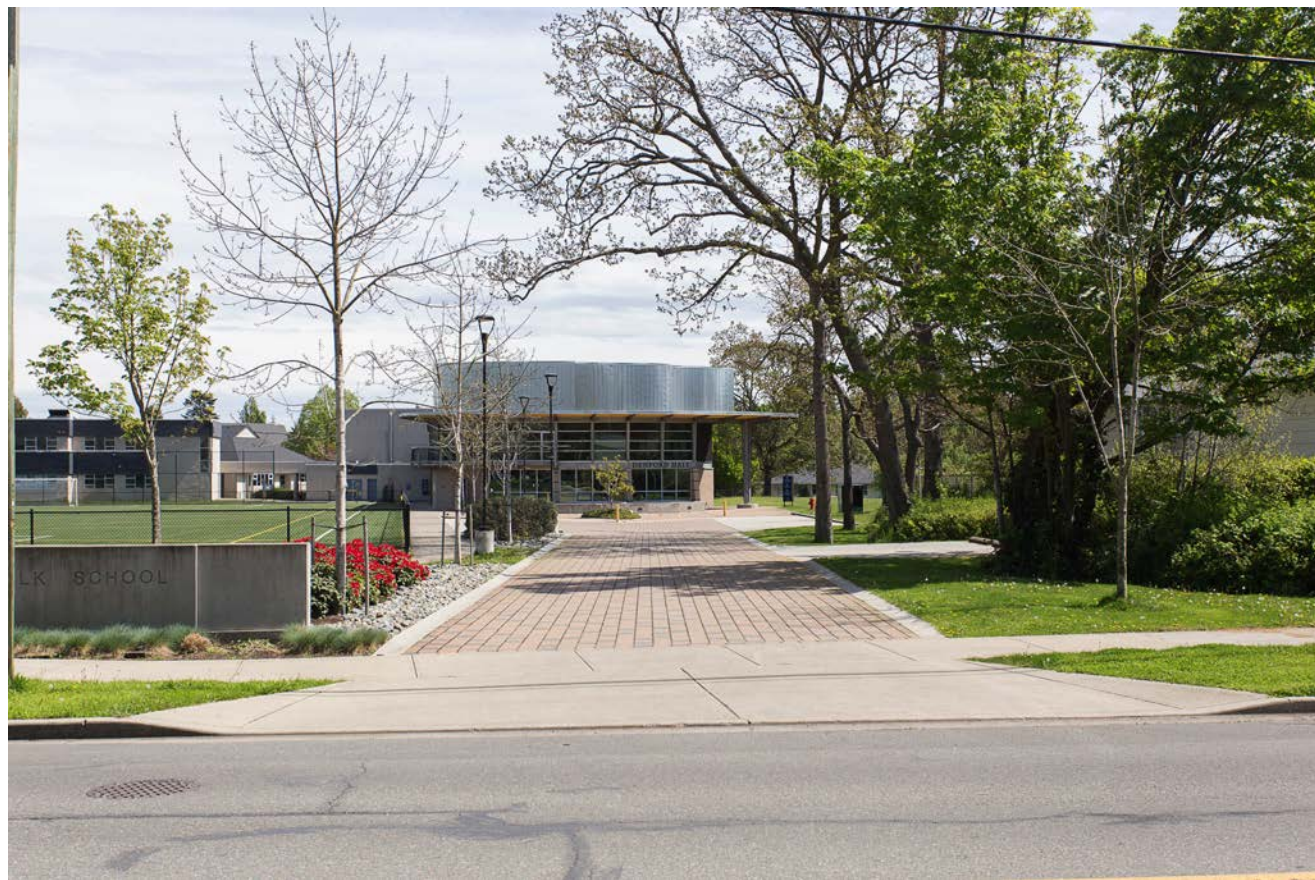




Richmond Road entrance



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 m2	23,323 m2
Lot Width	15.0 m	118.3 m (average)

Floor Area (maximum)			
Proposed Gym Tent	37 m2	226.6 m2	Variance Requested
Proposed 2-Storey Classroom Module	37 m2	404.4 m2	Variance Requested
Proposed 1-storey Classroom Module	37 m2	75.8 m2	Variance Requested

Height above Average Grade (maximum)			
Proposed Gym Tent	3.5 m	6.37 m	Variance Requested
Proposed 2-Storey Classroom Module	3.5 m	7.14 m	Variance Requested
Proposed 1-storey Classroom Module	3.5 m	3.86 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)	40.0%	25.4%
Existing Buildings	5,384.6 m2	
Proposed Gym Tent	226.6 m2	
Proposed 2-Storey Classroom Module	230.8 m2	
Proposed 1-storey Classroom Module	86.7 m2	
Electrical container	5.9 m2	
Total site coverage area	5934.6 m2	

Rear Lot Area	7,725 m2
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 m2			8,481 m2		
Total Schedule C Parking Requirement			94			103
Existing campus parking total						122
"Oversupply"						19
Existing parking			122			
Existing Maddison lot			65			
Existing Maddison transient			6			(42.9m/7.6m)
Existing Laurentian Lot			12			
Existing Richmond lot			25			
Existing Bank lot			14			
Bicycle Parking	area	rate	spaces	area	rate	spaces
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

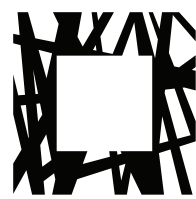
Average Grade Calculation			
	grade	distance	average
A	20.20	AB 9.71	20.20 196.14
B	20.20	BC 4.73	20.20 95.55
C	20.20	CD 12.19	20.20 246.24
D	20.20	DE 3.52	20.20 71.00
E	20.20	EF 4.23	20.20 85.45
F	20.20	FG 18.42	20.20 371.98
G	20.20	GH 12.18	20.15 245.33
H	20.10	HI 18.42	20.15 371.06
I	20.20	IJ 4.26	20.20 85.95
J	20.20	JK 5.57	20.20 112.41
K	20.20	KL 13.53	20.20 273.21
L	20.20	LM 5.92	20.20 119.58
M	20.20	MN 3.64	20.20 73.53
N	20.20	NO 8.49	20.20 171.40
O	20.20	OP 6.11	20.20 123.42
P	20.20	PA 12.29	20.20 248.26
		143.17 m	2890.50 m
Average Grade =		20.19 m	



View from Richmond Road entrance: Existing



View from Richmond Road entrance: Proposed



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No.	Date	Issue Note



Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

Date	2020	Scale	As Noted
Project number	1425		
Sheet Title			

Context Photos and
Renderings

Sheet number

DVP01

801 Bank Street, Victoria BC



View from site looking north



View from site looking north



View from site looking east



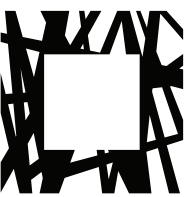
View from site looking south



View from site looking south



View from site looking west



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Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

801 Bank Street, Victoria BC

Date	2020	Scale	As Noted
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Project number	1425
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Sheet Title

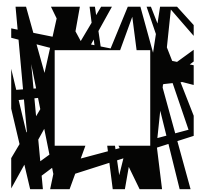
Site Photos

Sheet number

DVP02

File name GNS_DVP

Plot date 20200810



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No. Date Issue Note

Glenlyon Norfolk School
Modular Classrooms and
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801 Bank Street, Victoria BC

Date 2020 Scale 1:400

Project number 1425

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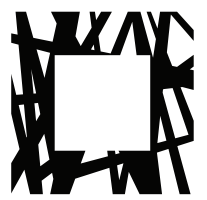
Site Plan - School
Campus and Context

Sheet number

DVP03

File n GNS_DVP drawings_200810.vwx

Plot date 20200810



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Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

801 Bank Street, Victoria BC

Date 2020 Scale 1 : 100

Project number 1425

Sheet Title

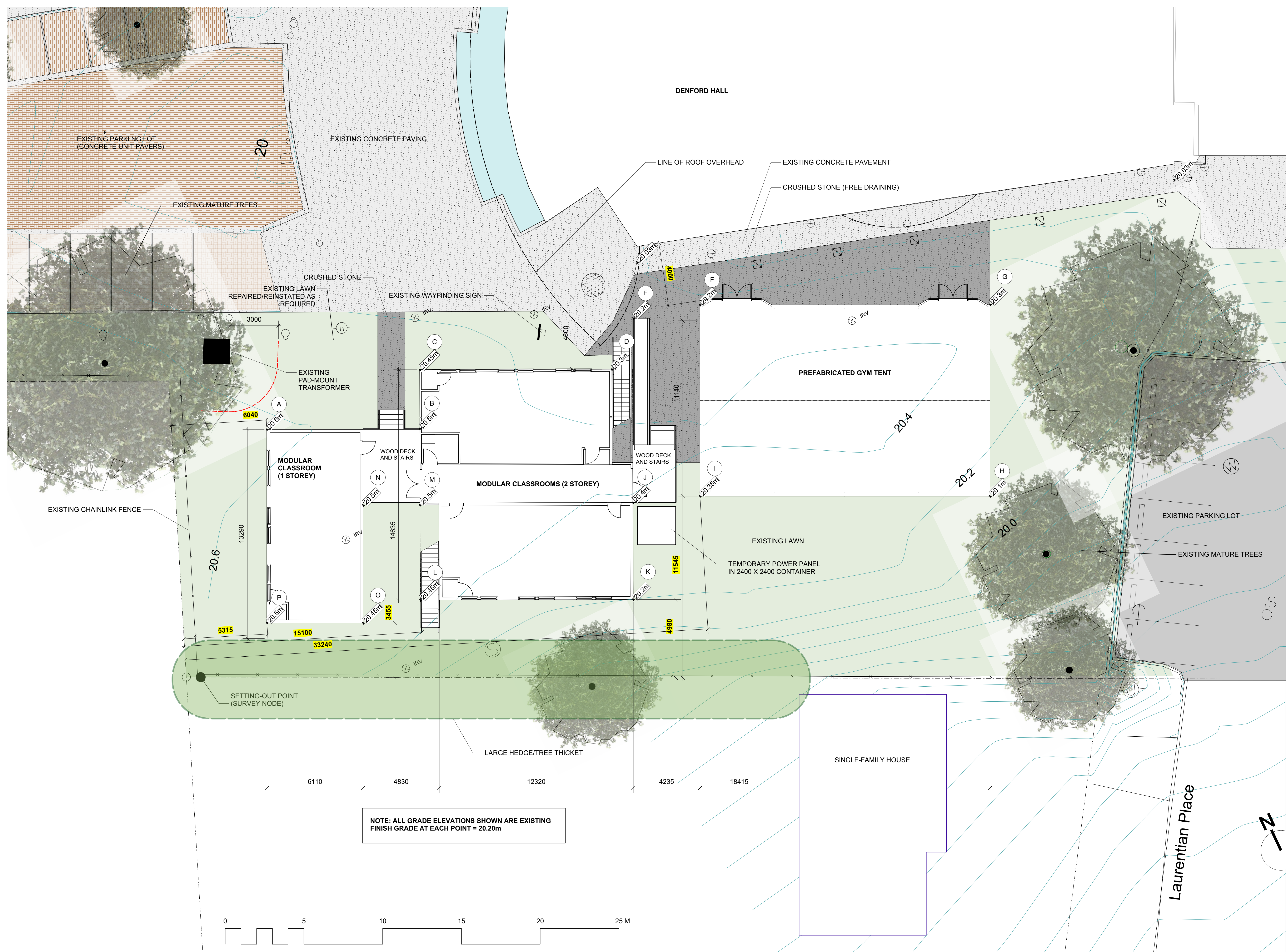
Site Plan - Project Area

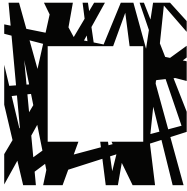
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Plot date 20200810





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Modular Classrooms and
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801 Bank Street, Victoria BC

Date Scale As Noted

Project number
1425

Sheet Title

Elevations

Sheet number

DVP05

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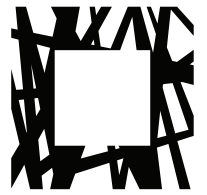
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1 West Elevation
Scale: 1:200



2 South Elevation
Scale: 1:200



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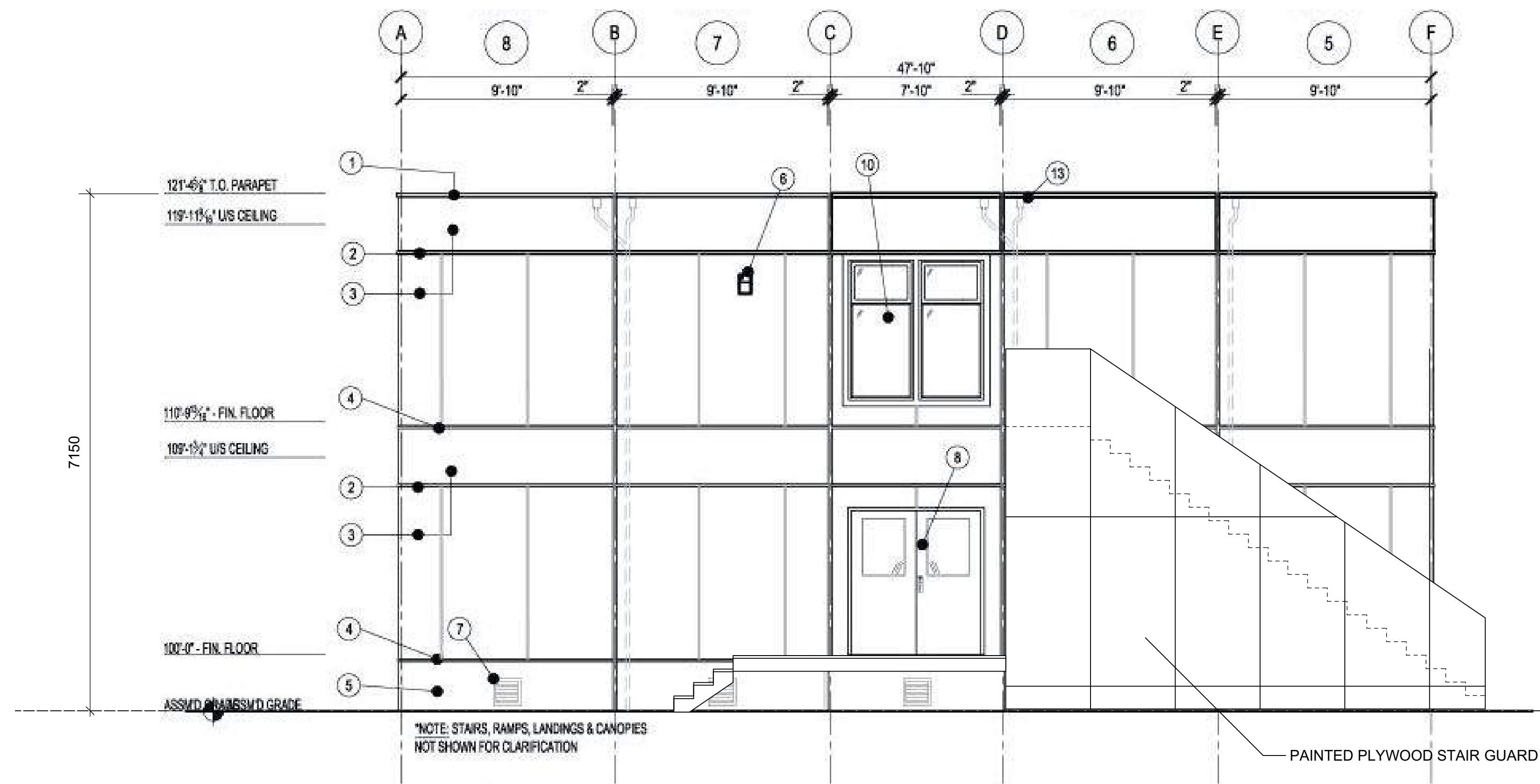
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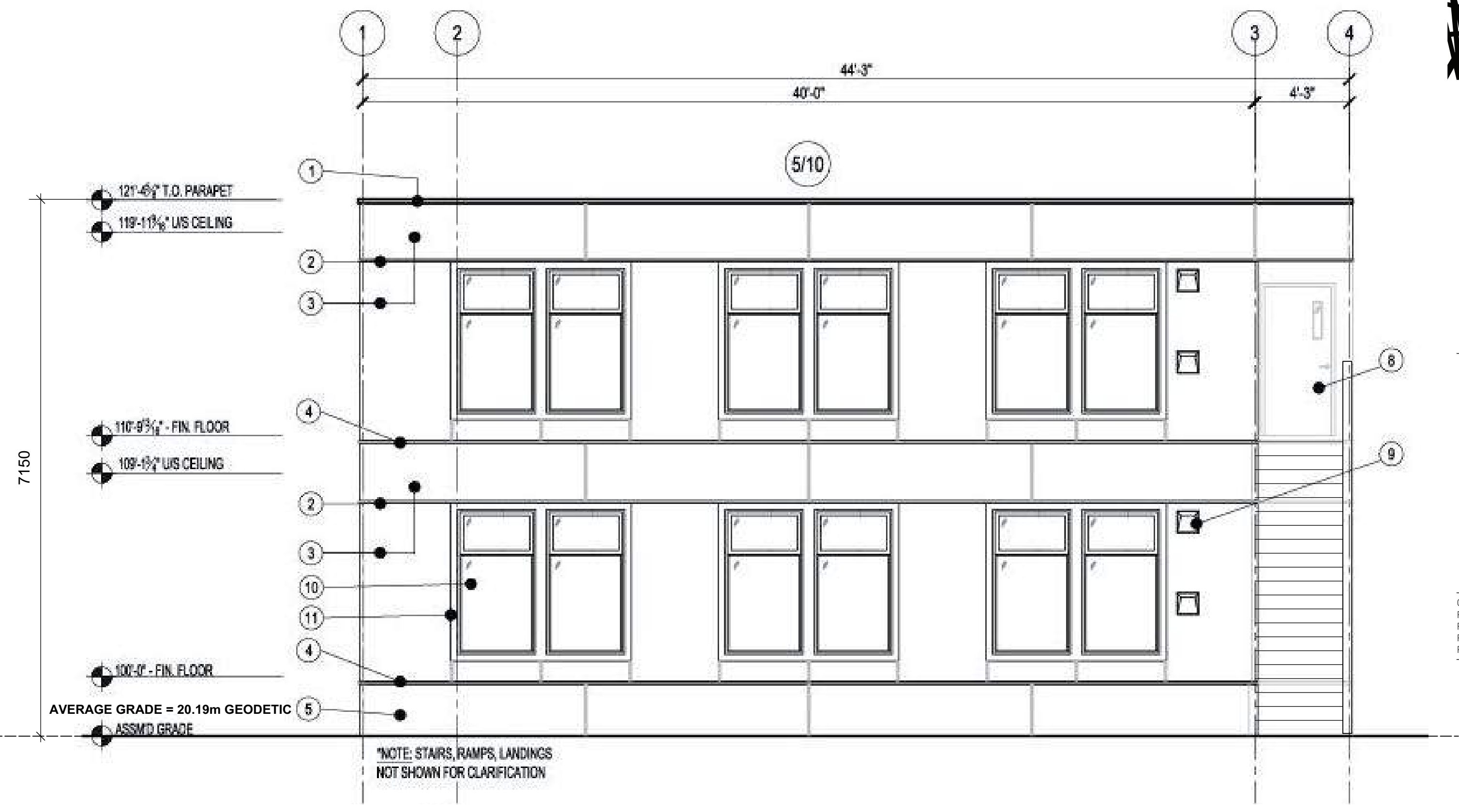
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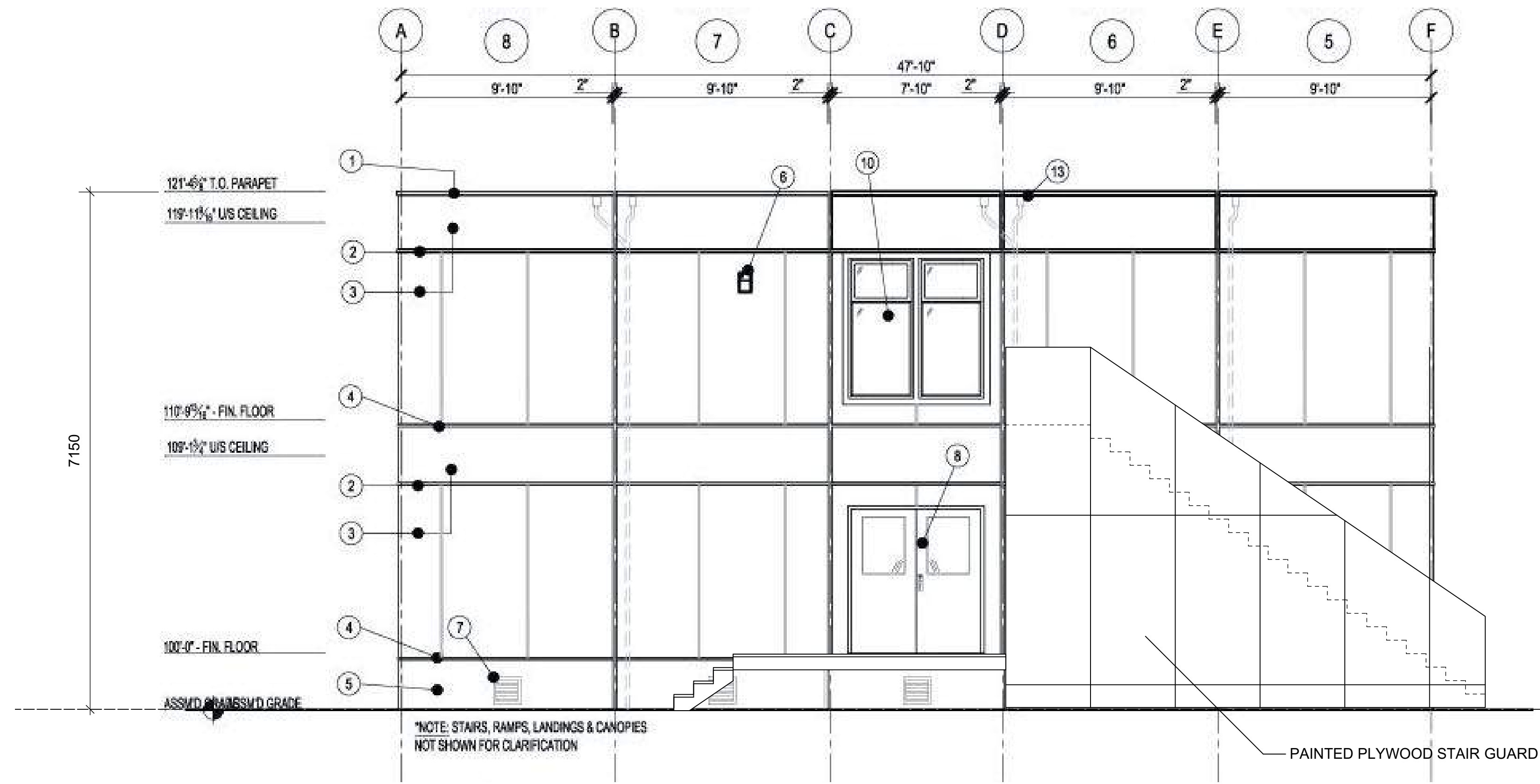
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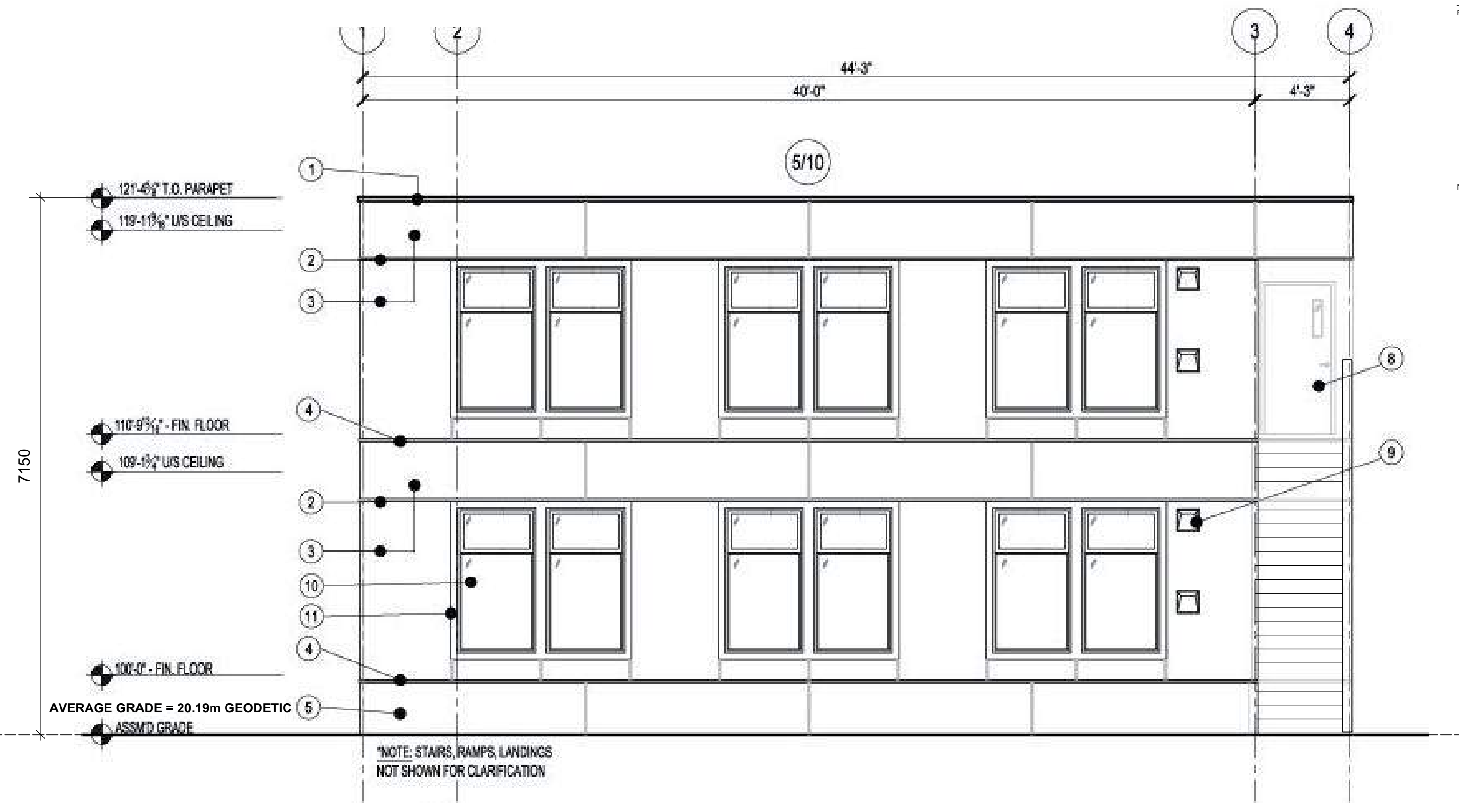
West Elevation: Two-storey Classroom Module



South Elevation: Two-storey Classroom Module

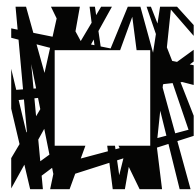


East Elevation: Two-storey Classroom Module



North Elevation: Two-storey Classroom Module

ELEVATION LEGEND	
1	PARAPET FLASHING
2	TOP FLASHING REVEAL
3	HARDE PANEL SOING
4	BOTTOM FLASHING REVEAL
5	HARDE PANEL BORTING
6	EXTERIOR LIGHT
7	CRAWSPACE VENT (REV'Y TYP)
8	EXTERIOR DOOR
9	EXTERIOR HVAC HOOD
10	WYS WINDOW
11	HARDE TRIM
12	JUNCTION FLASHING (ITE INSTALLED)
13	R.W.L. (BY OTHERS)
14	CANOPY

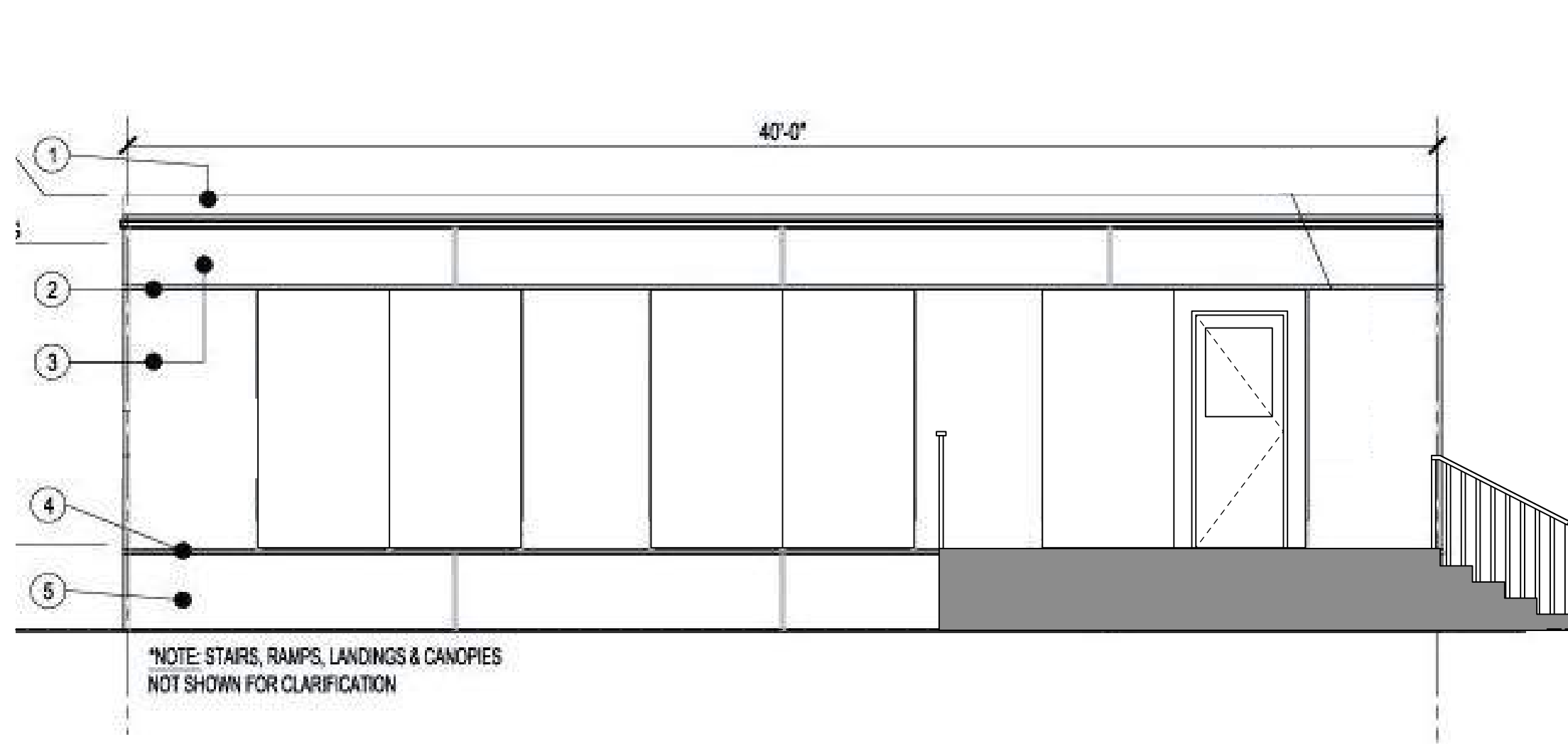


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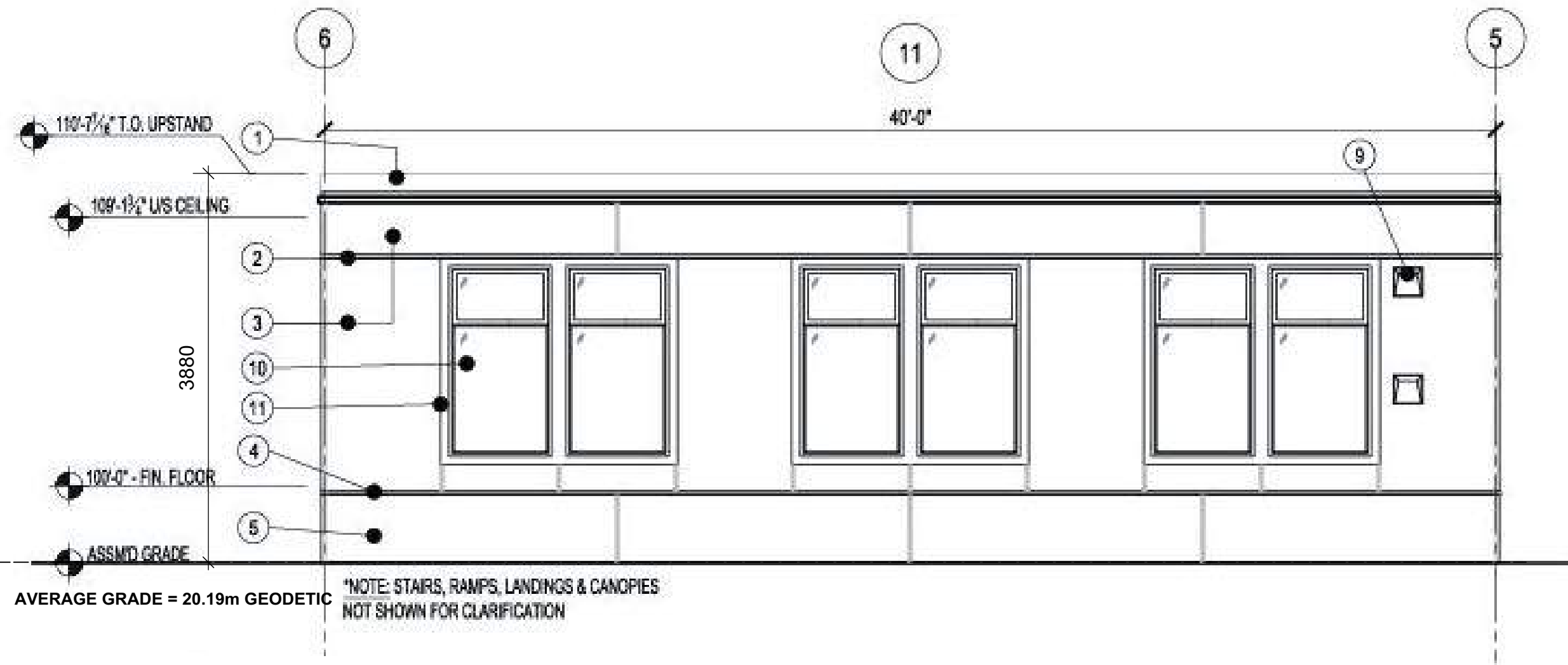
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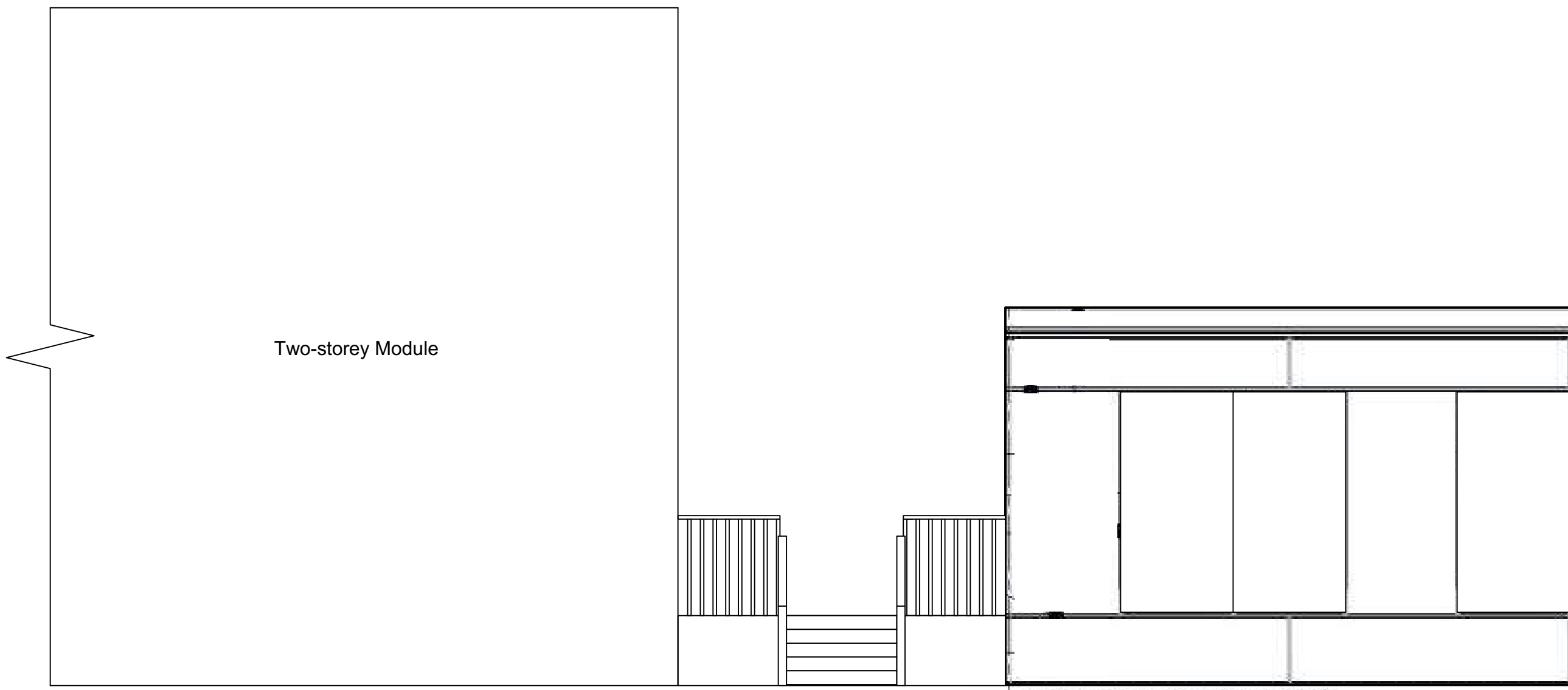
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East Elevation: One-storey Classroom Module



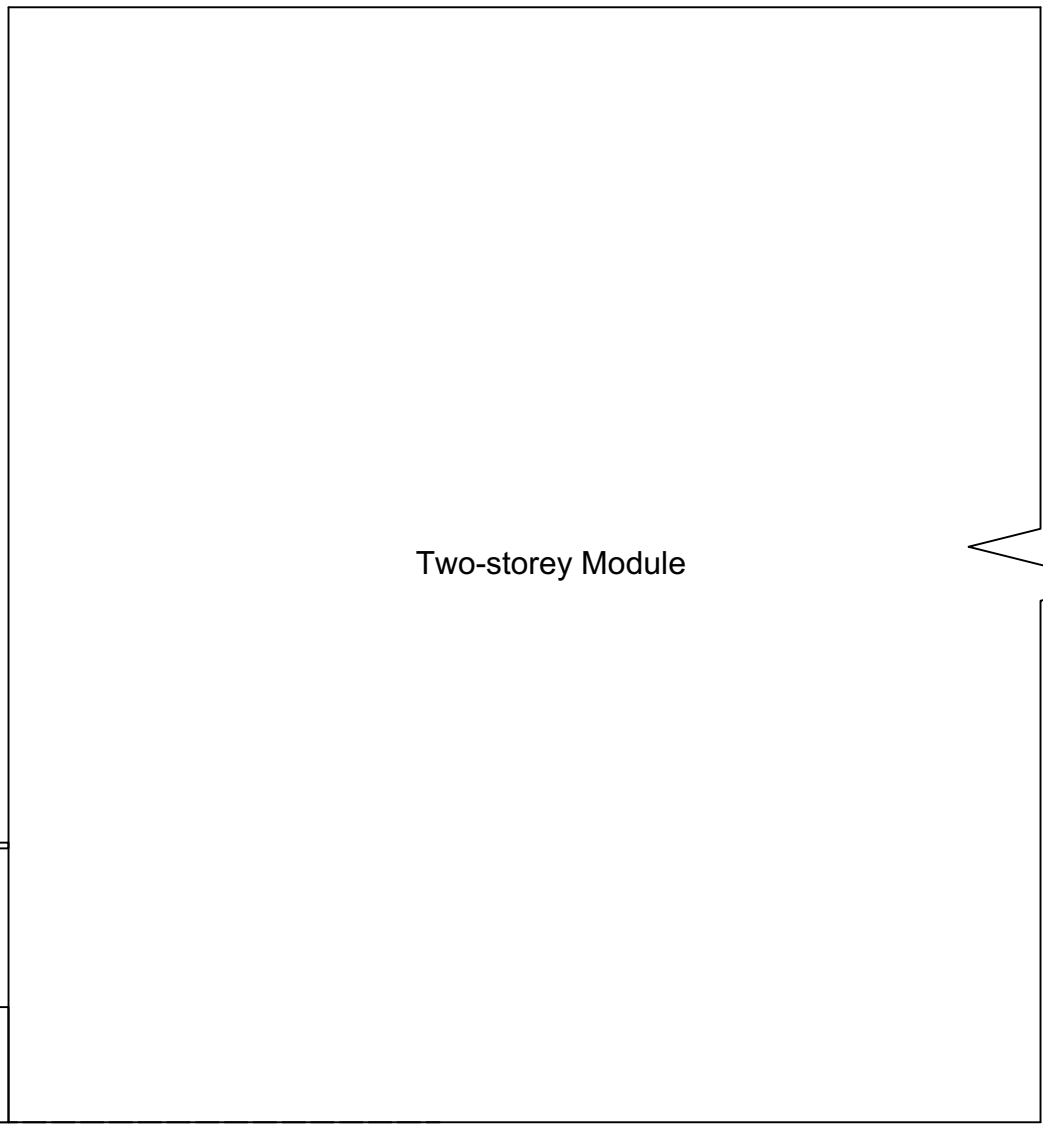
West Elevation: One-storey Classroom Module



North Elevation: One-storey M



South Elevation: One-storey Module



Two-storey Module

Rev. Date Description

1 2020 DEVELOPMENT VARIANCE PERMIT
No. Date Issue Note

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 (REVUP TYP)
⑧	EXTERIOR DOOR
⑨	EXTERIOR HVAC HOOD
⑩	WYS. 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

Date 2020 Scale 1:50

Project number 1425

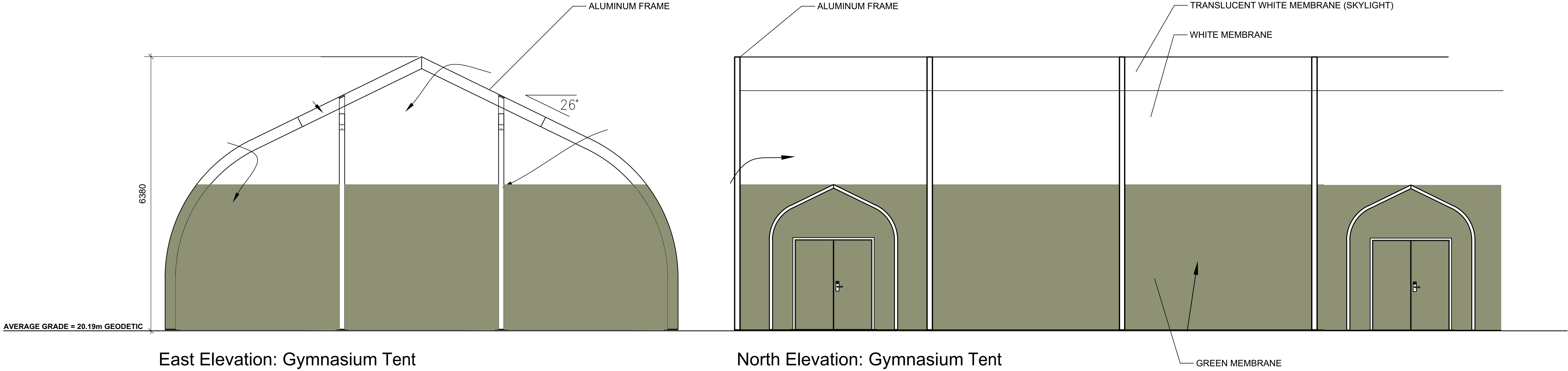
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Elevations

Sheet number

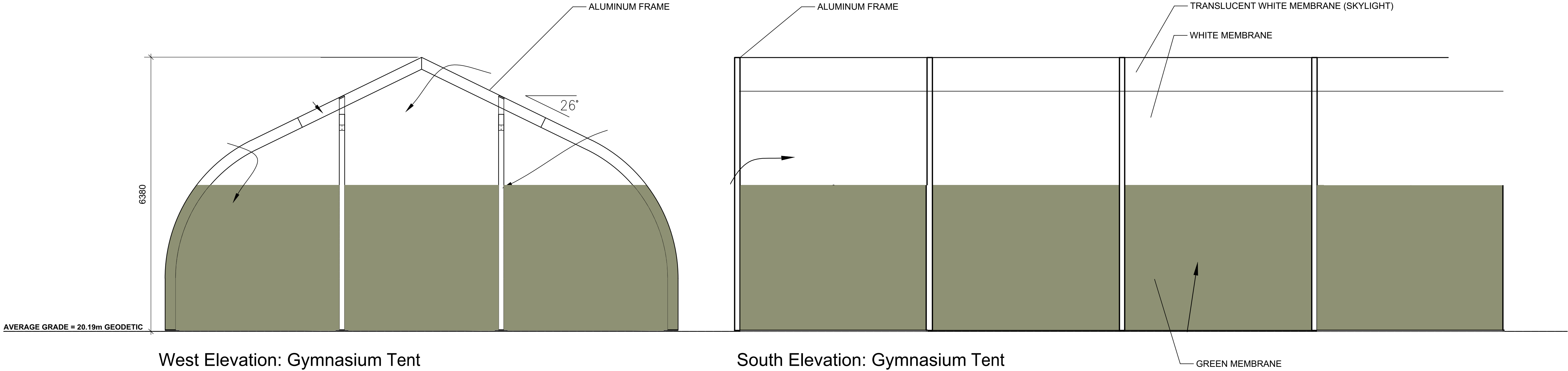
DVP07

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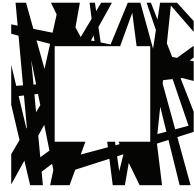
East Elevation: Gymnasium Tent

North Elevation: Gymnasium Tent



West Elevation: Gymnasium Tent

South Elevation: Gymnasium Tent



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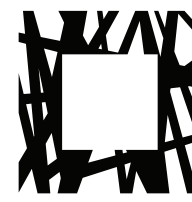
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Date	2020	Scale	1:50
Project number	1425		
Sheet Title			

Elevations

Sheet number

DVP08



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Project number 1425

Sheet Title

Legal Survey

Sheet number

DVP09

File name GNS_DVP

