



Richmond Road entrance



Views of site looking southeast



Project Data

Legal Description	Lot A, Section 68, Victoria, VIP57155	
Zoning	R1-B	
Proposed Land Use	Accessory Buildings to Public Building (Middle and Senior School)	

	Zoning Requirement	Application
Site Area	460.0 m ²	23,323 m ²
Lot Width	15.0 m	118.3 m (average)

Floor Area (maximum)		
Proposed Gym Tent	37 m ²	226.6 m ² Variance Requested
Proposed 2-Storey Classroom Module	37 m ²	404.4 m ² Variance Requested
Proposed 1-storey Classroom Module	37 m ²	75.8 m ² Variance Requested

Height above Average Grade (maximum)		
Proposed Gym Tent	3.5 m	6.38m Variance Requested
Proposed 2-Storey Classroom Module	3.5 m	7.15 m Variance Requested
Proposed 1-storey Classroom Module	3.5 m	3.87 m Variance Requested

Setbacks (minimum)		
Proposed Gym Tent		
Rear Yard	0.6 m	33,240 m
Side Yard	0.6 m	11,545 m
Separation Space	2.4 m	4,000 m
Eave Projections	0.75 m	0.0 m
Proposed 2-storey Classroom Modules		
Rear Yard	0.6 m	15,100 m
Side Yard	0.6 m	4,980 m
Separation Space	2.4 m	n/a
Eave Projections	0.75 m	0.0 m
Proposed 1-storey Classroom Modules		
Rear Yard	0.6 m	5,315 m
Side Yard	0.6 m	3,455 m
Separation Space	2.4 m	n/a
Eave Projections	0.75 m	0.0 m

Site Coverage (maximum)	
Existing Buildings	40.0% 5,384.6 m ²
Proposed Gym Tent	226.6 m ²
Proposed 2-Storey Classroom Module	230.8 m ²
Proposed 1-storey Classroom Module	86.7 m ²
Electrical container	5.9 m ²
Total site coverage area	5934.6 m²

Rear Lot Area	7,725 m ²
Rear Lot Coverage (maximum)	25.0% 7.1%

Parking	Existing			Proposed		
	area	rate	spaces	area	rate	spaces
Middle School Area	1,495	150	10	1,495	150	10
Senior School Area	2,651	75	35	2,651	75	35
Shared Area	3,627	75	48	4,334	75	58
	7,774 m ²			8,481 m ²		
Total Schedule C Parking Requirement			94			103
Existing campus parking total			122			122
"Oversupply"			19			19
Existing parking			122			122
Existing Maddison lot			61			61
Existing Maddison transient			6 (42.9m/7.6m)			6 (42.9m/7.6m)
Existing Laurentian Lot			14			14
Existing Richmond lot			25			25
Existing Bank lot			16			16
Bicycle Parking			5			5
Long-term Spaces	7,774	1600	5	8,481	1600	5
Short-term Spaces (Middle School)	1,495	160	9	1,495	160	9
Short-term Spaces (Senior School)	6,279	125	50	6,985	125	56
			60			65

Average Grade Calculation

grade	distance	average
A	20.20	196.14
B	20.20	95.55
C	20.20	246.24
D	20.20	71.00
E	20.20	85.45
F	20.20	371.98
G	20.20	245.33
H	20.10	371.06
I	20.20	85.95
J	20.20	112.41
K	20.20	273.21
L	20.20	119.58
M	20.20	73.53
N	20.20	171.40
O	20.20	123.42
P	20.20	248.26
Average Grade =	143.17 m	2890.50 m
	20.19 m	



View from Richmond Road entrance: Existing

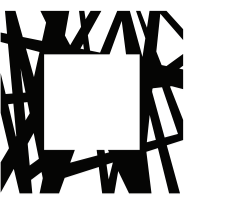


View from Richmond Road entrance: Proposed

Rev.	Date	Description
1	Aug 2020	DEVELOPMENT VARIANCE PERMIT

Revisions
Received Date: September 1, 2020

**Glenlyon Norfolk School
 Modular Classrooms and
 Gymnasium Tent**



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View from site looking north



View from site looking north



View from site looking east



View from site looking south



View from site looking south



View from site looking west

Rev. Date Description

1 2020 DEVELOPMENT VARIANCE
PERMIT

No. Date Issue Note

**Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent**

801 Bank Street, Victoria BC

Date 2020 Scale As Noted

Project number 1425

Sheet Title

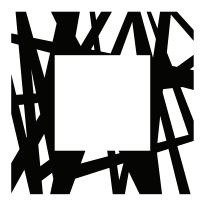
Site Photos

Sheet number

DVP02

File name GNS_DVP

Plot date 20200810



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TREE SURVEY, PARKING NUMS
ADDED

Rev. Date Description

No. Date Issue Note

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Date Aug 2020 Scale 1:400

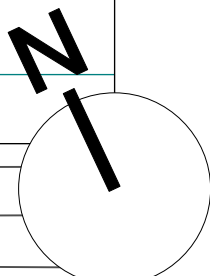
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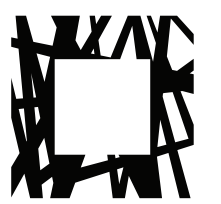
Sheet Title

Site Plan - School
Campus and Context

Sheet number

DVP03





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**Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent**

801 Bank Street, Victoria BC

Date Aug 2020 Scale 1 : 100

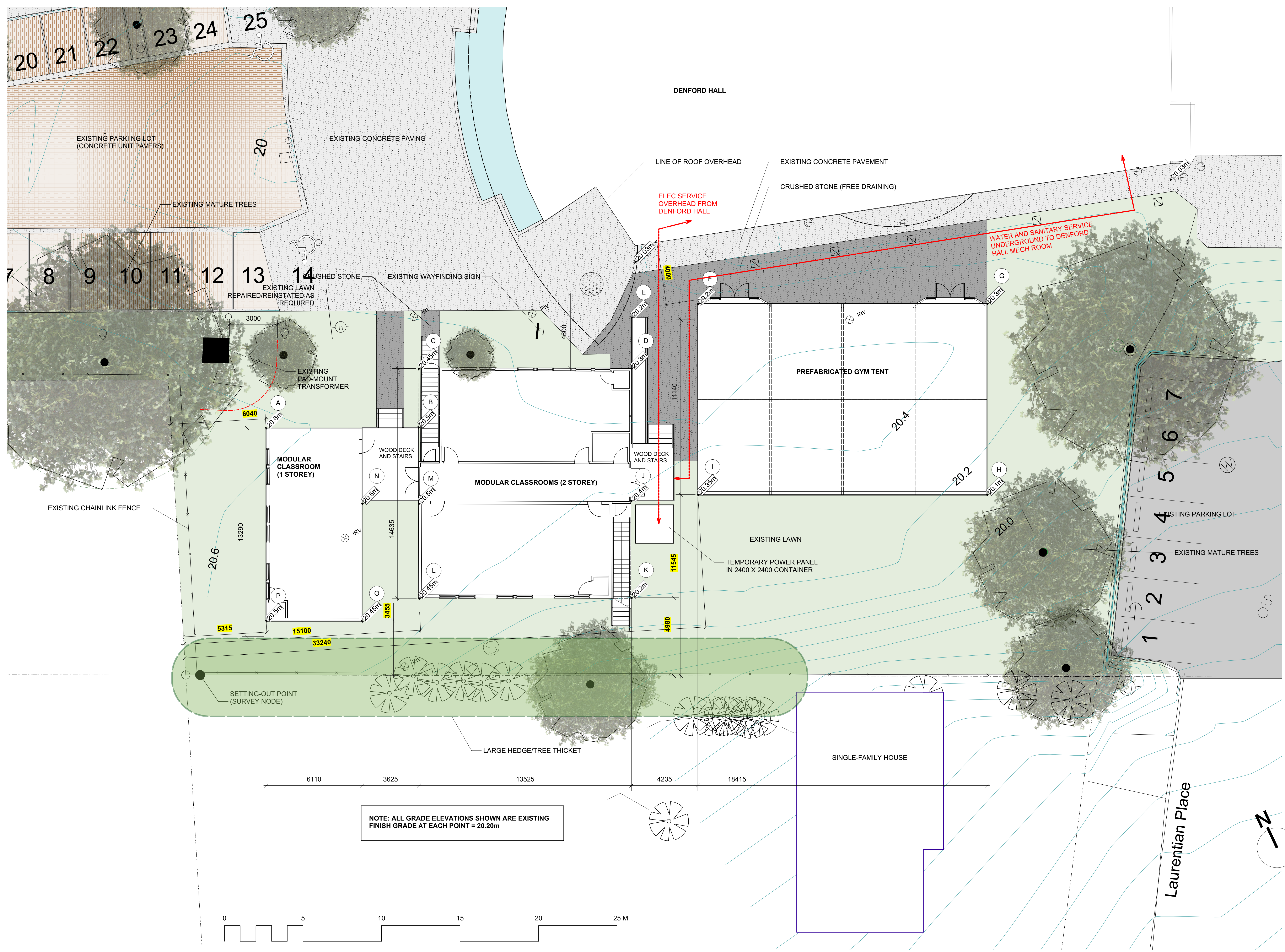
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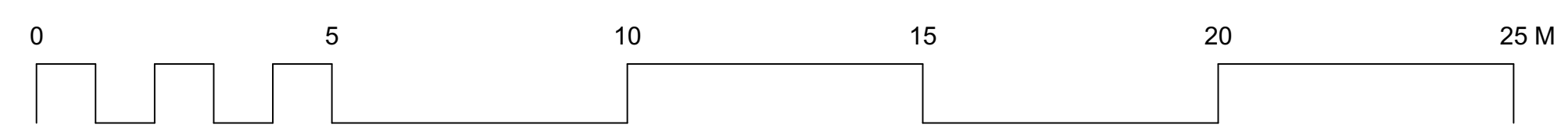
Site Plan - Project Area

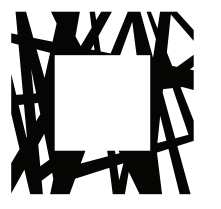
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DVP04



NOTE: ALL GRADE ELEVATIONS SHOWN ARE EXISTING
FINISH GRADE AT EACH POINT = 20.20m





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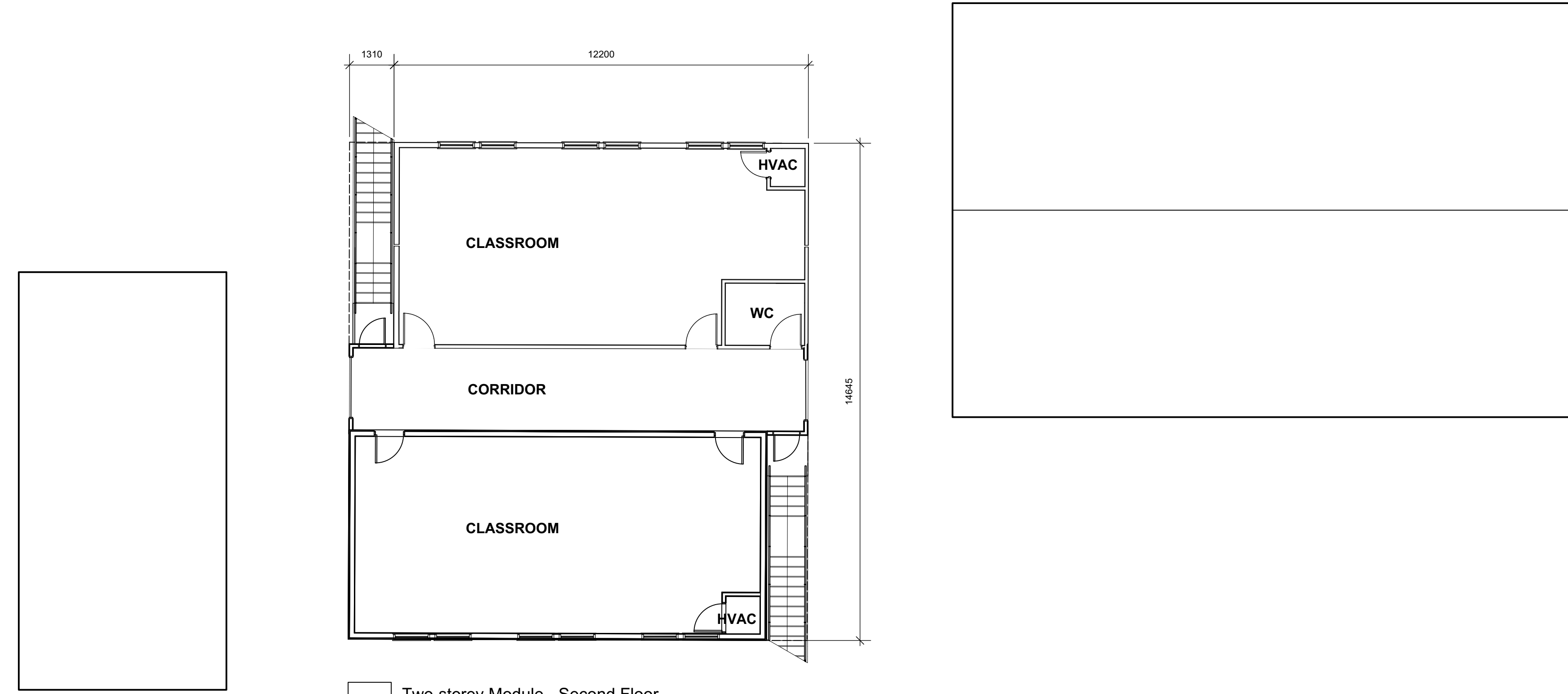
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Floor Plans

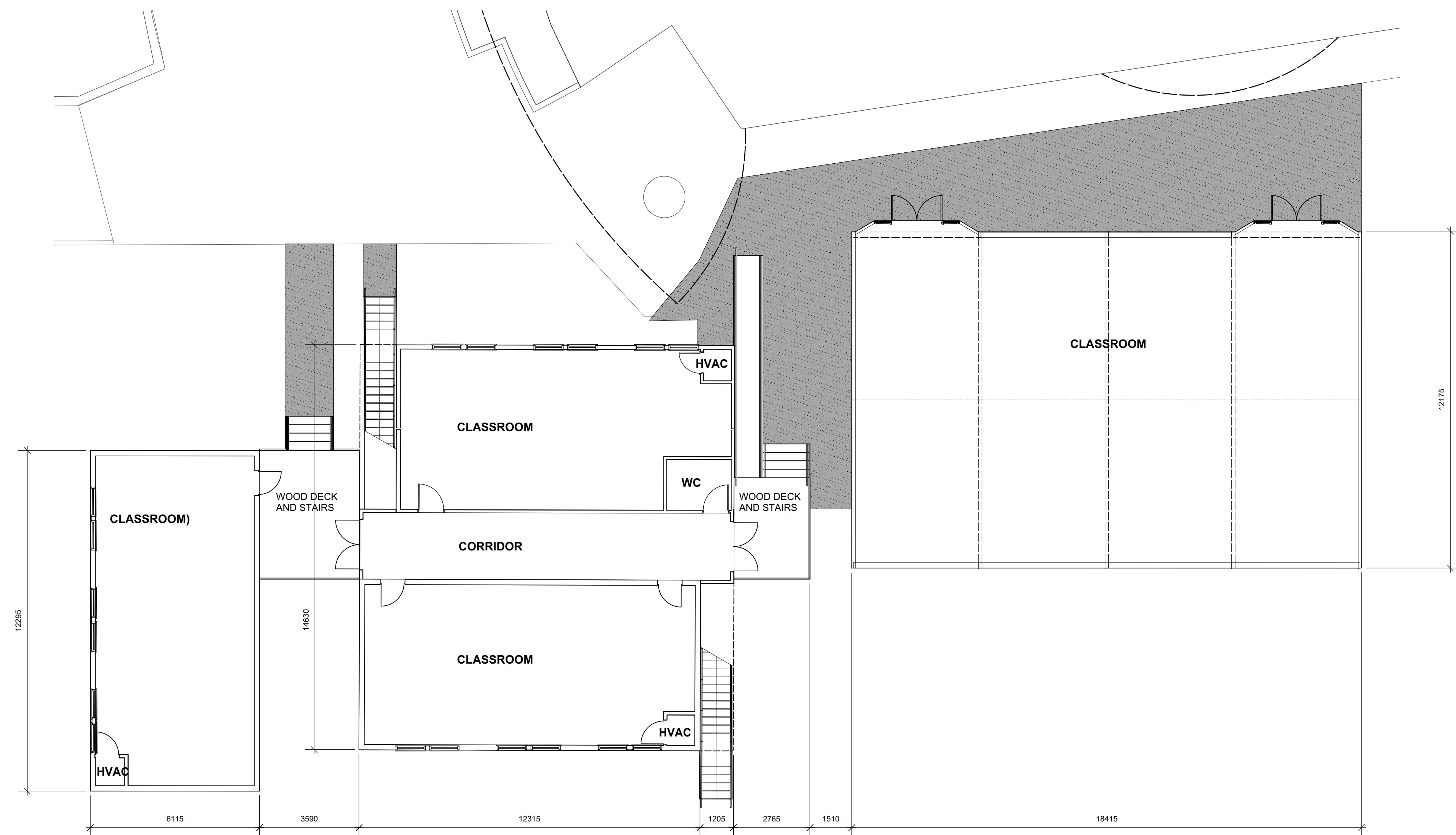
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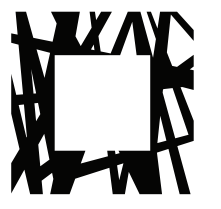
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2 Two-storey Module - Second Floor
Scale: 1:100



1 Main Level Plan
Scale: 1:100



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Scale



1 West Elevation
Scale: 1:200



2 South Elevation
Scale: 1:200

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801 Bank Street, Victoria BC

Date Scale As Noted

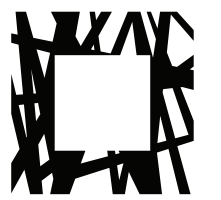
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Sheet Title

Elevations

Sheet number

DVP05



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**Glenlyon Norfolk School
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Date 2020 Scale 1:50

Project number 1425

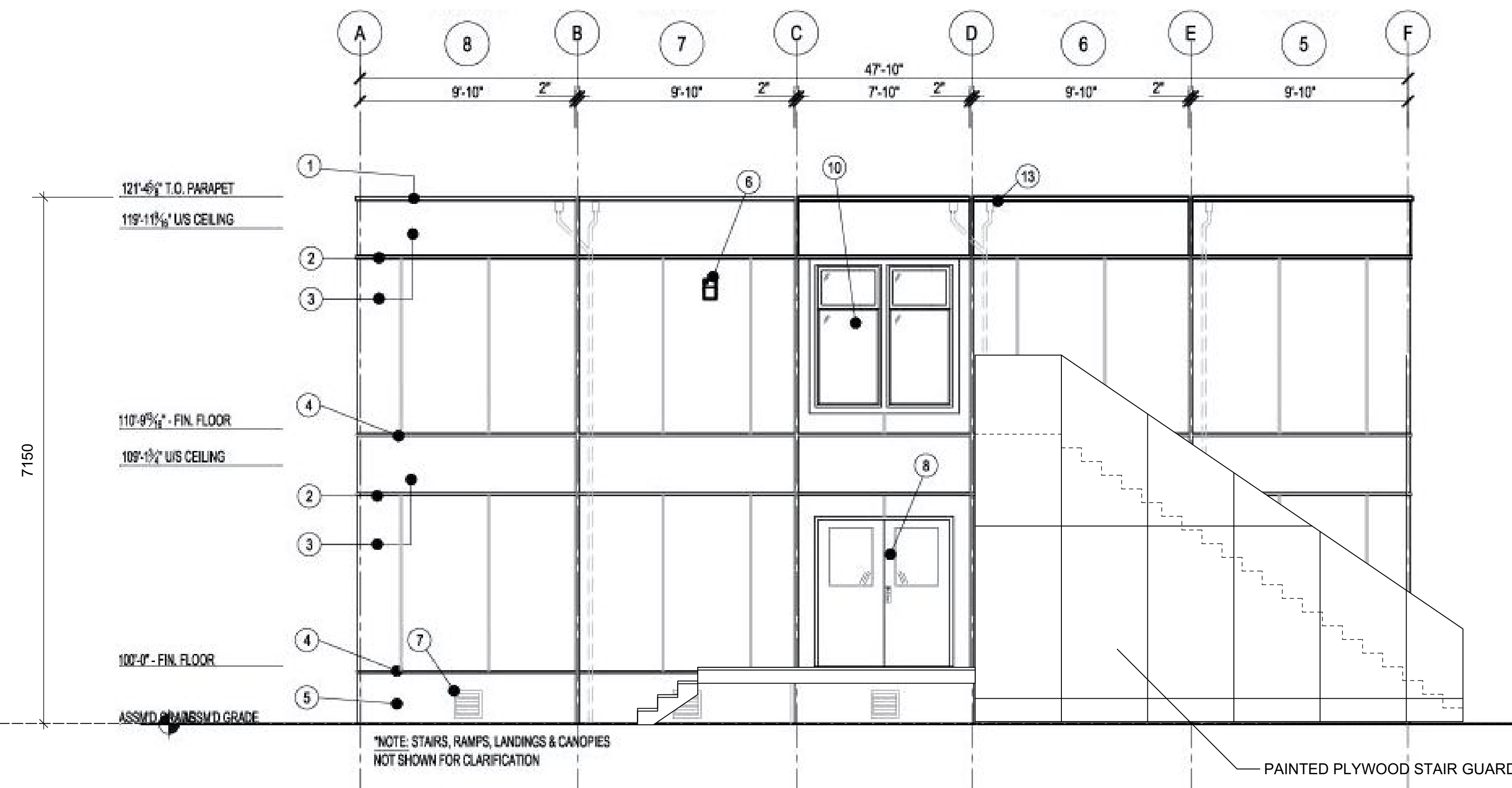
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Elevations

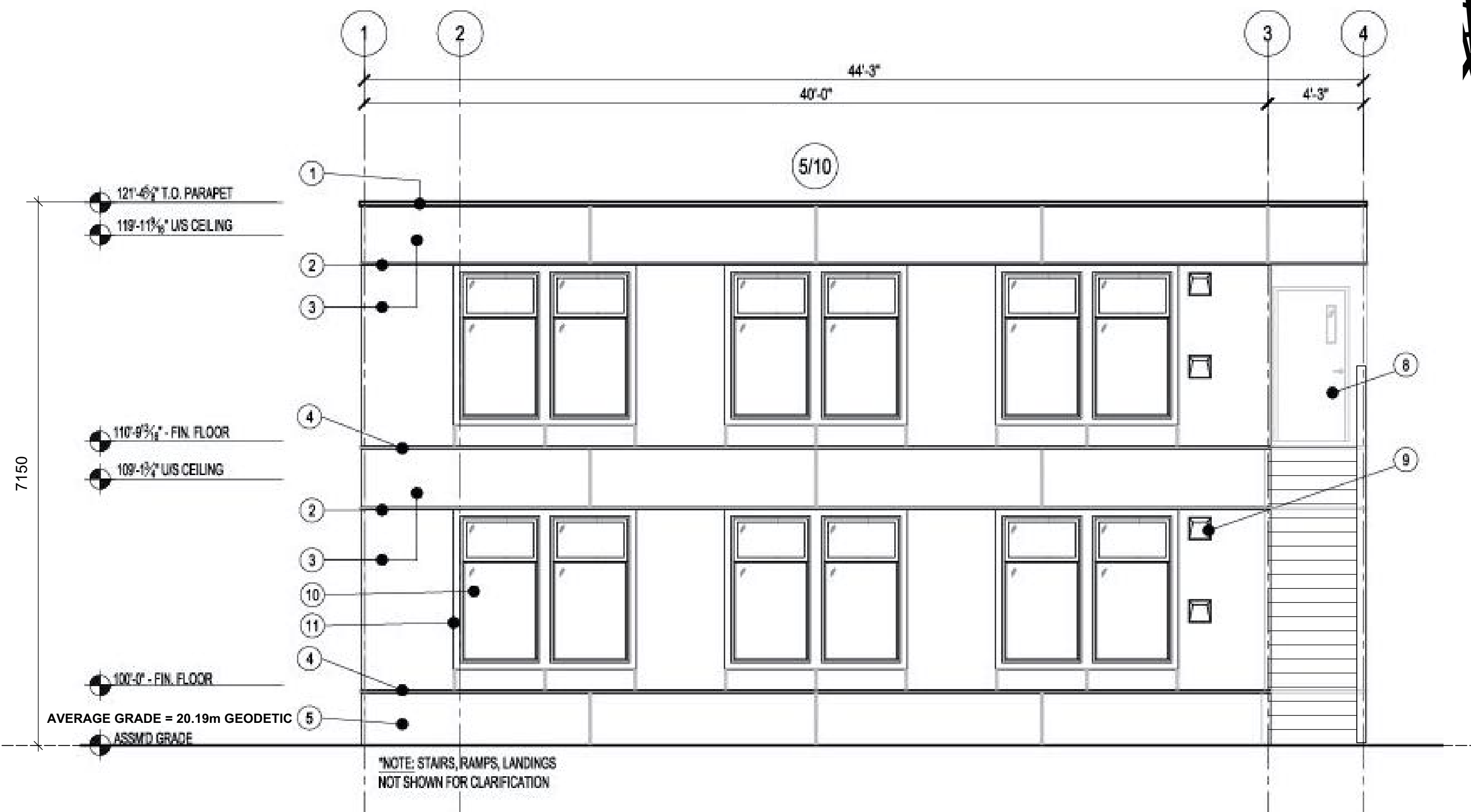
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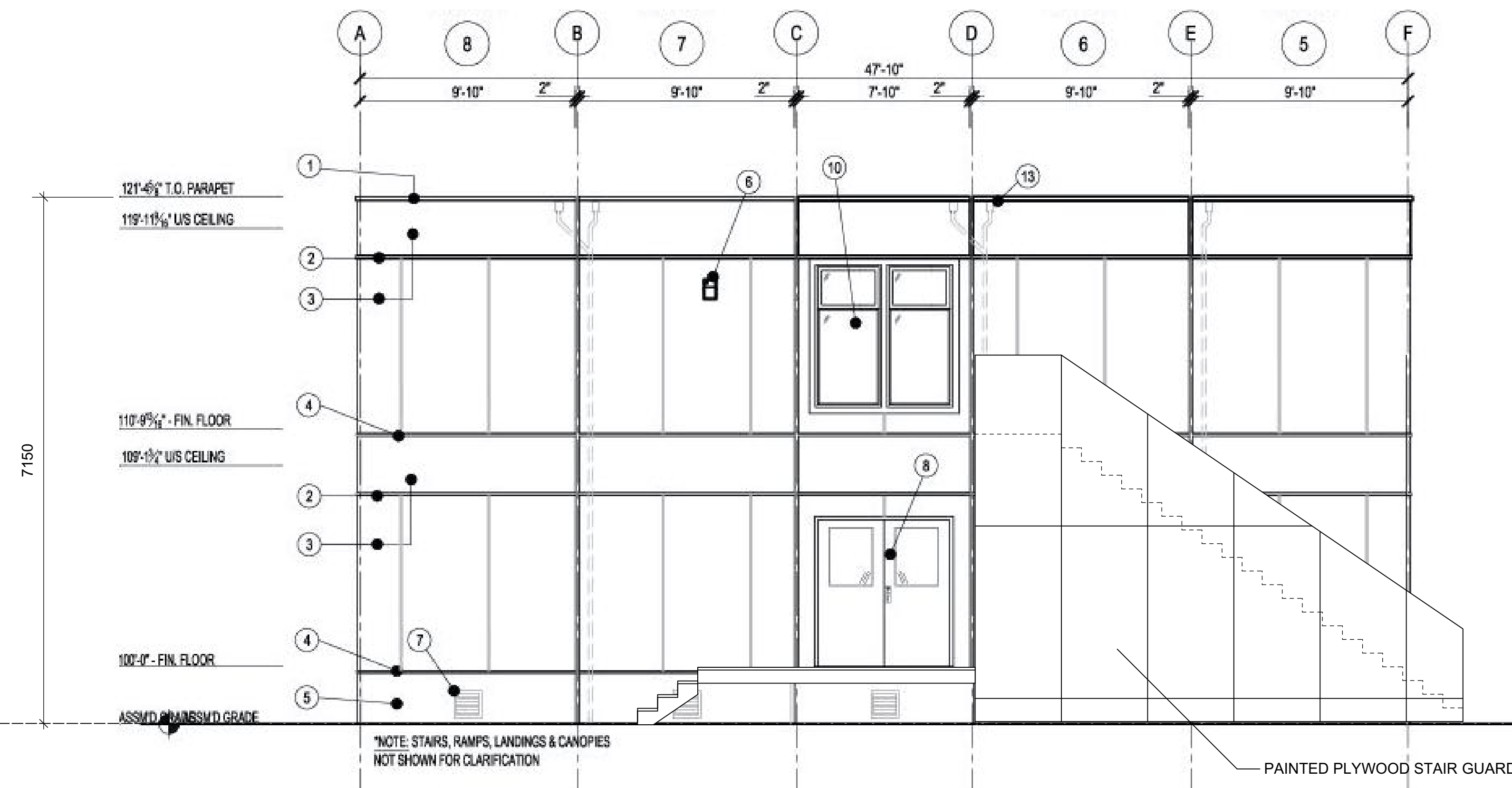
801 Bank Street, Victoria BC



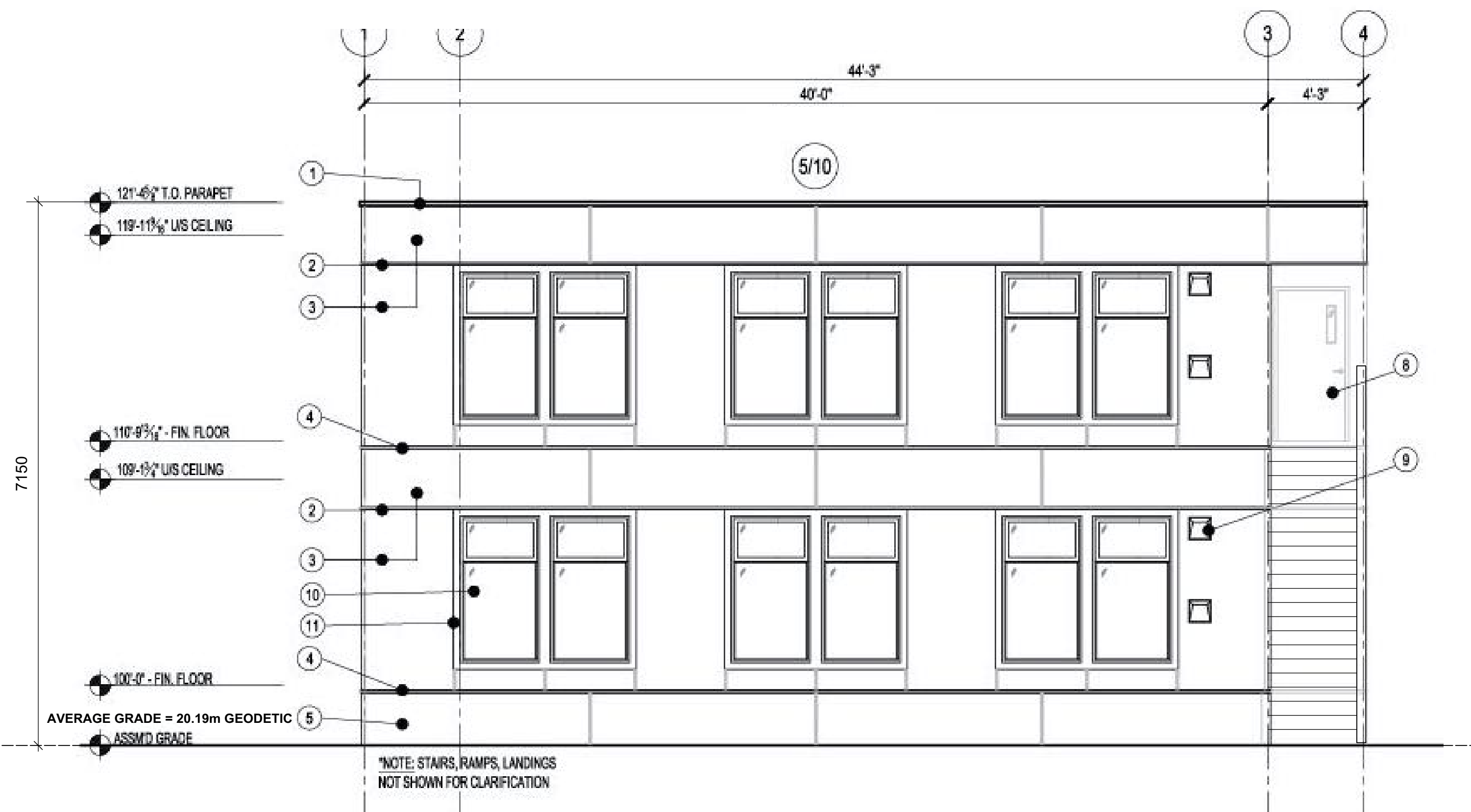
West Elevation: Two-storey Classroom Module



South Elevation: Two-storey Classroom Module



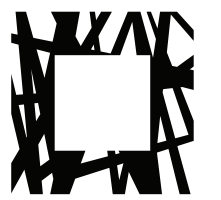
East Elevation: Two-storey Classroom Module



North Elevation: Two-storey Classroom Module

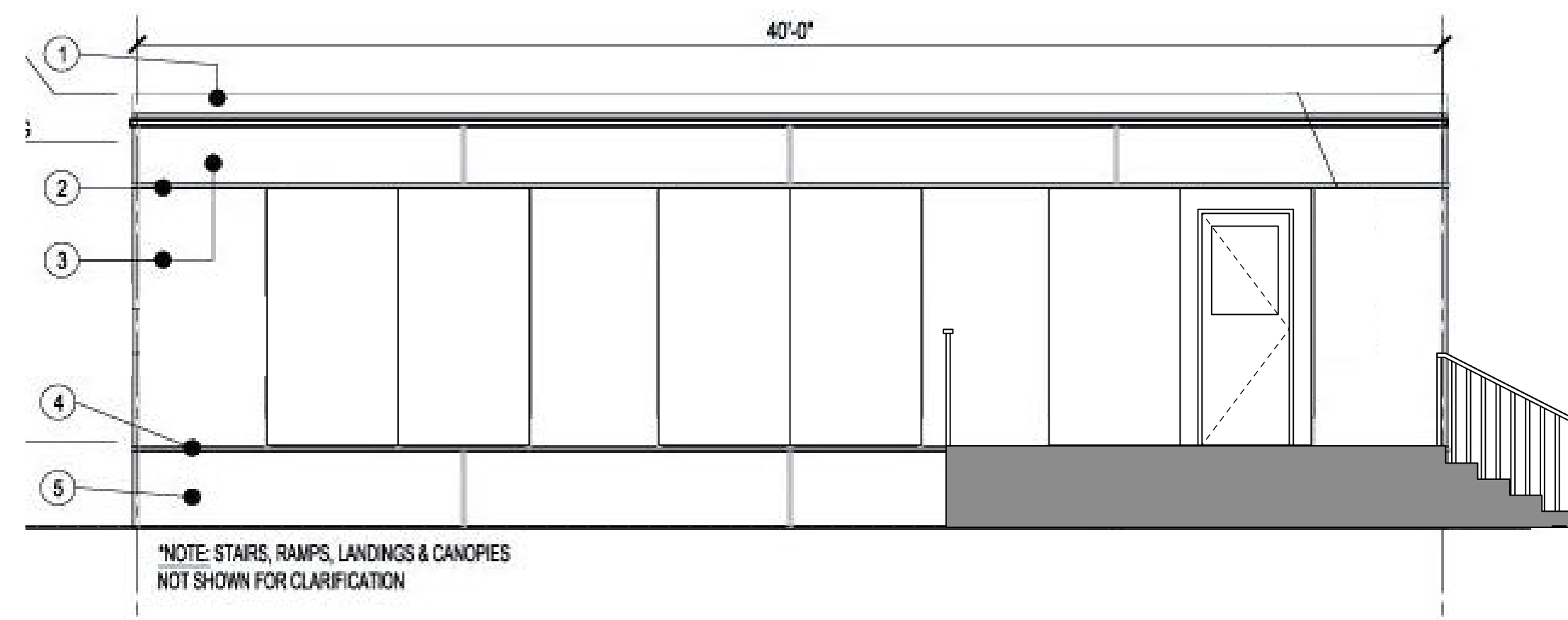
ELEVATION LEGEND

- ① PARAPET FLASHING
- ② TOP FLASHING REVEAL
- ③ WADE PANEL SIDING
- ④ BOTTOM FLASHING REVEAL
- ⑤ WADE PANEL SKirting
- ⑥ EXTERIOR LIGHT
- ⑦ DRAINSPACE VENT (REV'D TIP)
- ⑧ EXTERIOR DOOR
- ⑨ EXTERIOR WAC HOOD
- ⑩ WYL WINDOW
- ⑪ WADE TRIM
- ⑫ JUNCTION FLASHING (SITE INSTALLED)
- ⑬ RAIL (BY OTHERS)
- ⑭ CANOPY

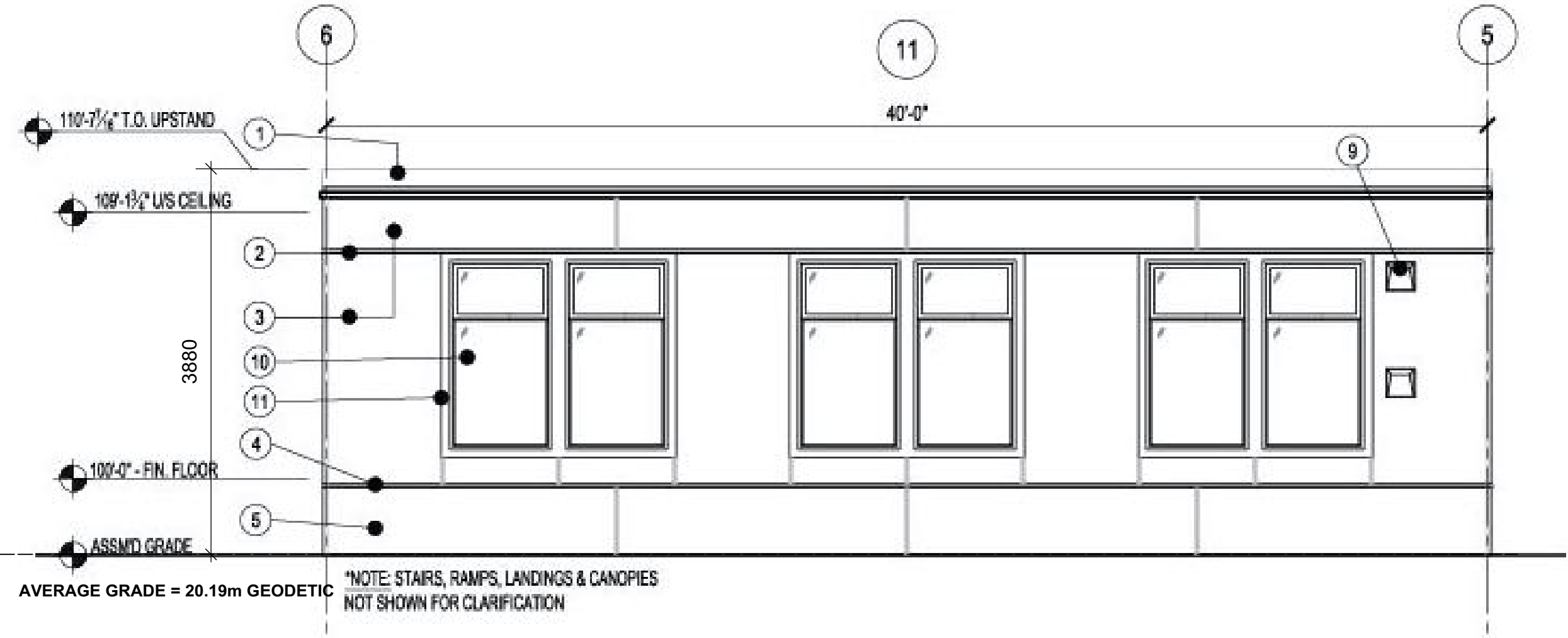


Seal

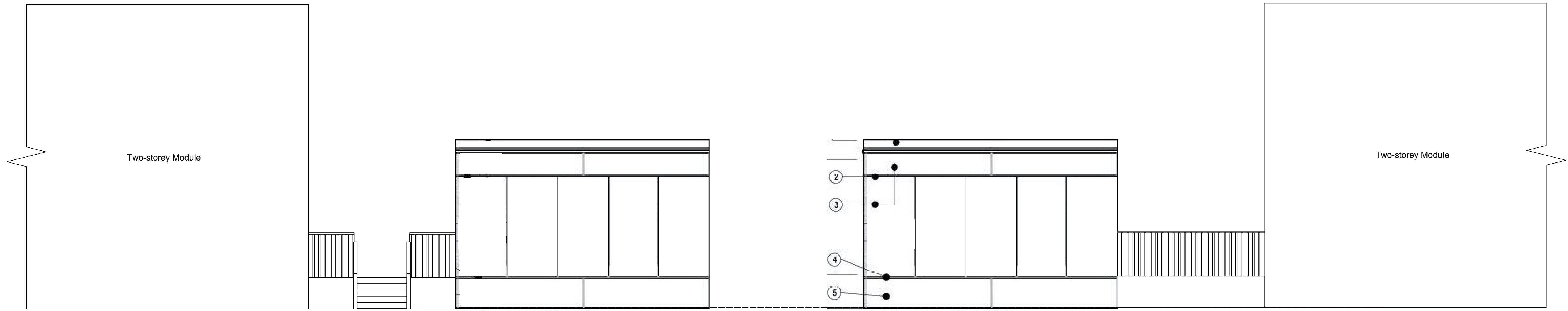
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East Elevation: One-storey Classroom Module



West Elevation: One-storey Classroom Module



North Elevation: One-storey M

South Elevation: One-storey Module

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1	2020	DEVELOPMENT VARIANCE PERMIT

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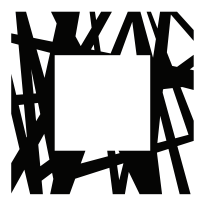
ELEVATION LEGEND	
①	PARAPET FLASHING
②	TOP FLASHING REVEAL
③	HARDE PANEL SIDING
④	BOTTOM FLASHING REVEAL
⑤	HARDE PANEL SKirting
⑥	EXTERIOR LIGHT
⑦	CRAWLSPACE VENT (REV'D TIP)
⑧	EXTERIOR DOOR
⑨	EXTERIOR HVAC HOOD
⑩	HVIL WINDOW
⑪	HARDE TRIM
⑫	JUNCTION FLASHING (SITE INSTALLED)
⑬	R/W.L. (BY OTHERS)
⑭	CANOPY

**Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent**

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Date	2020	Scale	1:50
Project number	1425		
Sheet Title	Elevations		

Sheet number
DVP07



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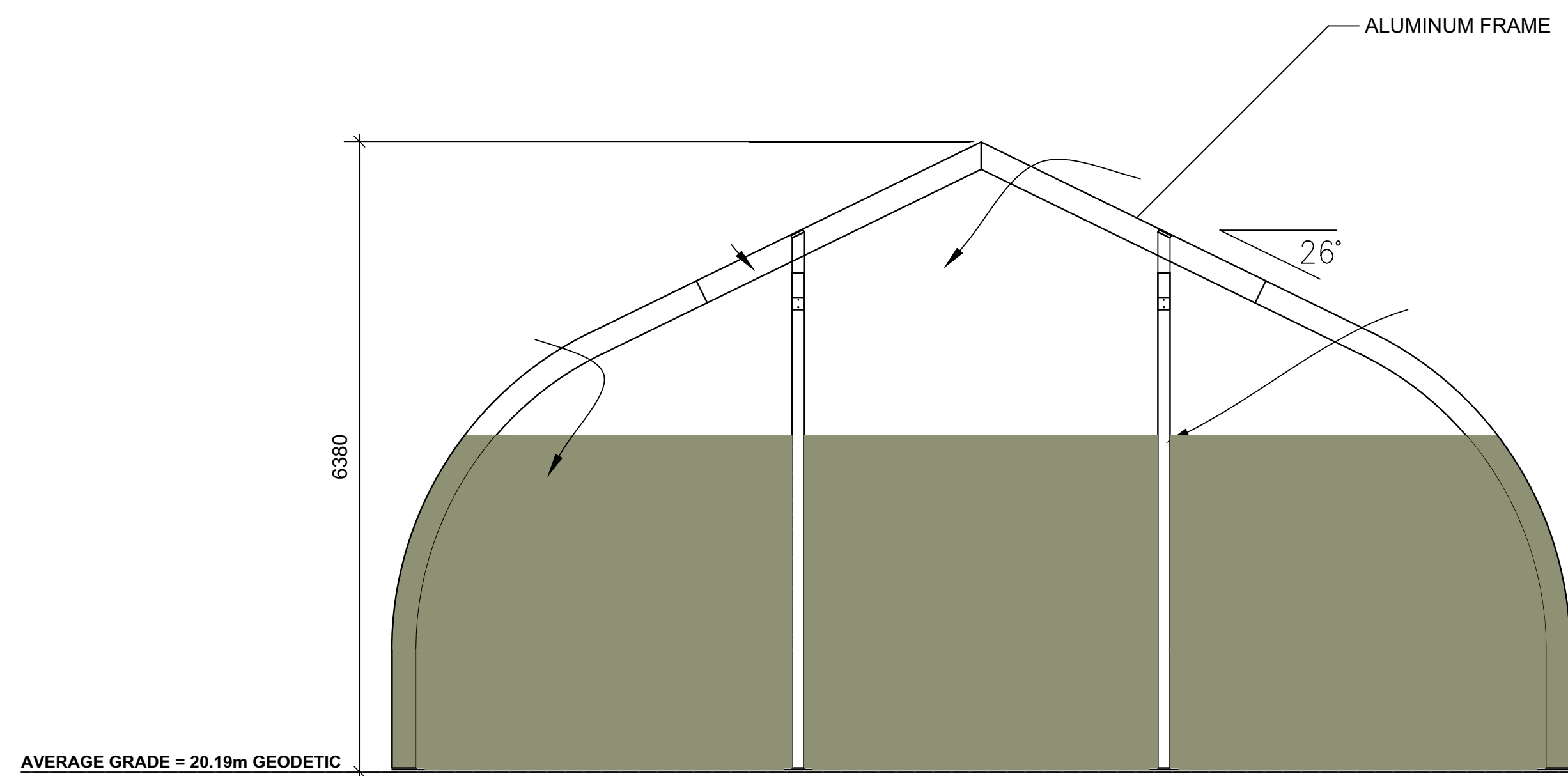
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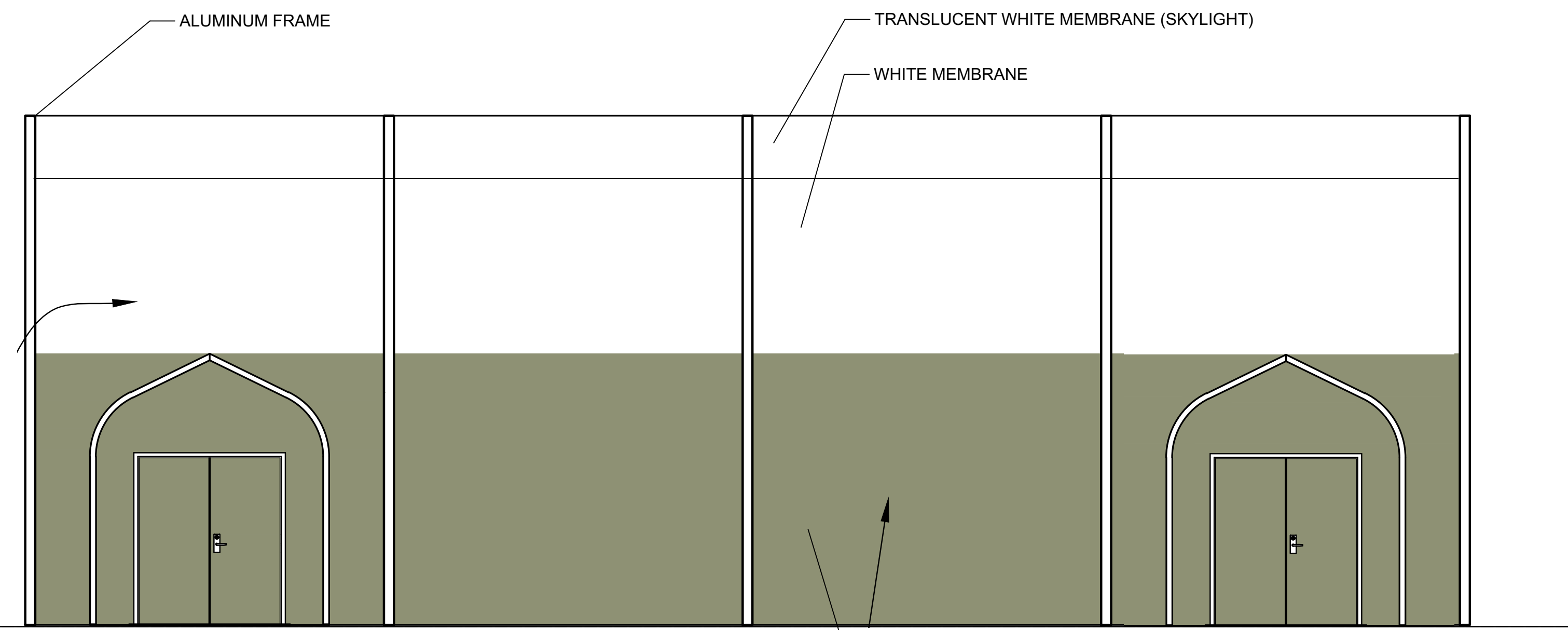
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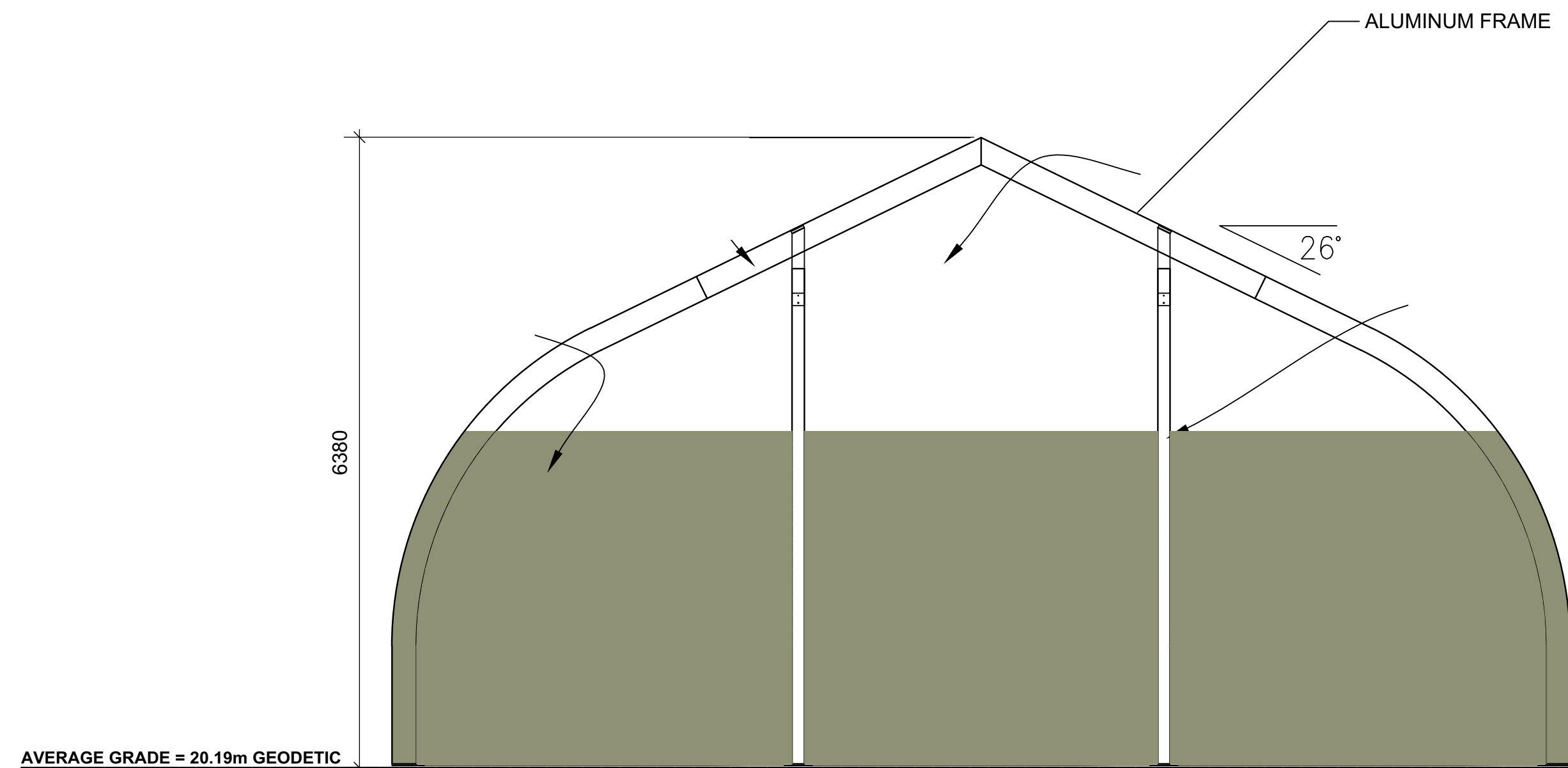
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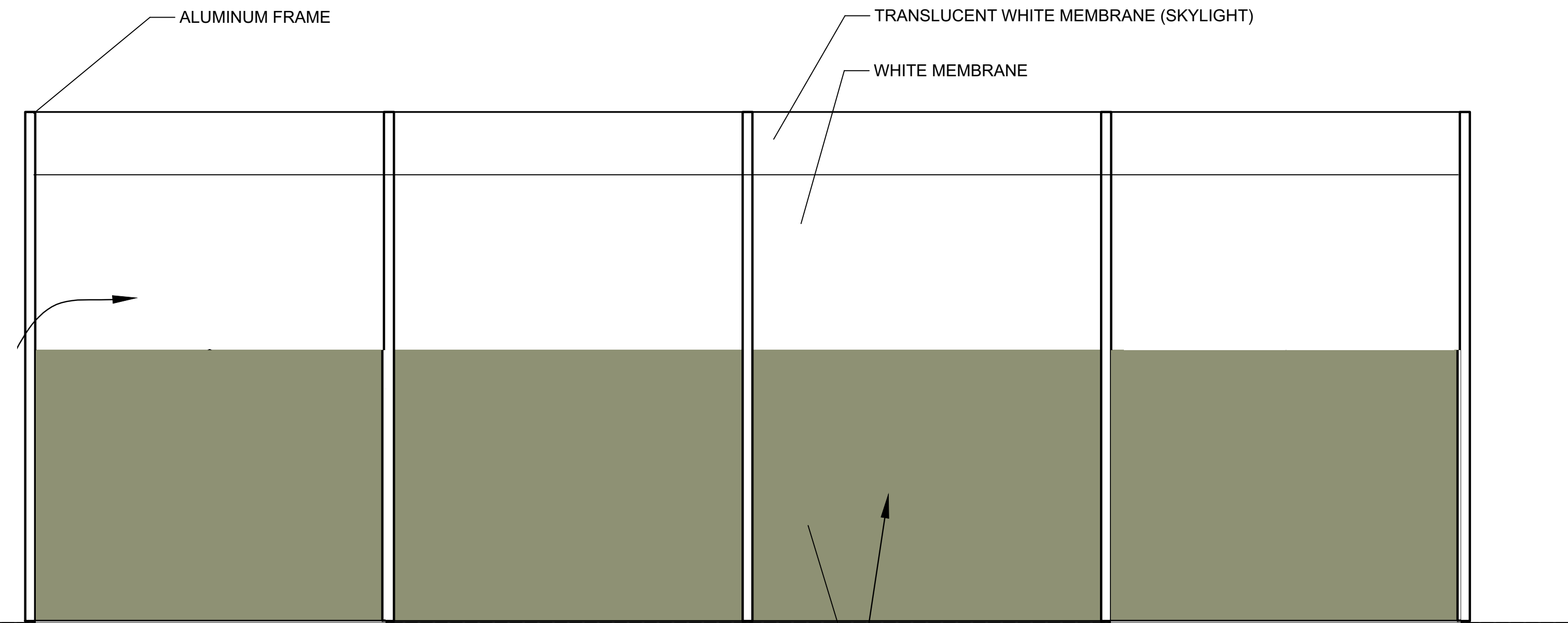
East Elevation: Gymnasium Tent



North Elevation: Gymnasium Tent



West Elevation: Gymnasium Tent



South Elevation: Gymnasium Tent

01-234

REFERENCE PLAN OF
LOTA PLAN 3935, LOT 6, BLOCK 1 & LOT 1, BLOCK 2, PLAN 8535
AND PART OF SECTION 68 (CLOSED PORTION OF LAURENTIAN PLACE)
ALL IN SECTION 68, VICTORIA DISTRICT,
Pursuant To Section 100(1)(b) Land Title Act.

PLAN VIP 57155

Deposited in the Land Title Office of
Victoria, B.C.
On 25th day of August 1998

Michael E. Claxton
B.C. Land Surveyor
EG 1103444

Scale: 1:500
0 5 10 20 30 METRES

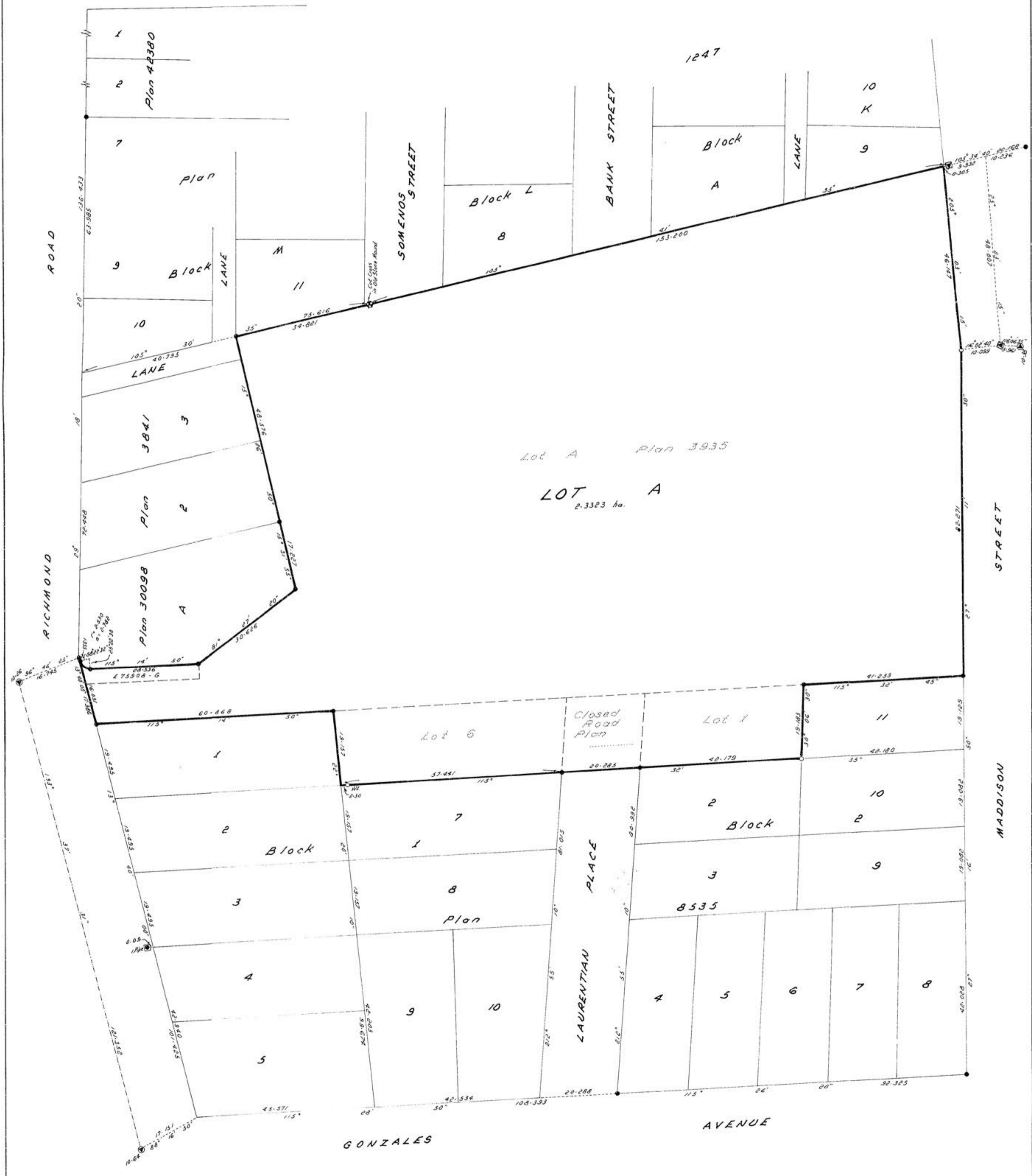
B.C.G.S. 928.044

Distances are in Metres, unless otherwise indicated.
Old Bearings are derived from Indorsed Survey Area #17,
Corrections of the City of Victoria.
Control Monument (C.M.) 16 & 17, 18, 19, 20, 21
This Plan Shows Ground Level Measured Distances.
Prior to Commencement of 1:12.5 Scale and/or
Multiply by Combined Factor 0.9999030521
Legend

Legend:
Control Monument (C.M.)
Survey Monument (S.M.)
Iron Pipe (Type 1)
Standard Iron Pipe (Type 2)
Stone Monument

This Plan lies within the
Capital Regional District

QUAMICHAN AVENUE



SIGNED, SEALED AND DELIVERED
in the presence of:
Signature: Elizabeth A. Wingate
6th Floor
400 Burrard St
Vancouver, B.C. V6C 1A1
Occupation: Banker
Witness:
Signature: Jacqueline E. Dixon
Occupation: Banker

Registered Owner
Glenlyon Norfolk School Society
(C.R. No. 8-208567)
by its authorized signatory

Parties:
Michael E. Claxton
B.C. Land Surveyor
201-772 WADSWORTH AVENUE
VICTORIA, B.C. V8E 3M8
PHONE: 479-2258
FAX: 479-3831
FILE: 87-6393 121

Survey and Plan amended,
September 16, 1992

B.C.L.S.
Michael E. Claxton
B.C. Land Surveyor
The survey was completed on the 11th day of May, 1990

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Project number 1425

Sheet Title

Legal Survey

Sheet number

DVP09

File name GNS_DVP