410 HEATHER STREET

RESUBMITTED FOR:
REZONING AND DEVELOPMENT PERMIT

DATE: MARCH 13, 2023

ARCHITECT:
LOW HAMMOND ROWE ARCHITECTS INC
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royadarvish@lhra.ca
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t: (250) 727-2214

ARBORIST:
Talbot MacKenzie & Asssociates
Tom Talbot
tom@talmack.ca
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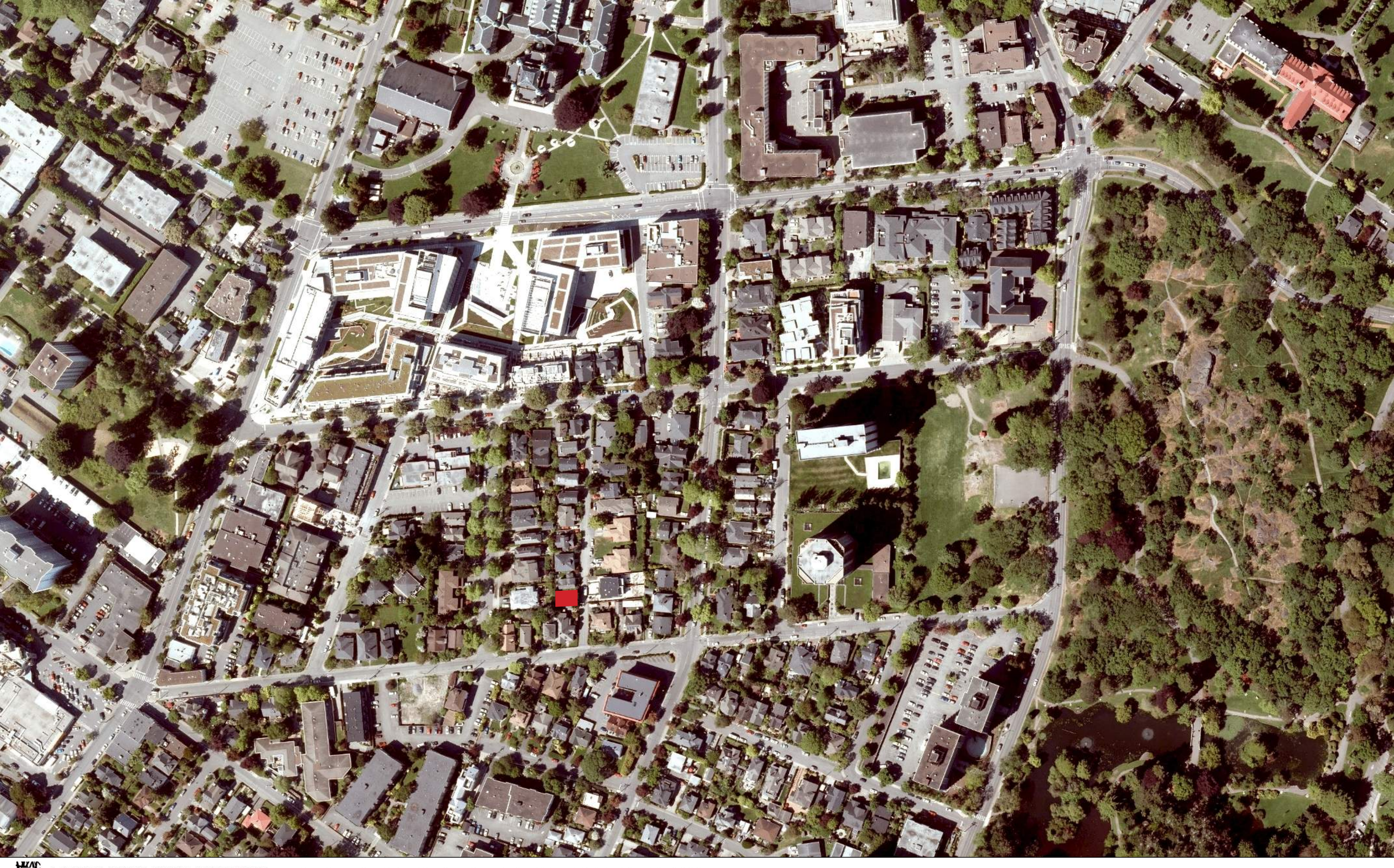
LOW HAMMOND ROWE ARCHITECTS



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421B
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421A
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574 576
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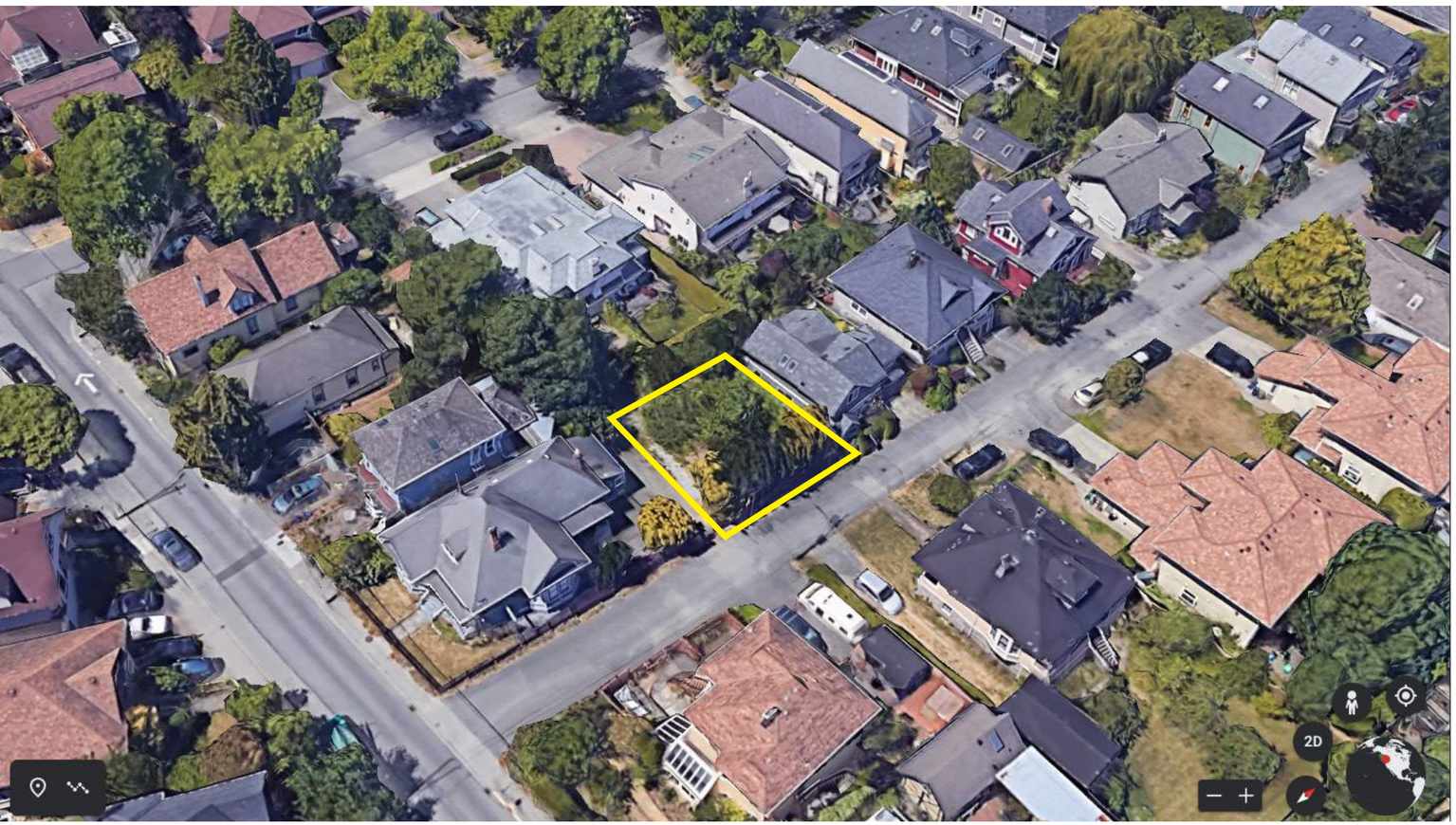
POWELL ST
HEATHER ST
HEATHER ST
GOVERNMENT ST
TORONTO ST
TORONTO ST

TORONTO & HEATHER

588 TORONTO ST @ HEATHER ST

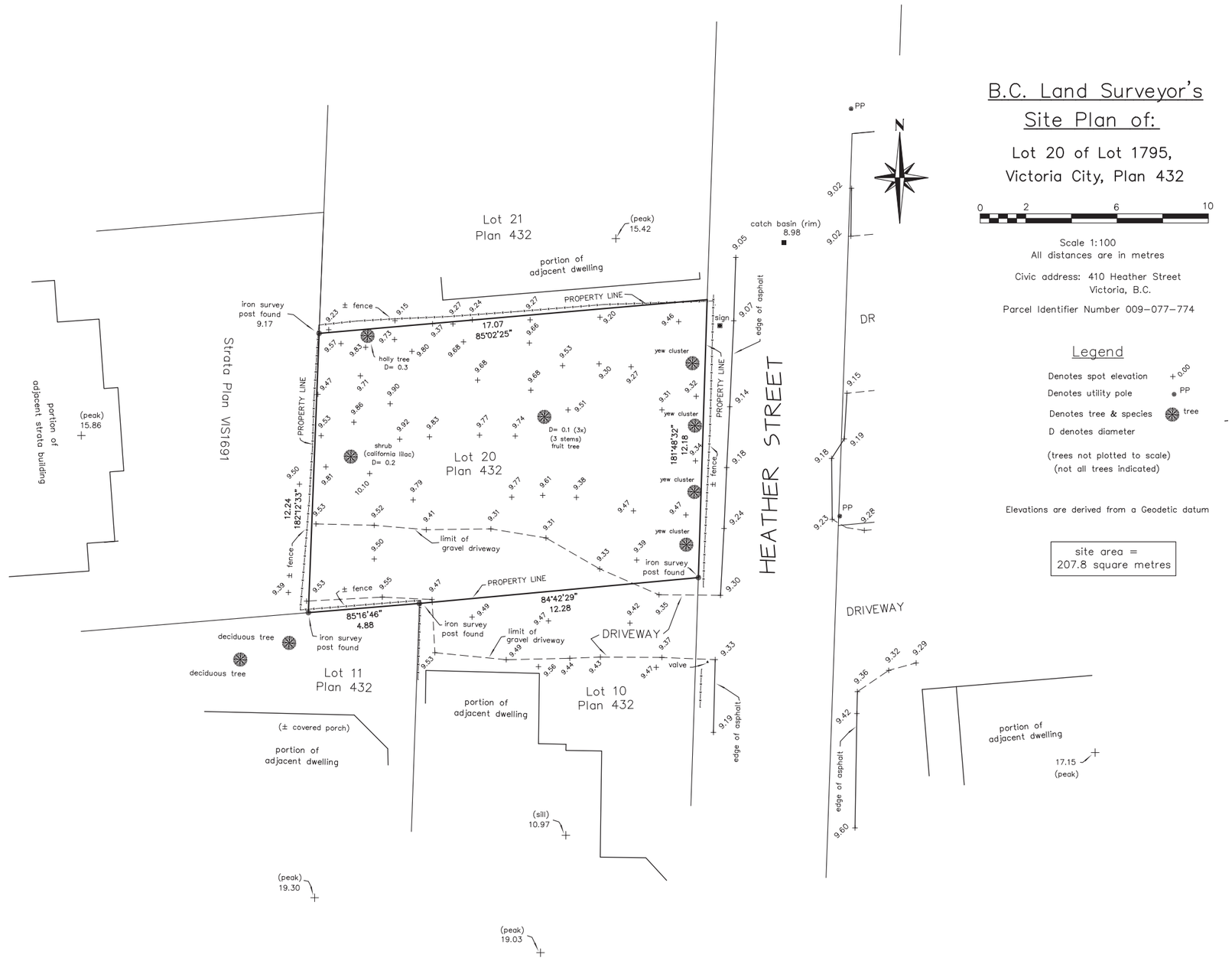
410 HEATHER STREET

414-416 HEATHER STREET



HEATHER STREET - WEST FRONTAGE

HEATHER STREET - EAST FRONTAGE



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

Lot 20 of Lot 1795,
Victoria City, Plan 432

0 2 6 10

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

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

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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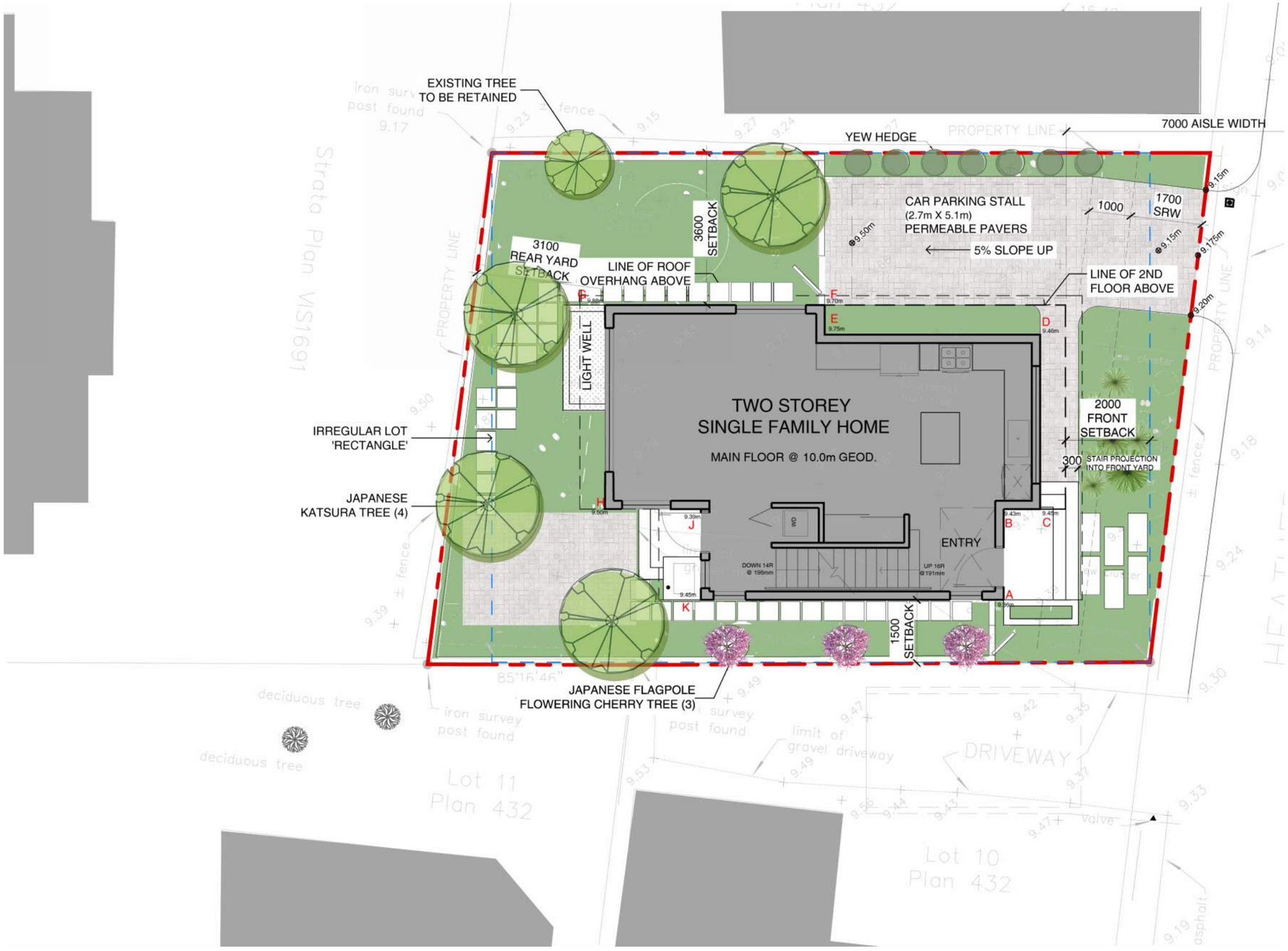
Certified correct this 1st day of February, 2022

Glen Mitchell 1DCZ32

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

B.C.L.S.

© This document is not valid unless originally signed and sealed or electronic signature is attached.



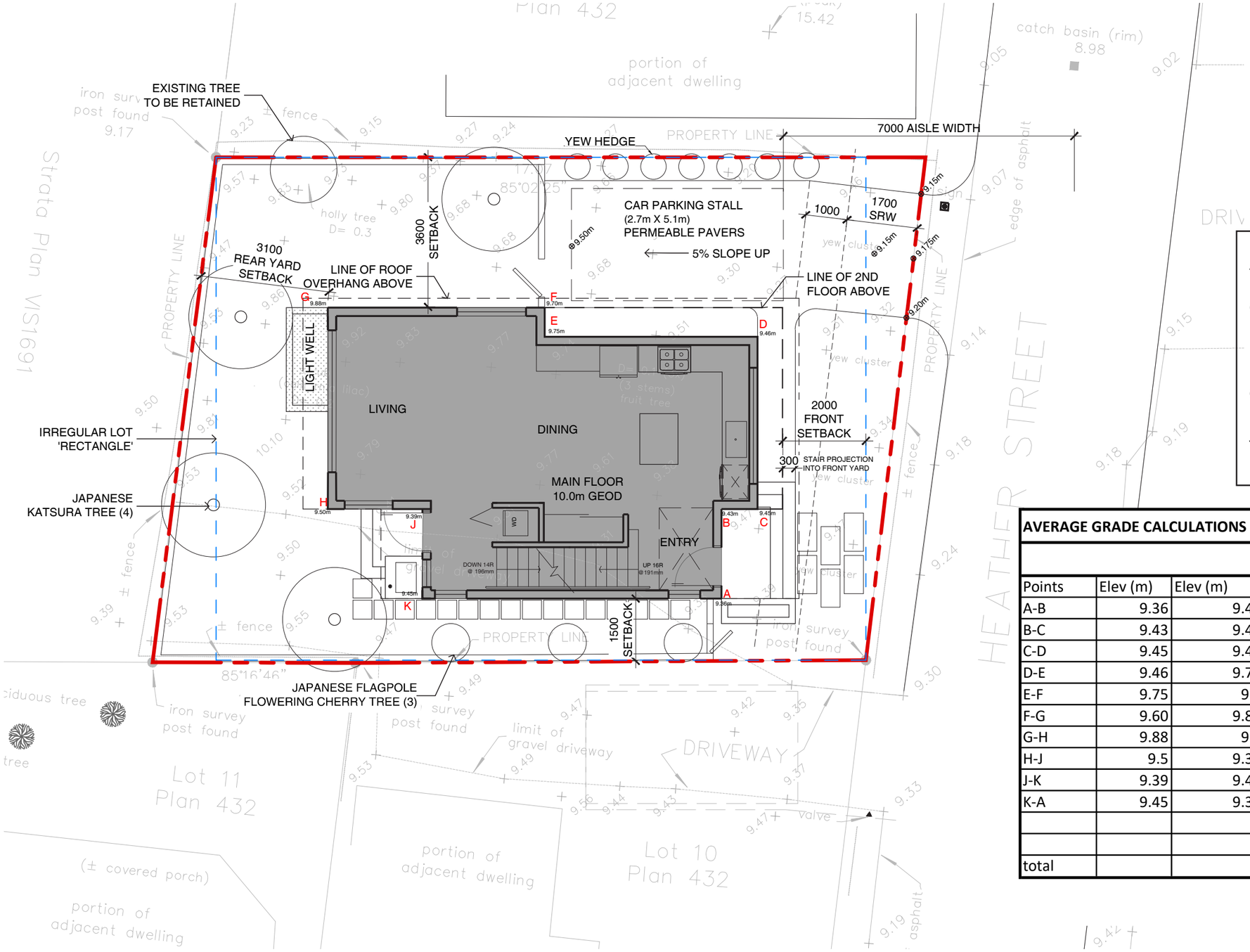
SITE PLAN - LANDSCAPE
1:100

EXISTING ZONE	**= R2 (Two Family Dwelling)**
PROPOSED ZONE	**= R1-S2**
LOT AREA	**= 207.8m² (260m² MIN)**
HEIGHT	**= 7.5m MAX** **= 6.8m**
FLOOR AREA	**= 124.68m² MAX** **= 116.8m²**
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% (104.8m²/ 207.8m²)**
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.

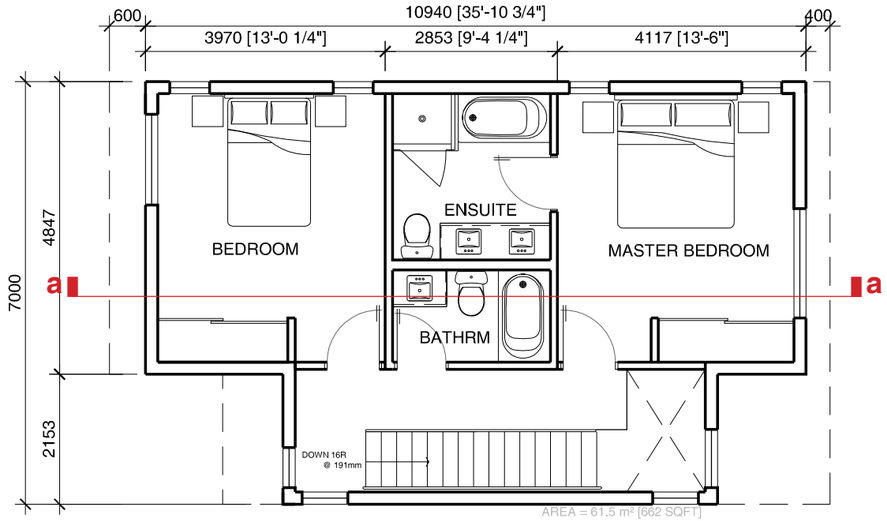


SITE PLAN
1:100

	existing	proposed
A	9.36	10.00
B	9.43	10.00
C	9.45	10.00
D	9.46	9.46
E	9.75	9.75
F	9.70	9.60
G	9.88	9.88
H	9.50	9.70
J	9.39	10.00
K	9.45	9.50

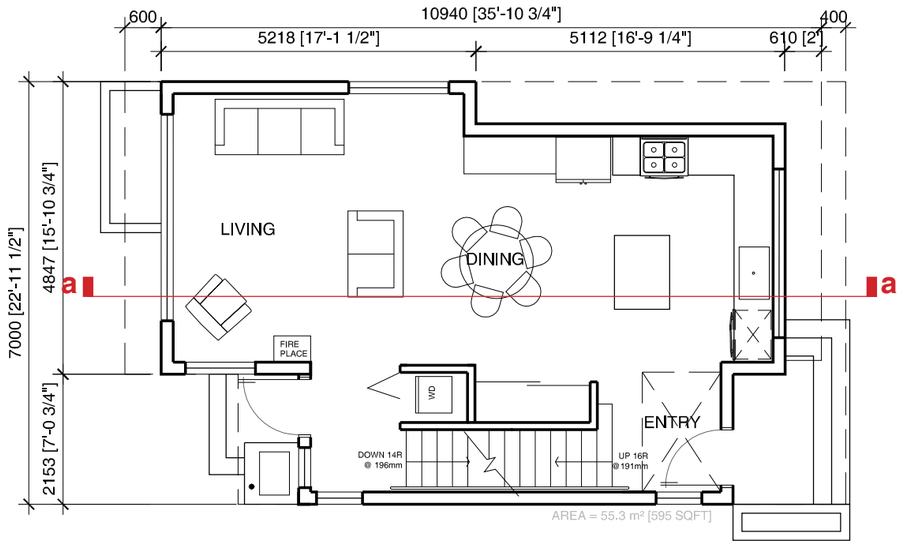
AVERAGE GRADE CALCULATIONS - 410 HEATHER ST

Points	Elev (m)	Elev (m)	Avg (m)	Dist (m)	Total (m)
A-B	9.36	9.43	9.395	2.153	20.22744
B-C	9.43	9.45	9.44	0.9	8.496
C-D	9.45	9.46	9.455	4.147	39.20989
D-E	9.46	9.75	9.605	5.077	48.76459
E-F	9.75	9.7	9.725	0.693	6.739425
F-G	9.60	9.88	9.74	5.235	50.9889
G-H	9.88	9.5	9.69	4.869	47.18061
H-J	9.5	9.39	9.445	2.278	21.51571
J-K	9.39	9.45	9.42	2.153	20.28126
K-A	9.45	9.36	9.405	7.2	67.716
total				34.705	331.1198
			Avg Grade (m)		9.540983



level 2 floor plan

1:100



level 1 floor plan

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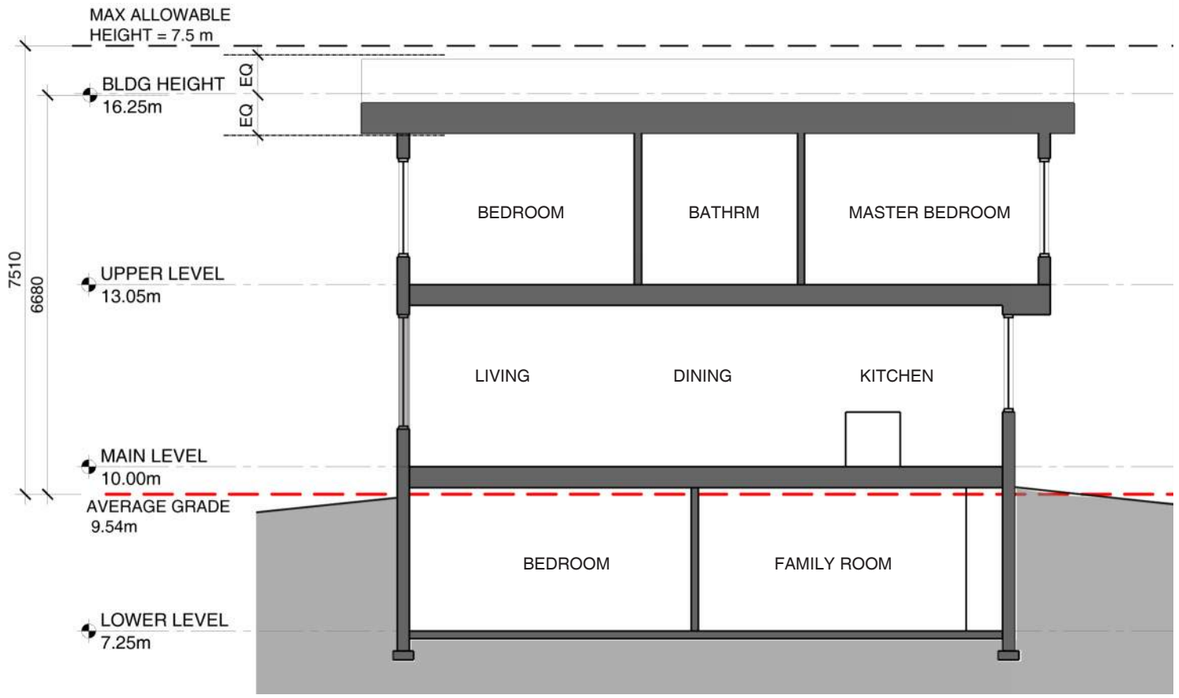
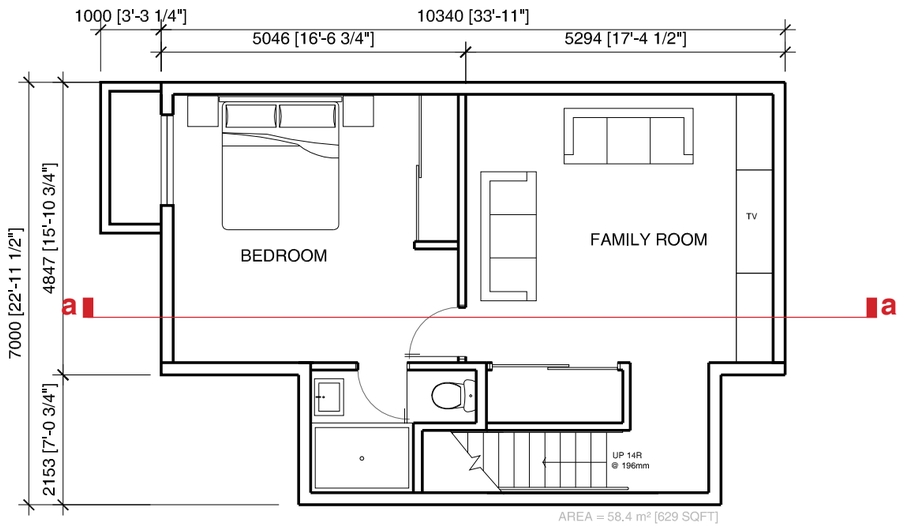


section a-a

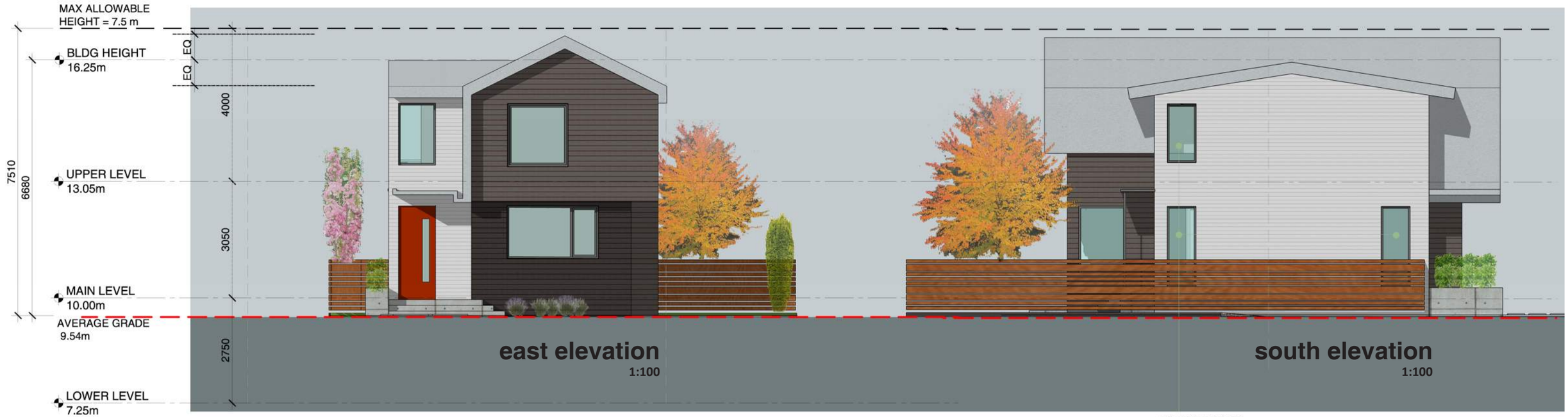


basement floor plan

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)

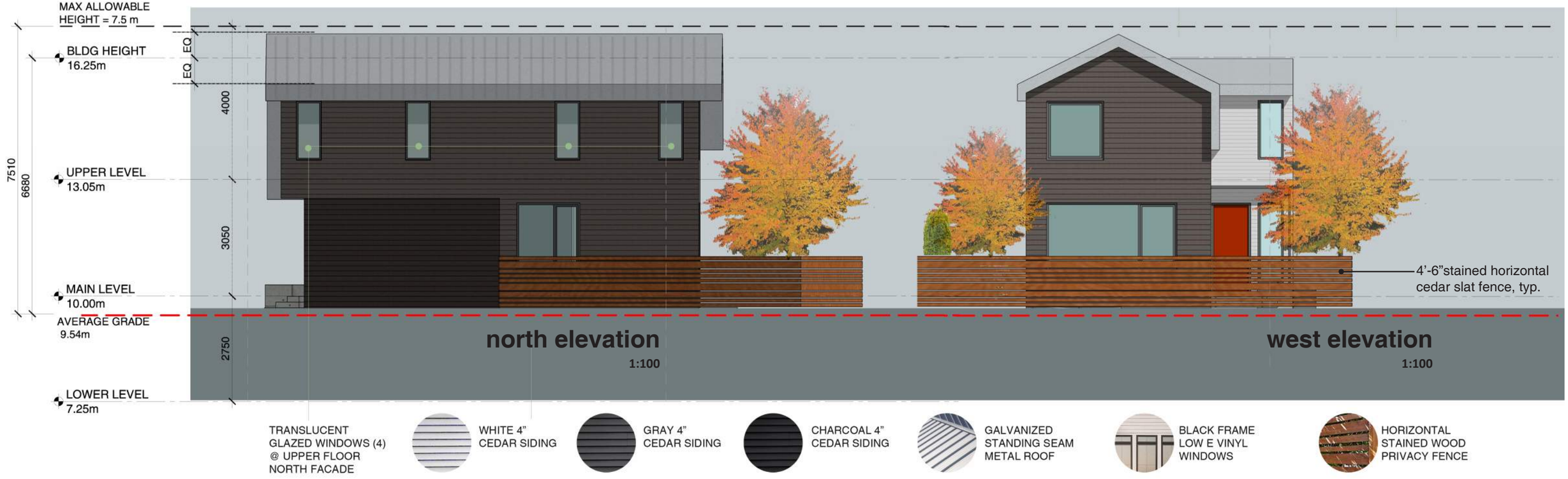
TOTAL FLOOR AREA PER ZONING = 116.8 m² (1257 SQ FT)



east elevation
1:100

south elevation
1:100

TRANSLUCENT
GLAZED WINDOWS
(3) @ WEST FACADE



north elevation
1:100

west elevation
1:100

TRANSLUCENT
GLAZED WINDOWS (4)
@ UPPER FLOOR
NORTH FACADE

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

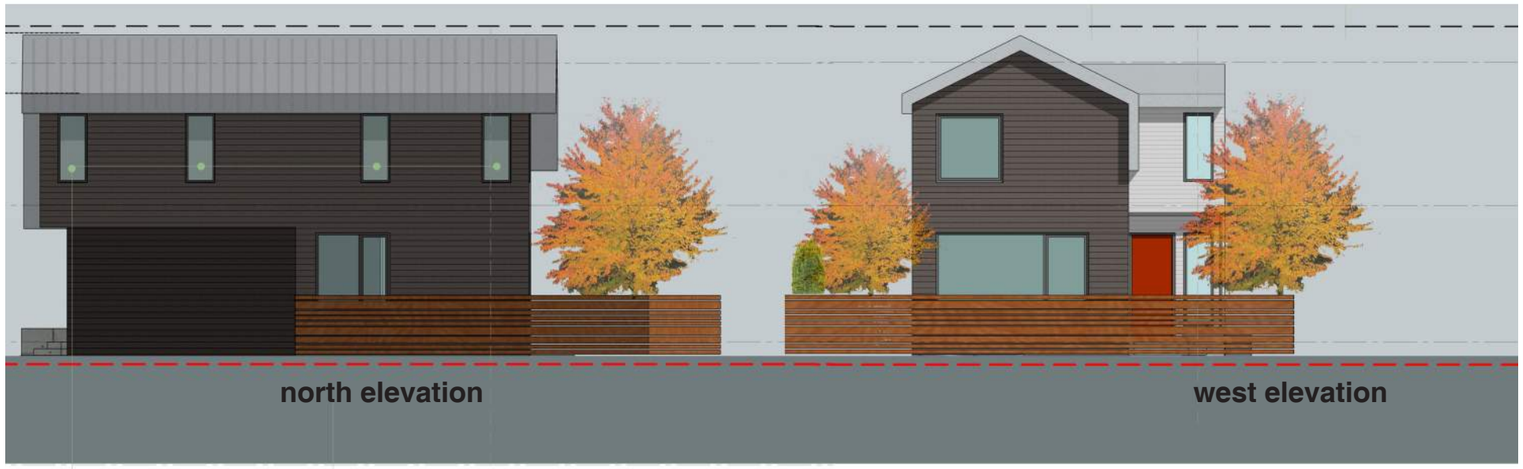
PART 3, SECTION 3.2.3 used to determine spatial separation and unprotected opening limits.
Building is sprinklered. Table 3.2.3.1.-D is used to calculated percentage of openings allowed.

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	Area of *Unprotected Opening* for Groups A, B, C, D and F, Division 3 *Occupancies*, %											
Max. Area, m^2	*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

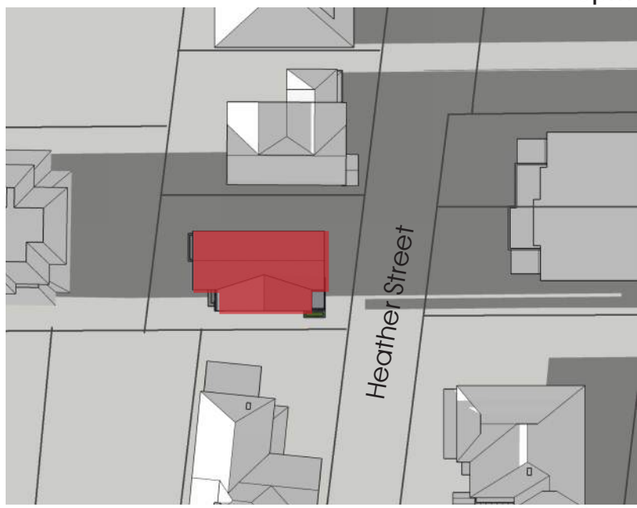
3pm

6pm

march / sept 21 9am

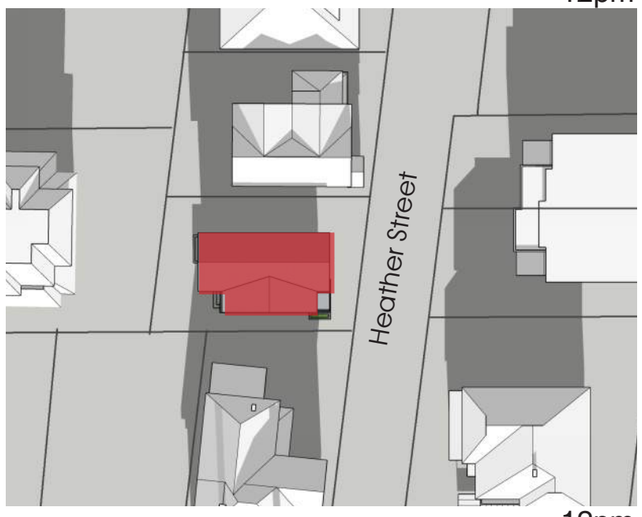
12pm

3pm



6pm

december 21 9am



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