

ISSUED FOR: CALUC Review

ISSUE DATE: March 17, 2022

**Project Address:**

**Civic Address**  
50 Government St  
Victoria, BC

**Legal Address Description:**  
Property ID: 007-326-122  
Legal Amended Lot 9, Beckley Farm, Victoria District, Plan  
229

**Owner**

**NAME:** Oeza Developments  
Michael Jones  
1558 Beach Dr  
Victoria, BC

**Email:** mike.jones@oezadevelopments.ca

**Phone:** 250 588 1960



**Architect**

Waymark Architecture  
1826 Government Street  
Victoria BC V8T 4N5

**Contact:** Will King  
**Phone:** 778 977 0660  
**Email:** will@waymarkarchitecture.com

**Landscape**

To Be Determined

**Contact:**  
**Phone:**  
**Email:**

**Structural Engineer**

RJC Engineers

**Contact:** Leon Plett  
**Phone:** 250-386-7794  
**Email:** lplett@rjc.ca

Project ID: 2022-01



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ARCHITECTURE

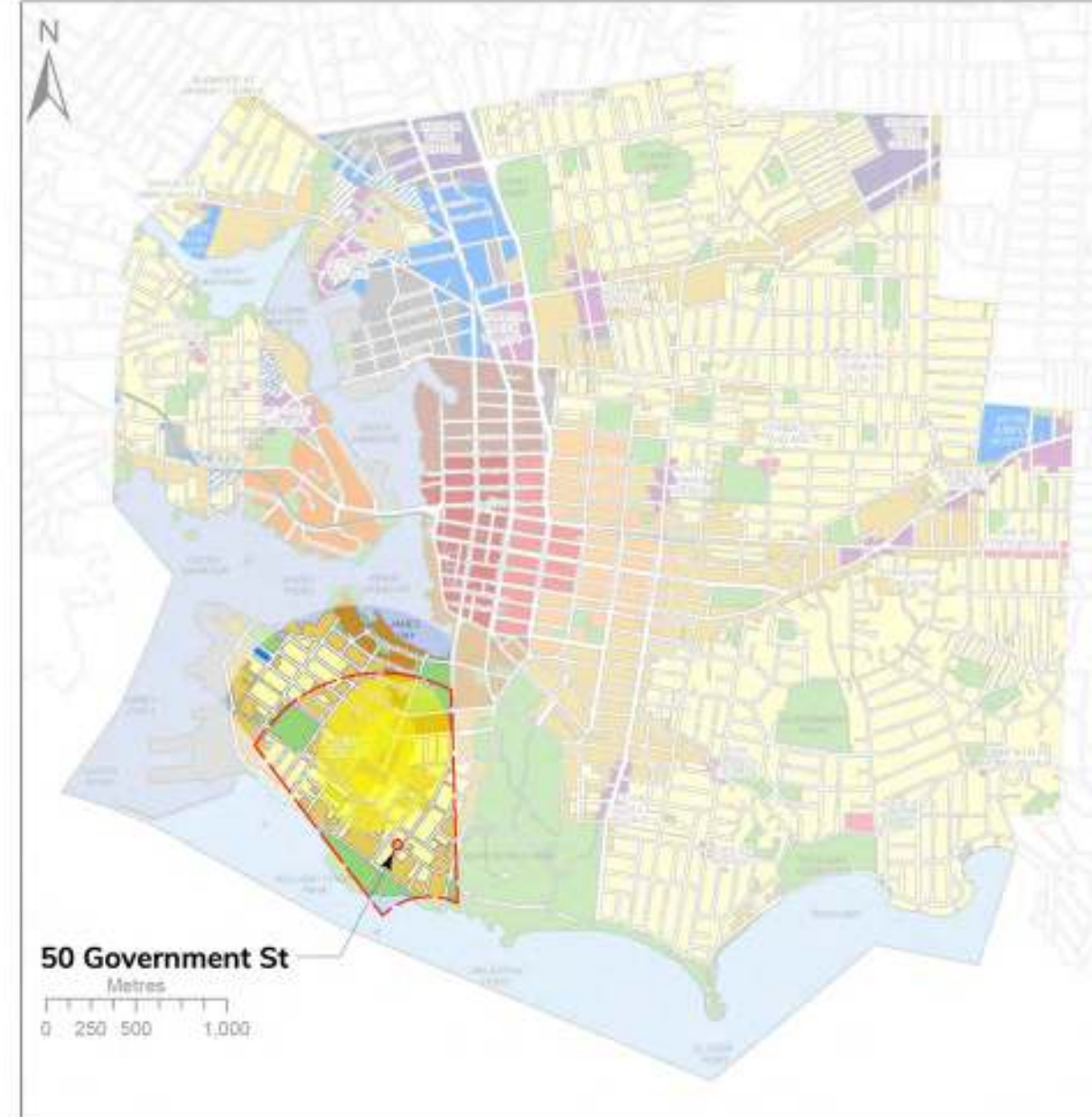
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Mike Jones

James bay Rental

2022.11.14  
RZ-01  
Cover Sheet





**MAP 2**  
Urban Place  
Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Employment-Residential
- Industrial Employment
- Industrial Employment-Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

50 Government St  
Metres  
0 250 500 1,000

Urban Place Designations extend to the centerlines of adjacent streets.



BUILDING TYPE DIAGRAM: James Bay's residential buildings consists of a mix of single family, townhouse, mid-rise, and high-rise.

- Apartment style 3 to 6 stories
- Multi-family over 6 stories

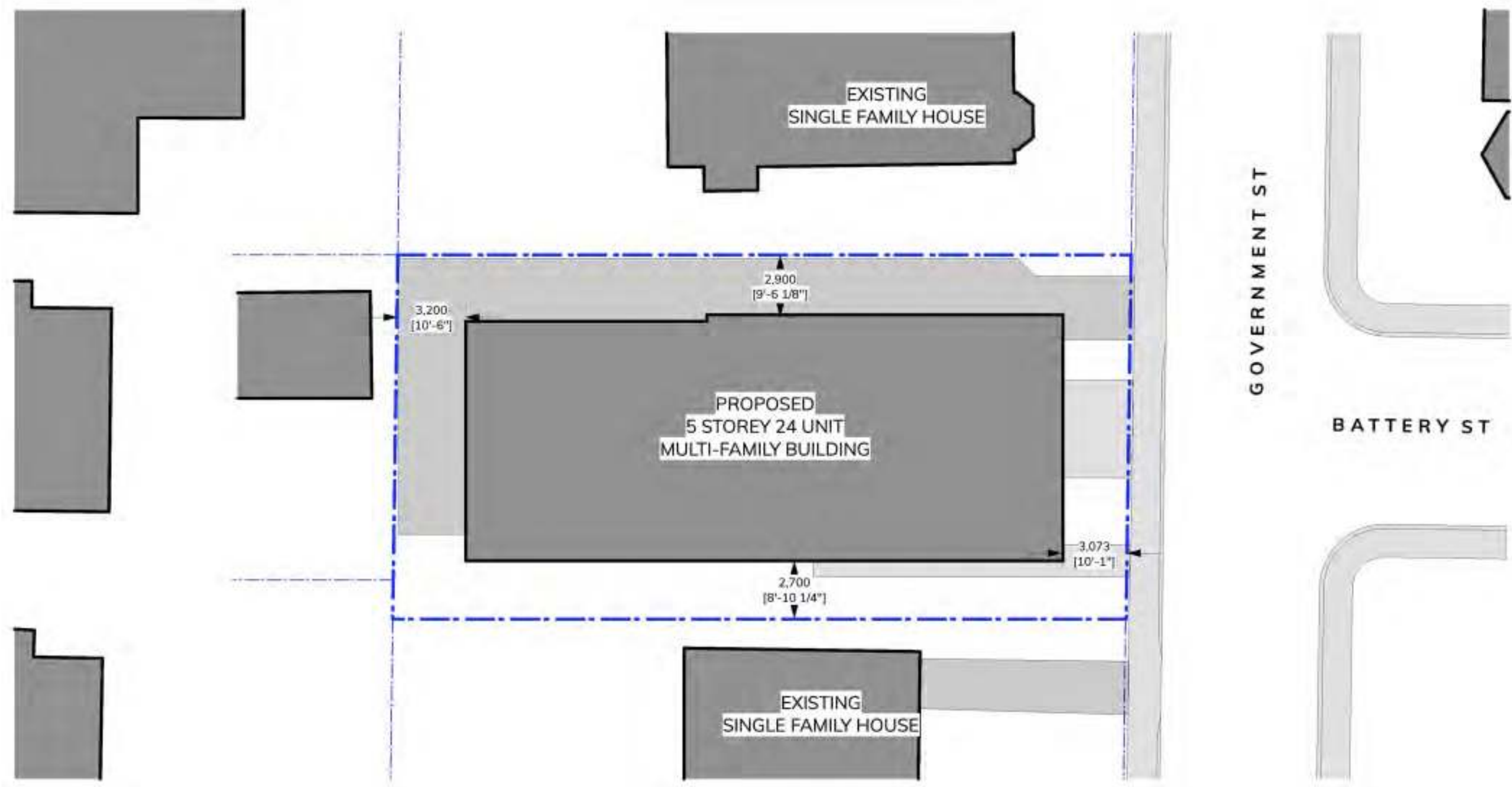
**\*OCP policy objectives advanced by this proposal:**

- 6 (a) "...housing growth...within close walking distance of Town Centers and Large Urban Villages"
- 6 (g) "That all 13 city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types, throughout their lives.
- 6.1.6 "Urban Residential consists primarily of multi-unit residential ... including...mid-rise apartments"
- 6.9 "Give consideration to site-specific amendments to this plan that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context"
- 6.32.1 "Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041"
- 6.32.3 "Victoria accommodates a minimum of 20% of the region's cumulative new dwelling units to 2041"
- 6.32.5 "A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041"





1 Existing  
Scale: 1:200



2 Proposed  
Scale: 1:200

**DATA SHEET/ZONING ANALYSIS**

LEGAL DESCRIPTION: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229  
STREET ADDRESS: 50 Government St

CURRENT ZONING: R3-2 MULTIPLE DWELLING DISTRICT  
PROPOSED ZONING: SITE SPECIFIC

SITE AREA: 586 M2  
BUILDING FOOTPRINT: 319 m2

	Existing	Allowed by current zoning	Envisioned by OCP Land Use designation	Proposed
Use	Mult-unit Residential (4 units)	Mult-unit Residential	Low to mid-rise multi-unit residential.	Multi-unit Residential (19 Units, 100% affordable)
Parcel Size	586 m2	-	-	586 m2
Building Height	8 m	18.5 m	Low-rise and mid-rise	19.5 m to roof 22.0 m to elevator overrun
Stories	2	6	Buildings up to approximately six storeys.	6 storeys
Lot Coverage	37%	between 20% and 30% depending on number of storeys	-	54%
Floor Space Ratio	0.61	0.3 to 1.6 depending on number of storeys	1.2:1 generally, up to 2:1 in strategic locations for the advancement of plan objectives	2.34
<b>Setbacks</b>				
Front Setback - building exterior	6.3 m			3.0 m
North Side Setback	1.15 m to main building, 0.4 m to garage			2.9 m
South Side Setback	3.25 m	7.5 to 13.5 depending on number of storeys		2.7 m
Total Side Setback	4.4 for main building (excluding garage)			5.6 m
Rear Setback	Garage is over the property line. 15.3 to main building.			3.3 m
<b>Off Street Parking</b>				
Car Parking	4 stalls, 1:1 ratio	Ratio from 0.75 to 1.3 depending on unit size for market units. .02 to .75 depending on unit size for affordable units		8 required, 6 provided
Long Term Bicycle parking	none	1 to 1.25 spaces depending on unit size		27 required, 36 proposed
Short Term Bicycle parking	none	The greater of 6 spaces per building or 0.1 spaces per dwelling unit		6 required, 6 proposed

**UNIT TYPES**

Bachelor - accessible	2
Bachelor	12
1 bedroom - 46 to 50 m2	10
<b>TOTAL:</b>	<b>24</b>

**FSR CALCULATION:**  
(in square meters)

44.5	Ground Floor
261.6	2nd Floor
261.6	3rd Floor
261.6	4th Floor
261.6	5th Floor
223.8	6th Floor
<b>1314.7</b>	<b>TOTAL</b>
562	PARCEL SIZE

**Car Parking Requirements:**

0.2 per dwelling unit less than 45 m2
0.2 x 14 = 2.8
0.5 spaces per unit between 45 and 70 m2
0.5 x 10 = 5
<b>2.8 + 5 = 7.8 required, rounded to 8</b>

**Long Term Bicycle Parking Requirements**

1 per dwelling unit less than 45 m2
1 x 14 = 14
1.25 spaces per unit over 45 m2
1.25 x 10 = 13
<b>14 + 13 = 27</b>

Project ID: 2022-01



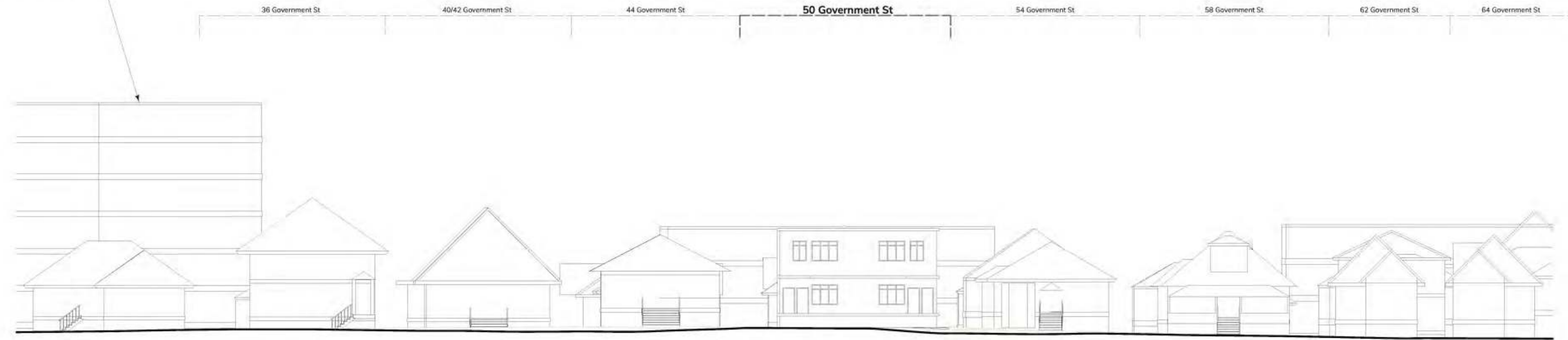
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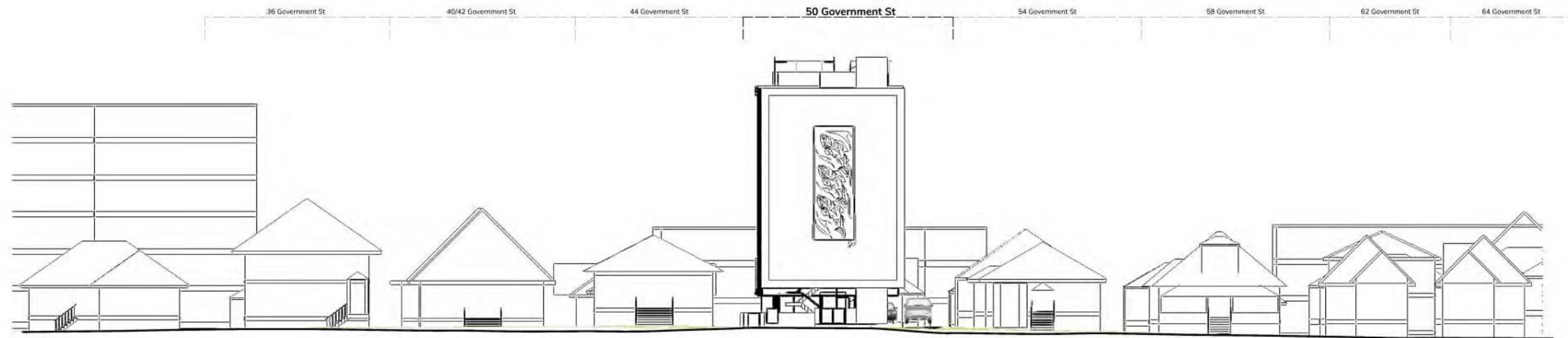
James bay Rental



36 South Turner Behind



1 Existing Street Elevation  
Scale: 1:200



2 Proposed Street Elevation  
Scale: 1:200

Project ID: 2022-01





1 Perspective



3 Perspective



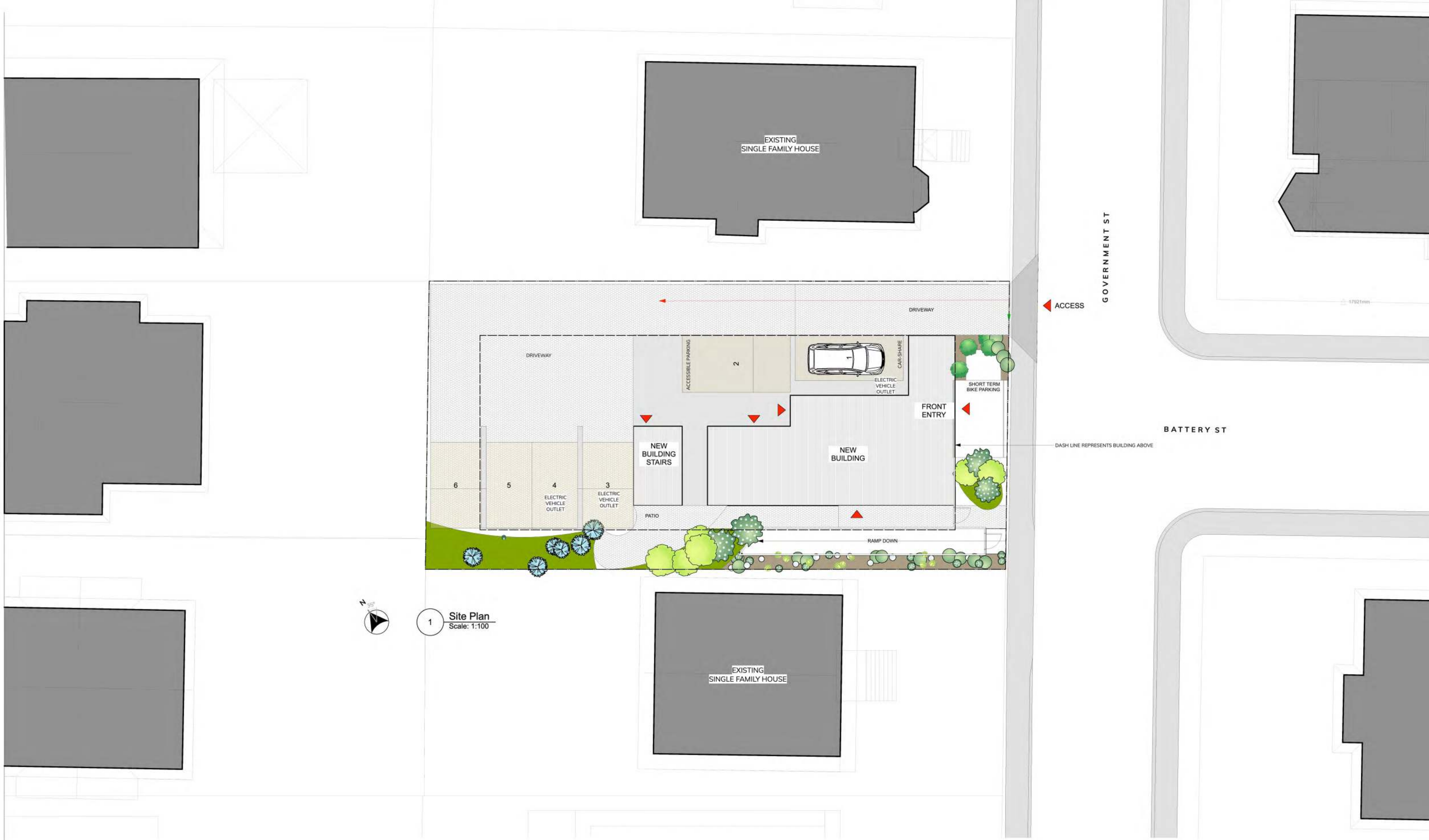
2 Perspective



4 Perspective

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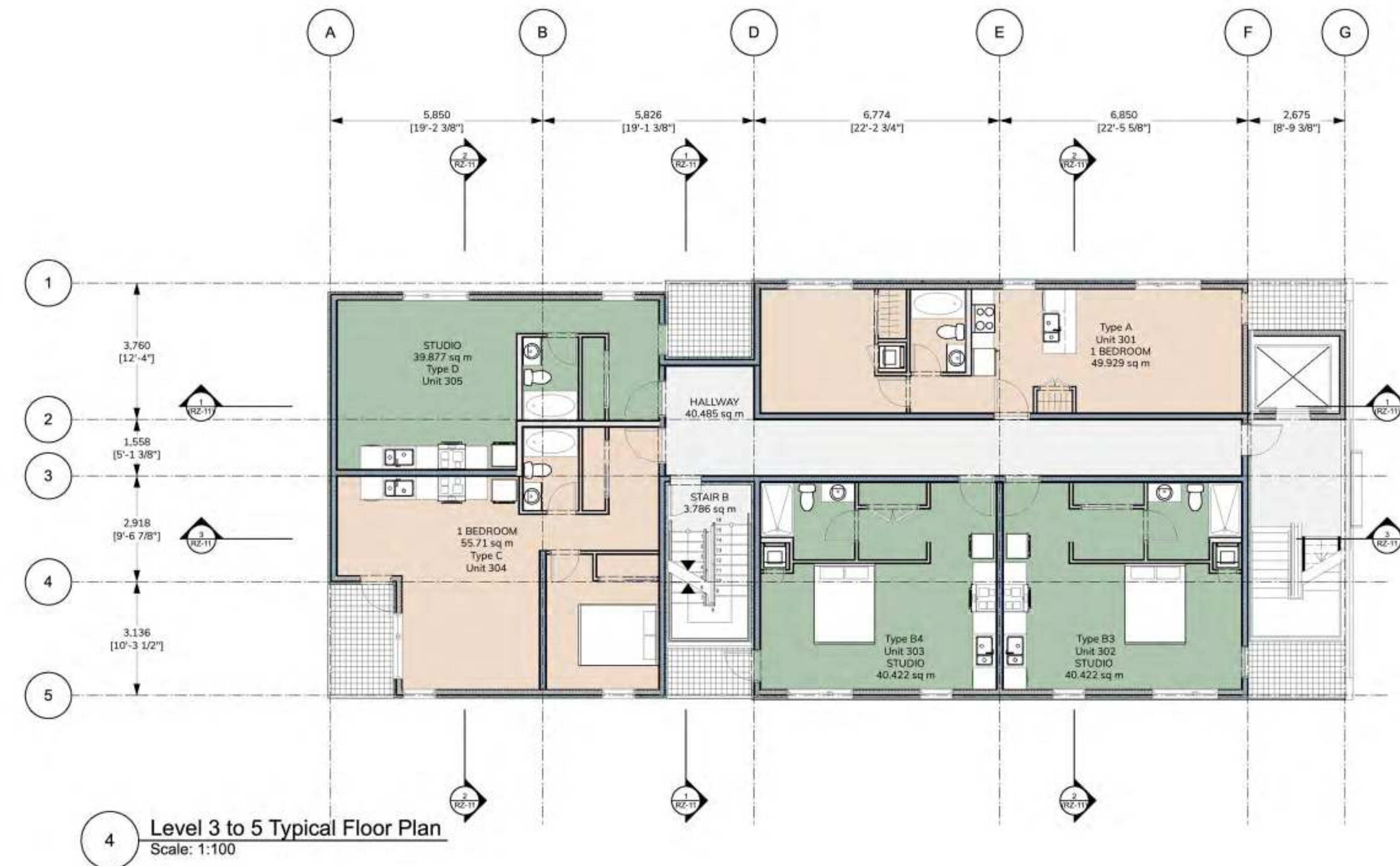
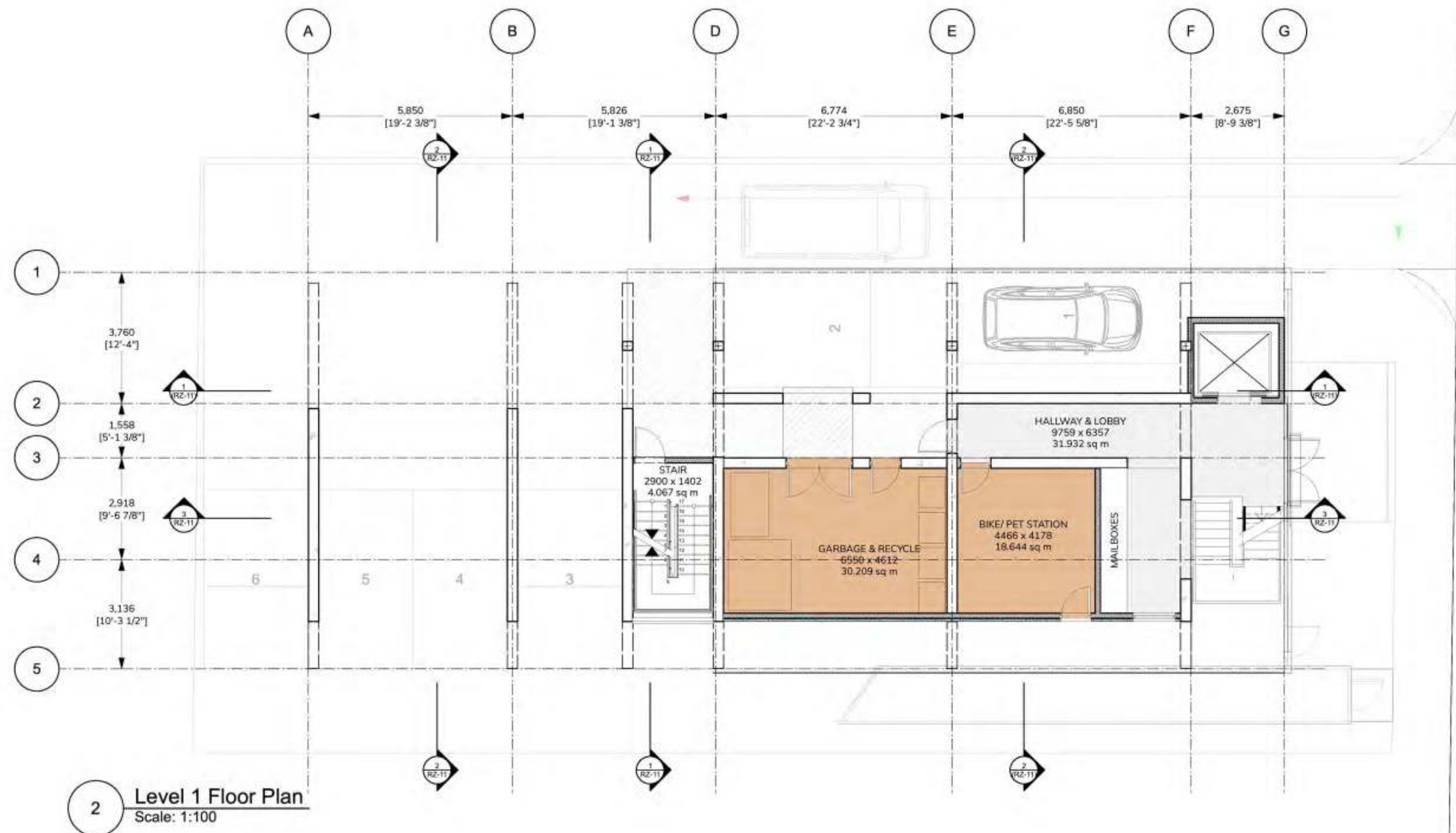
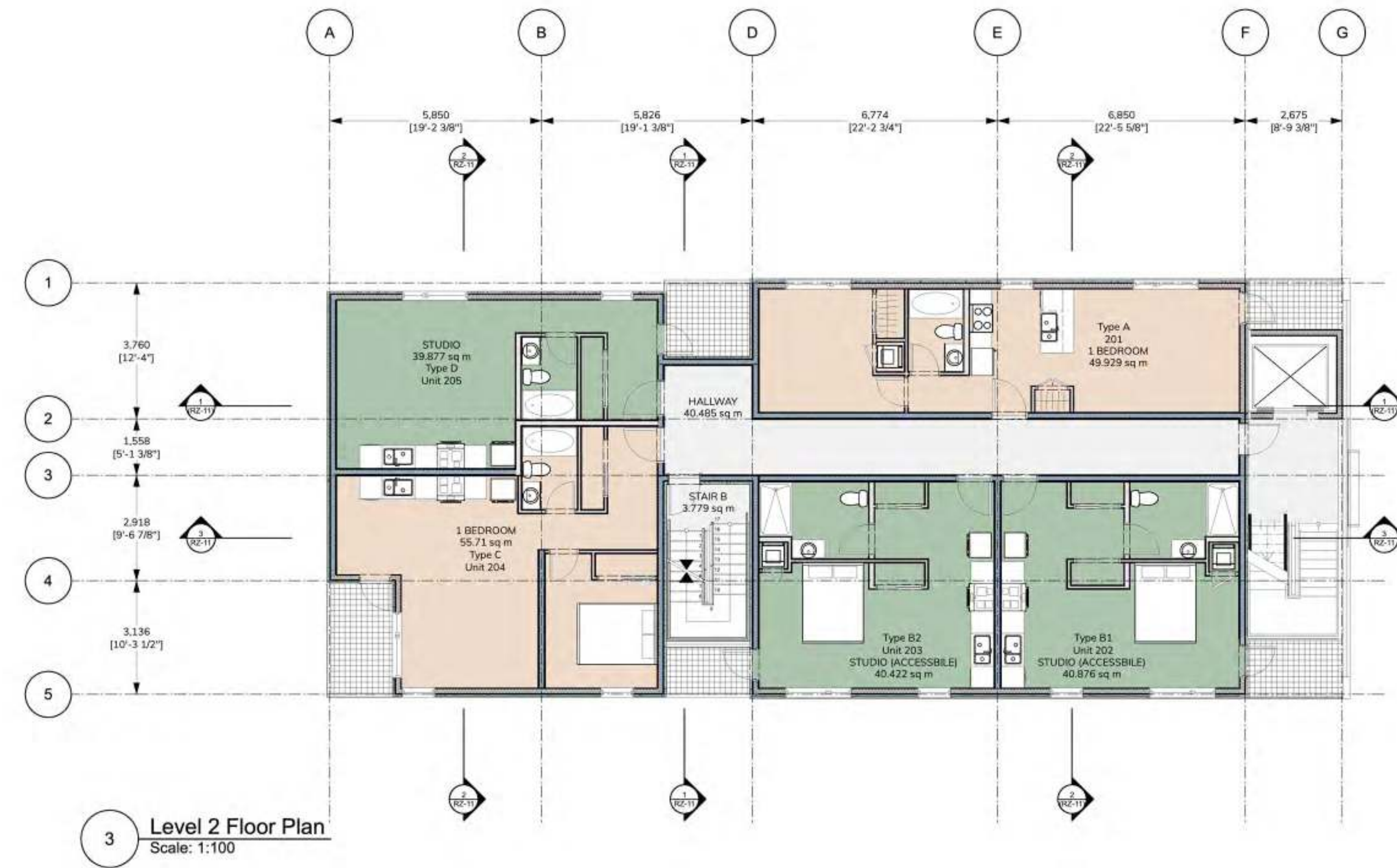
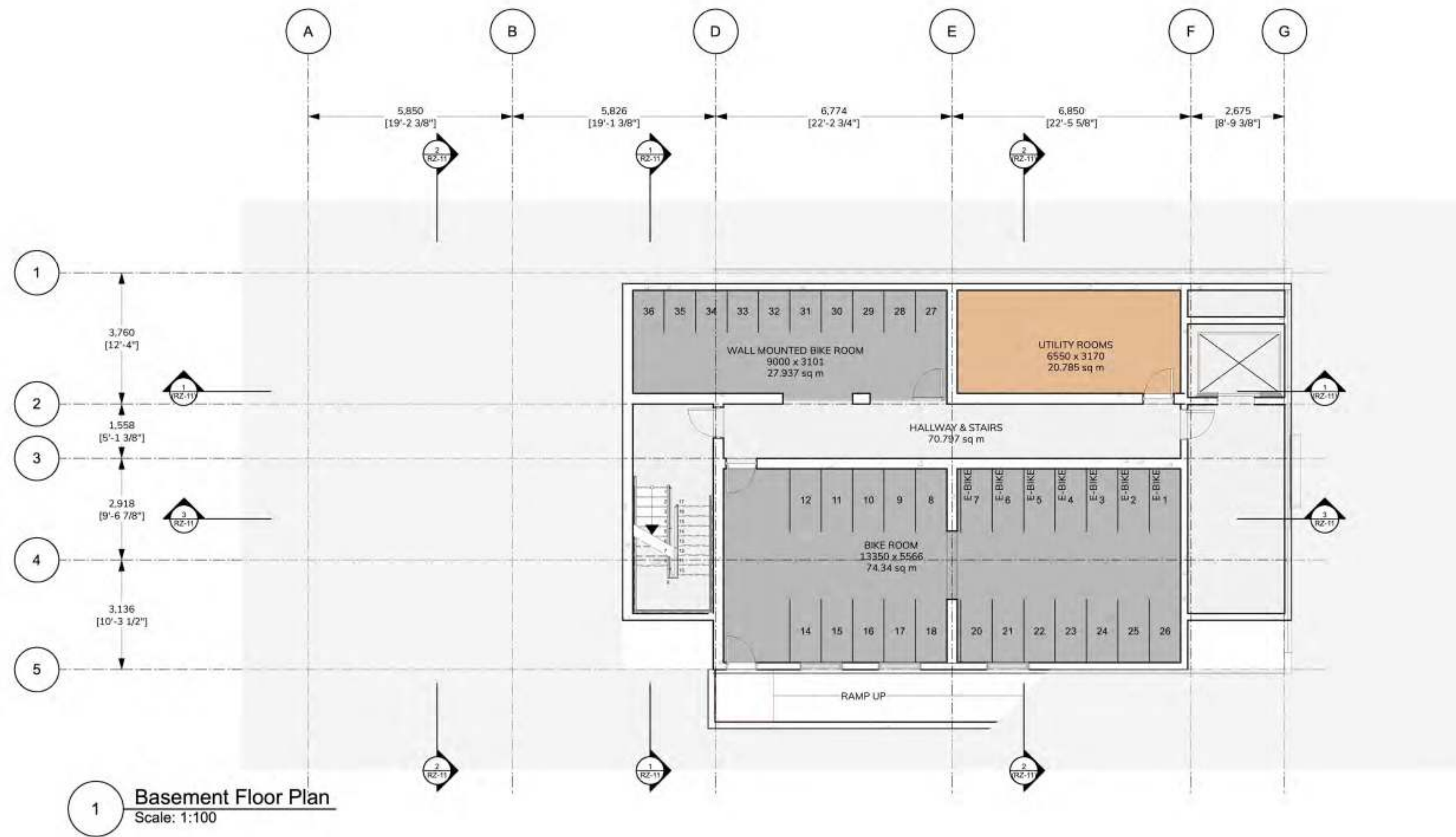
1 Site Plan  
Scale: 1:100

GOVERNMENT ST  
ACCESS

BATTERY ST  
DASH LINE REPRESENTS BUILDING ABOVE

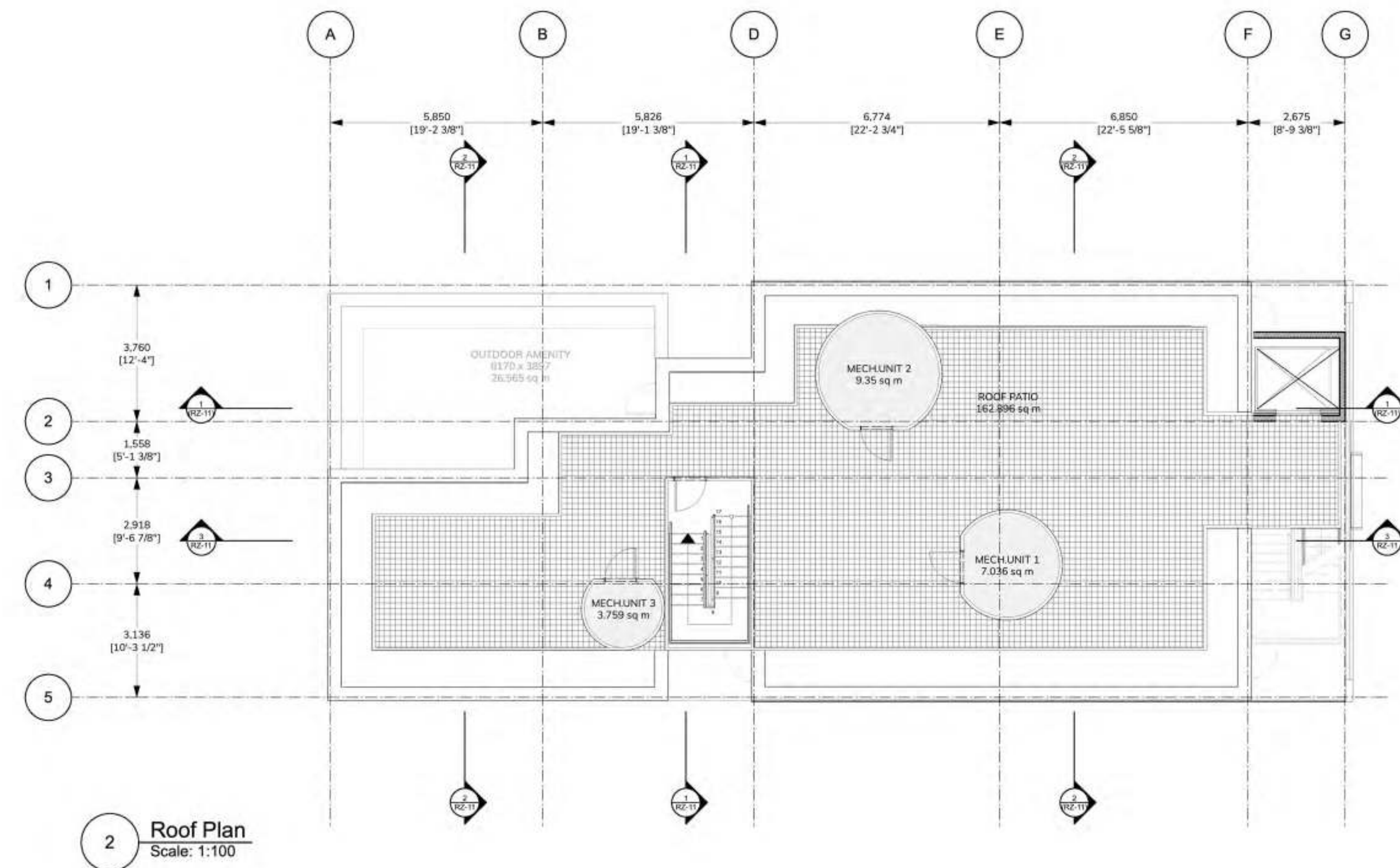
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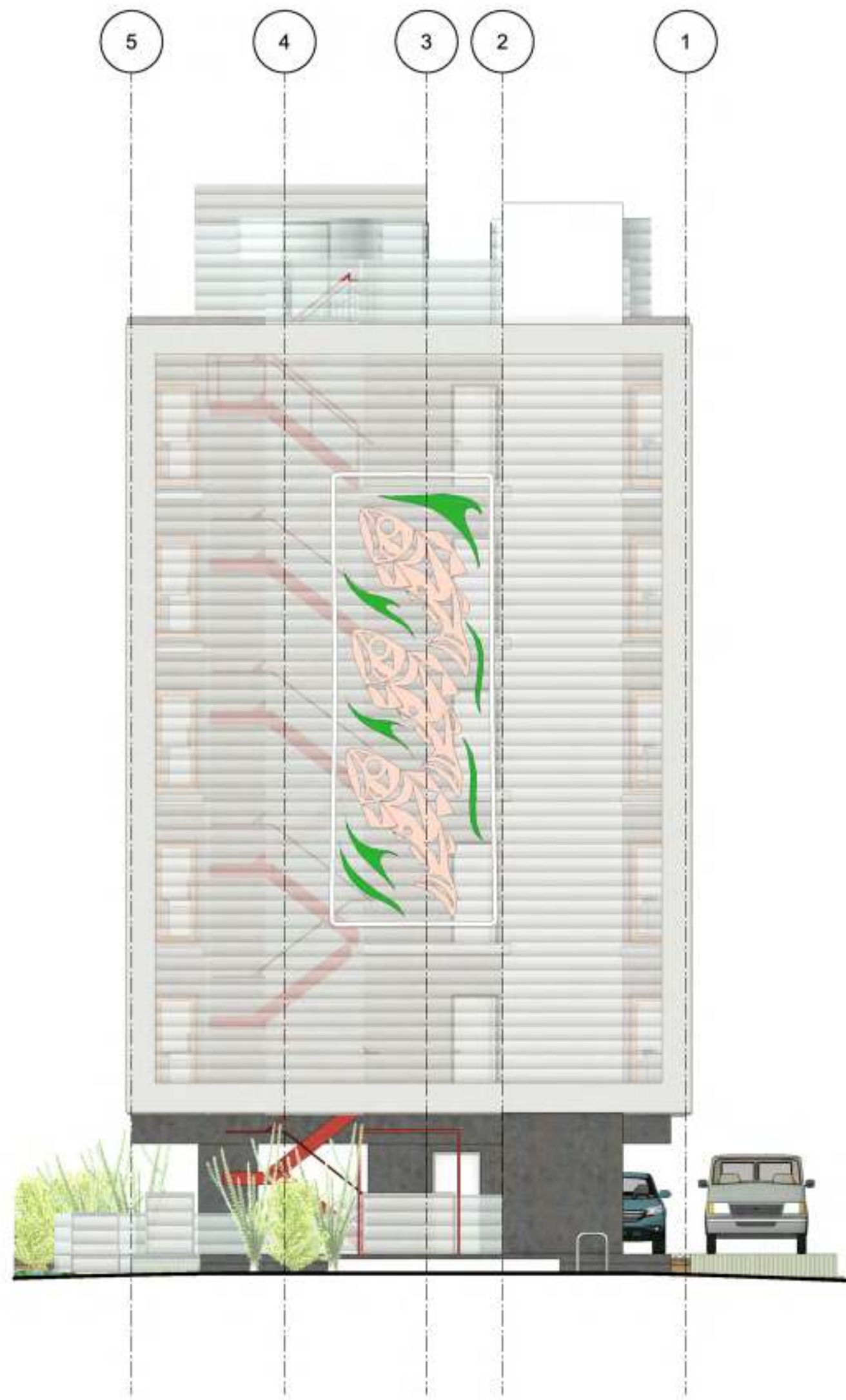


Project ID: 2022-06





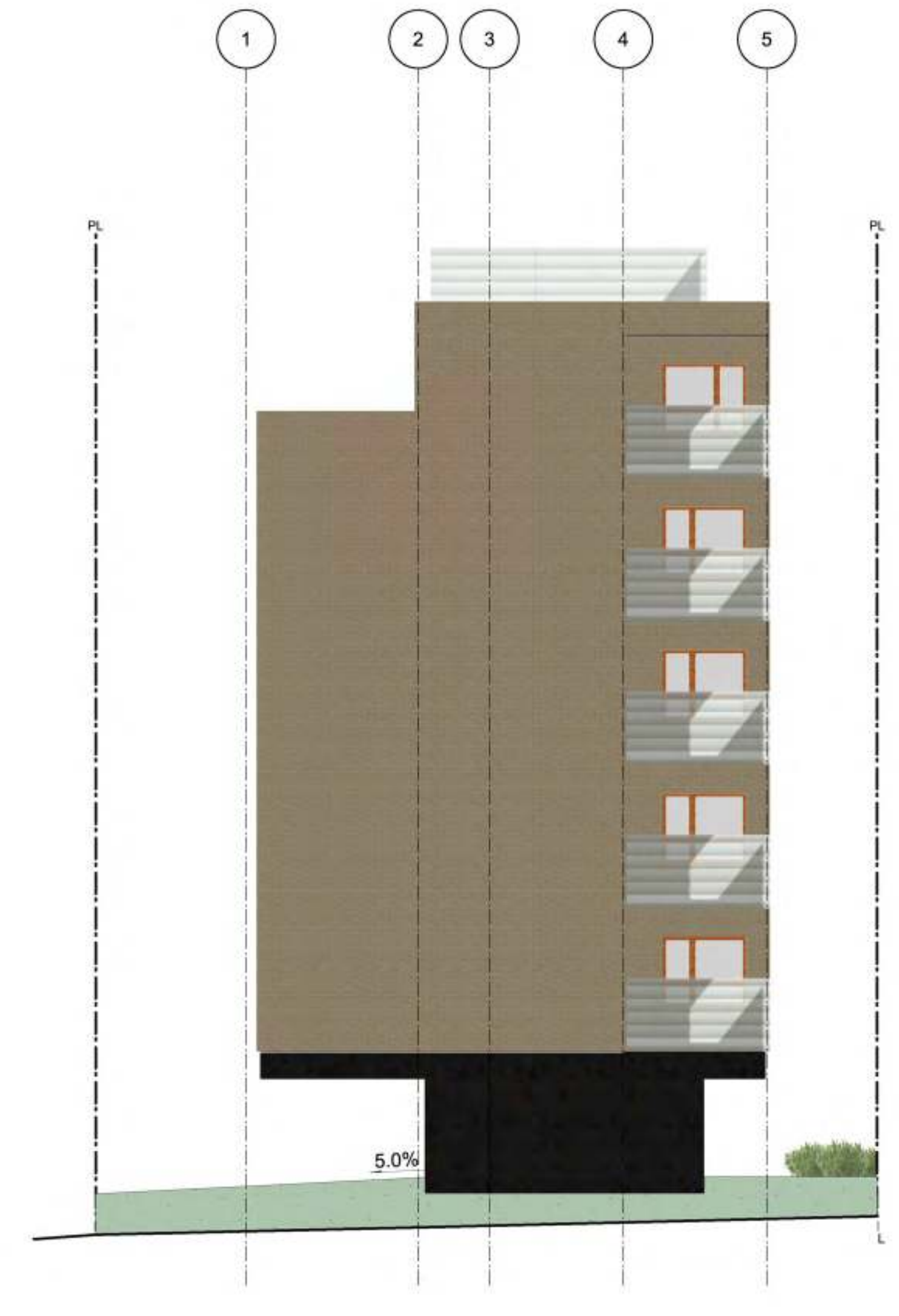




1 East Elevation

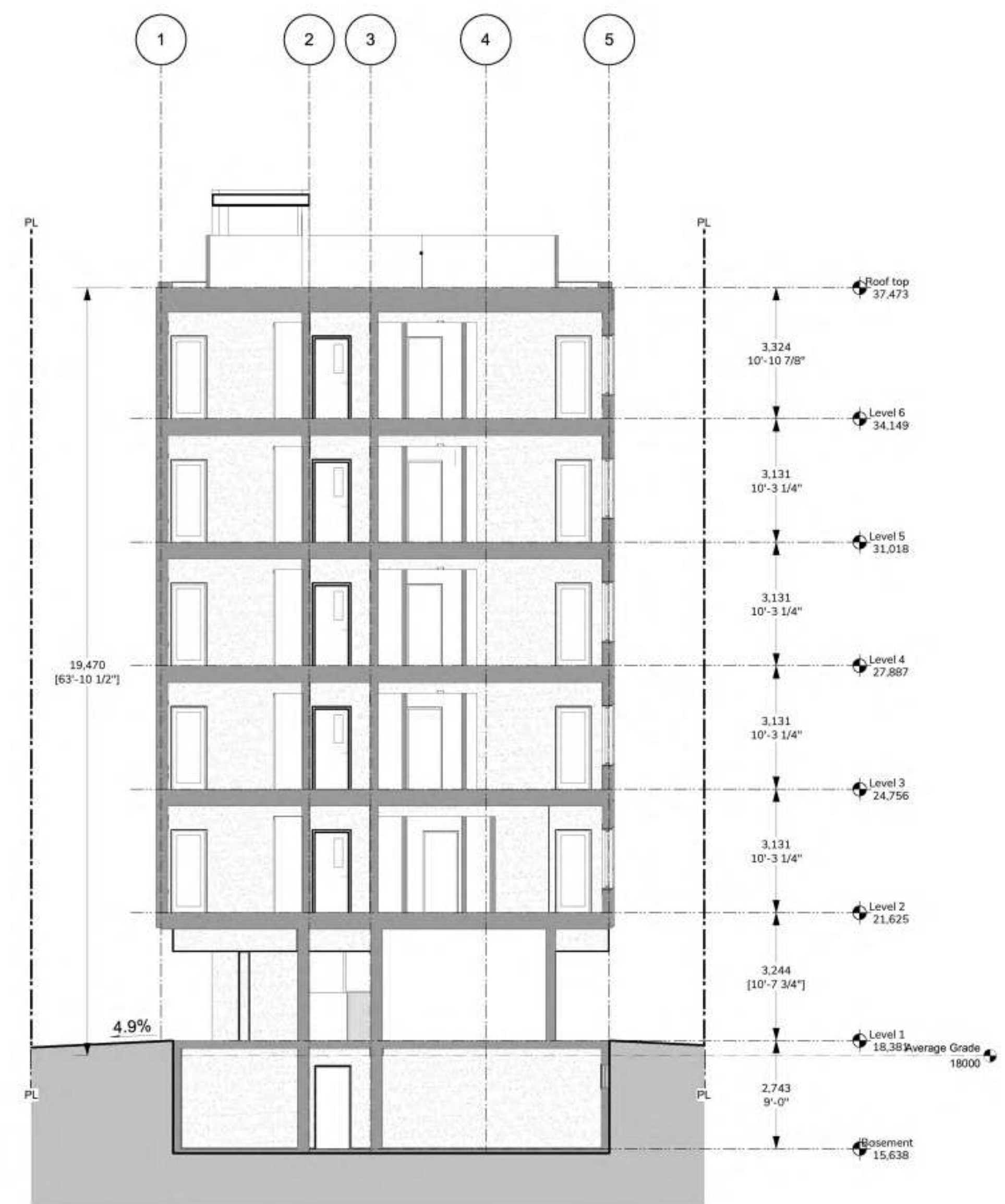


2 North Elevation  
Scale: 1:100



3 West Elevation  
Scale: 1:100



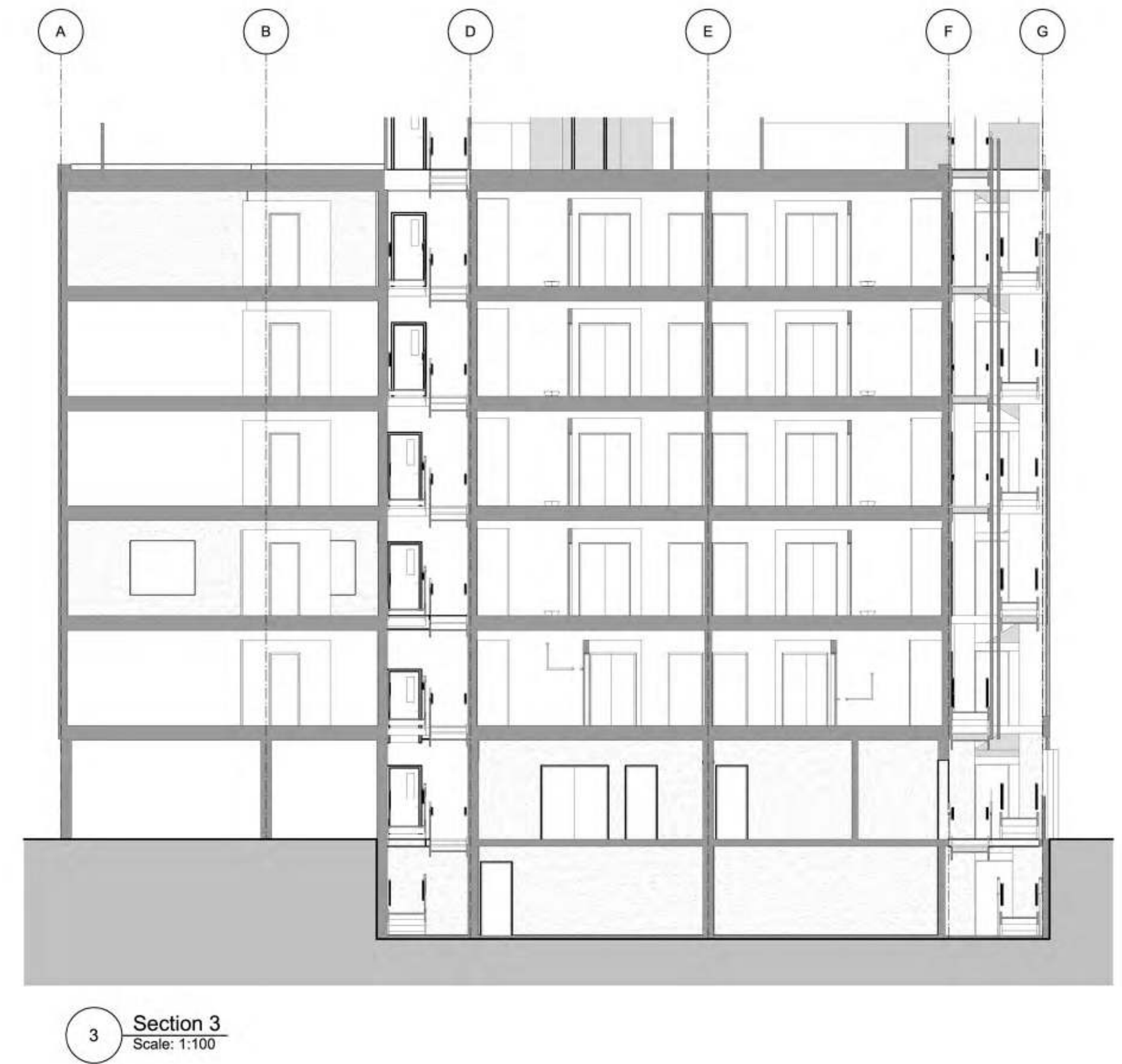
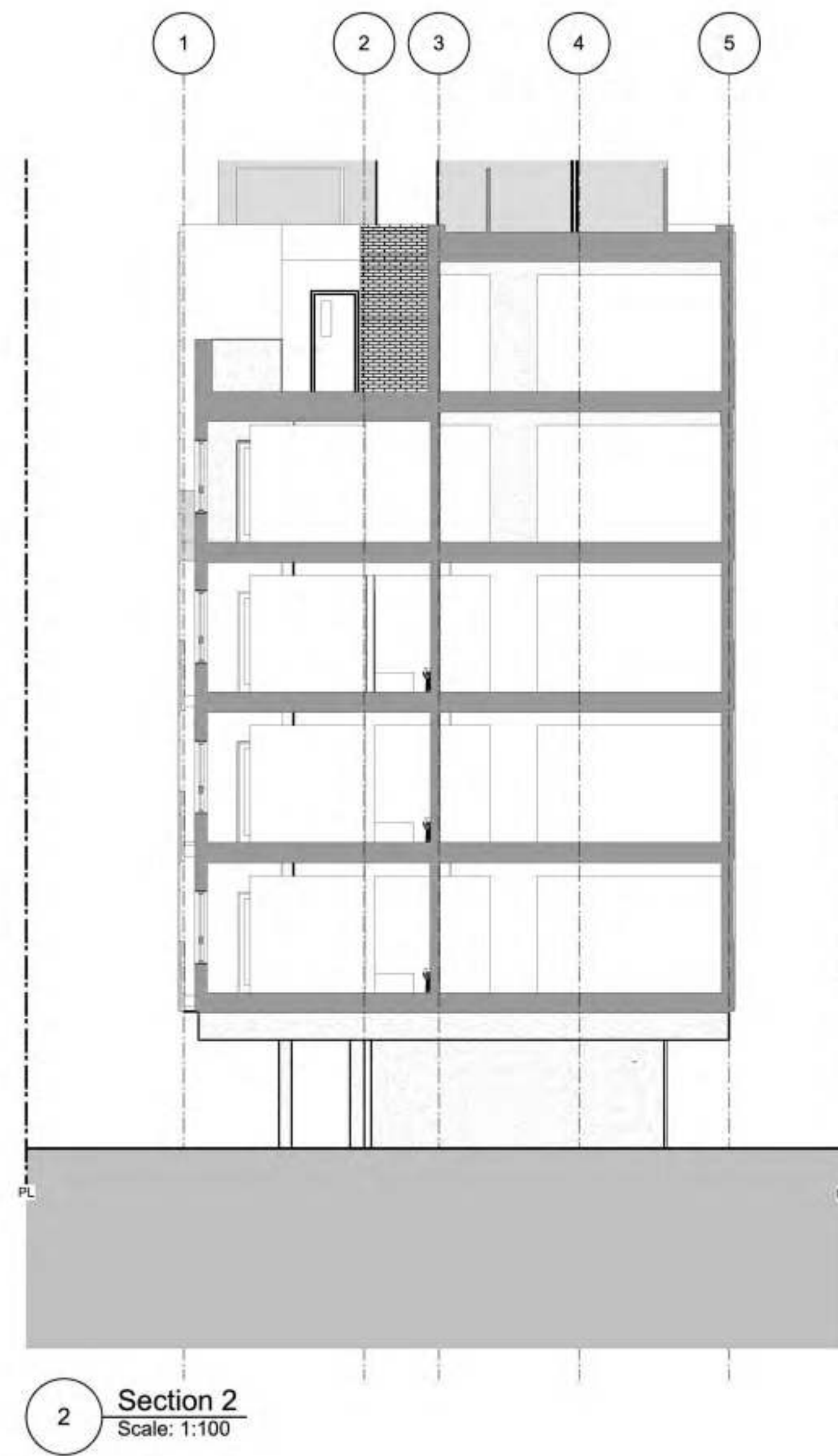
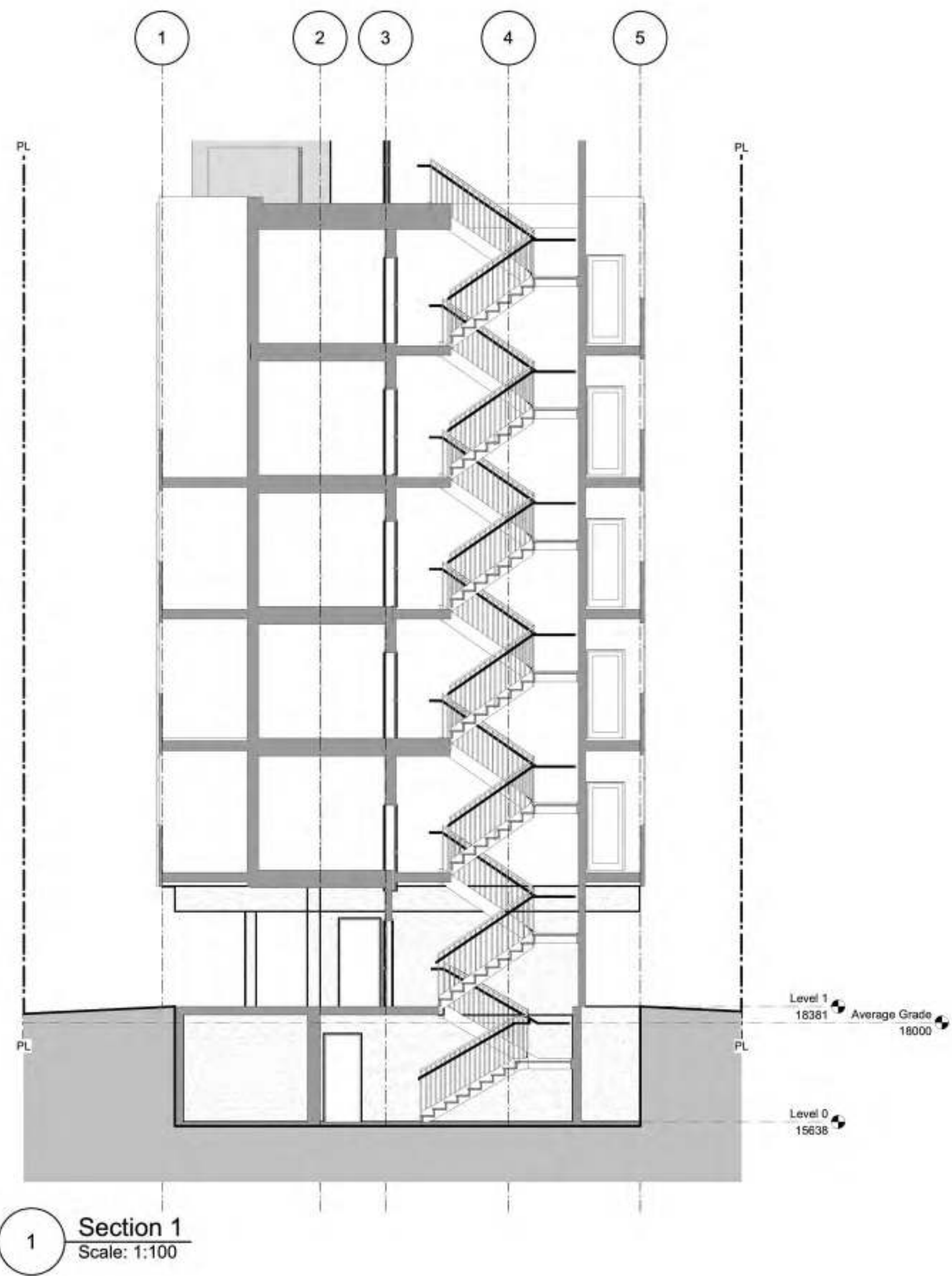


1 South Elevation  
Scale: 1:100

2 Section  
Scale: 1:100

Project ID: 2022-08



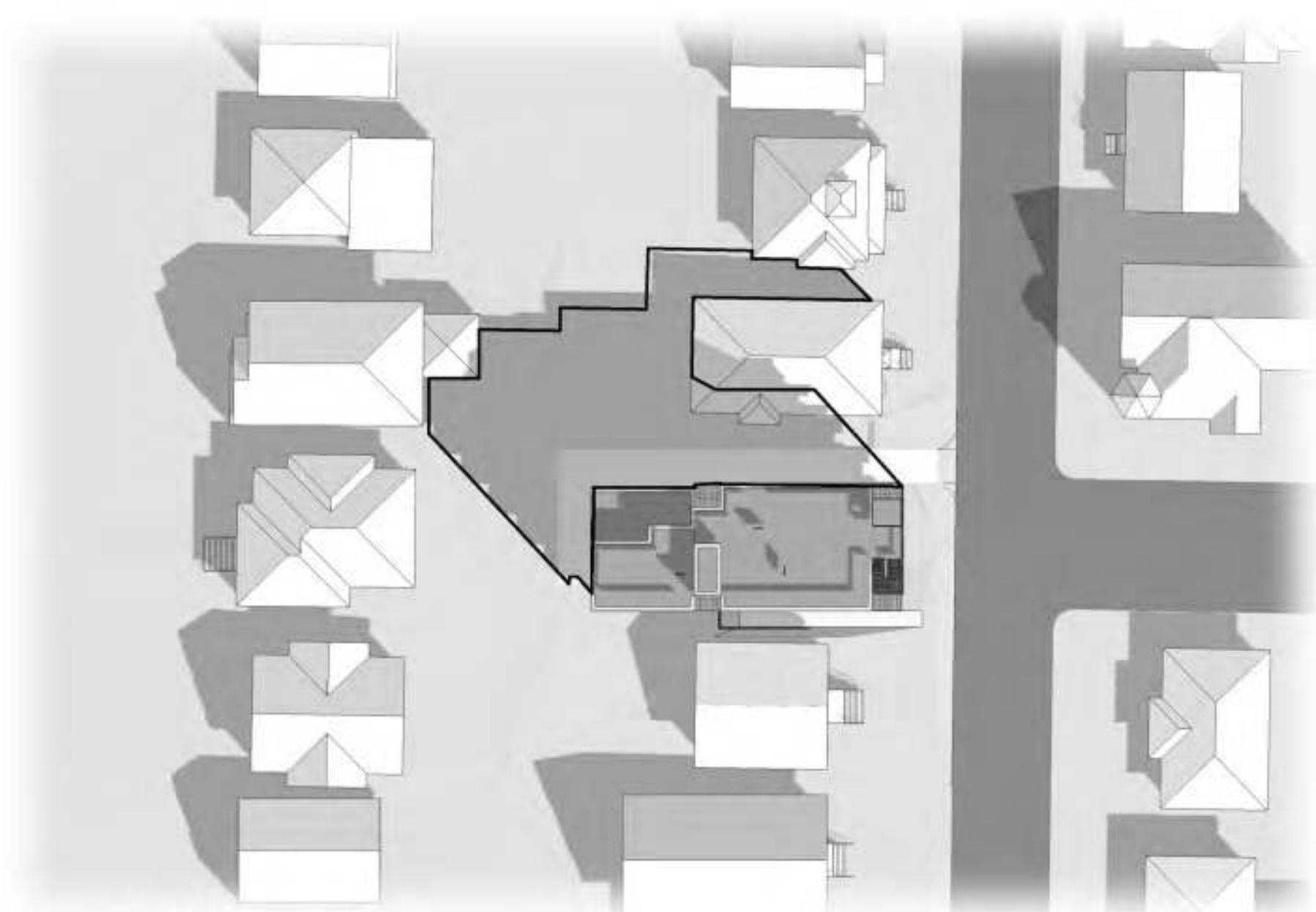


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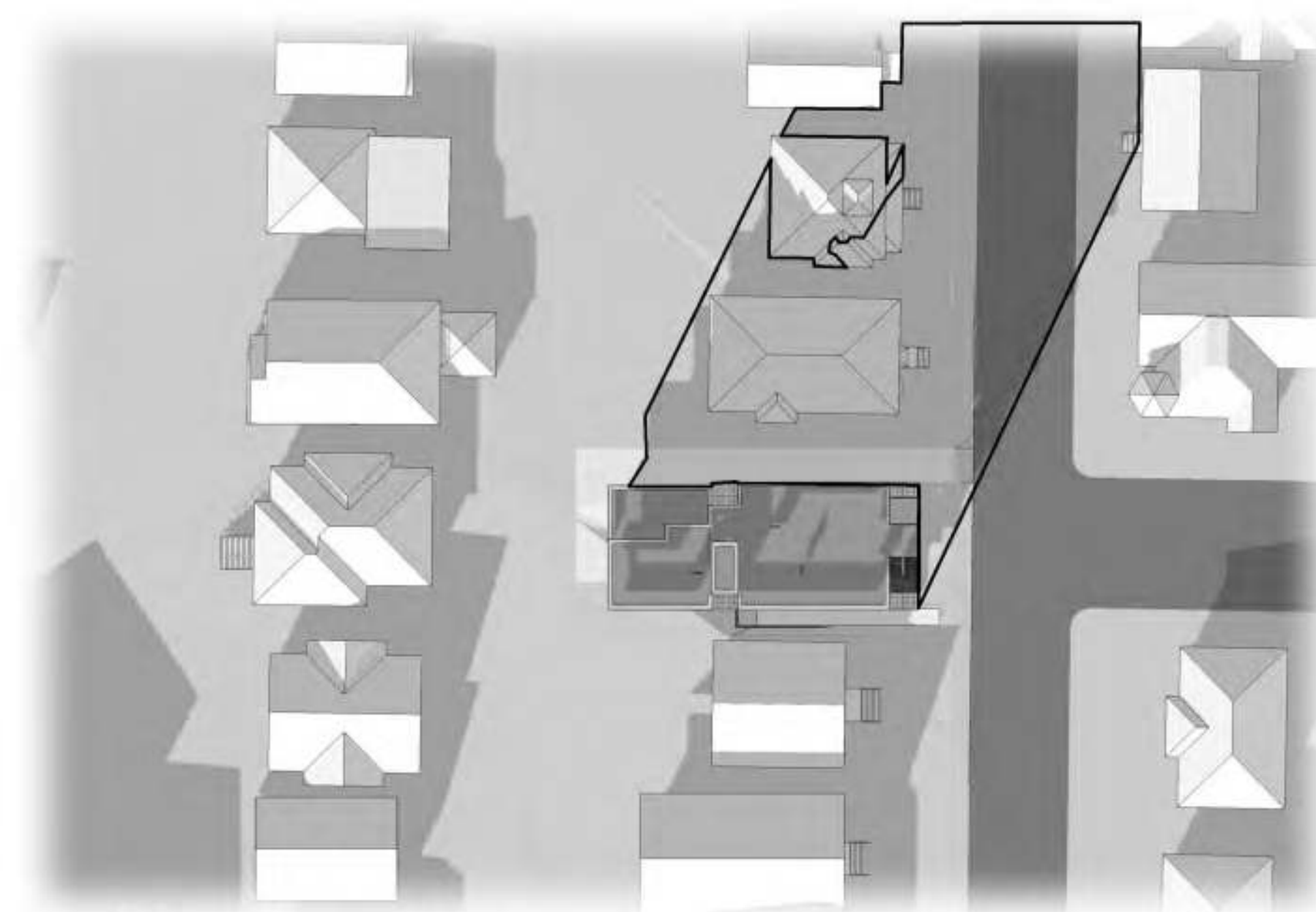




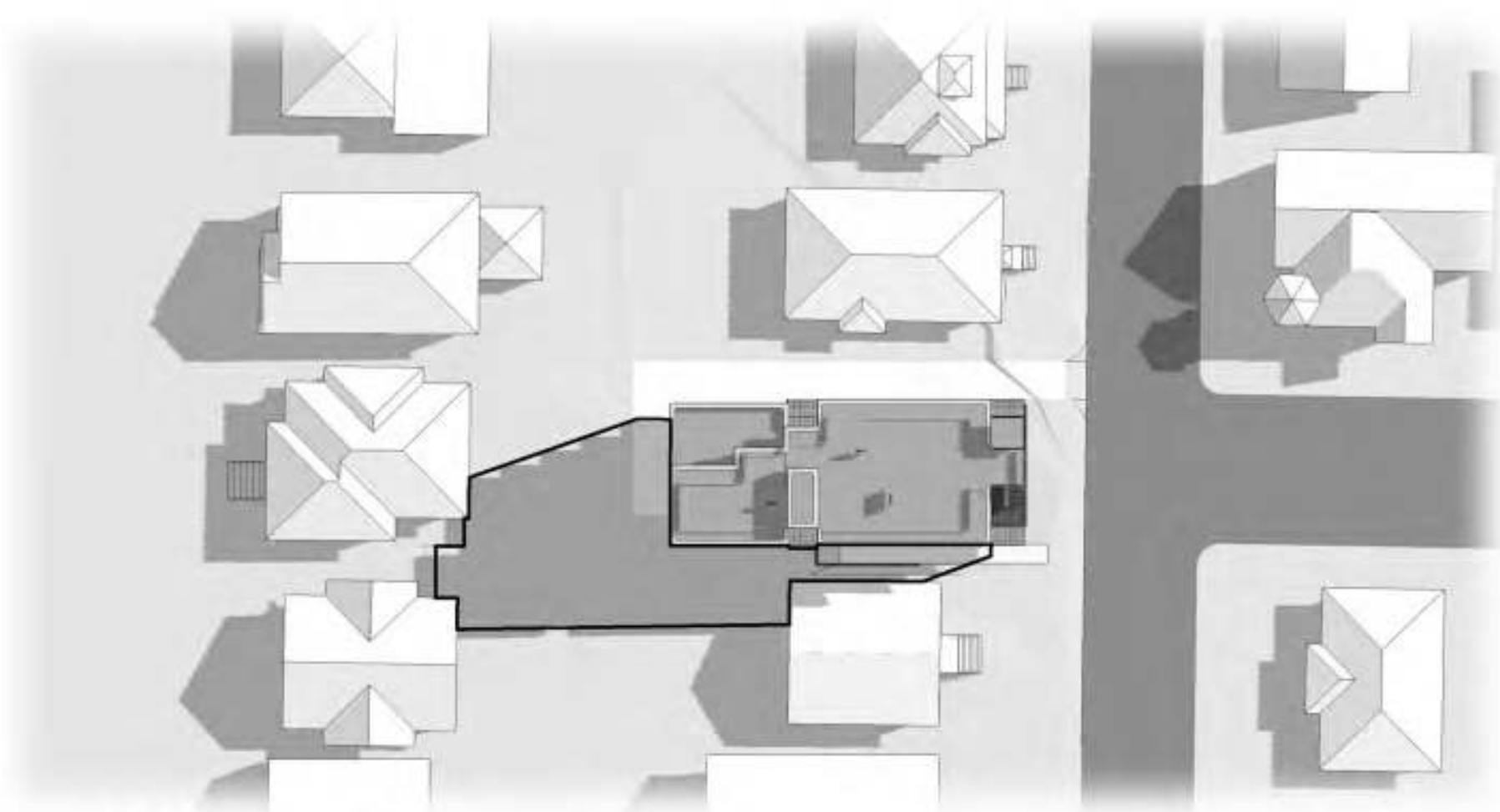
1 Equinox @ 9:00am



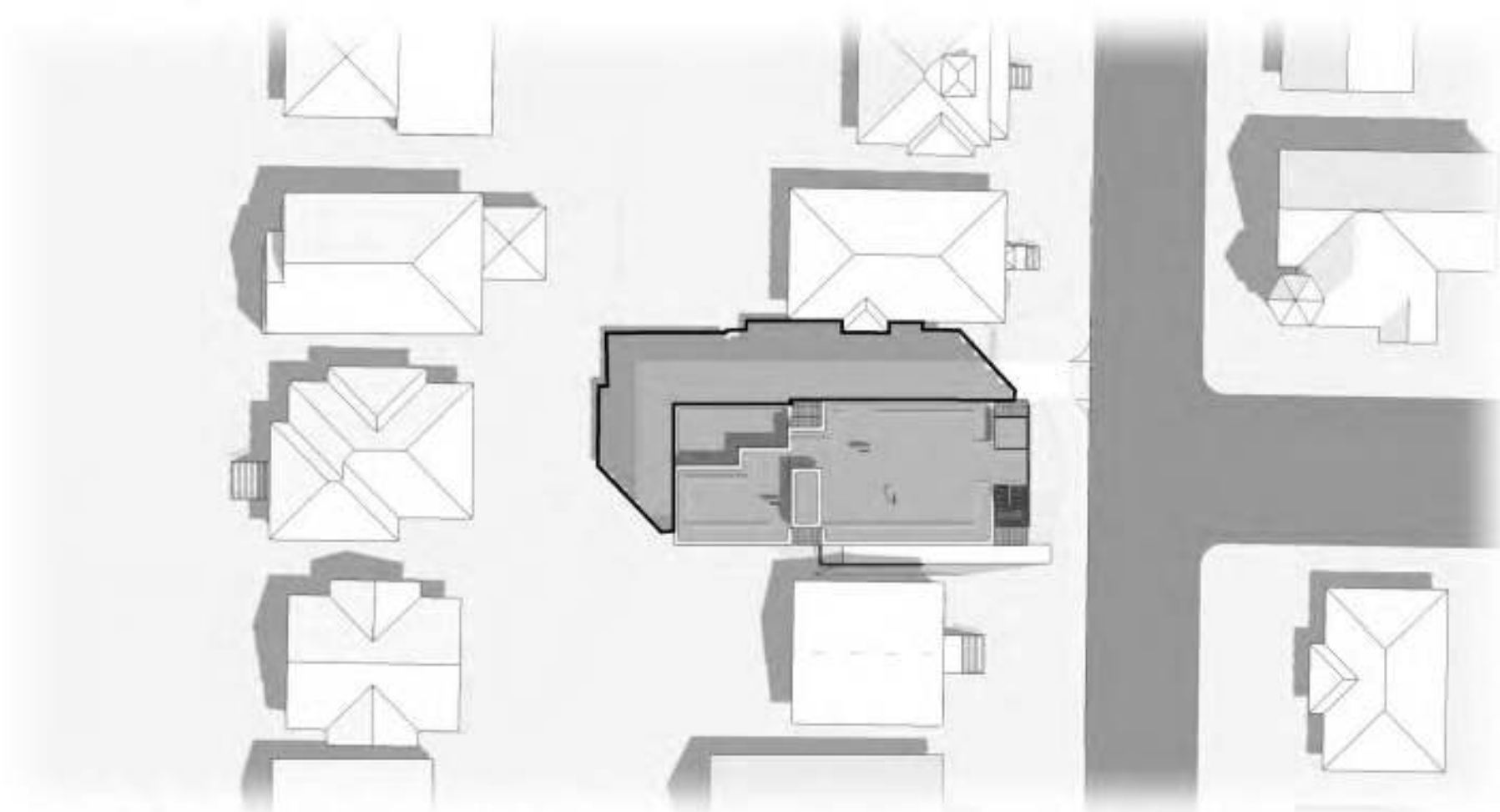
2 Equinox @ 12:00pm



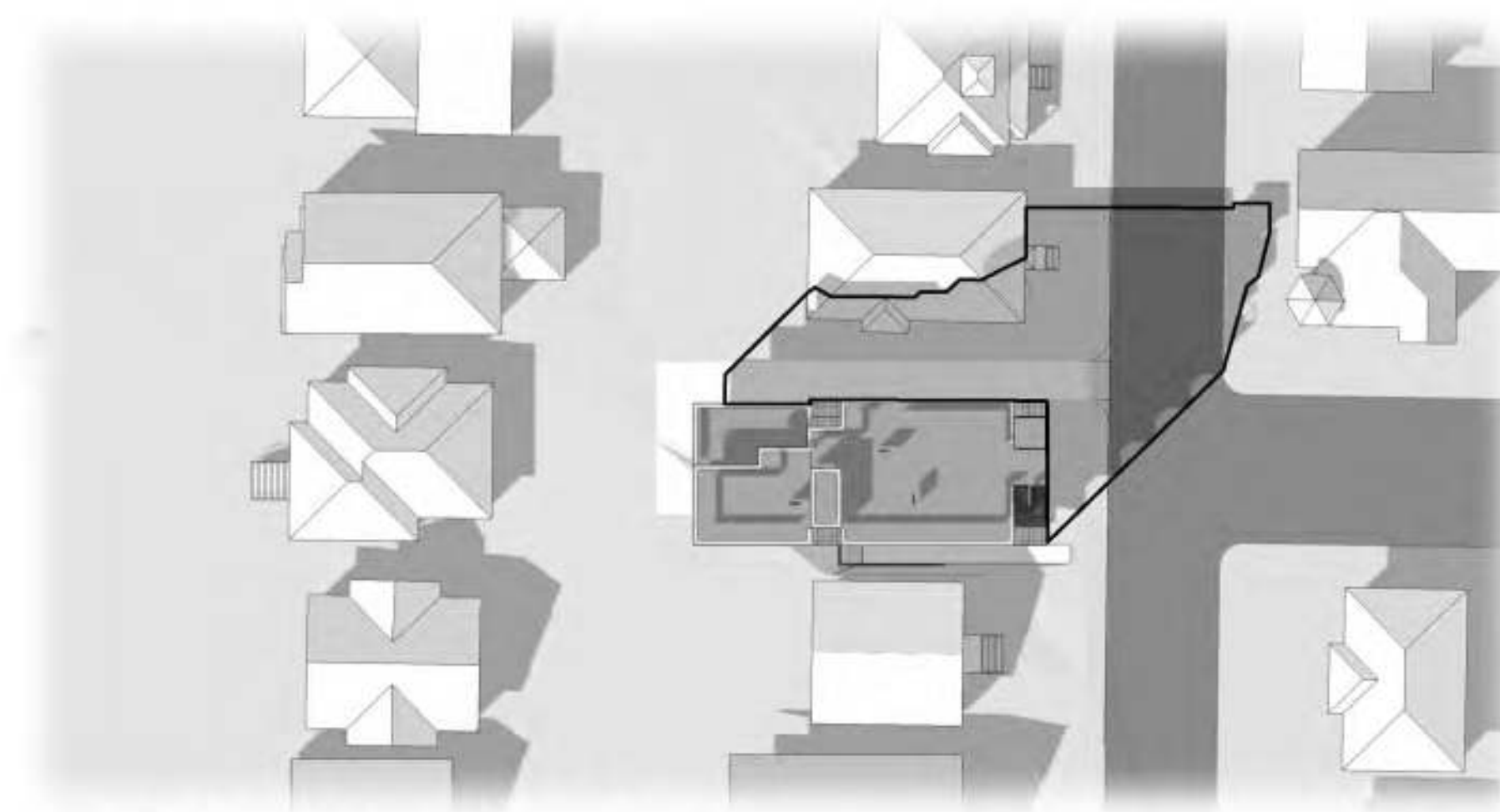
3 Equinox @ 4:00pm



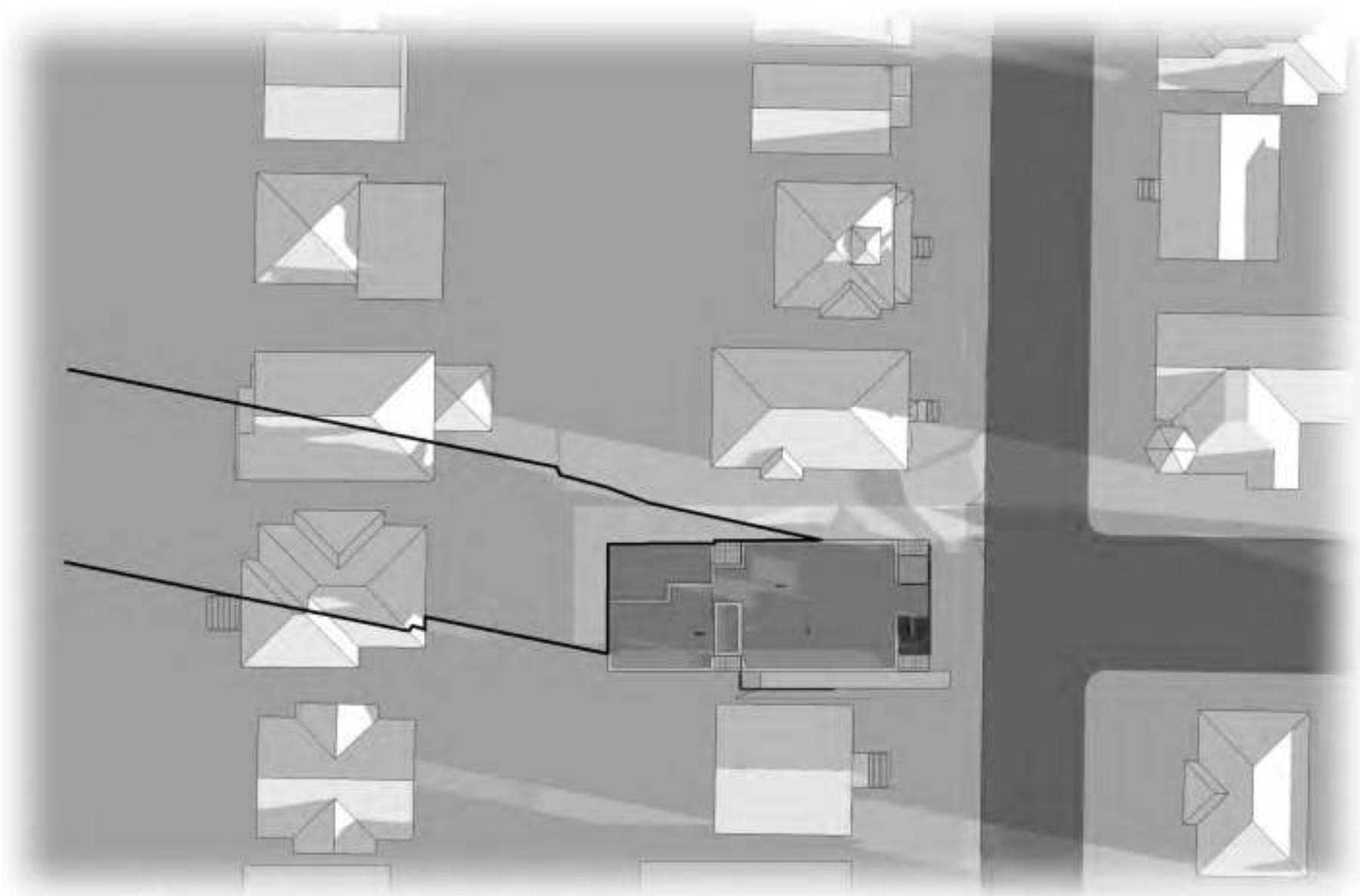
4 Summer Solstice @ 9:00am



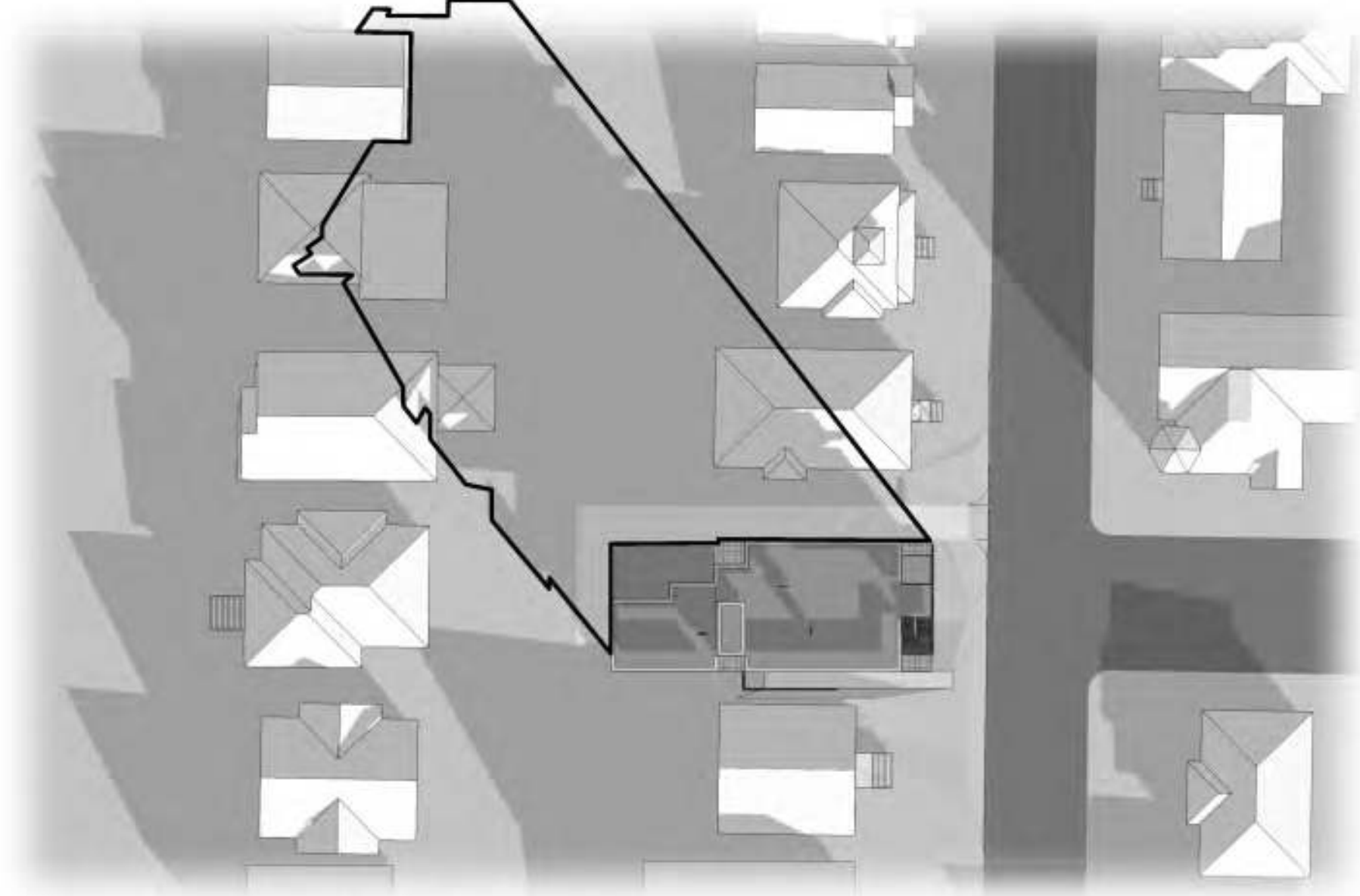
5 Summer Solstice @ 12:00pm



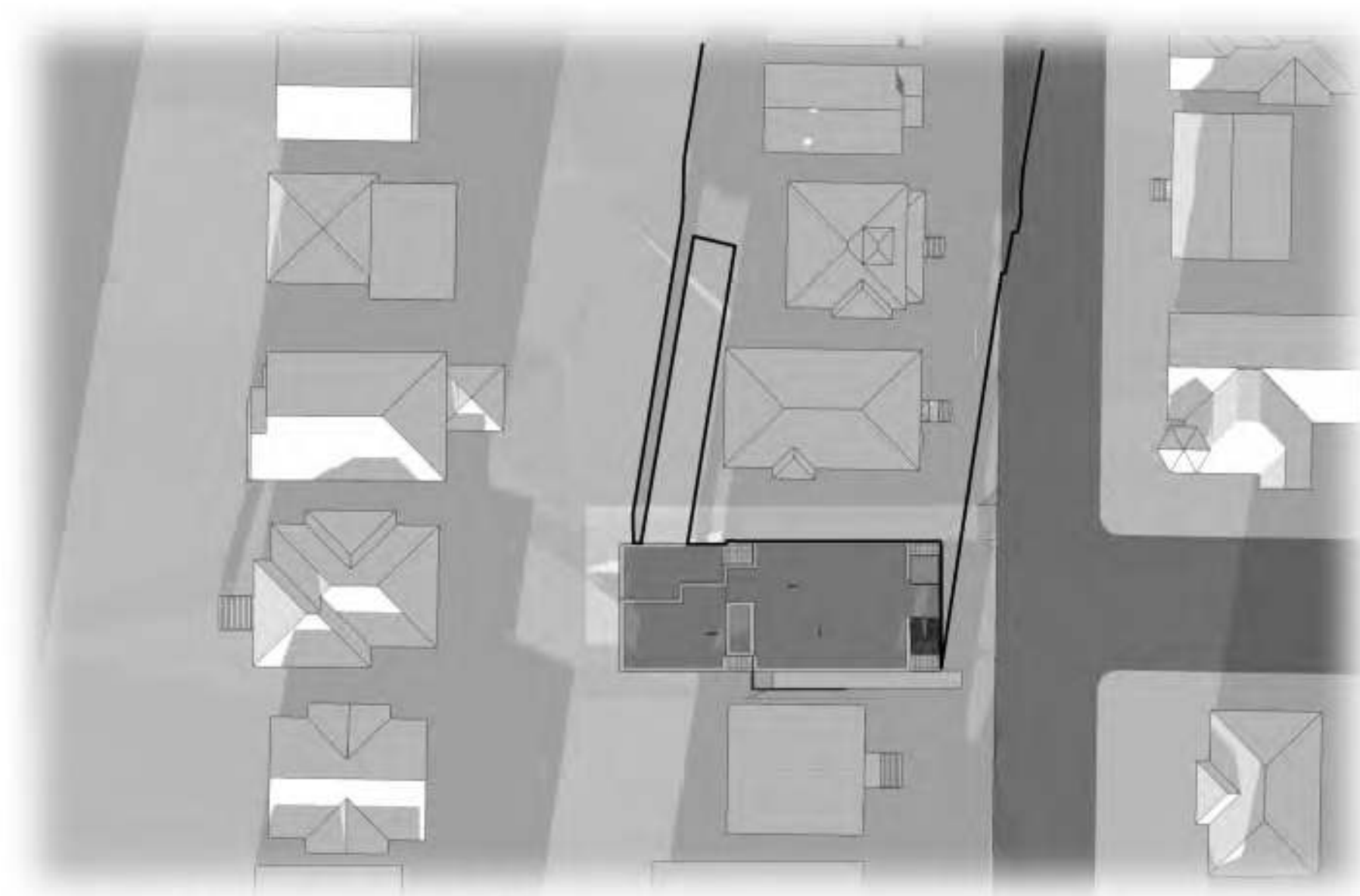
6 Summer Solstice @ 4:00pm



7 Winter Solstice @ 9:00am



8 Winter Solstice @ 12:00pm



9 Winter Solstice @ 3:30pm

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2022.11.14  
RZ-12  
Shadow Study