



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	6.39 m	Variance Requested
Proposed 2-Storey Classroom Module	3.5 m	7.16 m	Variance Requested
Proposed 1-storey Classroom Module	3.5 m	3.89 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		5,384.60 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	103	103
Existing parking	103	
Existing Maddison lot	49	
Existing Laurentian Lot	14	
Existing Richmond lot	26	
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

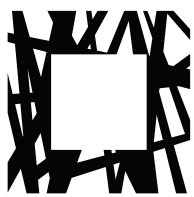
Average Grade Calculation			
	grade	distance	average
A	20.20	AB 9.71	20.20 196.14
B	20.20	BC 4.73	20.20 95.55
C	20.20	CD 12.19	20.20 246.24
D	20.20	DE 3.52	20.20 71.00
E	20.20	EF 4.23	20.20 85.45
F	20.20	FG 18.42	20.20 371.98
G	20.20	GH 12.18	20.15 245.33
H	20.10	HI 18.42	20.15 371.06
I	20.20	IJ 4.26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

Bubbled areas indicate revisions
compared to the previously
submitted plans

Received Date:
October 9, 2020

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C	200908	PARKING COUNT REVISED
B	200828	PARKING SPACE ALLOCATION REVISED
A	200819	ELEC CONTAINER ADDED TO SITE COVERAGE
Rev.	Date	Description

1	200819	ISSUED FOR DEVELOPMENT VARIANCE PERMIT
No.	Date	Issue Note



Final Approved Plans

Adopted Date:
October 21, 2020

Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

Date 200810 Scale As Noted

Project number 1425

Sheet Title

Context Photos and
Renderings

Sheet number

DVP01

File name 2008_Gym Tent_DVP drawings_200810.vwx

Plot date 20201009

801 Bank Street, Victoria BC



View from site looking north



View from site looking north



View from site looking east



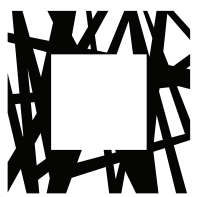
View from site looking south



View from site looking south



View from site looking west



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1	2020	DEVELOPMENT VARIANCE PERMIT
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No.	Date	Issue Note
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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

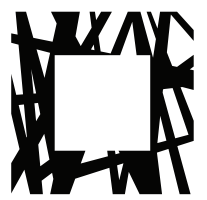
Site Photos

Sheet number

DVP02

File name GNS_DVP

Plot date 20200810



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E	201009	MORE PARKING REVISIONS
D	201008	PARKING REVISED
C	200908	PARKING COUNT REVISED
Rev.	Date	Description

1	200819	ISSUED FOR DEVELOPMENT VARIANCE PERMIT
No.	Date	Issue Note

Glenlyon Norfolk School
Modular Classrooms and
Gymnasium Tent

801 Bank Street, Victoria BC

Date 200810 Scale 1:400

Project number 1425

Sheet Title

Site Plan - School
Campus and Context

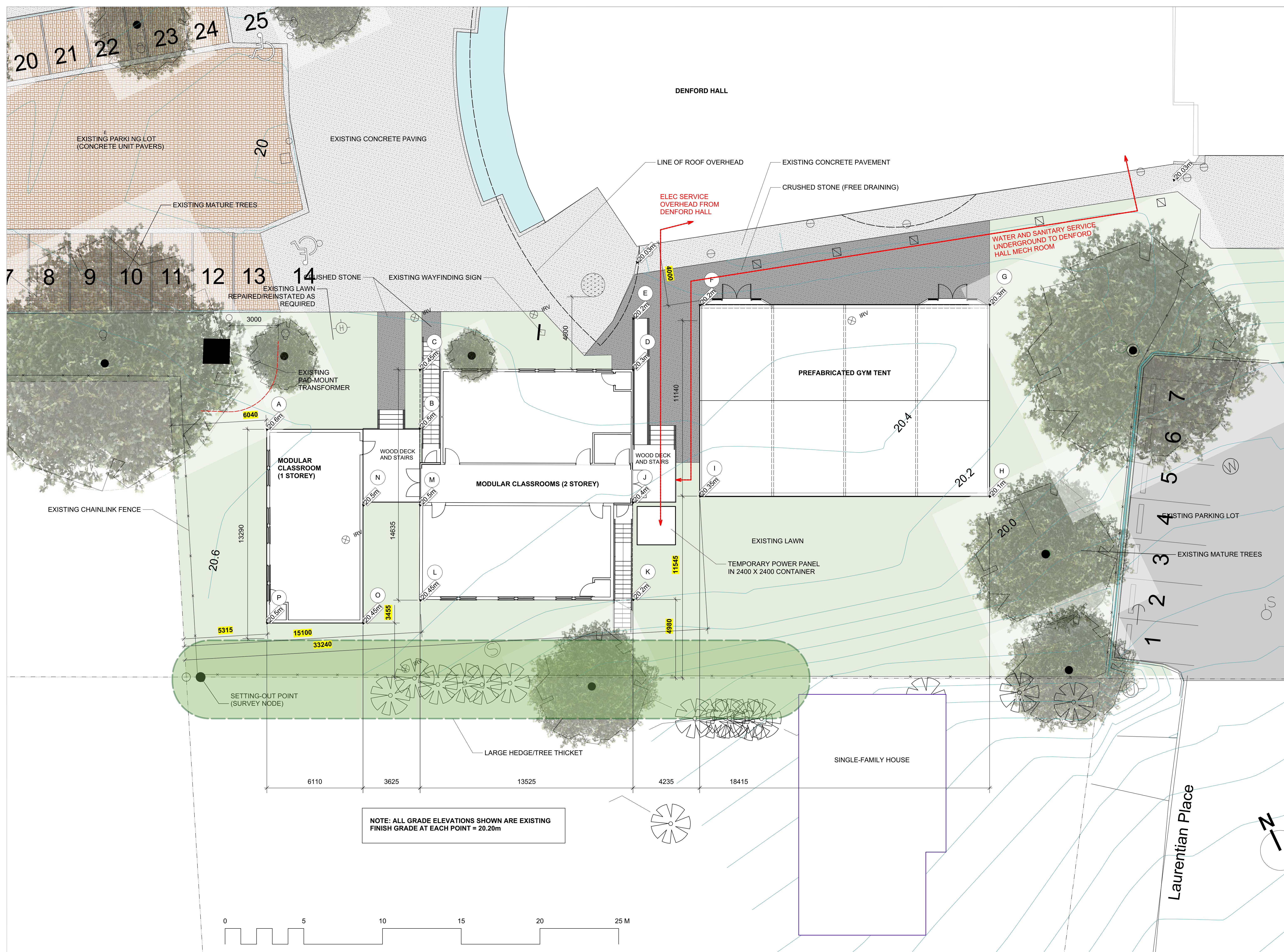
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File name 2008_Gym Tent_DVP drawings_201008.vwx

Plot date 20201009







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No.	Date
1	2020

Glenlyon Norfolk School Modular Classrooms and Gymnasium Tent

801 Bank Street, Victoria BC

Scale 1 : 100

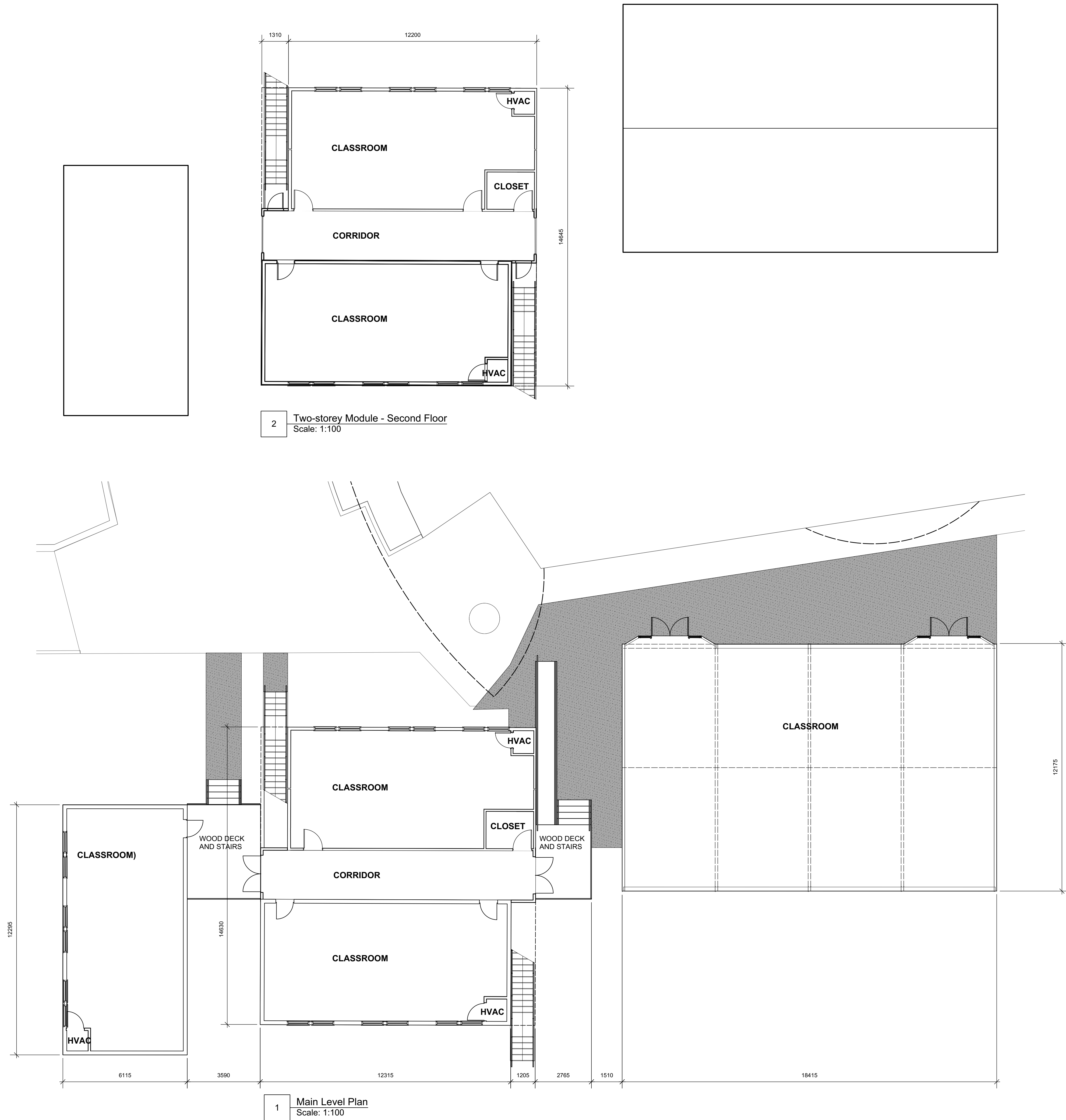
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Sheet Title

Floor Plans

Sheet number

DVP04.1

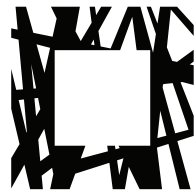




1 West Elevation
Scale: 1:200



2 South Elevation
Scale: 1:200



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Glenlyon Norfolk School
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801 Bank Street, Victoria BC

Date Scale As Noted

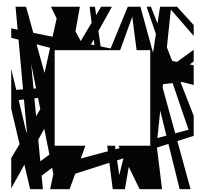
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Sheet Title

Elevations

Sheet number

DVP05



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Date 2020 Scale 1:50

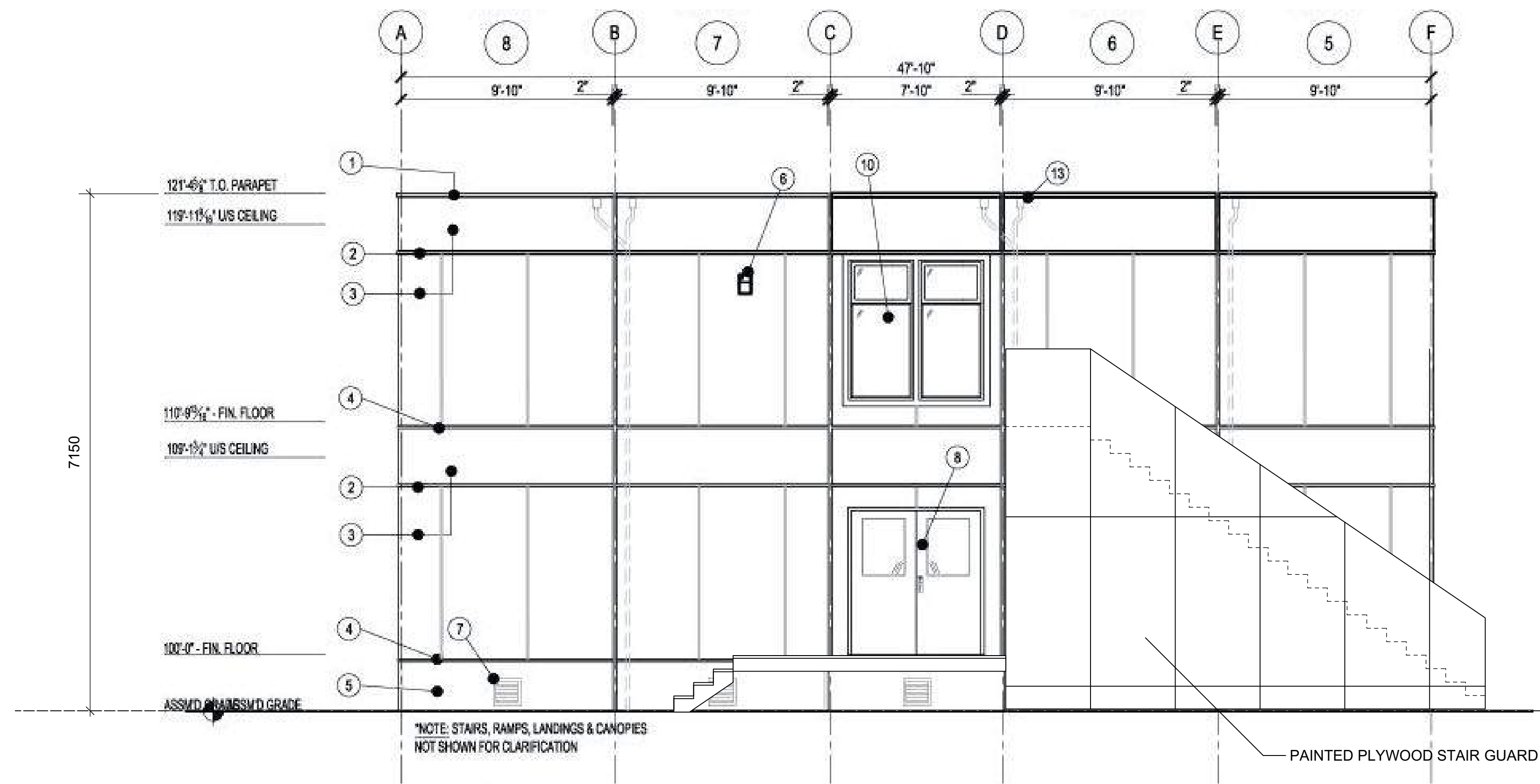
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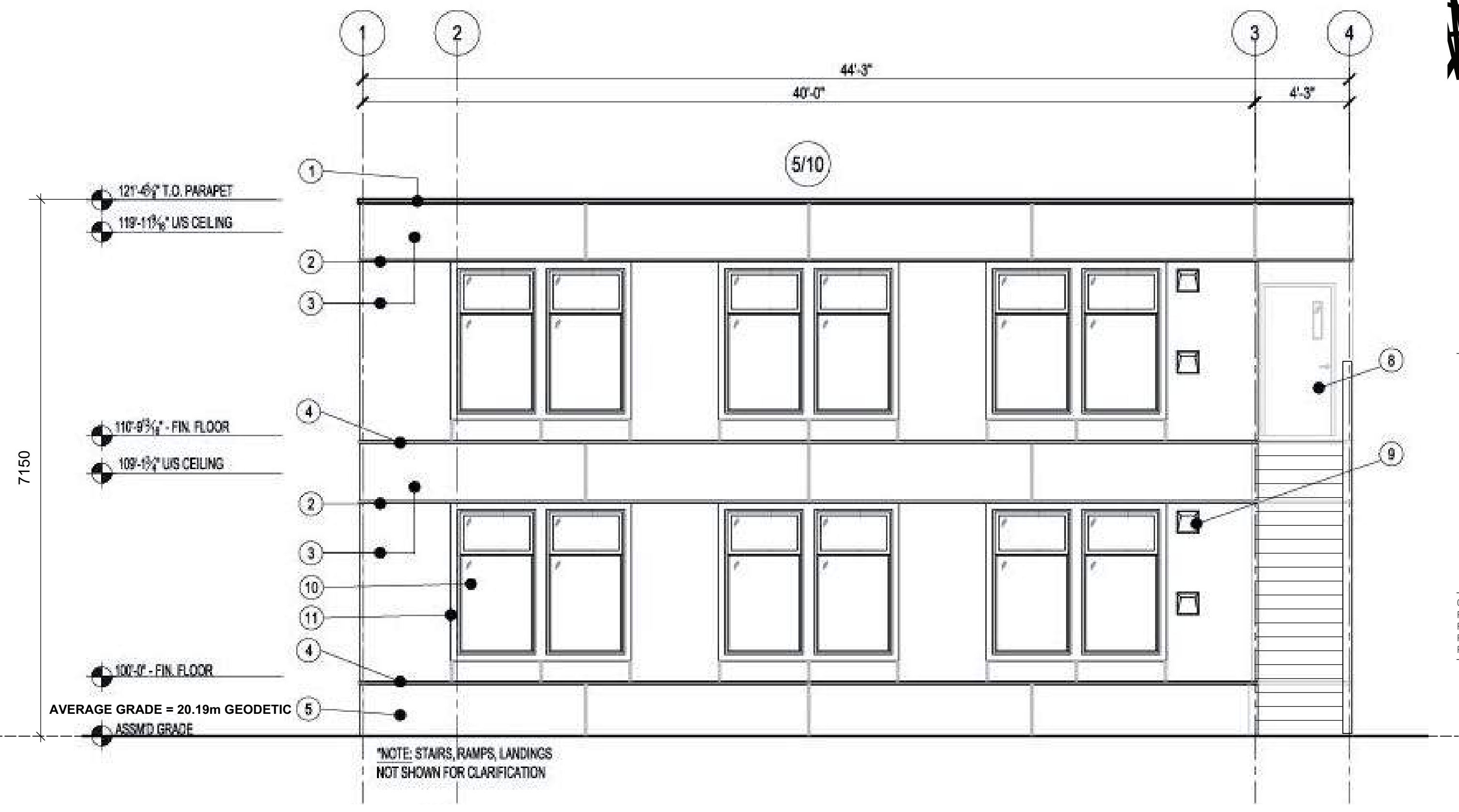
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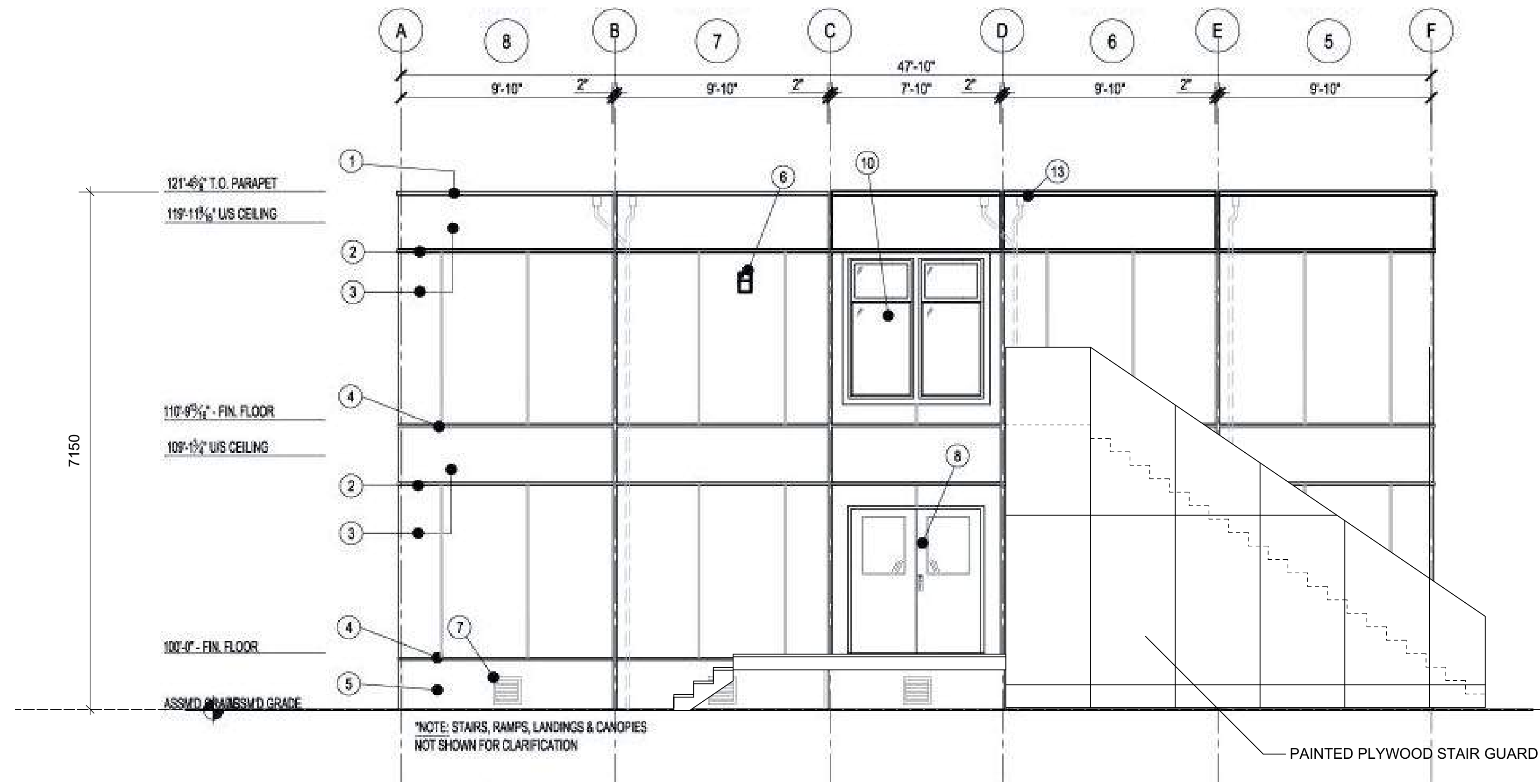
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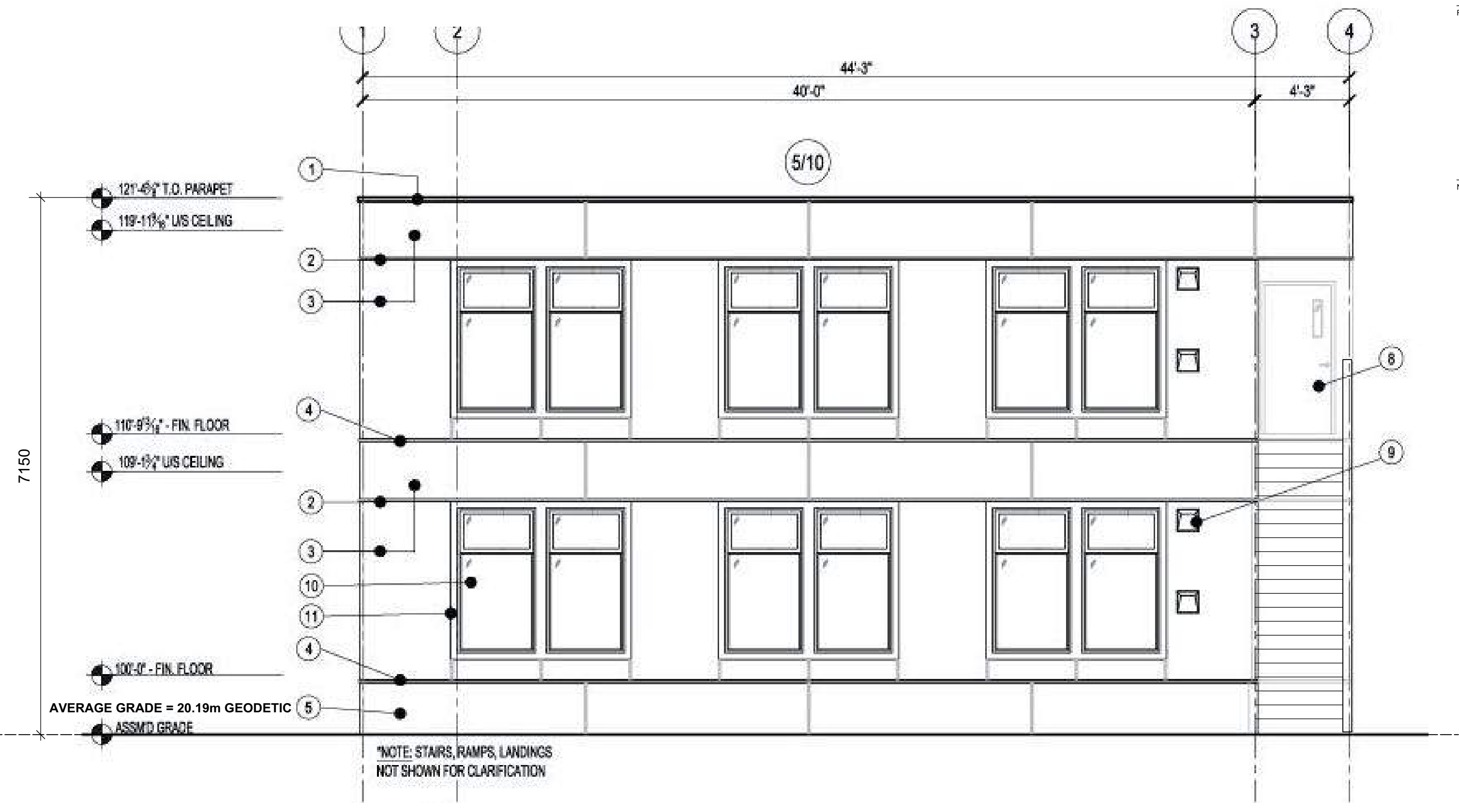
West Elevation: Two-storey Classroom Module



South Elevation: Two-storey Classroom Module

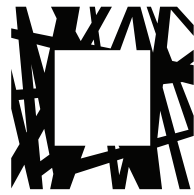


East Elevation: Two-storey Classroom Module



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 SKIRTING
6	EXTERIOR LIGHT
7	CRAWLSPACE VENT (REV'Y 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

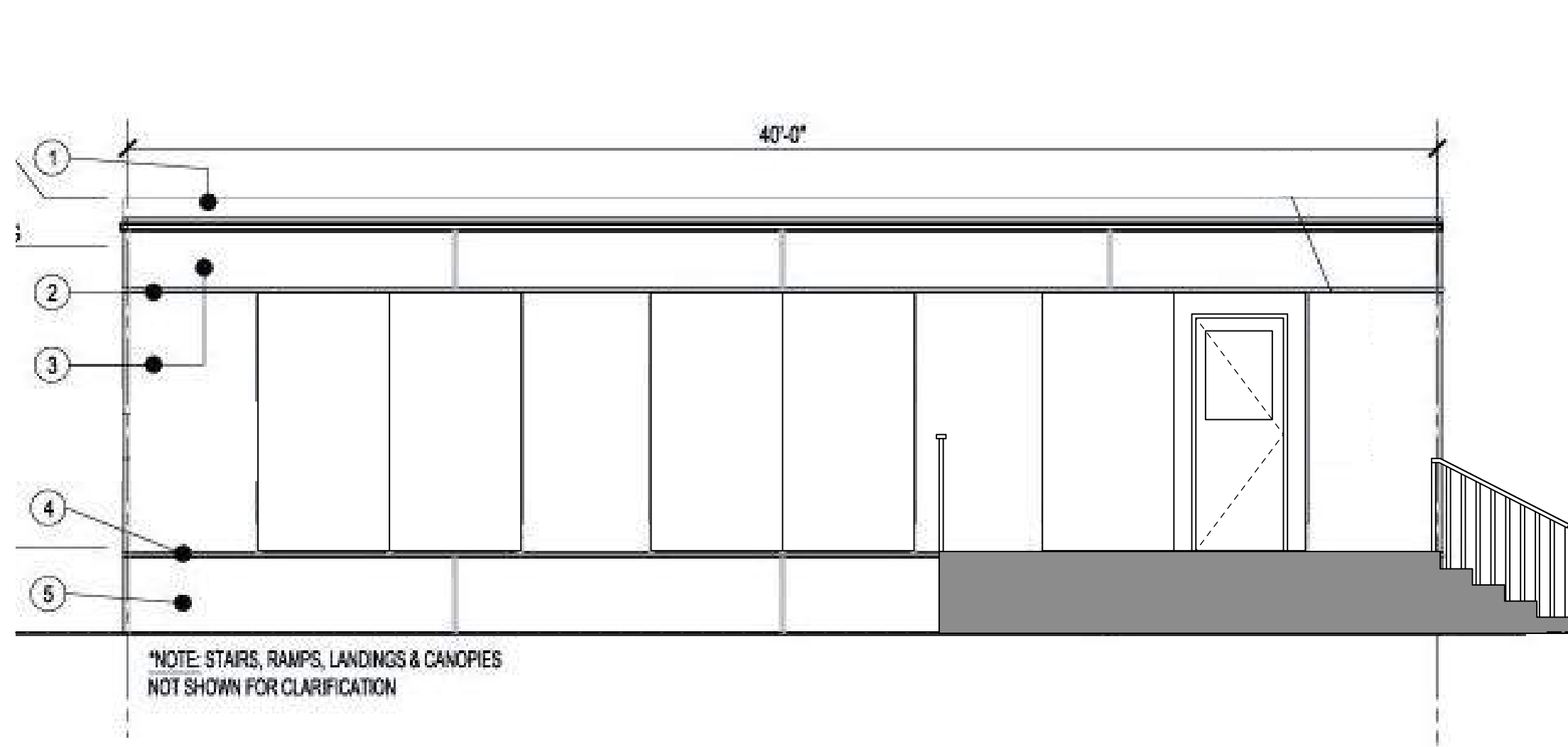


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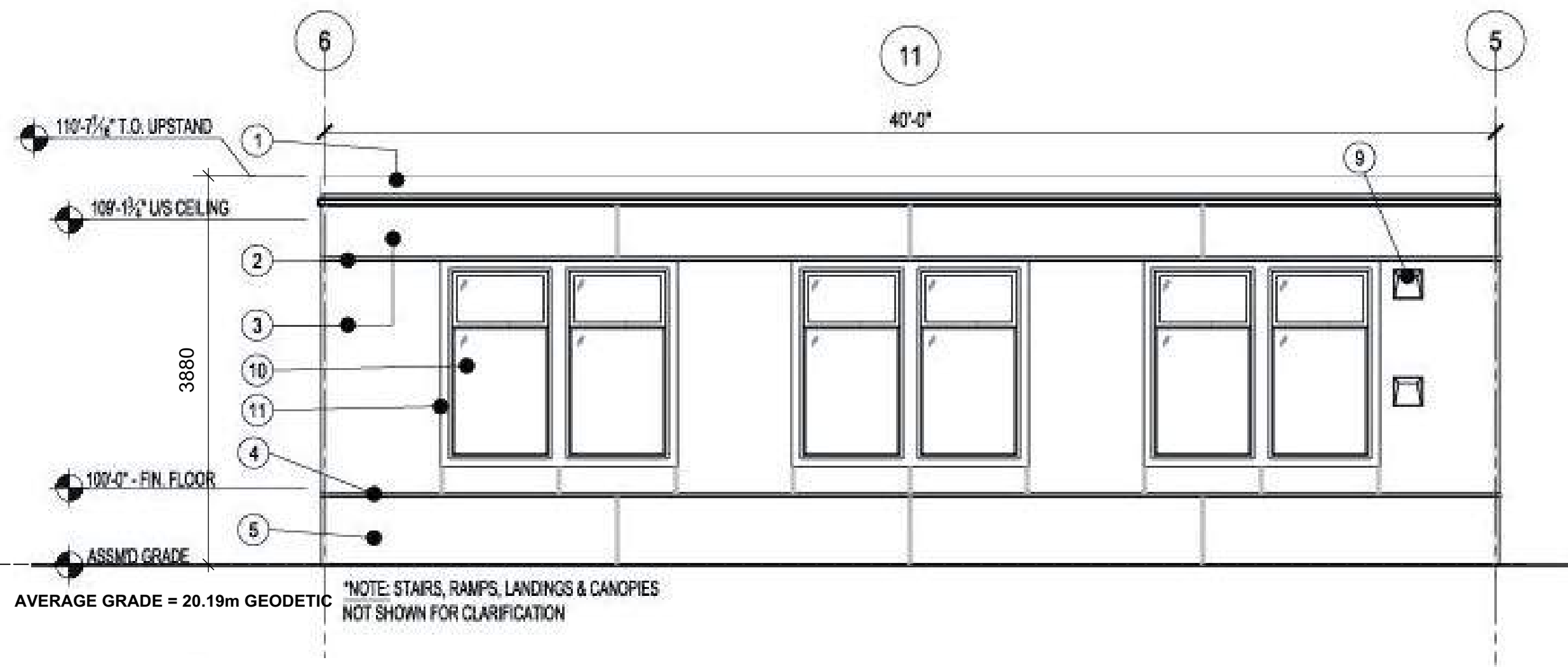
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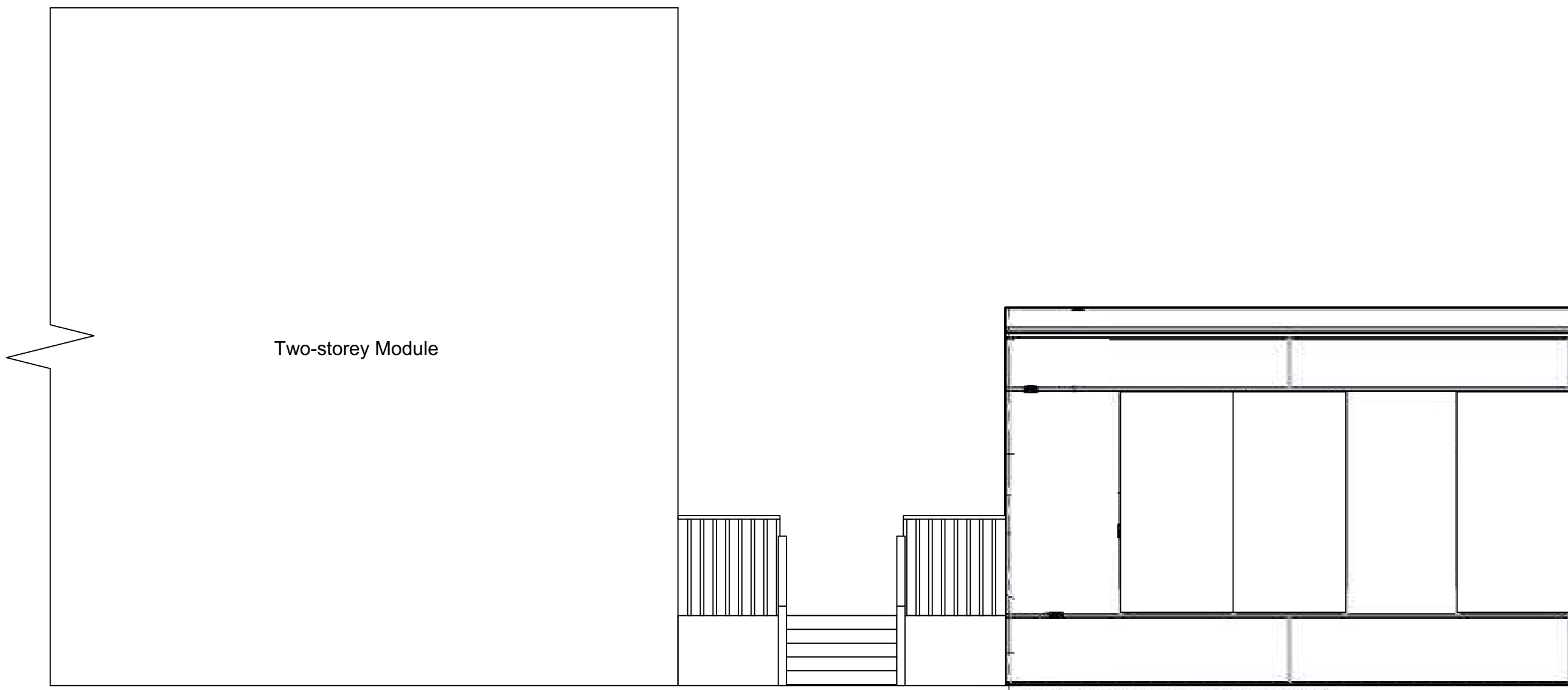
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East Elevation: One-storey Classroom Module



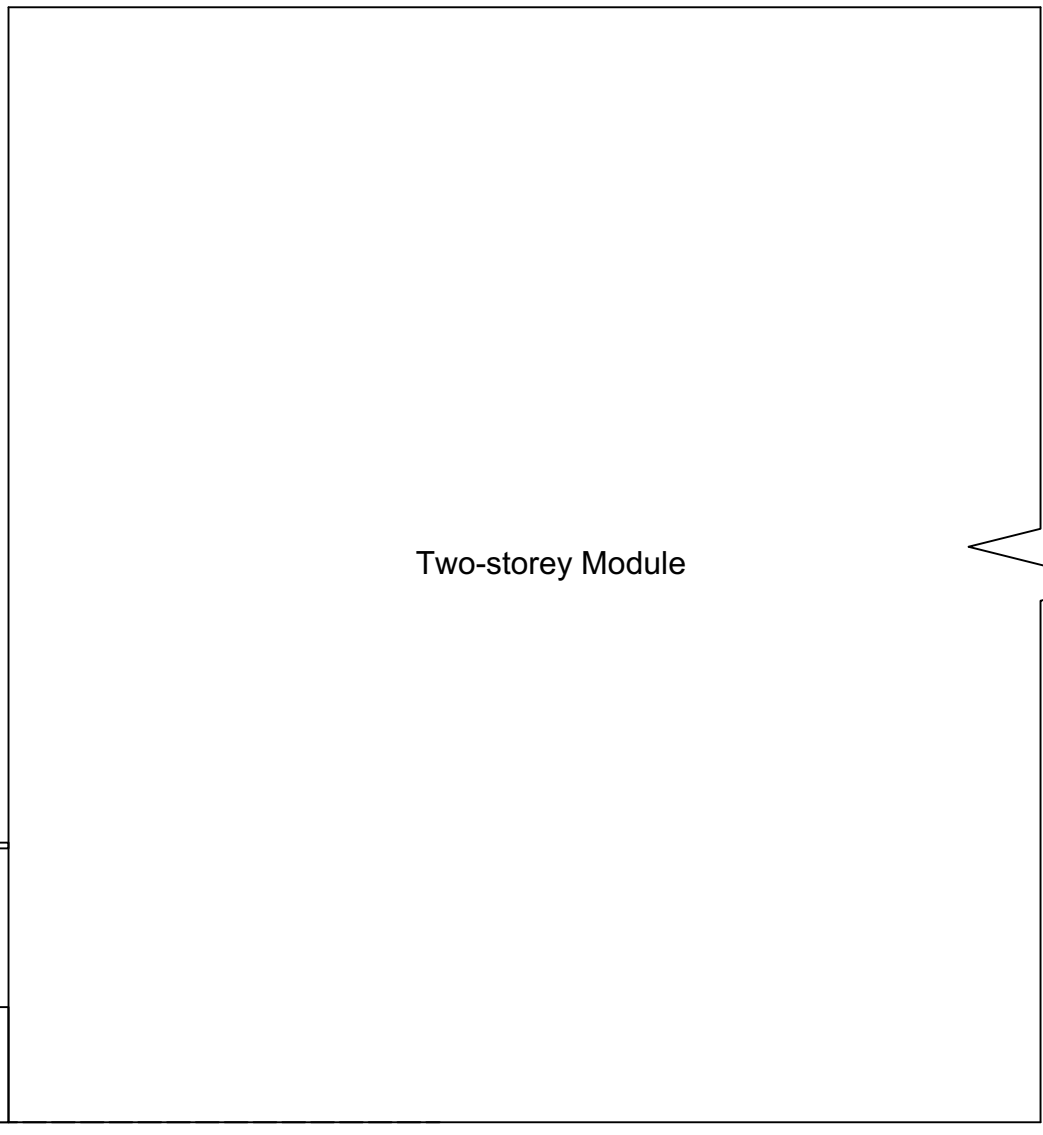
West Elevation: One-storey Classroom Module



North Elevation: One-storey M



South Elevation: One-storey Module



Two-storey Module

Rev. Date Description

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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

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Modular Classrooms and
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Date 2020 Scale 1:50

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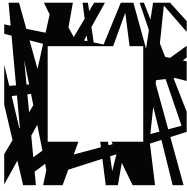
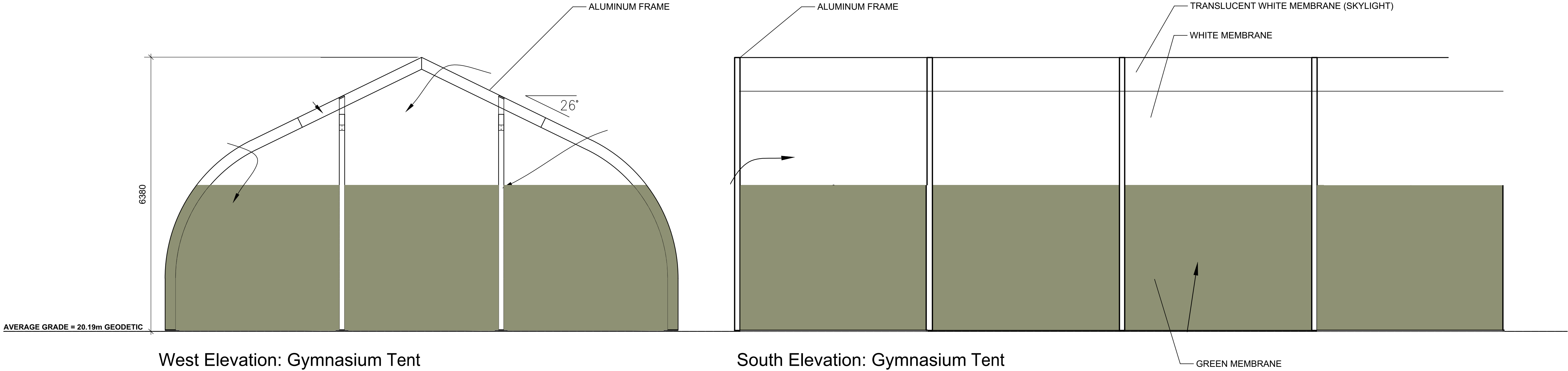
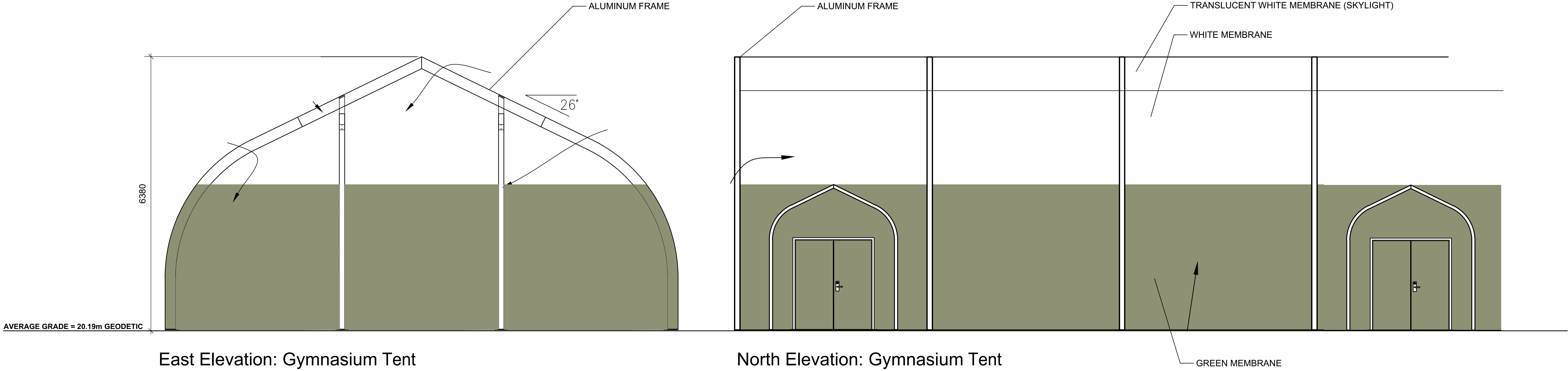
Sheet Title

Elevations

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Project number 1425

Sheet Title

Legal Survey

Sheet number

DVP09

File name GNS DVP

