

410 HEATHER STREET

RESUBMITTED FOR: REZONING AND DEVELOPMENT PERMIT

DATE: MARCH 13, 2023

ARCHITECT:
LOW HAMMOND ROWE ARCHITECTS INC
Roya Darvish, Architect AIBC
royadarvish@lhra.ca
t: 250-472-8013 x212

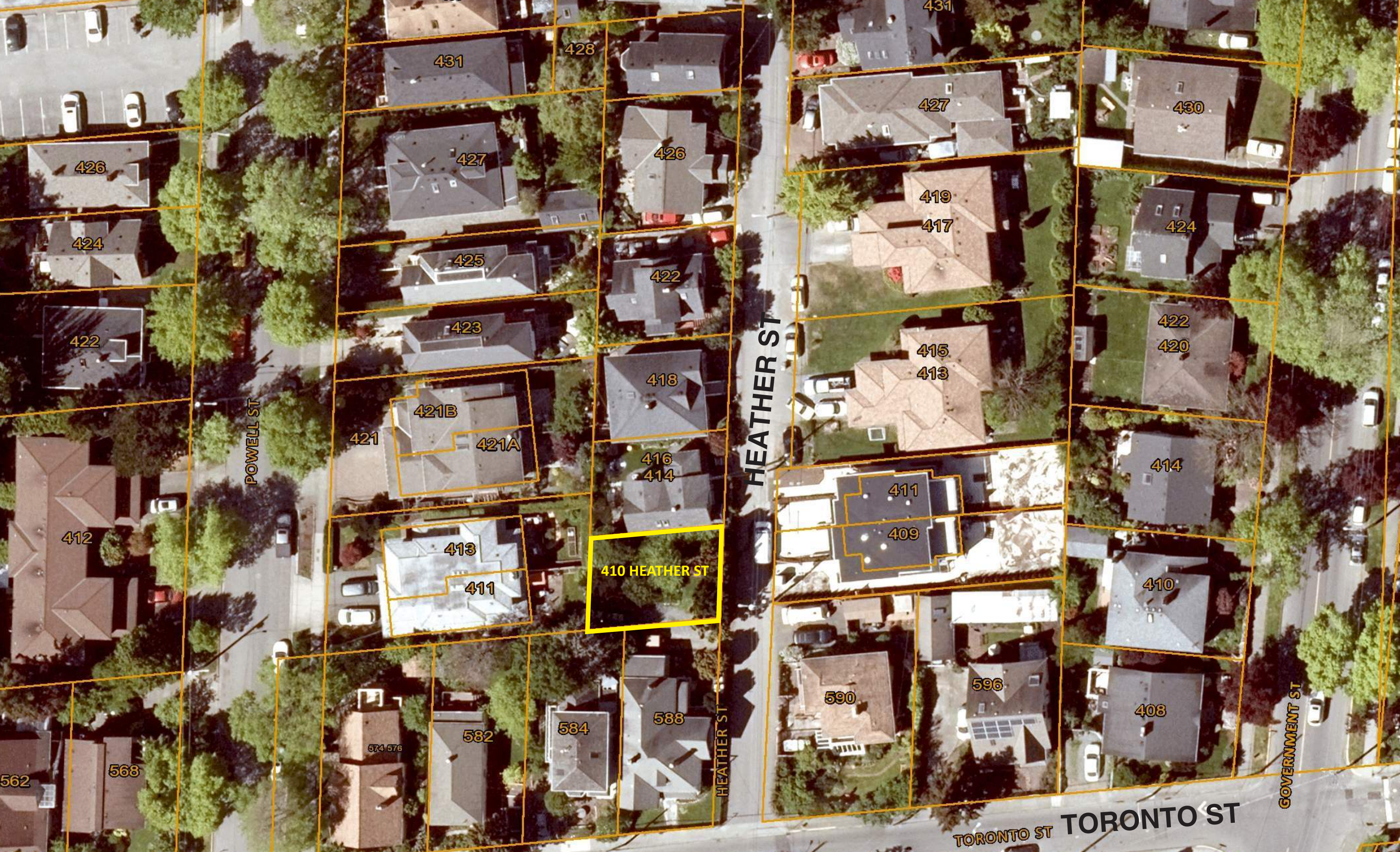
OWNER:
Heather Frankson

CIVIL ENGINEER:
J.E. Anderson & Associates
Ross Tuck, P.Eng
rtuck@jeanderson.com
t: (250) 727-2214

ARBORIST:
Talbot MacKenzie & Associates
Tom Talbot
tom@talmack.ca
t: 250-479-8733









TORONTO & HEATHER



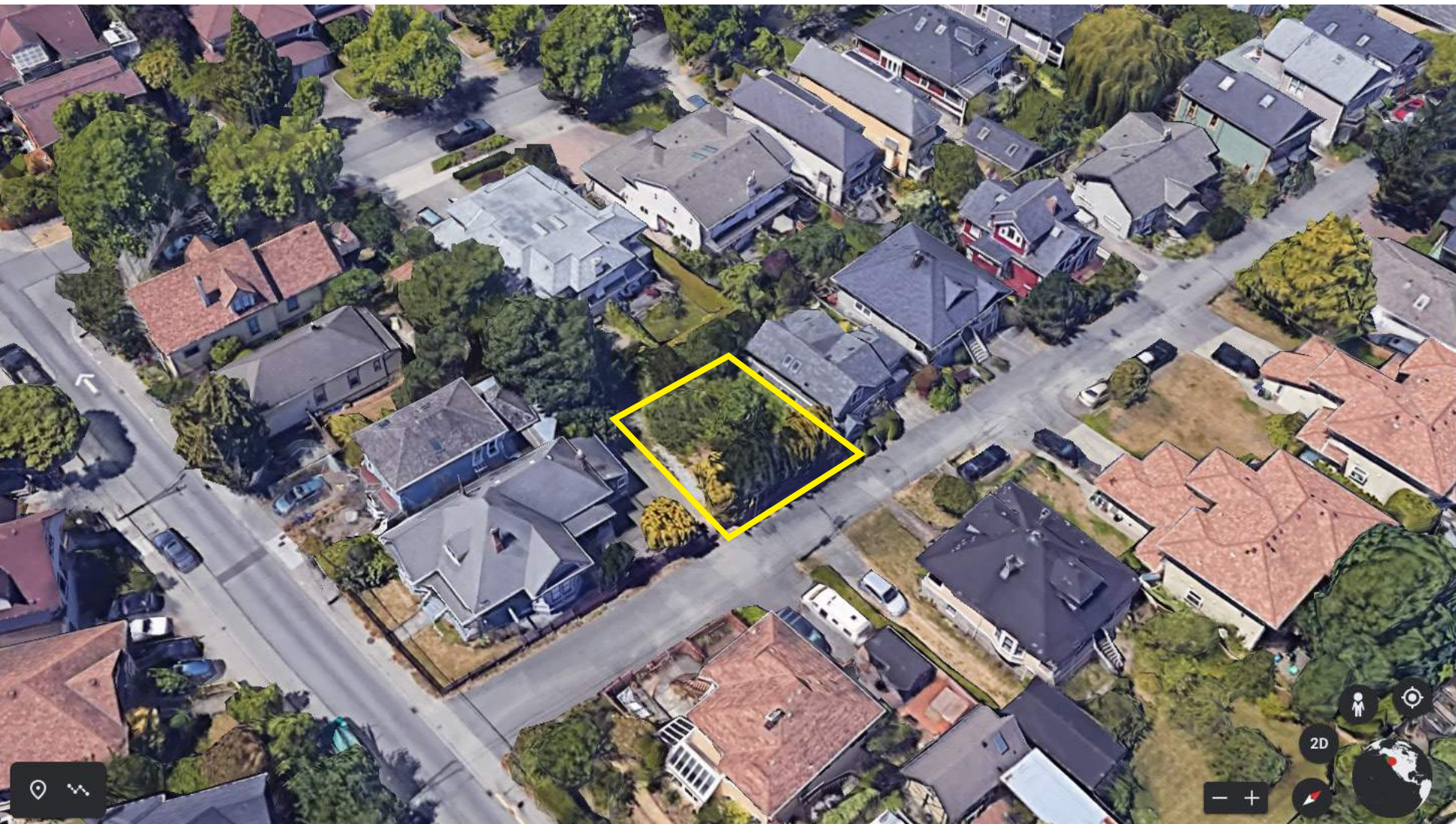
588 TORONTO ST @ HEATHER ST



410 HEATHER STREET

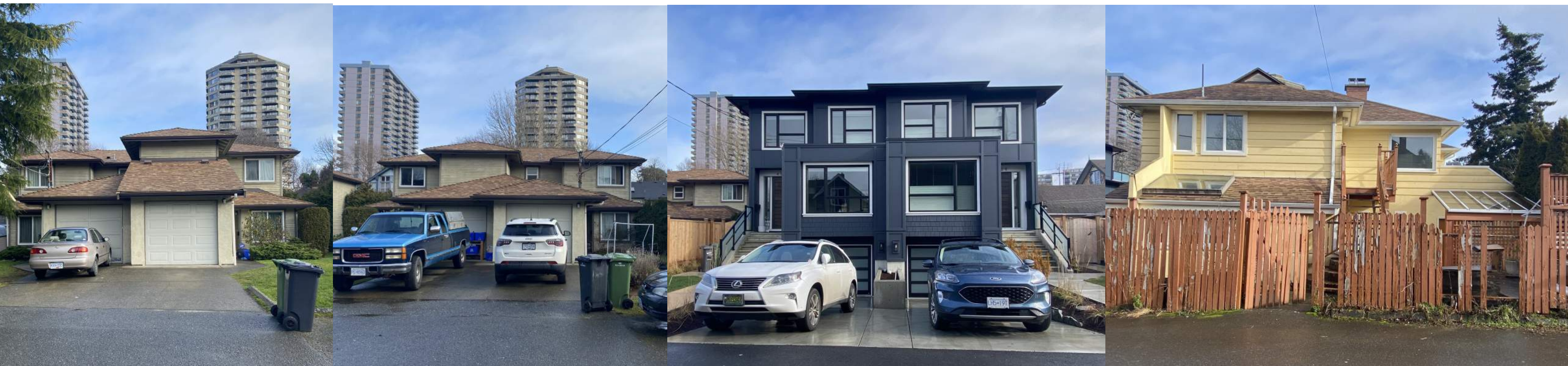


414-416 HEATHER STREET





HEATHER STREET - WEST FRONTAGE

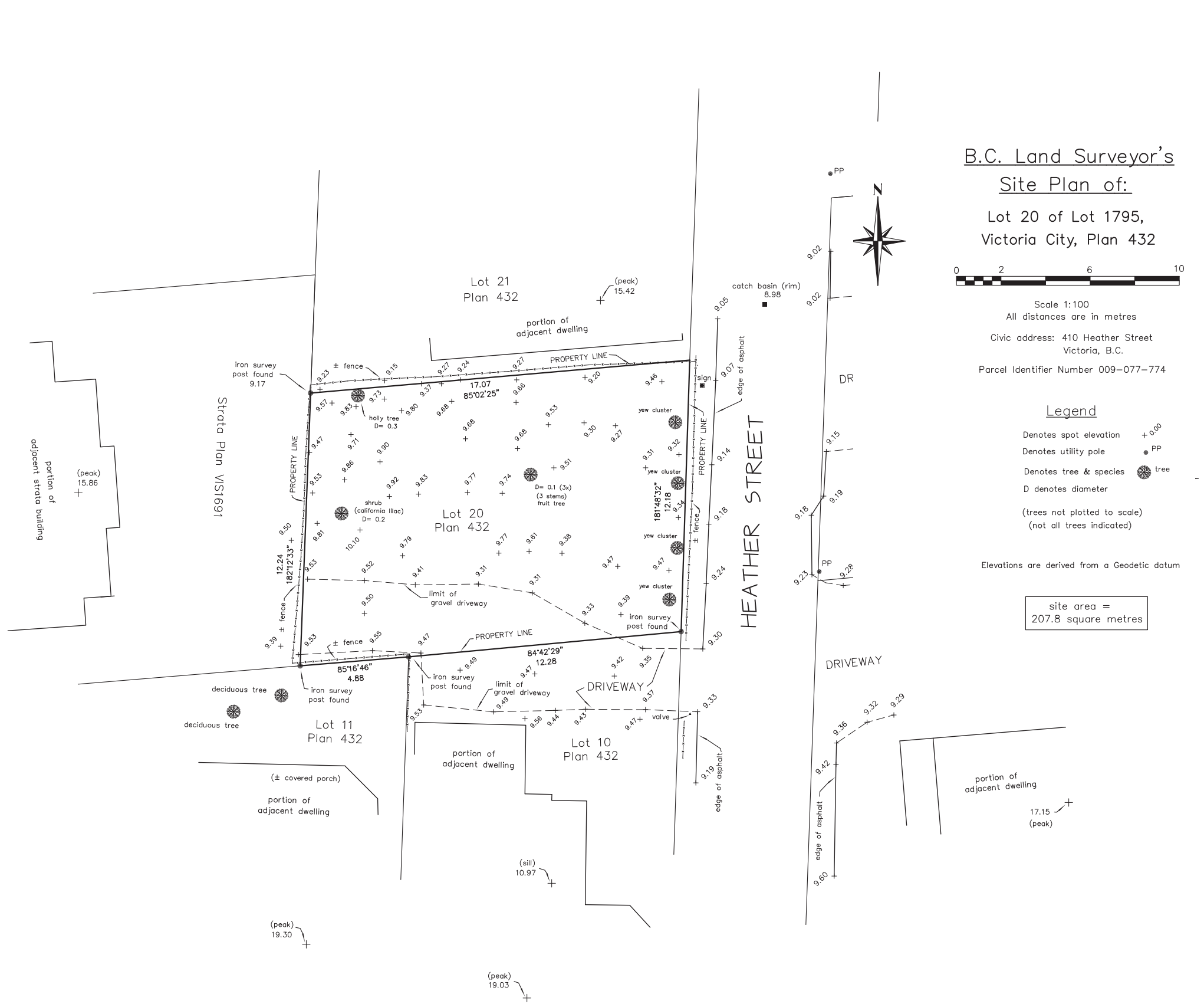


HEATHER STREET - EAST FRONTAGE





1



Property dimensions are derived from Land Title Plans and field survey.

Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 250-385-1712
email glen @ mitchellsurvey.ca

fb 300 file 22-08-9289

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B.C. Land Surveyor's Site Plan of:

Lot 20 of Lot 1795,
Victoria City, Plan 432



Scale 1:100
All distances are in metres
Civic address: 410 Heather Street
Victoria, B.C.
Parcel Identifier Number 009-077-774

Legend

- Denotes spot elevation +0.00
- Denotes utility pole PP
- Denotes tree & species tree
- D denotes diameter
- (trees not plotted to scale)
- (not all trees indicated)

Elevations are derived from a Geodetic datum

site area =
207.8 square metres

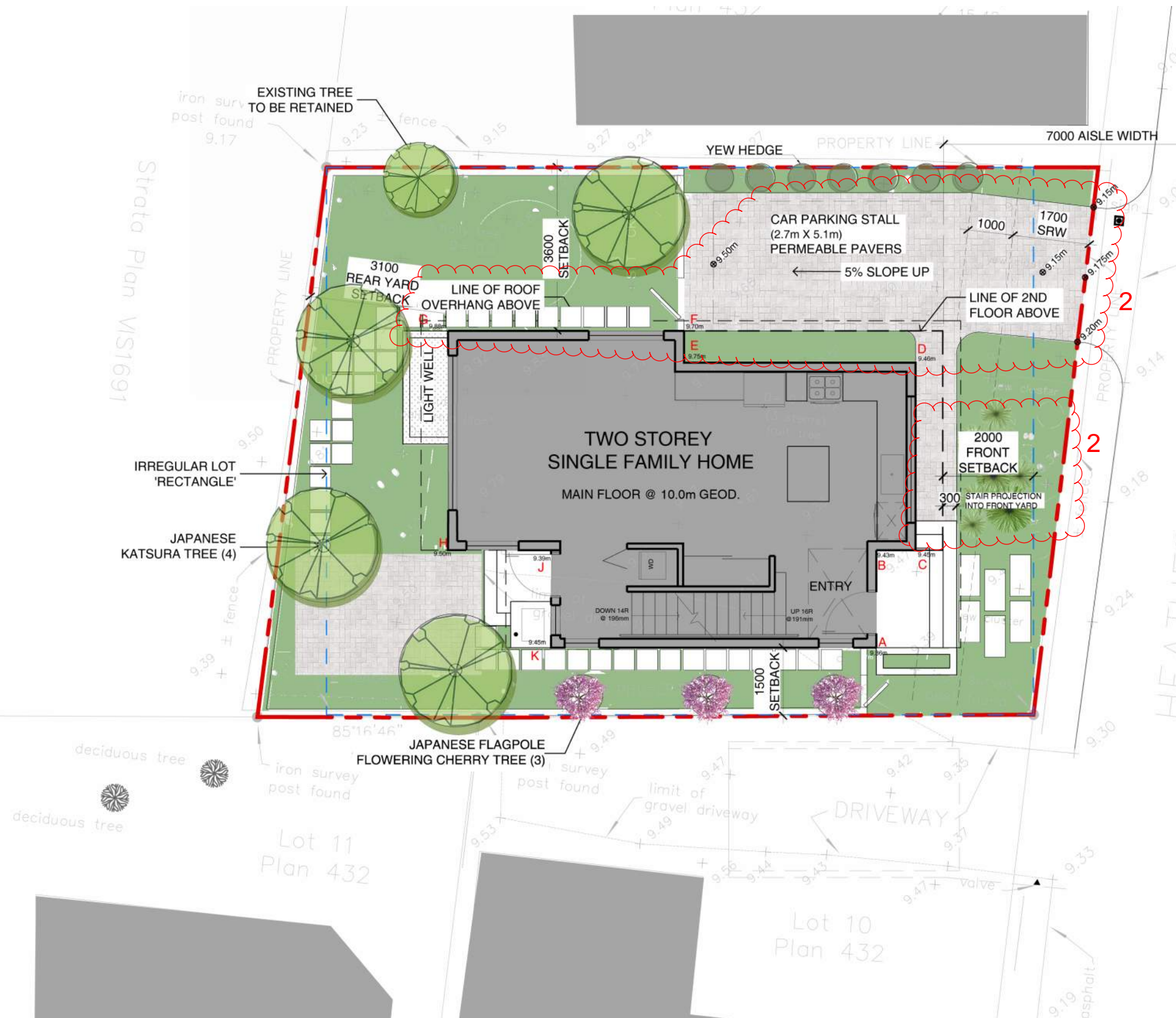
Certified correct this 1st day of February, 2022

Glen Mitchell
1DCZ32
Date: 2022.02.01
14:24:18 -08'00'

B.C.L.S.

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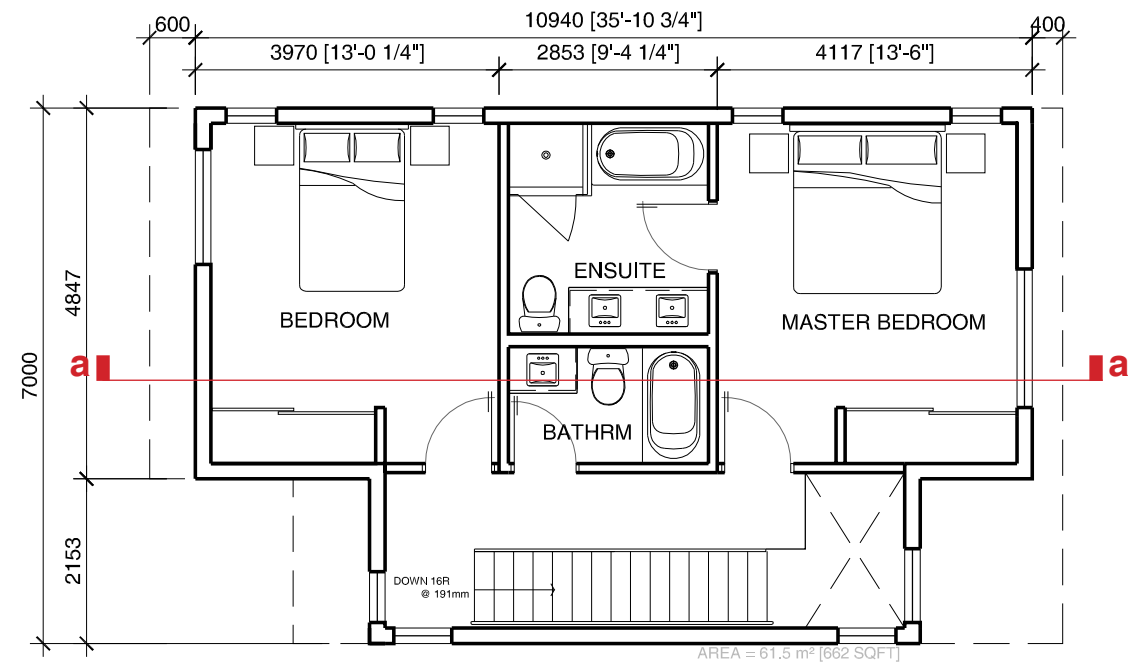




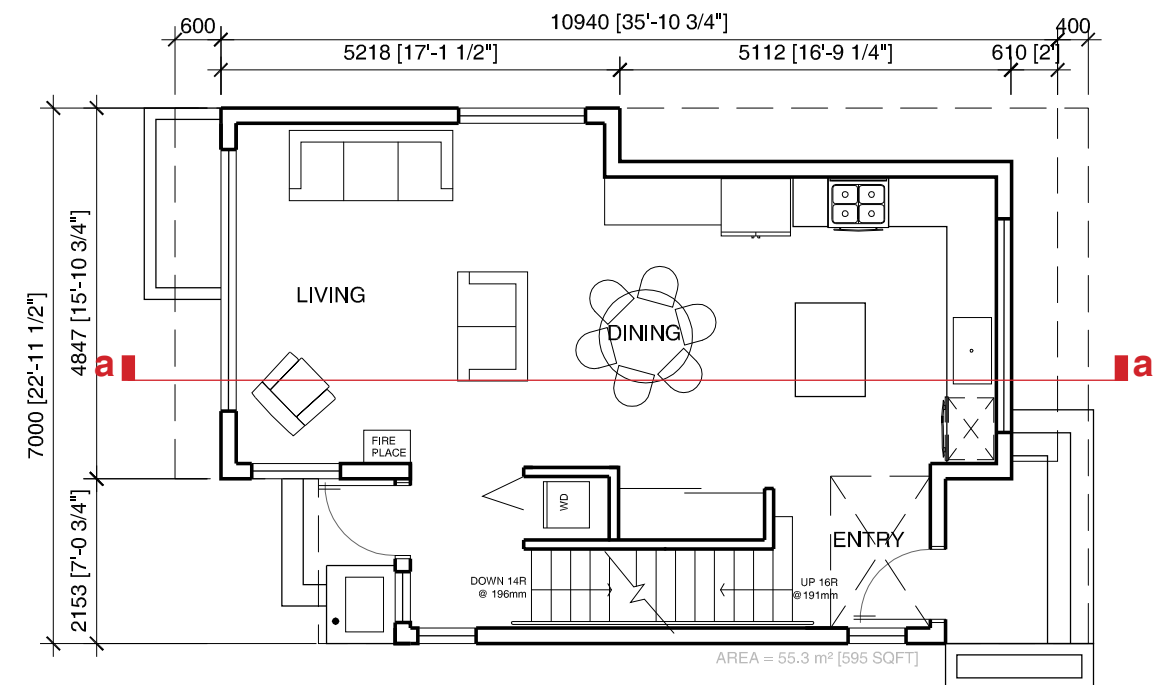
EXISTING ZONE	= R2 (Two Family Dwelling)
PROPOSED ZONE	= R1-S2
LOT AREA	= 207.8m ² (260m ² MIN)
HEIGHT	= 7.5m MAX = 6.8m
FLOOR AREA	= 124.68m ² MAX = 116.8m ²
FSR	= 0.6 MAX = 116.8/207.8 = 0.56
SITE COVERAGE	= 40% MAX = 37.86% (78.67/207.8)
OPEN SITE SPACE	= 50.4% (104.8m ² / 207.8m ²)
SETBACKS	
FRONT	= 6.0m MIN = 2.0m PROPOSED
REAR	= 6.0m MIN = 3.1m PROPOSED
SIDE 1	= 1.5m MIN = 1.5m PROPOSED
SIDE 2	= 2.4m MIN = 3.6m PROPOSED
PARKING	
1 Surface Stall provided in side yard - 5.1m x 2.7m Parking of adjacent property to be relocated.	
Schedule C - 2.2.3. Parking to be minimum 1.0m away from street.	

SITE PLAN - LANDSCAPE
1:100

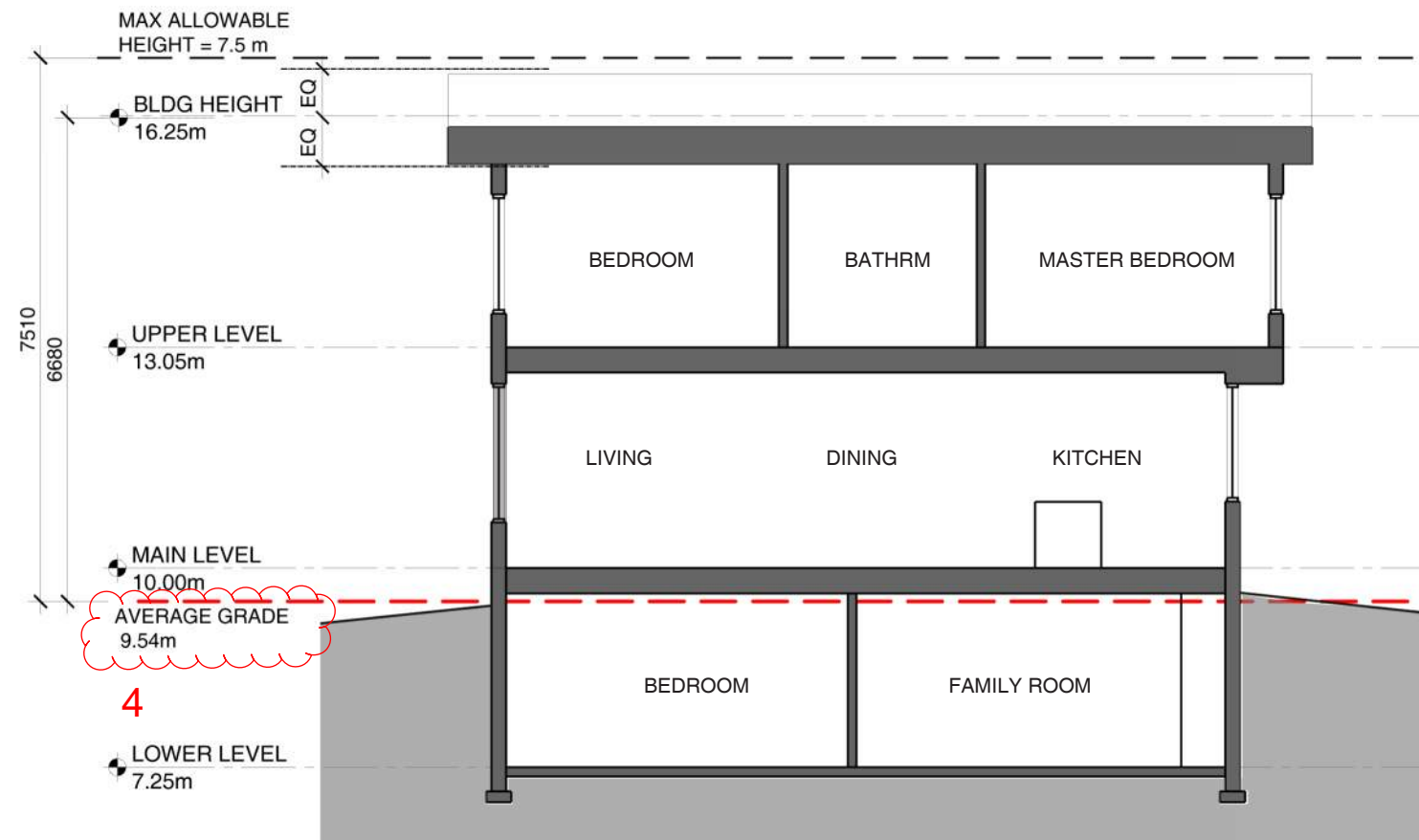




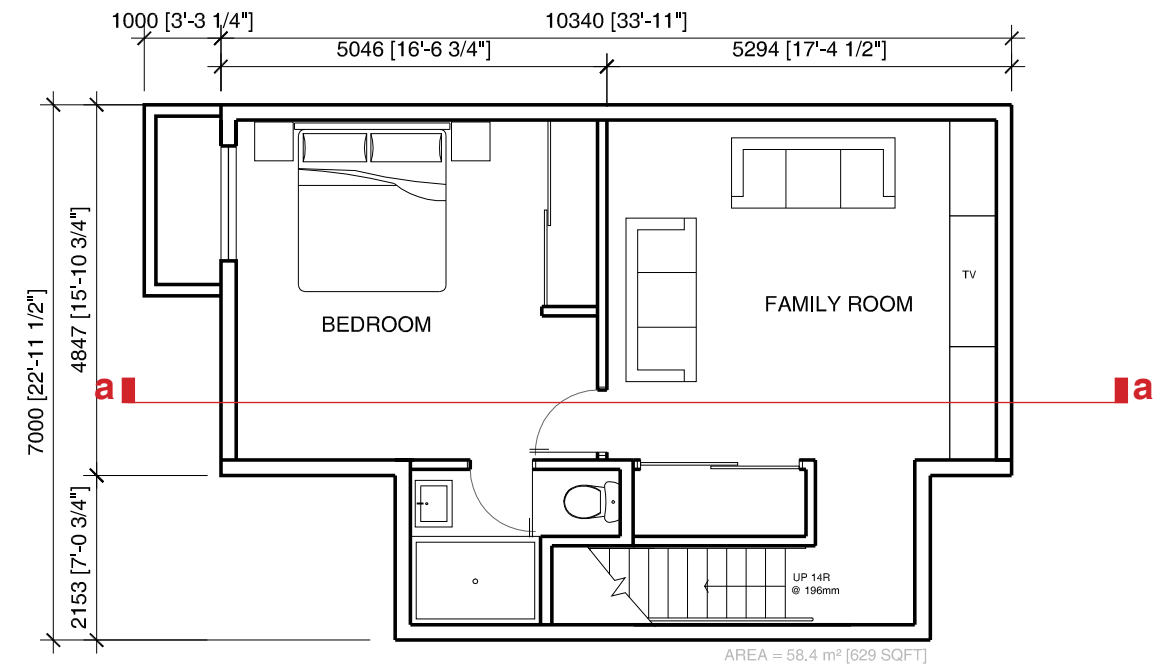
level 2 floor plan
1:100



level 1 floor plan
1:100



section a-a

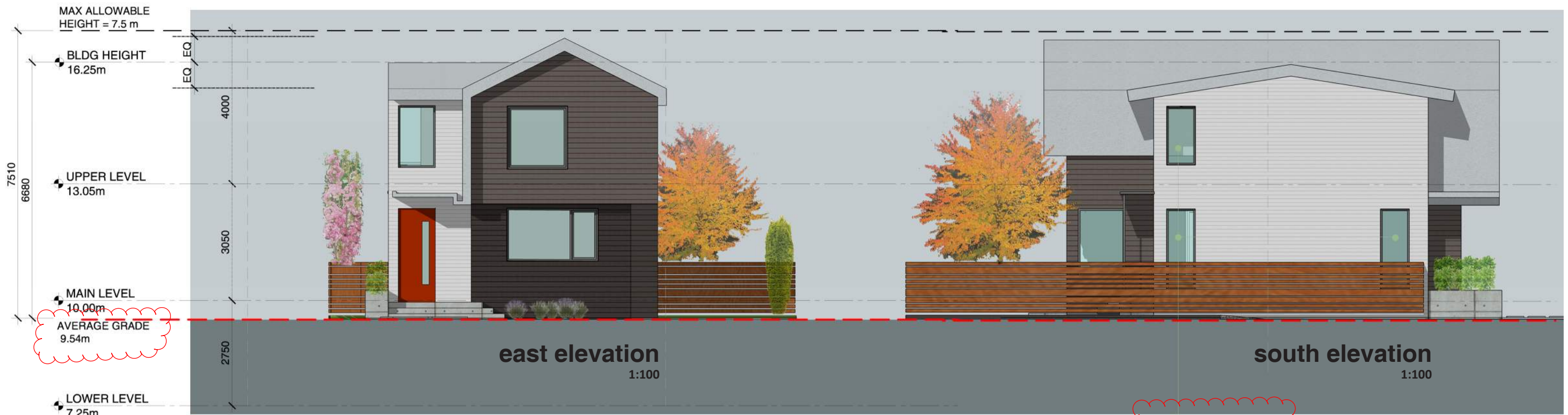


basement floor plan
1:100

LEVEL 1 FLOOR AREA = 55.3 m² (595 SQ FT)
 LEVEL 2 FLOOR AREA = 61.5 m² (662 SQ FT)
 BASEMENT FLOOR AREA = 58.4 m² (629 SQ FT)

TOTAL FLOOR AREA PER ZONING = 116.8 m² (1257 SQ FT)





TRANSLUCENT
GLAZED WINDOWS
(3) @ WEST FACADE

5



TRANSLUCENT
GLAZED WINDOWS (4)
@ UPPER FLOOR
NORTH FACADE

5

4'-6"stained horizontal
cedar slat fence, typ.

6



WHITE 4" CEDAR SIDING



GRAY 4" CEDAR SIDING



CHARCOAL 4" CEDAR SIDING



GALVANIZED
STANDING SEAM
METAL ROOF



BLACK FRAME
LOW E VINYL
WINDOWS



HORIZONTAL
STAINED WOOD
PRIVACY FENCE

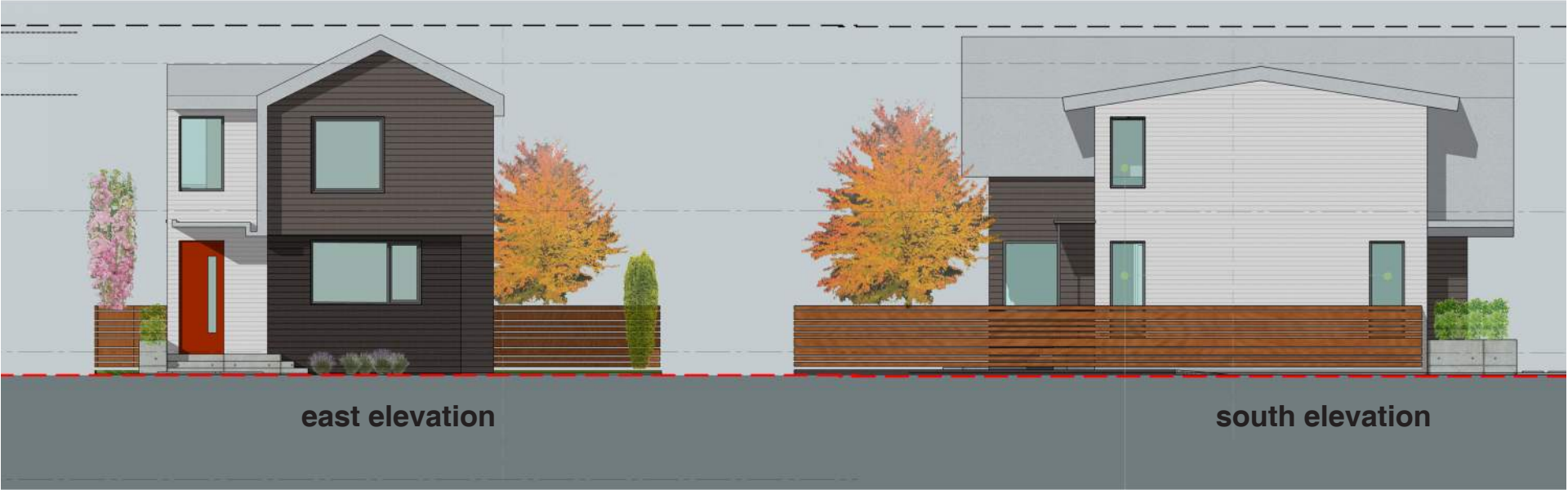


PART 3, SECTION 3.2.3 used to determine spatial separation and unprotected opening limits.
Building is sprinklered. Table 3.2.3.1.-D is used to calculated percentage of openings allowed.

Table 3.2.3.1.-D Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout Forming Part of Article 3.2.3.1.												
Exposing Building Face Max. Area, m ²	Area of Unprotected Opening for Groups A, B, C, D and F, Division 3 Occupancies, %											
	Limiting Distance, m											
	0	1.2	1.5	2.0	2.5	3	4	5	6	7	8	9
10	0	16	24	42	66	100						
15	0	16	20	34	50	74	100					
20	0	16	20	30	42	60	100					
25	0	16	18	26	38	52	90	100				
30	0	14	18	24	34	46	78	100				
40	0	14	16	22	30	40	64	96	100			
50	0	14	16	20	28	36	56	82	100			
60	0	14	16	20	26	32	50	72	98	100		
80	0	14	16	18	22	28	42	58	80	100		
100	0	14	16	18	22	26	36	50	68	88	100	
150 or more	0	14	14	16	20	22	30	40	52	66	82	100

EAST ELEVATION:
limiting distance: 5.462m (to centre line of street)
area of exposing building face: 36.37m²
permitted openings: 97.8% = 35.57m²
proposed openings: 1.55+2.53+3.22+2.6 = 9.72m²

SOUTH ELEVATION:
limiting distance: 1.5m
area of exposing building face: 57.77m²
permitted openings: 16% = 9.24m²
proposed openings: 1.6+1.6+1.15+2.15 = 6.5m²



NORTH ELEVATION:
limiting distance: 3.6m
area of exposing building face: 60.25m²
permitted openings: 42.8% = 25.79m²
proposed openings: 0.99+0.99+0.99+0.99+2.92 = 6.88m²

WEST ELEVATION:
limiting distance: 3.1m
area of exposing building face: 36.37m²
permitted openings: 43.822% = 15.94m²
proposed openings: 2.32+6.03+1.03+1.4+2.49 = 13.27m²

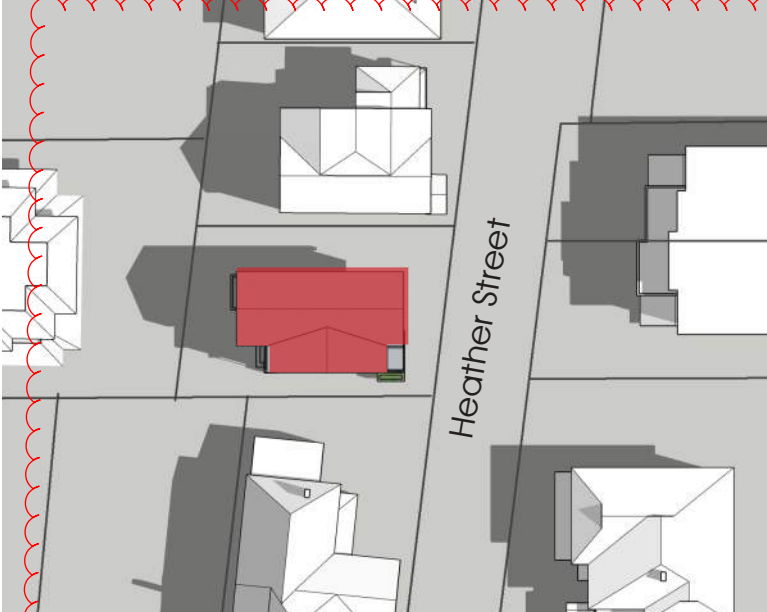


HEATHER STREET ELEVATION



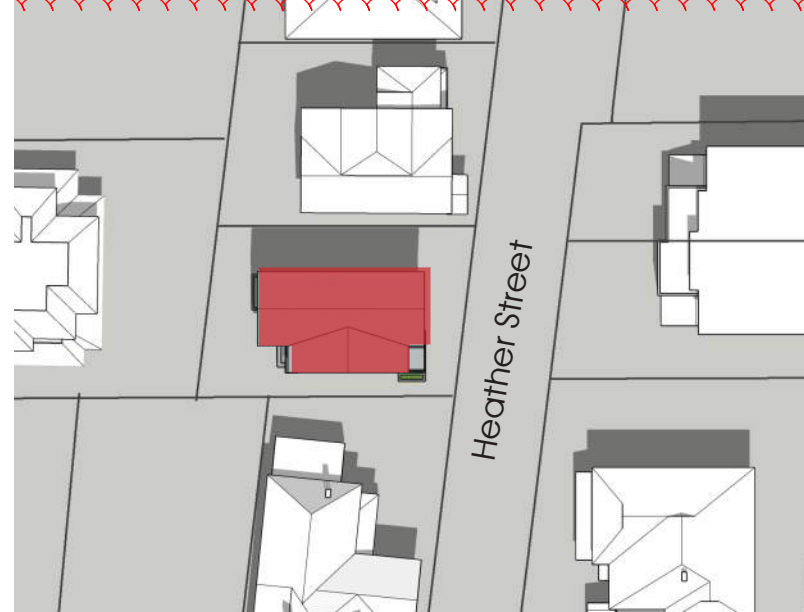
HEATHER STREET - IMMEDIATE NEIGHBOURS - ELEVATION



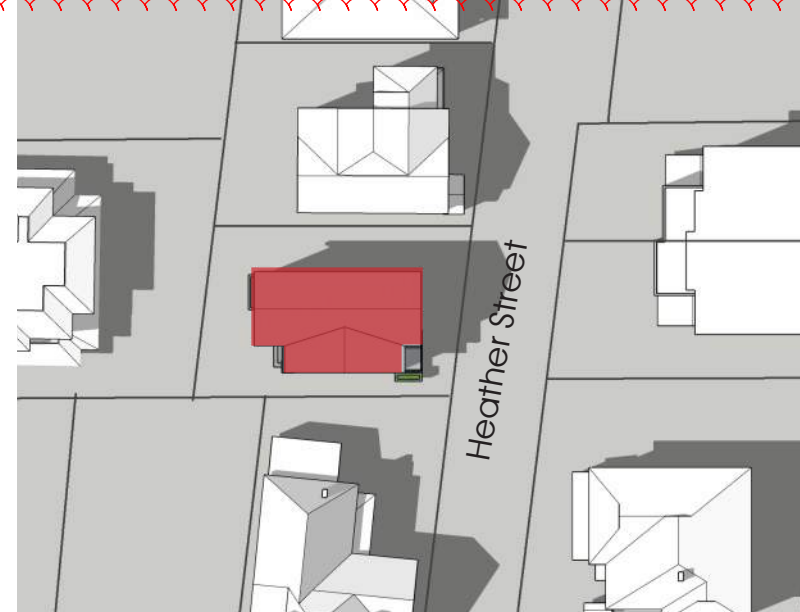


June 21

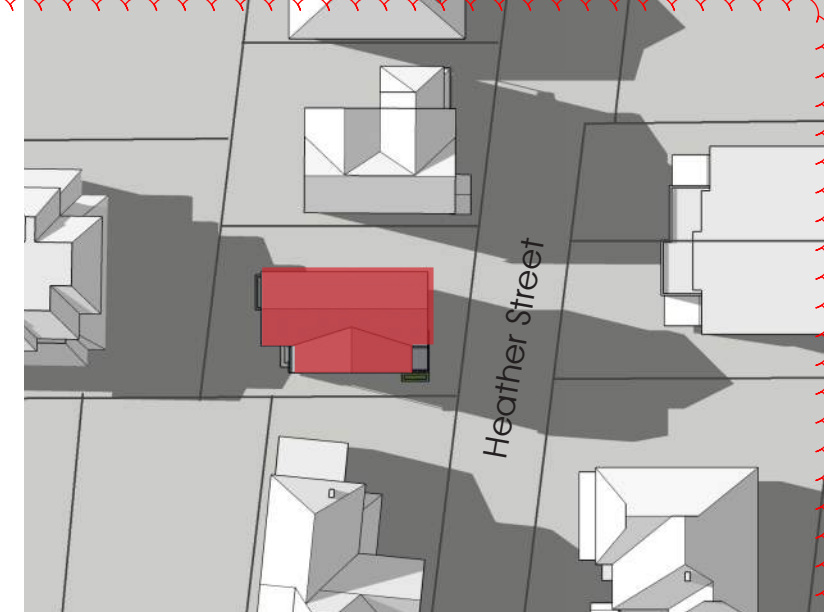
9am



12pm



3pm



6pm



March / Sept 21

9am



12pm



3pm



6pm



December 21

9am



12pm



3pm



