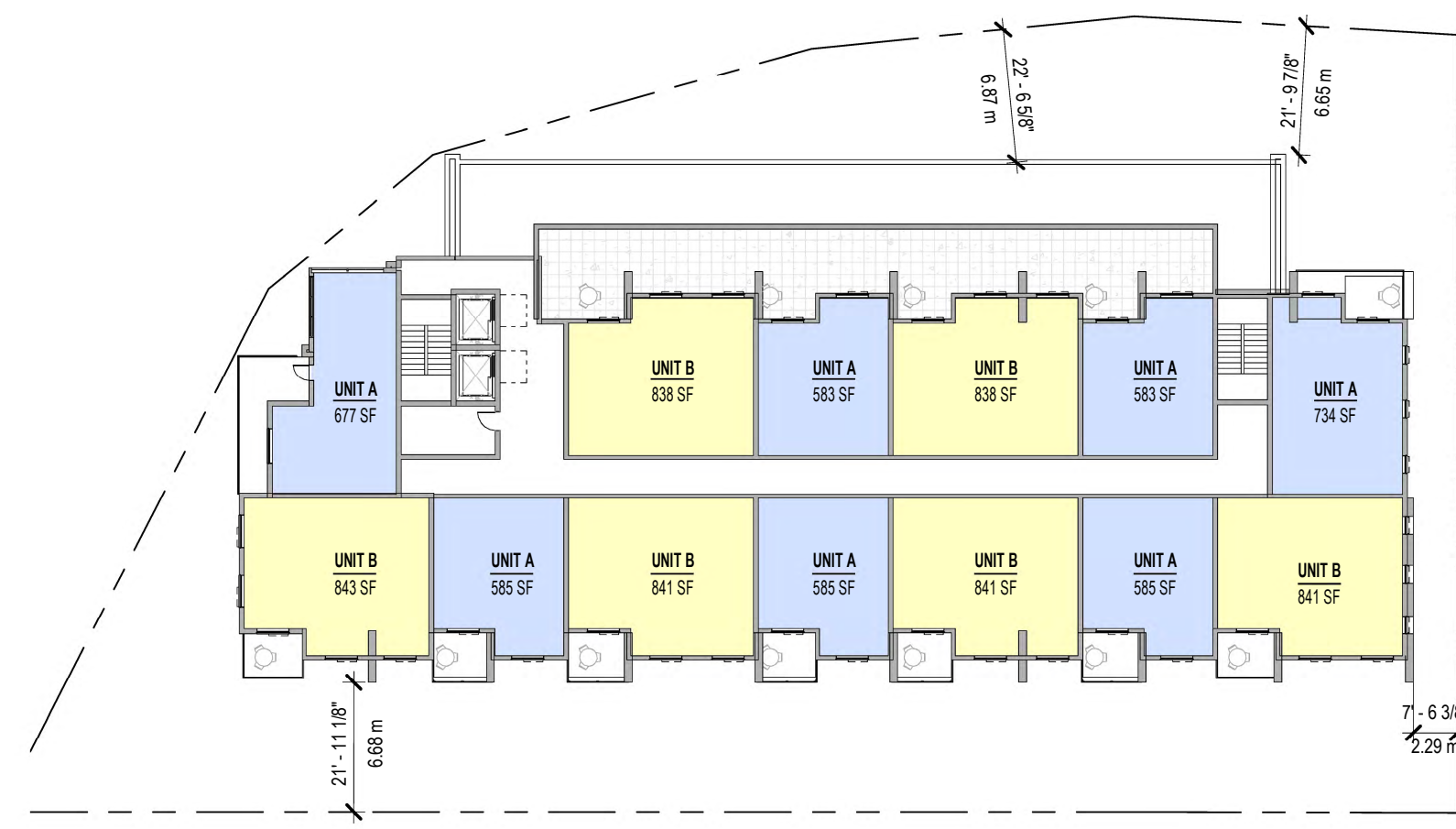
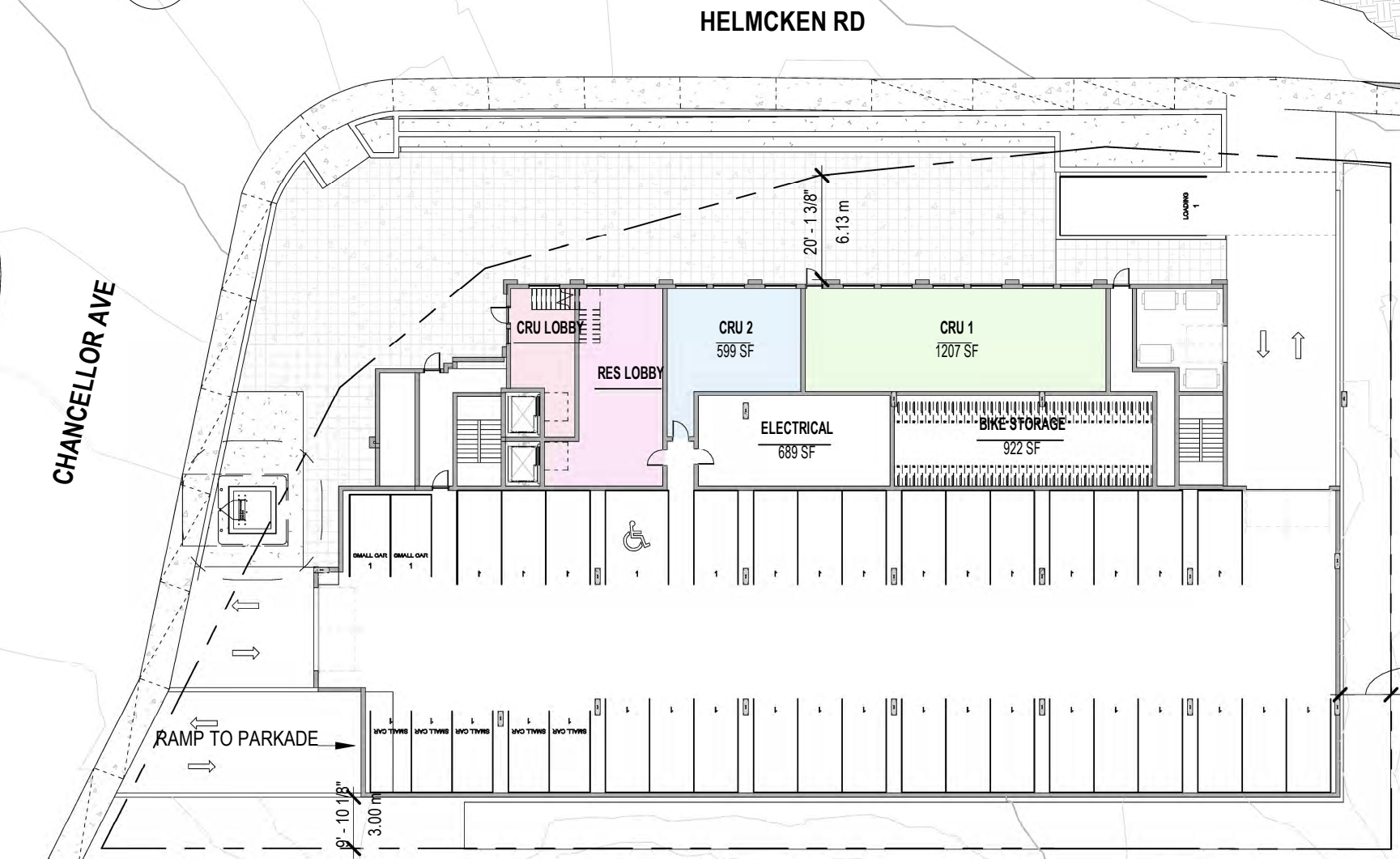


2 (SD) PARKADE P1  
1" = 30'-0"



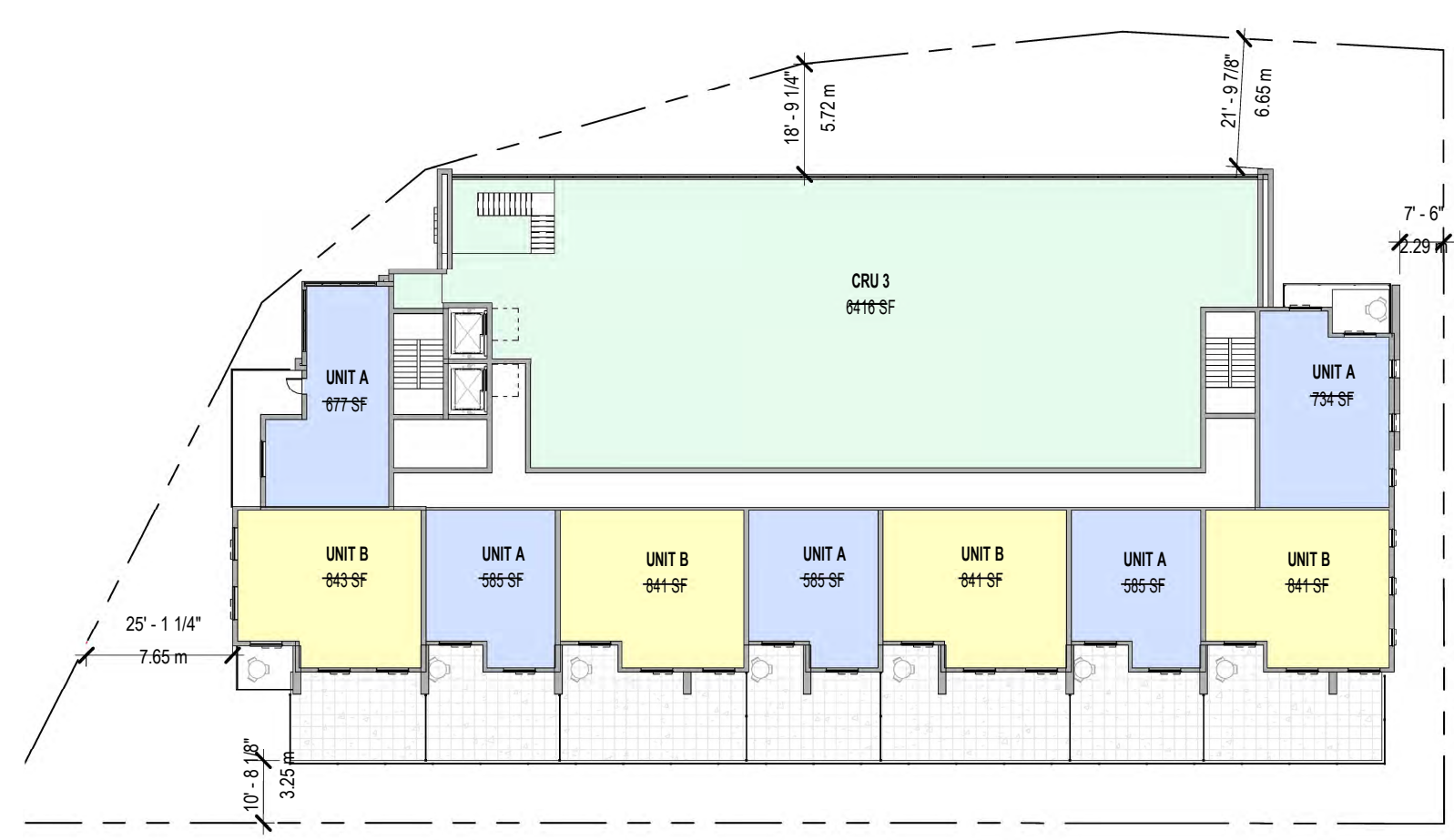
4 (SD) LEVEL 3  
1" = 30'-0"



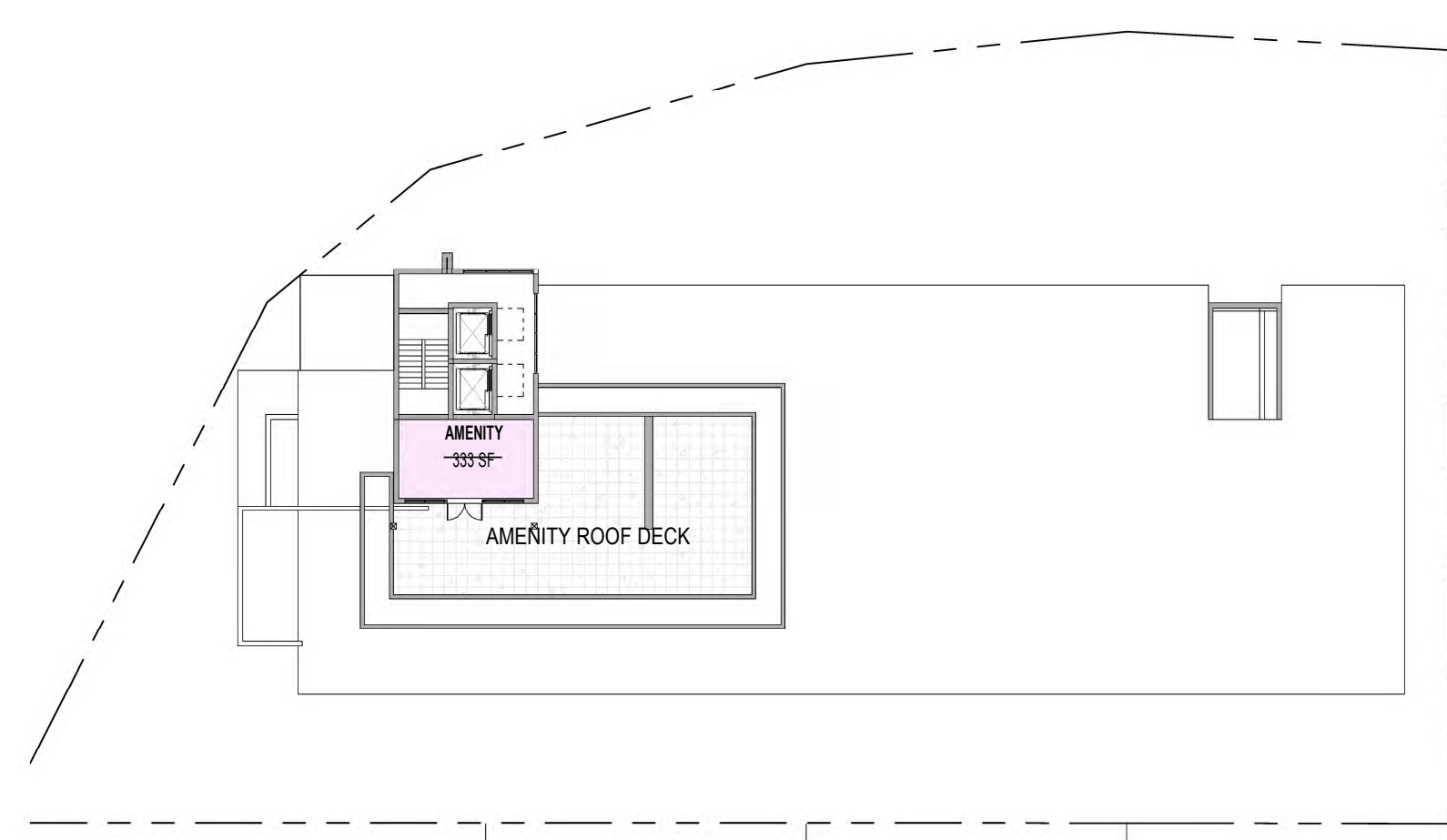
1 (SD) LEVEL 1  
1" = 30'-0"



6 (SD) LEVEL 4 - 6 TYPICAL  
1" = 30'-0"



3 (SD) LEVEL 2  
1" = 30'-0"



7 (SD) ROOF DECK  
1" = 30'-0"



8 3D VIEW 2



9 3D VIEW 3



5 3D VIEW 1

PROJECT STATISTICS

38 HELMCKEN

DATE: 11-Apr-2023

SITE INFORMATION		EXISTING	REQUIRED	PROPOSED	
CIVIC ADDRESS		38 & 32 Helmcken Street, View Royal BC			
ZONING	C-4 & R-1B	-	-	SITE SPECIFIC	
SITE AREA	2,530 m <sup>2</sup>	27,230 SF	-	2,530 m <sup>2</sup>	27,230 SF
FLOOR AREA RATIO (FAR)	-	-	-	2.43	
SITE COVERAGE	-	-	-	65.9%	
BUILDING HEIGHT		-	-	22.00 m	72.18'
SETBACKS	FRONT (NORTH)	0.00 m (Min)	0.00' (Min)	0.00 m	0.00'
	REAR (SOUTH)	3.00 m (Min)	9.84' (Min)	3.00 m	9.84'
	SIDE (EAST)	0.00 m (Min)	0.00' (Min)	0.00 m	0.00'
	SIDE (WEST)	2.00 m (Min)	6.56' (Min)	2.29 m	7.51'
BUILDING DATA					
MULTIFAMILY UNITS	DESCRIPTION	# OF UNITS	AREA	TOTAL AREA	
UNIT A	1BR+1BATH	33	52 m <sup>2</sup> / 562 SF	1,723 m <sup>2</sup>	18,546 SF
UNIT B	2BR+2BATH	28	75 m <sup>2</sup> / 809 SF	2,104 m <sup>2</sup>	22,652 SF
TOTALS		61		3,827 m <sup>2</sup>	41,198 SF
FLOOR AREAS		GROSS		NET	
PARKADE P1		1,802 m <sup>2</sup>	19,392 SF		
LEVEL 1 - PARKADE		1,004 m <sup>2</sup>	10,810 SF		
LEVEL 1		438 m <sup>2</sup>	4,719 SF		
LEVEL 2		1,378 m <sup>2</sup>	14,836 SF		
LEVEL 3		1,080 m <sup>2</sup>	11,620 SF		
LEVEL 4		1,080 m <sup>2</sup>	11,620 SF		
LEVEL 5		1,080 m <sup>2</sup>	11,620 SF		
LEVEL 6		1,080 m <sup>2</sup>	11,620 SF		
TOTAL		8,941 m <sup>2</sup>	96,237 SF		
COMMERCIAL RETAIL UNIT 1 (CAFE)		56 m <sup>2</sup>	599 SF		
COMMERCIAL RETAIL UNIT (OFFICE)		112 m <sup>2</sup>	1,207 SF		
COMMERCIAL RETAIL UNIT (OFFICE)		596 m <sup>2</sup>	6,416 SF		
BUILDING FOOTPRINT AREA		1,668 m <sup>2</sup>	17,952 SF		
PARKING DATA		REQUIRED		PROPOSED	
RESIDENTIAL		Parking Bylaw Reference	61.0	61	
CRU (CAFE)		Parking Bylaw Reference	3.7	5	
CRU (OFFICE)		Parking Bylaw Reference	28.3	29	
TOTAL PARKING			93.0	95	
ELECTRIC VEHICLE STALLS (RESIDENTIAL)		Bylaw 5.13	61.0	61	
ELECTRIC VEHICLE STALLS (CRU)		Bylaw 5.13	2.0	2	
PARKING STALL MIX		Required	%	Proposed	%
Standard Stall		-	-	65	68%
Small Car Stall (% Max)		-	-	28	29%
Accessible Stall		0.9	-	2	2%
LOADING STALLS		Loading Bylaw Reference	1	1	
BICYCLE PARKING		Bicycle Parking Bylaw Reference	70.1	71	
Class I			62.5	63	
Class II			7.5	8 Pack	

UNION ARCHITECTURE

21-3318 OAK STREET, VICTORIA, BC, V8X 2S9  
info@unionarchitecture.ca  
www.unionarchitecture.ca

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NO. ISSUED FOR: 1  
DATE: 2023-APR-12



PROJECT NAME:  
WESTURBAN DEVELOPMENTS OFFICE

PROJECT ADDRESS:  
38 HELMCKEN, VIEW ROYAL BC V8Z 5G7

DRAWING TITLE:  
FLOORPLANS

PROJECT NO: 23002 DRAWN: JS  
SCALE: REVIEWED: RP

DWG NO: RZ1



1 WEST ELEVATION - PROPOSED  
A208 1/16" = 1'-0"



2 NORTH ELEVATION - PROPOSED  
A208 1/16" = 1'-0"



4 SOUTH ELEVATION - PROPOSED  
A208 1/16" = 1'-0"



3 EAST ELEVATION - PROPOSED  
A208 1/16" = 1'-0"

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NO. ISSUED FOR:	DATE:
1 ISSUED FOR REZONING	2023-APR-12



PROJECT NAME:  
WESTURBAN DEVELOPMENTS OFFICE

PROJECT ADDRESS:  
38 HELMCKEN, VIEW ROYAL BC V8Z 5G7

DRAWING TITLE:  
ELEVATIONS

PROJECT NO: 23002	DRAWN: JS
SCALE:	REVIEWED: RP

DWG NO: **R22**