



Richmond Road entrance



Views of site looking southeast



**Project Data**

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

	Zoning Requirement	Application
<b>Site Area</b>	460.0 m2	23,323 m2
<b>Lot Width</b>	15.0 m	118.3 m (average)

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

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

Setbacks (minimum)		
<b>Proposed Gym Tent</b>		
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
<b>Proposed 2-storey Classroom Modules</b>		
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
<b>Proposed 1-storey Classroom Modules</b>		
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 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

<b>Rear Lot Area</b>	7,725 m2
<b>Rear Lot Coverage (maximum)</b>	25.0% 7.1%

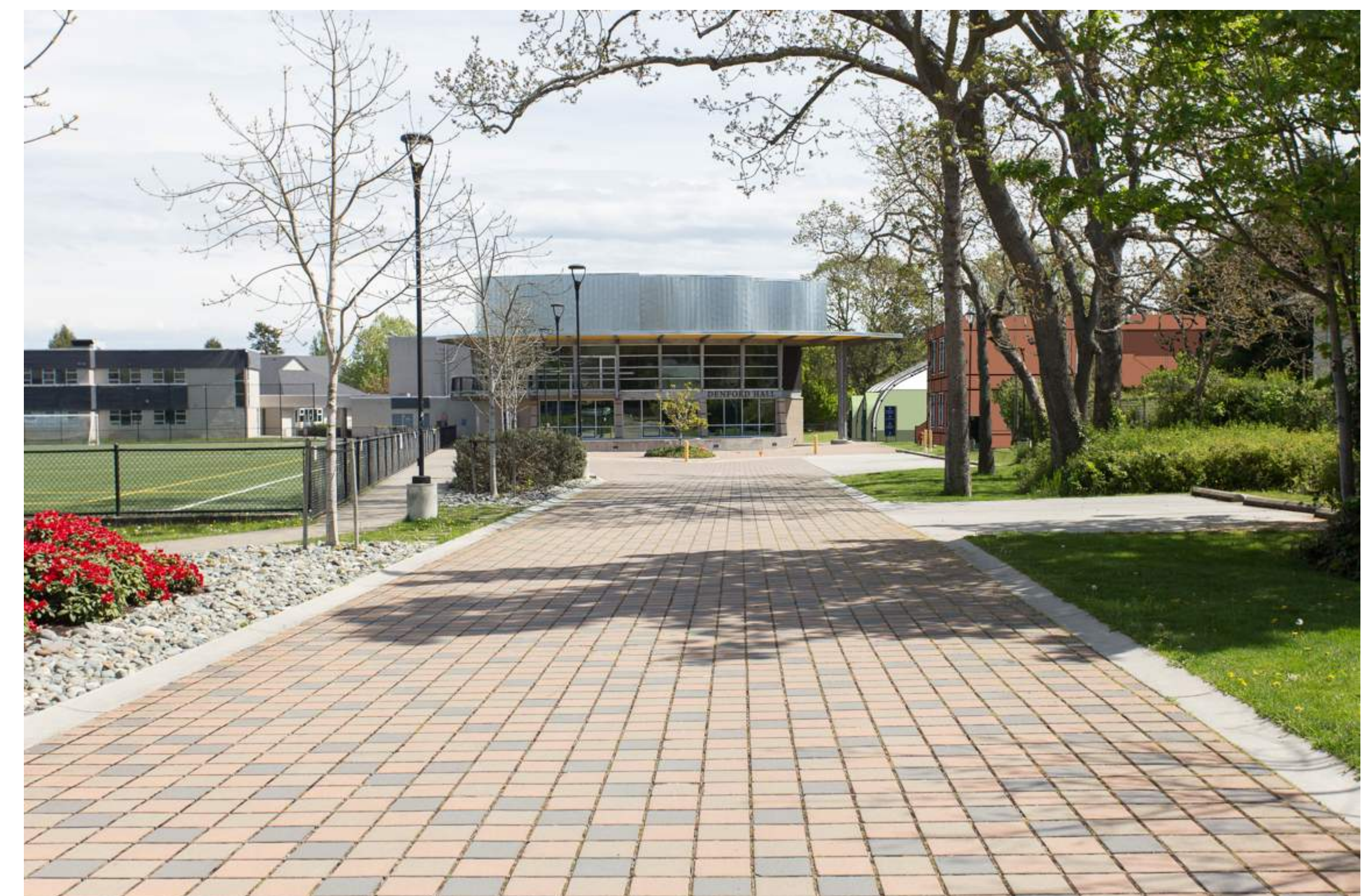
Parking	Existing			Proposed		
	area	rate	spaces	area	rate	spaces
Middle School Area	1,495	150	10	1,495	150	10
Senior School Area	2,651	75	35	2,651	75	35
Shared Area	3,627	75	48	4,334	75	58
	7,774 m2			8,481 m2		
<b>Total Schedule C Parking Requirement</b>			<b>94</b>			<b>103</b>
<b>Existing campus parking total</b>			<b>118</b>			<b>118</b>
"Oversupply"			15			15
<b>Existing parking</b>			<b>118</b>			<b>118</b>
Existing Maddison lot			57			57
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
<b>Bicycle Parking</b>			<b>5</b>			<b>5</b>
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
<b>Average Grade =</b>	<b>143.17 m</b>	<b>2890.50 m</b>
	<b>20.19 m</b>	



View from Richmond Road entrance: Existing

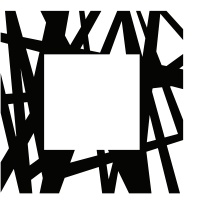


View from Richmond Road entrance: Proposed

Rev.	Date	Description
1	Aug 2020	DEVELOPMENT VARIANCE PERMIT

**Revisions**  
 Received Date: September 10, 2020





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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

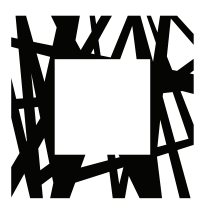
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**DVP02**

File name GNS\_DVP

Plot date 20200810





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TREE SURVEY, PARKING NUMS  
ADDED

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Date Aug 2020 Scale 1:400

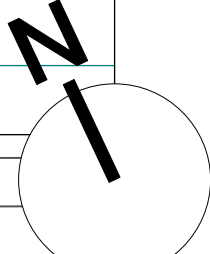
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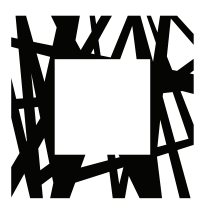
Site Plan - School  
Campus and Context

Sheet number

**DVP03**







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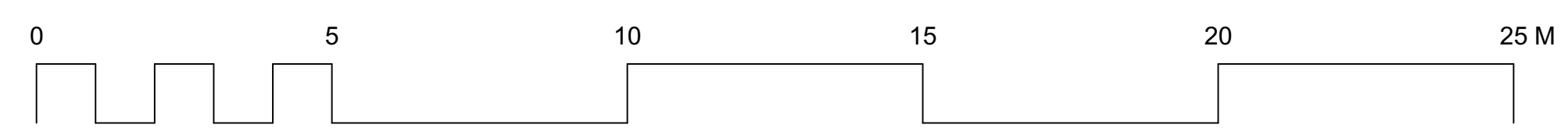
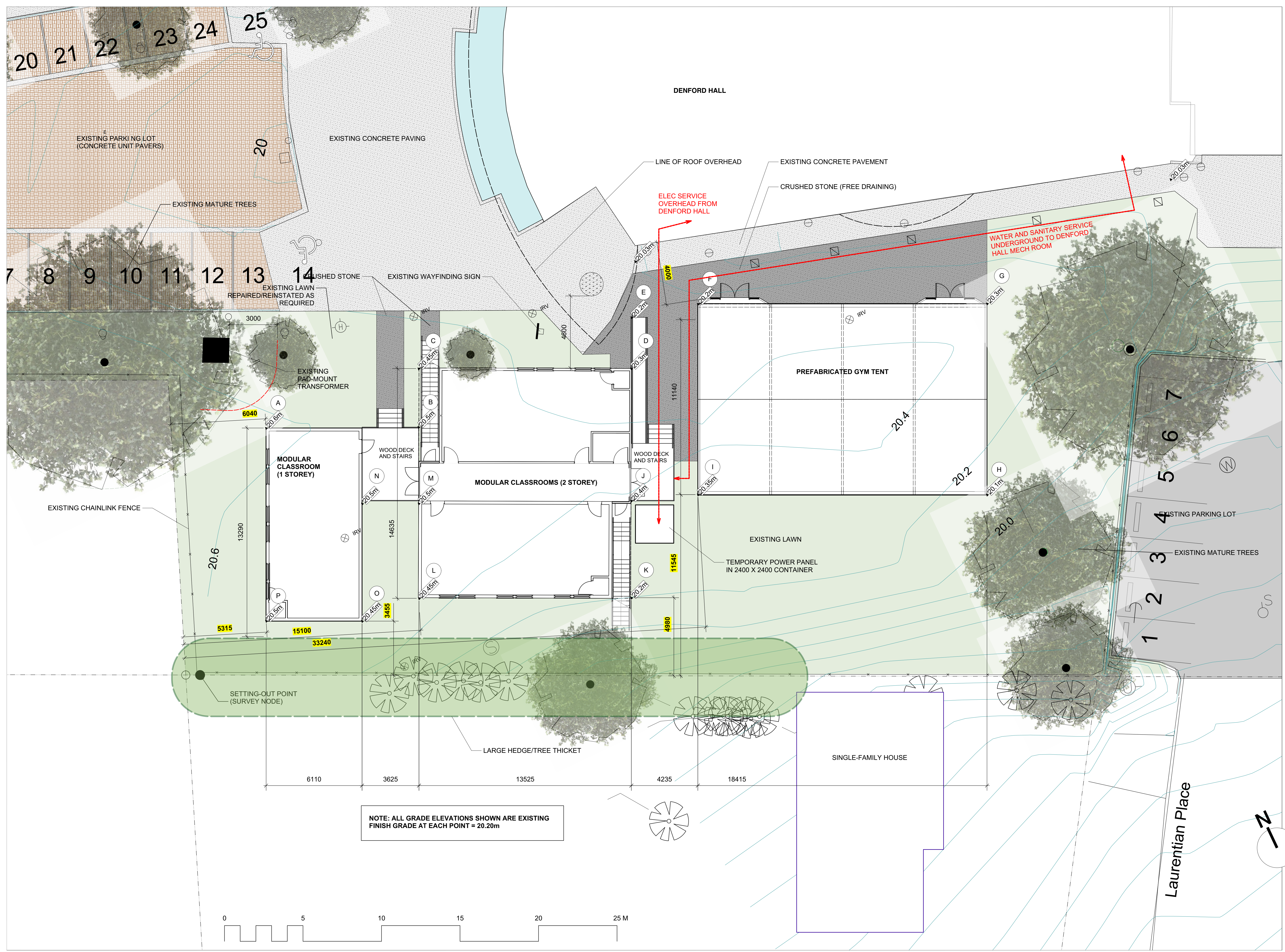
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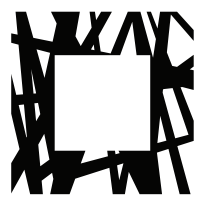
Site Plan - Project Area

Sheet number

**DVP04**







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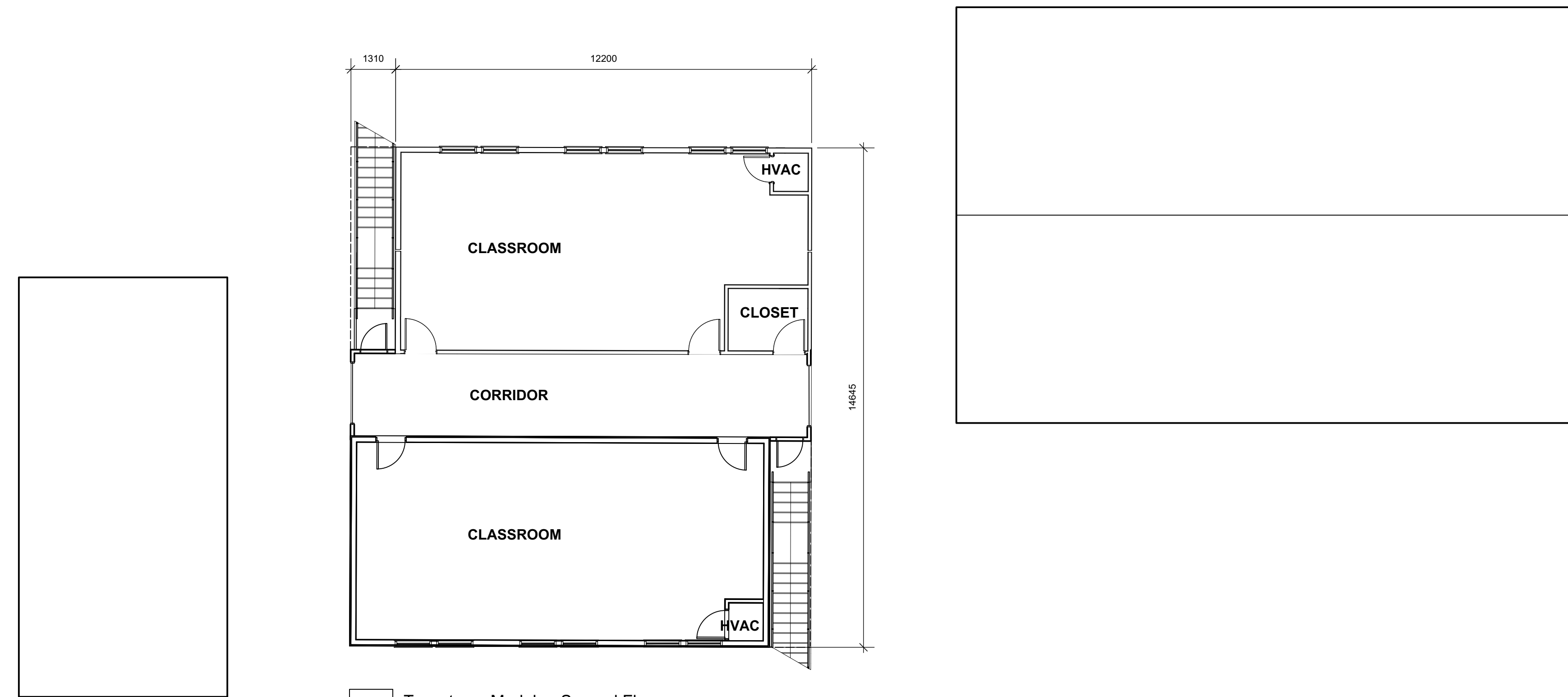
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Floor Plans

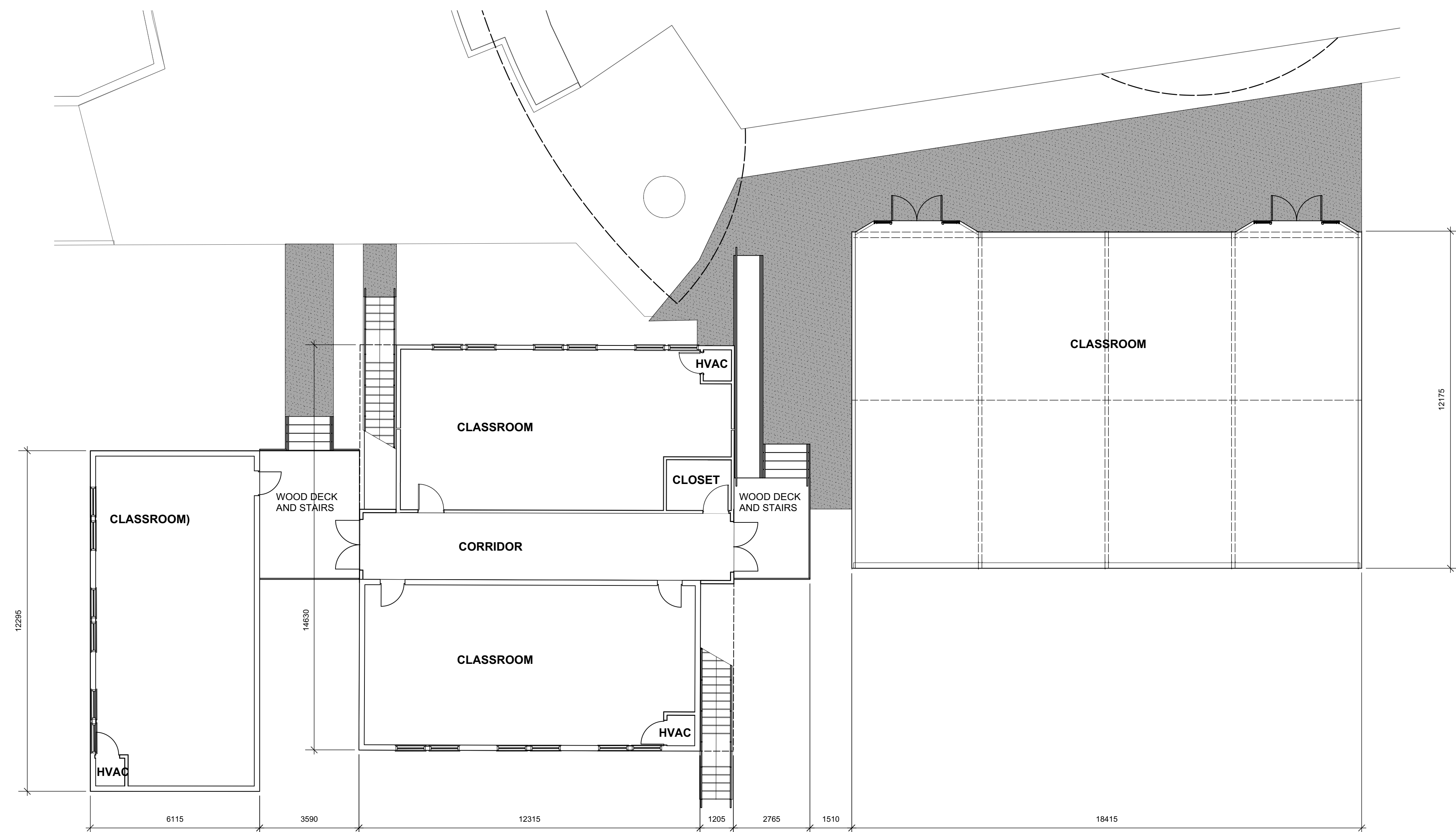
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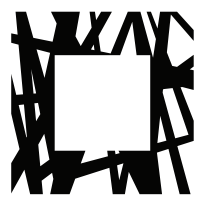
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2 Two-storey Module - Second Floor  
Scale: 1:100



1 Main Level Plan  
Scale: 1:100



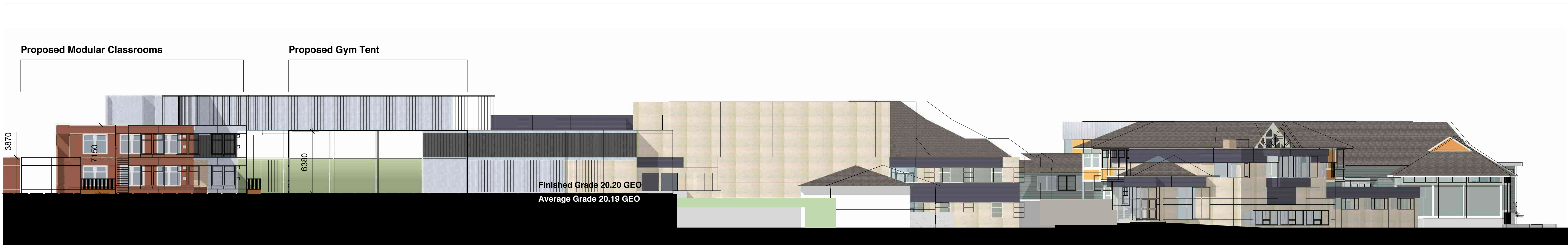
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1 West Elevation  
Scale: 1:200



2 South Elevation  
Scale: 1:200

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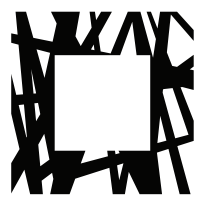
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Elevations

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**DVP05**





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Date 2020 Scale 1:50

Project number 1425

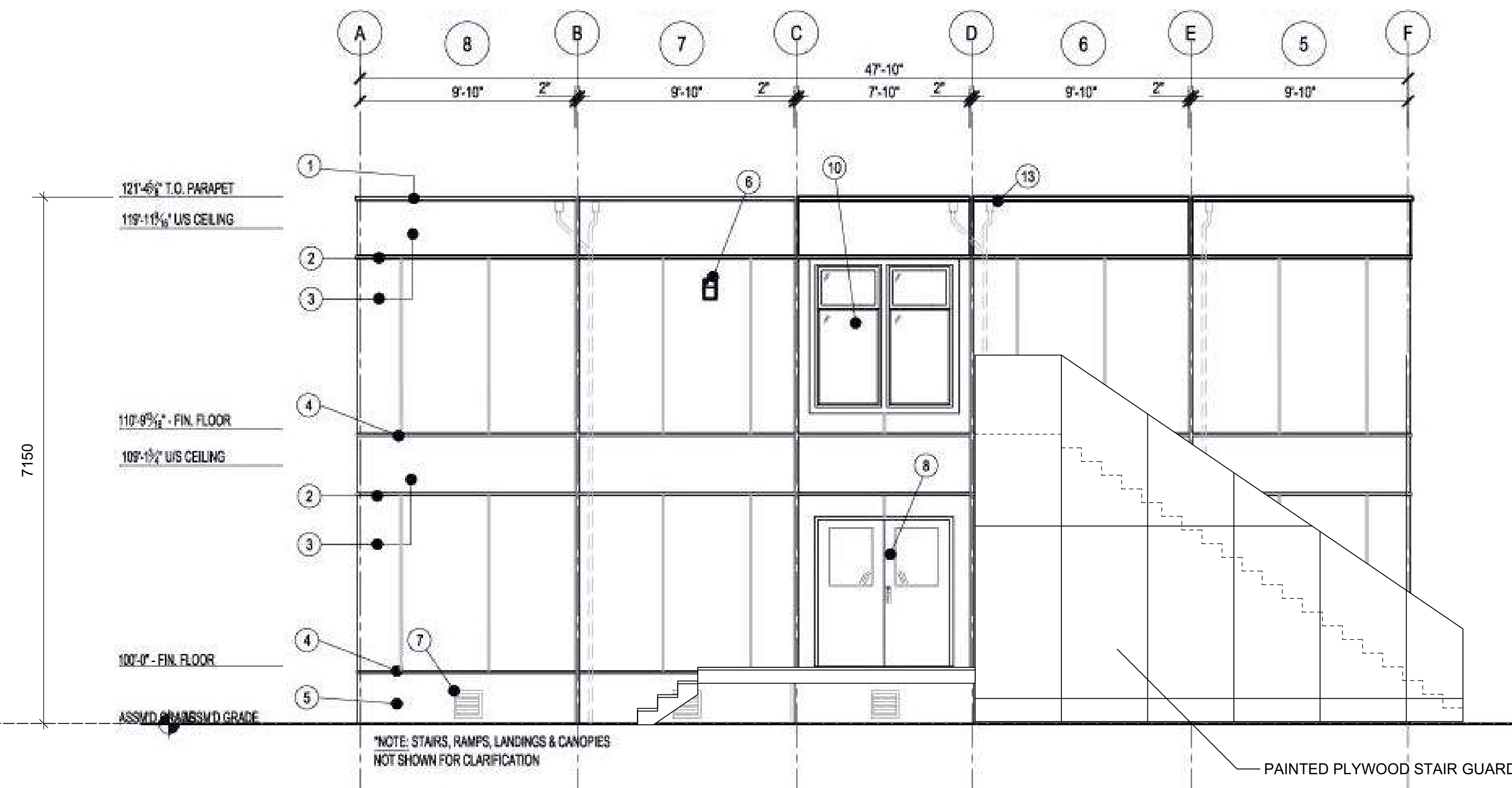
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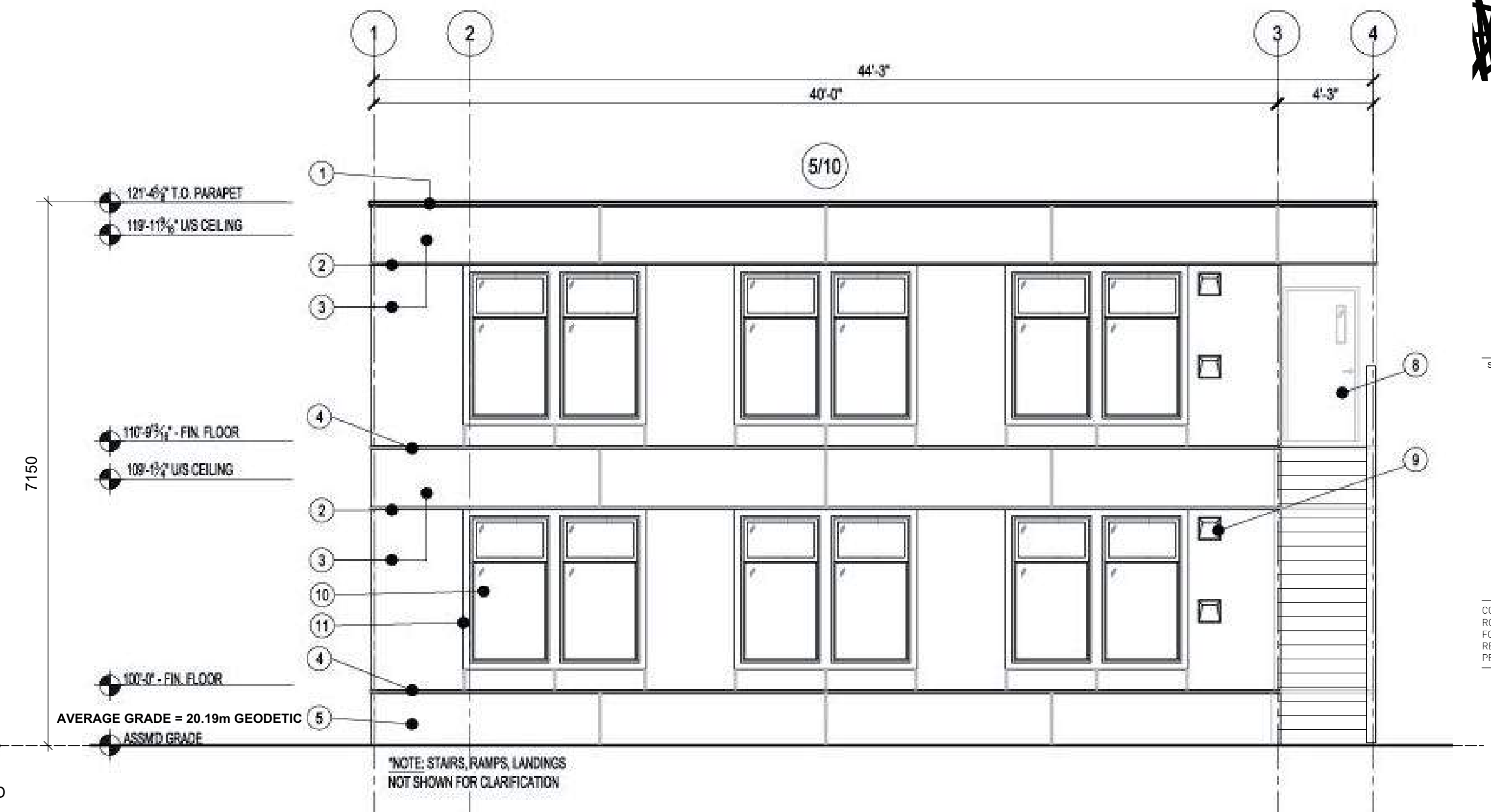
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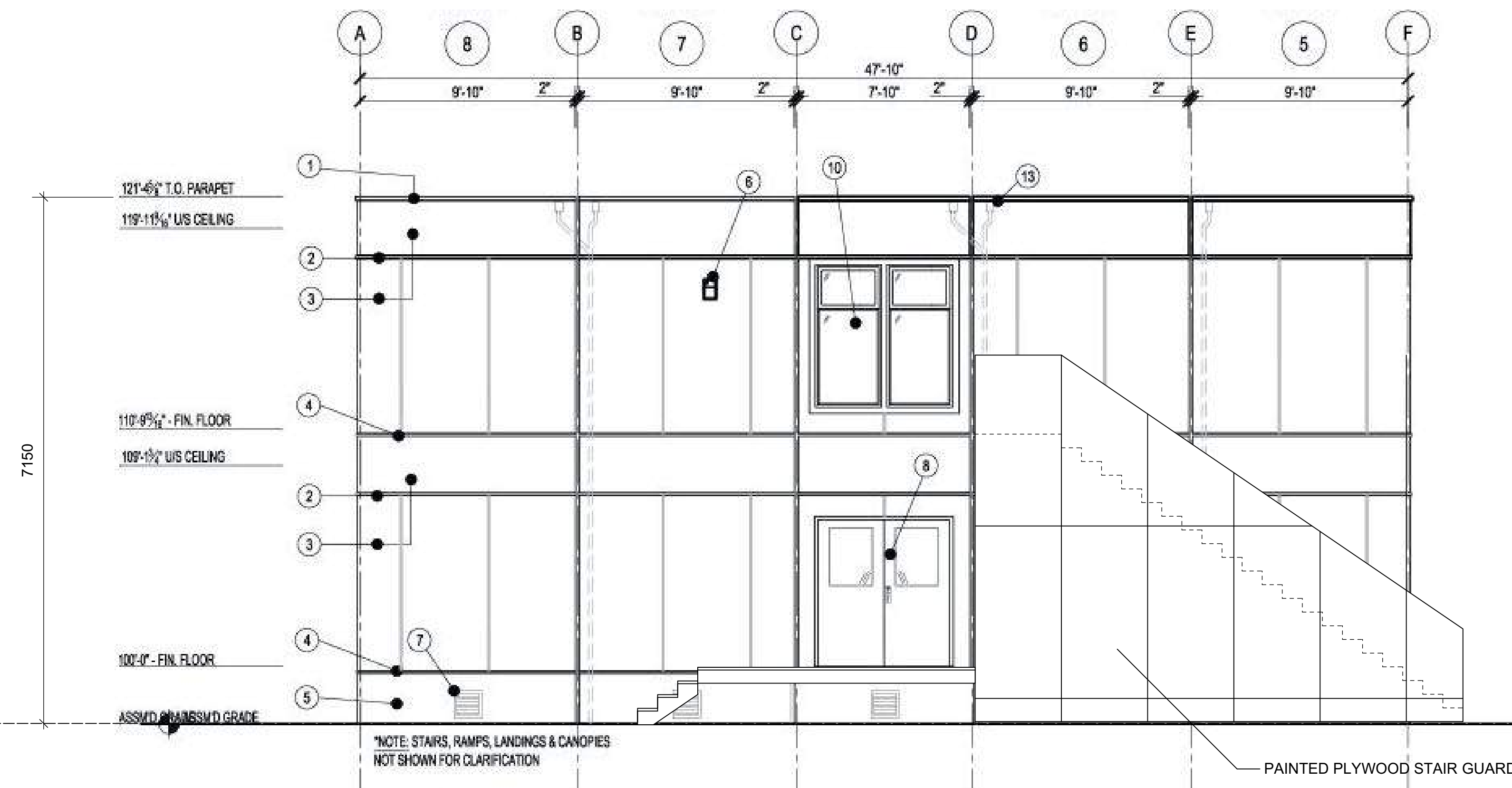
801 Bank Street, Victoria BC



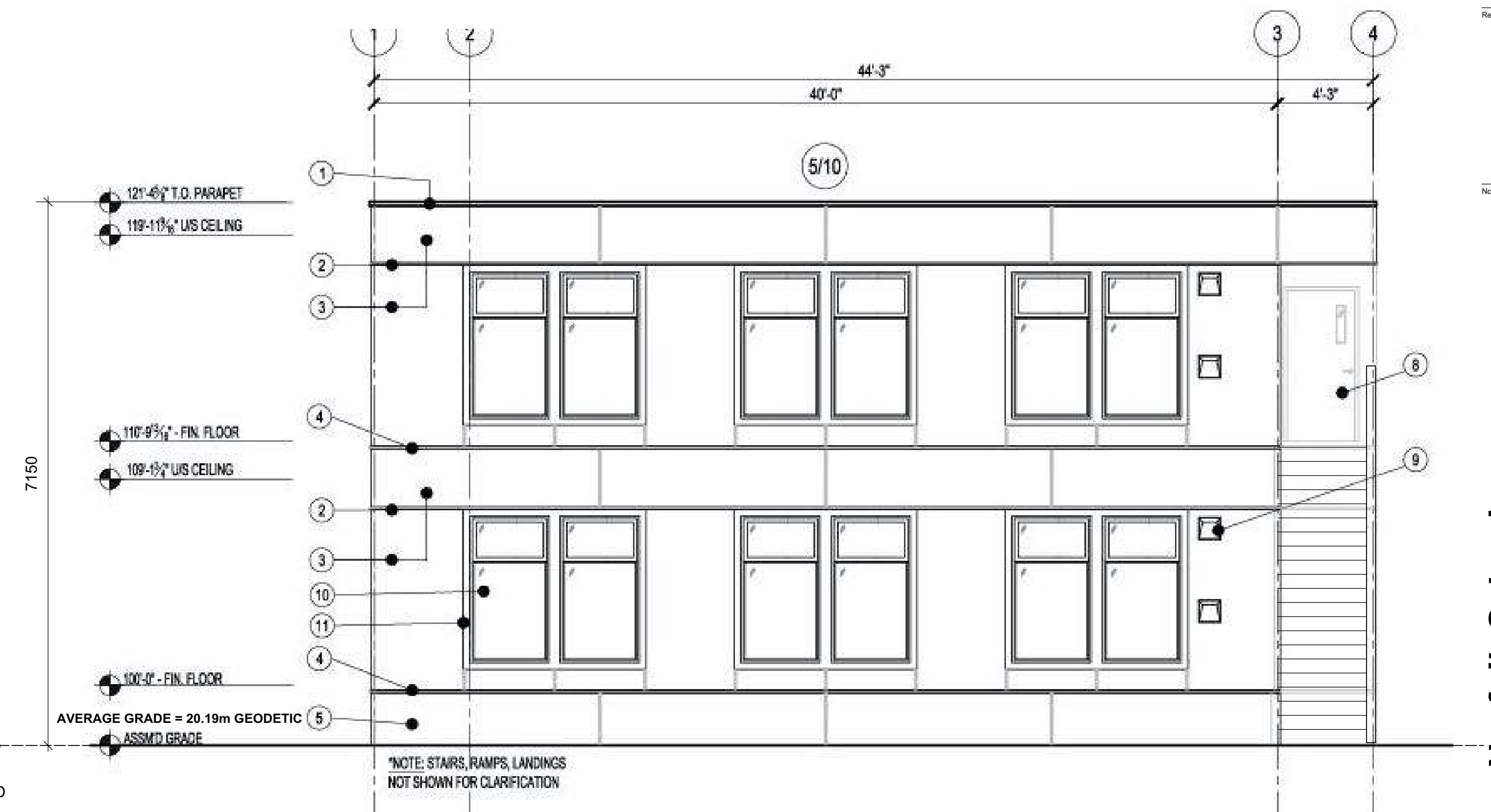
West Elevation: Two-storey Classroom Module



South Elevation: Two-storey Classroom Module



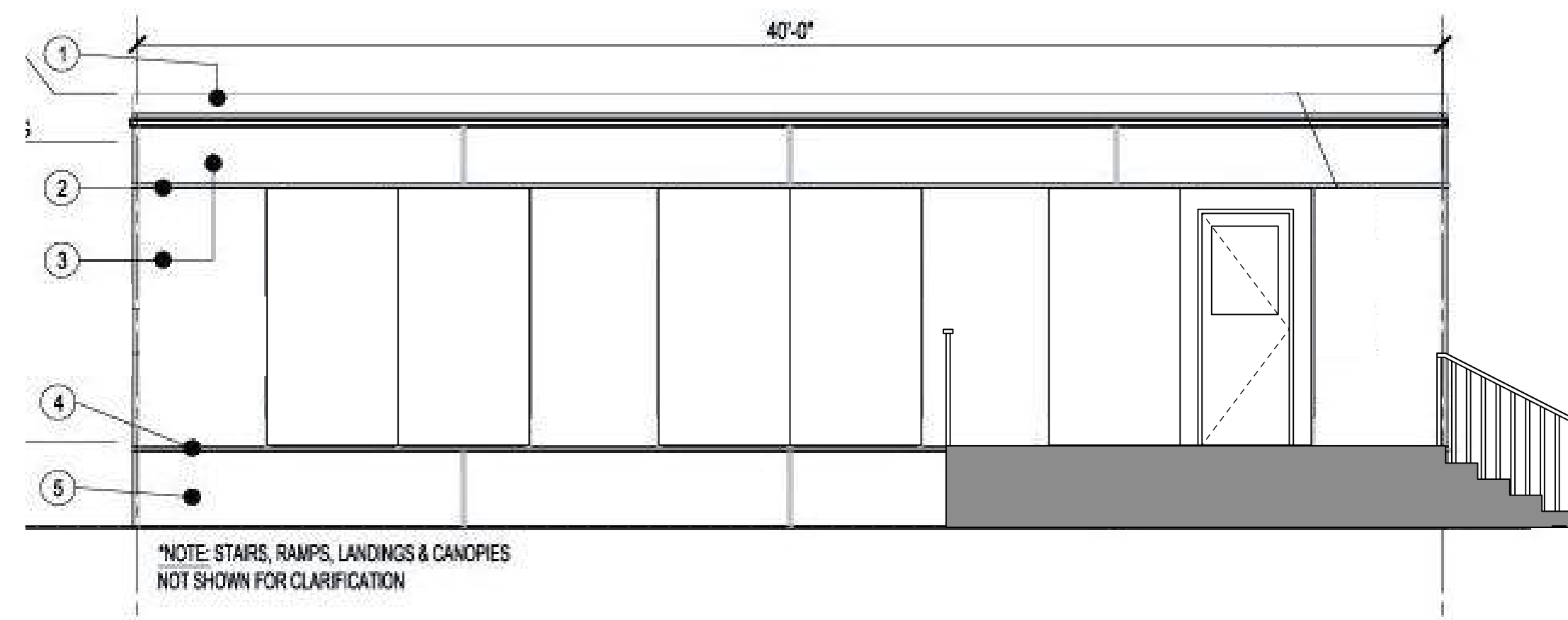
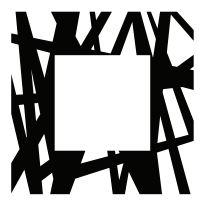
East Elevation: Two-storey Classroom Module



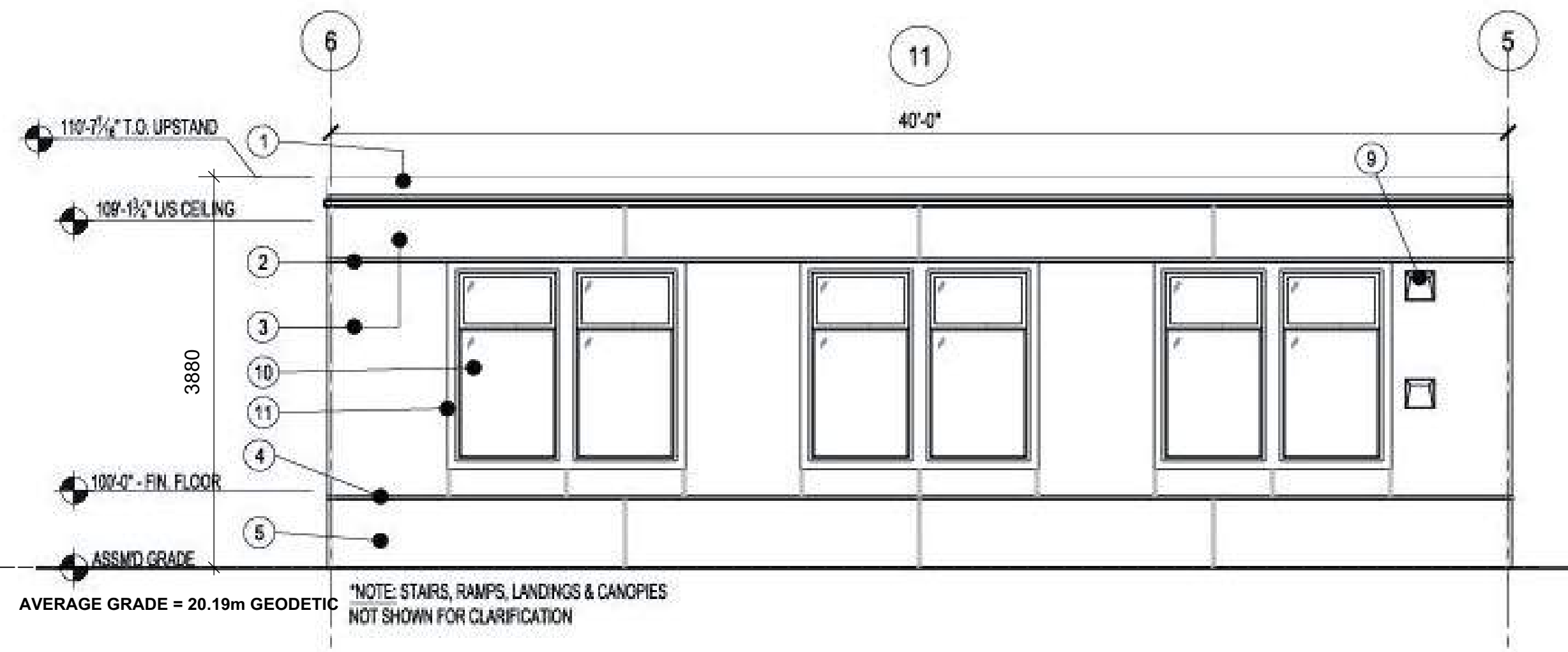
North Elevation: Two-storey Classroom Module

ELEVATION LEGEND

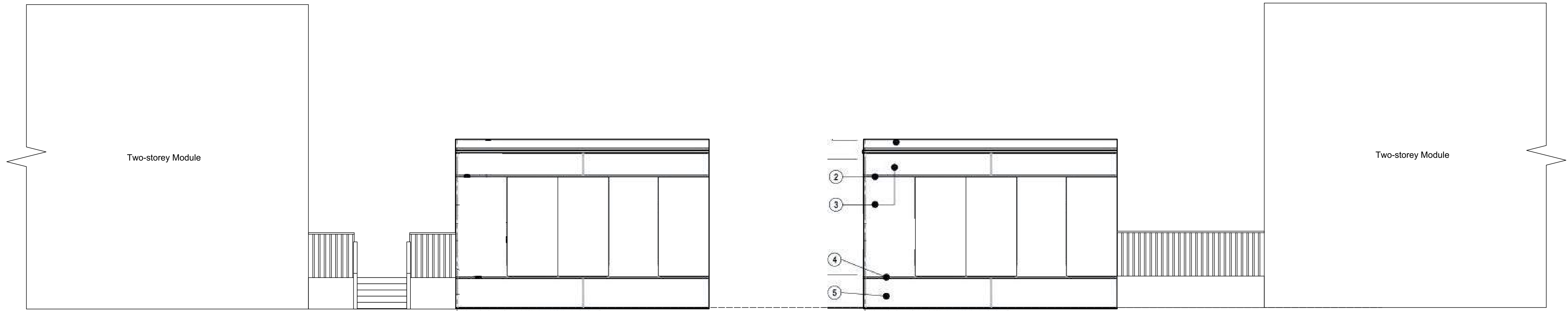
- ① PARAPET FLASHING
- ② TOP FLASHING REVEAL
- ③ WADE PANEL SIDING
- ④ BOTTOM FLASHING REVEAL
- ⑤ WADE PANEL SKirting
- ⑥ EXTERIOR LIGHT
- ⑦ CRAWLSPACE VENT (REV' TYP)
- ⑧ EXTERIOR DOOR
- ⑨ EXTERIOR WAC HOOD
- ⑩ WYL WINDOW
- ⑪ WADE TRIM
- ⑫ JUNCTION FLASHING (SITE INSTALLED)
- ⑬ RAIL (BY OTHERS)
- ⑭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



East Elevation: One-storey Classroom Module



West Elevation: One-storey Classroom Module



North Elevation: One-storey M

South Elevation: One-storey Module

ELEVATION LEGEND

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

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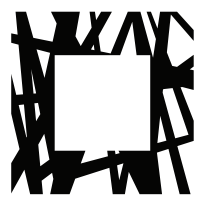
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Project number: 1425  
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DVP07





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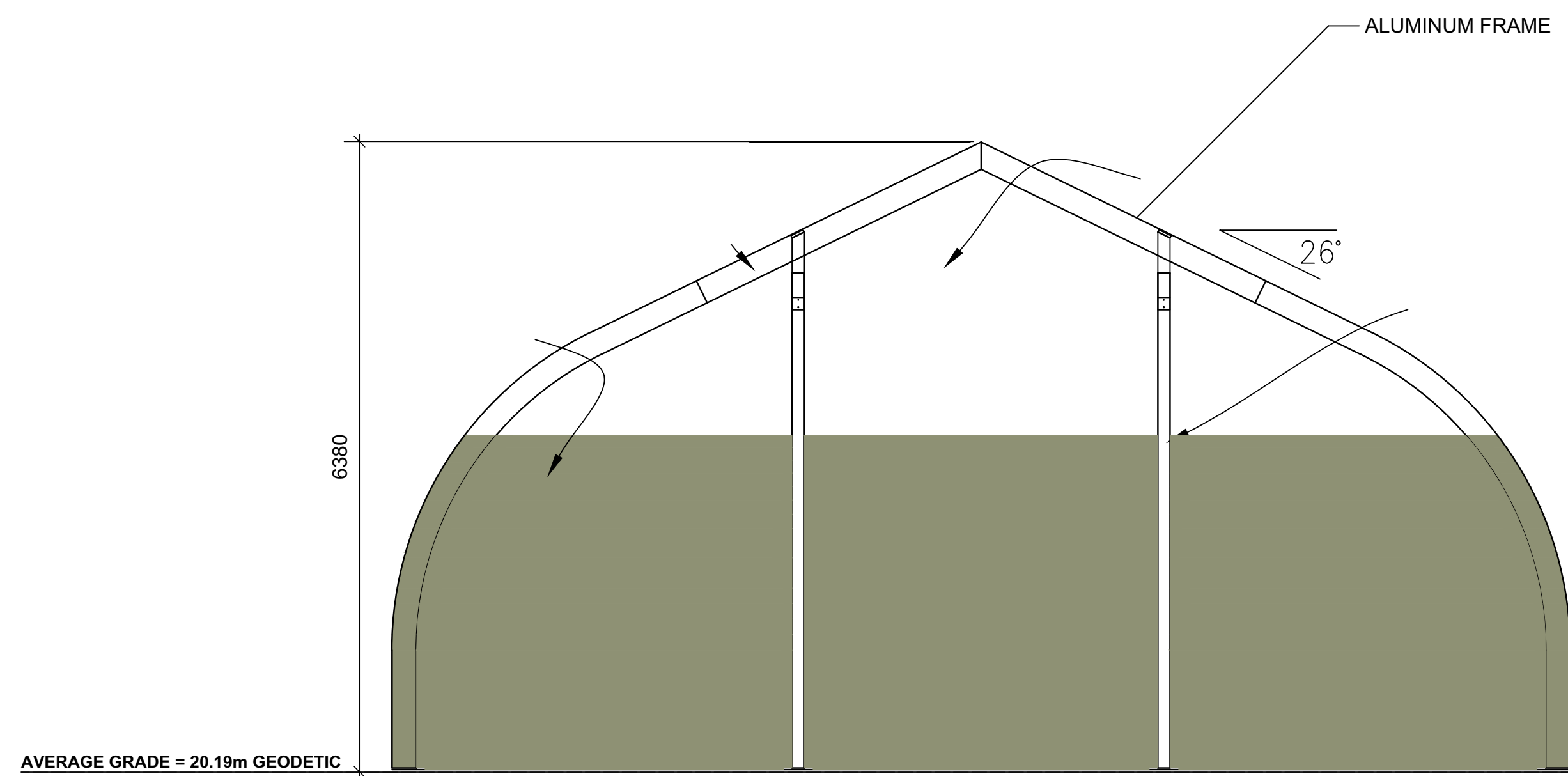
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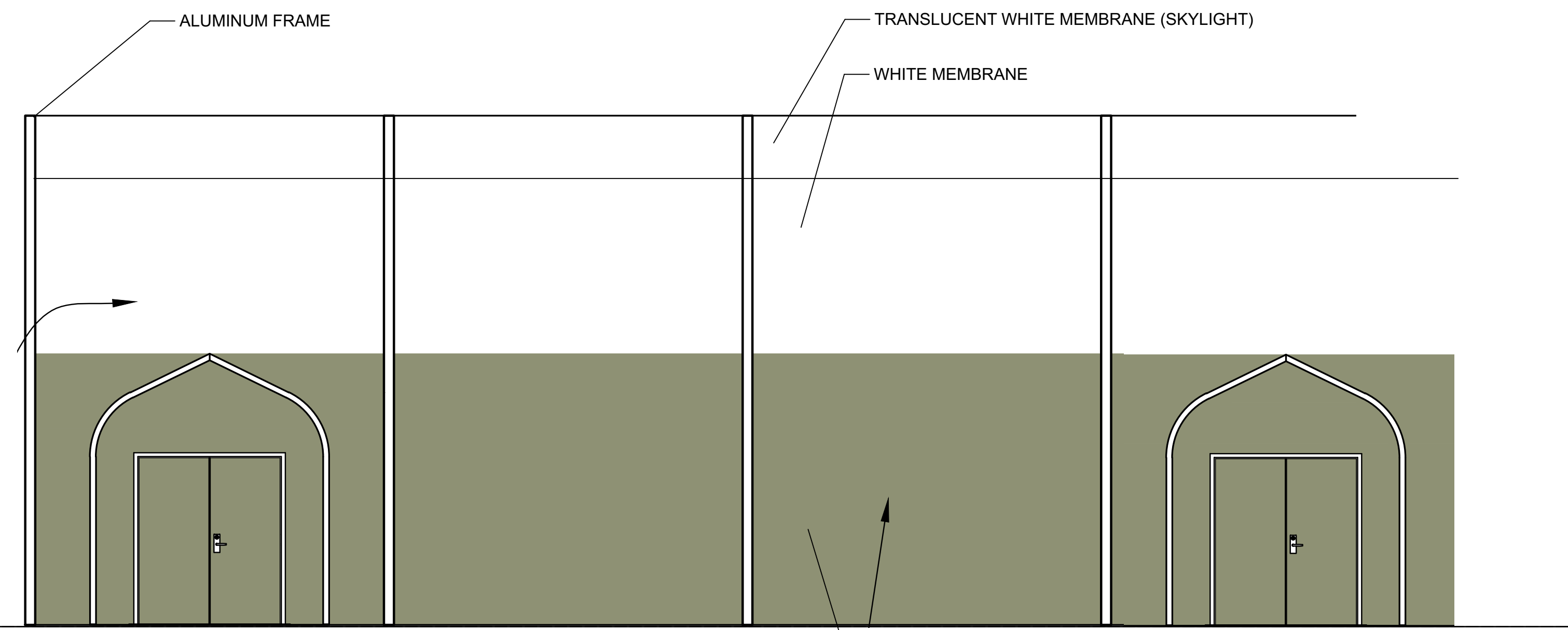
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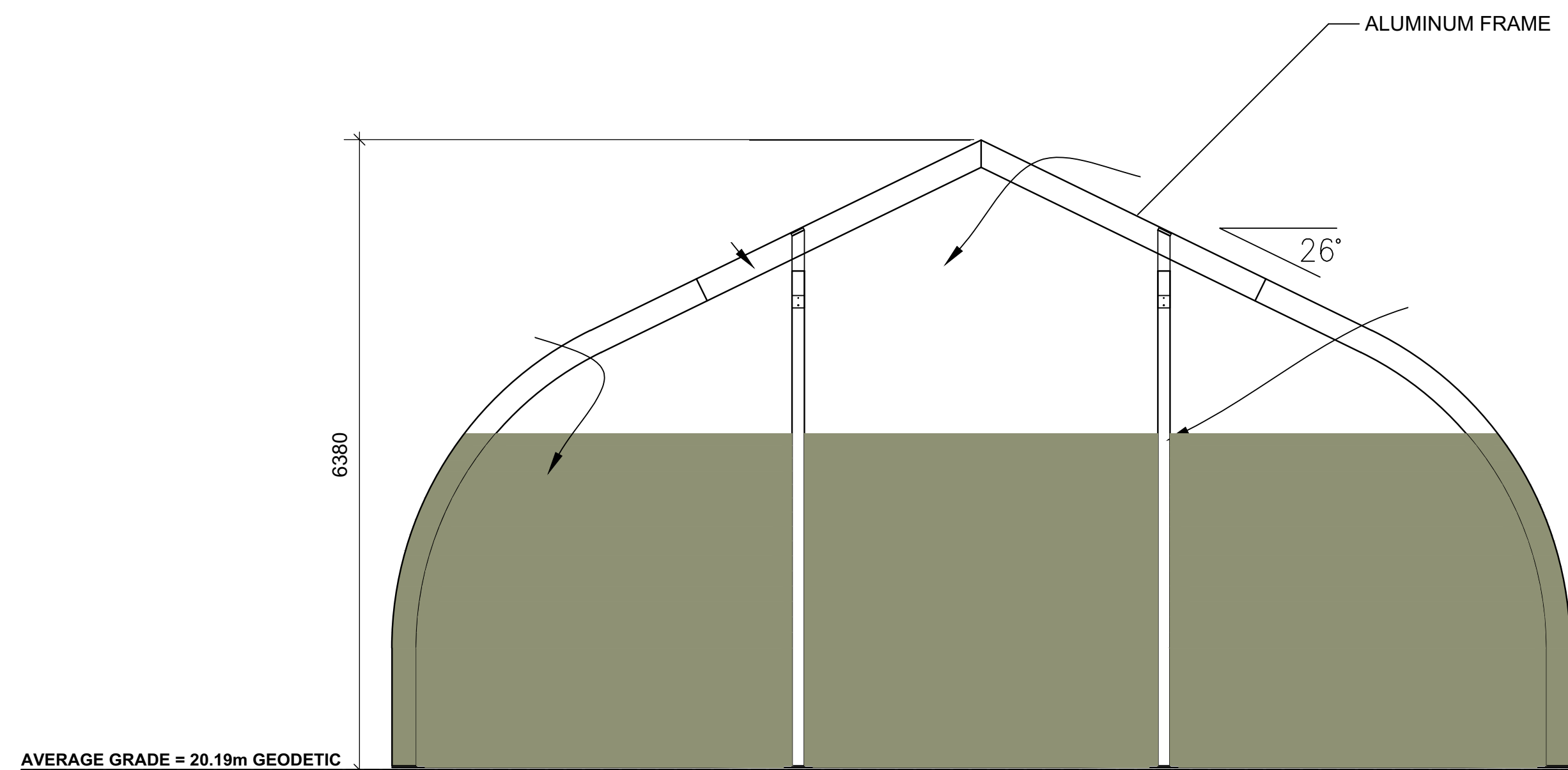
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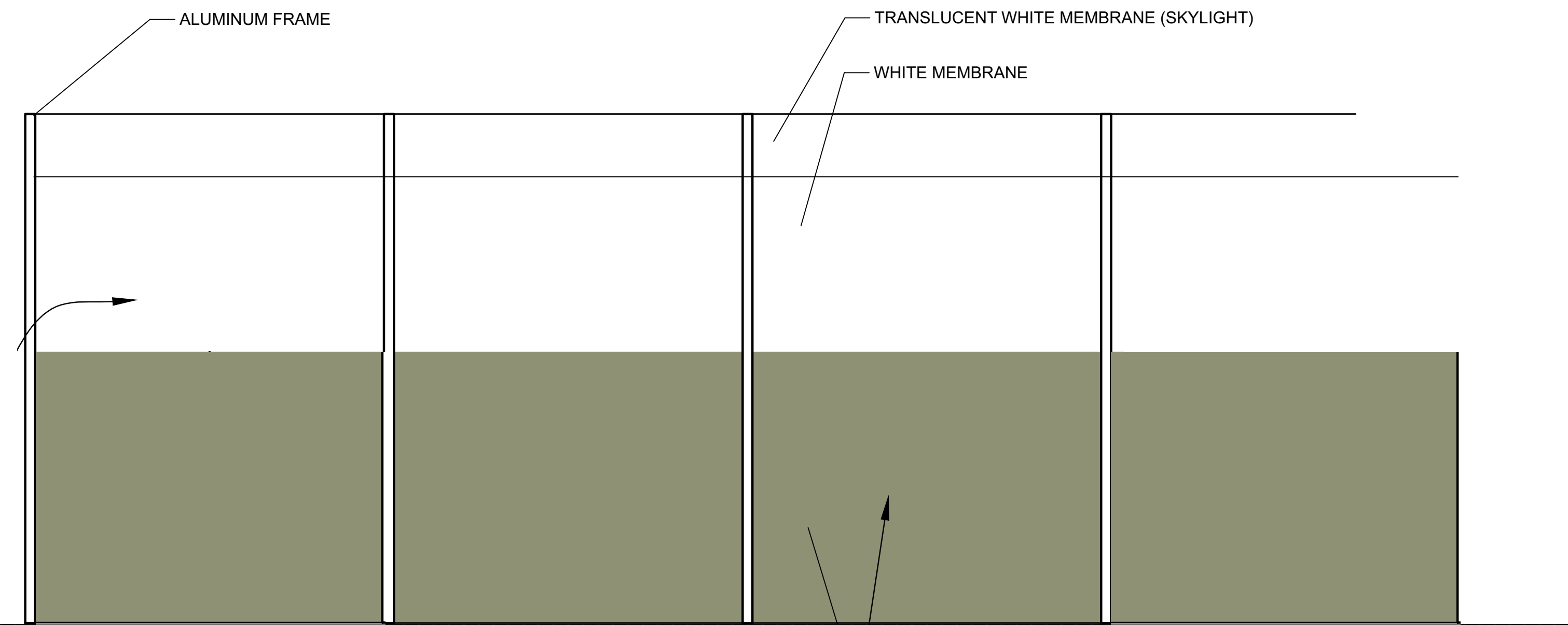
East Elevation: Gymnasium Tent



North Elevation: Gymnasium Tent



West Elevation: Gymnasium Tent



South Elevation: Gymnasium Tent



