



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	6.38m	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)	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			
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						
Long-term Spaces						
Short-term Spaces (Middle School)						
Short-term Spaces (Senior School)						
			60			

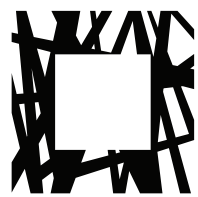
Average Grade Calculation			
	grade	distance	average
A	20.20	AB 9.71	20.20 196.14
B	20.20	BC 4.73	20.20 95.55
C	20.20	CD 12.19	20.20 246.24
D	20.20	DE 3.52	20.20 71.00
E	20.20	EF 4.23	20.20 85.45
F	20.20	FG 18.42	20.20 371.98
G	20.20	GH 12.18	20.15 245.33
H	20.10	HI 18.42	20.15 371.06
I	20.20	IJ 4.26	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
Average Grade =			143.17 m 2890.50 m 20.19 m



View from Richmond Road entrance: Existing



View from Richmond Road entrance: Proposed

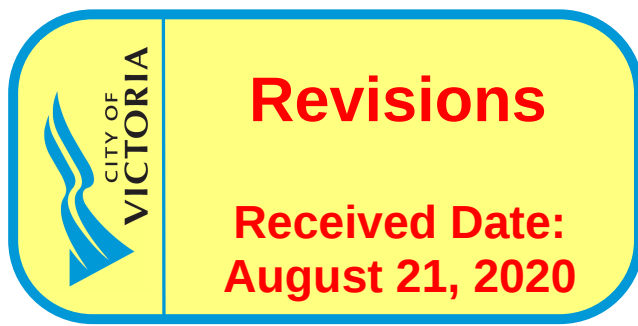


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Rev. Date Description

1 Aug 2020 DEVELOPMENT VARIANCE
PERMIT

No. Date Issue Note

Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

Date Scale As Noted

Project number 1425

Sheet Title

Context Photos and
Renderings

Sheet number

DVP01

Plot date 20200820

801 Bank Street, Victoria BC



View from site looking north



View from site looking north



View from site looking east



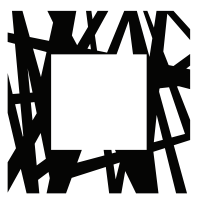
View from site looking south



View from site looking south



View from site looking west



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Glenlyon Norfolk School
Modular Classrooms and
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Date 2020 Scale As Noted

Project number 1425

Sheet Title

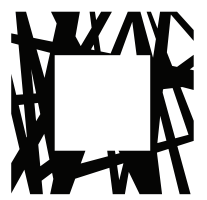
Site Photos

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DVP02

File name GNS_DVP

Plot date 20200810



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1	2020	DEVELOPMENT VARIANCE PERMIT
No.	Date	Issue Note

Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

Date 2020 Scale 1:400

Project number 1425

Sheet Title

Site Plan - School
Campus and Context

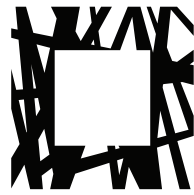
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Plot date 20200820



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Glenlyon Norfolk School
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801 Bank Street, Victoria BC

Date 2020 Scale 1 : 100

Project number 1425

Sheet Title

Site Plan - Project Area

Sheet number

DVP04



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No.	Date
1	2020

Glenlyon Norfolk School Modular Classrooms and Gymnasium Tent

801 Bank Street, Victoria BC

Scale 1 : 100

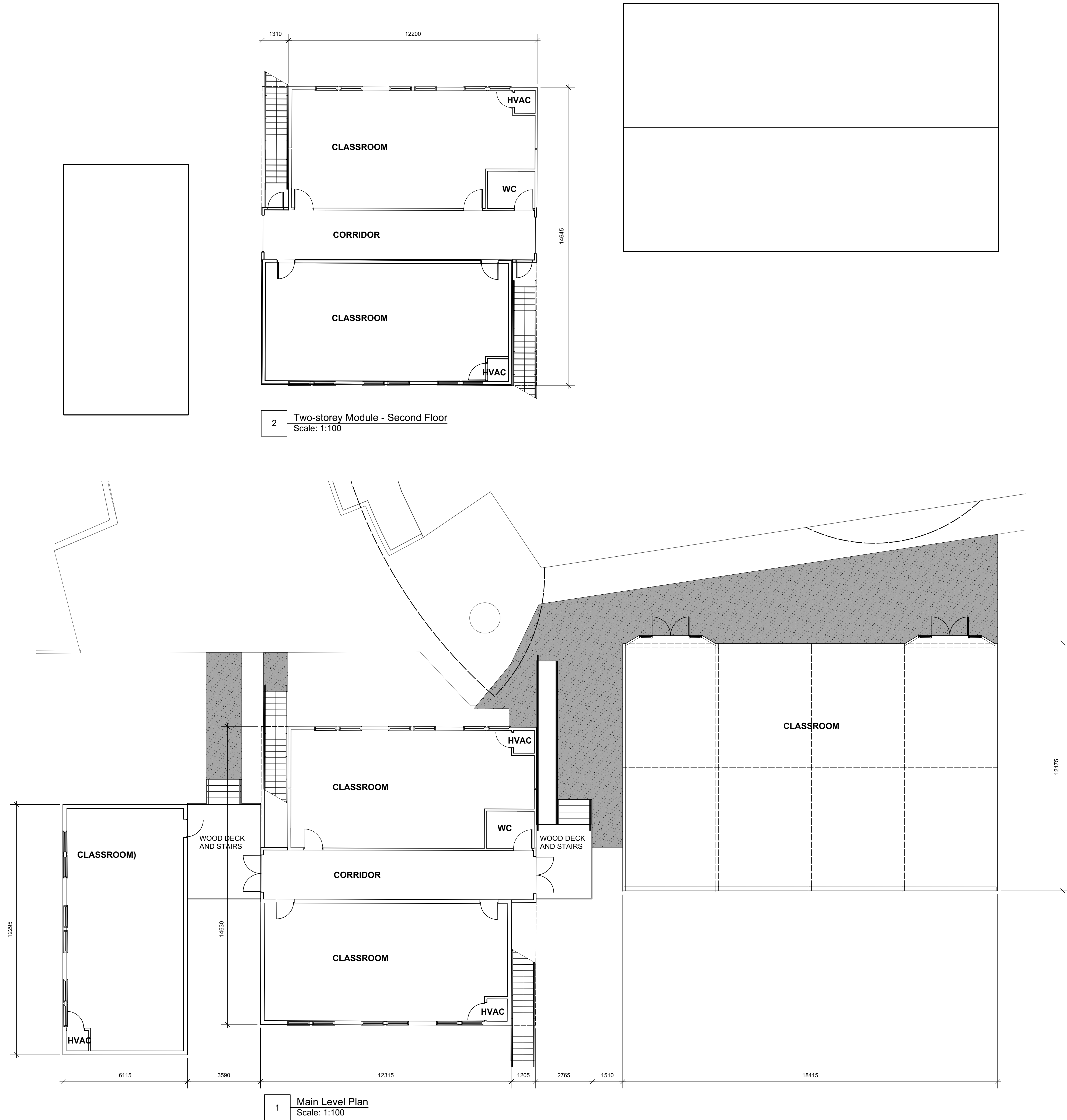
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Sheet Title

Floor Plans

Sheet number

DVP04.1

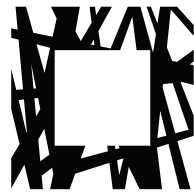




1 West Elevation
Scale: 1:200



2 South Elevation
Scale: 1:200



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Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

801 Bank Street, Victoria BC

Date	Scale	As Noted
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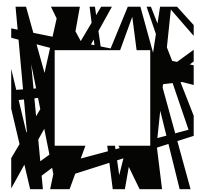
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Sheet Title

Elevations

Sheet number

DVP05



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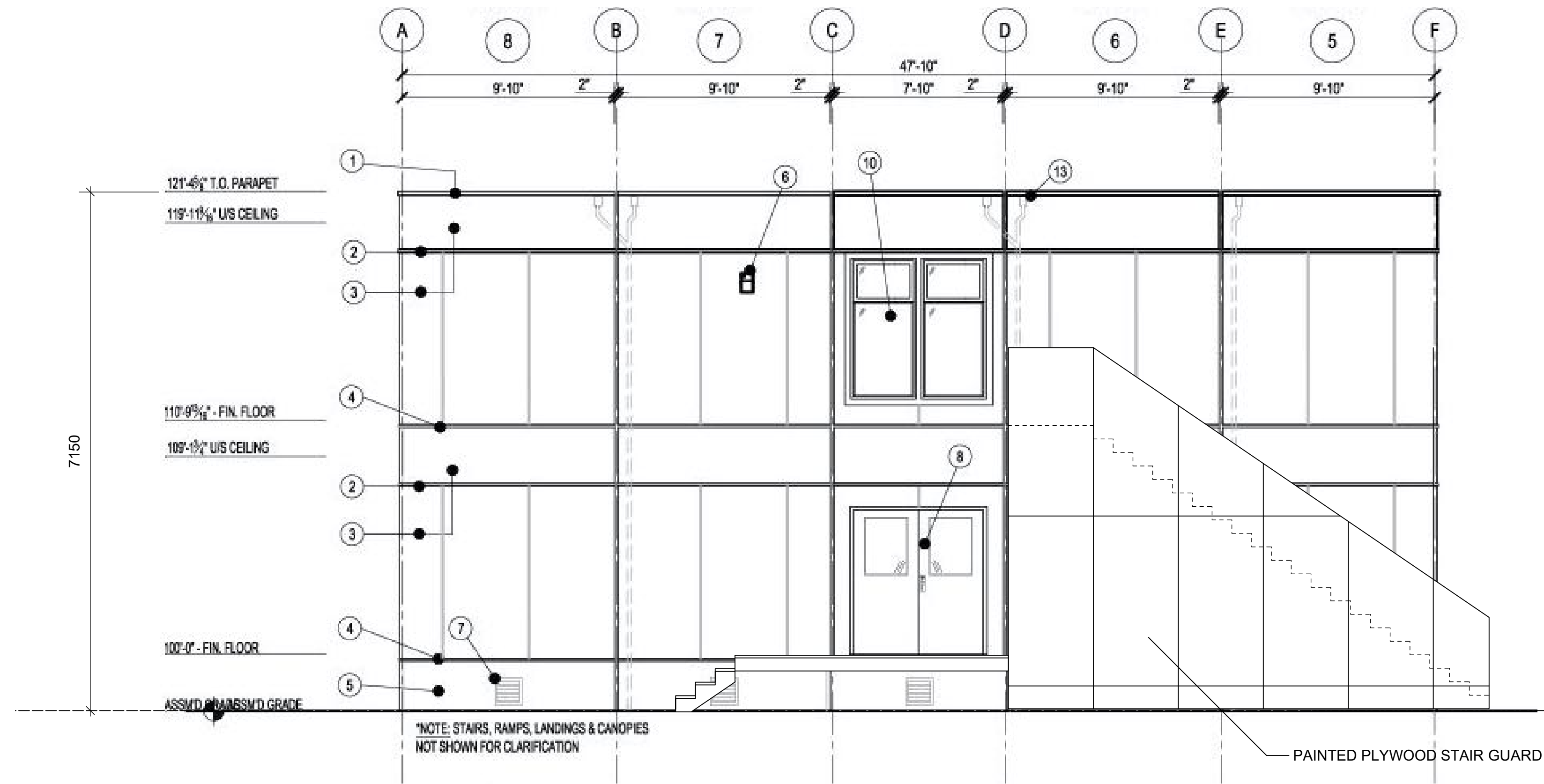
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Sheet Title

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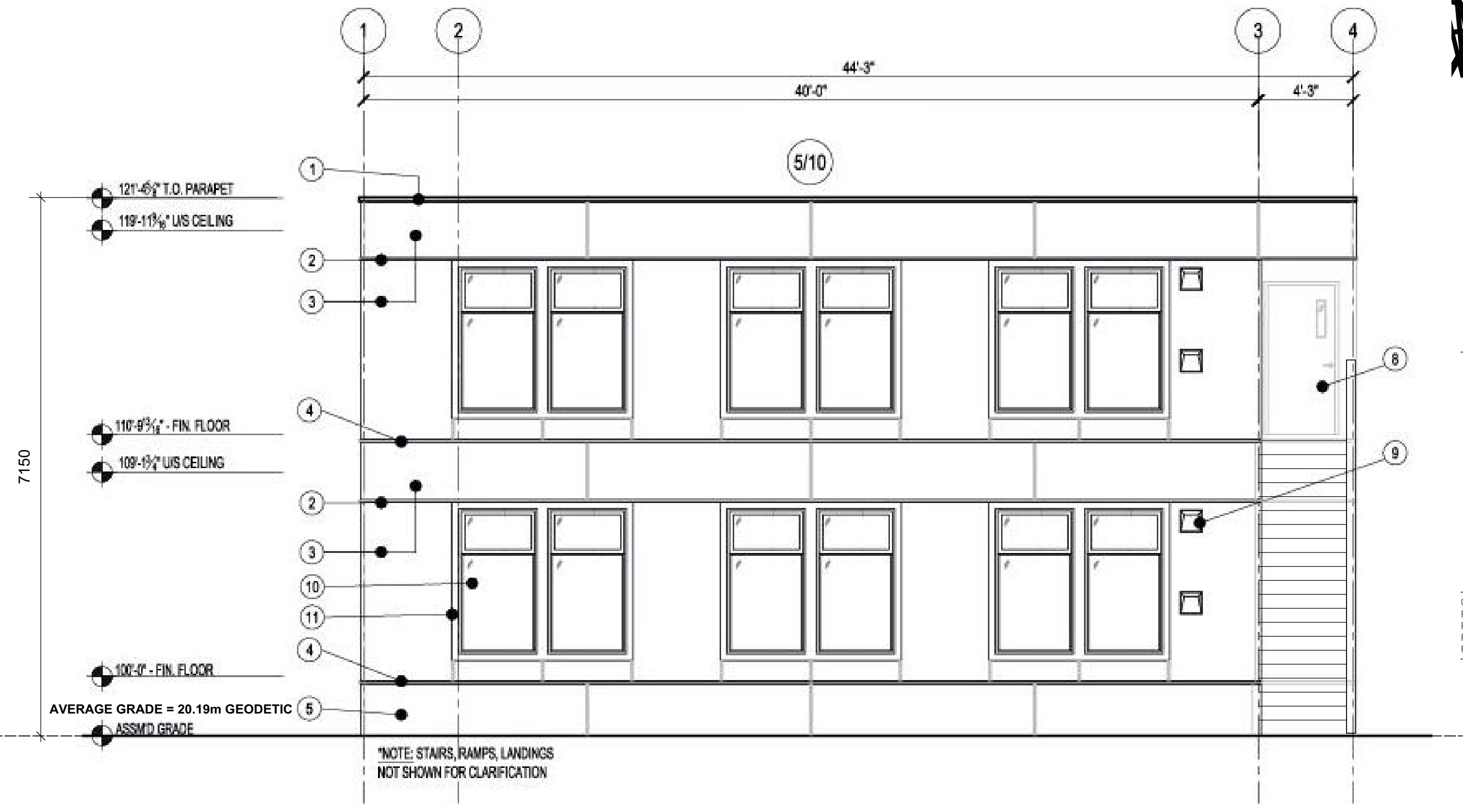
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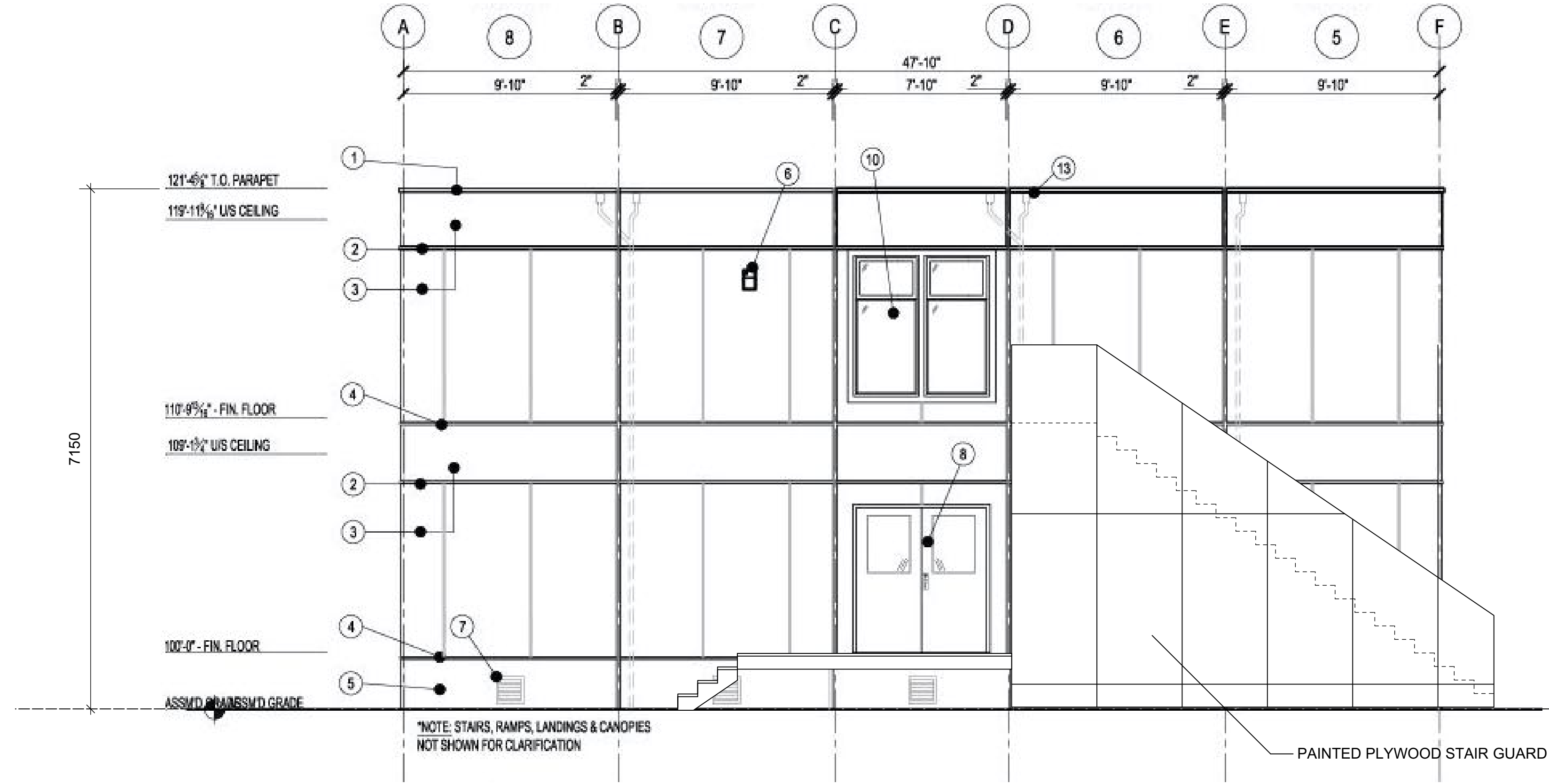
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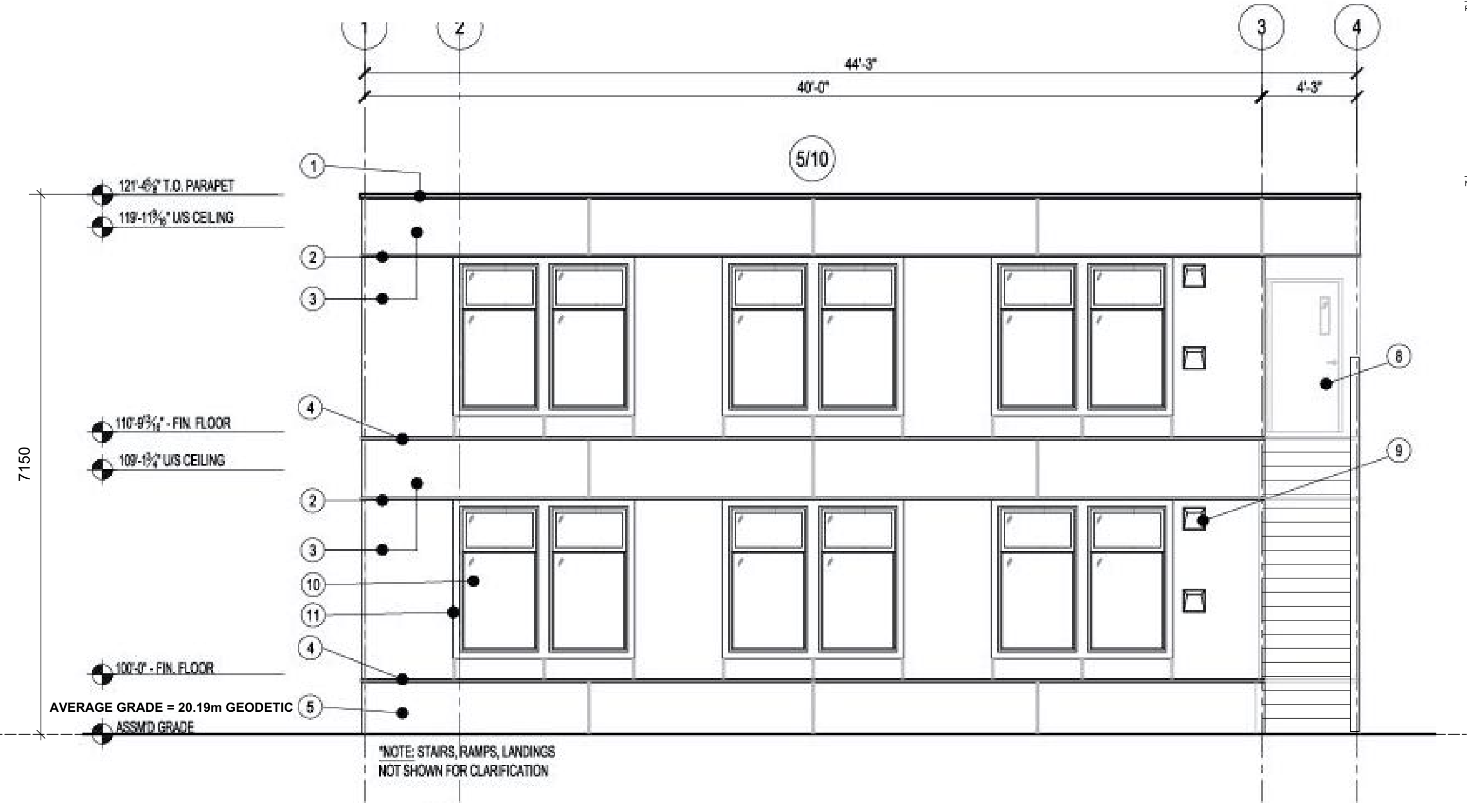
West Elevation: Two-storey Classroom Module



South Elevation: Two-storey Classroom Module

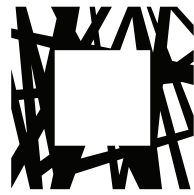


East Elevation: Two-storey Classroom Module



North Elevation: Two-storey Classroom Module

ELEVATION LEGEND	
1	PARAPET FLASHING
2	TOP FLASHING REVEAL
3	HARDE PANEL SIDING
4	BOTTOM FLASHING REVEAL
5	HARDE PANEL SKirting
6	EXTERIOR LIGHT
7	CRAWLSPACE VENT (20V2 TYP)
8	EXTERIOR DOOR
9	EXTERIOR HVAC HOOD
10	WVCL WINDOW
11	HARDE TRIM
12	JUNCTION FLASHING (SITE INSTALLED)
13	R.W.L. (BY OTHERS)
14	CANOPY

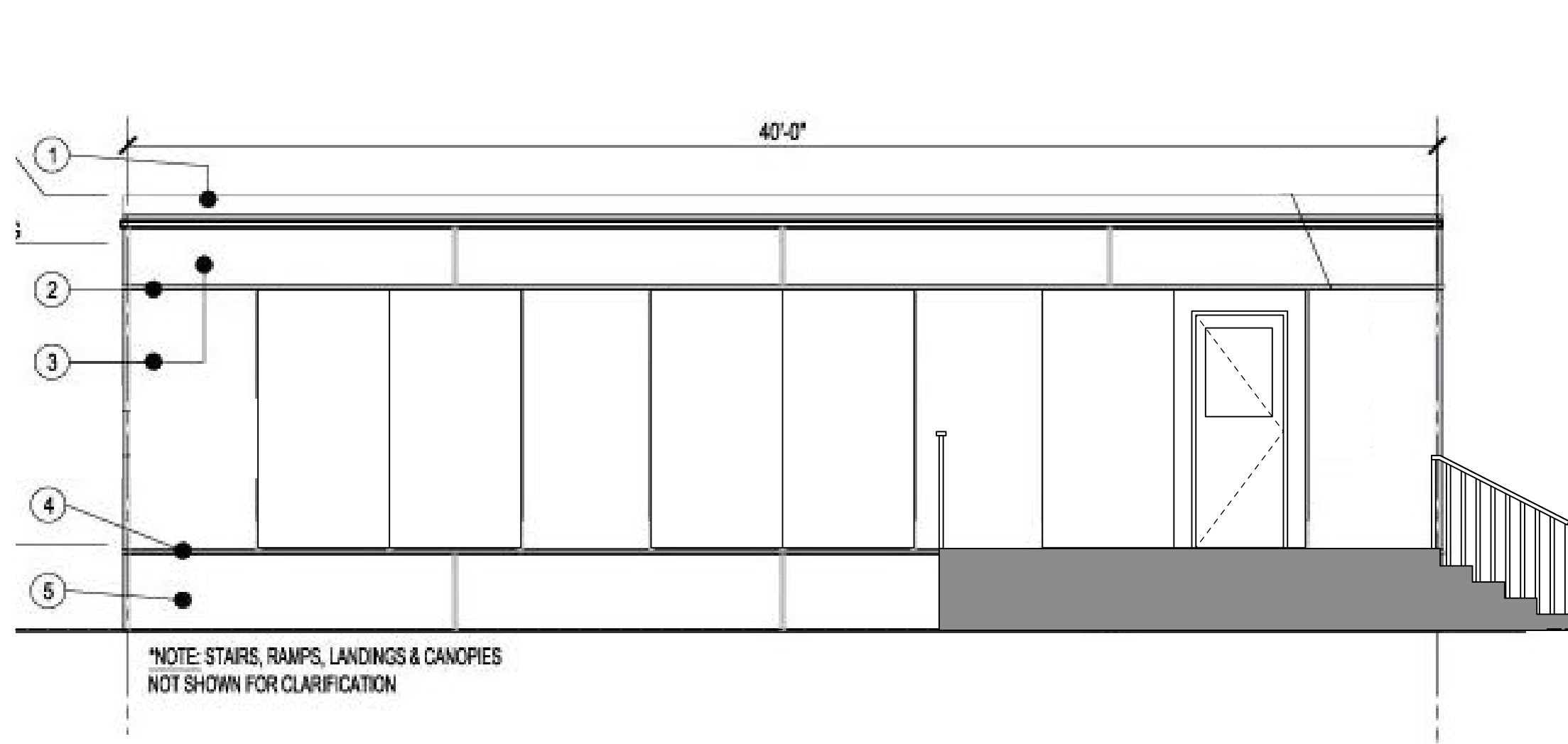


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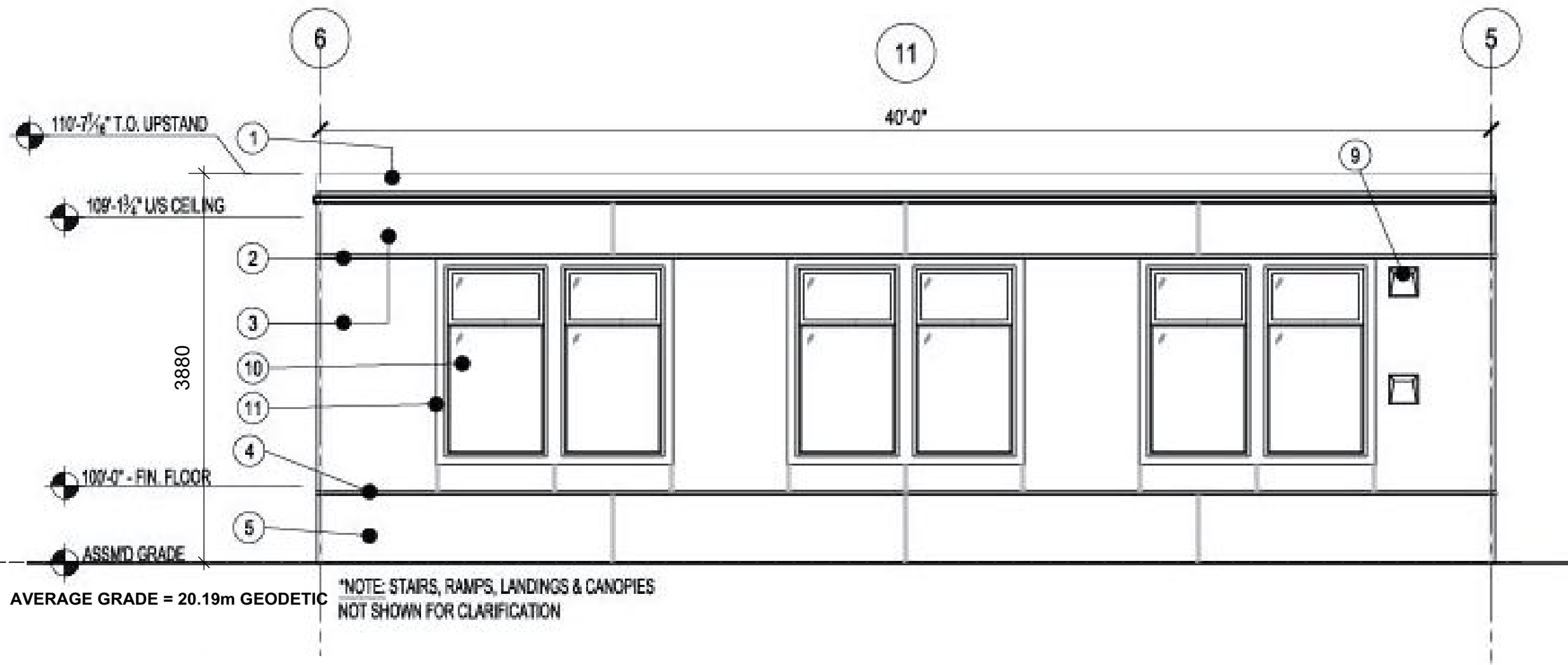
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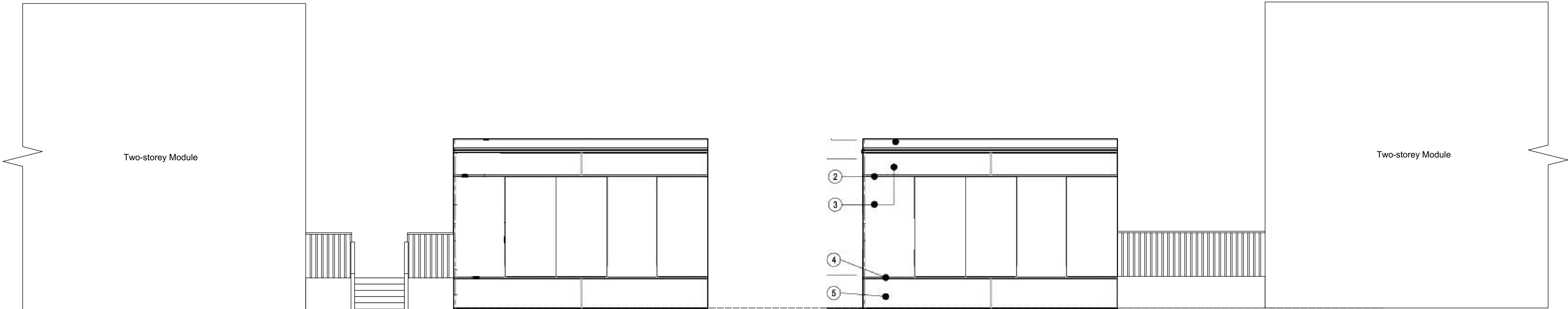
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East Elevation: One-storey Classroom Module



West Elevation: One-storey Classroom Module



North Elevation: One-storey M

South Elevation: One-storey Module

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 (20x12 TYP.)
⑧	EXTERIOR DOOR
⑨	EXTERIOR HVAC HOOD
⑩	WIND. 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

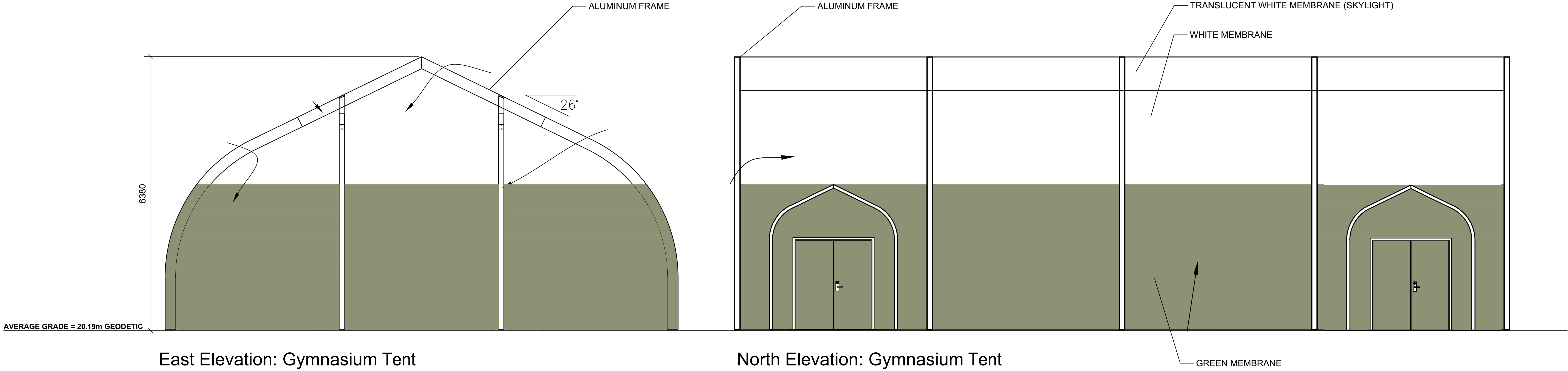
Date 2020 Scale 1:50
Project number 1425
Sheet Title

Elevations

Sheet number

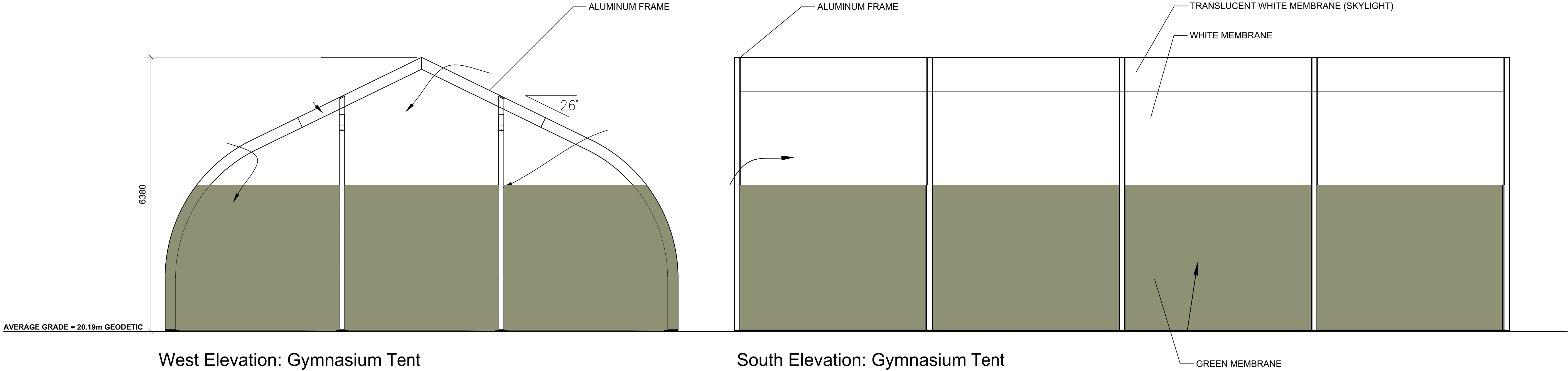
DVP07

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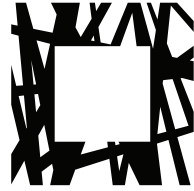
East Elevation: Gymnasium Tent

North Elevation: Gymnasium Tent



West Elevation: Gymnasium Tent

South Elevation: Gymnasium Tent



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801 Bank Street, Victoria BC

Date	2020	Scale	1:50
Project number	1425		
Sheet Title			

Elevations

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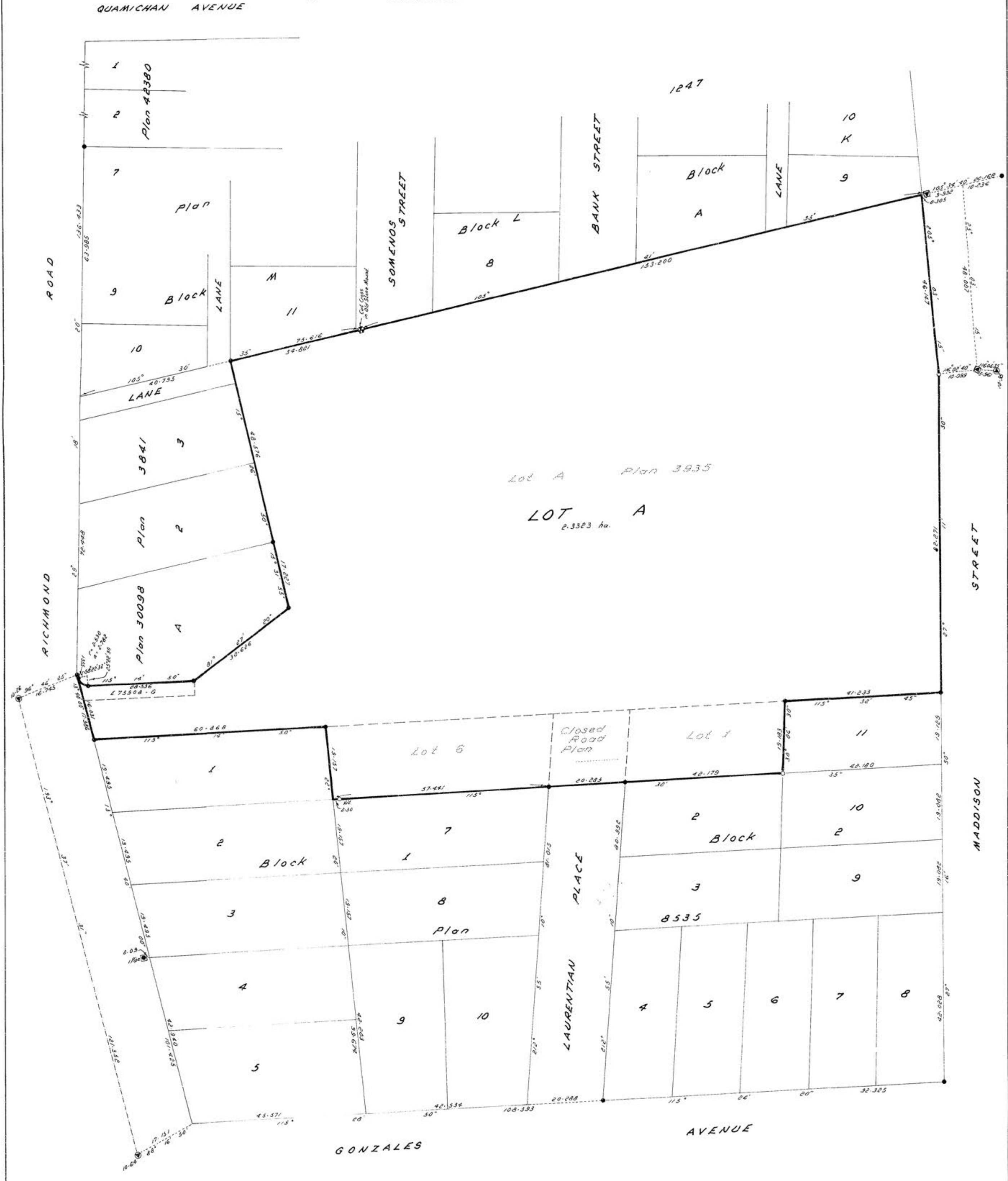
DVP08

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 25 day of August 1993
By *Michael E. Claxton*
B.C.L.S. 110344
This Plan lies within the
Capital Regional District

Scale: 1:500
Distances are in Metres, unless otherwise indicated.
One Decimetre are derived from Inherited Survey Area A17.
Corrections of the City of Victoria
Control Monument (A) 26.8 (A) 64
This Plan Shows Ground Level Measured Distances
Prior to Construction of 10/15/16 and 10/15/16
Multiplied by Conversion Factor 0.9996030521
Legend:
Control Monument
Survey Monument
Iron Pipe Found
Standard Iron Post (Type 5) Found
Stone Mound Found



SIGNED, SEALED AND DELIVERED
in the presence of:
Michael E. Claxton
Signature: *Michael E. Claxton*
Address: 400 Burrard St
Vancouver, B.C. V6C 2B4
Occupation: Surveyor
(as to both signatories)
Witness:
IN WITNESS WHEREOF
These persons have hereunto
set their hands and seals
this 24 day of October 1993
CANADIAN IMPERIAL BANK OF COMMERCE
By their authorized signatories:
Witness: *Michael E. Claxton*
Signature: *Michael E. Claxton*
Address: 400 Burrard St
Vancouver, B.C. V6C 2B4
Occupation: Surveyor
(as to both signatories)

Registered Owner
Glenlyon Norfolk School Society
(Inc. No. 2-200867)
by its authorized signatory

IN WITNESS WHEREOF
These persons have hereunto
set their hands and seals
this 24 day of October 1993
MICHAEL E. CLAXTON
Signature: *Michael E. Claxton*
Address: 400 Burrard St
Vancouver, B.C. V6C 2B4
Occupation: Surveyor
(as to both signatories)

Survey and Plan amended,
September 16, 1992
By *Michael E. Claxton*
B.C.L.S. 110344

Michael E. Claxton, a British Columbia Land Surveyor,
of Victoria in British Columbia, certifies that I was present at and
personally supervised the survey represented by this plan and
that the survey and plan are correct.
The survey was completed on the 24 day of May 1990

MICHAEL E. CLAXTON
B.C. LAND SURVEYOR
201-721 VANALMAN AVENUE
VICTORIA, B.C. V8E 3M6
PHONE: 479-2258
FAX: 479-3831
FILE: 87-6393 121

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Glenlyon Norfolk School
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801 Bank Street, Victoria BC

Date 2020 Scale As Noted

Project number 1425

Sheet Title

Legal Survey

Sheet number

DVP09

File name GNS_DVP