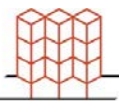


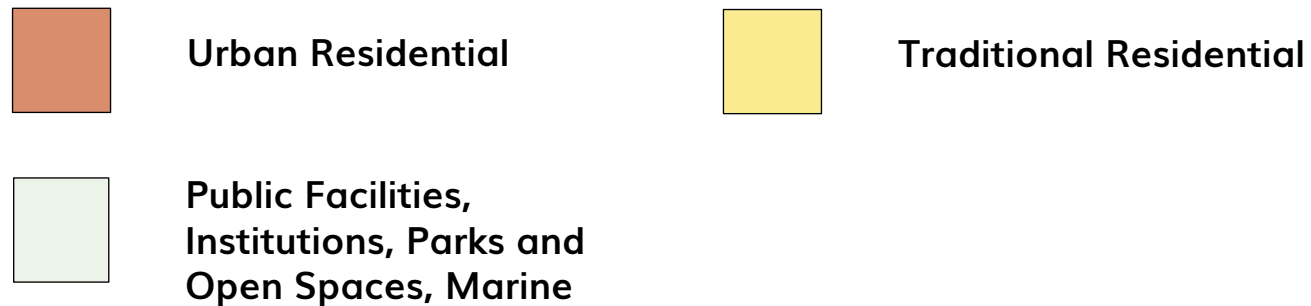


50 government street



WAYMARK
ARCHITECTURE

Urban place designation



URBAN RESIDENTIAL

A. Built Form

Low- and mid-rise multi-unit buildings.

Heights may generally range from three to six storeys. . .

B. Uses

Primarily residential and accessory residential.

Mixed-use residential-commercial may be considered. . .

Visitor accommodation in pre-existing locations or as identified in local area plans.

Home occupations.

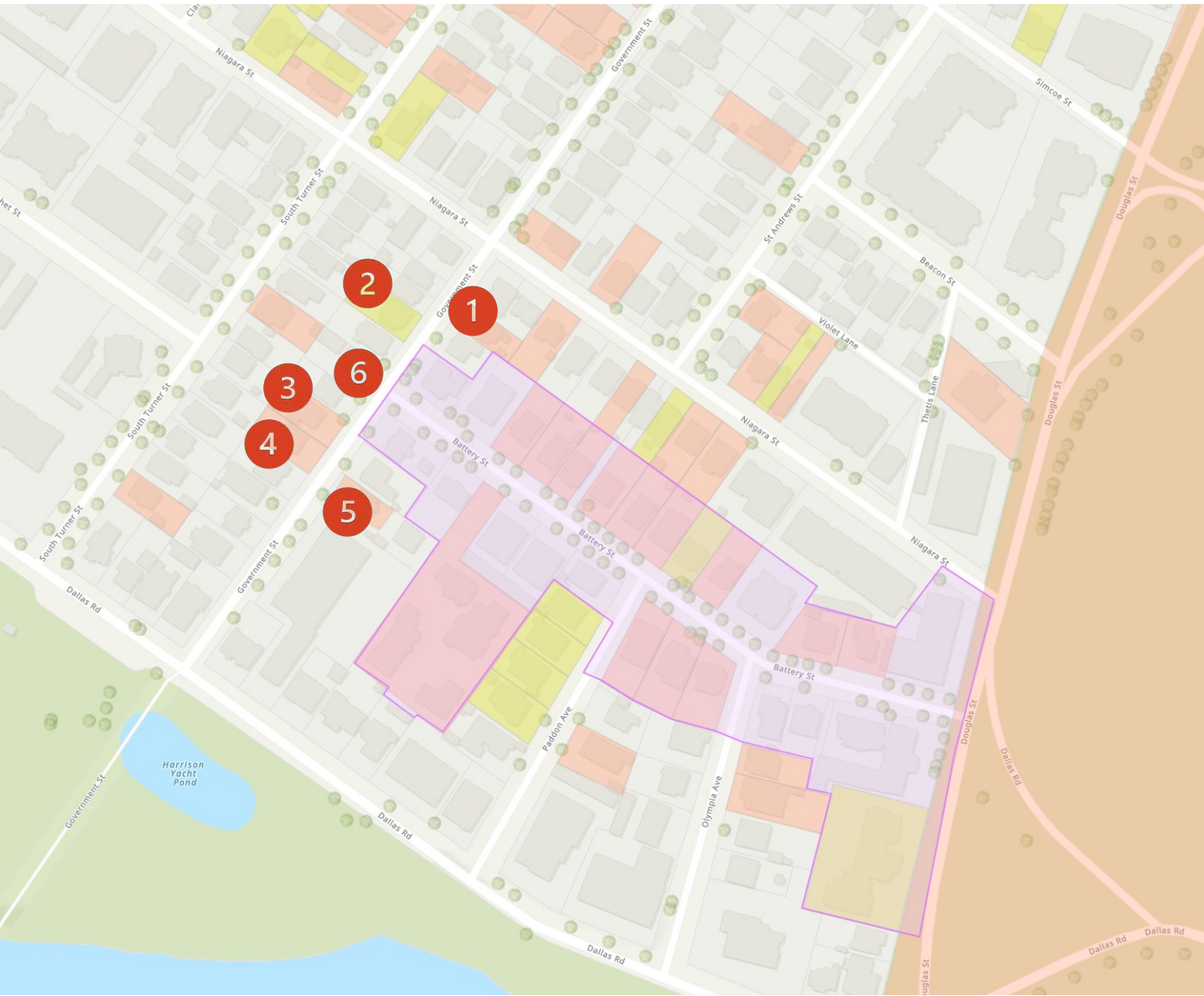
C. Density Guidance




Low to medium residential (base of approximately 1.2:1 FSR).

Additional density may be considered. . . (max of approximately 2:1 FSR).

(6.17, Section 6: Land Management and Development, Official Community Plan, Sept 7, 2023)

Vibrant heritage community



-  Designated Heritage
-  Registered Heritage
-  Heritage Conversation Area



1



2



3



4

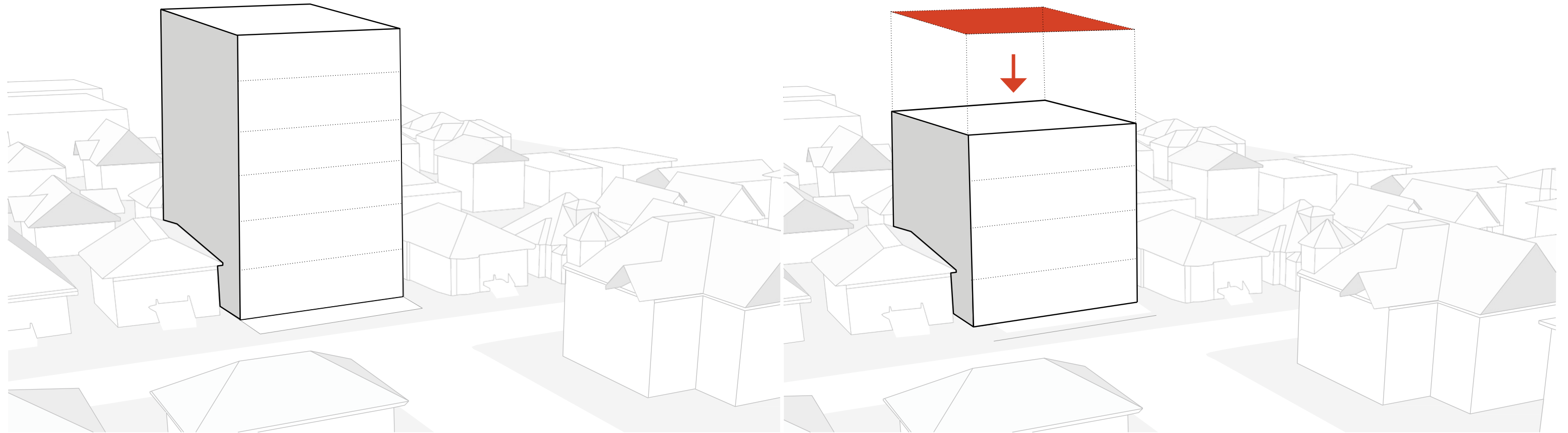


5



6

Design responses based on community feedback



Previously proposed 6 storey building

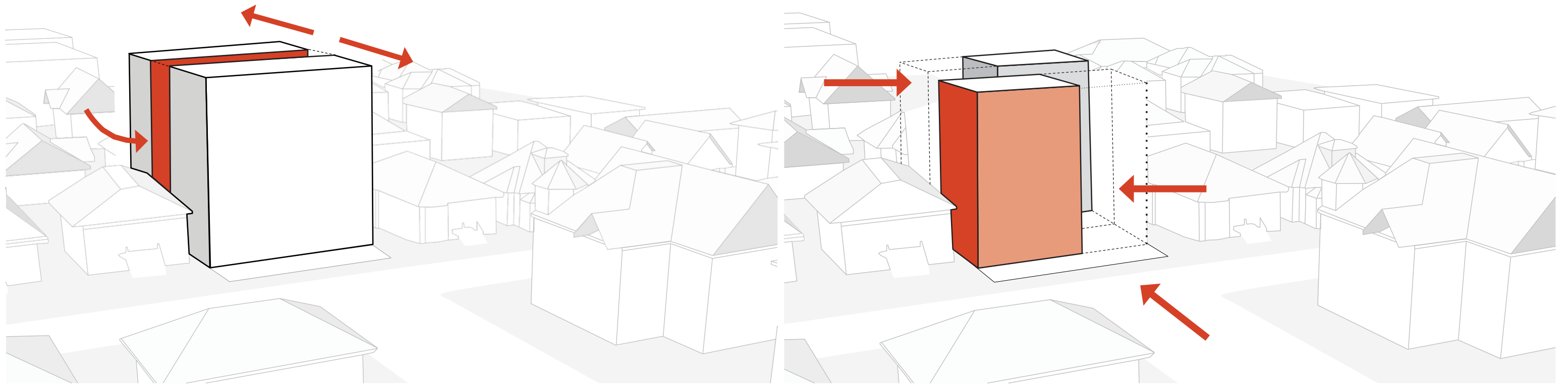
Reduction to a 4.5 storey building

Community feedback
Building is too tall



Design response
Reduce to 4.5 stories

Design responses based on community feedback



Divided into two drawing focus on to a central axis

Shifted according to surroundings

Community feedback

No eyes on the street



Design response

Move elevator and corridors to centre

Elevator and stair too dominant

Community feedback

Massing too large



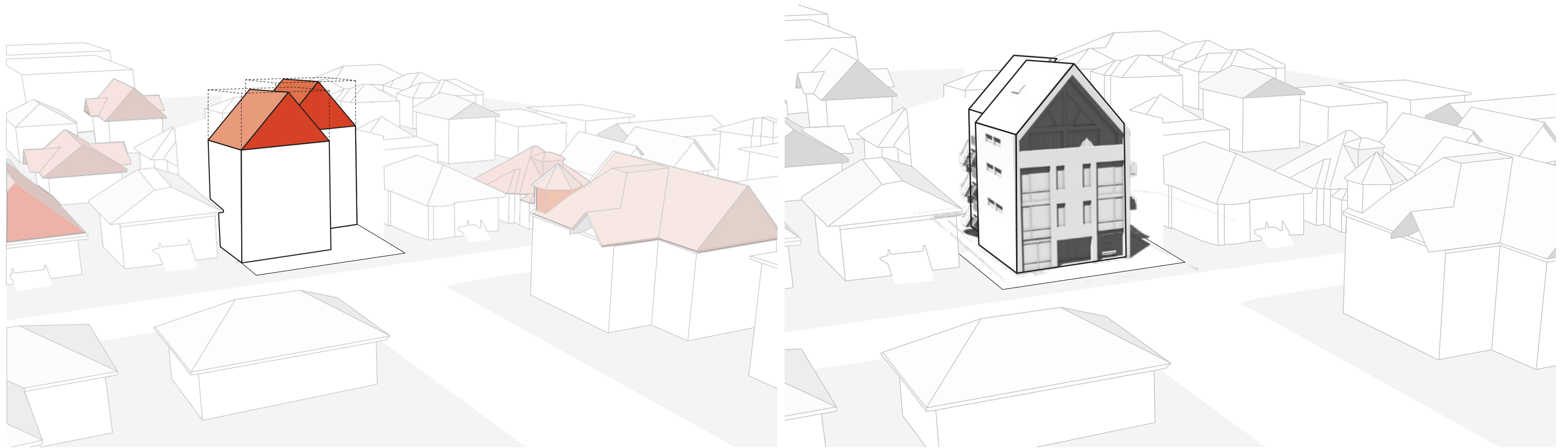
Design response

Reduced to two smaller massings

Too close to neighbours

Offset these to provide setbacks

Design responses based on community feedback



Residential form and character

The result

Community feedback

Building did not relate to neighbourhood



Design response

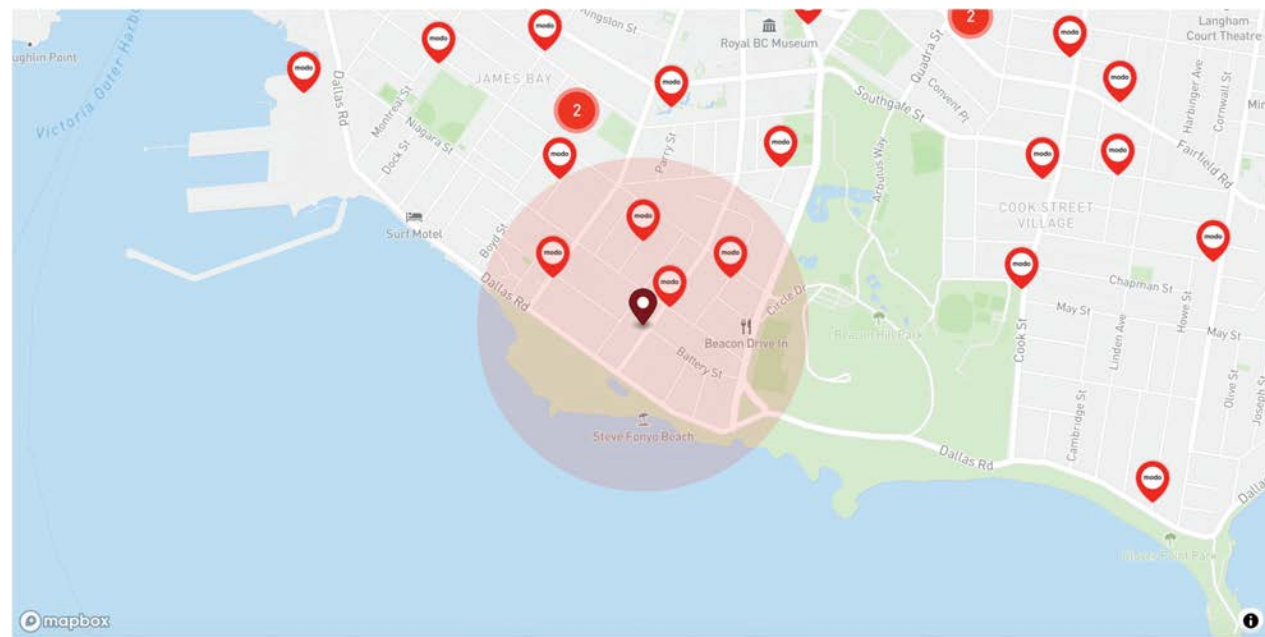
Use familiar element of occupied attics and roof shape

Target market: a growing demographic

50 Government St is designed for people who are car-free or interested in a car-free lifestyle and want to live in a walkable, vibrant neighbourhood.

According to the data from the CRD

- 18,891 households do not own a car
- 29% of trips are made by walking and transit use
- The proportion of zero-car households has increased representing 8.9% of all households in 2022



50 Government Street

James Bay, Victoria, V8V 2K3

Commute to **Downtown Victoria**

🚗 4 min 🚌 12 min 🚲 7 min 🚶 25 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Apartments](#)

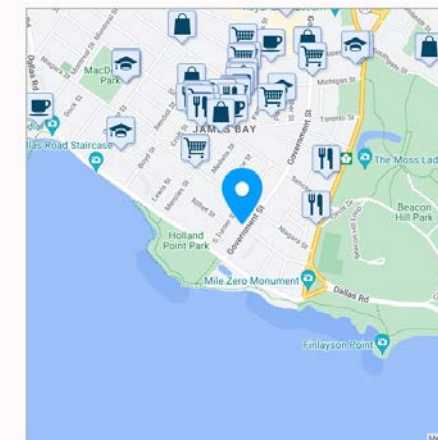
[More about 50 Government Street](#)

Walk Score 75
Very Walkable
Most errands can be accomplished on foot.

Transit Score 55
Good Transit
Many nearby public transportation options.

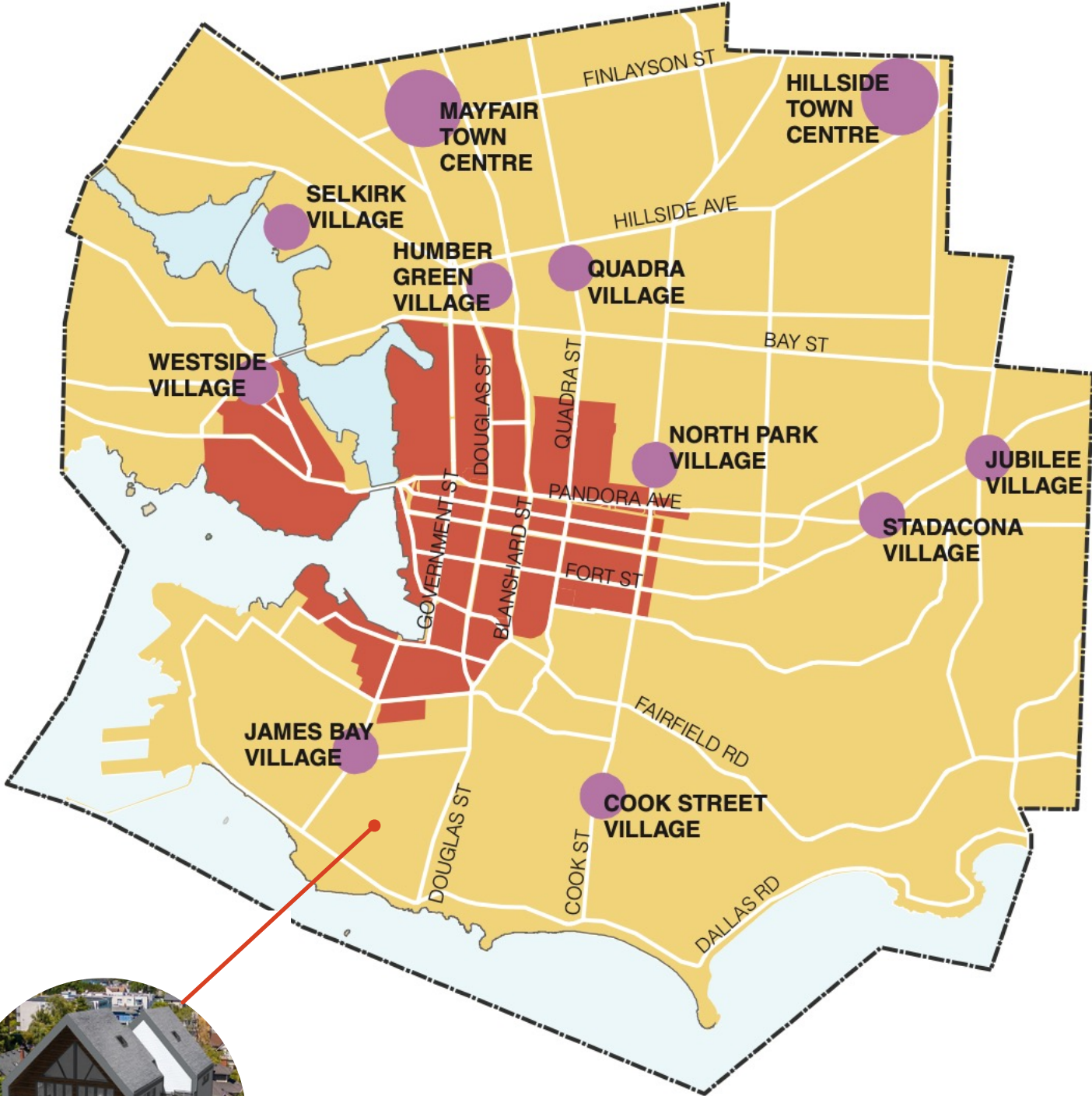
Bike Score 64
Bikeable
Some bike infrastructure.

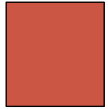
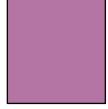

[About your score](#)
[Add scores to your site](#)



Ideal location for a healthy lifestyle

	James Bay Village	City Centre
	9 min	24 min
	2 min	7 min
	5 min	14 min

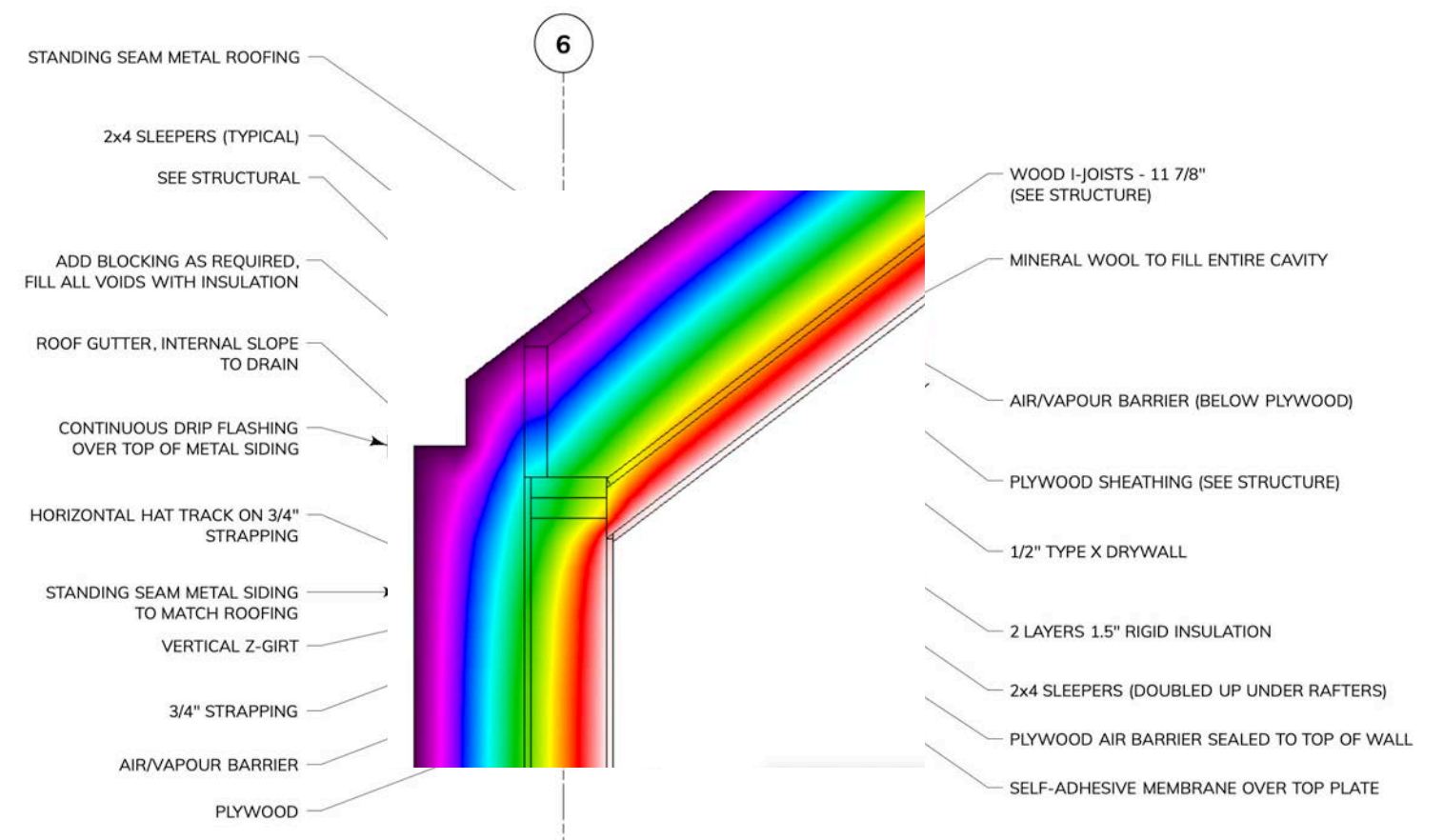
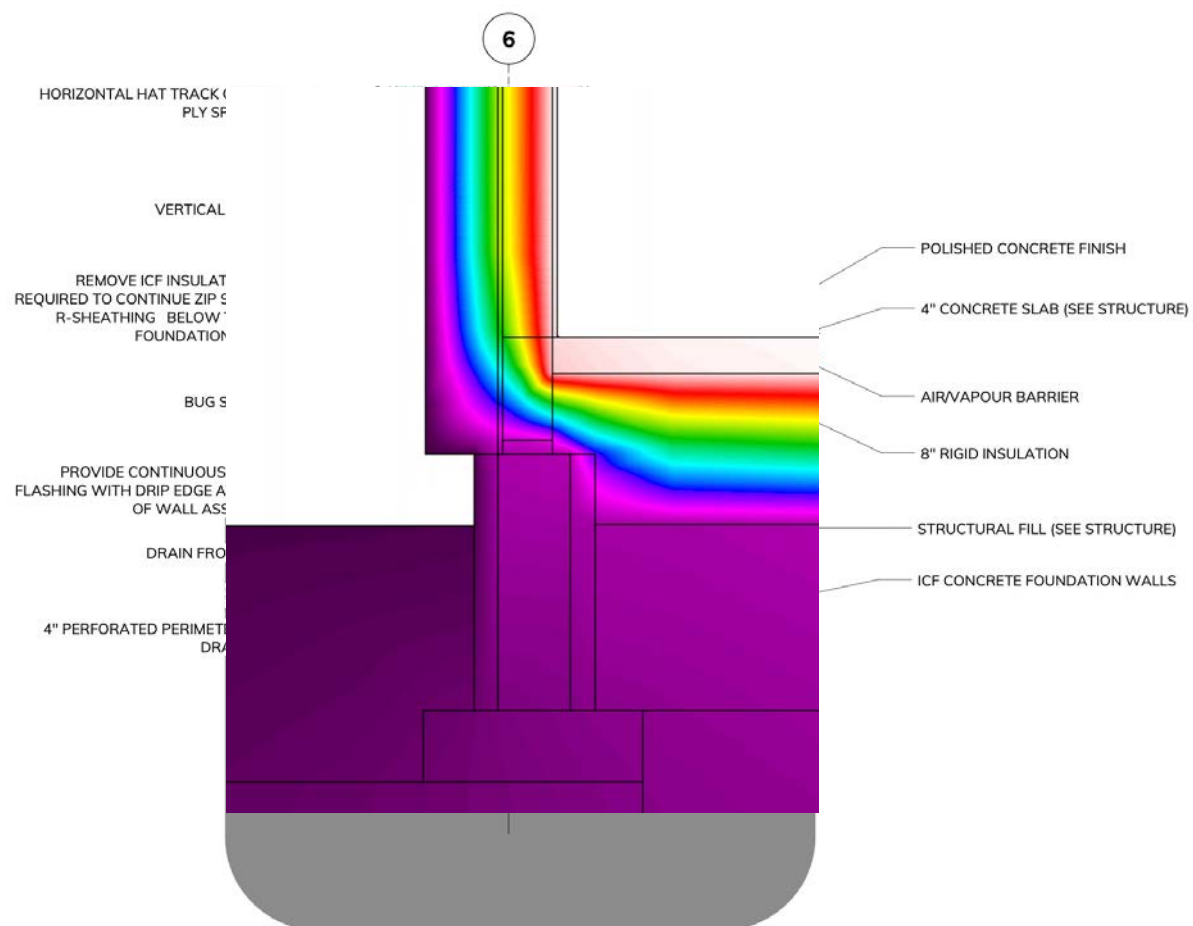


-  Urban Core
-  Town Centre / Large Urban Village
-  Remainder of City

A better building for the environment

Passive House benefits:

- 60-80% energy cost savings
- Fresh clean air – all year
- Consistent temperatures



Proposed changes to the current zoning

	Existing	Proposed
Zone	R3-2 Multiple Dwelling District	Site Specific Zoning
Height	18.5m	15.9m with 4.5 stories
FAR	1.2 (up to 2.0 as per OCP)	1.9
Lot coverage	30% for 4 storey building and 25% for 5 storey building	59.9%
Open site space	30%	37%
Minimum unit size	33m ²	31m ²
Front setback	10.5	5.03m
Rear setback	1/2 building height = 7.95m	2.5m
Side set back	1/2 building height =7.95m (Existing is 1.15m (North) and 3.25m (South))	1.36m
Parking	13 parking spaces + 2 visitor parking spaces	1 car share for residents + 1 visitor parking space (sized for accessible use)
Bicycles	14 parking stalls + 6 visitor parking stalls	35 bike parking stalls

36 Government St 40/42 Government St 44 Government St 50 Government St 54 Government St 58 Government St 62 Government St 64 Government St

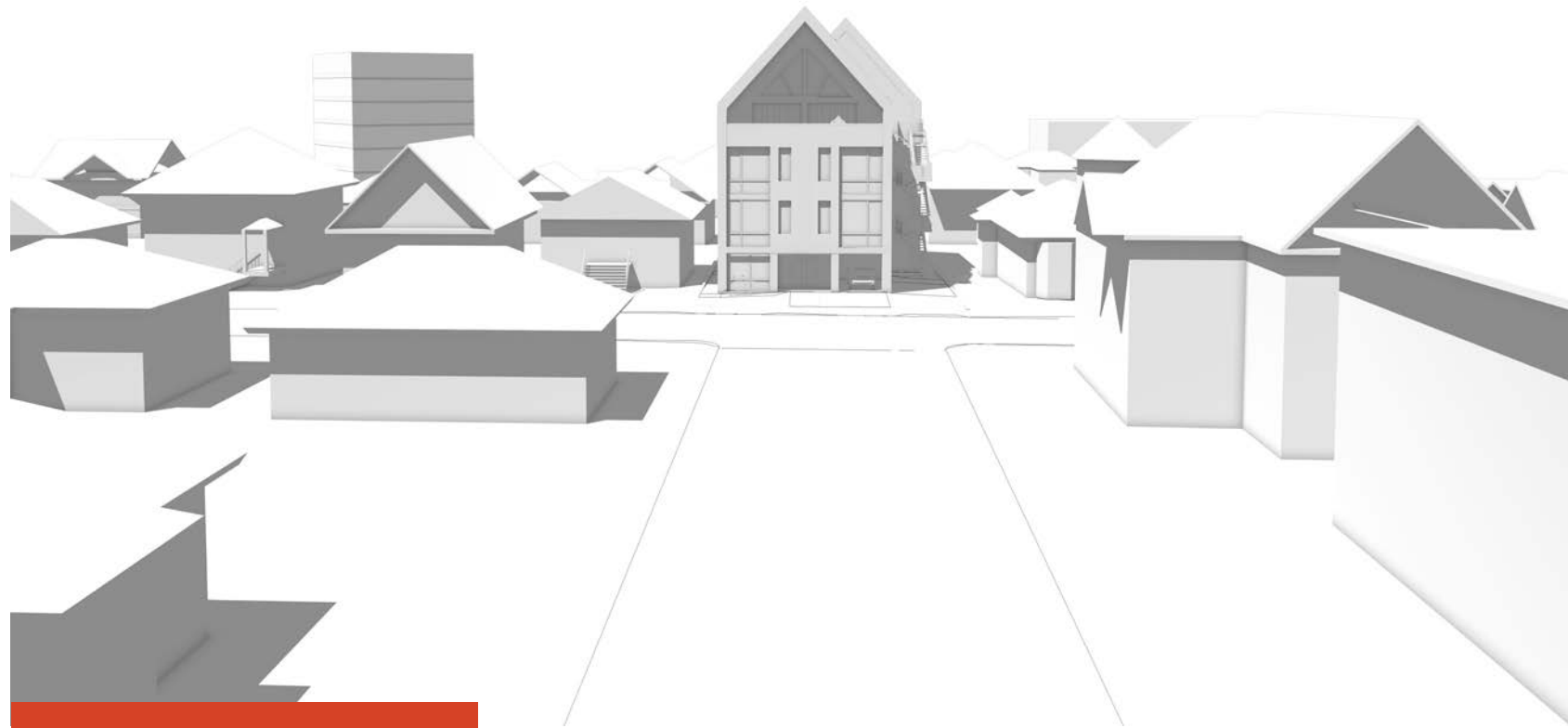


Existing street elevation

36 Government St 40/42 Government St 44 Government St 50 Government St 54 Government St 58 Government St 62 Government St 64 Government St



Proposed street elevation



Perspective from Battery St



Battery St elevation



Existing



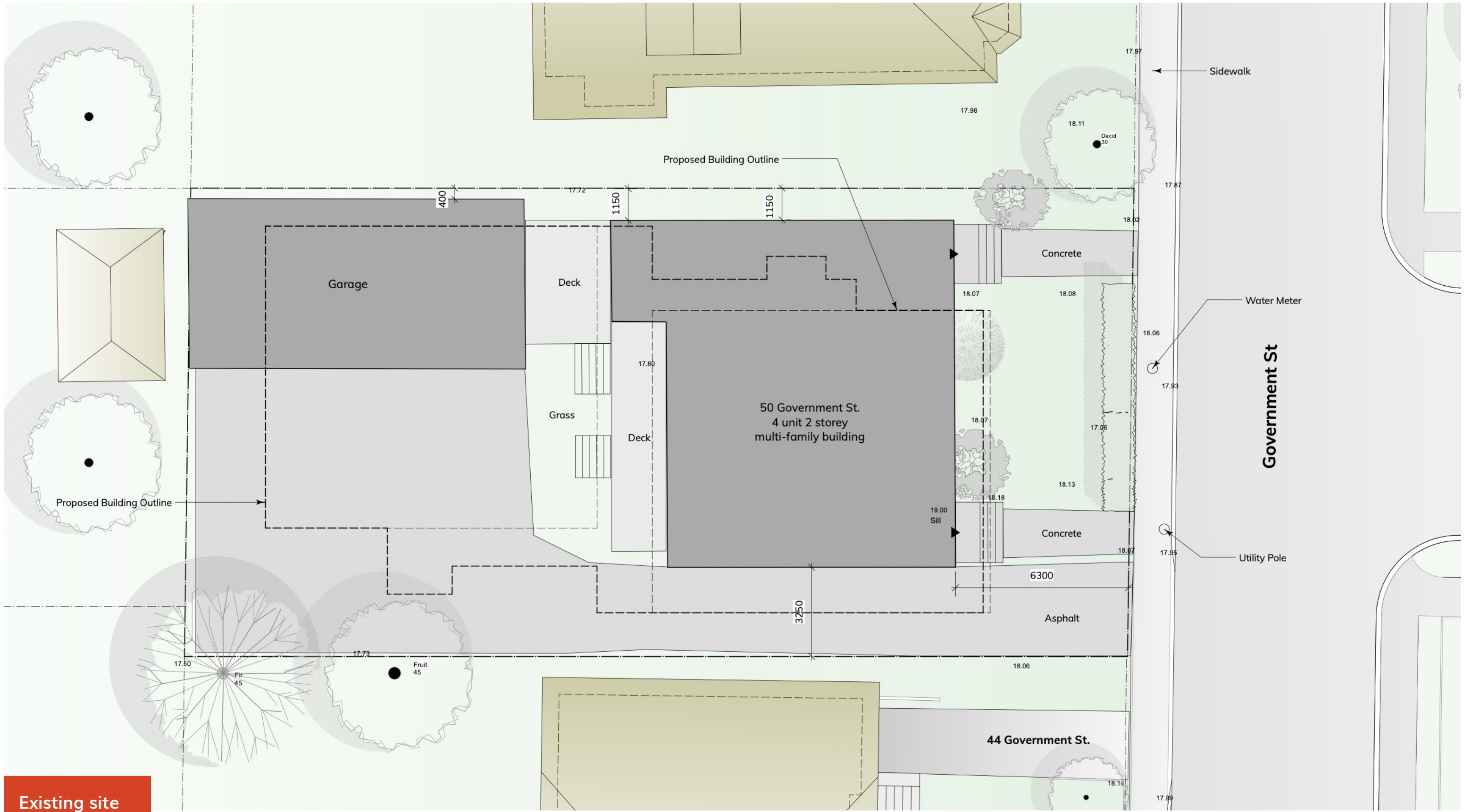
Proposed



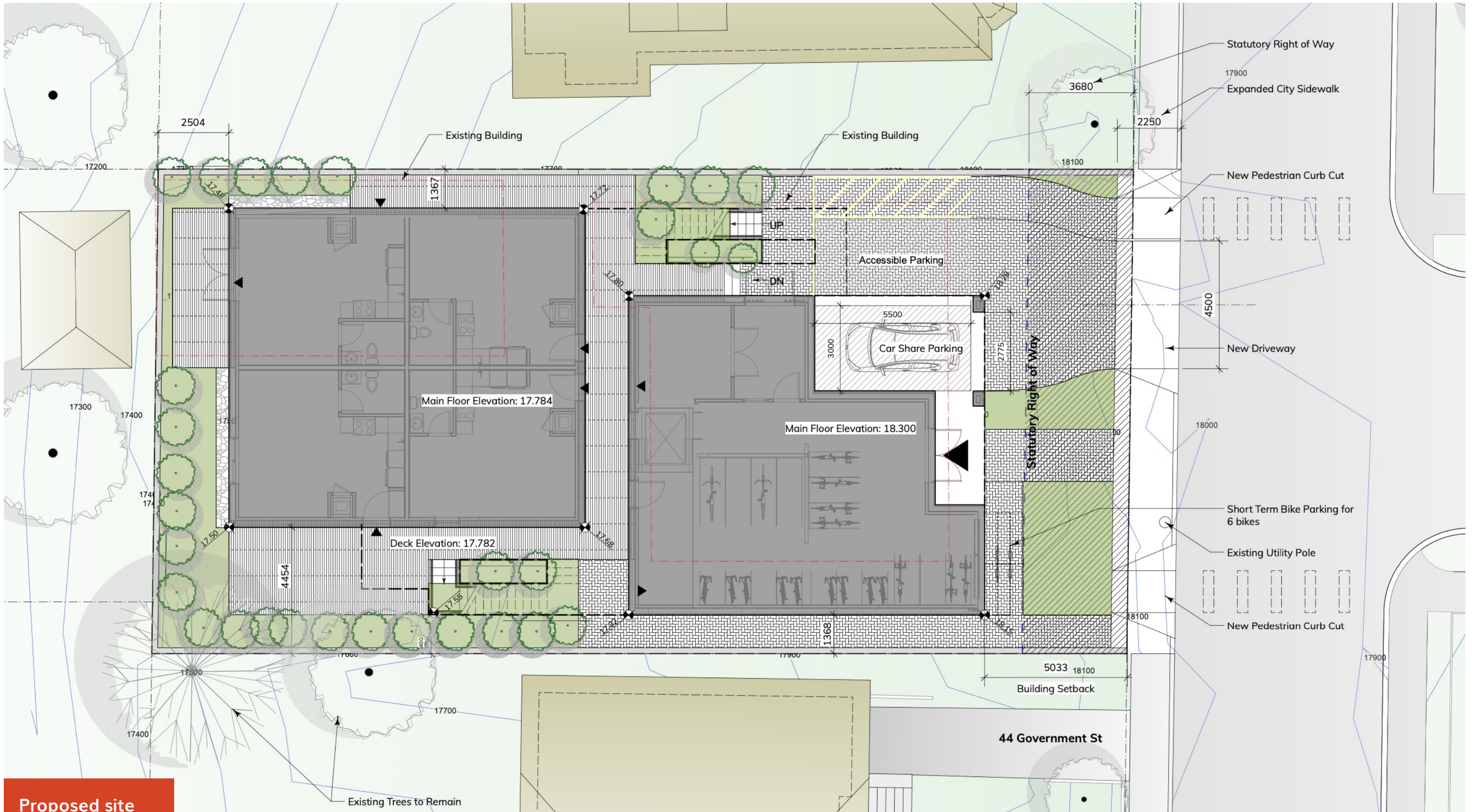
Existing



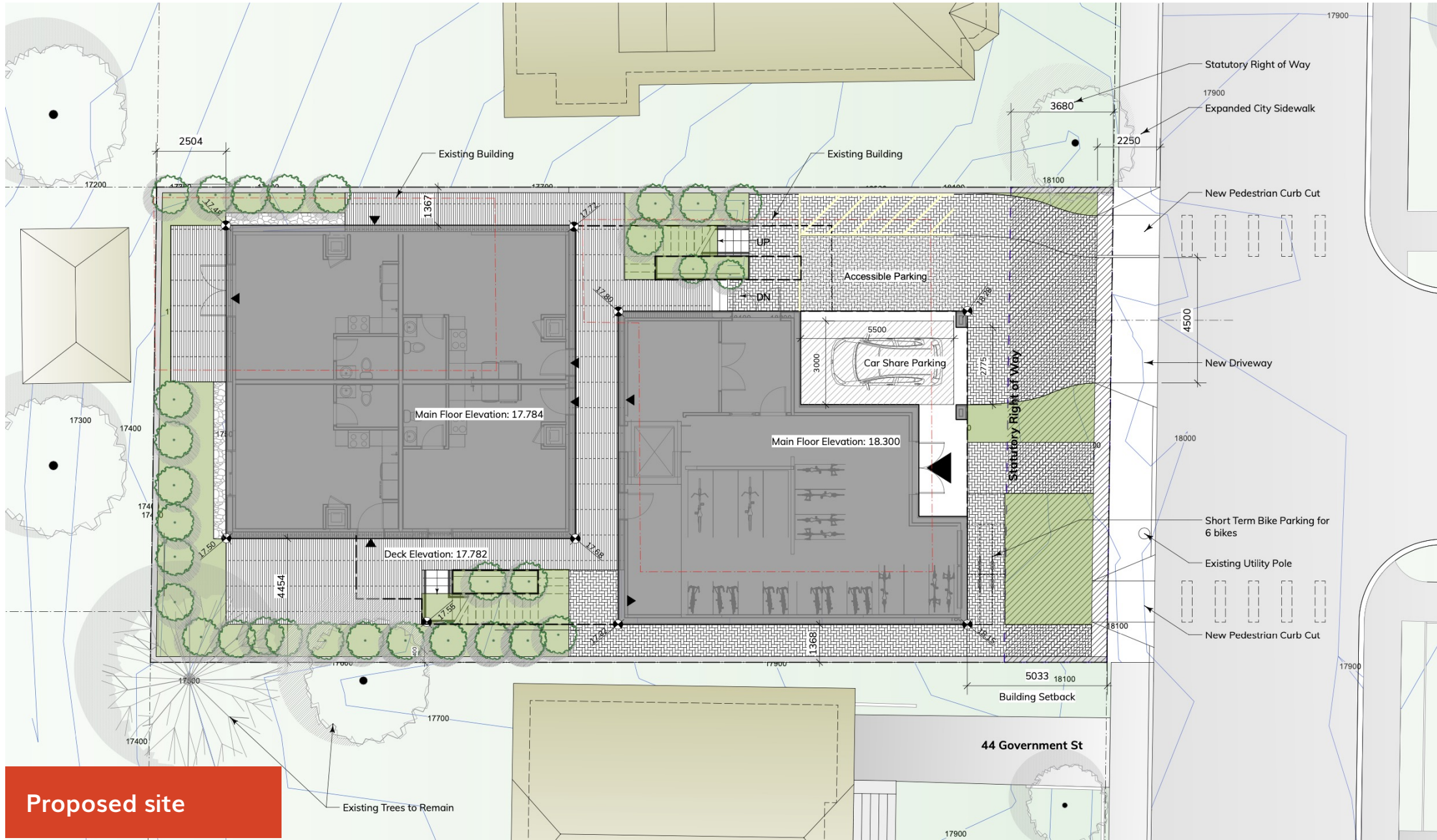
Proposed



Existing site

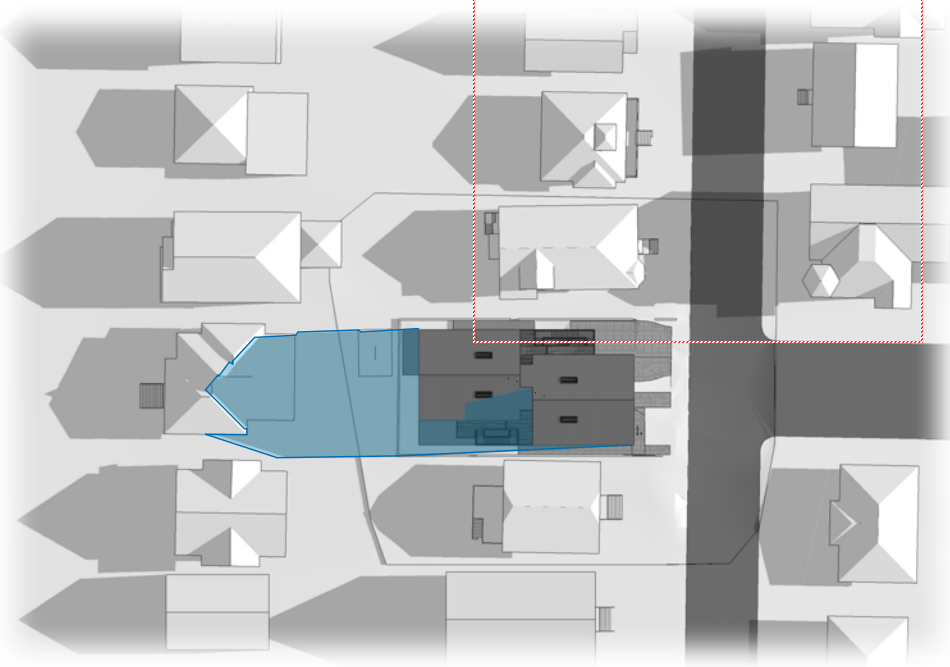


Proposed site

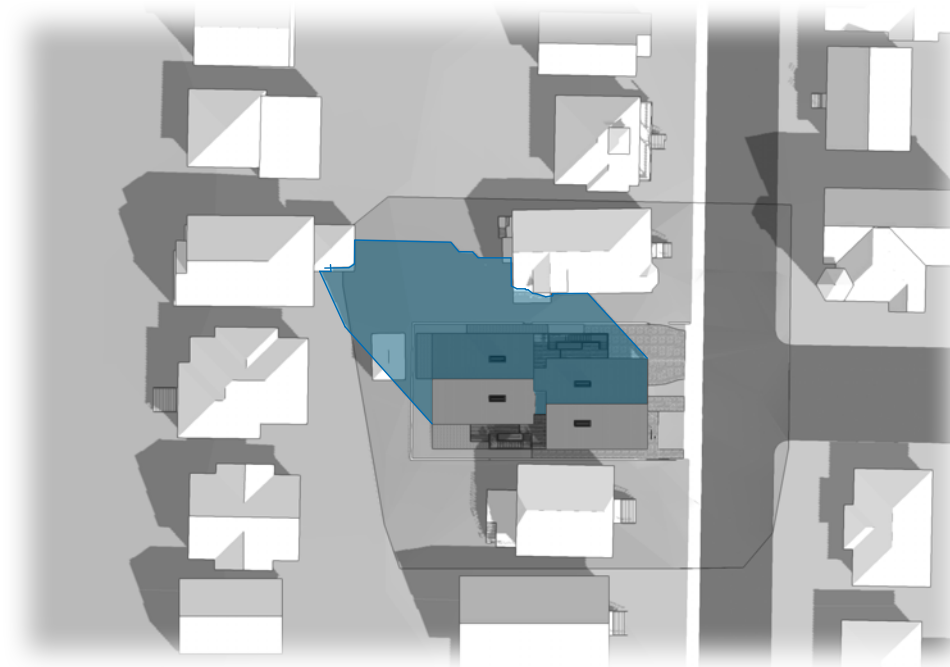


Proposed site

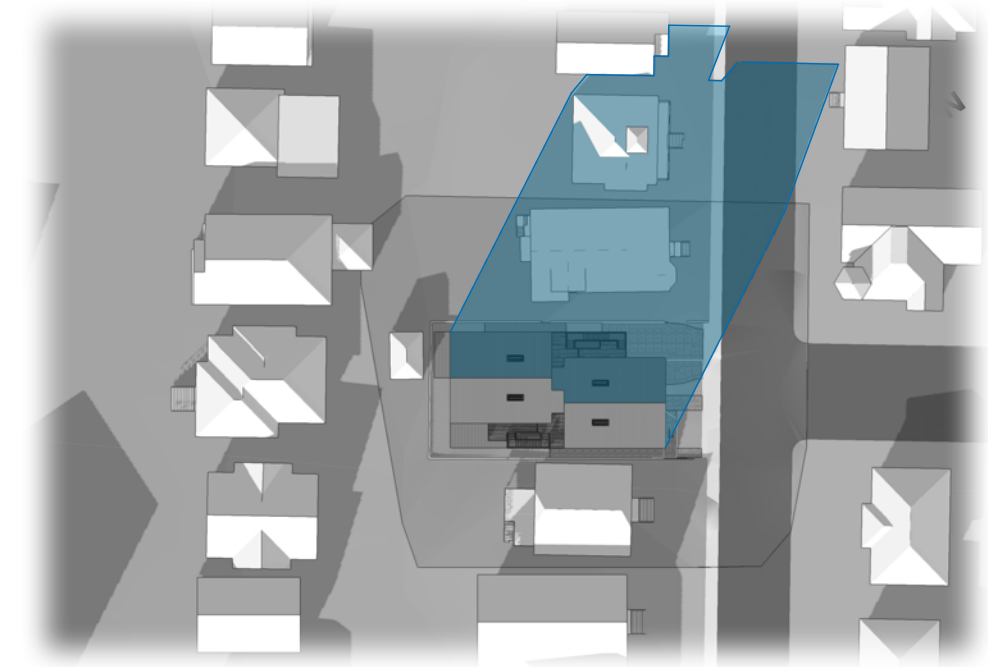




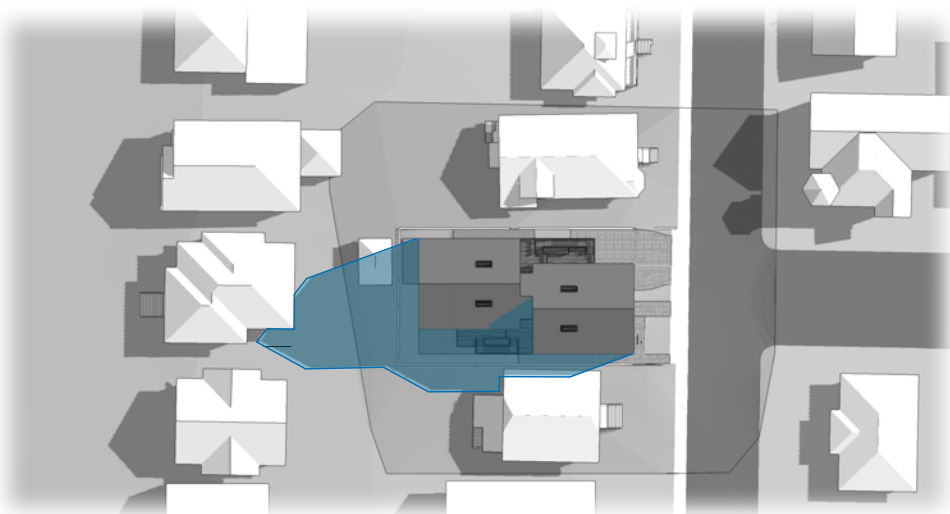
1 Equinox @ 9:00am



2 Equinox @ 12:00pm



3 Equinox @ 4:00pm



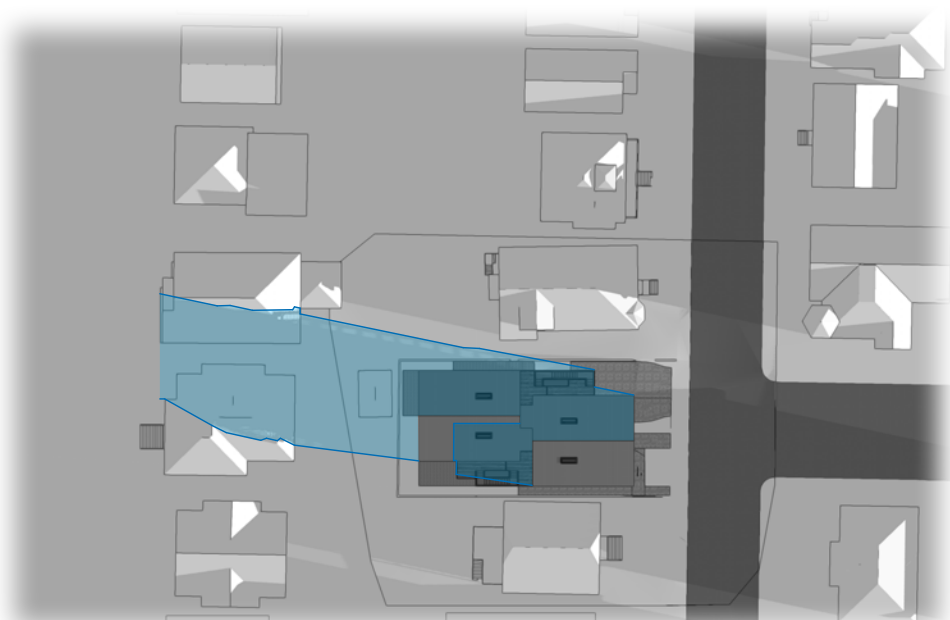
4 Summer Solstice @ 9:00am



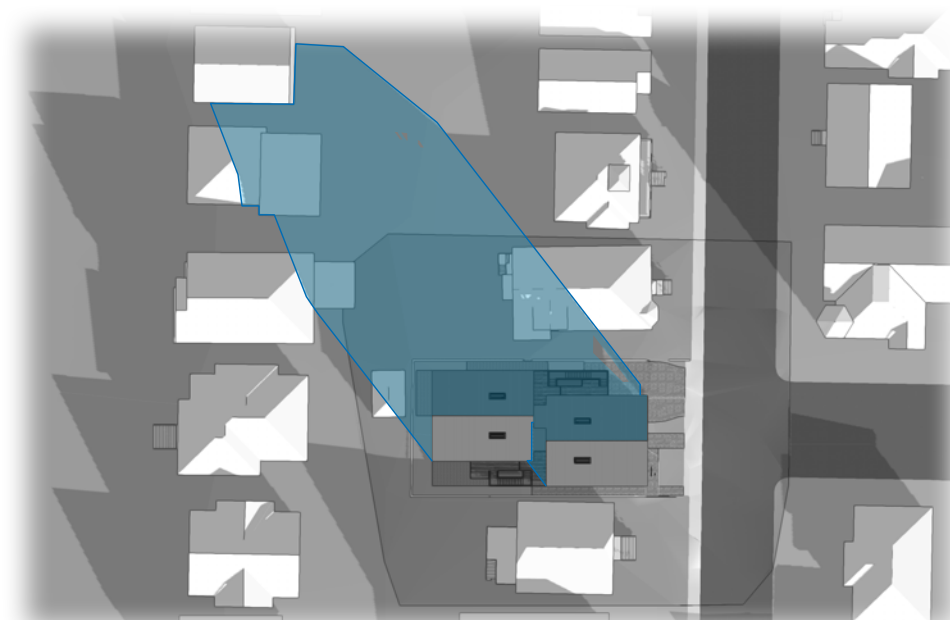
5 Summer Solstice @ 12:00pm



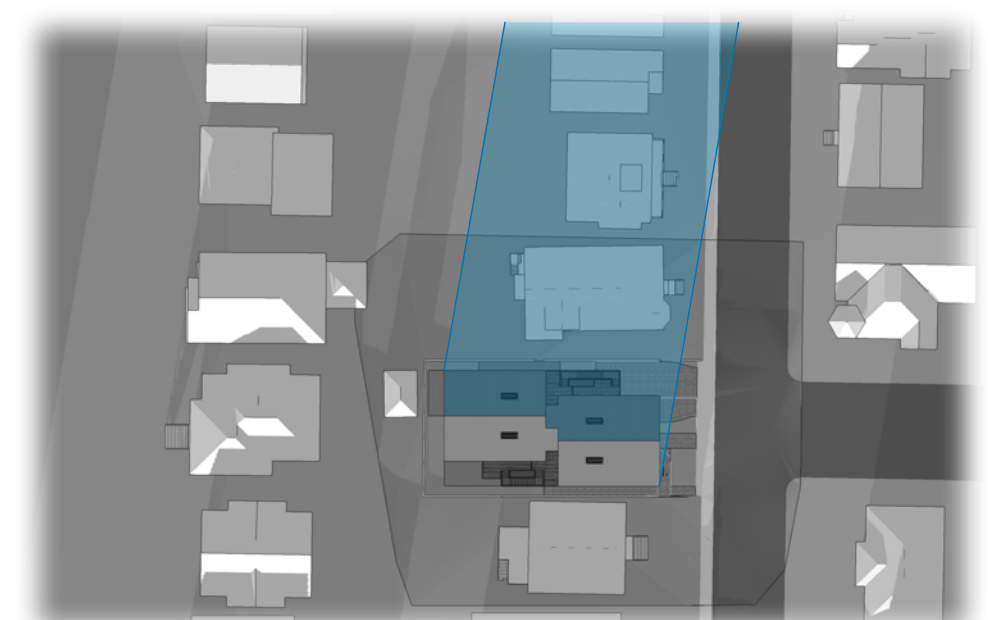
6 Summer Solstice @ 4:00pm



7 Winter Solstice @ 9:00am



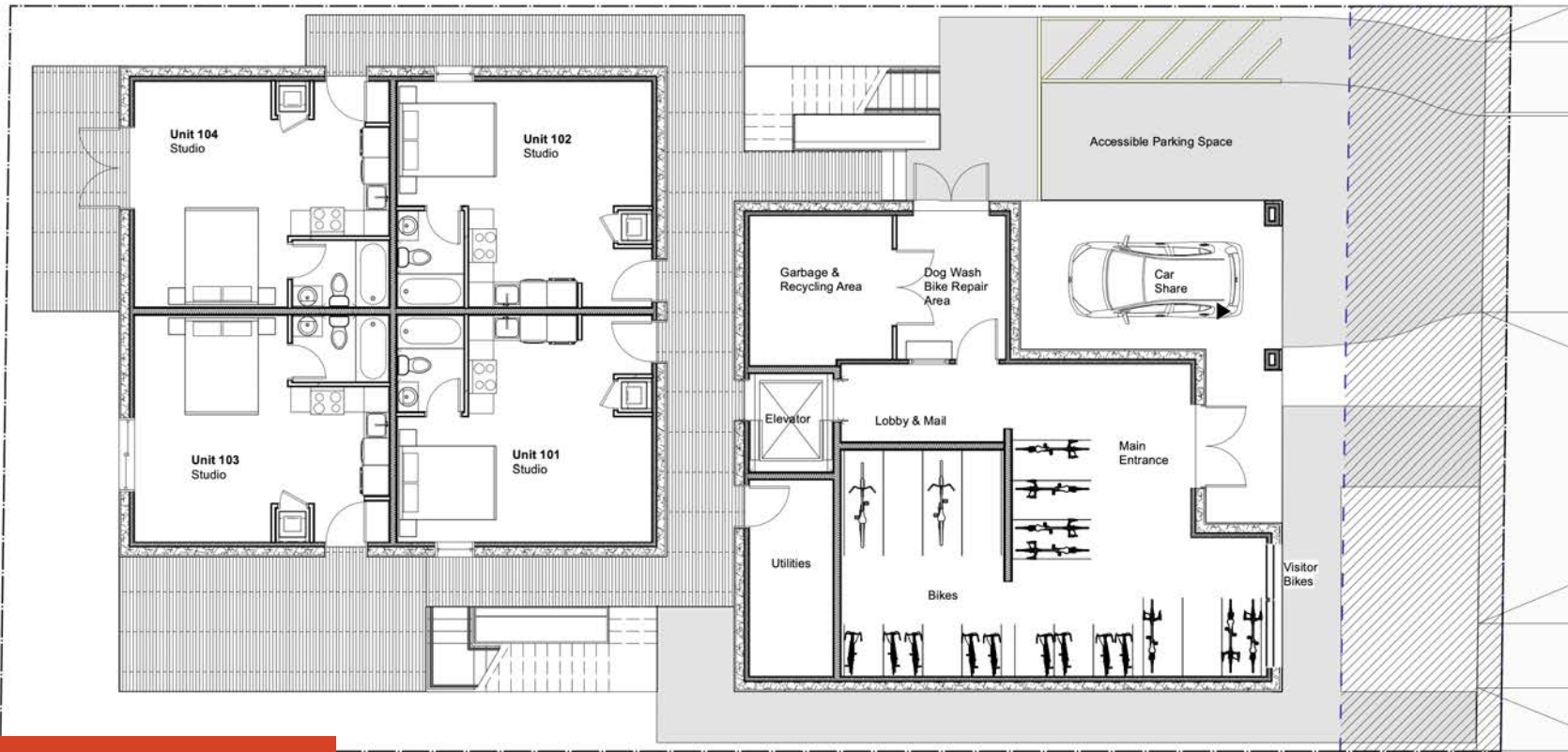
8 Winter Solstice @ 12:00pm



9 Winter Solstice @ 3:30pm



4:00
17. July



Level 1 floor plan



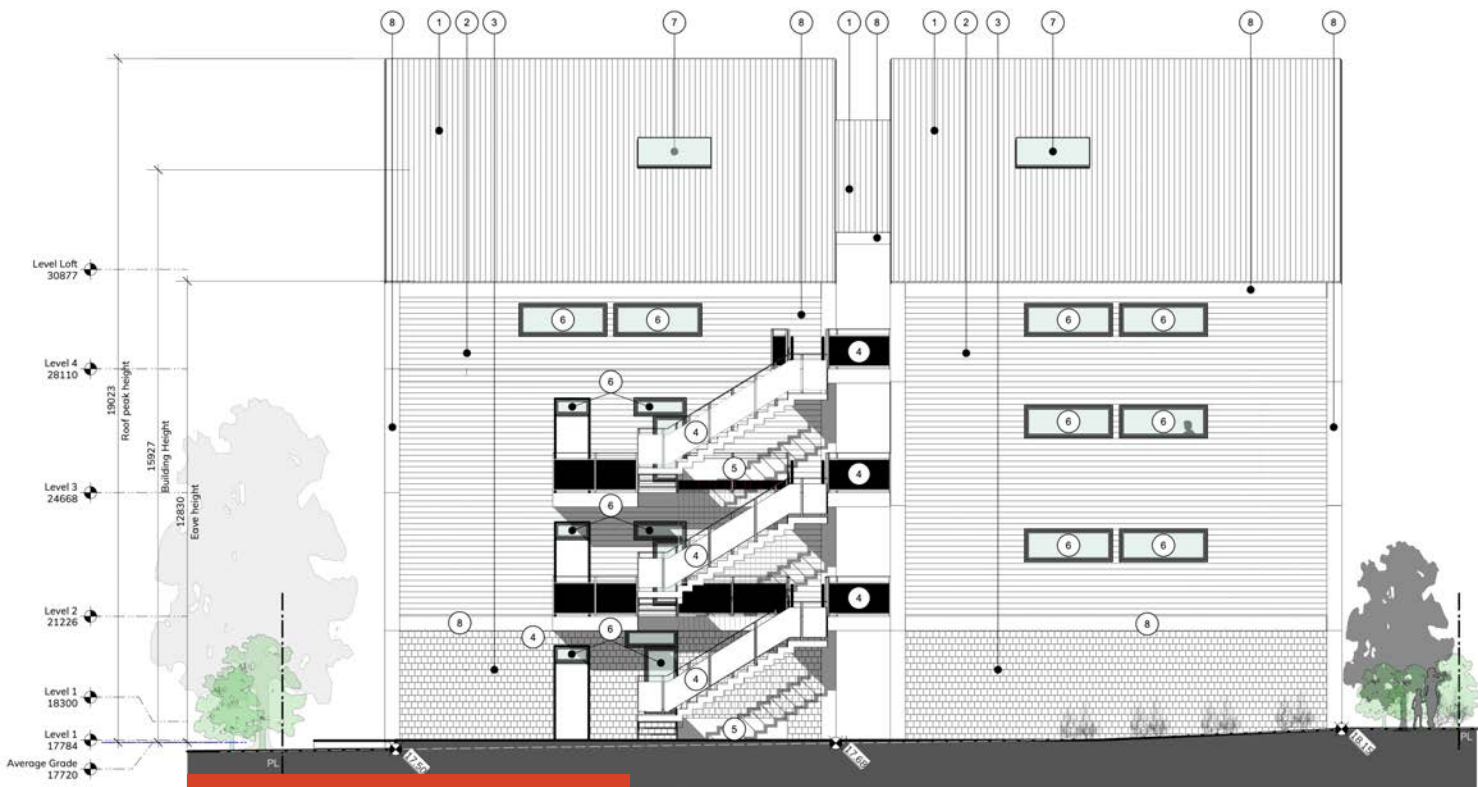
Level 2 & 3 floor plan



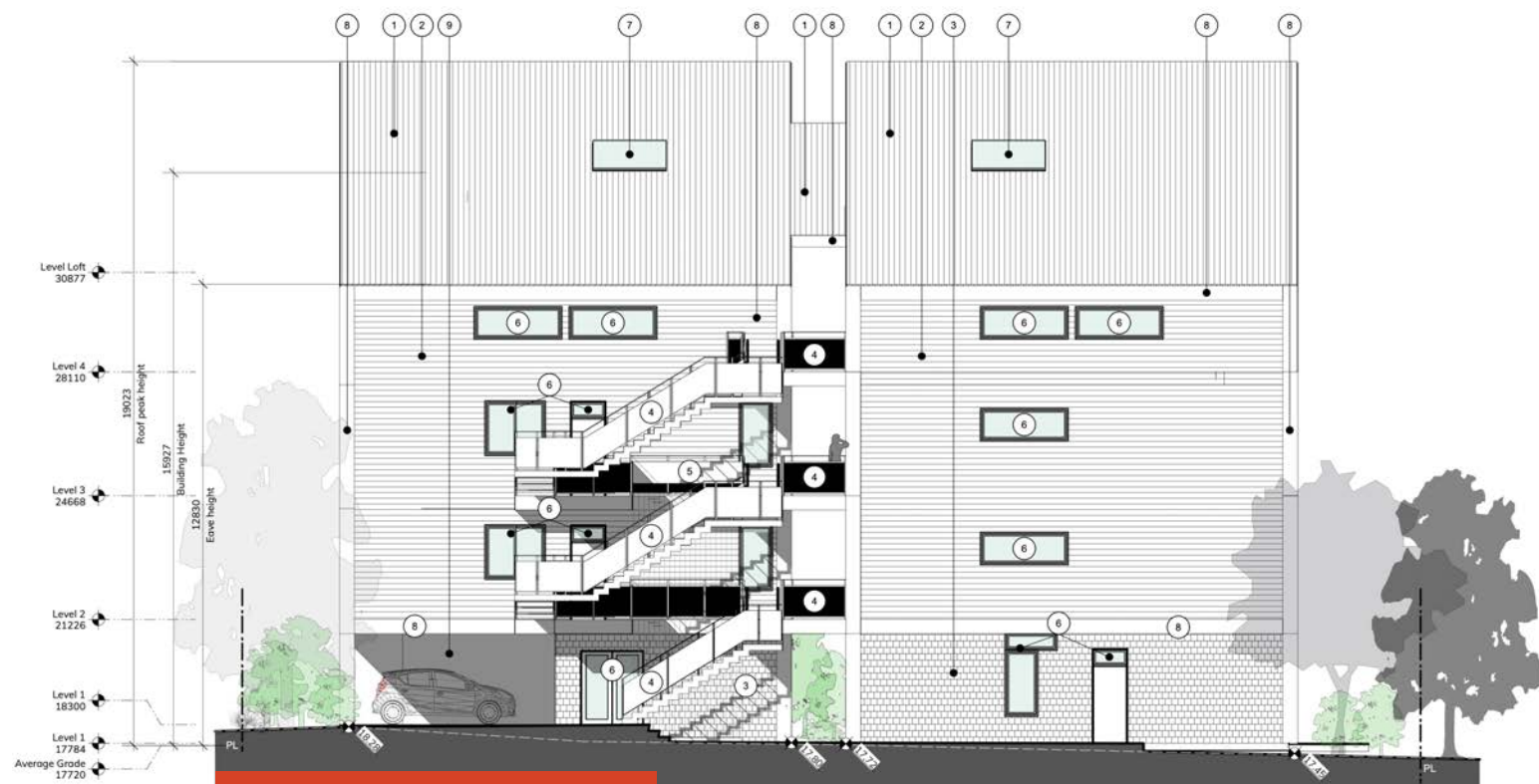
Level 4 floor plan



Level 4 – loft floor plan



South elevation



North elevation

FINISH SCHEDULE:

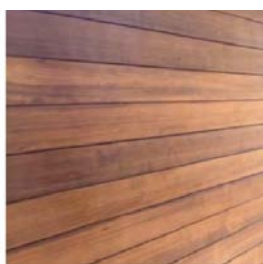
- ① STANDING SEAM METAL ROOF
- ② FIBER CEMENT HORIZONTAL SIDING
- ③ FIBER CEMENT SHINGLE WALL CLADDING
- ④ METAL GUARDRAIL WITH PERFORATED PANEL
- ⑤ PLANTER BOX WITH TRELLIS
- ⑥ GLASS WINDOWS AND DOORS
- ⑦ SKYLIGHT
- ⑧ METAL TRIM
- ⑨ HORIZONTAL T&G WOOD SIDING



FIBER CEMENT SHINGLE



STANDING SEAM METAL ROOFING



HORIZONTAL T&G WOOD SIDING



FIBER CEMENT HORIZONTAL SIDING



HANDRAIL & GUARD WITH PERFORATED METAL PANEL

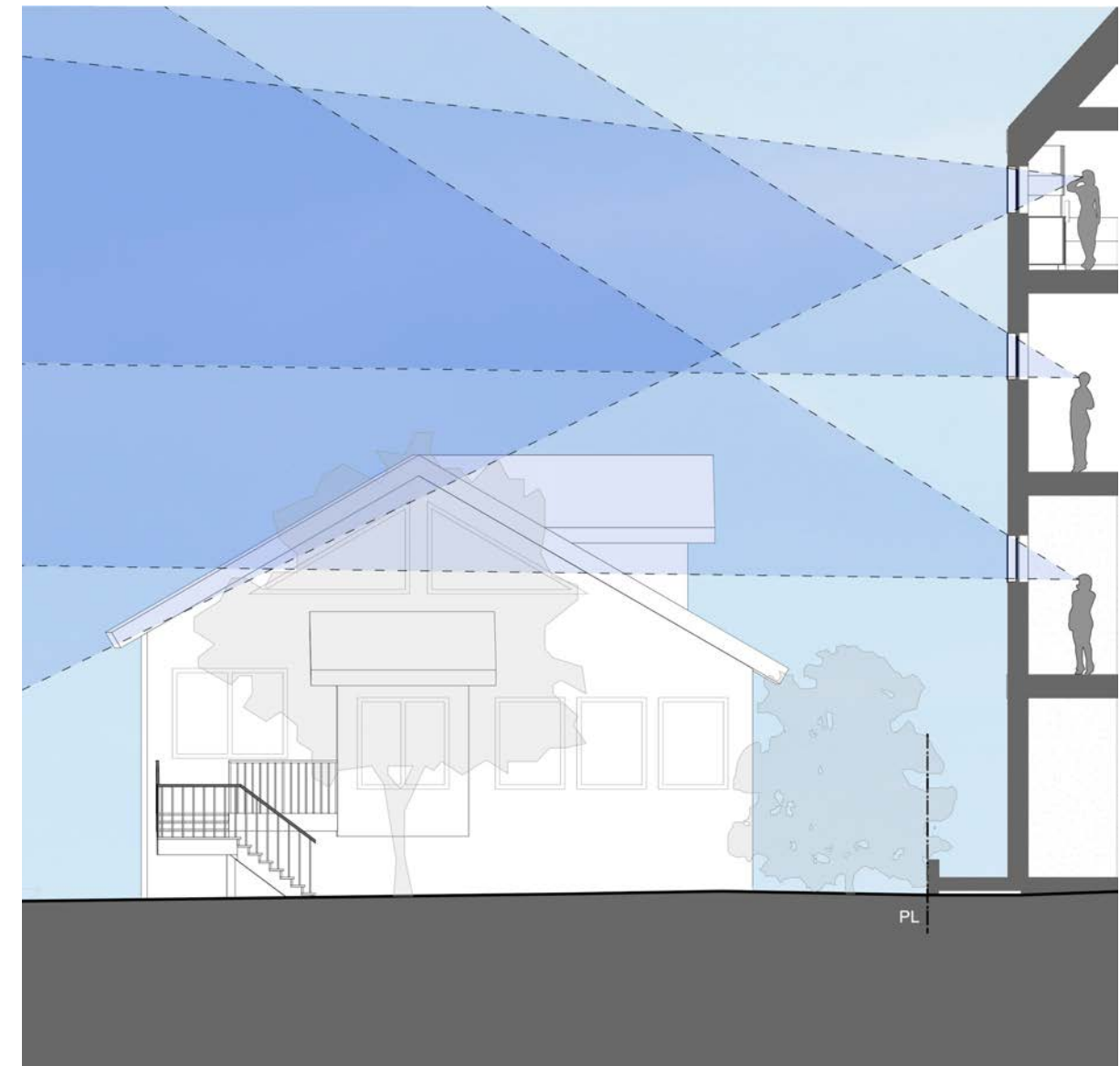
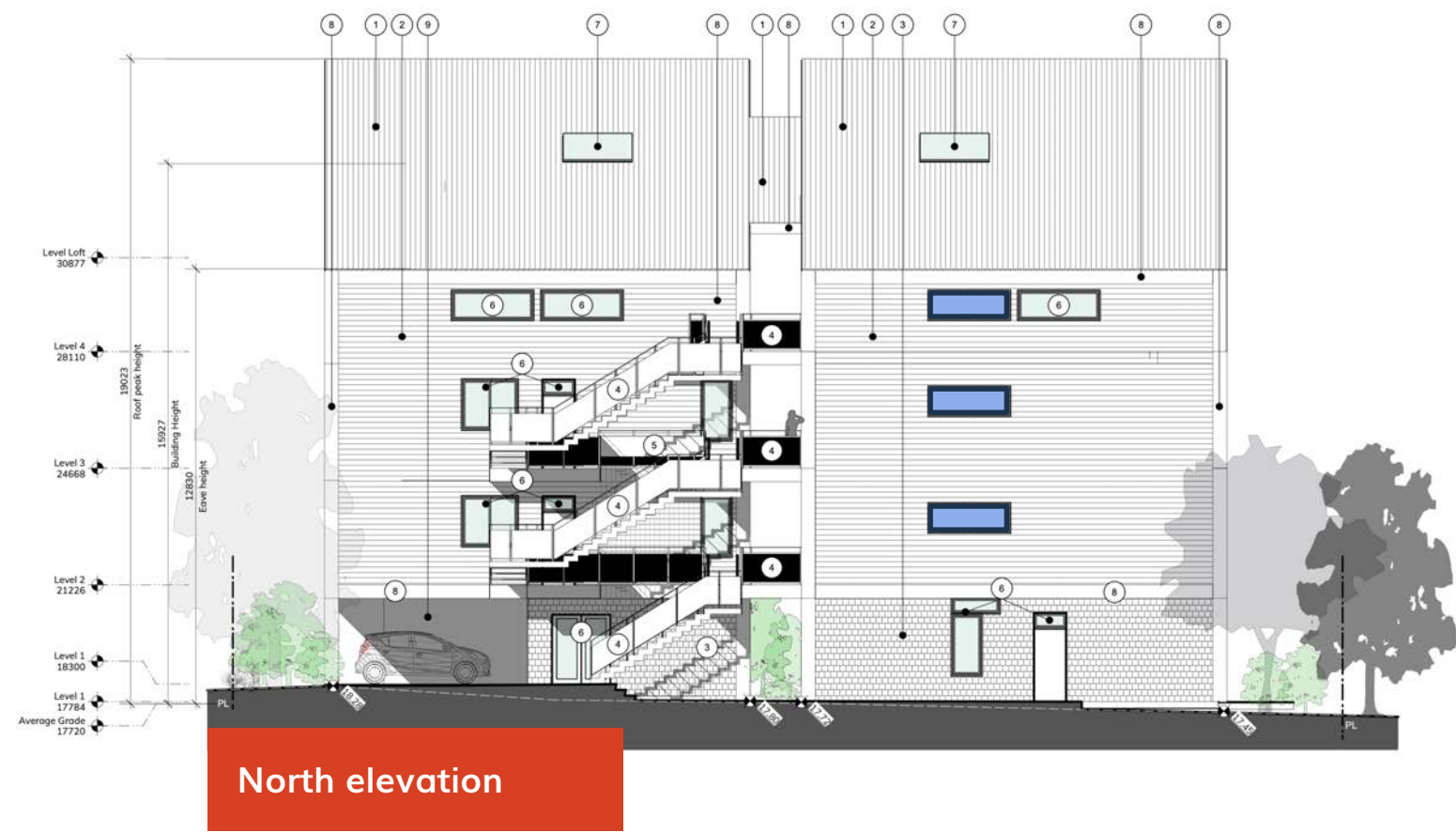


Rear elevation



Street front elevation

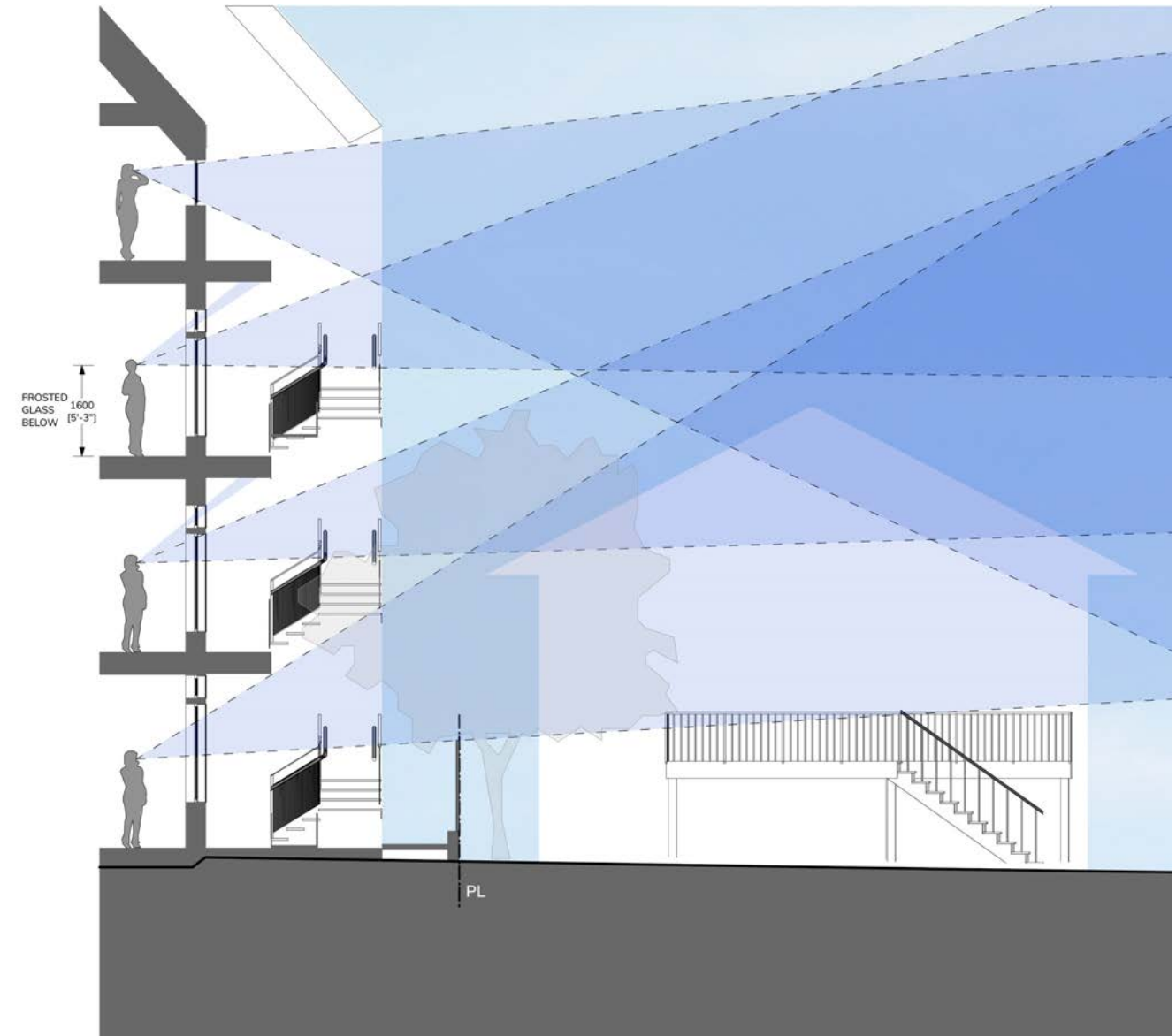
Sightlines



Sightlines



South elevation



Sections



Long section (east-west)



Short section (north-south)



50 government street

16 total units of housing

Housing for a car-free lifestyle

Designed to most rigorous building efficiency standards



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