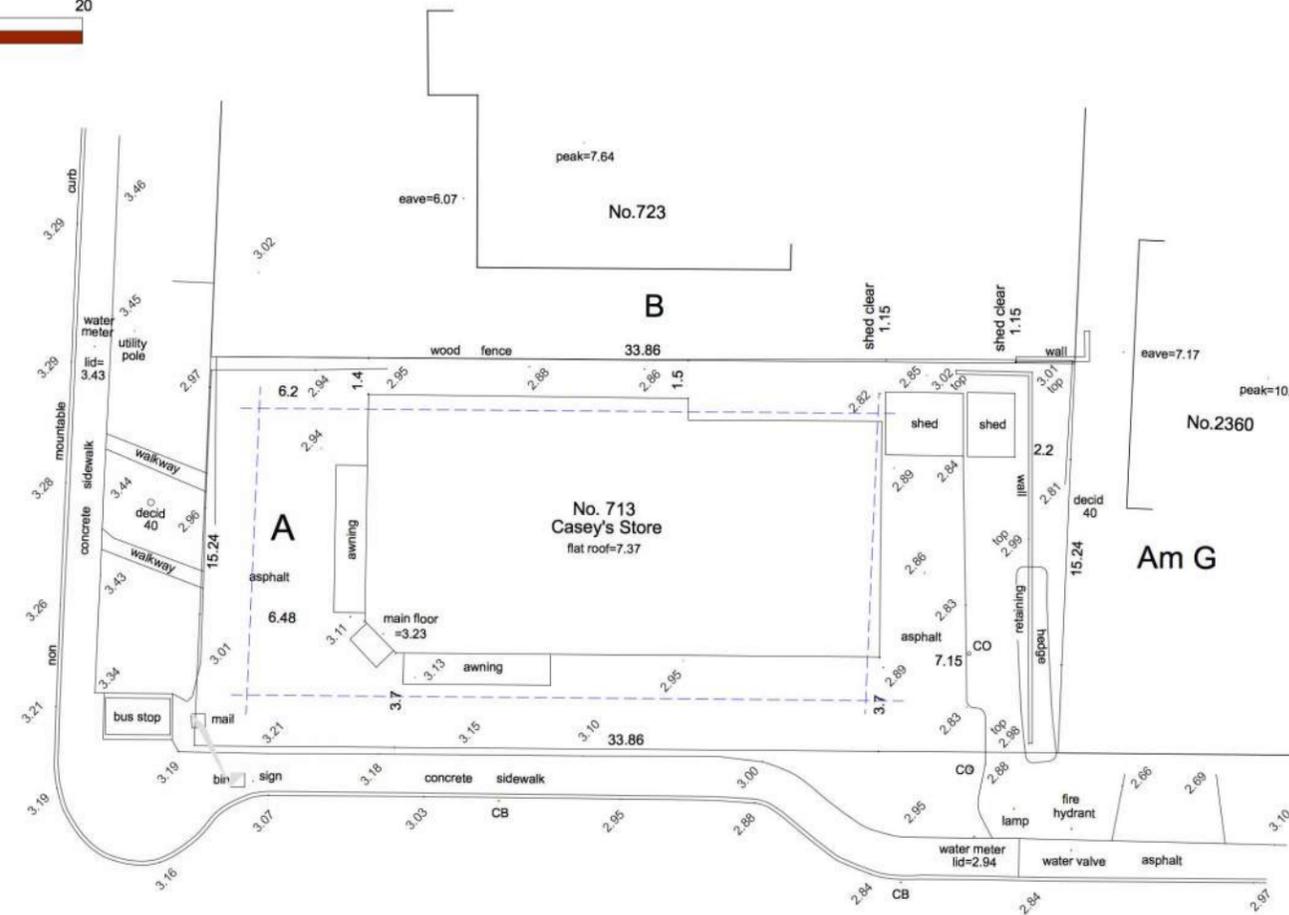
Elevations are to geodetic datum.

#.## - denotes - existing elevation

Tree diameters are in centimetres.

Total Site Area=515.7 m2

St. Patrick Street



Central Avenue

June 12, 2017

File : 12,591 - 11
POWELL & ASSOCIATES
 B C Land Surveyors
 250-2950 Douglas Street
 Victoria, BC V8T 4N4
 phone (250) 382-8855

The following non-financial charges are shown on the current title and may affect the property.
 ET76847 - Covenant

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

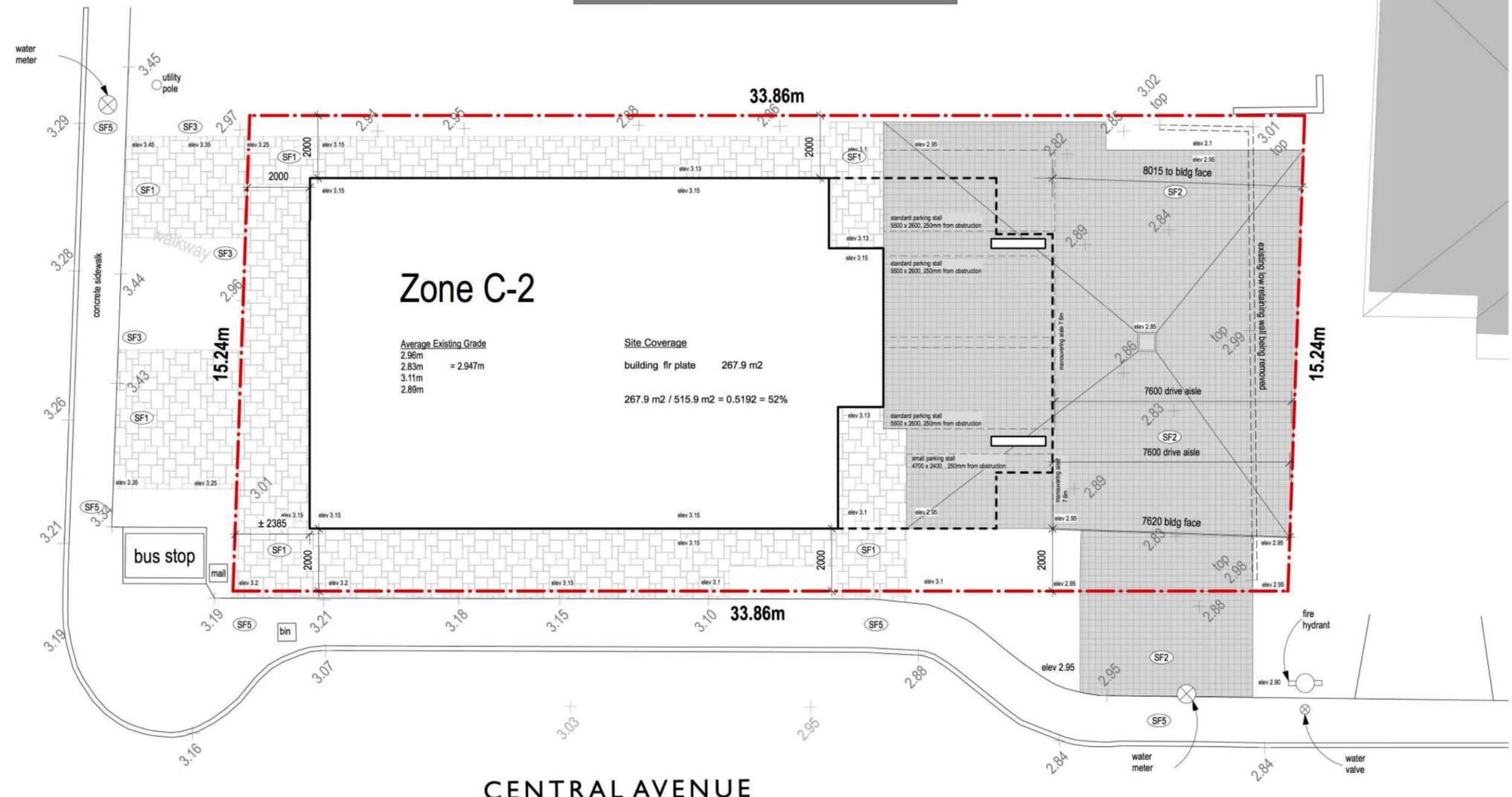
This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

1 Existing Survey Plan
 A1.2 metric scale: 1 : 200

713 St. Patrick Street
 713 St. Patrick Street, Oak Bay, British Columbia

no.	date	revision	description
1	April 30, 2020	Revised	Revising Submission
2	November 19, 2019	Revised	Revising Package
3	January 23, 2019	Revised	Preliminary Drawings
4			
5			
6			
7			
8			
9			
10			

project:	
713 St. Patrick Street, Oak Bay, British Columbia	
drawing title:	
Existing Survey Plan	
drawing no.	sheet no.
	A1.2



1 Proposed Site Plan
A1.3 metric scale: 1 : 100

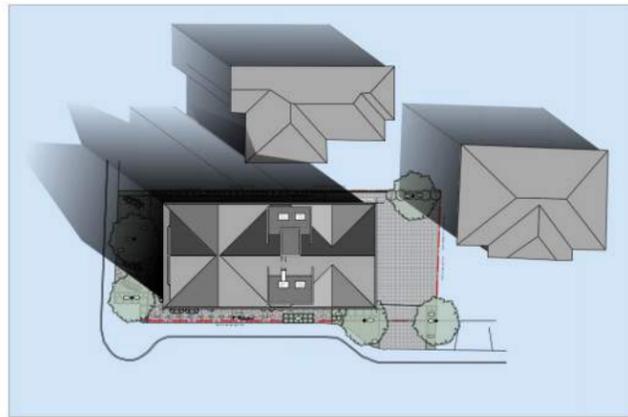


- Site Finishes Legend**
- SF1 Rectangular ashlar concrete paving units. Permeable installation
 - SF2 Unit paver parking and vehicle manoeuvring aisles
 - SF3 Oak Bay boulevard planted grass to match existing street faces
 - SF4 Planted Bed area, see landscape planting list on sheet AA5
 - SF5 Existing concrete sidewalk unchanged under this contract
 - SF6
 - SF7

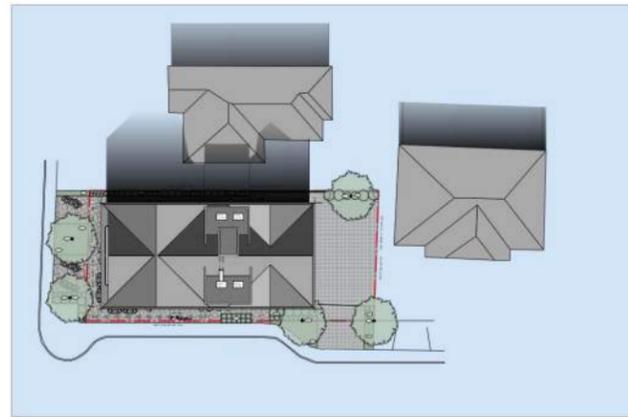
rev	date	description	by	checked
01	April 30, 2020	Revising Submission		
02	November 19, 2019	Receiving Package		
03	January 23, 2019	Preliminary Drawings		

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Proposed Site Plan
drawing no.:	A1.3

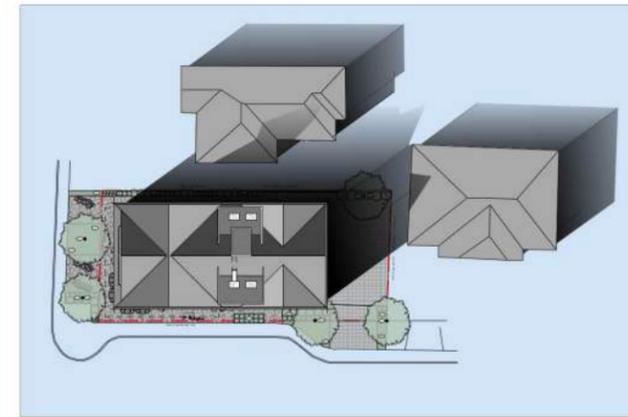
713 St. Patrick Street
713 St. Patrick Street, Oak Bay, British Columbia



March 21st 9AM,
54° from South, Azimuth 28° from horizon



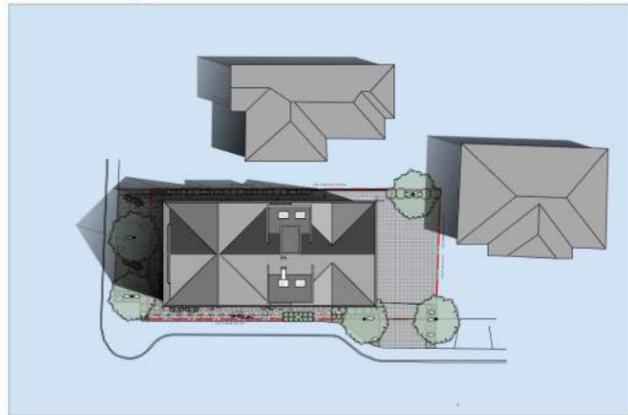
March 21st noon
0° from South Azimuth 41.5° from horizon



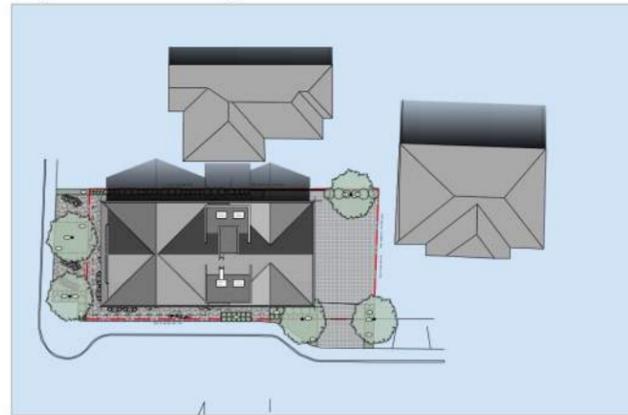
March 21st 3PM,
54° from South, Azimuth 28° from horizon

EQUINOX

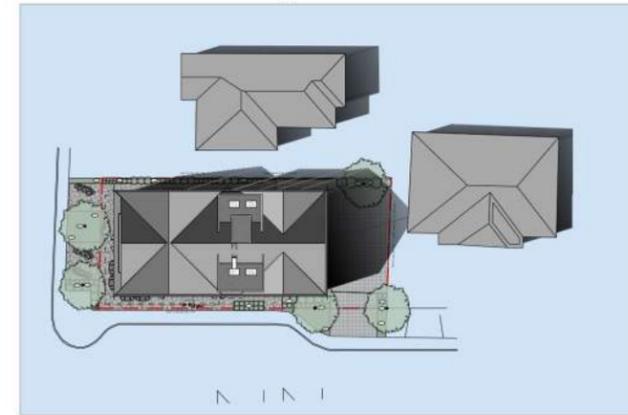
During the social outdoor months, mid-May to mid-August this traditional roof form does not cast objectionable shadows



June 21st 9AM,
73° from South, Azimuth 46.5° from horizon

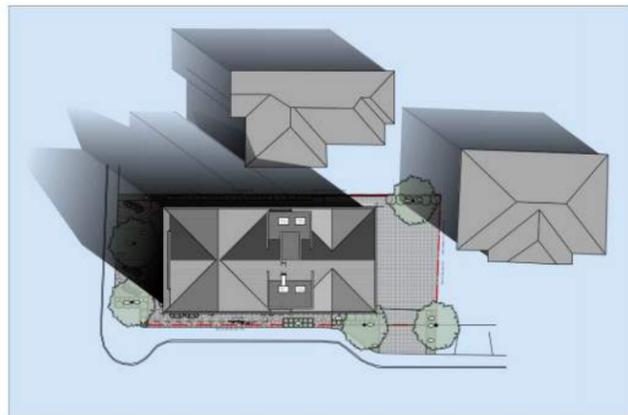


June 21st noon
0° from South, Azimuth 65° from horizon

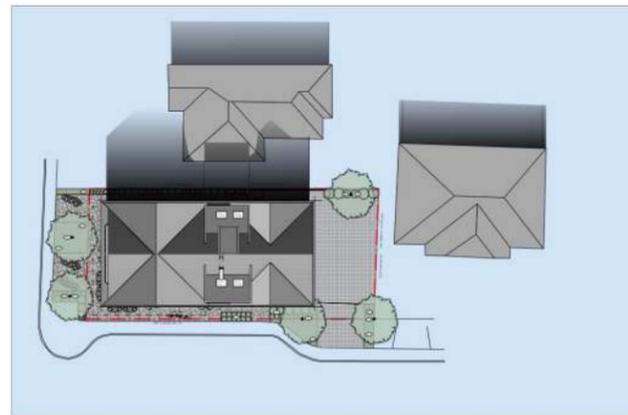


June 21st 3PM,
73° from South, Azimuth 46.5° from horizon

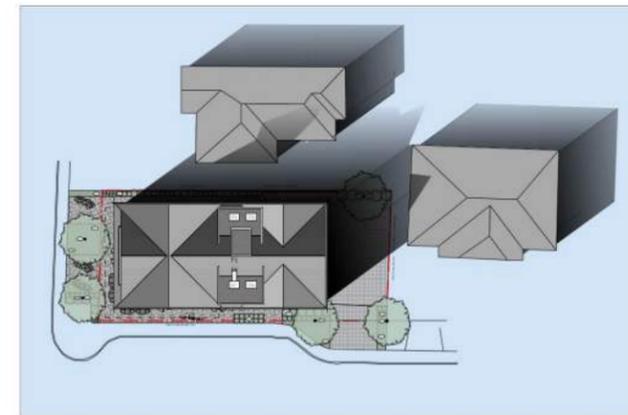
SOLSTICE



September 21st 9AM,
54° from South, Azimuth 28° from horizon



September 21st noon
0° from South, Azimuth 41.5° from horizon

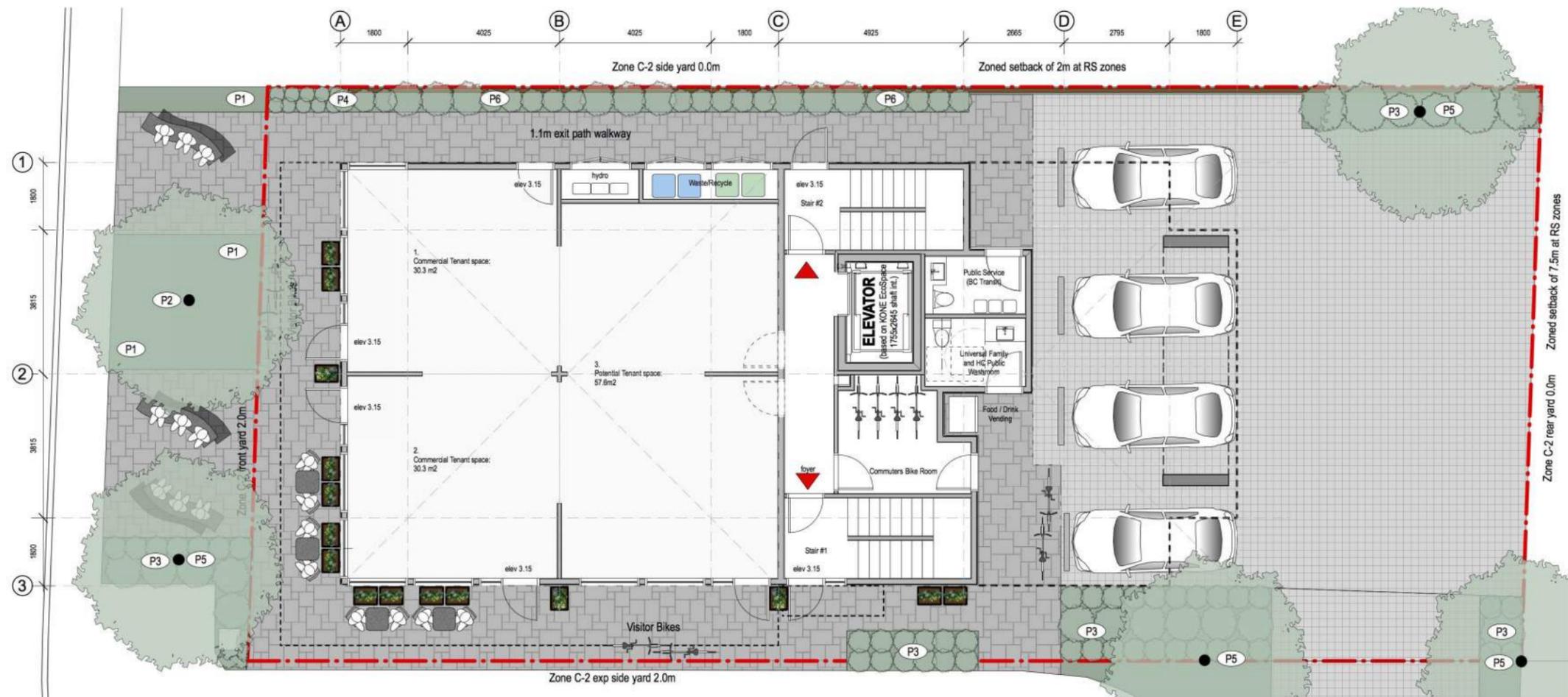


September 21st 3PM,
54° from South, Azimuth 28° from horizon

EQUINOX

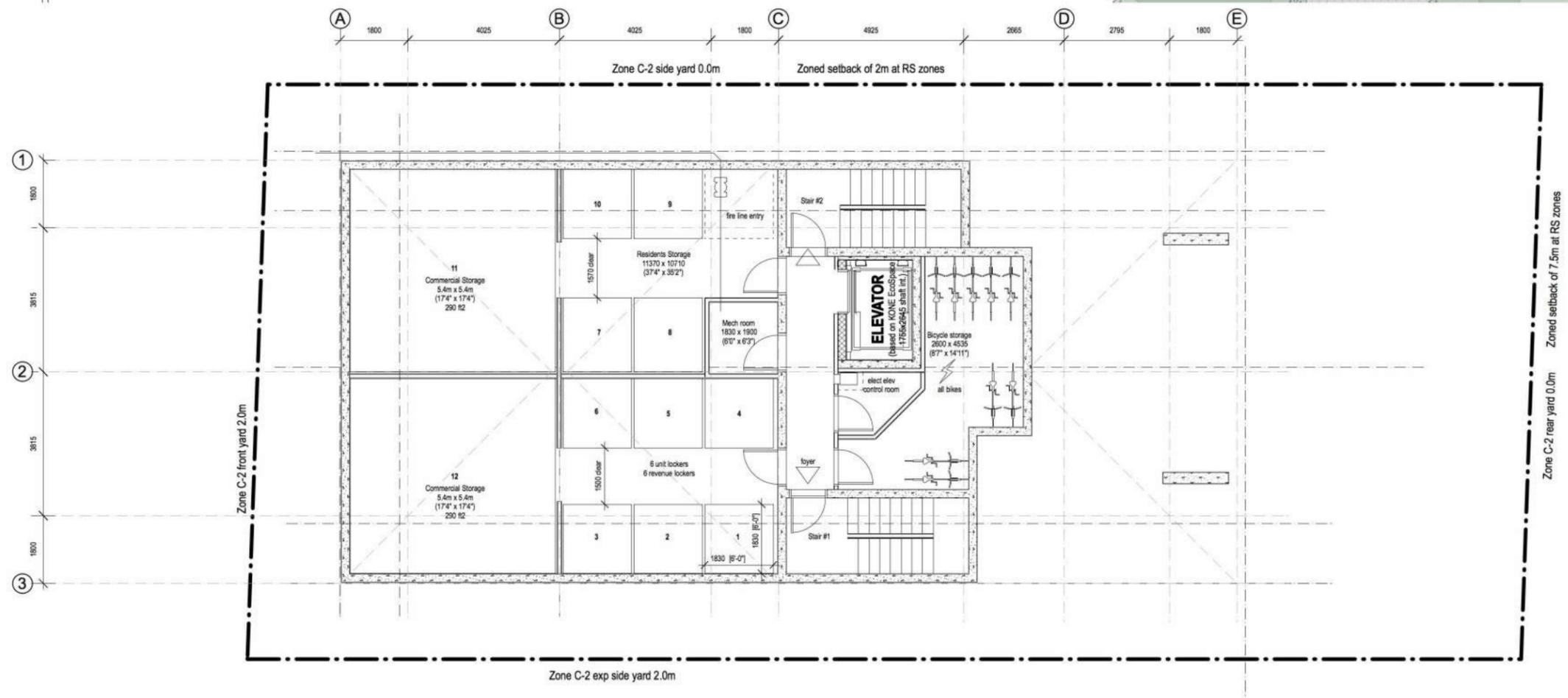
no.	date	description	author
001	April 30, 2020	Recording Submittal	
002	November 19, 2019	Recording Package	
003	January 23, 2019	Preliminary Drawings	
author	p.hardcastle / m.ski		
date	as noted	project number	2019.06

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	
revision no.	A1.4
drawing no.	



- ### Site Finishes Legend
- SF1 Rectangular ashlar concrete paving units. Permeable installation
 - SF2 Unit paver parking and vehicle manoeuvring aisles
 - SF3 Oak Bay boulevard planted grass to match existing street faces
 - SF4 Planted Bed area, see landscape planting list on sheet AA5
 - SF5 Existing concrete sidewalk unchanged under this contract
 - SF6
 - SF7

1 Ground Floor Building Plan
metric scale: 1 : 100



- ### Site Plantings Legend
- P1 Lawn. Slopes and grading unchanged. Slopes to align with existing
 - P2 Existing street tree being protected under this proposed development
 - P3 Planted bed of medium ht. seasonally colourful ornamental shrubs
 - P4 Slow growing ground cover with seasonal interest
 - P5 New street trees. See LADSR landscape plan for size and species / canopy calc.'s
 - P6 Privacy hedge plantings at property line as landscape buffer with neighbours.

2 Basement Floor Building Plan
metric scale: 1 : 100

713 St. Patrick Street

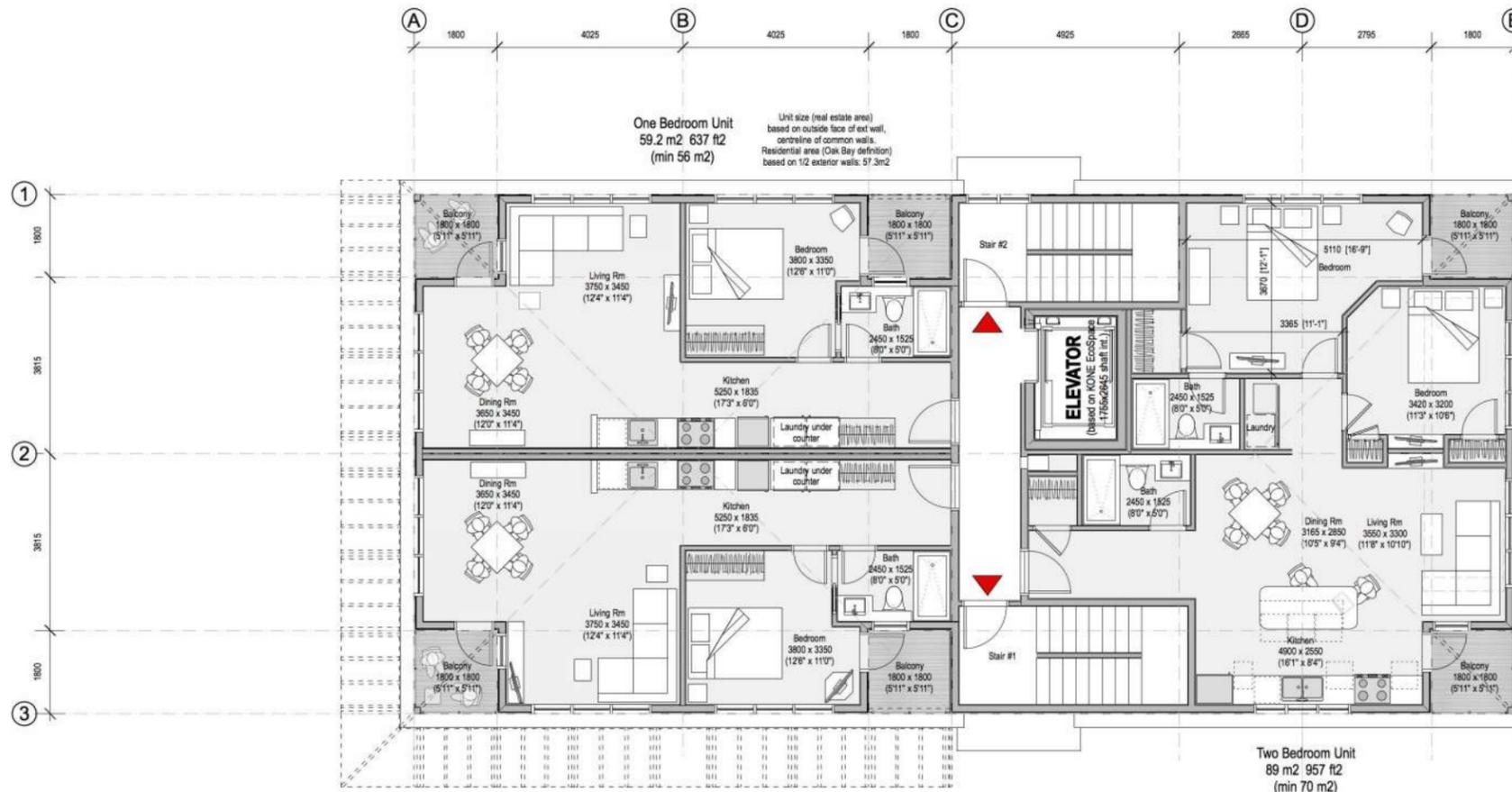
713 St. Patrick Street, Oak Bay, British Columbia

date	April 30, 2020	author	Re zoning Submission
date	November 19, 2019	author	Re zoning Package
date	January 23, 2019	author	Preliminary Drawings
drawn by	p.hardcastle / m.siz	checked by	
scale	as noted	update number	2019.01

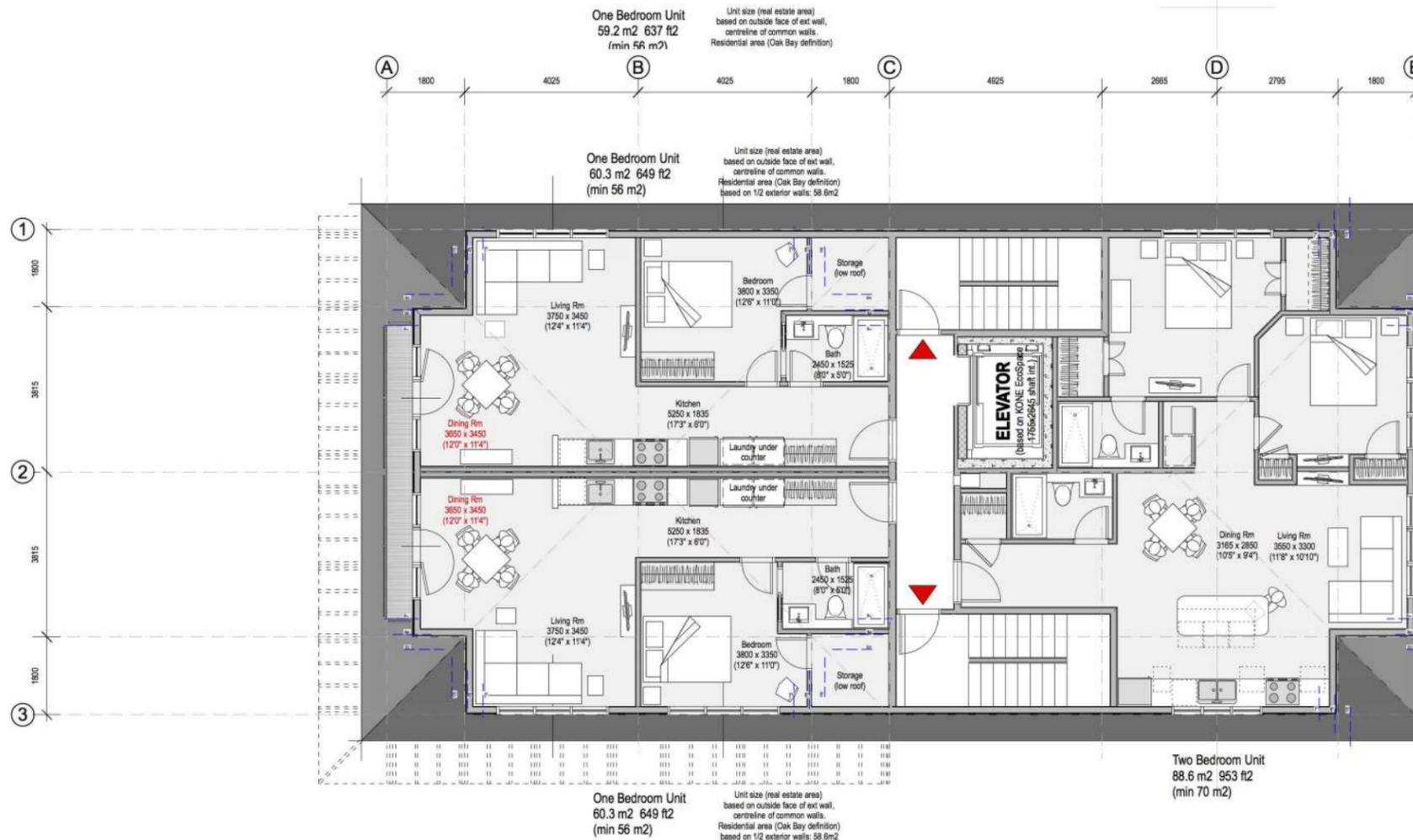
project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Basement and Ground Floor
copyright reserved. These plans and designs are the property of Hillel Architecture Inc. No part of these plans may be reproduced without consent.	revision no. Drawing no.
	A2.1

713 St. Patrick Street
713 St. Patrick Street, Oak Bay, British Columbia

rev	date	description	by
001	April 30, 2020	Revising Submission	
002	November 19, 2019	Revising Package	
003	January 23, 2019	Preliminary Drawings	
004		drawing file	
designed by	p.hartmann / m.salu		checked by
scale	see noted	project number	2019.08



1 Second Floor Building Plan
metric scale: 1 : 100



2 Third Floor Building Plan
metric scale: 1 : 100

project:	713 St. Patrick Street, Oak Bay, British Columbia		
drawing file:	Second and Third Fir Plans		
copyright reserved: these plans and designs are the property of HILLEL ARCHITECTURE INC. and may not be reproduced without consent.	revision no.	drawing no.	
		A2.2	



EXISTING SCALE ALONG ST. PATRICK STREET



CHARACTER DEFINING DYNAMIC STREET FACES



EXISTING MARKET BUILDING



EXISTING BUILDING SCALE IN NEIGHBOURHHOD / OLIVER STREET



1 Sample Photo Research
A3.1 Not to scale

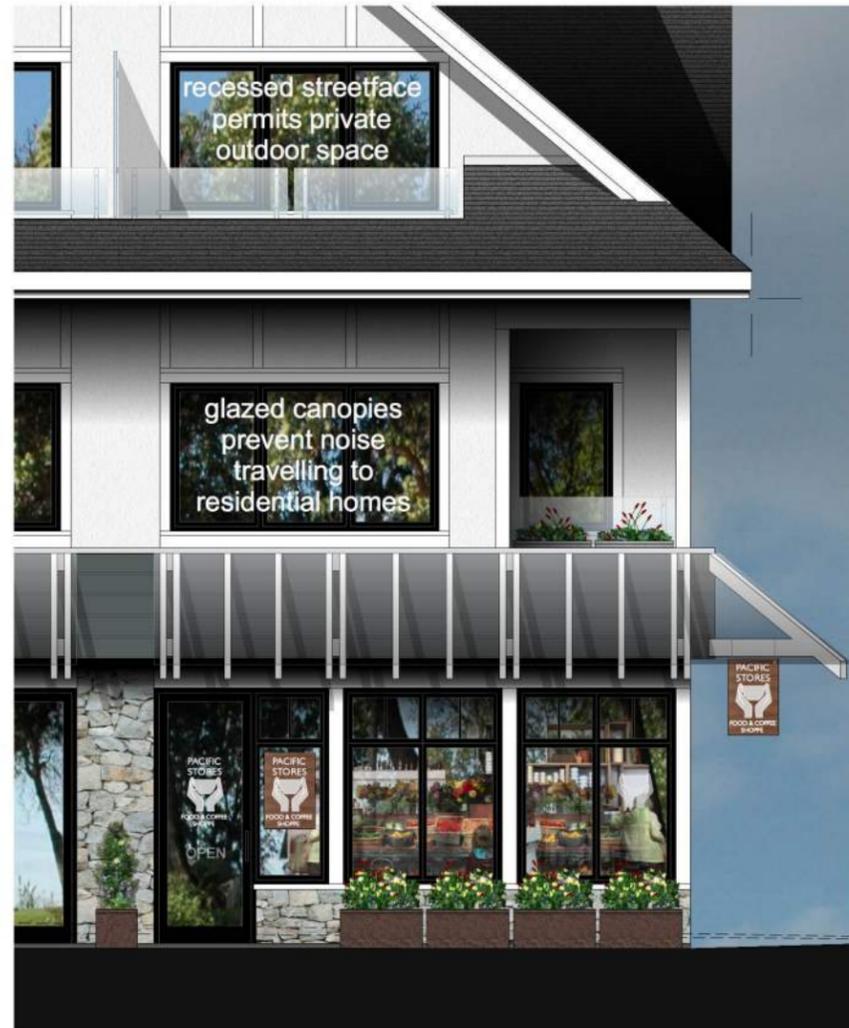
date	April 30, 2020	author	Re zoning Submission
date	November 16, 2019	author	Re zoning Package
date	January 23, 2019	author	Preliminary Drawings
drawn by	p.hardcastle / m.sau	checked by	
scale	as noted	project number	2019.05

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Neighbourhood Analysis
revision no.	A3.1

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		A3.1



1 Sample Design Analysis
A3.2 Not to scale



ARCHITECTURAL NOTES

ROOF LEVEL

The design uses a traditional roof form to reflect buildings and preferences within the neighbourhood. Roof minimizes shadows. This level articulated, with main facade recessed from that below, with gable faces presenting an elegant colour palette, while roof is a textured multi-toned carbon grey

SECOND LEVEL

The second floor plate is articulated in each corner to soften the volume, improve sightlines, and provide outdoor spaces with plantings. A matching elegant colour palette ties this residential floor with those above, separating these floors in colour and material from the dynamic streetscape below.

PUBLIC LEVEL

The streetscape face presents divided lite streetfront glazing and doors in black anodized frames above a stone wall. This palette adds colour, texture, contrast, and a robust surface for this public active and dynamic level. Outdoor spaces are canopy protected for display and seating



date	April 30, 2020	issued for	Rezoning Submission
date	November 19, 2019	issued for	Rezoning Package
date	January 23, 2019	issued for	Preliminary Drawings
author	p.hardcastle / m.slu	checked by	
scale	as noted	project number	2019.08

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Elevation Development
revision no.	A3.2



Central Avenue Street face

1 Streetscape Analysis
A3.3 Not to scale



2 Streetscape Analysis
A3.3 Not to scale



St. Patrick Street face

3 Streetscape Analysis
A3.3 Not to scale

no.	date	description	author
01	April 30, 2020	Rezoning Submission	
02	November 19, 2019	Rezoning Package	
03	January 23, 2019	Preliminary Drawings	
prepared by	p.hardcastle / m.sau		
checked by	m.sau		
scale	as noted	project number	2019.08

project:	
713 St. Patrick Street, Oak Bay, British Columbia	
drawing title:	
Streetscapes	
revision no.	drawing no.
	A3.3

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713 St. Patrick Street facing Central Avenue



1 South Elevation Drawing
A3.4 Metric scale: 1:100

- Finishes Legend**
- 01 IKO Cambridge Charcol Grey and Black textured two tone asphalt roof shingles
 - 02 Smooth faced painted twin fascia board to main roof overhangs
 - 03 Cement based smooth textured white stucco wall finish
 - 04 Colour matched window head and sill flashing complete with end dams
 - 05 Black vinyl double glazed window units with integral operators and screens
 - 06 Black vinyl outswing french door to private decks
 - 07 Smooth face painted building trim boards to cols, balconies and locations shown
 - 08 Tempered glass and anodized alum balcony railing to 1100mm above decking
 - 09 Tempered glass dimpled finish canopy to commercial shop fronts
 - 10 White powder coated Alum fabricated canopy support frames
 - 11 Black anodized alum shop front door and window assemblies to grd floor
 - 12 Thin face adhered natural stone veneer facing (K2 stone or similar) features
 - 13 Black vinyl fixed glazing units to public exit stairs for natural day lighting
 - 14 Carbon grey stone dashing stucco face to contrast colour locations
 - 15 Integral control joints within pebbled dashed stucco field, contrast colour
 - 16 Carbon grey painted steel door and frame (exit doors, service doors)
 - 17 Illuminated LED white building lettering address and signage
 - 18 Stainless steel faced Riopel Mail Box assembly and matching enterphone panel
 - 19 Elastomeric paint finish to exposed concrete structure / features
 - 20 Colour coordinated attic vents to match field finishes: white stucco / white vents
 - 21 Horizontal siding to building canopy band with recessed soffit lighting, Evening Blue

713 St. Patrick Street
713 St. Patrick Street, Oak Bay, British Columbia

no.	date	description	by
1	April 30, 2020	Rezonning Submission	
2	November 19, 2019	Rezonning Package	
3	January 23, 2019	Preliminary Drawings	

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Building Elevations
revision no.	A3.4



713 St. Patrick Street rear yard Elevation



713 St. Patrick Street facing St. Patrick St.



4 East Elevation Drawing
A3.5 Metric scale: 1:100



2 West Elevation Drawing
A3.5 Metric scale: 1:100

713 St. Patrick Street
713 St. Patrick Street, Oak Bay, British Columbia

no	date	description	author
01	April 30, 2020	Recording Submission	
02	November 18, 2019	Recording Package	
03	January 23, 2019	Preliminary Drawings	
author			
designed by	p.hardcastle / m.slu	checked by	
drawn by	as noted	approved by	2019.04

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Building Elevations
revision no.:	A3.5
drawing no.:	

713 St. Patrick Street
713 St. Patrick Street, Oak Bay, British Columbia

rev	date	description	drawn by	checked by
01	April 30, 2020	Revising Submission		
02	November 19, 2019	Revising Package		
03	January 23, 2018	Preliminary Drawings		
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project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Building Elevations
drawing no.:	A3.6
revision no.:	



713 St. Patrick Street side yard Elevation



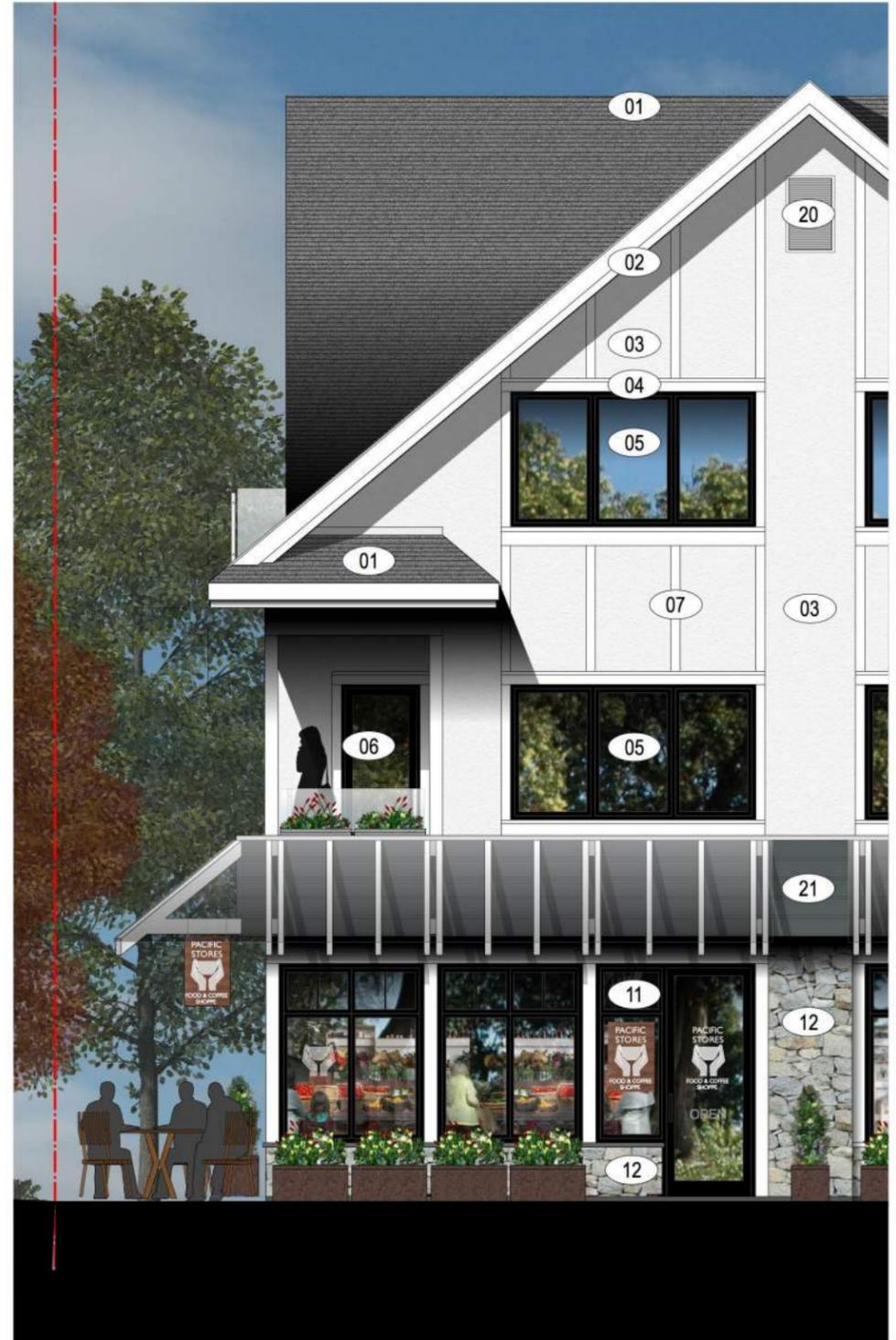
1 North Elevation Rendering
A3.6 Metric scale: 1:100

2 North Elevation Drawing
A3.6 Metric scale: 1:100

- Finishes Legend**
- 01 IKO Cambridge Charcol Grey and Black textured two tone asphalt roof shingles
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 - 11 Black anodized alum shop front door and window assemblies to grd floor
 - 12 Thin face adhered natural stone veneer facing (K2 stone or similar) features
 - 13 Black vinyl fixed glazing units to public exit stairs for natural day lighting
 - 14 Carbon grey stone dashing stucco face to contrast colour locations
 - 15 Integral control joints within pebbled dashed stucco field, contrast colour
 - 16 Carbon grey painted steel door and frame (exit doors, service doors)
 - 17 Illuminated LED white building lettering address and signage
 - 18 Stainless steel faced Riopel Mail Box assembly and matching enterphone panel
 - 19 Elastomeric paint finish to exposed concrete structure / features
 - 20 Colour coordinated attic vents to match field finishes: white stucco / white vents
 - 21 Horizontal siding to building canopy band with recessed soffit lighting, Evening Blue



- ### Finishes Legend
- 01 IKO Cambridge Charcol Grey and Black textured two tone asphalt roof shingles
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Materials and Colour Palette

713 St. Patrick Street
713 St. Patrick Street, Oak Bay, British Columbia

Hillel Architecture inc

Central Stores Building 697 St. Patrick Street Victoria BC V8S 0X4 1 250.952.9156

no.	date	description	author
01	April 30, 2020	Revised Submission	
02	November 18, 2019	Revising Package	
03	January 23, 2019	Preliminary Drawings	
pk name		author	
drawn by	p.hardcastle / m.siz	checked by	
scale	as noted	sheet number	2019.00

project:	713 St. Patrick Street, Oak Bay, British Columbia
drawing title:	Materials and Colours
revision no.:	A4.2