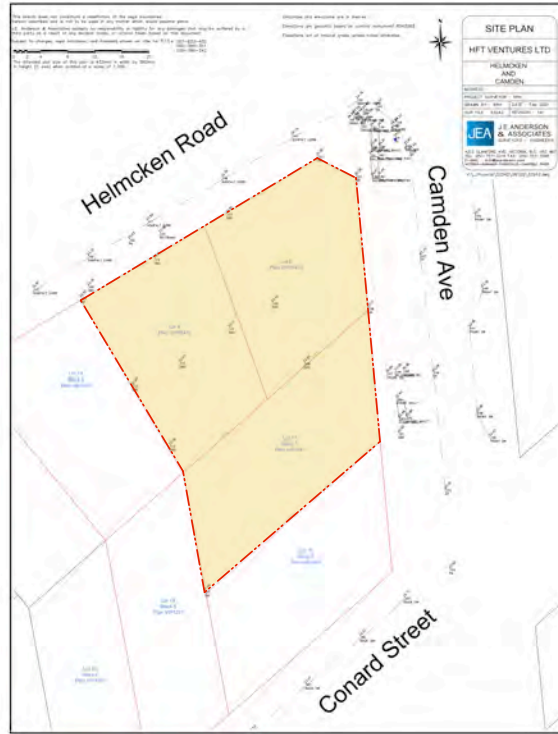
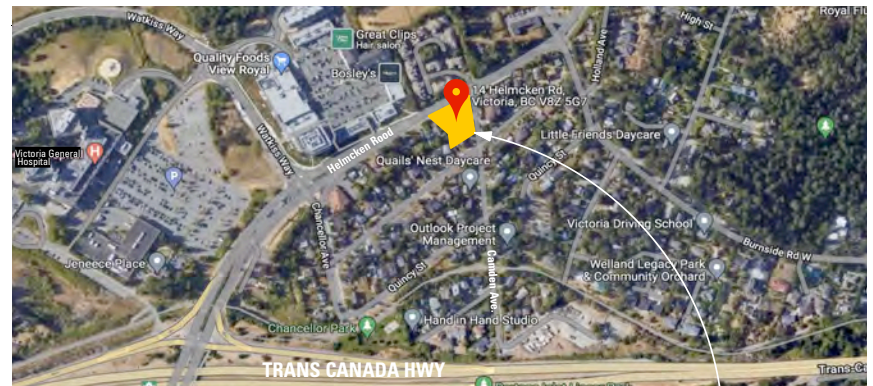


Project Data:

Client / Owner:	HFT Ventures Ltd.																														
Architect:	Joseph R. Newell, MAIBC, B Arch, B.E.S. Joe Newell Architect Inc., 2-101 Presley Place, Victoria, B.C. Phone: 250-382-4240. Email: joenewell@joenewellarchitect.com																														
Applicable Codes and Regulations:	Part 9, B.C. Building Code, 2018 Town of View Royal - Zoning Bylaw - 2014 No.500 Town of View Royal - Regulation of Sprinklering of Buildings - Bylaw No.500																														
Civic Address:	14 Helmcken Road, 14A Helmcken Road, 6 Camden Avenue																														
Legal Description:	Lots A & B, Section 9, Esquimalt District, Plan 25416 Lots 17, Block 5, Section 9, Esquimalt District, Plan 1291																														
Zoning:	R-1B: Detached Residential (medium Lot)																														
Project Description:	Multi Unit Residential, 13 Units Building 1 (Townhouses): - 06 Units, 3 Bedrooms (Unit Type A) Building 2 (Townhouses): - 06 Units, 2 Bedrooms (Unit Type B) - 01 Unit, 3 Bedrooms (Unit Type C)																														
Site Area:	1,811.60 m ² (17,347.11 sq.ft.)																														
Floor Space Ratio:	Permitted: 0.42 Proposed: 1970.00 m ² = 1.23 (Variance)																														
Lot Coverage:	Permitted: 40% Max. Proposed: 686.00 m ² = 43% (Variance)																														
Building Height:	Permitted: 7.50m Max. Proposed: 11.635m (Variance)																														
Setbacks:	<table border="0"> <tr> <td>Front Lot Line Setback (Helmcken Road):</td> <td>Permitted: 7.50m Min.</td> <td>Proposed: 2.00m (Variance)</td> </tr> <tr> <td>Rear Lot Line Setback (South):</td> <td>Permitted: 6.00m Min.</td> <td>Proposed: 6.40m</td> </tr> <tr> <td>Side Lot Line Setback (West):</td> <td>Permitted: 1.50m Min.</td> <td>Proposed: 1.50m</td> </tr> <tr> <td>Flanking Lot Line Setback (Camden Avenue):</td> <td>Permitted: 4.50m Min.</td> <td>Proposed: 3.10m (Variance)</td> </tr> </table>			Front Lot Line Setback (Helmcken Road):	Permitted: 7.50m Min.	Proposed: 2.00m (Variance)	Rear Lot Line Setback (South):	Permitted: 6.00m Min.	Proposed: 6.40m	Side Lot Line Setback (West):	Permitted: 1.50m Min.	Proposed: 1.50m	Flanking Lot Line Setback (Camden Avenue):	Permitted: 4.50m Min.	Proposed: 3.10m (Variance)																
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Flanking Lot Line Setback (Camden Avenue):	Permitted: 4.50m Min.	Proposed: 3.10m (Variance)																													
Vehicle Parking:	Required: 1.5 stalls per dwelling unit = 20 stalls Proposed: 1 individual stall per unit + 7 site stalls = 20 stalls																														
Bicycle Parking:	Required: 1 per residential unit (Class 1) + 06 space rack (Class 2) Proposed: 1 per residential unit (Class 1) + 06 space rack (Class 2)																														
Sprinkler:	Required - Town of View Royal - Bylaw No.500																														
Unit Areas:	<table border="1"> <thead> <tr> <th>Unit Type</th> <th>A (6 Units)</th> <th>B (4 Units)</th> <th>C (1 Unit)</th> </tr> </thead> <tbody> <tr> <td>1st floor</td> <td>47.82 m² (515 sq.ft.)</td> <td>47.89 m² (516 sq.ft.)</td> <td>48.91 m² (528 sq.ft.)</td> </tr> <tr> <td>2nd floor</td> <td>47.41 m² (510 sq.ft.)</td> <td>48.42 m² (521 sq.ft.)</td> <td>48.84 m² (525 sq.ft.)</td> </tr> <tr> <td>3rd floor</td> <td>50.11 m² (539 sq.ft.)</td> <td>50.66 m² (545 sq.ft.)</td> <td>51.35 m² (552 sq.ft.)</td> </tr> <tr> <td>Roof</td> <td>7.40 m² (79 sq.ft.)</td> <td>7.24 m² (78 sq.ft.)</td> <td>7.04 m² (75 sq.ft.)</td> </tr> <tr> <td>Total</td> <td>152.75 m² (1,643 sq.ft.)</td> <td>153.32 m² (1,660 sq.ft.)</td> <td>156.14 m² (1,678 sq.ft.)</td> </tr> </tbody> </table>			Unit Type	A (6 Units)	B (4 Units)	C (1 Unit)	1st floor	47.82 m ² (515 sq.ft.)	47.89 m ² (516 sq.ft.)	48.91 m ² (528 sq.ft.)	2nd floor	47.41 m ² (510 sq.ft.)	48.42 m ² (521 sq.ft.)	48.84 m ² (525 sq.ft.)	3rd floor	50.11 m ² (539 sq.ft.)	50.66 m ² (545 sq.ft.)	51.35 m ² (552 sq.ft.)	Roof	7.40 m ² (79 sq.ft.)	7.24 m ² (78 sq.ft.)	7.04 m ² (75 sq.ft.)	Total	152.75 m ² (1,643 sq.ft.)	153.32 m ² (1,660 sq.ft.)	156.14 m ² (1,678 sq.ft.)				
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Survey Plan
scale: N.T.S.



Location Plan
scale: N.T.S.

Building Code Information:

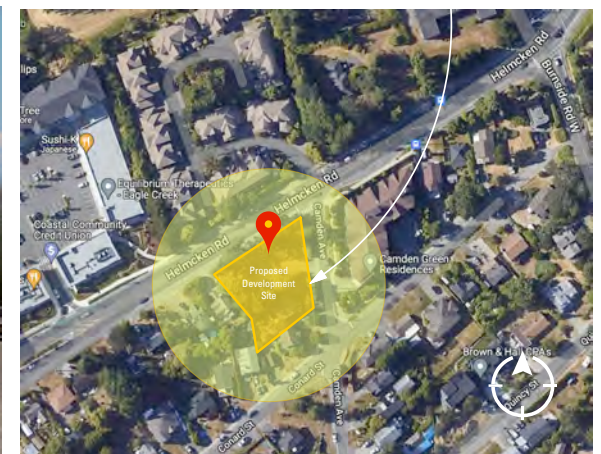
Design Code:	British Columbia Building Code 2018, Part 9.
Major Occupancy:	Group C - Residential Occupancies - Table 9.10.2.1
Separation of Suites:	F.R.R. not less than 1 hour - 9.10.9.14 (3)

Architectural Drawing List:

A.1	Cover Page / Project Data
A.2	Site Plan
A.3	Building 1 and 2 - Overall Floor Plans
A.4	Building 1 and 2 - Overall Floor Plans
A.5	Units A and B - Schematic Floor Plans
A.6	Unit C - Schematic Floor Plans
A.7	Elevations
A.8	Elevations
A.9	Schematic Building Sections
A.10	3D views



Proposed Development Townhouses / 3D

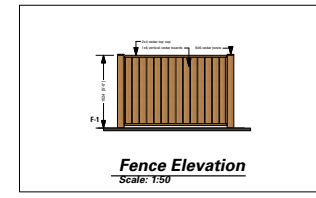


Location Plan
scale: N.T.S.



AVERAGE GRADE CALCULATIONS

Point	Station	Original	Proposed	Change
1	0+00	22.15	22.15	0.00
2	0+25	22.15	22.15	0.00
3	0+50	22.15	22.15	0.00
4	0+75	22.15	22.15	0.00
5	1+00	22.15	22.15	0.00
6	1+25	22.15	22.15	0.00
7	1+50	22.15	22.15	0.00
8	1+75	22.15	22.15	0.00
9	2+00	22.15	22.15	0.00
10	2+25	22.15	22.15	0.00
11	2+50	22.15	22.15	0.00
12	2+75	22.15	22.15	0.00
13	3+00	22.15	22.15	0.00
14	3+25	22.15	22.15	0.00
15	3+50	22.15	22.15	0.00
16	3+75	22.15	22.15	0.00
17	4+00	22.15	22.15	0.00
18	4+25	22.15	22.15	0.00
19	4+50	22.15	22.15	0.00
20	4+75	22.15	22.15	0.00
21	5+00	22.15	22.15	0.00
22	5+25	22.15	22.15	0.00
23	5+50	22.15	22.15	0.00
24	5+75	22.15	22.15	0.00
25	6+00	22.15	22.15	0.00
26	6+25	22.15	22.15	0.00
27	6+50	22.15	22.15	0.00
28	6+75	22.15	22.15	0.00
29	7+00	22.15	22.15	0.00
30	7+25	22.15	22.15	0.00
31	7+50	22.15	22.15	0.00
32	7+75	22.15	22.15	0.00
33	8+00	22.15	22.15	0.00
34	8+25	22.15	22.15	0.00
35	8+50	22.15	22.15	0.00
36	8+75	22.15	22.15	0.00
37	9+00	22.15	22.15	0.00
38	9+25	22.15	22.15	0.00
39	9+50	22.15	22.15	0.00
40	9+75	22.15	22.15	0.00
41	10+00	22.15	22.15	0.00
42	10+25	22.15	22.15	0.00
43	10+50	22.15	22.15	0.00
44	10+75	22.15	22.15	0.00
45	11+00	22.15	22.15	0.00
46	11+25	22.15	22.15	0.00
47	11+50	22.15	22.15	0.00
48	11+75	22.15	22.15	0.00
49	12+00	22.15	22.15	0.00
50	12+25	22.15	22.15	0.00
51	12+50	22.15	22.15	0.00
52	12+75	22.15	22.15	0.00
53	13+00	22.15	22.15	0.00
54	13+25	22.15	22.15	0.00
55	13+50	22.15	22.15	0.00
56	13+75	22.15	22.15	0.00
57	14+00	22.15	22.15	0.00
58	14+25	22.15	22.15	0.00
59	14+50	22.15	22.15	0.00
60	14+75	22.15	22.15	0.00
61	15+00	22.15	22.15	0.00
62	15+25	22.15	22.15	0.00
63	15+50	22.15	22.15	0.00
64	15+75	22.15	22.15	0.00
65	16+00	22.15	22.15	0.00
66	16+25	22.15	22.15	0.00
67	16+50	22.15	22.15	0.00
68	16+75	22.15	22.15	0.00
69	17+00	22.15	22.15	0.00
70	17+25	22.15	22.15	0.00
71	17+50	22.15	22.15	0.00
72	17+75	22.15	22.15	0.00
73	18+00	22.15	22.15	0.00
74	18+25	22.15	22.15	0.00
75	18+50	22.15	22.15	0.00
76	18+75	22.15	22.15	0.00
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78	19+25	22.15	22.15	0.00
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80	19+75	22.15	22.15	0.00
81	20+00	22.15	22.15	0.00
82	20+25	22.15	22.15	0.00
83	20+50	22.15	22.15	0.00
84	20+75	22.15	22.15	0.00
85	21+00	22.15	22.15	0.00
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87	21+50	22.15	22.15	0.00
88	21+75	22.15	22.15	0.00
89	22+00	22.15	22.15	0.00
90	22+25	22.15	22.15	0.00
91	22+50	22.15	22.15	0.00
92	22+75	22.15	22.15	0.00
93	23+00	22.15	22.15	0.00
94	23+25	22.15	22.15	0.00
95	23+50	22.15	22.15	0.00
96	23+75	22.15	22.15	0.00
97	24+00	22.15	22.15	0.00
98	24+25	22.15	22.15	0.00
99	24+50	22.15	22.15	0.00
100	24+75	22.15	22.15	0.00



CAMDEN AND HELMCKEN

PROPOSED RESIDENTIAL DEVELOPMENT
CAMDEN AVENUE AND HELMCKEN ROAD

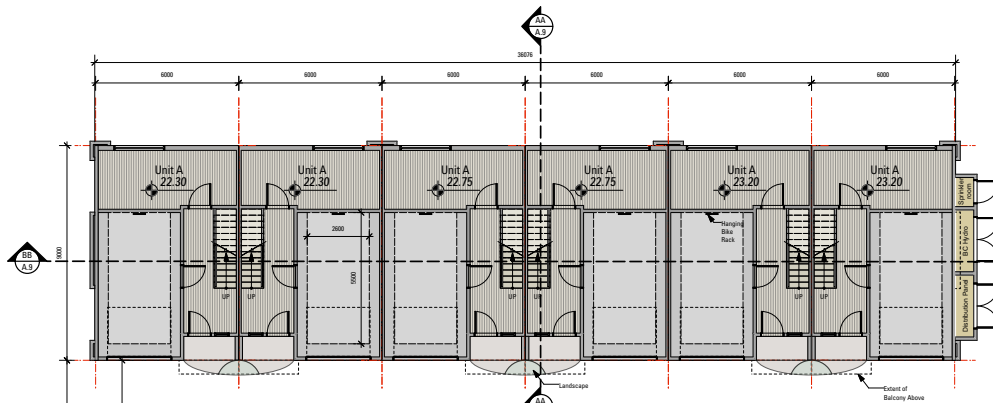
SCHEMATIC SITE PLAN A.2

Joe Newell
ARCHITECT INC.

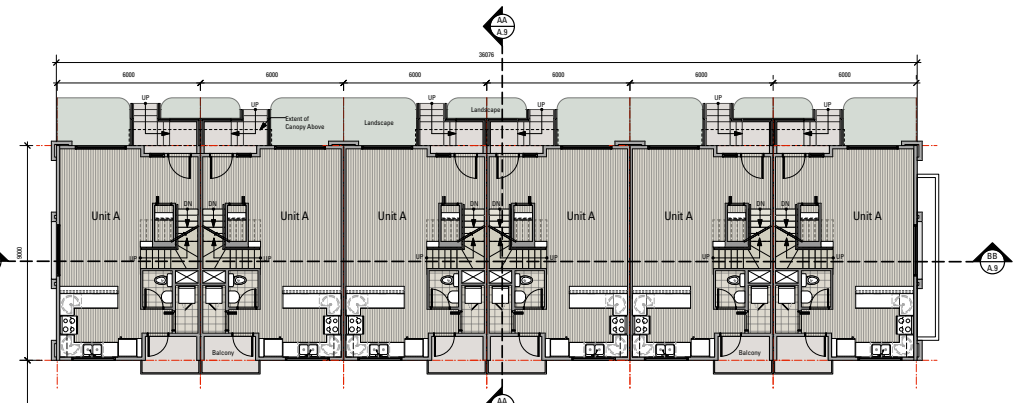
2-101 Presley Pl, Victoria, BC, V8B 0S4
T (250) 382-4240 F (250) 382-9738
www.joewellarchitect.com

ISSUED FOR REZONING / DEVELOPMENT PERMIT

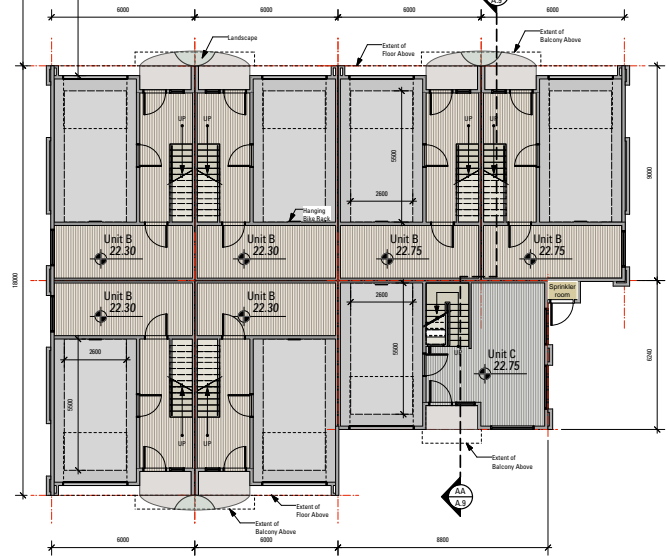




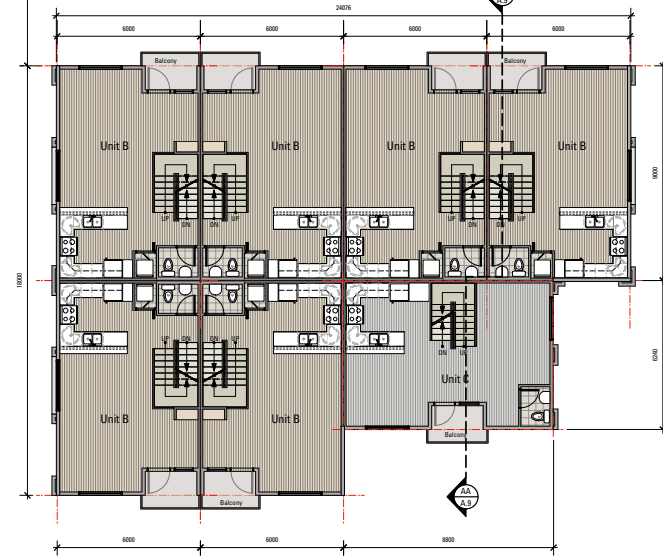
Building 1 - First Floor Plan
 scale: 1 = 100
 Floor Area = 301.23 m²



Building 1 - Second Floor Plan
 scale: 1 = 100
 Floor Area = 292.07 m²

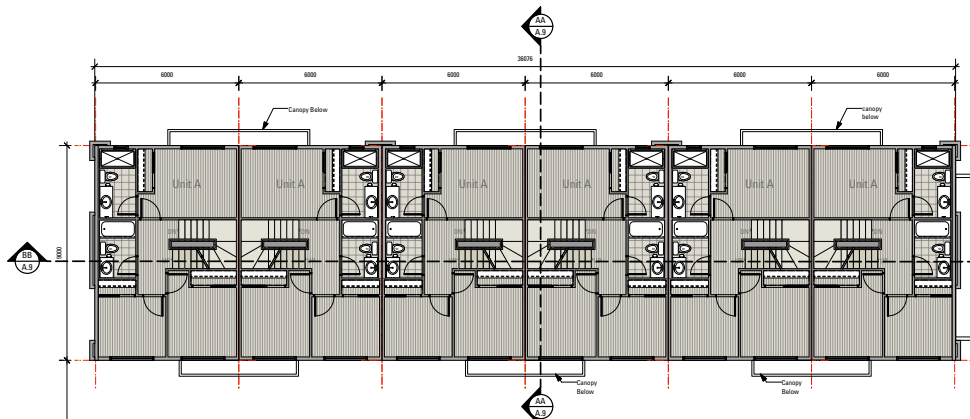


Building 2 - First Floor Plan
 scale: 1 = 100
 Floor Area = 342.72 m²

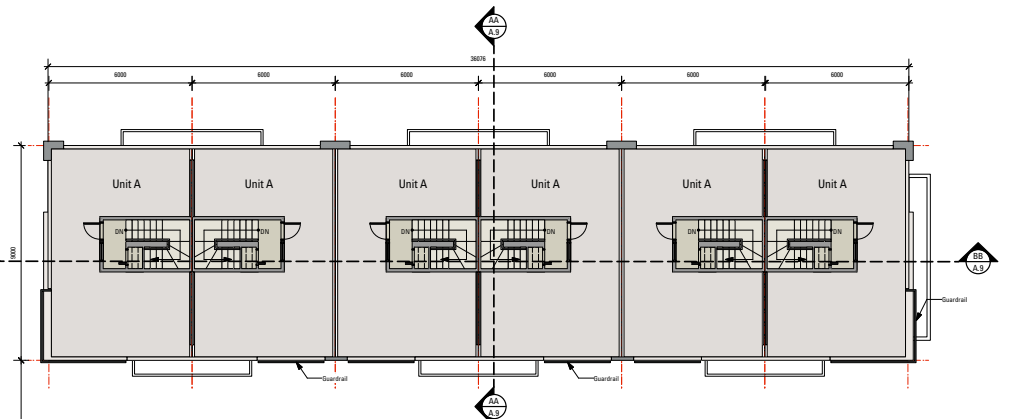


Building 2 - Second Floor Plan
 scale: 1 = 100
 Floor Area = 351.30 m²

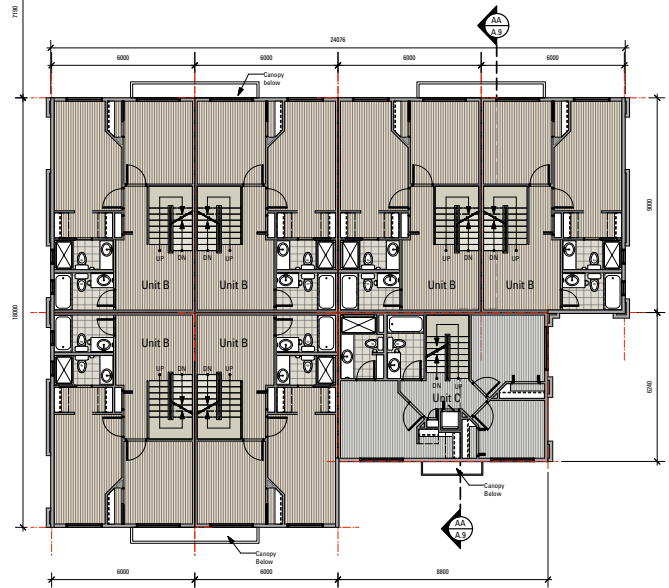




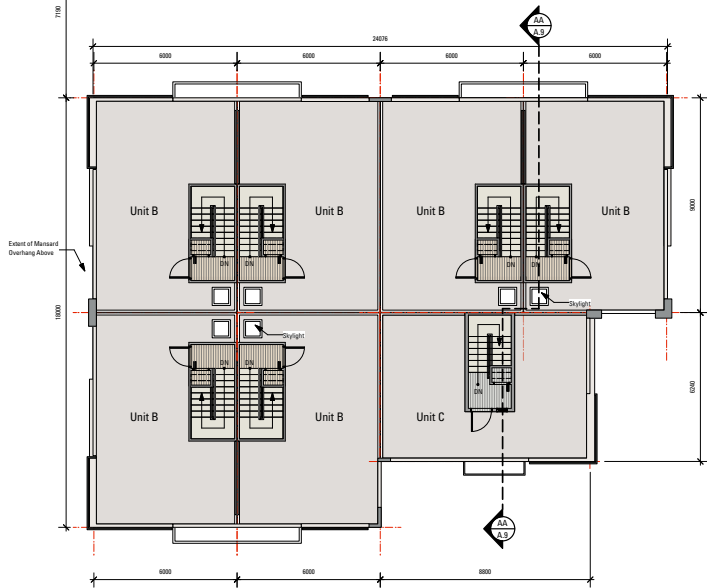
Building 1 - Third Floor Plan
 scale: 1 = 100
 Floor Area = 313.15 m²



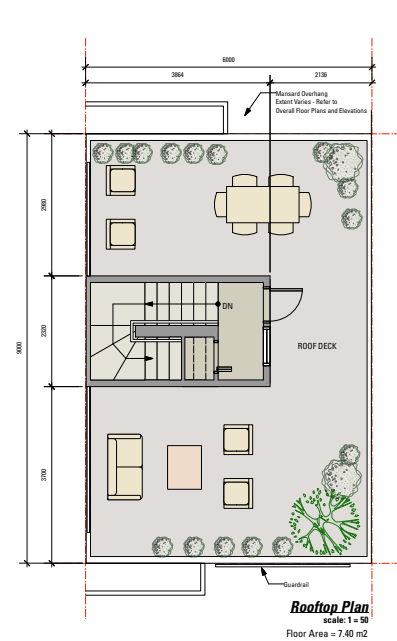
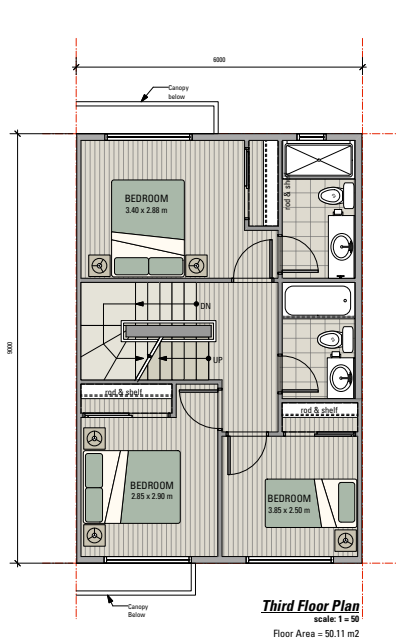
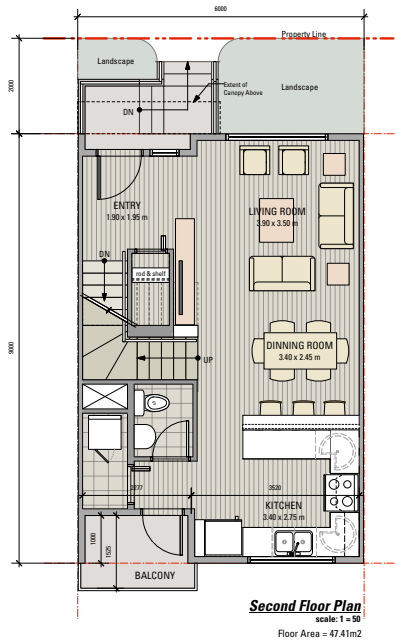
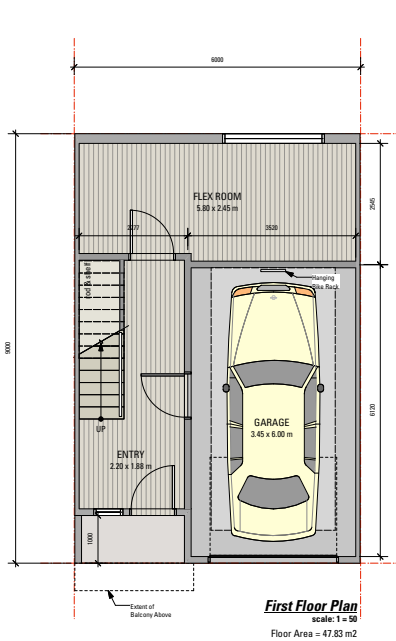
Building 1 - Rooftop Plan
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 Floor Area = 45.63 m²



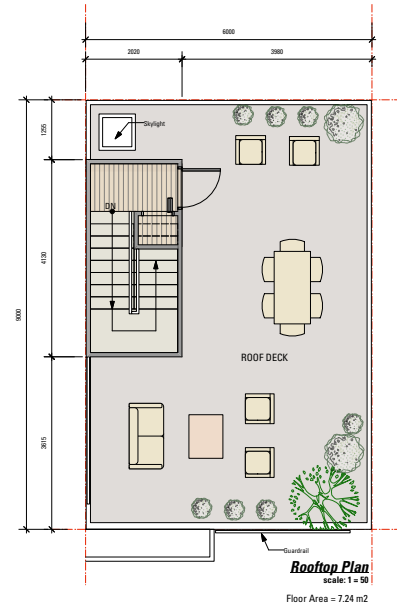
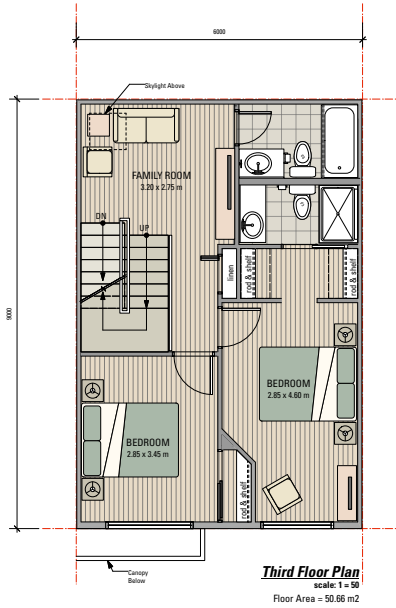
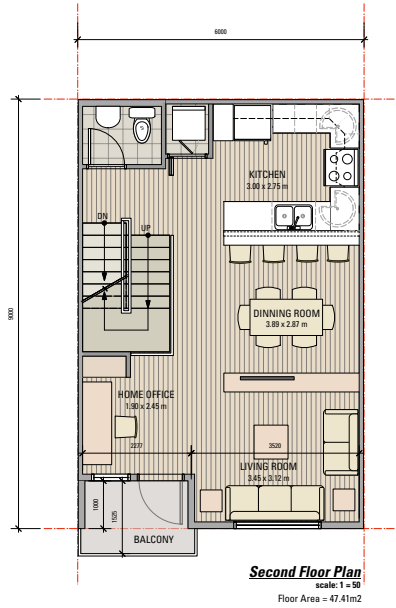
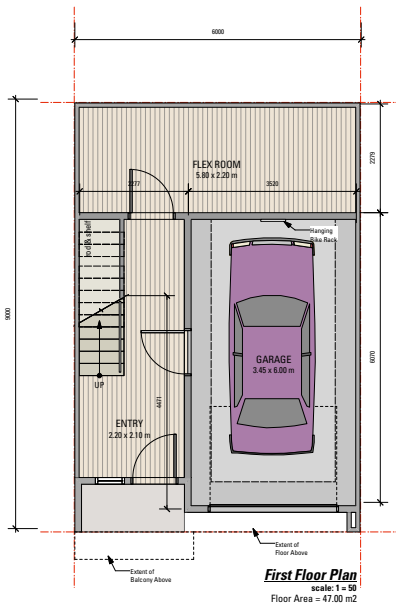
Building 2 - Third Floor Plan
 scale: 1 = 100
 Floor Area = 368.36 m²



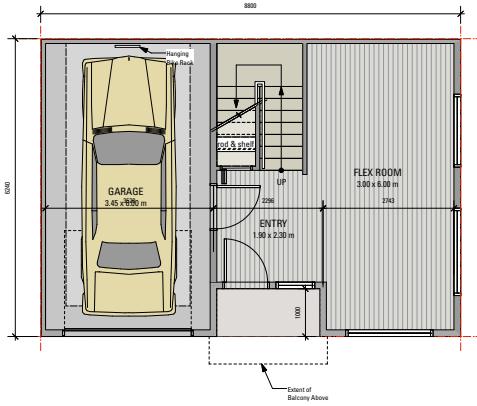
Building 2 - Rooftop Plan
 scale: 1 = 100
 Floor Area = 52.90 m²



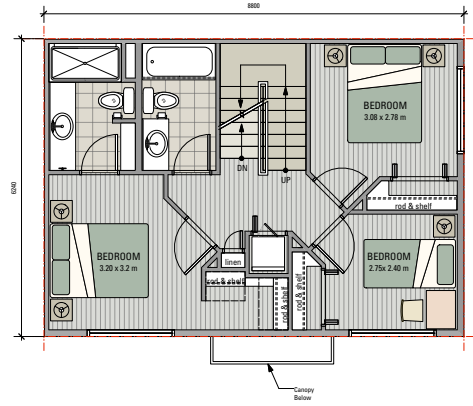
UNIT TYPE A



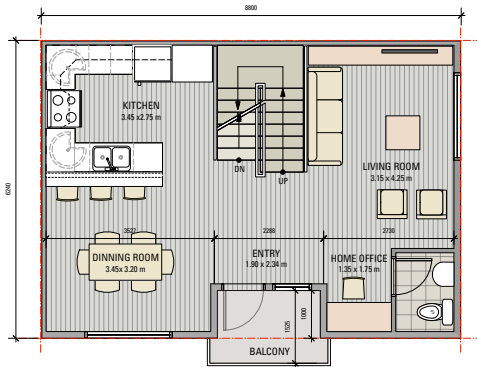
UNIT TYPE B



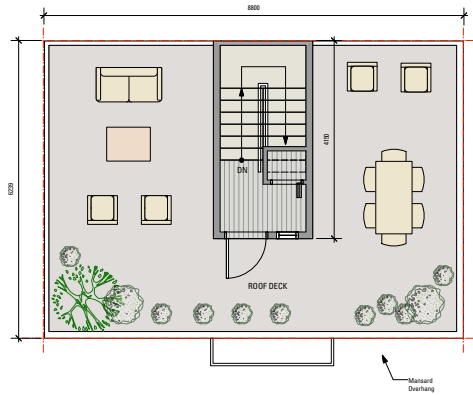
First Floor Plan
scale: 1 = 50
Floor Area = 48.91 m²



Third Floor Plan
scale: 1 = 50
Floor Area = 51.35 m²



Second Floor Plan
scale: 1 = 50
Floor Area = 48.84 m²



Rooftop Plan
scale: 1 = 50
Floor Area = 7.04 m²

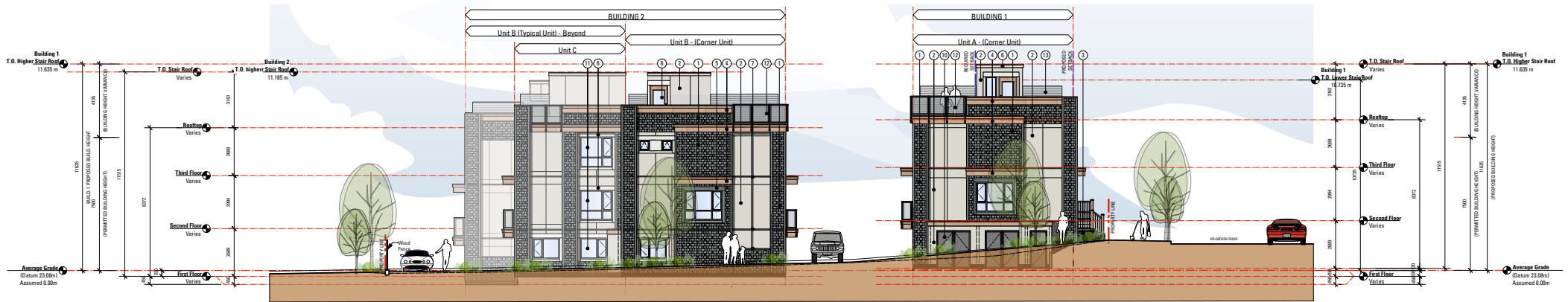


Overall Elevation - Helmsken Road (Building 1 - Units A)
scale: 1 = 100

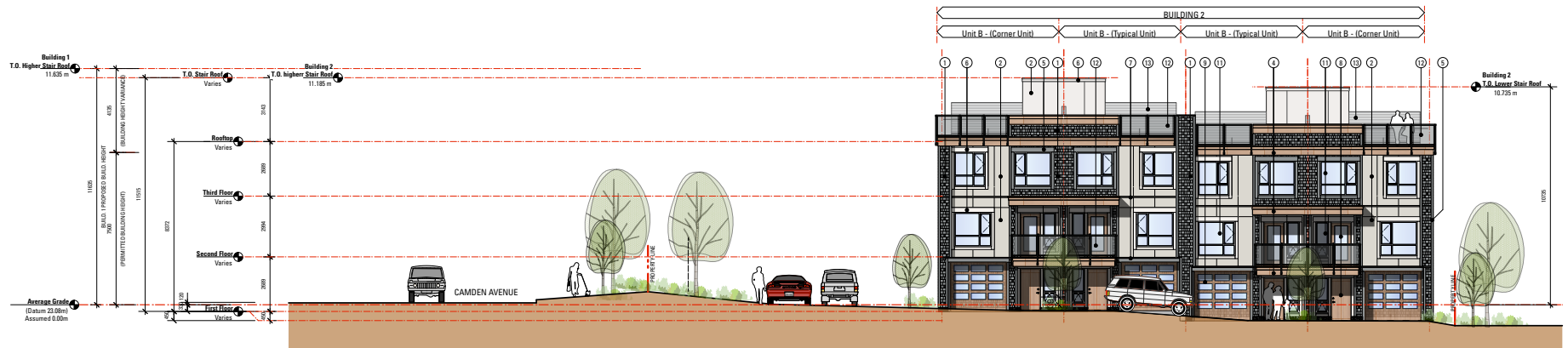
Finish Schedule	
1	Exterior Brick
2	Exterior Light Grey Panel
3	Interior Brick
4	Interior Light Grey Panel
5	Interior Dark Grey Panel
6	Interior Wood Panel
7	Interior Glass
8	Interior Ceiling
9	Interior Floor
10	Interior Wall
11	Interior Stair
12	Interior Window
13	Interior Door
14	Interior Balcony
15	Interior Stairwell
16	Interior Lobby
17	Interior Corridor
18	Interior Elevator
19	Interior Mechanical
20	Interior Electrical
21	Interior Plumbing
22	Interior Fire
23	Interior Acoustic
24	Interior Security
25	Interior Access
26	Interior Signage
27	Interior Furniture
28	Interior Lighting
29	Interior Ventilation
30	Interior Heating
31	Interior Cooling
32	Interior Fire Alarm
33	Interior Security Alarm
34	Interior Access Control
35	Interior Data
36	Interior Voice
37	Interior Video
38	Interior Audio
39	Interior Visual
40	Interior Thermal
41	Interior Air Quality
42	Interior Energy
43	Interior Sustainability
44	Interior Health
45	Interior Wellbeing
46	Interior Comfort
47	Interior Safety
48	Interior Security
49	Interior Privacy
50	Interior Acoustic



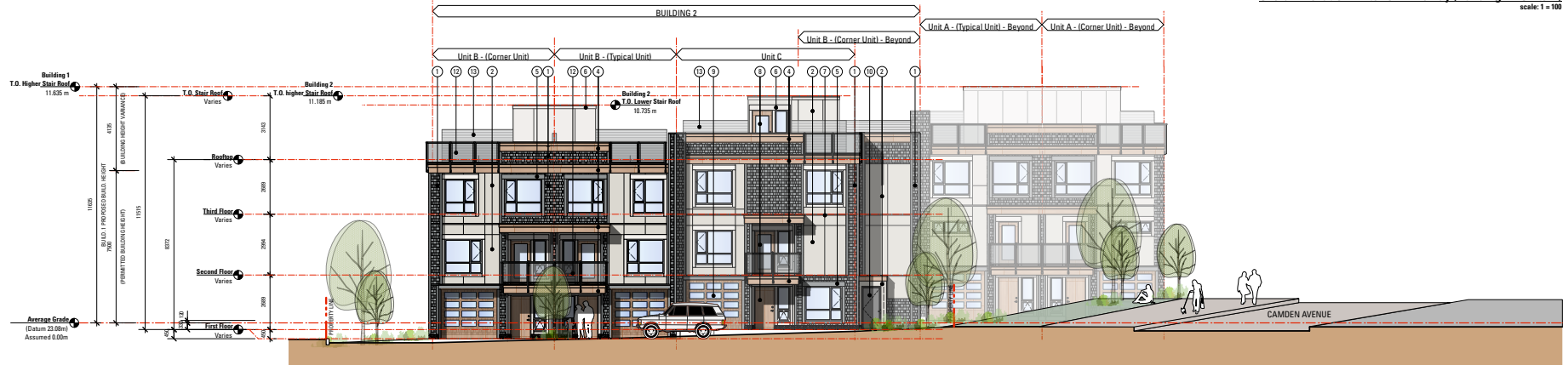
Overall Elevation - Interior Driveway (Building 1 - Units A)
scale: 1 = 100



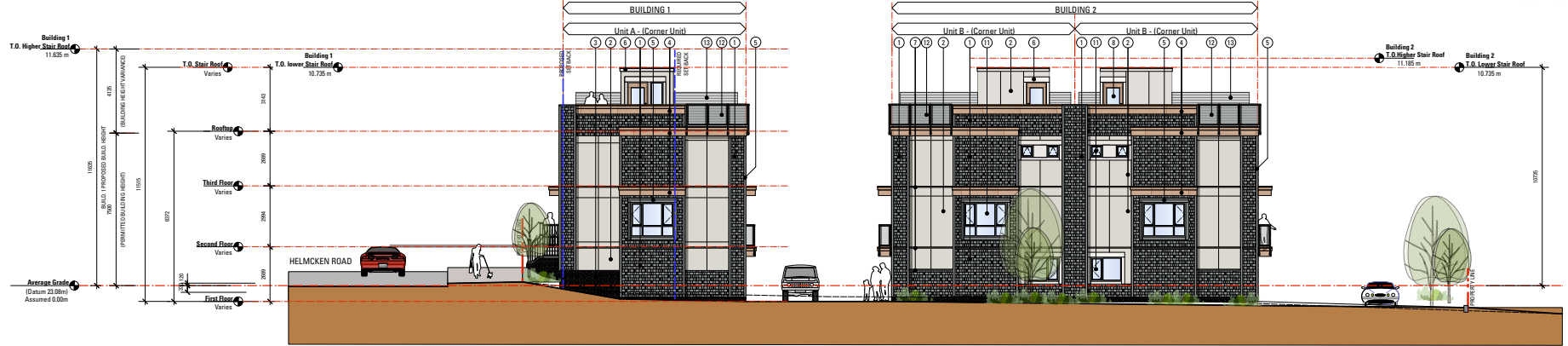
Overall Elevation - Camden Avenue (Buildings 1 and 2 - Units A, B and C)
scale: 1 = 100



Overall Elevation - Interior Driveway (Building 2 - Units B) scale: 1 = 100



Overall Elevation - Interior Driveway (Building 2 - Units B and C) scale: 1 = 100



Overall Elevation - Side Yard (Buildings 1 and 2 - Units A, B and C) scale: 1 = 100

CAMDEN AND HELMCKEN

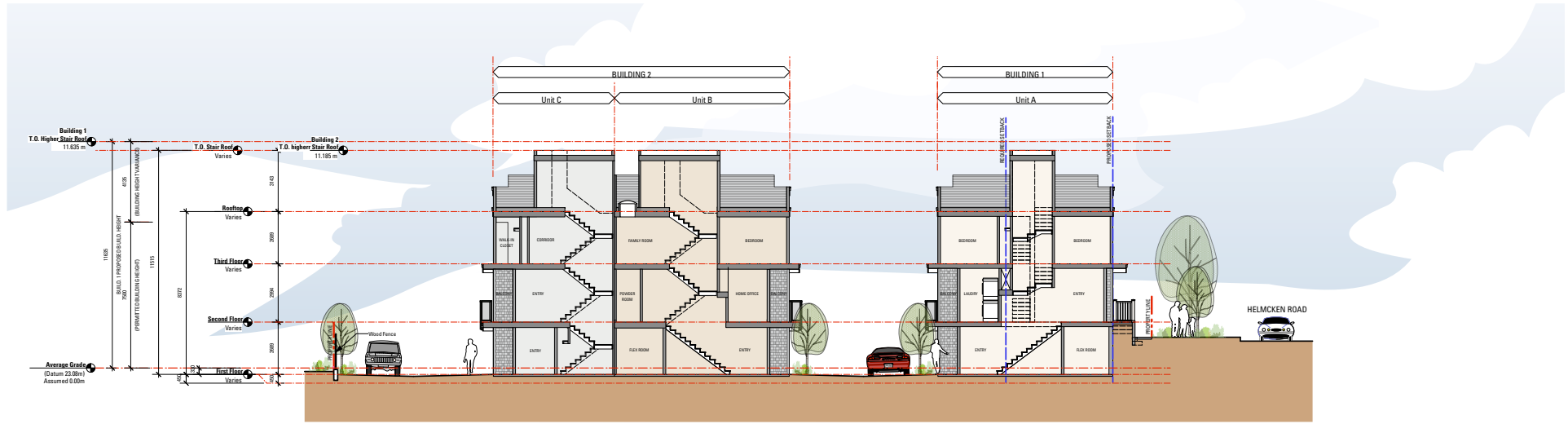
PROPOSED RESIDENTIAL DEVELOPMENT
CAMDEN AVENUE AND HELMCKEN ROAD

Overall Elevations A.8

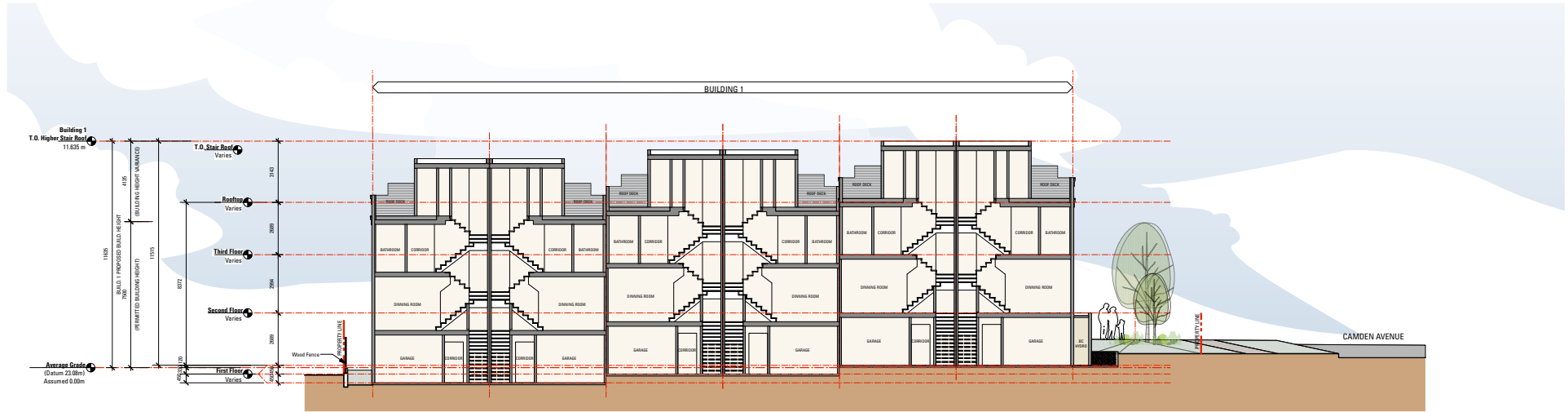
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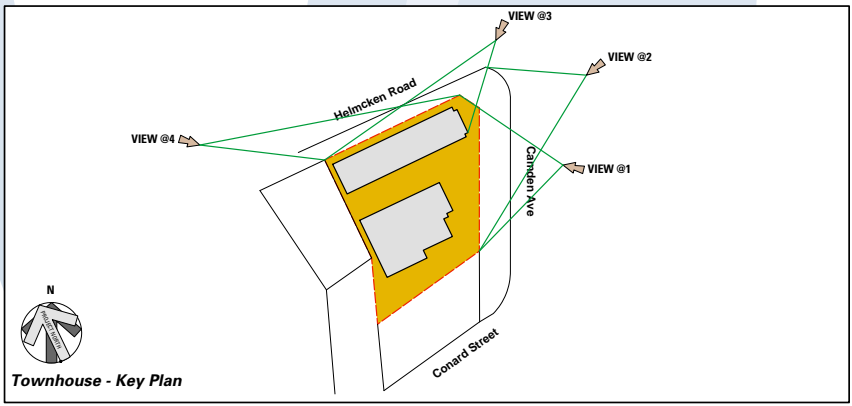
ISSUED FOR REZONING / DEVELOPMENT PERMIT



Schematic Building Section AA
scale: 1 = 100



Schematic Building Section BB
scale: 1 = 100



CAMDEN AND HELMCKEN

PROPOSED RESIDENTIAL DEVELOPMENT

CAMDEN AVENUE AND HELMCKEN ROAD

3D VIEWS A.10

Date: August 16th, 2022

ISSUED FOR REZONING / DEVELOPMENT PERMIT

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