

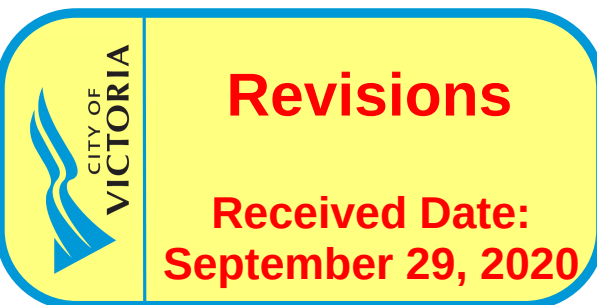


Issue Date

DEVELOPMENT PERMIT W/VARIANCE 7 OCT 2019
DPV #00129 REVISION 6 JAN 2020
DPV #00129 REVISION 2 24 SEP 2020

Revision

No.	Description	Date
1	DPV (REVISED)	6 JAN 2020
2	DPV (REVISION 2)	24 SEP 2020



Consultant

1035 Joan Crescent

1035 Joan Crescent,
Victoria, BC V8S 3L3

Cover Sheet

Date 2020-09-24 1:37:26 PM

Drawn by TK

Checked by CL

A0.01

Scale As indicated

Average Grade Calculation

POINTS	AVG. ELEV.	DISTANCE (m)	(AVG.) x (DIST.)
A-B	52.479	21.09	1106.782
B-C	51.919	7.05	366.025
C-D	51.821	8.05	417.159
D-E	51.790	4.40	227.876
E-F	51.767	5.79	299.728
F-G	51.752	0.26	13.455
G-H	51.774	2.40	124.258
H-J	51.784	3.40	176.064
J-K	51.831	8.04	416.721
K-L	51.806	0.74	38.395
L-M	51.900	1.74	90.306
M-N	51.863	5.58	289.393
N-P	51.782	1.72	89.065
P-Q	51.750	0.74	38.295
Q-R	51.680	18.04	932.298
R-S	51.625	0.49	25.296
S-T	51.630	0.21	10.842
T-U	51.645	1.42	73.336
U-V	51.682	1.37	70.804
V-W	51.728	1.42	73.453
W-X	51.752	0.21	10.868
X-Y	51.752	0.29	15.008
Y-Z	51.751	1.34	69.346
Z-AA	51.784	2.35	121.692
AA-BB	51.801	1.34	69.413
BB-CC	51.796	3.75	194.233
CC-DD	51.801	0.41	21.238
DD-EE	51.799	1.00	51.799
EE-FF	51.808	0.04	2.09
FF-GG	51.972	0.26	13.513
GG-HH	52.178	7.60	396.549
HH-IJ	52.513	3.95	207.424
IJ-KK	52.667	0.41	21.593
KK-LL	52.759	1.95	102.880
LL-MM	52.843	0.41	21.666
MM-NN	52.862	0.49	25.302
NN-PP	52.862	0.21	11.101
PP-QQ	52.866	1.42	75.070
QQ-RR	52.874	1.37	72.437
RR-SS	52.919	1.42	75.145
SS-TT	52.961	0.21	11.122
TT-AA	52.964	0.49	25.952
TOTAL		128.87 m (PERIMETER)	6,703.132 m ²

AVERAGE GRADE
= 52.015 m = (6,703.132 m²) / (128.87 m)

1 AVERAGE GRADE CALCULATION PLAN
A3.01 1 : 200

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	THIS PROJECT PROPOSES THE REMOVAL OF AN EXISTING SINGLE FAMILY DETACHED STRUCTURE, AND THE CONSTRUCTION OF TWO (2) NEW SEMI-DETACHED DWELLINGS.
CIVIC ADDRESS	1035 JOAN CRESCENT, VICTORIA BC, V8S 3L3
LEGAL DESCRIPTION	LOT A, PLAN 12190 SECTION FAIRFIELD, VICTORIA
PROPERTY IDENTIFICATION (P.I.D.)	004-982-681
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS
NEIGHBOURHOOD	ROCKLAND

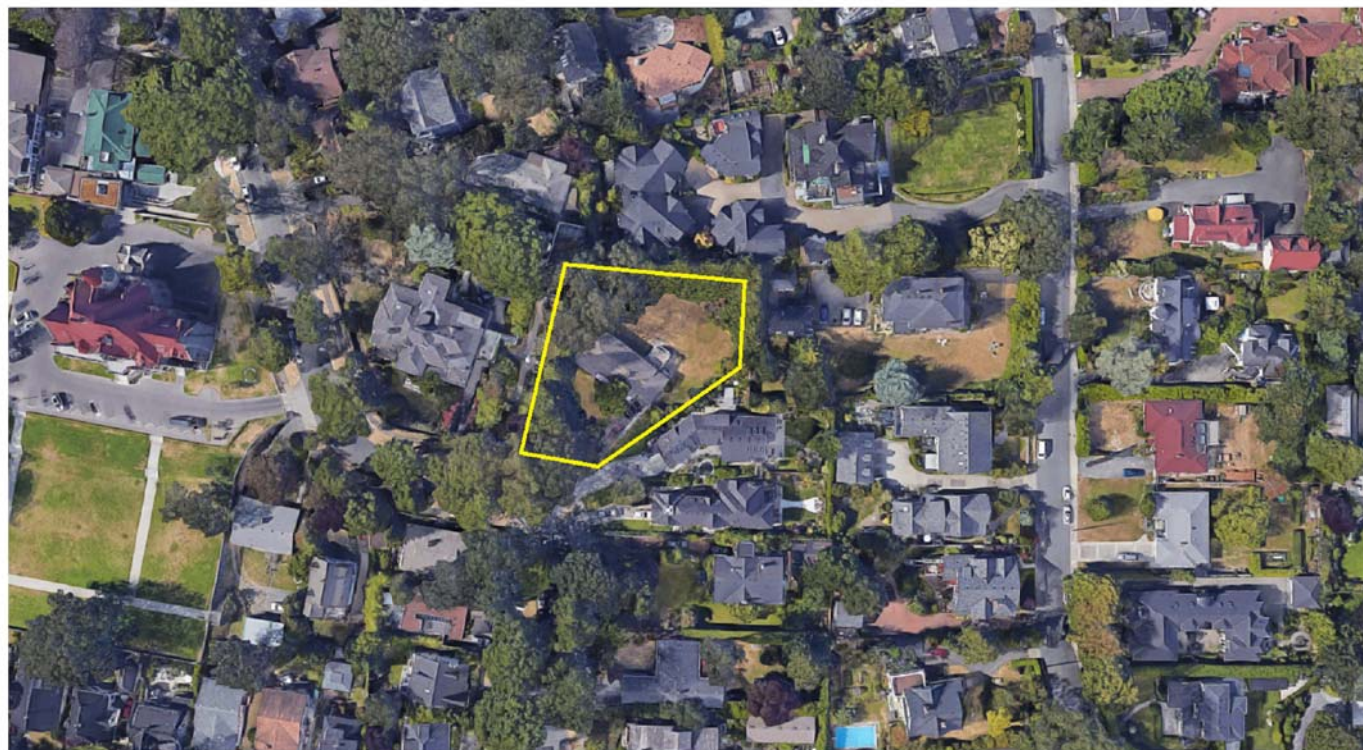
PROJECT INFORMATION TABLE	EXISTING / REQUIRED	PROPOSED
ZONING DISTRICT	R1-A (SINGLE FAMILY)	(NO CHANGE)
SITE AREA (m ²)	1,727.69	(NO CHANGE)
TOTAL FLOOR AREA (m ²)	≥ 130	562.37
FLOOR SPACE RATIO	NO REQUIREMENT	0.326
SITE COVERAGE (%)	≤ 25	23.08
OPEN SITE SPACE (%)	NO REQUIREMENT	66.37
BUILDING HEIGHT (m)	≤ 7.6	7.418
NUMBER OF STOREYS	≤ 2 1/2	2
PARKING STALLS ON SITE	1	1 (EXT) + 2 (GARAGE)
BICYCLE PARKING	N/A	N/A
BUILDING SETBACKS: 1 PER SECTION #27 OF BYLAW 80-159, IRREGULAR LOT REQUIRES SETBACK MEASUREMENT USING LARGEST RECTANGLE THAT CAN BE INSCRIBED IN LOT	FRONT YARD ¹ (m) ≥ 10.5 (3.452 EXIST.) REAR YARD (m) ≥ 7.5 SIDE YARD - WEST (m) ≥ 3.0 SIDE YARD - EAST (m) ≥ 3.0	3.223 7.911 7.066 ≥ 3.0
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS 1 UNIT TYPE SINGLE FAMILY GROUND-ORIENTED UNITS 1 MINIMUM UNIT FLOOR AREA (m ²) 159.32 (APPROX.) TOTAL RESIDENTIAL UNIT AREA (m ²) 159.32 (APPROX.)	2 SEMI-ATTACHED 2 279.78 562.37

Municipal Zoning Compliance Summary

0 - ZONING SUMMARY			
NO.	ITEM	DESCRIPTION	BYLAW REFERENCES
0-1	ZONING DISTRICT	R1-A (SINGLE FAMILY) EXISTING (NO CHANGES PROPOSED)	80-159
0-2	DEVELOPMENT PERMIT AREA (DPA)	DPA-15C EXISTING (NO CHANGES PROPOSED)	OCF
0-3	HERITAGE STATUS	DESIGNATED N/A	87-121
0-4	PRINCIPAL USE	SEMI-ATTACHED DWELL. PROPOSED/PERMITTED	R1-A-1.1.1
0-5	SITE AREA AND LOT WIDTH	LOT AREA (m ²): ≥ 835 REQUIRED ² 1,727.69 EXISTING LOT WIDTH AVERAGE (m): ≥ 24 REQUIRED 41.144 EXISTING ² PANHANDLE LOT: EXISTING N/A	R1-A-1.1.2 ¹ FOR A LOT WITH SEMI-ATTACHED DWELLINGS ² AS PER CITY SCHEDULE 'A' DEFINITIONS. MEASURED USING LESSER EXTERNAL DIMENSION OR LEAST RECTANGLE WITHIN WHICH LOT MAY FIT
0-6	FLOOR AREA	FLOOR AREA, ALL LEVELS COMBINED (m ²): ≥ 130 REQUIRED ¹ ≥ 279.78 PROPOSED PRIVATE GARAGE (m ²): ≤ 37 REQUIRED N/A PROPOSED ² SUMMARY OF PROPOSED FLOOR AREAS (m ²): 115.24 UPPER LEVEL (WEST) 154.40 GROUND LEVEL (WEST) 269.64 SUBTOTAL - WEST UNIT 115.24 UPPER LEVEL (EAST) 153.54 GROUND LEVEL (EAST) 268.78 SUBTOTAL - EAST UNIT 538.42 TOTAL FLOOR AREA	R1-A-1.1.3 ¹ FOR EACH SEMI-ATTACHED DWELLING ² ATTACHED GARAGES DO NOT CONSTITUTE "PRIVATE GARAGES", WHICH ARE SINGLE STANDALONE BUILDINGS PER BYLAW DEFINITION
0-7	HEIGHT, STOREYS & ROOF DECKS	AVERAGED FINISH BUILDING GRADE (m): +52.015 PROPOSED ¹ RESIDENTIAL BUILDING HEIGHT (STOREYS): ≤ 2 1/2 REQUIRED 2 PROPOSED RESIDENTIAL BUILDING HEIGHT (m): ≤ 7.6 REQUIRED 7.418 PROPOSED ¹ ROOF DECK: NO PERMITTED NO PROPOSED ²	R1-A-1.1.4 ¹ FOR MAIN ROOF OF HIGHER WEST UNIT, MID-POINT OF PEAK (+60.555m) AND EAVES (+58.310m) IS +59.433m ² NO OUTDOOR DECKS PERMITTED ABOVE SECOND STOREY FINISHED FLOOR LEVEL
0-8	SETBACKS & PROJECTIONS	FRONT YARD (JOAN CRESCENT) SETBACK (m): ≥ 10.5 REQUIRED ¹ 3.223 PROPOSED REAR YARD (NORTH) SETBACK (m): ≥ 7.5 REQUIRED ² ≥ 7.5 PROPOSED SIDE YARD (WEST & EAST) SETBACK (m): ≥ 3.0 REQUIRED ≥ 3.0 PROPOSED EAVE PROJECTIONS INTO SETBACKS (m): ≤ 0.75 REQUIRED ≤ 0.75 PROPOSED	R1-A-1.1.5, 80-159-27 ¹ FOR LOTS WITH DEPTH ≥ 30.5m. NOTE THAT REQUIRED METHOD OF MEASUREMENT USES ² FOR SEMI-ATTACHED DWELLINGS
0-9	SITE COVERAGE	SITE COVERAGE (%): ≤ 25 REQUIRED ¹ 23.08 PROPOSED ¹	R1-A-1.1.6 ¹ FOR SEMI-ATTACHED DWELLINGS ² 398.82 m ² COVERAGE, INCLUDING EX. STAIRS AND NEW DECKS
0-10	SEMI-ATTACHED DWELLING SITING & CONNECTION	CONNECTED BY COMMON ROOF: REQUIRED PROPOSED	R1-A-1.1.6
0-11	OFF-STREET VEHICULAR PARKING	GEOGRAPHIC SUB-AREA: CORE AREA VILLAGE/CENTRE OTHER CLASS OF USE: SEMI-ATTACHED DWELL. OFF-STREET PARKING SPACES: 2 REQUIRED 3 PROPOSED ¹	80-159: SCHEDULE C ¹ TWO SPACES INDOORS, ONE SURFACE SPACE AT WEST SIDE OF DRIVE
0-12	OFF-STREET BICYCLE PARKING	BICYCLE PARKING SPACES (SEMI-DETACHED DWELLINGS): 0 REQUIRED 0 PROPOSED	80-159: SCHEDULE C
0-13	OUTDOOR FEATURES	SETBACKS (m): PER 1.1.5 REQUIRED ¹ N/A PROPOSED HEIGHT FROM NATURAL OR FINISHED GRADE (m): 3.5 REQUIRED N/A PROPOSED	R1-A-1.1.7 ¹ BUILDING SETBACKS APPLY TO OUTDOOR FEATURES ² LOWEST GOVERNS

1035 Joan Crescent

Semi-Attached Dwellings Project - DEVELOPMENT VARIANCE PERMIT APPLICATION (REVISION 2) 24 September 2020



Drawing List	
Number	Name
A0.01	Cover Sheet
A1.00	Survey Plan
A1.01	Site Plan - Existing
A1.02	Site Plan - Proposed
A1.03	Landscape Plan
A1.04	Neighbourhood Context
A2.01	Floor Plans
A2.02	Floor Plans
A3.01	Elevations
A3.02	Elevations
A3.03	Elevations
A3.04	Spatial Separations Analysis
A4.01	Building Section
A8.01	3D Perspectives



OWNER

Jon Roler
6538 Brownlee Place
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250-920-6403

Contact: Jon Roler

ARCHITECTURAL

Christine Lintott Architect
Unit 1 - 864 Queens Avenue
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250-384-1969

Contact: Tim Kindrat

SURVEY

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5071 Catalina Terrace
Victoria, B.C. V8Y 2A6
250-658-9518

Contact: R.L. Johns

ARBORIST

Talbot Mackenzie & Associates
Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
250-479-8733

Contact: Michael Marcucci



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Floor Plans

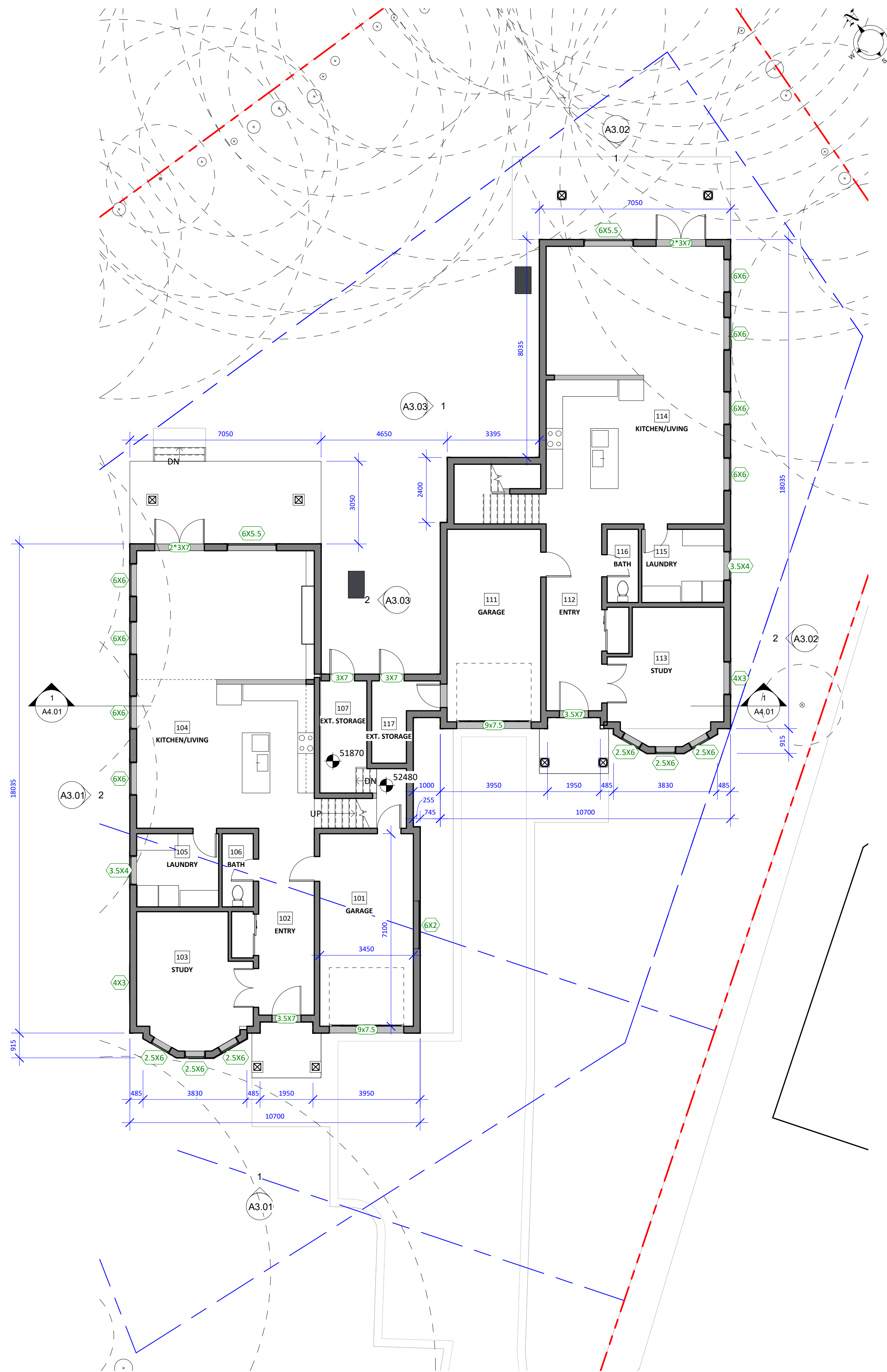
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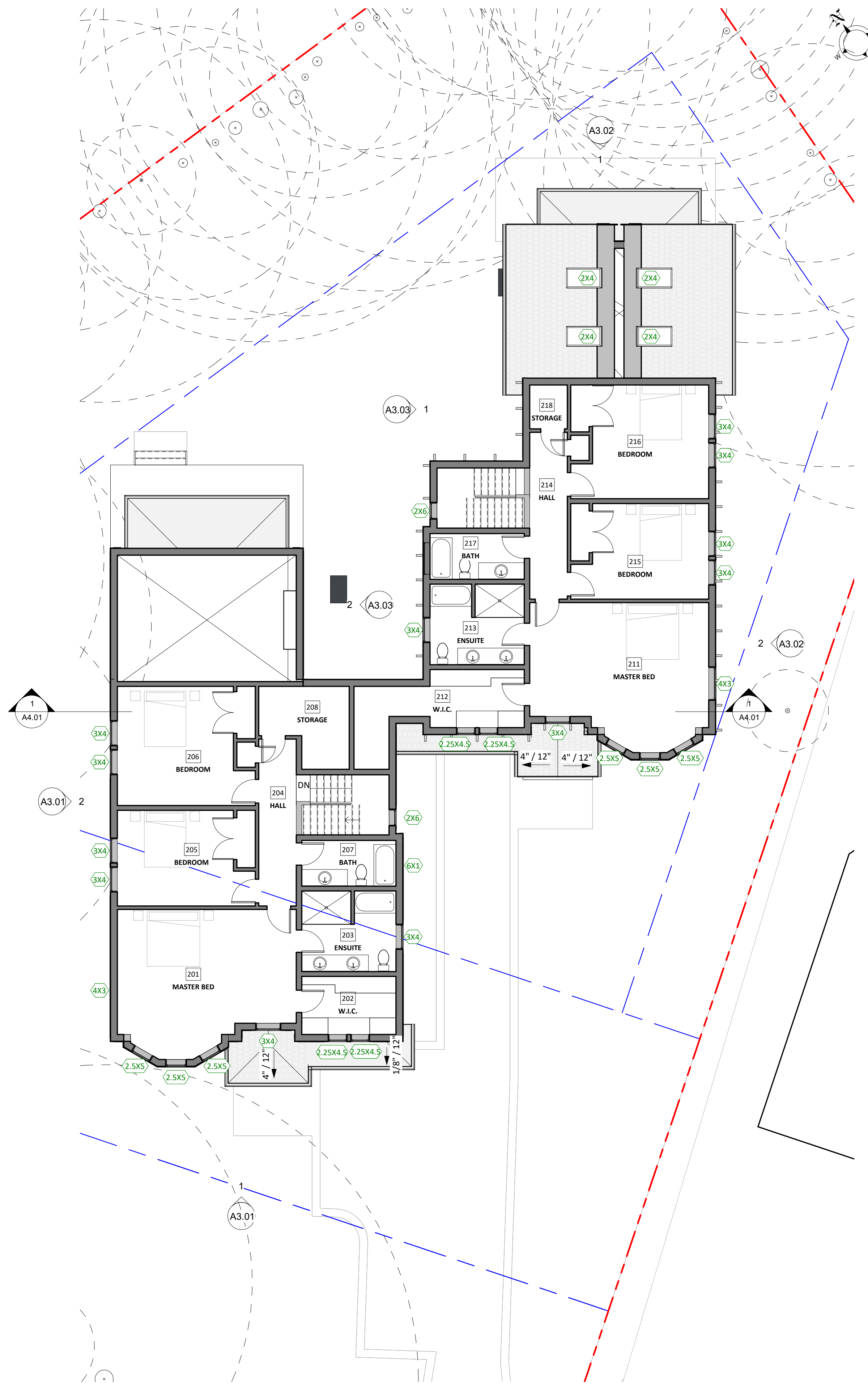
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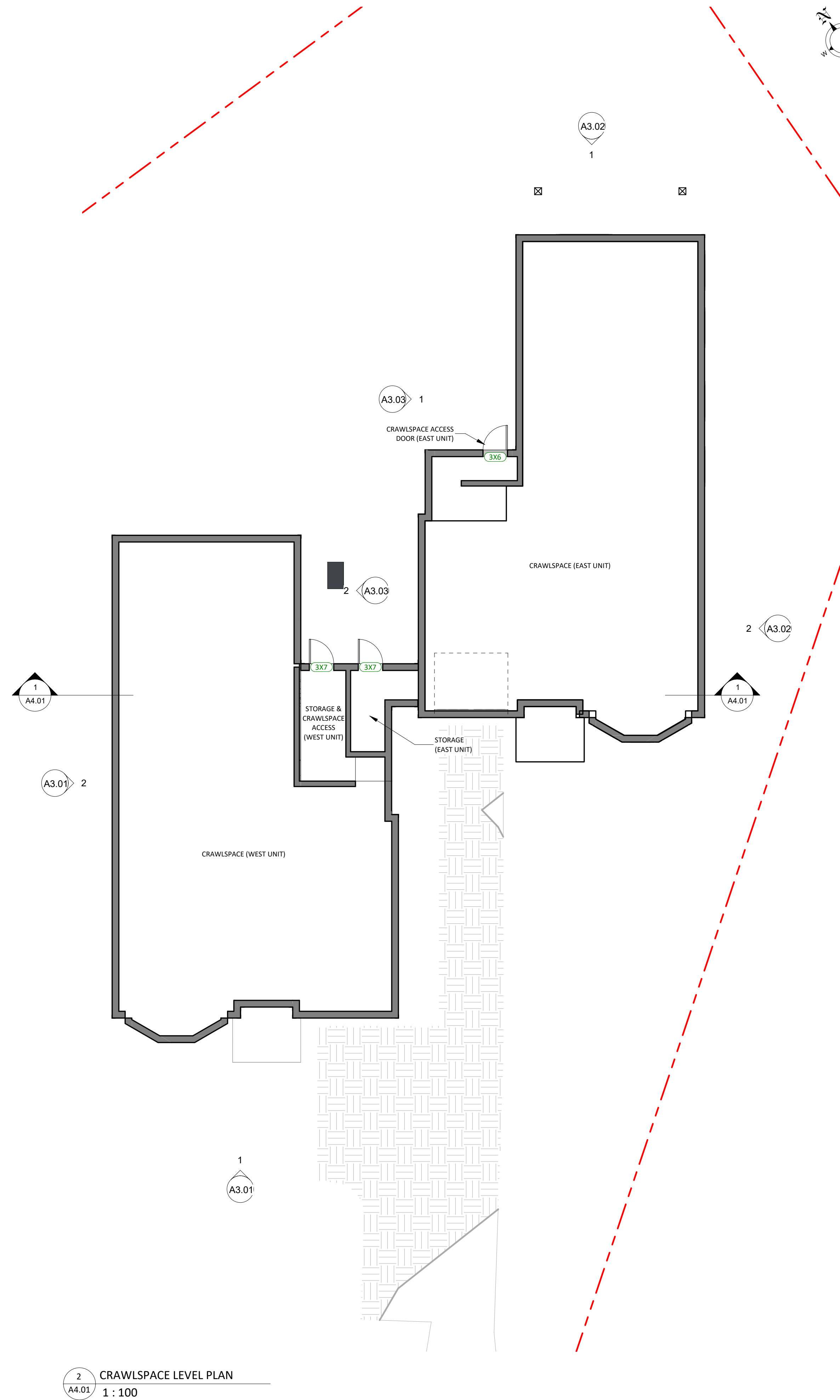
2 GROUND LEVEL FLOOR PLAN
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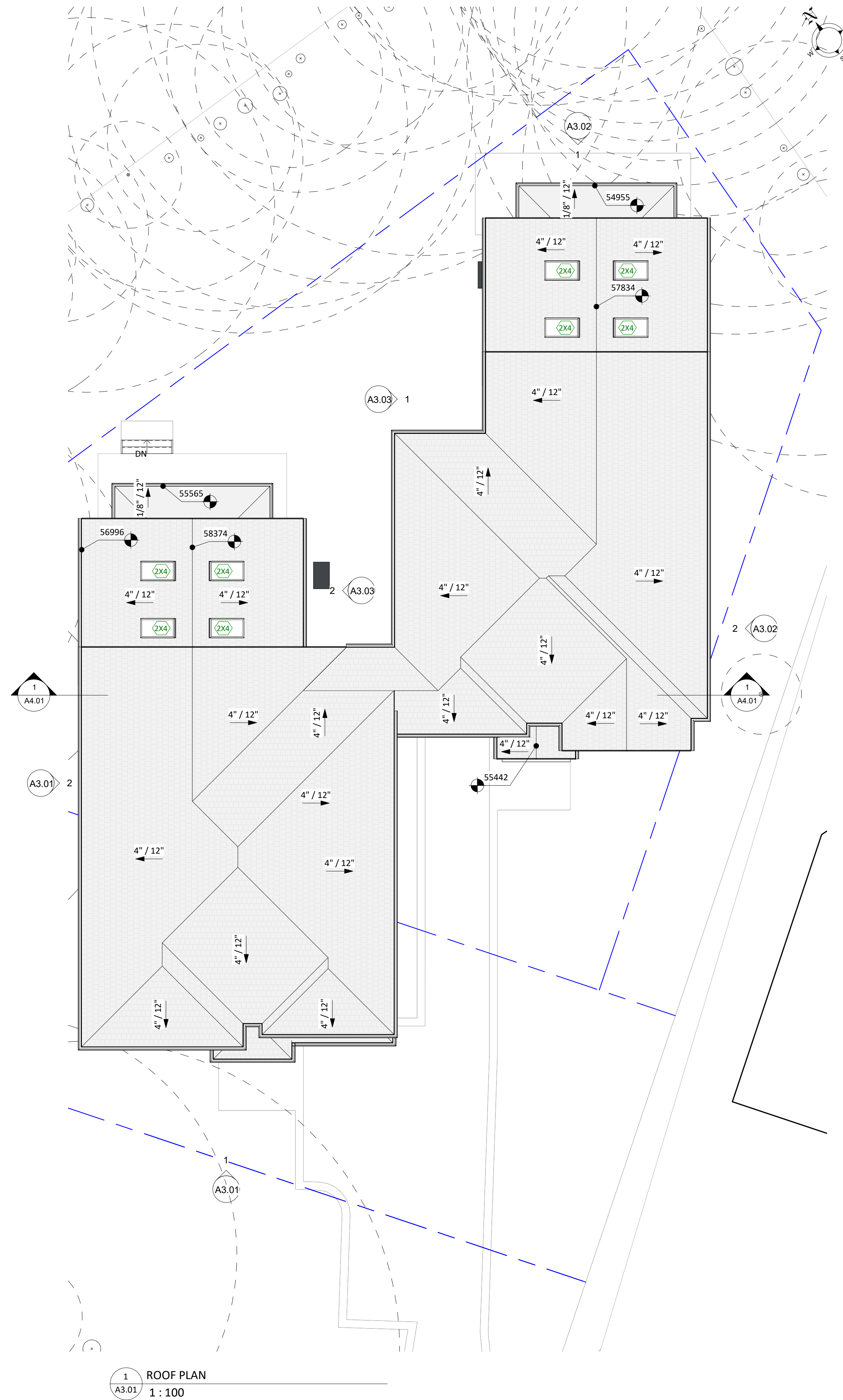
3 UPPER LEVEL FLOOR PLAN
A3.01 1 : 100

Legend to Floor Plans

6X8 WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
8X12 DOOR SIZE (WIDTH X HEIGHT, IN FEET)



2 CRAWLSPACE LEVEL PLAN
1 : 100



1 ROOF PLAN
1 : 100

Legend to Floor Plans

WxH	WINDOW SIZE (WIDTH X HEIGHT, IN FEET)
DxH	DOOR SIZE (WIDTH X HEIGHT, IN FEET)

Christine Lintott Architects

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www.lintottarchitect.ca

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Floor Plans

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Scale1 : 100



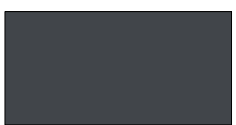
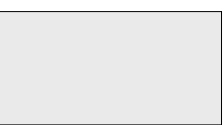
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BUILDING ELEVATION - SOUTH
1 : 50



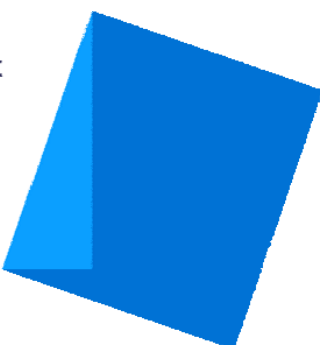
2
A1.02
BUILDING ELEVATION - WEST
1 : 50

MATERIALS LEGEND	
1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

 BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	 "OBSIDIAN" (CLOVERDALE #CA204) - CEMENTITIOUS SIDING	 "MIST" (CLOVERDALE #CA032) - CEMENTITIOUS SIDING	 "STANDARD WHITE" (CLOVERDALE #CA035) - EXTERIOR TRIM
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Elevations

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Scale As indicated



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Elevations

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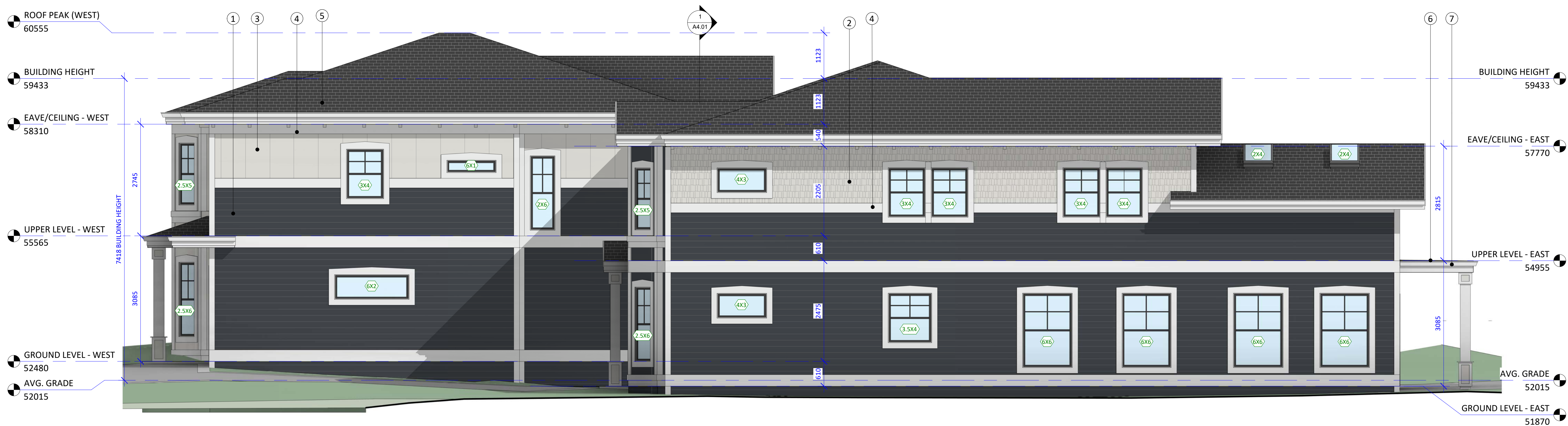
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1 BUILDING ELEVATION - NORTH
A1.02 1 : 50



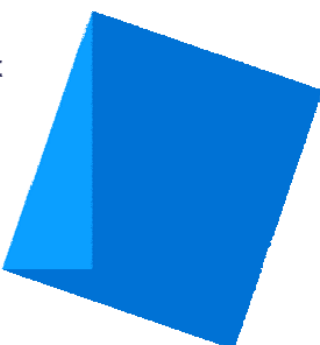
2 BUILDING ELEVATION - EAST
A1.02 1 : 50

MATERIALS LEGEND

1	CEMENTITIOUS LAP SIDING, PAINTED
2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
4	WOOD TRIM, PAINTED
5	ASPHALT SHINGLE ROOFING
6	LOW SLOPE ROOFING SYSTEM
7	METAL ROOF GUTTER, PREFINISHED

Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (CLOVERDALE #CA204) - CEMENTITIOUS SIDING	"MIST" (CLOVERDALE #CA032) - CEMENTITIOUS SIDING	"STANDARD WHITE" (CLOVERDALE #CA035) - EXTERIOR TRIM



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Elevations

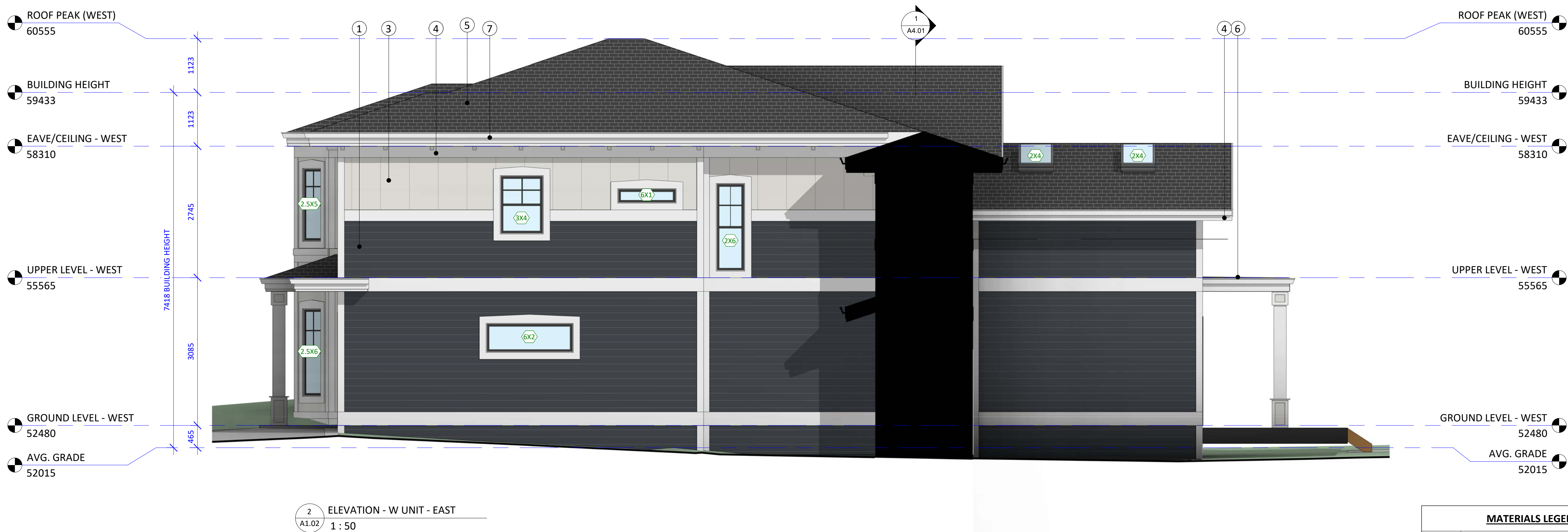
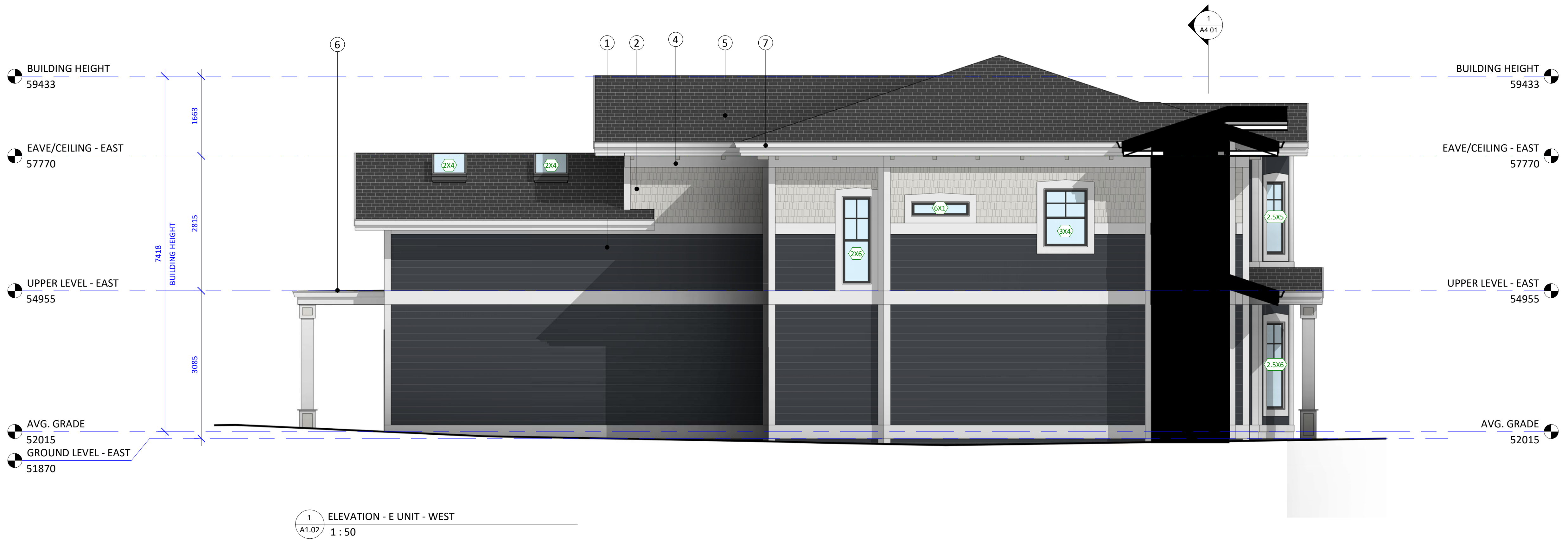
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Scale As indicated



MATERIALS LEGEND

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2	CEMENTITIOUS SHINGLE SIDING, PAINTED
3	CEMENTITIOUS BOARD & BATTEN, PAINTED
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Legend to Exterior Colours

BLACK / DARK GRAY - FIBERGLASS ROOF SHINGLES - LOW SLOPE ROOFING - DOOR & WINDOW FRAMES	"OBSIDIAN" (CLOVERDALE #CA04) - CEMENTITIOUS SIDING	"MIST" (CLOVERDALE #CA032) - CEMENTITIOUS SIDING	"STANDARD WHITE" (CLOVERDALE #CA035) - EXTERIOR TRIM



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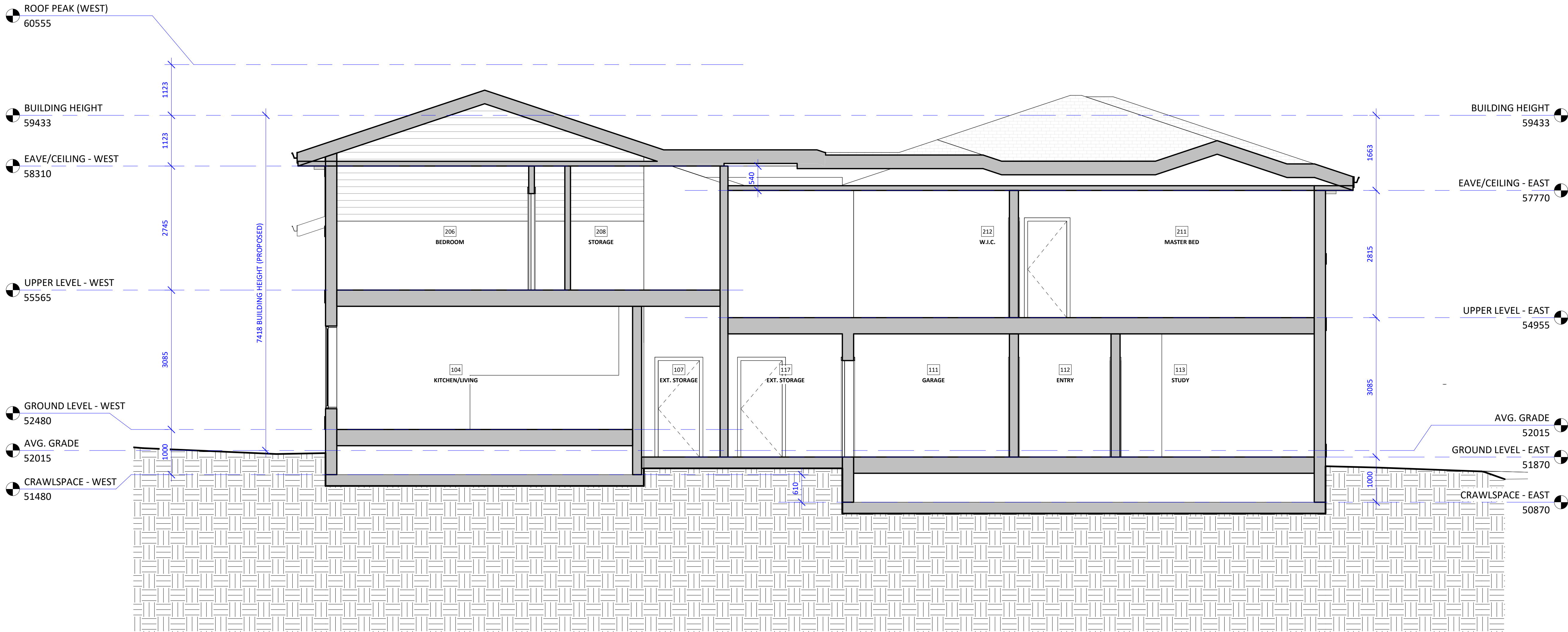
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Building Section

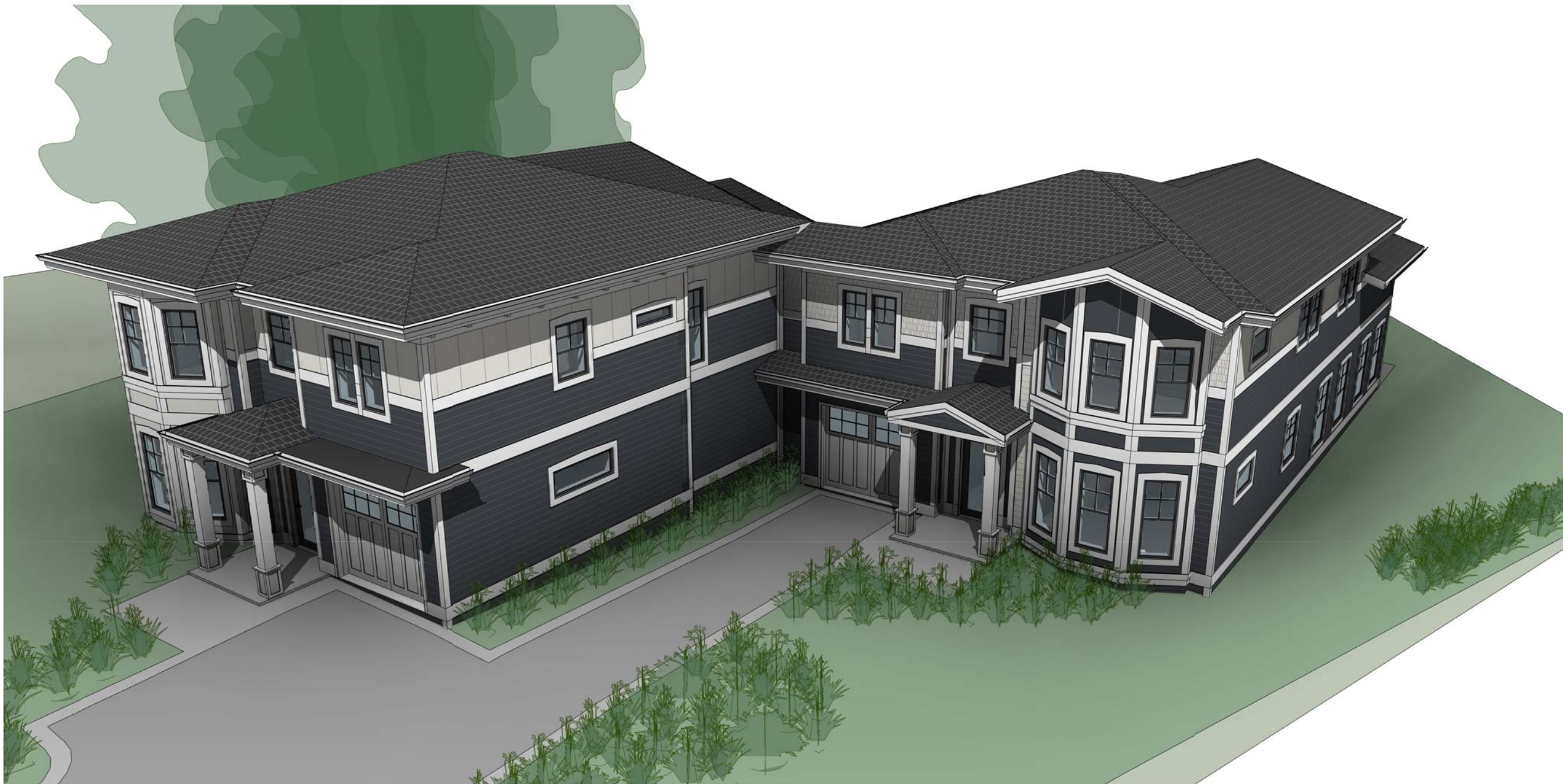
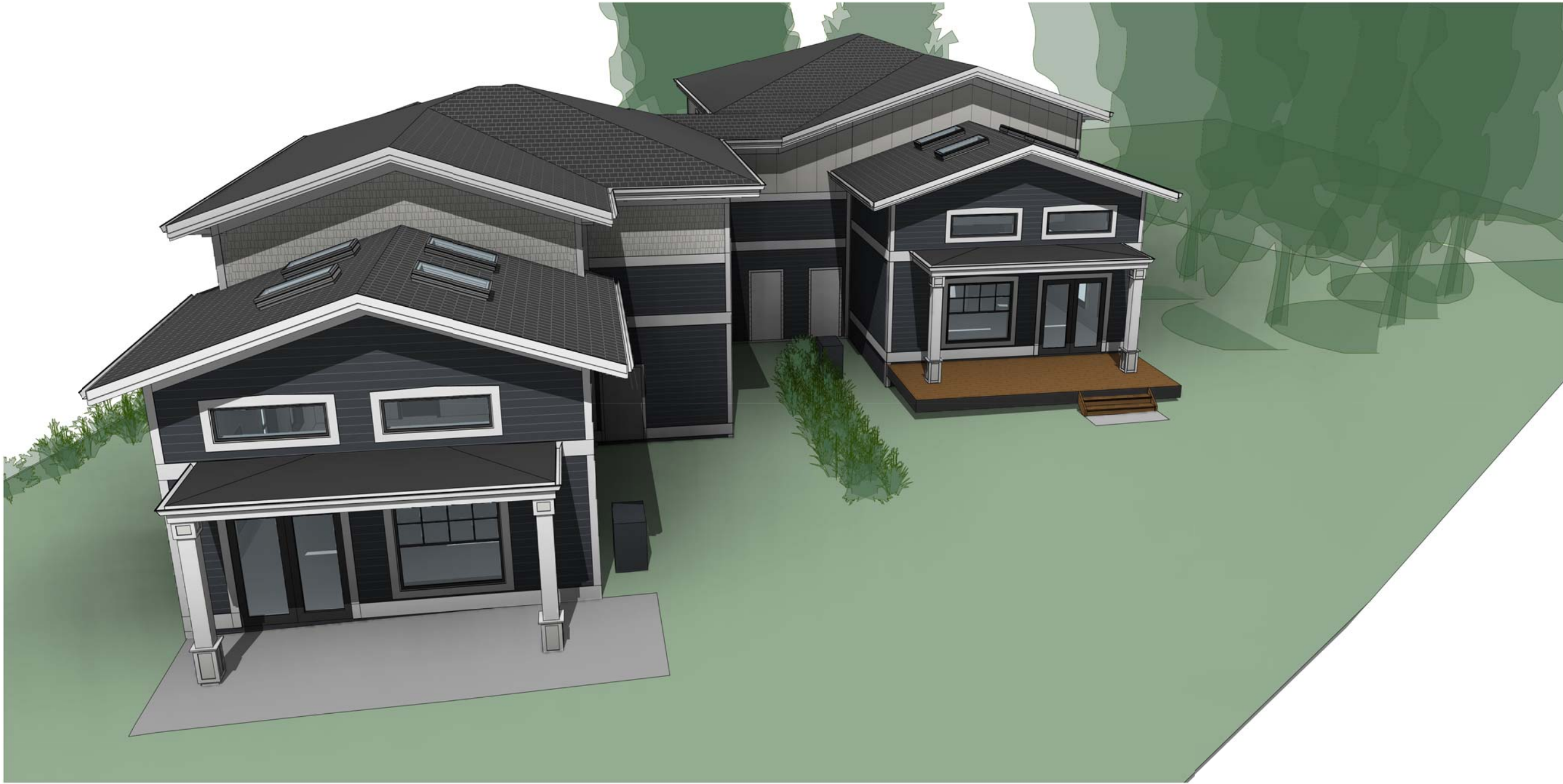
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Scale	1 : 50
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1 BUILDING SECTION
A2.01 1 : 50



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3D Perspectives

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