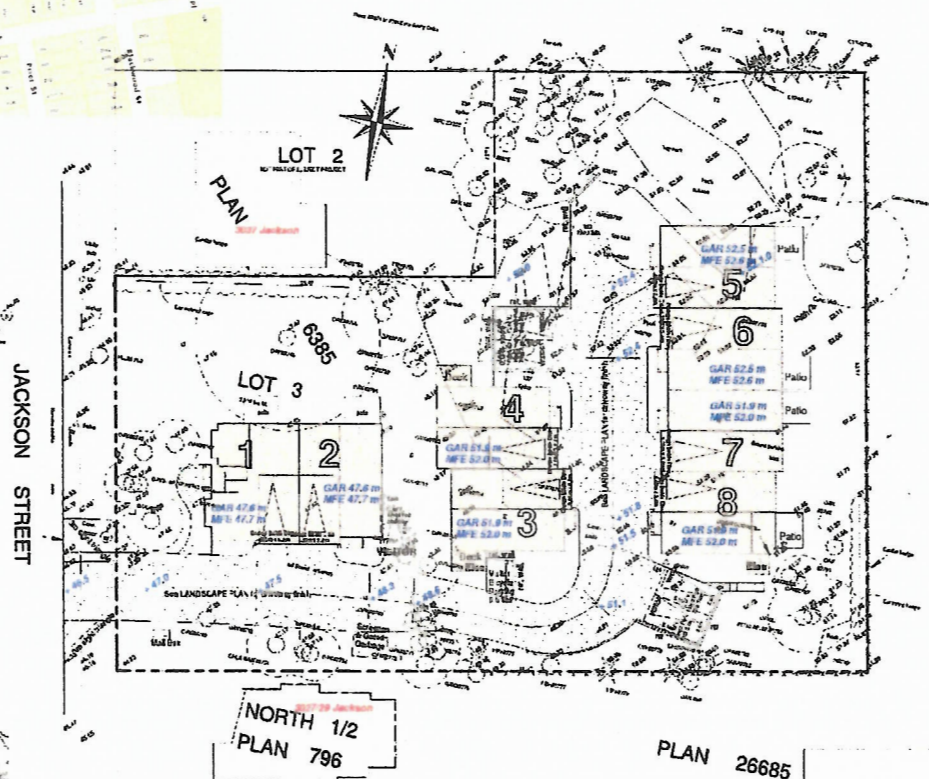




3D View 2 LOT 1

Item	Prop.	Ext. R10	R10
Max Area	2918 sq	-	-
Front Yard	45.0 m ² / 100	-	777.5 m ² / 100
Total Floor Area	300.0 m ²	-	-
Commercial Floor Area	0.0	-	-
Floor Space Ratio	2.4	2.4	-
Site Coverage (%)	22	40	40
Open Site Space (%)	53.2	-	-
Height of Building (m)	2.30	2.4	2.5
Number of Stories	2	-	-
Parking Space on site	11	-	19
Landscaping (sqm)	8	8	8
-	-	-	-
Building Setbacks	-	-	-
Front Yard (m)	7.5	7.5	7.5
Side Yard (m)	1.5	1.5	1.5
Side Yard (m)	2.25	-	-
Side Yard (m)	3.0	-	-
Side Yard (m)	16.0	-	-
-	-	-	-
Residential Use Outside	-	-	-
Total No. of Units	8	-	-
Total Floor Area (sqm)	300.0	-	-
Max. lot Floor Area (sqm)	8	-	-
Min. lot Floor Area (sqm)	121	-	-
Total Floor Area (sqm)	300.0	-	-



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3D View 1

Proposed 8 Townhouses for:

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria, BC

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Planning & Development Department
Development Services Division

P0

LA 10/1/18

Project Data :

Proposed Zone - R-J
Address 3031 Jackson St., Victoria

Lot Area 2910.4 sm (31,328 sf)

Units - 8 townhouses - Density = 364 m²/unit

Site Coverage :

917+830+891+891+832+826+
826+832+48 = 6893 sf = 22.0 %

Open Site Space :

Buildings 8608 sf + driveway 6293 sf
31328 - 8608 - 6293 = 16427 = 52.4 %

Front Yard Open Space :

2216 / 2686 = 82.5 %

Floor Area (inside face per city of Victoria)

Elec	1 x	80 + 48	=	128
Block 1	1 x	1413	=	1413
	1 x	1320	=	1320
Block 2	2 x	1289	=	2578
Block 3	4 x	1301	=	5204
Total				10,643 sf

FAR 10643 sf = 0.339

Garages each 8 x 200 sf excluded from units

Building Separations :

Btwn Block 1&2: Unit 3 - 6.62 m *variance reqd
Btwn Block 1&2: Unit 4 - 5.40 m *variance reqd
(less than 7.50m)

Building Setbacks :

Front 7.50 m.
North Int. 7.78 m, North Int. 13.71 m
Rear 7.50m,
South Int. 10.96 m, 8.88 m, 10.50 m



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See Pages P5 - P9 for individual block grade and height calcs.

Proposed 8 Townhouses for :

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at : 3031 Jackson Street, Victoria, BC

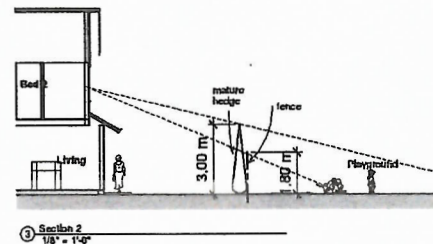
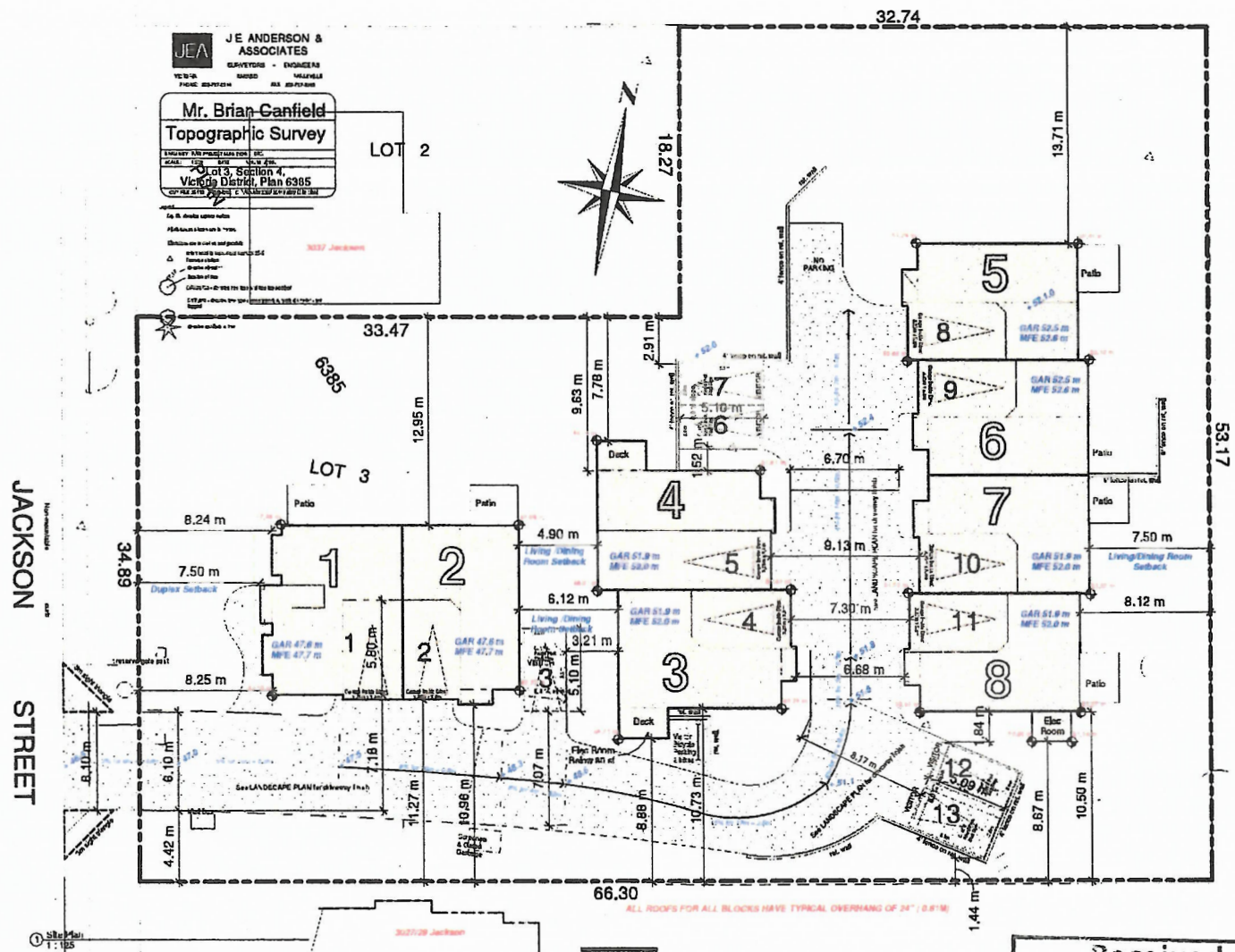
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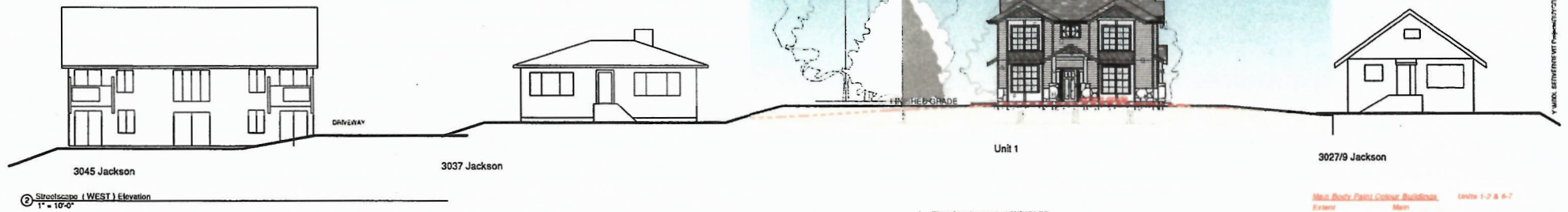
Planning & Development Department
Development Services Division

1/8" = 1'-0"

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- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- 2x6 FASCIA BOARD
- Vented Aluminum SOFFIT
- C 2x6 TRANSITION BOARD w/ Drip Cap
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
- E Cedar SHINGLE SIDING
- F HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
- H Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 6x6 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE

Main Body Paint Colour Buildings Units 1-2 & 9-7
 Extent Main
 Brand Sherwin Williams
 Colour Hazydawn Pewter
 Code SW7048

Main Body Paint Colour Buildings Units 3-8
 Extent Main
 Brand Sherwin Williams
 Colour Adaptive Gray
 Code SW7052

Main Body Paint Colour Buildings Units 9-10
 Extent Main
 Brand Clondestale Paint
 Colour Bay Leaf
 Code CA42

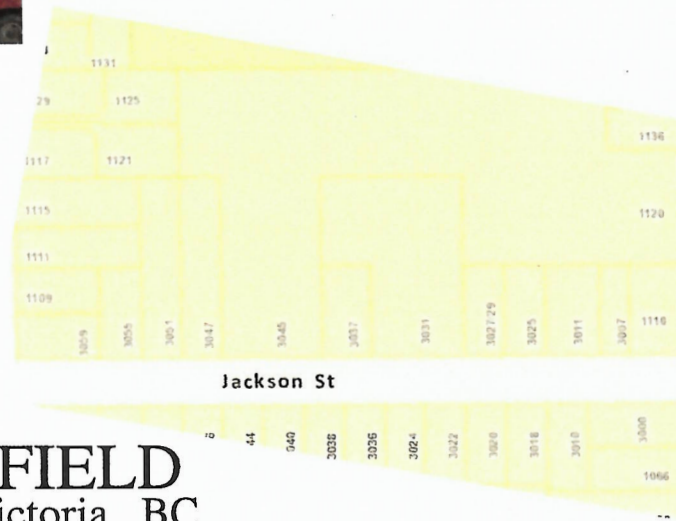
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 Extent All 4 Buildings
 Brand Clondestale Paint
 Colour Standard White
 Code CA25

Trim/Accent Paint Colour 2 (Charcoal)
 Extent All 4 Buildings
 Brand Sherwin Williams
 Colour Iron Ore
 Code SW7068

Stain Colour
 Supplier Sherwin Williams
 Type Semi-Transparent Woodscapes
 Colour Hardwood
 Code SW-3018

Roof
 Extent All 4 Buildings
 Supplier K2 Stone
 Colour Ocean Mist Natural Blend Landscape

Gravel and Stone/Gravel
 Gravel Black 5/8"
 Gravel Canyon Clay 5/8"



Summit Ave

Jackson St



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Proposed 8 Townhouses for :

Brian & Bev CANFIELD
 at : 3031 Jackson Street, Victoria, BC

P2

15 NOV 2017 10:11 AM 2017 RVT 203

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Planning & Development Department
Development Services Division

Main Body Paint Colour Buildings: Units 1-2 & 6-7
Extent: Main
Brand: Sherwin Williams
Colour: Roycroft Pewter
Code: SW2848

Main Body Paint Colour Buildings: Units 3-5
Extent: Main
Brand: Sherwin Williams
Colour: Adaptive Gray
Code: SW7053

Main Body Paint Colour Buildings: Units 8-10
Extent: Main
Brand: Cloverdale Paint
Colour: Bay Leaf
Code: CA142

Trim/Accent Paint Colour: 1 (all white)
Extent: All 4 Buildings
Brand: Cloverdale Paint
Colour: Standard White
Code: CA225

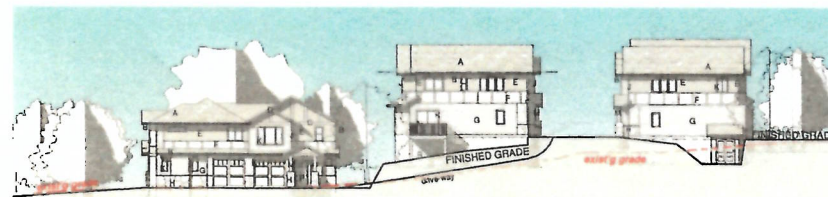
Trim/Accent Paint Colour: 2 (Chesewell)
Extent: All 4 Buildings
Brand: Sherwin Williams
Colour: Iron Ore
Code: SW7059

Stain Colour:
Supplier: Sherwin Williams
Type: Semi-Transparent Woodscapes
Colour: Hawthorne
Code: SW-5518

Rock:
Extent: All 4 Buildings
Supplier: K2 Stone
Colour: Ocean Mist: Natural Blend LedgeStone

Gutters and Downspouts:
Gutter: Black 625

Stucco:
Gutter: Canyon Clay 510



Unit 1 Unit 2 Unit 3 Unit 8

② Right (SOUTH) Elevation Units 1, 2, 3 & 8
1/16" = 1'-0"



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x8 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x8 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x5 CORNER BOARD
- L 1x5 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 6x8 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



CoOp Housing Block



Unit 5 Unit 4 Unit 2 Unit 1

① Left (NORTH) Elevation Units 5, 4, 2 & 1
1/16" = 1'-0"

Revision #1
1. Grids shown corrected
2. Elevations updated

P3

DATE: NOV 2017 DRAWN BY: JRM CHECKED BY: RVT



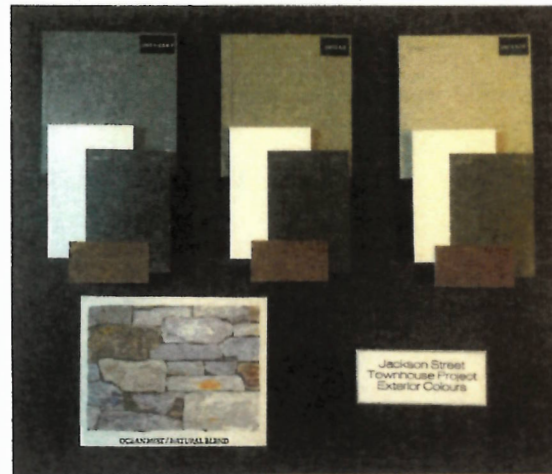
RON McNEIL, BD, AIBC, ASCE
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info@mcneildesigns.bc.ca

Proposed 8 Townhouses for:

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria, BC

MAR 29 2018

City of Victoria Development Department
Planning and Services Division



Main Body Paint Colour Buildings Units 1-2 & 6-7
Extent Main
Brand Sherwin Williams
Colour Roycroft Powder
Code SW2848

Main Body Paint Colour Buildings Units 3-5
Extent Main
Brand Sherwin Williams
Colour Adaptive Gray
Code SW7053

Main Body Paint Colour Buildings Units 6-10
Extent Main
Brand Cloverdale Paint
Colour Bay Leaf
Code CA142

Trim/Access Paint Colour 1 (off white)
Extent All 4 Buildings
Brand Cloverdale Paint
Colour Standard White
Code CA026

Trim/Access Paint Colour 2 (Charcoal)
Extent All 4 Buildings
Brand Sherwin Williams
Colour Iron Ore
Code SW7059

Main Colour
Supplier Sherwin Williams
Type Semi Translucent Woodcapes
Colour Hawthorne
Code SW-3516

Block
Extent All 4 Buildings
Supplier K2 Stone
Colour Ocean Mist Natural Blend Ledgestone

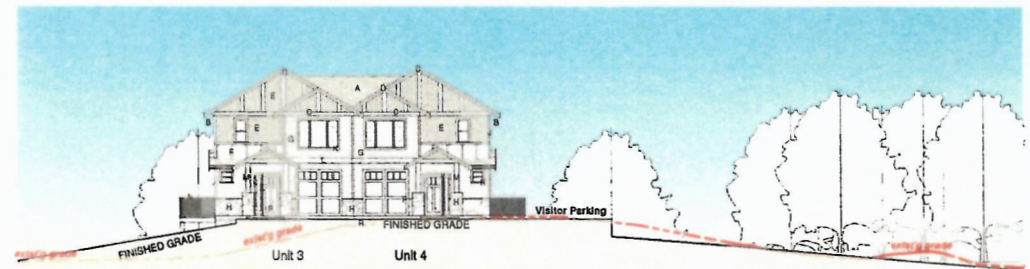
Gutters and Downspouts
Glensier Black 525

Soffits
Glensier Canyon Clay 810

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x6 TRANSITION BOARD w/ Drip Cap
- F 2x10 BARGE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIEPLANK SIDING
- J Cultured STONE w/ 2" CONC CAP
- K 1x6 CORNER BOARD
- L 1x6 Door & Window TRIM
- M 2x10 BELLY BAND w/ Drip Cap
- N 8x6 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



① Rear (EAST) Elevation Units 5, 6, 7 & 8
1" = 10'-0"



② Driveway Elevation Units 3 & 4
1" = 10'-0"



③ Driveway Elevation Units 5, 6, 7 & 8
1" = 10'-0"



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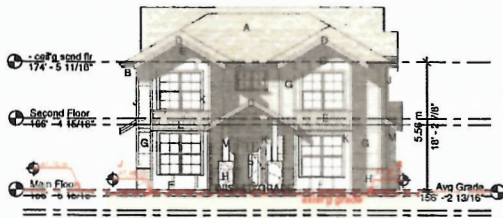
Proposed 8 Townhouses for :

Brian & Bev CANFIELD
at : 3031 Jackson Street, Victoria, BC

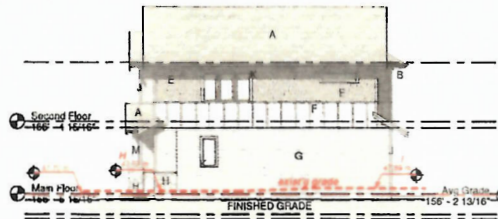
Revision #1
1. Create lines corrected
to Client's updates

P4

NOV 2017
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Rev: [Signature]



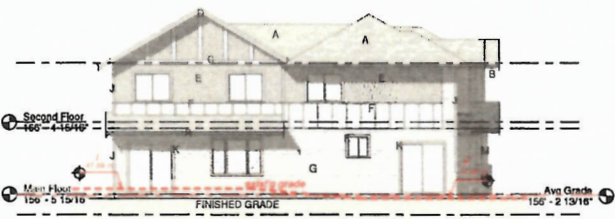
6 Left (west) Elevation
1/8" = 1'-0"



5 Right (east) Elevation
1/8" = 1'-0"

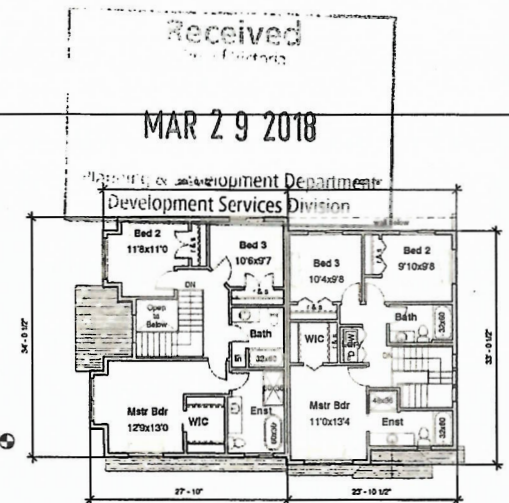


4 Front (south) Elevation
1/8" = 1'-0"

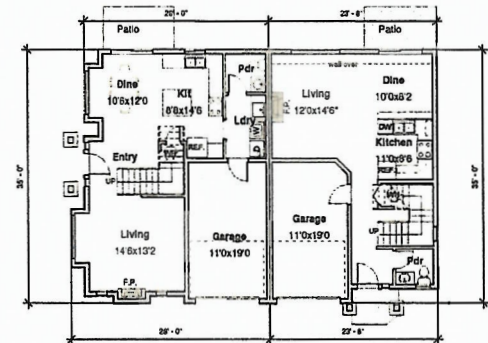


7 Rear (north) Elevation
1/8" = 1'-0"

- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x10 BARGE BOARD w/ 1x4 Shadow Line
- F Cedar SHINGLE SIDING
- G HARDIPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- H Horizontal HARDIEPLANK SIDING
- I Cultured STONE w/ 2" CONC CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 6x6 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



3 Second Floor
1/8" = 1'-0"



2 Main Floor
1/8" = 1'-0"



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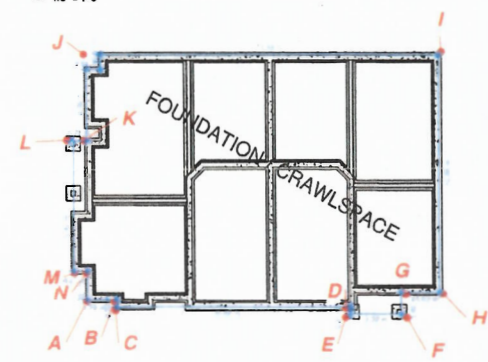


8 Section 1
1/8" = 1'-0"

Grade Points	Sta. AVG of Points	Length (m)	
A 47.500	A-B (47.500 + 47.500)/2	1.22	57.86
B 47.500	B-C (47.500 + 47.500)/2	0.30	15.25
C 47.484	C-D (47.484 + 47.521)/2	10.06	497.95
D 47.521	D-E (47.521 + 47.512)/2	0.31	14.75
E 47.512	E-F (47.512 + 47.519)/2	0.30	106.68
F 47.515	F-G (47.515 + 47.545)/2	0.30	43.92
G 47.545	G-H (47.545 + 47.742)/2	1.63	77.74
H 47.742	H-I (47.742 + 47.865)/2	10.06	480.90
I 47.865	I-J (47.865 + 47.479)/2	14.53	692.64
J 47.475	J-K (47.475 + 47.500)/2	3.26	144.94
K 47.500	K-L (47.500 + 47.500)/2	0.71	33.73
L 47.500	L-M (47.500 + 47.500)/2	5.47	255.95
M 47.500	M-N (47.500 + 47.500)/2	0.61	28.94
N 47.500	N-A (47.500 + 47.500)/2	1.46	72.95
		52.33	2491.84

GRADE CALCULATION: 2491.84 52.33
= 47.82 m

Block 1



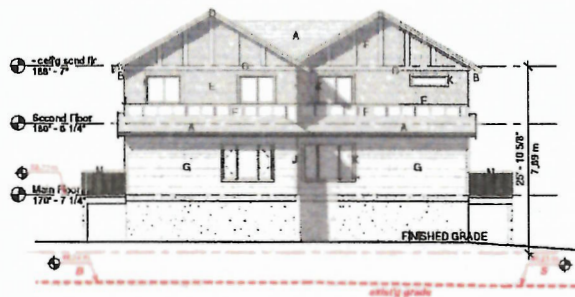
Revisions #1
1. Grade lines corrected
2. Elevations title updated

P5

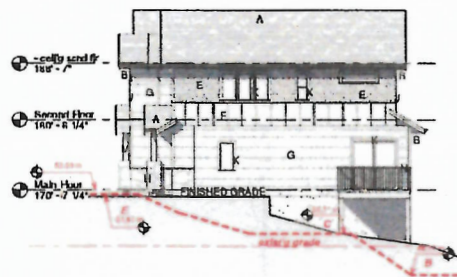
NOV 2017 Author RVT



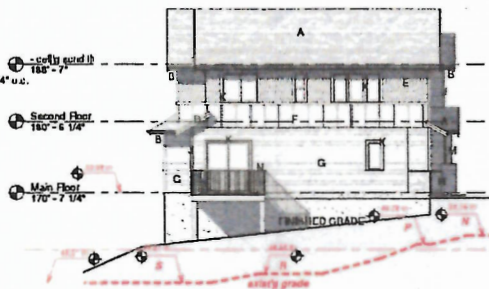
1 Front (east) Elevation
1/8" = 1'-0"



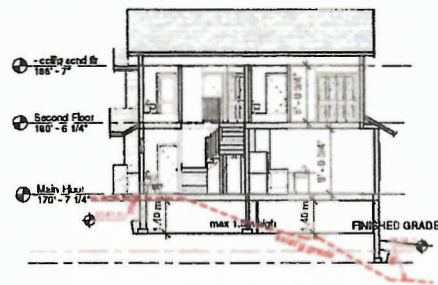
7 Rear (west) Elevation
1/8" = 1'-0"



5 Side (north) Elevation
1/8" = 1'-0"

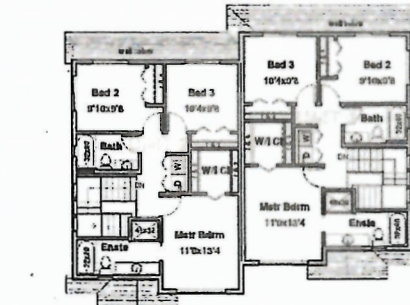


6 Side (south) Elevation
1/8" = 1'-0"

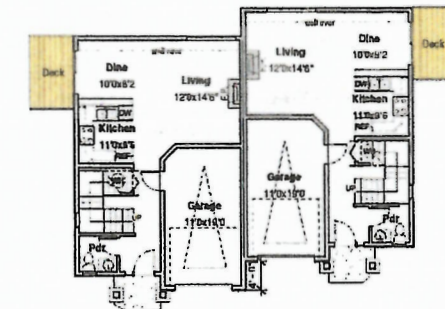


8 Section 1
1/8" = 1'-0"

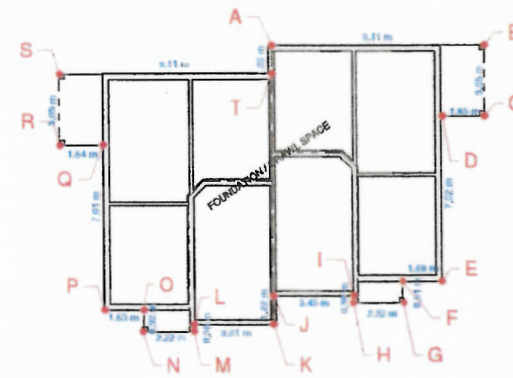
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- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D Vented Aluminum SOFFIT
- E 2x6 TRANSITION BOARD w/ Drip Cap
- F 2x10 DANGLE BOARD w/ 1x4 Shadow Line
- G Cedar SHINGLE SIDING
- H HORIZONTAL SIDING w/ 1x4 BATTENS @ 24" o.c.
- I Horizontal HARDIE PLANK SIDING
- J Cultured STONE w/ 2" CONG CAP
- K 1st CORNER BOARD
- L 1st Door & Window TRIM
- M 2x10 RFIY RAMP w/ Drip Cap
- N 6x6 Wood POST w/ Natural Stain
- O Metal or Tempered Glass RAILING
- P Natural stained Wood DOOR
- R Parged CONCRETE



9 Second Floor
1/8" = 1'-0"



10 Main Floor
1/8" = 1'-0"



- Revisions #1
1. Grade lines corrected
 2. Elevations also updated

P6

DATE: 05/01/2018 BY: [Signature] OF: [Signature]



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at : 3031 Jackson Street, Victoria, B.C.

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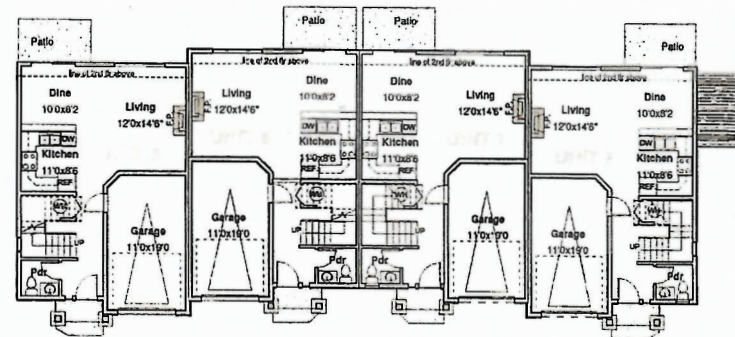
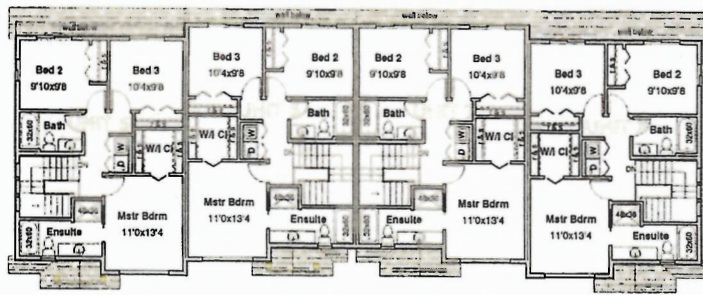
MAY 01 2018

Planning & Development Department
Development Services Division

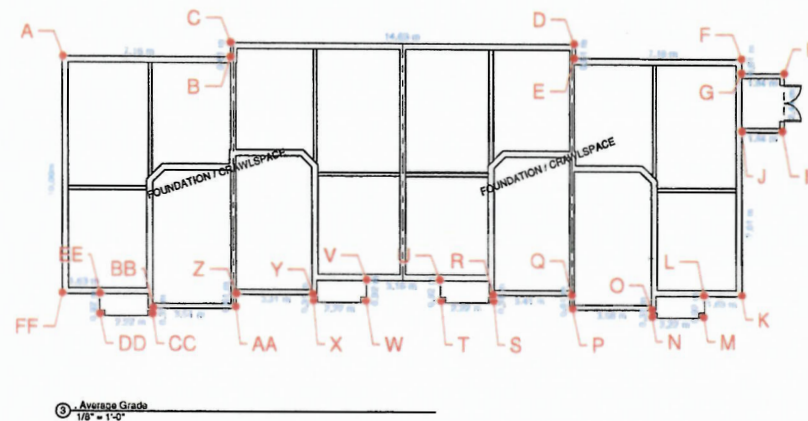
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Development Services Division



Grade Points	L (m)	Elev. AVG of Points	
AB	7.18	x	(52.46+52.14)/2 = 52.30
BC	0.81	x	(52.14+52.12)/2 = 52.13
CD	16.63	x	(52.13+51.55)/2 = 51.84
DE	0.81	x	(51.55+51.53)/2 = 51.54
EF	7.18	x	(51.53+51.25)/2 = 51.39
FG	0.81	x	(51.25+51.19)/2 = 51.22
GH	1.84	x	(51.19+51.14)/2 = 51.16
HI	2.84	x	(51.14+50.95)/2 = 51.05
IJ	1.84	x	(50.95+50.95)/2 = 50.95
JK	2.81	x	(50.95+50.95)/2 = 50.95
KL	1.83	x	(50.95+50.85)/2 = 50.90
LM	0.82	x	(50.85+50.84)/2 = 50.84
MN	2.22	x	(50.84+51.08)/2 = 50.96
NO	0.81	x	(51.08+51.08)/2 = 51.08
OP	3.58	x	(51.08+51.25)/2 = 51.16
PQ	0.81	x	(51.25+51.49)/2 = 51.37
QR	3.41	x	(51.49+51.72)/2 = 51.60
RS	0.81	x	(51.72+51.72)/2 = 51.72
ST	2.22	x	(51.72+51.88)/2 = 51.80
TU	0.82	x	(51.88+51.88)/2 = 51.88
UV	3.18	x	(51.88+52.71)/2 = 52.29
VW	0.82	x	(52.71+52.84)/2 = 52.77
WX	2.22	x	(52.84+53.05)/2 = 52.94
XY	0.81	x	(53.05+53.05)/2 = 53.05
YZ	3.21	x	(53.05+52.84)/2 = 52.94
ZAA	0.81	x	(52.84+52.82)/2 = 52.83
AAAB	3.51	x	(52.82+51.53)/2 = 52.17
BBBC	0.81	x	(51.53+51.85)/2 = 51.69
CCDD	2.22	x	(51.85+51.67)/2 = 51.76
DDDE	0.82	x	(51.67+51.76)/2 = 51.71
EEFF	1.83	x	(51.76+52.46)/2 = 52.11
FFA	10.88	x	(52.46+52.46)/2 = 52.46
TOTALS:	86.22	m	4618.32 m
Grade Calc:	4618.32/86.22		=52.29 m



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Proposed 8 Townhouses for:

Brian & Bev Canfield
at : 3031 Jackson Street, Victoria, B.C.

Block 3

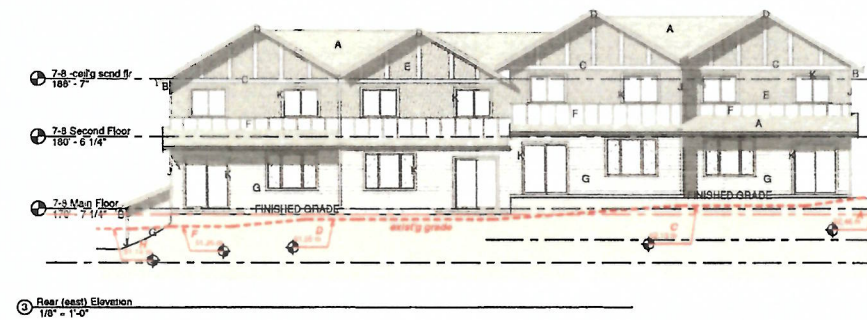
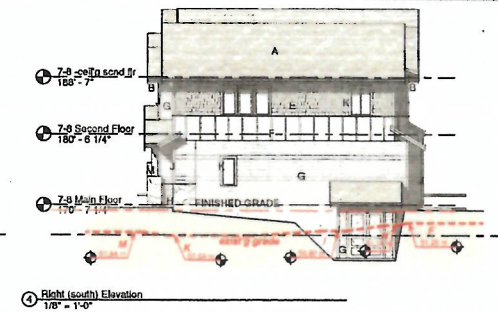
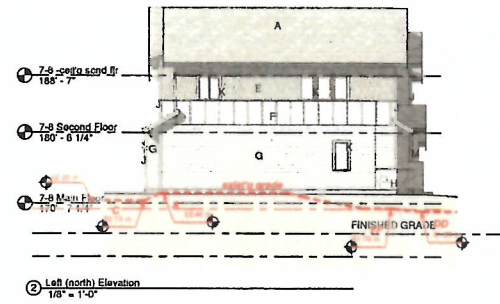
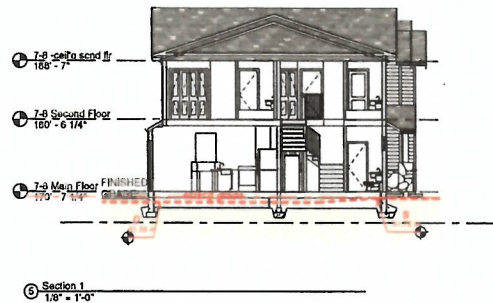
P7

REV. NOV 2017 SHEET P7 OF P7

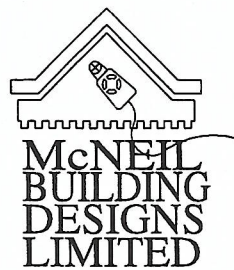
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MAR 29 2018

Planning & Development Department
Development Services Division



- A Fiberglass Laminated SHINGLES
- B Aluminum GUTTER
- C 2x6 FASCIA BOARD
- D 2x10 BARGE BOARD w/ 1x4 Shadow Line
- E Cedar SHINGLE SIDING
- F HARDIEPANEL SIDING w/ 1x4 BATTENS @ 24" o.c.
- G Horizontal HARDIEPLANK SIDING
- H Cultured STONE w/ 2" CONG CAP
- J 1x6 CORNER BOARD
- K 1x6 Door & Window TRIM
- L 2x10 BELLY BAND w/ Drip Cap
- M 8x8 Wood POST w/ Natural Stain
- N Metal or Tempered Glass RAILING
- P Natural Stained Wood DOOR
- R Parged CONCRETE



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Proposed 8 Townhouses for:

Brian & Bev Canfield
at : 3031 Jackson Street, Victoria, B.C.

Block 3

Revisions:
1. Grass line corrected
2. Elevations title updated

P8



LEGEND

- EXISTING TREE TO REMAIN
Extent of circle is approx. 100% (radius of tree base)
- EXISTING TREE TO BE REMOVED
- TREE FENCING
- MULDING TO REDUCE SOIL COMPACTION
- NEW (HEAVY GAT) TREE TO BE INSTALLED

LEGEND

LANDSCAPE FINISHES:

- PP1 Paved Asphalt Paved driveway
- PP2 Concrete with paving, 100 County Stone, 75/25 mix of Temp/Stone, all sites
- PP3 Concrete with paving, 100 County Stone, 75/25 mix of Victoria/Stone, all sites
- PP4 Crushed aggregate

SOFTSCAPE:

- Planting area
- Intensified area

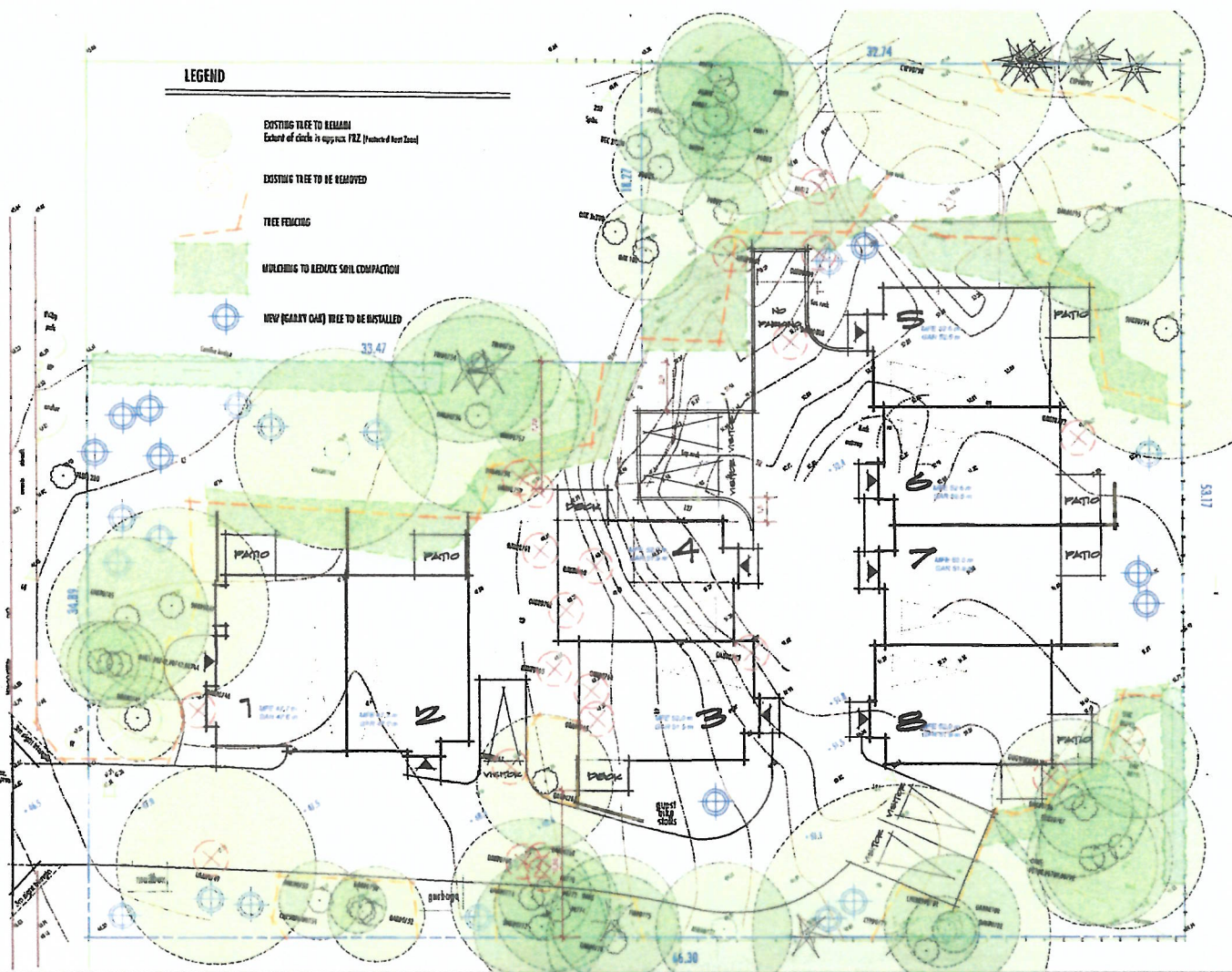
MISCELLANEOUS:

- Window planting (existing) 100-150mm height
- Proposed planting areas for disturbed site

NOTES:

- All existing survey information and all other documents to be used by the client.
- All survey information supplied by the client is to be used.
- The design is to be used for the general concept and only for the purpose of the design.
- All survey and existing conditions are to be used for the design.
- The design is the property of the designer and can be reproduced only with the permission of the designer, in which case the reproduction must be for the design only.

JACKSON STREET



SKL.02

13 FEBRUARY 2016

1:125

LATEST REVISION: 05 APRIL 2018

MAY 01 2018

Planning & Development Department
Development Services Division

3031 JACKSON STREET TREE RETENTION & GRADING PLAN

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CITY OF VICTORIA

RECEIVED

DEEMED

MAY 01 2018

MAR 29 2018

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TOWNHOUSE REZONING :: 3031 JACKSON STREET :: SKL.02 :: Landscape layout ::